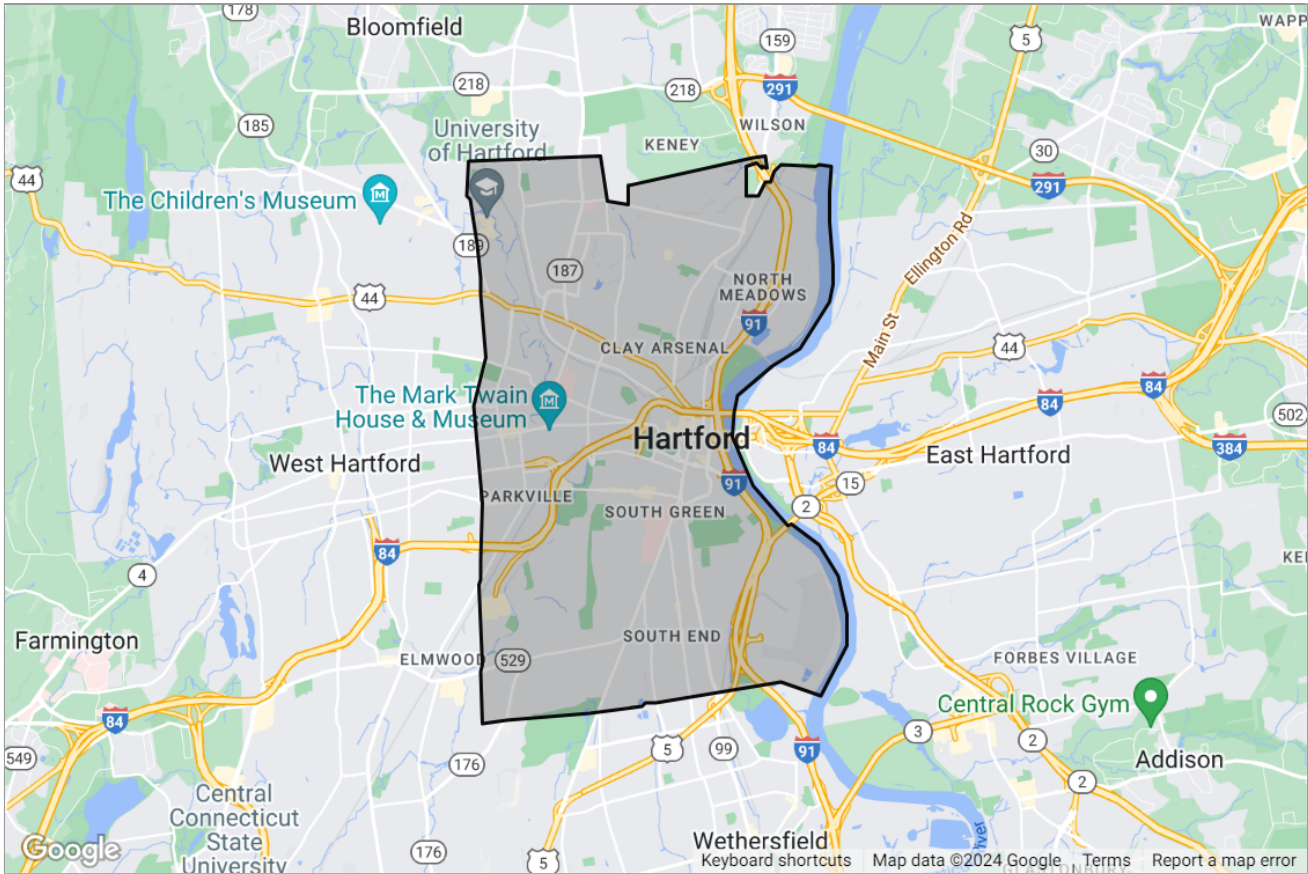


MARKET ACTIVITY REPORT

Hartford, Connecticut



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

GRI, SRS
Connecticut Real Estate License: REB.0791416



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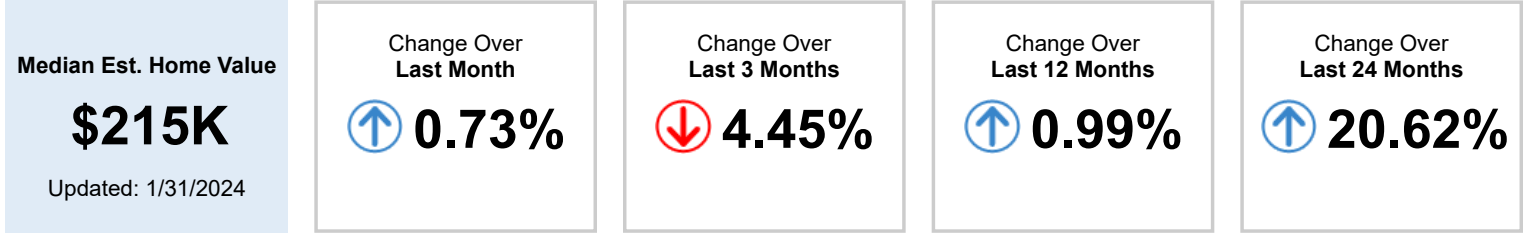
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Hartford, Connecticut

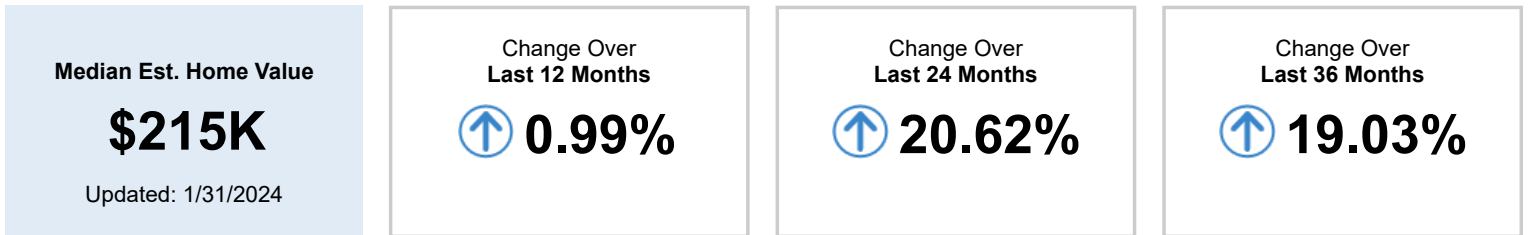
Market Snapshot: Estimated Home Values



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



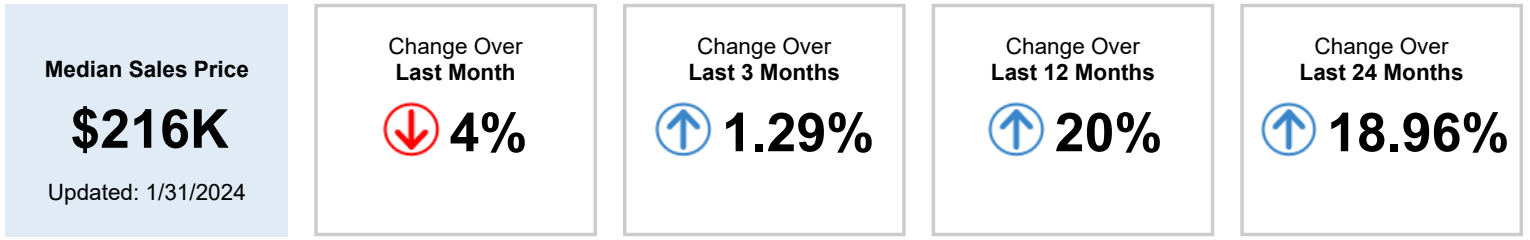
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



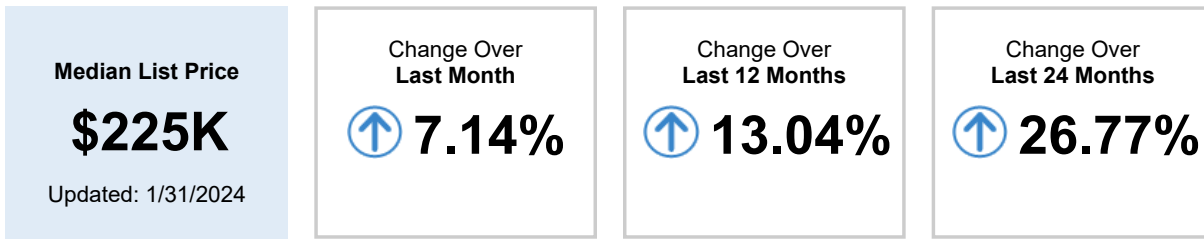
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



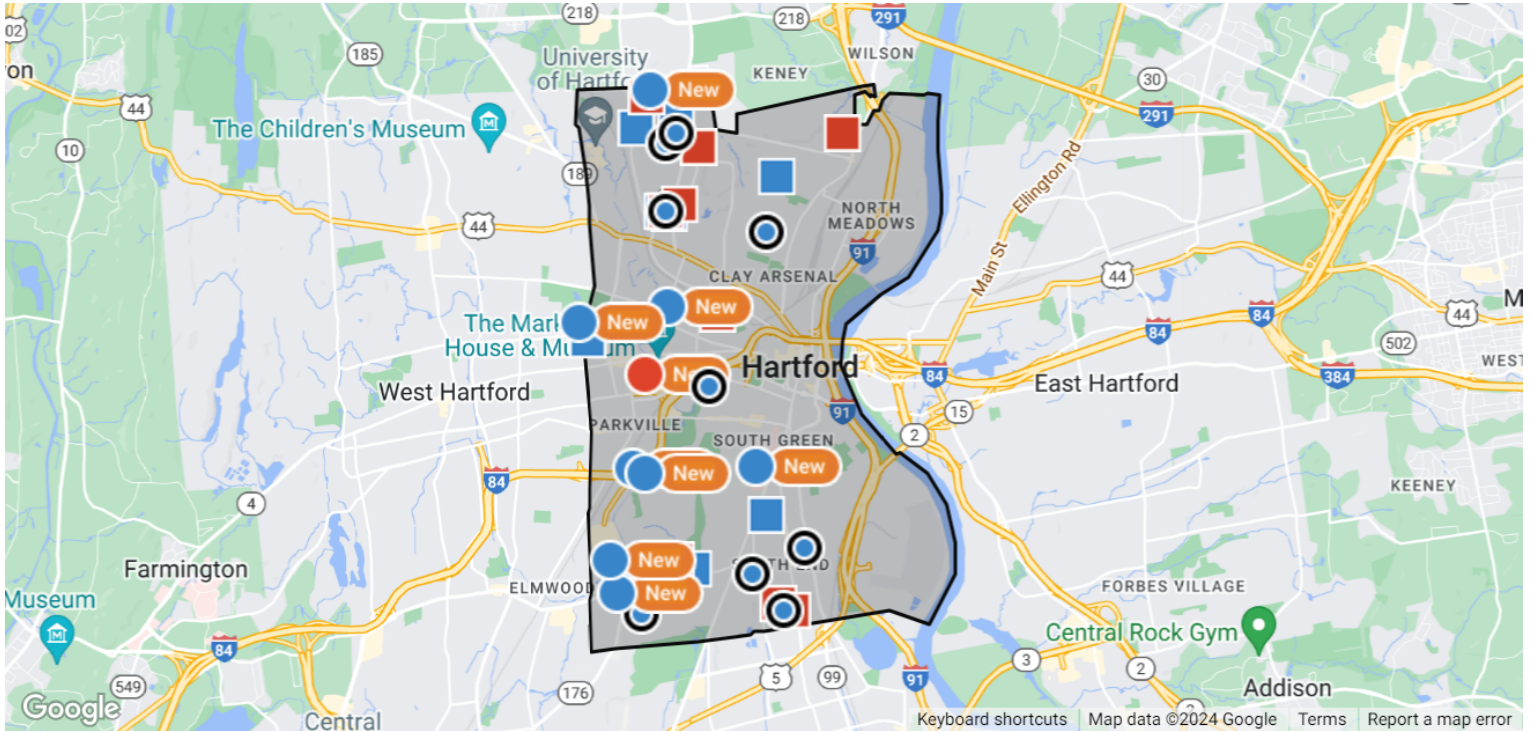
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

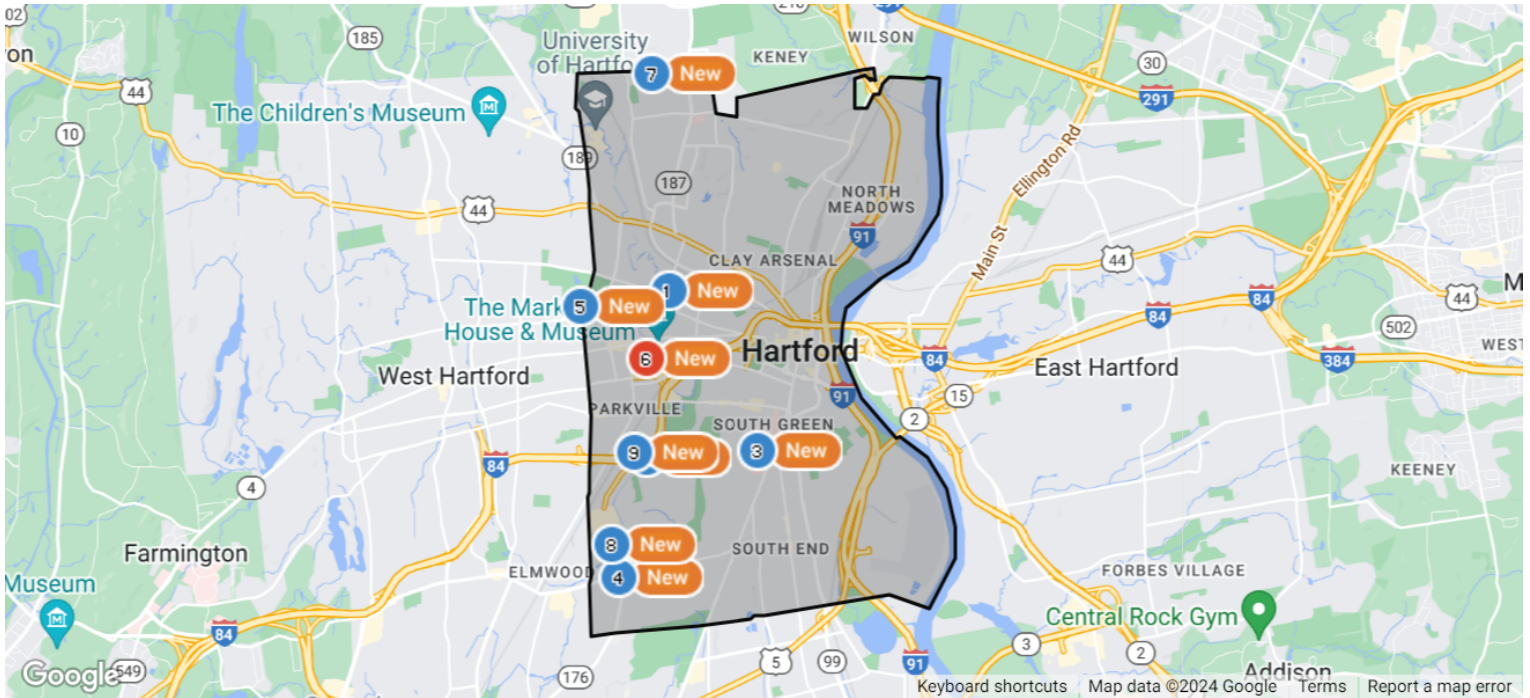
Market Activity Summary Stats






Search Criteria | **Location:** Hartford, 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	9	10	10	10
Low Price / Value	\$209,999	\$194,900	\$130,000	\$231,150
Median Price / Value	\$300,000	\$260,000	\$237,500	\$263,810
High Price / Value	\$499,900	\$299,000	\$407,000	\$296,170
Average Price / Sq. Ft.	\$151	\$179	\$141	\$140
Median Price / Sq. Ft.	\$163	\$177	\$138	\$127
Average Days in RPR	43	45	75	–
Median Days in RPR	40	38	64	–
Total Volume	\$2,762,598	\$2,592,500	\$2,525,000	\$2,621,100






Hartford, Connecticut




New Listings: 9

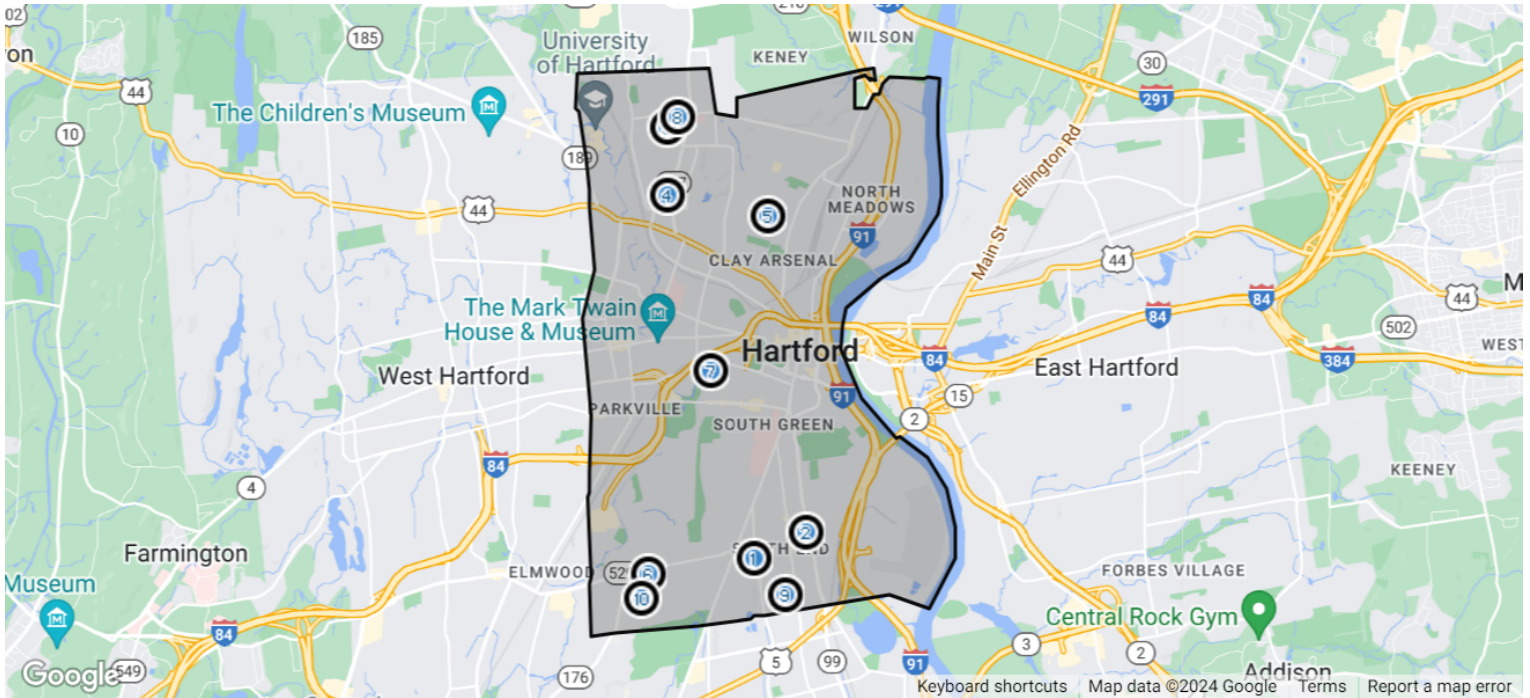
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • New, Active: 1/3/2024 <i>MLS ID: 170616943</i> 135 Ashley St</p> <p>Single Family 4/2 2,080 sq ft 7,405 1882 1/3/2024 \$209,999 \$101</p> <p>This is a Four- bedroom brick Victorian like historical house located near Sigourney Park. The house literally faces the park. It's a gem if you're architectural or historically motivated. It's a beautiful home with wood pine floors, an open layout on the first floor that offers living room, dining room, and eat in kitchen. It has a wraparound porch for a country picturesque appeal and a large back yard for outside entertainment. The four bedrooms on the next level makes this house - ideal for a large family or blended situation where many bedrooms are needed.</p> <p><i>Listing Courtesy of Cornerstone Homes Plus, Inc.</i></p>								
 <p>2 ● Active • New, Active: 1/26/2024 <i>MLS ID: 170621283</i> 81 Ward Pl</p> <p>Single Family 5/2 1,783 sq ft 5,227 1915 1/26/2024 \$269,900 \$151</p> <p>Newly renovated 5 bedroom home with 2 full bathroom located on a corner lot. Beautiful kitchen with a large living room. New floors, updated bathrooms and more. New roof, New hot water tank, new boiler. Close proximity to Pope park. Perfect home for any family. Schedule your showings right away.</p> <p><i>Listing Courtesy of The Riley Group</i></p>								
 <p>3 ● Active • New, Active: 1/30/2024 <i>MLS ID: 170622297</i> 37 Alden St, Apt 1</p> <p>Condo/Townhouse/Apt. 3/3 1,532 sq ft - 2005 1/30/2024 \$249,900 \$163</p> <p>Investing in this 3 bedroom condominium with open floor plan will not only elevate your lifestyle but also provide you with a valuable asset, with it's incredible features, secure environment and convenient location - minutes to downtown Hartford. This condo is a perfect place to call home.</p> <p><i>Listing Courtesy of Eagle Eye Realty PLLC</i></p>								

New Listings: 9 (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>4 Active • <i>New, Active: 12/31/2023</i> <i>MLS ID: 170616632</i></p> <p>40 Forster St</p> <p>Welcome to 40 Forster St in Hartford, a charming colonial-style home with plenty of potential! This home boasts three bedrooms and one and a half bathrooms. The main level has a living room with a fireplace, formal dining room and kitchen with plenty of cabinet space, all with hardwood floors. The second level has the 3 bedrooms and full bathroom. Thereâs a screened in porch on top of the single car attached garage. Basement is great for storage and thereâs a door to walk out to the large back yard. Although this house is in need of some TLC, it offers a unique opportunity to make it your own.</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	3/2	1,455 sq ft	7,405	1937	12/31/2023	\$300,000	\$206
 <p>5 Active • <i>New, Active: 11/28/2023</i> <i>MLS ID: 170612434</i></p> <p>157 Kenyon St</p> <p>Rare 6 bedroom, 3 and a half bath Colonial located in Hartford's West end! Completely remodeled with modern touches while still preserving the classic West end Colonial, this home features a brand new kitchen and appliances, fully remodeled bathrooms with modern finishes, refinished hardwood floors, contemporary light fixtures, ceiling fans in each bedroom, and fresh paint! Brand new mechanicals including A/C unit, tankless water heater, electrical panel and wiring, and PEX plumbing! Located 1 mile to Elizabeth Park, .3 miles to UCONN Law School, and 2 miles to Blueback Square!</p> <p><i>Listing Courtesy of Vylla Home (CT) LLC</i></p>	Single Family	6/4	2,851 sq ft	9,147	1890	11/28/2023	\$499,900	\$175
 <p>6 Active • <i>Notice of Lis Pendens, New, Active: 11/22/2023</i> <i>MLS ID: 170611874</i></p> <p>205 Laurel St</p> <p>Potential and space!! This lovely home has eight bedrooms (some of which have been converted into additional entertainment space), four full bathrooms and space galore. This home has great potential for whatever its new owners heart desires. Bathrooms have been updated, some in need of finishing touches. First floor boast hardwood flooring, large updated kitchen with granite countertops and stainless steel appliances, spacious and welcoming dining room, living room as well as bonus family/sitting room and full bathroom. Upper level has three bedrooms, full bathroom along with spacious master bedroom with its own full bathroom and spacious closet. Third level has additional bathroom, living space and full bathroom. Seller will entertain all serious offers.</p> <p><i>Listing Courtesy of Shinebrite Brokerage LLC</i></p>	Single Family	8/4	3,070 sq ft	6,969	1920	11/22/2023	\$345,000	\$112
 <p>7 Active • <i>New, Active: 12/30/2023</i> <i>MLS ID: 170616587</i></p> <p>17 Morningside St W</p> <p>A place to call HOME for 2024! REDUCED!! This home is in Move-in Ready condition. Warm, Open dining plan, Airy, Lots of storage!! The work is done for you. Hardwood floors, Fireplace, Cabinets, Granite Countertops, pantry. Family room in the basement with shower/bathroom. Walkout basement. Enclosed porches front and back. 1 Car Detached Garage. Desireabe Blue Hills District steps from Bloomfield town line. Come see to appreciate!</p> <p><i>Listing Courtesy of MBA Realty, LLC</i></p>	Single Family	3/2	1,448 sq ft	6,098	1928	12/30/2023	\$322,900	\$223
 <p>8 Active • <i>New, Active: 1/11/2024</i> <i>MLS ID: 170610136</i></p> <p>85 Sequin St</p> <p>Charming 3-bedroom, 2-bath colonial home exuding timeless appeal. Bedrooms offer comfort and ample natural light. The spacious living area and well-appointed kitchen are perfect for family gatherings. This residence is nestled in a residential neighborhood and conveniently located to shopping, restaurants and more. Do not miss out on the opportunity! As-Is. Subject to Probate Approval.</p> <p><i>Listing Courtesy of William Raveis/First Town RE</i></p>	Single Family	3/2	1,374 sq ft	10,018	1998	1/11/2024	\$249,999	\$182

New Listings: 9 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	9 ● Active	*New, Active: 1/5/2024 MLS ID: 170617465						
98 Brookfield St, #B	Condo/Townhouse/Apt. 3/2		7,098 sq ft	–	2023	1/5/2024	\$315,000	\$44
<p>Modern Style new construction Townhome available in the South end of Hartford. This property offers 4 spacious bedrooms, 1.5 bathrooms, almost 1,900 sq ft of living space, 3 levels, full private basement with laundry hookups, spacious backyard and paved driveway. The new kitchen features granite counter tops, white custom design cabinets, modern lighting, breakfast bar, pantry and wide windows for perfect natural lighting. The dining has laminated floors and sliding doors connecting to the beautiful patio & backyard. This property provides ground maintenance all year long so you don't have to worry especially in the snow season. 98 Brookfield is well located close to top rated schools, parks, shopping and entertainment. Sellers are ready to provide \$15K for buyer concessions if buyer offers it above current price!</p> <p style="text-align: right;"><i>Listing Courtesy of eXp Realty</i></p>								







Pending: 10

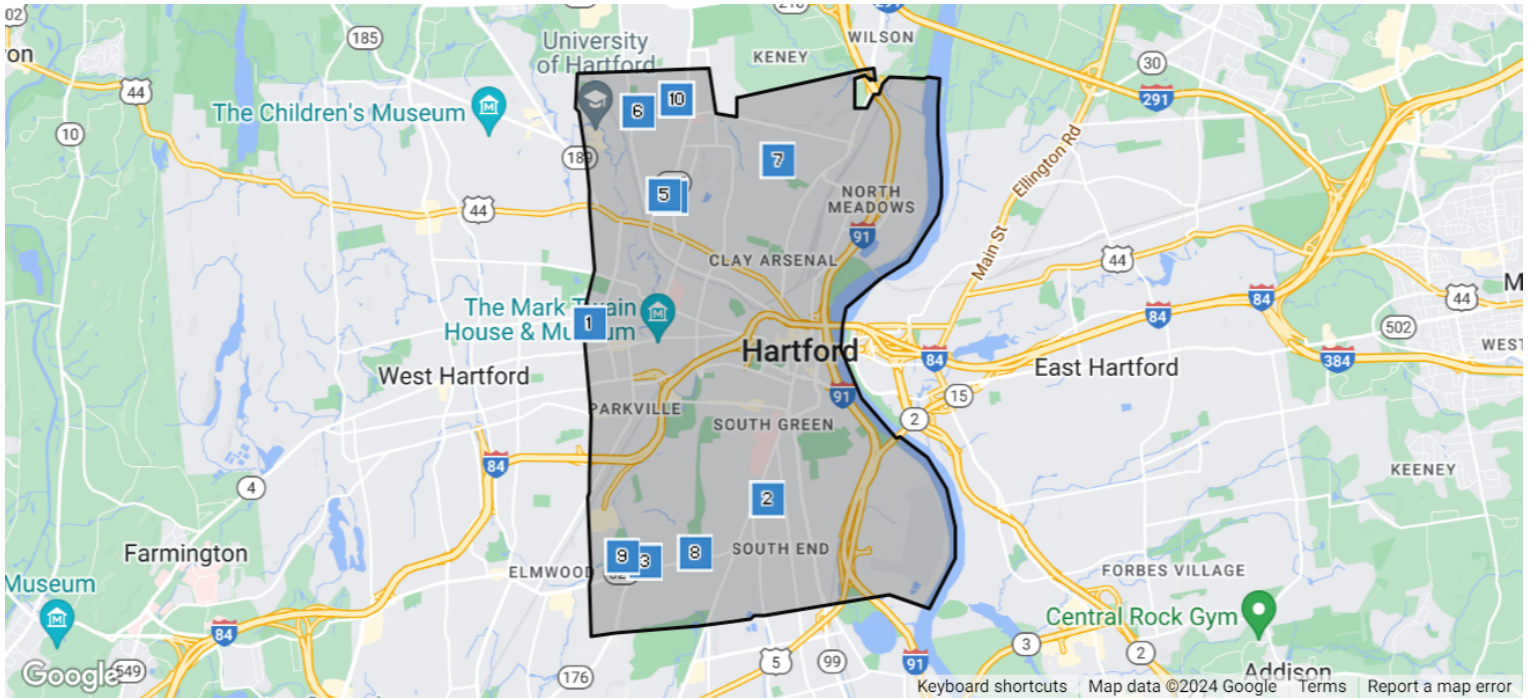
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 2/7/2024 <i>MLS ID: 170622168</i></p> <p>15 Becket St</p> <p>Single Family 4/3 1,558 sq ft 7,405 2/2/2024 \$249,000 2/7/2024 \$160</p> <p>Welcome to 15 Becket Street, a beautifully kept cape style home featuring a dormer that adds character to its facade. Inside, the first floor boast two bedrooms, adorned with a sophisticated touch of marble counters in the kitchen. Enjoy the ambient glow of recessed lighting throughout, creating a warm and inviting atmosphere. Venture upstairs to where you will find another bathroom and a master bedroom that opens to a delightful terrace, perfect for relaxing moments. Practical amenities include central air for year-round comfort and a fenced-in yard. Noteworthy is the six year old roof, AC and furnace, ensuring both reliability and efficiency. With just a few steps, you will find yourself surrounded by many amenities with Goodwin Park & Golf course just around the corner. This home is a harmonious blend of style and functionality, inviting you to make it your own.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>2 Pending • Under Contract - Continue To Show as of 2/7/2024 <i>MLS ID: 170617553</i></p> <p>17 Bodwell St</p> <p>Single Family 3/2 1,193 sq ft 4,791 1/5/2024 \$219,900 2/7/2024 \$184</p> <p>Well maintained and beautiful colonial with 3 bedrooms and 2 full bathrooms located in the south end of Hartford near plenty of restaurants and businesses, and Highway I-91. The home had a lot of improvements done for an easy and smooth sale it's a must see, it has a unique upper bedroom that has its own private entrance with stairs at rear side of home, spacious attic for storage or other potentials. This home has a brand-new architectural roof system with seamless gutters and downspouts, and front exterior door installed over the summer. The home has hardwood floors and lower level living room can be used as another bedroom, Kitchen has new upper cabinets installed and new hot water heater installed less than a year old and updated electrical panel, this home is move in ready for you to enjoy. One or more of this property's owners is a Real Estate Licensee.</p> <p><i>Listing Courtesy of Hammond Realty LLC</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.
	3	3	1,056 sq ft	6,969	11/9/2023	\$299,000	12/27/2023	\$283
<p>194 Branford St <i>Under Contract as of 12/27/2023</i> <i>MLS ID: 170609678</i></p> <p>Step into the charm of your newly updated single-family home, situated in a desirable neighborhood. This residence boasting 5 bedrooms and 3 bathrooms and has undergone significant renovations, including a new roof, new windows, and upgraded appliances. Here, you'll discover a unique, purposeful spaces that blend style with functionality each serving its purpose while maintaining a cohesive layout. It's a commuter's dream, just steps away from a convenient bus line, this property offers both comfort and accessibility. Schedule a showing to experience the charm and practicality of this revamped home. One of this property's owner holds a Real Estate License</p> <p style="text-align: right;"><i>Listing Courtesy of The Riley Group</i></p>								
	4	3/2	1,885 sq ft	7,840	1/23/2024	\$239,900	1/29/2024	\$127
<p>34 Burlington St <i>Under Contract as of 1/29/2024</i> <i>MLS ID: 170620561</i></p> <p>This Beautiful 3 bedroom 1 1/2 bath home featuring a large living room, dining room and den all on main level. It also has a enclosed sun porched for relaxation. Lots of sunlight and well maintained hardwood floors. Large backyard space for summer outdoor activities. Full-unfinished basement. Just a little TLC to make it your own. This is an Estate property being sold âAS ISâ ..All offers are subject to probates approval. Final and best offer due on Sunday January 28th at 11:59pm.</p> <p style="text-align: right;"><i>Listing Courtesy of Cozy Homes Real Estate</i></p>								
	5	4/2	1,350 sq ft	6,534	1/3/2024	\$194,900	2/9/2024	\$144
<p>136 Capen St <i>Under Contract - Continue To Show as of 2/9/2024</i> <i>MLS ID: 170617004</i></p> <p>Discover your affordable dream home! This beautiful 4-bedroom, 1.5-bathroom single-family residence offers unparalleled beauty and spacious living. With a modern design and ample natural light, this home is the perfect home for comfort. Make cherished memories in your new home. Your new home awaits â seize the opportunity to purchase this home at a great price. Choose to move in or keep rented as an investment. Options, options.</p> <p style="text-align: right;"><i>Listing Courtesy of The Riley Group</i></p>								
	6	4/2	1,528 sq ft	7,405	10/28/2023	\$294,900	1/6/2024	\$193
<p>6 Carmel St <i>Under Contract as of 1/6/2024</i> <i>MLS ID: 170607301</i></p> <p>Welcome to this charming three-bedroom, two-bathroom single-family home situated in the heart of Hartford, CT. This residence boasts a blend of modern upgrades and timeless features, creating an inviting space for comfortable living. Upon entry, you're greeted by a spacious living area adorned with natural light streaming through large windows, illuminating the hardwood floors. The open layout seamlessly connects the living room to the dining area, perfect for both everyday living and entertaining. The kitchen is a focal point, offering stainless steel appliances, ample cabinet space, and a breakfast bar, ideal for culinary enthusiasts. Adjacent to the kitchen is a versatile space that can serve as a cozy family room or a home office, providing flexibility to suit your lifestyle needs. The primary bedroom features generous proportions, enhanced by an en-suite bathroom for added privacy and convenience. Two additional bedrooms provide comfortable accommodations for family, guests, or a home office setup. Outside, a well-maintained backyard presents an opportunity for outdoor enjoyment and relaxation, perfect for hosting gatherings or simply unwinding after a long day. Located in a convenient neighborhood, this property offers proximity to local amenities, parks, schools, and easy access to major transportation routes, ensuring a blend of urban convenience and residential tranquility.</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.
 <p>7 Pending • Under Contract - Continue To Show as of 2/6/2024 <i>MLS ID: 170615012</i></p> <p>20 Columbia St</p> <p>Single Family 3/3 2,216 sq ft 3,049 12/19/2023 \$285,000 2/6/2024 \$129</p> <p>This stunning Victorian Row House is steeped in history! Originally designed and built for employees of the Colt Armory, this magical home retains much of its original character, including exposed brick walls and fireplaces, wide board wood floors and beautiful millwork. The main living level of this home includes a lovely kitchen with hardwood floors and a butler's pantry, a spacious living room that has a bump-out window and a wood-burning fireplace that is flanked by floor to ceiling built-in bookshelves. There's also a gorgeous formal dining room that has a cathedral ceiling and two-story paned window wall. On the second floor you'll find 2 bedrooms, one with the original brick fireplace, as well as a full bath. On the 3rd floor you'll find a fabulous Primary suite which features a vaulted ceiling, exposed brick and a full bath. This lovely home won't last long. Schedule your showing today before this rare opportunity passes you by!</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>								
 <p>8 Pending • Under Contract - Continue To Show as of 2/5/2024 <i>MLS ID: 170617037</i></p> <p>390 Cornwall St</p> <p>Single Family 4/2 1,566 sq ft 7,405 1/5/2024 \$265,000 2/5/2024 \$169</p> <p>Welcome home to this sweet and charming colonial nestled on a level, easy-to-maintain 0.7-acre lot, minutes from University of Hartford! Constructed in 1921, this property impresses with hardwood floors, expansive windows, and high ceilings, showcasing the timeless craftsmanship of the era. You're invited in by a spacious living room featuring a classic brick fireplace, and charming millwork. With four bedrooms and 1.5 bathrooms, there is ample space for comfortable living, complemented by the convenience of a main level laundry area in the pantry off the kitchen and abundant storage. Sunny rooms with high ceilings amplify the sense of space and light, creating an inviting environment; vintage details like a clawfoot tub, radiator heat and enclosed sun porch add to the charm. With an ideal location, bring your imagination and vision to update this property into your perfect home. Perfect for investors, you're located just minutes from universities, The Hartford Golf Club, Hartford Hospital, parks, and downtown attractions. The property also includes a detached garage, providing two parking spaces and a partially fenced level lot, with room to garden, gather and play. Don't miss this exciting opportunity to create a personalized and cherished home in a prime location at a fantastic price; schedule your showing today!</p> <p><i>Listing Courtesy of Elite Legacy Realty LLC</i></p>								
 <p>9 Pending • Under Contract as of 1/18/2024 <i>MLS ID: 170618358</i></p> <p>53 Cromwell St</p> <p>Single Family 3/2 1,192 sq ft 5,662 1/10/2024 \$255,000 1/18/2024 \$214</p> <p>Cute as a button! Move in ready cape with 3 bedrooms and 1.5 baths. Freshly painted, newer windows, laminate hardwood flooring throughout, new kitchen countertops and stainless steel appliances, partially finished basement with a bar. One car garage with additional space for a tool room. Owner is a real estate licensee.</p> <p><i>Listing Courtesy of Premier Properties of CT</i></p>								
 <p>10 Pending • Under Contract as of 2/3/2024 <i>MLS ID: 170620937</i></p> <p>121 Cumberland St</p> <p>Single Family 3/2 1,566 sq ft 6,098 1/25/2024 \$289,900 2/3/2024 \$185</p> <p>Welcome to 121 Cumberland Street! This move-in-ready home features a modern touch with updated kitchen and bathrooms, boasting quartz countertops. The kitchen comes fully equipped with a gas range, refrigerator, wall oven, microwave, dishwasher, and garbage disposal - all included. This home features a one car garage. Enjoy the convenience of gas heat and a gas water heater. With 3 bedrooms, 1.5 bathrooms, and laundry on the 1st floor, this home offers comfort and practicality. The first floor also includes a cozy fireplace, while the second floor features an extra room perfect for an office or potential 4th bedroom. Don't forget the full basement, providing ample storage space. Make this property your new home sweet home!</p> <p><i>Listing Courtesy of Vision Real Estate</i></p>								






Closed: 10

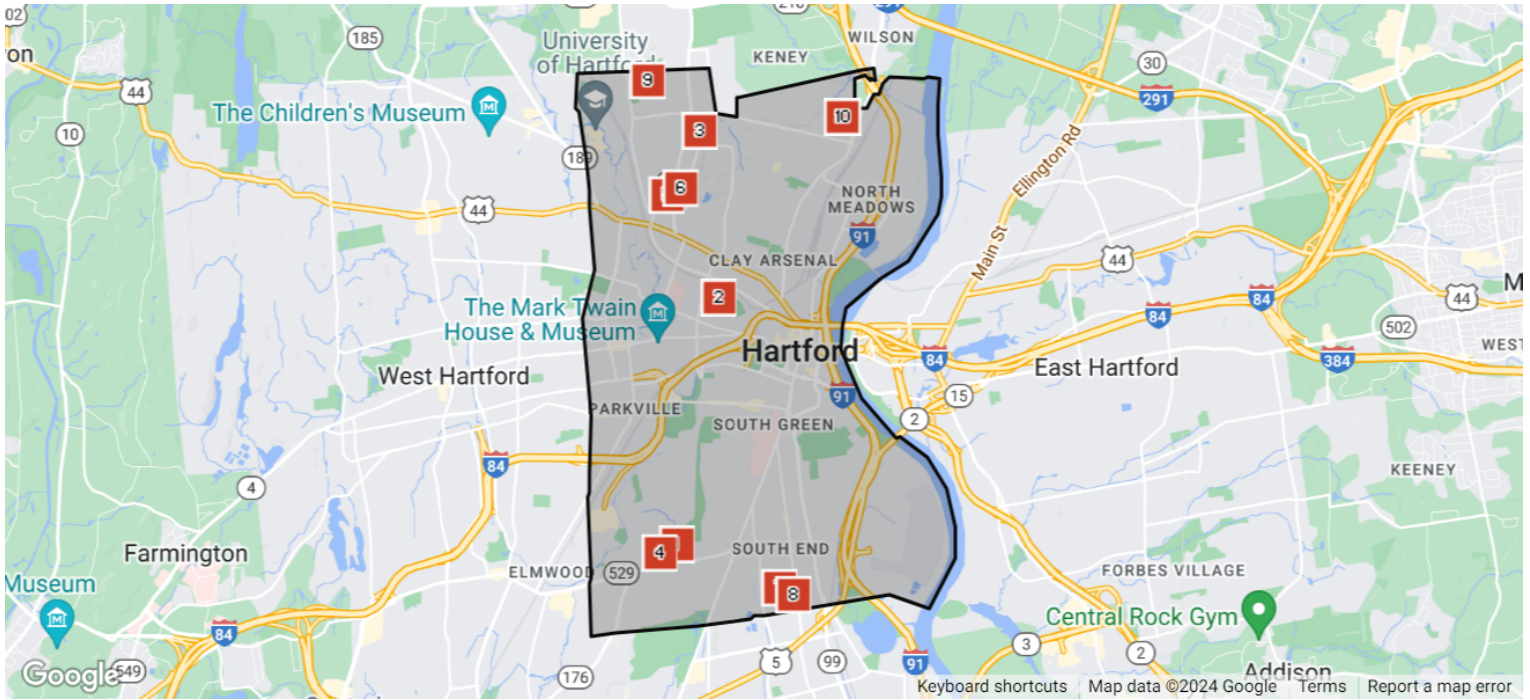
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed *Sold Date: 2/8/2024, MLS Listing 170571740: 5/19/2023 MLS ID: 170571740</p> <p>111 N Beacon St</p> <p>Single Family 5/5 3,294 sq ft 6,534 1905 2/8/2024 \$407,000 \$124</p> <p>Magnificent West End home in Hartford's Historic District, where the charm of the past meets modern comfort. The spacious living room, dining room and updated kitchen offer the perfect space for gatherings and creating cherished memories. The formal dining room offers an elegant space for hosting intimate dinners along with a brand new kitchen and pantry. With five bedrooms and four and a half baths, this home accommodates any lifestyle along with ample space for guests. The primary bedroom features a spacious layout, a cozy fireplace, and a full bath. The fenced-in yard with a patio offers privacy and an inviting outdoor oasis for relaxation or entertaining. This residence also boasts practical updates, including new garage roof, new windows, new heating system, brand new kitchen with granite countertops, all new bathrooms, new electrical wiring throughout, refinished floors, complete interior paint and it also has a one-car garage for convenience. Immerse yourself in ambiance of the fenced-in backyard with a patio that offers privacy and an inviting outdoor oasis for relaxation or entertaining!</p> <p><i>Courtesy of Century 21 AllPoints Realty</i></p>								
 <p>2 Closed *Sold Date: 11/16/2023, MLS Listing 170594814: 9/6/2023 MLS ID: 170594814</p> <p>150 Bond St</p> <p>Single Family 3/2 1,662 sq ft 7,405 1900 11/16/2023 \$230,000 \$138</p> <p>Book your showing NOW!! This charming, 'old style' home in Hartford awaits you. It comes with great original natural woodwork. You walk into a great entryway, to your right is a spacious Living Room, that leads to your open formal dining room. The NEW eat-in kitchen is ready for your chef inspired meals. Home is also equipped with a 5yr young roof, 2yr energy efficient wall mounted heating system, hardwood floors and a partially finished walk-up attic, awaiting your decorating ideas. There is also an updated audio security system that announces "recording in process" so you are state compliant. Property to be sold in AS IS condition. ***Please note there is NO garage it was torn down.***</p> <p><i>Courtesy of KW Legacy Partners</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.
	3 ■ Closed							
<p>*Sold Date: 11/30/2023, MLS Listing 170586051: 8/31/2023 MLS ID: 170586051</p> <p>676 Broadview Ter Single Family 3/2 1,654 sq ft 7,405 1915 11/30/2023 \$280,000 \$169</p> <p>Multiple Offers, Highest and Best due 9/22 at 12 PM. Located just outside Downtown Hartford, this enchanting home blends classic charm with modern comforts. The spacious living room with a fireplace is ideal for relaxation and quiet evenings. Large windows bathe the main level in natural light, creating an inviting ambiance that makes you feel right at home. Perfect for grand gatherings or intimate family moments. This property boasts easy access to vibrant restaurants, boutique shops, and schools at all levels. Commuting is a breeze, thanks to nearby major highways in every direction and public transportation. Don't miss out on this gem; schedule your showing today!</p> <p style="text-align: right;"><i>Courtesy of Statewide Premier Prop. LLC</i></p>								
	4 ■ Closed							
<p>*Sold Date: 12/11/2023, Public Record MLS ID: -</p> <p>15 Burlington St Single Family 3/2 1,608 sq ft 11,683 1941 12/11/2023 \$216,000 \$140</p> <p>-</p>								
	5 ■ Closed							
<p>*Sold Date: 11/14/2023, MLS Listing 170600878: 10/19/2023 MLS ID: 170600878</p> <p>44 Burlington St Single Family 3/2 1,670 sq ft 7,840 1940 11/14/2023 \$230,000 \$138</p> <p>Welcome to this beautiful Blue Hills neighborhood home that has been so loved for such a long time by the same owner. Once you see the beautiful well-kept yard, walk into this home that includes three bedrooms, a first floor office, good sized living room, and laundry room you will be hooked. The attached garage can be entered through the home and one of the second floor bedrooms includes an enclosed porch to look out on the beautiful lawn. There are pristine hardwood floors under the carpeting on both floors. Close to Blue Hills Avenue neighborhood and all that the area has to offer. Come see it today before it's too late.</p> <p style="text-align: right;"><i>Courtesy of William Raveis/First Town RE</i></p>								
	6 ■ Closed							
<p>*Sold Date: 1/2/2024, MLS Listing 170608312: 11/9/2023 MLS ID: 170608312</p> <p>25 Canaan St Single Family 4/2 1,984 sq ft 12,196 1950 1/2/2024 \$305,000 \$154</p> <p>Introducing 25 Canaan Street, which provides over 1980 Sq Ft of living space, plus an additional 816 sq ft in the basement. This newly renovated home offers, hardwood floors throughout, generous living spaces, including a new eating space kitchen with granite counter tops. The 1st floor boasts a Master bedroom with en suite complete with a jacuzzi tub and additional closets. The 2nd floor offers, 3 bedrooms and a newly renovated full bathroom. Close distance to schools, health facilities, neighborhood businesses, bus lines and much more conveniences. Make your offer today,</p> <p style="text-align: right;"><i>Courtesy of Golden Rule Realty</i></p>								
	7 ■ Closed							
<p>*Sold Date: 12/4/2023, MLS Listing 170589804: 8/21/2023 MLS ID: 170589804</p> <p>22 Charlotte St Single Family 3/2 1,714 sq ft 8,712 1984 12/4/2023 \$245,000 \$143</p> <p>Welcome to this recently repaired and updated raised ranch home. Features a 3 bedroom with the possibility of a 4th. Two completely remodeled bathrooms. Brand new kitchen. New laminate flooring throughout. New boiler and baseboard heaters. All new light fixtures and a complete interior painting of all walls and ceilings. New vinyl siding, windows, gutters and exterior doors.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Calabro</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.
	8 ■ Closed	* Sold Date: 12/13/2023, MLS Listing 170599956: 9/23/2023 MLS ID: 170599956						
135 Cheshire St	Single Family	3/2	1,479 sq ft	7,405	1911	12/13/2023	\$312,000	\$211
<p>REMODELED and ready to impress! Located on the WETHERSFIELD line, this home has been beautifully updated! The kitchen has brand new cabinets, counters, stainless steel appliances, tile floor & gorgeous lighting. The one half & one full bathrooms are all new with floating vanities, new toilets, new shower & new flooring. All 3 bedrooms are nicely sized and feature freshly refinished HARDWOOD floors. The renovation of this home also included a NEW ROOF, NEW SIDING & NEWLY PAVED DRIVEWAY! Level yard with plenty of space to relax, play & entertain. This home is a stunning blend of being a truly MODERN, move in ready home, while retaining the charm of Hartford's historic homes. Close to GOODWIN PARK, amazing restaurants, shopping, groceries, bars, theater, events, comedy clubs, breweries, this home is a LIFESTYLE!! A MUST SEE!</p> <p style="text-align: right;"><i>Courtesy of Rockoff Realty</i></p>								
	9 ■ Closed	* Sold Date: 12/13/2023, MLS Listing 170605420: 10/18/2023 MLS ID: 170605420						
66 Clermont St	Single Family	4/2	1,566 sq ft	11,325	1902	12/13/2023	\$130,000	\$83
<p>Excellent opportunity to own this captivating colonial-style home, ideally situated between West Hartford and downtown Hartford. Spacious formal living room bathed in natural light, providing an inviting and comfortable ambiance. The eat-in kitchen is well-appointed, offering ample cabinet space to fulfill your culinary needs. Outside, a private, partially fenced yard awaits, creating an ideal space for family activities and relaxation. Notably, this home enjoys quick access to I-84, facilitating an effortless commute to both Boston and New York, making it a highly sought-after option for commuters. Additionally, it's conveniently located near a variety of shopping outlets and essential amenities, catering to all the requirements of homeowners. Furthermore, both downtown Hartford and West Hartford are just minutes away, ensuring entertainment options and an array of dining options. Schedule a showing today!</p> <p style="text-align: right;"><i>Courtesy of Silver and Oak Realty</i></p>								
	10 ■ Closed	* Sold Date: 1/4/2024, Public Record MLS ID: -						
466 Cornwall St	Single Family	3/2	1,428 sq ft	7,640	1940	1/4/2024	\$170,000	\$121



Distressed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i> 108 Ansonia St Single Family 4/2 1,721 sq ft 9,152 - 12/26/2023 Notice of Foreclosure Sale -</p>								
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 55 Ashley St Single Family 3/3 2,369 sq ft 9,400 - 12/27/2023 Notice of Lis Pendens -</p>								
 <p>3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 75 Branford St Single Family 5/4 2,268 sq ft 6,077 - 12/22/2023 Notice of Lis Pendens -</p>								
 <p>4 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i> 595 Broadview Ter Single Family 3/2 1,540 sq ft 7,501 - 11/30/2023 Notice of Foreclosure Sale -</p>								

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> 34 Burlington St	Single Family	3/3	1,885 sq ft	7,832	–	12/20/2023	Notice of Lis Pendens	
	6 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> 73 Canterbury St	Single Family	4/2	2,023 sq ft	10,428	–	1/5/2024	Notice of Lis Pendens	
	7 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> 70 Chester St	Single Family	3/2	1,562 sq ft	7,501	–	1/11/2024	Notice of Lis Pendens	
	8 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> 17 Cromwell St	Single Family	4/2	1,878 sq ft	5,502	–	12/13/2023	Notice of Lis Pendens	
	9 ■ Closed • <i>Order of Dismissal/ Cancellation/ Release of Lis Pendens</i> <i>MLS ID: –</i> 177 Euclid St W	Single Family	4/3	2,071 sq ft	6,499	–	11/20/2023	Order of Dismissal/ Cancellation/ Release of Lis Pendens	
	10 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> 45 Gaines Dr	Single Family	3/2	1,836 sq ft	4,452	–	11/28/2023	Notice of Lis Pendens	

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.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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