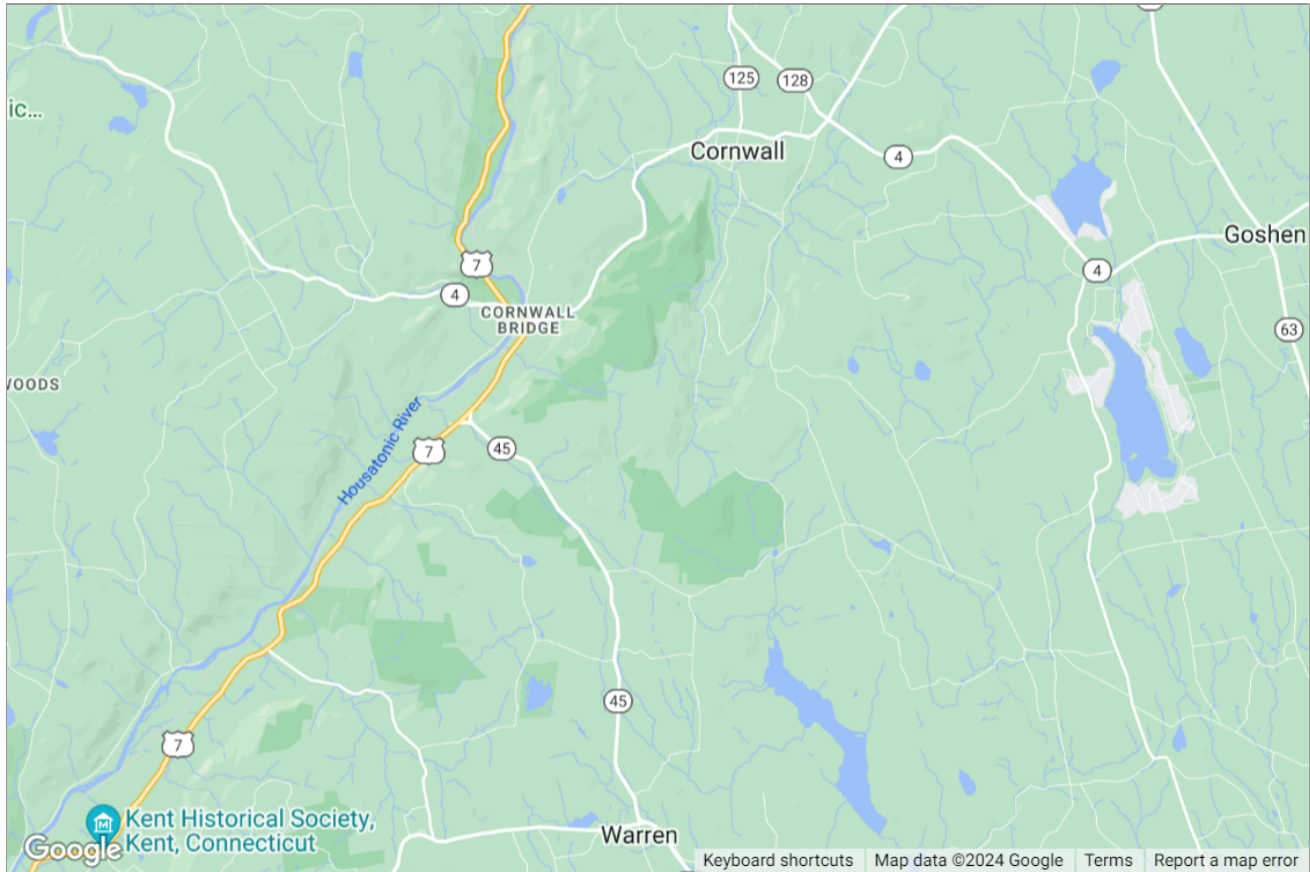


MARKET ACTIVITY REPORT

Warren, Connecticut



Presented by
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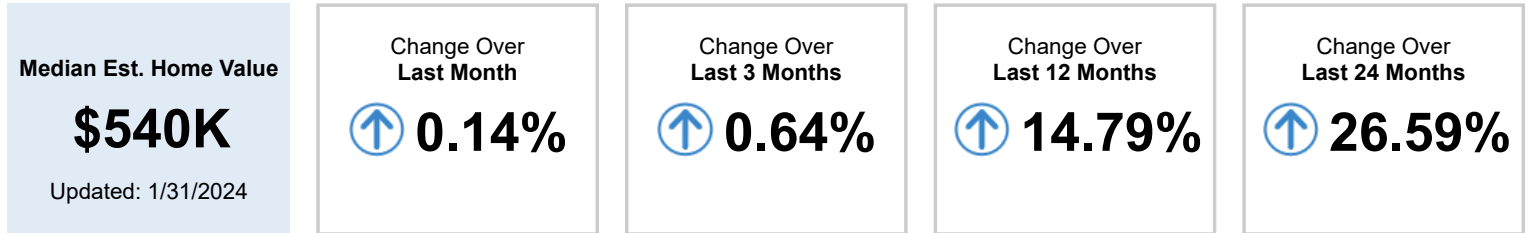
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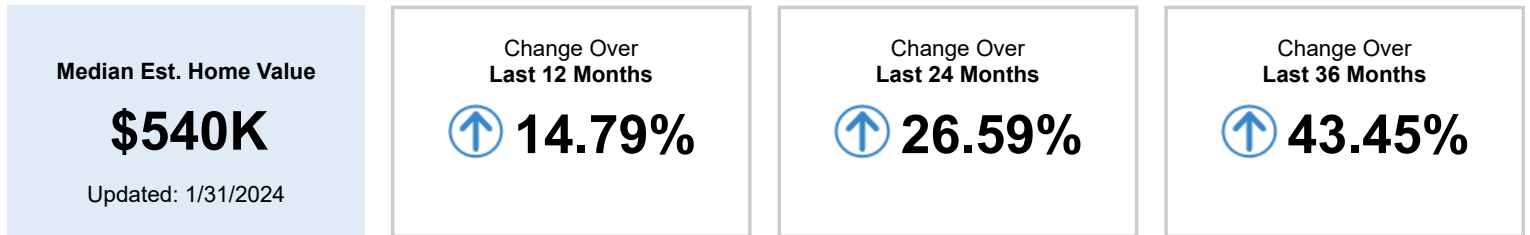
Market Snapshot: Estimated Home Values



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.

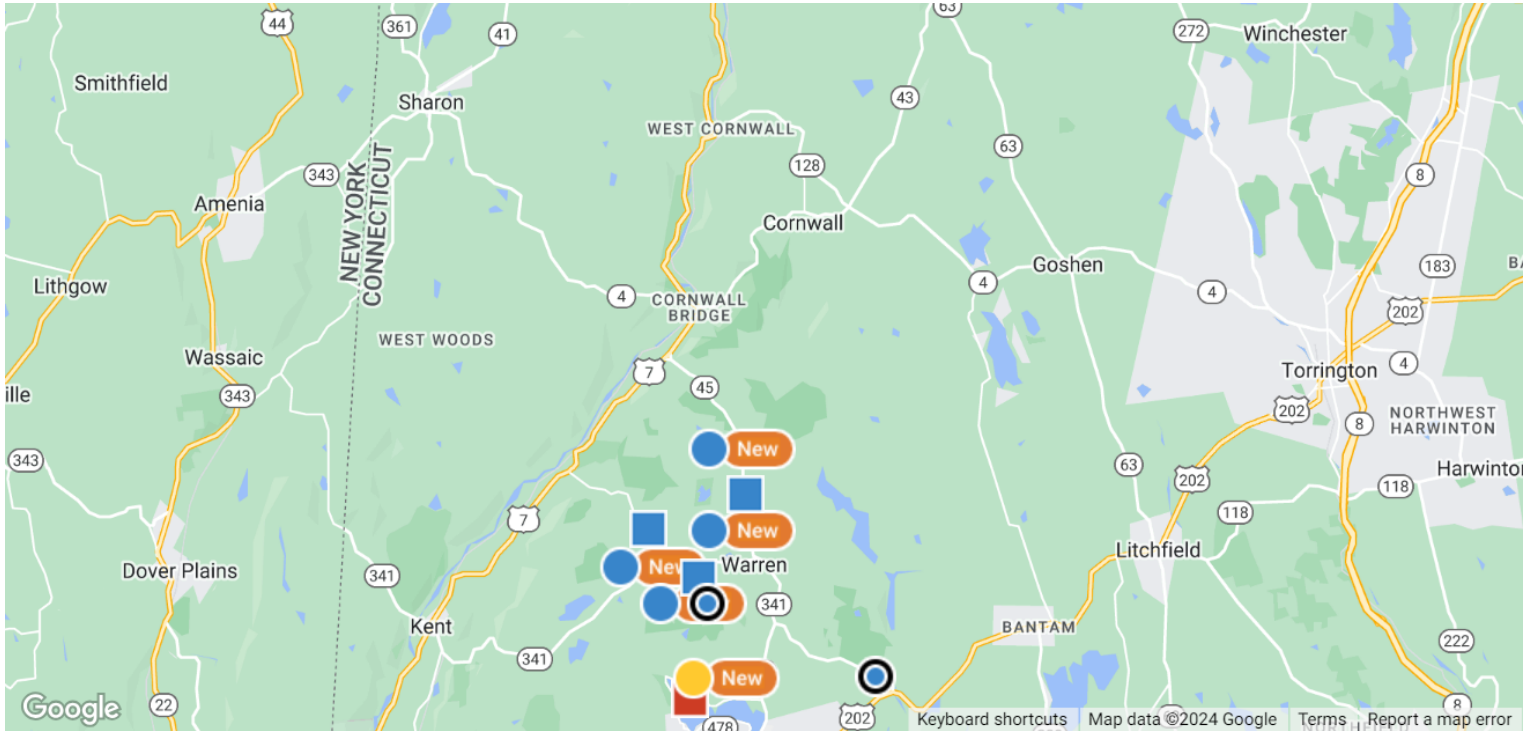
Market Snapshot: Sales Price

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.*

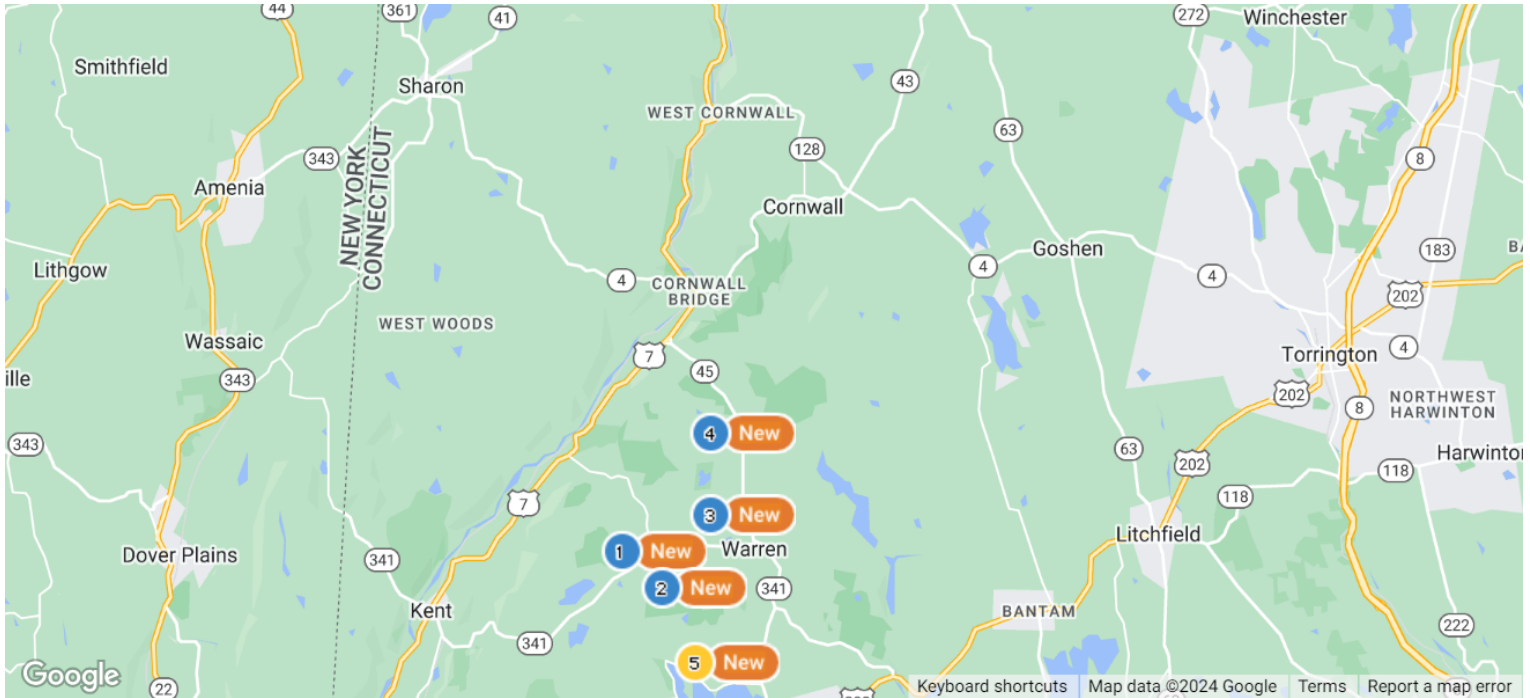
Market Activity Summary Stats





Search Criteria | **Location:** Warren, 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	5	2	3	1
Low Price / Value	\$15,000	\$545,000	\$390,000	–
Median Price / Value	\$815,000	\$565,000	\$515,000	–
High Price / Value	\$1,395,000	\$585,000	\$590,000	–
Average Price / Sq. Ft.	\$217	\$214	\$200	–
Median Price / Sq. Ft.	\$198	\$214	\$207	–
Average Days in RPR	16	79	99	–
Median Days in RPR	19	79	116	–
Total Volume	\$3,769,000	\$1,130,000	\$1,495,000	–




Warren, Connecticut

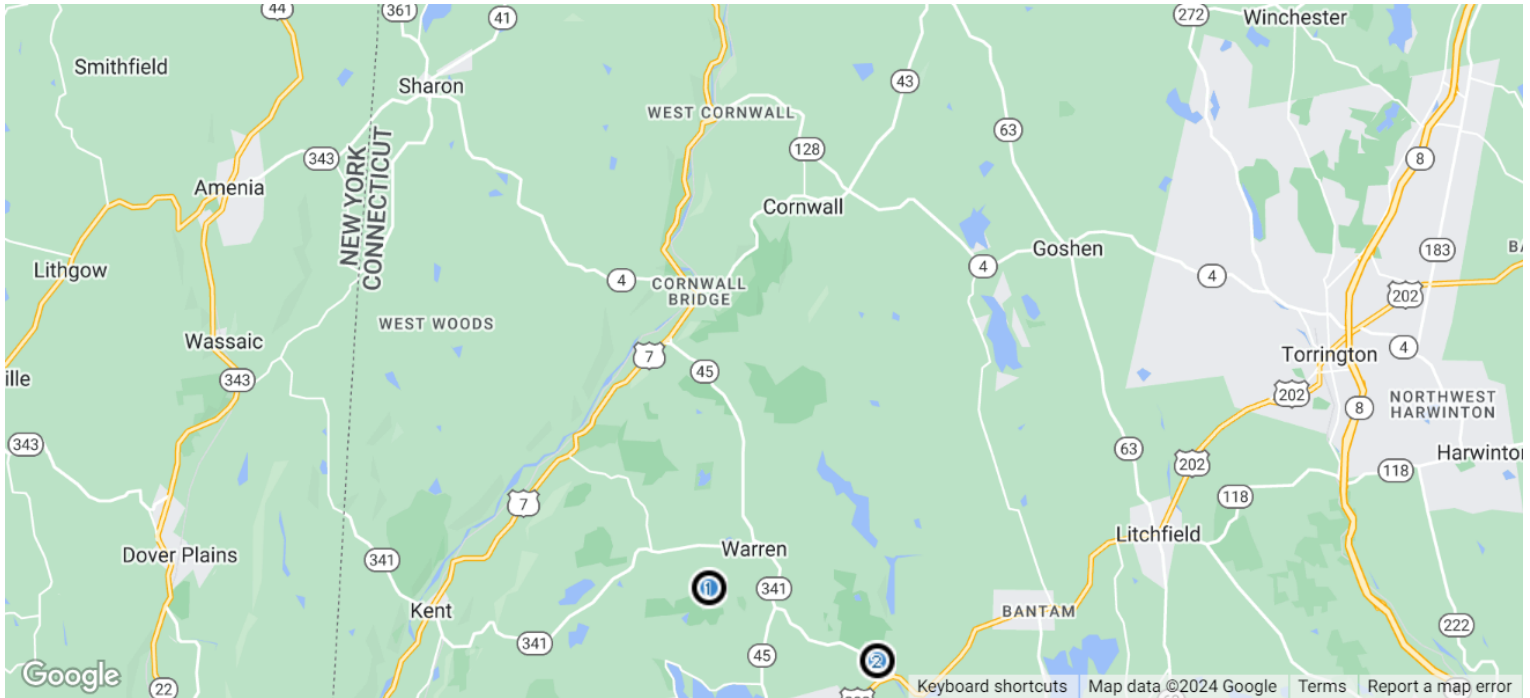


New Listings: 5

	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 • New, Active: 1/24/2024 <i>MLS ID: 170620236</i></p> <p>219 Kent Rd</p> <p>Get away from it all and come to a place where you can live, work and play in beautiful Litchfield County. The perfect residential compound with a stunning historic main house, charming guest house and beautiful barn on 5 scenic acres, this incredible property also has pre-existing approvals for a bed and breakfast and other commercial uses. The property begins with one of Warren's most significant and historic homes, the Buell Carter House, an exquisite 3244 sq ft 4-bedroom, 4.5-bathroom home, built circa 1779, lovingly updated and expanded over the years, while preserving the integrity of the historic details including wide board chestnut and heart pine floors, 4 fireplaces, crown moldings, a split center chimney and more. Extensive updates include new roof on home, guest house & barn, Marvin windows, Hardie board siding, ensuite bathrooms in each bedroom, radiant heat, steam shower, sauna, outdoor shower, stone patio, stone wall bench & fire pit, second floor deck, screened in porch, full house generator and much more. Plenty of room for a pool or tennis court & horse paddocks. Perfectly located, just minutes from Kent, Washington, New Preston and many other charming towns, 15 minutes to Mohawk Mountain Ski Area and 2 hours to NYC. Warren residents enjoy a private beach on Lake Waramaug. Close to thousands of acres of hiking trails, lakes and rivers for fishing, kayaking, boating and ice skating throughout the area. An incredible value for a property with so much to offer.</p> <p><i>Listing Courtesy of Neil Charles Real Estate</i></p>	Single Family	4/5	3,244 sq ft	217,800	1779	1/24/2024	\$1,395,000	\$430
 <p>2 ● Active • New, Active: 2/1/2024 <i>MLS ID: 170619235</i></p> <p>75 Cunningham Rd</p> <p>Welcome to your dream home at 75 Cunningham. This home was 6 months in planning stages to ensure everything has been thought of and nothing has been missed. Custom build with only the best of finishes sits on a coldesac surrounded by 10.5 acres of absolute beauty. Escape the city to your own private retreat. Enjoy large sun room, large kitchen, prep station, large bedrooms, heated floors and even a movie room. A short private driveway leads you to this beautiful home. And, if that's not enough for you we throw in a steel shed that can store equipment, vehicles or use your imagination. Enjoy the great outdoors year around. Cruise around the property or take it down to your lake on your personal golf cart. The owner build this home with the intention to retire here but as life happens is moving closer to family and his loss is your win. Don't miss out on seeing this amazing property today!</p> <p><i>Listing Courtesy of Keller Williams Realty Group</i></p>	Single Family	4/4	5,402 sq ft	462,171	2007	2/1/2024	\$849,000	\$157

New Listings: 5 (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>3 ● Active • <i>New, Active: 1/18/2024</i> <i>MLS ID: 170616234</i></p> <p>66 Cornwall Rd</p> <p>Welcome to the Litchfield Hills. Showcased here is an antique property originally built in 1880 with several newer additions in the recent past. The contemporary chef's kitchen has quartz counters, skylights, extensive cabinetry, as well as a dining area. Additionally, a French door leads out to the expansive wraparound deck for all to enjoy alfresco dining. The living room is graced with hardwood floors, a fireplace, and an adjoining bedroom/den. The main floor primary suite is adorned with a fireplace and its own en-suite bathroom. Sliding glass doors to the wraparound deck complete the primary suite. Stairs off of the living room lead up to two bedrooms. The lower level's just completed renovation incorporates a large living area with a wood stove surrounded by a beautiful stone wall, wet bar, and a bedroom with a stunning and contemporary full bathroom. With its own walkout, the lower level yearns for guests or extended family with its own access to a private bluestone patio. The spacious 1880 Barn has garage space, workshop, and many possibilities with its main and lower levels. Adjacent to the barn you will find an in-ground gunite pool to enjoy lazy summer days. Stone walls and garden areas enhance the property. With this property one also can enjoy access to the lovely and private Warren Town Beach on Lake Waramaug. With dining and shopping venues nearby and just 2 hours from Manhattan, we invite you to come and take a look at this European inspired home.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	2,750 sq ft	130,680	1880	1/18/2024	\$815,000	\$296
 <p>4 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 170623246</i></p> <p>245 Cornwall Rd</p> <p>Perched atop a private 2.91 acre parcel, this updated country home has lovely southern views. The open floor plan is spacious and provides level access to outdoor living spaces- deck, screened porch, patio and pool. A gourmet kitchen offers toasty radiant floor heat. The formal dining room is roomy and steps from a cozy den with a fireplace. Vaulted ceiling grace the living room and a 25' native stone fireplace creates the perfect country atmosphere. The main floor offers 2 bedrooms along with a bath, mudroom and a large pantry. The second floors has two large bedroom suites, the primary with sliding doors has a deck over looking the views, yard and pool. The other bedroom suite has a tiled shower and walk in closets. The detached garage has large unfinished space that has potential to convert to living space. Below there is ample room for storage in the two large garage bays. The grounds are grassed, lightly wooded and offer plenty of space for enjoying the Gunite pool, cookouts and yard games. Plus, Warren's private town beach on Lake Waramaug welcomes tons of summer fun. Litchfield County has much to offer- hiking on land trust trails, skiing Mohawk Mtn. art galleries, area restaurants, shops, farmers markets and summer fairs. Warren Center is a 5 minute ride for local provisions. The neighboring towns of Kent, Washington and Litchfield are within 15 minutes away and only 2 hours to NYC either driving or on Metro North Train.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>	Single Family	4/3	3,508 sq ft	126,890	1970	2/9/2024	\$695,000	\$198
 <p>5 ● Active • <i>New, Active: 1/23/2024</i> <i>MLS ID: 170620559</i></p> <p>68 Hopkins Rd</p> <p>Available summer 2024 at \$15k per month. Overlooking Lake Waramaug and The Hopkins Inn & Vineyard. 4 large bedrooms with 3 and 1/2 baths. 2 bedrooms are en-suite. Open floor plan with a floor to ceiling, stone fireplace, barn wood paneling and hardwood floors. Long driveway to complete privacy with beautiful gardens, distant views and your own pond. Warren Town Beach is just at the base of the hill for swimming, boating and BBQs. Ideal location for access to schools, shops, culture, hikes and dining. Quintessential New England property in the fabulous Litchfield Hills!</p> <p><i>Courtesy of Klemm Real Estate Inc</i></p>	Single Family	4/4	3,150 sq ft	229,125	2001	1/23/2024	\$15,000 mo.	\$5



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.
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1 **Pending** *Under Contract - Continue To Show as of 1/30/2024* **MLS ID: 170619738**

21 Sunset Lake Rd Single Family 4/4 2,916 sq ft 216,493 1/24/2024 \$585,000 1/30/2024 \$201

Situated in central Litchfield County on approximately 5 peaceful acres is this beautifully maintained four bedroom colonial. Features of this well built home include a main floor primary bedroom suite with laundry area, split unit for air conditioning and a spacious walk-in closet; spacious formal living room with wood burning fireplace; formal dining room; large kitchen with an island, pantry and dining area. Gleaming engineered wood flooring through out the main level. The upper level is comprised of a primary bedroom suite with large walk-in closet; two guest bedrooms and a full bath. Wall to wall carpeting throughout the upper level along with a laundry closet. Partially finished lower level with laminate flooring and closet for storage. A quiet, private place for a home gym or office. An attached three-car garage provides plenty of storage for vehicles and outdoor furniture. Exterior features include a covered front porch and composite back deck. Mechanical features include dual oil tanks and generator. Enjoy all that Warren and Litchfield County has to offer including the Warren Town Beach, nearby hiking and local wineries and restaurants.

Listing Courtesy of William Pitt Sotheby's Int'l

Pending: 2 (cont.)

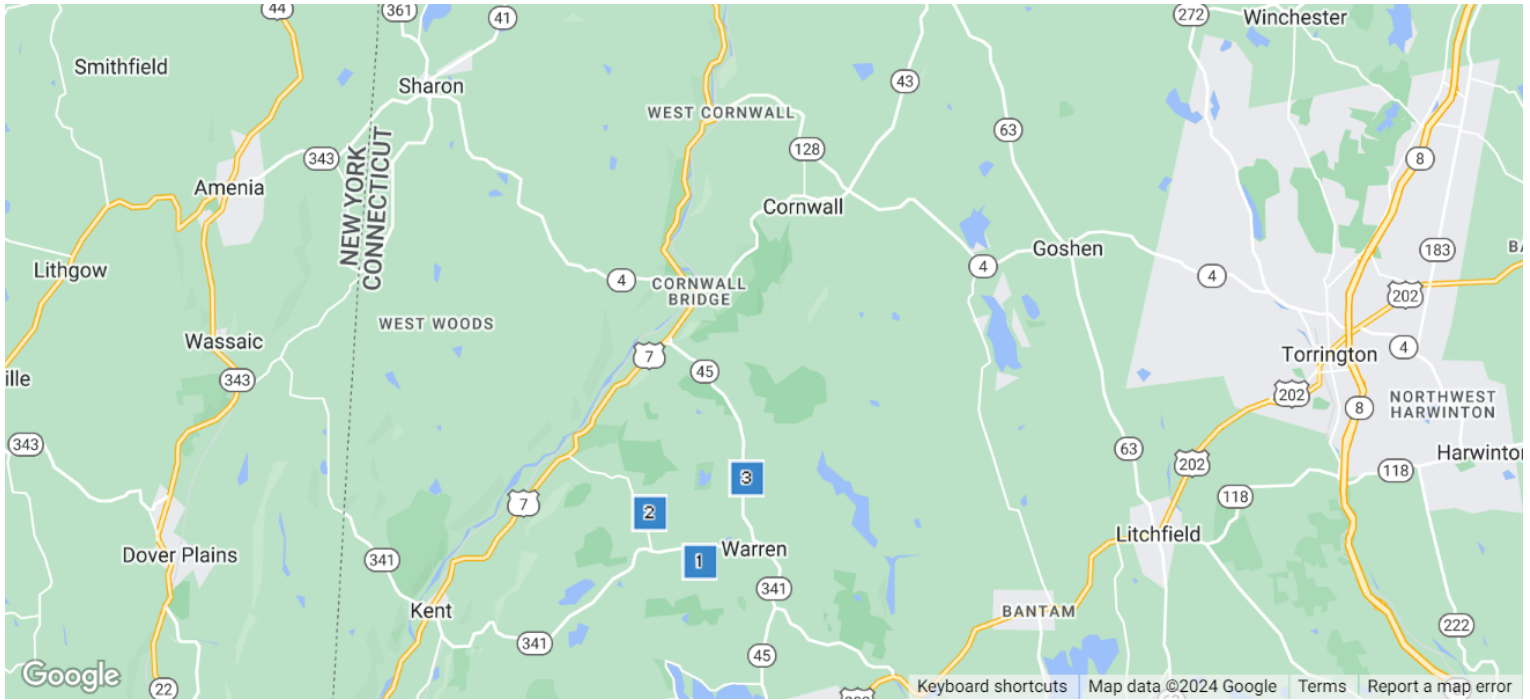


2 Pending **Under Contract - Continue To Show as of 1/21/2024* *MLS ID: 170600263*

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
Single Family	3/3	2,396 sq ft	202,989	9/27/2023	\$545,000	1/21/2024	\$227

This Contemporary post and beam style home sits on a private 4.66 acre lot that is bordered by the Wyantenock State Forest. The 3 bedroom/2.5 bathroom house was originally built in 1978, then added on to and renovated in 1997, and is being offered for the first time ever. Enter through either the attached 2 car garage or the front door into the cozy living room highlighted by exposed posts and beams and a wood burning fireplace. Adjacent is the kitchen; equipped with a breakfast bar, granite countertops, and sliding glass doors leading to the front deck. The remaining portion of the open floor plan is utilized as a dining room, with ample space for a large table and its own set of sliding doors. A large half bathroom is also located on the main level, as well as a laundry room and interior access to the full basement. Upstairs you will find three bedrooms and an office. The massive primary bedroom suite features vaulted ceilings, double walk-in closets, a full bathroom with a whirlpool tub, and a large deck - perfect for enjoying the peacefulness of the surrounding forest. The other two bedrooms and office are accommodated by a recently renovated full bathroom. In addition to the privacy and easy access to hiking trails, this location allows for a quick 10 min drive to Washington and Litchfield, and just 15 min to Kent. Come enjoy the low taxes, beautiful beach on Lake Waramaug, and the tranquility that life in Warren provides!

Listing Courtesy of William Pitt Sotheby's Int'l



Closed: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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1 Closed • Sold Date: 2/9/2024, MLS Listing 170604463: 10/16/2023 MLS ID: 170604463



22 Partridge Rd

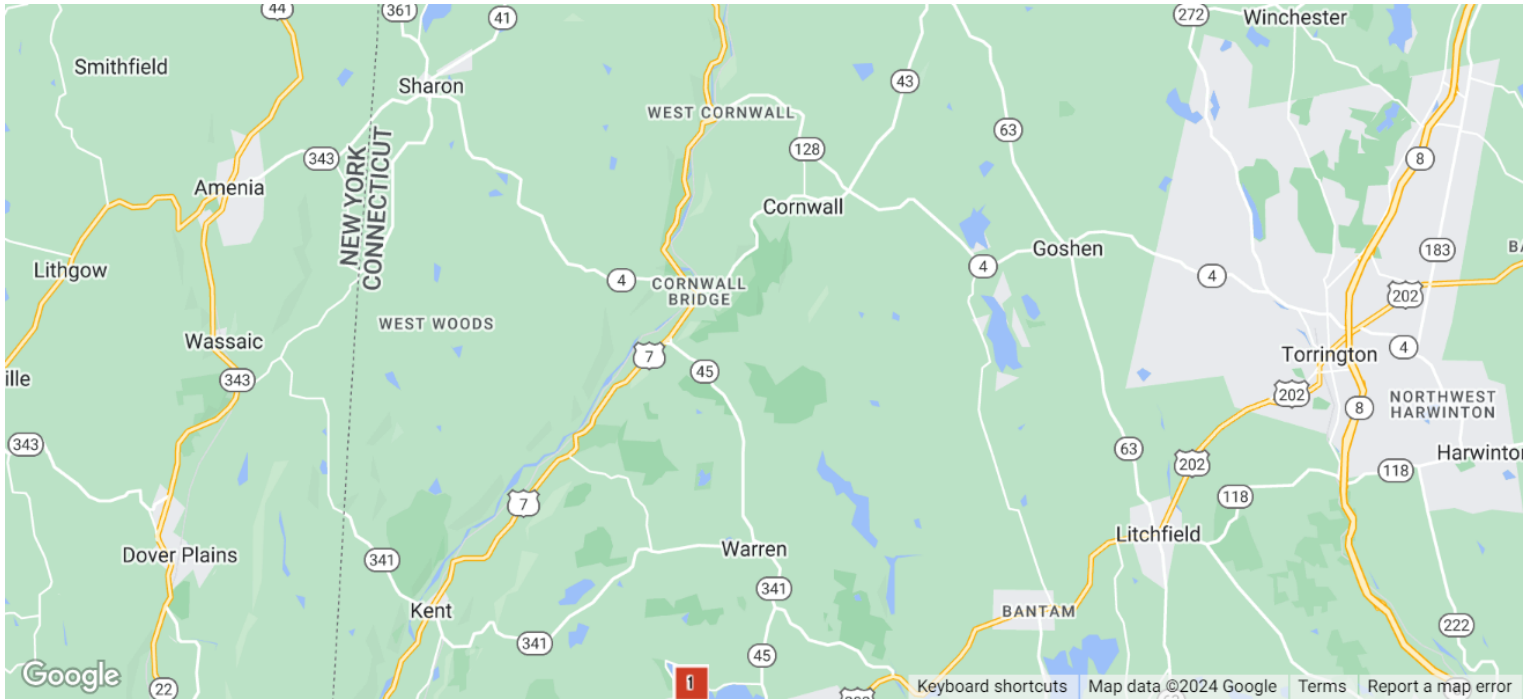
Single Family 4/3 2,492 sq ft 83,635 2002 2/9/2024 \$515,000 \$207

This turnkey property has been thoughtfully updated to meet modern standards and expectations, while still matching the beauty of historic Warren, Connecticut. The updated kitchen with quartz countertops and stainless steel appliances adds a touch of elegance, while the fresh paint and new flooring throughout the first floor breathe new life into the space. The inclusion of a new hot air furnace and hot water heater ensures comfort and energy efficiency. With all of these updates, it seems there's nothing left to do except move in and bring your belongings. The property's four generously sized bedrooms and 2.5 baths allows for plenty of space for everyone. This home has a 3-car garage and a spacious rear deck overlooking the beautifully manicured, level, and large rear yard making it ideal for children or entertaining. Nestled in the Litchfield Hills, Warren boasts a rich history and a charming ambiance. This picturesque town has undergone a fascinating transformation over the years. Originally, Warren was an agricultural community, but by 1810, it had evolved into an educational center with five private schools. Today, it offers residents a unique blend of historical heritage and modern conveniences. One of the standout features of Warren is its proximity to New York City, just a 2-hour ride away. Make your appointment today to explore the serenity and charm that Warren and this property have to offer. It might just be the beginning of a beautiful chapter in your life.


Courtesy of Berkshire Hathaway NE Prop.

Closed: 3 (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: 1/10/2024, MLS Listing 170584490: 7/14/2023 <i>MLS ID: 170584490</i></p> <p>81 Brick School Rd</p> <p>Single Family 3/3 2,242 sq ft 88,862 1983 1/10/2024 \$590,000 \$263</p> <p>Surrounded by nature, experience the peaceful privacy of Warren in this post and beam open floor plan. The main floor of this passive solar home has been set up for entertaining with a kitchen that boasts two ovens, an abundance of cabinet space, and an island open to the den and dining area. Ready for paint and carpet is a recently added great room over the garage, which adds tremendous space and value to this first floor. A large master suite with dual closets and a bridge walkway connecting the other two bedrooms and bath are located on the second floor all with vaulted post and wood-exposed ceilings. The unfinished basement has been used as a workshop with a separate entrance through the two-car garage and via the main floor. With over 3800 total square feet of home, the possibilities are many, and the passive solar aspect of this home makes it extremely energy-efficient with the Trombe wall and extra insulating features when built. Outside gets even better with a lovely private pond and waterfall, two separate detached garages and a carport, two separate horse stalls, and an open field ready for a garden, playground, or animals all sitting on 2.04 acres of tranquil peace and beauty. This home is priced below recent appraisal & Seller is MOTIVATED. Seller is offering a CONCESSION OF \$25k for renovations.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>3 ■ Closed • Sold Date: 1/17/2024, Public Record <i>MLS ID: -</i></p> <p>141 Cornwall Rd</p> <p>Single Family 4/2 3,026 sq ft 217,800 1975 1/17/2024 \$390,000 \$129</p> <p>-</p>								



Distressed: 1

	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 Lis Pendens <i>MLS ID: -</i></p> <p>21 Arrow Point Rd</p>	Single Family	5/8	9,148 sq ft	94,090	-	12/13/2023	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>

