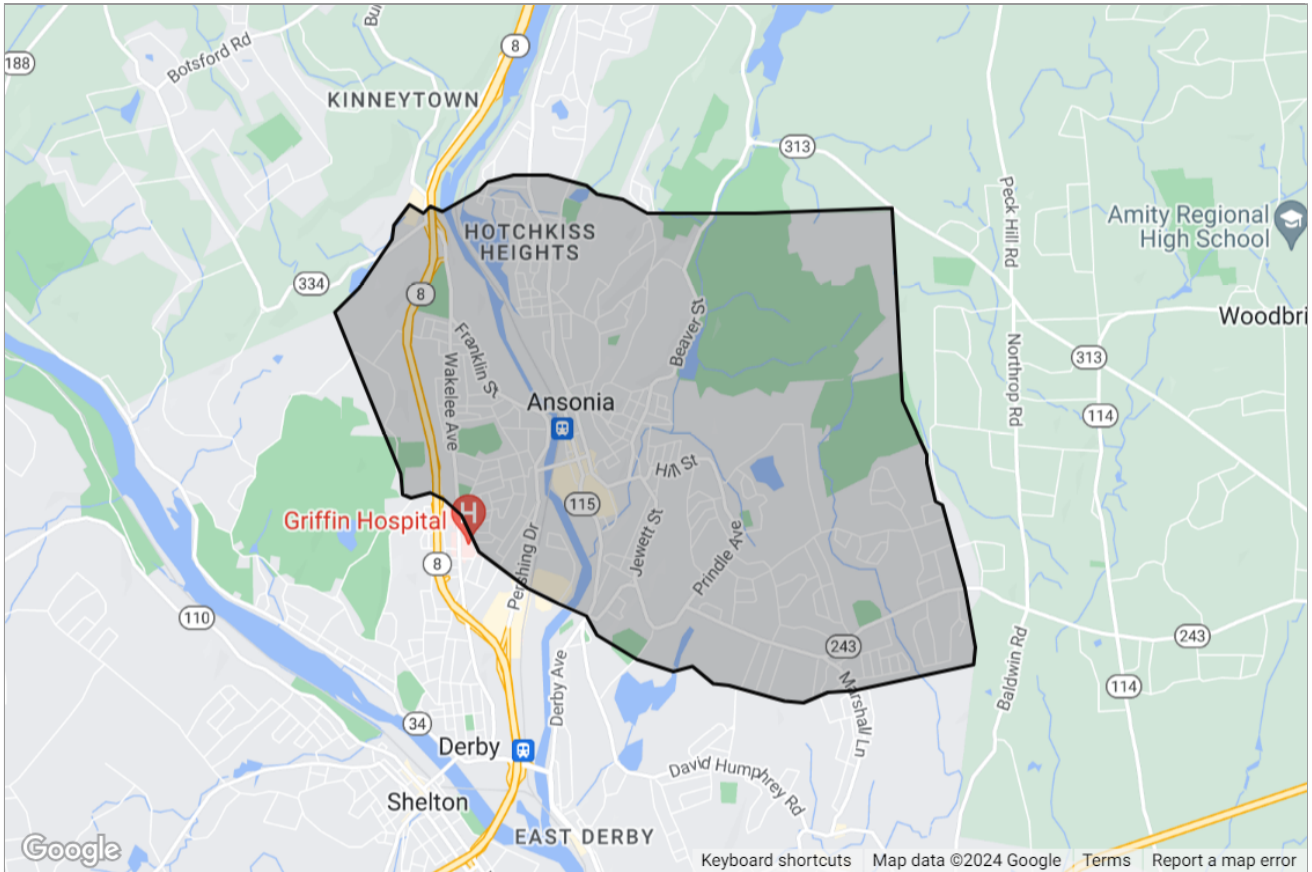


MARKET ACTIVITY REPORT

## Ansonia, Connecticut



Presented by

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GRI, SRS

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### Connecticut Real Estate

157 East Main Street 2nd Fl.  
Thomaston, CT 06787

# Ansonia, Connecticut

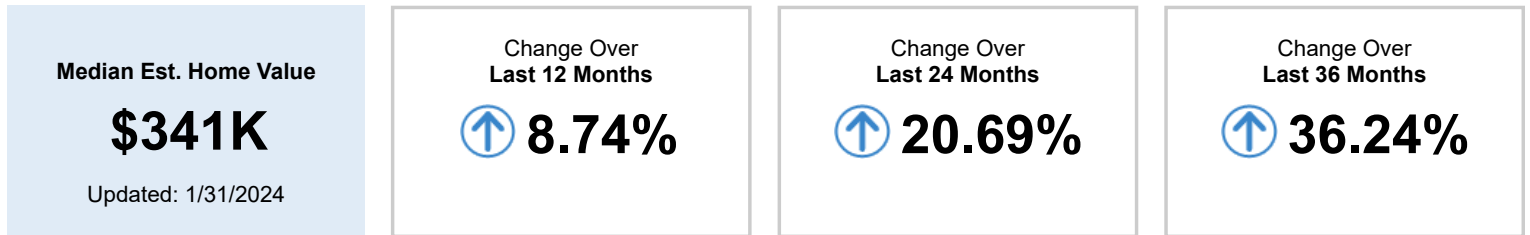
## Market Snapshot: Estimated Home Values



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



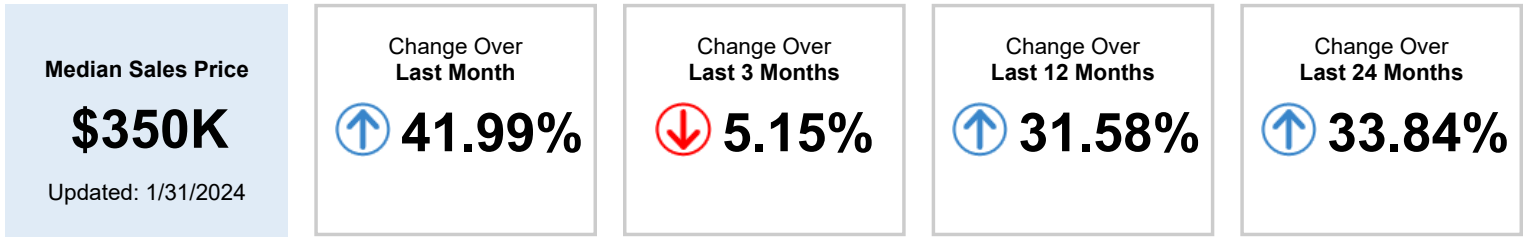
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



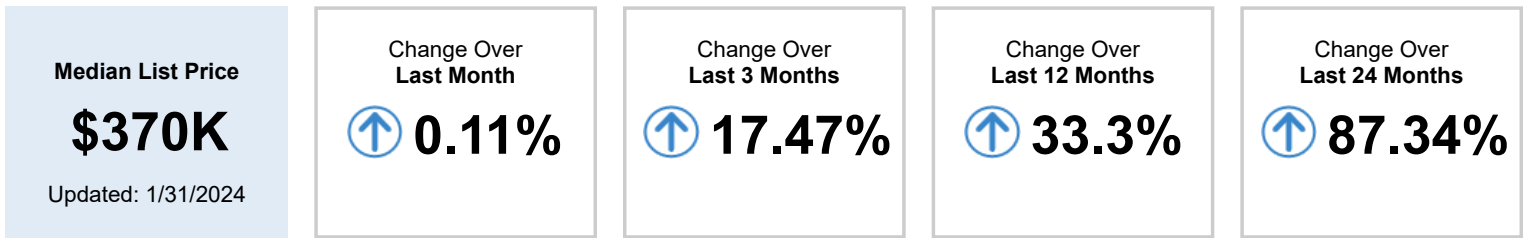
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



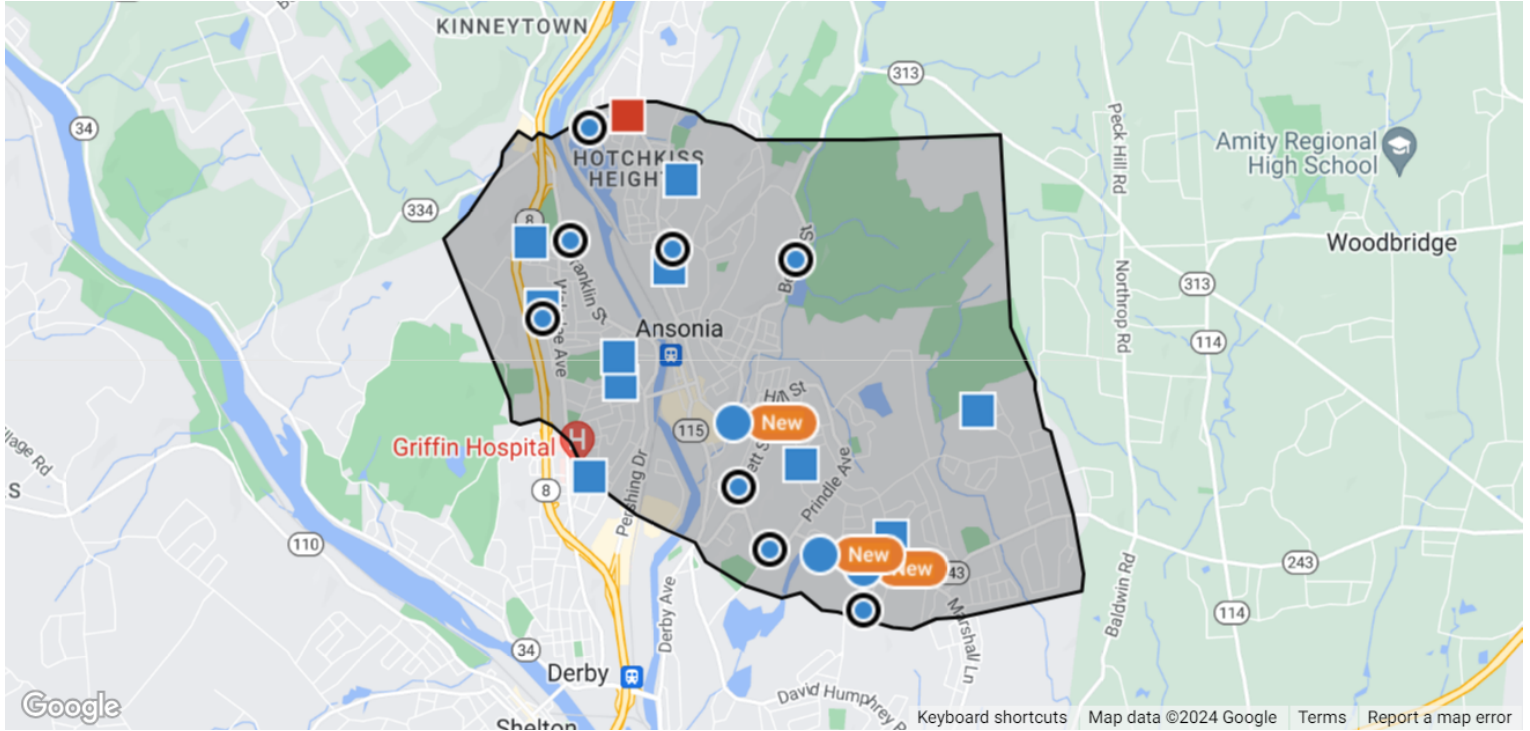
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

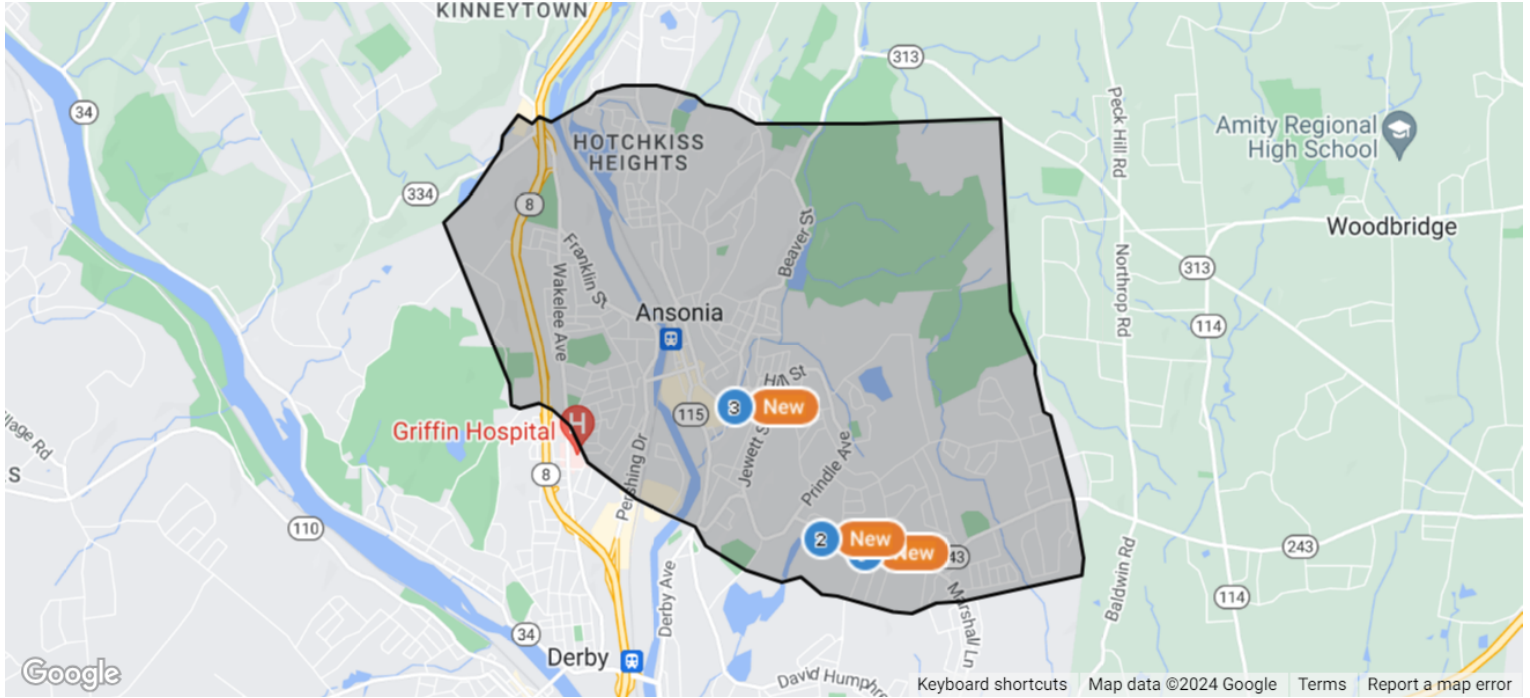
# Market Activity Summary Stats



**Search Criteria** | **Location:** Ansonia, 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

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Closed</b>	 <b>Distressed</b>
<b>Number of Properties</b>	3	8	10	1
<b>Low Price / Value</b>	\$374,900	\$324,999	\$200,000	\$443,150
<b>Median Price / Value</b>	\$479,900	\$379,900	\$347,500	\$443,150
<b>High Price / Value</b>	\$560,000	\$517,000	\$450,000	\$443,150
<b>Average Price / Sq. Ft.</b>	\$257	\$210	\$236	\$288
<b>Median Price / Sq. Ft.</b>	\$183	\$215	\$233	\$288
<b>Average Days in RPR</b>	41	73	65	–
<b>Median Days in RPR</b>	40	32	53	–
<b>Total Volume</b>	\$1,414,800	\$3,166,498	\$3,416,500	\$443,150

# Ansonia, Connecticut



## New Listings: 3

	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: 2/7/2024 MLS ID: 170623256



61 Pulaski Hwy

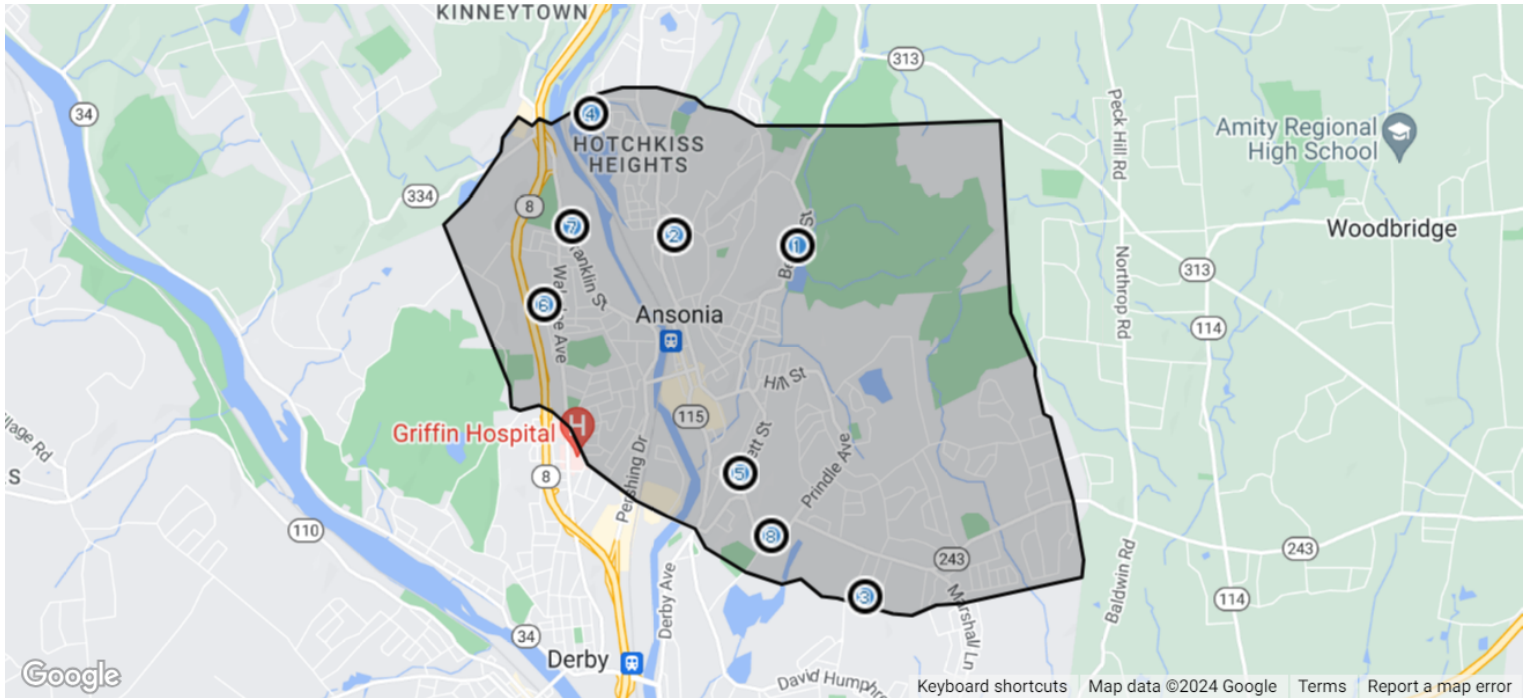
Single Family 5/3 2,736 sq ft 23,522 1970 2/7/2024 \$479,900 \$175

ENTERTAINERS DREAM COME TRUE with tons of space for everyone & all the storage you'll ever need! This home comes with a big surprise too—just read to the end! Set back from the street, this huge Cape has SO much more than meets the eye. The warm and inviting living room, the quaint sunroom with sliders to the outdoors & the versatile den/office/bedroom all with HW floors. The fully applanced eat in kitchen opens to the magnificent family room, complete with luxury laminate flooring, skylights & gas fireplace. There is a full bath on this floor, & one upstairs that's been freshly updated, along with two nice sized bedrooms with plenty of closet space. The family room's double doors lead to a large mud room from which there is a door to the backyard and patio, a door to the driveway, & entrance to the 3 car oversized garage with overhead doors on each end! Inside the garage is a door leading to the big surprise—another incredible living area! This heated space consists of a living area with skylights & sliders, a bedroom+ and a FULL bath! The sliders take you onto a beautiful deck overlooking the level backyard, & stairs to ground level are just right for this perfect, flexible space. The whole house offers tons of flexibility & potential. Plenty of closets & storage here, plus a full basement offering even more, or finish it off for MORE living area. This âcompoundâ needs to be seen. DO NOT WAIT. There's only one resort like this available, make it yours!



*Listing Courtesy of Berkshire Hathaway NE Prop.*

## New Listings: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <b>2 ● Active</b> • <i>New, Active: 11/27/2023</i> <i>MLS ID: 170611573</i> <b>37 Pulaski Hwy</b>	Single Family	4/2	3,056 sq ft	20,037	1970	11/27/2023	\$560,000	\$183
<p>Beautiful, well maintained contemporary ranch with tons of living space! This well loved home is perfect for entertaining. Large open living space with furnace rated gas fireplace, dining room and spacious kitchen. Step out of the recently updated ceramic tiled kitchen onto your large deck which overlooks an inground pool surrounded by a stone patio with gazebo. The upstairs is completed with a primary bedroom, tiled full bath with double vanity, along with an additional bedroom. Make your way to the fully finished lower level for an additional 1500+ sq. ft. of living space! The lower level includes 2 more bedrooms, an oversized living area/rec room/family room with another gas fireplace, a bar/kitchenette, oversized steam/shower, laundry area &amp; bathroom! There is also a private entrance! In-law/rental potential! Plus, a working elevator! Located close to schools, shopping, and anything you may need. Easy access to Merritt Parkway, Metro North, Routes 8, &amp; 34! This home has so much to offer, you really need to see it for yourself.</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>								
 <b>3 ● Active</b> • <i>New, Active: 1/3/2024</i> <i>MLS ID: 170616989</i> <b>4 N Spring St</b>	Single Family	3/2	908 sq ft	6,969	1900	1/3/2024	\$374,900	\$413
<p>Welcome to 4 North Spring Street, a stunningly renovated home in the desirable Hilltop neighborhood of Ansonia, CT. Offering 1,759 square feet, this remarkable residence has undergone a complete transformation, down to the studs, to offer you a modern, spacious, and airy living experience. As you step inside, you'll immediately notice the abundance of natural light that streams through every corner of this three-story gem. The thoughtfully designed layout boasts all new floors and custom tiling in both the kitchen and primary bathroom, adding a touch of sophistication to your daily routines. No detail has been spared in the renovation process, with all-new flooring and updated utilities ensuring your peace of mind for years to come. The open-concept living, dining, and kitchen is an entertainer's dream, featuring stainless steel appliances and sleek quartz countertops that not only elevate the aesthetics but also enhances functionality. The open floor plan creates a seamless flow between the living spaces, perfect for both daily living and entertaining. Whether you're enjoying a cozy night in or hosting friends and family, this home effortlessly accommodates your lifestyle. The partially finished basement adds another 400 square feet of living space, perfect for a rec room, play room, or potential in-law. 4 North Spring Street is more than just a house; it's a true sanctuary where modern design meets comfort and functionality.</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker Realty</i></p>								



Pending: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> • Under Contract as of 1/31/2024 <i>MLS ID: 170620866</i></p> <p><b>357 Beaver St</b></p> <p>Beautiful and move-in ready cape is awaiting its next owner! Get ready to relax or entertain in your outdoor oasis! Oversized double layer deck fully covered with a gazebo and above ground swimming pool. Kitchen with stainless steel appliances and granite countertops with easy access out to the rear deck. The main floor has a formal dining room and cozy living room. First floor bedroom and full bath for added convenience. 2 more oversized, dormered bedrooms upstairs and a second full bathroom. Basement is fully finished for added living space with a pellet stove and access to the attached one car garage. Newer roof, recently painted exterior and updated hot water heater, public water/sewer. Nothing to do but unpack!</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</i></p>	Single Family	3/2	1,578 sq ft	10,454	1/26/2024	\$324,999	1/31/2024	\$206
 <p><b>2 Pending</b> • Under Contract - Continue To Show as of 1/31/2024 <i>MLS ID: 170617107</i></p> <p><b>114 N Cliff St</b></p> <p>Welcome to 114 North Cliff Street, Ansonia, a stunning remodeled property now available on the MLS. This residence exemplifies the perfect fusion of contemporary design and classic charm, providing a turnkey solution for those seeking a stylish and comfortable home. Step into a home that radiates modern elegance, where every detail has been carefully considered and upgraded to meet the highest standards of contemporary living. The heart of the home is the gourmet kitchen, featuring state-of-the-art appliances, stylish cabinetry, and quartz countertops. It's a culinary haven that effortlessly combines form and function. Enjoy open and airy living spaces flooded with natural light, creating an inviting atmosphere for both relaxation and entertaining. The layout is thoughtfully designed to maximize both style and comfort. Retreat to the well-appointed bedrooms and spa-like bathrooms, showcasing meticulous attention to detail. Each space offers a retreat-like ambiance for optimal relaxation. Nestled in the heart of Ansonia, this remodeled residence is conveniently located near local amenities, schools, and parks, offering the perfect blend of convenience and tranquility.</p> <p><i>Listing Courtesy of Complete Real Estate</i></p>	Single Family	3/2	2,253 sq ft	5,227	1/19/2024	\$364,900	1/31/2024	\$162

Pending: 8 (cont.)

	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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**3 Pending** • Under Contract - Continue To Show as of 1/23/2024 *MLS ID: 170603830*

**5 Finney Street Ext** Single Family 3/2 2,338 sq ft 14,810 10/9/2023 \$449,900 1/23/2024 \$192

Pristine Raised Ranch recently updated for sale. Located in the sought after Hilltop section of Ansonia on a quiet street with a minimal traffic pattern. This property offers updated Kitchen Cabinets, Granite Counter Tops, Sterling Appliances, Kitchen Flooring, Interior Paint and Electrical Outlets throughout the home. The lower level finished space received full renovation including Flooring, Sheetrock, Lighting, Interior Doors and Full Bathroom Remodel. (See complete list of renovations in attachments). The main floor living space consists of a Living Room, Dining Area, Heated Sunroom, Kitchen, Three Bedrooms and full Bathroom. The lower level finished living space offers privacy and direct access to the 2 car garage and exit to the rear yard. Perfect for the for multi generational households. This space can be used as a Fourth Bedroom, Family Room, GYM or Office space. The unfinished portion of the lower level offers laundry services, mechanicals and storage. Mature plantings found in the generously sized manicured level yard. Convenient location providing easy access to Route 8, Route 34, and CT-15. Nearby Route 243 conveniently leads to the Westville section and down town New Haven. Move Right in. Truly TURN KEY! Sale Subject to Seller finding Suitable Housing.

*Listing Courtesy of Coldwell Banker Realty*



**4 Pending** • Under Contract - Continue To Show as of 1/25/2024 *MLS ID: 170617757*

**26 Kathy Ln** Single Family 3/2 1,638 sq ft 6,534 1/15/2024 \$379,900 1/25/2024 \$232

WELCOME HOME to the quaint, quiet neighborhood of Hotchkiss Heights, the best keep secret in Ansonia. On a double cul-de-sac, this conveniently located 3 bedroom, 2 full bathroom, freshly painted, move-in ready Cape Cod style home awaits you. Light and bright, the remodeled eat-in kitchen boasts granite countertops, double sink with garbage disposal, classic black and white checkerboard ceramic tile flooring, and all newer appliances. A jetted tub awaits your relaxing bath in the main level bathroom with space-saving farmhouse door. An ample living room with bay window, cozy bedroom, and bonus flex room all with newly refinished hardwood flooring complete the main level. Upstairs, two generous bedrooms are complete with newly-installed carpeting, a second full bath with full size shower and sliders out to your enormous raised deck spanning the length of the house. A stairway down to the first floor deck, electrified gazebo, and level back yard make your morning coffee or evening cocktail a special occasion. Outside, a detached 2 car garage and storage shed gives plenty of room for all your storage needs. A new roof installed November 2023, impeccable maintained mechanicals, a partially finished basement, and NO COST solar panels make this energy-efficient home a MUST SEE. Note: Most furniture can convey with the home. Sewer project for Ansonia has 3 years left, see agent remarks. Audio and Video recording equipment in use.

*Listing Courtesy of Coldwell Banker Realty*



**5 Pending** • Under Contract - Continue To Show as of 12/9/2023 *MLS ID: 170604275*

**17 Vine St** Single Family 3/3 2,063 sq ft 7,405 10/17/2023 \$349,999 12/9/2023 \$170

Well maintained, clean colonial. Boasting over 2000 square feet. Plus bonus finished space on third floor. 3 bedrooms, 2 baths and half bathrooms. Newer roof. Updated mechanical's. Enjoy the views from 3 level outside porch. Long driveway with manicured lawn. Beautiful place to call home.

*Listing Courtesy of Coldwell Banker Realty*



**6 Pending** • Under Contract as of 2/5/2024 *MLS ID: 170619909*





**219 Westfield Ave** Single Family 4/2 1,473 sq ft 20,037 1/19/2024 \$379,900 2/5/2024 \$258

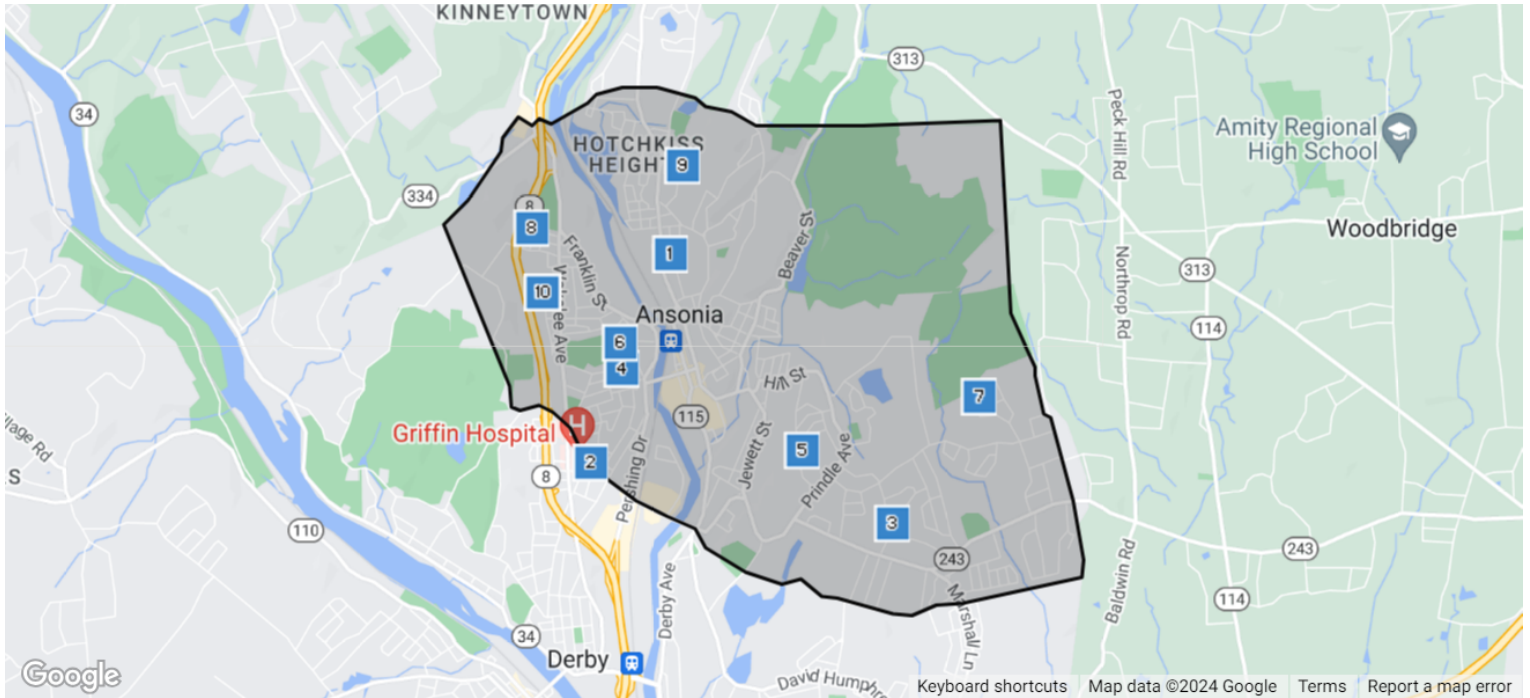
Welcome to 219 Westfield Ave, Ansonia, CT â a beautifully remodeled colonial-style home with 4 bedrooms and 2 full baths. This charming residence boasts a completely renovated interior, including less than 5-year-old appliances, and features a recently added outside deck for your enjoyment. Enjoy the seamless blend of modern amenities and classic charm in this meticulously maintained home. The welcoming front deck sets the tone for a warm and inviting atmosphere. Perfect for entertaining or relaxing, the deck provides a great space to enjoy the outdoors. Conveniently located near parks, shopping centers, and commuter routes, this property offers both comfort and accessibility. The colonial-style architecture adds character, while the two-car detached garage provides ample parking and storage space. Don't miss the opportunity to make this house your home. Schedule a viewing today and discover the unique features and exceptional value this property has to offer.

*Listing Courtesy of Keller Williams Realty Prtnrs.*



Pending: 8 (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><b>7</b>  Pending <i>• Under Contract as of 1/26/2024</i> <i>MLS ID: 170617226</i></p> <p><b>22 N Westwood Rd</b></p> <p>Nestled on a cul-de-sac this fully updated cape offers three spacious bedrooms and hardwood floors throughout. Light a fire in the cozy dining room. Fully remodeled kitchen with new stainless-steel appliances, quartz counter tops and tiled backsplash. Main level bedroom with brand new full bathroom. Formal living room. Large family that leads to exterior deck. Upstairs features 2 large bedrooms and brand-new full bath. 1 Car garage with new driveway. Newer mechanicals. Exterior features newer siding, brand new windows and newer roof. Close to shopping, restaurants and highway. This home is ready for its new owners!</p> <p><i>Listing Courtesy of Preston Gray Real Estate</i></p>	Single Family	3/2	1,778 sq ft	8,276	1/8/2024	\$399,900	1/26/2024	\$225
 <p><b>8</b>  Pending <i>• Under Contract as of 2/1/2024</i> <i>MLS ID: 170585721</i></p> <p><b>47 Prindle Ave, #R</b></p> <p>!!Highest/best by 1/30/24!! Welcome Home to Tranquil Living Nestled upon a secluded 1.89 acre lot this modern 3-bedroom, 2-bathroom haven epitomizes comfort and modern elegance. Upon entering, you're greeted by an inviting open-concept layout that seamlessly connects the living, dining, and kitchen areas. Natural light floods the interior, accentuating the soaring 9ft. ceilings. Whether preparing a casual meal or entertaining guests, the kitchen is both functional and stylish w/stainless steel appliances, quartz countertops, and ample cabinet space. The spacious master suite features a modern ensuite bath and a walk-in closet. The additional well-appointed bedrooms offer versatility for guests or a home office. Step outside to discover an enchanting backyard oasis, perfect for relaxation or gatherings with loved ones. The spacious deck and expansive patio provides a serene backdrop for outdoor activities or a quiet evening under the stars. This home also offers convenient access to nearby parks, shopping centers, major commuter routes, making it an ideal choice for those seeking both tranquility and convenience Key Features: - Open-concept layout with abundant natural light - 9ft. ceilings, sliders to deck and patio - Spacious MB with beautiful en-suite bath Agent related to sellers. Don't miss the opportunity to make this amazing property your new home. Schedule a showing today and experience the allure of comfortable living in a peaceful setting</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>	Single Family	3/2	2,200 sq ft	82,328	7/19/2023	\$517,000	2/1/2024	\$235



Closed: 10

	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** ■ **Closed** • Sold Date: 11/30/2023, MLS Listing 170602526: 10/11/2023 **MLS ID: 170602526**  
**83 N Cliff St** Single Family 4/2 1,596 sq ft 4,356 1900 11/30/2023 \$330,000 \$207

Welcome to 83 N. Cliff... Never to have hit the market before, this gem of a home is move in ready! Upon entering you will find beautiful gardens along the side and front of the home. A paved driveway leads to a 2 car detached garage and to the small, easy to maintain yard with patio. What used to be a front porch, was enclosed and converted to a mud room about 4 years ago with new front door and Anderson windows, great for keeping messes out of the home. Converted from oil to gas, this home is energy efficient with a new tankless on demand system, 2 central air units (replaced in 2021) and a new furnace (2023)! A flexible layout, there is a large dining room when entering, which could also be your living room, with a focal wall with floating fireplace with blower. This leads to the living room (which can be swapped if you'd like to use it as your dining room). There is a large full bathroom on this level with separate shower and tub. The kitchen is large and currently has a table in the center (a great spot for an island)! Off the kitchen is a convenient side door to the driveway, great for bringing groceries in! Off the back of the kitchen there is a fabulous, enclosed, 3 season sun room with vaulted ceilings, surrounded in windows and has slider doors to the back deck/yard. Head upstairs and there is a full bathroom, and 4 bedrooms, one which has an adorable custom, walk up loft area!

*Courtesy of Coldwell Banker Realty*







**2** ■ **Closed** • Sold Date: 1/25/2024, MLS Listing 170612351: 11/27/2023 **MLS ID: 170612351**  
**127 Division St** Single Family 3/2 1,488 sq ft 6,098 1840 1/25/2024 \$200,000 \$134





Price Reduced! Single Family Home, in close proximity to Griffin Hospital, which is visible from the front of home. This 3 bedroom, 1 1/2 bath lends the perfect opportunity to renovate and update and make it the perfect family home. There is a full walk-out basement and detached two car garage. The property is conveniently located close to shopping areas and major highways. The property is Subject to Probate and being SOLD AS IS. Schedule your showing today.

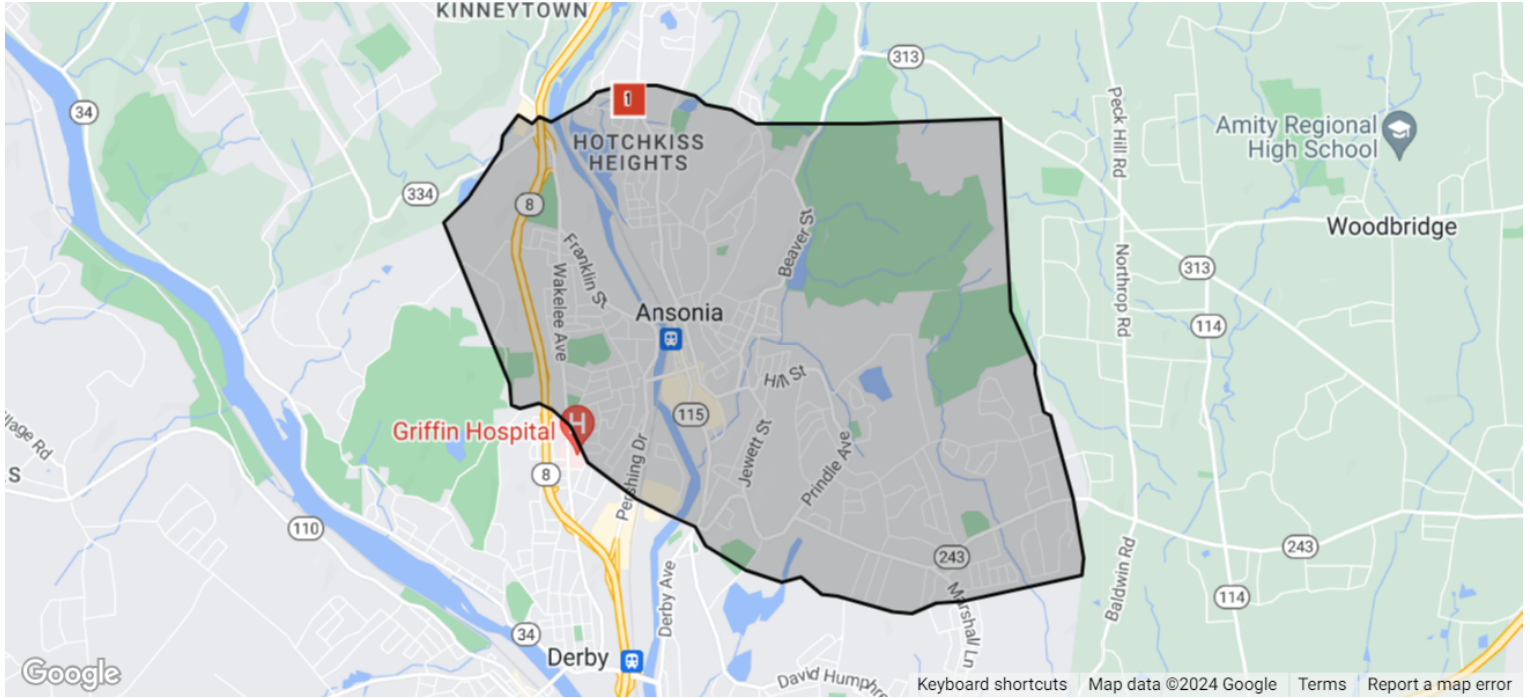
*Courtesy of Coldwell Banker Realty*

### 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.
 <b>3 Closed</b> • Sold Date: 1/3/2024, MLS Listing 170609282: 11/11/2023 <b>MLS ID: 170609282</b> <b>2 Greenfield Dr</b> Single Family    3/3    1,849 sq ft    12,196    1957    1/3/2024    \$450,000    \$243 Your New Home Awaits in this lovely oversized Ranch that features many improvements and an open concept! One Level Living at its finest located on a level corner lot in the desirable Hilltop area of Ansonia. The main living level features hardwood flooring throughout and a beautiful kitchen remodel (2015) which includes granite countertops, subway tile backsplash, gas stove, recessed lighting and newer cabinets with soft close drawers. The kitchen opens to the dining area which leads to the large living room. The living room has recessed lighting, wood burning FP, built in shelving, crown molding and a large picture window to allow for natural lighting. Adjacent to the dining area is a spacious family room w/cathedral ceilings, recessed lighting and skylights. The master bedroom has double closets and a remodeled full bath w/double sink vanity and a stunning custom tiled shower. The main living level also has 2 additional bedrooms and an updated full bath w/double sink vanity. The heated, spacious lower level is partially finished and includes a mechanical room, storage area & full bath/laundry area. The home has a 2 car garage and a covered stamped concrete patio. Additional improvements to this home from 2015/2016 include roof, siding, windows, heating & cooling system and duct work! Truly Move In Ready!! <i>Courtesy of Parkview Properties LLC</i>								
 <b>4 Closed</b> • Sold Date: 1/12/2024, MLS Listing 170598366: 11/4/2023 <b>MLS ID: 170598366</b> <b>25 Grove St</b> Single Family    3/3    1,340 sq ft    5,662    1900    1/12/2024    \$365,000    \$272 This charming 3 Bedrooms 3 Full Baths home recently updated. The HVAC system was newly completed 3yrs ago, home runs off natural gas and has central air throughout. Walls and ceiling have been insulated with spray foam. Hardwood flooring can be found throughout the main and upper levels. Updated kitchen had white cabinets, granite countertops, glass backsplash and stainless steel appliances. All 3 bedrooms are cozy and welcoming. The primary bedroom boast a walk in bathroom. The finished basement has additional living space including a separate exterior entrance, full bath, office and 3rd bedroom making for a possible in-law set-up. This home is conveniently located to shopping and commuting routes, it's close to the Ansonia Metro North Station and approximately a mile from Griffin Hospital. <i>Courtesy of Coldwell Banker Realty</i>								
 <b>5 Closed</b> • Sold Date: 1/3/2024, Public Record <b>MLS ID: -</b> <b>59 Highland Ave</b> Single Family    3/2    1,225 sq ft    10,890    1958    1/3/2024    \$280,000    \$244 -								
 <b>6 Closed</b> • Sold Date: 1/19/2024, MLS Listing 170604388: 12/1/2023 <b>MLS ID: 170604388</b> <b>93 High St</b> Single Family    3/2    2,096 sq ft    14,810    1958    1/19/2024    \$392,000    \$187 WOW! Come see this beautiful home. This home sits on a quiet street and a level lot! This home offers a completely remodeled kitchen offering new stainless steel appliances, beautiful kitchen cabinets as well as quartz countertops, which make great for entertaining. See the elegant back splash that this kitchen offers. Enjoy the open floor plan with hardwood floors throughout the main level of this home! See the remodeled bathroom on the main level of this home. Enjoy the finished basement as a family room or a studio, it does have its own entrance and a full bath for in-law possibilities! Enjoy the comfort of having a two-car attached garage, as well as 2 additional detached garages which can easily be used as a workshop or storage! This home is within minutes away from schools, highways and local parks. Come see this beautiful home today! Bring your offers, motivated seller! <i>Courtesy of William Pitt Sotheby's Int'l</i>								

## 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><b>7 Closed</b> • Sold Date: 11/17/2023, MLS Listing 170606516: 10/25/2023 <b>MLS ID: 170606516</b></p> <p><b>40 Hoinski Way</b></p> <p>Single Family    3/3    1,316 sq ft    12,632    1998    11/17/2023    \$440,000    \$334</p> <p>Join a great community in the Hilltop area of Ansonia. A well maintained classic ready to be your next home. Featuring 3 bedrooms with 2 full and 1 half baths. Lower level has been tastefully remodeled with a private entry for homeowners in search of a cozy in-law, home office, or workout space. Complete with a 2 car, oversized garage, brand new central air unit, and meticulously manicured backyard. Private deck overlooks the nature center which borders the property line. Easy access to Rte. 8 and the Wilbur Cross. Priced to sell immediately.</p> <p><i>Courtesy of Mapleridge Realty</i></p>								
 <p><b>8 Closed</b> • Sold Date: 12/7/2023, MLS Listing 170594632: 8/23/2023 <b>MLS ID: 170594632</b></p> <p><b>44 Scotland St</b></p> <p>Single Family    3/2    1,196 sq ft    4,791    1880    12/7/2023    \$258,000    \$216</p> <p>11/3/23: Back on market; buyer circumstances caused cancellation of contract. Contents have been removed; photo's depict the house when furnished. This sweet 3 bedroom colonial features original concentric hardwood floors in every room but the baths, kitchen and porch. The first floor features a living room, kitchen, dining room and a full bath. The second floor holds 3 bedrooms, a full bath and access to the attic which has potential to be converted to a bonus room. The ample sized kitchen leads to a 3 season porch where you can step outside to the outside covered patio area with potential for an outdoor kitchen that sits close to your own vegetable garden. A garden shed built in 2010, and child's play structure remain for hours of gardening and playing. This home is in walking distance to Nolan field and the downtown historical are of Ansonia. Solar panels keep the electric bill consistent with a low payoff balance or \$100/month until paid. Balance on solar panels is approx. \$8000. Furnace is 20 years old, roof is 21 years old. This perfect starter home waits for you!</p> <p><i>Courtesy of Keller Williams Realty</i></p>								
 <p><b>9 Closed</b> • Sold Date: 12/11/2023, MLS Listing 170605276: 10/19/2023 <b>MLS ID: 170605276</b></p> <p><b>39 Woodlawn Ave</b></p> <p>Single Family    3/2    1,064 sq ft    6,098    2000    12/11/2023    \$322,500    \$303</p> <p>Built in 2000 this great three bedroom spacious Hi-Ranch offers plenty of space for everyone. Ground level features open foyer area that will lead you to the large finished family, full bathroom, laundry area and nice size closet with easy access to one car garage. Upstairs on main level is large eat in kitchen that opens to living room, slider off kitchen to deck area perfect for relaxing. Down the hallway is full bathroom and three generously sized bedrooms with ample closet space. Newer furnace and on demand water heater 3yrs (+-) &amp; roof is 8 (+-)years old. Public water &amp; sewer. Close to Colony Park, shopping, restaurants, train station, bus line, library, medical facilities. Easy access to Rt.8.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>10 Closed</b> • Sold Date: 1/29/2024, MLS Listing 170586838: 7/25/2023 <b>MLS ID: 170586838</b></p> <p><b>35B Wesley St</b></p> <p>Single Family    3/2    1,600 sq ft    7,840    2023    1/29/2024    \$379,000    \$237</p> <p>Under Construction</p> <p>Spend the new year in a new home! Ready for occupancy January 2024! Make one of these brand new duplexes your next home! Beautiful hardwood floors throughout the first and second floors, modern soft close white shaker cabinets with granite counter tops, subway tile back splash, and stainless steel sink and appliances. The main level includes a living room, eat-in-kitchen, half bath, laundry closet, single-car attached garage complete with wiring for a future car charging station, and a spacious, easy-to-maintain composite deck. The upper level consists of three nicely appointed bedrooms with ceiling fans and a full bath with an enclosed tiled tub/shower. The fully finished walkout basement has a convenient storage area and durable vinyl plank flooring. This home has plenty of recessed lights and is eco-friendly with spray foam insulation which reduces energy bills and increases home comfort. Conveniently located on a brand new cul-de-sac with sidewalks and easy access to Route 8. Act now to choose your color selections!</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>								



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 1 <span style="color: red;">■</span> <b>Off Market</b> * Notice of Lis Pendens <i>MLS ID: -</i> <b>3 1/2 Byron Ave</b> -	Single Family	3/3	1,540 sq ft	17,860	-	12/7/2023	Notice of Lis Pendens	

## 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.

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