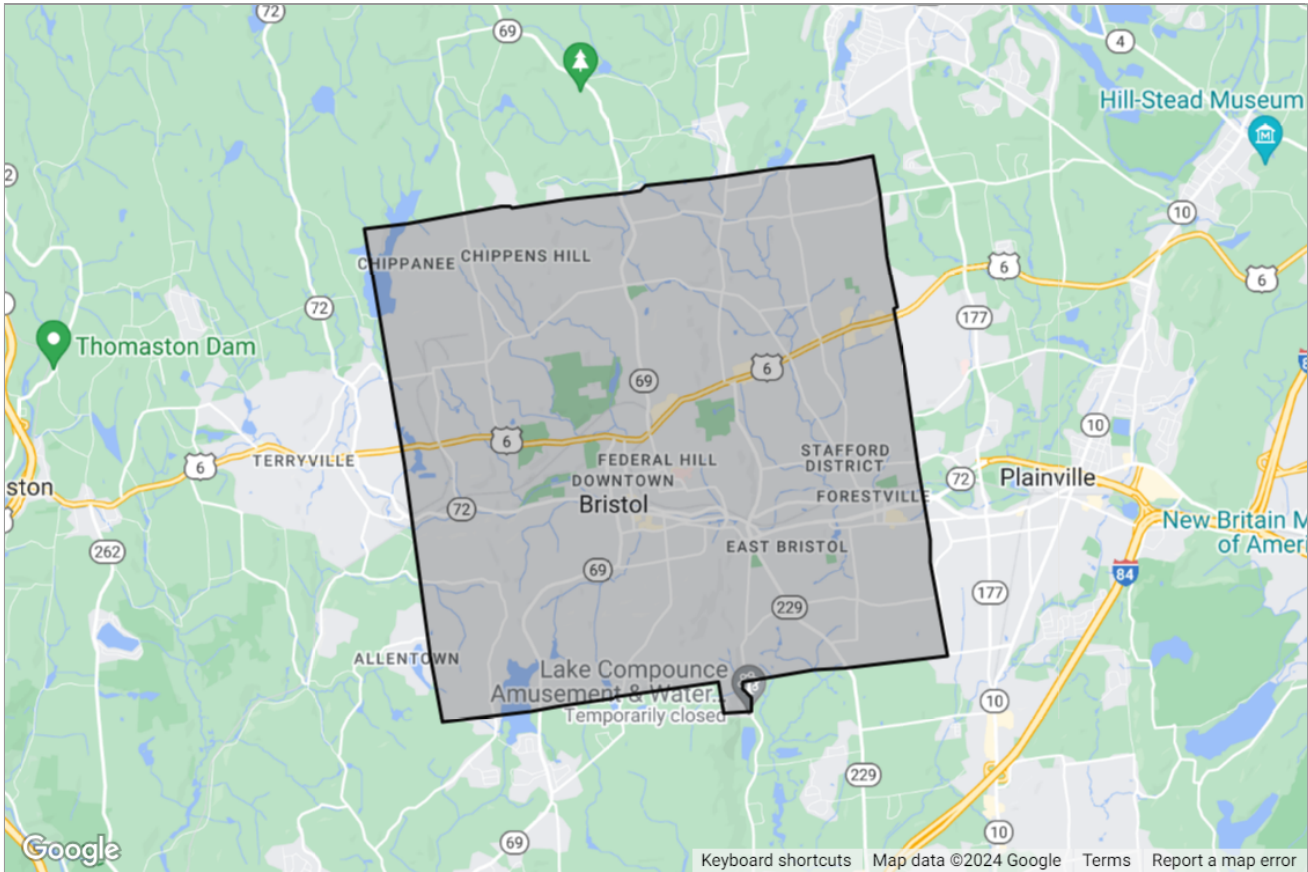


MARKET ACTIVITY REPORT

## Bristol, Connecticut



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

GRI, SRS  
Connecticut Real Estate License: REB.0791416



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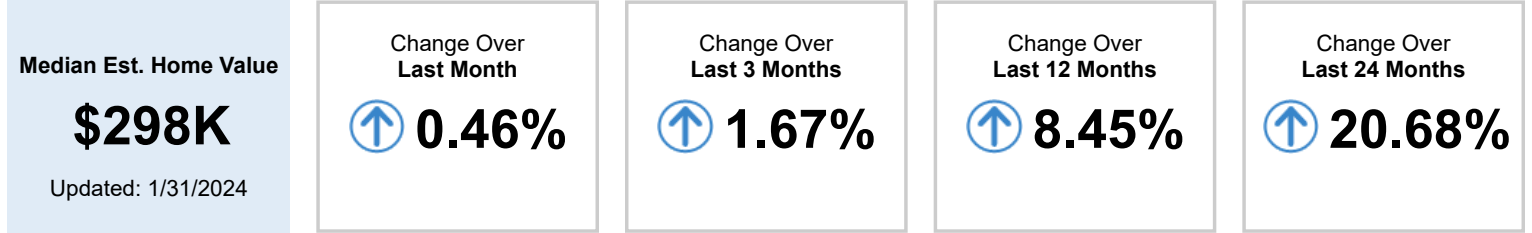
Main: [Broker@ctreb.com](mailto:Broker@ctreb.com)  
Office: <http://ConnecticutRealEstate.online>

### Connecticut Real Estate

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

# Bristol, Connecticut

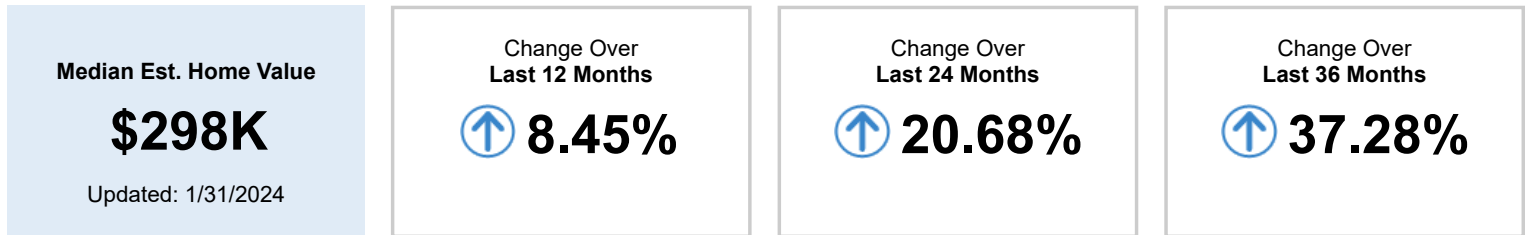
## Market Snapshot: Estimated Home Values



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



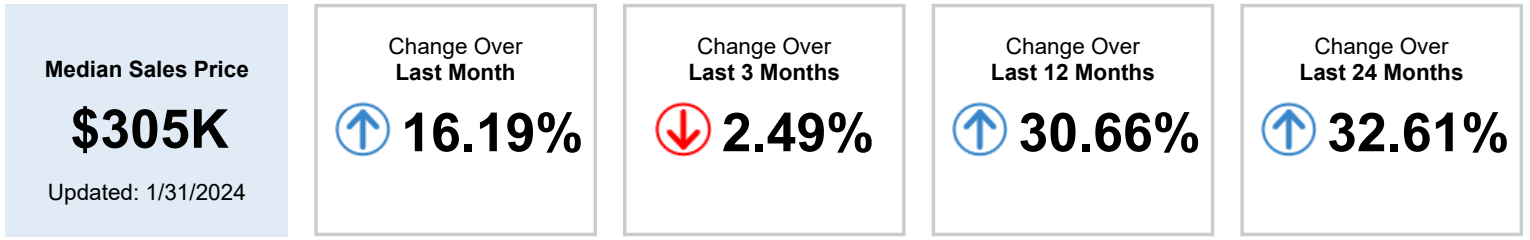
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



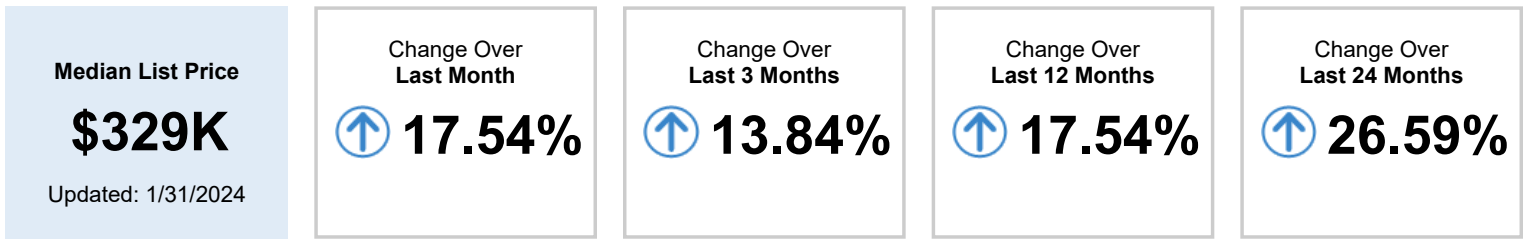
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



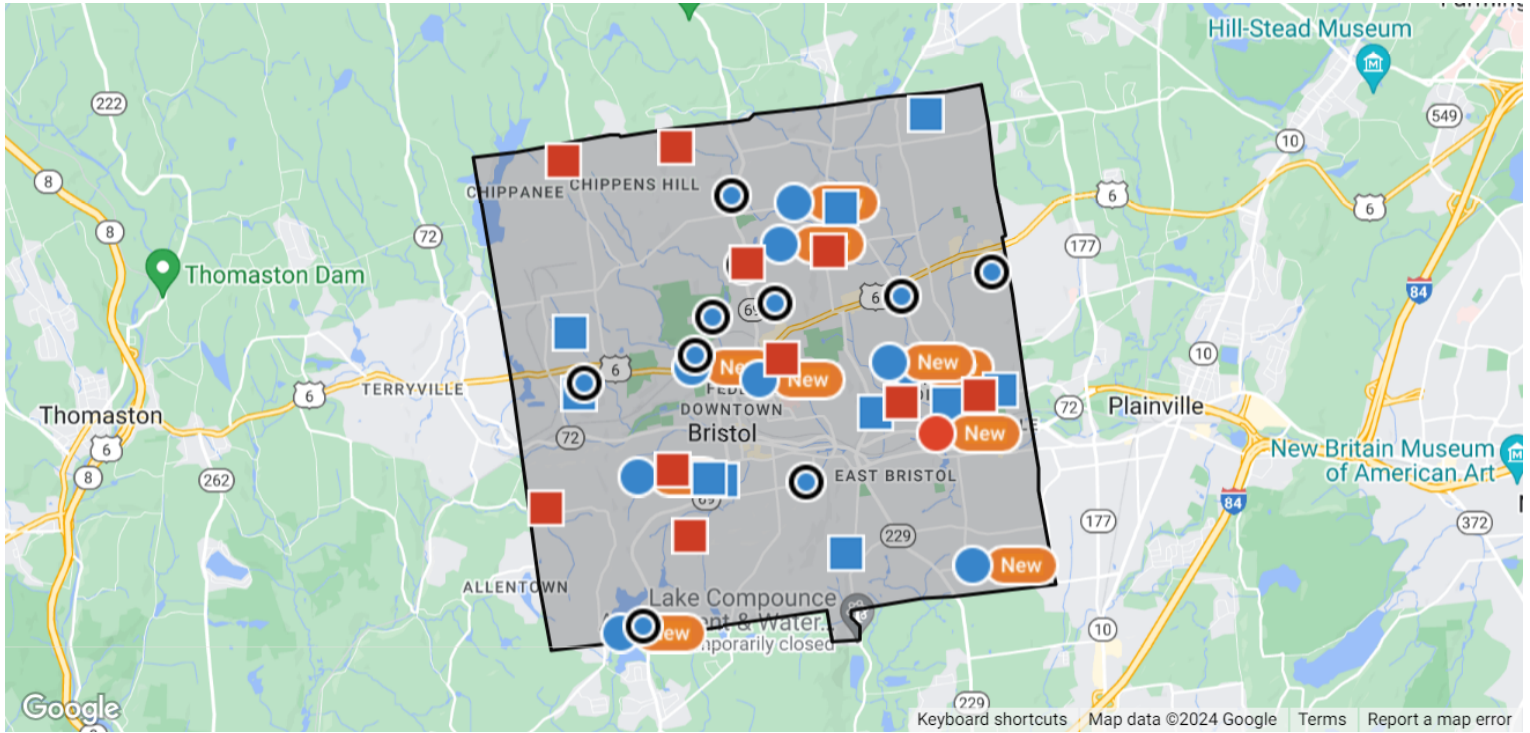
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

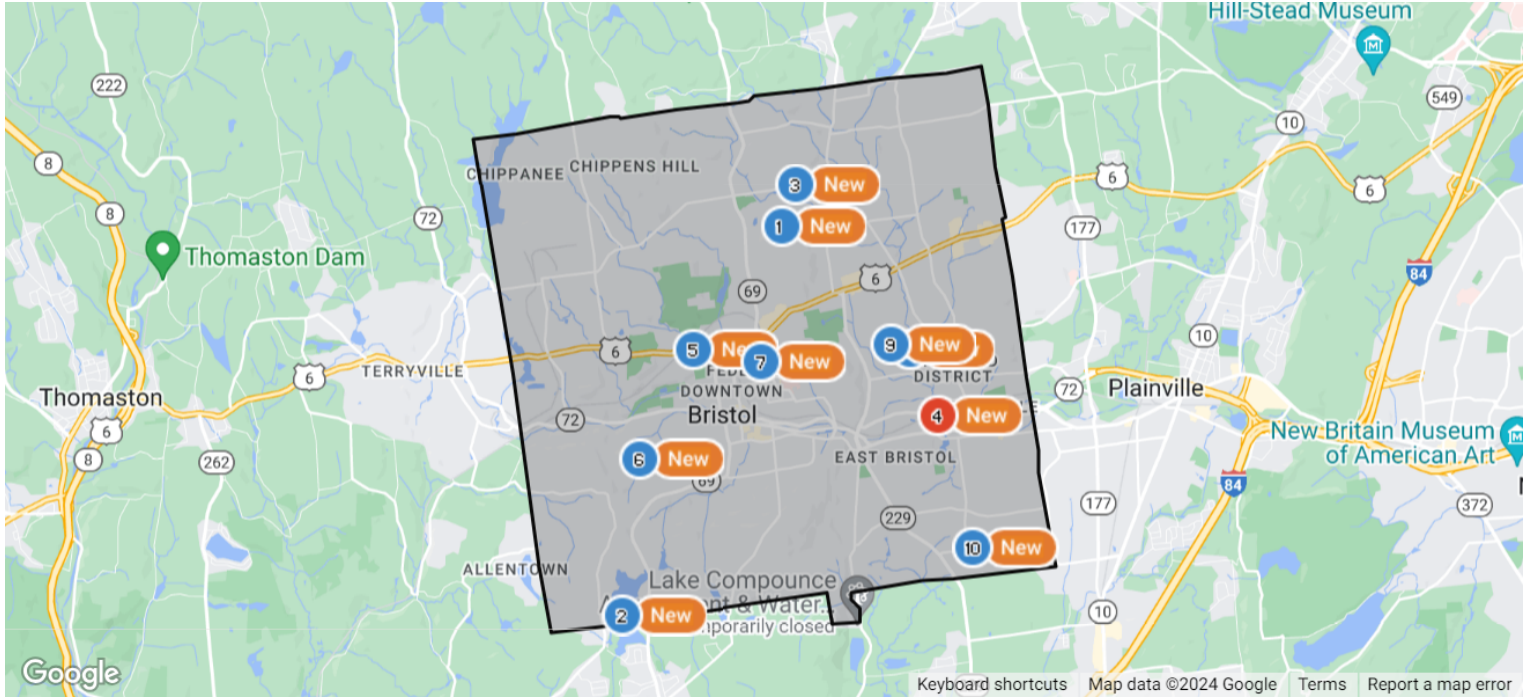
# Market Activity Summary Stats



**Search Criteria** | **Location:** Bristol, 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

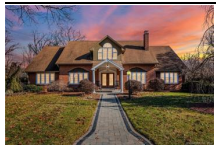
	 New Listings	 Pending	 Closed	 Distressed
<b>Number of Properties</b>	10	10	10	10
<b>Low Price / Value</b>	\$239,900	\$119,000	\$219,900	\$285,050
<b>Median Price / Value</b>	\$359,900	\$299,950	\$322,450	\$308,110
<b>High Price / Value</b>	\$739,000	\$1,200,000	\$470,000	\$498,400
<b>Average Price / Sq. Ft.</b>	\$174	\$194	\$189	\$207
<b>Median Price / Sq. Ft.</b>	\$166	\$197	\$200	\$204
<b>Average Days in RPR</b>	30	36	77	–
<b>Median Days in RPR</b>	27	15	51	–
<b>Total Volume</b>	\$4,011,400	\$3,936,600	\$3,386,800	\$3,592,400

# Bristol, 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	<b>Active</b>	•New, Coming Soon: 2/10/2024		MLS ID: 170623433				
<b>57 Palmorr PI</b>	Single Family	4/4	5,092 sq ft	25,264	1989	2/10/2024	\$739,000	\$145





Nestled in a prestigious neighborhood, this exquisite residence boasts sophistication and luxury. With 4 bedrooms and 3.5 bathrooms, including one of the most stunning, newly re-designed primary bedroom ensuites, this home is a haven of refined taste and comfort. The beautifully flowing kitchen, adorned with granite counters and an island, is complemented by an inviting eat-in area. This residence also features a spacious great room seamlessly connected to the kitchen, providing an expansive setting for larger gatherings. Enhanced by a gorgeous floor-to-ceiling fireplace, this area not only exudes charm but also offers direct access to the outdoor oasis, ensuring a seamless transition between indoor and outdoor entertaining spaces. Whether hosting intimate family dinners or extravagant celebrations, the large dining room equipped with a double-sided fireplace is an enchanting setting for hosting your friends and loved ones. As you step through the entryway, the grandeur unfolds with French doors on either side, revealing distinctive spaces. To the left, a well-appointed office awaits, bathed in natural light. On the right, a vision of warmth and elegance comes to life in the gathering room, adjoined to the dining room by the double-sided fireplace that stands as a centerpiece. This room is perfect for intimate conversations or hosting esteemed guests. As a bonus, every door and window on this level has been replaced.

*Listing Courtesy of Best Real Estate Brokerage 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.
 <p><b>2 ● Active</b> • <i>New, Active: 2/3/2024</i> <i>MLS ID: 170620505</i></p> <p><b>709 Wolcott Rd</b></p> <p>Welcome to 709 Wolcott Rd, Bristol â a truly extraordinary residence that defies the ordinary and embraces a lifestyle of modern luxury. Nestled on a generously-sized 2-acre lot across from the picturesque Cedar Lake, this unique home promises an experience unlike any other. If you're in search of a residence that stands out, this ultra-contemporary modern home, crafted with prefab fiberglass, is your answer â a distinct departure from the cookie-cutter houses you may be accustomed to. As you approach the property, the curb appeal is immediate. The modern facade is a preview of the elegance that awaits inside. Two oversized decks beckon you to enjoy the breathtaking sunset over Cedar Lake, creating the perfect backdrop for evenings of relaxation and connection. The 2-acre lot ensures privacy and a sense of serenity, providing a tranquil oasis just steps away from the water's edge. Step inside, and you'll be greeted by a thoughtful layout that seamlessly blends style and functionality. The spacious formal dining room and living room wing, adorned with lush wood floors, offer a sophisticated setting for entertaining guests or enjoying intimate family dinners. Windows throughout the house brings in the natural beauty of the outdoors to become a part of your everyday living experience.</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>	Single Family	4/4	2,738 sq ft	93,654	1974	2/3/2024	\$425,000	\$155
 <p><b>3 ● Active</b> • <i>New, Active: 1/9/2024</i> <i>MLS ID: 170618011</i></p> <p><b>21 Fox Den Rd</b></p> <p>Looking for your next home? Look no further! Don't miss this beautifully redone ranch on a quiet street of Bristol. This home features 3 spacious bedrooms and a fully redone kitchen and bathrooms! Refinished hardwood floors throughout the house and a large titled mudroom off the kitchen connecting to the two car garage. There is plenty of extra space to make your own including a room/ office off the living room and a fully finished basement with a fireplace! Enjoy your backyard with the beautiful fall foliage and privacy. Come home to 21 Fox Den!</p> <p><i>Listing Courtesy of Glenstone Real Estate LLC</i></p>	Single Family	3/2	1,620 sq ft	15,681	1960	1/9/2024	\$399,900	\$247
 <p><b>4 ● Active</b> • <i>Notice of Lis Pendens, New, Active: 1/25/2024</i> <i>MLS ID: 170620372</i></p> <p><b>19 Hillcrest Ct</b></p> <p>Welcome Home! Spacious Colonial in convenient location offering neighborhood feel but also close to everyday necessities. Well maintained home filled with updates throughout and a versatile floor plan. Open concept living rm w/ recessed lighting and formal dining room boasting in natural light. Renovated kitchen features plenty of storage with ceiling height cabinets, quartz countertops and ss appliances. Expansive family room doesn't disappoint and allows easy access to backyard through French doors. Double sided staircase brings you to the upper-level w/ 4 generous sized bedrooms along with a full bath. Primary bedroom w/ walk in closet offers great space. Traditional basement off main portion of home offers plenty of storage. Additional basement w separate entry allows endless possibilities w/ rough plumbing in place for future plans. Low maintenance w/ public utilities, natural gas, c/air, 80-gallon water heater and programable American standard thermostat. Level lot sits on .23 acres. Desirable Forestville location, minutes to major highways, restaurants and shopping!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/2	2,084 sq ft	10,018	1910	1/25/2024	\$319,900	\$154
 <p><b>5 ● Active</b> • <i>New, Active: 12/19/2023</i> <i>MLS ID: 170615502</i></p> <p><b>12 North St</b></p> <p>This home is quite deceiving having 5 bedrooms 2 full baths, laundry on main floor. Eat in kitchen, living room and a cute front porch. Convenient location close to shopping, restaurants, library and highways. Parking for 3 to 4 cars. Dishwasher, Garbage disposal, Microwave gas heating. Shed in back yard provides extra storage.</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>	Single Family	5/2	1,341 sq ft	4,791	1904	12/19/2023	\$269,000	\$201

## 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.
	6	<b>Active</b>	*New, Coming Soon: 2/7/2024		MLS ID: 170623242				
	<b>21 Ridgewood St</b>	Single Family	3/2	1,665 sq ft	6,098	1987	2/7/2024	\$239,900	\$144
<p>Discover your ideal home in this inviting 3-bedroom ranch with two full baths! Revel in the beauty of freshly refinished hardwood floors and a newly painted interior, complemented by maintenance-free vinyl siding for effortless upkeep. Boasting over 1,700 square feet of space including the basement, there's ample room for living and entertaining. Benefit from convenient generator hookups and enjoy the added convenience of an awesome laundry shoot! Ideally situated within walking distance to Bristol Central High School, this residence offers both comfort and practicality.</p> <p><i>Listing Courtesy of Santa Realty</i></p>									
	7	<b>Active</b>	*New, Active: 12/26/2023		MLS ID: 170615677				
	<b>147 Stearns St</b>	Single Family	3/2	2,004 sq ft	4,791	1917	12/26/2023	\$269,000	\$134
<p>This lovely 3-bed, 1.5-bath home is filled with loads of charm and character! Built in the early 1900's this bungalow style home has been well-maintained and features beautiful millwork and prairie windows, which can be found throughout. On the first floor you'll find a spacious living room with hardwood floors, a wood-burning fireplace and built-in bookshelves, a formal dining area which has a built-in hutch; and the updated kitchen which has new cabinetry, new counters, a center island and stainless steel appliances. There's also a conveniently located .5 bath on this main living level. On the upper level there's 3 good-size bedrooms, a full bath and a sunroom - the perfect spot for for a quiet reading nook or perhaps a small home office. Located in the heart of Bristol, you'll be just a stone's throw from an array of local eateries, grocery stores, parks and more. And there's easy access to Routes 6 and 72, making it a convenient choice for commuters. Don't miss out on this rare opportunity to plant your roots in this Historic Federal Hill community. Schedule your showing today!</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>									
	8	<b>Active</b>	*New, Active: 12/3/2023		MLS ID: 170613474				
	<b>90 Brook St</b>	Single Family	4/2	1,568 sq ft	9,147	1979	12/3/2023	\$299,900	\$191
<p>Welcome Home to this Charming 1568 sq. ft. Colonial located in Bristol, CT which offers a 4 BR / 2 BA. Living Room has a Fireplace with Wood Stove Insert for those comfy Winter Nights or to just help offset your heating bill. Owners have loved this home and hate to sell but have decided to move out of state and closer to family. First floor Bath has Hook up for Stackable Washer and Dryer as well as second hook up in basement. Master Bedroom has a "Nook" that can be used as a Reading area, Small Office or Dressing area. Back yard for BBQ's etc. Situated close Everything; Shopping, Schools, Library, Parks and Restaurants with this convenient location. Easy access to Rt. 6, 10, 72 and 84 for Hartford or Massachusetts commute. Fabulous opportunity to stop renting and become First Time buyers as this home can go CHFA, FHA, Conv. or VA. Property is being sold "As Is / Where Is" and any Inspections will be for Informational Purposes Only. Schedule your showing today, then Choose your New Paint Colors and roll up your sleeves to come in and Make This House Your New Home!</p> <p><i>Listing Courtesy of Get Real Today CT, LLC</i></p>									
	9	<b>Active</b>	*New, Active: 1/24/2024		MLS ID: 170620836				
	<b>24 Marine Ct</b>	Single Family	4/3	2,808 sq ft	78,408	2015	1/24/2024	\$549,900	\$196
<p>Step into the epitome of modern luxury with this breathtaking newer construction home that redefines elegance and comfort. Featuring 4 bedrooms and 2.5 baths, this residence is a sanctuary of style and sophistication. As you enter, be captivated by the seamless fusion of contemporary design and timeless allure. The heart of this home is a chef's dream kitchen, adorned with sleek finishes, high-end appliances, and an expansive island â the perfect setting for culinary delights. The open-concept living area is bathed in natural light, creating a warm and inviting ambiance. Imagine entertaining guests in the spacious living room or hosting intimate dinners in the chic dining area. Escape to the master suite, a haven of tranquility, featuring a private balcony that offers stunning views of the surroundings. The en-suite bathroom is a spa-like retreat, complete with luxurious fixtures and a soaking tub, providing the perfect escape after a long day. Step outside to discover a private oasis, where a sparkling pool beckons on warm summer days. The spacious yard provides the ideal backdrop for outdoor gatherings or moments of serene solitude. Nestled on a private almost 2 acre lot, this home offers the perfect blend of seclusion and convenience. Every detail of this home has been thoughtfully curated, from the modern architecture to the high-quality finishes. Come view it and make it yours! Subject to seller finding suitable housing.</p> <p><i>Listing Courtesy of New Haus Group LLC</i></p>									

New Listings: 10 (cont.)



10 ● **Active** \*New, Active: 1/6/2024 *MLS ID: 170617268*

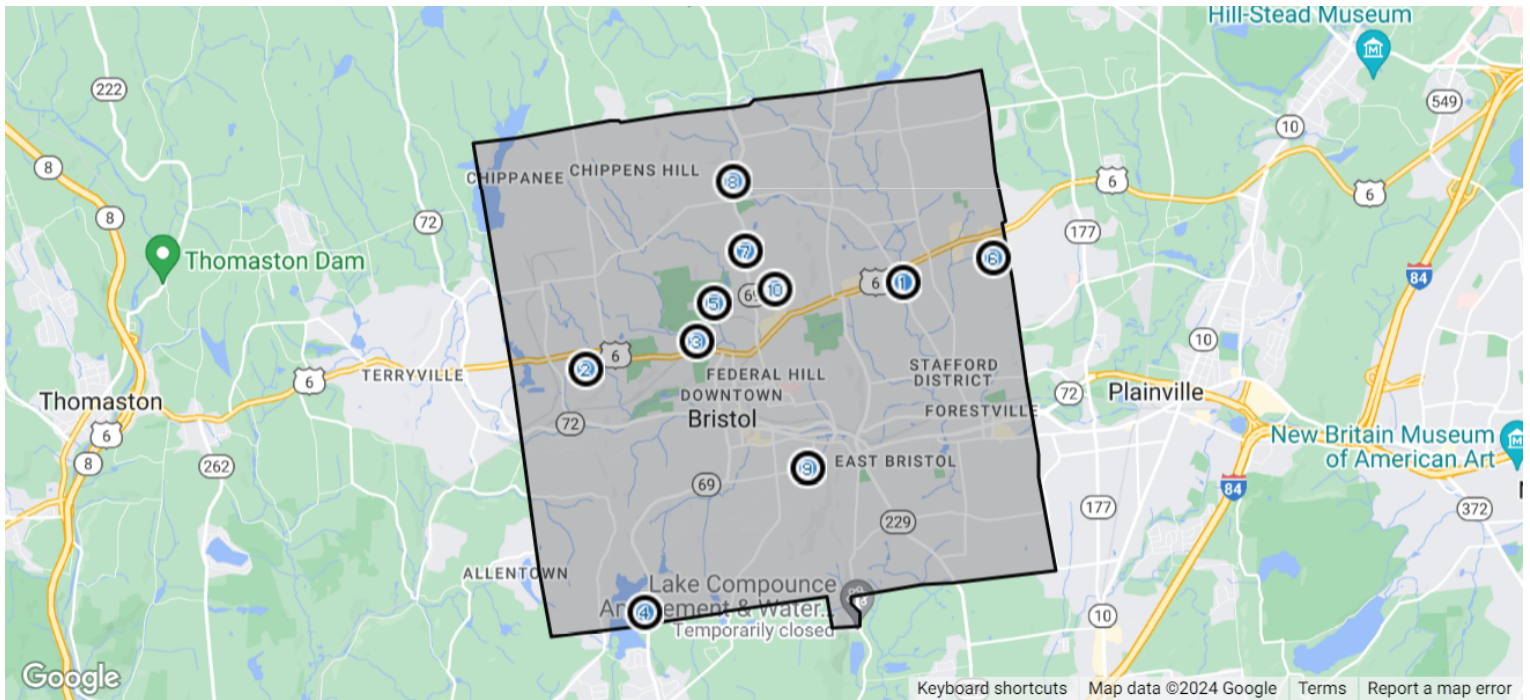
**178 Silo Rd**

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	5/3	2,830 sq ft	15,246	1984	1/6/2024	\$499,900	\$177

Beautiful 5 bedroom 2.5 baths home in a sought after neighborhood nestled among many new construction homes. In the summer Relax by the In-ground pool or on your deck with a fully fenced-in and secluded backyard, during the winter months access the house through the 2 car attached garage where your car stays warm, dry, and snow free, then go in and sit by the fireplace and a nice cracking wood fire. This Low traffic area is quiet and serene, with sidewalks right out in front of the house for a nice relaxing evening stroll in a neighborhood known for its friendly and charming feel.

*Listing Courtesy of Coldwell Banker Realty*





### 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.
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**1 Pending** • Under Contract as of 2/12/2024 *MLS ID: 170621382*  
**537 Brook St**      Single Family      4/2      1,795 sq ft      14,374      1/30/2024      \$295,000      2/12/2024      \$164

Welcome to your enchanting Cape Cod getaway! Situated on a generous 0.33-acre lot, this charming home exudes classic charm. Spanning 1,267 square feet, it boasts a warm and inviting atmosphere. Step inside to discover a well-planned layout featuring four bedrooms and 1.5 baths, offering ample room for relaxation and daily life. The main floor showcases a cozy kitchen and living room, perfect for entertaining or cozy nights by the fireplace, along with two bedrooms. Ascend to the upper level where comfort meets style. From the serene primary bedroom to the versatile additional bedroom and convenient half bath, this floor provides a retreat-like ambiance. The highlight of this property is the stunning rear garden, a tranquil oasis. Picture yourself lounging amidst lush flowers and greenery, serenaded by the gentle babble of the brook. A screened-in porch offers the ideal spot to relish the picturesque views and natural sounds, whether savoring morning coffee or evening breezes. With this double lot, the possibilities are endless. Consider adding a pool, outdoor kitchen, or whatever your heart desires to enhance your outdoor living experience. The space is yours to personalize and enjoy to the fullest. The lower level features a partially finished basement, ideal for a home office, playroom, or cozy retreat. Ample storage ensures organization for all your needs. Don't miss out on this enchanting Cape Cod residence—more than just a home, it's a lifestyle.

*Listing Courtesy of RE/MAX RISE*






**2 Pending** • Under Contract - Continue To Show as of 2/12/2024 *MLS ID: 170622597*  
**11 Gino Dr**      Single Family      3/3      1,920 sq ft      11,325      2/3/2024      \$479,900      2/12/2024      \$250





Beautiful new colonial 7 months old located on a quiet cul-de-sac, owner relocating. Rare opportunity, move in ready, details completed located in newer neighborhood. Premium vinyl siding and vinyl windows. First floor features 9-foot ceilings, hardwood floors throughout, a gourmet kitchen with large quartz island, premium stainless-steel appliances, crown molding, custom window treatments, gas fireplace, formal dining room, laundry area, and slider to a stamped concrete patio. Second level has a primary bedroom with a full tiled bathroom, two additional nice sized bedrooms and full bathroom. Oversized two car garage, natural gas heating, central air, rough plumbing installed for a future finished basement. Schedule ASAP won't last.

*Listing Courtesy of Coldwell Banker Premier Real Estate*

## 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.
	3  Pending	*Under Contract as of 1/7/2024 MLS ID: 170613007						
<b>40 Matthews St, Trlr 15</b>	Single Family	3/2	1,152 sq ft	–	12/8/2023	\$119,000	1/7/2024	\$103
<p>Welcome to Matthews Park, a well established 55+ community. This home and location bring ease and convenience to home ownership at an affordable price. Stop in for a visit and be amazed at the amount of living space this 3 bed, 2 full bath home has to offer. Enjoy the propane fueled fireplace on those chilly evenings. Property being sold AS IS. All contents still remaining in the home on the day of closing is included in the sale. To the best of their knowledge the home is in good working order. Buyer must apply and qualify for tenancy with Matthews Park as the home is on leased land, \$175 non refundable application fee for each prospective resident. Household pets are allowed, ask for more details. Tucked away on lower Chippens Hill, you have a blend of peace &amp; tranquility, yet easy access to shopping, tasty eateries, medical facilities, and many social &amp; recreational opportunities.</p> <p><i>Listing Courtesy of The Tyler Realty Group, LLC</i></p>								
	4  Pending	*Under Contract - Continue To Show as of 2/10/2024 MLS ID: 170621229						
<b>678 Wolcott Rd</b>	Single Family	4/4	4,380 sq ft	52,272	2/1/2024	\$1,200,000	2/10/2024	\$274
<p>***ALL OFFERS DUE BY THURSDAY, 2/8/2024 at 5PM*** Welcome to waterfront luxury on private Cedar Lake! This exceptional 4 bedroom, 3.1 bathroom colonial, set on 1.2 acres, invites you to experience the best of lakeside living. Enjoy waterskiing, swimming, sailing, and fishing right from your own private, sandy beach. The versatile floor plan is tailored for an active lifestyle and gracious entertaining. Custom-designed to capture stunning lake views, the open floor plan features a kitchen with a coffered ceiling, Subzero and Wolf appliances, a coffee bar with a wine cooler, a beverage center, and an ice maker. The Great Room boasts a 16ft cathedral ceiling and a stone gas fireplace, while the Sunroom offers a cozy ambiance with its own cathedral ceiling and gas fireplace. The primary bedroom, with a coffered ceiling, opens to a deck overlooking the serene lake. A lower-level walk-out Accessory Dwelling Unit with a kitchen, living area, and bathroom is perfect for visiting guests. Step outside to an expansive deck and an oversized dock with space for two boats, complemented by a private dock. Outdoor entertaining is a breeze with the fully-equipped kitchen featuring a pizza oven, grill, bar area, beverage center, and TV. A large gazebo with a ceiling fan and a built-in fire-pit area provide additional relaxation spaces. A spacious shed with a loft offers storage convenience. Welcome home to the epitome of waterfront elegance and active living!</p> <p><i>Listing Courtesy of Houlihan Lawrence WD</i></p>								
	5  Pending	*Under Contract as of 1/12/2024 MLS ID: 170615671						
<b>112 Ambler Rd</b>	Single Family	3/2	1,544 sq ft	34,848	12/20/2023	\$299,900	1/12/2024	\$194
<p>Welcome to 112 Ambler Road this incredible one of a kind home with all season views of Birge Pond is ready for its next owners. The first floor has a large open concept living room, dining room, family room with fireplace, and a stunning eat-in kitchen with an island and walk out to your back yard patio, bar, and in-ground pool. Surrounded by nature preserve with hiking trails, riding trails, and picturesque scenery at every turn this is a nature lovers dream. The second floor has 3 bedrooms and 1 full bathroom including a master bedroom with his and her closets and a private deck over looking the pond. The 2 other bedrooms have plenty of room and closet space. This home also has a 2 car garage, private driveway with added parking, large backyard and more. This home will not last long so donât wait and schedule a price tour today!</p> <p><i>Listing Courtesy of Higgins Group Bedford Square</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>6</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract as of 2/6/2024</i> <i>MLS ID: 170621676</i></p> <p><b>331 Beths Ave</b></p> <p>Single Family    4/2    2,343 sq ft    13,068    1/30/2024    \$348,000    2/6/2024    \$149</p> <p>Welcome to 331 Beths Avenue!! This charming 4 bedroom, 2 bathroom cape style home has been renovated throughout and is ready for its next owner to call it home! As you step into the main entrance you are greeted by the cozy living room area that features a brick fireplace, recessed lighting, gleaming hardwood floors and a seamless flow into the open kitchen that boasts stainless steel appliances, solid white cabinetry and beautiful granite countertops to add contrast and a modern touch. The main level also includes two bedrooms, renovated full bathroom with marble style tiled standing shower and a tempered glass Anti-Fog LED Vanity mirror! The upper level offers two additional sizeable bedrooms with another full bath. The lower level is fully finished offering an additional 600 square feet with gleaming hardwood floors throughout making it perfect for a family room or office space. Brand new washer and dryer units and outdoor access to your spacious backyard with patio area and sizable wood deck perfect for entertaining your guests during your summer gatherings. Located within a minute from Route 6 and the Farmington town line this home is conveniently located near shopping, dining, highway access, and entertainment options. Don't miss your opportunity to make this house your home!</p> <p style="text-align: right;"><i>Listing Courtesy of Agnelli Real Estate</i></p>								
 <p><b>7</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract - Continue To Show as of 2/2/2024</i> <i>MLS ID: 170614941</i></p> <p><b>521 Burlington Ave</b></p> <p>Single Family    3/2    1,267 sq ft    15,246    12/14/2023    \$264,900    2/2/2024    \$209</p> <p>Explore this charming 3-bedroom Cape Cod-style gem, conveniently located near schools and shopping! A connecting breezeway links the house and garage, leading to a deck with views of the private backyard. Step inside to discover an eat-in kitchen, a full bathroom on the first floor, and a spacious living room featuring beautiful hardwood floors and a snug fireplace. Additionally, a first-floor bedroom boasts the same hardwood floors. Upstairs, two well-sized bedrooms await, one with brand-new carpeting and the other showcasing hardwood floors. Another full bathroom and plenty of closet space complete the upper level. Recent updates include the oil tank, heating system, and hot water heater. And don't forget the added bonus of a garage! This home is poised for someone like you to infuse your unique style and updates to make it your own cozy home.</p> <p style="text-align: right;"><i>Listing Courtesy of KW Legacy Partners</i></p>								
 <p><b>8</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract as of 2/7/2024</i> <i>MLS ID: 170621194</i></p> <p><b>900 Burlington Ave</b></p> <p>Single Family    3/2    1,748 sq ft    33,976    1/26/2024    \$350,000    2/7/2024    \$200</p> <p>Beautiful 3-bedroom raised ranch located near the Burlington town line. This property is exceptionally well maintained and updated. Newer construction and remodeled kitchen with quartz countertops, soft-close Cubitac cabinets, and stainless steel appliances. Newer laminate floors in the living room, kitchen, and dining area. Updated deck surface and pillars, exterior lighting, new garage doors and all hardware, newer roof and gutters along with downspouts. Newer central air compressor. Family room with laundry area and a full bathroom. Lower level that leads to the 2-car garages and patio. Enter to the main bathroom from the master bedroom and main hallway.</p> <p style="text-align: right;"><i>Listing Courtesy of The Buyer's Broker</i></p>								
 <p><b>9</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract - Continue To Show as of 2/9/2024</i> <i>MLS ID: 170622270</i></p> <p><b>453 East Rd</b></p> <p>Single Family    4/2    2,227 sq ft    9,147    2/1/2024    \$300,000    2/9/2024    \$135</p> <p>Welcome to 453 East Road in Bristol! This charming 4-bedroom, 2-bathroom Cape-style home is ready to become your next cozy haven. On the first floor, you'll find 2 spacious bedrooms and a full bath, making it perfect for both convenience and comfort. Whether it's for family living or an extra guest room, you've got options. Upstairs you will find 2 more bedrooms with another full bath and a laundry room! With its inviting layout and ample space, this home offers endless possibilities for your personal touch and creative decor. Situated in beautiful Bristol, CT, you'll have access to a world of outdoor activities that match your love for hiking, football, basketball, golf, and more. Plus, it's an ideal location for fishing enthusiasts, with numerous spots nearby to cast your line.</p> <p style="text-align: right;"><i>Listing Courtesy of eXp Realty</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.
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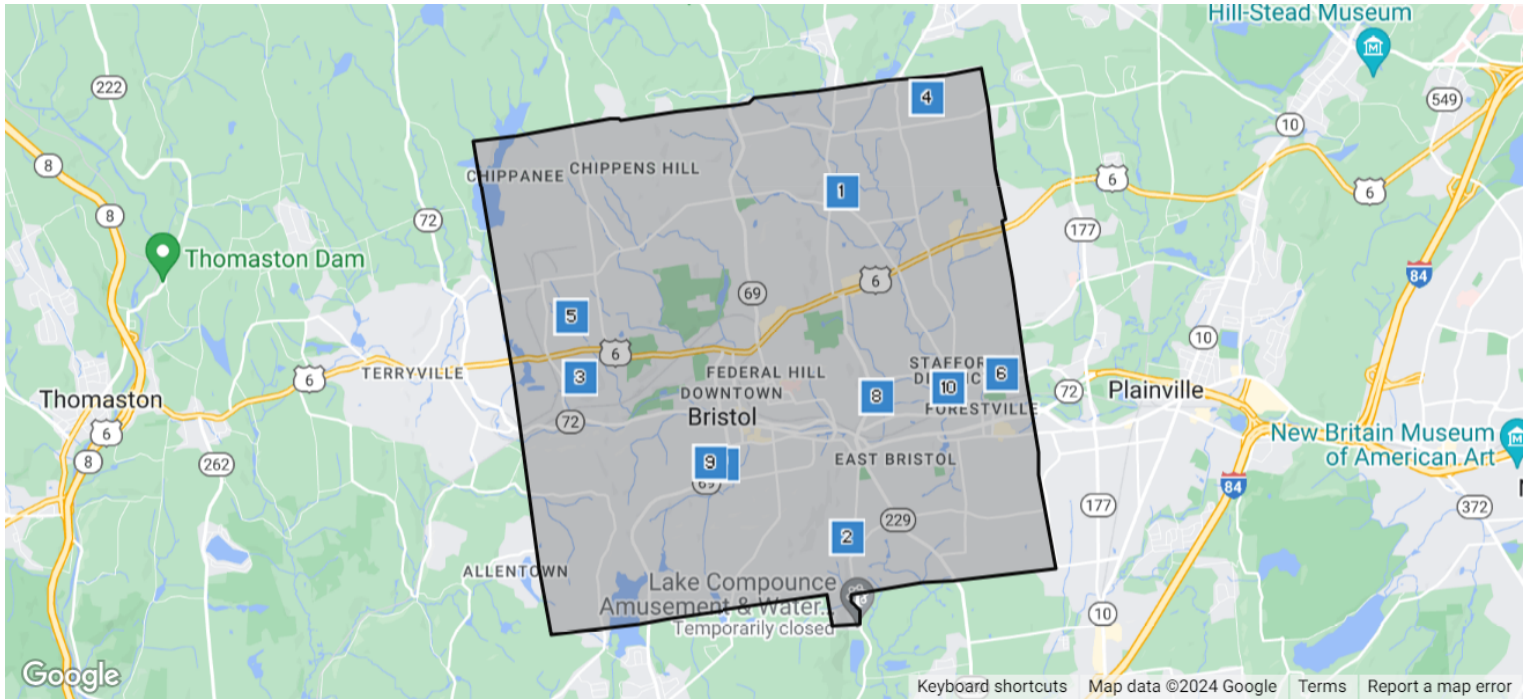


10 **Pending** *\*Under Contract - Continue To Show as of 1/8/2024* *MLS ID: 170608296*

**58 Fairfield St**      Single Family      3/2      1,064 sq ft      9,583      11/3/2023      \$279,900      1/8/2024      \$263

Welcome home to 58 Fairfield St! This lovely Cape Cod style home features three bedrooms and two bathrooms as well as a detached garage. Enjoy your morning coffee on the charming enclosed porch. Enter through the front door into the living room and sitting area, which could also be used as a formal dining room! Large eat in kitchen features white appliances, brand new refrigerator, updated flooring and tile backsplash. One bedroom and updated half bathroom complete the first floor. Upstairs you will find two additional bedrooms as well as the full bathroom. Beautiful hardwood flooring! Back door leads to patio area and private back yard. Convenient location in close proximity to area amenities. Nothing to do, but move in and enjoy - Don't miss your chance to make this one your own!

*Listing Courtesy of Tier 1 Real Estate*



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: 2/8/2024, MLS Listing 170615798: 12/22/2023 *MLS ID: 170615798*

**85 Lochaven Rd**

Single Family    3/3    1,632 sq ft    13,503    1975    2/8/2024    \$314,900    \$193

Highest & Best OFFER DEADLINE 12/30 @5pm Welcome to this charming Raised Ranch-style home with 3 bedrooms and 1 full & 2 partial bathrooms, in a wonderful cul de sac neighborhood. The main level boasts an inviting living room with a fireplace and a combined living/dining room for versatile entertaining. The kitchen features an opening to dining area that has sliders to a wood deck overlooking the private backyard. There are 3 bedrooms and a full bathroom on the main level including a primary with a half bathroom and a walk-in closet. The lower level offers a spacious family room with another fireplace and another set of sliders that lead to the backyard. Additional features include thermopane windows, an attic with hatch access, and a 2-car garage. Located in a peaceful neighborhood within the Edgewood Elementary school district, close to shopping and schools. Your journey begins here! Estate Sale-Subject to probate approval.

*Courtesy of KW Legacy Partners*



**2 Closed** • Sold Date: 2/12/2024, MLS Listing 170617718: 1/8/2024 *MLS ID: 170617718*



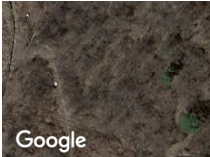


**61 Lakeside Dr, Unit 43**

Condo/Townhouse/Apt. 3/2    2,376 sq ft    -    1969    2/12/2024    \$219,900    \$93




Rarely available townhouse condo with 3 bedrooms, one- and one-half bathrooms, updated kitchen with new appliances, freshly painted, bright dining area, new flooring, new ac unit (2022), natural gas heating, great location! Hurry to schedule your showing!!

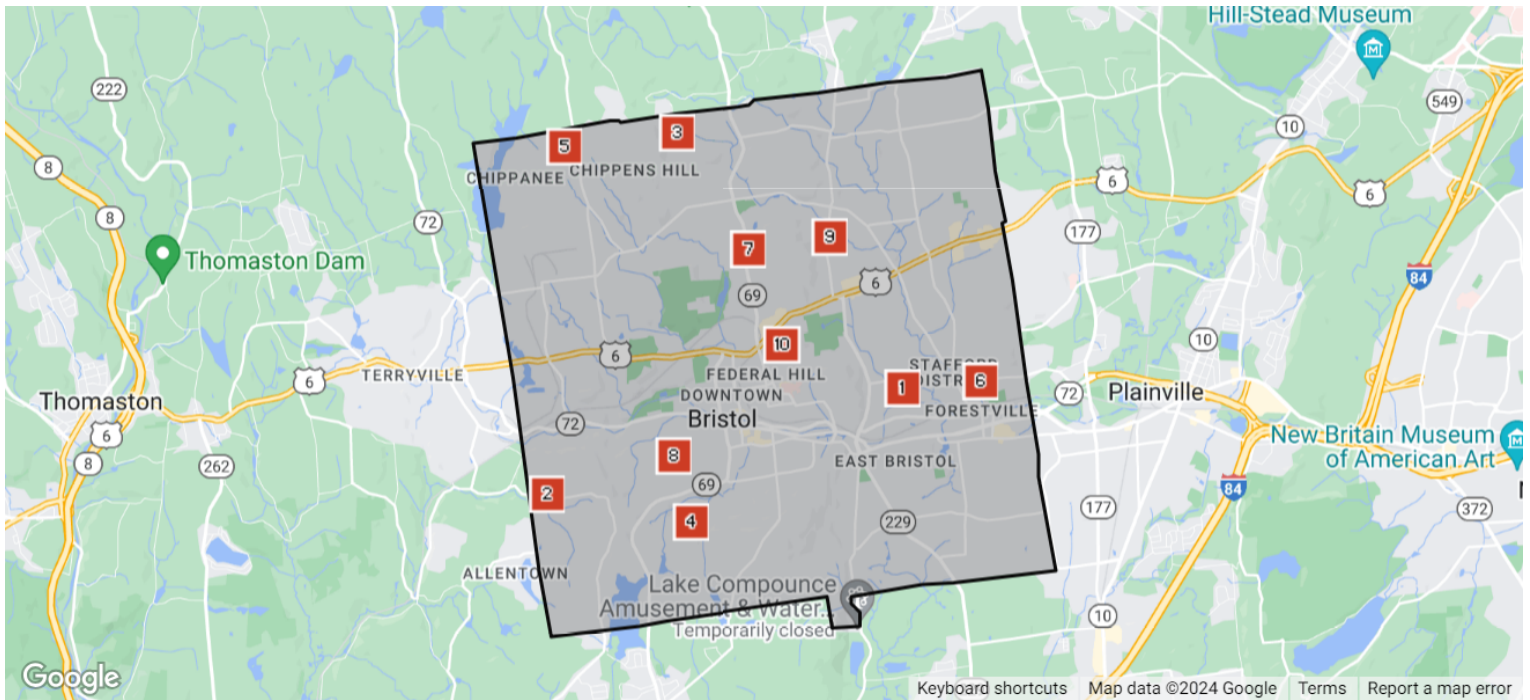
*Courtesy of Coldwell Banker Premier Real Estate*

### 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>3 Closed</b> *Sold Date: 12/15/2023, MLS Listing 170606582: 11/7/2023 <b>MLS ID: 170606582</b></p> <p><b>104 Pequabuck St</b></p> <p>Single Family 3/3 2,072 sq ft 10,890 2021 12/15/2023 \$470,000 \$227</p> <p>Built in 2021, this pristine Colonial-style home is a true masterpiece in the heart of Laurentide Glen. Boasting 3 bedrooms, 2.5 baths, and gleaming hardwood floors throughout, it's a harmonious blend of classic charm and modern living. Inside, the open floor plan is bathed in natural light, creating a welcoming ambiance. The gourmet kitchen is a highlight with top-notch appliances and a dining area that leads to a serene outdoor patio. Upstairs, the bedrooms are spacious, and the master suite offers a walk-in closet and en-suite bath. A two-car garage, efficient systems, and modern fixtures add to the convenience. Laurentide Glen, a beautiful new subdivision, provides a tranquil setting with a strong sense of community. Close to local amenities, schools, and parks, this home offers an ideal lifestyle. This Colonial gem with professionally landscaped grounds presents a unique opportunity to enjoy classic elegance and contemporary comfort in an idyllic community. Schedule a showing today and make this your dream home!</p> <p><i>Courtesy of The DIY Listing</i></p>								
 <p><b>4 Closed</b> *Sold Date: 1/3/2024, MLS Listing 170608877: 11/10/2023 <b>MLS ID: 170608877</b></p> <p><b>136 Fleetwood Rd</b></p> <p>Single Family 4/3 3,432 sq ft 15,246 1960 1/3/2024 \$469,000 \$137</p> <p>Step into this well-maintained stunning colonial-style home that showcases pride of ownership at every corner. Situated in a desirable neighborhood on a corner lot, this property has so much to offer. The first floor features a seamless flow with a living room, family room, dining room, and a well-appointed kitchen. It also includes a half bath for added convenience. The second floor offers 4 spacious bedrooms and 2 full bathrooms which provide ample room for family or guests. A fully finished basement adds extra living space, ideal for a family room, game room, or home gym. The 2-car attached garage ensures convenient parking and additional storage. The leveled backyard offers space for outdoor activities, gardening, and relaxation. Don't miss out on this great home!!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>5 Closed</b> *Sold Date: 1/9/2024, Public Record <b>MLS ID: -</b></p> <p><b>56 Gillette Way</b></p> <p>Condo/Townhouse/Apt. 3/3 1,609 sq ft 5,000 2020 1/9/2024 \$339,000 \$214</p> <p>-</p> <p><i>Google</i></p>								
 <p><b>6 Closed</b> *Sold Date: 1/27/2024, MLS Listing 170609816: 11/10/2023 <b>MLS ID: 170609816</b></p> <p><b>335 Washington St</b></p> <p>Single Family 3/2 2,009 sq ft 15,246 1930 1/27/2024 \$357,000 \$178</p> <p>Black Friday sale! Beautifully renovated 3B/2Ba home in the Forestville section of town on a large lot. Well built, original 1930 all cedar framing supports the modern interior. All appliances are brand new. The living room, dining room, and 2 bedrooms feature hardwood floors, carpeting in one bedroom, and tile floors in the kitchen and baths. Enjoy the best of both worlds â modern living within construction that just doesnât exist in newer homes!</p> <p><i>Courtesy of Consolidated Realty Services</i></p>								
 <p><b>7 Closed</b> *Sold Date: 1/18/2024, MLS Listing 170549524: 2/10/2023 <b>MLS ID: 170549524</b></p> <p><b>38 Atkins Ave</b></p> <p>Single Family 3/2 1,590 sq ft 5,662 2007 1/18/2024 \$330,000 \$208</p> <p>Three bedroom, one and a half bath colonial. The home has hardwood floors on the main level. Ceramic tile in the bathrooms. There is berber carpet in the bedrooms. It has a large eat in kitchen There are stainless steel appliances. It has forced air gas heat and central air. The sup pump is new and the hot water heater was replaced last year. This home is move in ready!!</p> <p><i>Courtesy of Regency Real Estate, LLC</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.
 <b>8 Closed</b> *Sold Date: 12/7/2023, MLS Listing 170597523: 9/14/2023 <i>MLS ID: 170597523</i> <b>38 6th St</b>	Single Family	3/2	1,206 sq ft	7,405	1957	12/7/2023	\$290,000	\$240
<p>HIGHEST AND BEST OFFERS DUE BY NOON ON TUESDAY, SEPTEMBER 19TH. Welcome to 38 Sixth Street, a charming cape nestled in the heart of Bristol and backs to Wilson Park. This immaculate 3 bedroom, 2 bathroom home is the perfect blend of modern updates and classic character. Step inside and be welcomed by hardwood floors and crown moulding, creating a warm and inviting atmosphere. The spacious living room is filled with natural light that streams in through the picture window. The formal dining room is currently used as a home office, but could easily be used as an eating area. The updated kitchen has a center island breakfast bar and granite countertops, as well as sleek stainless steel appliances and just steps away is a conveniently located laundry room as well as one of the three bedrooms and a full bath. Upstairs, a full bath and the two remaining bedrooms offer plenty of space to accommodate family and guests. The second floor has also had extra insulation added for higher efficiency during those cold New England winters. The lower level is partially finished but can easily be completed to add even more square footage. Outside, a deck overlooks the private, level backyard. In close proximity to several grocery stores, restaurants, and local businesses, this home has it all. Don't miss your chance to own this beautifully updated cape. Make 38 Sixth Street your home today!</p> <p><i>Courtesy of KW Legacy Partners</i></p>								
 <b>9 Closed</b> *Sold Date: 12/15/2023, MLS Listing 170605597: 10/20/2023 <i>MLS ID: 170605597</i> <b>70 Allen St</b>	Single Family	3/2	1,248 sq ft	6,098	1937	12/15/2023	\$287,000	\$230
<p>Enter the front door of this colonial style home and to the left is the living room with a fireplace and built-in shelves and cabinets. From the living room proceed to the formal dining room and the sun porch. The kitchen and a half bathroom round out the main level. On the 2nd level are three bedrooms and a full bathroom. There is extra storage space in the walk-up attic. Central AC. Under the carpeting on the 1st and 2nd floor is hardwood. Behind the home is a nice backyard and a one car detached garage. This solid home awaits your finishing touches! As an added bonus, an adjacent .16 acre lot PID 8830 will be included in the sale providing extra land and privacy for the new owner. This property is in a multiple offer situation with highest best offers due by Monday 11/13/23 before 12:00 PM.</p> <p><i>Courtesy of Tier 1 Real Estate</i></p>								
 <b>10 Closed</b> *Sold Date: 11/20/2023, MLS Listing 170604303: 10/15/2023 <i>MLS ID: 170604303</i> <b>83 Anderson Ave</b>	Single Family	3/2	1,792 sq ft	15,246	1947	11/20/2023	\$310,000	\$173
<p>Charming Cape style home featuring 3 bedrooms and 2 full baths! This home is move-in ready and has been thoughtfully remodeled throughout. Attention to detail can be found in the home's exterior from the front garden beds, new stone walk and front porch with portico, and new driveway with stone surround. You will enter the home through the front entryway which leads into the formal living room w/ wood burning fireplace to keep you cozy and warm on those chilly fall evenings. From the gleaming refinished hardwood floors found throughout to the brand new kitchen w/ white cabinets, stone backsplash, ss appliances, &amp; quartz counters. Two generous sized bedrooms can be located on the main floor in addition to the vaulted sunroom/dining room located off the kitchen. The main floor has a full bath w/ tub/shower &amp; tiled floor. Head upstairs where you'll find a spacious, new owner's suite w/ ensuite, &amp; extra space for those working from home. The upstairs has a new mini-split for your heating &amp; cooling needs. A remodeled side porch w/ portico allows for side entrance into the home and a new rear 12'x10' deck off the back allows additional space to entertain &amp; grill. The home has a full, unfinished basement that houses the laundry hook-up &amp; mechanicals and can be used for additional storage space or finished to suit your growing needs. A shed can be located out back to store all your landscaping essentials. Windows/gutters have all been replaced, &amp; roof estimated at 5 yrs old.</p> <p><i>Courtesy of KW Legacy Partners</i></p>								



Distressed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i>  <b>81 Andrews St</b>                      -</p>	Single Family	3/3	1,488 sq ft	15,246	-	11/21/2023	Notice of Lis Pendens	-
 <p>2 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i>  <b>446 Fall Mountain Rd</b>                      -</p>	Single Family	3/3	1,373 sq ft	87,121	-	11/21/2023	Notice of Lis Pendens	-
 <p>3 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i>  <b>410 Hart St</b>                      -</p>	Single Family	3/3	2,445 sq ft	26,136	-	11/29/2023	Notice of Lis Pendens	-
 <p>4 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Foreclosure Sale <i>MLS ID: -</i>  <b>155 Melinda Ln</b>                      -</p>	Single Family	5/4	2,420 sq ft	36,155	-	12/19/2023	Notice of Foreclosure Sale	-



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>66 Pinnacle Rd</b>	Single Family	3/2	1,288 sq ft	27,878	–	12/4/2023	Notice of Foreclosure Sale	–
	6 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> <b>210 Washington St</b>	Single Family	4/2	1,752 sq ft	12,197	–	12/6/2023	Notice of Lis Pendens	–
	7 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> <b>530 Burlington Ave</b>	Single Family	4/2	2,170 sq ft	24,829	–	12/15/2023	Notice of Lis Pendens	–
	8 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> <b>52 Crown St</b>	Single Family	4/2	1,700 sq ft	6,098	–	12/1/2023	Notice of Lis Pendens	–
	9 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> <b>330 Jerome Ave</b>	Single Family	3/2	1,183 sq ft	15,246	–	1/12/2024	Notice of Lis Pendens	–
	10 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> <b>119 Judd St</b>	Single Family	5/2	1,887 sq ft	12,197	–	1/19/2024	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.



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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

- 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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