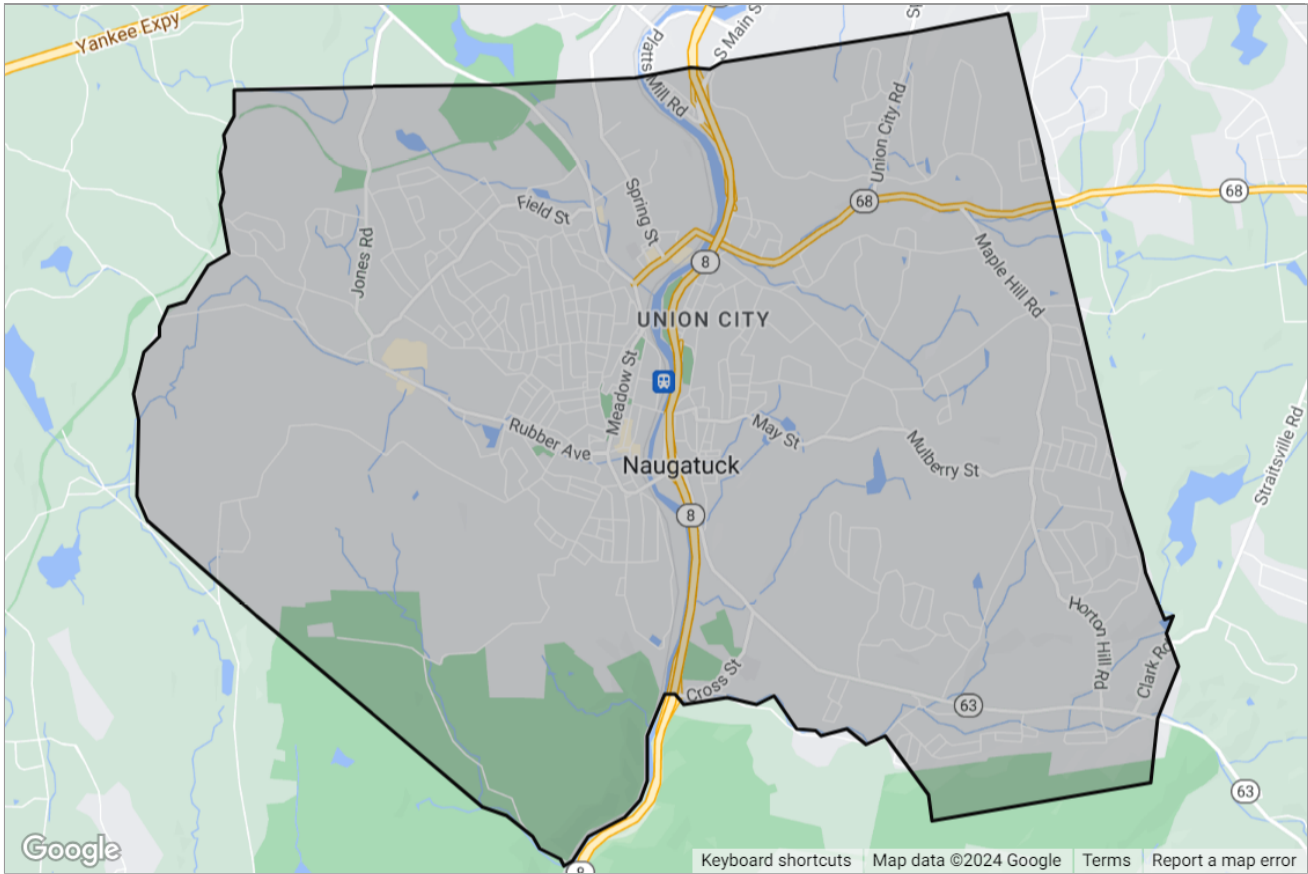


MARKET ACTIVITY REPORT

## Naugatuck, Connecticut



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

GRI, SRS  
Connecticut Real Estate License: REB.0791416



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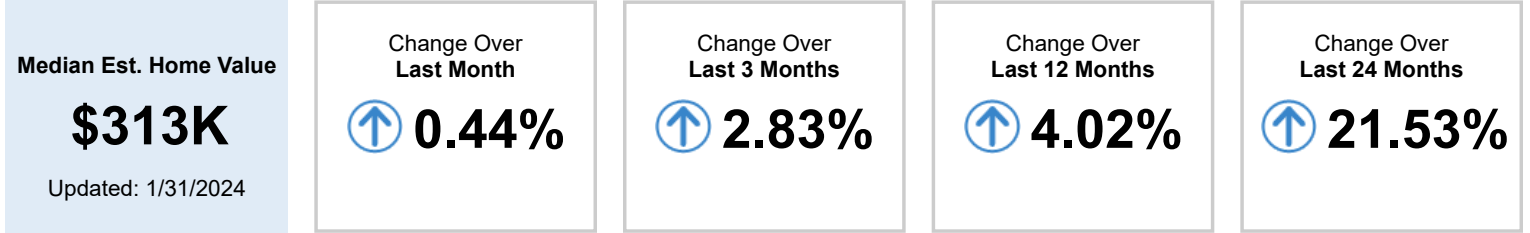
Main: [Broker@ctreb.com](mailto:Broker@ctreb.com)  
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### Connecticut Real Estate

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

# Naugatuck, Connecticut

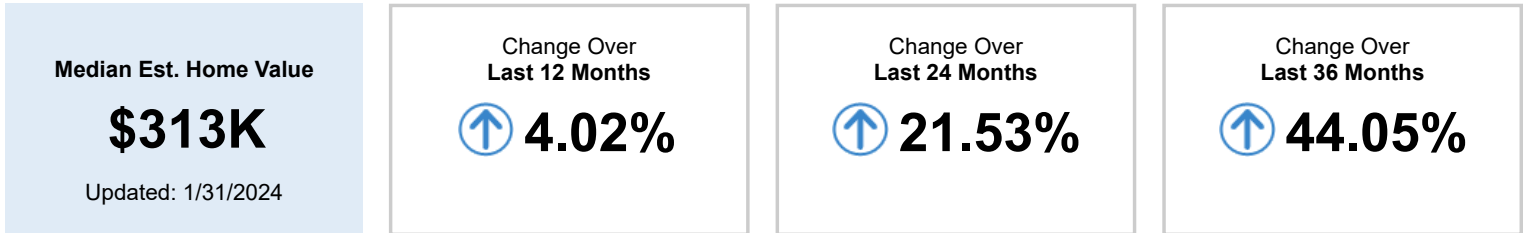
## Market Snapshot: Estimated Home Values



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.

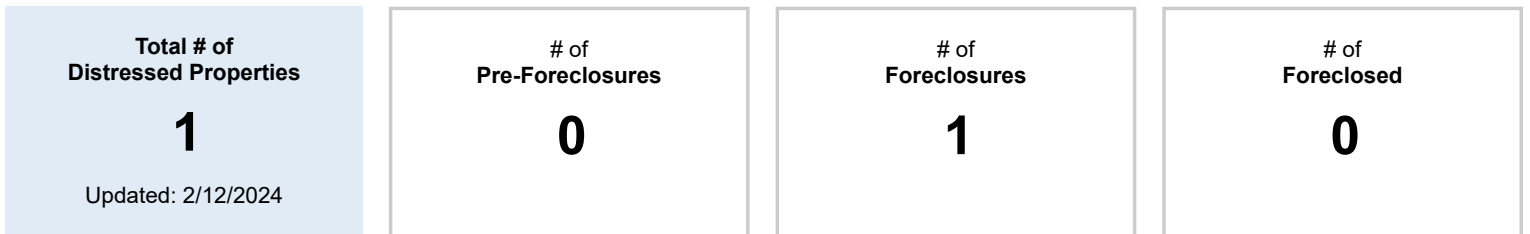
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: 12-Month Change in Estimated Value



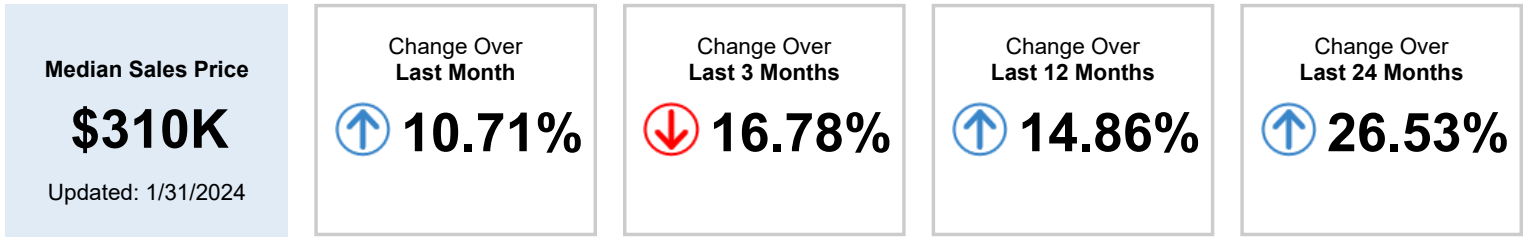
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



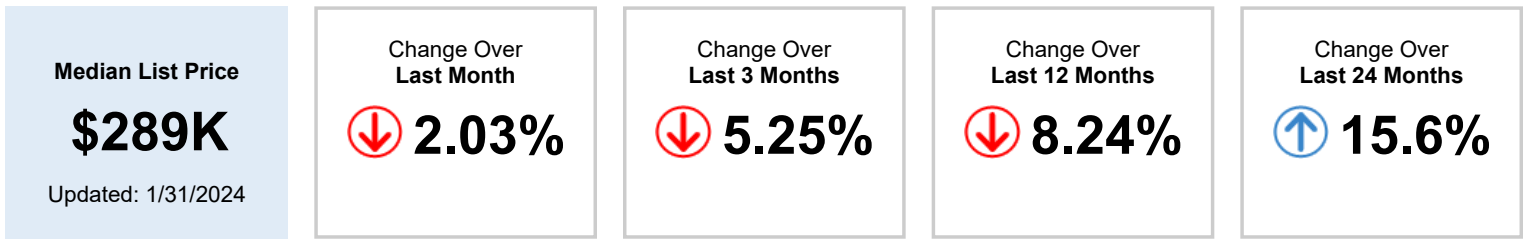
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



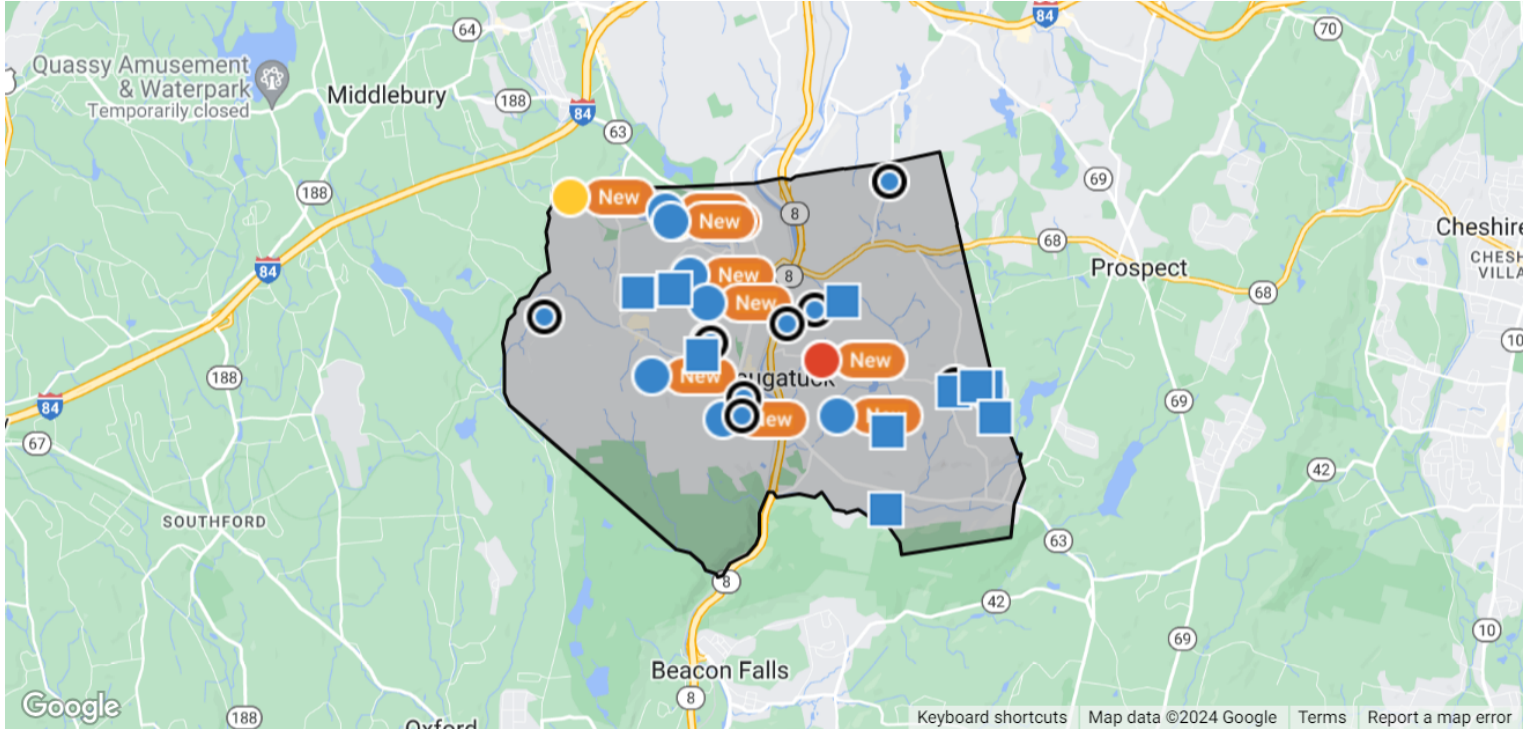
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

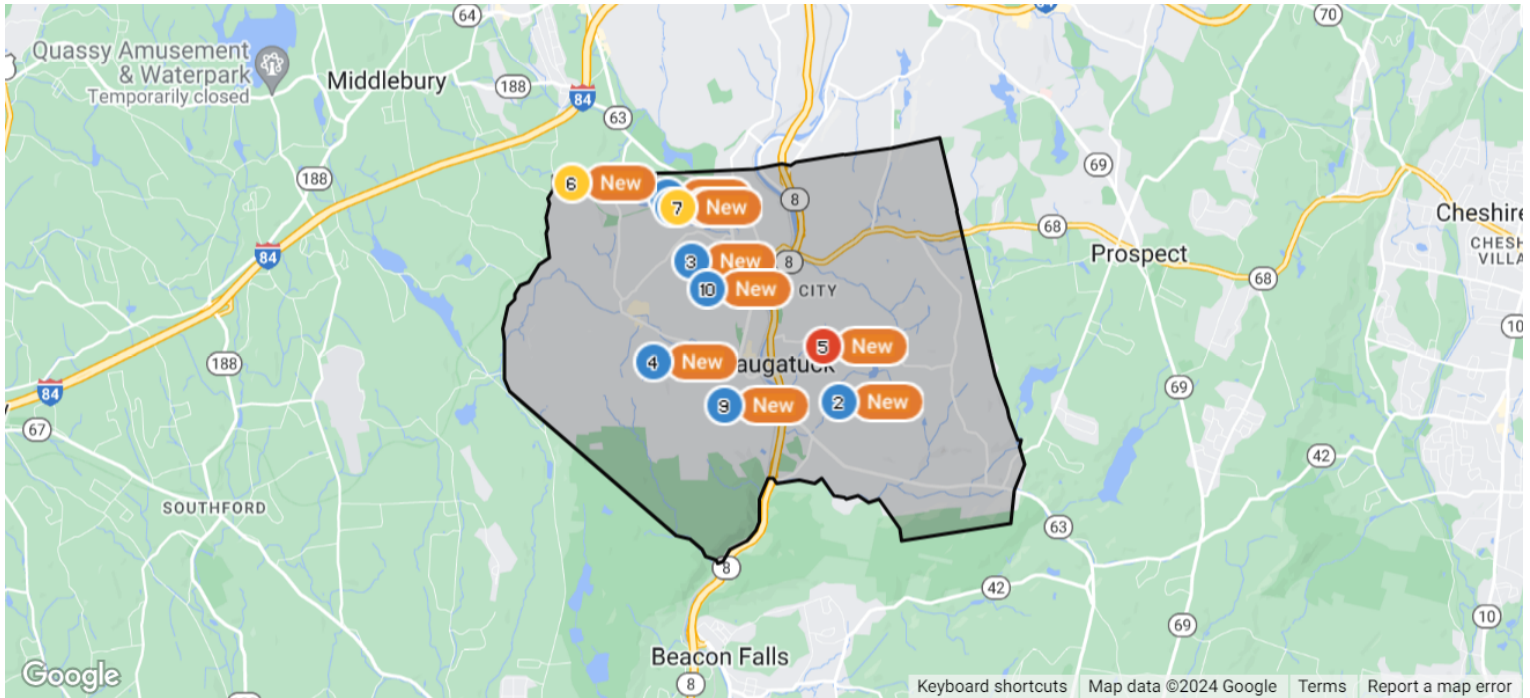
### Market Activity Summary Stats



**Search Criteria** | **Location:** Naugatuck, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
<b>Number of Properties</b>	10	10	10	1
<b>Low Price / Value</b>	\$1,800	\$225,000	\$211,000	\$299,000
<b>Median Price / Value</b>	\$247,000	\$314,950	\$337,500	\$299,000
<b>High Price / Value</b>	\$579,000	\$514,900	\$520,000	\$299,000
<b>Average Price / Sq. Ft.</b>	\$134	\$185	\$189	\$178
<b>Median Price / Sq. Ft.</b>	\$149	\$180	\$187	\$178
<b>Average Days in RPR</b>	28	128	85	54
<b>Median Days in RPR</b>	22	78	76	54
<b>Total Volume</b>	\$2,424,099	\$3,313,575	\$3,510,900	\$299,000

# Naugatuck, 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: 2/12/2024 MLS ID: 170624140

**101 Ridge Rd, Unit 4** Condo/Townhouse/Apt. 3/2 1,092 sq ft - 1971 2/12/2024 \$165,000 \$151

Welcome to 101 Ridge Rd #4! Walk into your bright and sunny livingroom. A half bath, spacious kitchen and dining area are all on the main level for your convenience. Look out the dining area's sliders to the woods and have your morning coffee on your back patio- enjoy nature; no staring at other condos! Upstairs features 3 large bedrooms and a full bathroom. Downstairs can be transformed into a play room/ rec room/ office space. Laundry is also located on the lower level. Bring pets as there are currently no breed or height restrictions. Across the street from the complex enjoy a paved walkway around Baummer Pond along with a kiddie playground, outdoor workout equipment, tennis courts and basketball courts. This home is conveniently located 3miles from I84 and 2miles to Route 8. This complex is also investor friendly - owners must live in the unit for 1 year prior to renting (currently at 39% - the complex caps at 50%). Seller is offering a \$1500 credit for a new fresh carpet! Make your appointment to view 101 Ridge Rd today!

*Listing Courtesy of Mark Tavares Realty, LLC*







2 ● **Active** • New, Active: 1/18/2024 MLS ID: 170617173

**8 Harvest Ln** Single Family 3/2 1,604 sq ft 8,276 1985 1/18/2024 \$309,900 \$193





Welcome home to 8 Harvest Lane! If you are ready to make a move in 2024, this well maintained 3 bed/1.5 bath Raised Ranch may be for you. You will love how the main living area has an open concept floor plan - The living room and dining room are bright and sunny and the kitchen is equipped with stainless appliances, granite countertops, and tile backsplash. Sliders directly off the dining area take you to out to your deck overlooking your good-sized yard with newer privacy fencing. Primary bedroom is large and includes double closets. Lower level is completely finished and adds approximately 644 sq ft of additional heated/cooled living space giving you a total of 1604 sq ft throughout! Finished lower level includes family room, half bath, laundry/utility room and sitting area with access to the 1 car garage complete with extra storage space. Each floor has it's own separately zoned mini-split for a/c and heat which can be used to supplement the oil heat in the colder months and includes a warranty. 200 amp electrical, vinyl windows, and vinyl siding. Pretty, paver walkway and newer paved driveway. Large shed in the back yard for your lawn/garden equipment, or a perfect spot for a workshop. Close proximity to shopping, Rt 8 and Train Station. FINAL OFFERS DUE BY 8PM SUNDAY 1/21

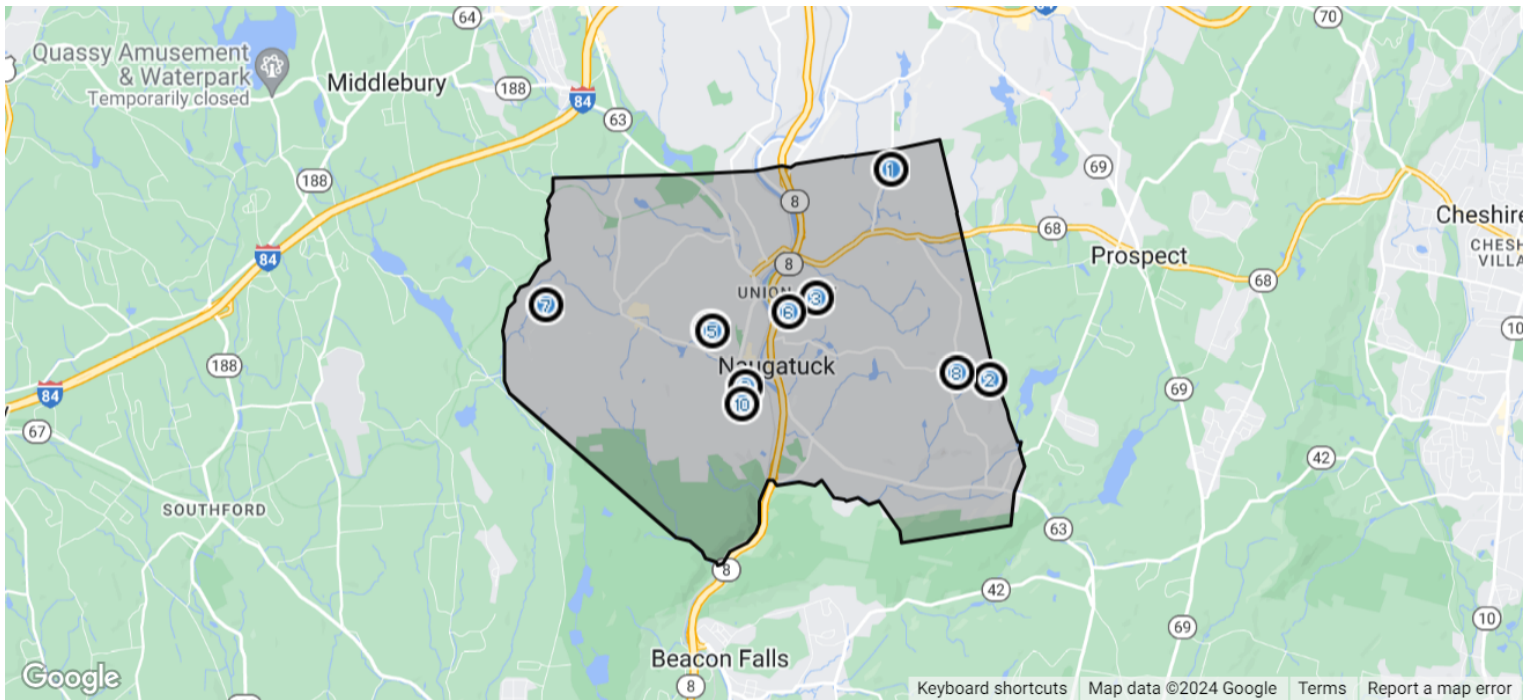
*Listing Courtesy of Coldwell Banker Realty*

## 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.
 <p><b>3 ● Active</b> • <i>New, Active: 2/5/2024</i> <i>MLS ID: 170623205</i></p> <p><b>500 Hillside Ave</b></p> <p>Nestled on a private and serene 1.37-acres this classic 9-room, 4-bedroom genteel colonial is truly one of Naugatuck's finest homes! The generously appointed living room w/FP provides seamless access to the attached screened side porch. Holiday parties will be truly memorable in the spacious formal dining room with corner hutches. Main level den/office room with built-in bookcases. Impressive, remodeled entry foyer leads to upper bedrooms all with great closet space. Friends &amp; family will cherish their alone time in the convenience of the 2-room guest bedroom area featuring a separate sitting room w/stone fireplace. The pinnacle of this ultimate entertainment home is the remodeled lower-level family room space complete with gorgeous horseshoe shaped wet bar, fireplace, recreation area and convenient half bath! Additional features include a 2-bay attached garage, rear patio, front porch, upper-level deck providing a scenic view of the lush rear property and central air...we hope to have the opportunity to share this outstanding home with you!</p> <p><i>Listing Courtesy of Witkoski Associates, LLC.</i></p>	Single Family	4/4	4,680 sq ft	59,677	1969	2/5/2024	\$579,000	\$124
 <p><b>4 ● Active</b> • <i>New, Active: 1/25/2024</i> <i>MLS ID: 170620563</i></p> <p><b>84 Melbourne St</b></p> <p>Discover the allure of this enchanting 3-bedroom cape, a hidden gem awaiting your personal touch. Nestled on a spacious lot, this residence invites you into a haven that has been cherished by its owner, with endless potential. The combined living room and dining room create a welcoming space, perfect for entertaining guests or cherished family moments. Find solace in the enclosed porch, a tranquil space offering the ideal spot for sipping morning coffee or indulging in an evening read. Step out onto the expansive deck that overlooks an open backyard, setting the stage for summer barbecues and outdoor festivities. The property features a convenient 2-car garage, providing ample space for your vehicles and storage needs. While the property is being sold as is, it presents a canvas for your imagination and creativity. Embrace the opportunity to breathe new life into this charming cape, making it your own haven of comfort and style. Don't miss the chance to transform this house into the home you've always dreamed of.</p> <p><i>Listing Courtesy of Keller Williams Realty Prtnrs.</i></p>	Single Family	3/2	1,606 sq ft	21,780	1904	1/25/2024	\$310,000	\$193
 <p><b>5 ● Active</b> • <i>REO / Bank Owned Property, New, Active: 12/20/2023</i> <i>MLS ID: 170615718</i></p> <p><b>26 Mulberry St</b></p> <p>3 Bedroom, 2 full bath Colonial, 1 car garage on 1.61 acres secluded level lot. Easy access to downtown Naugatuck, train station for commuting to lower Fairfield County, or NYC. Near by amenities include Hop Brook Golf Course, and Hop Brook Pond.</p> <p><i>Listing Courtesy of Stone Tower Realty, LLC</i></p>	Single Family	3/2	1,680 sq ft	70,131	1993	12/20/2023	\$299,000	\$178
 <p><b>6 ● Active</b> • <i>New, Active: 11/16/2023</i> <i>MLS ID: 170610967</i></p> <p><b>27 Northridge Rd</b></p> <p>AVAILABLE JAN 1- MAR 31 2024 @ \$4,500/MONTH. Well maintained 4 Bedroom 2 and 1/2 bath Contemporary surrounded by acres of peaceful land trust property! Spacious Open concept living room with propane fireplace with easy access to formal dining room and updated kitchen with island seating. Convenient outdoor deck overlooking backyard with views of beautiful woodland. Cozy tv/den for relaxing evenings. Primary bedroom with modern en-suite bathroom, including double sinks and stand out spa quality oversized shower room. Bonus sitting room for extra space. Lower level family room. 2 car attached garage. Located in a quiet neighborhood but close to shops and dining, hiking trails and state park land for outdoor activities. 2hr to NYC.</p> <p><i>Courtesy of W. Raveis Lifestyles Realty</i></p>	Single Family	4/3	3,134 sq ft	26,136	1984	11/16/2023	\$4,500 mo.	\$1

### 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	*New, Active: 2/3/2024 MLS ID: 170622629						
<b>33 Ridge Rd, Unit 2</b>	Condo/Townhouse/Apt. 3/2		1,163 sq ft	–	1971	2/3/2024	\$1,800 mo.	\$2
<p>Discover comfort in this spacious 3-bedroom, 1.5-bath townhouse, adorned with fresh paint and new carpets. The inviting eat-in kitchen features a slider. Enjoy the convenience of walking to Baumer's Pond, boasting a scenic walking/running path, outdoor exercise equipment, fishing, tennis courts, and basketball courts. This residence is only minutes away from restaurants, shopping, major highways, and the train station. Embrace a lifestyle of convenience and leisure in this well-appointed home. Don't wait, schedule your showing or attend the OPEN HOUSE on Sunday, February 11, 2024, 11:00 a.m. - 12:00 p.m</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
	8 ● Active	*New, Active: 1/17/2024 MLS ID: 170619189						
<b>52 Ridge Rd, Unit 1</b>	Condo/Townhouse/Apt. 3/2		1,092 sq ft	–	1971	1/17/2024	\$159,999	\$147
<p>Investors take notice, end unit 3 bed 1.5 bath condo located in a quiet complex within walking distance of Baumman pond. Walking trails and basketball courts are also available for outdoor activities. Book your showing today!</p> <p><i>Listing Courtesy of ERA Treanor Real Estate</i></p>								
	9 ● Active	*New, Active: 1/4/2024 MLS ID: 170617246						
<b>153 Ward St</b>	Single Family	4/2	1,849 sq ft	5,662	1928	1/4/2024	\$195,000	\$105
<p>I'm betting that you're the visionary ready to tackle this 7-room, 4-bedroom, 2 full bath colonial and restore it back to its former luster of yesteryear! Common driveway with a right of way that allows foot traffic but NO vehicle parking. Cash or Conventional financing ONLY. Property to be sold in AS IS condition. Seller will not make any repairs or credit concessions. Subject to Probate Court approval.</p> <p><i>Listing Courtesy of Witkoski Associates, LLC.</i></p>								
	10 ● Active	*New, Active: 1/26/2024 MLS ID: 170619933						
<b>Grove St, Lot A</b>	Single Family	3/3	1,600 sq ft	5,227	2024	1/26/2024	\$399,900	\$250
<p>New construction in desirable west side of town and ready for your family enjoyment, this custom colonial features plank flooring throughout the first floor, a beautiful kitchen with granite counter tops with stainless steel appliances and adjacent eating area with slider doorway that leads to a nice size deck/patio, also has convenient access to the garage, a modern open concept floor plan allows for great memorable family gatherings awaits you, there is a covered front porch for your relaxation pleasure, the half bathroom and laundry room complete the first floor, head upstairs to second floor and find 3 generous size bedrooms and 2 full bathrooms, one in the master suite with a large walk in closet, the central stairwell will also lead you to the lower level that has additional room for future expansion to build your custom man cave, there is also a utility/storage area on this level, this home is in a fabulous commuter location close to Rt#8,84,63,68, less than 90 minutes from NYC and only 35 minutes to Danbury, this home has city utilities, water and sewer, call now for your private showing</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</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><b>1 Pending</b> • Under Contract - Continue To Show as of 12/30/2023 <i>MLS ID: 170610333</i></p> <p><b>450 E Waterbury Rd</b></p> <p>Single Family    5/3    2,170 sq ft    23,958    12/5/2023    \$370,000    12/30/2023    \$171</p> <p>Opportunity awaits for you in this lovely home located just minutes from the beautiful historic center of Naugatuck. This bright single-family home has been completely remodeled. The main level, with an open floor plan, features a large living room with a cathedral-beamed ceiling, a family room, a spacious eat-in kitchen, a dining room, two bedrooms that can be used as bedrooms or offices, and a half bathroom with a washer and dryer hookup. The second floor has three bedrooms and two full bathrooms, accessible from the balcony overlooking the living room. Brand new Electric Range, Range Hood, Refrigerator. The huge backyard offers a level lot where your family and friends can enjoy numerous outdoor activities, making it perfect for family gatherings, is included the brown shed. You can let your imagination run wild with the possibilities!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <p><b>2 Pending</b> • Under Contract - Continue To Show as of 1/5/2024 <i>MLS ID: 170553971</i></p> <p><b>23 Pear Tree Dr</b></p> <p>Single Family    4/3    2,300 sq ft    15,246    3/4/2023    \$514,900    1/5/2024    \$224</p> <p>New construction on a cul-de-sac street with under ground utilities. Walk out basement with future expansion possibilities. Family room with gas fired fireplace. All bathrooms with Vanity. Landscaped lot. Color choice on items not installed.</p> <p><i>Listing Courtesy of Rupwani Associates</i></p>								
 <p><b>3 Pending</b> • Under Contract - Continue To Show as of 12/23/2023 <i>MLS ID: 170615737</i></p> <p><b>24 Albion St</b></p> <p>Single Family    3/2    1,213 sq ft    4,791    12/21/2023    \$324,900    12/23/2023    \$268</p> <p>This is a beautiful raised ranch built in 2010. 3 beds with 2 full baths and a 2 car tandem garage conveniently located mins from 84, 8, and the train station. The cathedral ceiling makes the living room, dining, and kitchen area nice and open so the whole family can enjoy the open floor plan feel! All rooms are a great size. This is a well-thought-out property that you must see! Owners are in the process of moving out. Can close quickly.</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</i></p>								

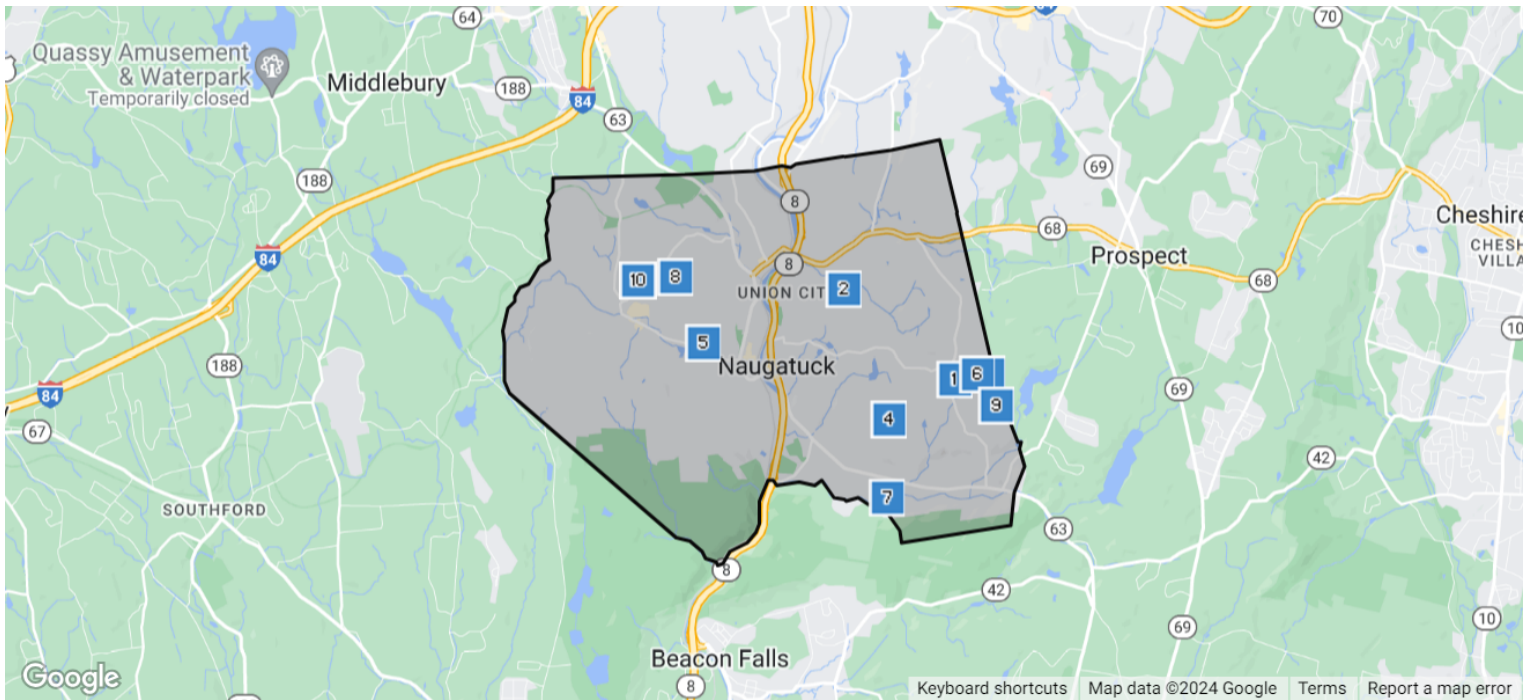


### Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>4</b> <span style="color: blue;">🕒</span> Pending <i>*Under Contract - Continue To Show as of 1/30/2024</i> <b>MLS ID: 170603180</b></p> <p><b>88 Beebe St</b></p> <p>Single Family    3/2    1,368 sq ft    8,276    10/16/2023    \$305,000    1/30/2024    \$223</p> <p>Welcome home to this well-maintained Westside colonial blending modern upgrades with timeless charm. Indulge in the sunlit, remodeled eat-in kitchen. Relax in the spacious living room with laminate flooring. The first floor offers flexible space, ideal as the 4th bedroom or a cozy den. Enjoy the sparkling, modernized bathroom's rejuvenating shower. The enclosed kitchen porch off the kitchen is great for additional storage or a mudroom. Upstairs 3 inviting bedrooms await, each with brand-new carpeting for a cozy feel and the 2nd remodeled full bathroom. Find ample storage in the walk-up attic. Explore the fenced yard - perfect for playing and pets, plus a patio in the fenced yard and a front porch that you can relax and enjoy. You even have a 1-car garage and ample off-street paved parking. You'll love the work that has been done - 2-year-old on-demand hot water heat and water heater, the roof was replaced in 2023 and there's even replacement windows throughout Did I mention city water, city sewer and natural gas? Of course there is a full basement for added space and practicality. Schedule a viewing now and envision your life in this perfect retreat.</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker Realty 2000</i></p>								
 <p><b>5</b> <span style="color: blue;">🕒</span> Pending <i>*Under Contract - Continue To Show as of 2/3/2024</i> <b>MLS ID: 170613414</b></p> <p><b>89 Beebe St</b></p> <p>Single Family    4/3    2,178 sq ft    5,662    12/14/2023    \$289,000    2/3/2024    \$133</p> <p>Charming turn-of-the-century Colonial home with a lot of unique features and updates. Let me break down some key points: Convenient Features: First-floor bedroom for easy accessibility. Natural gas heat for convenience and efficiency. Expansive and inviting front porch for outdoor relaxation. Fully fenced level yard, perfect for families or pets. Ample-sized deck off the kitchen for summertime cookouts. Paved parking for 4 or more cars with additional on-street parking. Detached Garage: Separate 1,021 sq ft. detached garage with a half bath. Includes a two-post car lift for automotive enthusiasts. Parking for 1 car with the lift in place or 2 cars without the lift. Potential for extra income by renting out the garage. Convenient Location: Minutes to Rt. 8, making commuting easy. Home Interior: 4 bedrooms, 1.5 baths, and an eat-in kitchen. Two living areas for added living space. Two separate basements for storage. French doors in the kitchen leading to the deck and rear porch. Recent Updates: Insulation added into the walls. Updated portion of the kitchen. New flooring throughout. Boiler, roof, and chimney liner all under 10 years old. Recently installed Navien? hot water system. Designated laundry room on the upper level for added convenience. The home's size leaves room for imagination regarding future use. Overall, this property offers a blend of historical charm, modern convenience, and unique features, making it an appealing option for potential buyers.</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>6</b> <span style="color: blue;">🕒</span> Pending <i>*Under Contract as of 12/13/2023</i> <b>MLS ID: 170604149</b></p> <p><b>75 Coen St</b></p> <p>Single Family    3/2    1,484 sq ft    6,969    10/13/2023    \$244,900    12/13/2023    \$165</p> <p>beautiful remodeled 3 bedrooms 1.5 baths house ,central A/C, new floors ,new paint ,new windows ,newer roof ,freshly painted wood siding , no basement ,nice back yard ,new driveway</p> <p style="text-align: right;"><i>Listing Courtesy of www.HomeZu.com</i></p>								
 <p><b>7</b> <span style="color: blue;">🕒</span> Pending <i>*Under Contract - Continue To Show as of 1/23/2024</i> <b>MLS ID: 170615216</b></p> <p><b>59 Coventry Ln</b></p> <p>Single Family    3/3    2,197 sq ft    21,780    12/16/2023    \$399,975    1/23/2024    \$182</p> <p>Enjoy the tranquility and views from this contemporary colonial with a wrap around deck located at the end of a Cul-De-Sac street surrounded by woods, inside you will find a spacious open floor plan with vaulted ceilings, kitchen with center island, granite counters, stainless steel appliances, opens to the dining room and living room. Hardwood floors throughout the first floor, also there is a family room with full bath can be a bedroom with a separate entrance, 3 additional bedrooms on the second floor and a full bath. Newer gas hot air furnace, central air and a 2 car garage.</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX RISE</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.
	8  Pending	*Under Contract as of 1/24/2024 MLS ID: 170555291						
<b>7 Fawn Meadow Dr</b>	Single Family	4/3	3,052 sq ft	15,246	3/12/2023	\$350,000	1/24/2024	\$115
<p>Investor/ Rehabber take Notice. 4 Brs, 2.5 bath colonial in need of updating. A Diamond in the rough. Short sale. Acceptance of offer is contingent upon Seller Mortgage Holder written approval which can take up to 90 days. SELLER IS REQUESTING "HIGHEST AND BEST" BY THURSDAY 1/18/24 AT 10 AM.</p> <p><i>Listing Courtesy of T A J Real Estate LLC</i></p>								
	9  Pending	*Under Contract as of 1/22/2024 MLS ID: 170618314						
<b>58 Gorman St</b>	Single Family	3/2	1,186 sq ft	8,276	1/10/2024	\$225,000	1/22/2024	\$190
<p>Incredible investment opportunity or perfect starter home! Step into this charming 3-bedroom, 1.5-bathroom single-family house featuring beautiful hardwood floors throughout. Enjoy the spacious backyard, perfect for relaxation or entertaining guests. Conveniently located near the highway, this property is a commuter's dream. Additionally, a one-car garage adds both convenience and value. Don't miss out on this versatile and well-located home.</p> <p><i>Listing Courtesy of The Agency</i></p>								
	10  Pending	*Under Contract - Continue To Show as of 1/8/2024 MLS ID: 170608081						
<b>153 Gorman St</b>	Single Family	3/2	1,638 sq ft	5,662	11/17/2023	\$289,900	1/8/2024	\$177
<p>New vinyl plank flooring being installed in kitchen and family room, as well as new dishwasher and oven range after the holidays!! Located just .06 miles from Exit 26 off Route 8 sits this quaint 7 room Colonial. Relish the family room addition featuring a gas log fireplace, picture window and built ins with french doors to kitchen and spacious deck. Hardwood in LR, DR and Upper Level. Full bath on both levels. Detached garage and shed. Spacious deck 16' x 22'. Family Room has electric strip heater in addition to the fireplace which warms the room quite nicely! Extra room (3rd BR) on upper level could be a bedroom/nursery/office sans a wardrobe closet.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								







Closed: 10

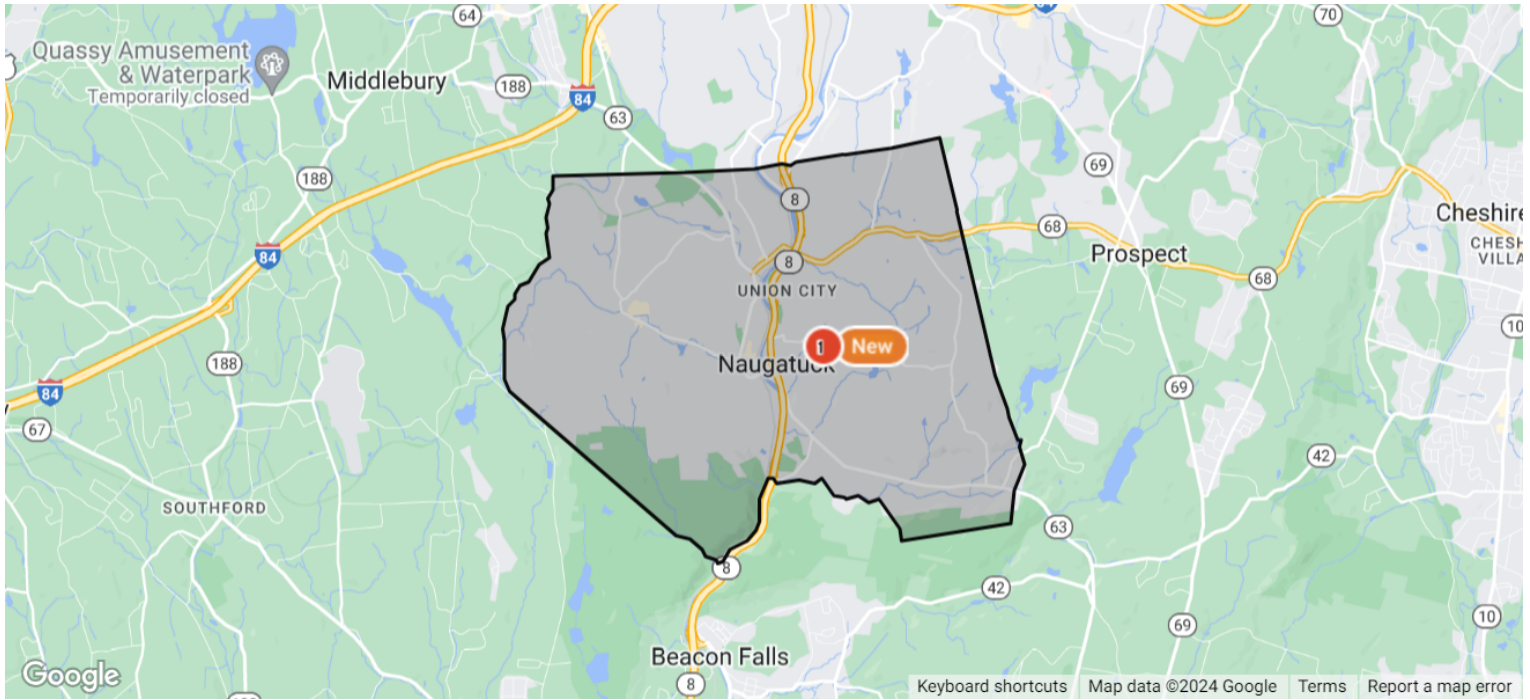
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 2/9/2024, MLS Listing 170611393: 11/27/2023 <b>MLS ID: 170611393</b></p> <p><b>826 Maple Hill Rd</b></p> <p>Single Family 4/4 2,756 sq ft 15,246 2006 2/9/2024 \$520,000 \$189</p> <p>Gleaming hardwood flooring showcase this open floor plan. Kitchen features granite countertops and stainless steel appliances in eat-in kitchen and features a slider to fenced back-yard with above-ground pool and a huge deck. There is a spacious dining room for holiday gatherings. The living room has a gas fireplace and is 2 stories tall with the balcony overlooking this room and the foyer.. Open floor plan glides into the first floor primary bedroom with 2 walk-in closets and full bath with corner tub and shower and private French doors onto a back deck. Upstairs are 3 more bedrooms with another full bath, one of the bedrooms has a large dressing room or home office. Lower level is finished as a rec. room with 2nd kitchen complete with granite countertops, ample cabinets and stainless steel appliances plus there's another full bath and exercise room downstairs. The house has natural gas and city water &amp; sewer. There is a hook-up for a home generator. Added info - each kitchen and laundry room has electric hook up and a gas line. There is a disconnected gas line to the pool heater and for a gas grill on the deck.</p> <p><i>Courtesy of Coldwell Banker Realty 2000</i></p>								
 <p><b>2 Closed</b> • Sold Date: 1/19/2024, MLS Listing 170609547: 11/9/2023 <b>MLS ID: 170609547</b></p> <p><b>270 City Hill St</b></p> <p>Single Family 3/3 1,480 sq ft 34,848 1979 1/19/2024 \$305,000 \$206</p> <p>Welcome to 270 City Hill St! This beautiful brick house is waiting for its new owners to make it their home. Single level living with 3 bedrooms, 2 and a half bathrooms, and a large eat in kitchen. The large level lot has a bonus two car workshop with endless possibilities. Schedule your showing today!</p> <p><i>Courtesy of eXp 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><b>3 Closed</b> *Sold Date: 11/30/2023, MLS Listing 170566170: 4/28/2023 <b>MLS ID: 170566170</b></p> <p><b>33 Pear Tree Dr</b></p> <p>New home under construction. Not a regular RR floor plan. 2 sides. Master bedroom has his &amp; her walk-in-closet and sinks in bathroom. At the end of cul-de-sac. Large garage with space for future workshop or storage. Color choices for Kitchen counter and carpet available.</p> <p><i>Courtesy of Rupwani Associates</i></p>	Single Family	3/3	2,093 sq ft	15,246	2023	11/30/2023	\$440,000	\$210
 <p><b>4 Closed</b> *Sold Date: 2/1/2024, MLS Listing 170612727: 11/29/2023 <b>MLS ID: 170612727</b></p> <p><b>8 Wisteria Dr</b></p> <p>EXTRA-SPACIOUS 2006 RAISED RANCH in outstanding condition, on beautiful .8-acre corner lot. 2,000sf of bright, open living space with vaulted ceilings, huge rooms, pretty views! Abundant natural light pours in everywhere. Lots of LED recessed lighting and fresh paint lend a sense of airy newness throughout. Thereâs quality wood cabinetry with lots of storage, quartz counters, tile floors and stainless appliances in the kitchen. Lots of room for a kitchen island to be added, if desired. Cherry floors, fireplace with raised hearth combine with dramatic views out the big picture window for a real sense of drama! Enjoy picturesque back yard views from your 17â X 11â dining room, which will accommodate full-size dining sets with ease! Step out to the big, 14â X 14â deck where youâll enjoy privacy and wooded views when relaxing or entertaining. Bedrooms are good size (see the floor plans with all room sizes, in photo set) with hardwood and carpeted floors. Primary suite is beyond spacious at 20â X 15â and offers large walk-in closet plus full bath. Lower-level family room is big and bright, perfect for so many activities, and includes half-bath. Utility/laundry area is open and clean, with lots of room for shoes and coats when entering from the garage. HVAC serviced regularly. Oversized garage and huge adjacent storage area complete this wonderful home! Sidewalks and school bus stops throughout Apple Hill Estates provide safety and convenience. Come visit!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	1,993 sq ft	35,283	2006	2/1/2024	\$415,000	\$208
 <p><b>5 Closed</b> *Sold Date: 2/2/2024, MLS Listing 170616729: 1/6/2024 <b>MLS ID: 170616729</b></p> <p><b>159 Aetna St</b></p> <p>Welcome home to 159 Aetna Street on the Westside of Naugatuck. Come View this wonderful 3-bedroom with/ hardwood floors and 1.5 bath Cape Cod. With a little TLC and imagination, you can make this cape a great comfortable home!! Also situated on a nice corner lot with tons of storage, and plenty of off-street parking. Super close to all restaurants shopping banking and highways!! Priced to move!!</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/2	1,210 sq ft	6,969	1954	2/2/2024	\$225,000	\$186
 <p><b>6 Closed</b> *Sold Date: 12/1/2023, MLS Listing 170596242: 9/8/2023 <b>MLS ID: 170596242</b></p> <p><b>44 Apple Blossom Dr</b></p> <p>PLEASE SUBMIT HIGHEST AND BEST OFFERS BY SEPTEMBER 21ST. Gorgeous and spacious Cape Cod settled at the end of a quiet cul-de-sac. Spacious rooms with high ceilings. Master bedroom suites on both first and second floors. In-Law/Apartment with separate entrance on the lower level for additional living space and/or rental potential. Front porch and large back deck to enjoy the outdoors. Four (4) car tandem garage with workshop. Natural gas and central air. Don't miss out, book your appointment today!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/5	3,185 sq ft	19,602	2005	12/1/2023	\$450,000	\$141

### Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>7 Closed</b> *Sold Date: 11/24/2023, MLS Listing 170596202: 9/6/2023 <i>MLS ID: 170596202</i></p> <p><b>5 Beacon Manor Rd</b></p> <p>Single Family 3/2 1,926 sq ft 9,147 1985 11/24/2023 \$325,000 \$169</p> <p>Make this contemporary cape your home. Step in the front door and looking left notice the cathedral ceiling and beams above as you see the wood burning stove. On the right side of the entry is the dining room featuring a chandelier. The tiled kitchen includes an island that adds versatility for food preparation and serving. The 15x12 wooden deck is located off the kitchen via french doors with backyard views and spectacular sunsets. A half bath located within the laundry room is on the main floor. The stairway and upper floor have new carpeting. Freshly painted, the 3 reasonably sized bedrooms are accessible to a full bathroom. Central Air Conditioning makes this cape comfortable in the summer and the wood stove on the main level and the pellet stove in the finished basement make the home comfy in the winter. In the finished basement feel free to enjoy the included DP GYMPAC weight training set or sit at the dry bar and have a beverage. Also, take note of the cedar closet off the entry from the garage. Upgrades include a new automatic garage door just installed and 4 windows were replaced in 2021. Kitchen dishwasher is 6 months old. Storage space abounds in the floored attic as well as in the floored space above the garage. There is also a shed. No worry about power loss with a generator hookup in the finished basement. You can enjoy grapes on the vine under the deck as you relax in the backyard. This is an excellent location for commuters with access to route 8 and 63.</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
 <p><b>8 Closed</b> *Sold Date: 2/1/2024, MLS Listing 170610447: 11/16/2023 <i>MLS ID: 170610447</i></p> <p><b>129 Birch Ln</b></p> <p>Single Family 3/2 1,094 sq ft 10,890 1956 2/1/2024 \$269,900 \$247</p> <p>One Level Living! Charming farmhouse style 3 BR Ranch with Hardwood floors, Large LR with fireplace, large enough to be LR/DR. Center hall entry. Kitchen features stainless appliances and butcher block coffee bar. Main bath remodeled. Half bath in basement. Three season enclosed porch with hardwood floors, vaulted ceiling and sliding glass door used as a dining room.! car attached garage currently used as a craft room with mini split a/c unit and heat unit. Also serves the DR. Room for future family room in partially finished basement. Super yard for entertaining featuring large patio, pergola, vinyl fence surround, cement seating area, shed and large storage unit. Primary bedroom has separate window a/c unit which will remain. Thermopane windows.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>9 Closed</b> *Sold Date: 12/5/2023, MLS Listing 170597696: 9/27/2023 <i>MLS ID: 170597696</i></p> <p><b>206 Bluebird Dr</b></p> <p>Single Family 3/2 2,156 sq ft 23,522 1985 12/5/2023 \$350,000 \$162</p> <p>Welcome home to Bluebird Drive on the wonderful Eastside of Naugatuck. This is a must-see home that is totally TurnKey and ready with tons of updates throughout with absolutely nothing to do but move in and enjoy the beautiful grounds, just over a 1/2 acre as your own Resort every day! Inside this beautiful 3-4 bedroom, 2 Full bath Cape and just over 2,100 sq/ft., you have a completely remodeled kitchen, large dining area w/ all tile floors, and living room with beautiful wood floors. Bathroom on the first floor along with an office/bedroom, upstairs you have two good-sized bedrooms and also a remodeled bathroom. In the lower level, you'll find the finished area with plenty of room for the kids or entertaining !! In the backyard, you will find a large deck with a beautiful hot tub and plenty of room for privacy or entertaining! You'll absolutely love the large area with a fire pit. And you'll like the space of the new 1-car detached garage for either storage or another vehicle. A newer natural gas boiler is multi-zoned and very efficient. This home is truly cared for and just waiting for its next owner. Super close to all shopping, banking, restaurants, Golf Course, and all highways. You'll love this home and literally have nothing to do but enjoy it !!</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
 <p><b>10 Closed</b> *Sold Date: 12/14/2023, MLS Listing 170594263: 9/14/2023 <i>MLS ID: 170594263</i></p> <p><b>20 Briarwood Rd</b></p> <p>Single Family 3/2 1,196 sq ft 21,344 1959 12/14/2023 \$211,000 \$176</p> <p>Investors/Contractors take notice! This 3 bedroom 1 &amp; 1/2 bath Ranch needs work but has great potential. Full lower level is partially finished and has a walk out. Nice, large backyard. Sale is subject to probate approval. Property sold in as-is condition. Do NOT walk on back deck. Will not qualify for VA or FHA. *** MULTIPLE OFFERS - HIGHEST AND BEST DUE IN TO LISTING AGENT BY 5:00 P.M. TUESDAY (9/19/23) ***</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ● <b>Active</b> • REO / Bank Owned Property, New, Active: 12/20/2023 <i>MLS ID: 170615718</i></p> <p><b>26 Mulberry St</b></p> <p>3 Bedroom, 2 full bath Colonial, 1 car garage on 1.61 acres secluded level lot. Easy access to downtown Naugatuck, train station for commuting to lower Fairfield County, or NYC. Near by amenities include Hop Brook Golf Course, and Hop Brook Pond.</p> <p><i>Listing Courtesy of Stone Tower Realty, LLC</i></p>	Single Family	3/2	1,680 sq ft	70,131	\$299,000	12/20/2023	12/20/2023	REO / Bank Owned Property

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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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- **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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