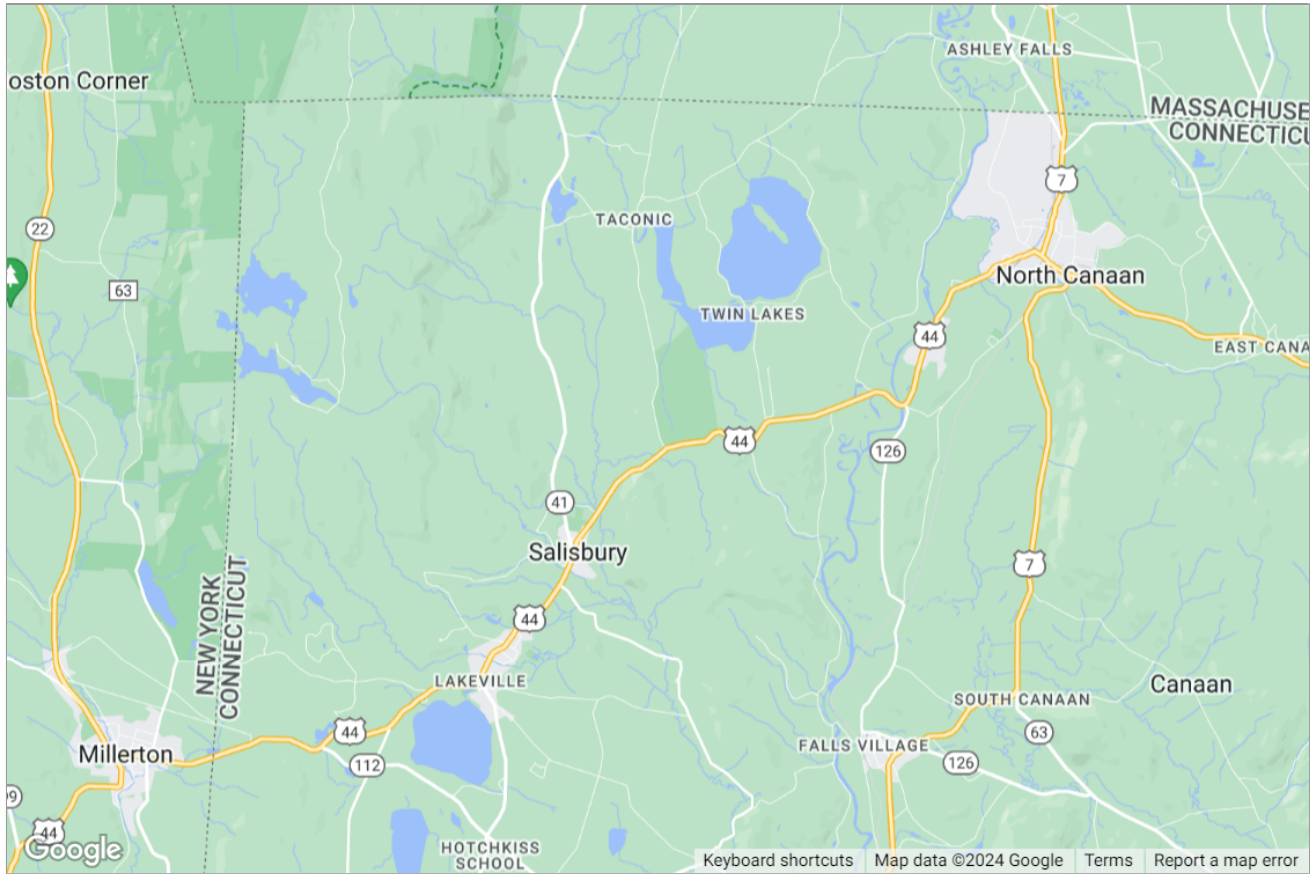


MARKET ACTIVITY REPORT

Salisbury, Connecticut



Presented by
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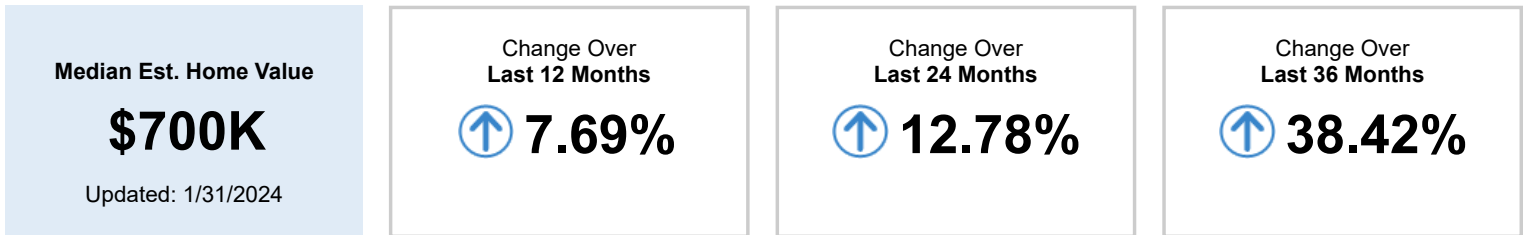
Market Snapshot: Estimated Home Values



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

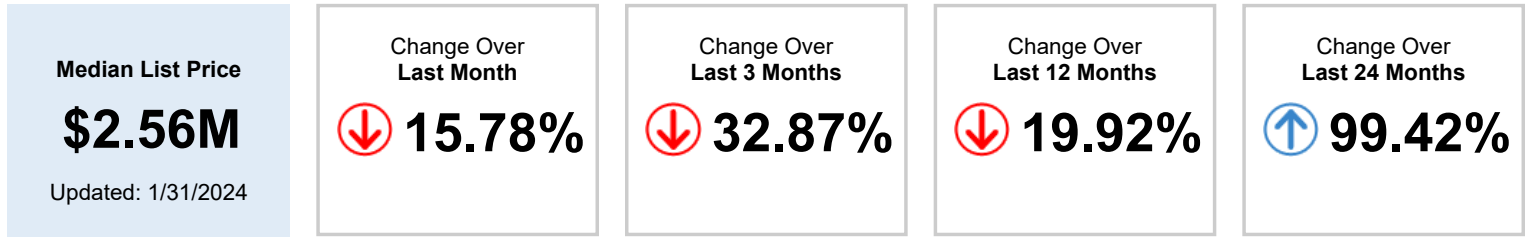


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price

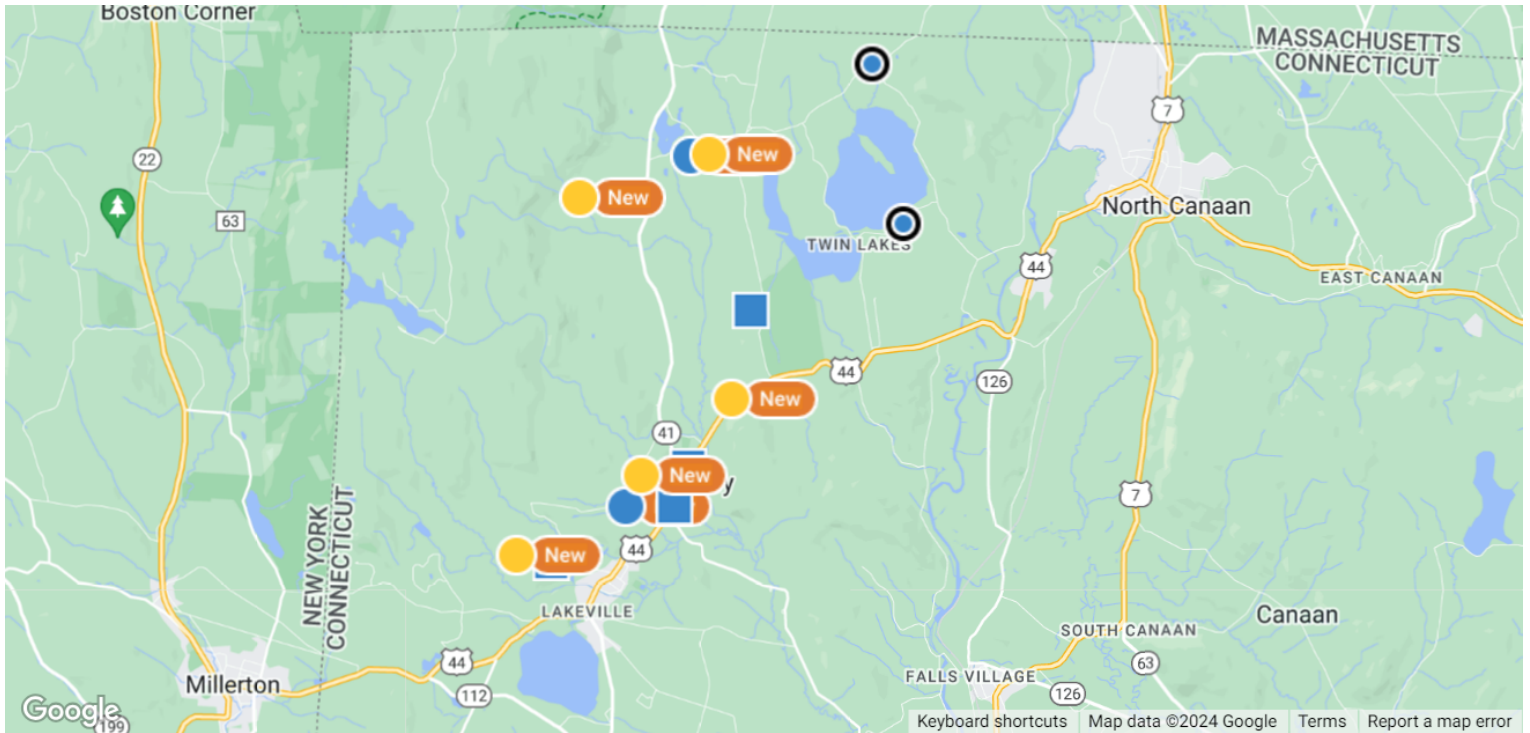
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

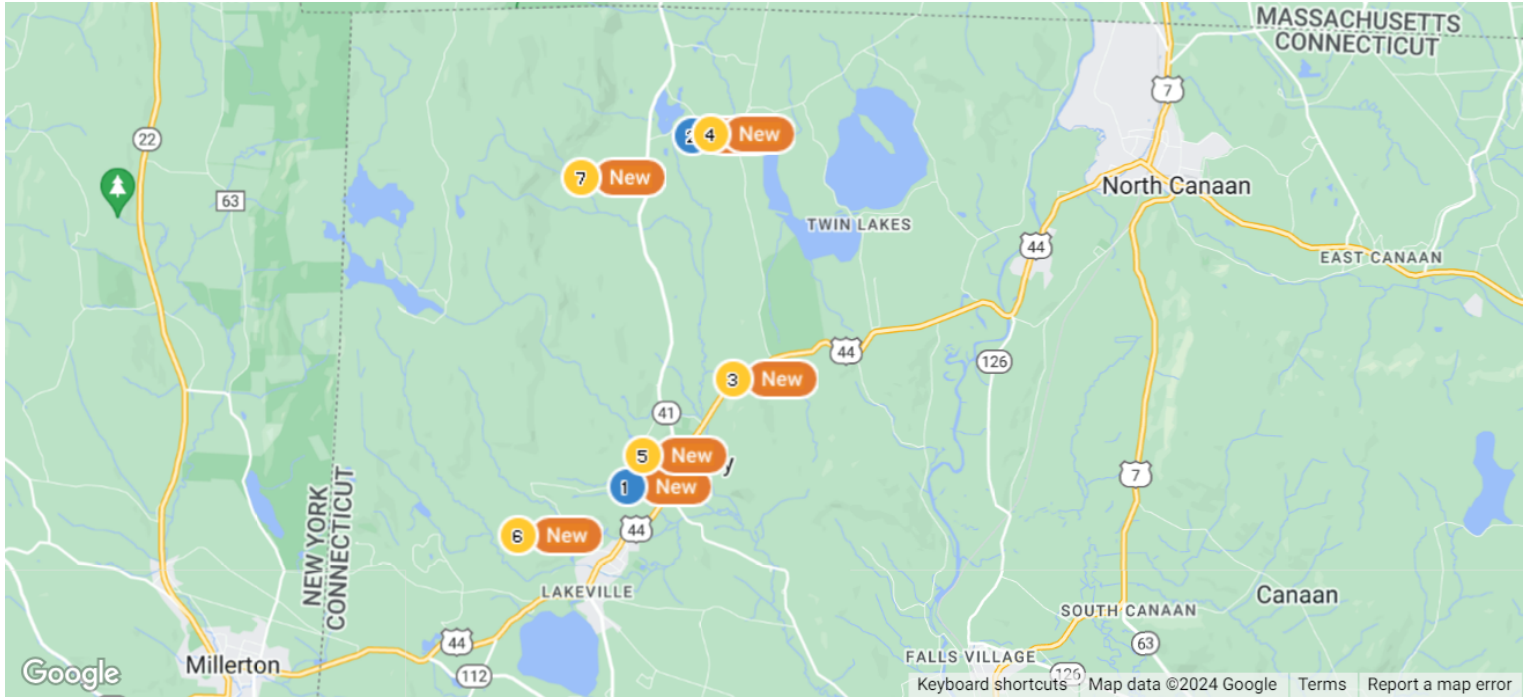
Market Activity Summary Stats



Search Criteria | **Location:** Salisbury, 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	7	2	4
Low Price / Value	\$12,000	\$629,500	\$700,000
Median Price / Value	\$15,000	\$1,462,250	\$1,150,000
High Price / Value	\$2,725,000	\$2,295,000	\$3,900,000
Average Price / Sq. Ft.	\$164	\$582	\$490
Median Price / Sq. Ft.	\$6	\$582	\$496
Average Days in RPR	27	30	66
Median Days in RPR	33	30	76
Total Volume	\$5,200,000	\$2,924,500	\$6,900,000

Salisbury, Connecticut



New Listings: 7

	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: 12/18/2023	MLS ID: 170604611						
63 Main St	Single Family	6/4	6,647 sq ft	355,449	1958	12/18/2023	\$2,400,000	\$361




Renowned actor Edward Herrmann called this notable Salisbury, CT estate home for many years. Up a long driveway bordered by conserved land and nestled on 8+ acres in a rare blend of true privacy and convenience to town one will find this uniquely designed residence. The main level of this sprawling home boasts a primary bedroom plus 3 additional bedrooms with Jack and Jill baths and a fireplace. A retro eat in country kitchen adjoins a formal dining room. Also features an elegant living room with fireplace and a den with built in cabinetry and fireplace. Complemented by an additional half bath, hardwood floors, crown molding, stone floors in foyer with arched ceiling and in mudroom, and 2 entrances to the lovely garden patio. Flooded with much natural light. The second floor is comprised of 2 additional bedrooms with a shared full bath and a well appointed library complete with a quiet reading room. Much additional storage in attic and basement areas. There is an attached 2 car garage and a whole house generator installed. This stately property includes a separate wonderfully built 2 story climate controlled Guest house. The lower level is nicely finished including wood paneled walls and radiant heat, suitable for an automobile collector, artist studio, workshop, etc. while the upper level is a well designed two bedroom guest apartment.

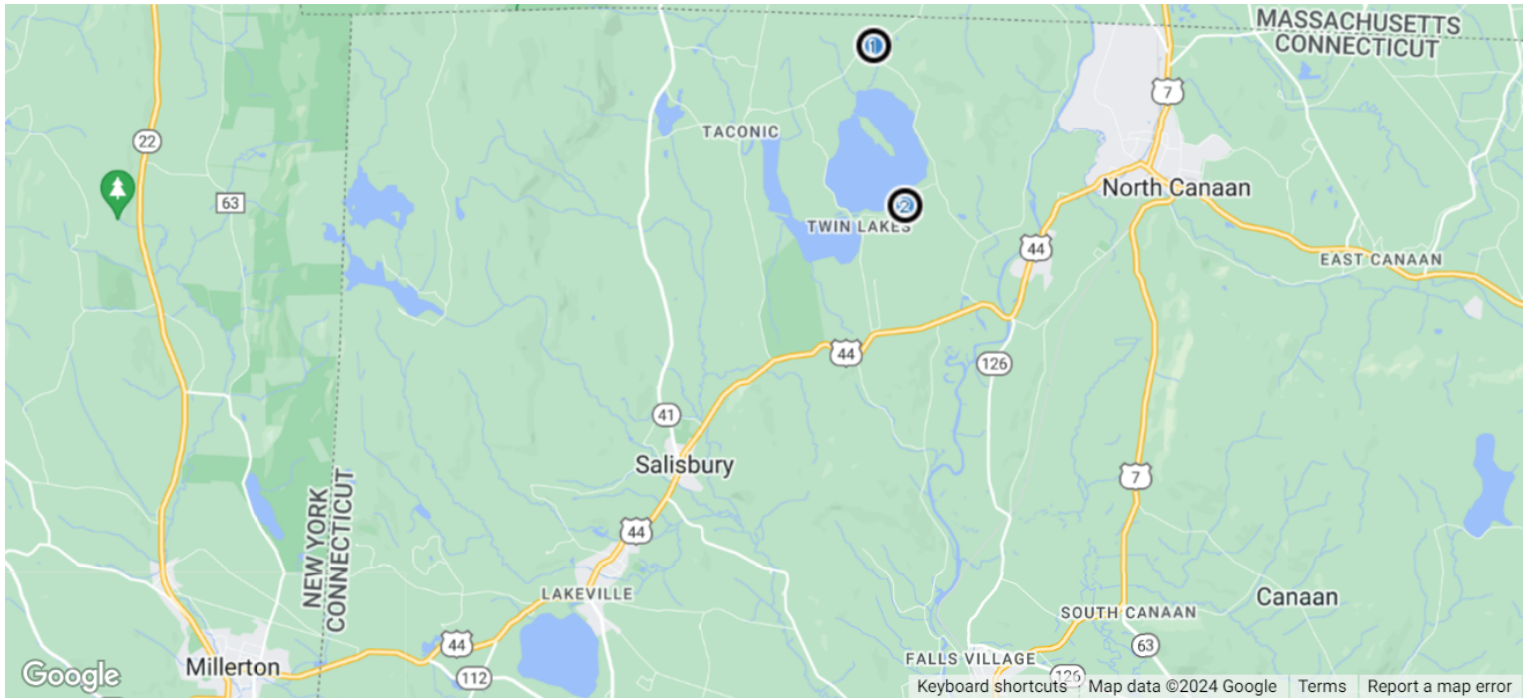
Listing Courtesy of William Pitt Sotheby's Int'l

New Listings: 7 (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: 1/22/2024</i> <i>MLS ID: 170620309</i> 87 Beaver Dam Rd</p> <p>Single Family 3/3 3,593 sq ft 163,785 1956 1/22/2024 \$2,725,000 \$758</p> <p>Sophisticated Cape with Pool & Tennis court - Experience the epitome of sophisticated living in this modern Cape nestled in the prestigious Taconic section of Salisbury. The exquisite 3.76 acre level property boasts a pea stone courtyard, leading to a magnificent residence with a contemporary open floor plan alongside classic details. The expansive kitchen and living area are adorned with high-end finishes and materials, centered around a classic wood-burning fireplace that seamlessly connects you to the main house and outdoor stone-walled courtyard. The main level also features a formal living room with a wood-burning fireplace, an elegant office overlooking the expansive grounds, as well as a guest bedroom with a full bathroom, and a versatile, large butler's pantry/laundry. The upper floor offers the primary bedroom with an en-suite spa bathroom and steam shower, as well as a second bedroom with an attached bathroom and a large walk-in closet in the upper hallway. Extensive mature perennial flowers (varieties of Iris, Rose, Peony, Sunflower, Snapdragon & Hydrangea) and vegetable gardens, numerous 100-year old specimen trees, and a sprawling level lawn lead to the 2022 renovated heated saline gunite pool irrigated clay tennis court, and 2022 restored and gut renovated Pool House with bedroom, full custom kitchen, full bath and large, new bluestone patio, creating a private enclave perfect for relaxation, privacy and enjoyment.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
 <p>3 ● Active • <i>New, Active: 1/9/2024</i> <i>MLS ID: 170617593</i> 10 Prospect Mountain Rd</p> <p>Single Family 4/3 2,450 sq ft 37,461 1950 1/9/2024 \$15,000 mo. \$6</p> <p>SUMMER RENTAL AVAILABLE JULY 1st-August 31st . Are dreaming of a rental in the country with a pool? This meticulously maintained Salisbury charmer is what you've been waiting for. Bring nothing but your friends, family and laptop. Work from this private country location, yet moments from the center of town. With highspeed internet, and a private office space you can easily work from home, and step out on your lunch to enjoy all of the hiking trails just minutes away. Spend the summer swimming in spectacular Twin Lakes, and family friendly, Lakeville Lake. Fully furnished 4 Bedroom 2.5 bathroom, plenty of room for family and friends. Tastefully renovated with high-end everything including, internet, cable, appliances, full house Sonos speakers. All bedrooms have their own television for ultimate privacy and downtime away from it all. Ensuite primary bedroom is secluded on it's own floor. Three additional bedrooms share a large bathroom on the second floor. Come work and play this summer from the seclusion and serenity of the country setting. Available July 1st-Aug 31st . Close to: hiking, lakes, arts & cultural events.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p>4 ● Active • <i>New, Active: 1/10/2024</i> <i>MLS ID: 170618037</i> 261 Taconic Rd</p> <p>Single Family 4/3 2,499 sq ft 237,837 1900 1/10/2024 \$12,000 mo. \$5</p> <p>***Available 5/24/2024 through 9/8/2024 \$35,000/term or \$12,000/month, 3 months minimum*** Taconic Waterfront Carriage House. Step through the Living Room French doors to the terrace and gardens overlooking the Channel from Twin Lakes, or enjoy serene, landscaped rock vistas from any room in this turn-of-the-century Carriage House. Master Bedroom suite, plus two Bedrooms with Bath on the first floor; fourth Bedroom and Bath on the second floor. The elegant lofted-ceiling Living Room includes a fireplace, Steinway piano, built-in bookshelves, and a dining area. Also, enjoy the Gourmet kitchen; study or office; extensive walks and gardens; screened-in gazebo, and canoe for outdoor enjoyment. Paddle into the larger lake, or drive to nearby Lakeville Lake for supervised swimming. Minutes from Salisbury CT, Great Barrington MA, Millerton NY, and only 2hrs to NYC.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								

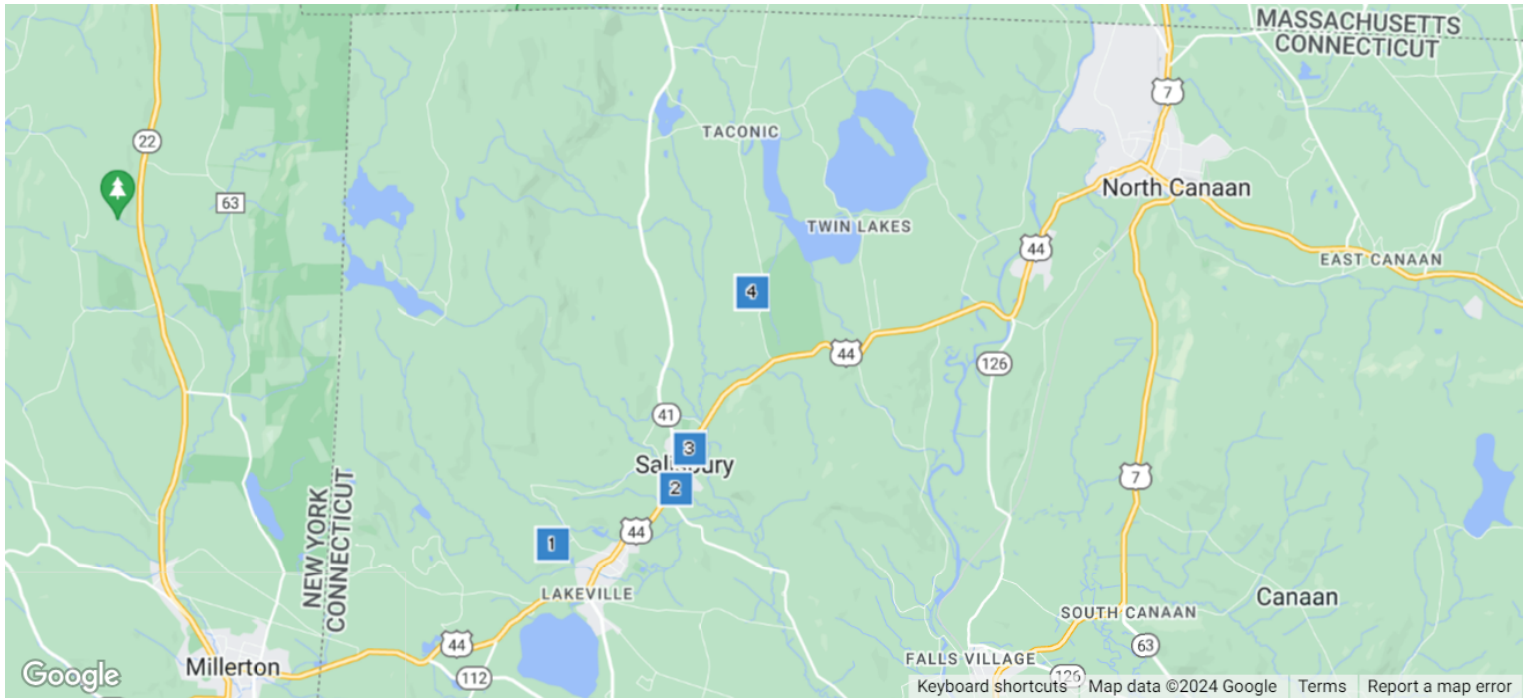
New Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>5 ● Active • <i>New, Active: 2/6/2024</i> <i>MLS ID: 170623082</i></p> <p>16 Under Mountain Rd</p> <p>Single Family 4/4 2,484 sq ft 169,884 1885 2/6/2024 \$15,000 mo. \$6</p> <p>AVAILABLE: July 1, 2024 - August 30, 2024 4-BR SALISBURY VILLAGE HOME - This newly renovated 4-Bedroom, 4-Bath home brings you to the heart of Salisbury for an ideal summer retreat. A renovated Kitchen, Living Room with Fireplace, Family Room, Dining Room, Sun Porch, and First Floor Bedroom with Bath complete this home's first floor. 3 Large Upper-Level Bedrooms, each with its own Bath, offer enough space for everyone! Pets are considered on a case-by-case basis. Enjoy in-town activities, the Salisbury Bike Path, Lakeville town Beach, Twin Lakes boating, and the quintessential charm of a summer home right in the village center. Short distance to White Hart Restaurant, Provision Cafe, Sweet Williams Bakery and Cafe, Labonneâs Market, boutiques, Scoville Memorial Library, Lakeville Town Grove, Appalachian Trail hiking, Lionâs Head hiking.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
 <p>6 ● Active • <i>New, Active: 2/5/2024</i> <i>MLS ID: 170622920</i></p> <p>5 Upper Rd</p> <p>Single Family 4/5 3,264 sq ft 151,153 2015 2/5/2024 \$18,000 mo. \$6</p> <p>JULY RENTAL WITH DAZZLING VIEWS - \$18,000/month: June 30 - July 30, 2024 - This 4-Bedroom, 4-Bath light-filled home will immerse you in the heart of Litchfield County this summer. Conveniently located to the villages of Lakeville and Salisbury, yet the benefit of beautiful countryside views and privacy. A back deck is ideally suited for indoor-outdoor living. Nearby Amenities include: Lakeville Lake; Millerton, NY; Twin Lakes; Catamount Aerial Park; Appalachian Train Hiking; Sharon Audubon</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
 <p>7 ● Active • <i>New, Active: 1/8/2024</i> <i>MLS ID: 170616956</i></p> <p>33 Westmount Rd</p> <p>Single Family 3/3 3,087 sq ft 164,221 1983 1/8/2024 \$15,000 mo. \$5</p> <p>Spend your summer in this amazingly elegant home perched in nature's wonderland minutes from the center of picturesque Salisbury. No expense was spared in this carefully curated home of design enthusiasts dreams. This home's light and airy nature is welcoming and comfortable. The large floor to ceiling windows provide amazing light and give you the sense that you are residing in a tree house. Plenty of rooms for guests: three bedrooms with King beds (one of them can be converted to two twins), as well as a portable crib. The house features 3 full bathrooms, one on each floor. The chef's kitchen featuring a gas range will make entertaining a breeze. Host your guests at the large dining table, outside on the wrap around deck or on the expansive lawn. Roast marshmallows in the evenings at the firepit. The lower level provides an additional entertaining space that could be used as a playroom, media room or additional guest quarters (with a pull out bed). As a summer resident of Salisbury, you have access to Lakeville Lake including swimming, basketball, playground. Spend your days exploring nearby Great Barrington, Sharon, Salisbury, and Millerton. Head to Tanglewood on the weekends for unbelievable live performances or to nearby Sharon Playhouse for local theatre. All utilities included. Tenant is responsible only for liability insurance, lake pass & credit check. Available: 6/28-9/3 (\$15k per 4 weeks)</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								





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.
 <p>1 Pending • Under Contract - Continue To Show as of 1/29/2024 <i>MLS ID: 170617380</i></p> <p>10 Cooper Hill Rd</p> <p>This lovely 3-bedroom home in the idyllic Twin Lakes area of Salisbury, CT is now available for sale. Located on a flat lot with plenty of space for a pool and under 1 mile to Ohara's Marina, this home is the perfect peaceful retreat or an ideal place for entertaining family and friends. Enter through the cozy living room with wood floors and a large brick fireplace. The main floor also has a primary bedroom with an en-suite bath, and a den with sliding doors to a back porch with gorgeous country views out of the back of the house as well as an eat-in kitchen. There are 2 guest bedrooms upstairs, one of which has an en-suite office, and a full bath. A new propane furnace, new hot water heater, new generator, and new split AC unit are just a few of the recent upgrades. Other nearby amenities include Lakeville Lake, Catamount Ski Resort & Aerial Park, Butternut Ski Area, Hotchkiss School, Indian Mountain School, Salisbury School, and Berkshire School.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>	Single Family	3/2	1,973 sq ft	222,591	1/4/2024	\$629,500	1/29/2024	\$319
 <p>2 Pending • Under Contract - Continue To Show as of 2/4/2024 <i>MLS ID: 170620620</i></p> <p>116 S Shore Rd</p> <p>Renovated Lakefront Home With Dock And Sunset Views - Discover the allure of this exquisitely remodeled lakeside residence on the shores of Washing Lake, boasting an impressive 93 feet of sandy beach frontage. Nestled in the sought-after Twin Lakes enclave of Salisbury, CT. The property offers a sublime retreat or an idyllic year-round abode. Breathtaking vistas as you step onto the dock, perfectly positioned for mooring your boat. Thoughtfully designed to capture expansive lake views from every room. Upon entry, be greeted by a captivating living area flooded with natural light, connecting the dining space and charming sunroom nook. The chef's kitchen features a quartz waterfall island with sliding door leading to a porch overlooking the tranquil lake. The main floor includes an ensuite bedroom, sliding doors to a second porch, providing an additional vantage point for savoring the scenic lake views. The primary bedroom suite, situated on the ground floor, offers easy access to the beach and docks. Pamper yourself in the primary bath, featuring steam shower and oversized tub. A walk-in closet, private gym, and laundry room complete the primary suite. Ascend to the second floor to discover another bedroom and full bath. A bonus room & full bath awaits above the detached garage, boasting 3 bays for 4 cars with a hydraulic lift in one bay. Embrace a lifestyle of luxury and leisure in this meticulously crafted lakeside haven.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>	Single Family	3/3	2,714 sq ft	23,522	1/23/2024	\$2,295,000	2/4/2024	\$846



Closed: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 1 Closed • Sold Date: 12/14/2023, MLS Listing 170603933: 10/12/2023 <small>MLS ID: 170603933</small> 27 Burton Rd	Single Family	3/4	2,707 sq ft	228,254	1990	12/14/2023	\$750,000	\$277
<p>Inviting Scandinavian, chalet-style country getaway, set privately amidst a 5+ acre parcel conveniently located midway between the downtown shopping districts of Lakeville and Salisbury reached in just a couple of minutes. The northern European escape vibe is accentuated by the home's open space kitchen/living/dining, oversized windows, planked wood ceilings and railed decks front and back. Main level en-suite bedroom and upstairs suite that includes large lounge with exterior door to sundeck. Choice of main level office with hall full bath or upstairs lounge could easily be configured for third bedroom as new owner sees fit. Main level laundry room, two-car attached garage with rear storage/workshop room. Wonderfully positioned, where Connecticut's northwest corner, Massachusetts's Berkshires and New York's Hudson Valley converge. ~Two hour non-peak drive from midtown and ~25 minutes to Metro North's Wassauc train station.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
 2 Closed • Sold Date: 2/2/2024, MLS Listing 170608861: 11/6/2023 <small>MLS ID: 170608861</small> 54 Main St	Single Family	5/4	2,531 sq ft	43,560	1830	2/2/2024	\$1,550,000	\$612
<p>Behind a hornbeam hedge and white picket fence is this gracious, historically significant antique home known as the Warner-Kimball House. Extensively and beautifully renovated in 2020 by an interior designer, it is located in the heart of Salisbury and is an easy walk to all of its services and amenities. Off of the long entrance foyer is a stunning 27 foot living room with three exposures, fireplace and a ceiling height over 9 feet, rarely found in a mid 19th century house. The bright dining room leads to the dramatically upgraded kitchen where the ceiling was raised and new southern facing windows were added to create a sunny dining area. No expense was spared in renovating this fantastic kitchen which includes new quartz countertops, tiled backsplash, cabinetry, and stainless steel appliances. The breezeway to the two car garage has been enclosed and transformed into a welcoming mud room. A cozy first floor bedroom/library with full bath makes an ideal TV room or guest area. Upstairs is the primary bedroom with ensuite bath along with three more bedrooms and two full baths. Off of the dining room is the raised bluestone terrace, which overlooks a gorgeous, professionally landscaped one acre yard with specimen trees and garden beds. Four outbuildings include a potting shed, large storage barn, open shed and a summer room. Convenient to private schools and Metro North at Wassauc, this wonderful house with enormous style and character is very special. It is truly a gem!</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								

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.
 <p>3 Closed • Sold Date: 1/30/2024, MLS Listing 170617889: 1/8/2024 MLS ID: 170617889</p> <p>33 E Main St, #35</p> <p>Beautiful colonial & guest home close to downtown area on public water/sewer. They just don't build them like this anymore. Main home features eat-in kitchen w/dedicated laundry area & mud room, formal dining room, living room w/french doors, fireplace & door leading to deck for relaxing. Primary bedroom w/access to fully enclosed sun porch great for sleeping on summer nights. The upstairs has 3 additional bedrooms, full bath & a walkup attic for storage or future expansion. Gorgeous wood trim, doors and hardwood flooring throughout. Guest house was built in 1940 with some updating done in the 90's. Guest home has 1258 square feet, 3 bedrooms & 1 1/2 baths, forced air oil heat, 2 car garage and deck on upper level. Truly a unique property that has been loving cared for over the years. Get out and see this property today.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/2	1,842 sq ft	20,908	1930	1/30/2024	\$700,000	\$380
 <p>4 Closed • Sold Date: 12/15/2023, MLS Listing 170598512: 9/16/2023 MLS ID: 170598512</p> <p>55 Falls Mountain Rd</p> <p>Luxury Estate Showcases The Best Of Salisbury Living - Experience the best of the Salisbury lifestyle in this exciting new custom masterpiece situated on 56+/- private acres designed for the most discerning buyers seeking a world-class luxury estate. No expense was spared to create a sanctuary immersed in nature with the finest bespoke details and amenities. The open and airy floor plan bathed in natural light features a grand 60' gallery hallway leading to a state-of-the-art chef's kitchen with top-of-the-line appliances opening to the formal dining and living rooms. The palatial primary suite includes spa-like bath, and an enormous walk-in closet, with expansive windows overlooking the spectacular grounds. Four additional lavish bedrooms cater to guests. Entertain and relax in the media room, yoga loft, and heated pool and pool house. The sprawling grounds provide endless opportunities to revel in nature with miles of private trails, natural springs, seasonal waterfalls, and a garage with finished space. With its tranquility and access to outdoor adventures paired with resort-style amenities and modern luxuries, this home is a masterful work of art suited for those who appreciate unmatched quality, elegance and the very best. Make this magnificent property your private retreat to experience the Salisbury lifestyle at its finest. Agent/Owner.</p> <p><i>Courtesy of Elyse Hamey Real Estate</i></p>	Single Family	5/5	5,652 sq ft	2,440,666	2021	12/15/2023	\$3,900,000	\$690

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>

