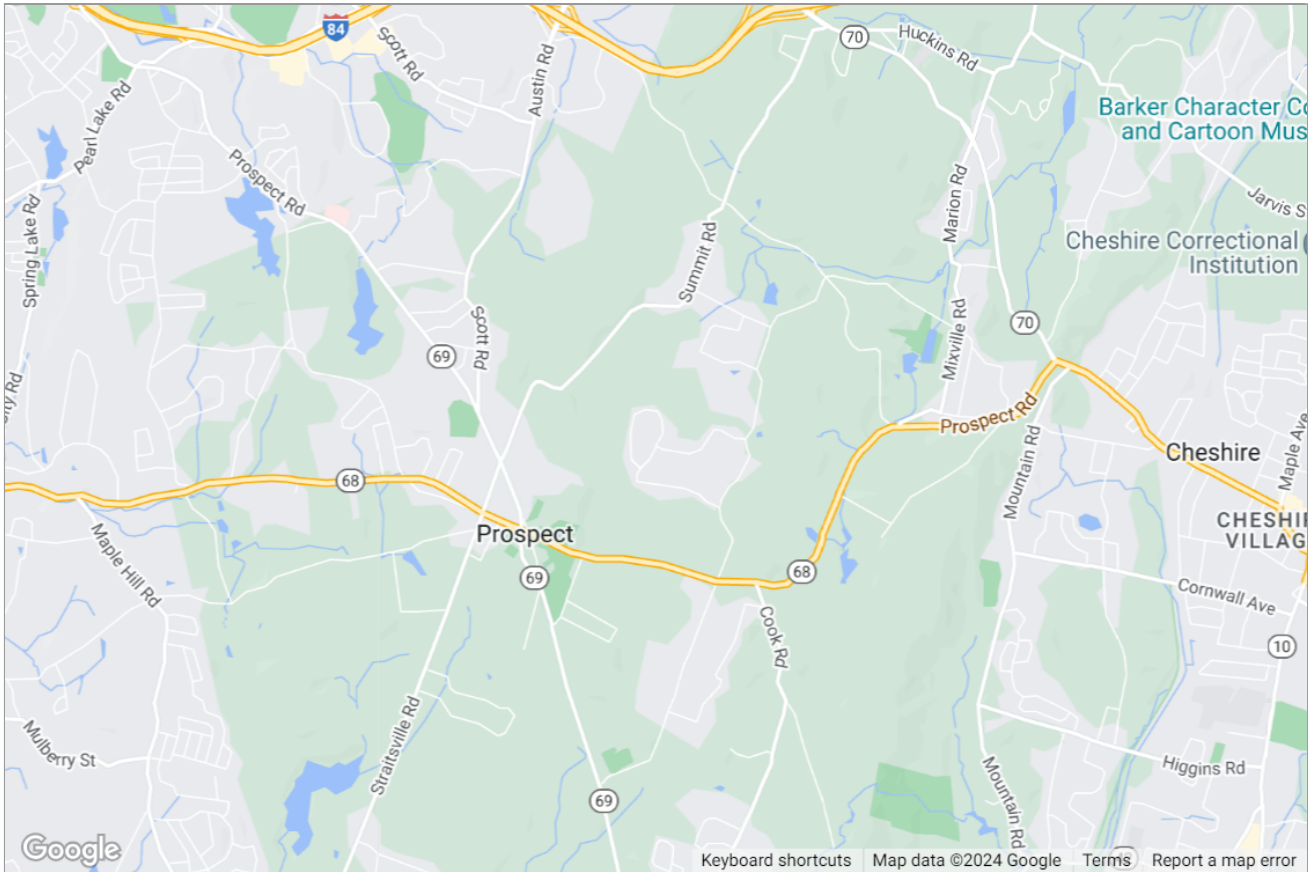


MARKET ACTIVITY REPORT

Prospect, Connecticut



Presented by

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

GRI, SRS

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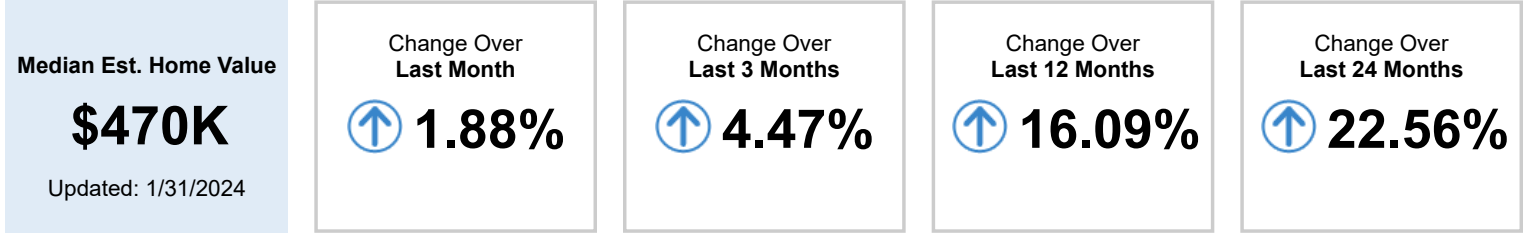
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Prospect, Connecticut

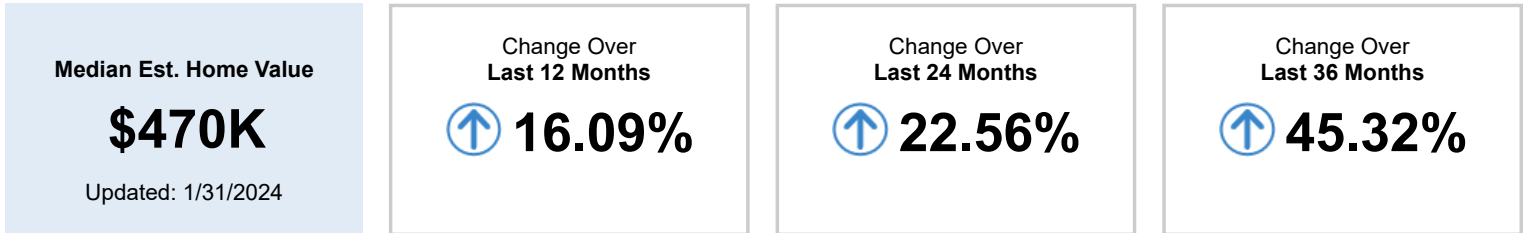
Market Snapshot: Estimated Home Values



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

<p>Median Sales Price</p> <p>\$300K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 3.45%</p>	<p>Change Over Last 3 Months</p> <p> 26.83%</p>	<p>Change Over Last 12 Months</p> <p> 16.64%</p>	<p>Change Over Last 24 Months</p> <p> 9.09%</p>
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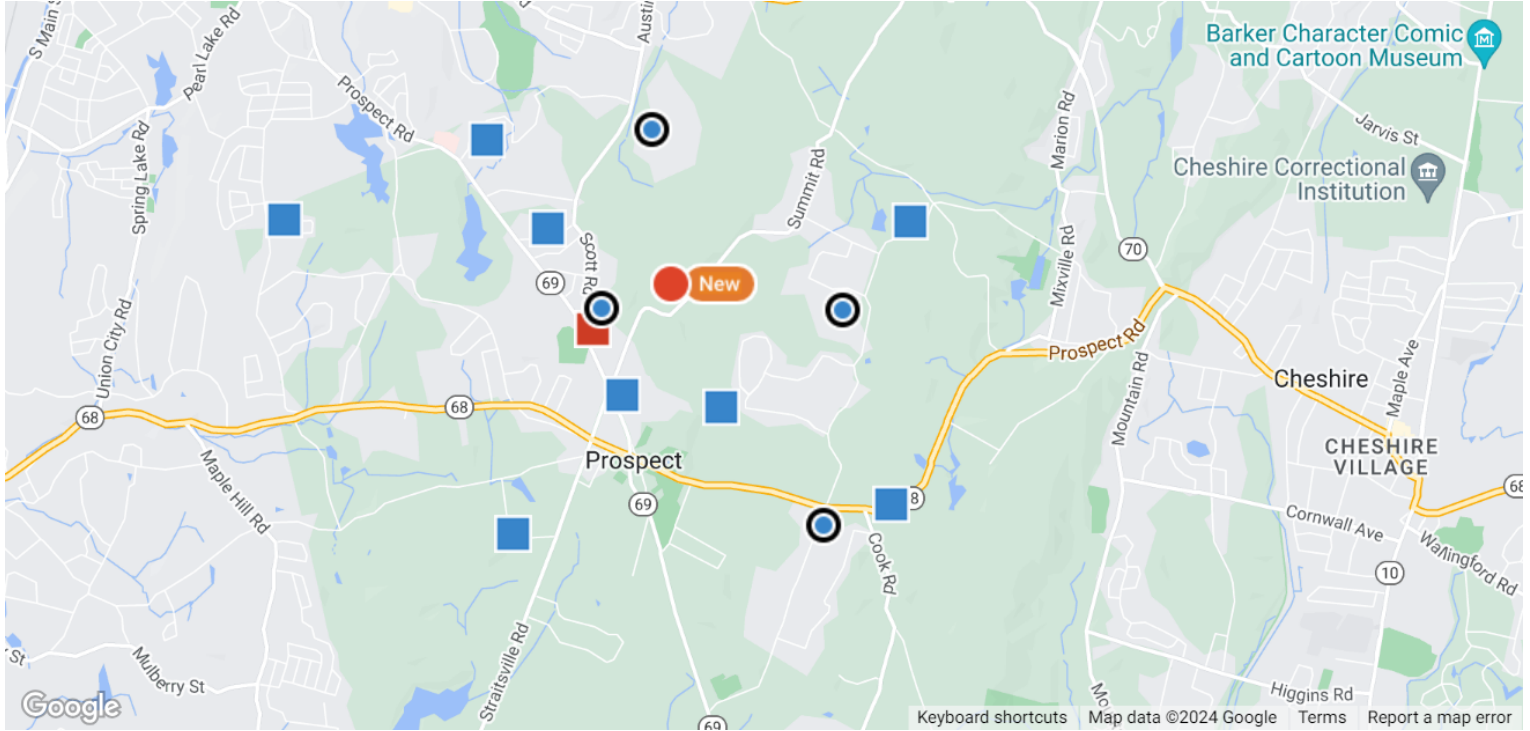
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **public records** data.

Market Snapshot: List Price





<p>Median List Price</p> <p>\$475K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 4.41%</p>	<p>Change Over Last 3 Months</p> <p> 5.56%</p>	<p>Change Over Last 12 Months</p> <p> 11.76%</p>	<p>Change Over Last 24 Months</p> <p> 31.98%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

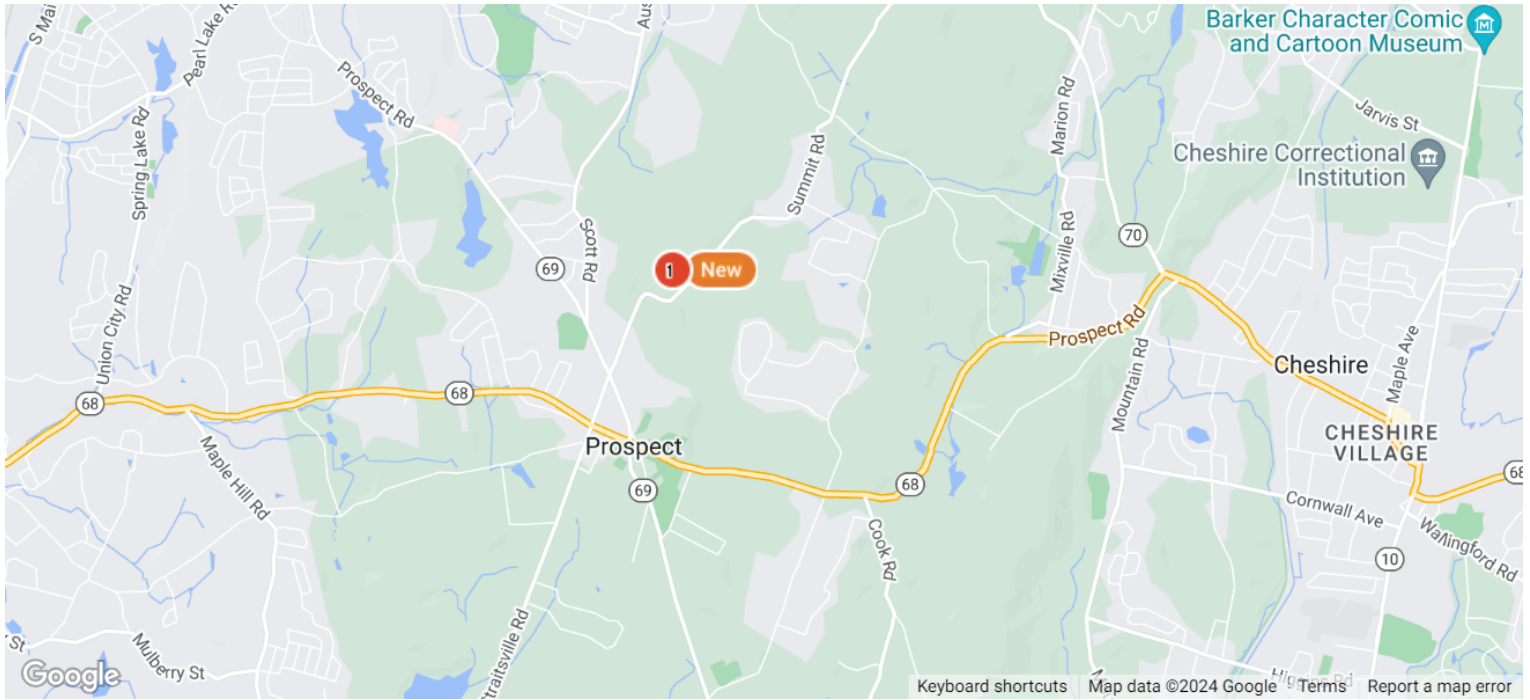
Market Activity Summary Stats




Search Criteria | **Location:** Prospect, 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

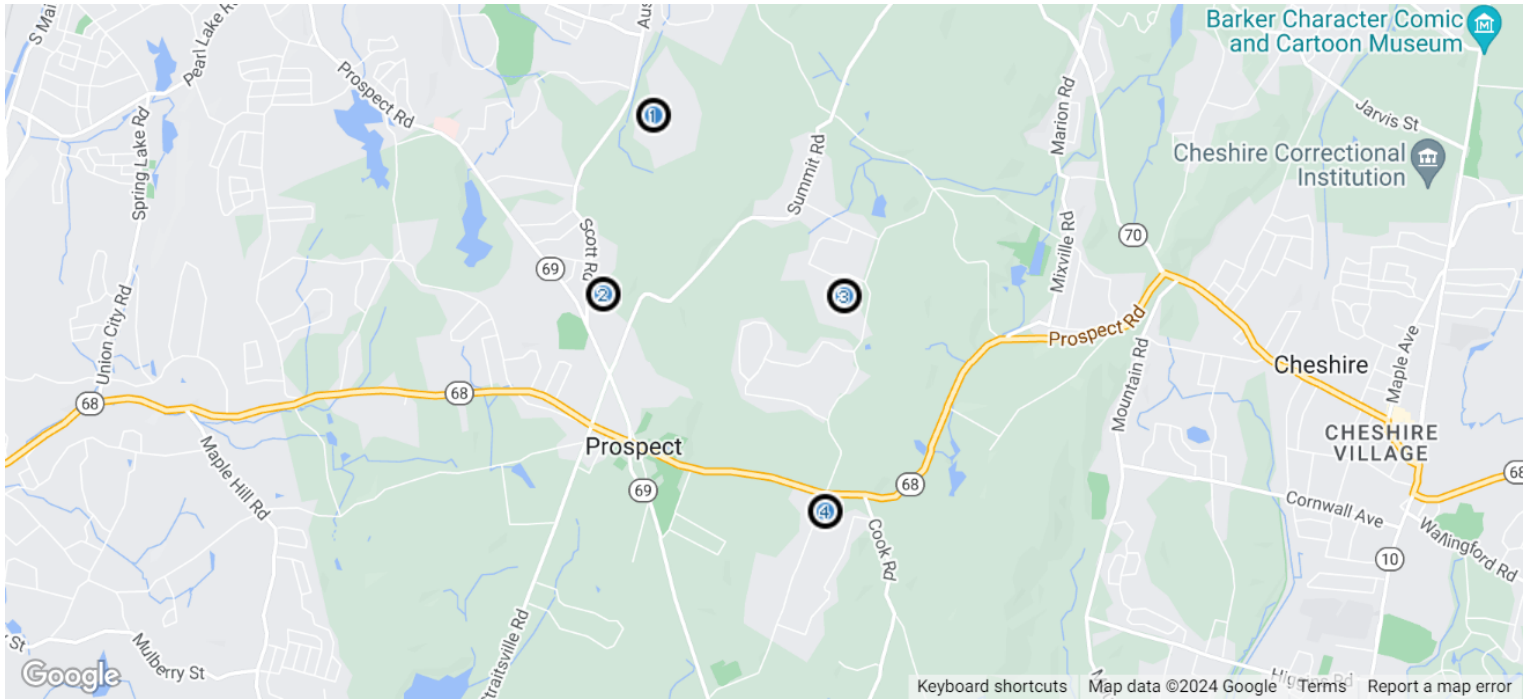
	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	1	4	10	2
Low Price / Value	\$365,000	\$296,606	\$2,000	\$365,000
Median Price / Value	\$365,000	\$349,500	\$370,000	\$421,755
High Price / Value	\$365,000	\$399,900	\$507,000	\$478,510
Average Price / Sq. Ft.	\$231	\$198	\$181	\$245
Median Price / Sq. Ft.	\$231	\$199	\$203	\$245
Average Days in RPR	34	58	48	17
Median Days in RPR	34	51	39	17
Total Volume	\$365,000	\$1,395,506	\$3,385,100	\$843,510

Prospect, Connecticut



New Listings: 1

	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 • Notice of Foreclosure Sale, New, Active: 1/9/2024 <i>MLS ID: 170617083</i></p> <p>74 Summit Rd</p> <p>Bring in the new year with this 4 Bedroom possible could be 6 bedroom Diamond in the rough ranch, all major items have been replaced in last 5 years (Roof, Windows, Boiler/Furnace, Hot Water tank, Sani Dry System, Solar Panels, Privacy Fence finished basement and full bath) all thats left is updating if looking for the sparkly new look. 2 Full baths, 1 1/2 bath, 3 car detached garage. Must see to appreciate the possibilities...could easily have in-law in lower level with town approval.Great location not far from RT 84 or RT8, close to shopping and all amenities....This house has so many possibilities and would make a beautiful home with great location with some work. today for your own private showing. All offers due by 2/24/24 time extended due to weather</p> <p><i>Listing Courtesy of Lisa & Associates RE</i></p>	Single Family	4/3	1,582 sq ft	74,923	1956	1/9/2024	\$365,000	\$231



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.
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1 Pending • Under Contract as of 2/7/2024 MLS ID: 170618824

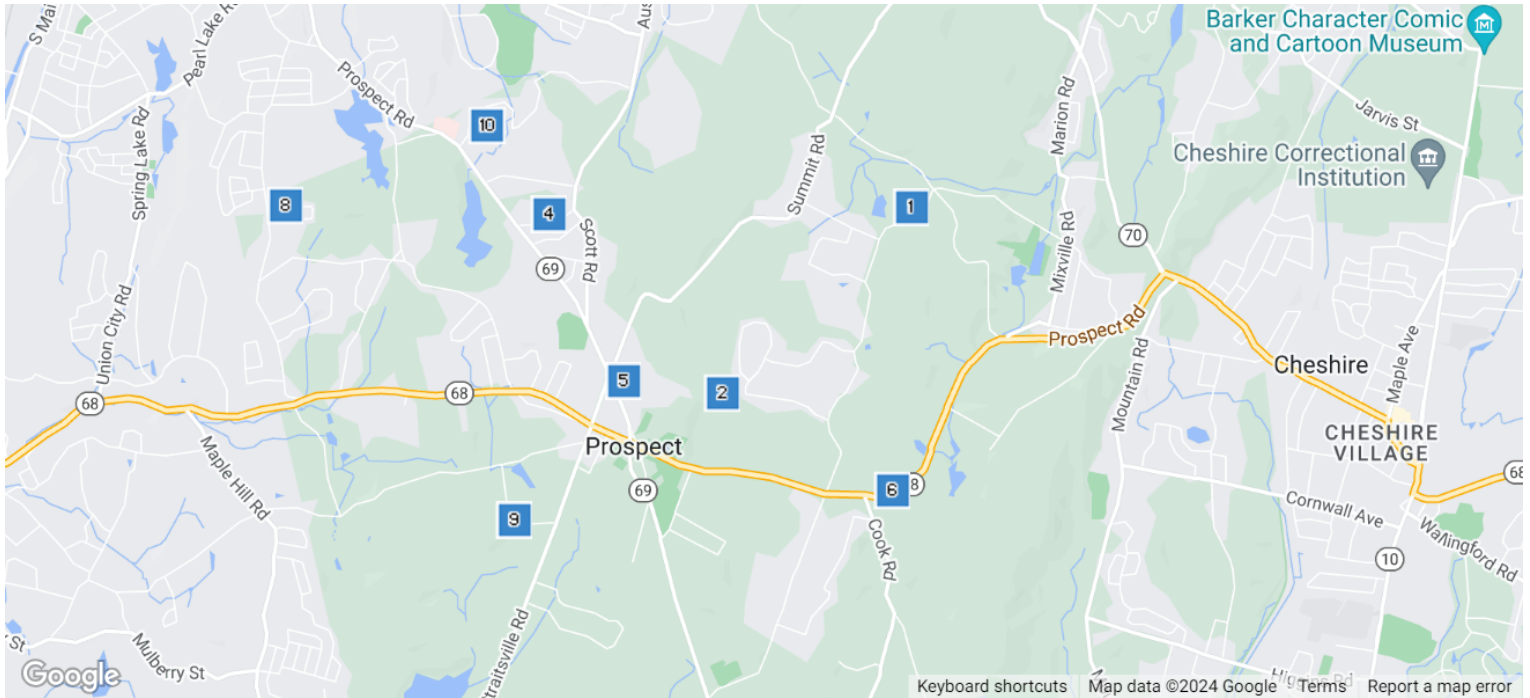
17 Lilac Ln Condo/Townhouse/Apt. 3/2 1,500 sq ft - 1/16/2024 \$296,606 2/7/2024 \$198

ALL CONTRACT IN BY 12 TUESDAYS 23RD. 55+ gated community on 182 country acres yet minutes to I84, The Merritt & Rt.8. Enjoy a newly remodeled club house offering; game rooms, library, banquet hall w/full kitchen, gym, in ground heated pool, pickle ball, tennis, bocce & more! Our Dailey model is located on a side cul-de-sac with private rear yard facing woods. Main level includes; primary bedroom & full bath, laundry closet, dining room, fully appliance kitchen, living room with vaulted ceiling, entertainment center & door leading to private deck. Upper level includes 2 large bedrooms & full bath. Walk out basement with work bench, plenty of storage and sliding glass door to level rear yard. 1 car attached garage with additional cabinets. Several custom woodwork features including picture frame walls, entertainment center & curtain window boxes. This is an "Affordable Housing Unit" with guidelines- Condo cannot be sold for more than the list price. Buyer cannot make over \$84,115.00 yearly. See attached application for qualification information and specifics or ask your agent to provide one. There is a \$500 application fee which will ONLY be required if your contract is accepted. The \$500.00 is nonrefundable. Only application for accepted offer should be sent to administrator for review. Application must be completed for consideration. Buyer is required to pay 2 months condo fees at closing & there is an \$18.00 tax paid to the town of Waterbury yearly.



Listing Courtesy of Pavlik Real Estate LLC

Pending: 4 (cont.)


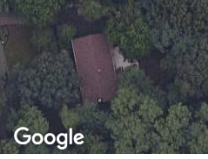



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 2 Pending • <i>Under Contract - Continue To Show as of 12/19/2023</i> MLS ID: 170613881 7 Birchwood Ter	Single Family	3/2	1,767 sq ft	27,878	12/8/2023	\$399,900	12/19/2023	\$226
<p>Location, location, location! Convenient to everything including major highways, shopping, parks and restaurants. Tucked away at the end of a cul de sac, set on a large private yard. NEW: Roof, Driveway, Septic Tank, Well Pump, Oil Tank and more. Remodeled from top to bottom with a fabulous kitchen and 2 full gorgeous baths. Refinished hardwood floors throughout the main level. The large open living room and dining room combination with brick wood burning fireplace will be ideal for holidays and gatherings. The kitchen is beautifully remodeled with recessed lighting, a large skylight with an attached closed in porch to enjoy your morning coffee. Three good sized bedrooms and the possibility for a fourth in the lower level. A perfect spot for an office or family room also in the lower level. Floors are vinyl plank w/wood grain. Another luxury bath on this level with a washer and dryer hook-up. A special feature of this home is the 3 season screened porch attached to the garage. Unwind here with an evening glass of wine or just relax and enjoy your surroundings. Prospect's Region 16 and the state of the art Prospect Elementary School are award winning schools. Convenient to Rts.69, 84, 8, New Haven and Hartford. Walk to the town park and restaurants. This is a wonderful place to call home.</p> <p style="text-align: right;"><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 3 Pending • <i>Under Contract - Continue To Show as of 11/24/2023</i> MLS ID: 170607953 16 Laurel Ln	Single Family	3/2	1,786 sq ft	20,037	11/1/2023	\$300,000	11/24/2023	\$168
<p>This well-loved 3 bedroom, 2 bath ranch style home offers the perfect blend of comfort + charm. Situated on a spacious lot, this property boasts Central Air, a 1-car garage, a trex type of balcony to enjoy serene views of your very own private backyard. It's the perfect spot to sip your morning coffee or unwind with a glass of wine as the sun sets. A mudroom for your convenience which adds a practical touch to your daily routine, and a partially finished lower level that's ready for your personalization. Seller states underneath the carpets are hardwood floors which when refinished will add a timeless touch to your home. The heart of your home, the kitchen, is a delight to be in as natural light pours in through a skylight. The large, level driveway offers ample parking space, ensuring your gatherings with family + friends are always well accommodated. This happy home is looking for it's next owner to continue to love the space and care for it. Don't let this opportunity slip away. Move in timeframe is expected to be March 2024.</p> <p style="text-align: right;"><i>Listing Courtesy of New England Prestige Realty</i></p>								
 4 Pending • <i>Under Contract - Continue To Show as of 1/16/2024</i> MLS ID: 170617847 7 Talmadge Hill Rd	Single Family	3/2	2,000 sq ft	220,413	1/8/2024	\$399,000	1/16/2024	\$200
<p>Open your eyes to a gorgeous 3 Bedrooms 1.5 Bath Ranch on a 5 Acre lot in Prospect. The curb appeal alone will leave you eager to walk inside. As you enter you will be greeted with hardwood floors, propane fireplace and a completely remodeled kitchen. Granite countertops with extra storage and counter space to make entertaining your guests easy. There is a side door that leads out to a private patio and oversized yard. Laundry on the main floor for your convenience and spacious bedrooms down the hall. The bathrooms are turn key as well. This property comes with an attached two car garage as well. Upgrades include central air, new appliances, propane heat, gas stove, and many more! Come see it today!</p> <p style="text-align: right;"><i>Listing Courtesy of Carl Guild & Associates</i></p>								






Closed: 10

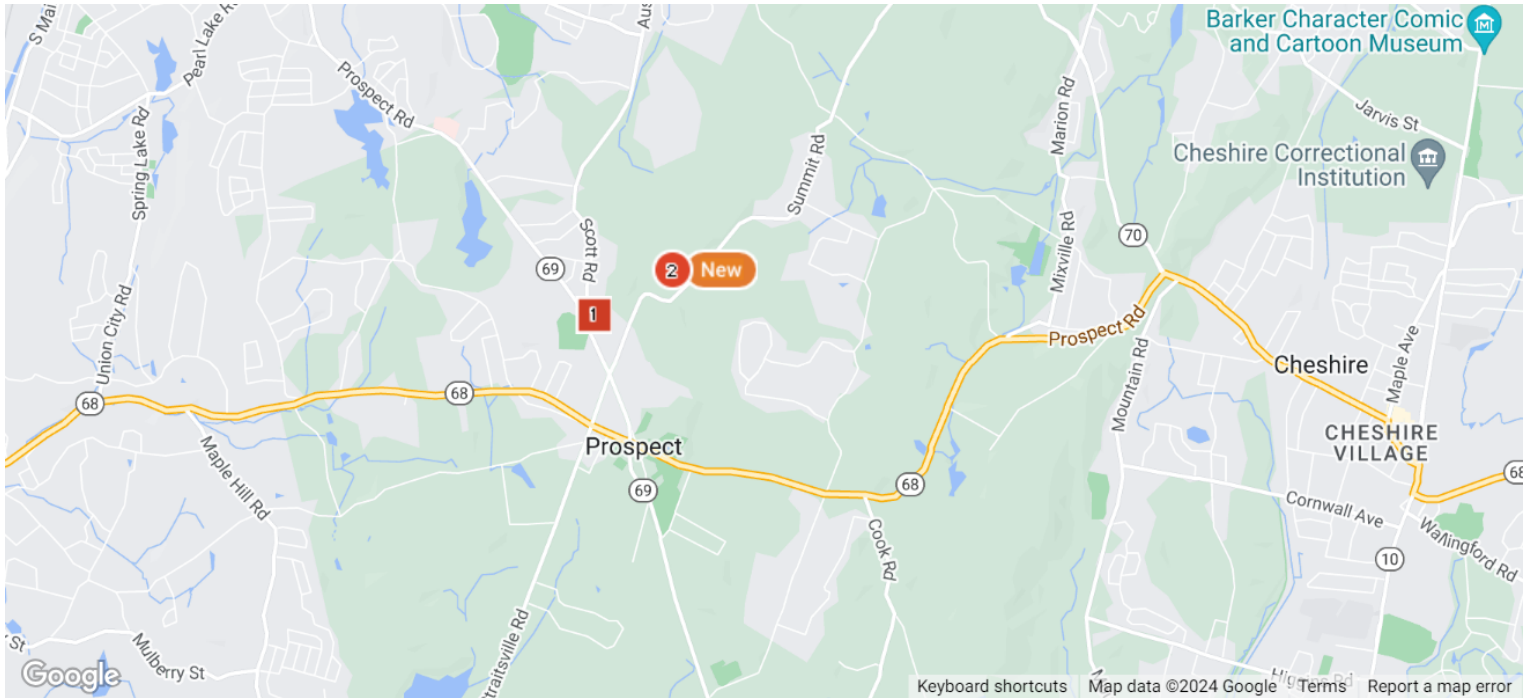
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 2/7/2024, MLS Listing 170599066: 9/27/2023 <small>MLS ID: 170599066</small></p> <p>452 Matthew St</p> <p>This remodeled home on over an acre and a half offers pride in ownership. Features include hardwood floors, granite countertops, a kitchen island, stainless steel appliances, and ceiling fans throughout. With three full baths, three large main level bedrooms, and an office/bedroom space on the lower level, there is plenty of space for everyone. The living room has vaulted ceilings, and the lower level has an entertainment area and kitchen/wet bar area for family and guests enjoyment. French sliders lead to a walk-out wood deck with a hot tub and backyard privacy. An outdoor shed, vinyl siding, new roof and gardens complete this country retreat.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/3	2,053 sq ft	69,260	1979	2/7/2024	\$445,000	\$217
 <p>2 Closed • Sold Date: 1/31/2024, MLS Listing 170595500: 9/2/2023 <small>MLS ID: 170595500</small></p> <p>41 Blue Trail Dr</p> <p>Set upon 1.76 Acres, and adjacent to town owned land, sits this impressive 2827 Tudar style Colonial. Nestled into the wooded landscape, at the end of a cul-de-sac, with its private and tranquil gardens, one cannot help but to enjoy the rolling lawns surround this tastefully appointed home. As you enter the home you will take notice to the handsome foyer and the homes generously proportioned rooms and gleaming hardwood floors. The main floor is anchored by a tastefully appointed kitchen that offer stainless steel appliances and granite countertops. The formal living room, with its fireplace opens to a beautiful, screened porch. The lower level is finished and offers additional space for recreation and entertaining. The homes Master Bedroom suite opens to fabulous sundeck that overlooks the exceptionally private backyard that offers amazing outdoor recreational areas. It's no exaggeration to say that you must experience this home in person to realize its remarkable appeal. Exceptionally well-maintained inside and out!</p> <p><i>Courtesy of Dow Della Valle</i></p>	Single Family	4/3	2,971 sq ft	76,665	1996	1/31/2024	\$507,000	\$171

Closed: 10 (cont.)



		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3 ■ Closed • Sold Date: 11/20/2023, MLS Listing 170597285: 9/12/2023 <i>MLS ID: 170597285</i>								
	9 Candee Rd	Single Family	4/2	1,898 sq ft	65,340	1960	11/20/2023	\$365,000	\$192
	<p>This 4-bedroom, 2-bathroom Cape Cod-style residence offers an idyllic retreat with spacious rooms and an abundance of closet space, all set on a sprawling 1.5-acre lot adorned with enchanting stone walls and flourishing fruit trees. Large 2-car attached garage. This home boasts generous-sized bedrooms and two full bathrooms, providing ample space for your family's comfort and convenience. Step inside and discover the spacious, light-filled rooms that make this home a haven for relaxation and gatherings. The open layout ensures a seamless flow between the living areas, making it perfect for entertaining or simply enjoying the serenity of your surroundings with oak floors throughout. Enjoy the luxury of space and privacy on this sprawling 1.5-acre lot. The property is graced with picturesque stone walls that add character and charm to the landscape. The mature fruit trees on the property are a delightful bonus. Three large owned propane tanks and a Whole House Generator:</p> <p style="text-align: center;"><i>Courtesy of Dave Jones Realty, LLC</i></p>								
	4 ■ Closed • Sold Date: 1/24/2024, Public Record <i>MLS ID: -</i>								
Google	4 Catherine Dr	Single Family	3/3	1,340 sq ft	40,946	1979	1/24/2024	\$2,000	\$299
	-								
	5 ■ Closed • Sold Date: 11/20/2023, Public Record <i>MLS ID: -</i>								
Google	3 Chandler Dr	Single Family	4/2	1,542 sq ft	33,541	1989	11/20/2023	\$375,000	\$244
	-								
	6 ■ Closed • Sold Date: 1/12/2024, MLS Listing 170611725: 11/21/2023 <i>MLS ID: 170611725</i>								
	153 Cheshire Rd	Single Family	3/2	1,824 sq ft	15,681	1957	1/12/2024	\$300,000	\$164
	<p>Home Located on Tyler Drive a private road off Cheshire Road. Beautiful split Level with 3 generous size bedrooms. Remodeled bath, spacious living room with gas fireplace and bow window overlooking private back yard. Separate dining area, hardwood floors throughout (except kitchen). 4 levels with plenty of storage or additional living space plus oversized 2 car garage. Newer windows, roof and furnace. Balcony/deck off 2nd bedroom, large level back yard bordered by water company property. Lower level has shower, toilet and large sink with washer & dryer. 20 minutes to merit, short distance to route 8 and interstate 84. Sold as is</p> <p style="text-align: center;"><i>Courtesy of Pavlik Real Estate LLC</i></p>								
	7 ■ Closed • Sold Date: 1/17/2024, Public Record <i>MLS ID: -</i>								
Google	3 George St	Single Family	3/2	1,176 sq ft	20,909	1961	1/17/2024	\$252,600	\$212
	-								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 8 Closed • Sold Date: 11/15/2023, MLS Listing 170600431: 9/29/2023 <i>MLS ID: 170600431</i> 7 Maple Dr	Single Family	4/4	2,226 sq ft	20,037	1990	11/15/2023	\$475,000	\$213
<p>Discover comfort in this CUSTOM BUILT, 1 OWNER contemporary cape, on a serene .46-acre lot overlooking East Mountain Golf Course. Truly exceptional home has been meticulously maintained and updated since its construction. Arrive at the vividly landscaped home via a welcoming walkway. Inside, a spacious main level unfolds. A 2-story foyer with natural tile flooring sets the tone. Craftsmanship shines with solid woodwork, elegant moldings, an oak staircase, and gleaming hardwood floors. The bright eat-in kitchen, with a center island and ample counter space, offers views of the private backyard and golf course's lush greens. A family room features a cozy fireplace with a woodstove insert, sliding glass doors to the new back deck, and pocket doors leading to a formal living room with 13' vaulted ceilings and Palladian windows, bathing the space in natural light. The dining room also impresses with floor-to-ceiling windows. A mud/laundry room near the half bath provides easy access to the huge 924 sq ft a/c and heated 4+ car garage. Upstairs, a generous primary suite boasts a walk-in closet and en-suite bathroom with a new shower and spa tub. 3 more spacious bedrooms with ample closet space and 2 more full bathrooms make this home perfect for families. A 2nd level BONUS space, complete with a kitchenette is ideal for a home office, extra storage, or creative use. With a 2014 roof, MARBLE STONE CHIMNEY, and newer, well-maintained mechanicals this home WONT LAST LONG!</p> <p><i>Courtesy of Redfin Corporation</i></p>								
 9 Closed • Sold Date: 12/29/2023, MLS Listing 170612461: 11/29/2023 <i>MLS ID: 170612461</i> 21 Pond View Dr	Single Family	3/2	2,444 sq ft	40,075	1978	12/29/2023	\$416,000	\$170
<p>Well maintained home and landscaped property in very desirable subdivision! Contemporary open floor plan for large family and entertaining. Over 2400 sq ft of living space in this mechanically sound home with double sided fireplace between two sunken conversation pits and full bar area! Vaulted ceilings in main level, two car garage, large deck, beautiful private yard, central air, oil heat and much more!</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
 10 Closed • Sold Date: 1/5/2024, Public Record <i>MLS ID: -</i> 12 Saunders Ln	Single Family	3/2	1,092 sq ft	24,394	1957	1/5/2024	\$247,500	\$224
<p>-</p>								



Distressed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i></p> <p>6 Scott Rd</p>	Single Family	3/2	1,848 sq ft	67,954	-	12/9/2023	Notice of Foreclosure Sale	-
 <p>2 ● Active • Notice of Foreclosure Sale, New, Active: 1/9/2024 <i>MLS ID: 170617083</i></p> <p>74 Summit Rd</p> <p>Bring in the new year with this 4 Bedroom possible could be 6 bedroom Diamond in the rough ranch, all major items have been replaced in last 5 years (Roof, Windows, Boiler/Furnace, Hot Water tank, Sani Dry System, Solar Panels, Privacy Fence finished basement and full bath) all thats left is updating if looking for the sparkly new look. 2 Full baths, 1 1/2 bath, 3 car detached garage. Must see to appreciate the possibilities...could easily have in-law in lower level with town approval.Great location not far from RT 84 or RT8, close to shopping and all amenities....This house has so many possibilities and would make a beautiful home with great location with some work. today for your own private showing. All offers due by 2/24/24 time extended due to weather</p> <p><i>Listing Courtesy of Lisa & Associates RE</i></p>	Single Family	4/3	1,582 sq ft	74,923	\$365,000	1/9/2024	12/9/2023	Notice of Foreclosure Sale

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>

