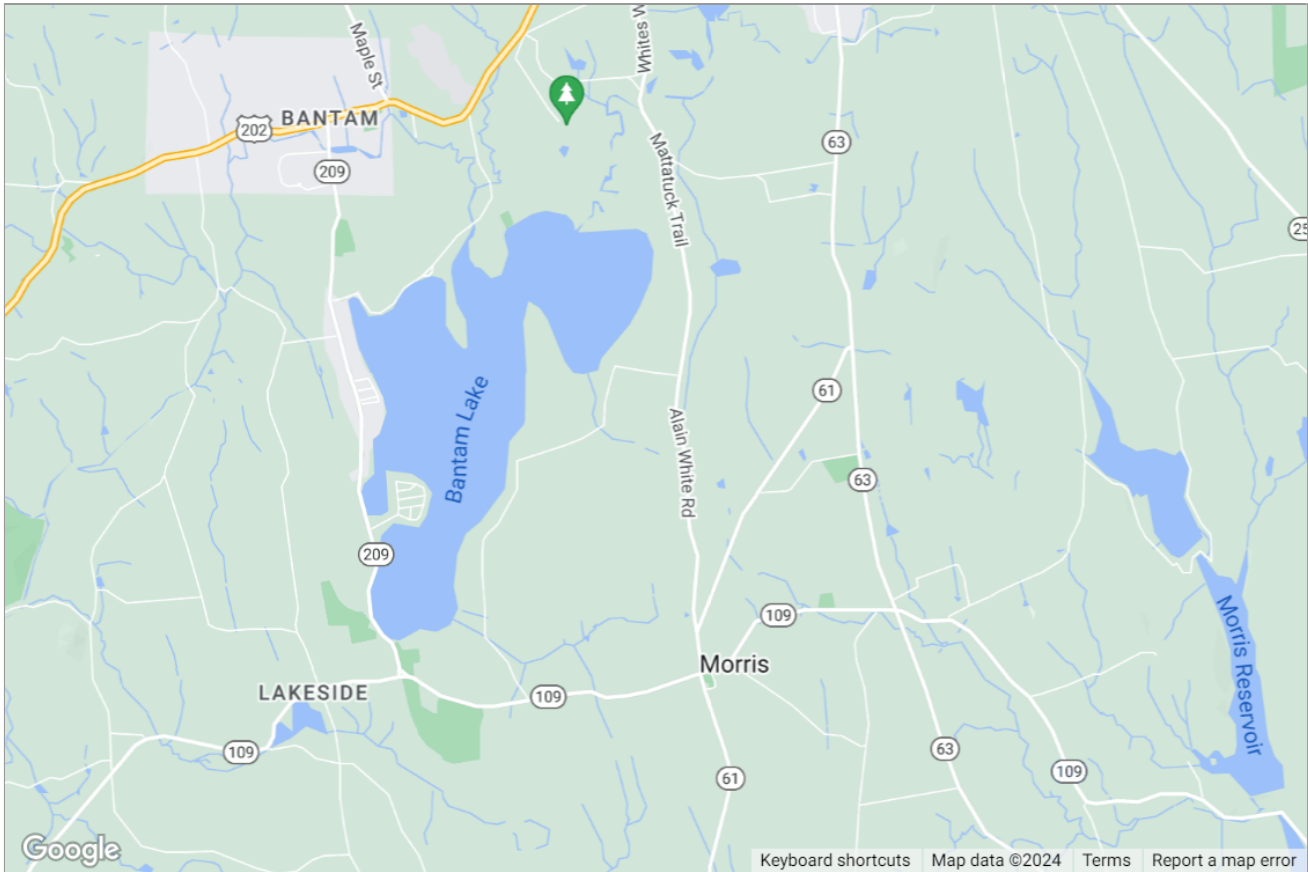


MARKET ACTIVITY REPORT

Morris, Connecticut



Presented by

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

GRI, SRS

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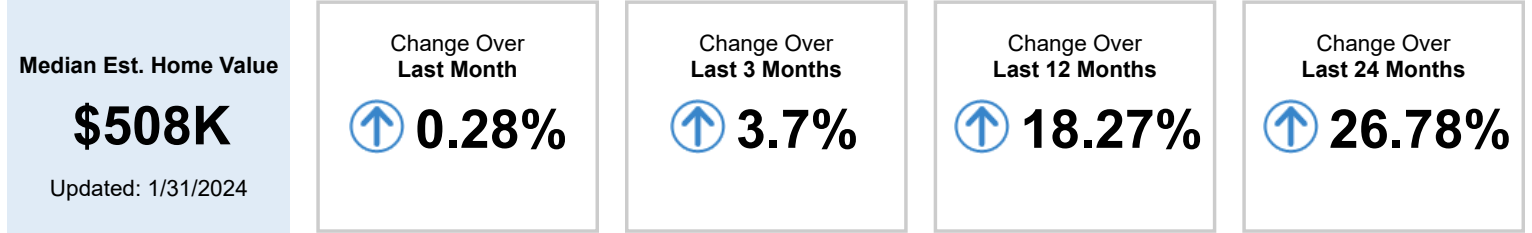
Connecticut Real Estate

157 East Main Street 2nd Fl.

Thomaston, CT 06787

Morris, Connecticut

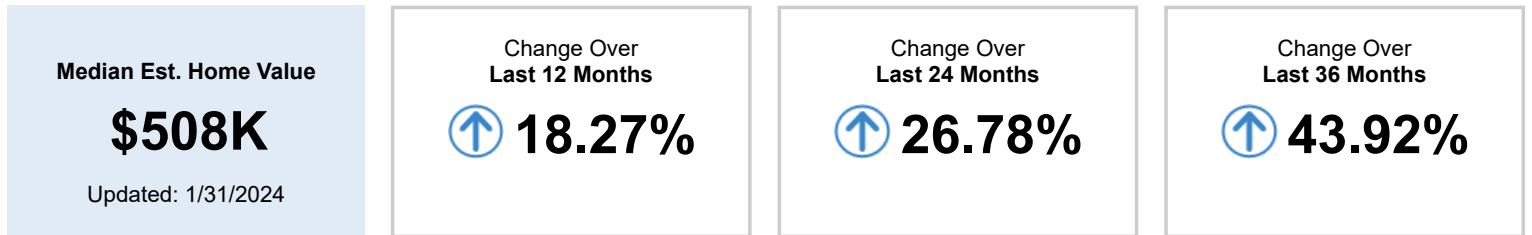
Market Snapshot: Estimated Home Values



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

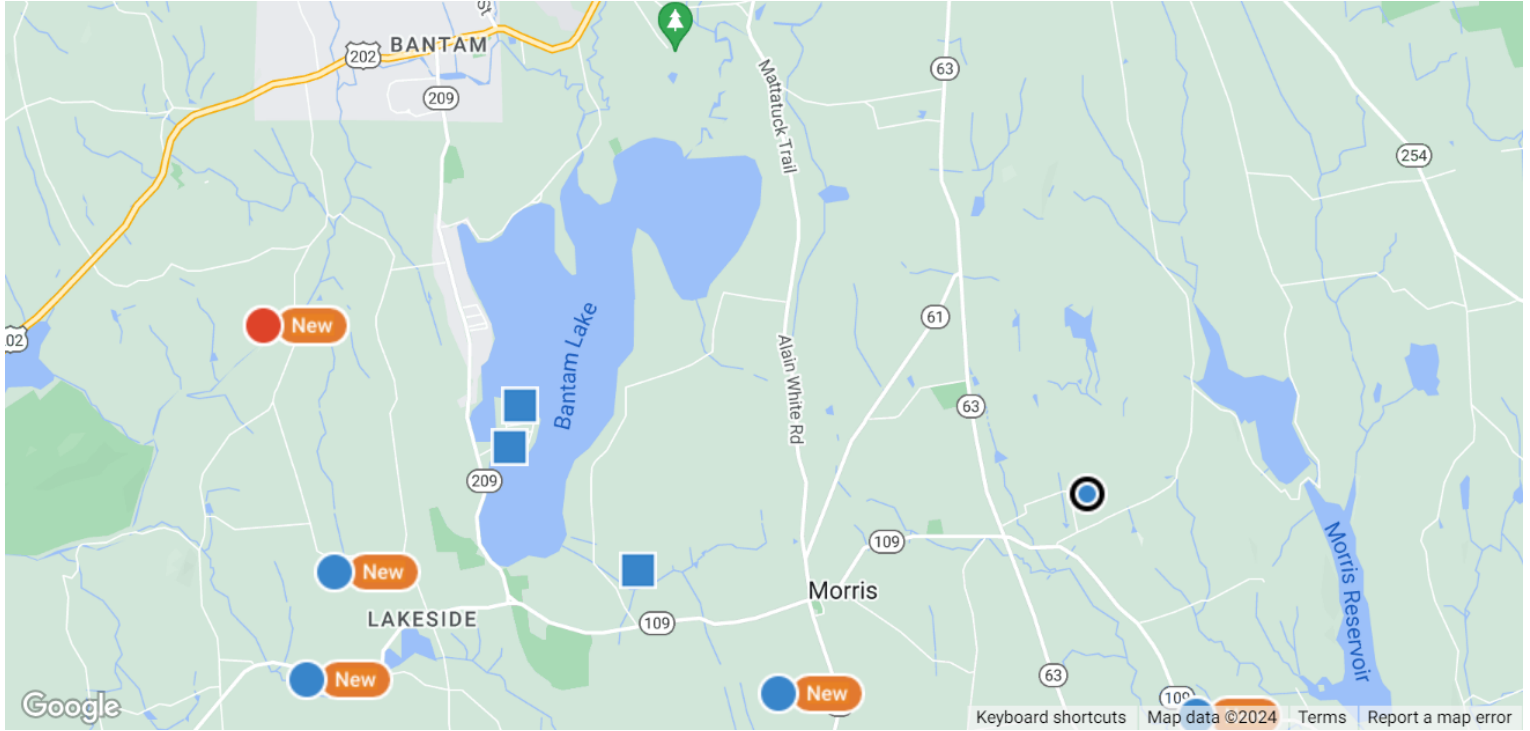
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





<p>Median List Price</p> <p>\$545K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 35.89%</p>	<p>Change Over Last 3 Months</p> <p> 36.82%</p>	<p>Change Over Last 12 Months</p> <p> 37.73%</p>	<p>Change Over Last 24 Months</p> <p> 39.39%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

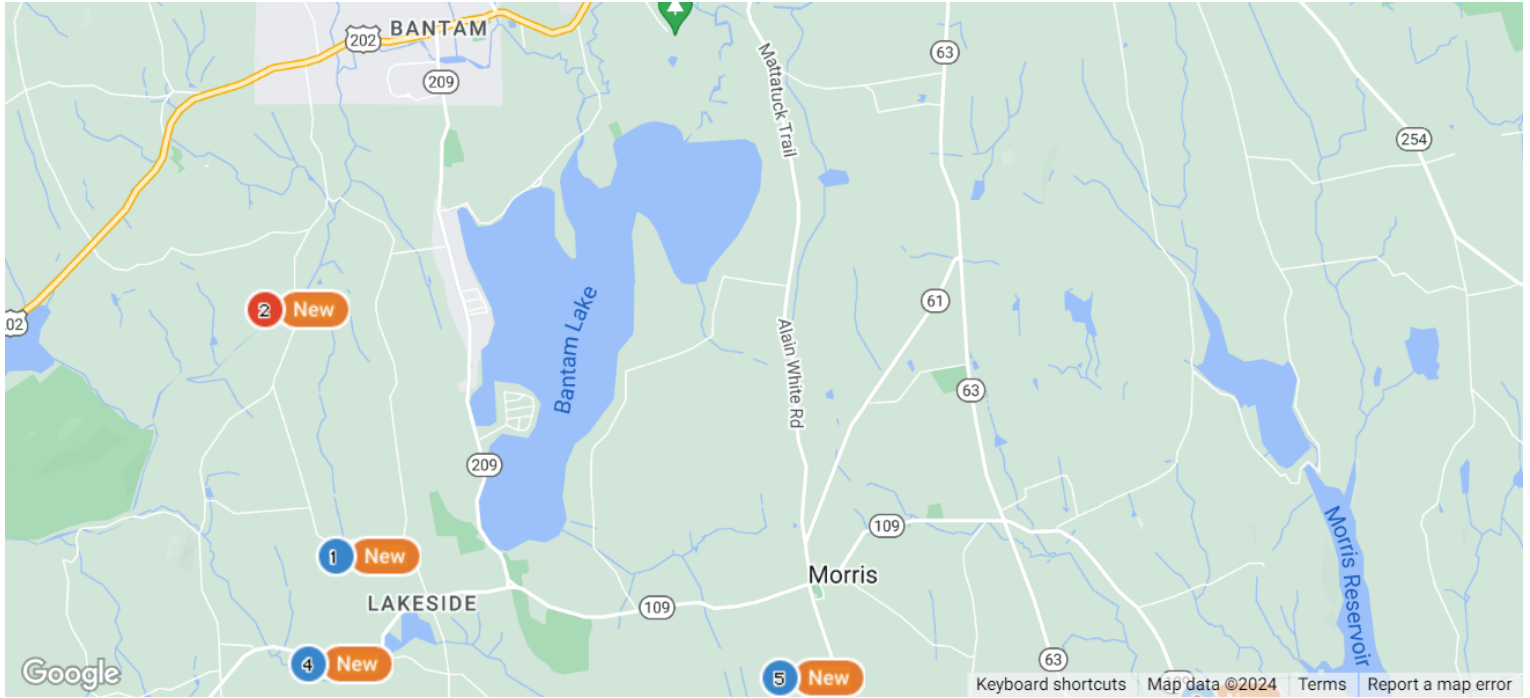
Market Activity Summary Stats





Search Criteria | **Location:** Morris, 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	 Distressed
Number of Properties	5	1	3	1
Low Price / Value	\$389,900	\$1,299,000	\$871,000	\$544,900
Median Price / Value	\$544,900	\$1,299,000	\$895,000	\$544,900
High Price / Value	\$1,489,900	\$1,299,000	\$895,000	\$544,900
Average Price / Sq. Ft.	\$276	\$223	\$439	\$182
Median Price / Sq. Ft.	\$277	\$223	\$391	\$182
Average Days in RPR	57	152	45	42
Median Days in RPR	62	152	41	42
Total Volume	\$3,608,700	\$1,299,000	\$2,661,000	\$544,900




Morris, Connecticut

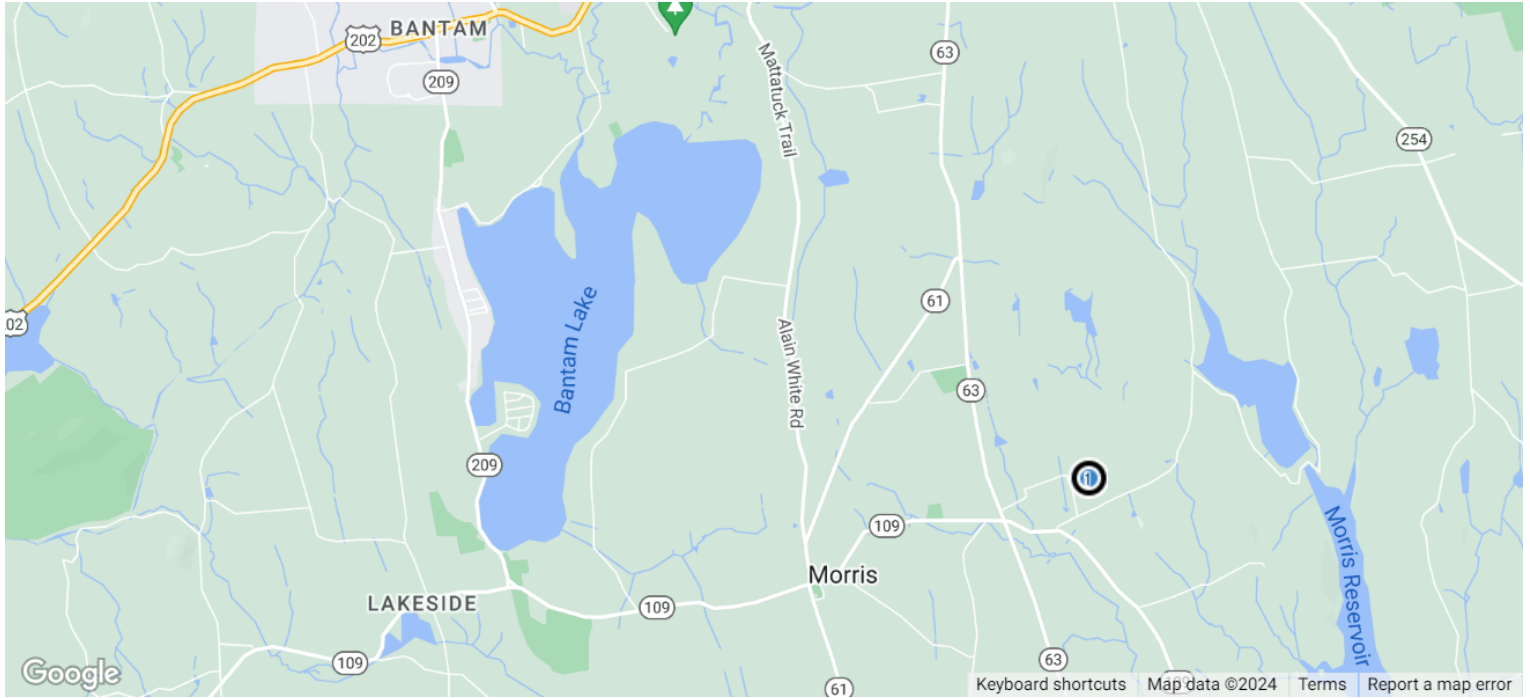


New Listings: 5


	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 • <i>New, Active: 12/1/2023</i> <i>MLS ID: 170612845</i></p> <p>19 Sean Meadow Dr</p> <p>Will this be your NEW HOME? located on a quiet cul-de-sac. Family room with woodburning fireplace, for chilly winter evenings to cozy up to. Sliders that lead out to deck, wonderful yard for sledding, 3 bedrms, primary bedroom w/private bath, walk in closet, 2 guest rms share full bath, fromal living rm, dining rm, eat-in kitchen, over looking private back yard. 2 car attached garage. Minutes from New Preston, Lake Waramaug, or Washington Depot, Mohawk Ski area, short drive from here. Ask \$499,000</p> <p><i>Listing Courtesy of W. Raveis Lifestyles Realty</i></p>	Single Family	3/3	2,361 sq ft	61,419	1991	12/1/2023	\$499,000	\$211
 <p>2 ● Active • <i>REO / Bank Owned Property, New, Active: 1/1/2024</i> <i>MLS ID: 170616714</i></p> <p>455 W Morris Rd</p> <p>*Multiple offers received. The seller has requested highest and best offers to be submitted in the offer portal by the buyer's agent on or before: 2/13/2024 11:59:00 PM MST. If the buyer's original offer is H & B, it needs to be re-entered for consideration. NEW PRICE! Litchfield County at it's best. This large country colonial is located on quiet street. The home consists of four bedrooms, two full bathrooms, and one half bathroom. It features a two car attached garage and plenty of parking. Located close to local amenities, this home is ready to offer it's new owners many years of happiness.</p> <p><i>Listing Courtesy of Sullivan Real Estate Inc</i></p>	Single Family	4/3	3,001 sq ft	87,120	2001	1/1/2024	\$544,900	\$182

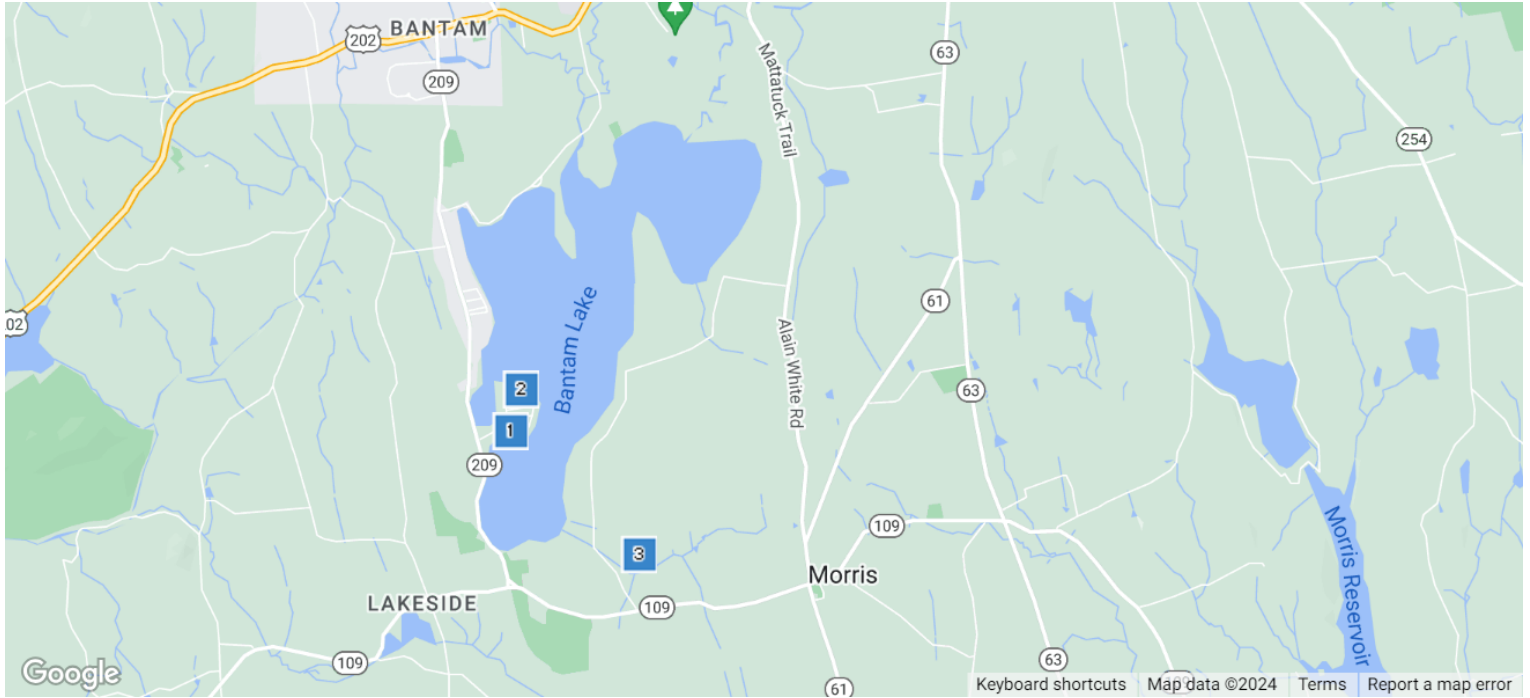
New Listings: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active • <i>New, Active: 1/4/2024</i> <i>MLS ID: 170617161</i></p> <p>6 Balch Ln</p> <p>Looking to create your own mini equestrian estate? Simply seeking peace and privacy? Look no further! Located nearby to the famed Winvian Inn and Spa, with easy access to the Towns of Morris, Litchfield and the 4000 acres of camping, trails and museum of the White Memorial Foundation. This refreshed, old style, 4 bed 2 bath colonial with a large covered porch, sits on close to 4 acres of beautiful rolling fields surrounded by mature evergreen and hardwood trees. The property includes a two stall enclosure with electricity and storage. It boasts plenty of open rolling space for creating any number of pasture, gardens, chicken coup, or other layout possibilities. The home is approximately 2 hours from NYC in desirable Litchfield County. Nearby to Bantam Lake, the State's largest natural lake and just around the corner from the Reservoir. The area boasts wonderful restaurants, wineries, museums, nature trails, camping, farm activities and many cultural events year-round. Welcome home!</p> <p><i>Listing Courtesy of Keller Williams Prestige Prop.</i></p>	Single Family	4/2	1,345 sq ft	169,884	1921	1/4/2024	\$389,900	\$290
 <p>4 ● Active • <i>New, Active: 12/12/2023</i> <i>MLS ID: 170613638</i></p> <p>50 Hickory Hill Rd</p> <p>This picturesque custom home underwent an extensive renovation and expansion. The property features a main house and custom barn/heated workshop. Upon entering, you're immediately welcomed into a grand, two-story great-room that seamlessly connects to a spacious chef's kitchen. The kitchen boasts handcrafted cabinetry, a soapstone farm sink and countertops, stunning vaulted ceilings and high-end commercial-grade appliances. The barn trusses, wide plank oak floors, and a brick fireplace enhance the rustic elegance of the home. Off the kitchen is a sliding 12 ft. glass door that opens to a covered/enclosed 3-season sunporch with an outdoor living and kitchen area. The west wing of the house accommodates two bedrooms, including a first-floor Primary suite with a wood-burning fireplace, a large walk-in closet, and a full bath. A second bedroom and a full bath/laundry room area complete this wing. Large bonus room/bedroom, currently being used as an office, is conveniently located on your second level. Enjoy heated floors in your lower level offering a partially finished family room and an additional bedroom space with full bath. The property is well-equipped for every season with 3 fireplaces, a 3-bay heated garage, newer central air system, roof, windows, and a built-in generator. Whether you're a horse enthusiast, a hobby farmer, or a culinary connoisseur, this property invites you to embrace the joys of country living in the Litchfield Hills. Agent/Owner related.</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>	Single Family	3/3	3,546 sq ft	156,380	1959	12/12/2023	\$1,489,900	\$420
 <p>5 ● Active • <i>New, Active: 12/6/2023</i> <i>MLS ID: 170610938</i></p> <p>94 South St</p> <p>This home is ready to be finished. Set back from the road this home offers just over 3 acres of land. The house needs to be finished throughout but most of the heavy work is done. There is an inground heated pool, Hot Tub, remodeled pool house, stone/masonry work throughout the front and back of the home that needs to be finished. The interior has valuted ceilings, masonry fireplace, breeze way, finished lower level and a two car attached garage with a large loft area. Morris, CT offers all of NWCT living. From waterskiing on Bantam Lake in the summer to skiing at Mowawk Mountain in the winter, the area has a lot of recreation. White woods, a 4,000 plus nature reserve is a quick drive towards Litchfield where you can enjoy retail shopping, fine dining, or some of the areas best Pizza. Cash Buyer or possibly a renovation loan only.</p> <p><i>Listing Courtesy of Marrin Santore Realty LLC</i></p>	Single Family	3/3	2,472 sq ft	132,422	1987	12/6/2023	\$685,000	\$277





Pending: 1

	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 as of 1/29/2024 <i>MLS ID: 170597946</i></p> <p>27 Trotta Ln</p> <p>The stunning Iron Horse Farm is a true gem in Morris on over three acres of land. The farmhouse welcomes you through a sunroom and into an open concept living space with unique features. The chef kitchen is equipped with a 6 burner gas stove, deep farm-style sink with an additional bar sink on the large island. The living room has a beautiful stone fireplace, dry bar, and built-in bookshelves. The dining area has a wood stove and large windows. The primary suite is on the main floor with a custom ensuite and office space. With access to the deck and more importantly to the hot tub this suite is truly a dream. The lower level has four more bedrooms and a media room. Step outside to be blown away by the large deck overlooking the in-ground pool, fire pit, and stunning lawn. The grounds also have a four-stall horse barn with an attached two-car garage, fenced fields, and a basketball court! The Iron Horse Farm has so much to offer both inside and out. Come see all that this amazing home has to offer! This property is on a cul-de-sac so NO DRIVE-BY'S PLEASE</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>	Single Family	6/5	5,820 sq ft	148,539	9/13/2023	\$1,299,000	1/29/2024	\$223



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: 11/17/2023, MLS Listing 170603638: 10/12/2023 <i>MLS ID: 170603638</i></p> <p>10 Island Trl</p> <p>Exceptional direct waterfront home on Bantam Lake. 53' of SE facing shoreline on CT's largest natural lake. 3BR, 1.1 baths, living/dining area w/FP, HW and slider to enclosed porch overlooking the level yard and waterfront. Dock included. Ideal summer home or turn this 1949 Cape Cod into the lake home of your dreams.</p> <p><i>Courtesy of Gooseboro Realty</i></p>	Single Family	3/2	1,488 sq ft	9,583	1949	11/17/2023	\$895,000	\$601
 <p>2 Closed • Sold Date: 11/16/2023, MLS Listing 170598795: 9/19/2023 <i>MLS ID: 170598795</i></p> <p>154 Island Trl</p> <p>Location, Location, Location. The view of the waterfront on Bantam Lake from this property is truly amazing. This eight-room, four-bedroom, two-bath home has a fully applianced updated granite counter kitchen with a formal dining room and laundry, living room & enclosed porch with large stone fireplace overlooking rear deck and the water. You wonât find a better view on Bantam Lake.</p> <p><i>Courtesy of E.J. Murphy Realty</i></p>	Single Family	4/2	2,230 sq ft	8,712	1900	11/16/2023	\$871,000	\$391

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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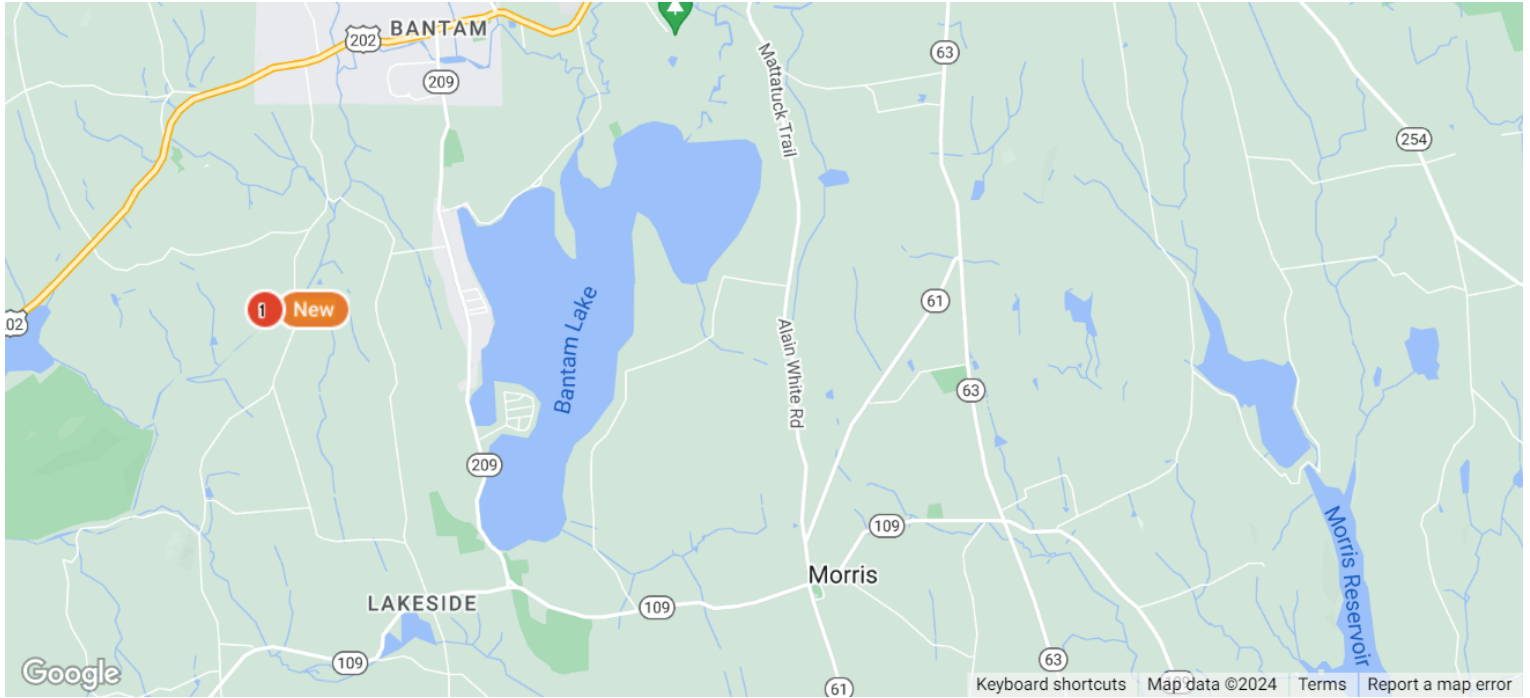


3 Closed • Sold Date: 11/29/2023, MLS Listing 170604960: 10/19/2023 MLS ID: 170604960

80 E Shore Rd Single Family 3/3 2,754 sq ft 237,837 1993 11/29/2023 \$895,000 \$325

Chic Country House located up a long driveway on 5.46 +/- peaceful open acres, abutting White Memorial Land Trust and directly across from Bantam Lake boat launch/beach. The bright and airy house is perfectly situated amid an enchanting oasis complete with meadows, level lawn with old growth trees, specimen trees, vegetable and flower gardens, fruit trees and ancient stone walls all surrounded by forest. Beautiful new modern renovation includes a striking Open Floorplan Living/Dining Room with two-story vaulted ceilings, hardwood oak floors, an abundance of Thermopane windows and a brick wood-burning fireplace with cherry mantle. Open kitchen with breakfast bar, granite counters, large pantry and top appliances. Impeccable and bright First floor Primary Suite with hardwood oak floors, an office/sitting room, large walk-in closet, private deck with outdoor shower and a sumptuous marble bathroom with top-of-the-line fixtures, replete with a large soaking tub, oversized rain shower, double sinks and heated floor. Up a lovely cherry wood staircase, two more bedrooms with walk-in closets share an oversized hall bath. Attached 2-car garage leads to mudroom, laundry and marble half- bath. Patio with sunset views overlooks lovely level lawn and possible pool site. A partially finished basement, a detached outbuilding and a loft over the garage provide potential for additional flexible space. Located near restaurants, shops and amenities of Washington, Bantam, Morris & Litchfield.

Courtesy of Klemm Real Estate Inc



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ● Active • REO / Bank Owned Property, New, Active: 1/1/2024 <i>MLS ID: 170616714</i></p> <p>455 W Morris Rd</p> <p>*Multiple offers received. The seller has requested highest and best offers to be submitted in the offer portal by the buyer's agent on or before: 2/13/2024 11:59:00 PM MST. If the buyer's original offer is H & B, it needs to be re-entered for consideration. NEW PRICE! Litchfield County at it's best. This large country colonial is located on quiet street. The home consists of four bedrooms, two full bathrooms, and one half bathroom. It features a two car attached garage and plenty of parking. Located close to local amenities, this home is ready to offer it's new owners many years of happiness.</p> <p><i>Listing Courtesy of Sullivan Real Estate Inc</i></p>	Single Family	4/3	3,001 sq ft	87,120	\$544,900	1/1/2024	1/1/2024	REO / Bank Owned Property

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>

