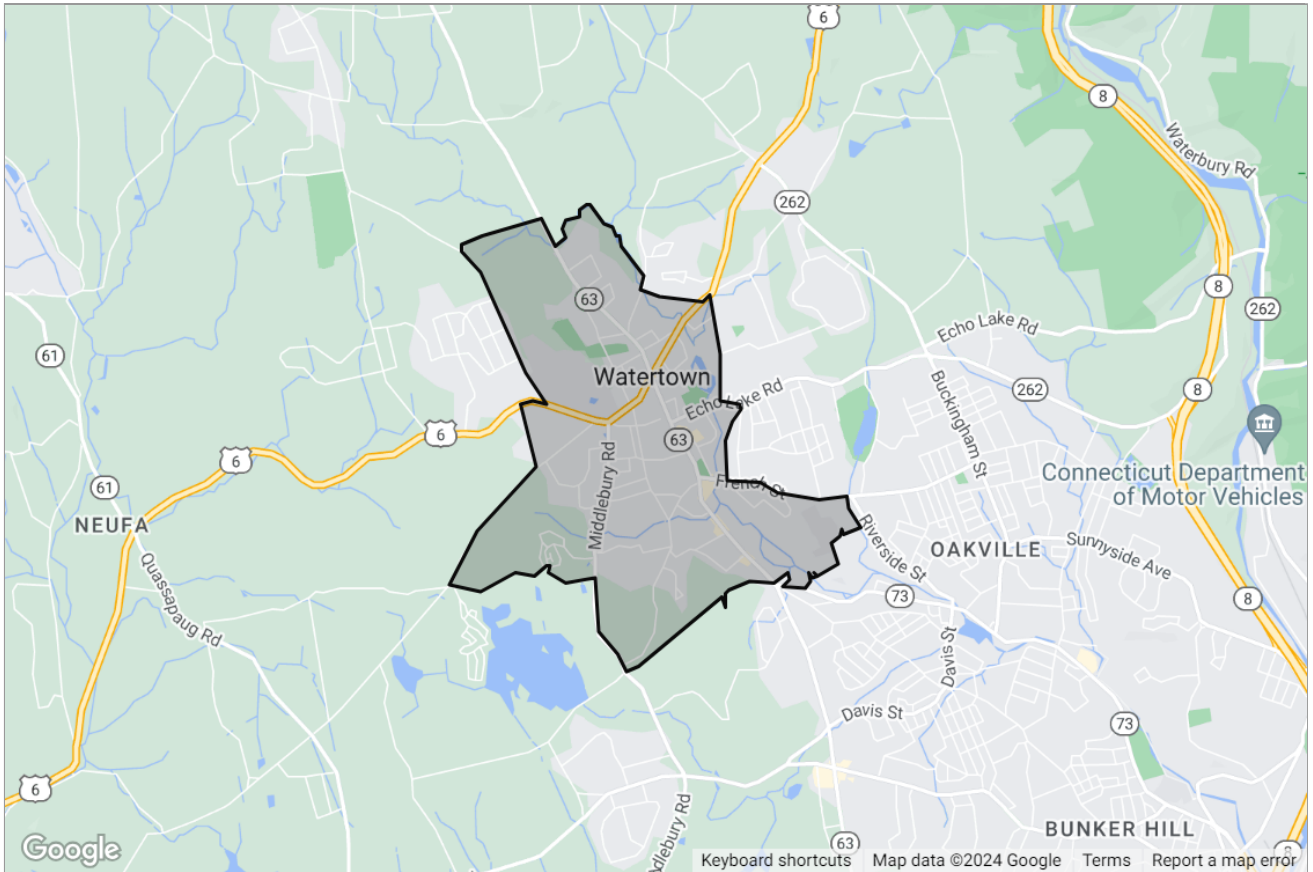


MARKET ACTIVITY REPORT

Watertown, Connecticut



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

GRI, SRS
Connecticut Real Estate License: REB.0791416



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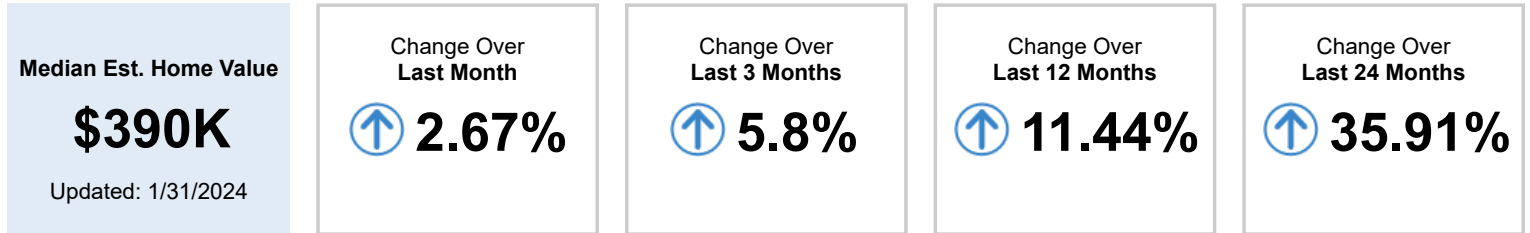
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Watertown, Connecticut

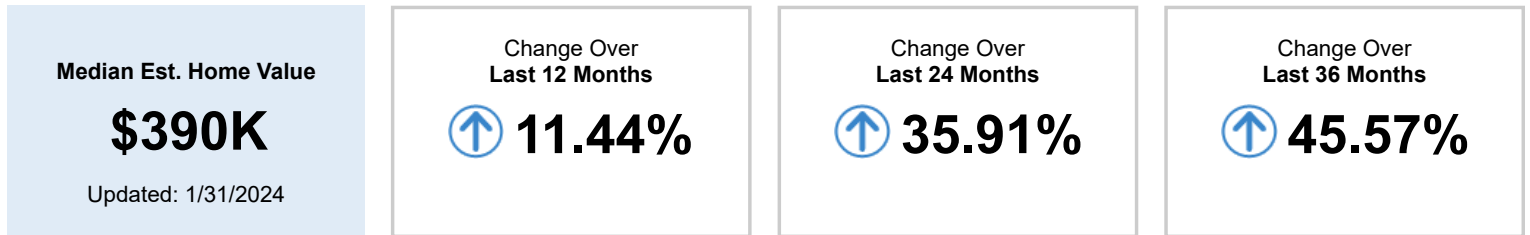
Market Snapshot: Estimated Home Values



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



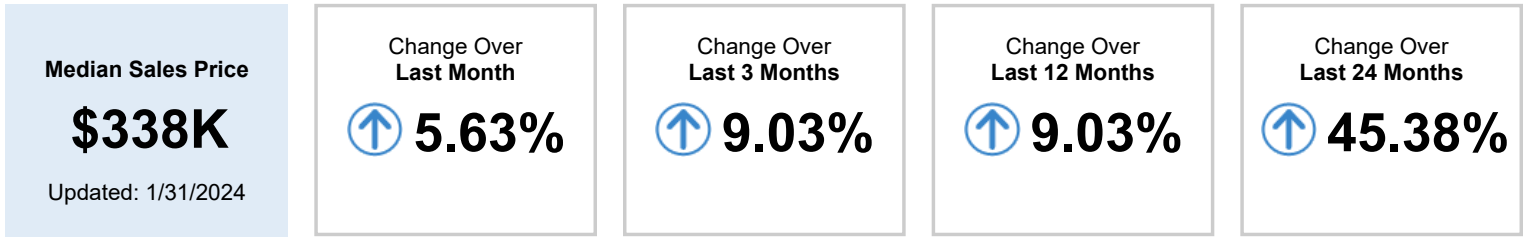
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: Concentration of Distressed Properties



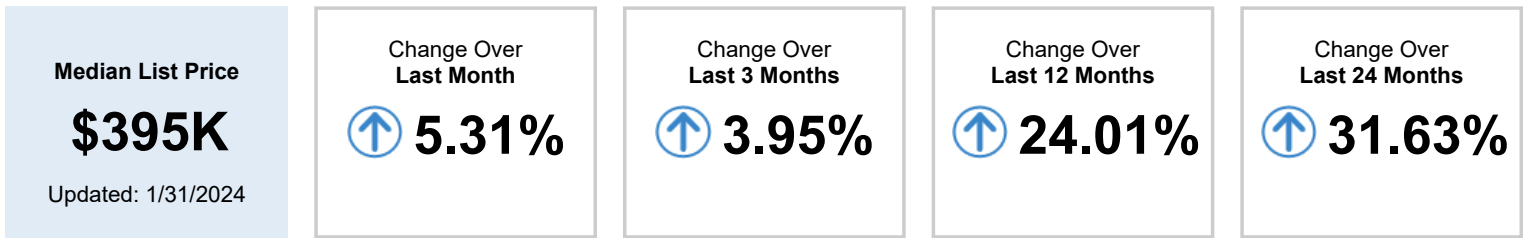
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.*

Market Snapshot: Sales Price



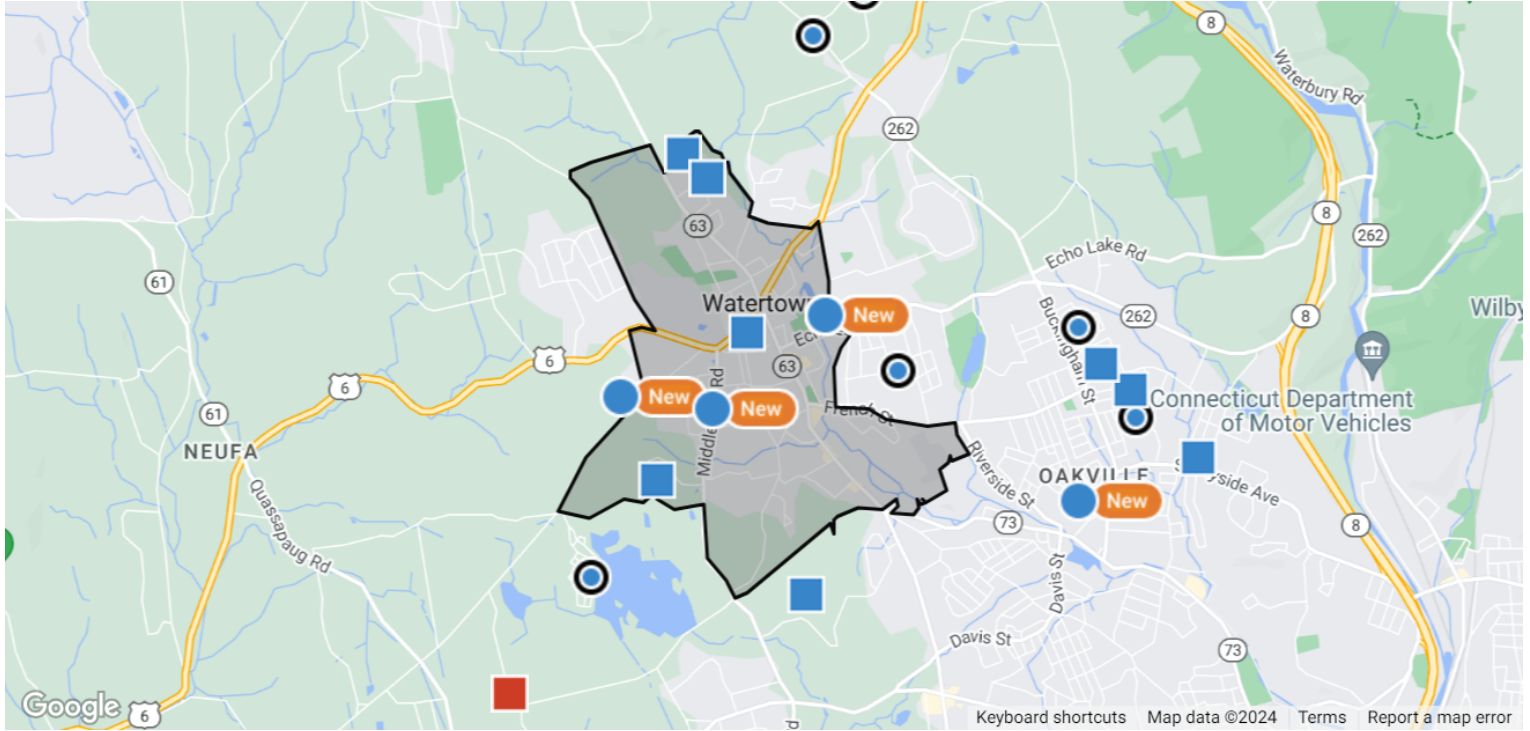
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

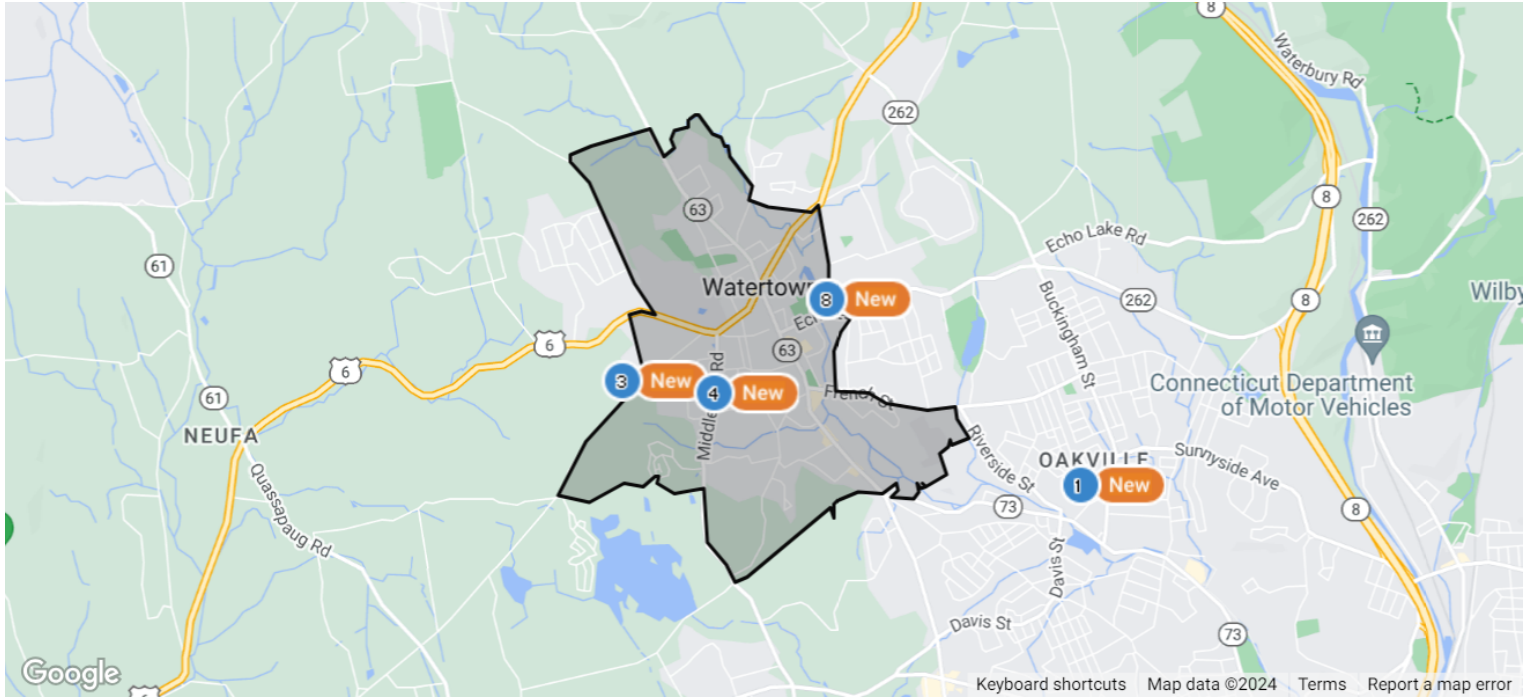
Market Activity Summary Stats





Search Criteria | **Location:** Watertown, 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	8	10	10	1
Low Price / Value	\$339,900	\$250,000	\$175,000	\$607,000
Median Price / Value	\$379,950	\$349,900	\$377,950	\$607,000
High Price / Value	\$850,000	\$699,900	\$750,000	\$607,000
Average Price / Sq. Ft.	\$207	\$215	\$206	\$214
Median Price / Sq. Ft.	\$229	\$216	\$218	\$214
Average Days in RPR	45	59	71	–
Median Days in RPR	39	41	67	–
Total Volume	\$3,678,500	\$4,064,400	\$4,442,300	\$607,000





Watertown, Connecticut





New Listings: 8

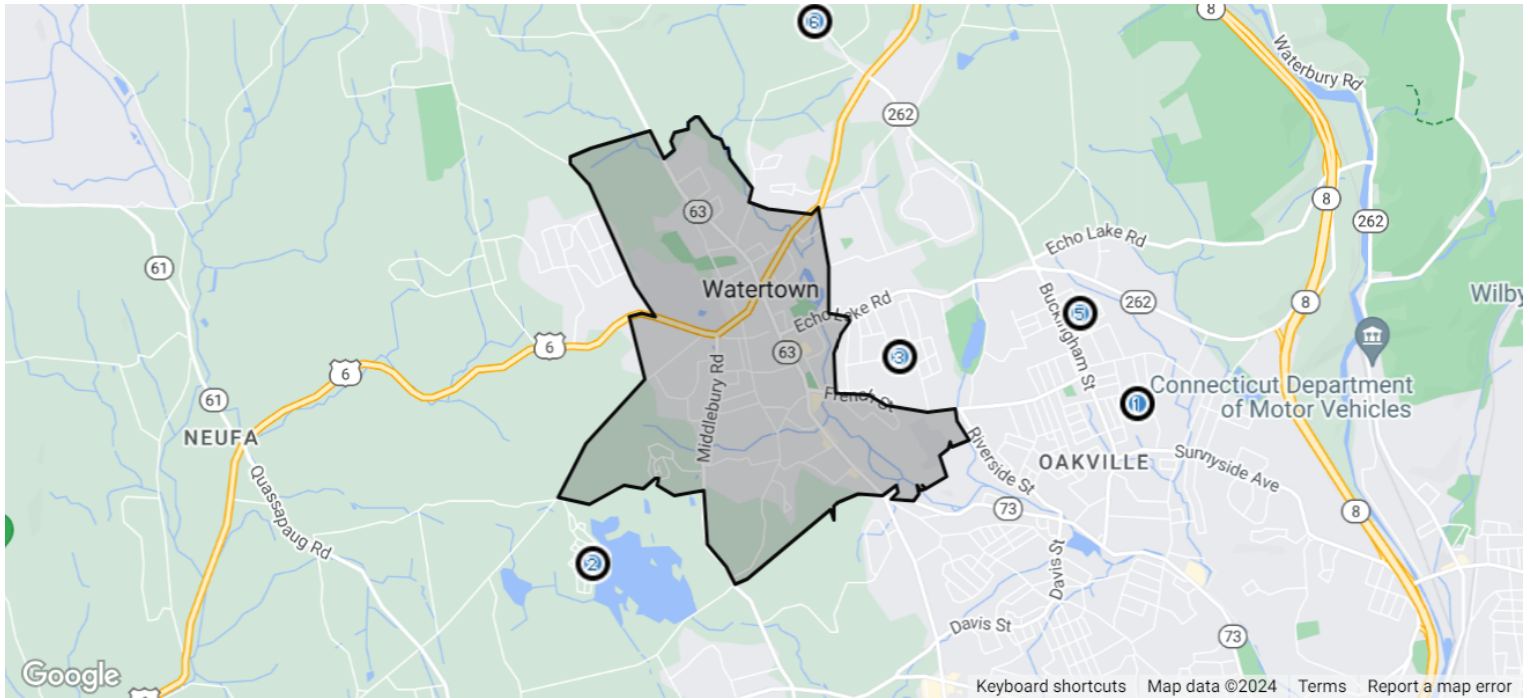
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 Active • New, Active: 12/26/2023 <i>MLS ID: 170616080</i></p> <p>164 Buckingham St</p> <p>Transformation at its best - Room for everyone with 4 bedrooms and 3 full bathrooms. Open floor plan with combination dining and living room. New interior floors, paint, lighting, remodeled baths and bedrooms, 2nd floor laundry, master bed w/ full bathroom, 2 bedrooms on main level with a full bath, 2 car garage, full basement, level clear fenced in yard, huge patio for entertaining. Lots of upgrades with efficient gas heating, some newer windows.</p> <p><i>Listing Courtesy of Perrella Realty</i></p>	Single Family	4/3	1,686 sq ft	13,068	1930	12/26/2023	\$399,900	\$237
 <p>2 Active • New, Active: 1/19/2024 <i>MLS ID: 170619104</i></p> <p>89 Deer Run Rd</p> <p>This meticulously crafted 4-bedroom, 4-bathroom custom colonial seamlessly blends timeless elegance with contemporary updates. Recently refreshed, the home features a newly updated kitchen with high end appliances, offering a perfect blend of style and functionality. Nestled in the scenic Litchfield Hills, the nearly two-acre property, enhanced by the removal of numerous trees in both the front and backyard, showcases the home to the neighborhood and maximizes sunlight throughout. The interior boasts a grand foyer with recently replaced tile, a spacious family room and additional family room with a stone fireplace and built-in dry bar for entertaining. Upstairs, four generously sized bedrooms, all with gleaming hardwood floors, showcase luxurious living. The recently replaced tile extends into the kitchen, creating a seamless transition. All bathrooms have been tastefully remodeled, and a fresh coat of paint has been applied throughout the entire home. The exterior features a recently enhanced wrought iron fenced inground pool and deck area, a new sprinkler system, and a recently paved driveway completed in spring 2023. The exterior of the home has been thoughtfully maintained, with a recent painting, new roof, gutters, and redone front steps à all within the last two years. With modern comforts like an attic fan and central AC, this meticulously updated custom colonial offers refined living at its best in the picturesque setting of the sunlit Litchfield Hills.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/4	3,188 sq ft	80,150	1990	1/19/2024	\$850,000	\$267

New Listings: 8 (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: 12/8/2023</i> <i>MLS ID: 170614188</i></p> <p>185 Hamilton Ave</p> <p>A RARE OPPORTUNITY to own 2 single family homes on 1 lot! This unique property offers a Contemporary style home w/beautiful flr plan & abundance of natural light! LRg tiled foyer, bright eat in kitchen, half bath, & bonus rm w/tons of windows & recessed lighting, formal dining rm, awesome living rm w/flr to ceiling windows, stone fireplace, and a study/library w/ brick fireplace, lots of built ins & wood beamed ceiling, 3 bdrms, all offering tons of natural light, and abundance of closets, primary bathroom w/very unique vanity w/double sinks & addtnl full bath for the other 2 bedrooms completes the main level. The upper level consists of another full bathroom, and 2 more spacious bedrooms with wood flooring. The 2 car garage attaches to the 2nd home - main level offers a galley style kitchen, 3 carpeted bdrms, & large open area for dining/living w/cathedral ceiling & full bathroom. The upper level features a primary bdrm, full bath, & unfinished bonus room. This home has all brand new flooring and lots of natural light. The property is 1.5 level acres, with a nice fence for privacy, walkways, patio, and flower gardens. So many possibilities await you here - a family compound, live in one home and rent the other, or use 1 of the properties as an office. Totally up to you! Take a tour and be pleasantly surprised at the overall beautiful condition and spaciousness of this multiuse property.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>	Single Family	9/6	5,266 sq ft	112,820	1950	12/8/2023	\$649,000	\$123
 <p>4 ● Active • <i>New, Active: 11/14/2023</i> <i>MLS ID: 170610828</i></p> <p>27 Highland Ave</p> <p>Welcome to this classic, vintage colonial in Watertown's desirable, historic Taft School area. Upon entering the home its charm, character, detail and craftsmanship will impress you! The main level features a remodeled kitchen with a farmhouse sink, tile backsplash, island, pantry, coffee bar and stainless steel appliances, adding a bit of modern flair to the home. Adjacent to the kitchen there is a remodeled mud room/laundry area and half bath. The dining room boasts crown molding, wainscoting, trim accented ceiling and French doors to the stately foyer with ceramic tile and a grand staircase. The combination family room and living room features a fireplace, wainscoting, and French doors to a heated sunporch. Throughout the home you will see gleaming wood floors and accents. The second floor features the primary bedroom with French doors to a small private deck, the full bathroom and two bedrooms. The third floor contains the fourth bedroom and the attic. Outside, there is a classic red barn with a two car garage and a loft area above which can be utilized for a variety of purposes! There is a stone patio and a large yard with plenty of room to enjoy the outdoors. The exterior of the home and barn are in need of painting and minor repair and the home is priced accordingly. With some TLC it can be restored to its glory days! The home is located close to the quaint downtown with its fabulous shops and dining - schedule your showing today of this lovely home!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>	Single Family	4/2	2,148 sq ft	16,117	1900	11/14/2023	\$384,900	\$179
 <p>5 ● Active • <i>New, Active: 2/1/2024</i> <i>MLS ID: 170622453</i></p> <p>256 Ledgewood Rd</p> <p>Wonderfully unique 2 bedroom - 2 full bath Ranch with a directly adjacent main level first floor 3-room, 1-bedroom 1-full bath accessory unit complete with separate laundry room! Units enjoy oil-HW heating and central air. This generous sized home features a large wood deck, 2-car basement garage and a full unfinished basement. Great location with views and a level lot. Solar panel system - 2019.</p> <p><i>Listing Courtesy of Witkoski Associates, LLC.</i></p>	Single Family	3/3	2,328 sq ft	27,442	1965	2/1/2024	\$375,000	\$161
 <p>6 ● Active • <i>New, Active: 1/4/2024</i> <i>MLS ID: 170617058</i></p> <p>243 Echo Lake Rd, #D-2</p> <p>The First Phase is Sold Out!!! Welcome To THE LEDGES @ ECHO LAKE. The Second Phase is well on its way offering 6 Townhouse Style Condos All featuring Hardwood Floors through-out, C-air and Stainless steel Appliances. The first floor Features a Wonderful Bright Open Floor Plan with 9 foot ceilings, spacious Living room, Large Eat In Kitchen with breakfast bar, sliders to access the deck and 1/2 bath. The second floor has 3 Bedrooms, 2 Tiled Full Baths and a Laundry closet. The Main level has an Oversized 1 Car Garage and Utility Room with plenty of storage. Call today for more Details. Condo Fees and Property Taxes to be Determined. Room dimensions are approximate. "AGENTS Please Do Not Send your Buyers To the Site Unrepresented." Call today for All the Details.</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>	Condo/Townhouse/Apt.	3/3	1,485 sq ft	-	2024	1/4/2024	\$339,900	\$229

New Listings: 8 (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>7 ● Active •New, Active: 1/4/2024 <i>MLS ID: 170617061</i></p> <p>243 Echo Lake Rd, #D-4 Condo/Townhouse/Apt. 3/3 1,485 sq ft – 2024 1/4/2024 \$339,900 \$229</p> <p>The First Phase is Sold Out!!! Welcome To THE LEDGES @ ECHO LAKE. The Second Phase is well on its way offering 6 Townhouse Style Condos All featuring Hardwood Floors through-out, C-air and Stainless steel Appliances. The first floor Features a Wonderful Bright Open Floor Plan with 9 foot ceilings, spacious Living room, Large Eat In Kitchen with breakfast bar, sliders to access the deck and 1/2 bath. The second floor has 3 Bedrooms, 2 Tiled Full Baths and a Laundry closet. The Main level has an Oversized 1 Car Garage and Utility Room with plenty of storage. Call today for more Details. Condo Fees and Property Taxes to be Determined. Room dimensions are approximate. "AGENTS Please Do Not Send your Buyers To the Site Unrepresented." Call today for All the Details.</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
 <p>8 ● Active •New, Active: 1/4/2024 <i>MLS ID: 170617063</i></p> <p>243 Echo Lake Rd, #D-5 Condo/Townhouse/Apt. 3/3 1,485 sq ft – 2024 1/4/2024 \$339,900 \$229</p> <p>The First Phase is Sold Out!!! Welcome To THE LEDGES @ ECHO LAKE. The Second Phase is well on its way offering 6 Townhouse Style Condos All featuring Hardwood Floors through-out, C-air and Stainless steel Appliances. The first floor Features a Wonderful Bright Open Floor Plan with 9 foot ceilings, spacious Living room, Large Eat In Kitchen with breakfast bar, sliders to access the deck and 1/2 bath. The second floor has 3 Bedrooms, 2 Tiled Full Baths and a Laundry closet. The Main level has an Oversized 1 Car Garage and Utility Room with plenty of storage. Call today for more Details. Condo Fees and Property Taxes to be Determined. Room dimensions are approximate. "AGENTS Please Do Not Send your Buyers To the Site Unrepresented." Call today for All the Details.</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								







Pending: 10

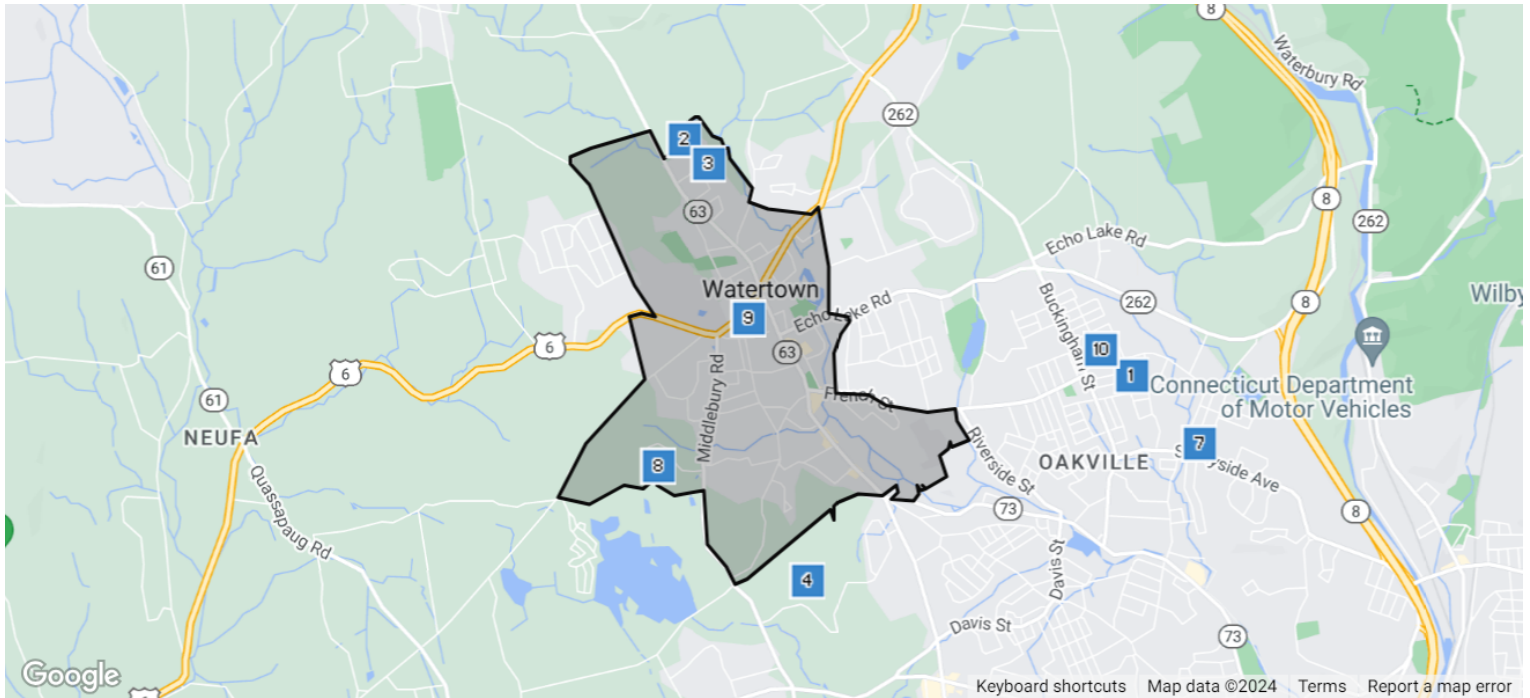
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 11/27/2023 <i>MLS ID: 170602269</i></p> <p>6 Burnham St</p> <p>Single Family 3/2 1,498 sq ft 10,018 10/17/2023 \$305,000 11/27/2023 \$204</p> <p>Welcome home to 6 Burnham Street in Watertown. This three bedroom raised ranch sits in a desirable area, minutes from schools, parks, and shopping. Enjoy hardwood flooring throughout the upstairs, and updates including beautiful granite counter tops, newer kitchen appliances, bathroom, and new hot water heater. This is a great home for entertaining, and includes a pull through driveway with plenty of parking. Close proximity to Watertown's downtown dining and shopping. Minutes to Route 8 and 184. Easy commutes: 10 min to St. Mary's AND Waterbury Hospital, 15 min to NVCC, and 30 min to ESPN. Call to schedule a showing today, and to learn about no money down loan possibilities! Showings are strictly by appointment only. Please do not enter property without a confirmed showing appointment with a CT licensed real estate agent.</p> <p><i>Listing Courtesy of CT Home Hub</i></p>								
 <p>2 Pending • Under Contract - Continue To Show as of 12/19/2023 <i>MLS ID: 170608263</i></p> <p>9 Cayuga Rd</p> <p>Single Family 3/2 1,200 sq ft 11,325 11/6/2023 \$300,000 12/19/2023 \$250</p> <p>3 Bedroom Ranch with Lake Views and shared beach rights! Enjoy being a part of the Lake Winnemaug Association! 3 Bedroom Ranch with 2 full baths. Open floorplan with large eat-in-kitchen with stainless steel appliances. Living Room with bay window. Master bedroom with attached full bath. 2nd and 3rd bedroom both amply sized. Full bath with tile floor and tile surround shower. Full basement with walkout. Amazing water views! Town record has 1 full bath.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 <p>3 Pending • Under Contract - Continue To Show as of 12/27/2023 <i>MLS ID: 170610662</i></p> <p>24 Crestwood Ave</p> <p>Single Family 3/2 1,664 sq ft 12,632 12/11/2023 \$250,000 12/27/2023 \$150</p> <p>Centrally located ranch with great potential...level yard...bring your own ideas...3 BR, 2 full baths...5 car driveway...don't miss this...some work needed...newer roof and siding</p> <p><i>Listing Courtesy of Weichert REALTORS Briotti Group</i></p>								

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 4 🕒 Pending <i>• Under Contract - Continue To Show as of 1/30/2024</i> MLS ID: 170620360 15 Deer Run Rd	Single Family	4/3	3,132 sq ft	90,169	1/21/2024	\$559,900	1/30/2024	\$179
<p>Coming to the market soon is this well-maintained colonial home, situated on a 2.07-acre corner lot in a desirable Watertown neighborhood. The original owners have taken great care of this property, which offers a spacious 2700+ sq ft of living area, including 4 BRs and 2-1/2 baths. Step into the two-story open foyer and you will feel right at home. This home features hardwood floors throughout. The kitchen is equipped with granite countertops, stainless steel appliances, and features an oversized slider opening to a backyard with an ING pool and pool house. The formal dining room with French sliding pocket doors is located directly off the kitchen. Enjoy cozy evenings in the formal living room with FP complete with an insert for added heating efficiency. A convenient first-floor office is perfect for those that work from home. The upper level comprises 4 BRs, including a primary suite offering a full bath with a jacuzzi tub & shower. The home is equipped with oil heating, CAIR, and a generator for peace of mind. Meticulously maintained, the two-bay attached garage features epoxy-coated floors, making it a car enthusiast's delight. Outdoor living is a breeze with double covered decks, two storage sheds, and an open yard for picnic games. Both well and septic have been regularly maintained. Bring a few updates to this beautiful home and make it yours! This property combines comfort and practicality, ideal for those looking for a peaceful living. Professional Pics COMING SOON!</p> <p style="text-align: right;"><i>Listing Courtesy of West View Properties, LLC</i></p>								
 5 🕒 Pending <i>• Under Contract - Continue To Show as of 1/9/2024</i> MLS ID: 170614871 175 Eaton St	Single Family	3/2	1,536 sq ft	10,018	12/27/2023	\$369,900	1/9/2024	\$241
<p>Home Of The Year!! This stunning Colonial has it all and is set in a quiet Watertown neighborhood. Beautiful kitchen with plenty of custom cabinetry, granite, gas stove, tile flooring and center island. Open concept to the dining room with crown molding and chair rail. Enter into the massive front to back living room with loads of custom built-in cabinetry, crown molding, a brick fireplace with propane insert, and plenty of natural sunlight. The mudroom which is the perfect spot to leave your boots and hang your coats, leads to the sun soaked 4-season Sunroom with tile flooring, and to the two car garage with pull down stairs and full sized attic storage. Upstairs you will find the front to back primary bedroom with double closets, another closet leading to additional storage. Two additional bedrooms and a beautifully renovated full bathroom with laundry shoot completes the second floor. In the lower level you will love the finished family room with wood burning stove, a workshop with access to the rear yard, and laundry/mechanical room with NEW FURNACE and Hot Water Heater. Not to be outdone, the exterior is equally impressive with its paver patio, awning, fire pit, perennial gardens, shed, low maintenance vinyl fence, vinyl siding, and vinyl replacement windows. Come fall in love and make this your next home!</p> <p style="text-align: right;"><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 6 🕒 Pending <i>• Under Contract as of 1/26/2024</i> MLS ID: 170620467 205 Fern Hill Rd	Single Family	4/2	2,092 sq ft	37,461	1/22/2024	\$339,900	1/26/2024	\$162
<p>Great opportunity in desirable area, to restore this 4 bedroom, 2 bath Cape! This home needs updating, but will truly be a beauty, on a gorgeous, level .86 acre lot with city water & sewer. On the main level- large living room with brick fireplace and built-ins, hardwood floors & crown molding, huge primary bedroom, 2nd bedroom or office and full bath. The kitchen and formal dining room lead out to a stunning sunroom, surrounded by sliders, where you can watch nature's wildlife. The floorplan is perfect for comfortable living and entertaining! The 2nd floor has another full bath and 2 more spacious bedrooms with large windows overlooking the back yard. There is an attached 2 car garage with loft, and a rear deck. The house has clapboard siding, and the front is lightly wooded for privacy. TO BE SOLD IN AS-IS CONDITION!</p> <p style="text-align: right;"><i>Listing Courtesy of West View Properties, LLC</i></p>								

Pending: 10 (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>7 🕒 Pending <i>*Under Contract - Continue To Show as of 1/27/2024</i> MLS ID: 170598924</p> <p>220 Highmeadow Rd</p> <p>Single Family 5/5 4,721 sq ft 66,211 9/19/2023 \$699,900 1/27/2024 \$148</p> <p>Litchfield County Gem! Under 2hrs from NYC! Minutes to I 84 & Rte 8. Beautiful Colonial perfect for multi-generational needs or work from home! Set on a sprawling 1.52-acre lot, this brick home boasts 5 BRs, 4.5 Baths, & impressive amenities. With only one owner since construction, the main level features a spacious eat in kitchen w granite countertops, pantry, island, & a double-oven range. Abundant cabinetry & a stone gas fireplace within cozy seating area add to its appeal. Sliders offer views of the in-ground pool, patio, and crafted stone walls. The great room & living room w fireplace provide ample space. The 3 season sunroom floods w natural light. Gleaming hardwood floors unify the home, & 3 fireplaces offer warmth in New England winters. Upstairs, a bonus suite w a bedroom, bathroom, & kitchenette, accessible via a private entrance, awaits (work from home studio, art studio or in law). Finished LL features yet another fireplace, entertainment bar, wine cellar & kitchenette w walk-out access and over 1200 usable sq ft! Outdoors, the meticulously maintained in-ground pool overlooks the picturesque property—a perfect setting for gatherings & relaxation. The kitchen windows offer stunning sunset views. This property has been lovingly maintained w updated mechanicals, ensuring it's move-in ready for its next owner. Don't miss this chance to own a spacious, luxurious home in a breathtaking setting, complete with a 4 car (tandem) garage and so many living options!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>8 🕒 Pending <i>*Under Contract - Continue To Show as of 1/12/2024</i> MLS ID: 170618192</p> <p>176 Honey Hill Rd</p> <p>Single Family 3/2 1,220 sq ft 35,283 1/9/2024 \$359,900 1/12/2024 \$295</p> <p>One level living at it's BEST! Welcome to this meticulous Ranch..... featuring spacious Living Room with Fireplace that flows into the Dining Room with sliders to your private deck for some quiet time. This home has many renovations.... Newly Remodeled Kitchen with granite countertops and new cabinets, all stainless steel appliances included. Three bedrooms with the Primary Bedroom has half bath and walk in closet. Large unfinished basement with double atrium doors that both open up to a manicured .81 acre level lot for your relaxation and fun recreation time. Oil Heat, Central Air, New boiler, new well tank and new oil tank. Roof 10 yrs. old, submersible well pump 10 yrs. Brand new driveway. Also, two sheds for all your storage. Two Car Garage. Close to parks, golf course, private school. MUCH MORE!</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</i></p>								
 <p>9 🕒 Pending <i>*Under Contract - Continue To Show as of 2/3/2024</i> MLS ID: 170619659</p> <p>127 Lexington Dr</p> <p>Single Family 3/3 1,888 sq ft 34,848 1/18/2024 \$550,000 2/3/2024 \$291</p> <p>MULTIPLE OFFERS. HIGHEST AND BEST DUE BY TUESDAY 1/30 AT 5:00 This home offers practical and comfortable living with solar panels, a pool, and a finished basement. Fully renovated in 2012, it boasts modern functionality with a spacious interior and large yard for outdoor enjoyment. The two-car attached garage provides convenient parking and storage, complemented by two shed outbuildings for added space. Ideal for those seeking a well-equipped and spacious living environment.</p> <p><i>Listing Courtesy of Keller Williams Prestige Prop.</i></p>								
 <p>10 🕒 Pending <i>*Under Contract - Continue To Show as of 2/2/2024</i> MLS ID: 170618712</p> <p>1346 Litchfield Rd</p> <p>Single Family 3/2 1,444 sq ft 74,487 1/27/2024 \$329,900 2/2/2024 \$228</p> <p>Discover the charm of this exceptional home on Litchfield Road in Watertown! Nestled on nearly 2 acres of land, this raised ranch offers a canvas for your personal touches. The main level boasts an eat-in kitchen, a spacious dining room, and a comfortable living room, creating an ideal space for entertaining friends and family. You'll also find the primary bedroom awaiting with its own private bathroom & 2 additional generously sized bedrooms on this level. The finished lower level adds to the allure of this residence, featuring a cozy fireplace and walk-out access to the expansive backyard and a covered deck perfect for outdoor gatherings or relaxation. Convenience meets functionality with the attached 2-car garage, ensuring easy access and ample parking. Seize the opportunity to make this property your own and create lasting memories.</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</i></p>								







Closed: 10

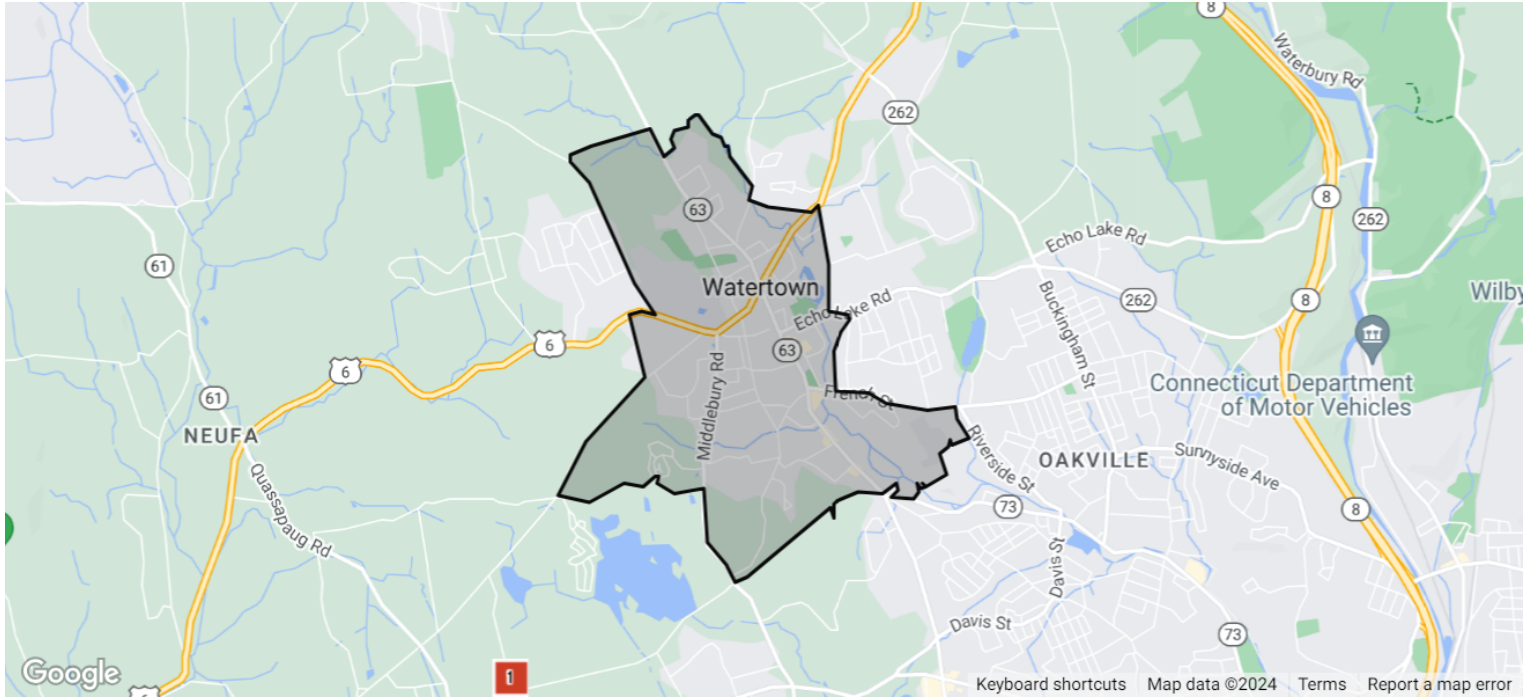
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 12/11/2023, MLS Listing 170593899: 8/25/2023 MLS ID: 170593899</p> <p>44 Eustis St, #A</p> <p>Single Family 3/3 1,616 sq ft - 2020 12/11/2023 \$322,500 \$200</p> <p>NO CONDO FEE, NO RESTRICTIONS & NO MANAGEMENT COMPANY! The town has this home listed as a Condo, but it's basically a Duplex. This is Unit A, which is the left-hand side unit. If you're looking for new construction without the wait, this home is only 3 YEARS YOUNG! The kitchen is GORGEOUS with solid wood cabinets, soft close drawers, granite counters, white tile backsplash, stainless steel appliances, LVT flooring, recessed lights, slider to the rear deck & OPEN FLOOR PLAN to the eating area and living room with propane fireplace with blower! The primary bedroom SUITE comes complete with HARDWOOD FLOORS, walk-in closet & full bathroom with double vanity. The 2 other bedrooms are both generously sized and have hardwood floors, good closet space & ceiling fans. 9' CEILINGS, HIGH EFFICIENCY HEIL PROPANE FURNACE, 2ND FLOOR LAUNDRY, CENTRAL AIR, PUBLIC WATER & SEWER, CENTRAL VAC, 2 CAR GARAGE, ON DEMAND HOT WATER & WINDOWS WITH A LIFETIME WARRANTY!! This is truly a RARE opportunity with no condo fee to worry about and no restrictions to abide by! *Sellers will need a 70+ day closing or a "rent back" situation</p> <p><i>Courtesy of Rockoff Realty</i></p>								
 <p>2 Closed • Sold Date: 1/4/2024, MLS Listing 170604439: 10/15/2023 MLS ID: 170604439</p> <p>215 Claxton Ave</p> <p>Single Family 4/4 2,406 sq ft 73,180 2015 1/4/2024 \$639,900 \$266</p> <p>BETTER THAN NEW!!! Impeccably maintained 4 BR Colonial with FIRST FLOOR PRIMARY BEDROOM located in desired Watertown cul de sac neighborhood with farmland views. This newer home features city water and septic. Step into the two story foyer and you will be impressed. Spacious entertaining area includes a formal dining room with detailed moldings, eat in kitchen complete with granite counters and stainless steel appliances which opens to the cozy great room featuring a gas FP and corner windows. This first floor feels open and welcoming with 9' ceilings and plenty of windows for natural sunlight. The convenient first floor Primary BR features a luxurious full bath and walk in closet. Your upper level is perfectly designed with 3 additional BRs and a full bath. Stay cool in the summer with CAIR and ceiling fans. CVAC and Generator are a few of the many pluses. The lower level awaits your imagination offering 12' ceilings and full walk out. The outside grounds are as impeccable as the inside with professional landscaping, irrigation system and beautiful patio/deck entertaining space. This one is a gem!</p> <p><i>Courtesy of West View Properties, LLC</i></p>								

Closed: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 Closed *Sold Date: 1/25/2024, MLS Listing 170581360: 6/30/2023 MLS ID: 170581360</p> <p>350 Claxton Ave</p> <p>Single Family 4/4 3,400 sq ft 44,431 2014 1/25/2024 \$750,000 \$221</p> <p>Great open floor plan with classic lines to provide casual living. Wonderful abundant kitchen layout with quartz counters, double ovens, stainless appliances and lots of cabinetry, center island, spacious eating area flowing to family room. Double sliders in kitchen and family rm lead to covered stone patio and hot tub. Formal DR, a generous office also a full laundry rm, and separate 1/2 bath complete the main floor. The second floor has a spacious PBR w luxurious bath, lg walk-in closet, 2 more good sized bedrooms and 1/2 bath. The area over the garage is finished into a rec room with a full bath. Could be a 4th BR or additional suite! So many extras come with this house; State of The Art security alarm system, invisible dog fence surrounds the entire property, 2x6 construction, spray foam insulation, Buderus boiler and hydro air heat, recirculating hot water, 3 zones in house & 1 zone to heat garage, central vac, Anderson windows, generator ready, stone fireplace w stone mantle, PBR bath has 3 rain shower heads with new hot water tank. The basement is unfinished providing access to 3 car garage and opportunity to expand 1700 feet into your spectacular dream ideas. Fantastic views off the front of the house looking at a rolling countryside. Watertown Land Trust open space prevents ever blocking your views. ACTIVE AUDIO & VIDEO CAMARAS ON SITE!</p> <p><i>Courtesy of BHGRE Gaetano Marra Homes</i></p>								
 <p>4 Closed *Sold Date: 1/16/2024, Public Record MLS ID: -</p> <p>148 Loop Rd</p> <p>Single Family 3/2 2,448 sq ft 38,333 2016 1/16/2024 \$575,000 \$259</p> <p>-</p>								
 <p>5 Closed *Sold Date: 12/1/2023, MLS Listing 170598381: 9/28/2023 MLS ID: 170598381</p> <p>83 Barnes Rd</p> <p>Single Family 3/2 1,363 sq ft 61,419 1964 12/1/2023 \$356,000 \$261</p> <p>Introducing a charming colonial-style home sited on just over 1.4 acres on a beautiful quiet street in southwestern Watertown on Woodbury/Middlebury line. A delightful blend of character and modern comforts, this inviting property offers newly refinished hardwood flooring, a beautifully renovated white kitchen featuring quartz countertops, new cabinets, new appliances with smart stove, new flooring, lighting and freshly painted. There is also a dining room and spacious living room with wood burning fireplace and large picture window. Upstairs you will find 3 bedrooms and a full bath. This home has tremendous curb appeal with its sprawling front lawn, beautiful landscaping and the backyard is also a great open space for play time, entertaining or just sitting on your back deck enjoying the private natural setting. This property is located near Lake Winnemaug and Busy Acres Tree farm and is priced to sell so you won't want to wait long to see this sweet home! HIGHEST AND BEST OFFERS DUE MONDAY, 10/9 AT NOON.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p>6 Closed *Sold Date: 12/8/2023, MLS Listing 170601427: 9/29/2023 MLS ID: 170601427</p> <p>62 Branch Ct</p> <p>Single Family 3/3 3,032 sq ft 127,195 1995 12/8/2023 \$620,000 \$204</p> <p>Welcome to this impeccably cared for 1995 Eric Strachan custom built colonial home. Nothing to do but move into this 3032 square foot home with 3 bedrooms and 2.5 baths on a 2.92 acre lot at the end of a cul-de-sac that borders Black Rock State Park. This home features an open floor plan with high ceilings, 2-zone heating/cooling, hardwood & tile throughout and Semi-finished basement with pergo floors. Recent Upgrade - New Roof completed 9/23, Driveway redone & sealed 6/23, Exterior cedar siding painted 4/23. New Westinghouse remote electric start generator that is hooked up to the breaker. Septic & Well regularly maintained. 2 outdoor storage barns and pool house. Enjoy the outside just as much with a 32x12 in ground pool, hot tub, stamped concrete patio, landscaped yard, raised garden bed, perennial gardens & mature fruit trees. You do not want to miss this opportunity - Schedule your showing today! ***Motivated Sell - Please submit all offers*** Tesla Solar Panels will be reinstalled on 10/23/23 - Transferable</p> <p><i>Courtesy of Our Home Realty Advisors</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>7 ■ Closed *Sold Date: 11/14/2023, MLS Listing 170605333: 10/20/2023 MLS ID: 170605333</p> <p>24 Bushnell Ave</p> <p>Classic New England cape home w/ 3 beds, 2ba, and 1400+ sqft. with a 1 car garage in a quiet neighborhood near downtown. This well appointed home boasts a flexible floor plan and stunning kitchen with custom inset cabinets, farm sink, honed granite counters, tile backsplash, and upgraded SS appliances. Off the kitchen hall there is the master bedroom w/ FP and large slider to the rear patio, also off the hall is the 1st floor spa-inspired bathroom with custom finishes. The rest of the main level features another room w/ FP that can be for dining or a den, 2nd bedroom, and a vaulted great room perfect for entertaining. Off the great room is access to the patio great for grilling and enjoying the outdoors. The 2nd floor is an entire bedroom suite with oversized closets & full bath with custom tile and premium fixtures. This home is move-in ready just unpack your bags and call this place home!</p> <p style="text-align: right;"><i>Courtesy of SSG Real Estate LLC</i></p>	Single Family	3/2	1,284 sq ft	14,810	1940	11/14/2023	\$315,000	\$245
 <p>8 ■ Closed *Sold Date: 11/17/2023, MLS Listing 170605595: 10/20/2023 MLS ID: 170605595</p> <p>120 Cannon Ridge Dr</p> <p>Fantastic End Ranch Unit! 3 bedroom Ranch unit in Artillery Hill Condo Complex. Living room has new windows flanking wood burning fireplace. Dining room has slider to newly painted deck. Large eat in kitchen has been totally updated with new cabinets, countertops and stainless steel appliances. The kitchen has access to the 1 car attached garage. Primary bedroom is bright and airy with double closets and full bath. Main hall houses laundry in a closet and main bathroom. Second and third bedrooms all on main level. Pack your bags and move right in!</p> <p style="text-align: right;"><i>Courtesy of Showcase Realty, Inc.</i></p>	Condo/Townhouse/Apt.	3/2	1,340 sq ft	–	1987	11/17/2023	\$289,000	\$216
 <p>9 ■ Closed *Sold Date: 11/17/2023, MLS Listing 170599088: 10/5/2023 MLS ID: 170599088</p> <p>85 Deforest St</p> <p>HIGHLY DESIRED HISTORIC DISTRICT OF WATERTOWN AND WITHIN WALKING DISTANCE FROM TAFT SCHOOL. Investors take notice on the opportunity to restore this 1850's home. This charismatic home boasts 3 bedrooms, 1.5 bathrooms, 1-car garage and private outdoor patio to enjoy the warmer weather. Live within walking distance from the center of town and Main Street for convenience. Home is being sold in as-is condition. CASH OFFERS ONLY!</p> <p style="text-align: right;"><i>Courtesy of Regency Real Estate, LLC</i></p>	Single Family	3/2	1,503 sq ft	9,583	1850	11/17/2023	\$175,000	\$116
 <p>10 ■ Closed *Sold Date: 12/18/2023, MLS Listing 170601526: 10/2/2023 MLS ID: 170601526</p> <p>62 Eaton St</p> <p>Stunning and Stately Hilltop Haven! Discover your new home nestled atop a scenic hill, offering 6 spacious bedrooms and 4 bathrooms. This home radiates a tremendous amount of old-world charm and detailed craftsmanship throughout, showcased by the sturdy hardwood floors throughout and intricate crown molding. While the house itself has stood the test of time, the roof of both the home and the detached 2-car garage were replaced in 2020. The garage comes equipped with the latest Genie Garage smart door openers. The property also features a complete in-law setup in the basement, catering to a variety of living arrangements. Step outside and experience outdoor living at its finest on the stone patio, newly installed in 2021, complemented by the above-ground pool, complete with a 30-year transferable warranty. It's the ideal setting for outdoor entertaining or serene relaxation while soaking in the breathtaking views. Located conveniently close to Route 8 and I84, this home is mere minutes away from essential services, including the Police Station and Fire Station, area schools, and ample shopping options. Embrace the charm and character of this distinguished home where convenience, comfort, and craftsmanship harmoniously intertwine. Don't miss out! Schedule your showing today!</p> <p style="text-align: right;"><i>Courtesy of Simple Key</i></p>	Single Family	6/4	3,999 sq ft	18,730	1938	12/18/2023	\$399,900	\$100



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>290 Farmdale Rd</p> <p>-</p>	Single Family	4/3	2,832 sq ft	62,726	-	11/20/2023	Notice of Lis Pendens	

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- **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.
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