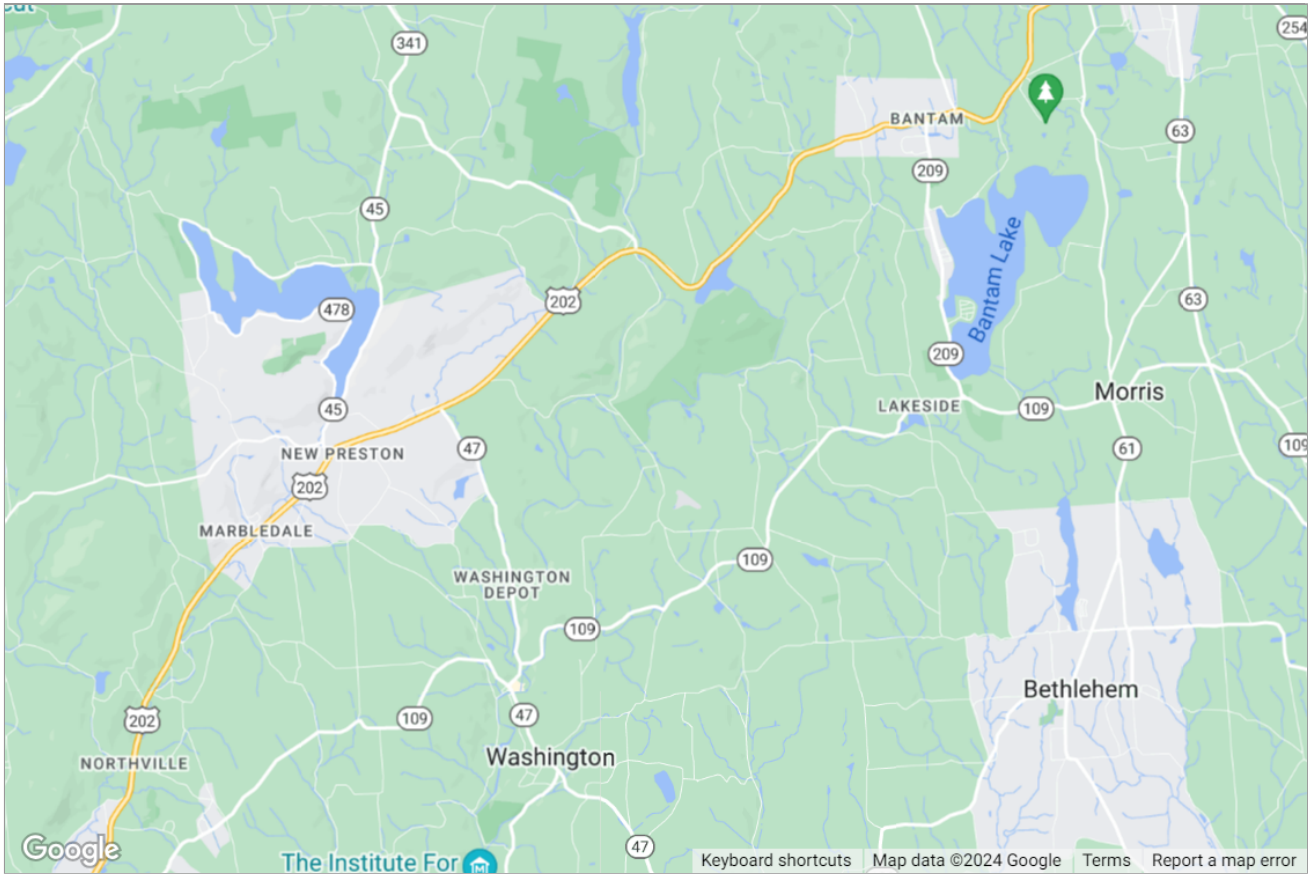


MARKET ACTIVITY REPORT

## Washington, Connecticut



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

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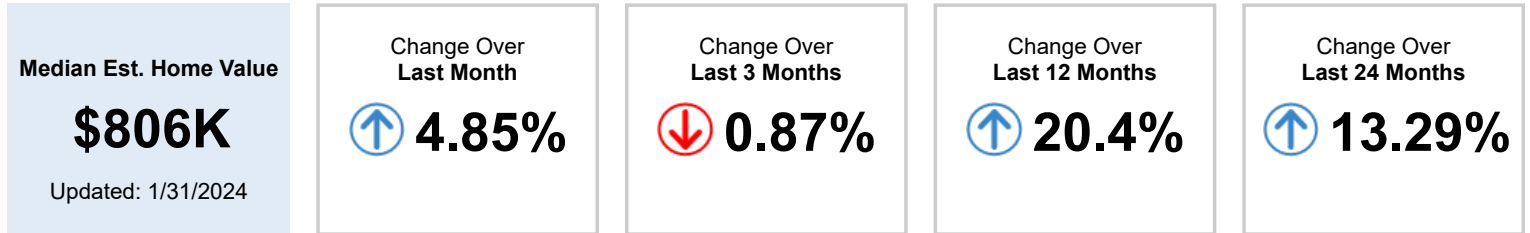
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### Connecticut Real Estate

157 East Main Street 2nd Fl.  
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# Washington, Connecticut

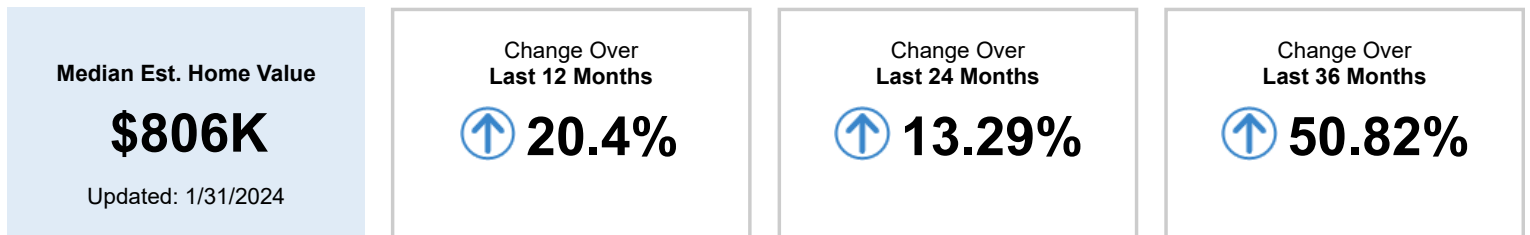
## Market Snapshot: Estimated Home Values



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

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

## Market Snapshot: 12-Month Change in Estimated Value



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

## Market Snapshot: Concentration of Distressed Properties

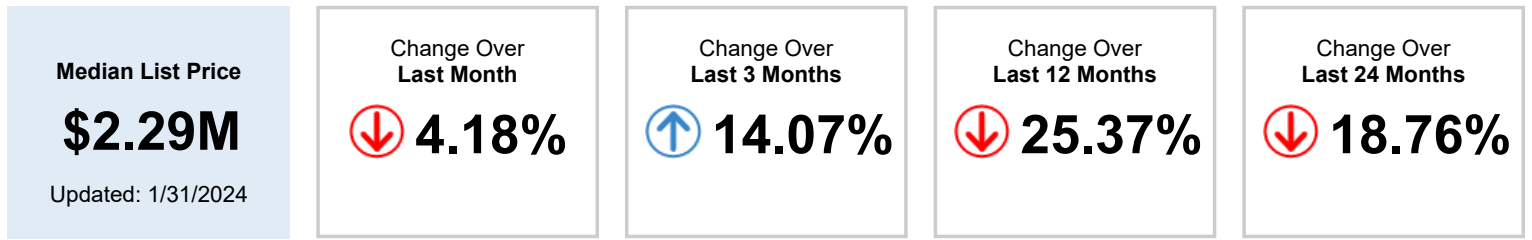


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

## Market Snapshot: Sales Price

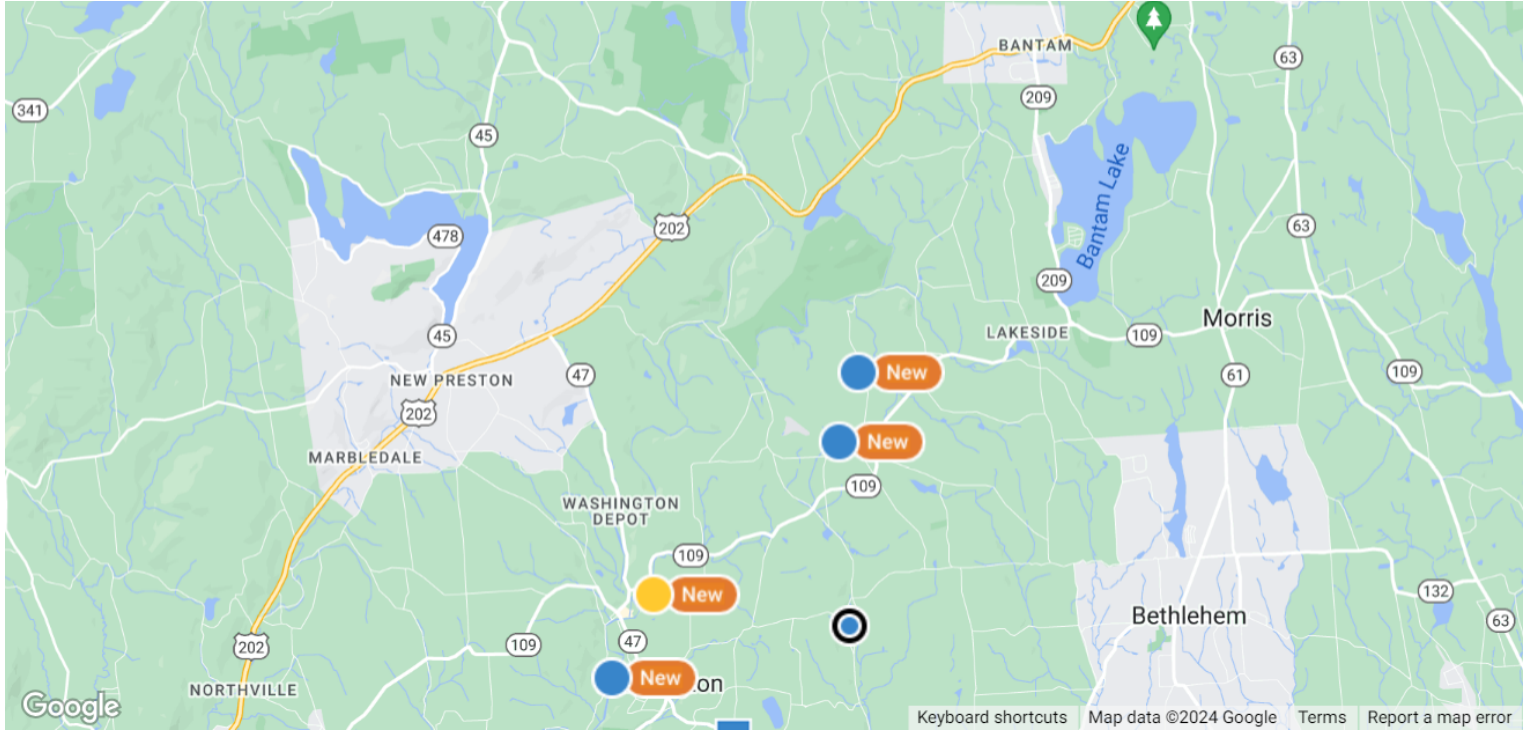
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

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:** Washington, 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
<b>Number of Properties</b>	5	1	1
<b>Low Price / Value</b>	\$6,500	\$495,000	\$1,295,000
<b>Median Price / Value</b>	\$1,395,000	\$495,000	\$1,295,000
<b>High Price / Value</b>	\$1,999,000	\$495,000	\$1,295,000
<b>Average Price / Sq. Ft.</b>	\$355	\$309	\$547
<b>Median Price / Sq. Ft.</b>	\$451	\$309	\$547
<b>Average Days in RPR</b>	44	111	51
<b>Median Days in RPR</b>	50	111	51
<b>Total Volume</b>	\$6,245,500	\$495,000	\$1,295,000

# Washington, 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.
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1 ● **Active** • New, Active: 2/8/2024 MLS ID: 170623040

**36 Senff Rd**      Single Family      6/6      6,115 sq ft      165,528      1910      2/8/2024      \$1,999,000      \$327

Located in the charming town of Washington CT, this beautiful country estate provides a peaceful setting on a quiet road. The house features wide-timbered wood floors, exposed beams, and wonderful built ins. The main house has five bedrooms and many common spaces. The great room features a beautiful brick fireplace and 9+ foot ceilings. The updated kitchen has exposed beams, marble counters, stainless appliances, a built in hutch, and a dining area. The formal dining room complete w/FBath could be used as a 2nd primary bedroom. Both the dining room and the primary en-suite bedroom are sun filled w/French doors that lead out to a private patio. Use your imagination with the versatile layout of the main living level of this unique home. There are 3 additional bedrooms and a full bath on the upper level. The lower level is finished w/a full bath and is walk-out. Take a stroll from the patio to relax by the Gunite pool, or enjoy the sun filled side yard that leads to a babble brook, or saunter to the guest house. The 1196 sqft guest house features a cozy living room w/FP, updated eat-in kitchen, and is currently set up w/2 bedrooms. The property has undergone extensive renovation preserving the historic charm but modernized for those seeking a luxurious retreat. This private estate setting is perfect for seclusion or at home entertainment yet is convenient to the villages and attractions Litchfield County is known for. The home sits on 3.8 acres and is within 2 hours of NYC.

*Listing Courtesy of Keller Williams Realty*



## 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.
2 ● Active							
*New, Active: 2/10/2024 MLS ID: 170623313							
<b>75 Green Hill Rd</b>	Single Family	4/4	4,100 sq ft	28,314	1880	2/10/2024 \$1,850,000	\$451

Welcome to "ROOFTREE," a meticulously renovated Queen Anne Shingle home nestled in one of Washington's most prestigious locations. Conveniently situated near the Frederick Gunn School, The Mayflower Inn, and Washington Depot, this historic residence seamlessly blends timeless elegance with modern comfort. Step inside to discover over 4000 square feet of beautifully furnished living space, thoughtfully adorned with tasteful decorations and finishes. From the inviting front porch with views of the surroundings to the private back patio, this home offers serene outdoor spaces for relaxation and enjoyment. The interior boasts a stunning new kitchen, complete with quartz countertops, inviting culinary exploration. Three-and-a-half baths provide indulgent relaxation, while wide oak flooring throughout adds warmth and character. Versatile accommodations across three floors cater to various lifestyles, whether for home occupation or multi-generational living. With two staircases and multiple entries providing convenient access, "ROOFTREE" offers flexibility and functionality at every turn. Sold with all furnishings included, this exceptional home is ready for immediate occupancy, inviting you to experience the perfect blend of old-world charm and contemporary convenience.

*Listing Courtesy of Drakeley Real Estate, Inc.*



3 ● Active							
*New, Active: 11/17/2023 MLS ID: 170611125							
<b>359 Nettleton Hollow Rd</b>	Single Family	3/2	2,029 sq ft	142,876	1980	11/17/2023 \$995,000	\$490

Looking for a private tranquil retreat, look no further. Escape from it all and bring your fishing pole. Contemporary three bedroom home, situated on 3.28 acre lot overlooking private pond and nature setting. Bright, light and open floor plan, gourmet kitchen open to dining area with vaulted ceiling and sliders to deck. Primary suite in separate wing, bedroom with vaulted ceiling and slider to deck. Lower level has two additional bedrooms and a shared bath. Large patio for all your entertaining needs, and a western facing deck to enjoy sunsets. Plenty of activities close by with Lake Waramaug access, downtown Washington and close by Litchfield. This home is also for rent, call agent for details.

*Listing Courtesy of Coldwell Banker Realty*



4 ● Active							
*New, Active: 12/24/2023 MLS ID: 170612684							
<b>269 Old Litchfield Rd</b>	Single Family	3/4	2,765 sq ft	130,680	1997	12/24/2023 \$1,395,000	\$505

Every detail was much considered during the renovation of this Cape style home. The floor-plan was expanded to 2,765 square feet with complete architectural plans for an additional 1,000 square feet having been designed by PH Architects. Bathrooms are outfitted with handmade tiles by Quemere, Gazinni, and The Winchester Tile Company. Kallista fixtures feel luxurious to the touch with the weight and shine only achieved by polished nickel. Each bath is tastefully completed with Sanderson and GP & JBaker wallpaper. Flooring throughout is wide plank white oak locally crafted by Conway Flooring in Gaylordsville, CT. The interior doors are also solid white oak creating a cohesion from one space to the next. A custom oak staircase by American Stair Company was designed to replicate staircases from a bygone era of craftsmanship. The kitchen has a timeless color palette and solid materials including maple cabinetry, quartzite counters and a walnut island. The exterior lot has been cleared to reveal the beauty of its rolling landscape and to make way for the extended treetop views. The home fits perfectly into the New England backdrop with its rich stain and standing seam metal roof. PH Architects thoughtfully designed a screened in porch and two car garage that expand upon the homes exterior living space. Dobson pools and Artemis Landscape Architects have both visited the property and familiarized themselves with the possibilities it possesses. Owner, Agent.

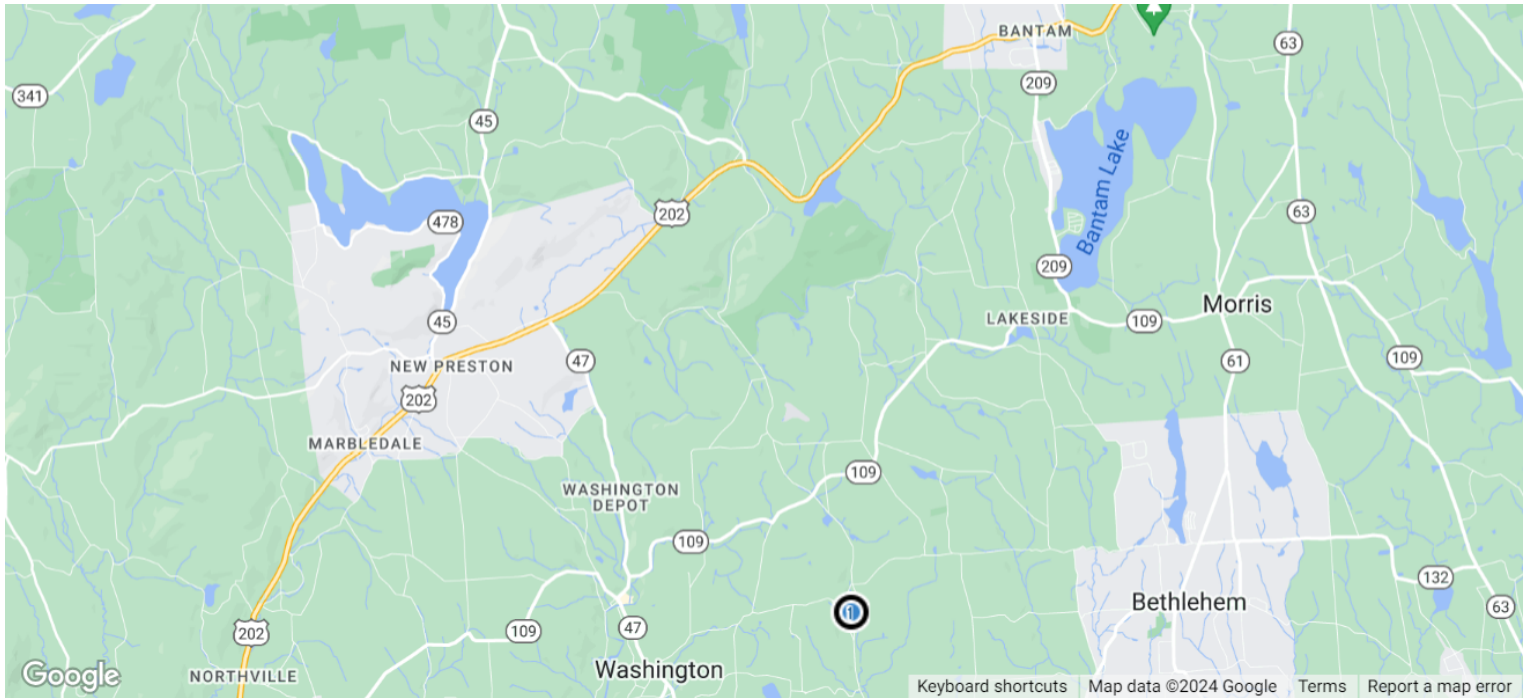
*Listing Courtesy of William Pitt Sotheby's Int'l*



5 ● Active							
*New, Active: 11/27/2023 MLS ID: 170612260							
<b>9 Mallory Brook Rd</b>	Single Family	5/6	3,743 sq ft	470,448	1750	11/27/2023 \$6,500 mo.	\$2

AVAILABLE FEB 27 - MAY 31 2024 @ \$6,500 PER MO Top Washington location. Five bedroom main house plus 2 bedroom, 2 bath guest house. Plenty of flat land. Pond for fishing/skating. Media room/cabana with foosball. Gym and lighted paddle ball court will keep you busy and in shape. Spacious kitchen opens to stone terrace with bbq. 30 Minutes to Mohawk Mountain Ski Area. Tenant pays for utilities, weekly lawn care and housekeeping. Landlord pays for alarm service, pest control, additional gardening expenses. Inquire for addl time

*Courtesy of W. Raveis Lifestyles Realty*



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.
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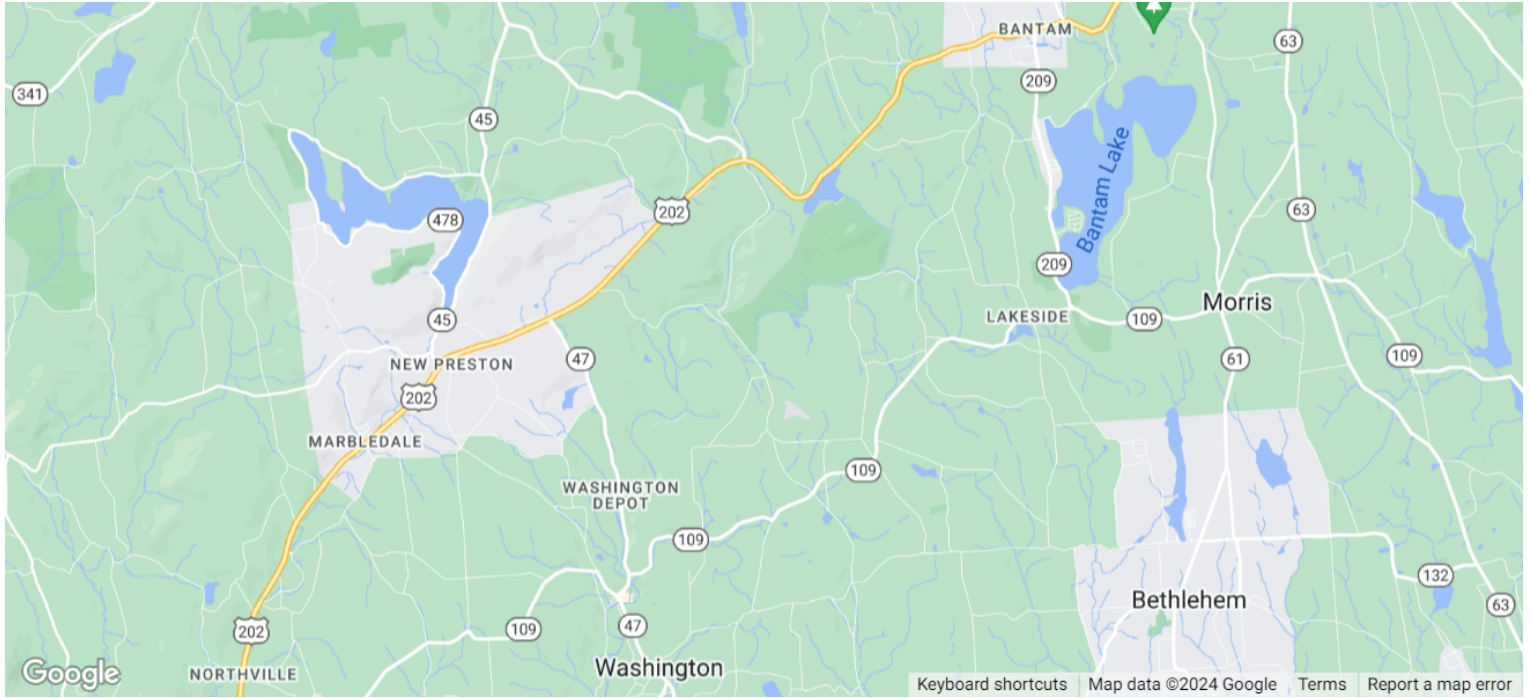


1 ● Pending *\* Under Contract as of 11/16/2023* MLS ID: 170600079

**24 Tompkins Hill Rd**      Single Family      3/2      1,600 sq ft      229,561      10/24/2023      \$495,000      11/16/2023      \$309

Shown by appointment only! House is occupied no drive-bys please! On a scenic 5.27 acre lot with seasonal views across the Nettleton Hollow Valley towards a neighboring 300+ acre property that is restricted from further development. Plenty of land allows for outbuildings and/or a pool. This 3 bedroom, 2 bath home of about 1,600 sq. ft. with first floor primary bedroom is awaiting a new owner to finish the additional architect designed 1,000 sq. ft. of already framed-in addition. Addition includes a 24 x 24 family room kitchen combination, a solarium/entry, entry foyer, a 12 X 24 three-season covered porch, and a potential a 20 X 24 ft. bedroom suite. Available is a 2002 engineer's feasibility plan to upgrade the septic system to 4 bedroom capacity. A building permit is in place to begin the completion of the addition. Personalize the finishes and complete this project to your liking. Sold in As-Is condition. Great potential!

*Listing Courtesy of Elyse Harney Real Estate*



Closed: 1

	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	<span style="background-color: #0070C0; color: white; padding: 2px;">Closed</span>	*Sold Date: 11/15/2023, MLS Listing 170599841: 9/25/2023 <i>MLS ID: 170599841</i>						
<b>21 Plumb Hill Rd</b>	Single Family	4/2	2,366 sq ft	100,188	1961	11/15/2023	\$1,295,000	\$547

Lovely home on one of Washington’s premier locations. The floorplan is very open with dining and living rooms walking out to the large deck and screened porch through a wall of sliders. The media nook features a fireplace, vaulted ceiling, and a corner of windows. The primary bedroom and full bath are located on the main floor. Upstairs are 3 bedrooms that share a hall bath. The larger bedroom has room to add an additional bath if needed. Lower level houses the garage and laundry and has multiple storage areas. There are expansion plans available. The heated Gunite pool was built by Dobson in 2018 and is surrounded by lovely gardens. Just minutes to the charming villages of Washington with farmers market, fine dining and chic shops. 10 minutes to the organic market and addl fine dining options in Woodbury. 1.5 hours to NYC. Access to Lake Waramaug at the Washington town beach.

*Courtesy of W. Raveis Lifestyles Realty*



## 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>

