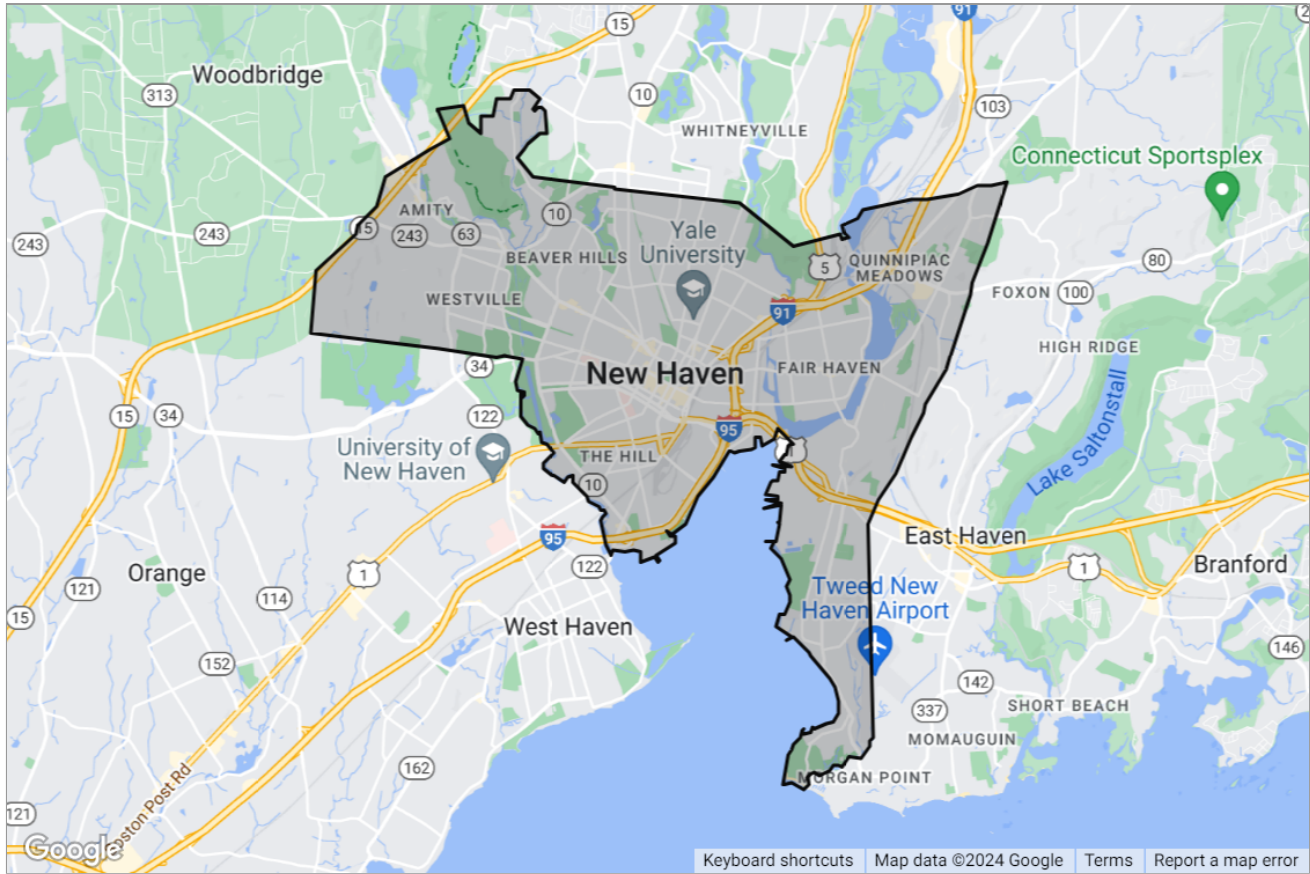


MARKET ACTIVITY REPORT

## New Haven, Connecticut



Presented by

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

GRI, SRS

Connecticut Real Estate License: REB.0791416



Work: (203) 994-3950 | Mobile: (203) 994-3950

Main: [Broker@ctreb.com](mailto:Broker@ctreb.com)

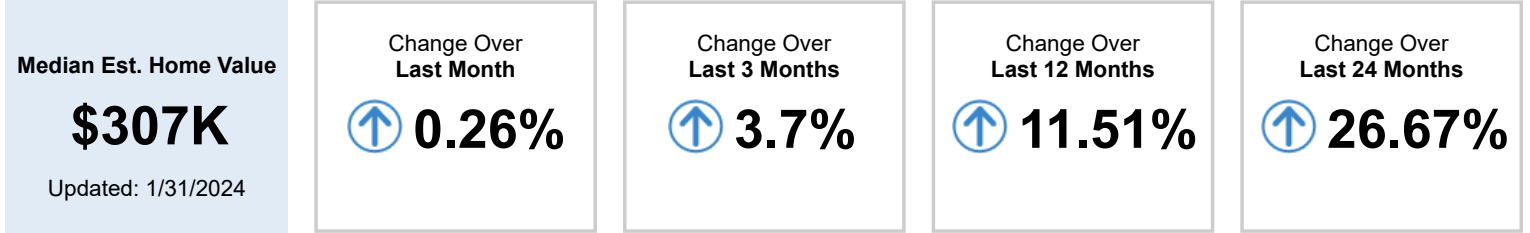
Office: <http://ConnecticutRealEstate.online>

### Connecticut Real Estate

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

# New Haven, Connecticut

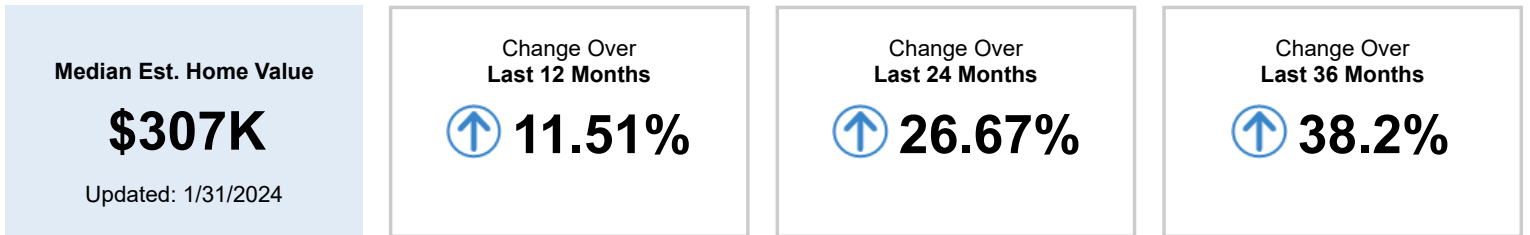
## Market Snapshot: Estimated Home Values



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.

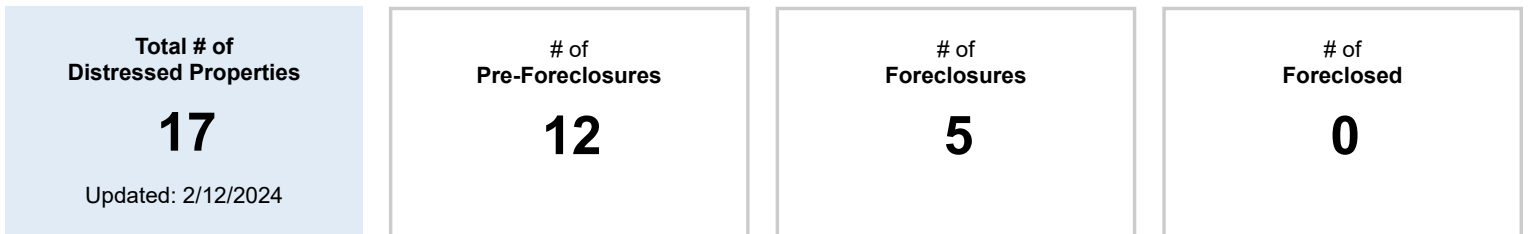
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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



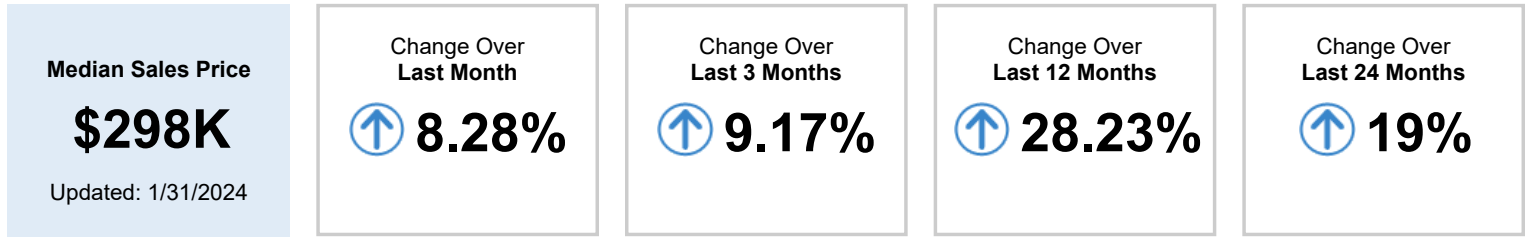
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



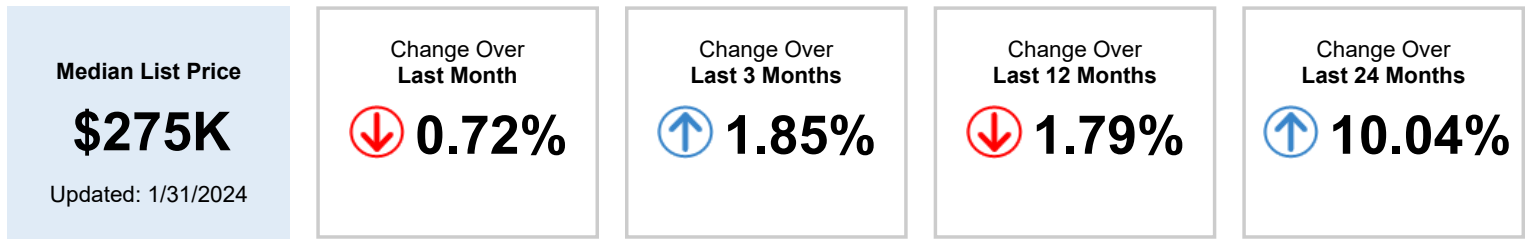
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



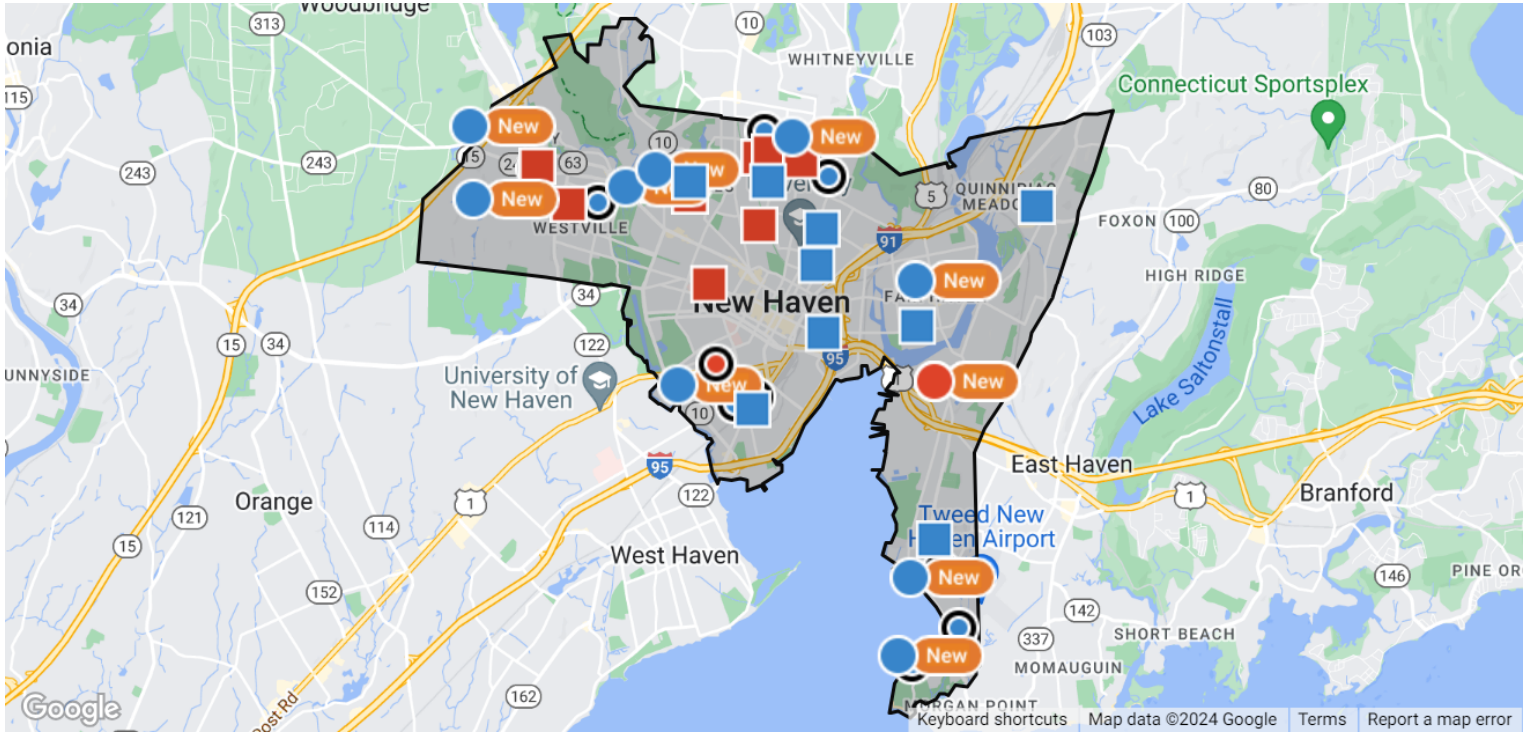
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

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

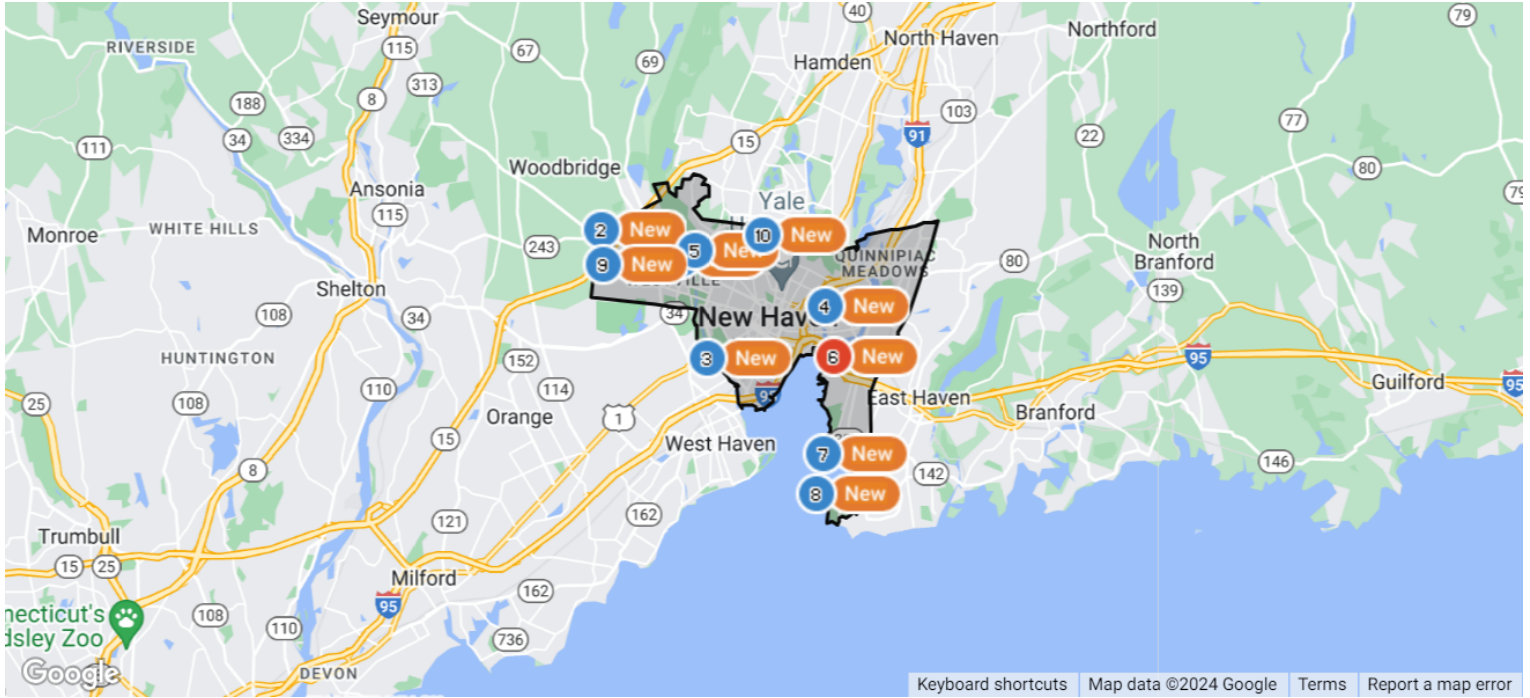


**Search Criteria** | **Location:** New Haven, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 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	10
<b>Low Price / Value</b>	\$153,700	\$195,000	\$267,500	\$153,700
<b>Median Price / Value</b>	\$337,450	\$312,500	\$390,000	\$323,055
<b>High Price / Value</b>	\$1,995,000	\$1,500,000	\$995,000	\$558,000
<b>Average Price / Sq. Ft.</b>	\$187	\$196	\$207	\$238
<b>Median Price / Sq. Ft.</b>	\$184	\$168	\$211	\$221
<b>Average Days in RPR</b>	32	102	45	2
<b>Median Days in RPR</b>	30	109	51	–
<b>Total Volume</b>	\$6,413,400	\$4,569,500	\$4,882,000	\$3,519,960







# New Haven, 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><b>1 ● Active</b> • New, Active: 2/10/2024 <i>MLS ID: 170624026</i></p> <p><b>140 Osborn Ave</b></p> <p>LOVELY BEAVER HILLS SPLIT LEVEL UNDER SAME OWNERSHIP FOR 52 YEARS! ENTER INTO THE FOYER OF THIS SPACIOUS HOME AND VIEW THE INVITING FLOOR PLAN WHICH FEATURES A BRAND NEW KITCHEN, A FORMAL DINING ROOM, A FORMAL LIVING ROOM WITH A WOOD BURNING FIREPLACE &amp; BOW WINDOW, 3 BEDROOMS, 1.1 BATHS, A FINISHED THIRD FLOOR THAT CAN BE USED AS A FOURTH BEDROOM/FAMILY ROOM/EXERCISE ROOM OR DEN! THERE IS HARDWOOD OAK FLOORING UNDER THE WALL TO WALL CARPETING, A WALK-IN CLOSET &amp; FULL BATH IN THE MAIN BEDROOM, AND A WALK-IN CEDAR CLOSET IN THE THIRD FLOOR BONUS ROOM. ENJOY YOUR MORNING COFFEE OR AFTERNOON TEA ON THE THREE SEASON PORCH OFF OF THE KITCHEN. ALSO FEATURED ARE A LOWER LEVEL LAUNDRY ROOM AND A 2 CAR GARAGE WITH ADDITIONAL OFF STREET PARKING IN THE PRIVATE, PAVED, DRIVEWAY. THE HOUSE SITS ON A CORNER LOT IN DESIRABLE BEAVER HILLS AND IS WAITING FOR A NEW OWNER TO LOVE IT AS MUCH AS THE SELLER DOES! THE PROPERTY IS BEING SOLD IN "AS IS/WHERE IS" CONDITION. CALL TODAY TO SET UP YOUR PRIVATE SHOWING!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/2	1,885 sq ft	9,583	1957	2/10/2024	\$295,000	\$156
 <p><b>2 ● Active</b> • New, Active: 1/24/2024 <i>MLS ID: 170620705</i></p> <p><b>36 Fowler St</b></p> <p>Come check out this beautifully remodeled 1,800+ sq ft Cape Cod home in the highly desired Westville neighborhood of New Haven, CT. Featuring 4 spacious bedrooms and 2 full baths, this home combines modern elegance with classic comfort with tons of storage and closet space. The interior includes hardwood floors throughout with tile in the bathrooms and kitchen and tons of natural lighting. At its heart is a stunning galley kitchen with brand new stainless steel appliances, plenty of cabinet space, and quartz countertops. The dining area, adjacent to both the kitchen and living room, includes slider doors that lead to a beautiful patio with a firepit and a spacious backyard â perfect for entertaining. Enjoy the convenience of forced hot air heating and air conditioning, ensuring comfort in all seasons. This property, in a desirable community, offers a blend of luxury and warmth, making it an ideal place to call home. Call to schedule your showing today.</p> <p><i>Listing Courtesy of Keller Williams Prestige Prop.</i></p>	Single Family	4/2	1,868 sq ft	10,018	1945	1/24/2024	\$449,900	\$241


## 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: 1/17/2024</i> <i>MLS ID: 170618114</i></p> <p><b>77 Frank St</b></p> <p>Welcome to this stunning, completely remodeled home in New Haven, CT. Step inside and prepare to be impressed by the new upgrades throughout. The moment you enter, you'll be greeted by brand new grey flooring that exude elegance and charm. No expense was spared in transforming this house into a true masterpiece. The remodeled kitchen steals the spotlight with its sleek cabinets, quartz countertops, and stainless appliances that will inspire your inner chef. The 2.5 bathrooms have also undergone renovations, boasting good fixtures and finishes. With four updated bedrooms, this home offers comfortable living spaces. The possibilities are endless! While this incredible abode boasts countless interior upgrades, it also leaves room for personalization with an unfinished basement, offering ample space to suit any of your specific needs â whether it's creating a cozy den for movie nights or a recreation room for hosting unforgettable. Laundry room is located on the second floor with washer/dryer hook-ups- no more hauling heavy loads up and down stairs! Beyond its updated interior features, this home offers an inviting outdoor space perfect for entertaining family gatherings or soaking up the sunshine on lazy Sundays.</p> <p><i>Listing Courtesy of Keller Williams Realty Prtnrs.</i></p>	Single Family	4/3	1,700 sq ft	3,049	1900	1/17/2024	\$295,000	\$174
 <p><b>4 ● Active</b> • <i>New, Active: 2/6/2024</i> <i>MLS ID: 170622515</i></p> <p><b>62 Atwater St</b></p> <p>Single family home located in sought after community is now available for purchase. This Colonial style home has been well cared for over the years. There is plenty of room for everyone with 4 bedrooms, 3 bathrooms, a living room, a dining Room and a eat in kitchen. There is plenty of off street parking and a small rear yard with a private gazebo. This home is naturally light and bright and with a little bit of love and paint this home will feel new again. Owner has priced to sell quickly. Opportunity Knocks! Don't Miss Out!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	1,322 sq ft	4,356	1910	2/6/2024	\$285,000	\$216
 <p><b>5 ● Active</b> • <i>New, Active: 1/1/2024</i> <i>MLS ID: 170616239</i></p> <p><b>415 Bellevue Rd</b></p> <p>Don't miss this 2000+ square foot Colonial located in the sought after Beaver Hills section of New Haven. 3 generously sized bedrooms, 2 full and 1 half bathroom. In addition to the living room with a wood burning fireplace and dining room, this home has a large family room with built-ins. Laundry room is on the main level and the basement and attic are partially finished for additional living space. The home has oil heat but has a gas line to the house that serves the stove. Large, private, fenced in yard for family time or entertaining. Great location with easy access to highways, local colleges, shopping, and downtown New Haven.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,082 sq ft	6,534	1940	1/1/2024	\$350,000	\$168
 <p><b>6 ● Active</b> • <i>REO / Bank Owned Property, New, Active: 1/26/2024</i> <i>MLS ID: 170621287</i></p> <p><b>15 Cabot St</b></p> <p>Diamond in the Rough Awaits. Calling all savvy investors, DIY dreamers, and those seeking a fixer-upper with heart! This charming three-bedroom, one-and-a-half bathroom home in Fair Haven offers boundless potential to craft your own oasis, steps from the vibrant city pulse. Close to shops, restaurants, cultural attractions, outdoor recreation activities, and Interstate 95 â enjoy the best of city living. With a private yard, a wrap-around deck that is perfect for entertaining, a full basement, and a cozy fireplace, this gem is waiting to be polished and shine. All potential Buyers are requested to check with City, County, Zoning, Tax, and other records to determine all details on this property listed above to their satisfaction. The Buyer's due diligence must be conducted before bidding, as the high bidder will receive an "AS-IS" contract with no contingencies, inspections, or warranties. This is a REO property.</p> <p><i>Listing Courtesy of Realhome Services &amp; Solutions</i></p>	Single Family	3/2	1,056 sq ft	5,662	1981	1/26/2024	\$153,700	\$146

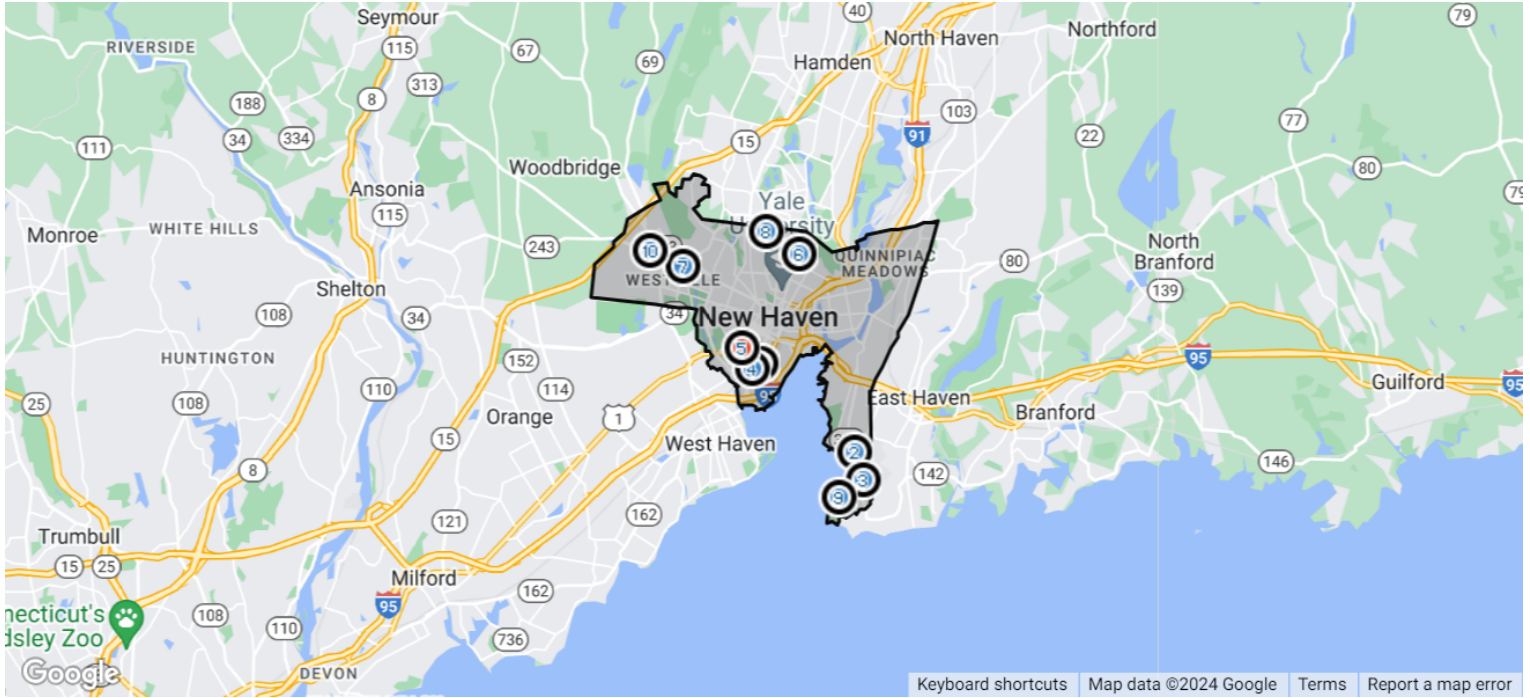
## New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	7 ● <b>Active</b> • <i>New, Active: 12/1/2023</i> <i>MLS ID: 170613058</i>	Single Family	3/2	1,481 sq ft	5,662	1920	12/1/2023	\$324,900	\$219
<p>Located in the East Shore neighborhood, sits this lovely three bedroom, 2 full bath Colonial. Just walking distance or a short drive away from Long Island Sound, Tweed New Haven Airport and Fort Nathan Hale. Pardee Sea Wall is just minutes away where you will find an area to sit and view the serenity of the Sound. This home has been recently remodeled with both a beautiful, separate living and dining areas on the main level. The kitchen has also been renovated complete with Quartz counter tops, an over sized sink, new cabinetry, and new appliances. The main level includes a fully remodeled full bathroom with an attached linen closet to extend the usefulness of the space with the possibility of housing your washer and dryer. The upper level has three bedrooms along with a remodeled, full bathroom with custom tile work. The exterior features a covered front porch, a back deck and a yard large enough for a play or entertaining space. Take a moment to view this property. It's ready to move in!</p> <p><i>Listing Courtesy of Huntsman, Meade &amp; Partners Comp</i></p>									
	8 ● <b>Active</b> • <i>New, Active: 1/1/2024</i> <i>MLS ID: 170616102</i>	Single Family	4/7	12,088 sq ft	14,810	2006	1/1/2024	\$1,795,000	\$148
<p>Exquisite Waterfront Estate "A Symphony of Luxury and Serenity." Nestled directly on the New Haven Harbor, this majestic direct waterfront property offers breathtaking views of the Sound, combining grandeur with a serene coastal ambiance. Be welcomed by an opulent entrance foyer, featuring a grand double staircase, a gorgeous chandelier and an elegant water fountain, setting the tone for this magnificent residence. Enjoy water views from the kitchen, dining room, and living room. The kitchen boasts high-end appliances, a breakfast nook with granite countertops, and ample cabinets. A formal dining room features a 14-foot wet bar and wine refrigerator, while the living room has a gas fireplace. An office with a full bath, plus a mudroom with a half bath and laundry room, add convenience. The second-floor hosts 4 bedrooms, each with double closets and a full bath. The primary bedroom suite offers a balcony with ocean views, a gas fireplace, his &amp; her walk-in closets, and a spa-like bath. Additional features include a sitting room/den, a second laundry room, and a basement with a movie room, exercise room, and wine cellar. The exterior features spa-like resort with a large deck overlooking the ocean, a patio with a built-in pool, the property includes a 3-room apartment for in-law or rental income, providing an opportunity to offset expenses. Experience the epitome of coastal living. More Photos Coming Soon!!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>									
	9 ● <b>Active</b> • <i>New, Active: 12/11/2023</i> <i>MLS ID: 170614494</i>	Single Family	4/3	2,414 sq ft	8,712	1950	12/11/2023	\$469,900	\$195
<p>Welcome to 124 Curtis Drive, New Haven, CT - a stunningly remodeled home that offers both style and comfort. From the moment you arrive, you'll be struck by the beauty of this property, from its landscaped gardens to its classic exterior. Step inside and be wowed by the modern interior design that blends seamlessly with the home's traditional features. The spacious living room features large windows that let in natural light and create a warm and inviting atmosphere. The gleaming hardwood floors add a touch of elegance to the space, while the fireplace provides a cozy spot to gather on chilly evenings. The kitchen is a chef's dream, with custom cabinetry, sleek countertops, and high-end stainless steel appliances. Whether you're preparing a simple weeknight dinner or hosting a dinner party, you'll appreciate the ample counter space and storage options. The bedrooms are equally impressive, with hardwoods and generous closet space. The bathrooms have been beautifully remodeled to offer luxurious finishes and fixtures. Outside, you'll love the professionally landscaped gardens that provide a serene and private setting for relaxation and entertaining. The large deck is perfect for summer barbecues and outdoor gatherings. Located in a desirable neighborhood, 124 Curtis Drive is just minutes away from Yale University and Yale Golf Course along with shopping, dining, and entertainment options.</p> <p><i>Listing Courtesy of Complete Real Estate</i></p>									



New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>10 ● <b>Active</b> *New, Active: 1/10/2024 <i>MLS ID: 170618039</i></p> <p><b>100 Edgehill Rd</b></p> <p>TROWBRIDGE HOUSE * c. 1907* A Peabody &amp; Stearns designed Shingle Style masterpiece * Superb location to Yale, schools &amp; Edgerton Park* Exceptional living &amp; entertaining space * Magnificent original woodwork, stained-glass &amp; carved main staircase * Scholarâs library with twin French doors opening onto a Screen porch* 6 unique fireplaces* original Butler pantry shelving in the kitchen* sunny Breakfast Room* Personal office space* 2 light filled Primary bedrooms with en-suites * 3 additional bedrooms * Rare attached 2 story independent 3 bedroom in-law / Faculty living / income producing apartment with fireplace * All NEW GAS HEATING system * NEW Main House ROOFING * Large attic (full cedar closet ) &amp; basement ( with windowed rooms)* Corner lot with quiet back lawn joining Trowbridge Yard shared member greenspace *</p> <p><i>Listing Courtesy of Seabury Hill REALTORS</i></p>	Single Family	7/7	9,479 sq ft	34,848	1908	1/10/2024	\$1,995,000	\$210













### 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 2/12/2024 <i>MLS ID: 170622434</i></p> <p><b>104 Cedar St</b></p> <p>Welcome home to this stunning, completely renovated colonial gem! Boasting three bedrooms, two full bathrooms, and top-end finishes throughout, this home is move-in ready and waiting for you to make it your own. From the gleaming hardwood floors to the brand-new stainless steel smart appliances in the bright open kitchen, every detail has been carefully crafted for luxurious living. New gas line, new central air, new roof, new siding, new everything. With a fully finished basement, private backyard, and convenient location close to downtown, Yale, and major highways, this home checks all the boxes for modern comfort and convenience. Don't miss out â schedule your viewing today and discover your dream home!</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	3/2	2,220 sq ft	3,049	2/6/2024	\$350,000	2/12/2024	\$158
 <p><b>2 Pending</b> • Under Contract as of 2/11/2024 <i>MLS ID: 170623515</i></p> <p><b>375 Concord St</b></p> <p>Best &amp; Final offers due Sunday February 11 by 5pm * Here is your opportunity to live in the sought after neighborhood of Morris Cove. Enjoy all the conveniences of walking to Fort Hale Park Fishing Pier, Schools, Public bus &amp; just minutes to Yale New Haven and the I95 &amp; I91 highways. A spacious home that offers a flexible floor plan that will meet all of your needs. First floor consists of a light &amp; bright living room. A large eat in kitchen that flows to sun room for easy access to your outside deck. A first floor bedroom or den, bathroom with laundry round out this main floor. Second floor has 2 bedrooms with tons of closet space and an additional bathroom. Lower level is partially finished &amp; heated. Lower level includes a half bath and is on a separate third heating zone. This home is ready for your make over touches and is being sold 'as is'.</p> <p><i>Listing Courtesy of Houlihan Lawrence WD</i></p>	Single Family	3/3	2,135 sq ft	3,920	2/8/2024	\$225,000	2/11/2024	\$105

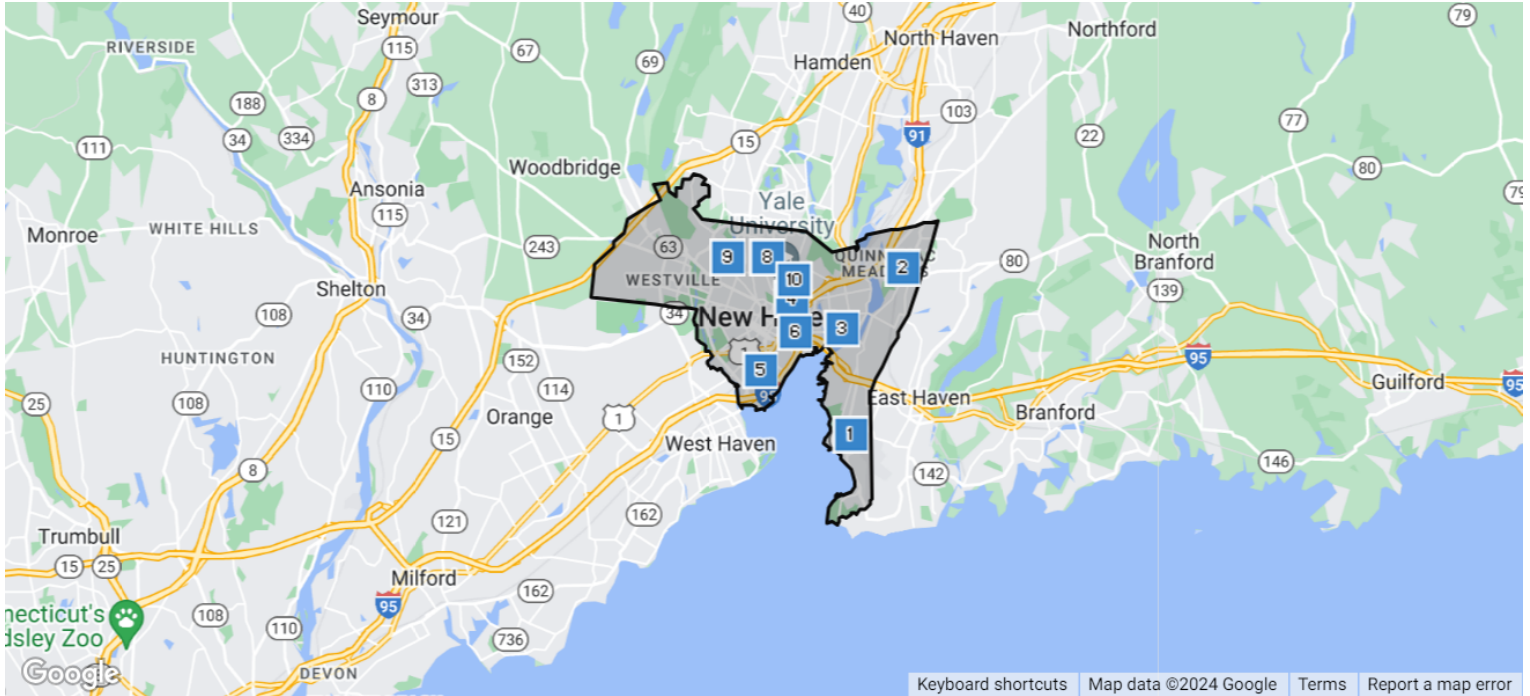
## Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3  Pending	*Under Contract as of 2/10/2024 MLS ID: 170605949						
1264 Dean St	Single Family	3/2	2,094 sq ft	6,534	10/23/2023	\$350,000	2/10/2024	\$167
<p>Beautifully maintained home in desirable Morris Cove area of New Haven. This home was custom built with one owner. Many unique features with newer stove, and above range microwave. Master BR has access to tub area and full size bathroom with large vanity and stall shower which can also be accessed through main hallway. Master BR also has slider to balcony overlooking the back yard. Family room has a wet bar, full bathroom, large laundry room and walk-in closet. For outdoor entertaining, this home has a beautiful patio/deck area. Home is located near Lighthouse State Park, beaches, major interstate highways I-95 and I-91, close to airport, and easy to get to New Haven and Yale. This home has Solar panels that save substantially on energy costs. Ask agent for details. THIS HOME ALSO HAS ADDITIONAL PARCEL OF LAND WHICH IS INCLUDED IN THE SALE. Subject to seller finding suitable housing.</p> <p style="text-align: right;"><i>Listing Courtesy of Houlihan Lawrence WD</i></p>								
	4  Pending	*Under Contract as of 11/15/2023 MLS ID: 170574369						
104 Rosette St	Single Family	4/2	1,908 sq ft	3,920	6/1/2023	\$215,000	11/15/2023	\$113
<p>Newer construction, three-Story Colonial house located minutes from downtown New Haven. Spacious porch running the length of the front of the house, private backyard, private driveway. The first floor features a spacious living room, dining room and kitchen with lots of cabinet space and a half bath. The second floor has 3 bedrooms and 1 full bath. The third floor can be used as an bedroom or office fully finished with closet space. Basement is 720sqft and ready for finishing. This house comes with utility cost saving Solar panels, 16 yr old Roof with 30 year warranty, and 20 year warranty on Gas Furnace. This home isn't going to last.</p> <p style="text-align: right;"><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	5  Pending	*Notice of Foreclosure Sale, Under Contract - Continue To Show as of 1/4/2024 MLS ID: 170604296						
52 Arch St	Single Family	3/2	1,160 sq ft	2,178	10/13/2023	\$195,000	1/4/2024	\$168
<p>Mint condition, this single family house features 3 bedrooms, 1 1/2 bath, 1,160 square feet!! partially finished basement with extra room and more space to be finished, parking on back of house, excellent opportunity to occupy or for investment, close to everything and major highways, shopping centers, 48 hours request for all showings.</p> <p style="text-align: right;"><i>Listing Courtesy of MQ Realty</i></p>								
	6  Pending	*Under Contract as of 11/20/2023 MLS ID: 170607120						
71 Autumn St	Single Family	4/3	3,328 sq ft	4,356	10/29/2023	\$739,500	11/20/2023	\$222
<p>A Prospect Hill classic on a leafy side-street steps from Yale or Shakespeare in the Park, the 1915 Donald Prentice House was likely designed by Brown &amp; Von Beren. Prentice taught mechanical engineering at Yale &amp; literally wrote the book on home heating systems. His striking Colonial Revival home was built for the ages: 18" stone foundations, heavy beams, and a heating system (w/new furnace ca. 2010) that keeps the house snug. This lovingly preserved and generously proportioned 4-5 bedroom home has changed hands just a few times, most recently in 1979 (the wonderful writer &amp; writing teacher Caroline Roberts Rosenstone lived here almost 45 years). A lovely entrance hall opens to a grand living room made for entertaining. Light pours in from three sides, including from an enlarged sunroom that leads to both a formal dining room and a 2021 deck with views of the private back garden &amp; cityscape beyond. The charming St. Charles eat-in kitchen (with ca. 2016 reverse-osmosis drinking water filter) offers space for contemporary renovation if desired. A mud-room and renovated half-bath complete the 1st floor. 2nd floor features 4 generous bedrooms (1 with small private balcony facing the garden), laundry room and full bath. 3rd floor has a study/5th bedroom, 2nd full bath, and unfinished attic with room to expand. Full-height partly-finished basement offers further possibilities. Whole house protected by back-up generator.</p> <p style="text-align: right;"><i>Listing Courtesy of Betsy Grauer Realty, Inc</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>7</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract - Continue To Show as of 1/24/2024</i> <b>MLS ID: 170617885</b></p> <p><b>14 Burton St</b></p> <p>Westville Gem! Charm abounds in this well maintained &amp; loved 1913 SQ FT 3 bedroom, 2 bath home originally built in 1875. The home has a fantastic 1st floor layout w/spacious formal living room w/high ceilings, beautiful crown molding &amp; wonderful natural light. Formal dining room w/gleaming refinished hardwood floors &amp; built in cabinet-perfect for celebrations. Attractively remodeled kitchen w/granite counters, light wood cabinets, farm sink, SS appliances &amp; separate pantry. The most incredible feature of this home is the glass sun room located off the kitchen w/its glorious light &amp; French door that leads to a brick patio &amp; amazing fully fenced yard. Completing the 1st floor is a FR w/original china cabinet, mud room w/direct access to the rear yard &amp; remodeled tiled bath w/incredible soaking tub. The 2nd floor of the home features 3 spacious bedrooms all w/lovely wood floors &amp; high ceilings. Huge remodeled tile bath w/glass shower &amp; rare 2nd floor laundry room w/built in folding table. The home has a large basement w/ample storage, newer gas boiler (2013), newer HW heater (2019) &amp; ample room for wood working/crafting. An attractive fully fenced yard w/brick patio, abundant gardening space &amp; detached 2 car garage. The house was painted in 2021 &amp; had Mitsubishi split systems installed for AC in the kitchen &amp; primary bed. Ideally located, just a short walk to Westville village &amp; a short drive to downtown NH, Yale &amp; SCSU. This is truly a special home, make it yours today!</p> <p><i>Listing Courtesy of Seabury Hill REALTORS</i></p>	Single Family	3/2	1,913 sq ft	7,840	1/12/2024	\$525,000	1/24/2024	\$274
 <p><b>8</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract - Continue To Show as of 1/12/2024</i> <b>MLS ID: 170581142</b></p> <p><b>133 Butler St</b></p> <p>An amazing opportunity for an owner occupied buyer! The home features a nice foyer and has 3 bedrooms and 2 bathrooms (one on the 1st floor and one on the 2nd floor). The kitchen has oak cabinets and there is a large pantry. Washer dryer hook up is on the main level. The floors are wood and tiles. The home features off street parking. The backyard is level and partially fenced in. AGENTS PLEASE READ AGENT to AGENT REMARKS! Properties to be Sold As-Is, Where-Is. Inspections for Informational Purposes Only. This location is home to: Albertus Magnus College, Edgerton Park, and various mom &amp; pop restaurants.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/2	1,350 sq ft	6,098	7/6/2023	\$195,000	1/12/2024	\$144
 <p><b>9</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract - Continue To Show as of 12/13/2023</i> <b>MLS ID: 170600251</b></p> <p><b>8 Cove St</b></p> <p>DOUBLE LOT! NOTHING LIKE IT ON THE MARKET IN NEW HAVEN! Endless possibilities and wonderful opportunity to acquire this former yacht club in an amazing LOCATION! Once frequented by Frank Sinatra, Sammy Davis Jr and Dean Martin. Situated on over a half acre lot this baby offers over 11,000 sq ft that can be transformed into a year round vacation home, Airbnb, Bed &amp; Breakfast or perfect waterfront development and can be used as a single or multi family. Featuring an open floor plan that gives you water views from nearly every room, 5 bedrooms, 5 full baths, floor to ceiling fireplace and a 4000 sq ft basement that's used as a workshop and storage for several cars and boats. Enjoy stunning views of the New Haven harbor &amp; skyline. Boating, fishing, beautiful sunsets and pure relaxation awaits! Just bring your imagination- too many options to list. Located just 10 mins to downtown New Haven, Yale, Hospitals and train, 6 mins to Tweed New Haven Airport and 2 hrs into Manhattan or Boston. Your wonderful opportunity is waiting!</p> <p><i>Listing Courtesy of Eaddy Associates</i></p>	Single Family	5/5	3,834 sq ft	24,829	9/25/2023	\$1,500,000	12/13/2023	\$391
 <p><b>10</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract - Continue To Show as of 1/30/2024</i> <b>MLS ID: 170619755</b></p> <p><b>14 Davis St</b></p> <p>Welcome home to 14 Davis Street! You will love the front porch as it is the perfect place to sit and relax in the warmer weather. Set in a neighborhood with sidewalks, this classic three bedroom colonial home features a nice sized combination living room and dining room with hardwood floors, a built-in gas fireplace and a charming corner hutch. The kitchen was updated about 10 years ago and includes a peninsula with breakfast bar, stainless appliances, gas cooking and a pantry. A half bath completes the main level. All bedrooms are on the upper level which also includes an updated full bath. Bonus with this home a laundry is on the second floor! One car detached garage plus extra storage in the annex. This is a convenient location for easy access to downtown, Yale, Southern, shopping, schools and bus lines.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,272 sq ft	3,049	1/25/2024	\$275,000	1/30/2024	\$216








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 170614056: 12/2/2023 <b>MLS ID: 170614056</b></p> <p><b>27 Hall St</b></p> <p>This 1940's Grand Cape is located in the much sought after Morris Cove area. It is just a few blocks from the 82 acre, East Shore Park. Take a stroll on the meandering trails, play tennis, enjoy the beach and playground or just sit overlooking the bay. Enjoy the sun setting on the city of New Haven. All the best the city has to offer, restaurants, Yale are just minutes away. This beautiful home is newly renovated with an open floor plan and all new mechanicals. (new furnace, new hot water heater and new central air!). As you enter the living room from the front foyer, an open concept makes it possible to see clear through from the living room, through the dining room to the large wrap around deck overlooking the spacious back yard. The newly renovated kitchen has all new appliance and another separate eat-in area with a slider to the the deck. This main floor also includes a new a laundry area off the kitchen, a guest bedroom and a private office. Three more bedrooms are found on the second floor. The Primary ensuite has separate vanities with an oversize soaker tub. Enjoy evenings or your morning coffee on your Romeo and Juliet balcony and of course there is a full walk-in closet. There is also a finished room on the lower level with a walk out to the back yard. Easy access to the highways and minutes from the beautiful Light House Point Park. This one home you won't want to miss...</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	4/3	2,168 sq ft	9,147	1940	2/9/2024	\$445,000	\$205
 <p><b>2 Closed</b> • Sold Date: 12/22/2023, MLS Listing 170609180: 11/7/2023 <b>MLS ID: 170609180</b></p> <p><b>204 Barnes Ave</b></p> <p>Beautifully remodeled 2/3 1.5 cape with great curb appeal is available just in time for the holidays. From the front mudroom step into the formal living room. You'll fall in love with the spacious beautifully remodeled eat in kitchen with quartz countertops, tiled backsplash, breakfast bar, brand new appliances to be installed with ceramic tile flooring. Additional mudroom off the kitchen opens up to a beautiful partially fenced backyard. There's also a remodeled half bath and first floor bedroom. The second floor offers a large primary bedroom with half bath and possibility for a huge walk-in closet if needed. Brand new central air and gas furnace economical heating parrot extremely convenient location just minutes from i-91, route 80, downtown New Haven and yale. This coming home is not to be missed! A THIRD BEDROOM IS BEING COMPLETED.</p> <p><i>Courtesy of RE/MAX Alliance</i></p>	Single Family	3/2	935 sq ft	6,534	1950	12/22/2023	\$267,500	\$286

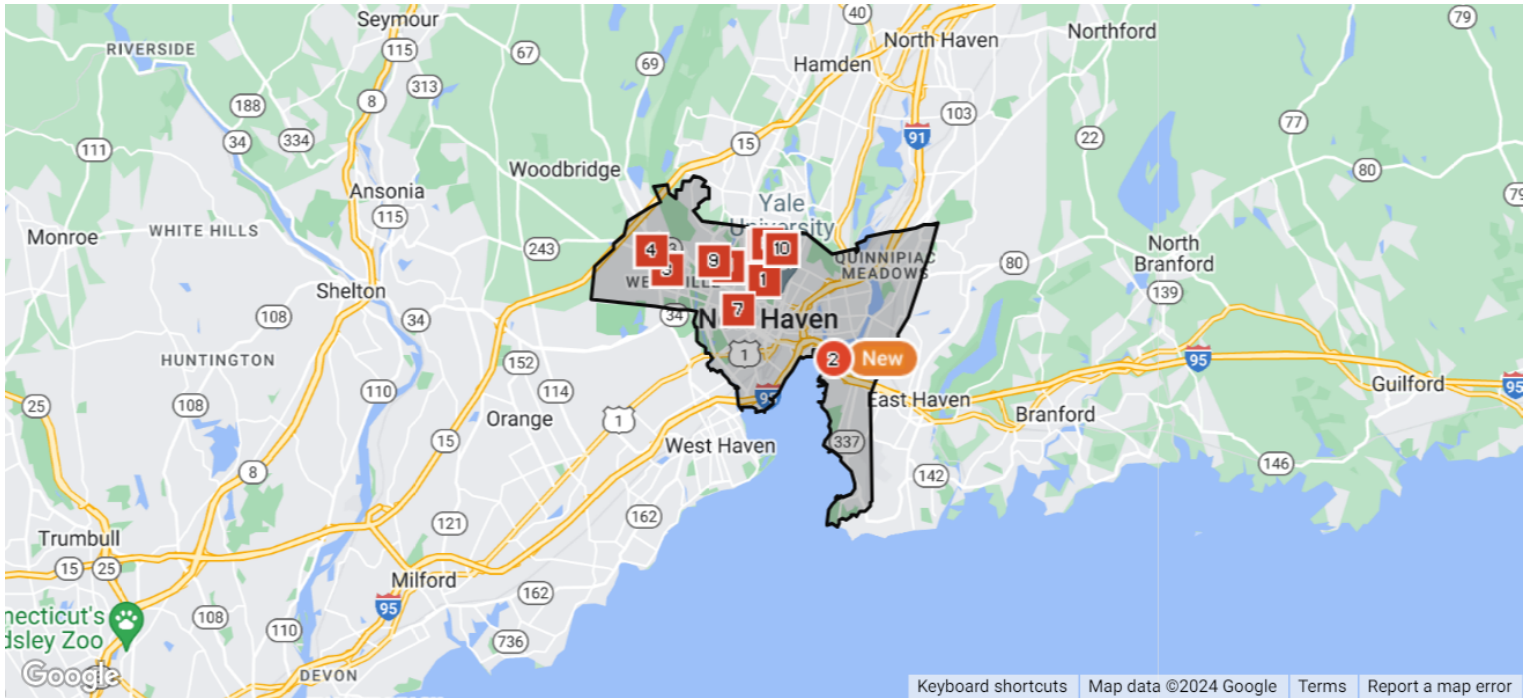
## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3 ■ Closed	*Sold Date: 12/20/2023, MLS Listing 170592378: 10/24/2023 MLS ID: 170592378						
<b>120 Blatchley Ave</b>	Single Family	6/2	2,931 sq ft	6,098	1920	12/20/2023	\$274,500	\$94
<p>Investors, owner occupants, and everyone, 120 Blatchley is officially on the market! With almost 3,000 sq ft, 6 bedrooms and 2 full bathrooms, there is room for everyone! There is so much potential. The woodwork, moldings, trim and more will amaze you once you've walked in. Great location sitting on a corner lot of .14 acres, with a detached garage! Enter in your double front door which is perfect for a mudroom, keeping messes out of the home. There is a living room with beautiful woodwork and built - in's with french pocket doors to a den or office space. There is also a dining room close by along with a good sized kitchen. There is a side entry to the side street and you can also take that into the 1st floor bedroom which has an attached, full bathroom. The second floor offers 4 bedrooms all with hardwood floors and a full bathroom. Then the 3rd floor has an open bonus room and a 6th bedroom! Full basement for storage! There is no power on. Being sold as is, and needs some TLC. Will not go fha or va due to peeling paint. Cash is best! . Multiple offers, if you have an offer in please make sure it's your highest and best</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>								
	4 ■ Closed	*Sold Date: 11/16/2023, MLS Listing 170606419: 10/25/2023 MLS ID: 170606419						
<b>223 Bradley St</b>	Single Family	5/4	2,840 sq ft	3,049	1890	11/16/2023	\$840,000	\$296
<p>This charming historic c.1848 Italianate Victorian is located at the edge of the Yale campus in the charming Lincoln-Bradley neighborhood. The decorative exterior has many original architectural embellishments, including a cupola, that are just a prelude to what you'll see inside. The bright first floor has high ceilings and tall windows. The gracious entry hall has a large opening to a formal living room with a marble mantled fireplace that leads to a music room, and a warm and inviting library with built-in bookcases. The large dining room is a perfect place to host holiday dinners, and the bright eat-in kitchen will be enjoyed by all. It has excellent workspace, butcher block and marble countertops, a delightful gas fireplace, and is a space where everyone will want to congregate. The second floor offers 5 rooms, ideal as bedrooms or studies. In addition, there are three full baths and a laundry room on this level. There is off-street parking for two cars in tandem. This wonderful house is close to neighborhood shops, cafes, markets, SOM, Peabody Museum, campus, downtown New Haven, and the train station, and is an ideal in-town residence.</p> <p style="text-align: right;"><i>Courtesy of Betsy Grauer Realty, Inc</i></p>								
	5 ■ Closed	*Sold Date: 1/31/2024, MLS Listing 170613838: 12/15/2023 MLS ID: 170613838						
<b>24 Cassius St</b>	Single Family	4/2	2,751 sq ft	3,920	1912	1/31/2024	\$320,000	\$116
<p>Do not miss this huge, updated home with off street parking and a 2 car garage. This three level colonial features an updated kitchen with new white shaker cabinets and new granite counters with modern appliances. The main level has tall ceilings with a large living room and dining room, kitchen, bedroom and updated full bath. Up the wide staircase to the second floor you will find 3 bedrooms, a second updated full bath and another large living room/den. The 3rd floor is also partially finished with an additional room with walk in-closet as well as an unfinished space great for storage or additional expansion. The entire interior is also freshly painted with new carpeting on the stairs and top level. Modern roof, gas furnace and vinyl siding. This is a great home for any buyer looking for lots of room!</p> <p style="text-align: right;"><i>Courtesy of Pulse Realty LLC</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.
 <b>6 Closed</b> • Sold Date: 12/18/2023, MLS Listing 170602771: 10/6/2023 <i>MLS ID: 170602771</i> <b>562 Chapel St</b>	Single Family	4/4	3,036 sq ft	7,840	1865	12/18/2023	\$995,000	\$328
<p>Iconic and sought after Wooster Square treasure! Built in 1871 for David R. Brown, these French Empire style Brownstones have been described by local historians as "the most lavish in the City" and examples of the architecture of the post-civil war period. This building is the "end" of 1 of 6 brownstones with a prominent position overlooking Wooster Square Park. Equally impressive, this brownstone boasts a rare private pathway to an enchanting private yard - a gardener's dream. The building itself consists of 4 spacious 1 bedroom apartments, each with incredible original details - including high ceilings, wood moldings, oversized windows overlooking the park, hardwood floors, French doors, and ornate marble fireplaces. The apartments each have large eat-in kitchens with views overlooking the yard, roomy living rooms, 1 bedroom and a full bath. Additional bonus space in the attic. The building has a rare backyard, unique for City living, with beautiful gardens, pathways and sitting area. The property is currently being used as a multi use dwelling, but would be perfect for conversion into a remarkable single family home, as it was originally intended. Prime location a short walk to Downtown New Haven, Yale, farmers markets, and world famous pizza. This is truly one of New Haven's most sought after and recognizable properties.</p> <p><i>Courtesy of Seabury-Hill REALTORS</i></p>								
 <b>7 Closed</b> • Sold Date: 11/28/2023, MLS Listing 170601718: 10/4/2023 <i>MLS ID: 170601718</i> <b>137 Division St</b>	Single Family	3/3	1,568 sq ft	9,583	1998	11/28/2023	\$380,000	\$242
<p>Mint condition three bedroom, 2.5 bath home with modern layout and incredible location steps from Science Park, Yale Albertus Magnus and a short walk to Downtown New Haven. The home was built in 1998, and updated by the current owner in 2019. Great entryway with vaulted ceilings. Spacious living room has been split into a formal living space and a more causal family room with new laminate floors and a slider to patio &amp; yard. Spacious formal dining room with decorative molding-perfect for celebrations. Updated kitchen has white cabinets, farm sink, quartz counter, and stainless appliances. There is a remodeled half bath and direct access to a one car garage. The second floor has a spacious primary bedroom suite with a wall of closets and nicely updated bath. Two additional bedrooms with large closets and full bath complete floor. The house has a large basement with finishing potential and ample room for storage. Newer hot water heater (2020), roof (2019), solar, vinyl windows, gas heat, and lead free. Flat fenced in backyard with room for gardening with patio- great for a BBQ. The house has a one car attached garage with an additional off street parking space. Fantastic front porch and great curb appeal. Enjoy nature from the Farmington Canal Greenway Trail! This is a must see! HIGHEST &amp; BEST OFFERS DUE MONDAY 10/9 @ 12:00 PM</p> <p><i>Courtesy of Seabury-Hill REALTORS</i></p>								
 <b>8 Closed</b> • Sold Date: 1/17/2024, MLS Listing 170607610: 11/1/2023 <i>MLS ID: 170607610</i> <b>141 Division St</b>	Single Family	3/3	1,568 sq ft	7,405	1998	1/17/2024	\$340,000	\$217
<p>Walk to Yale Hospital &amp; Downtown Gem This New Haven gem offers spacious rooms, a serene backyard, and a prime location. Ideal for medical professionals or those seeking urban convenience, this well-maintained home is your perfect retreat in the heart of the city. â€¢ Spacious rooms for comfortable living. â€¢ Relax in your serene backyard. â€¢ Walking distance to Yale Hospital and downtown. â€¢ Classic charm and character. â€¢ Move-in ready.</p> <p><i>Courtesy of KW Legacy Partners</i></p>								
 <b>9 Closed</b> • Sold Date: 11/24/2023, Public Record <i>MLS ID: -</i> <b>97 Dyer St</b>	Single Family	3/2	2,953 sq ft	7,841	1932	11/24/2023	\$400,000	\$184
<p>-</p>								
 <b>10 Closed</b> • Sold Date: 1/10/2024, Public Record <i>MLS ID: -</i> <b>250 Edwards St</b>	Single Family	4/3	4,133 sq ft	8,712	1900	1/10/2024	\$620,000	\$249
<p>-</p>								



### Distressed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p><b>1</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Foreclosure Sale <i>MLS ID: –</i></p> <p><b>282 Ashmun St</b></p>	Single Family	4/2	1,488 sq ft	7,610	–	1/4/2024	Notice of Foreclosure Sale	–
 <p><b>2</b> <span style="color: red;">●</span> <b>Active</b> • REO / Bank Owned Property, New, Active: 1/26/2024 <i>MLS ID: 170621287</i></p> <p><b>15 Cabot St</b></p> <p>Diamond in the Rough Awaits. Calling all savvy investors, DIY dreamers, and those seeking a fixer-upper with heart! This charming three-bedroom, one-and-a-half bathroom home in Fair Haven offers boundless potential to craft your own oasis, steps from the vibrant city pulse. Close to shops, restaurants, cultural attractions, outdoor recreation activities, and Interstate 95 â enjoy the best of city living. With a private yard, a wrap-around deck that is perfect for entertaining, a full basement, and a cozy fireplace, this gem is waiting to be polished and shine. All potential Buyers are requested to check with City, County, Zoning, Tax, and other records to determine all details on this property listed above to their satisfaction. The Buyer's due diligence must be conducted before bidding, as the high bidder will receive an "AS-IS" contract with no contingencies, inspections, or warranties. This is a REO property.</p> <p style="text-align: right;"><i>Listing Courtesy of Realhome Services &amp; Solutions</i></p>	Single Family	3/2	1,056 sq ft	5,662	\$153,700	1/26/2024	1/26/2024	REO / Bank Owned Property
 <p><b>3</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: –</i></p> <p><b>22 Colonial Pl</b></p>	Single Family	3/2	1,747 sq ft	6,534	–	11/24/2023	Notice of Lis Pendens	–

### Distressed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	4 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>26 Davis St</b>	Single Family	3/2	1,260 sq ft	8,276	-	1/10/2024	Notice of Lis Pendens	
	5 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>511 Ellsworth Ave</b>	Single Family	4/3	1,802 sq ft	11,761	-	11/21/2023	Notice of Lis Pendens	
	6 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>97 Ivy St</b>	Single Family	3/2	1,386 sq ft	13,245	-	1/17/2024	Notice of Lis Pendens	
	7 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>10 Kensington St</b>	Single Family	3/2	1,138 sq ft	2,614	-	1/16/2024	Notice of Lis Pendens	
	8 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>238 Newhall St</b>	Single Family	4/2	1,490 sq ft	2,772	-	12/5/2023	Notice of Lis Pendens	
	9 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> <b>148 Osborn Ave</b>	Single Family	3/2	2,364 sq ft	9,097	-	12/23/2023	Notice of Foreclosure Sale	-
	10 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>630 Prospect St</b>	Single Family	3/2	1,152 sq ft	4,806	-	1/12/2024	Notice of Lis Pendens	

## About RPR (Realtors Property Resource)

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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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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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