

# PETER KLEMM'S LUXURY REAL ESTATE REPORT Year-end 2020

**LITCHFIELD COUNTY, CONNECTICUT • \$1.0+ Million Sales**

**EXCLUSIVELY LISTED & SOLD 2020**  
3RD HIGHEST SALE LITCHFIELD COUNTY & HIGHEST SALE WASHINGTON 2020



**HIGHEST SALE ROXBURY 2020**



**2ND HIGHEST SALE LAKE WARAMAUG 2020**

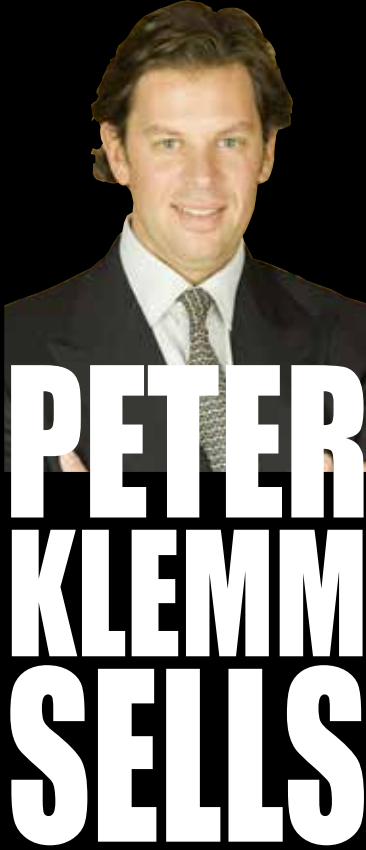


**EXCLUSIVELY LISTED & SOLD 2020**  
3RD HIGHEST SALE WASHINGTON 2020



*#1 for Selling & Renting Fine Country Properties!*

STATE OF THE MARKET  
Year-end 2020



We are in the right place at the right time. The pandemic created unprecedented demand among affluent families during 2020 to move to the greener pastures in Litchfield County seeking a better quality of life. And given the backdrop of record low mortgage rates coupled with recent stock market highs and diminished inventory, we have witnessed double digit price appreciation for the luxury (\$1.0+ million) real estate market.

Both the total number of sales and total dollar volume for the luxury market in Litchfield County tripled in 2020 vs. 2019. Listing and selling prices are up over 20% on average for 2020.

During 2020, KLEMM, once again led the luxury 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 4 of the top 10 sales countywide, exclusively listed and sold the 3rd highest sale for \$6.8 million and achieved the highest sale in Dutchess County for \$16.5 million.

Our luxury (\$1.0+ million) second home market has increasingly grown into a primary market as the flexibility of remote work has suddenly become socially and economically viable. And given the proximity to New York City, we are optimistic that these trends will continue for 2021 and beyond.

Sincerely,

Peter Klemm

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

Peter is ranked as one of the best agents in America based on annual sales volume as published in the 2019 Real Trends/Wall Street Journal annual real estate survey. Peter has been selected as one of the nation's "Top 250 Realtors" for 2012 - 2018 based on individual sales volume as published in Real Trends/ Wall Street Journal Survey. 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 - 12/31/20

PETER KEEPS SELLING!

EXCLUSIVELY LISTED & SOLD 2020  
4TH HIGHEST SALE WASHINGTON 2020



SOLD!

WASHINGTON, CT ASK \$3.9m

EXCLUSIVELY LISTED & SOLD 2020



SOLD!

WASHINGTON, CT ASK \$2.995m

EXCLUSIVELY LISTED & SOLD 2020  
3RD HIGHEST SALE ROXBURY 2020



SOLD!

ROXBURY, CT ASK \$2.975m

**EXCLUSIVE LISTING**



**KENT, CT**

Dragonfly Farm. Country Compound. c1800's Main House. 2 Bedroom Guesthouse. Pool. Pool House. Barns. Tennis Court. 41.33± Acres. \$11.499m

**Top 10 Sales 2020**

	TOWN	PRICE	MAIN	GUESTHOUSE	POOL	TENNIS	ACRES
1	Sharon	\$10.47m	14,541sf	Y	Y	N	51.3±
2	Sharon	\$10m	8,412sf	N	N	N	34.5±
3	Washington	\$6.8m	6,449sf	N	Y	N	30.4±
4	Warren	\$5.445m	6,844sf	Y	Y	Y	68.4±
5	Salisbury	\$5.3m	6,250sf	N	Y	N	17.7±
6	Roxbury	\$4.55m	7,455sf	Y	Y	N	42.35±
7	Washington	\$4.5m	7,357sf	Y	Y	N	27±
8	Warren	\$4.35m	5,000sf	N	N	N	1.35±*
9	Norfolk	\$4.015m	7,100sf	N	N	N	518.3±
10	Roxbury	\$4m	5,500sf	Y	Y	N	51.5±

\* = lakefront

**EXCLUSIVE LISTING**



**WASHINGTON, CT**

To Be Built Colonial. 3 Bedrooms. 3.5 Baths. Fireplace. 2-car Attached Garage. 13.13± Acres. \$2.975m.

**EXCLUSIVE LISTING**



**WASHINGTON, CT**

c1850 Renovated Farmhouse. 4-5 Bedrooms. Pool. Flagstone Terrace with Outdoor Fireplace. Party Barn. Wine Cellar. Forever Views. 4.7± Acres. \$2.495m.

**PETER KEEPS SELLING!**

**EXCLUSIVELY LISTED & SOLD 2020**  
2ND HIGHEST SALE LITCHFIELD 2020



**SOLD!**

**LITCHFIELD, CT ASK \$2.495m**

**EXCLUSIVELY LISTED & SOLD 2020**



**SOLD!**

**LITCHFIELD, CT ASK \$1.5m**

**EXCLUSIVELY LISTED & SOLD 2020**



**SOLD!**

**WARREN, CT ASK \$1.375m**

SAMPLING OF EXCLUSIVE LISTINGS



ROXBURY, CT

Private Estate. 4 Bedroom Main House. 2 Guest Cottages. Har-True Tennis Court. Pool. 3 Tee/2 Hole Golf Course. Garages. 2 Barns. Pond. Views. 86.23± Acres. \$7.5m.



NEW PRESTON, CT

Stunning Lake Waramaug Modern. 4 Bedrooms. 4 Baths. Fireplace. 2-car Detached Garage. Terrace. Level Lawn. Direct Waterfront. Floating Dock. 1.09± Acres. \$5.995m.



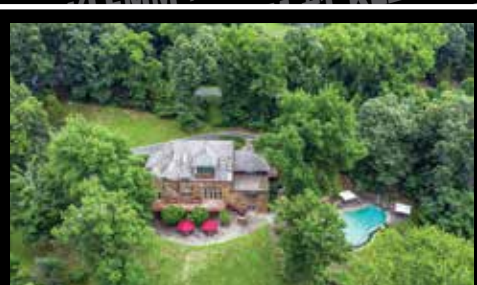
WASHINGTON, CT

Major Estate. Historic District. Highest Standards of Construction. Guesthouse. Pool. Ponds. 10± Acres. Many Amenities. \$4.45m.



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.



BRIDGEWATER, CT

Baronial House on Lake Lillinonah Waterfront. 5 Bedrooms. 4 Fireplaces. Pool. Dock. Views. 3-car Attached Garage. 5.02± Acres. \$2.9m.



ROXBURY, CT

Fabulous 1740 Historic Antique. 3 Bedrooms. Pool. Guesthouse. Pond. Waterfall. Bordering Shepaug River & Land Trust. Privacy. 6.4± Acres. \$2.495m.



WASHINGTON, CT

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



WASHINGTON, CT

144.1± Acres. Shepaug Riverfront Estate Parcel. Wonderful House Site Overlooking Large Pond. Prime Location. Abuts Steep Rock Land Trust. Total Privacy. \$1.995m.



ROXBURY, CT

Stunning Complete Modern Renovation. 4 Bedrooms. Fireplace. Open Floor Plan. New Heated Gunite Pool. Shed. 2-car Garage. 4.24± Acres. \$1.795m.



ROXBURY, CT

Meticulously Restored Home. 4-5 Bedrooms. 2 Fireplaces. Luxury Kitchen. Vaulted Living Room. Home Theater. Horse Barn. Abuts Steep Rock. Pool. 12± Acres. \$1.495m.



NEW PRESTON, CT

2± Acres. Subject to Lot Line Revision & Town Approval. Deeded Lake Rights. Abuts State Forest. Sunset & Lake Views. Privacy. \$1.4m.



WARREN, CT

93.32± Acres. Spectacular High Meadows. Woods. Major Views. Total Privacy. Must See! \$750k.

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.