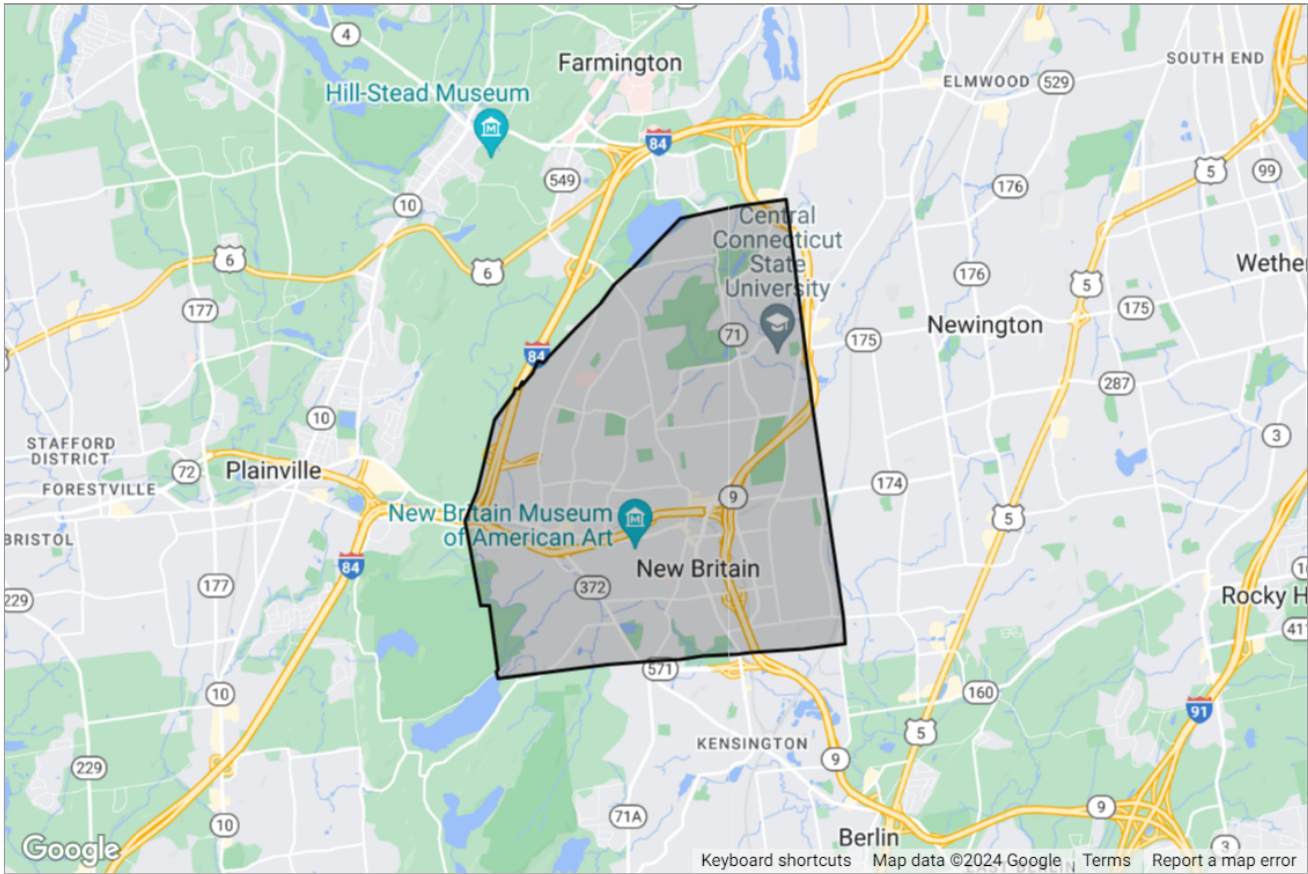


MARKET ACTIVITY REPORT

New Britain, Connecticut



Presented by

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GRI, SRS

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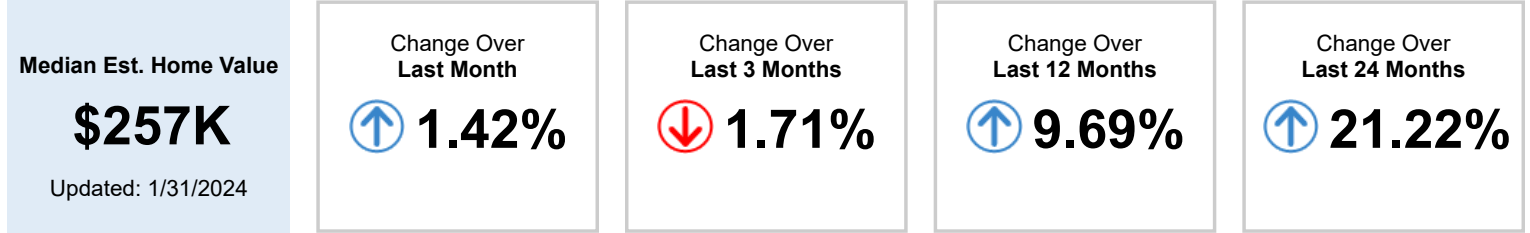
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New Britain, Connecticut

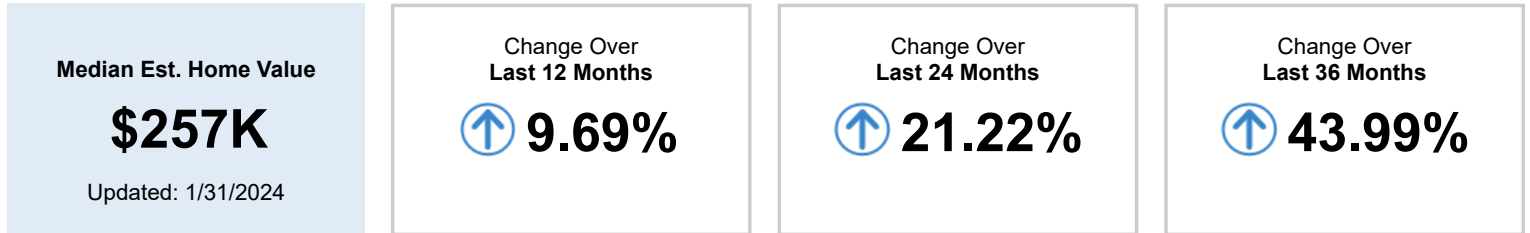
Market Snapshot: Estimated Home Values



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.

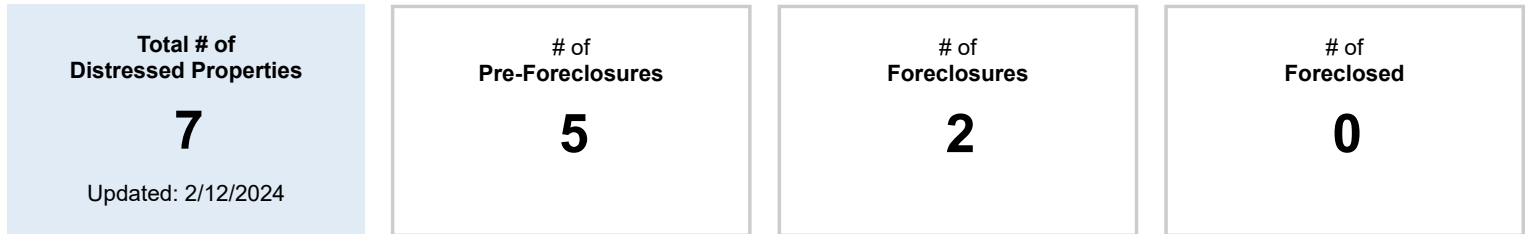
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



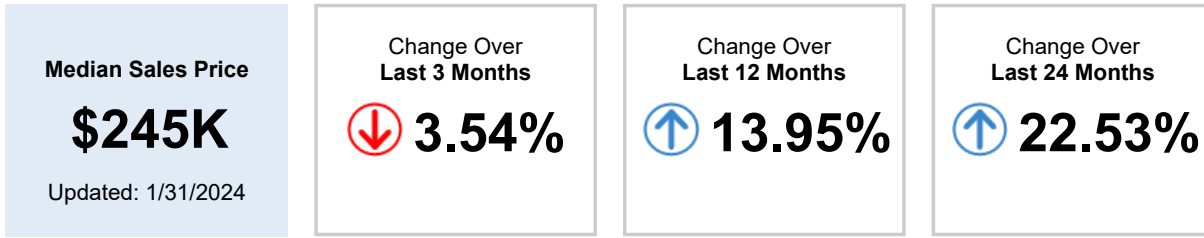
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



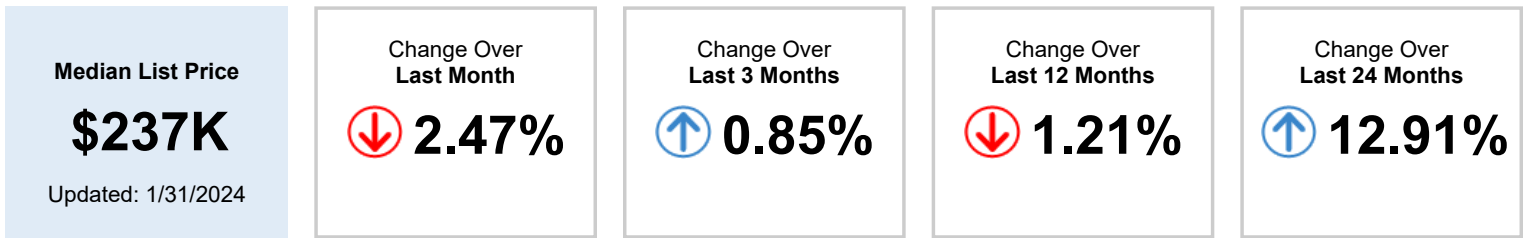
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



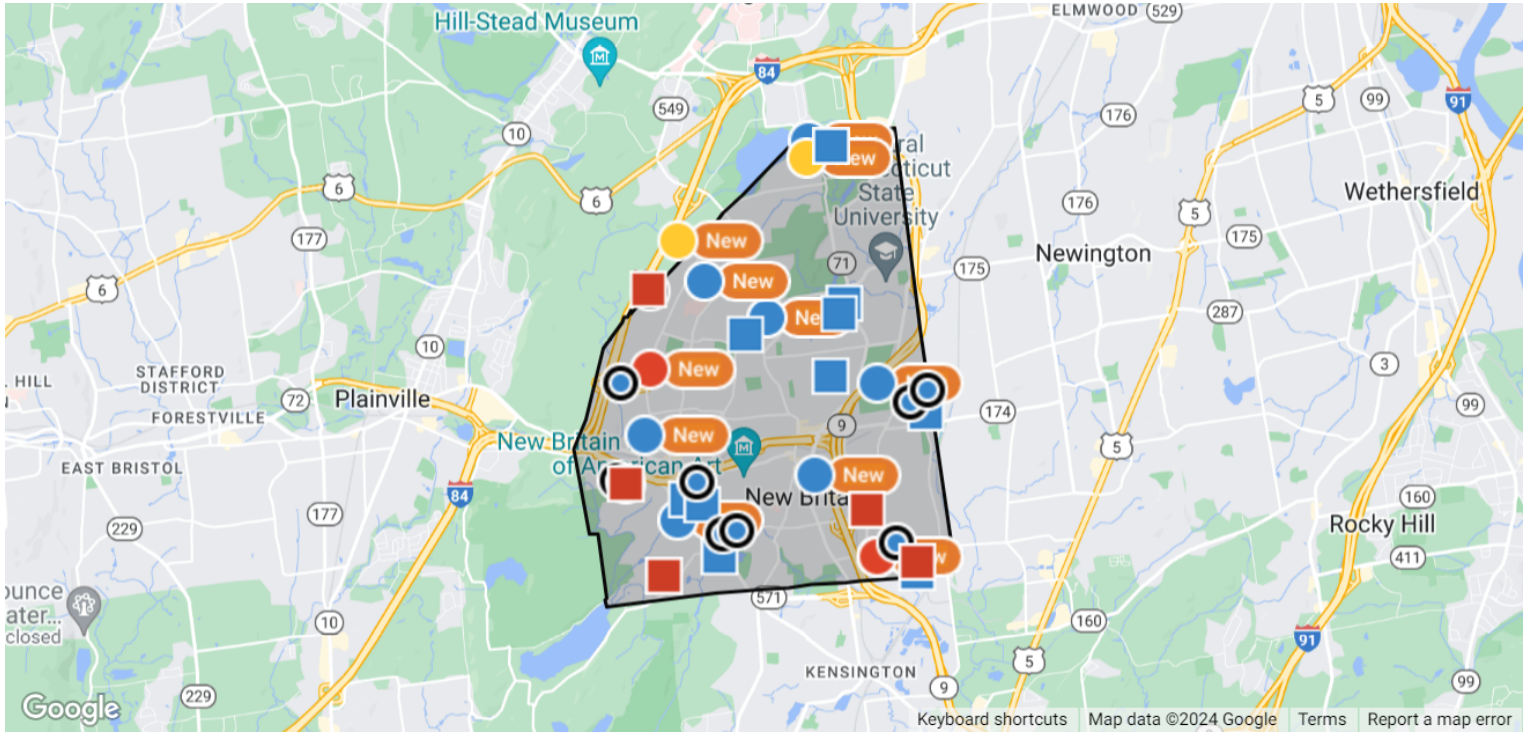
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

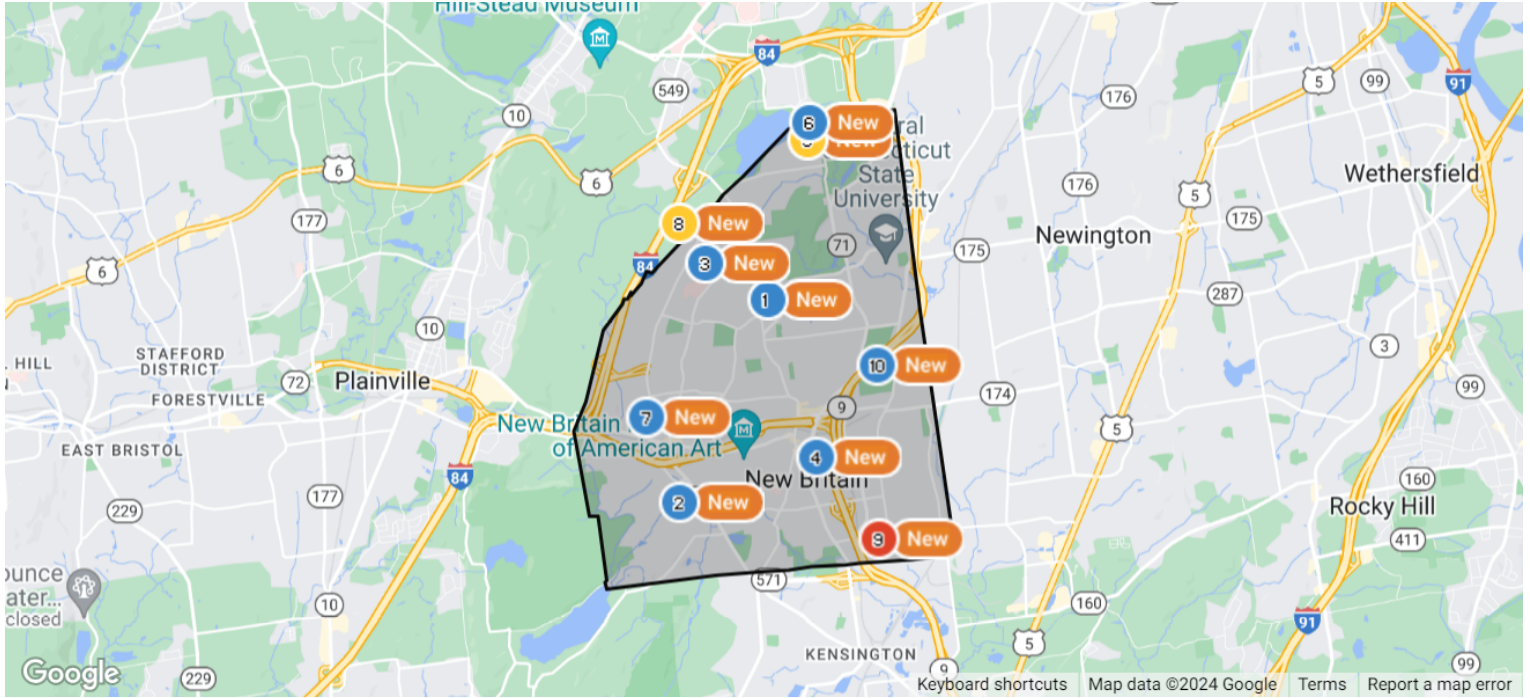
Market Activity Summary Stats





Search Criteria | **Location:** New Britain, 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	7
Low Price / Value	\$2,500	\$249,900	\$150,000	\$143,900
Median Price / Value	\$249,950	\$284,900	\$282,500	\$312,180
High Price / Value	\$399,900	\$349,900	\$400,000	\$341,770
Average Price / Sq. Ft.	\$131	\$188	\$160	\$197
Median Price / Sq. Ft.	\$136	\$181	\$173	\$202
Average Days in RPR	13	47	49	4
Median Days in RPR	12	30	53	–
Total Volume	\$2,268,600	\$2,894,400	\$2,744,500	\$1,941,210

New Britain, 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.
	1 Active • <i>New, Coming Soon: 2/12/2024</i> <i>MLS ID: 170621851</i>								
	239 Commonwealth Ave	Single Family	3/2	1,777 sq ft	10,454	1937	2/12/2024	\$250,000	\$141
	<p>Welcome to this charming and spacious Cape Cod residence, where comfort and functionality blend seamlessly. Nestled within, you'll find an attached garage ensuring convenient parking and easy access. The finished basement extends your living space, featuring a dry bar for entertaining or unwinding. With one and a half baths, convenience is at the forefront. Upstairs, the finished second floor adds even more living space to enjoy. Abundant storage throughout the home caters to your organizational needs. Step outside to the beautifully landscaped backyard, complete with a new patio, perfect for hosting outdoor gatherings or simply basking in the tranquil ambiance. Don't miss the chance to call this lovely Cape your new home sweet home.</p> <p><i>Listing Courtesy of ROVI Homes</i></p>								
	2 Active • <i>New, Active: 2/7/2024</i> <i>MLS ID: 170623527</i>								
	277 Lincoln St	Single Family	4/3	3,046 sq ft	10,890	1927	2/7/2024	\$399,900	\$131
	<p>Welcome to this exquisite colonial home nestled in the heart of a picturesque historic neighborhood. Featuring timeless charm and tasteful modern updates, this residence offers the perfect blend of classic elegance and contemporary convenience. Step inside to discover a meticulously remodeled interior adorned with gleaming hardwood floors that flow seamlessly throughout the spacious living areas. The main level welcomes you with a bright and airy atmosphere, featuring a cozy living room perfect for gatherings, an elegant dining room for formal entertaining, and a gourmet kitchen that will inspire your inner chef. The kitchen showcases sleek countertops, stainless steel appliances, and ample cabinetry for storage, creating a perfect space for culinary creativity. Upstairs, you'll find four generously sized bedrooms, each offering comfort and tranquility for restful nights. The three full baths have been beautifully updated with modern fixtures and finishes, providing both style and functionality. Additional features of this exceptional home include new windows that flood the interior with natural light, central ac, updated mechanicals, a newer roof for peace of mind, and a convenient location close to amenities, parks, and restaurants. Schedule your private tour today and prepare to fall in love with this timeless gem. Best & Final Wed 2/14/24 1PM.</p> <p><i>Listing Courtesy of New Haus Group LLC</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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3 ● **Active** • *New, Active: 2/3/2024* *MLS ID: 170618565*

160 Heather Ln Single Family 3/3 1,108 sq ft 6,969 1948 2/3/2024 \$290,000 \$262

Welcome to this charming single-family home nestled in Harford, Connecticut. Meticulously designed and recently updated, this residence boasts a stunning kitchen expansion, providing a spacious and modern culinary haven for the discerning homeowner. The inviting facade showcases a renovated front, enhancing the curb appeal and setting the tone for the elegance found within. The basement has been thoughtfully transformed, now featuring a renovated space complete with a bathroom, offering versatility and additional living area. Upstairs, a brand-new second-floor bathroom adds a touch of contemporary comfort, while a conveniently located laundry room adds practicality to daily living. With attention to detail evident in every corner, this home seamlessly blends style and functionality for a truly exceptional living experience. Don't miss the opportunity to make this gem your own.

Listing Courtesy of Hudson Home Services LLC



4 ● **Active** • *New, Active: 1/20/2024* *MLS ID: 170620077*

34 Pleasant St Single Family 3/2 3,280 sq ft 5,227 1900 1/20/2024 \$319,900 \$98

Great opportunity with this property which features 1,355 SF of fully renovated residential space with 3 bedrooms, 2 full bathrooms (1 on each floor), living room, dining room, kitchen, washer and dryer on the first floor, full basement with hatchway. There is an unfinished 2nd unit which has already been paid to be fully remodeled along with plumbing and electrical (finishing renovations of 2nd unit is negotiable) Furthermore this property has a 1,925 SF warehouse/garage/workspace. This property can fit 6+ cars and is great for a potential auto repair shop, body shop, auto detailing business, machine repair, woodworking, research laboratory, recreational area, printing and publishing, welding shop, or cannabis dispensary facility, producer, or cultivator, ETC. Also great for an electrician, plumber, carpenter, or HVAC company seeking storage and workspace. The residential space gives the opportunity to occupy in the same dwelling as your business at the same time finishing the back unit. This home features new flooring, newly remodeled kitchen and baths, new washer and dryer and new lighting with electrical updates. First floor is heated with natural gas radiators; second floor heated by electric baseboards. This property is industrial zoned and must be purchased with either commercial business financing, cash, or 203k only.

Listing Courtesy of CLMA Realty








5 ● **Active** • *New, Active: 1/25/2024* *MLS ID: 170620892*

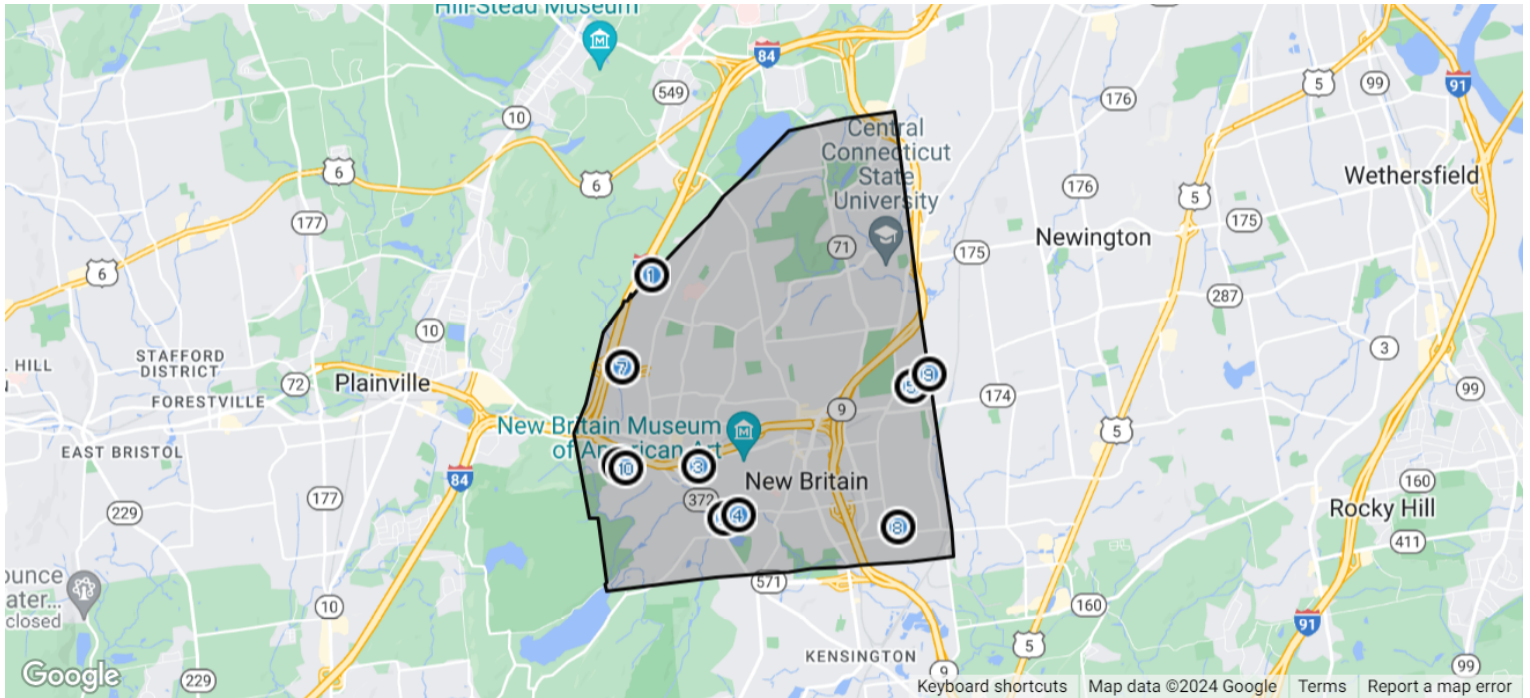
105 Brittany Farms Rd, Apt B Condo/Townhouse/Apt. 3/3 1,722 sq ft - 1971 1/25/2024 \$2,500 mo. \$1

105 Brittany Farms Rd Unit B New Britain, CT 06053. Luxury 3 bedrooms and 2.5 bathrooms is located convenient to Westfarms Mall, Stanley Golf Course, City of West Hartford, Interstate I-84, Route 9 and stores, restaurants, gym and health club, Across from Target and Costco. It will be available from March 5th, 2024 Newer renovated condo, 3 bedrooms are the upper level with 2 full bathrooms. Primary suite bedroom (20 feet x15 feet) offers, full bathroom, 2 closets, dressing room, built ins and window view to the back lawn and year long water creek. 2nd bedroom (14 feet x9 feet)'s window faces the Brittany 105 Farms Rd has double door closet. Behind of this closet there is a double sink full bathroom (13 feet x4.5 feet). Third bedroom (10 feet x 10 feet) is across from the primary suite bedroom. Both bathrooms have tiled floors. the rest of the rooms are hardwood floors. Half Bathroom is on the main level. 1st floor is open space with hardwood flooring Kitchen and dining area, and carpeted living room on the half lower level with sliding glass door open to backyard lawn. Private patio off back with private patio furniture storage room on the back. One carport parking and assigned space parking comes with the unit. Cooking, heating, hot water are gas.



Courtesy of Agnelli Real Estate

New Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	6 ● Active	*New, Active: 2/1/2024		MLS ID: 170619415				
300 Brittany Farms Rd, Apt C	Condo/Townhouse/Apt. 3/2	3/2	1,357 sq ft	–	1985	2/1/2024	\$215,000	\$158
<p>Pristine and private. Lovely and neat as a pin upper level condo. Features include wood burning fireplace, fresh paint, spiral staircase leading to the upper level loft with full bath and tons of storage space plus 2 walk in closets. Could be the 3rd bedroom. The storage space could be turned into another room, if you desired or left as storage. 1st floor has living room, dining and 2 good sized bedrooms with bath. Kitchen has a lovely new deck to overlook the private backyard. All appliances remain including the washer and dryer and the furniture is all negotiable. The complex does have a club house for those larger parties, a tennis court and an inground pool for your enjoyment. There is also a paved walkway to Stanley Park through the woods. Close to 84, Rt 9 and 91. Everything is only a stones throw away including a golf club down the street, lots of shopping and great eating places. Last but not least, the seller is offering a one year home warranty program for the new buyer.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	7 ● Active	*New, Active: 1/17/2024		MLS ID: 170618767				
1345 Corbin Ave	Single Family	3/2	1,776 sq ft	6,969	1921	1/17/2024	\$199,000	\$112
<p>This charming Double Dutch roof Colonial property features 7 rooms, 3 bedrooms -possible 4th, Living Room and Dining Room combo, eat-in kitchen, full unfinished basement offering ample storage space and potential for expansion. This corner Lot property is appealing with a completely fenced in yard, close to West Main Street, Shopping, Highway Access and all conveniences. Price reflects needed TLC and is a super deal for the home. Sold "In As Is Condition" with mo. to mo. tenant in place.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	8 ● Active	*New, Coming Soon: 1/21/2024		MLS ID: 170619072				
139 Howe Rd	Single Family	3/2	1,186 sq ft	12,196	1955	1/21/2024	\$2,500 mo.	\$2
<p>Amazing 3 bedroom, 2 full bath, Cape style home for rent in New Britain. Formal living room and dining room, sunroom, one bedroom on main level, with 2 bedrooms on the second level. Updates completed soon: Remodeled kitchen and baths (one on each floor), refinished hardwood floors and new LVP flooring, freshly painted throughout, plenty of additional storage, washer & dryer in lower level, beautiful large rear yard and an oversized one car detached garage. The property provides a double wide driveway and easy access to highways. An array of amenities just moments away, which include Stanley Quarter Park, Stanley Golf course, and local shopping malls. Just 15 minutes to Downtown Hartford and West Hartford Center.</p> <p><i>Courtesy of KW Legacy Partners</i></p>								
	9 ● Active	*REO / Bank Owned Property, New, Active: 1/30/2024		MLS ID: 170621953				
43 Roosevelt St	Single Family	3/2	1,536 sq ft	6,098	1957	1/30/2024	\$339,900	\$221
<p>This colonial has been updated throughout including new windows, siding, roof, and heating/cooling system. The interior has been completely remodeled including fresh paint and refinished wood flooring in most rooms. The kitchen is all new with white shaker cabinetry, granite countertops, tile backsplash, stainless steel appliances, and lighting fixtures. There are two full bathrooms that have been completely renovated including vanities, sinks, tile flooring, toilets, tub/shower. Schedule a showing today!</p> <p><i>Listing Courtesy of A-Gold Action Realty</i></p>								
	10 ● Active	*New, Active: 2/9/2024		MLS ID: 170623659				
80 Thorniley St	Single Family	3/2	1,344 sq ft	7,405	1980	2/9/2024	\$249,900	\$186
<p>3 bedroom ranch on Newington side of New Britain. Hardwood floors with brick fireplace in living room. Large eat in kitchen with sliders to oversized deck and fenced in yard. Car port for 2 cars. Finished basement with full bath. Storage shed in back yard.</p> <p><i>Listing Courtesy of RE/MAX Precision Realty</i></p>								






Pending: 10

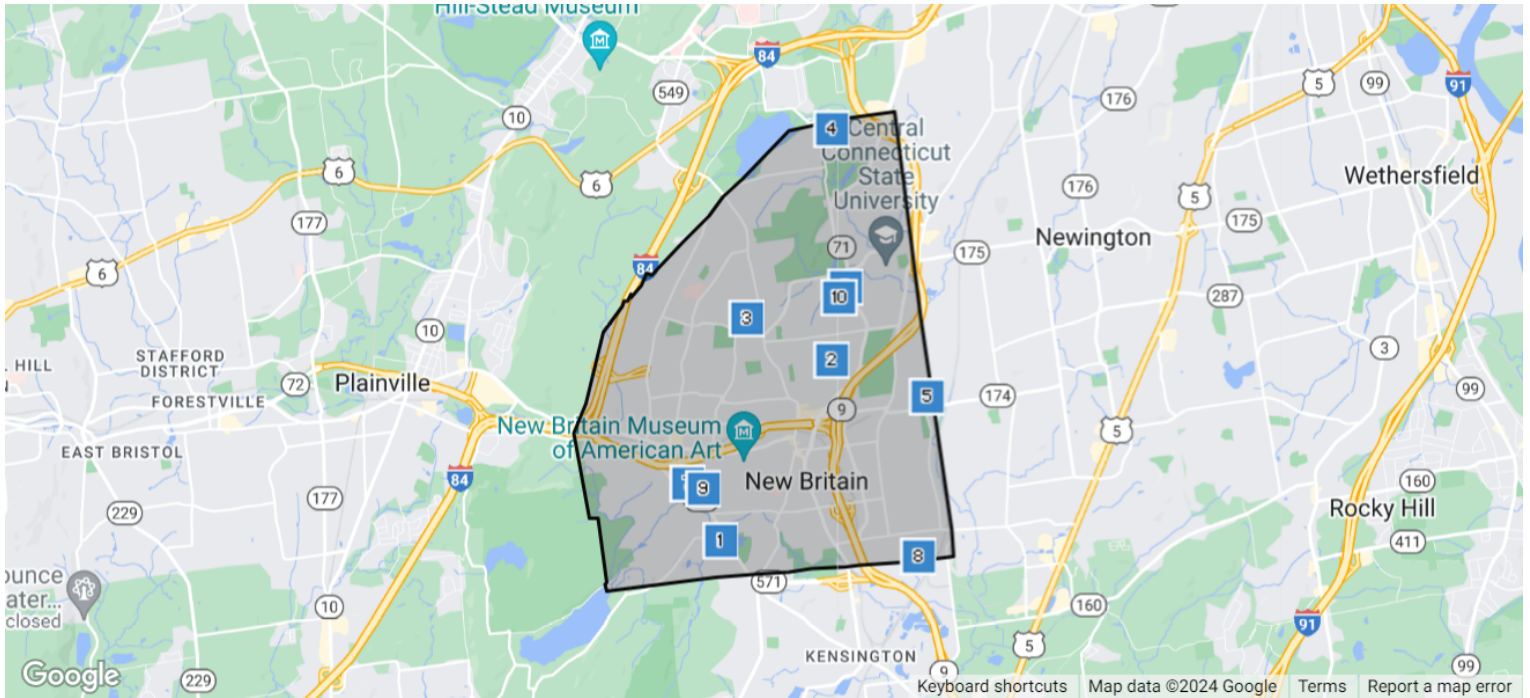
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 1/11/2024 <i>MLS ID: 170617281</i></p> <p>147 Bay Ave</p> <p>Welcome to this charming split-level house located on a peaceful cul-de-sac, offering plenty of privacy. This home has been lovingly owned by one family for over 30 years, and it truly shows. With 3-4 possible bedrooms, this house provides ample space for a growing family or those in need of a home office. The updated kitchen and bath add a modern touch to the classic design, making it a perfect blend of comfort and style. Stay cool during the summer months with central air conditioning, and enjoy the outdoors on the new deck, perfect for relaxing or hosting gatherings. The gas heat, along with the newer furnace, ensures warmth and efficiency during the colder seasons. The fully finished walk-out basement is a hidden gem, offering additional living space and direct access to the private yard. It's an ideal spot for entertaining guests or simply unwinding after a long day. Don't miss out on this incredible opportunity. Call today to schedule your private showing and experience the charm and warmth this split-level house has to offer. Sold AS-IS.</p> <p><i>Listing Courtesy of Toro Real Estate LLC</i></p>	Single Family	3/2	1,914 sq ft	7,840	1/4/2024	\$300,000	1/11/2024	\$157
 <p>2 Pending • Under Contract - Continue To Show as of 1/9/2024 <i>MLS ID: 170613428</i></p> <p>73 Coolidge St</p> <p>Check out this newly renovated 4-bedroom, 2 bath Cape! Updated soup to nuts, this 1900+ sq ft home is conveniently located close to Walnut Hill Park, the Hospital for Special Care and array of shops and restaurants and it's just minutes to Route 9 and I-84. Step inside and you'll be wowed by the quality of workmanship found in this home. From the gorgeous hardwood floors throughout this home to the stunning kitchen which feature crisp white cabinets, gorgeous granite counters and brand new stainless steel appliances, you will love the welcoming feel of this home from the moment you step through the door. In addition to the new kitchen, the first floor also has a huge living room with a wood-burning fireplace and picture window which creates a bright and inviting space, a lovely sunroom, a spacious Primary bedroom which has direct access to a remodeled full bath, which can also be accessed from the hallway, as well as another bedroom with 2 closets. Upstairs you'll find 2 spacious bedrooms with gleaming hardwood floors and built-in shelving as well as a second full bath. In the finished lower level, there's a huge rec room with a second wood-burning fireplace - a great place to hang out for movie nights with the family or game nights with friends. This one won't last long, so schedule your showing today!</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>	Single Family	4/2	1,906 sq ft	12,632	12/8/2023	\$349,900	1/9/2024	\$184

Pending: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending • <i>Under Contract as of 2/1/2024</i> MLS ID: 170619041</p> <p>99 Black Rock Ave</p> <p>Pleasure to show. This home offers lots of character, spacious rooms remodeled with newer ceilings, walls, windows, light fixtures. Remodeled kitchen and baths with new cabinets, counters, floors etc. Newer baseboard heat, hot water heater. In short, you have a home that should require minimal maintenance free for many years. The yard is long and full of trees, which gives you a sense of privacy..</p> <p><i>Listing Courtesy of Golden Rule Realty</i></p>	Single Family	3/2	1,346 sq ft	16,988	1/15/2024	\$299,900	2/1/2024	\$223
 <p>4 Pending • <i>Under Contract - Continue To Show as of 2/6/2024</i> MLS ID: 170619348</p> <p>74 Brady Ave</p> <p>Charm meets convenience in this delightful single family home. The bright entrance welcomes you with a feeling of peace and harmony where you step into the cozy and warm living room that is perfect for those cold days as you relax by the fireplace. The backyard is adorned by tall pine trees offering you privacy as you grill and relax on a warm summer day. Located close to all major highways, parks, hospitals, schools and restaurants this property is truly the definition of location, location, location.</p> <p><i>Listing Courtesy of SalCal Real Estate Connections</i></p>	Single Family	3/2	1,506 sq ft	6,969	1/17/2024	\$270,000	2/6/2024	\$179
 <p>5 Pending • <i>Under Contract - Continue To Show as of 1/22/2024</i> MLS ID: 170619682</p> <p>216 Market St</p> <p>Welcome to this cozy 4 beds, 2 baths home with all fresh upgrades throughout, with modern open living concept in living area, yet private resting area of bedroom. It has additional space in the basement if needed. This home is nestled in a beautiful neighborhood with large backyard and playing area. You just cant miss this. Come check it out and make this house your home!</p> <p><i>Listing Courtesy of Eraway Realty</i></p>	Single Family	3/2	1,408 sq ft	5,662	1/19/2024	\$249,900	1/22/2024	\$177
 <p>6 Pending • <i>Under Contract as of 1/23/2024</i> MLS ID: 170613232</p> <p>10 May St</p> <p>This well maintained one of a kind West End Ranch has 3 spacious bedrooms with plenty of closet space and beautiful hardwood floors. Eat-in kitchen with granite countertops and a breakfast bar which opens into the living room. Living room with hardwood floors and recessed lighting. Beautifully remodeled full bath on main level. A bright and sunny 4 season sun room which adds more square footage. The walk out lower level can be finished for a family room. There is a summer kitchen area for summer cooking and canning. The storage building has plenty of room for all gardening and yard equipment/ The grounds have a pond with beautiful plantings that in the spring and summer makes Mother Nature smile.</p> <p><i>Listing Courtesy of Realty 3 CT</i></p>	Single Family	3/2	912 sq ft	7,405	12/3/2023	\$265,000	1/23/2024	\$291
 <p>7 Pending • <i>Under Contract - Continue To Show as of 1/27/2024</i> MLS ID: 170618250</p> <p>86 Robindale Dr</p> <p>Recently updated, located on a beautiful fenced corner lot this ranch home with a garage is waiting for you. Gorgeous remodeled kitchen with stainless steel appliances and granite countertops, including a breakfast bar. New roof and ductless air conditioner installed in 2021. Carry your entertaining from indoors to out with a dining area connected by sliders to a large deck overlooking the open rear yard. Open concept connects the dining area to the living room with a large picture window overlooking the open rear yard. Open concept connects the dining area to the living room with a large picture window overlooking a tranquil street, a fireplace with built ins and a pellet stove. All three (yes 3!) baths have been updated, including the ensuite primary. All hardwood floors refinished with dark stain. Finished walkout lower level affords several options including possible guest space, fourth bedroom or huge family room. Garden and kennel areas. BEST AND FINAL OFFERS BY FRIDAY, 1/26 AT 5PM.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,122 sq ft	11,761	1/11/2024	\$314,900	1/27/2024	\$148

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>8 Pending • <i>Under Contract - Continue To Show as of 1/29/2024</i> MLS ID: 170620176</p> <p>134 Wynola Ave</p> <p>This 3 bedroom, 2 bathroom Cape is move-in ready with a new kitchen with new appliances, 2 updated bathrooms, new flooring and paint throughout, and a nicely finished basement for extra living space! There is also a 3 season back porch that leads out to the partially fenced in back yard. This house is located in a great commuter location since it is a short commute to Rt 9.</p> <p><i>Listing Courtesy of ERA Treanor Real Estate</i></p>	Single Family	3/2	1,484 sq ft	6,098	1/22/2024	\$279,900	1/29/2024	\$189
 <p>9 Pending • <i>Under Contract - Continue To Show as of 2/9/2024</i> MLS ID: 170622437</p> <p>35 4th St</p> <p>HIGHEST AND BEST DEADLINE FOR OFFERS IS THURSDAY FEBRUARY 8TH, 5 PM. Welcome to this meticulously updated gem, where sophistication meets comfort in a harmonious blend. From the moment you step inside, you are greeted with gleaming hardwood floors that extend throughout the first floor, leading you to a beautifully remodeled kitchen. The space is a culinary dream with its lustrous granite countertops, stainless steel appliances, and direct access to the Trex deck, perfect for dining al fresco in the privacy of your fenced-in backyard. Here, you can enjoy the bounty of apple and pear trees that adorn the property. The living room exudes warmth and elegance with its cozy fireplace, setting the stage for memorable gatherings. A bedroom on the main level offers convenience and flexibility, while the updated full bath ensures a spa-like experience every day. Upstairs, additional bedrooms provide ample space for rest and rejuvenation. The walkout basement, complete with a half bath, offers additional living space, suitable for an entertainment room, home office, or gym. Creature comforts include central air, gas heat, new first-floor windows, and a newer roof. The oversized detached garage with overhead storage adds immense value, while the energy-conscious will appreciate the freshly blown-in insulation and the robust 200-amp service. Situated close to the Newington town line, this house promises a lifestyle of ease and prestige.</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	3/2	1,920 sq ft	5,662	2/2/2024	\$275,000	2/9/2024	\$143
 <p>10 Pending • <i>Under Contract as of 2/1/2024</i> MLS ID: 170598461</p> <p>99 Barnes St</p> <p>Back on the market due to buyer financial issues. ****SPECTACULAR CAPE COD IN GREAT CONDITION, IN A NICE NEIGHBORHOOD. INCLUDES 4 BEDROOMS, 1 FULL BATHROOM WITH TUB AND STAND SHOWER, AND AN ADDITIONAL HALF BATHROOM ON THE BASEMENT FLOOR. THE ENTIRE HOUSE HAS BEAUTIFUL WOOD FLOORS, AND A COMBINED DINING & LIVING AREA CONNECTING TO THE BEAUTIFUL KITCHEN WITH GRANITE COUNTERTOPS, A NICE BACKSPASH, AND SAMSUNG STAINLESS STEEL APPLIANCES. EVERYTHING IN THIS HOUSE IS VERY CLEAN AND NEAT. FENCED BACK YARD. THE ROOF, SIDING, WINDOWS, NATURAL GAS BOILER, FLOORS, AND FURNACE ARE BASICALLY NEW. FINISHED BASEMENT FOR MORE ENTERTAINMENT SPACE WITH A LAUNDRY/MECHANICAL AREA. PROPERTY TO BE SOLD AS-IS CONDITION. VIDEO SECURITY SYSTEM FOR THE ENTIRE PROPERTY.</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>	Single Family	4/2	1,528 sq ft	6,098	9/15/2023	\$289,900	2/1/2024	\$190






Closed: 10

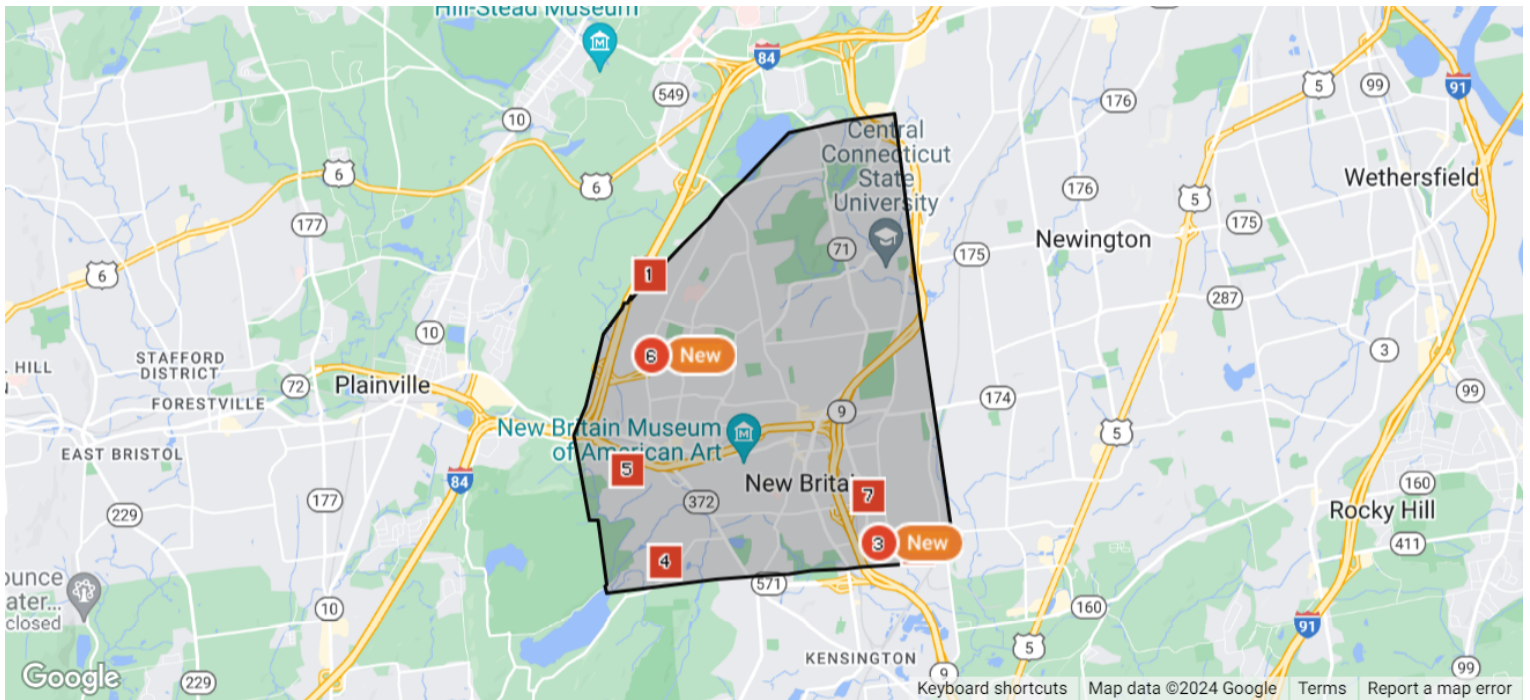
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed *Sold Date: 1/8/2024, MLS Listing 170609227: 11/7/2023 <i>MLS ID: 170609227</i></p> <p>23 Mason Dr</p> <p>Single Family 3/3 2,150 sq ft 10,890 1957 1/8/2024 \$360,000 \$167</p> <p>Welcome Home to this Charming West End Colonial This Property Offers a First Floor Living Room with a Beautiful Stone Fireplace which Leads out to a Wonderful 4 Season Sunroom, a Large Dining Room and a Remodeled Kitchen with Stainless Appliances that Leads out to a Deck Overlooking a Private Yard. The Beautiful Entrance has a Classic and Traditional Staircase that Leads up to a Primary Bedroom Suite with a Full Bathroom and 2 additional Bedrooms with one that offers a Great Walk-In Cedar Closet and a Main Bathroom. There is also an additional Room that can be turned into a Study or Nursery which completes the 2nd Level. A Walk-up Attic offers so much Storage Space. Major Improvements include All Newer Harvey Windows * 2012 Roof * 2012 Gas Conversion * Freshly Painted. The Home also offers Hardwood Floors and High Ceilings * A Heated Garage under the Sunroom that could be also used as Storage Space and a Detached Garage. So close to all Area Amenities and Major Highways. Come see this Wonderful Home!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
 <p>2 Closed *Sold Date: 1/5/2024, MLS Listing 170611878: 11/22/2023 <i>MLS ID: 170611878</i></p> <p>21 Acorn St</p> <p>Single Family 3/2 1,152 sq ft 5,662 1957 1/5/2024 \$234,500 \$204</p> <p>Charming cape for Sale in New Britain, CT. Home has three generously sized bedrooms, with clean open basement, nice yard space, updated bathrooms and updated eat in kitchen. Welcome home.</p> <p><i>Courtesy of Shinebrite Brokerage LLC</i></p>								
 <p>3 Closed *Sold Date: 12/5/2023, Public Record <i>MLS ID: -</i></p> <p>30 Beach St</p> <p>Single Family 6/3 2,092 sq ft 8,712 1965 12/5/2023 \$400,000 \$190</p> <p>-</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.
	4	Closed	*Sold Date: 12/26/2023, Public Record MLS ID: –					
208 Brittany Farms Rd, Unit E	Condo/Townhouse/Apt.	3/2	1,357 sq ft	–	1985	12/26/2023	\$168,000	\$156
	5	Closed	*Sold Date: 11/30/2023, MLS Listing 170603883: 10/12/2023 MLS ID: 170603883					
55 Childs St	Single Family	3/2	1,742 sq ft	6,098	2002	11/30/2023	\$312,000	\$179
<p>Welcome to 55 Childs St! This residence offers more than just a place to live; it promises a lifestyle of comfort and convenience. The spacious two-car garage ensures secure parking and ample storage space, while the inviting living room, graced with a cozy fireplace, sets the stage for memorable gatherings. In the sleek kitchen, you'll find quartz countertops and stainless-steel appliances that make meal preparation a breeze. A hallway leads to three bright and welcoming bedrooms. Two fully renovated bathrooms guarantee your daily routines will be a delight, and one of the bedrooms even features its own private bath, providing a nice touch of privacy. With new vinyl flooring throughout and central air conditioning to keep you cool during the warmer months, this home effortlessly blends style with practicality. The six-year-old roof and newer windows add further peace of mind and energy efficiency. The finished basement, connecting to the two-car garage, offers boundless possibilities â an ideal space for a recreation room, home office, or even an additional bedroom. Located in a well-established neighborhood with easy access to schools, parks, shopping, and dining, this home truly offers the best in homeownership. Embrace the opportunity to make this stunning property your own. Schedule your showing today!</p> <p><i>Courtesy of Five Stars Realty</i></p>								
	6	Closed	*Sold Date: 1/5/2024, MLS Listing 170608780: 11/9/2023 MLS ID: 170608780					
490 Commonwealth Ave	Single Family	3/2	2,024 sq ft	14,810	1968	1/5/2024	\$310,000	\$153
<p>Highest and Best overall offers by Tuesday November 21, 2023 at 4PM. Beautiful split level home with tons of curb appeal and located down the street from Central Connecticut State University. The outside has newer cedar shake siding and brick with one car attached garage, great front porch, and a sprinkler system. This home offers only the best! The very large living room has a beautiful fireplace and lovely picture window. It is open to a formal dining room that has wonderful built ins! The remodeled eat in kitchen has granite counter tops and new appliances including a gas stove. All the doors inside the home are raised 6 panel doors and the windows are Thermopane. The upper level offers 3 large bedrooms; the primary bedroom has a walk-in closet and 2 additional closets. This home is not short on storage space. There are hardwood floors throughout the upstairs including under the carpet in the primary bedroom. This home will surprise you with all the additional space that includes a fully finished lower level with a wet bar, a full bath with a shower, large laundry room and a walk out to a fabulous three season room. The basement is unfinished but includes another fireplace! As if this isn't enough, the home has a whole house Generac generator with gas heat and central air. So much quality in this one! Property will transfer as-is.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
	7	Closed	*Sold Date: 1/17/2024, MLS Listing 170601767: 10/9/2023 MLS ID: 170601767					
922 Corbin Ave	Single Family	3/3	1,940 sq ft	10,890	1880	1/17/2024	\$215,000	\$111
<p>This property is currently a single family home but it used to be a three family. It is located in a T Zone which allows for the possibility of turning the home into a two or three family. With nearly 2000 square feet, this three story colonial has a tremendous amount to offer including vinyl siding, replacement windows, an architectural shingle roof, an enclosed front porch and a very large rear deck with an attached ramp. The first floor offers a living room and dining room (both with hardwood floors), a remodeled eat-in kitchen with tile flooring and tile backsplash, a laundry area and a full bathroom. The second floor has three bedrooms and a half bathroom. The finished attic contains three more rooms and another full bathroom. Each floor has rear access to the deck and back yard via the exterior staircase. The hot water heater is fueled by natural gas. The heating system is fueled by oil heat on the first and second floor and electric heat on the third floor. There is a nice back yard with a fire pit and detached shed. The property is being sold "AS-IS."</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</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: 2/2/2024, MLS Listing 170604432: 10/16/2023 <i>MLS ID: 170604432</i> 74 Edgewood Ave	Single Family	3/2	1,307 sq ft	12,632	1957	2/2/2024	\$255,000	\$195
<p>Introducing an exceptional value-add property with endless potential. This home offers a newly remodeled kitchen and bathroom, showcasing modern style and functionality. While renovations are needed to complete the second floor, envision transforming it into a versatile bonus room or an additional bedroom with a potential en suite bath. The property also benefits from a recently replaced roof and fresh exterior paint, ensuring durability and curb appeal. Additionally, the furnace and electrical work have been updated for enhanced comfort and safety. With the enclosed porch awaiting finishing touches, this property presents a unique opportunity to create a personalized space. Don't miss out on this value-add gem—schedule a showing today and unlock its full potential!</p> <p style="text-align: right;"><i>Courtesy of Venture One Realty</i></p>								
 9 Closed • Sold Date: 1/19/2024, MLS Listing 170610557: 11/14/2023 <i>MLS ID: 170610557</i> 45 W End Ave	Single Family	3/3	1,842 sq ft	10,018	1928	1/19/2024	\$340,000	\$185
<p>Location.....Spacious single family home located in a sought after area of New Britain. This home provides over 1900 sq ft of living space with an additional 800 sq ft in the basement. There is easy access to the highways with close proximity to Plainville Mall, West farms Mall, Corbin's Corner, New Britain Center, Hospital and The New Britain Museum of Art. Beautiful entrance Foyer, Front to back Living Room with Fireplace with direct access to a spacious sitting/sun room. The upstairs presents 3 spacious bedrooms and full bath. It has also direct stairs access to an open attic very convenient to additional storage space. Don't miss great opportunity to own a gorgeous small and affordable mansion that you can call home.</p> <p style="text-align: right;"><i>Courtesy of Golden Rule Realty</i></p>								
 10 Closed • Sold Date: 12/7/2023, Public Record <i>MLS ID: -</i> 157 Francis St	Single Family	4/2	1,715 sq ft	7,405	1915	12/7/2023	\$150,000	\$121



Distressed: 7

	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 Lis Pendens <i>MLS ID: –</i></p> <p>165 Bay Ave</p>	Single Family	3/2	1,544 sq ft	45,738	–	12/27/2023	Notice of Lis Pendens	
 <p>2 ■ Closed • Notice of Lis Pendens <i>MLS ID: –</i></p> <p>64 Kennedy Dr</p>	Single Family	3/2	960 sq ft	6,098	–	12/15/2023	Notice of Lis Pendens	
 <p>3 ● Active • REO / Bank Owned Property, New, Active: 1/30/2024 <i>MLS ID: 170621953</i></p> <p>43 Roosevelt St</p> <p>This colonial has been updated throughout including new windows, siding, roof, and heating/cooling system. The interior has been completely remodeled including fresh paint and refinished wood flooring in most rooms. The kitchen is all new with white shaker cabinetry, granite countertops, tile backsplash, stainless steel appliances, and lighting fixtures. There are two full bathrooms that have been completely renovated including vanities, sinks, tile flooring, toilets, tub/shower. Schedule a showing today!</p> <p><i>Listing Courtesy of A-Gold Action Realty</i></p>	Single Family	3/2	1,536 sq ft	6,098	\$339,900	1/30/2024	1/30/2024	REO / Bank Owned Property
 <p>4 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i></p> <p>79 Roslyn Dr</p>	Single Family	3/3	1,808 sq ft	14,810	–	11/30/2023	Notice of Lis Pendens	

Distressed: 7 (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>								
	99 Barnes St	Single Family	4/2	1,128 sq ft	6,098	–	11/16/2023	Notice of Lis Pendens	
	–								
	6 ● Active • <i>REO / Bank Owned Property, New, Active: 1/29/2024</i> <i>MLS ID: 170620579</i>								
	1726 Corbin Ave	Single Family	3/2	1,421 sq ft	10,018	\$199,000	1/29/2024	1/29/2024	REO / Bank Owned Property
	<p>Welcome to 1726 Corbin Ave! This 3 bed 2 bath Cape cod style home is located right in the heart of New Britain. Equipped with spacious rooms, an open kitchen and a full basement for optimal storage or possible additional living space. In need of someone with vision to revamp to modern standard. In close proximity to retail shops, dining establishments and interstate highway access, ideal for commuters. Don't wait, come and see for yourself and schedule a showing today!</p> <p><i>Listing Courtesy of Complete Real Estate</i></p>								
	7 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i>								
	25 Schultz St	Single Family	3/2	1,422 sq ft	30,492	–	12/20/2023	Notice of Lis Pendens	
	–								

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