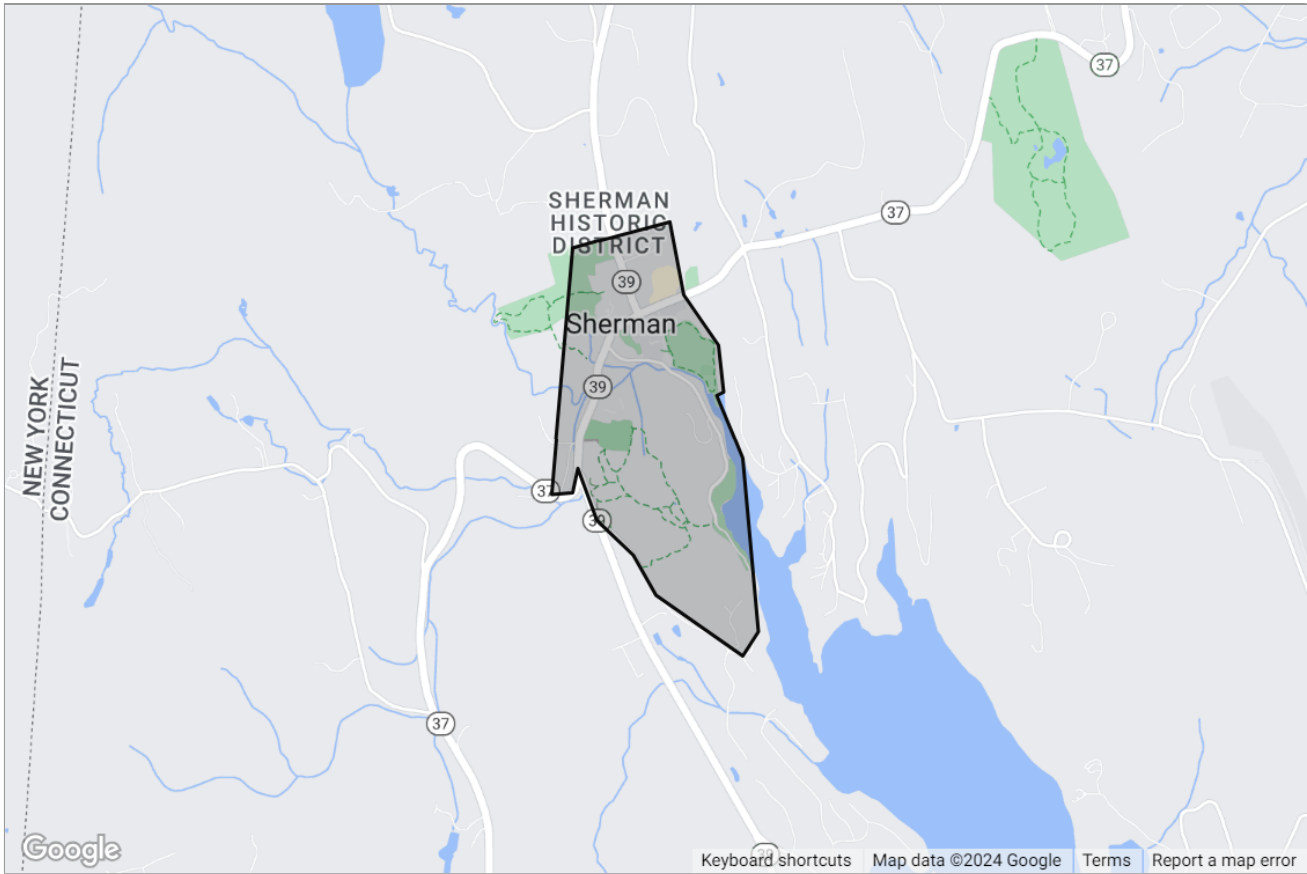


MARKET ACTIVITY REPORT

Sherman, Connecticut



Presented by

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

GRI, SRS

Connecticut Real Estate License: REB.0791416



Work: (203) 994-3950 | Mobile: (203) 994-3950

Main: Broker@ctreb.com



Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Sherman, Connecticut

Market Snapshot: Estimated Home Values

<p>Median Est. Home Value</p> <p>\$634K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 0.76%</p>	<p>Change Over Last 3 Months</p> <p> 2.61%</p>
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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

Median Est. Home Value

\$634K

Updated: 1/31/2024

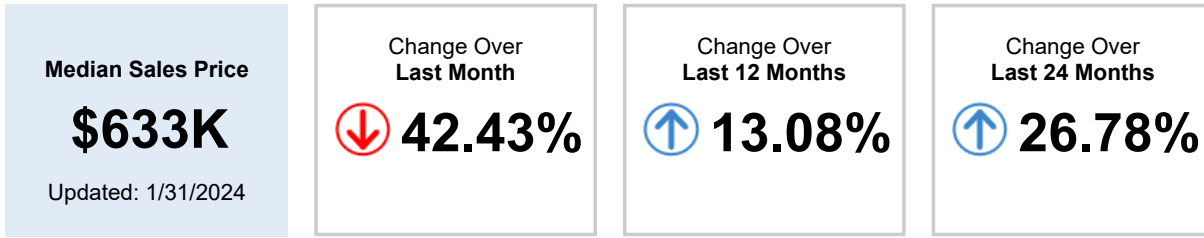
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: Concentration of Distressed Properties

<p>Total # of Distressed Properties</p> <p>0</p> <p>Updated: 2/13/2024</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Foreclosed</p> <p>0</p>
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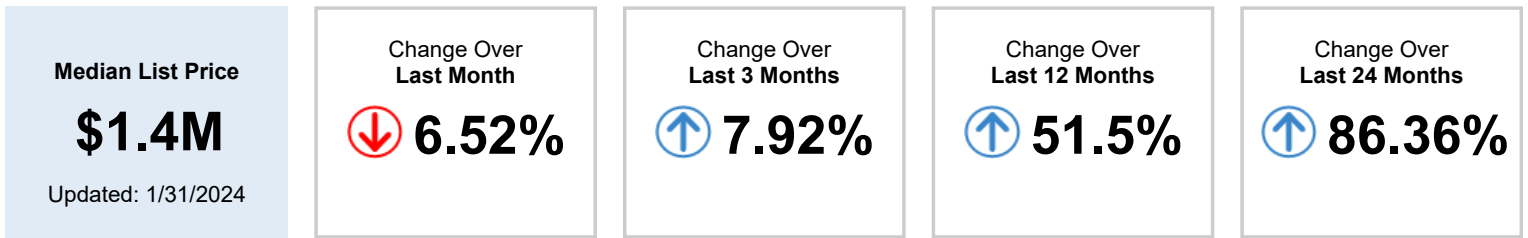
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.*

Market Snapshot: Sales Price



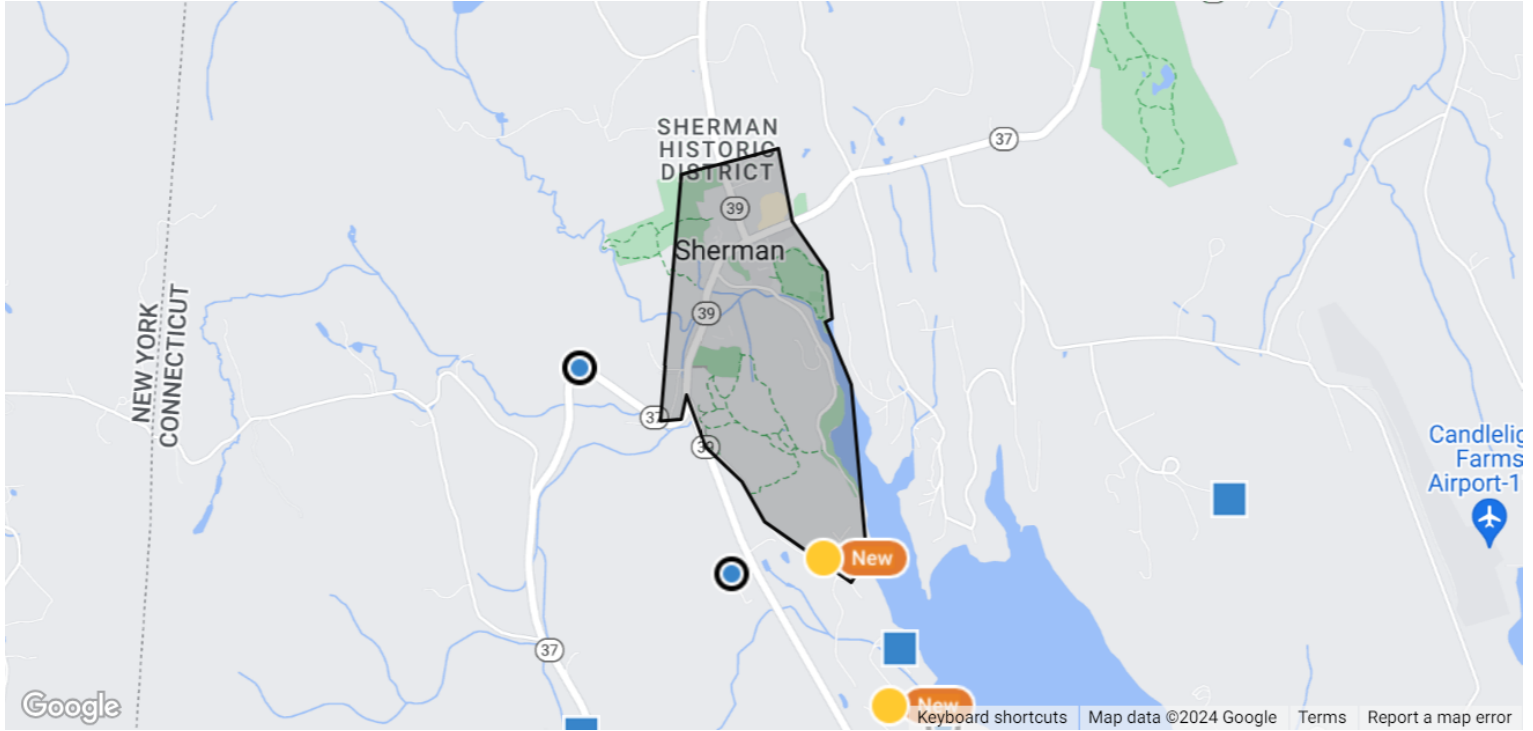
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

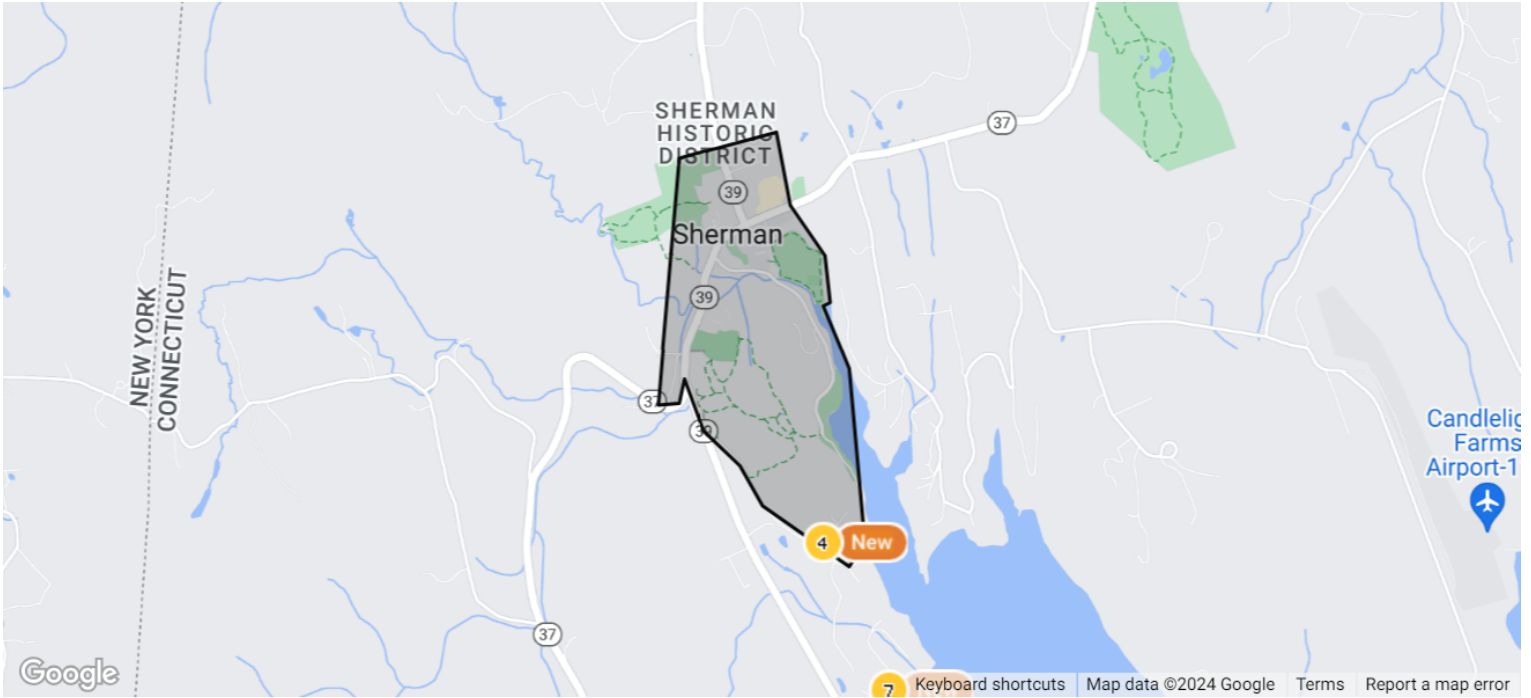
Market Activity Summary Stats



Search Criteria | **Location:** Sherman, 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	10	7	7
Low Price / Value	\$5,500	\$439,000	\$667,500
Median Price / Value	\$349,950	\$750,000	\$1,100,000
High Price / Value	\$2,345,000	\$2,795,000	\$3,450,000
Average Price / Sq. Ft.	\$187	\$313	\$381
Median Price / Sq. Ft.	\$137	\$292	\$221
Average Days in RPR	27	72	103
Median Days in RPR	24	76	74
Total Volume	\$5,493,400	\$7,886,000	\$10,861,500

Sherman, Connecticut



New Listings: 10

	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: 2/13/2024 MLS ID: 170624302

32 Big Trl Single Family 4/3 2,600 sq ft 148,104 2019 2/13/2024 \$895,000 \$344

"Big Trail Barn," a custom-built barn-style home from 2019, is situated atop a private hill offering picturesque western views. The 2,600sqft home combines rustic charm with modern amenities, making it ideal for those seeking a serene weekend retreat or a chic, full-time home. Set back from the road by a long drive, the 4-BR home features reclaimed pine, hand-hewn beams, hemlock trim & unique architectural elements like sliding barn doors & a wood cupola, sourced from barns across New York and Pennsylvania. The interior boasts a double-height great room with stone fireplace and floor-to-ceiling windows that capture the verdant views. It includes a custom Kingswood kitchen with granite countertops & stainless steel appliances. The 1st floor hosts a luxurious primary suite with a spa-like bathroom and walk-in closet, while the second floor offers 3 guest bedrooms, laundry room, & full bath. Other features include energy-efficient propane heat, central air, closed-cell spray foam insulation, smart home thermostats, and 2-car garage, all controlled via smartphone. Oversized custom Marvin Integrity windows & skylights enhance the sense of openness and connection to the outdoors. Enjoy the outdoors with an expansive wrap-around hardwood deck and 3.4 acres private acres featuring a sloped lawn, firepit, and fresh landscaping. Located about 90 minutes from Manhattan and near Candlewood Lake, this property offers a perfect blend of rural tranquility and easy city access.

Listing Courtesy of William Pitt Sotheby's Int'l

New Listings: 10 (cont.)

	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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2 ● Active • New, Active: 2/1/2024 MLS ID: 170622068

58 Big Trl Single Family 4/4 2,405 sq ft 43,560 2022 2/1/2024 \$795,000 \$331

What's better than low rates, low taxes! Built just a year ago with ultra friendly taxes of under \$6,500, this ultra chic Colonial lies just 90 minutes from Manhattan and zoned to recently constructed New Fairfield High School. Don't overthink this one - Our home's measure in efficiency, curb appeal, location and value is unparalleled. Delicately customized and designed from the foundation up, each inch oozes "Home" with purpose. Selective finishes throughout, Discover details in the stained oak flooring, floating staircase, shiplap facade, repurposed barn wood floors along the Dining room ceiling, solid shaker doors, matte gold & black hardware, chic lighting, marble backsplash to the white veins drip throughout the black quartz countertops. To be clear, the home was built for the decision maker giving owners a true suite; ft enhanced 9' ceiling, chandelier, Master bathroom and his+her walk-in closet! Ohh and beautiful French doors w/ front balcony. For guests, a main level en-suite. Two electric-modern fireplaces, wood beam, massive Marvin window, Anderson door/windows, upper level laundry, powder room, hidden storage, Doggy Nook, Upgraded electric, 1,200g septic (2006), city water, spray foam cell insulation throughout, sheet rocked attic & more. Minutes from Sherman's Candlewood lake, Parks, Route22 & Metro North. Floor plans attached. Hurry...58 Big Trail, far enough to get away but close enough to get back.

Listing Courtesy of Houlihan Lawrence



3 ● Active • New, Active: 1/11/2024 MLS ID: 170618298

8 Glenview Dr Single Family 4/3 2,662 sq ft 84,070 1977 1/11/2024 \$695,000 \$261

Make your move now and enjoy this country Colonial home! You'll be so refreshed in the beautiful inground heated salt water pool which has a new liner. The beauty of the 1.93 acre property is a nice tranquil brook, and private wooded back yard. The 4 bedroom 2 1/2 bath Colonial has plenty of room for the year round owner, or the buyer who wants to escape the city for the summers & weekends. The classic main level floor plan includes a formal living room & dining room, sunken family room with a brick fireplace, and eat in kitchen that has sliders to a beautiful heated sunroom. 4 large bedrooms on the upper level including a master suite with walk-in closet and a full bath that has been remodeled. The many recent upgrades to this home include, Central air, new roof, windows & siding & gutters. The electrical panel & service has been completely upgraded, there is a generator hookup in the 2 car garage, and a humidex in the unfinished basement. This Sherman gem is only 70 miles to Manhattan, or a short drive to catch the train. The tranquil setting is just what you've been waiting for!

Listing Courtesy of Coldwell Banker Realty






4 ● Active • New, Active: 1/5/2024 MLS ID: 170616903

8 Hemlock Point Rd Single Family 3/3 2,048 sq ft 42,688 1974 1/5/2024 \$5,500 mo. \$3




Available Feb, March, April, Oct., Dec. \$5,500 per month. June \$10,000, August \$17,500, Memorial Day to Labor Day - \$45,000. Welcome to this fully renovated, rustic modern, direct waterfront home! This stylishly decorated and furnished home sits on the spectacular Candlewood Lake. Upon entering the home, you are greeted by cedar planked walls, gorgeous hardwood flooring throughout and breathtaking views from every corner. This floor also includes a living room, dining area and a modern kitchen with high-end, Thermador appliances. Additionally, this level houses the primary bedroom with king bed, a second bedroom with two twin beds, and a gorgeous full bathroom. The lower level features an entertainment space complete with a beautiful wet bar equipped with a wine fridge and an ice maker. The lower-level also houses a second primary bedroom with a king bed, full bath, powder room and a pull-down murphy bed for guests. Step outside to the brand-new double level, Trex deck with cable railings, where you can enjoy the unobstructed views of the lake, enjoy morning coffee or a cocktail! If that is not enough, this home has an upper loft area with a pull-out sofa for even more sleeping space, a massage chair, central A/C, an EV charger, and new Kayaks/SUPs and a canoe! Come and see this gorgeous home and discover the magic of Candlewood Lake!

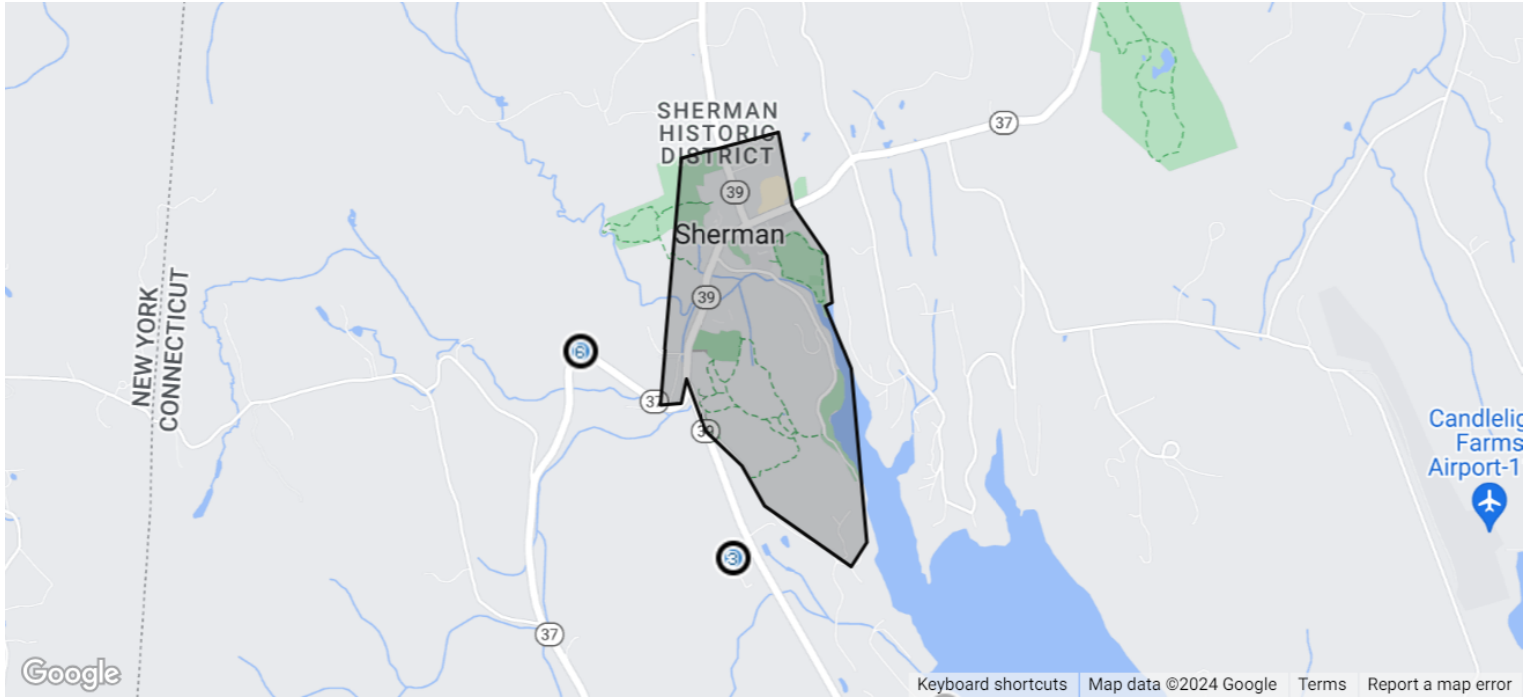
Courtesy of Houlihan Lawrence

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	5 ● Active • <i>New, Active: 1/17/2024</i> <i>MLS ID: 170618687</i>							
10 Laurel Dr S	Single Family	4/2	1,974 sq ft	43,560	1969	1/17/2024	\$18,000 mo.	\$9
<p>"The Fischer House" - a waterfront property and setting like no other! Designed by renowned architect, Norman Jaffe, the home is located on the extremely beautiful and pristine lake, Green Pond. Jaffe was an innovator in using natural materials and was widely known for designing strikingly sculptural homes. His romantic sensibility is evident throughout the rooms, with their showcase windows of the lake and surrounding trees, their rough hewn paneling, multiple skylights and vaulted ceilings. Four bedrooms, plus a sleeping loft, provide room for everyone. The primary suite offers its own Bath and adjoining meditation/exercise room. Each of the other three bedrooms offers a private sink and shares a full bath with an adjoining sauna. There is an outdoor shower and steps down to the lake to one's own private dock. Green Pond is known for being one of the cleanest and most serene lakes in the region. Its spring-fed waters are ideal for swimming and non-motorized craft. Kayaks, paddle boards, canoe and hammocks are available and on site. Tenants also have access to two private community beaches on Candlewood Lake. The home is an historic example of Jaffe's rustic modernist designs and is owned by the son of the original owner, famed photographer, Carl Fischer, known for his iconic Esquire covers. Located less than two hours from NYC and minutes to Metro North trains. Available to rent for the month of August through Labor Day for \$18,000, with some flexibility on dates.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
	6 ● Active • <i>New, Active: 1/30/2024</i> <i>MLS ID: 170621755</i>							
32 Leach Hollow Rd	Single Family	4/3	2,714 sq ft	654,271	1900	1/30/2024	\$20,000 mo.	\$7
<p>Beautifully restored and updated antique farmhouse with inground pool, cabana, guest house, tennis court and pond. Available to rent for the 2024 summer season or by summer month. Scenic distant views frame this private 15-acre compound. Elegantly presented interiors, with extensive renovations supervised by an AIA architect specializing in historic preservation. Attention to detail and quality is evident throughout the home. The main level offers a warm and welcoming country kitchen/dining room with oversized island, high end appliances and finishes. There is also a charming living room, spacious family room (each with fireplace), a small office and a partially-screened wraparound porch. Four bedrooms and 2.5 Baths are offered on the upper level, including a wonderful primary bedroom suite with fireplace, full bath and dressing room. Additional accommodation is available in the newly finished guest house encompassing a living area, plus bedroom, kitchen and bath. Outside are patios, terraces, stunning gardens, stone walls and chickens (!) along with an inground gunite pool and hardcourt tennis court. Beyond the property's large private pond are the distant country views that help to create this most peaceful country setting. Available for the month of June for \$18,000; July and August at \$20,000 per month. Memorial Day - Labor Day for \$55,000.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
	7 ● Active • <i>New, Active: 1/25/2024</i> <i>MLS ID: 170620890</i>							
8 Ledgewood Dr	Single Family	4/4	2,742 sq ft	71,438	1985	1/25/2024	\$35,000 mo.	\$13
<p>DIRECT WATERFRONT - Candlewood Lake - PRICE IS ALL INCLUSIVE for entire SUMMER SEASON - MEMORIAL DAY - LABOR DAY 2024! Located in DEER RUN SHORES, a private Lake community with YOUR OWN PRIVATE DOCK! Plus access to the community POOL, clubhouse and beach. Great Room/Dining Area with 2-story stone fireplace & walls of sliders to oversized entertaining Deck. Fabulous VIEWS of Water & Mountain Vistas. Spacious Main Level Primary Suite w/fireplace & slider to Deck. Totally updated Bath. Fantastic renovation to Kitchen (granite/stainless). Main level Laundry & Half Bath. Spiral staircase to upper-level loft OFFICE. The lower level hosts 3 Bedrooms and 2 full BA w/access to the backyard. Split systems (AC) in the main living area and all bedrooms. Pet may be considered on a case-by-case basis. 2 M to Community Tennis. 45M to White Plains/60M to Manhattan. 20M to Metro North Train Station. Extreme Southern Sherman for easy access to NYC. NOTE - This property is also available as a winter seasonal property as per MLS . A PERFECT SUMMER GETAWAY! OR If you have been thinking about buying a home in the area and haven't found one yet, why not rent for a month and fall in love with small town USA. Owner may be willing to rent separately June/July/August - ask.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								

New Listings: 10 (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>8 ● Active *New, Active: 11/27/2023 <i>MLS ID: 170612258</i></p> <p>95 Long River Rd</p> <p>Incredible country home with heated gunite swimming pool skillfully blended into the natural stone landscape. The perfect place for relaxing and entertaining, whilst enjoying open, sunshine views over the golf course. Views from every room! Located within the River Oaks Country Club with resort quality amenities, this large and tastefully furnished 4 bedroom (each with walk-in closets), 3 & 1/2 bath home is offered fully furnished and in mint condition. Laundry room is located on the bedroom level. Enter the master bedroom suite through double doors, featuring two walk-in closets and spacious en-suite bathroom with cast iron tub, double vanity and dressing area. Large walk-in shower with rain fall, wall jets and sitting bench. Bonus windowed room off the bathroom which could be used as an office / gym / huge closet! This well equipped home includes central air-conditioning and a superbly appointed kitchen with Viking appliances, wet bar, breakfast dining area and a large kitchen island with bar seating. The formal dining room and outside deck area with BBQ grill are both accessible from the kitchen. A feature fireplace in the spacious living room and attached 3 car garage complete this home. The outdoor area includes a circular driveway with fountain, fenced in rear yard with expansive patio area, waterfall and custom-built infinity pool. Available Summer 2024 (May 20-Sept 20) for \$20,000 per month plus utilities.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/4	4,400 sq ft	85,377	2010	11/27/2023	\$20,000 mo.	\$5
 <p>9 ● Active *New, Active: 1/24/2024 <i>MLS ID: 170619187</i></p> <p>2 Mary Bee Ln</p> <p>DEER RUN SHORES - Sought After Private Lake Community in Southern Sherman on Lake Candlewood. Well Maintained 3 Bedroom Colonial with Year Round Lake Views on a Flat Cul De Sac Street. Home Improvements Include: Masonry Stairs from Road, New Wood Burning Fireplace, New Water Softener, New Insulated Garage Door with New Opener. Hardwood Floors Through-out Both Levels. Open Living Room with Sliders to Private Deck. Large Eat-in Kitchen w/Quartz Countertops and 2 Ovens. 2 Spacious Full Bathrooms with 2 Half Baths. Lower Level Family Room Opens to Covered Deck also with Lake Views. Property also Offers an Abundance of Lovely Mature Landscaping, Beautiful Gardens & Large Usable Back Yard. Deer Run Shores Amenities Include Clubhouse with Community Pool, Beach Area, Boat Slips, Kayak/Canoe Racks and Boat Storage. Home Conveniently Located Close to Sherman Town Center, Shopping, Post Office, Restaurants. Community Tennis & Pickle Ball Courts, Basketball Court, Ball Field, Jogging Path & Playground. 20 Minutes to Metro North Train Station to NYC. Easy Commute to NY, Westchester & Lower Fairfield County. LIVE LIKE YOU'RE ON VACATION!!!</p> <p><i>Listing Courtesy of Perun Properties</i></p>	Single Family	3/4	2,052 sq ft	43,560	2002	1/24/2024	\$664,900	\$324
 <p>10 ● Active *New, Active: 1/15/2024 <i>MLS ID: 170619005</i></p> <p>108 Route 39 N</p> <p>Country Compound With Commanding Views - Landmark Property, impeccably maintained and renovated with stunning mountain views over farmland. Drive into this gated estate to find the view and setting nothing short of magical. Stone walls, terraces, and perennial gardens make this the quintessential New England country estate. The main house has nearly 10-foot ceilings on both floors, beautiful antique hardwood floors, a chef's kitchen, 5 wood-burning fireplaces, and a 1000+ bottle wine cellar. A sophisticated renovation to please the most discriminating buyer. As if that isn't enough, there is a 3,500 sq ft Carriage house with guest quarters/office, a caretaker's or rental apartment, and a cabana for the heated gunite pool with gym, kitchenette, full bath, and changing room. Just over an hour from Manhattan makes this the perfect getaway or full-time residence.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>	Single Family	4/3	4,074 sq ft	549,291	1806	1/15/2024	\$2,345,000	\$576



Pending: 7

	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 - Continue To Show as of 2/13/2024* MLS ID: 170622214

4 Pleasantview Rd Single Family 3/2 1,880 sq ft 16,552 2/6/2024 \$439,000 2/13/2024 \$234







Welcome to your dream home in beautiful Sherman. Nestled within the serene landscape of a sought-after lake community, this charming 3-bedroom ranch-style house offers the perfect blend of comfort, convenience, and natural beauty. Enjoy the tranquil ambiance of lakeside living with Squantz Pond just a leisurely stroll away from your doorstep. Whether it's fishing, kayaking, or simply basking in the scenic views, this location provides endless opportunities for outdoor recreation and relaxation. Step inside to discover a bright living area with water views! The upper level has 3 bedrooms a full bathroom, large eat-in kitchen with sliders to an expansive back yard deck. With its versatile layout and separate entrance, the lower level presents exciting in-law potential, perfect for accommodating guests, extended family members, or creating a private home office space. Outside, a sprawling yard envelops the property, offering plenty of space for outdoor activities, gardening, or simply soaking up the sunshine. This home provides easy access to everything Sherman has to offer while maintaining a peaceful retreat-like atmosphere. Don't miss your chance to experience the best of lakeside living in Sherman. Schedule your private tour today and discover the endless possibilities awaiting you at this exceptional property! ---

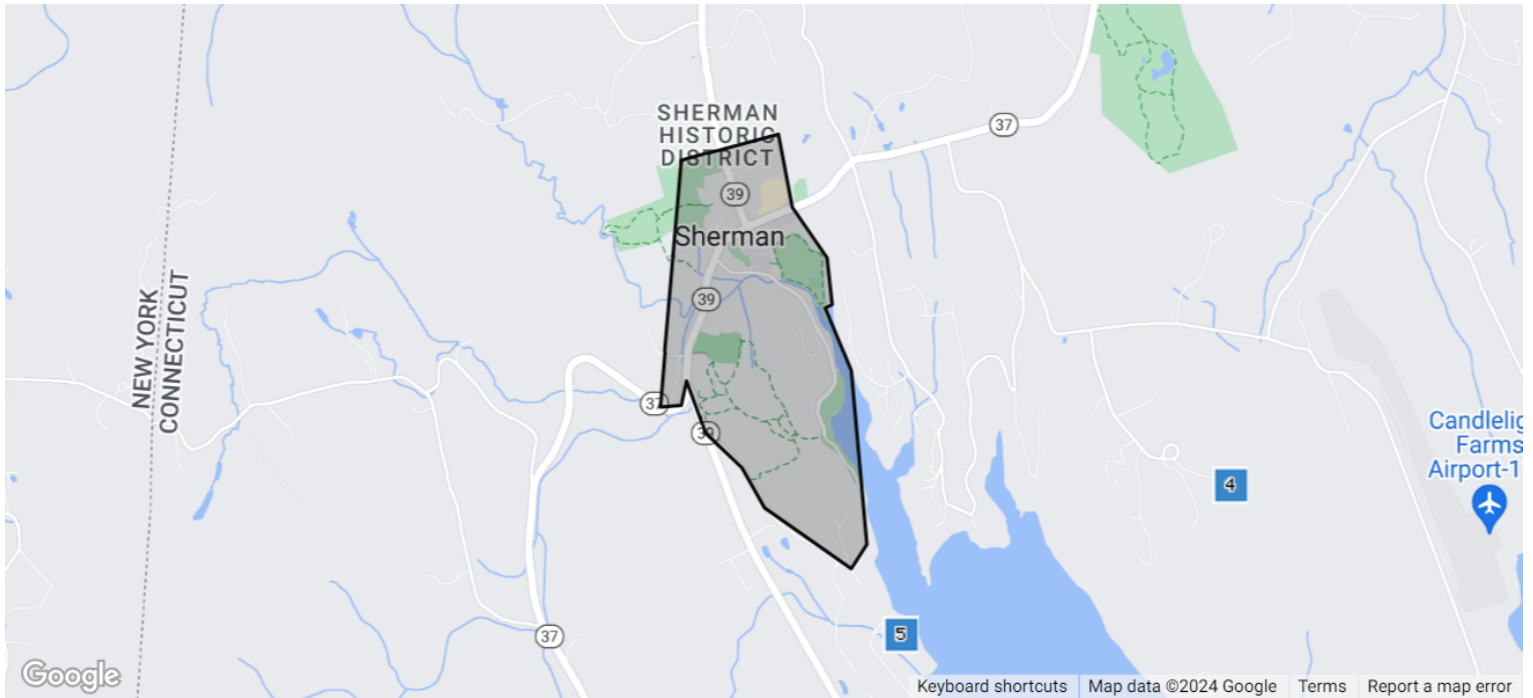
Listing Courtesy of Coldwell Banker Realty

Pending: 7 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>2 Pending • Under Contract - Continue To Show as of 2/11/2024 <i>MLS ID: 170600033</i></p> <p>5 Sail Harbour Dr</p> <p>INCREDIBLE REDUCTION -Extreme Waterfront Value & Many Updates Being Made! Sail Harbour Club, showcases this 6400 SF Waterfront w/an In-Ground,Salt Water Pool & Spa, rolling lawn to lake, with a private dock & pristine views of Deer Island & the hills beyond. An expansive lawn, great for garden parties & double tiered outdoor living offers a bluestone terrace & covered Trex deck, viewing the lake. A grand plan flows from a vaulted living room to an adjacent dining room w/tray ceiling & recessed lighting. The family room w/stone fireplace & wet bar opens to the canopied deck through walls of windows & sliders. The adjacent remodeled kitchen includes bench seating, stainless appliances, granite center island & large dining area viewing the lake. A mail level, owner's suite hosts double walk-in closets and an updated spa bath with soaking tub, triple vanities & porcelain with marble accented tile floors. The main level also offers 2 powder rooms and large laundry/mudroom. Three spacious bedrooms plus 2 updated full baths, one Jack & Jill, complete the upper level. Hardwood floors & 2 fireplaces accent the main 2 levels. The lower level walks out to the spacious yard & pool includes a gym, theater room, game room, summer kitchen & full bath. Retreat to the relaxation of lake living sunning alongside your salt water pool & spa and stroll down a few steps to your private dock. Enjoy the amenities of Sail Harbour with Tennis, Pickleball, Clubhouse, private marina & more!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/6	6,366 sq ft	83,635	10/1/2023	\$2,795,000	2/11/2024	\$439
 <p>3 Pending • Under Contract - Continue To Show as of 2/10/2024 <i>MLS ID: 170621852</i></p> <p>32-36 Route 39 S</p> <p>Beautiful 4 bedroom, 3.5 bath Contemporary home architecturally designed w/vaulted ceilings, skylights & wood flooring throughout, offering luxurious & comfortable living experience w/unique features & high-end finishes. The entry level has a foyer, mudroom, powder room w/access to a two-car garage, an unfinished heated basement area w/additional living space ready to be finished w/workshop area & lower 2-car garage. As you enter the home you are greeted with an expansive sunlit great room w/cathedral ceiling, wood stove & dramatic staircase leading up to the main level that offers a wall of sliders with balcony overlooking the pool area, game/loft area, beautiful primary suite w/large walk-in closet & primary bathroom. The gourmet kitchen features custom Amish cabinets, designer appliances, & Verde granite countertops w/breakfast bar & breakfast nook w/slider to deck. Off of the kitchen is dining/living room w/vaulted ceilings, wood-burning fireplace & bedroom w/full bathroom. The upper level offers two bedrooms & full bathroom. The lower level offers an office with storage/laundry room & French doors to a side deck. The property has been professionally landscaped with lush flowering bushes and perennial gardens w/pool area w/hot tub & waterfall that tumbles into a stunning in-ground, heated, Gunite stone-edged saltwater pool surrounded by a stone terrace w/numerous decks & balconies for entertaining. Located minutes to Candlewood Lake w/private beach & 90 minutes from NYC.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	4/4	3,600 sq ft	250,905	2/3/2024	\$1,050,000	2/10/2024	\$292
 <p>4 Pending • Under Contract - Continue To Show as of 2/9/2024 <i>MLS ID: 170606632</i></p> <p>11 Deer Run Trl</p> <p>Nestled along 140 feet of pristine Candlewood Lake shoreline in the sought-after Deer Run Shores community, this residence offers an exquisite lakeside retreat. Step into the expansive living/dining area, graced by a vaulted ceiling, hardwood floors, and a charming corner fireplace. Floor-to-ceiling windows and sliding doors spill out onto a vast deck, providing sweeping eastern views of Candlewood Lake. The kitchen features granite countertops with seating for casual dining, and seamless integration with the living space, all while offering captivating lake panoramas. A spacious den/bedroom, complete with rustic barn doors, is adorned with built-in bookcases and its own full bath. The main level also has a primary bedroom suite with an accompanying full bath. Upstairs, two generously-sized bedrooms feature vaulted ceilings and share a full bath. The lower level hosts a family game room with carpeting, perfect for both entertainment and office space. This level also grants access to additional storage and another full bath. Outside, the private yard unfolds with breathtaking lake views, a private boat dock, and a rejuvenating hot tub. Residents of Deer Run Shores enjoy access to a community beach, clubhouse, lakeside inground pool, and boat slips. For those commuting to NYC, convenience is key, with easy access to Metro North and major highways. This is lakefront living at its finest, offering an exquisite blend of luxury, comfort, and natural beauty.</p> <p><i>Listing Courtesy of Hegarty & Co Real Estate</i></p>	Single Family	4/4	3,804 sq ft	43,124	10/26/2023	\$1,795,000	2/9/2024	\$472

Pending: 7 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	5  Pending • Under Contract - Continue To Show as of 12/28/2023 MLS ID: 170615300							
	9 Meadow Ln	Single Family	4/4	2,200 sq ft	80,586	12/18/2023	\$517,000	12/28/2023
<p>Outstanding opportunity! Quality custom built cape style 4 bedroom home with 3.5 bathrooms in desired neighborhood on the westside of Sherman. This house features a large eat-in kitchen with lots of storage cabinets, formal living and dining rooms, a family room with a wood burning fireplace, the primary bedroom with a full bathroom and an additional bedroom with its own full bathroom on the main level. The laundry room is also conveniently located on the main level and there is a half bathroom off the entry hall. The upper level has 2 bedrooms and a full bathroom and there is walk in attic storage. There are hardwood floors in most of the rooms. Closets abound and there is central air conditioning. The huge unfinished basement and the floored attic offer more storage and also the potential for additional finished living space. The house features a roomy 2 car attached garage and is set on 1.85 acres. This is an estate sale and the house is being sold "As Is" and is subject to probate court approval. The roof is approximately 30 years old and there is a wet area on the left side of the yard.</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	6  Pending • Under Contract as of 1/26/2024 MLS ID: 170612271							
	40 Route 37 S	Single Family	4/2	1,702 sq ft	43,560	11/29/2023	\$540,000	1/26/2024
<p>This meticulously maintained four-bedroom, two-bath home offers a harmonious blend of classic charm and modern comfort. With its inviting interior, spacious yard, and ideal location, it presents a wonderful opportunity for those seeking a delightful retreat in the heart of a charming New England town. As you approach, the manicured lawn and well-maintained exterior the pride of the ownership that defines this property shows through with a welcoming front porch that invites you to enjoy peaceful moments and serene woodlands. The living space is bathed with lots of natural light, creating a bright ambiance. The living room has a wood burning fireplace and the dining room has access to the spacious backyard deck. This outdoor space is the perfect setting for relaxation, entertaining, or play. Whether you envision outdoor get togethers, bbqs or enjoying a quiet evening under the stars, this yard provides a canvas for your outdoor lifestyle with assorted seasonal blooming trees and bushes. Walking trails abundant starting approximately 75 yards off the backyard that is abutting a land conservancy. Candlewood Lake approx 1 mile away. Train station conveniently approx 12 minutes away. Per Owner, Newer; sliders, some newer windows, hot water heater, gutters, carpeting, freshly painted mostly throughout. Brand new kitchen appliances include range, hood, dishwasher.</p> <p style="text-align: right;"><i>Listing Courtesy of Town & Country Real Estate</i></p>								
	7  Pending • Under Contract as of 1/11/2024 MLS ID: 170599337							
	46 Anderson Rd	Single Family	4/4	3,650 sq ft	81,892	10/30/2023	\$750,000	1/11/2024
<p>Scheduled for completion in 2024, this brand-new construction project by Sherman's preeminent Beatty Builders offers you the perfect opportunity to infuse your personal style and preferences into this spacious 4-bedroom home featuring a main-level master suite and 3.5 bathrooms (plus loft and bonus room), with finished basement to be framed and pre-plumbed for an additional half bathroom. Home is situated on a 1.88 acre lot tucked away on a serene country road in the bucolic Litchfield Hills. This prime location just minutes from the NY border, offers easy commuting to White Plains (just 45 miles away) and New York City (just 60 miles away), as well as easy access to the charming town center, just 5 minutes away. There you'll find community amenities including library, parks, tennis courts, pavilion, a sandy beach, and even town boat slips on Candlewood Lake. At present, taxes are calculated solely based on the land, with the assessment to be determined upon project completion. Optional POOL can be added, Homeowner to choose design, cost TBD. Nice flat backyard to be created, driveway will be paved, lawn installed, and trees planted along the edge of the neighbors driveway next to the property. The house plans/layout cannot be changed however the fixtures, finishes, paint colors, cabinets, appliances are all still customizable! Don't miss your chance to personalize this brand-new home in desirable Sherman, CT.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty</i></p>								



Closed: 7

	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: 12/29/2023, MLS Listing 170606299: 10/24/2023 MLS ID: 170606299</p> <p>10 Deer Hill Rd</p> <p>LOG HOME IN DEER HILL blt in 2017 w/year-round Lake Views-Private & quiet,Country Lake Community on sought after Squantz Pond/District of CANDLEWOOD LAKE. Southern Sherman location for easy commutes.Enjoy A truly special spot!1 ACRE, LEVEL & totally usable property w/lush lawns.3 well maintained ACRES-common area at the beach w deeded Boat Slip.Just want to relax-Bring your swimming suit, tennis racket, grill & a bottle of wine.At the lake bring your canoe, pontoon boat or motor boat & enjoy year round lake activities without the hustle & bustle of Candlewood Lake.Pull up a rocking chair on the wrap around covered porch or entertain on the 1000 sq ft Deck.Northeastern Log Homes-"The Kingston",combines intimacy w/efficiency.Airy vaulted Great Room w/fieldstone fireplace & Dining open to efficient Kitchen w/island & seating.2 comfy bdrms w/full bath.A Laundry/Mud Room (9x7)w/door to Deck rounds out the ML Loft can be used for a private office or exercise room & overlooks the Great Room.The rest of the UL hosts the Vltid primary bedroom & sitting area with full bath. BONUS is the newly finished 1000 sq ft LL where you can use your imagination as game room/media room or office space.Efficient Propane Heat/AC & Oak/Pine floors.45M White Plains/60M NYC.Less than 1M to 2 State Parks & extensive hiking trails.3M to quaint Town Center w/community tennis & pickle ball courts/basketball court/kids play area/ball fields/jogging path/pavilion & Beach on CANDLEWOOD LAKE. SMALL TOWN USA!</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	3,016 sq ft	43,560	2017	12/29/2023	\$667,500	\$221

Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>2 Closed *Sold Date: 2/1/2024, MLS Listing 170589500: 8/6/2023 MLS ID: 170589500</p> <p>19 Farm Rd</p> <p>Amazing opportunity to own a thoughtfully built and meticulously maintained colonial on over 3 acres. Located on a beautiful dead end street on top of the hill in a desired area of Sherman, CT this home boast over 5,000 sqft of living space including a legal one bedroom apartment with double sided fireplace in the lower level. An ideal space for extended family, rental income (long term or short term), au-pair, or what suits your needs. The property offers ample space for comfortable living and entertaining. With its updated kitchen, this home provides a stylish and functional space for cooking and dining. The property also boasts a great room that can serve as a versatile living space, accommodating various activities and gatherings. Don't miss out on the chance to own this beautiful property in Sherman, CT for an exceptional price. Tranquil country setting while still being close to all the amenities the area has to offer. A Close to train, Lakes, schools, shops, parks, ski, and more. 70 miles to NYC, 45 miles to White Plains, NY.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>	Single Family	5/4	5,115 sq ft	133,293	1986	2/1/2024	\$850,000	\$166
 <p>3 Closed *Sold Date: 12/29/2023, MLS Listing 170575817: 7/11/2023 MLS ID: 170575817</p> <p>24 Farm Rd</p> <p>Sited at the highest point of Farm Rd, this stylish home was constructed with love and attention to detail by the current owners. They invested heavily in planting and caring for specimen trees when they built. These have now grown into spectacular features of the property. Take in the stunning views of farmland and rolling hills from the large windows and the back deck. Expansive front and back lawns allow flat land for play, potential pool, or walking in the gardens. The kitchen is recently renovated and the open floor plan allows for casual entertaining. There is also a formal dining room and an additional sitting room/office. There are primary bedrooms on both the main floor and the 2nd floor. Total of 5 bedrooms. Potential for finishing basement into media room or playroom (it has high ceilings). Oversized 3 car garage with brand new garage doors. Just minutes to the town of Sherman and its beach on Candlewood Lake. Easy 10 minute drive to Harlem Valley Train station for trip to NYC or for picking up guests. Bulls Bridge Golf course is just a 10 minute drive and there is good proximity to towns of Kent, Pawling, Millbrook, New Milford and Washington.</p> <p><i>Courtesy of W. Raveis Lifestyles Realty</i></p>	Single Family	5/5	5,168 sq ft	132,858	1991	12/29/2023	\$1,100,000	\$213
 <p>4 Closed *Sold Date: 12/15/2023, MLS Listing 170606264: 10/25/2023 MLS ID: 170606264</p> <p>26 Fox Run</p> <p>Stunning Grand Lodge-style home with a commanding presence and utterly breathtaking views on 24+ elevated, private acres. The beautiful stone and wood facade blends seamlessly into the gently sloping hillside, providing a sense of warmth amidst a natural setting. This impressive 4 BDR/4.5 bath home is surrounded by verdant lawns, beautiful perennial gardens and a spectacular gunite pool. Upon entering the house, a large foyer opens into a sunken living room with stone fireplace and cathedral ceilings. In both the living and dining room, one is immediately drawn to the large picture windows with long views over the Connecticut valley and hillsides. Beyond the dining room is another open floor plan which includes a family room and spacious eat-in Chef's kitchen with large center island and high-end appliances. The kitchen has direct access to the wrap around deck where palatial views can be enjoyed from inside or out. Primary bedroom en-suite is located down the hall. On the second level, there is a lovely sitting room/library with built-in bookshelves and 3 sizeable bedrooms including a guest suite. The lower level provides ample space for an exercise room, a workshop and enormous entertainment space with built-ins. 3 car garage, elevator, generator. Just minutes to the center of Sherman and Candlewood Lake. 90 minutes to NYC. This setting is both serene and sensational.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/5	4,867 sq ft	1,078,981	1986	12/15/2023	\$2,200,000	\$452

Closed: 7 (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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29 LedgeWOOD Dr	5	Closed	*Sold Date: 1/10/2024, MLS Listing 170599074: 9/24/2023 MLS ID: 170599074					
29 LedgeWOOD Dr	Single Family	4/3	3,086 sq ft	22,651	2017	1/10/2024	\$1,825,000	\$591

Lakefront Modern - Chic Contemporary home designed to immerse you in breathtaking views with direct frontage on Candlewood Lake, CT's largest lake. This stunning property boasts an open floor plan on the main level, seamlessly blending the living/dining area with a modern kitchen featuring a center island. Additionally, you'll find a mudroom, wet bar, full bath, and a spacious laundry room on this level. The lakeside wall on this level is adorned with floor-to-ceiling glass, complemented by three sets of sliding doors that open up to an expansive stone terrace. This terrace, stretching the length of the house, offers a comfortable seating area, a relaxing spa, and a convenient grill for outdoor entertaining. As you step down from the terrace, you'll be greeted by a beautifully manicured lawn that leads to the private dock and a charming lakeside dining area complete with a pavilion and enchanting lighting. On the second level of this remarkable home, you'll discover two light-filled bedrooms that share a full bath, as well as a cozy living room perfect for unwinding. The third level is dedicated to the primary bedroom suite, boasting high ceilings and a spacious bath featuring a luxurious soaking tub, twin vanities, and a separate shower. Additionally, this level offers a versatile sitting room/office, currently furnished as a fourth bedroom. As an added bonus, the property includes a three story detached garage with the center story currently set up as a game room.

Courtesy of William Pitt Sotheby's Int'l

9 Orchard Rest Rd	6	Closed	*Sold Date: 2/1/2024, MLS Listing 170608618: 11/19/2023 MLS ID: 170608618					
9 Orchard Rest Rd	Single Family	4/5	4,048 sq ft	40,946	2012	2/1/2024	\$3,450,000	\$852

Exceptional Adirondack Waterfront, in the enclave of Sherman CT, showcases this 2012 built custom lake home with wide lake views, a lush lawn to the scenic & serene waterfront w/exquisite, panoramic lake views & near 200 ft frontage. A main level entry leads to the attached garage & 2nd floor bonus room ideal for office or bunk room. A turn stair leads to a great room plan with an expansive Chef's kitchen as the focal point. Large center island, breakfast bar & dining area surrounded by lake views. The adjacent family room and a second entertaining space/game room with wet bar & stone fireplace w/wood stove opens to a stone patio & expansive yard w/hot tub & fire pit; Ideal for outdoor barbecues, lawn games & lakeside fun. The main attraction is a 2 story, 30x18 screened porch w/stone floor & open lake views offering a cozy & protected spot for outdoor summer fun. Discover a private owner's retreat, with sitting area, WIC & custom stone bath. The private balcony views the lake & hills w a refreshing outdoor shower. Three more bedrooms & 2 full baths occupy a separate floor offering privacy for family & guests. Quality finishes, casual comfortable design & totally rebuilt in 2012. The perfect lake getaway but with full time amenities for full time enjoyment. Low taxes, no common charges & over 4048 SF of quality lake living(plus 500 SF screened porch). Two car attached garage, paved drive to accommodate 10+ cars, private dock & boat lift (opt)! Not to be missed!

Courtesy of Coldwell Banker Realty

78 Route 37 S	7	Closed	*Sold Date: 1/31/2024, MLS Listing 170611538: 11/20/2023 MLS ID: 170611538					
78 Route 37 S	Single Family	5/5	4,414 sq ft	167,270	2005	1/31/2024	\$769,000	\$174

Fantastic location in Southern Sherman, close to NY line, schools, shopping and more. This lovely 5 bedroom Cape Cod style home is ready for you to call 'HOME'. Enjoy lots of natural light throughout the home with spacious family room with stone fireplace, lovely eat-in-kitchen with skylights, center island with electric cooktop, wall ovens, lots of counter space and access to the deck overlooking the private yard and neighboring pond. Entertaining is a breeze in this home both inside and out. Half bath, two bedrooms with J&J full bath, primary bedroom with private full bath, two walk-in-closets and laundry area completes the main level. Finished lower level with spacious rec room with stone fireplace, bedroom, full bath, office, plenty of storage space and attached three-car garage heated garage. Upper level bedroom with en-suite full bath, built-in bookshelves and spacious, finished attic storage space. Over 4,400 sf of finished living space, this home is a great commute location into NY via major highways and MetroNorth trains. Enjoy the quaint town of Sherman including hiking trails, shopping, restaurants, town access to Candlewood Lake and only minutes to New Fairfield, New Milford and Danbury! If you're looking for an escape from the city and love country living, Sherman is a wonderful choice. This home offers privacy, open floor plan, lovely yard, great view and fantastic location in Southern Sherman, and low taxes, too. Welcome Home!

Courtesy of Coldwell Banker Realty

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