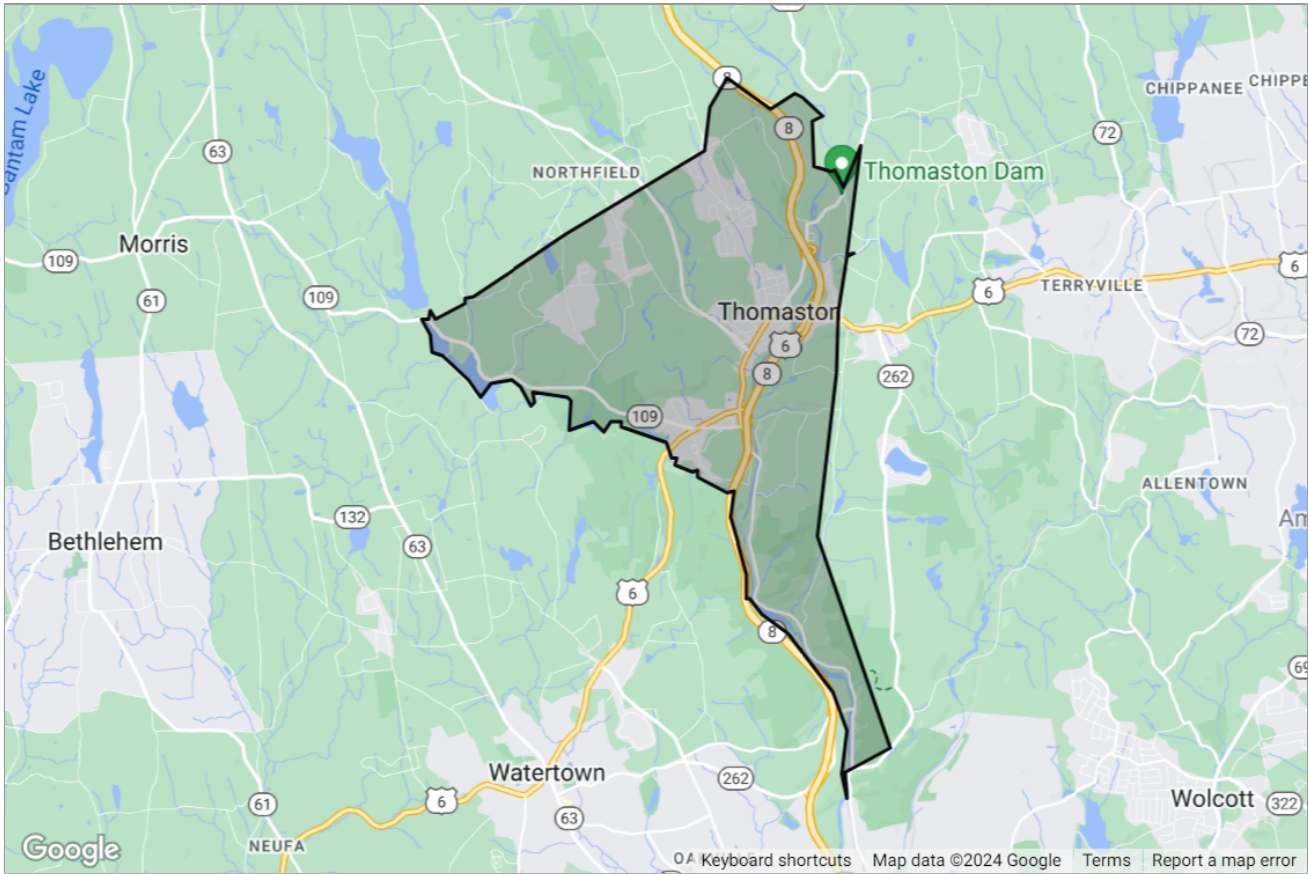


MARKET ACTIVITY REPORT

Thomaston, CT 06787



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

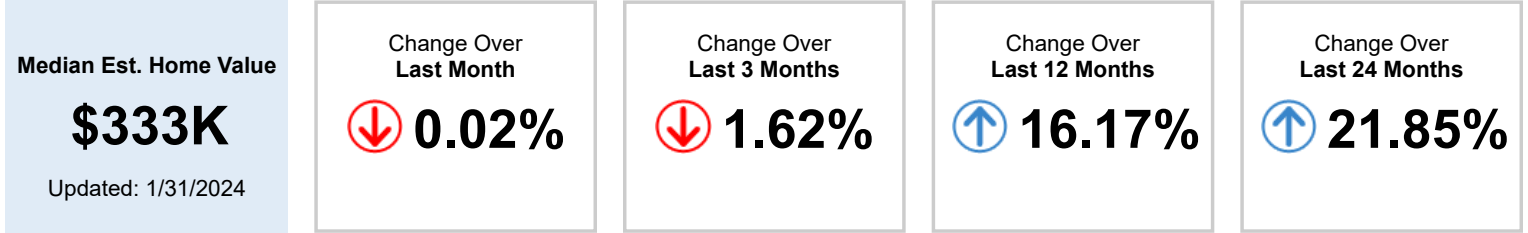
Main: Broker@ctreb.com
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Thomaston, CT 06787

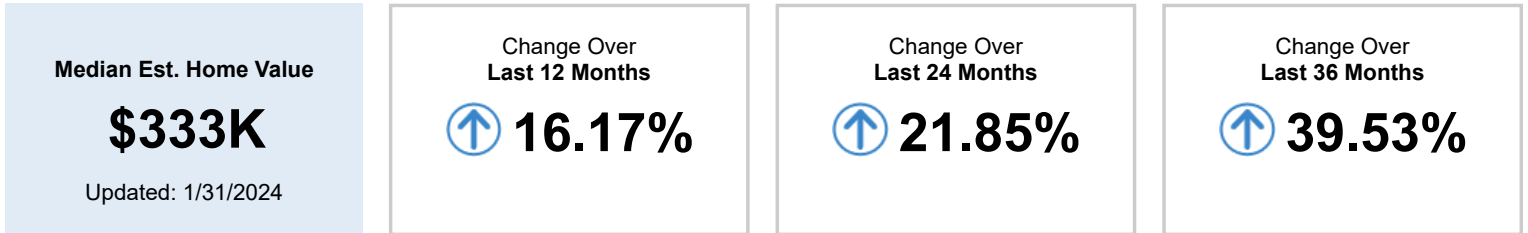
Market Snapshot: Estimated Home Values



Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

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

Market Snapshot: 12-Month Change in Estimated Value



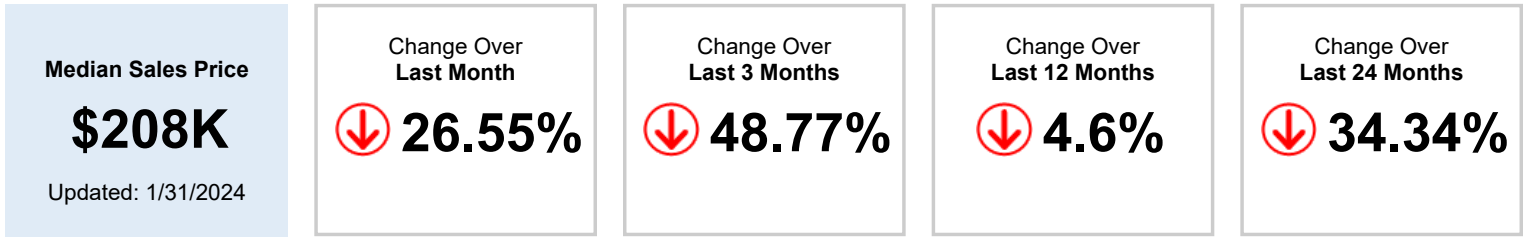
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



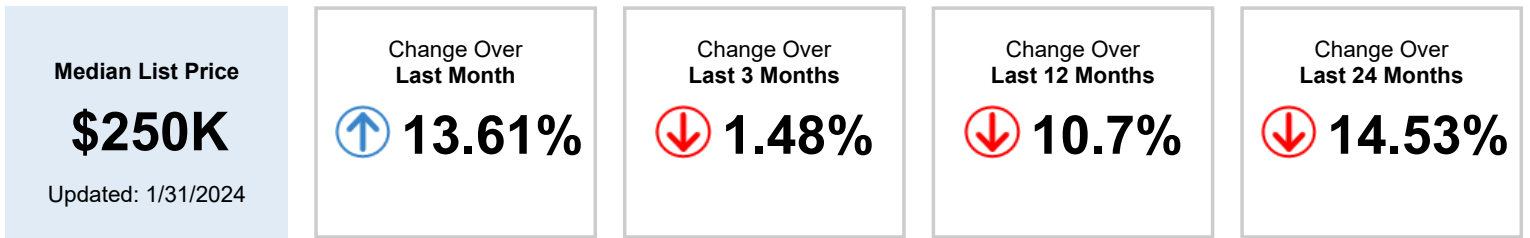
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



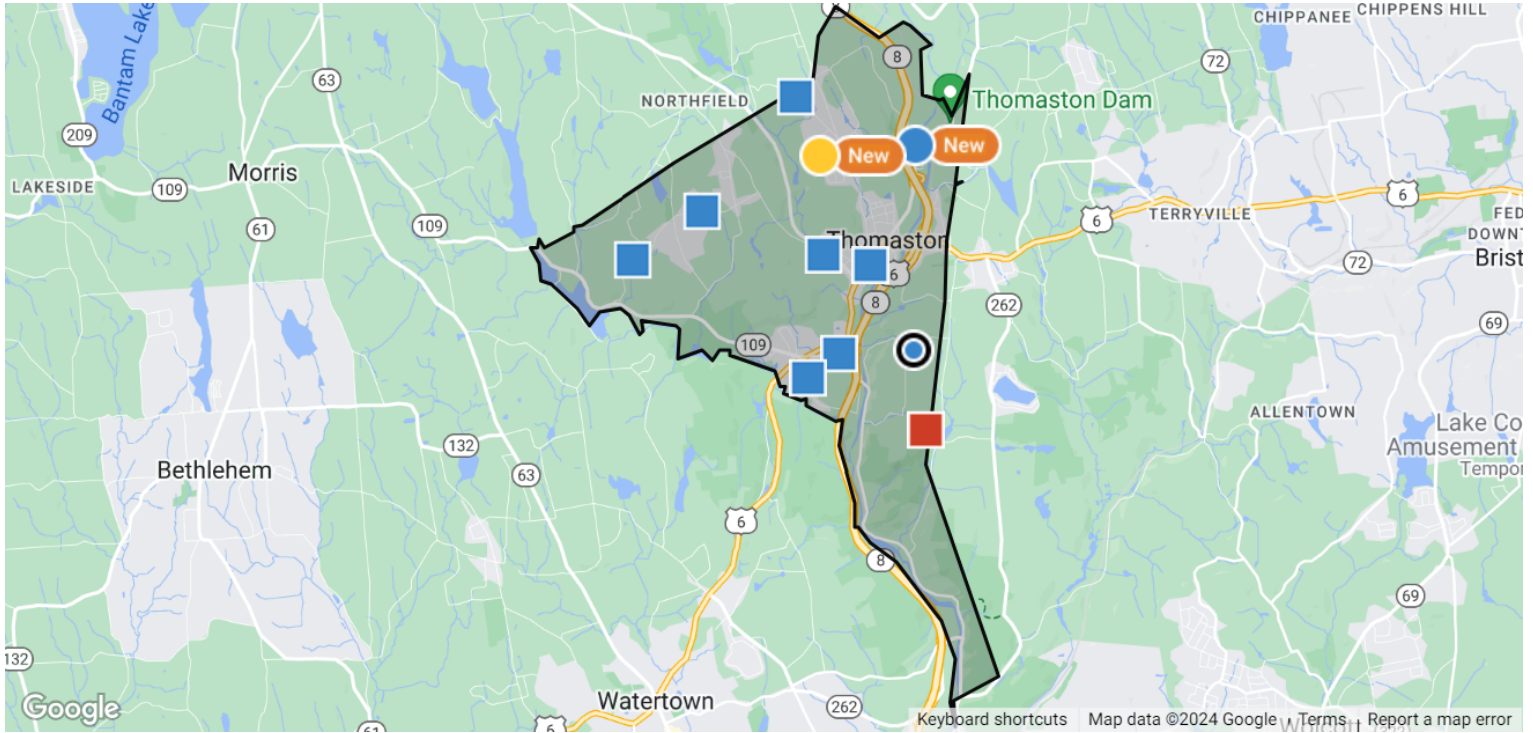
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

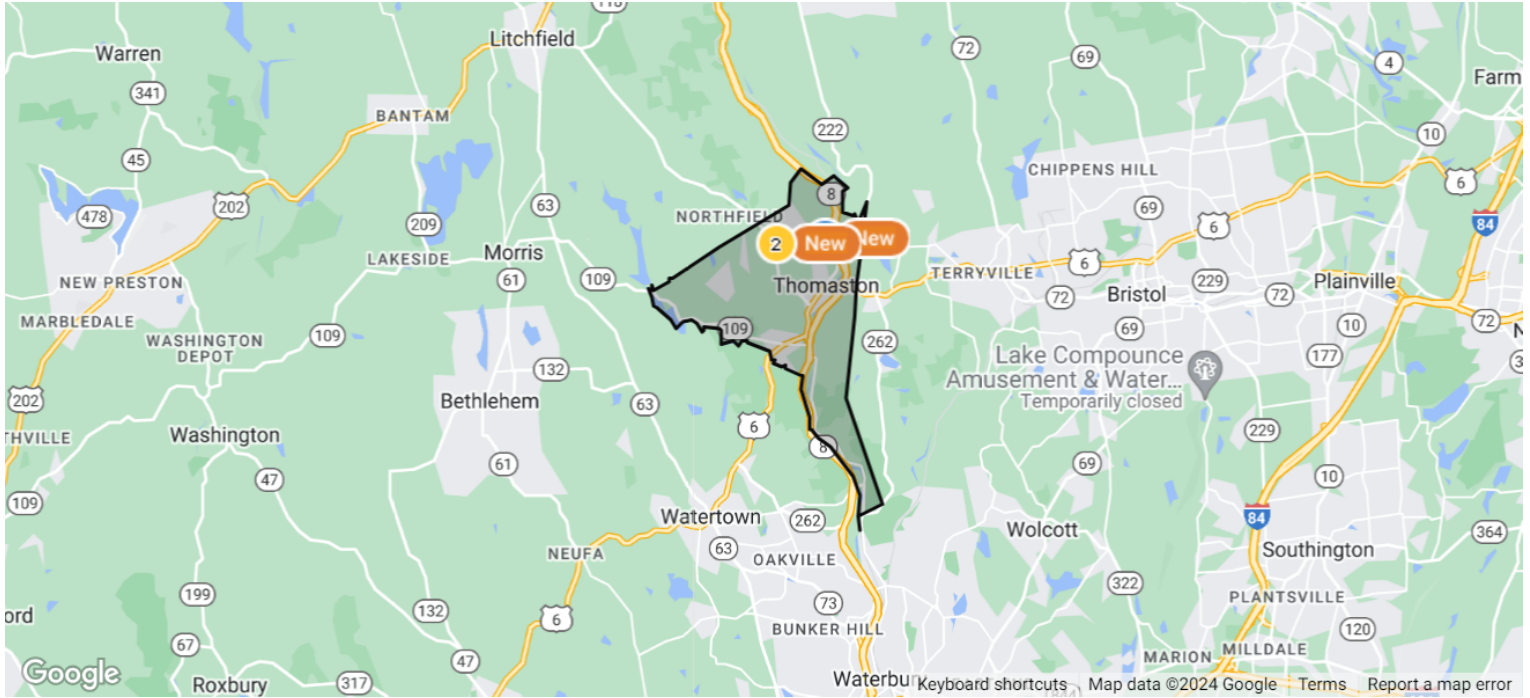
Market Activity Summary Stats



Search Criteria | **Location:** Thomaston, CT 06787; **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	2	1	7	1
Low Price / Value	\$2,500	\$220,000	\$170,000	\$379,290
Median Price / Value	\$308,750	\$220,000	\$295,000	\$379,290
High Price / Value	\$615,000	\$220,000	\$370,000	\$379,290
Average Price / Sq. Ft.	\$147	\$120	\$211	\$159
Median Price / Sq. Ft.	\$147	\$120	\$202	\$159
Average Days in RPR	37	70	61	–
Median Days in RPR	37	70	56	–
Total Volume	\$617,500	\$220,000	\$1,985,000	\$379,290

Thomaston, CT 06787



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.
--	-----------	---------	---------------------	------------------	------------	-----------	--------------------	-------------------



1 ● **Active** • New, Active: 12/14/2023 *MLS ID: 170614530*

134 Blakeman Rd Single Family 3/3 2,108 sq ft 234,788 1980 12/14/2023 \$615,000 \$292

This stunning property offers the perfect blend of rustic charm and modern convenience, with 2 bedrooms and 2.5 bathrooms this log home is the epitome of cozy living. As you step inside, you will be greeted by the warm and inviting atmosphere that only a log home can provide. The main floor consists of a living room with a woodstove, dining room, kitchen, full bathroom and den. The den was once a bedroom which can easily be converted back to a bedroom. The upper level has two bedrooms and full bathroom. There is a half bath and designated laundry area in the finished walk-out basement, which also offers additional living space with endless possibilities. Whether you envision a home gym, a media room, or a play area for the kids, this versatile space can accommodate your needs. Step outside onto the front porch or the back deck, where you can relax and enjoy the peaceful surroundings. The expansive 5.39 acre lot is a nature lover's paradise, with beautifully landscaped gardens and plenty of space to roam. For those with a passion for hobbies, this property has it all. The detached two car garage features a workroom, perfect for completing all your projects. Above the garage, you'll find a bright, beautifully finished space that would be the perfect guest suite, yoga/dance/art studio or just about any recreational space you can imagine. There is an additional 1/2 bath, office and a room currently set up as a darkroom, making this property ideal for artists or photographers.

Listing Courtesy of Marrin Santore Realty LLC

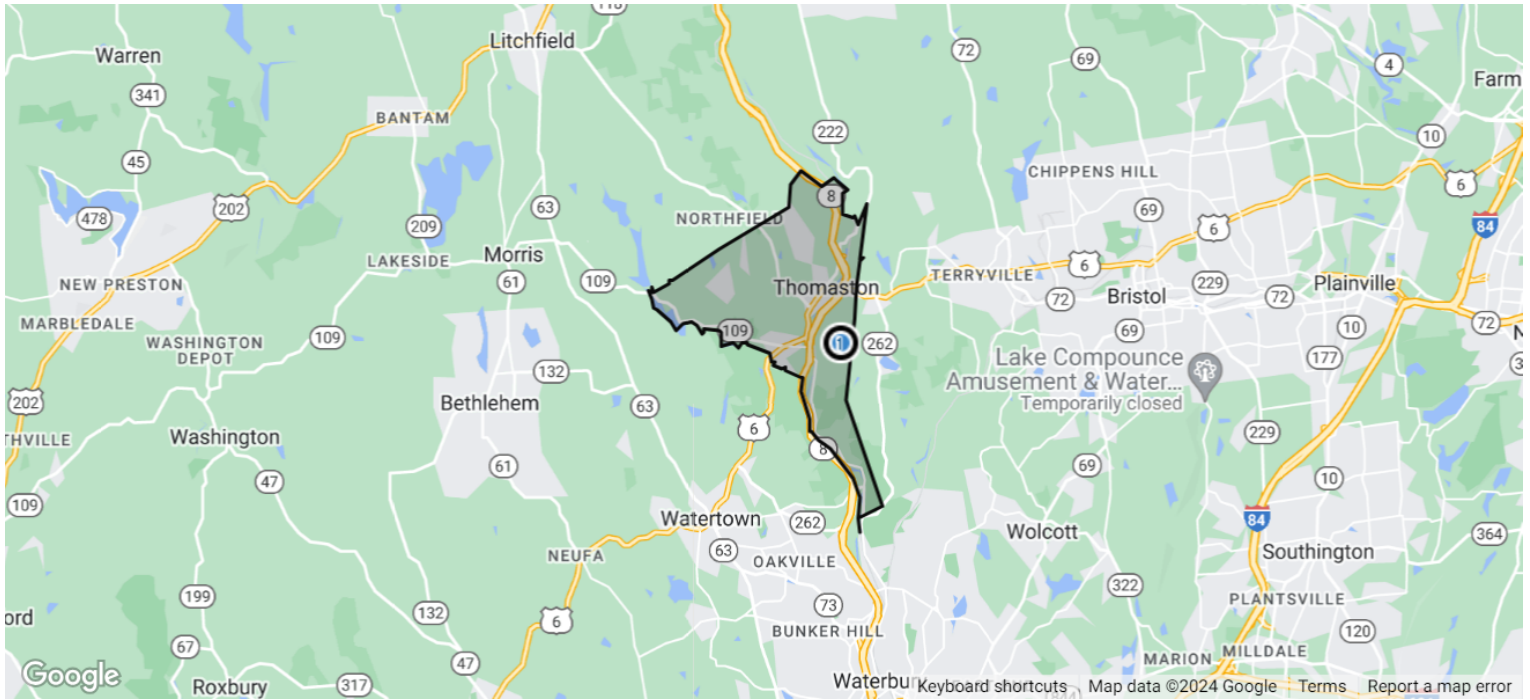


2 ● **Active** • New, Active: 1/29/2024 *MLS ID: 170621622*


93 Humiston Cir Single Family 3/3 1,552 sq ft 20,473 1967 1/29/2024 \$2,500 mo. \$2

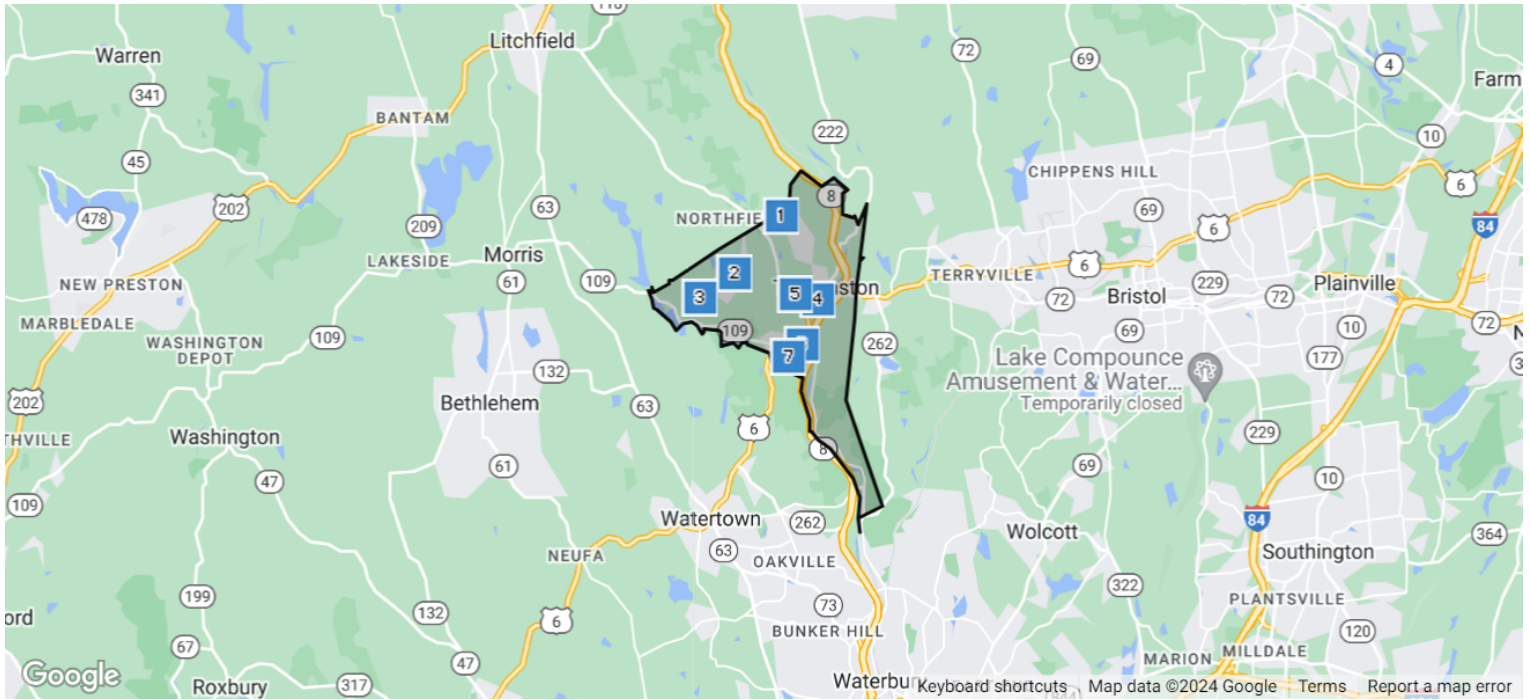
Lovely 3 bedroom split level home available immediately . Hardwood floors throughout. Bright white kitchen with granite counter tops. Updated bathrooms. Full walk out finished basement. Rent spree credit/Background check and income verification for all applicants 18 and over. No smoking. Small pets considered.

Courtesy of Showcase Realty, Inc.

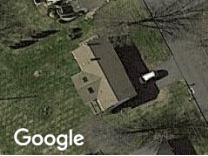



Pending: 1





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 2/7/2024 <i>MLS ID: 170613487</i></p> <p>51 Cedar Mountain Rd</p> <p>Come see this ranch style home in Thomaston set on almost 2 acres. This home is spacious and features 3 bedrooms, 1.1 bathrooms and 1,836 square feet of living space. Hardwood flooring throughout most the main level. The kitchen has plenty of cabinet space. Full basement for possible additional living space or for storage. 2 oversized sheds located on the property perfect for anything that needs to be stored. Endless opportunities. . Schedule your showing today!</p> <p><i>Listing Courtesy of Property Works New England</i></p>	Single Family	3/2	1,836 sq ft	82,764	12/4/2023	\$220,000	2/7/2024	\$120



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: 12/26/2023, Public Record <i>MLS ID: -</i></p> <p>95 Atwood Hts</p> <p>-</p>	Single Family	3/2	1,040 sq ft	14,810	1958	12/26/2023	\$300,000	\$273
 <p>2 Closed • Sold Date: 12/8/2023, MLS Listing 170584874: 7/15/2023 <i>MLS ID: 170584874</i></p> <p>322 Hickory Hill Rd</p> <p>Oversize Ranch!!! In the desirable Hickory Hill area, just a short walk to the Nystroms Recreational Park. It does need some TLC and updating, but its potential is unlimited! Three bedrooms, 2 full bathrooms, hardwood flooring, with good size living room area w/fireplace opens to the dining and family room sections. A large covered back porch over looks the inground pool and the wooded private backyard. There is a 3rd (side) garage section suited for additional storage or your workshop area. Full walkout basement area with an additional fireplace. Large 3.57 Acre lot !</p> <p><i>Courtesy of Town & Country Real Estate</i></p>	Single Family	3/2	1,431 sq ft	155,509	1956	12/8/2023	\$270,000	\$189

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>3 Closed • Sold Date: 12/15/2023, MLS Listing 170604830: 10/20/2023 MLS ID: 170604830</p> <p>817 Hickory Hill Rd</p> <p>Welcome to this stunning New England-style Garrison Colonial located in the highly desirable Hickory Hill neighborhood of Thomaston, CT. Imagine coming home to this spacious three-bedroom house nestled in a peaceful neighborhood. As you step inside, you're greeted by the elegance of French doors that lead to a beautifully designed back deck. This deck extends to a patio area, providing ample space for outdoor entertaining, barbecues, and relaxation, with the soothing sounds of the brook in the background. Continuing through the deck, you encounter a cozy gazebo, perfect for enjoying morning coffee or a quiet evening with loved ones. Upstairs, there is a large primary suite with beautiful yellow pine hardwood floors and a walk-in closet. The open kitchen layout with oak cabinets allows for easy interaction with family and guests, while the eat-in aspect of the kitchen provides a comfortable and casual dining experience. An outdoor work shed offers a dedicated space for engaging in various DIY projects, woodworking, or pursuing your hobbies. Within walking distance, you'll find Nystroms Park, where you can enjoy activities such as swimming, kayaking, track, baseball, and tennis. Just a few minutes away is Black State Park, where you can spend the day hiking and picnicking at a new pavilion. Unwind on the weekends and enjoy a play at the Thomaston Opera House, have a night out at Clock Town Brewery, or experience a holiday winter train ride at the Railroad Museum of New England.</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/2	1,836 sq ft	60,984	1980	12/15/2023	\$370,000	\$202
 <p>4 Closed • Sold Date: 1/25/2024, MLS Listing 170616274: 12/25/2023 MLS ID: 170616274</p> <p>17 Maple St</p> <p>Attention All Handy Peoples ! this one needs some work but smart start here. Exterior has flaking pain, water damaged a facia board on covered front porch, therefore No government financing, unless Rehab. 3 bedrooms up with full bath between two of them, half bath on first floor and kitchen both need rehab living room too. Multiple Offers are in, Seller is requesting submission of Any/All Highest and Best Offers by Wednesday January 3rd 2024 at 12:00 noon.</p> <p><i>Courtesy of Select Realty Associates, LLC</i></p>	Single Family	3/2	1,248 sq ft	4,791	1890	1/25/2024	\$170,000	\$136
 <p>5 Closed • Sold Date: 1/12/2024, MLS Listing 170608164: 11/1/2023 MLS ID: 170608164</p> <p>107 Marine St</p> <p>MOTIVATED SELLERS!! Adorable antique colonial situation on a large level partially fenced lot. Through the front door you enter an airy 3 season porch great for morning coffee. Once inside you enter into the cozy living room with hardwood floors and free standing natural gas burning fireplace. Kitchen includes ample storage and gas range. Off the kitchen is a half bath which includes washer and dryer. Also off of the kitchen is the dining room which includes a breakfast bar. Lower level also includes office/possible 4th bedroom. Upper level boasts 3 bedrooms with spacious master bedroom and nice size full bath. Detached 2 car garage with large storage room up above. Sale includes new toilets and tub, new furnace in 2022, new water tank, new roof on garage, new central air, and oil has been converted to natural gas.</p> <p><i>Courtesy of Regency Real Estate, LLC</i></p>	Single Family	3/2	1,533 sq ft	12,632	1900	1/12/2024	\$300,000	\$196
 <p>6 Closed • Sold Date: 11/16/2023, MLS Listing 170597154: 9/11/2023 MLS ID: 170597154</p> <p>56 Pine Hill Rd</p> <p>Great opportunity for starting out or downsizing! Old world charm meets modern flair in this adorable Cape with oversized upper Bedrooms on a manageable .28 level lot with privacy trees surrounding the perimeter. Enter the home through the country style Breezeway/Mudroom from the attached garage with archway cover for inclement weather days which boasts a large storage closet along the side wall, sliders to the peaceful deck & entrance into the Kitchen w/new tile flooring, which can be configured to offer a small dining area. Hardwood floors flow through the Main Level where you'll find a Bonus Room which could be used as a Main Level Bedroom, Home Office, Hobby/Playroom with adjoining door leading out to the combo Living & Dining Room & Half bath w/new tile flooring, vanity & toilet. The Hardwood flows to the Upper Level with the generous sized Bedrooms w/eave & closet storage, a Full Bath w/tub & shower, new tile flooring & toilet. More benefits to this home include a new roof, gutters, some freshly painted areas & Public Water & Sewer! Being sold "As-is", inspections for informational purposes only. Very close proximity to Routes 8 & 6 & I-84 for a quick & easy commute to surrounding towns & cities & some of the best dining in Litchfield County! Schedule your showing today & host the holidays in your new home!</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/2	1,200 sq ft	12,196	1951	11/16/2023	\$280,000	\$233

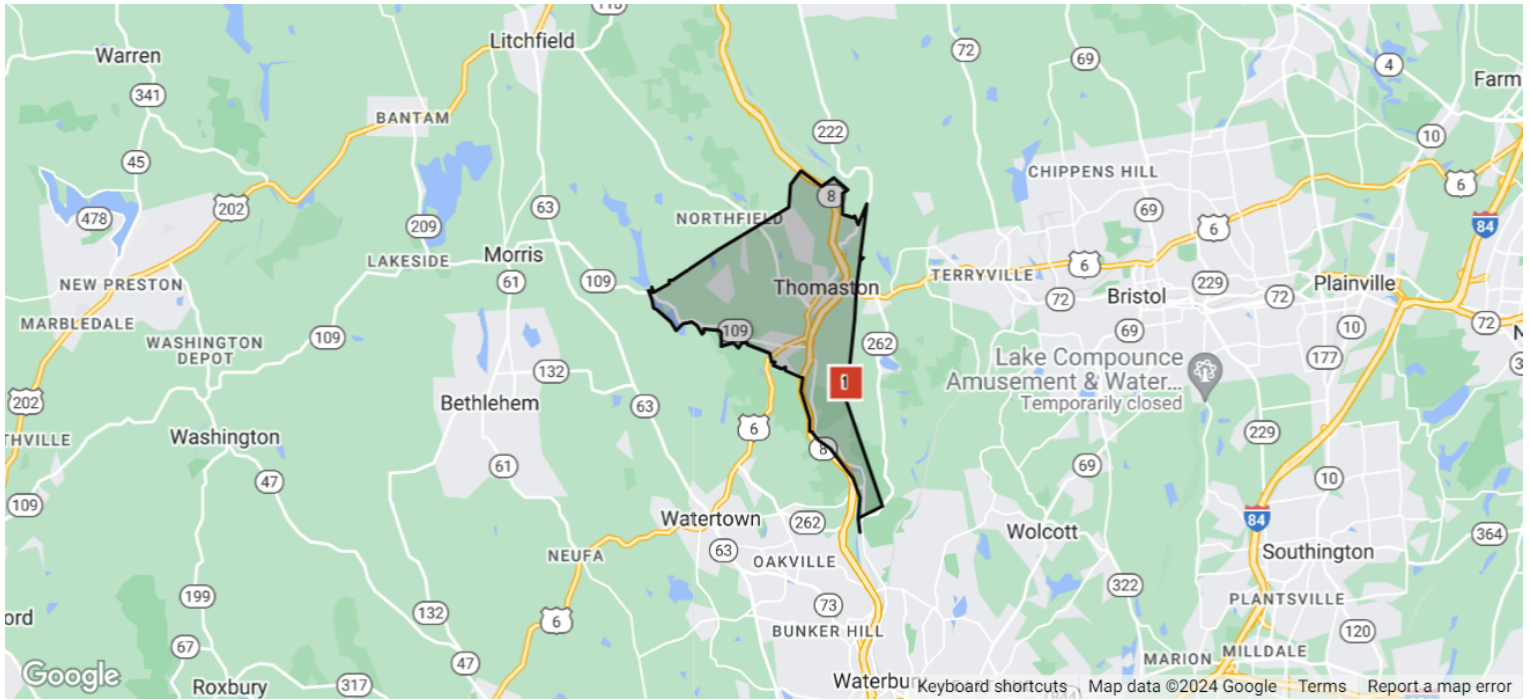
Closed: 7 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
7 ■ Closed • Sold Date: 12/28/2023, MLS Listing 170607762: 11/3/2023 <i>MLS ID: 170607762</i>								
81 Reynolds Bridge Rd	Single Family	3/2	1,248 sq ft	13,939	1970	12/28/2023	\$295,000	\$236

TURN-KEY ONE LEVEL LIVING with flat, private back yard! Living room invites you into this home with hardwood flooring and a semi-open concept layout. Eat-in kitchen has been fully updated with new cabinetry, butcher block countertops, vinyl flooring and stainless steel appliances. Door in kitchen provides access to back deck and private yard. Primary bedroom boasts hardwood flooring, half bathroom on-suite and walk-in closet. In addition this home provides 2 additional well appointed bedrooms with hardwood flooring and a updated full bathroom. Lower level can be finished for additional living space. This homes updates and features include updated kitchen, full and half bath, newer lighting, fresh paint, updated electrical panel, new large driveway (2022), new roof (2020) and newer hot water tank. WONT LAST- SCHEDULE YOUR SHOWING TODAY! Best & Final by 11/14/23 @ 5pm.

Courtesy of Regency Real Estate, LLC



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market <small>• Notice of Lis Pendens</small> <i>MLS ID: -</i>	Single Family	4/4	2,388 sq ft	40,075	-	12/11/2023	Notice of Lis Pendens

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>

