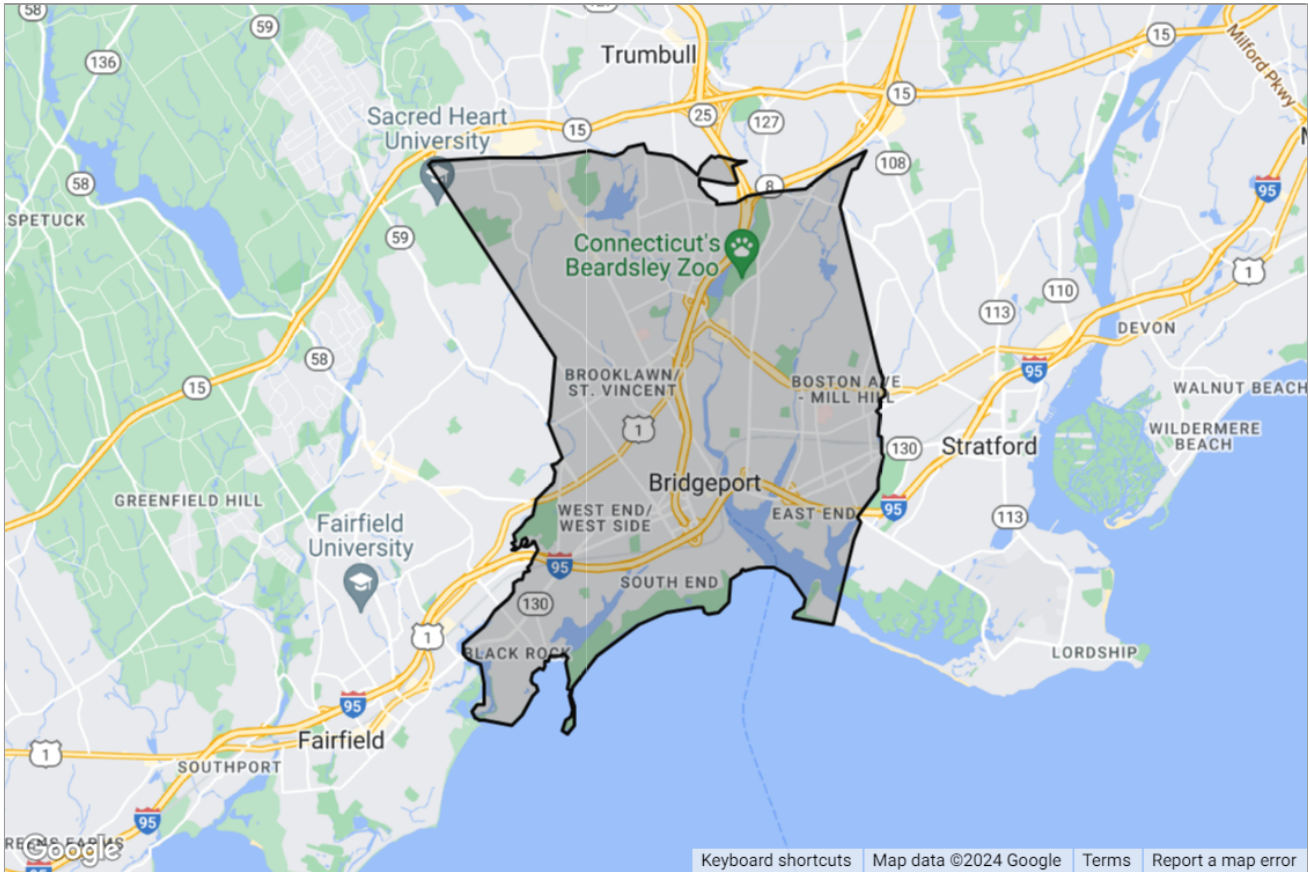


MARKET ACTIVITY REPORT

## Bridgeport, Connecticut



Presented by

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

GRI, SRS

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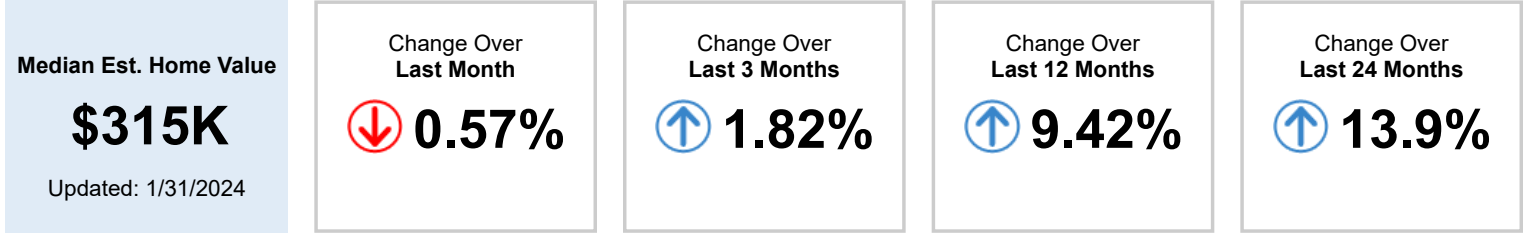
Office: <http://ConnecticutRealEstate.online>

**Connecticut Real Estate**

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

# Bridgeport, Connecticut

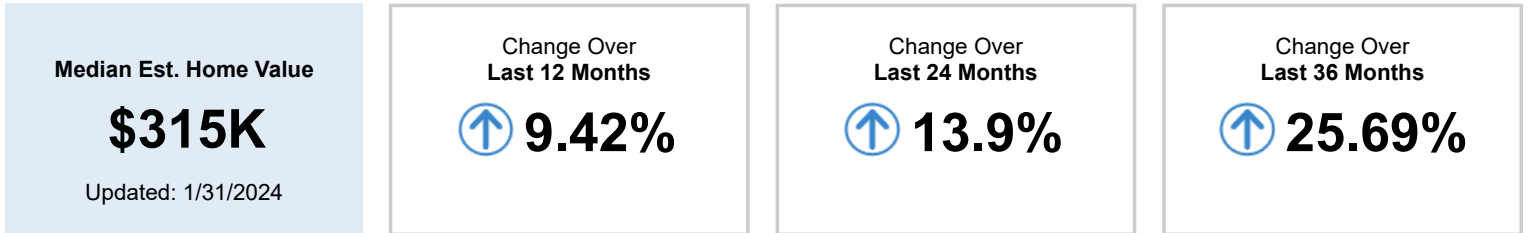
## Market Snapshot: Estimated Home Values



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



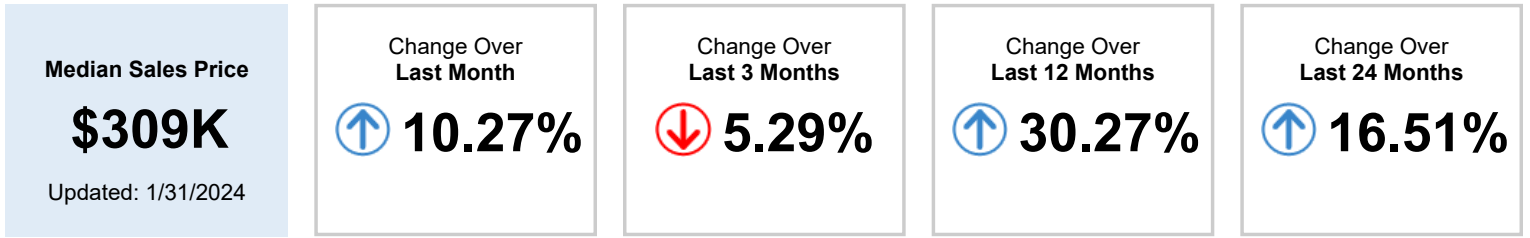
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



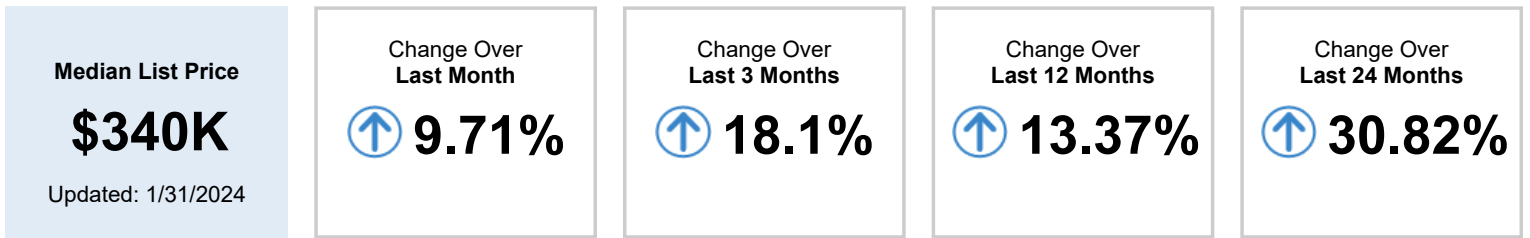
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



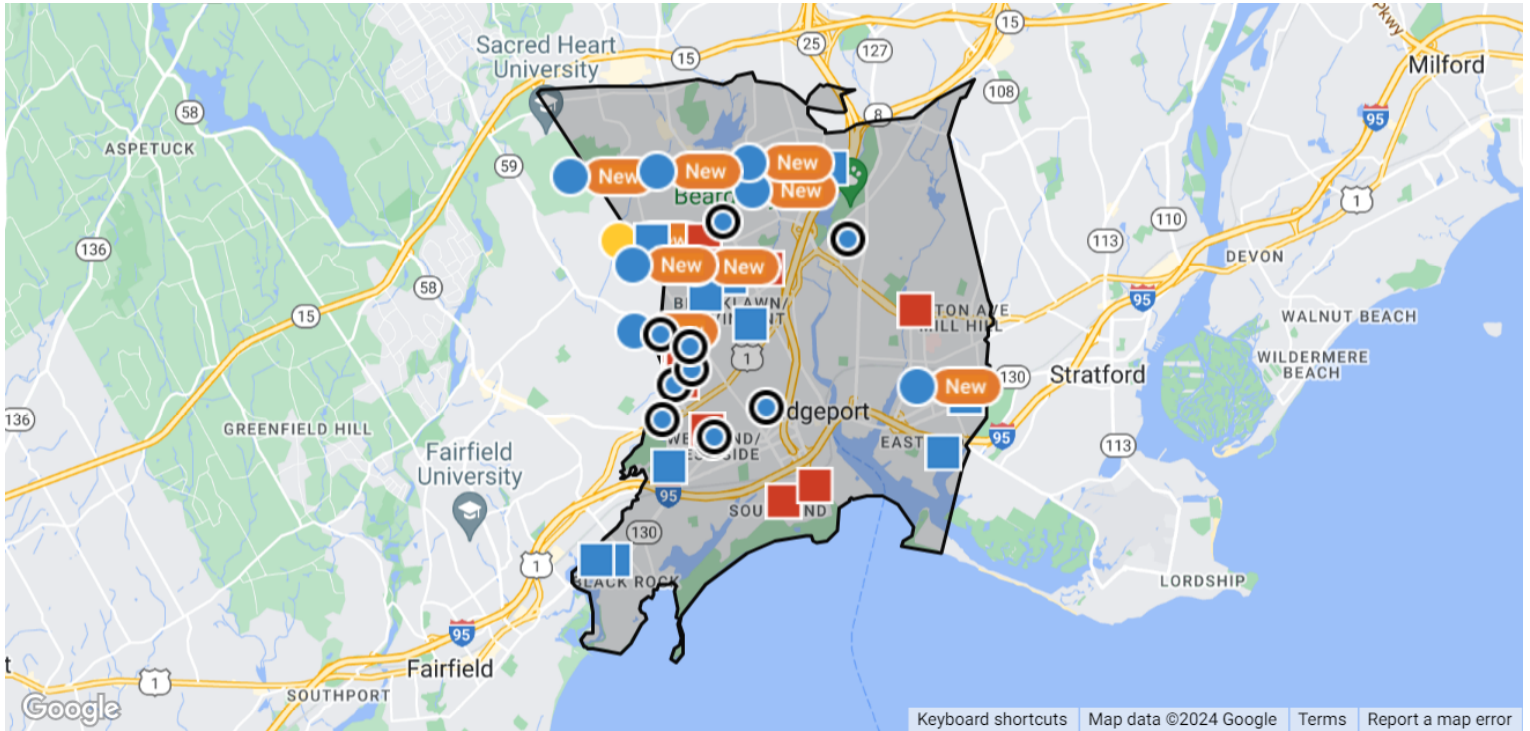
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

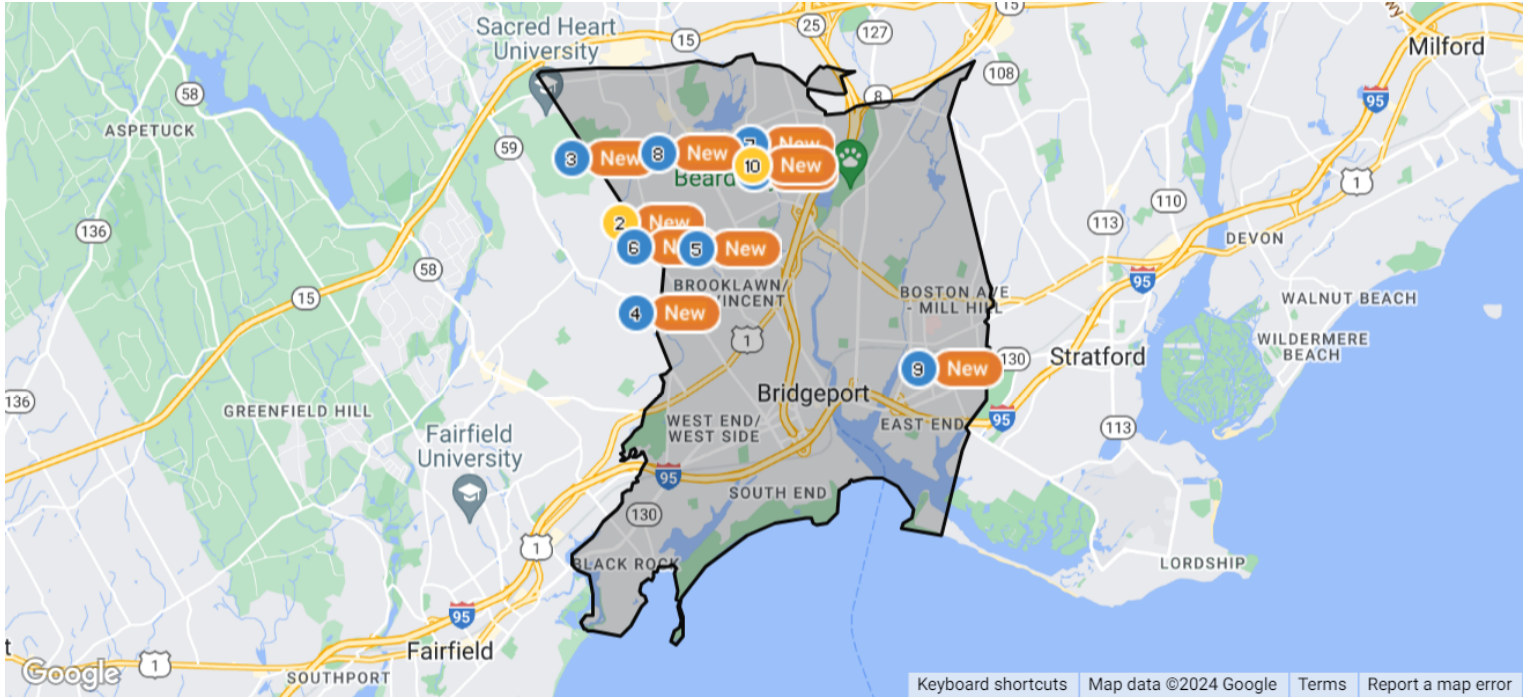
### Market Activity Summary Stats



**Search Criteria** | **Location:** Bridgeport, 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
<b>Number of Properties</b>	10	10	10	10
<b>Low Price / Value</b>	\$3,600	\$260,000	\$280,000	\$238,000
<b>Median Price / Value</b>	\$379,950	\$402,450	\$385,000	\$354,915
<b>High Price / Value</b>	\$475,000	\$475,000	\$535,000	\$530,040
<b>Average Price / Sq. Ft.</b>	\$208	\$165	\$255	\$184
<b>Median Price / Sq. Ft.</b>	\$221	\$157	\$258	\$182
<b>Average Days in RPR</b>	24	60	99	–
<b>Median Days in RPR</b>	17	57	69	–
<b>Total Volume</b>	\$3,096,498	\$3,994,200	\$4,014,000	\$3,551,050

# Bridgeport, Connecticut



## New Listings: 10

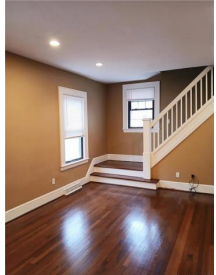
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • *New, Active: 12/7/2023* *MLS ID: 170613912*  
**340 Saunders Ave**      Single Family      3/2      1,704 sq ft      2,613      1987      12/7/2023      \$264,999      \$156

*\*Back on Market Due To Buyer Unable to Perform\** Welcome to 340 Saunders Ave, a beautifully maintained half duplex unit on the North End of Bridgeport. This unit is MOVE IN READY! Walk into your spacious living room leading right into your updated modern kitchen with granite counters and stainless steel appliances, including a gas stove. The first floor also conveniently offers a half bath, and laundry room. Upstairs there are 3 bedrooms and 1 full updated bath. The basement is fully finished. Two year old roof! Driveway Parking! This property is conveniently located! Minutes away from major highways and routes, all amenities including shopping and restaurants. Don't miss out on the opportunity to make this property your new home!

*Listing Courtesy of KW Legacy Partners*







2 ● **Active** • *New, Active: 2/11/2024* *MLS ID: 170624098*  
**909 Birmingham St**      Single Family      4/2      1,343 sq ft      4,791      1921      2/11/2024      \$3,600 mo.      \$3

Beautiful 4 bedroom Colonial house with hardwood floors throughout, nice porch and deck ready for the summertime. Ready for rent, just waiting for a family.





*Courtesy of Hill Top Real Estate, LLC*

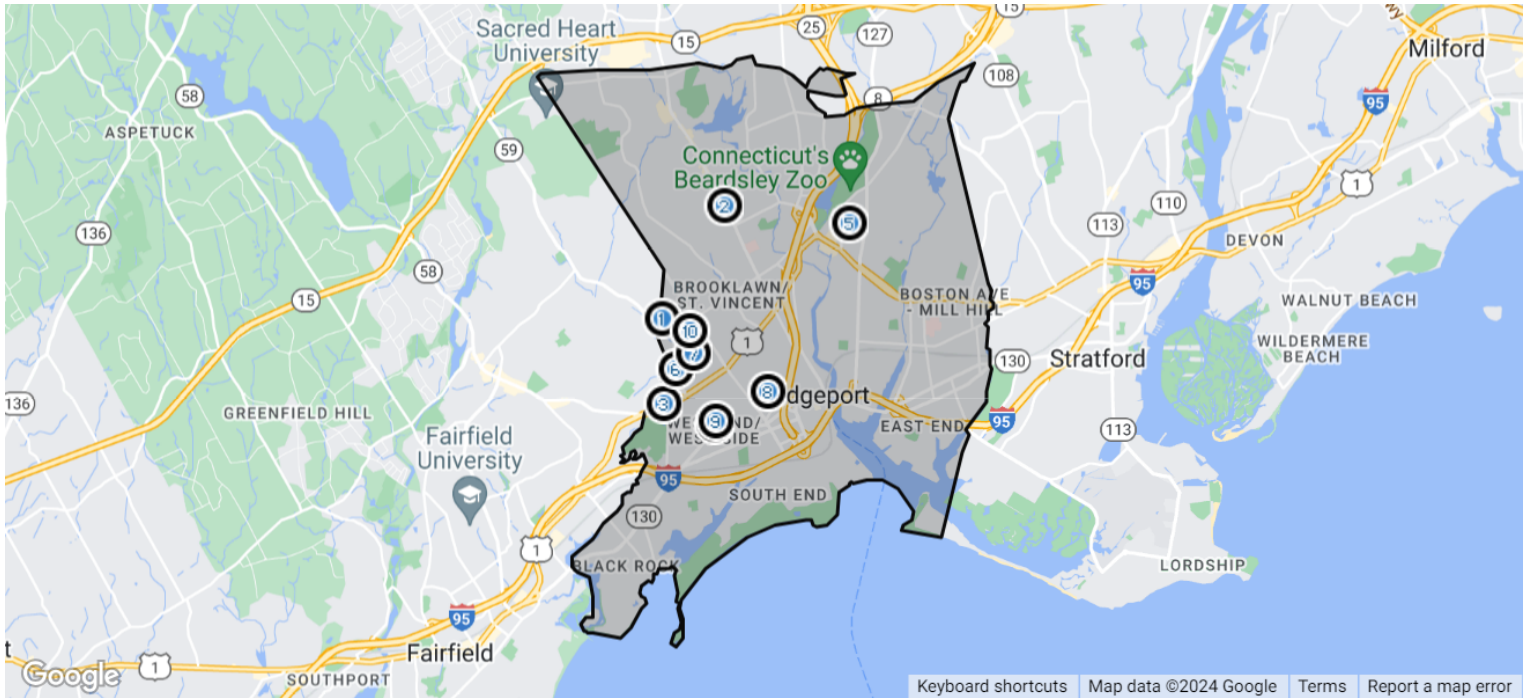


## New Listings: 10 (cont.)



		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 <b>Active</b> • <i>New, Coming Soon: 2/5/2024</i> <i>MLS ID: 170620405</i>	Single Family	3/2	1,134 sq ft	7,405	1955	2/5/2024	\$400,000	\$353
<p>This lovely, sunny, and well-maintained ranch with wide doorways, hardwood floors, and tons of bonus space is situated in one of the North End's finest locations, a quiet circle - convenient to shops, thruways, and SHU, with many exceptional features. The spacious eat-in kitchen steps out to the sun-splashed 3-season porch overlooking the incredible, fully fenced, level back yard with a large patio and oversized garage with a workshop, built-in cabinets, and ample storage. This wonderful investment opportunity offers a terrific floor plan, including a lovely entrance and wide-open doorways connecting the pretty living room, dining room, and spacious eat-in kitchen. A partially finished basement with great ceiling height and wide-open spaces can easily be converted to various uses for additional bedrooms, a playroom, and/or gym, and features a laundry area, half-bath, and a bilco door to the incredible backyard. This well-maintained home features insulated windows and is located on a quiet, pretty road with terrific off-street and on-street parking in the heart of the North End, offering an excellent commute, an ideal neighborhood, and a well-built and cared-for home.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>									
	4 <b>Active</b> • <i>New, Active: 1/31/2024</i> <i>MLS ID: 170622069</i>	Single Family	4/2	1,806 sq ft	4,356	1941	1/31/2024	\$399,000	\$221
<p>HIGHEST &amp; BEST BY NOON ON TUESDAY 2/13/24.- Brooklawn area - Fully Renovated 4 Bedrooms and 2 Full Bath spacious cape. Large size Living Room with Fireplace, Eat in kitchen with custom built white cabinets and Granite counter-tops, Brand New Appliances, 2 Bedrooms including Primary bedroom on first floor with full bath, 2 large bedrooms on 2nd floor, Fully Finished basement can be used for Family Room, Great Room or play room. Lower level has huge full bath room, possible in-law set up. Nice yard with one detached car garage.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>									
	5 <b>Active</b> • <i>New, Active: 12/23/2023</i> <i>MLS ID: 170616111</i>	Single Family	4/3	1,508 sq ft	5,662	1902	12/23/2023	\$370,000	\$245
<p>Location. Location. Location! This well maintained Seven room Colonial is located in The desirable North End close to Many local business', Restaurants, grocery, pharmacy, hospital, Mall, Featuring four bedrooms, two full and one half baths, Eat in kitchen, Living Room with fireplace, Dining Room. Finished basement with separate entrance, two car detached garage, private driveway for additional off street parking, large private back yard with deck. Don't miss the opportunity to see this home in person schedule your private showing today!!</p> <p><i>Listing Courtesy of Century 21 Scala Group</i></p>									
	6 <b>Active</b> • <i>New, Active: 2/4/2024</i> <i>MLS ID: 170622705</i>	Single Family	3/2	1,536 sq ft	7,840	1955	2/4/2024	\$419,999	\$273
<p>Welcome to the epitome of timeless elegance! This charming cape, proudly offered for the first time in 44 years, stands as a testament to meticulous care and attention to detail. Nestled on a generous corner lot in the desirable North End section of town, this residence is a true gem, boasting 3 bedrooms, 1.5 baths, and a wealth of captivating features. Upon entry, you are greeted by the warmth of a living room adorned with a bay window, plenty of natural light and hardwood floors throughout. The heart of the home, the living room, features a cozy fireplace, creating a perfect ambiance for both everyday living and entertaining. The E-I-K offers functionality and style. The Dining Room offers plenty of space to host family gatherings and Holiday parties. Venture downstairs to discover a finished lower level, providing additional living space for recreation, a home office, or a cozy retreat. Step outside into the meticulously manicured yard, a haven of tranquility surrounded by mature plantings. The outdoor space is an invitation to relax and enjoy nature, whether hosting gatherings or simply unwinding after a long day. An oversized shed provides ample storage for all your outdoor essentials, ensuring a clutter-free living environment. Great commuter location to major highways, and only a few minutes to SHU University. From the moment you approach, it's evident that this home has been a labor of love, with its charm and attention to detail. *Highest &amp; best due Monday 2/12 @4PM*</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>									

## New Listings: 10 (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><b>7 ● Active</b> • New, Active: 1/12/2024 <i>MLS ID: 170618573</i></p> <p><b>196 Alba Ave</b></p> <p>Well Maintained Split Styled home. Offer in good condition. Main level has Living Room, Dining Area, nice sized modern kitchen with sliding glass doors leading to large spacious deck overlooking large yard. Three Bedrooms and hall bathroom. Lower level offers spacious bedroom, family room for relaxing and entertainment, bathroom, laundry, utility room</p> <p><i>Listing Courtesy of Weichert Realtors Heritage</i></p>	Single Family	3/2	954 sq ft	7,405	2001	1/12/2024	\$379,900	\$398
 <p><b>8 ● Active</b> • New, Active: 1/26/2024 <i>MLS ID: 170621285</i></p> <p><b>61 Woodmont Ave</b></p> <p>Situated in a highly sought-after location, offering an atmosphere of tranquility while being conveniently located for modern amenities. This charming Colonial offers 4 bedrooms, 2 full bathrooms, including one on the main level for added convenience. This home provides ample space for a growing family or those who love to entertain. Enjoy versatile Living Spaces and embrace the flexibility of sliding doors to a generous deck great for summer barbecues. The options for a home office make this property ideal for the modern professional seeking a comfortable and productive work environment. Revel in the beauty of hardwood floors, Updated bathrooms and fresh paint throughout. Boasting just over 2000 SF of living space, this home is thoughtfully designed to maximize every square inch, providing an intimate yet spacious atmosphere for you and your loved ones. This home presents a rare opportunity to own a piece of history while enjoying the comforts of modern living. This residence seamlessly combines old-world charm with modern conveniences, creating a harmonious living experience that suits the tastes of the most discerning homeowner. Conveniently located near restaurants, shopping, Trumbull Mall and public transportation. Don't miss out!</p> <p><i>Listing Courtesy of Home Sweet Home Realty &amp; Devel</i></p>	Single Family	4/2	2,153 sq ft	6,098	1912	1/26/2024	\$475,000	\$221
 <p><b>9 ● Active</b> • New, Active: 1/10/2024 <i>MLS ID: 170618279</i></p> <p><b>604 Hollister Ave</b></p> <p>This is the single family you have been looking for! Ample beautiful updated colonial house with seven rooms, Three good size bedrooms and Three bathrooms, dining room currently been used as a fourth bedroom, eat in kitchen, new hardwood floors throughout, with great size level backyard for outdoor entertaining. Come and see it! Please remove shoes or use shoe covers when entering. One person at a time in basement please.</p> <p><i>Listing Courtesy of Century 21 Scala Group</i></p>	Single Family	3/2	1,779 sq ft	7,840	1920	1/10/2024	\$380,000	\$214
 <p><b>10 ● Active</b> • New, Active: 1/27/2024 <i>MLS ID: 170621325</i></p> <p><b>185 Woodrow Ave</b></p> <p>Spacious 4-bedroom Single-Family Rental with hardwood floors throughout. Master bedroom with full bath. Schedule a tour today!</p> <p><i>Courtesy of Luxury &amp; Affordable Properties</i></p>	Single Family	4/3	2,548 sq ft	4,791	2007	1/27/2024	\$4,000 mo.	\$2







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><b>1 Pending</b> • Under Contract - Continue To Show as of 2/12/2024 <i>MLS ID: 170622776</i></p> <p><b>936 Brooklawn Ave</b></p> <p>Discover your RENOVATED dream Cape Cod-style home, conveniently located a stone's throw from Fairfield! This extensively remodeled residence, totaling about 2,400 included between all floors, features 3 bedrooms, 2 full bathrooms, and a total of 7 rooms. The main level impresses with a floorplan of entirely remodeled spaces including living room, complete with a fireplace and hardwood floors, alongside a chef's kitchen boasting quartz counters and island, Fabuwood-brand slow-close cabinets, GE Profile-brand appliances, &amp; gorgeous tile backsplash, plus the home's dedicated dining area. Also on the same level is the first floor bedroom with a walk-in closet as well as a stunning full bathroom straight out of HGTV! The upper level showcases a huge primary bedroom with large walk-in closet, an additional generously-sized bedroom, and the second full bathroom with a tub/shower combo and designer tile flooring. The finished lower level offers a remodeled family room and an extra finished space, both with vinyl floors, ideal for various uses. Energy-efficient features include programmable thermostats and thermal pane windows. The exterior charms with vinyl siding &amp; brick accents, and a partially fenced corner lot with a patio and porch. Included is 2-car attached garage leading to custom bench seat upon entering. This meticulously crafted home seamlessly blends charm with modern amenities, providing a perfect haven in a prime location. Act now to call this house, your home!</p> <p><i>Listing Courtesy of Realty Exclusive LLC</i></p>	Single Family	3/2	2,391 sq ft	10,018	2/5/2024	\$444,900	2/12/2024	\$186
 <p><b>2 Pending</b> • Under Contract - Continue To Show as of 1/11/2024 <i>MLS ID: 170613623</i></p> <p><b>3325 Main St</b></p> <p>This charming five-bedroom, one-and-a-half-bath colonial home boasts a picturesque front porch, nestled in a serene and quiet neighborhood. Conveniently located, it offers easy access to amenities and is just 45 minutes to an hour away from the bustling city of New York. Enjoy the tranquility of a privacy tree-lined yard, creating a peaceful retreat right at home.</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>	Single Family	5/2	2,112 sq ft	6,969	1/3/2024	\$425,000	1/11/2024	\$201

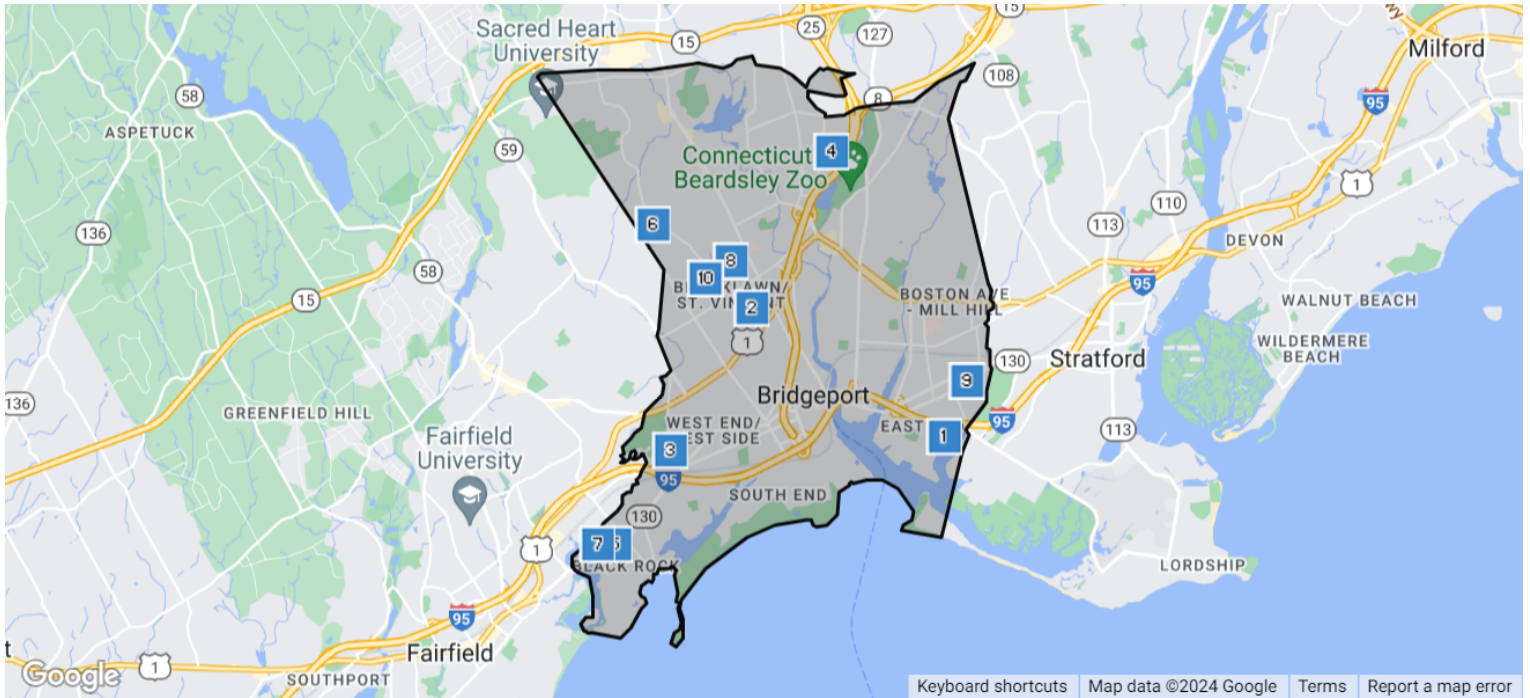


Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>3 Pending</b> • Under Contract as of 2/12/2024 <i>MLS ID: 170605551</i></p> <p><b>25 Cartright St, Unit 6G</b></p> <p>Condo/Townhouse/Apt. 3/2 1,755 sq ft – 10/20/2023 \$260,000 2/12/2024 \$148</p> <p>Welcome to this extremely large and spacious 3 bedroom 2 bath end unit with a balcony. This unit comes with 1 garage space. HOA includes Heat and Hot Water. The building offers security with a 24 hour lobby attendant, laundry on site and storage in the basement. Within walking distance to transportation and shopping. BOM previous buyer could not perform.</p> <p><i>Listing Courtesy of US Asset Realty</i></p>								
 <p><b>4 Pending</b> • Under Contract as of 11/17/2023 <i>MLS ID: 170609941</i></p> <p><b>500 Clinton Ave</b></p> <p>Single Family 14/5 6,534 sq ft 15,681 11/10/2023 \$450,000 11/17/2023 \$69</p> <p>Rare opportunity to own in the Stratfield Historic District located in the desirable Brooklawn market area. This turn of the century victorian antique colonial features 5000 sqft of living space and retains most of its original wood work &amp; features. The property is situated on 0.36 acre lot with a paved parking lot offering parking for 20+ cars. The exterior offers tons of curb appeal with its original columns and wrap around covered porch. The rear fire escape was totally rebuilt and brought up to code in 2019. The interior features a main kitchen and laundry area with coin operated washer/dryer. There are endless possibilities for this property. Three levels of living space with 14 bedrooms and 5 full baths make this perfect for investors or professionals, office space etc. Located on the Bridgeport/Fairfield line within close proximity to all major highways, train station and walking distance to bus lines. Property to be sold in AS IS condition inspections for informational purposes only. All showings by appointment only.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>5 Pending</b> • Under Contract as of 2/12/2024 <i>MLS ID: 170620355</i></p> <p><b>64 Hickory St</b></p> <p>Single Family 4/3 3,676 sq ft 14,374 1/22/2024 \$475,000 2/12/2024 \$129</p> <p>An Incredible Opportunity to Reside in the Beardsley Park Area! This Charming &amp; Spacious Colonial 7 Rooms, 4 Bedrooms, 3 Full Baths 2800 sq ft Offering Hardwood Floors through out and under the laminate on the Main Floor and 806 sq ft Finished Basement &amp; as a Bonus a Third Floor Walk up Attic Offering Privacy &amp; Possible In-Law Setup. This private Floor offers a kitchen countertop with sink, living room, updated Full Bath &amp; Private Bedroom. Freshly Painted the Main &amp; 2nd Floor in Dec 2023 - Main Floor Offers Spacious ELK with Bay Windows, Granite Countertops &amp; New Electric Range as of January 2024, Formal Dining Room with Built in Hutch &amp; Den, Living Room w/ wood burning Fireplace, separate Office/Den, Full Bath. Second Floor Offers 4 Bedrooms, Walk in Closet in the Hallway, Full Bath. Third Floor features the Fully Finished Walk up Attic that can be turned into a possible in-law setup. Finished Basement with Dry Bar for additional Entertainment Relax in your rear .33 private backyard that has a wooden children's swing set and Patio to Entertain. 2 Car Detached Garage and a Driveway that can park 4 Cars. Enjoy the Beardsley Zoo, Concerts at the Hartford Healthcare Amphitheater, Metro North Train Station, Trumbull Mall, Minutes from Route 8/15 and I-95. Easy show! Log in Go! Immediate Occupancy! House is "Sold As Is"</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>6 Pending</b> • Under Contract - Continue To Show as of 2/9/2024 <i>MLS ID: 170616799</i></p> <p><b>170 Unquowa Hill St</b></p> <p>Single Family 4/4 2,553 sq ft 5,227 1/5/2024 \$475,000 2/9/2024 \$186</p> <p>Welcome to 170 Unquowa Hill! Expansive 4-bedroom, 3.5-bathroom home spanning 3 levels in the Brooklawn area of Bridgeport, CT. Enjoy high ceilings, a remodeled kitchen, and the convenience of a washer and dryer located in the basement. The 3rd level offers vaulted ceilings a skylight, an extra living space, bedroom, and full bath. Nestled on a quiet street, this residence is a peaceful retreat with welcoming neighbors. Easy access to shops and commuting completes the package for an ideal home.</p> <p><i>Listing Courtesy of BHGRE Gaetano Marra Homes</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><b>7</b> <span style="color: blue;">🕒</span> Pending <i>*Under Contract - Continue To Show as of 2/5/2024</i> <i>MLS ID: 170619180</i></p> <p><b>67 Wade Ter</b></p> <p>BEAUTIFUL BROOKLAWN Welcome to 67 Wade Terrace in the Brooklawn neighborhood of Bridgeport. This 1,200 square foot colonial built in 2012 features 3 bedrooms and 2.5 bathrooms. Walking up to the home you will notice the peaceful, quiet feel to the neighborhood. Upon entering you will find the living room that flows into the eat-in kitchen with granite countertops and stainless steel appliances. Continuing toward the back of the home are two deep closets for a pantry and storage as well as a half bathroom. Adjacent to the kitchen is the dining room that has sliding doors leading out to the back deck. Upstairs you will find two bedrooms, a full hall bathroom, and the primary bedroom with an ensuite bathroom. Other highlights of this home include central air conditioning, natural gas heat, city sewer/water, new hot water heater (December 2023), AprilAire whole home humidifier, hardwood floors throughout the entire first floor, a new backyard fence (2023), custom shed, laundry hookup in basement, and hardwiring for a home security system. This home will certainly not last! Schedule your showing today.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	1,200 sq ft	5,662	1/29/2024	\$365,000	2/5/2024	\$304
 <p><b>8</b> <span style="color: blue;">🕒</span> Pending <i>*Under Contract - Continue To Show as of 12/21/2023</i> <i>MLS ID: 170612862</i></p> <p><b>164 Coleman St</b></p> <p>Welcome home! Looking for an attractive home with room for everyone? This could be the one. Boasting 4 floors of living space, equipped with over 3,000 sq ft, 4 full bathrooms, 4-5+ bedrooms and extra rooms for additional living. Hardwood floors in some rooms, newer tile and vinyl floors in others. Newer clean stucco siding, younger roof and brand new tankless water zoned heating system. Refreshed Kitchen and some bathrooms. Fenced in paved yard, great for entertaining and privacy. Gas heat. Finished heated basement. 3rd floor makes it great option for in law possibilities. This home is a great option for those looking for space or to add to your rental portfolio. Come take a look and see for yourself. Home is in great condition - being sold "as-is". Subject on seller's finding suitable housing.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/4	3,127 sq ft	4,791	11/30/2023	\$369,900	12/21/2023	\$118
 <p><b>9</b> <span style="color: blue;">🕒</span> Pending <i>*Under Contract as of 1/30/2024</i> <i>MLS ID: 170602142</i></p> <p><b>121 Elmwood Pl</b></p> <p>DO NOT BE IMPRESSED by this one of a kind and fantastic abode. Sparkling hardwood floors throughout, freshly painted, stainless steel appliances, remodeled and updated kitchen, cabinets that go to ceiling, huge dining room, 5 bedrooms with 3 full baths with a designated space in the finished basement for a full 4th bathroom that only needs the fixtures. Brand new hot water heater. Wrap around porch. 3 car garage with plenty of off street parking. Near all and every amenity you could possibly ever need or want.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/3	2,653 sq ft	5,662	10/19/2023	\$379,900	1/30/2024	\$143
 <p><b>10</b> <span style="color: blue;">🕒</span> Pending <i>*Under Contract as of 12/15/2023</i> <i>MLS ID: 170609838</i></p> <p><b>554 W Jackson Ave</b></p> <p>YOUR OPPORTUNITY AWAITS TO MAKE YOUR OFFER AND ENJOY THE LIVING AREA OFFERED IN YOUR CLASSIC BROOKLAWN HOME. MAIN LEVEL FEATURES FRONT TO BACK LIVING ROOM WITH FIREPLACE, BANQUET SIZE FORMAL DINING ROOM, FAMILY STYLE EAT IN KITCHEN, DEN WITH WOOD BURNING STOVE, FULL SIZE LAUNDRY ROOM AND 3 SEASON ENCLOSED SUNROOM. UPPER LEVEL INCLUDES LARGE PRIMARY BEDROOM WITH WALK IN CLOSET, 2 ADDITIONAL SPACIOUS BEDROOMS PLUS WALK UP ATTIC FOR POTENTIAL FUTURE LIVING AREA. HUGE PART FINISHED LOWER LEVEL, 2 CAR GARAGE, PRIVATE REAR YARD ALONG WITH NEWER HEATING, ELECTRICAL SERVICE, ROOF AND WINDOWS COMPLETE YOUR NEW HOME. QUIET, YET CONVENIENTLY LOCATED TO SCHOOLS, SHOPPING, PARKS/REC, GOLF COURSE AND METRO NORTH TRAIN STATION WITH EASY ACCESS TO I-95, RT 25/8 AND RT 15 MERRITT PARKWAY.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/2	2,102 sq ft	8,276	11/21/2023	\$349,500	12/15/2023	\$166







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><b>1 Closed</b> • Sold Date: 12/20/2023, MLS Listing 170605788: 10/21/2023 <b>MLS ID: 170605788</b></p> <p><b>21 Webster St</b></p> <p>Situated near the Steele Pointe development and Bridgeport's revitalized waterfront, is this newly renovated colonial style home offering 3 generous size bedrooms and 1.5 baths. Protecting your investment this property is complete with all new mechanical systems, roof, windows, siding, electric and central air. The living room is open to the kitchen highlighting stainless steel appliances and granite counters. A walk-up attic with roughed in with plumbing is just waiting to be finished to add endless expansion possibilities. This is an incredible opportunity to be within walking distance of the site of Bridgeport's proposed ferry expansion which promises to provide quick and convenient commuter access to Manhattan. Not only will you be investing in a beautiful home, but also in the future growth and potential in the heart of Bridgeport's transformation.</p> <p><i>Courtesy of BHGRE Gaetano Marra Homes</i></p>	Single Family	3/2	1,575 sq ft	3,049	1897	12/20/2023	\$315,000	\$200
 <p><b>2 Closed</b> • Sold Date: 11/16/2023, MLS Listing 170577922: 6/15/2023 <b>MLS ID: 170577922</b></p> <p><b>158 Alice St</b></p> <p>What a rare find!! Located in the Brooklawn/ St. Vincent's area- newer build Colonial- this property is full of possibilities and surprises!! Built in 2014, this property offers 3 beds 2.5 baths, hardwood floors throughout- need more room- no problem, potential to grow into a LARGE fully heated and air conditioned Attic space. Basement offers a potential walk-out in-law space, currently fully finished. It doesn't end there- need storage, you got it with a 3 car garage and finished guest space above the garage. Basically maintenance FREE yard, fully fenced in patio area just waiting for your family cookouts this summer- with covered outdoor kitchen/bar - with built-in charcoal grill and granite bar counter tops ...come and see for yourself, you won't be disappointed with this one. Truly move in ready!! Property is being sold AS-IS WERE-IS, buyer to due their own due diligence.</p> <p><i>Courtesy of Keller Williams Realty Prtnrs.</i></p>	Single Family	3/3	1,504 sq ft	4,791	2014	11/16/2023	\$440,000	\$293



### 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.	
	3 <span style="color: #0070C0;">■</span> Closed	Single Family	3/2	1,394 sq ft	4,791	1887	1/24/2024	\$370,000	\$265
<p><i>*Sold Date: 1/24/2024, MLS Listing 170579125: 6/23/2023 MLS ID: 170579125</i></p> <p>****NEWLY RENOVATED MOVE IN READY**** TURN KEY, Low maintenance trouble free house pristine condition! NEW Roof, NEW windows, updated hot water heater, furnace, plumbing, electrical. Hardwood flooring throughout 3 levels (main, upper and loft). Basement has Bilco access to backyard and ready for laundry hook up. Kitchen all white wood soft close cabinets, rotating lazy Susan in corner Cabinet. All Stainless steal appliances, open bar concept to dining/living room. Half bathroom on main level. 2nd floor 3 bedrooms, full bathroom open concept barrier-free roll in shower with mosaic marble flooring. Walk up Loft adds additional 2 bedrooms, flex for office space, Gym, bonus space, open closet, multi use space central air and heating distribution. Home located close to shopping area, restaurants, supermarkets transportation Fairfield Metro North Train station and bus access. Beautiful lovely Home. Schedule showing now.</p> <p><i>Courtesy of Larracuente &amp; Johnson Realty, LLC</i></p>									
	4 <span style="color: #0070C0;">■</span> Closed	Single Family	4/3	2,128 sq ft	4,791	2022	11/20/2023	\$535,000	\$251
<p><i>*Sold Date: 11/20/2023, MLS Listing 170584828: 8/20/2023 MLS ID: 170584828</i></p> <p>Newly constructed, custom designed home with an open floor plan includes a modern entryway with hardwood flooring, and wainscoting paneling throughout. The kitchen is equipped with soft close cabinetry, quartz counter tops, tile backsplash, center island, stainless-steel appliances, pantry, and sliders to backyard. Kitchen, dining, and living rooms are an open concept area great for entertaining and family time. The 1st floor also has a half bath. The upper level consists of the primary bedroom with tiled walk-in shower, tile flooring, and spacious walk-in closet. 3 more generously sized bedrooms, full main bathroom with dual vanities, and convenient laundry complete the 2nd floor. House has an abundance of windows that allow plenty of natural light. Large garage with high ceiling offering ample storage options. Also featuring central air, and a tankless water heater. Close to major highways.</p> <p><i>Courtesy of Platinum Property Realty</i></p>									
	5 <span style="color: #0070C0;">■</span> Closed	Single Family	3/2	1,281 sq ft	5,662	1920	11/29/2023	\$413,000	\$322
<p><i>*Sold Date: 11/29/2023, MLS Listing 170598009: 9/24/2023 MLS ID: 170598009</i></p> <p>Nestled in a sought-after Black Rock neighborhood, in great commuting location, this lovely 3-bedroom, 1.5-bathroom home is located within walking distance to Fairfield Metro station. The first floor of this delightful home features a cozy living room, perfect for relaxation, and an adjoining dining room with a spacious walk-in closet. The renovated kitchen has ample cabinet storage and a sleek granite bar, ideal for quick and casual meals. A well-appointed half bathroom completes this level. Venturing upstairs, you'll discover three generously sized bedrooms, each with large closet to accommodate your storage needs. The renovated full bathroom adds a touch of modern elegance to the upper level. The large basement offers even more storage space and presents the opportunity for future expansion. The outdoor space of this property is equally inviting. A multilevel deck creates the perfect venue for entertaining friends and family, with plenty of room for seating, grilling, and enjoying the fresh air. It also offers ample space for flower and vegetable pots. The level, fenced backyard is an ideal spot for outdoor gatherings, playtime with children and pets, or simply unwinding with a good book. Recently renovated, detached garage, provides secure parking for your vehicles and additional storage space for your convenience. Bridgeport beach rights. Make this Black Rock gem your own, where comfort and style meet in a great commuting location.</p> <p><i>Courtesy of Brown Harris Stevens</i></p>									
	6 <span style="color: #0070C0;">■</span> Closed	Single Family	3/2	1,343 sq ft	4,791	1921	11/20/2023	\$400,000	\$298
<p><i>*Sold Date: 11/20/2023, MLS Listing 170601838: 10/3/2023 MLS ID: 170601838</i></p> <p>Welcome to 909 Birmingham Street , Bridgeport North End 3 bedroom 1 1/2 Bath well Maintained Colonial , Fresh painted 2 car garage , hardwood floor , close to everything .</p> <p><i>Courtesy of William Raveis Real Estate</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.
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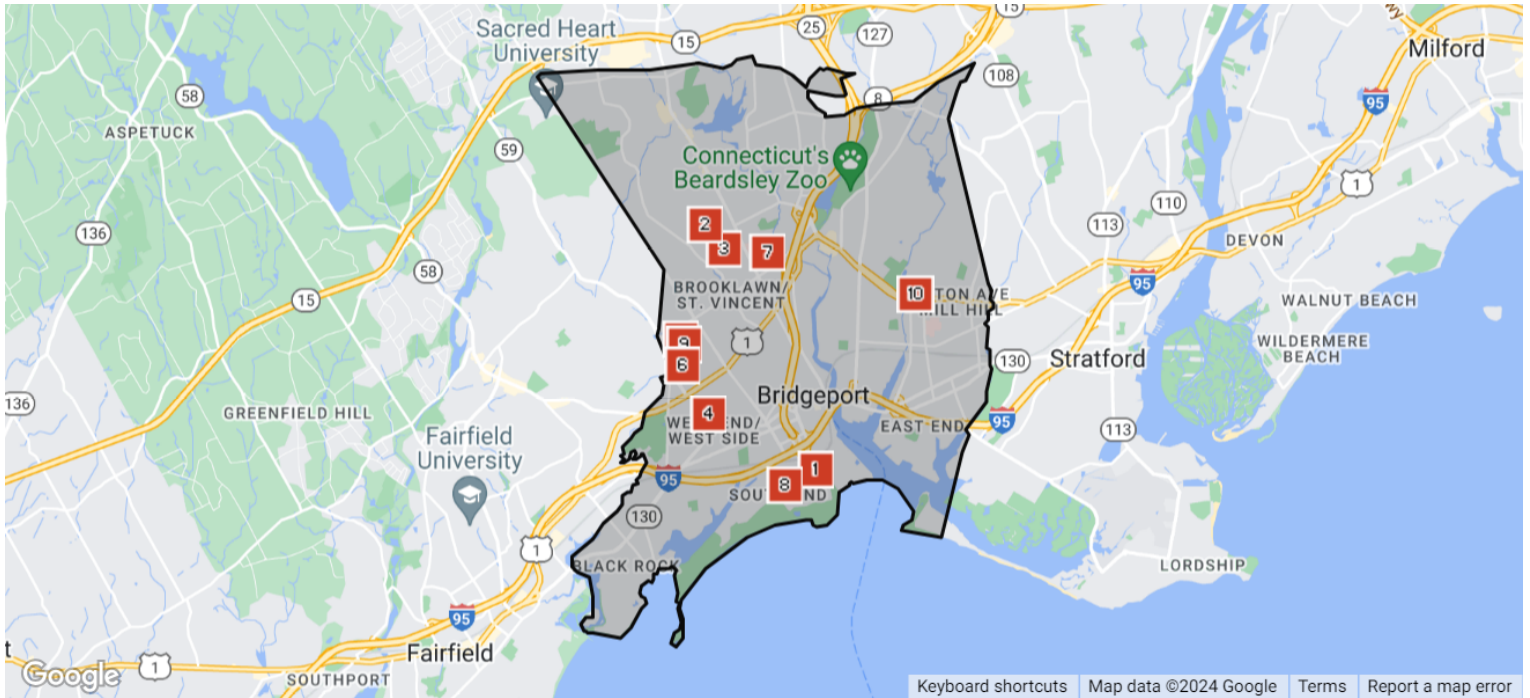


10 Closed \*Sold Date: 11/15/2023, MLS Listing 170597312: 9/16/2023 MLS ID: 170597312

**142 Holroyd St** Single Family 3/2 1,528 sq ft 7,405 1915 11/15/2023 \$360,000 \$236

Welcome to 142 Holroyd Street, a charming 3-bedroom, 1.5-bathroom farmhouse style colonial situated on a level, private lot. As you step inside, you'll be greeted the new synthetic wood flooring that adorns the main level and staircase. The abundance of natural light that streams through the windows creates a warm and welcoming atmosphere throughout the home, and the home's 1528SF was designed to maximize functionality and flow. An eat-in-kitchen, half bath and mudroom complete the main level. The second level boasts 3 bedrooms, a recently remodeled full bathroom, bonus room/office, and enclosed sun porch. Storage space will never be an issue here, as this property boasts plenty of it. From closets to cabinets, there is ample room to keep your belongings organized and easily accessible. The flat level fenced-in backyard is perfect for those who enjoy spending time outdoors. Whether it's hosting barbecues, playing with pets, or simply relaxing under the sun, this private outdoor space provides endless possibilities for enjoyment and entertainment. Bonuses include a brand new hot water heater, detached 2 car garage with finished loft, and driveway that can accommodate 4+ cars.

*Courtesy of Coldwell Banker Realty*



### Distressed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p><b>1 Off Market</b> • Notice of Foreclosure Sale <i>MLS ID: -</i>  <b>325 Lafayette St, Unit 9103</b>                      Condo/Townhouse/Apt. 3/3    3,060 sq ft    -    -    1/19/2024    Notice of Foreclosure Sale    -</p>								
 <p><b>2 Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i>  <b>429 Amsterdam Ave</b>                      Single Family    4/2    2,190 sq ft    5,000    -    12/21/2023    Notice of Lis Pendens    -</p>								
 <p><b>3 Off Market</b> • Notice of Foreclosure Sale <i>MLS ID: -</i>  <b>123 Harlem Ave</b>                      Single Family    3/2    1,494 sq ft    5,750    -    1/9/2024    Notice of Foreclosure Sale    -</p>								
 <p><b>4 Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i>  <b>203 Hazelwood Ave</b>                      Single Family    3/2    1,883 sq ft    2,478    -    12/13/2023    Notice of Lis Pendens    -</p>								

### Distressed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> <b>717 W Jackson Ave</b>	Single Family	4/3	1,980 sq ft	5,005	-	12/23/2023	Notice of Foreclosure Sale	-
	6 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> <b>1210 Laurel Ave</b>	Single Family	5/3	2,770 sq ft	19,467	-	12/23/2023	Notice of Foreclosure Sale	-
	7 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>755 Lindley St</b> -	Single Family	3/2	1,391 sq ft	5,737	-	12/21/2023	Notice of Lis Pendens	-
	8 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> <b>124 Rennell St</b>	Single Family	5/2	1,442 sq ft	3,570	-	12/11/2023	Notice of Foreclosure Sale	-
	9 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> <b>1128 Wood Ave</b>	Single Family	3/2	2,052 sq ft	6,000	-	12/16/2023	Notice of Foreclosure Sale	-
	10 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> <b>54 Bond St</b>	Single Family	3/2	1,280 sq ft	2,535	-	1/18/2024	Notice of Foreclosure Sale	-



## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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- 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.



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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

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- 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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