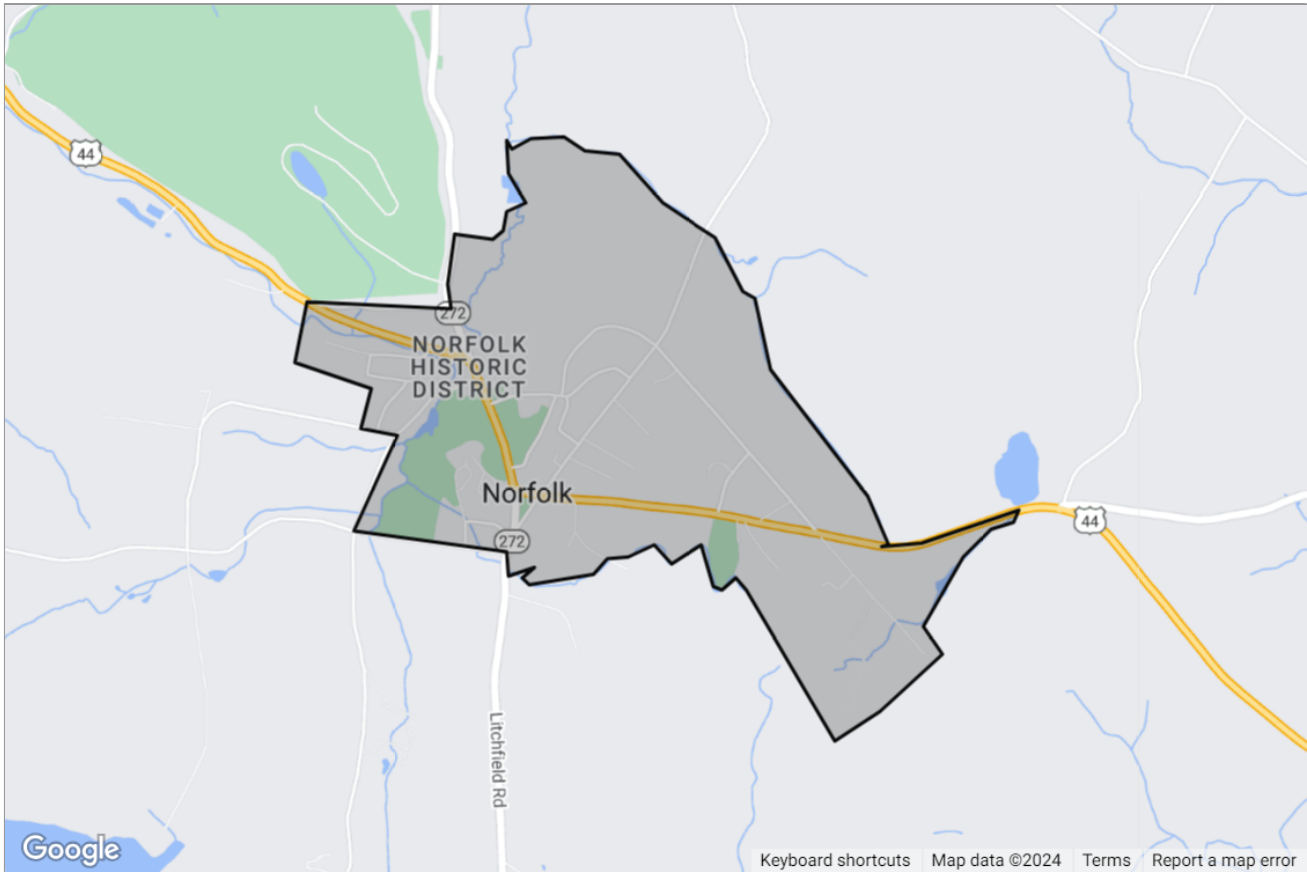


MARKET ACTIVITY REPORT

Norfolk, Connecticut



Presented by

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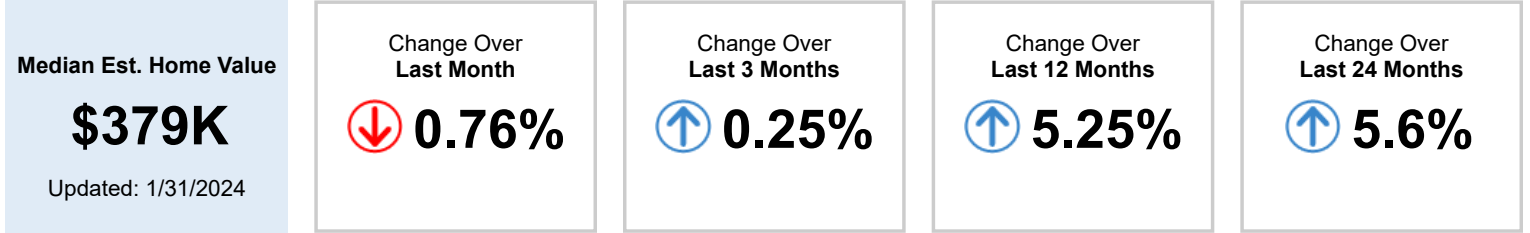
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Norfolk, Connecticut

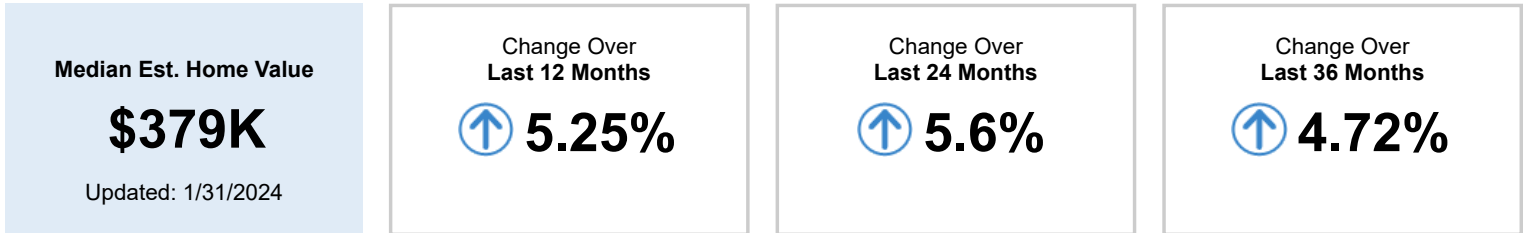
Market Snapshot: Estimated Home Values



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.

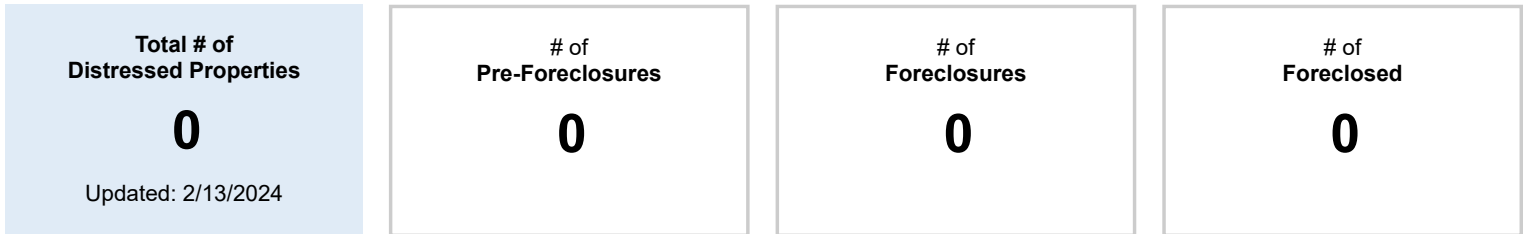
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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

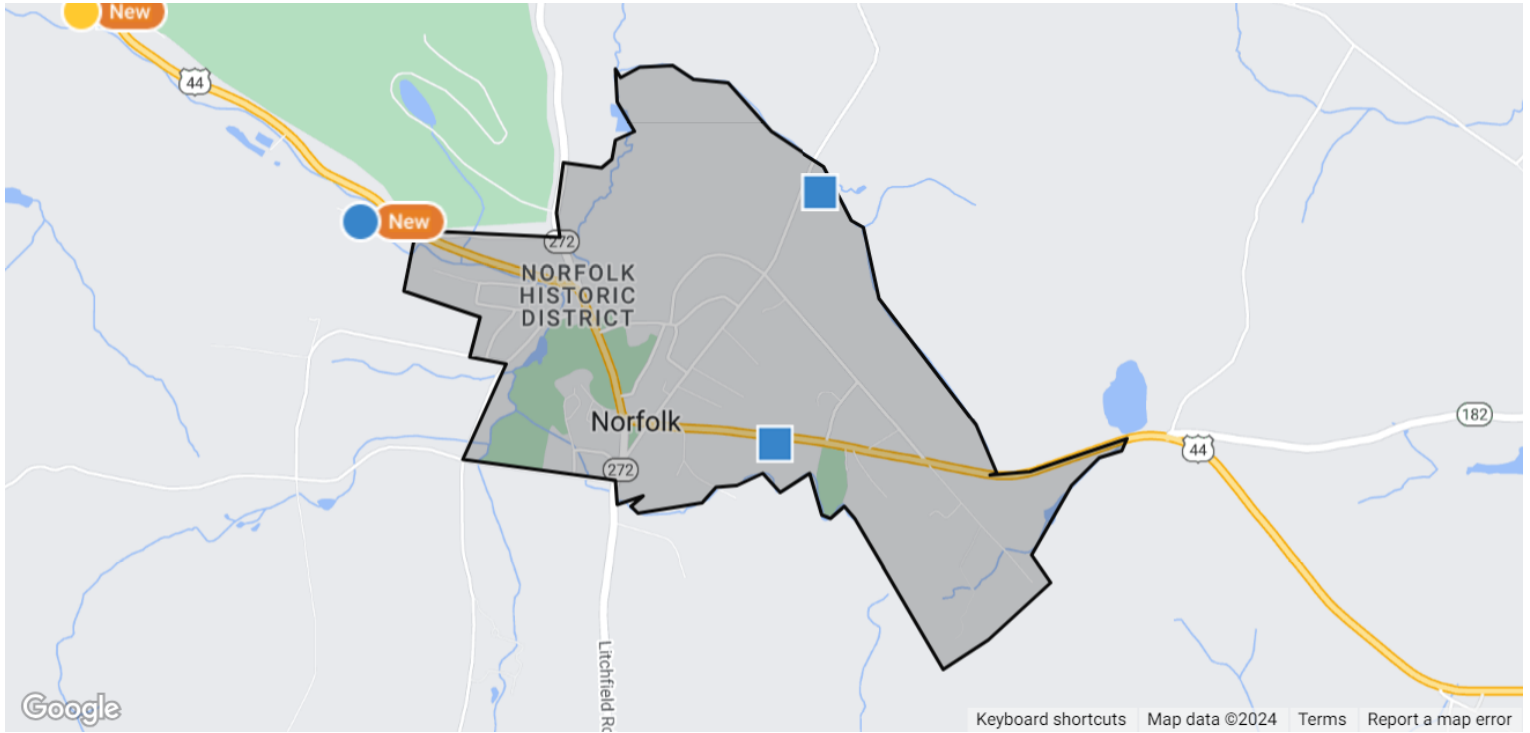
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price




<p>Median List Price</p> <p>\$524K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 27.15%</p>	<p>Change Over Last 3 Months</p> <p> 0.38%</p>	<p>Change Over Last 12 Months</p> <p> 42.13%</p>	<p>Change Over Last 24 Months</p> <p> 46.76%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

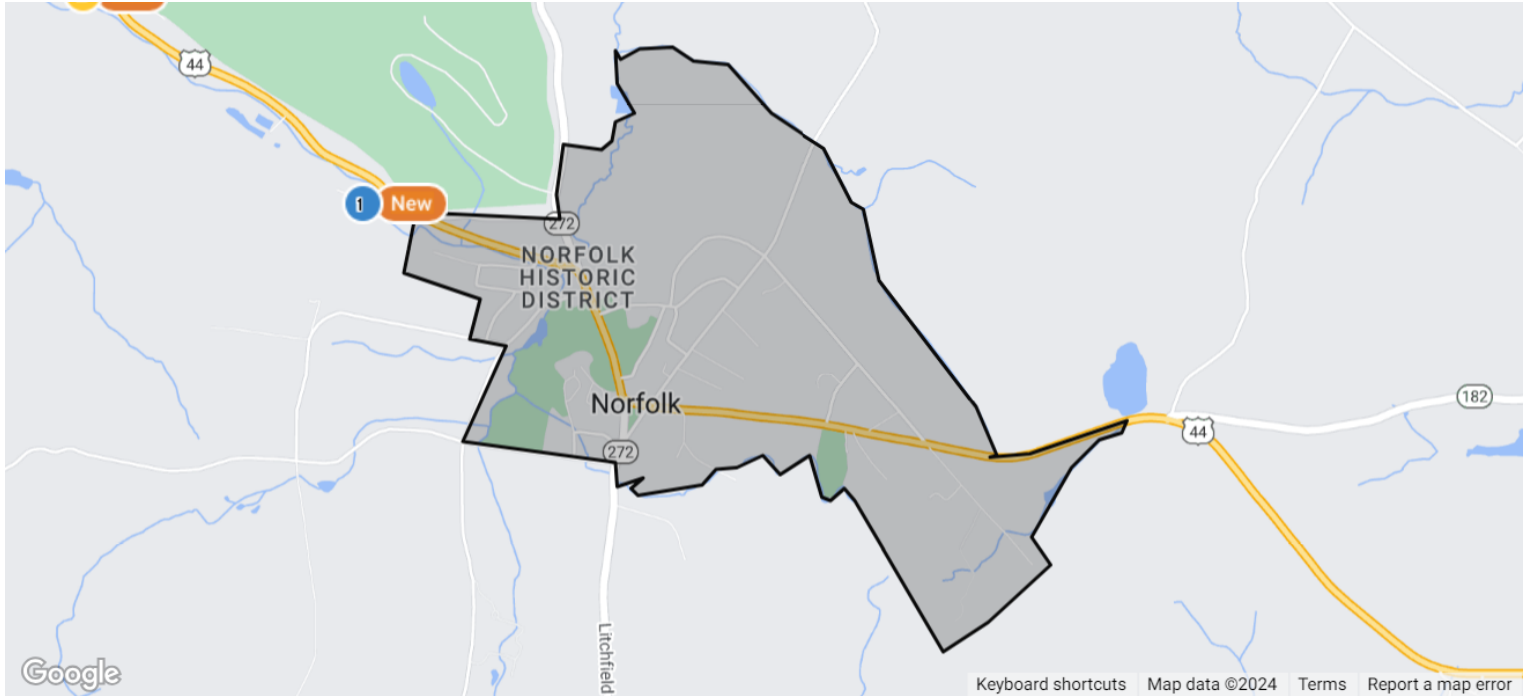
Market Activity Summary Stats





Search Criteria | **Location:** Norfolk, 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

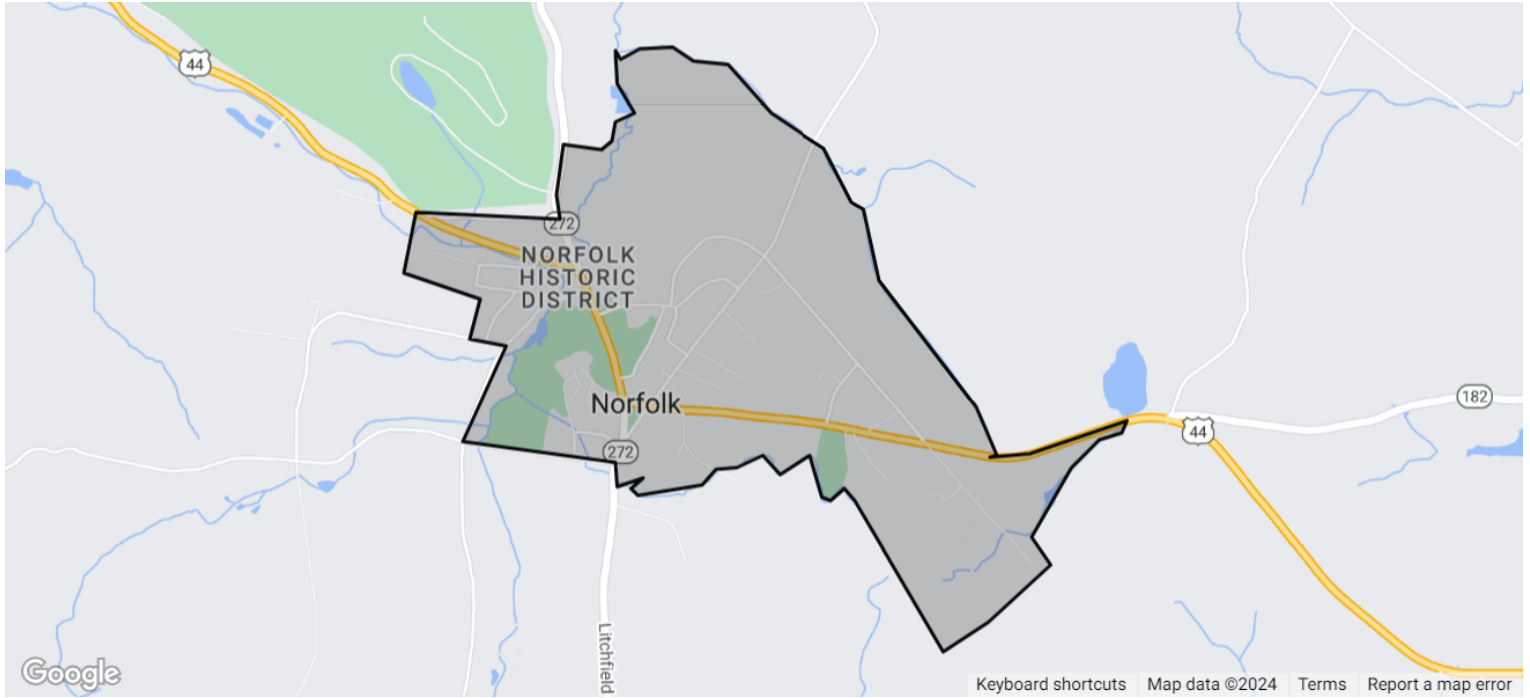
	 New Listings	 Pending	 Closed
Number of Properties	2	1	4
Low Price / Value	\$2,250	\$599,900	\$100,000
Median Price / Value	\$165,625	\$599,900	\$373,250
High Price / Value	\$329,000	\$599,900	\$450,000
Average Price / Sq. Ft.	\$96	\$218	\$181
Median Price / Sq. Ft.	\$96	\$218	\$206
Average Days in RPR	40	118	94
Median Days in RPR	40	118	107
Total Volume	\$331,250	\$599,900	\$1,296,500

Norfolk, Connecticut



New Listings: 2

	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: 12/14/2023</i> <i>MLS ID: 170615052</i></p> <p>181 Greenwoods Rd W</p> <p>Wonderfully maintained Colonial built in 1859 on a beautiful and private lot on the outskirts of Norfolk. Listen to the sounds of the Blackberry River while enjoying the professionally landscaped, fully fenced-in back yard. There are 4 nicely sized Bedrooms, a lovely, comfortable kitchen, a living room that opens to the dining room, 1 1/2 bathrooms and a separate 2 car garage. Many updates including: whole house automatic generator fueled by a 500 gallon buried propane tank, Buderus boiler with warming hot water, cast iron radiators, 2 zones for heat, upgraded electric with 200 amps, replacement windows, a flu for a propane stove in both the living room and the primary bedroom, lots of added insulation, a whole house attic fan, vinyl siding, newer asphalt shingle roof on the house and garage. There are charming glassed-in porches on the front entry and the rear entry. This is a terrific and comfortable home!</p> <p><i>Listing Courtesy of Locust Lane Realty LLC</i></p>	Single Family	4/2	1,728 sq ft	24,393	1859	12/14/2023	\$329,000	\$190
 <p>2 ● Active • <i>New, Active: 1/24/2024</i> <i>MLS ID: 170620878</i></p> <p>366 Greenwoods Rd W</p> <p>This charming home is ready for you to move in and add your touches. The kitchen is new and every room with plenty of windows to allow the natural light to shine in. The master bedroom is located downstairs and has walk-in closet allowing for more space. Lots of storage with 2 additional bedrooms on second floor. Beautiful, hillside Farm house with great school district. Open floor plan on first floor and laundry room. Perfect home for a family. Looking for a quiet country location with easy access to shopping â€¦ - just 3 minutes to Norfolk town center a great community with a lot to offer. - 10 to 15 minutes away to Cannan or Winstead. Each town has a Stop & Shop, pharmacies, doctors, medical offices, dental offices, and lots of more restaurants and shopping. Access to the basement and shed are not included in this rental</p> <p><i>Courtesy of Blue Lighthouse Realty, Inc</i></p>	Single Family	3/2	1,570 sq ft	15,246	1820	1/24/2024	\$2,250 mo.	\$1



Pending: 1

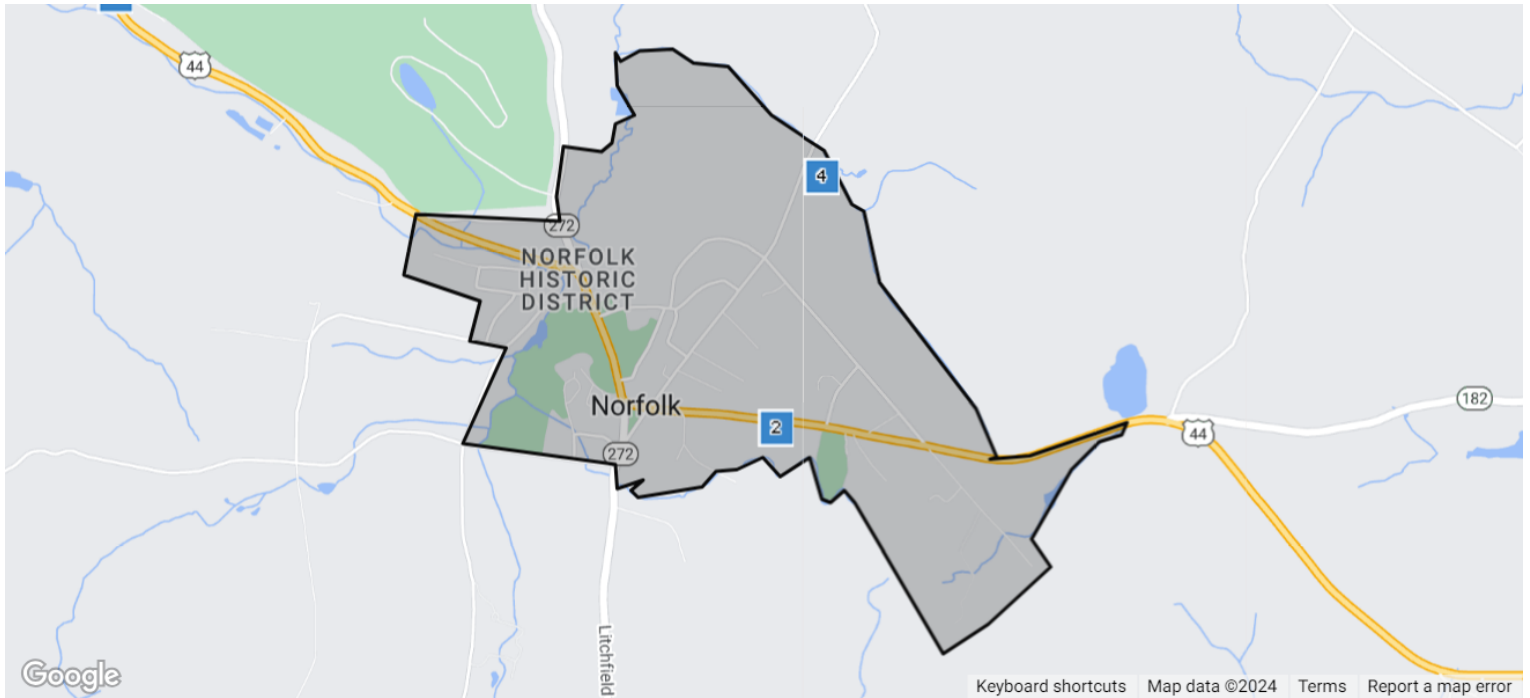
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1	Pending	*Under Contract as of 1/29/2024		MLS ID: 170596758					
	257 Bruey Rd	Single Family	4/3	2,755 sq ft	129,808	10/17/2023	\$599,900	1/29/2024	\$218

Introducing 257 Bruey Rdâa newly constructed home thoughtfully designed for contemporary living. Step inside to experience an open layout awash in abundant natural light, thanks to its strategically designed windows and doorways. The kitchen is a chef's dream, complete with a farmhouse sink and top-of-the-line stainless steel appliances, marrying both form and function. The dining area offers direct access to the backyard through elegant doors, effortlessly connecting indoor and outdoor living. The living room creates a cozy yet refined ambiance, featuring a fireplace and hardwood floors that extend throughout the home. Tranquility awaits in the primary suite, equipped with a walk-in closet and a sumptuous ensuite. The double sinks and a soaker tub create a spa-like experience within the comfort of your own home. The property includes a total of four bedrooms and three full baths, providing ample space for both family and guests. Step outside to the pea stone patio, a space that could become your private oasis for relaxation and entertainment. Surrounded by the lush greenery, imagine crafting a backyard that offers both privacy and versatility. The home's location holds the promise of rich cultural experiences, being in proximity to Infinity Music Hall, as well as ample outdoor adventures with nearby hiking trails and parks. Here, the canvas of your future lifestyle awaits your personal touch. Come see the possibilities.

Listing Courtesy of eXp Realty



Closed: 4

	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: 2/9/2024, MLS Listing 170579431: 10/19/2023 MLS ID: 170579431

77 Bald Mountain Rd Single Family 3/2 1,812 sq ft 117,612 1986 2/9/2024 \$450,000 \$248

"Hillside House" A private contemporary home with Greek Revival attributes located on lush grounds offering privacy, and open spaces. The home offers distinctive light-filled rooms, a stunning kitchen, private areas, three bedrooms, and a walkout basement. The location is a short distance from the historic village of Norfolk which offers dining, hiking, swimming, fishing, and art music at the Yale summer campus in Norfolk. Norfolk also offers thousands of acres of protected land. Hillside House is an entity unto itself.

Courtesy of Elyse Harney Real Estate



2 Closed • Sold Date: 11/17/2023, MLS Listing 170586476: 7/29/2023 MLS ID: 170586476

86 Greenwoods Rd E Single Family 4/2 1,854 sq ft 21,780 1850 11/17/2023 \$381,500 \$206

"Fern Hill" in historic Norfolk Connecticut, offers a renowned library, mansions, charming cottages, fine dining, Toby Pond for swimming and relaxation, close to Skiing, Yale Summer School of Music, Haystack Mountain, and thousands of acres of protected land. The home offers three-four bedrooms, two full baths, a spacious family room, an upgraded kitchen, a living room, a dining room, a fireplace, and Lush grounds. The home has been beautifully upgraded and is ideal for year-round living or a country retreat.

Courtesy of Elyse Harney Real Estate

Closed: 4 (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: 12/19/2023, MLS Listing 170596972: 9/8/2023 *MLS ID: 170596972*

366 Greenwoods Rd W Single Family 3/2 1,570 sq ft 15,246 1820 12/19/2023 \$100,000 \$64

So much of the work has been done with this 200+ year old home, with new roof, new flooring, new kitchen, updated baths, a pellet stove, exposed beams, and numerous structural and cosmetic improvements. Some exterior siding repair/replacement is still needed. There is value here, a charming country farmhouse on the outskirts of Norfolk Village at an unbeatable price. There is a large outbuilding with electric service, a covered front porch, a patio off of the dining room, and a level rear lawn area. Located seconds from Haystack Mountain State Park, with Tobey Pond, the Yale Summer Music School, Infinity Theatre, and all of the cultural and recreational offerings of the Litchfield Hill and the Berkshires just minutes away.

Courtesy of Elyse Harney Real Estate



4 ■ **Closed** • Sold Date: 12/19/2023, MLS Listing 170607798: 10/31/2023 *MLS ID: 170607798*

60 Lovers Ln Single Family 3/3 1,775 sq ft 303,177 1956 12/19/2023 \$365,000 \$206

On the market for the first time since it was built by a local craftsman as his family's home in 1956. This spacious single level ranch has reclaimed hardwood floors throughout. It is well situated on almost 7 acres at Norfolk's village edge and across from the Barbour Woods with 200 acres of protected land and a trail network. Bright and sunny open concept living and dining areas feature a fieldstone fireplace and picture windows. The kitchen has custom cabinetry and sliding glass doors to the back deck. The three bedrooms include a primary bedroom on the southeast corner with an ensuite full bathroom and two additional bedrooms that share a second full bath in the hallway. 2-car attached garage. Full basement, partially finished with a half bath. Gardeners take note as the house has a great garden location with shed and water pump, a mature orchard, and blueberry bushes.

Courtesy of Betsy Little Real Estate LLC

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

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