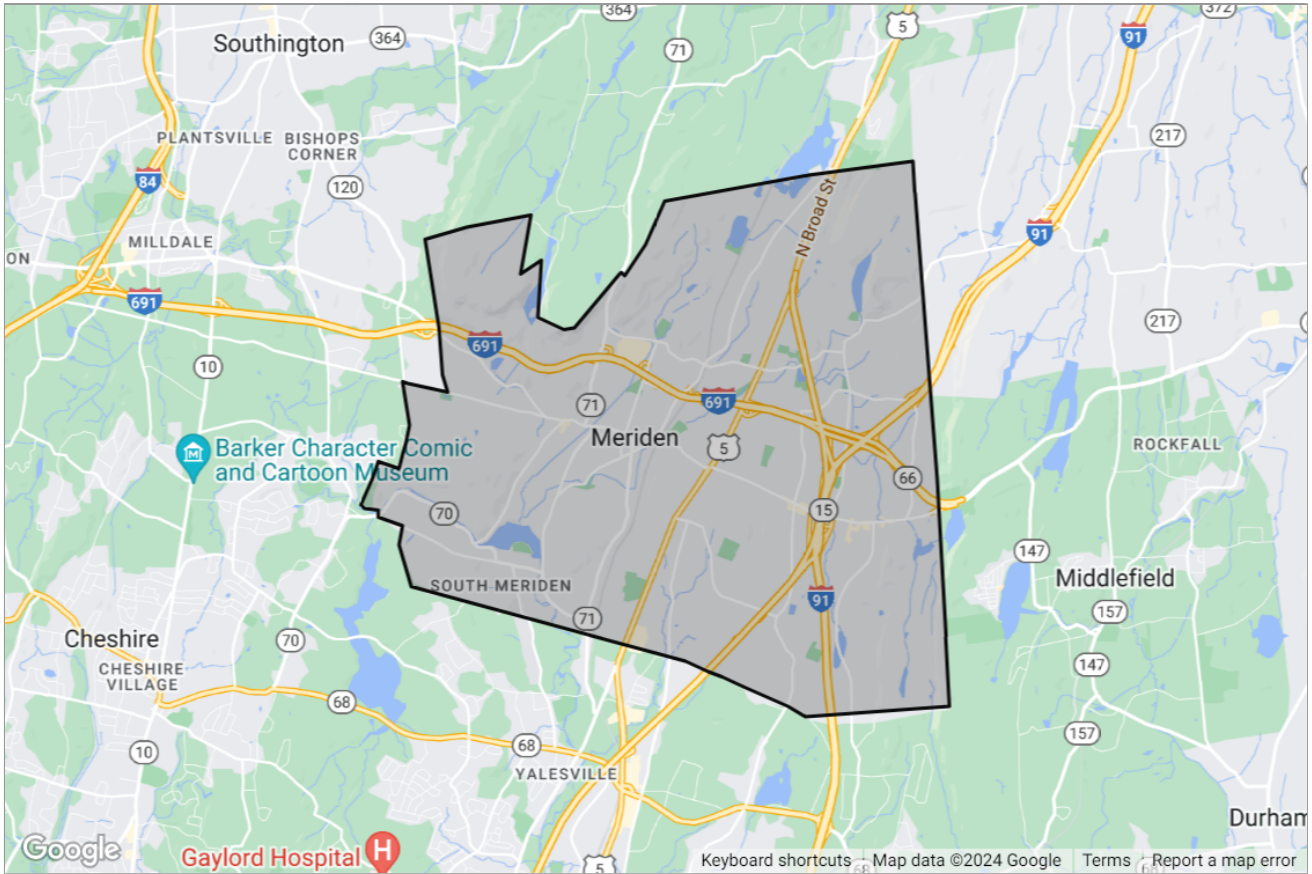


MARKET ACTIVITY REPORT

Meriden, Connecticut



Presented by

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

GRI, SRS

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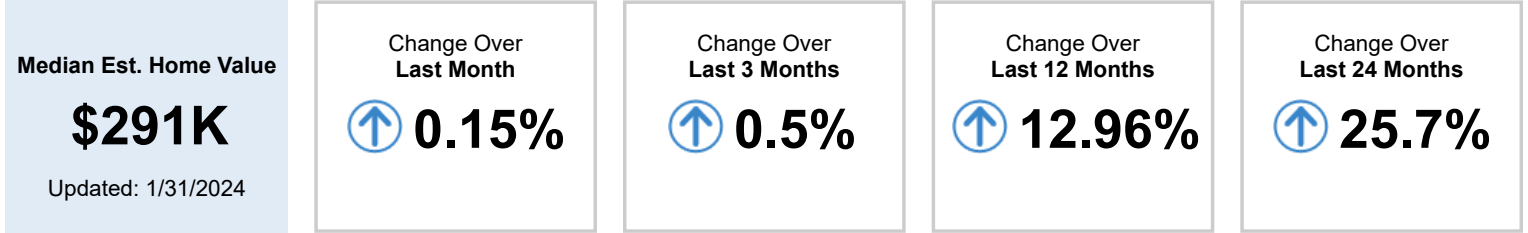
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Meriden, Connecticut

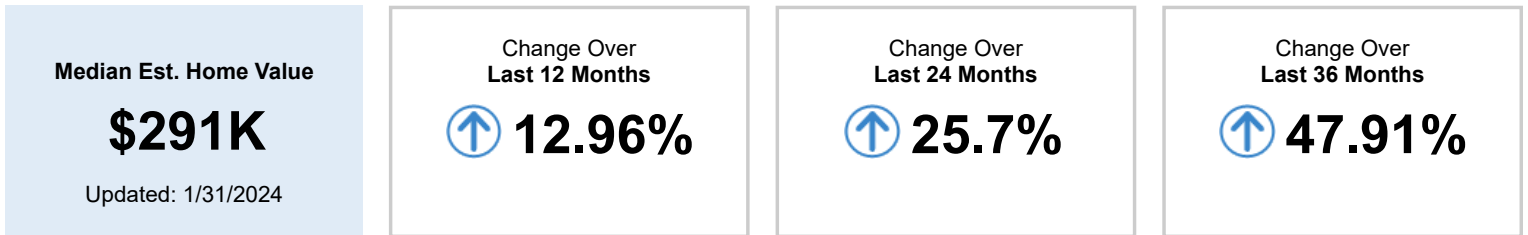
Market Snapshot: Estimated Home Values



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



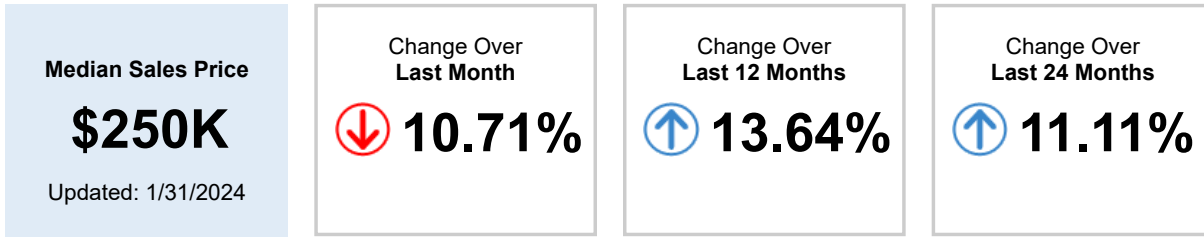
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



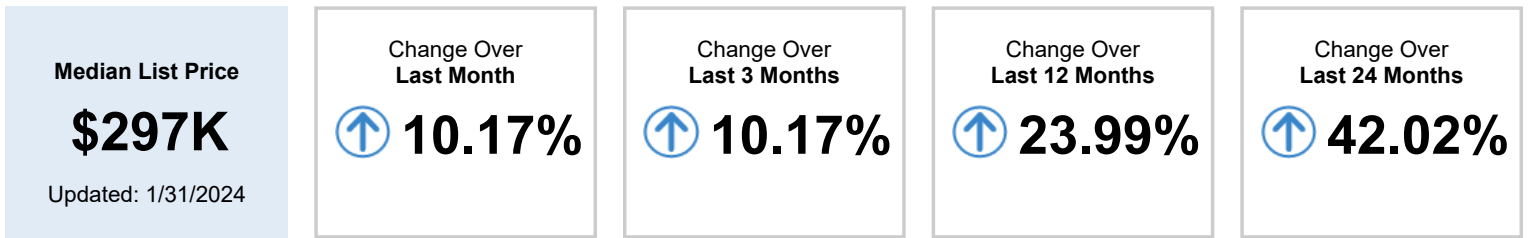
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



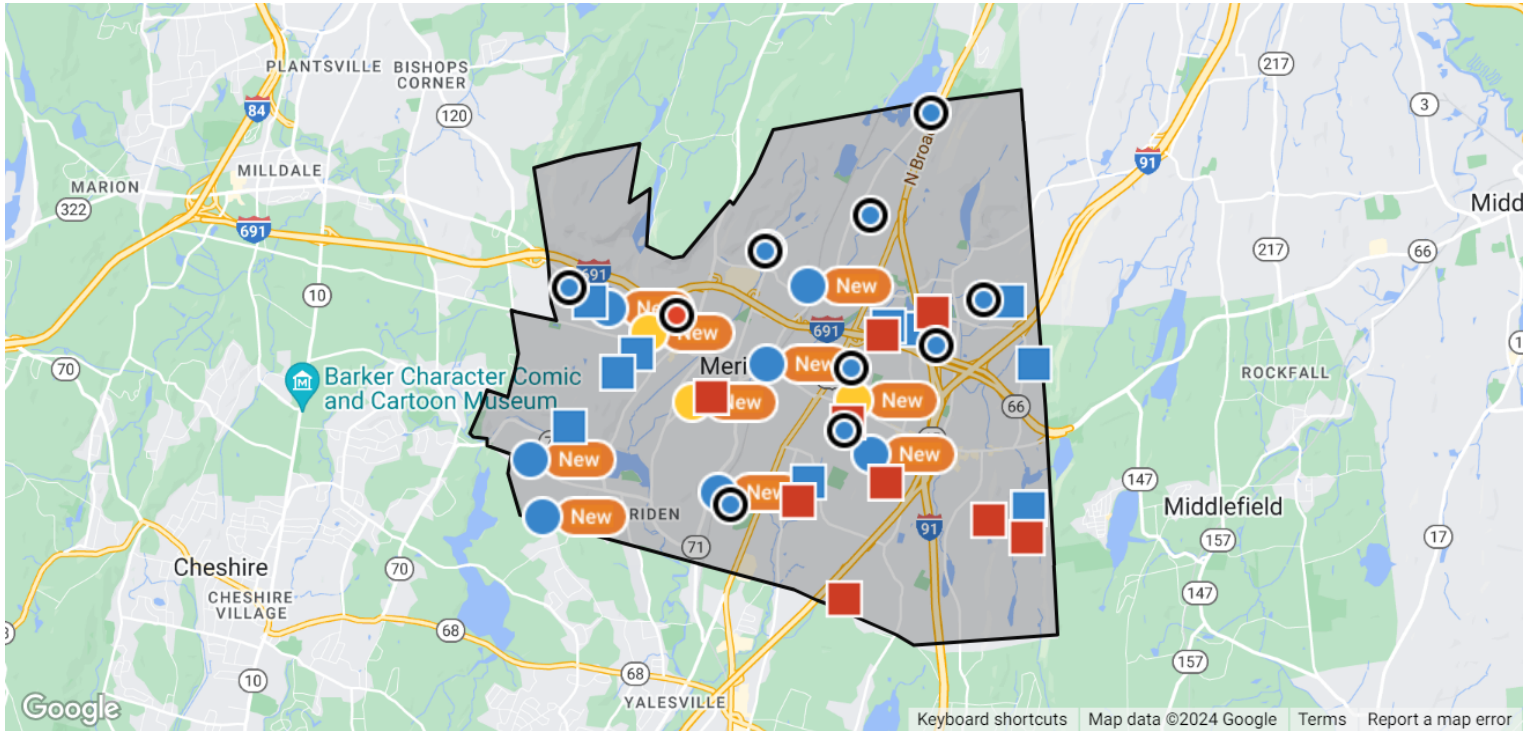
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

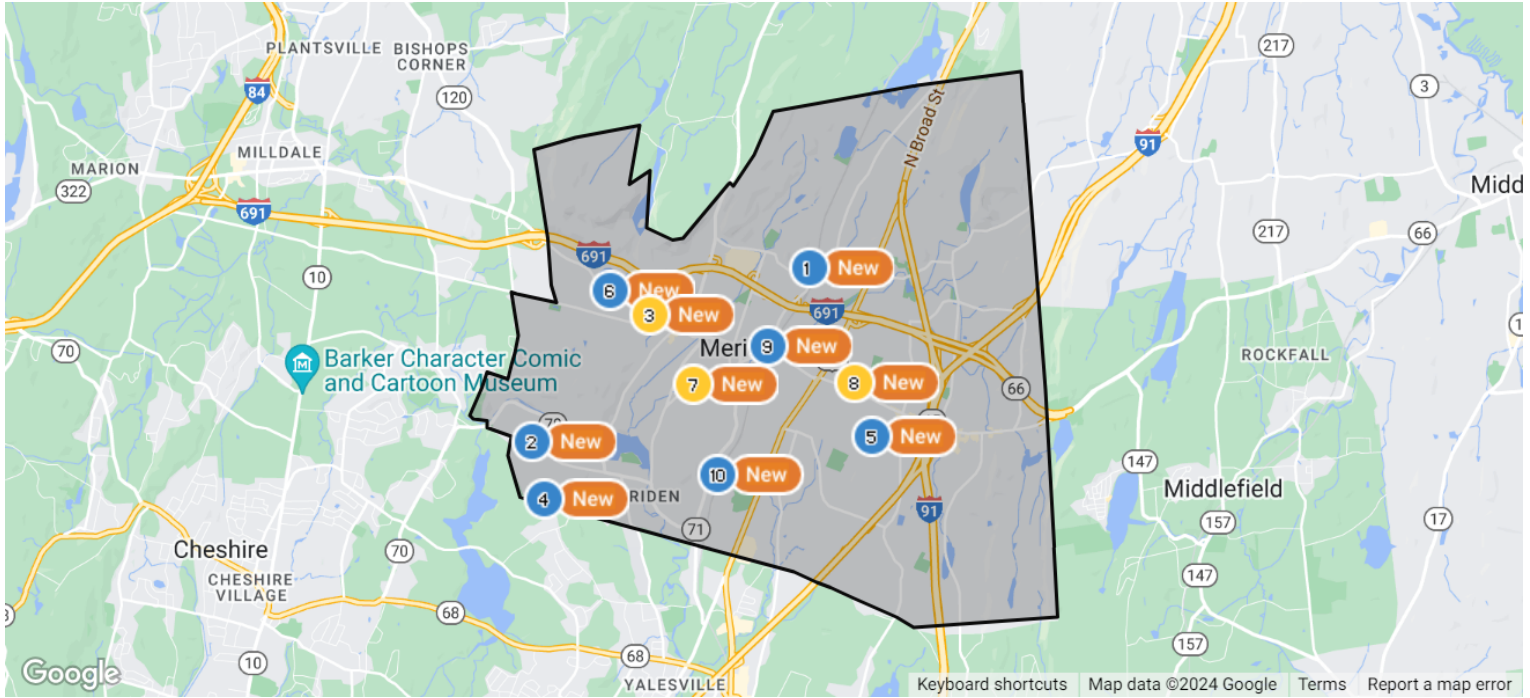
Market Activity Summary Stats





Search Criteria | **Location:** Meriden, 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	\$1,850	\$184,900	\$151,650	\$240,000
Median Price / Value	\$252,000	\$309,900	\$344,950	\$322,925
High Price / Value	\$489,000	\$449,900	\$505,000	\$456,730
Average Price / Sq. Ft.	\$132	\$187	\$191	\$186
Median Price / Sq. Ft.	\$176	\$174	\$189	\$183
Average Days in RPR	40	36	69	2
Median Days in RPR	32	24	52	–
Total Volume	\$2,374,000	\$3,157,400	\$3,442,550	\$3,319,650





Meriden, Connecticut







New Listings: 10

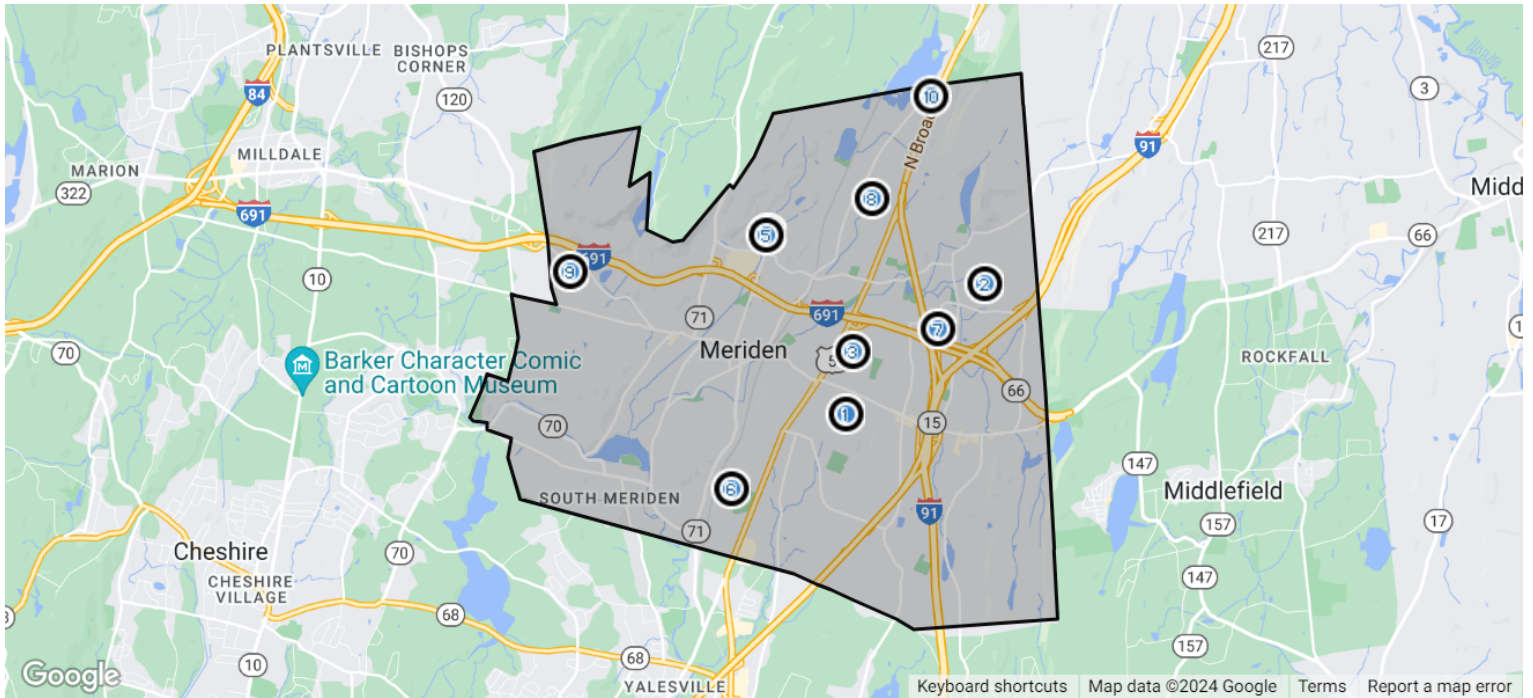
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active •New, Active: 2/9/2024 <i>MLS ID: 170617928</i></p> <p>24 Griswold St</p> <p>Step inside this home and you will be pleased by the spacious feel throughout! Along with the large room sizes and high ceilings, you'll be greeted by the character of a curved staircase in the front entry area of this colonial. The eat-in kitchen has been updated and is ready for your gatherings! There is a laundry room and a full bath, conveniently located off the kitchen area. Not to be forgotten are the living room and separate dining room, both featuring laminate floors. Take the back stairway or the front hall stairway to the second-floor primary bedroom and access to the second level. Here, you will find laminate floors throughout and another full bathroom. Be sure to view the additional space and opportunity to utilize the finished attic level. All this and a new roof, just installed 2023! OFFER DEADLINE IN PLACE: SUBMIT BY MONDAY 02/12 5:00.</p> <p><i>Listing Courtesy of Sammis Realty</i></p>	Single Family	3/2	2,432 sq ft	7,405	1915	2/9/2024	\$269,000	\$111
 <p>2 ● Active •New, Active: 11/23/2023 <i>MLS ID: 170611773</i></p> <p>181 Dana Ln</p> <p>A wonderful Split-Level home located on the South side of Meriden in a very quiet neighborhood. This home has 1754 sq ft of living space that features 3 bedrooms, 1.5 baths along with nicely maintained hardwood floors, eat-in kitchen with an island table, an electric stove, and a cute barn style door that leads to the back yard. The main level living room features a cozy traditional fireplace. The lower level also offers a family room (approx. 500 sq ft), a half bath and a 4th room which can function as a bedroom with an ample amount of closet space, an office, or a playroom etc. The exterior is beautifully laid out with a firepit surrounded by white gravel in the back. Fenced-in back yard for security and privacy. Of course, last but not least the amazing in-ground pool.... GREAT for relaxing and entertaining in the upcoming summer months. Including a driveway that leads to a one car garage. Property to be sold "AS IS".</p> <p><i>Listing Courtesy of Venus and Mars Properties, LLC</i></p>	Single Family	4/2	1,754 sq ft	13,068	1967	11/23/2023	\$340,000	\$194

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>3 ● Active • <i>New, Active: 1/10/2024</i> <i>MLS ID: 170618093</i></p> <p>90 Fowler Ave</p> <p>Come look at this one-of-a-kind colonial featuring 4 bedrooms, 1.5 baths Large oversized sunroom overlooking a park like/ LARGE back yard, fully fenced with a playscape, country kitchen with lots of storage, fully appliance even has a dishwasher! Other notable features are a walkout basement, patio, off-street parking, paver entertaining area with covered firepit, natural gas utilities. Credit check required, 2 months security. Set up you're showing today.</p> <p><i>Courtesy of Maier Real Estate</i></p>	Single Family	4/2	1,585 sq ft	11,761	1900	1/10/2024	\$2,500 mo.	\$2
 <p>4 ● Active • <i>New, Active: 1/13/2024</i> <i>MLS ID: 170618817</i></p> <p>176 Jepson Ln</p> <p>Welcome to 176 Jepson Lane, a completely updated one-of-a-kind home offering a full in-law in the lower level with separate entrance. The main floor features large primary suite with updated bathroom & walk in closet. 2 more spacious bedrooms and an additional main level bathroom. Huge living room toward the back of the home with sliding doors leading out to two-tiered decking with tons of room for enjoying and entertaining. The lower level feels like a whole other home, fully equipped with another updated full-sized kitchen, 2 bedrooms, and a full bathroom. Heated sunroom off of the living room with skylight and slider leading out to private deck area. In-law offers private exterior entrances as well as interior access to the main level. You will not be disappointed, this is a very special home!</p> <p><i>Listing Courtesy of eRealty Advisors, Inc.</i></p>	Single Family	5/3	2,544 sq ft	27,007	1957	1/13/2024	\$489,000	\$192
 <p>5 ● Active • <i>New, Active: 12/5/2023</i> <i>MLS ID: 170613209</i></p> <p>128 Paddock Ave</p> <p>The price includes the home and a separate lot! Welcome to 128 and 122 Paddock Avenue, where endless possibilities await. Step into this charming 4-BR colonial situated on a spacious .5-acre lot. With 2 bedrooms on the first floor, this home offers 1-level living, ideal for aging in place. Lovely hardwood floors in the living rooms and bedrooms add warmth and character. The second floor is currently set up as an inlaw apartment, perfect for multi-generational living. Enjoy the enclosed heated porch off the eat-in kitchen, great for entertainment. One of the unique features of this property is the impressive number of garage bays - 10 in total! 2 attached on the main level, 2 additional in the basement level, and a massive 6-car detached garage. Car enthusiast? You'll have ample space to store your collection. Contractor? Plenty of room for your equipment. Looking for extra income? Rent the extra bays for rental income. This property also includes an adjacent .44-acre vacant residential lot at 122 Paddock Avenue, providing a great opportunity for contractors and investors. Renovate the existing home to its original glory while building a new home on the additional lot. Or use the lot as an extension of the property at 128 Paddock for your vegetable gardens and fruit trees or inground pool.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/2	2,240 sq ft	21,780	1965	12/5/2023	\$449,000	\$200
 <p>6 ● Active • <i>New, Active: 2/6/2024</i> <i>MLS ID: 170623682</i></p> <p>23 Parkview Ave</p> <p>Bring your vision for, 23 Parkview Avenue, before it's gone. Some love and elbow grease will go a long way to building sweat equity in this fixer upper. Custom built by the only owner, this 1987 colonial is located within walking distance to Hubbard Park where you'll find swimming, tennis, basketball, hiking trails, Castle Craig, ice skating and more. Conveniently located minutes from I-691 that provides access to I-84 and I-91. The Pros: Nine-foot ceilings, two very nice ceiling fans, arched doorways, hardwood floors, boiler replaced 2016, roof replaced in 2016, new oil tank 2016, newer vanity in the full bath, full bath is accessible from the primary bedroom, kitchen cabinets look salvageable. Cons: Needs paint, patching, and cleaning throughout, no radiator covers, no light/outlet covers, interior doors are damaged, some trim is missing, plywood floor in the walk-in closet of the primary bedroom, and no closet doors (they may be on site). Property will be cleaned out prior to closing. Will not pass FHA minimum property requirements. Being sold as is.</p> <p><i>Listing Courtesy of Executive Real Estate Inc.</i></p>	Single Family	3/2	1,470 sq ft	11,761	1987	2/6/2024	\$235,000	\$160

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.	
	7 ● Active • <i>New, Active: 1/18/2024</i> <i>MLS ID: 170619731</i>	Single Family	3/2	1,314 sq ft	8,712	1895	1/18/2024	\$2,750 mo.	\$2
<p>37 Queen St</p> <p>Step inside this beautiful colonial residence to discover a refreshing, contemporary ambiance. Immerse yourself in the allure of new flooring gracing every corner. Both bathrooms have undergone meticulous remodeling, showcasing timeless elegance. The kitchen, embellished with granite countertops and stainless steel appliances, embodies a perfect blend of sophistication and functionality. Indulge in the convenience of a main-level laundry room. Venture towards the rear, where a newly constructed deck awaits, providing a charming outdoor retreat. The oversized garage offers ample storage for organization. With abundant parking, this property seamlessly combines modern luxury with practical living.</p> <p><i>Courtesy of Century 21 Shutters & Sails</i></p>									
	8 ● Active • <i>New, Active: 2/8/2024</i> <i>MLS ID: 170623695</i>	Condo/Townhouse/Apt.	3/3	1,238 sq ft	435	1969	2/8/2024	\$1,850 mo.	\$1
<p>111 Sunset Ave</p> <p>Townhouse available for rent in a tranquil neighborhood. This end unit includes a kitchen dining room, a spacious living room, and three large bedrooms, along with one full bath and two half baths. The unit has been freshly painted and the carpets will be replaced. Schedule a visit â you won't be disappointed!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>									
	9 ● Active • <i>New, Active: 12/12/2023</i> <i>MLS ID: 170614651</i>	Single Family	5/2	1,350 sq ft	17,859	1900	12/12/2023	\$350,000	\$259
<p>74 Twiss St</p> <p>.41 ACRES GIVING YOU A TASTE OF THE COUNTRY WITH PARTIAL FENCE-IN YARD - 2 SHEDS (1 VERY LARGE), GARDEN AREA, FRUIT TREES - HOME HAS 5 BEDROOMS AT PRESENT TIME PLUS 2 FULL BATHS! WHO DOES NOT LIKE GAS? GET READY TO ENJOY THE OTHERSIDE AS WELL AS THE INSIDE. CITY HALL FIELD CARD SHOW THAT IT IS A 2 FAMILY ALTHOUGH OWNER HAS IT AS A SINGLE FAMILY. (LOOK LIKE IT WOULD BE EASY TO HAVE AN IN-LAW). THE LOWER LEVEL (BASEMENT) HAS A WALK-OUT DOOR (WHICH IS A PARTIAL LOWER LEVEL). CENTRALLY LOCATED, EASY ON AND OFF PARKWAYS! MERIDEN FUTURE SHOWS MANY NEW UPCOMING UPGRADES! MANY CALLS IT THE CROSSROADS TO CONNECTICUT! QUIET STREET WITH MANY HOMES OCCUPIED BY IT OWNERS! A TASTE OF THE CITY AND COUNTRY!!!</p> <p><i>Listing Courtesy of Central Connecticut Realtors</i></p>									
	10 ● Active • <i>New, Active: 11/20/2023</i> <i>MLS ID: 170611506</i>	Single Family	4/2	1,176 sq ft	5,227	1951	11/20/2023	\$234,900	\$200
<p>68 Willis Ave</p> <p>Welcome to this charming 4-bedroom, 2-full bath home in the desirable city of Meriden! Perfect for first-time homebuyers or those looking to downsize, this versatile property offers the option to use one of the bedrooms as a formal dining room or office space. Located on the Wallingford line, this home sits on a corner lot, providing both convenience and an attractive curb appeal. The under-the-house garage adds to the convenience, ensuring your vehicle is protected from the elements. Recent updates make this home move-in ready, including a new roof, upgraded electrical system, and a brand-new gas furnace and hot water tank. The newly asphalted parking lot offers space for about 8 cars, ensuring ample parking for both residents and guests. Don't miss the opportunity to make this your new home! Schedule your showing today and discover the comfort and convenience this property has to offer. Act quickly â this gem won't be on the market for long!</p> <p><i>Listing Courtesy of Coldwell Banker 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.
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1 **Pending** • Under Contract as of 2/12/2024 *MLS ID: 170619612*

121 Hillcrest Ter Single Family 3/3 2,395 sq ft 15,246 1/19/2024 \$399,900 2/12/2024 \$167


Marvelous completely remodeled home is ready for its new owners! This immaculate and pristine home has been revamped leaving no detail behind. With so many upgrades this turnkey home is sure to steal your heart. Freshly painted throughout, complete Kitchen remodel with beautiful white cabinetry, granite countertops and stainless-steel appliances. Cute and cozy breakfast nook to have your morning coffee or head on over to the gorgeous dining room with two built-in hutches to enjoy your family meals together. The living room is spacious with breathtaking views. Two front entrances to choose from, one leads into what is currently being used as an office but can be a huge mudroom with access to the garage. Downstairs is simply stunning, it can be easily an in-law apartment, has a huge bedroom, full bath, kitchen, laundry, beautiful family room with a wet bar and gorgeous views of the back yard. The separate entrance also leads to a blue stone patio under a beautiful pergola to enjoy entertaining with family and friends. All new mechanicals with conversion to natural gas, roof is only 10 years old. New windows on the lower level, lots of storage and two cedar closets. This home is simply perfect! Close to highways, and everything you need. Located on a dead-end road on the East side of Meriden. Bright, beautiful, spacious and so well done you DO NOT want to miss this opportunity to own this home! Schedule you're showing today!

Listing Courtesy of Berkshire Hathaway NE Prop.


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.
	2 Pending	*Under Contract as of 2/11/2024 MLS ID: 170620421						
44 Mattabasset Dr	Condo/Townhouse/Apt. 3/2	3/2	1,810 sq ft	–	1/24/2024	\$275,000	2/11/2024	\$152
<p>What an opportunity. This is a rarely available three bedroom, 1800sqft unit. The largest unit in the best location. You'll find this unit set quietly at the rear of the complex with unobstructed views of Chauncy Peak within Guiffrida Park giving a very private feel to the property. Views from the rear of the home through the sliders offer the rolling center green. A most beautiful back yard with none of the maintenance responsibility. The location of the complex as a whole is incredibly convenient with close proximity to 91, shopping, parks, hiking, golf courses and so much more. In addition to all this, the unit itself and the complex as a whole are immaculately maintained. A new playground has been installed, you'll have access to a basketball court and a beautiful pool. If all you need is a nice walk in your neighborhood, you'll be delighted to find convenient walking trails throughout the property. Inside you'll find a laundry room off the oversized garage with unlimited finished space possibilities. There is an updated kitchen and half bath on the main level, both fitted with granite countertops. Upper-level bedrooms are generously sized and able to fit large furniture. The 3rd bedroom on the 4th floor can be made into your personal getaway right at home. This bedroom also has access to walk in attic space for any additional storage needs. Location, so much space, and one amazing opportunity awaits. According to HUD website unit is FHA approved.</p>								

Listing Courtesy of William Raveis Real Estate





	3 Pending	*Under Contract - Continue To Show as of 2/11/2024 MLS ID: 170608571						
25 South Ct	Single Family	3/3	1,125 sq ft	7,840	11/4/2023	\$269,900	2/11/2024	\$240
<p>Welcome to 25 South Court, a cozy Cape Cod style home located on a cul-de-sac street! Great starter home! This home boasts hardwood floors throughout, newer Gas Furnace, newer Hot Water Heater, newer Roof. Main level features an improved kitchen, bedroom, spacious living room, dining space and an updated full bathroom. Upper level features additional bedrooms and another full bathroom. Lower level includes a laundry area, a full partially finished basement for additional entertainment space while also adding your own style. There is a 1 car detached garage with two driveways for additional parking space. Vinyl fence and backyard patio provides great privacy, perfect for grilling and entertaining. Convenient location near shopping and businesses with easy access to highways! Great for commuters! Schedule your tour today!</p>								

Listing Courtesy of Tier 1 Real Estate

	4 Pending	*Under Contract as of 1/29/2024 MLS ID: 170620634						
58 Leonard St, Unit 201	Condo/Townhouse/Apt. 3/3	3/3	1,710 sq ft	–	1/24/2024	\$310,000	1/29/2024	\$181
<p>Turn Key Like New Town House! Immaculate 3 bedroom, 3 bathroom home offering high quality upgrades throughout. Beautiful refinished hard wood floors grace this open concept townhouse. From the upgraded lighting purchased at Connecticut Lighting, the kitchen faucet from Frank Webb, custom blinds on remote control from Budget Blinds, to the high quality plush carpet in the bedrooms, this home shows pride of ownership throughout. The spacious kitchen has 2 year young high quality appliances and is a cooks dream with plenty of counter space and cabinet storage. The stove is state of the art and the oven has never been used. Everything is absolutely perfect. If move in ready is what you are looking for, look no further!</p>								

Listing Courtesy of Berkshire Hathaway NE Prop.

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>5 Pending • <i>Under Contract as of 1/28/2024</i> MLS ID: 170619145</p> <p>58 Leonard St, Unit 402</p> <p>HIGHEST & BEST DUE BY 7PM ON JANUARY 27TH. Discover modern elegance in this 3 bed, 2.5 bath townhouse. This FHA & VA approved luxury condo checks all the boxes. The main level has an easy flow with open, yet defined spaces. Enjoy the tasteful details of granite countertops, tile backsplash, beautiful cabinetry, & stainless-steel appliances. Relax in your inviting living room featuring a natural gas fireplace and illuminated in natural light from the large windows, creating a warm and airy atmosphere. Adjacent to this space is your dining area, seamlessly connecting to the kitchen for a perfect blend of comfort and functionality. Hardwood floors grace the first floor, complemented by crown modeling for a stunning touch. A half bath & private laundry area completes your main level. The primary bedroom features a spacious walk-in closet and private bathroom with double vanity. Two additional bedrooms and full bathroom complete the upper level. Enjoy an additional large bonus room on the lower level. This condo stands out with a 2-car garage and a deck for entertaining and relaxing. Central air, on demand water, pet friendly and easy access to major highways, shopping and hospital. Sale contingent on seller finding suitable housing - actively searching.</p> <p><i>Listing Courtesy of RE/MAX RISE</i></p>	Condo/Townhouse/Apt.	3/3	2,183 sq ft	–	1/22/2024	\$309,900	1/28/2024	\$142
 <p>6 Pending • <i>Under Contract - Continue To Show as of 1/9/2024</i> MLS ID: 170616381</p> <p>15 Adams St</p> <p>Step into the epitome of comfort and style with this meticulously rehabbed ranch-style home in the heart of Meriden, CT. Boasting three spacious bedrooms, 1 full bathroom and 1 half bathroom, this residence offers the perfect blend of modern luxury and classic charm. Renovated to perfection, the interior showcases a seamless fusion of contemporary finishes and timeless details. The open-concept living spaces invite you to entertain with ease, while the fully-equipped kitchen, adorned with sleek appliances and stylish countertops, becomes the heart of the home. The additional bedrooms provide versatile spaces for a growing family, a home office, or a cozy guest retreat. The full bathroom is a spa-like haven, complete with modern fixtures and thoughtful design. With its ranch-style layout, this home embraces the ease of single-level living, offering both convenience and accessibility. Conveniently located in Meriden, CT, this home offers proximity to local amenities, schools, and parks, making it an ideal choice for those seeking a harmonious blend of comfort, convenience, and style. Don't miss the opportunity to make this fully rehabbed ranch-style home your own—where modern living meets timeless elegance.</p> <p><i>Listing Courtesy of Complete Real Estate</i></p>	Single Family	3/2	1,120 sq ft	11,325	1/3/2024	\$309,900	1/9/2024	\$277
 <p>7 Pending • <i>Under Contract - Continue To Show as of 1/15/2024</i> MLS ID: 170617371</p> <p>54 Bret Dr</p> <p>This cape cod style home is beautifully placed along a tree lined dead-end street in Meriden. With sidewalks throughout the neighborhood to walk the family pet or push a stroller. Also close to all major commuting options so you're never too far from what you need. This full 4-bedroom 2 full bathroom home shines with its hardwood floors bright sunlight windows and level back yard with an abundance of mint and berry bushes. The seller has installed a new furnace for you with hot water on demand. They also upgraded the air-conditioning units and put in a pool. You truly won't want to pass this one by.</p> <p><i>Listing Courtesy of Bottom Line Realty</i></p>	Single Family	4/2	1,142 sq ft	11,325	1/10/2024	\$279,000	1/15/2024	\$244
 <p>8 Pending • <i>Under Contract - Continue To Show as of 1/4/2024</i> MLS ID: 170613045</p> <p>70 Button St</p> <p>Great 10 room 5 or 6 bedroom house, 2 full baths on a quiet dead end street. Remodeled kitchen with Cherry cabinets, granite counter tops and stainless steel appliances. main level office or bedroom. Full bath. extra large 24x26 (624 sq.ft.) main level family room cathedral ceilings with sliders to a large trex deck. Upstairs you will find 5 bedrooms and another full bath. The house has central air on the main level and individual ac units for the 2nd floor bedrooms. Solar panels lease costs \$150.00 a month with electric costing about \$10.00. There is a generator with panel included. Best of all is an oversized 3 bay 26x 48 garage for all the cars and toys. A special house indeed.</p> <p><i>Listing Courtesy of Vision Real Estate</i></p>	Single Family	4/2	2,932 sq ft	39,639	12/2/2023	\$449,900	1/4/2024	\$153

Pending: 10 (cont.)



9 Pending • Under Contract as of 2/9/2024 MLS ID: 170623552

50 Castle Dr Single Family 3/2 1,906 sq ft 10,454 2/8/2024 \$369,000 2/9/2024 \$194

50 CASTLE DRIVE is a completely renovated home. Beautifully done...see attachment for more in depth write up! NEW - Kitchen with granite counters and deep set sink - cabinets - recessed lighting - all new appliances. One step out from kitchen through "French doors" to fully insulated & heated 4 season sunroom - celebrate each new day with the beautiful sunrise and or view of Castle Craig! One more step out of sunroom to brand new deck! 3 spacious bedrooms upstairs. Entire home freshly painted inside and out. All hardwood floors redone! All NEW windows, New Furnace. & oil tank. New Central Air (A coil). Entire home has been "re-wired"... All plumbing upgraded throughout. Basement partially finished with Beautiful "2cnd" hearth fireplace. hardwired smoke detectors/CO2's. All closets have automatic (on/off) lighting. You can enter the home from the 1 car attached garage...Come see

Listing Courtesy of Century 21 AllPoints Realty

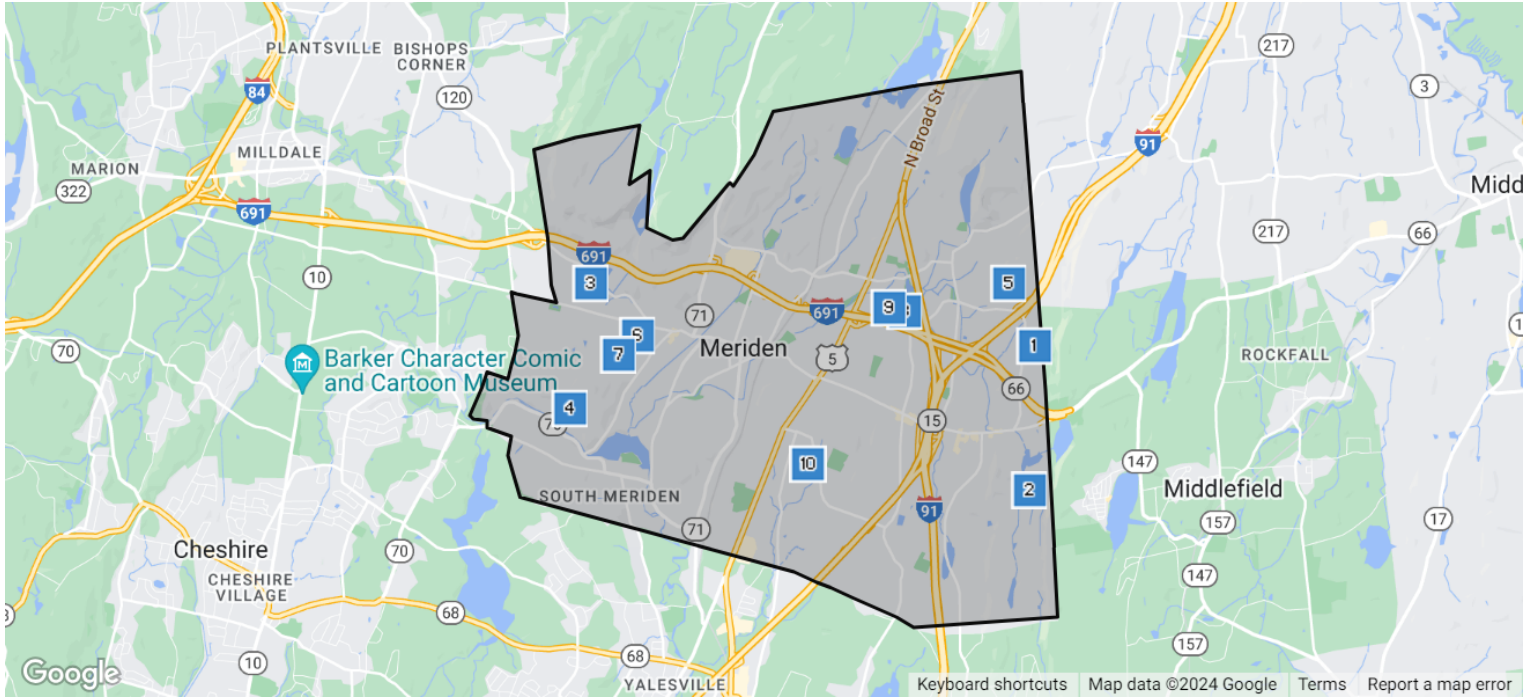


10 Pending • Under Contract as of 1/30/2024 MLS ID: 170620299



1655 N Colony Rd, Unit 21 Condo/Townhouse/Apt. 3/2 1,547 sq ft - 1/20/2024 \$184,900 1/30/2024 \$120

Highest and best offers due by Tmrw 1/29 11a A charming 2bdr w/potential to be a 3 bdr, 1.5-bath townhome, sought-after end unit. Unit 21 boasts a 3rd floor loft, offering additional 251sqft. Entering, you are welcomed by an inviting ambiance created by an abundance of windows, allowing the living spaces to be bathed in natural light. The thoughtful design of this end unit ensures privacy and a sense of openness that enhances the overall living experience. The main floor features a well-appointed kitchen with modern appliances & granite counters. A comfortable living room, providing an ideal space for relaxation or entertaining guests- direct access to the deck. Convenient 1/2 bath on this level adds to the layout. The 2nd floor offering the Primary BR w/large walk-in closet, vaulted ceiling & fan & 2nd large bedroom. The full bath on this floor is tastefully designed & easily accessible from both bedrooms. What sets this townhome apart is the 3rd floor loft, a versatile space that opens a world of possibilities. Two numbered parking spots dedicated to unit 21. Prime location offers quick access to major shopping centers, variety of restaurants, & highways for easy-commuting. Unit 21 is not just a residence; it's a carefully crafted living space with central air that combines comfort, functionality, and a touch of luxury. Don't miss the opportunity to make this end unit your home & experience the charm of this exceptional townhome. Freshly painted interior. Sold AS IS.





Listing Courtesy of Century 21 AllPoints Realty







Closed: 10

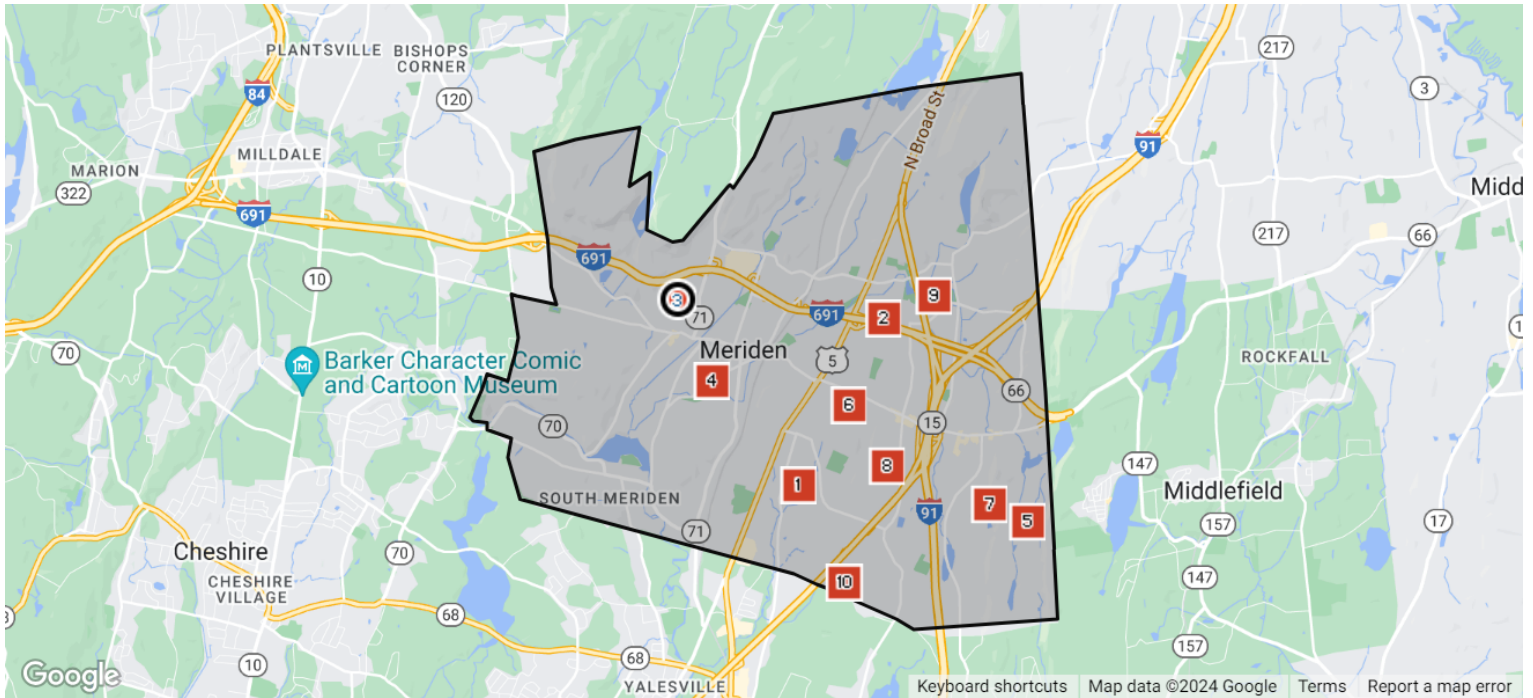
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 11/30/2023, MLS Listing 170604361: 10/13/2023 MLS ID: 170604361</p> <p>98 Patton Dr</p> <p>Condo/Townhouse/Apt. 3/2 1,629 sq ft - 2015 11/30/2023 \$376,000 \$231</p> <p>Very Rare Find*Single Family home built in 2015 condominium for 55 plus one level living*Bonus room with walk in closet on the second floor*expansive Livingroom with cathedral ceilings and skylight*12'x16' deck to extremely private backyard*central air*main level laundry with washer and dryer included*two car garage 420 square feet* monthly fee is\$325. which includes lawn mowing snow removal and landscaping* pet allowed dog up to 35lb*two main level full bathrooms*two bedrooms*walk in closets* original owner home* Don't miss out*</p> <p><i>Courtesy of Maier Real Estate</i></p>								
 <p>2 Closed • Sold Date: 12/15/2023, MLS Listing 170610149: 11/14/2023 MLS ID: 170610149</p> <p>51 Wildwood Rd</p> <p>Single Family 3/2 1,407 sq ft 43,124 1960 12/15/2023 \$339,900 \$242</p> <p>Custom built, solid 1 owner ranch on wooded quiet dead-end street. 3 bedrooms 1.5 baths, Lower-level family room, 2 wood burning fireplaces, extra finished room in basement, Knotty pine kitchen, hardwood floors throughout, lots of storage space, basement workshop, and detached garage are just some of the home's great features. Set up your showing today!</p> <p><i>Courtesy of Maier Real Estate</i></p>								

Closed: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>35 Barberry Ln</p> <p>Discover a new construction residence at 35 Barberry Ln in Meriden, CT, built with quality craftsmanship. This Raised Ranch spans 2334 SF and boasts 3 bedrooms, 2.5 bathrooms, and a 2-car garage. As you step inside, you'll be greeted by an inviting and well-lit open floor plan with a 16-foot-high ceiling, a cozy fireplace, and hardwood floors. The kitchen features pristine white cabinets, a convenient breakfast island, and elegant granite countertops that offer ample space. The subway tiles in the kitchen provide a classic, timeless appearance, and the stainless-steel appliances promise enduring quality. Step from the kitchen onto a patio overlooking a spacious yard, perfect for outdoor enjoyment. Each bedroom offers ample space, and both bathrooms feature double vanities. The main bathroom boasts a relaxing soaking tub, and the master bath features a luxurious walk-in tile shower. The lower level presents a versatile family room or potential fourth bedroom, a convenient half bathroom, a laundry room, and a utility room equipped with high-efficiency propane gas heating and hot water systems. This charming home is conveniently situated on a quiet dead-end street with plenty of parking space and is conveniently located right across Hubbard Park, enhancing your outdoor experience. With easy access to highways and shopping centers, this home offers both convenience and comfort. Don't miss the opportunity to make this lovely property your dream home.</p> <p><i>Courtesy of Blue Lighthouse Realty, Inc</i></p>	Single Family	3/3	2,334 sq ft	13,939	2023	12/27/2023	\$425,000	\$182
 <p>292 Edgemark Acres</p> <p>—</p>	Single Family	3/3	1,737 sq ft	20,909	2006	12/1/2023	\$505,000	\$289
 <p>56 Alexander Dr</p> <p>Come take a look at this well maintained ranch style home with a finished walk out basement . We have three nice size bedrooms with full bath on main level. Generous size eat in kitchen with gas cook top and granite counter tops . Sellers has purchased new cabinets that are stored in garage for new buyer to install. Off the kitchen there is access to attached garage that can hold two cars and lawn storage . Great size living room with a working fire place and nice size bay window for lots of natural light . The lower level is finished with a working fire place and full bathroom . There is also another room in basement not finished with laundry area . Roof , siding , furnace and hot water tank are in excellent condition . Bring all buyers seller is motivated</p> <p><i>Courtesy of Weichert, Realtors-On The Mark</i></p>	Single Family	3/2	1,904 sq ft	20,037	1961	2/6/2024	\$350,000	\$184
 <p>77 Allen Ave</p> <p>Renovated and ready for its new owner. Enter into finished basement with new flooring, Fireplace and full, beautifully remodeled, tiled bathroom. Upstairs you'll find an open floor plan with a gorgeous white kitchen , quartz countertops, an island, and stainless steel appliances. This home has a totally remodeled bathroom on the 2nd level , And a 2nd fireplace in the living room. There is recessed lighting throughout. This level has beautifully refinished Hardwood floors in every room except the gorgeous tiled kitchen and baths. There is a new roof and newly paved circular drive way, both less then a year old, a New, highly efficient furnace and HWH. There is a newly constructed back deck in your private back yard. Enjoy the Many amenities close by including beautiful Hubbard Park.</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/2	2,808 sq ft	12,196	1954	1/19/2024	\$315,000	\$112

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>7 Closed • Sold Date: 1/5/2024, MLS Listing 170582298: 7/5/2023 <i>MLS ID: 170582298</i></p> <p>223 Allen Ave</p> <p>Opportunity awaits in this unique and spacious mid century ranch! Enjoy the ease of one-level living across over 2,000 square feet on almost an acre. This home offers a large eat-in kitchen with a half bath and laundry easily accessible, a family room complete with fireplace and slider out on to the patio, and a dining room that's open to a step down formal living room area. Down the hall you will find 3 generously sized bedrooms with excellent closet space for storage. The primary bedroom has its own full bathroom as well as an additional section, offering a great opportunity for a private sitting area, office, or dressing room. Added bonuses include natural gas heat, central air, and hardwood floors. This home is sold as-is and needs some TLC but the return on your investment certainly presents itself here! Fabulous location, close to the Cheshire line, trails, hubbard park, highway access and more.</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/3	2,027 sq ft	36,154	1965	1/5/2024	\$300,000	\$148
 <p>8 Closed • Sold Date: 12/27/2023, MLS Listing 170613165: 12/1/2023 <i>MLS ID: 170613165</i></p> <p>244 Atkins Street Ext</p> <p>With your vision and style this could become your wow home!!! Elegant Brick cape with 3-4 bedrooms. 2 full baths. Walk-out basement area with 1 car garage under in the rear. Treed rear yard area with deck area. Interior of property has smoke and fire damage. This property has great potential. Don't miss this one!!! highest and best offers only! Due by Tuesday 12-5-23 4p.m.</p> <p><i>Courtesy of Homes Plus of Connecticut</i></p>	Single Family	3/2	1,238 sq ft	10,454	1940	12/27/2023	\$151,650	\$122
 <p>9 Closed • Sold Date: 11/24/2023, MLS Listing 170593510: 8/24/2023 <i>MLS ID: 170593510</i></p> <p>154 Atkins St</p> <p>Welcome to this charming 4-bedroom, 2-bathroom Bungalow in Meriden, Connecticut, where the enchantment begins at the inviting covered deck entrance. Step inside and embrace the character-filled open floor plan featuring a bright family room with hardwood floors and a cozy wood-burning stove. The dining room impresses with hardwood floors seamlessly flowing into a well-appointed kitchen. The main floor also houses a primary bedroom and a sunlit second bedroom. Outside, a porch overlooks the serene backyard. Upstairs, two additional bedrooms, a full bathroom, a sewing room, and ample storage space await. Conveniently situated between New Haven and Hartford, this home offers easy access to highways, shopping, and dining, making it an ideal choice for commuters and a cozy haven for all.</p> <p><i>Courtesy of Citi Atlas Real Estate Co LLC</i></p>	Single Family	4/2	1,646 sq ft	7,405	1926	11/24/2023	\$320,000	\$194
 <p>10 Closed • Sold Date: 12/4/2023, MLS Listing 170607022: 10/27/2023 <i>MLS ID: 170607022</i></p> <p>116 Avery Ave</p> <p>Welcome home to this updated and meticulously maintained Ranch, offering approximately 1,758 square feet of living and entertaining space on two levels. The main level features a recently remodeled kitchen with granite counters, a tile backsplash, and stainless steel appliances. There is oak hardwood flooring throughout, including the living room, anchored by a lovely gas fireplace (one of two) and a wall of windows overlooking the fantastic backyard, allowing lots of natural light in. The main level includes three generously sized bedrooms and a remodeled bath with a huge vanity, floor-to-ceiling tile, and a whirlpool tub. The mostly finished lower-level walk-out adds approximately 674 square feet of additional living space. There is a family/media room with a gas fireplace, a second full bath, a perfect nook for a home office, and a large recreation space with a full bar. The home's exterior features a covered wraparound front and side porch, a covered patio, a large recently resealed driveway (not shared), beautiful landscaping, a near-perfect lawn with irrigation, a garden area, and an oversized shed. This a move-in ready home that you do not want to miss!</p> <p><i>Courtesy of Century 21 Clemens Group</i></p>	Single Family	3/2	1,758 sq ft	13,939	1957	12/4/2023	\$360,000	\$205



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></p> <p>71 Cass St</p>	Single Family	3/2	1,369 sq ft	18,295	–	12/16/2023	Notice of Foreclosure Sale	–
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i></p> <p>145 Converse Ave</p>	Single Family	4/2	1,268 sq ft	8,276	–	11/16/2023	Notice of Lis Pendens	–
 <p>3 ● Pending • Notice of Foreclosure Sale, Under Contract - Continue To Show as of 1/30/2024 <i>MLS ID: 170614988</i></p> <p>45 Corrigan Ave</p>	Single Family	3/2	2,104 sq ft	16,552	\$284,900	1/25/2024	12/8/2023	Notice of Foreclosure Sale
<p>HIGHEST AND BEST DUE 1/29 4PM. This lovely 3 bed/1.5 bath Ranch is waiting for you to call it home! This move-in ready home features; refinished hardwood floors, a newer HVAC system, a huge backyard for entertaining, a two-car garage, solar panels to keep your electricity bill low, and tons of additional space with the finished lower level. To top it off, this home is conveniently located on a quiet street and close proximity to Hubbard Park, amenities and highway access. Donât miss the chance to call it yours!</p> <p style="text-align: center;"><i>Listing Courtesy of Naples Realty Group, LLC</i></p>								
 <p>4 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i></p> <p>336 Hanover St</p>	Single Family	3/2	1,704 sq ft	6,534	–	12/16/2023	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 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 228 High Hill Rd	Single Family	4/2	1,560 sq ft	115,434	-	12/11/2023	Notice of Lis Pendens	
	6 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 71 Hillcrest Ter	Single Family	4/5	3,535 sq ft	15,246	-	11/28/2023	Notice of Lis Pendens	
	7 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 114 Ives Ave	Single Family	3/3	1,910 sq ft	20,909	-	12/7/2023	Notice of Lis Pendens	
	8 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 135 Northfield Rd	Single Family	4/3	2,066 sq ft	12,632	-	12/11/2023	Notice of Lis Pendens	
	9 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 114 Orchid Rd	Single Family	3/2	1,036 sq ft	30,928	-	1/19/2024	Notice of Lis Pendens	
	10 ■ Closed • <i>Sold Date: 11/15/2023, Public Record</i> <i>MLS ID: -</i> 188 Royal Oak Cir	Single Family	3/4	2,769 sq ft	24,394	-	12/12/2023	Sold Date: 11/15/2023	

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