

PETER KLEMM'S LUXURY REAL ESTATE REPORT YEAR-END 2023

LITCHFIELD COUNTY, CONNECTICUT • \$1.0+ Million Sales

EXCLUSIVELY LISTED & SOLD 2023
HIGHEST SALE LAKE WARAMAUG 2023



SOLD!

NEW PRESTON, CT ASK \$3.995m

EXCLUSIVELY LISTED & SOLD 2023
2ND HIGHEST SALE WASHINGTON 2023



SOLD!

WASHINGTON, CT ASK \$4.295m

EXCLUSIVELY LISTED & SOLD 2023
HIGHEST SALE LITCHFIELD COUNTY 2023



SOLD!

WASHINGTON, CT ASK \$6.5m

EXCLUSIVELY LISTED & SOLD 2023
3RD HIGHEST SALE WASHINGTON 2023



SOLD!

WASHINGTON, CT ASK \$4.495m

#1 for Selling & Renting Fine Country Properties!

STATE OF THE MARKET
YEAR-END 2023



PETER
KLEMM
SELLS

2023 witnessed another strong year for luxury real estate sales throughout Litchfield County, CT.

While the total number of \$1.0+ million sales declined by 13% and the total dollar volume declined by 19% vs 2022, the total number of sales and total dollar volume nearly doubled vs. 2019 indicating underlying growth and continued robustness in our market despite significantly higher interest rates and a dearth of inventory.

Thanks to our 40+ years of expertise in luxury real estate here in northwestern Connecticut, we are here to support, inform and advise our clients in the acquisition or the sale of a property. Klemm Real Estate has pioneered the luxury marketplace by opening doors to a network of both listed and unlisted properties, closing 14 of the top 20 sales in Litchfield County history and creating lasting relationships with our clients.

In 2023, KLEMM, once again led the luxury (\$1.0+ million) market in Litchfield County, maintaining the #1 market share among all brokers, a clear indication of our loyal following, steadfast service and commitment to our clients. KLEMM participated in selling 5 of the top 10 sales countywide, and exclusively listed and sold the highest sale countywide for \$6.2 million.

Klemm is proud to claim record-breaking sales for 2023 in the towns of Bethlehem, Bridgewater, Kent, Litchfield, Morris, Roxbury, Warren and Washington.

As the market changes, the new normal has led us back to a market with continued demand but fewer overall sales due to a lack of supply. Call me to discuss Klemm "private properties."

Sincerely,

Peter Klemm

Peter Klemm is the #1 Agent in Litchfield County with nearly 3 billion dollars in real estate sold!

Peter Klemm is ranked as the #1 Agent in Litchfield County and #7 in Connecticut 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 2022 Real Trends The Thousand annual real estate survey, as advertised in the Wall Street Journal. Peter was 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 - 12/31/23

PETER KEEPS SELLING!

EXCLUSIVELY LISTED 2023
HIGHEST SALE LITCHFIELD EVER



SOLD! LITCHFIELD, CT ASK \$4.95m

EXCLUSIVELY LISTED 2023



SOLD! WARREN, CT ASK \$3.495m

EXCLUSIVELY LISTED & SOLD 2023



SOLD! SOUTH KENT, CT ASK \$3.25m



EXCLUSIVE LISTING

NEW PRESTON, CT

Stunning NEW Modern Lake House on Lake Waramaug. 4 Bedrooms. 4.5 Bathrooms. Gas Fireplace. State-of-the art construction featuring: Marvin windows & doors, white oak floors throughout, custom kitchen & bathroom cabinetry, cedar siding, standing seam metal roof, granite stone veneer, forced hot air heating with central a/c & electronic Honeywell thermostats, Gaggenau, Wolf & Miele appliances, central security system and backup generator. Large Stone Patio. 2-car Attached Garage. Professionally Landscaped. New Floating Wood Dock. 2± Acres. Smashing Lake Views. Privacy. Must See! \$5.200.000.

EXCLUSIVE LISTING



NEW PRESTON, CT

Sprawling shingle-style estate with showstopping Great Room & unrivaled panoramic views overlooking Lake Waramaug & the surrounding hills. 22± acres with stone walls, blue stone terraces, long driveway & heated gunite swimming pool. 1st floor Primary Bedroom Suite with walk-in dressing closets, luxurious bathroom & private terrace. Cherry paneled Library with fireplace. Formal Dining Room. Butler's Pantry. Chef's Kitchen. Family Room. Guest bedrooms are all en suite. Mahogany deck. Fabulous outdoor fieldstone fireplace. A+ location. Must See! \$7.500.000.

PETER KEEPS SELLING!

EXCLUSIVELY LISTED & SOLD 2023



SOLD! WASHINGTON, CT ASK \$1.3m

EXCLUSIVELY LISTED & SOLD 2023



SOLD! WASHINGTON, CT ASK \$2.999m

EXCLUSIVELY LISTED 2023



SOLD! ROXBURY, CT ASK \$1.795m

EXCLUSIVES

EXCLUSIVE LISTING



WASHINGTON, CT

Rare Lake Waramaug Waterfront. 2-3 Bedrooms. 2-car Attached Garage. Boat House. Gazebo. Level Lawn. Deep Water Dock. 1.31± Acre. \$1.750.000.

EXCLUSIVE LISTING



NEW PRESTON, CT

Riverside Post & Beam. Triple Mint Reconstruction. 3 Bedrooms. 2 Fireplaces. Entertaining Pavilion. 4-car Garaging. Waterfall. 3.83± Acres. \$3.595.000.

EXCLUSIVE LISTING



WARREN, CT

1.16± Acres. Rare Direct Lake Waramaug Waterfront. Suitable for 4 Bedroom House. Perc Tests Available. Western Sunsets. Views. Spectacular Opportunity. Must See! \$2.295.000.

EXCLUSIVE LISTING



LITCHFIELD CT

235± Acres. Ultra Private Estate Parcel. Long Gravel Driveway. Large Cleared Area. Open Meadows. Stream. Views. Abuts Land Trust. \$3.395.000.

Call Peter Klemm For Private Listings
917.864.4940

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.