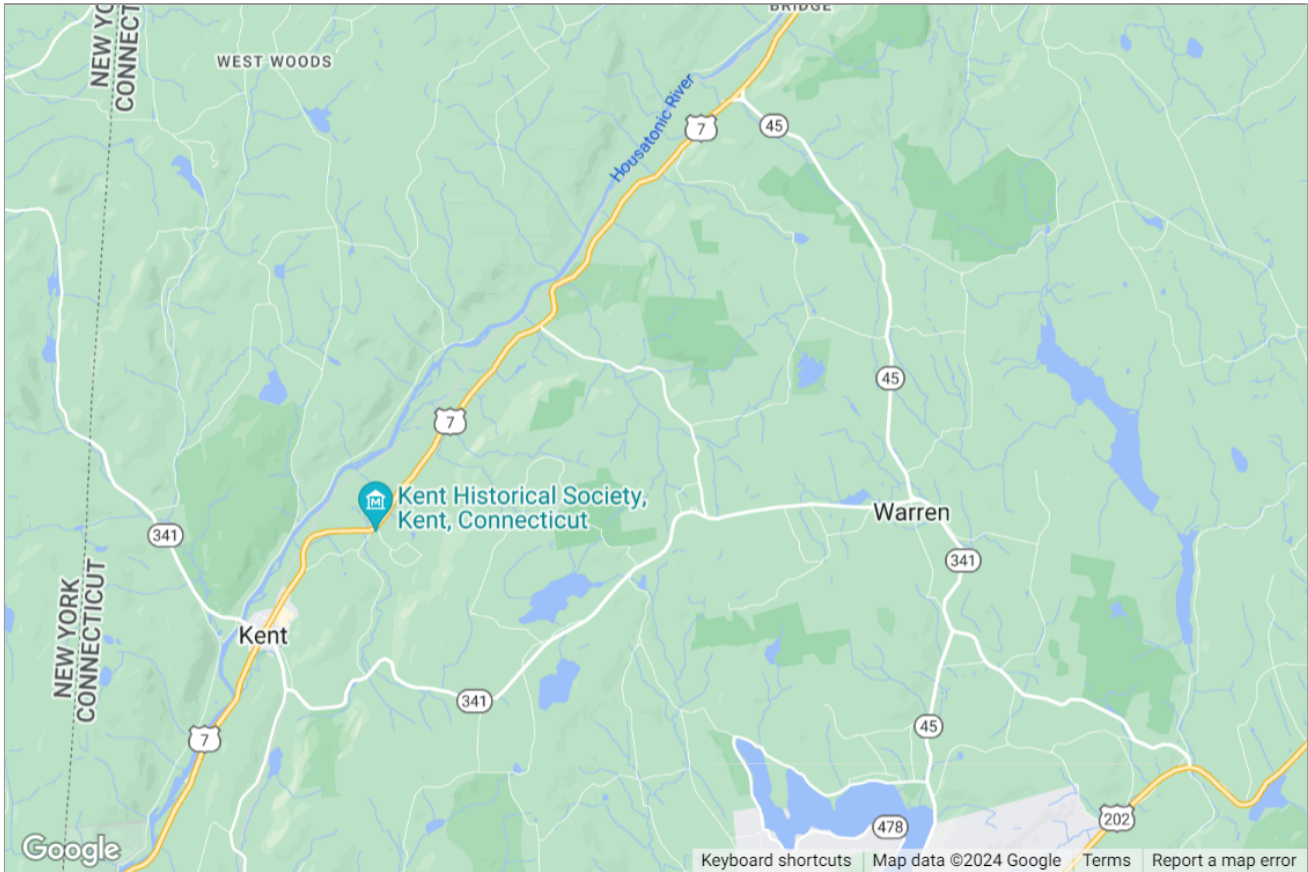


MARKET ACTIVITY REPORT

## Kent, Connecticut



Presented by

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

GRI, SRS

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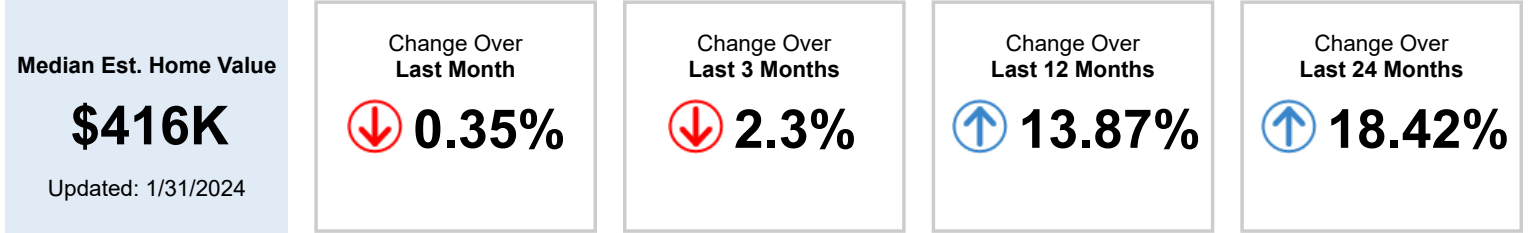
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## Kent, Connecticut

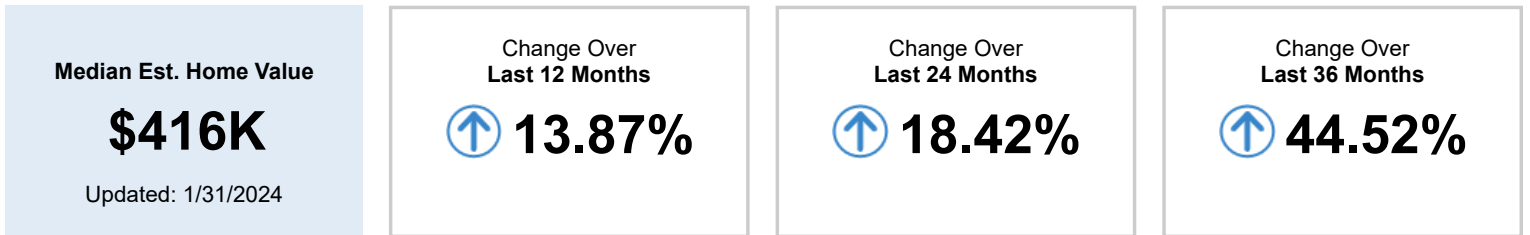
### Market Snapshot: Estimated Home Values



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.

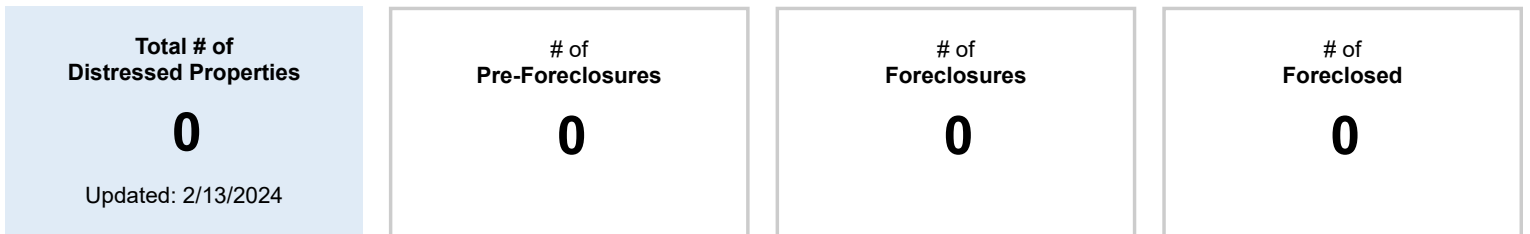
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

### 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

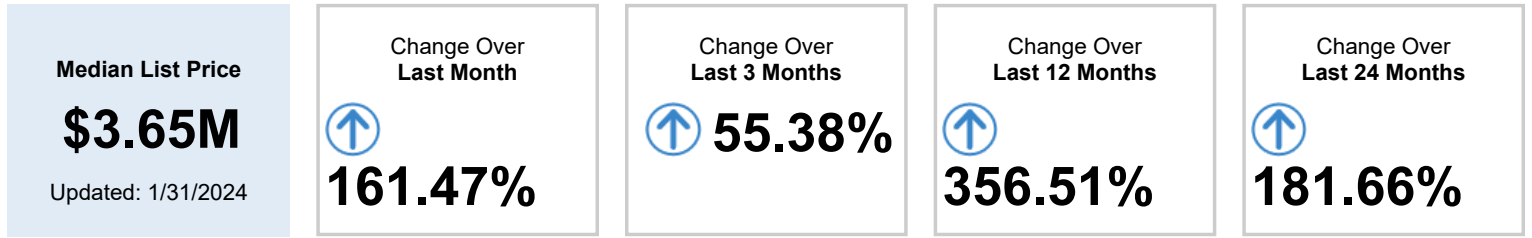


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

### Market Snapshot: Sales Price

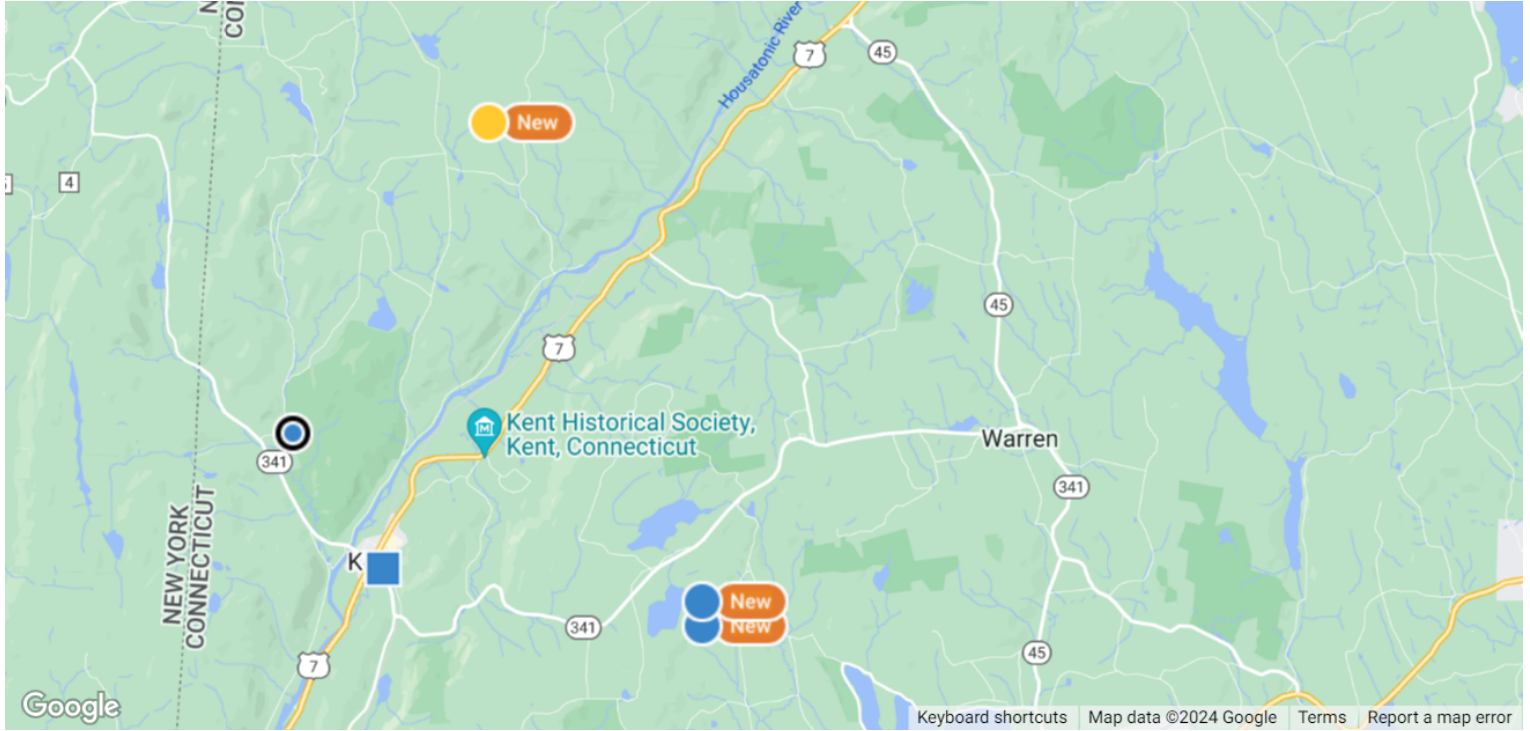
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

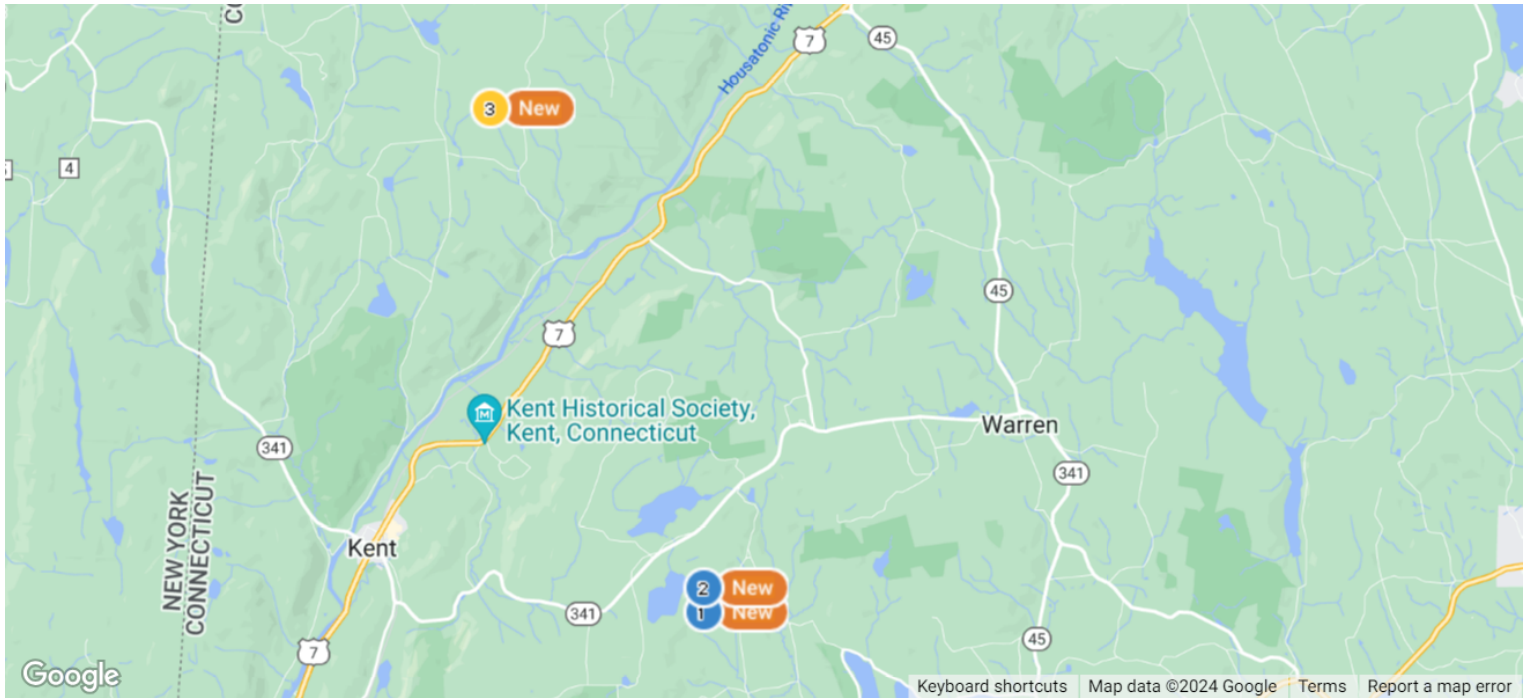
# Market Activity Summary Stats





**Search Criteria** | **Location:** Kent, 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>	3	2	2
<b>Low Price / Value</b>	\$3,800	\$1,395,000	\$385,000
<b>Median Price / Value</b>	\$745,000	\$2,347,500	\$405,000
<b>High Price / Value</b>	\$1,249,000	\$3,300,000	\$425,000
<b>Average Price / Sq. Ft.</b>	\$268	\$500	\$278
<b>Median Price / Sq. Ft.</b>	\$389	\$500	\$278
<b>Average Days in RPR</b>	5	205	49
<b>Median Days in RPR</b>	4	205	49
<b>Total Volume</b>	\$1,997,800	\$4,695,000	\$810,000

# Kent, Connecticut



## New Listings: 3

	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>1 Active</b> • New, Active: 2/8/2024 <i>MLS ID: 170623170</i></p> <p><b>69 Upper Kent Hollow Rd</b></p> <p>Antique Colonial with views on one of the best roads in Kent, just minutes to Lake Waramaug, its Country Club, and many Land Trust Trails for hiking. 16+ acres set amongst beautiful perennial gardens, stonewalls, and mature specimen trees. The main level of the home features a spacious eat-in kitchen with center island which opens to a light-filled sunroom with three walls of glass. Also on the main level are the formal dining room, living room with fireplace, a den with access to the stone patio, and a bedroom/full bath. The upper level hosts the primary bedroom with vaulted ceiling and en-suite bath and two additional bedrooms that share a bath. Exposed beams and hardwood floors throughout. The barn hosts three garage bays plus space for workshop or garden storage. Property compromises a additional building lot with recent perc tests. Build or consider the possible tax benefits of a conservation easement. 5-15 minutes to the charming villages of Kent, New Preston, Warren and Washington Depot. This is the perfect country retreat, under two hours to NYC, 20 minutes to train.</p> <p><i>Listing Courtesy of W. Raveis Lifestyles Realty</i></p>	Single Family	4/4	3,207 sq ft	722,224	1800	2/8/2024	\$1,249,000	\$389
 <p><b>2 Active</b> • New, Active: 2/8/2024 <i>MLS ID: 170621958</i></p> <p><b>45 Upper Kent Hollow Rd</b></p> <p>Bright and comfortable, this one level, 1960's home offers considerable privacy, convenient location, ease of care and modern flair. The interior includes hardwood flooring, living room fireplace, spacious sun room, classic "galley kitchen" and full walk out basement. There are 3 large bedrooms, the primary bedroom pampers with an amazing remodeled bathroom. The comfortable floor plan makes it easy to share public space while offering plenty of private areas. There is a private office for remote working. Relaxation is offered in all parts of the house and grounds. Try the screened in porch for evening dining, or morning coffee on the light filled deck or rest yourself poolside hidden in the secret garden. Gardens burst full of color here, with 60-year-old rhododendrons and abundant annuals including irises and peonies. Winding paths along ancient stone walls and woods full of bird life make this an easy place to find peace and respite. Detached 2-car garage. Just under 4 acres of gardens and woodlands. Close to East Hamlet Preserve for hiking, Lake Waramaug beach for swimming and only 10 minutes to Kent town center's variety of restaurants and shopping. 4 miles to Warren and 25 mins to nearest train station into NYC. Come see for yourself! It won't last.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>	Single Family	3/2	1,808 sq ft	172,062	1957	2/8/2024	\$745,000	\$412

New Listings: 3 (cont.)



3 ● **Active** • *New, Active: 2/6/2024* *MLS ID: 170622905*

**560 Skiff Mountain Rd**

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	4/3	2,552 sq ft	1,705,809	1790	2/6/2024	\$3,800 mo.	\$1

Recently renovated Farmhouse set on an idyllic 39+ acres enjoying wonderful pastoral views. The main level of the home features a large eat-in kitchen with spacious pantry, formal dining room, a living room highlighted by exposed hand-hewn beams and woodstove, a cozy den, and a full bath which includes the laundry. Upstairs one finds four bedrooms, one full and one half bath, and a sitting room. Located in one of the most scenic spots of all Litchfield County and only minutes to the village of Kent, countless outdoor pursuits, as well as Metro-North. Rental offering is for the home only, fully furnished, on an annual basis. Use of the barns not being offered. No pets. Tenant responsible for utilities and renters insurance.

*Courtesy of William Pitt Sotheby's Int'l*



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.
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1 ● Pending *Under Contract as of 11/17/2023* MLS ID: 170569421

**34 Macedonia Brook Rd**      Single Family      4/5      6,251 sq ft      724,402      5/18/2023      \$3,300,000      11/17/2023      \$528

Wow is the word for this fabulous Modern country home set on the most idyllic 17 acres of farm fields, light woods and elegant landscaping. Native stone walls outline the sweeping open fields and flank the private driveway under an all?e of specimen trees. The stone and wood compound blends into the park-like landscape nestled against the hillside providing optimal southwestern views across fields and distant mountain range. Sunsets are amazing! Clean lines and open style encompass the 6200 sq. ft contemporary home. The Great Room is a stunning two-story modern beam style frame incorporating a living room, dining room and kitchen. Attention to detail is ever present with a 25 foot native stone fireplace, tiled flooring, a bank of French doors, glass and chrome railings/banisters and more. The galley kitchen is ideal for entertaining and the large butler pantry perfect for prepping and cleaning. The separate family room is private and has another fireplace. The cherry lined office has a dramatic atrium room. And the primary bedroom suite is on the main floor featuring a luxurious bath, shower, sauna and two walk-in closets. Everything on the main floor opens to the patio and 60 foot lap pool and vista beyond. There is a caretaker's apartment, work out room, 2 separate garages (7 bays) and an amazing two story guest house. Minutes from the village of Kent and Metro North Train to NYC. A pleasure to visit and a treasure to own. Call for an appointment.

*Listing Courtesy of Bain Real Estate*

Pending: 2 (cont.)



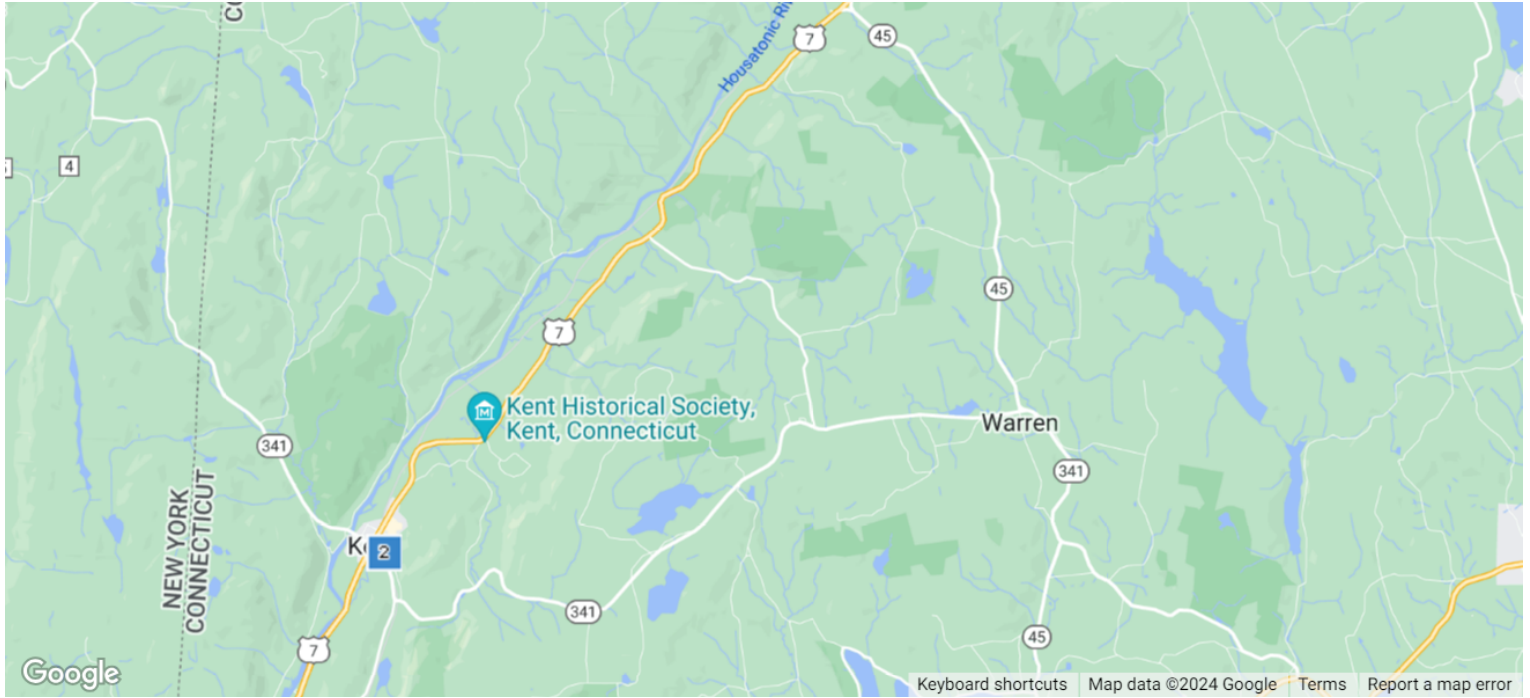
2 **⦿ Pending** • *Under Contract as of 1/2/2024* *MLS ID: 170600242*

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
Single Family	4/4	2,951 sq ft	187,046	9/26/2023	\$1,395,000	1/2/2024	\$473



Impeccably renovated antique in the charming town of Kent with views of the Housatonic River. Minutes from the village of Kent for dining, farmers market, shopping, art galleries, hiking the Appalachian Trail, skiing at Mowhawk Mtn or visiting Kent Falls and Macedonia state parks. Mature gardens with specimen plantings, rolling lawn with brook, heated pool with waterfall and terrace. 3 bedrooms in main house (one currently used as den on main floor) and full guest suite attached to barn. Tasteful renovations using antique wood throughout the house, fantastic leaded glass windows in den and kitchen. Living room has wet bar with ice maker, Kitchen includes Viking and Miele appliances, laundry on primary bedroom level, 2 mudroom areas. Sunroom with radiant heated stone floors and wood stove for year round use. Lots of storage and custom built ins on all 3 levels. Barn insulated, contains heated and cooled room for office/gym or studio. Additional upstairs loft in barn and main level storage bay. So many improvements and upgrades including windows, roof, mechanical systems, outdoor shower, pool heater, etc etc! Heated garage wired for 220 volt EV charger. The acreage reflects a second building lot included in this offering. Each lot is just over 2 acres. Truly a special opportunity not to be missed. Square footage and bedroom and bathroom count reflects combined house and guest house. Combined taxes are currently 7,592.00 Some light fixtures excluded.

*Listing Courtesy of W. Raveis Lifestyles Realty*





Closed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 1/10/2024, MLS Listing 170604594: 11/18/2023 <i>MLS ID: 170604594</i></p> <p><b>267 Kent Rd</b></p> <p>Single Family    3/2    1,669 sq ft    87,120    1939    1/10/2024    \$425,000    \$255</p> <p>Enjoy a piece of paradise. Weave your way through the tree lined driveway to the three bedroom, two bath country cottage that sits on two private acres with a babbling brook. The house is filled with natural light from many of its skylights and windows. There are wide and narrow wood floors throughout the house. The large living room has a fireplace and a bay window that over looks the front yard. The spacious kitchen has custom built cabinets and a unique pantry nook. Off of the informal large living room is a deck that over looks the side and front yard. Cozy up to the second fireplace in the primary bedroom and enjoy its private deck. Minutes away from hiking trails, restaurants, galleries, museums, golf course, shopping, etc &amp; 20 minutes to the train station. Make this house your home! More pictures of the interior coming soon ! Subject to Probate approval. Sold As Is.</p> <p><i>Courtesy of BRealEstate.net</i></p>								
 <p><b>2 Closed</b> • Sold Date: 12/15/2023, MLS Listing 170608046: 11/1/2023 <i>MLS ID: 170608046</i></p> <p><b>27 Maple St</b></p> <p>Single Family    3/2    1,280 sq ft    10,890    1890    12/15/2023    \$385,000    \$301</p> <p>Elegant 1890's Kent village Victorian house. This home features formal living and dining rooms with 9 foot ceilings, large windows and refinished fir floors. There is a spacious eat-in kitchen and a half bathroom on the main level. The second floor has three sizeable bedrooms and large closets. Nice wood working and trim adorn the home. There is a large and full basement with laundry and ample storage. Hatch way access provide easy access from the cute back yard. The property includes a sizeable two-story barn that provides income as a rental or can be used by new owner for a shop, storage or both. Steps away from all the services, schools and shopping Kent offers. Broker/Owner</p> <p><i>Courtesy of Bain Real Estate</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>

