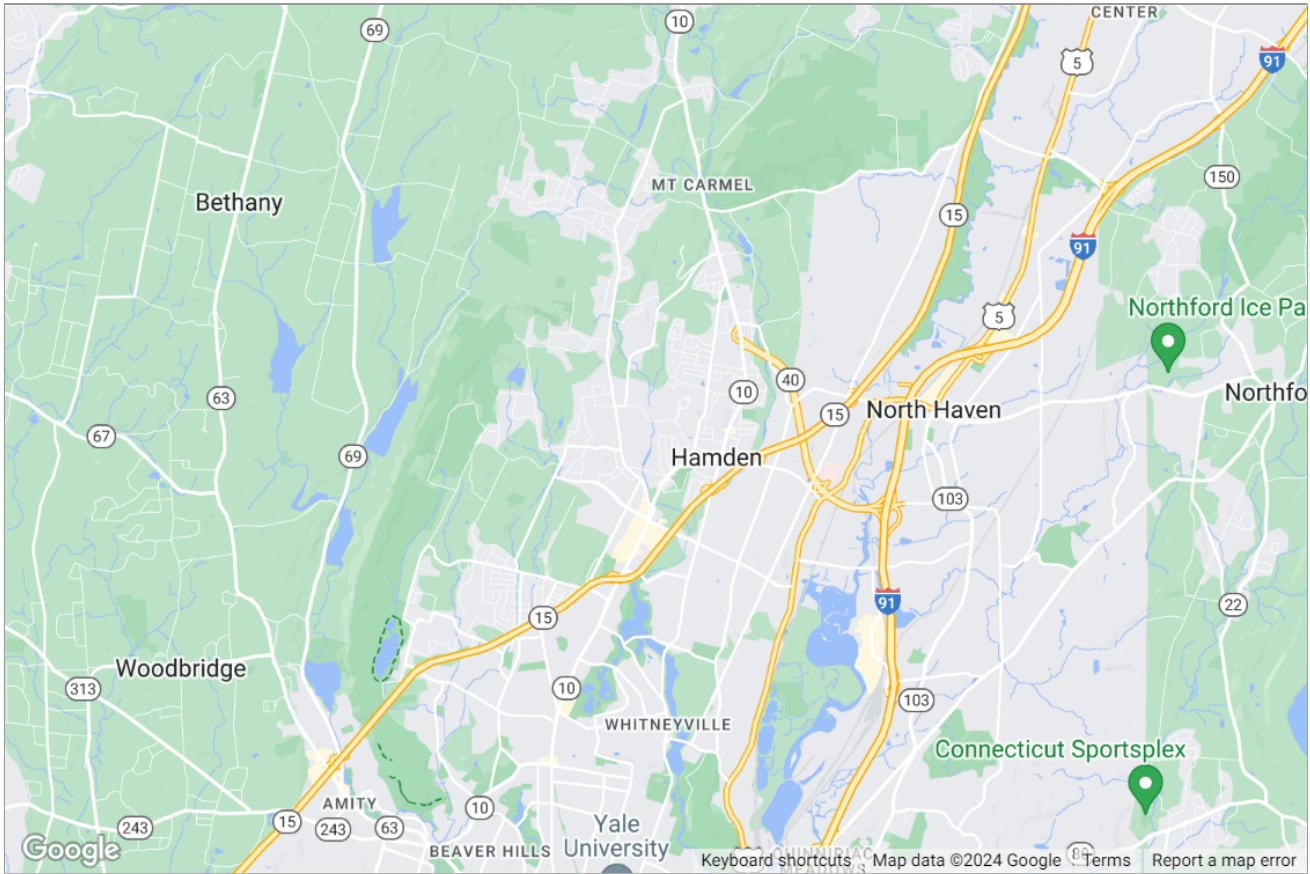


MARKET ACTIVITY REPORT

Hamden, Connecticut



Presented by

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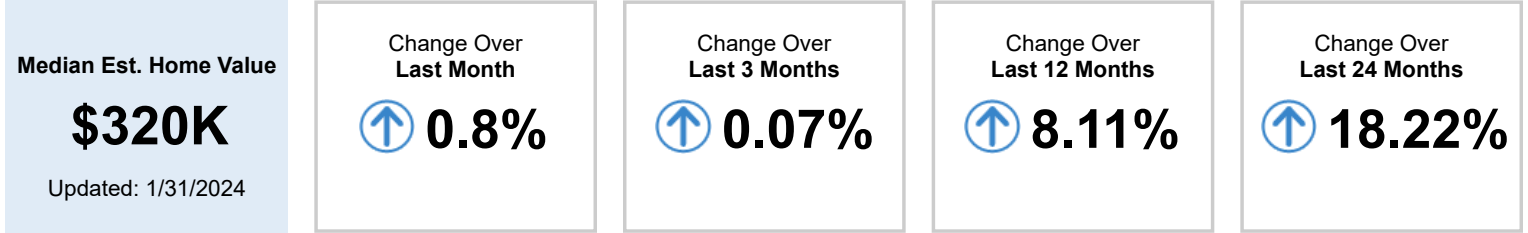
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Hamden, Connecticut

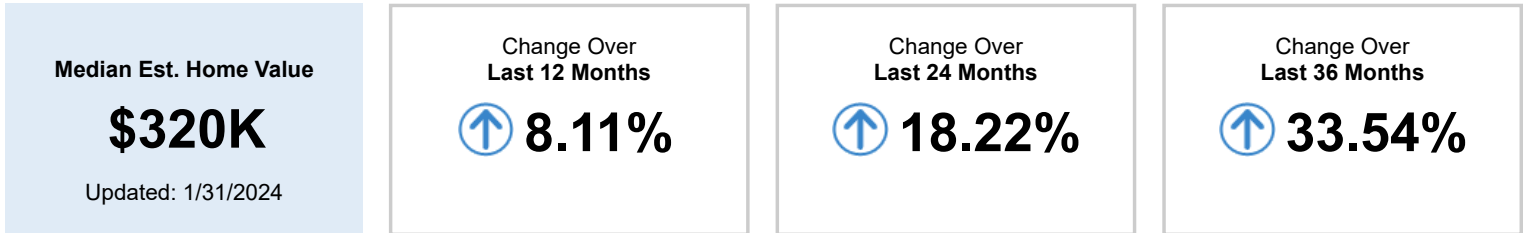
Market Snapshot: Estimated Home Values



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.

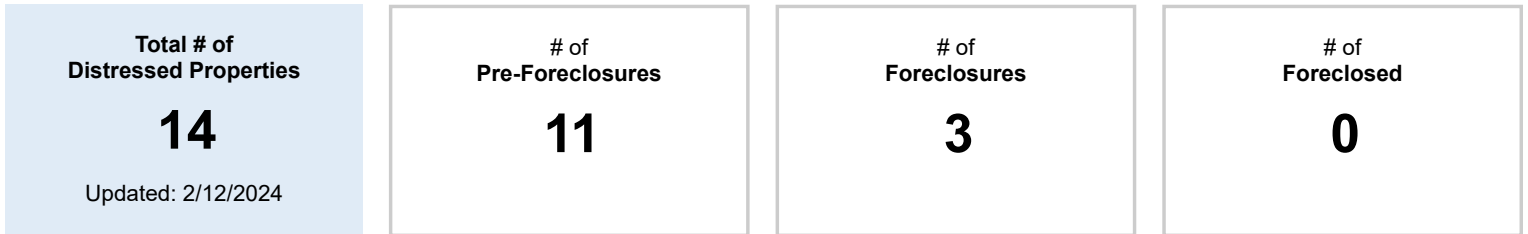
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



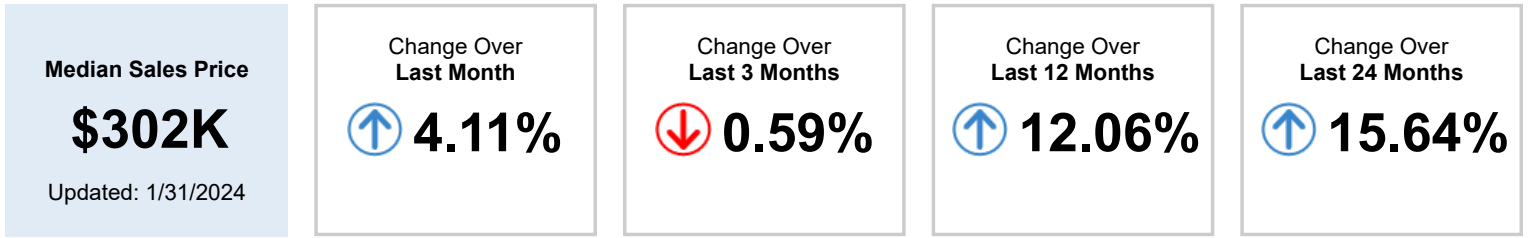
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



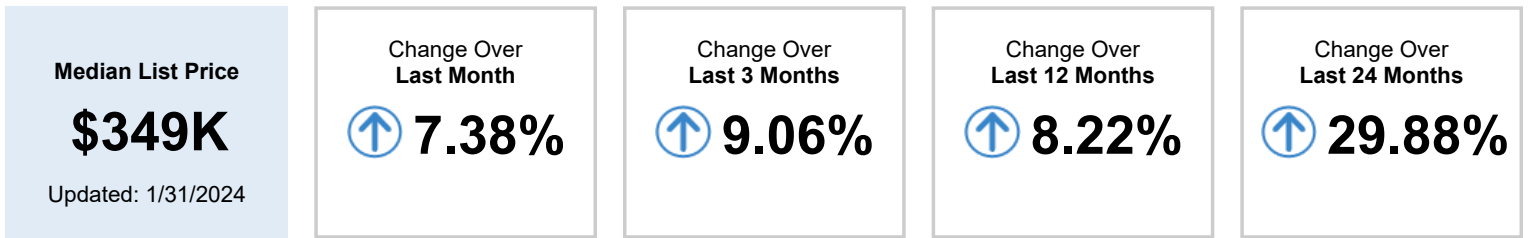
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



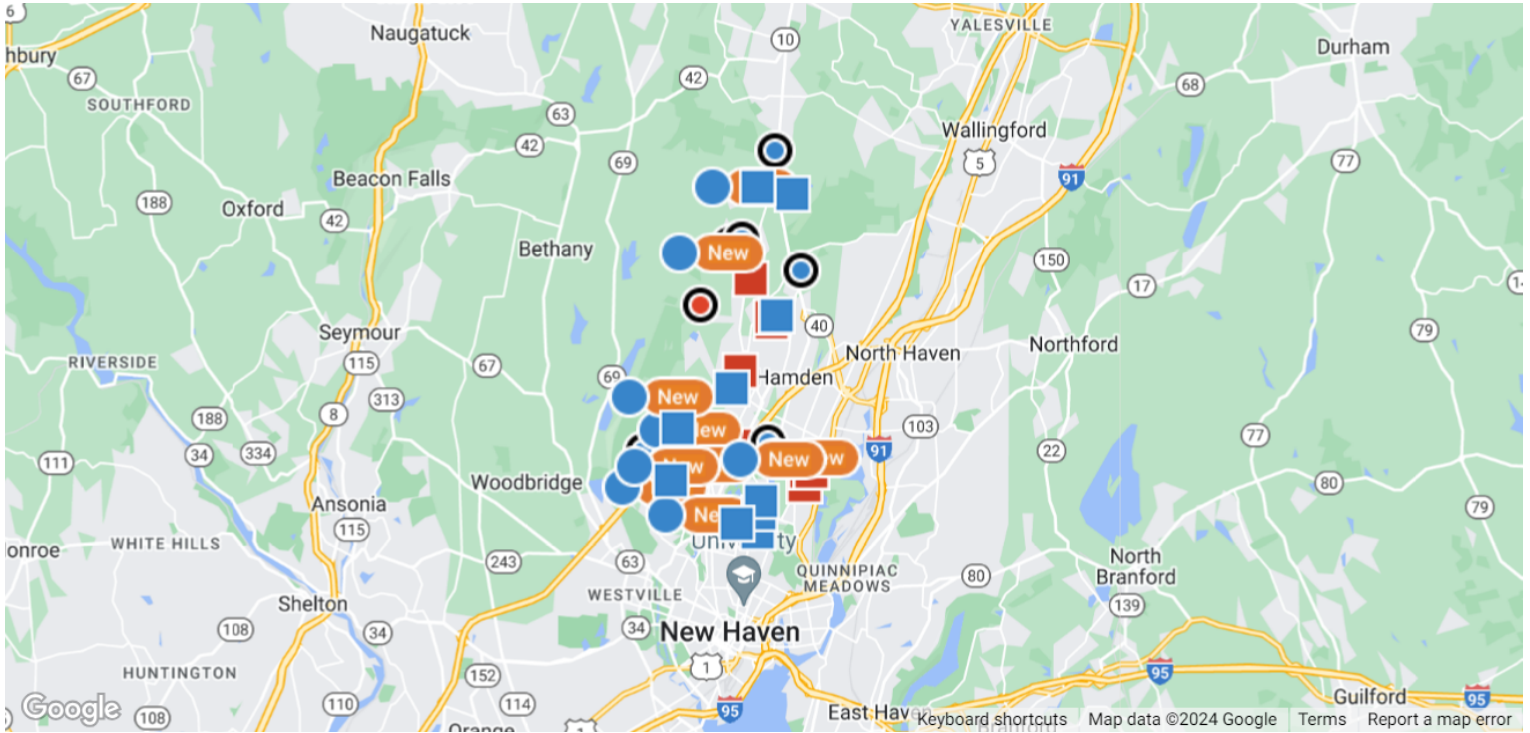
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

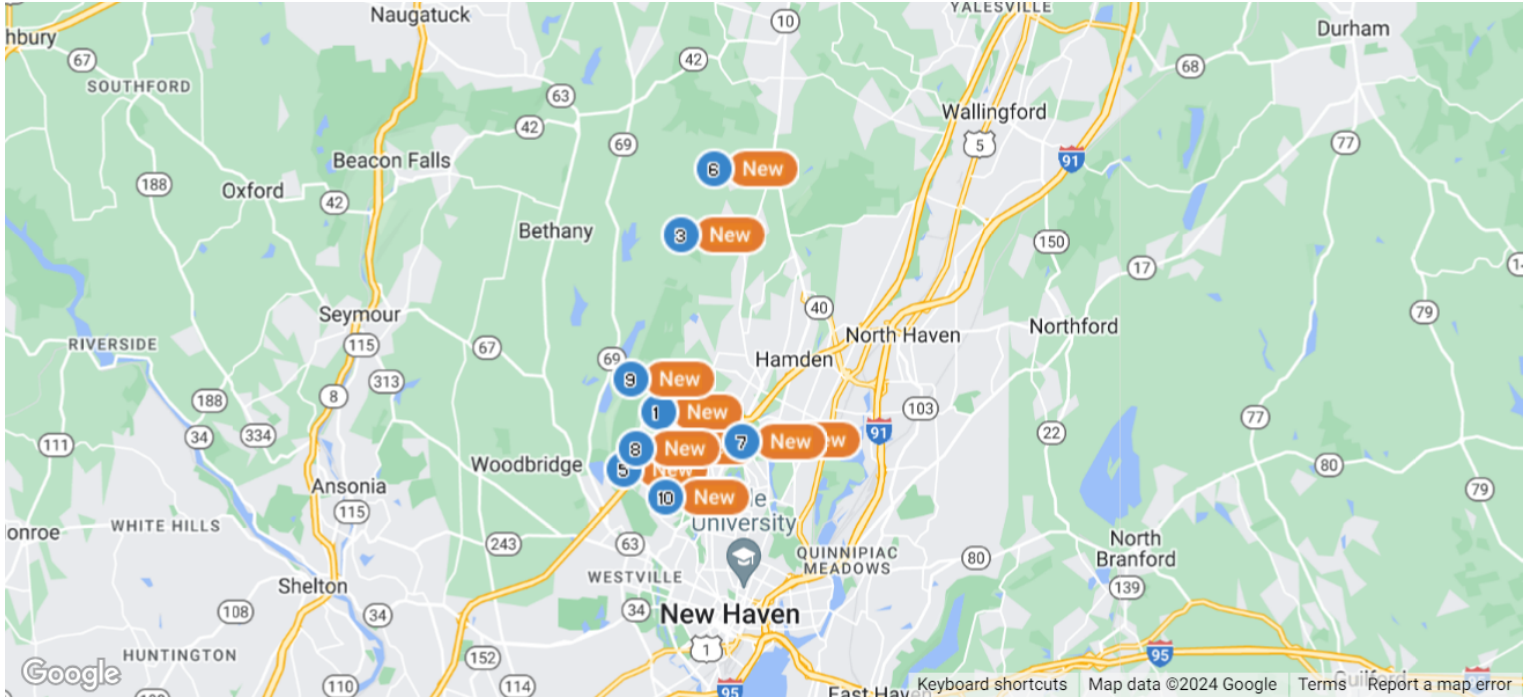
Market Activity Summary Stats



Search Criteria | **Location:** Hamden, 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
Number of Properties	10	10	10	10
Low Price / Value	\$349,000	\$239,900	\$190,000	\$270,000
Median Price / Value	\$450,000	\$367,450	\$322,500	\$343,110
High Price / Value	\$925,000	\$515,000	\$693,000	\$509,000
Average Price / Sq. Ft.	\$193	\$188	\$172	\$201
Median Price / Sq. Ft.	\$203	\$209	\$166	\$200
Average Days in RPR	26	66	65	9
Median Days in RPR	21	49	68	–
Total Volume	\$4,821,000	\$3,723,699	\$3,703,000	\$3,410,680

Hamden, 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: 1/29/2024	MLS ID: 170621129						
23 Megin Dr	Single Family	4/3	1,680 sq ft	21,780	1949	1/29/2024	\$350,000	\$208





Immaculate oversized Cape situated on a half acre level lot in a neighborhood setting! Enter through the front door/foyer to the over-sized living room featuring beautiful hardwood flooring, a fireplace and built-in shelving. Enjoy gathering in the formal dining room lined with wainscotting and a built-in corner hutch. The dining room is open to the refreshed kitchen with white cabinets, granite countertops, stainless steel appliances, and a glass tile backsplash! Also in the main level are two generously sized bedrooms and a full bathroom. The upstairs you will find a second full Bathroom and two additional bedrooms with a bonus space off the primary bedroom. This space is currently used as an office but could be walk-in closet. The sizable patio overlooks the deep backyard, a perfect home for outdoor entertaining! Need storage space? The two-car three level garage includes full attic and basement area. Low maintenance vinyl siding, new rood in 2021, a new hot water heater in 2021, central vac, gleaming hardwood floors and beautifully landscaped grounds !Located close to the Merritt Parkway, hospitals, colleges and stores.

Listing Courtesy of Century 21 AllPoints Realty



New Listings: 10 (cont.)

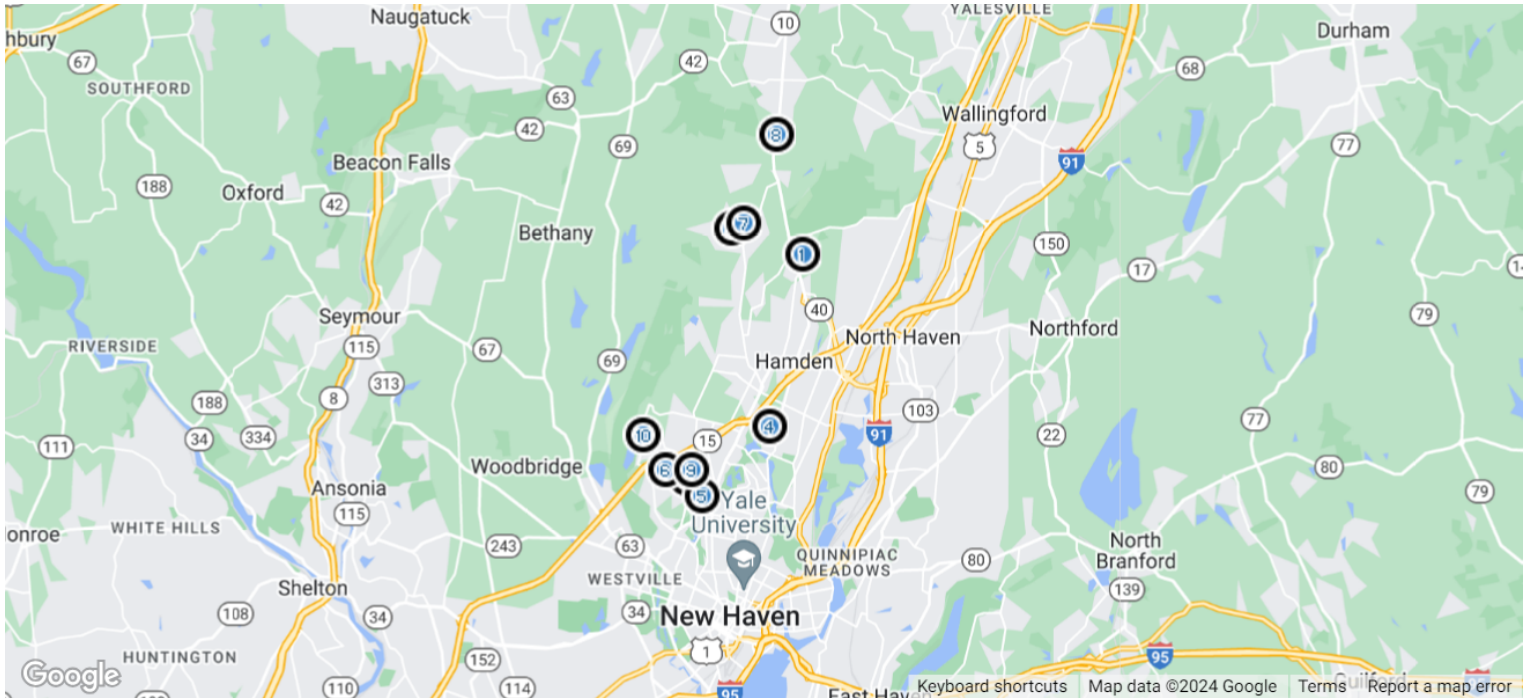
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	2 ● Active	*New, Active: 1/19/2024 MLS ID: 170619684						
12 Valley Rd	Single Family	3/2	1,550 sq ft	6,534	1948	1/19/2024	\$349,000	\$225
<p>Adorable, cozy, renovated ranch situated on a lovely flat & fully fenced lot in convenient central location, ideal for commuters! Just minutes from Hamden's downtown filled with amenities, shopping, hiking trails, Universities, beloved Lake Whitney park, and easy access to commuter highways to downtown New Haven/metro North, this home offers it all from comfort to convenience! Ideal for a multi generational family, down sizer, or first time home buyer as an easy, low maintenance condo alternative, This charming home offers over 1,500 sqft of great flexible options for living space including: an easy main level open floor plan with lovely hardwood floors throughout, an airy eat-in kitchen with seamless flow into the living area, 2 spacious bedrooms and a full bathroom. The gorgeous renovated lower level boasts endless options for space along with a convenient separate entrance. Beautiful new recessed lighting throughout, stainless appliances in the kitchenette option, Laundry room, beautiful new Luxury vinyl floors, oversized full bathroom with walk in shower, and ample room for all your guests and extended family! This fabulous home truly must be seen to be fully appreciated. Come imagine the possibilities and enjoy a wonderful, cozy place, to create memories. Located on a charming quiet street away from the hustle and bustle, yet within minutes of all the great amenities Hamden offers!</p> <p style="text-align: right;"><i>Listing Courtesy of Higgins Group Real Estate</i></p>								
	3 ● Active	*New, Active: 12/12/2023 MLS ID: 170614565						
856 W Woods Rd	Single Family	4/4	3,460 sq ft	20,908	1991	12/12/2023	\$535,000	\$155
<p>A unique floor plan. Large kitchen with island that seats four, opens to dining and living room with cathedral ceiling and fireplace. Entertainer's dream. Slider off of dining room leads to deck overlooking level 1/2 acre. Lower level finished with separate office. 4 bedrooms. 3 full and 1 half baths. The 4th bedroom is perfect for an inlaw, nanny or older child. It has its own full bath and skylights. Not your cookie cutter layout. Finished basement with office/bedroom and workout/laundry room. Solar panels, new roof, tankless water heater, home automation and central air. City connected water and sewage and gas forced air heat. Steam shower in master bath.</p> <p style="text-align: right;"><i>Listing Courtesy of Flat Fee Realty LLC</i></p>								
	4 ● Active	*New, Coming Soon: 2/10/2024 MLS ID: 170623784						
820 Hartford Tpke	Single Family	4/4	4,186 sq ft	81,457	1968	2/10/2024	\$925,000	\$221
<p>Fantastic opportunity to own this one level 4186 square foot mid century modern home in the heart of Spring Glen on a private 1.87 acre landscaped property. Welcoming wide bluestone entry walk leads you to the front door and into the spacious entrance foyer. Sun filled south facing Living room with fireplace and built-ins and Dining Room both have walls of glass sliders that lead out to the generous size bluestone patio. Equipped kitchen with adjacent mudroom/pantry/laundry space will satisfy all of your storage needs. The primary bedroom suite offers a skylit office with a wall of built-ins as well as a skylit walk in closet and private bath with both stall shower and tub. There are an additional three bedrooms with abundant closet space on this level (one which has a private bath). A library with walls of bookshelves is located in a quiet wing of the home. A later addition to the home is this multi-purpose music/media/great room with tall ceilings, built-ins and skylights. Newer roof and central air units. All this is tucked away from the road on a beautiful open lot. The possibility exists to carve out two additional building lots from the current 1.87-acre parcel. Call for more details of this most beautiful, rare offering.</p> <p style="text-align: right;"><i>Listing Courtesy of Press/Cuozzo Realtors</i></p>								
	5 ● Active	*New, Coming Soon: 2/10/2024 MLS ID: 170623984						
683 Woodin St	Single Family	3/3	1,652 sq ft	20,473	1921	2/10/2024	\$425,000	\$257
<p>Discover comfort and charm in this Hamden, CT Cape Cod home. Boasting 3 bedrooms and 3 full bathrooms, this residence offers a spacious interior. The large eat-in kitchen, complete with a breakfast bar, invites gatherings and culinary delights. This house also boasts an 2 car garage with plenty of storage above. A stunning yard that features almost a half acre of privacy. This house is a rare find. Explore the cozy appeal of this wonderful home. Make this home yours today.</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 Scala Group</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>6 ● Active • <i>New, Active: 12/21/2023</i> <i>MLS ID: 170615779</i></p> <p>804 Still Hill Rd</p> <p>RENOVATIONS ARE COMPLETE!! BRAND NEW KITCHEN WITH GRANITE COUNTERTOPS, ALL NEW WINDOWS THROUGHOUT, NEW MASTER BATHROOM, NEW ROOF, GUTTERS, SEPTIC TANK, LEACHING FIELDS, SUB PUMP. Walk into the front entrance to your spacious colonial to the front to back living room with a wood burning fireplace, you will pass your dining room on the right, then flows into the Brand-new renovated kitchen with plenty of cabinet space and gorgeous granite countertops. Half bath on first floor. Hardwood floors throughout. When you walk up the stairs, you have all 5 spacious bedrooms on one level. the master bedroom is to your left with a walk-in closet, an additional closet and a beautifully remodeled Master bathroom. Down the hall you have the additional oversized 4 bedrooms, and a full bathroom. Attic storage and 2 car oversized garage. All you need is the moving truck to pull up, unload and relax!</p> <p><i>Listing Courtesy of Stacy Blake Realty LLC</i></p>	Single Family	5/3	2,273 sq ft	40,075	1969	12/21/2023	\$499,000	\$220
 <p>7 ● Active • <i>New, Active: 2/6/2024</i> <i>MLS ID: 170623054</i></p> <p>17 Park Ave</p> <p>Nestled in the heart of Hamden, Connecticut, 17 Park invites you to experience the warmth and comfort of family living. Step inside to discover a spacious living area bathed in natural light, providing the ideal backdrop for gatherings and everyday moments alike. One of the highlights of this home is its child-friendly environment. Outside, a sprawling backyard awaits, offering endless opportunities for outdoor play and exploration. Imagine the joy of watching your children run freely in this safe and inviting space, while you relax on the patio or tend to the garden beds. Conveniently located near a wealth of amenities, including shopping centers, dining options, and top-rated schools, 17 Park combines comfort with convenience in the perfect family setting. Don't miss out on the opportunity to make cherished memories in this inviting abode. Schedule your tour today and discover the magic of 17 Park for yourself! Motivated Seller</p> <p><i>Listing Courtesy of YellowBrick Real Estate LLC</i></p>	Single Family	5/4	2,734 sq ft	10,018	1930	2/6/2024	\$365,000	\$134
 <p>8 ● Active • <i>New, Active: 1/25/2024</i> <i>MLS ID: 170620907</i></p> <p>238 Wintergreen Ave</p> <p>New construction 3450 square foot split level 6 bedrooms 3 full bath his and her sinks walk in closets 8â Island with white shaker cabinets w/ crown molding and granite countertops stainless steel appliances wood flooring up vinyl flooring down laundry room 12x16 deck upper level lower level huge concrete patio skylight 95% efficiency furnace and tankless water heater 2 zoned heat and central air 2 car garage.</p> <p><i>Listing Courtesy of The Greene Realty Group</i></p>	Single Family	6/3	3,450 sq ft	10,018	2023	1/25/2024	\$549,000	\$159
 <p>9 ● Active • <i>New, Active: 1/5/2024</i> <i>MLS ID: 170616997</i></p> <p>790 Main St</p> <p>This 2007 custom colonial, nestled on a picturesque 2-acre lot in one of Hamden's most desirable neighborhoods, presents an incredible opportunity for the right buyer! Hardwood floors and spacious sunny rooms with architectural charm welcome you home; an expansive kitchen boasts granite counters, breakfast bar, hardwood cabinetry and stainless appliances. A warm dining/living area is adorned with a fireplace, built-ins, and French doors to your back deck. While the house requires cosmetic repairs it presents a unique opportunity to build instant equity in a wonderfully designed home with a fantastic floor plan and a generous lot. With main level laundry, elegant millwork, clawfoot soaking tub in primary ensuite, and central air, this property will be an absolute dream home with the necessary upgrades. A finished 20x36 bonus room over the 3-car garage adds the option of a home office, studio, or multi-generational living. Surrounded by mature trees, a private backyard provides ample green space for gardening, gathering, and play. With easy access to New Haven hospitals, train stations, Yale, shopping, and recreation, this is a wonderful place to call home! Schedule your showing today before this elegant Hamden charmer is gone. *Please note that the property will close on or before 60 days from short sale approval & This is an As-Is sale.</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>	Single Family	3/3	2,989 sq ft	82,764	2007	1/5/2024	\$475,000	\$159

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.
 10 ● Active • New, Active: 1/4/2024 MLS ID: 170617383								
 <p>157 1st St</p> <p>Single Family house fully renovated offering 3 bedrooms, 2 full baths, kitchen with granite countertops, formal living room and dining room, hardwood floors throughout, all new appliances, large family room in lower finished basement, off street parking, central heat/ac, freshly painted.</p> <p><i>Listing Courtesy of Guy Bocicaut Real Estate</i></p>	Single Family	3/2	1,772 sq ft	8,276	1935	1/4/2024	\$349,000	\$197







Pending: 10

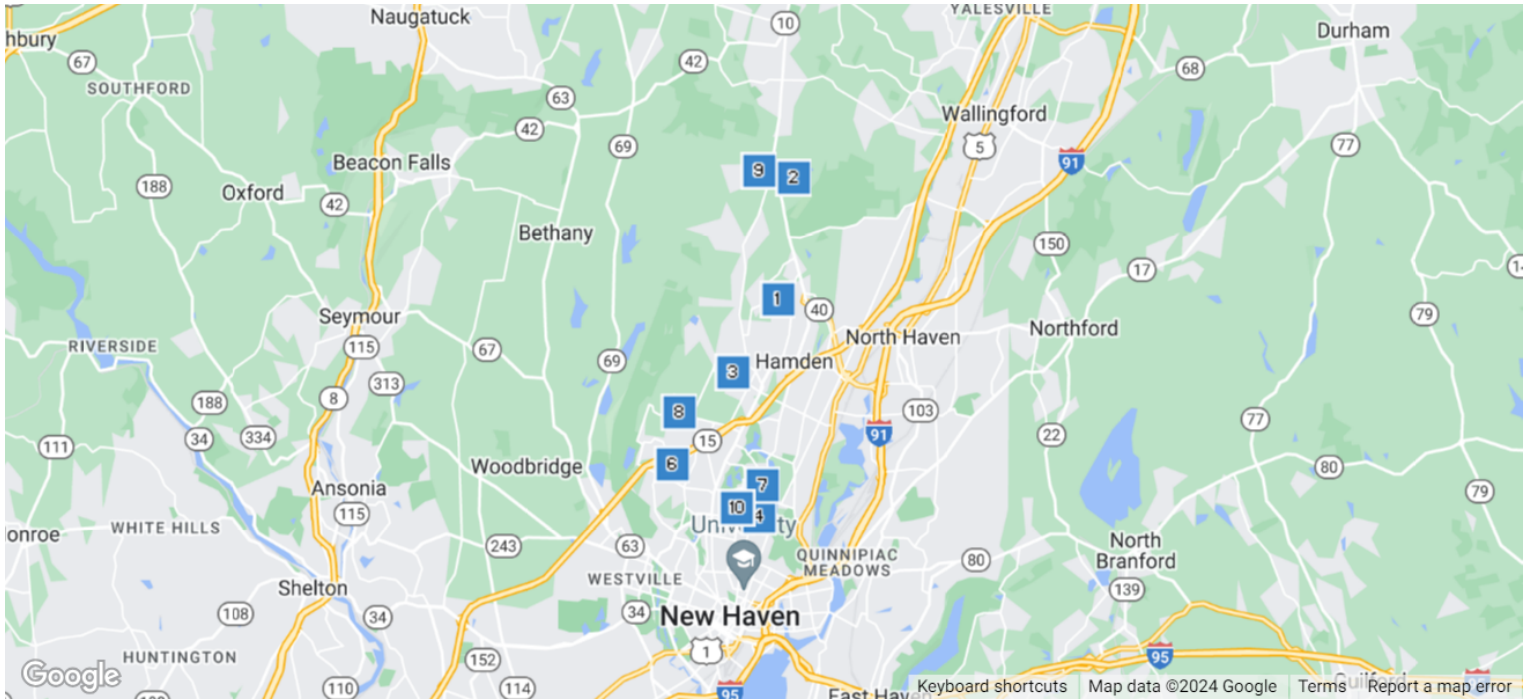
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 2/12/2024 <i>MLS ID: 170624009</i></p> <p>33 Robin Hill Ln</p> <p>Home in need of work. Cash offers preferred. buyer to take as-is condition. Buyer responsible of removal of all personal items and clean out. Working on gaining interior access.</p> <p><i>Listing Courtesy of Keller Williams Realty Prtnrs.</i></p>	Single Family	3/2	1,858 sq ft	19,166	2/3/2024	\$239,900	2/12/2024	\$129
 <p>2 Pending • Under Contract - Continue To Show as of 2/11/2024 <i>MLS ID: 170623037</i></p> <p>23 Oberlin Rd</p> <p>The cape cod you have been waiting for! 3 Bedrooms, 2 full bathrooms and an attached garage. Hardwood floors upon entering in the living room and parlor. The kitchen has some updates plus original charm. The rear door to the kitchen will lead you to the backyard patio and fully fenced in landscape. First floor full bath is convenient for your guests while the master bedroom upstairs provides your own private full bath. The main floor is completed with two bedrooms and basement access. The basement allows plenty of storage space and potential to finish if desired. The attic was renovated into a spacious master ensuite. There is a separate heat source (electric baseboard) in the upper level. The remainder of the home is radiator heat. Exposed brick in the upper level really brings out this home's character. Ideally located on a quiet street and close by many amenities, shopping, restaurants and highways. Schedule your showing today!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,146 sq ft	9,583	2/9/2024	\$240,000	2/11/2024	\$209

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>3 🕒 Pending <i>*Under Contract - Continue To Show as of 2/11/2024</i> MLS ID: 170581715</p> <p>200 Johnson Rd</p> <p>Welcome home to 200 Johnson Rd in the West Woods area of Hamden. This 2308 sq ft, 4 bedrooms, 2.5 bathroom, 2 car garage house with central air is stunning inside and outside. This home is perfect and spacious for any size family. The 1st floor home boasts a formal dining room, a family room with a fireplace, and a large kitchen with a center island. But WAIT, the bonus attraction of the 1st floor is your very own movie theater room off the kitchen (furniture is negotiable). As you make your way to the 2nd floor, you have a beautiful, spacious primary bedroom with an en-suite bathroom and a beautiful walk-in closet. 3 additional generous-sized bedrooms and a full bath complete the 2nd floor. When you enter the finished lower level you no longer need to go out to the gym, you have your personal gym area (equipment is negotiable), additional finished space, and laundry area. The backyard has enough space to entertain all of your family and friends. Quinnipiac University, Sleeping Giant State Park, Farmington Canal Trail, shops and Restaurants along Whitney Ave are just some of the opportunities awaiting you near 200 Johnson Rd. Your journey into the life of comfort and convenience begins here, and to sweeten the deal, the seller is offering a generous contribution of \$10,000 towards the buyer's closing costs.</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	4/3	2,308 sq ft	23,958	7/1/2023	\$485,000	2/11/2024	\$210
 <p>4 🕒 Pending <i>*Under Contract - Continue To Show as of 2/3/2024</i> MLS ID: 170620504</p> <p>119 Ardmore St</p> <p>Wonderful Colonial in the heart of Spring Glen! The welcoming front porch and fabulous curb appeal invite you in. An entry foyer opens to a side-to-side Living Room with wood-burning fireplace. The large Dining Room with bow window and corner hutch is perfect for everyday dining or entertaining. A well-equipped cook's Kitchen has granite countertops, and opens to the Family Room addition off the back with vaulted ceilings, skylight, and access to the backyard. A Half Bathroom with laundry completes the first floor. Upstairs, you'll find three generous Bedrooms plus a Full Bathroom. Outside, the lovely level yard is perfect for gardening, grilling, or relaxing. Amenities include: new central air conditioning on 2nd floor (2022), natural gas heat and hot water, walk-up attic, detached garage, newer exterior paint (2020), newer roof (2018). Ideal location in walking distance to restaurants, shops, coffee, bus line, elementary school, and high school. Minutes to Yale and Downtown. This is the home you've been waiting for!</p> <p><i>Listing Courtesy of Press/Cuozzo Realtors</i></p>	Single Family	3/2	1,748 sq ft	5,662	1/26/2024	\$364,900	2/3/2024	\$209
 <p>5 🕒 Pending <i>*Under Contract - Continue To Show as of 1/22/2024</i> MLS ID: 170619138</p> <p>26 Beaver St</p> <p>This spacious Colonial is waiting for it's a new owner! Hardwood floors throughout. Fully finished basement with a full bath and bar. It walks out to a very deep backyard, perfect for entertaining! This home has solid bones and is ready for you to put your finishing touches on it! Great location close to everything. Book your appointment now, you won't be disappointed! Highest and best offers due by Sunday at 5pm</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	3/2	1,748 sq ft	7,840	1/15/2024	\$270,000	1/22/2024	\$154
 <p>6 🕒 Pending <i>*Under Contract as of 1/5/2024</i> MLS ID: 170616476</p> <p>50 Belden Rd</p> <p>One of a Kind property. Completely Remodeled with High end and modern finishes. Kitchen with Custom cabinetry, crown molding and stainless steel appliances. NEW hardwood floors throughout, NEW Mechanicals, Central air, Master suite with master bathroom, with custom double vanity and gorgeous shower. New Siding, plumbing, electricity, Deck and Patio. Nothing to do but to move in. No need to describe, pictures speak for themselves...! Get all the upgrades you deserve. Ample backyard for entertaining. Public water and sewer. Come and check this property for yourself, request your Private Showing today...!</p> <p><i>Listing Courtesy of Realty ONE Group Connect</i></p>	Single Family	3/2	1,344 sq ft	9,583	12/29/2023	\$399,000	1/5/2024	\$297

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>7 Pending *Under Contract - Continue To Show as of 2/9/2024 <i>MLS ID: 170613661</i></p> <p>31 Berkeley Ct</p> <p>Single Family 5/3 3,594 sq ft 46,173 12/6/2023 \$479,999 2/9/2024 \$134</p> <p>Single level living at its finest in the highly desirable Mount Carmel neighborhood! The main floor of this charming, renovated ranch offers 4 bedrooms, 2 bathrooms, a large living room, kitchen, washer/dryer, and den. The partially-finished basement has a bedroom, full kitchen, washer/dryer, and bar area. This home features new appliances, quartz countertops, newer windows, central air, and a ramp for accessibility. Nestled on a spacious, level, over on-acre lot on a quiet cul-de-sac - you don't miss out on this suburban gem! *Seller will pay for BRAND NEW SEPTIC SYSTEM!*</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p>8 Pending *Under Contract as of 1/12/2024 <i>MLS ID: 170603924</i></p> <p>9 Bittersweet Ln</p> <p>Single Family 3/3 1,744 sq ft 24,829 10/11/2023 \$370,000 1/12/2024 \$212</p> <p>Nestled in a peaceful corner of Hamden, CT, this charming single-family home offers the perfect blend of comfort and convenience. Boasting 3 bedrooms, 2.5 baths, and a prime corner lot location in a desirable, tranquil neighborhood, it's an ideal place to make home. Your vehicles will find shelter in the attached 2-car garage, making your daily routine a breeze. This thoughtfully designed residence places the washer and dryer on the main floor for added convenience. Stepping out onto the back porch, you'll discover a well-maintained yard, creating a serene outdoor space perfect for gatherings or your own private retreat. Inside, a cozy fireplace awaits in the living room, providing warmth and ambiance. Beyond the comforts of this residence, its proximity to Quinnipiac University makes it a valuable investment opportunity, well-suited for college or graduate tenants. The property's meticulous upkeep ensures it's move-in ready, whether you're planning to make it your family's haven or explore its potential as an investment property. Don't let this opportunity slip by. Schedule a viewing and experience firsthand the charm and convenience this Hamden home offers.</p> <p><i>Listing Courtesy of Alpha Capital Realty, LLC</i></p>								
 <p>9 Pending *Under Contract as of 1/3/2024 <i>MLS ID: 170615683</i></p> <p>19 Brook St</p> <p>Single Family 4/2 1,474 sq ft 6,969 12/21/2023 \$359,900 1/3/2024 \$244</p> <p>Whoa- 4 bedrooms under 400k? And it's remodeled?! That's right! This stately home perched majestically above street level is a rare find! The house boasts 4 generously sized bedrooms, 2 full bathrooms, a bright and spacious kitchen, a true dining room, a classic living room with an exposed chimney, and the cutest little sunroom study you ever did see. The kitchen has been updated to include new cabinetry, Quartz counters, custom backsplash tile, and an oversized peninsula with room for seating. The windows are new. The floors are refinished and stained just dark enough to bring out the hidden character within the timeless oak. The heating system is brand new and includes the hot water so storage in the lower level is bountiful. Can't be true? What's the catch, you ask? Well, the yard is... let's just say the yard has a lot of potential and is ready for it's next artist (or yard-ist). There's a fence, a detached garage, and great patio area- which takes care of the "big stuff." Now it's your turn to add the last few details and make this house your home. Come check it out!</p> <p><i>Listing Courtesy of Dow Della Valle</i></p>								
 <p>10 Pending *Under Contract - Continue To Show as of 12/15/2023 <i>MLS ID: 170611011</i></p> <p>25 Cassella Dr</p> <p>Single Family 6/4 6,228 sq ft 63,162 11/16/2023 \$515,000 12/15/2023 \$83</p> <p>Discover timeless elegance in this sprawling colonial masterpiece, poised for a grand revival and awaiting its next discerning owner. Ideal for investors seeking a remarkable project, this 6,000+ sq. ft. estate boasts an array of captivating features. Inside, find 6 bedrooms, 3.5 baths, including a main-level primary suite with an en-suite bathroom, a study, and an extended sun porch all for functionality and leisure. Unlock the full potential of the walk-up attic and expansive basement, customizable to fulfill your creative vision. The property includes a pool and pool house yearning to be restored. The allure extends beyond the structure, featuring a circular driveway and a 3-car garage, epitomizing convenience and luxury. But wait, there's more! Imagine reclaiming the playground equipment for a joyful family retreat, creating memories that will last a lifetime. Seize this major opportunity to transform this house into your dream home, a haven waiting to be loved and lived in. Don't let this chance slip away; embrace the potential and make this estate the wonderland you've always envisioned!</p> <p><i>Listing Courtesy of eXp Realty</i></p>								



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: 2/12/2024, MLS Listing 170612771: 11/29/2023 MLS ID: 170612771						
62 Costanzo Ct	Single Family	3/2	1,448 sq ft	11,325	1985	2/12/2024	\$330,000	\$228

Introducing 62 Costanzo Court, Hamden, CT! Nestled in a charming neighborhood, this exquisite property offers a perfect blend of comfort and style. Step inside and be greeted by the main living area, which boasts an open concept design, creating a seamless flow between the living room, dining area, and kitchen. Natural light floods the space, accentuating the elegant finishes and creating a warm and inviting atmosphere. The gourmet kitchen is a culinary enthusiast's dream, featuring sleek quartz countertops, beautiful cabinets, ample storage space, and top-of-the-line appliances. Whether you're hosting a dinner party or enjoying a quiet evening in, this kitchen is sure to inspire your inner chef. There are 3 bedrooms and 2 full bathrooms. Outside, the property offers a beautifully landscaped yard, an inviting deck, perfect for outdoor entertaining or simply enjoying a serene afternoon. The large, 1-car attached garage provides convenience and additional storage space. Located in the desirable Mt. Carmel section of Hamden, CT, this home offers easy access to local amenities, shopping centers, parks, and schools. Commuting is a breeze with nearby highways and public transportation options. Don't miss the opportunity to make this stunning property your own. Schedule a showing today and experience the best of Hamden living at 62 Costanzo Court!

Courtesy of William Raveis Real Estate






2	Closed	* Sold Date: 2/5/2024, MLS Listing 170614080: 12/8/2023 MLS ID: 170614080						
50 Macarthur Dr	Single Family	3/2	2,027 sq ft	33,541	1963	2/5/2024	\$315,000	\$155






Fabulous, sun drenched ranch home located in perfect location for nature lovers! This one floor living home offers beautiful views of Sleeping Giant. The Mill River runs through the backyard. Just minutes to the Farmington Canal bike trail, golf course and Sleeping Giant State Park; an easy commute to Quinnipiac University and New Haven. Easy one floor living, with three bedrooms and two full baths. Hardwood underneath those carpets on the main level!! But wait, there is more! A walkout basement that boosts additional heated living space! The feel of this home is retro, like it? Great! If not pull up the carpet for fabulous hardwood floors underneath, and paint the cabinets. Boom, a new look. Large living room with a fireplace to add to the charm. The formal dining room has beautiful views of both the back lawn before the fence and the woods on the property beyond the fence. What views! including the scenic Mill River. Flood insurance? Nope! House sits high up. Nature abounds. This home has been truly loved. Newer Roof. irrigation system, newer garage door.

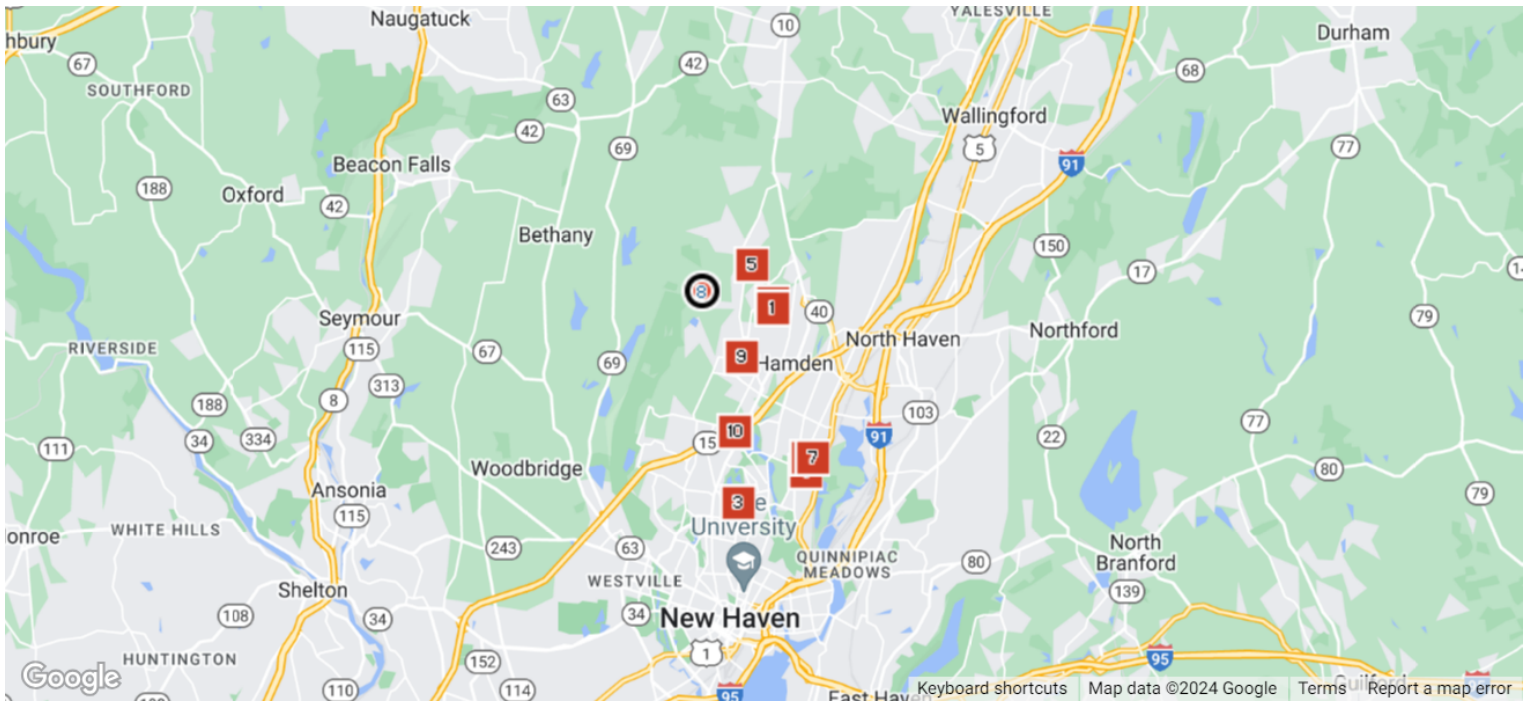
Courtesy of William Raveis Real Estate

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.
 3 Closed • Sold Date: 1/29/2024, MLS Listing 170612538: 11/30/2023 <i>MLS ID: 170612538</i> 15 Adla Dr	Single Family	3/3	1,905 sq ft	27,442	1968	1/29/2024	\$345,000	\$181
<p>Very well-maintained colonial now available. *Several unique spaces for entertaining* This house boasts: 1900 SQFT with a formal dining room, a formal living room with fireplace and a large family room. The second floor offers three spacious bedrooms and two full bathrooms. Outside you will find a large, level and private back yard that is perfect for entertaining. Trane Central air-conditioning system with a newer furnace and water heater. The full basement with tall ceilings offers ample storage and the possibility of additional finished space. The attached two car garage also offers additional storage with direct access into the house. This gem is located on a dead-end street with a quick commute to Hamden's Miracle Mile, Downtown New Haven, Yale, Quinnipiac and The Merritt Parkway. This Colonial really does check off many boxes. Put this one on your list and book your private showing today!</p> <p style="text-align: center;"><i>Courtesy of Sette Real Estate LLC</i></p>								
 4 Closed • Sold Date: 12/6/2023, MLS Listing 170576286: 7/20/2023 <i>MLS ID: 170576286</i> 157 Armory St	Single Family	4/4	3,519 sq ft	14,374	1920	12/6/2023	\$575,000	\$163
<p>Motivated Sellers! Classic 1920's Center Hall Colonial in the Edgehill/Prospect area. Exterior freshly painted. Large Formal Living & Dining rooms, a stunning arched screened porch, Terracotta color stone floor. Mantled Fireplace, Crown Moldings, dark chevroned hard wood floors that lead through the Foyer to ? Bath, & Guest closet to the Kitchen. The once small kitchen area has been enlarged to a Great Room includes; Butler's pantry, work in Kitchen at one end of the Great Room with natural hard wood floors, wood burning Fireplace with surround wood Mantle, Cathedral ceiling and Palladian windows creating a large sunny space. From this area walk out to a level, part decked yard that travels all the way to Mill Rock Road with .33 acre. Deck has a Hot Tub. There is a one car attached garage with brand new auto door. The second floor, with hardwood floors, is accessed from the more formal Front Foyer or the Great Room. The Great room stairway leads to a Loft that houses a two-person built-in Sauna, entry to the Primary Full Bath or hallway to the 3 good-sized 2nd floor Bedrooms and 2nd Full Bath. The 3 rd flr Walk-Up Attic from the hallway is finished, with hardwood floors. There is a Wood Paneled Study/Office and 4th Bedroom with ensuite. Cedar closet and fully insulated attic eaves. This home, is priced to allow for cosmetic upgrades needed. Minutes to downtown New Haven, Yale and all the city has to offer. On the city bus line, 10 min to Union Station. Sold AS IS.</p> <p style="text-align: center;"><i>Courtesy of Coldwell Banker Realty</i></p>								
 5 Closed • Sold Date: 12/1/2023, MLS Listing 170597080: 9/10/2023 <i>MLS ID: 170597080</i> 90 Augur St	Single Family	3/2	2,262 sq ft	11,325	1929	12/1/2023	\$255,000	\$113
<p>Location is everything! Solid well-built brick colonial available in the Whitneyville section of Hamden. This home is convenient to so much! restaurants, medical facilities, Rt 15 and schools. Situated on a quarter acre of land, this solid home offers tons of potential. Once you enter the home, you eye will be drawn to all the charm of this 1930's Colonial. The oversized living room offers hardwood flooring and fireplace - it is the perfect setting for all your celebrations! Off of the living room is a nice sized dining room, also with hardwood floors, which leads to the eat in kitchen. Off of the kitchen is a sunroom/study area - where you will enjoy reading a good book or great homework area! Off of the sunroom is a door leading the nice level back yard, with patio. Plenty of space for your outdoor fun! The Upper level is where you will find 3 nice sized bedrooms - all with hardwood floors and a full bath. The lower level is partially finished with half bath, laundry, mechanical room, and Bilko doors to outside. Roof was replaced in 2019 and water heater 2020. Home needs updating and repairs. This home is being sold as is. Seller will need a suitable housing clause or a rent back.</p> <p style="text-align: center;"><i>Courtesy of Coldwell Banker Realty</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.
 <p>6 ■ Closed *Sold Date: 2/2/2024, MLS Listing 170616875: 1/11/2024 MLS ID: 170616875</p> <p>338 Belden Rd</p> <p>Discover this wonderful Hamden neighborhood, just moments from the town center and various activities with great curb appeal. A rare gem awaits, offering unmatched potential at an incredibly LOW PRICE. Ideal for all buyers or those seeking to rightsize, this property is a canvas ready to be transformed with love and creativity. The home shows an easy charm. Buyer appeal is heightened with outstanding features, boasting new siding and windows that not only add aesthetic value but also offers energy efficiency. Step inside and you'll see hardwood floors beneath the carpet, waiting for your imaginative touch. The sellers, embarking on their next adventure, have thoughtfully priced the home for a quick sale. Seize the opportunity to own this remarkable property and become part of this wonderful, quiet neighborhood. Act swiftly, as homes of this caliber at such a price are a rare find.</p> <p style="text-align: center;"><i>Courtesy of Keller Williams Realty Ptnrs.</i></p>	Single Family	3/2	1,488 sq ft	8,276	1951	2/2/2024	\$250,000	\$168
 <p>7 ■ Closed *Sold Date: 12/8/2023, Public Record MLS ID: -</p> <p>15 Belmont St</p> <p>-</p>	Single Family	3/2	1,400 sq ft	3,485	1920	12/8/2023	\$190,000	\$162
 <p>8 ■ Closed *Sold Date: 1/2/2024, Public Record MLS ID: -</p> <p>735 Benham St</p> <p>-</p>	Single Family	3/2	1,494 sq ft	19,166	1962	1/2/2024	\$200,000	\$182
 <p>9 ■ Closed *Sold Date: 2/8/2024, MLS Listing 170601557: 10/2/2023 MLS ID: 170601557</p> <p>50 Birchwood Dr</p> <p>This fabulous tudor style home blends whimsy, sophistication, beauty, and function. A true storybook house! The exterior of the home is welcoming with a stone and wood facade and custom Mahogany castle double doors that lead to a dramatic slate entryway. A mix of high quality and yet fun details can be found throughout the house. There is hand carved Mahogany banister as you enter the foyer, providing a moment of pause before you enter the living spaces. There are 2 floors of living space with the formal living room, dining room with coffered ceilings, kitchen, with gas cook top, granite, subzero, and bosch dishwasher, family room with stone fireplace, wood burning stove, and half bath on the main level. The second level includes 3 bedrooms, full bath, plus the primary bedroom suite with marble shower, floor, and custom vanity, walk-in closets, sitting room area and oversized laundry room. Peaceful, private, and perfectly placed, you can enjoy the gorgeous professionally manicured lawn, as you unwind on the back patio. Make this your own private sanctuary and enjoy the wildlife, sights and sounds of Gaylord Mountain. Sale contingent on owner finding suitable housing</p> <p style="text-align: center;"><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	4/3	2,162 sq ft	40,075	1981	2/8/2024	\$550,000	\$254
 <p>10 ■ Closed *Sold Date: 12/7/2023, MLS Listing 170597404: 9/11/2023 MLS ID: 170597404</p> <p>317 Blake Cir</p> <p>Beautifully maintained two story Colonial with two primary bedrooms! The main Primary suite has double doors which leads you to a cozy fireplace, separate his/hers walk-in closets with full bathrooms! The main floor consists of 9 foot ceilings, hardwood floors, formal dining room, living room w/ fireplace, family room, spacious eat in kitchen w/ sliders out to the deck! Laundry room is located on the main level which can also double as a mudroom when entering from the three car garage! Lower level is finished to entertain or relax, also has a full bath for a possible in-law and/or au-pair suite with a separate entrance! Peaceful cul-de-sac living yet easy access to downtown New Haven, Yale, highways, restaurants and entertainment! A must see!</p> <p style="text-align: center;"><i>Courtesy of Coldwell Banker Bivins Realty</i></p>	Single Family	4/6	3,665 sq ft	15,246	2001	12/7/2023	\$693,000	\$189



Distressed: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i>								
	209 Anns Farm Rd	Single Family	3/3	1,480 sq ft	10,019	–	1/11/2024	Notice of Lis Pendens	
	–								
	2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i>								
	272 Anns Farm Rd	Single Family	4/2	2,106 sq ft	10,019	–	12/14/2023	Notice of Lis Pendens	
	–								
	3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i>								
	285 Augur St	Single Family	3/2	1,338 sq ft	6,970	–	12/1/2023	Notice of Lis Pendens	
	–								
	4 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i>								
	80 Carroll Rd	Single Family	3/2	1,928 sq ft	10,454	–	12/12/2023	Notice of Lis Pendens	
	–								

Distressed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 75 Gate Way	Single Family	4/3	2,727 sq ft	19,166	-	11/27/2023	Notice of Lis Pendens	
	6 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 104 Hesse Rd	Single Family	3/2	1,275 sq ft	10,454	-	11/27/2023	Notice of Lis Pendens	
	7 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 154 Hesse Rd	Single Family	3/3	1,275 sq ft	12,632	-	1/10/2024	Notice of Foreclosure Sale	-
	8 ● Pending • <i>Notice of Lis Pendens, Under Contract - Continue To Show as of 12/5/2023</i> <i>MLS ID: 170611154</i> 874 Hill St	Single Family	3/2	1,610 sq ft	20,037	\$369,900	11/17/2023	12/27/2023	Notice of Lis Pendens
<p>Must see three bedroom split level with two full baths and partially finished basement nestled on a cul de sac surrounded by nature.</p> <p style="text-align: center;"><i>Listing Courtesy of GRL & Realtors, LLC</i></p>									
	9 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 5 Hilltop Rd	Single Family	4/3	1,824 sq ft	42,689	-	1/4/2024	Notice of Lis Pendens	
	10 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 190 Lakeview Ave	Single Family	3/2	1,631 sq ft	10,890	-	1/12/2024	Notice of Lis Pendens	

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- **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.
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