

PETER KLEMM'S LUXURY REAL ESTATE REPORT Year-end 2021

LITCHFIELD COUNTY, CONNECTICUT • \$1.0+ Million Sales

EXCLUSIVELY LISTED 2021
HIGHEST SALE LITCHFIELD COUNTY & HIGHEST SALE SALISBURY EVER 2021



SOLD!

SALISBURY, CT ASK \$7.9m

EXCLUSIVELY LISTED & SOLD 2021
HIGHEST SALE LAKE WARAMAUG & HIGHEST SALE WASHINGTON 2021



SOLD!

WASHINGTON, CT ASK \$5.995m

EXCLUSIVELY LISTED & SOLD 2021
3RD HIGHEST SALE WASHINGTON 2021



SOLD!

WASHINGTON, CT ASK \$4.25m

EXCLUSIVELY LISTED & SOLD 2021
2ND HIGHEST SALE KENT 2021



SOLD!

KENT, CT ASK \$3.275m

#1 for Selling & Renting Fine Country Properties!

STATE OF THE MARKET
Year-end 2021



2021 has been a story of fewer sales at increased prices due to diminishing supply and continued demand.

While the total number of \$1.0+ million sales declined 18% during 2021, the median price (for \$1.0+ million properties) increased 12% vs. 2020 due to double digit growth in the \$2.0+ million market.

For 2021, KLEMM, once again led the luxury (\$1.0+ million) market in Litchfield County, maintaining the #1 market share among all brokers, which is indicative of our loyal following, steadfast service and commitment to our clients. KLEMM sold 7 of the top 10 sales countywide, including the highest sale countywide for \$7.4 million.

Klemm is proud to claim record-breaking sales for 2021 in the towns of Kent, Litchfield, Roxbury, Salisbury, Sharon, Warren Washington, CT and Taghkanic, NY.

As the pandemic has matured, our new normal has led us back to a more balanced combination of both full time and weekend buyers alike. And given recent supply constraints, many clients entering the market are buying what they can while continuing to look for their longer-term solution. Looking ahead, we expect fewer overall sales but at increased prices.

Sincerely,

Peter Klemm

Peter Klemm is the #1 Agent in Litchfield County with over 2 billion dollars in real estate sold!

Peter Klemm is ranked as the #1 Agent in Litchfield County for 2021 based on annual sales volume. Peter is also ranked as one of the best agents in America based on annual sales volume in the 2020 Real Trends The Thousand annual real estate survey, as advertised in the Wall Street Journal. Peter has been selected as one of the nation's "Top 250 Realtors" for 2012 - 2018 based on individual sales volume in the Real Trends The Thousand survey, as advertised in the Wall Street Journal. He was also named "Best Real Estate Agent" in the July 2014 Issue of Top Agent Magazine: Eastern USA Edition.

Source: SmartMLS, CC & DC MLS, MHMLS and Klemm Private Sales 1/1/97 - 12/31/21

PETER KEEPS SELLING!

EXCLUSIVELY LISTED & SOLD 2021
2ND HIGHEST SALE LAKE WARAMAUG 2021



SOLD!

NEW PRESTON, CT ASK \$4.5m

EXCLUSIVELY LISTED 2021
3RD HIGHEST SALE WASHINGTON 2021



SOLD!

WASHINGTON, CT ASK \$4.25m

EXCLUSIVELY LISTED & SOLD 2021
5TH HIGHEST SALE WASHINGTON 2021



SOLD!

ROXBURY, CT ASK \$2.975m

EXCLUSIVE LISTING



WASHINGTON, CT

Stunning Ehrick Rossiter Designed Home. 7 Bedrooms. 6.5 Baths. 4 Fireplaces. Screened Porch. Pool. Cabana. Views. Abuts Steep Rock. 5.4± Acres. \$3.495m.

Top 10 Sales 2021

	TOWN	PRICE	MAIN	GUESTHOUSE	POOL	TENNIS	ACRES
1	Salisbury	\$7.423m	13,000sf	Y	Y	Y	239±
2	Roxbury	\$5.54m	7,023sf	N	N	N	155±
3	Washington	\$5.5m	2,568sf	N	N	N	1.09±*
4	Sharon	\$5m	5,231sf	N	Y	N	34±
5	Lakeville	\$5m	8,446sf	Y	Y	N	21±
6	Lakeville	\$4.995m	6,155sf	Y	Y	N	6±
7	Washington	\$4.75m	6,945sf	N	Y	N	3±
8	Roxbury	\$4.5m	7,050sf	Y	Y	Y	57±*
9	Roxbury	\$4.1m	6,800sf	Y	Y	N	9.6±
10	Washington	\$4m	9,280sf	N	Y	N	8±

* = lakefront

EXCLUSIVE LISTING



WASHINGTON, CT

Private Country Estate. Main House. Guest/Pool House. Pool. Overlooks Ponds, Streams & Waterfall. Surrounded by Land Trust. 3.8± Acres. \$2.375m.

EXCLUSIVE LISTING



BRIDGEWATER, CT

Baronial House on Lake Lillinonah Waterfront. 5 Bedrooms. 4 Fireplaces. Pool. Dock. Views. 3-car Attached Garage. 5.02± Acres. \$2.295m.

PETER KEEPS SELLING!

EXCLUSIVELY LISTED & SOLD 2021



SOLD!

WASHINGTON, CT ASK \$2.975m

EXCLUSIVELY LISTED & SOLD 2021



SOLD!

ROXBURY, CT ASK \$2.25m

EXCLUSIVELY LISTED & SOLD 2021



SOLD!

WASHINGTON, CT ASK \$2.395m

LAKE WARAMAUG EXCLUSIVES

EXCLUSIVE LISTING



NEW PRESTON, CT

Uber Chic Lake Waramaug Modern. 2-3 Bedrooms. 2 Fireplaces. Private Waterfront with Stone Terrace. Floating Dock. Stunning Views. Exquisite. 0.32± Acres. \$4.295m.



EXCLUSIVE LISTING



NEW PRESTON, CT



Turnkey 4 Bedroom/3.5 Bathroom Lake Waramaug Shingle-style Home. Fieldstone Patio. 60' Prime Lake Frontage. Beach. Steps to Water's Edge. 3.7± Private Acres. \$3.395m.

EXCLUSIVE LISTING



WARREN, CT



Rare Direct Waterfront Lake Waramaug. 4 Bedroom/4 Bathroom Home with Detached Guest Apartment. Level Property to Gorgeous Lakefront. New Dock. Western Views. Must See! \$4.5m.

Any buyer/lessee must satisfy himself by inspections or otherwise as to correctness of any information given, written or verbal. No information may be relied upon as fact, and is given entirely without responsibility of Klemm Real Estate, Inc., its associates or seller/lessor. Offering subject to error, omissions, changes or withdrawal without notice. If your property is currently listed for sale with another Real Estate Broker, this is not intended as a solicitation.