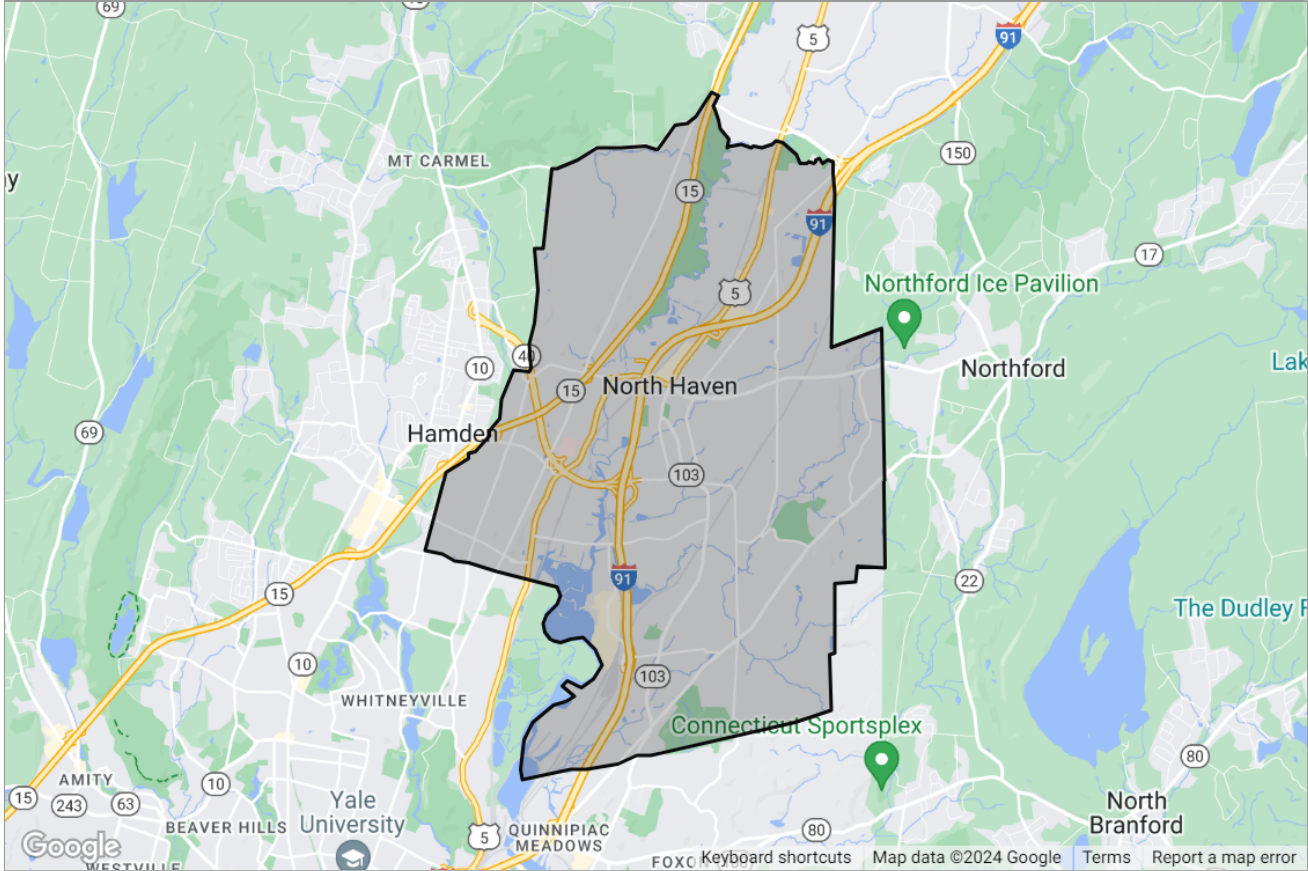


MARKET ACTIVITY REPORT

## North 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)

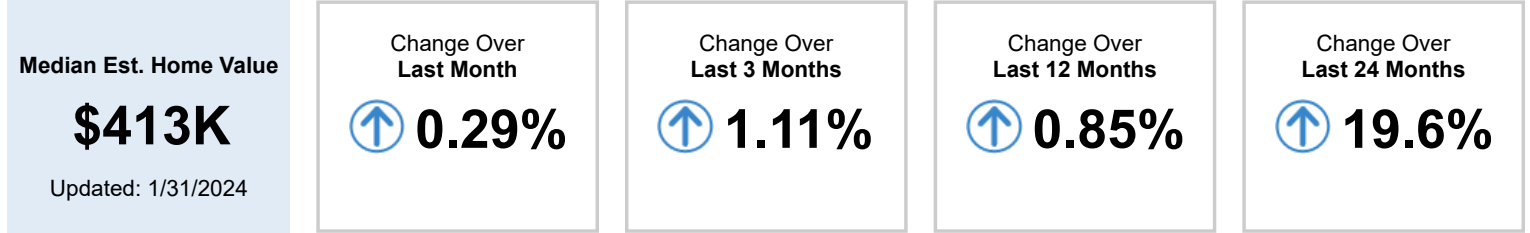
Office: <http://ConnecticutRealEstate.online>

### Connecticut Real Estate

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

# North Haven, Connecticut

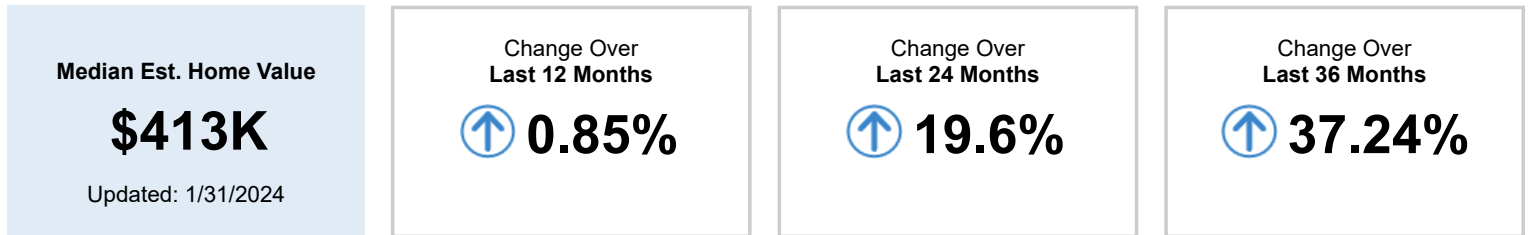
## Market Snapshot: Estimated Home Values



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



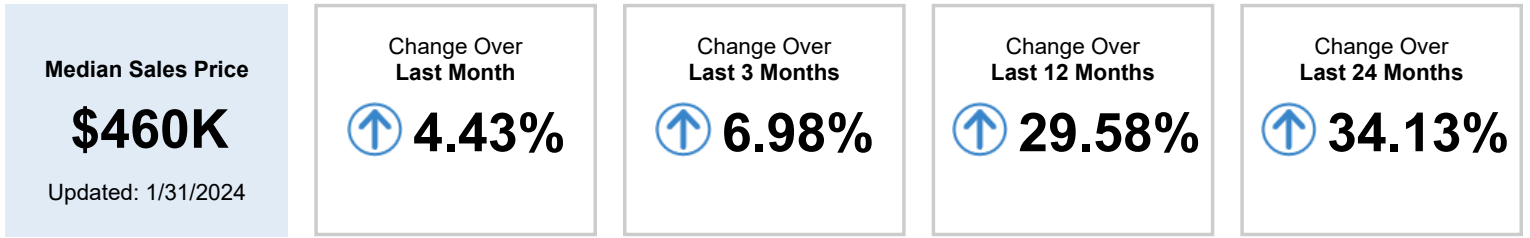
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



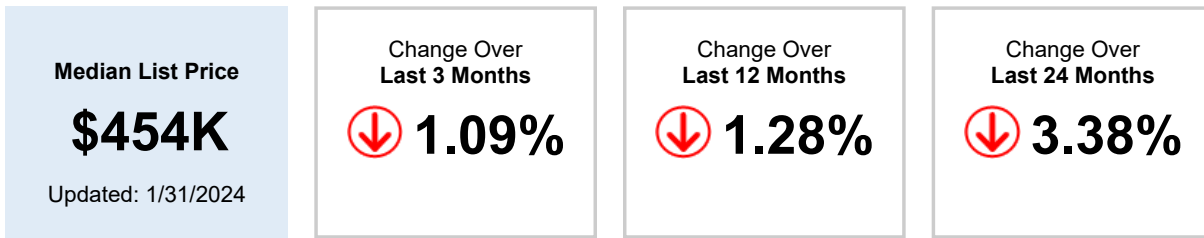
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



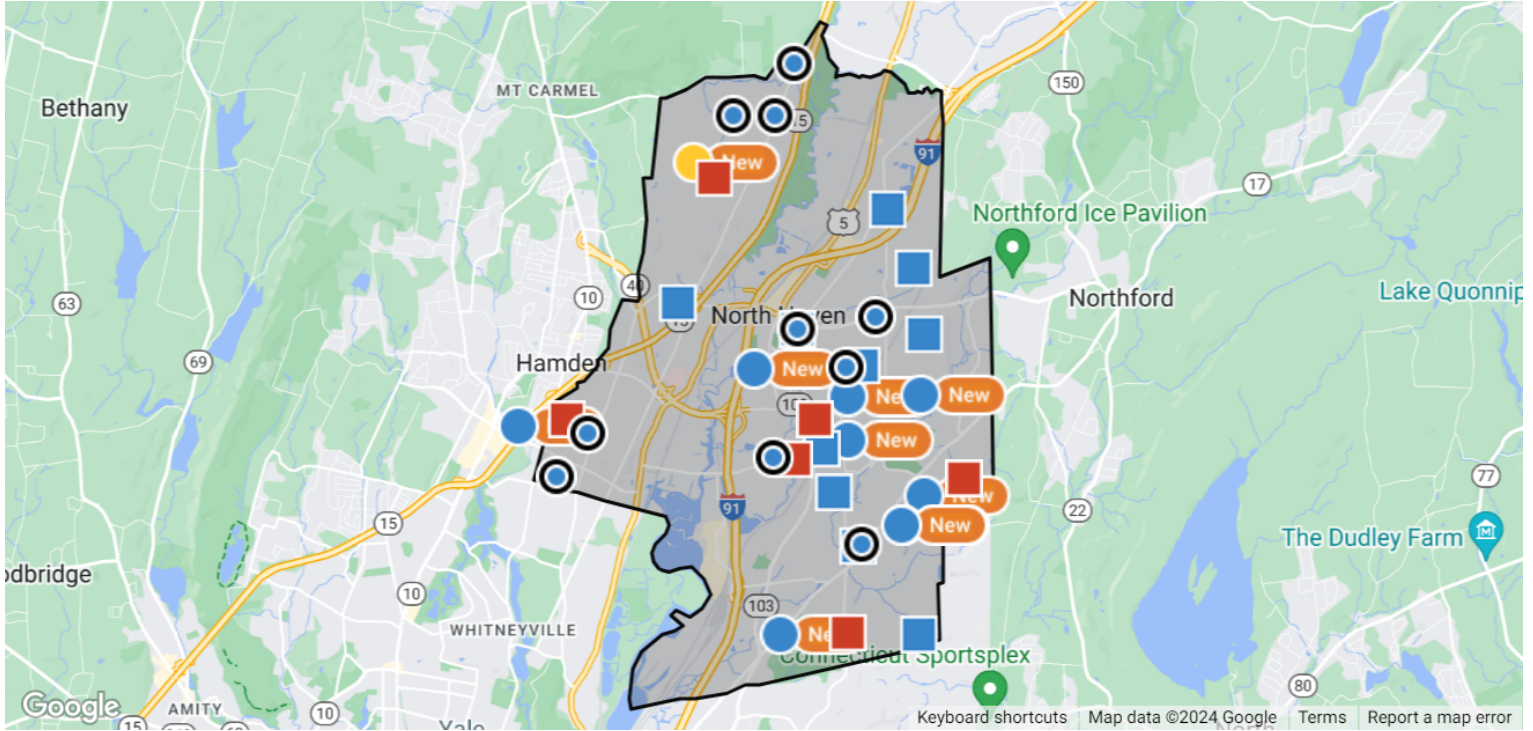
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

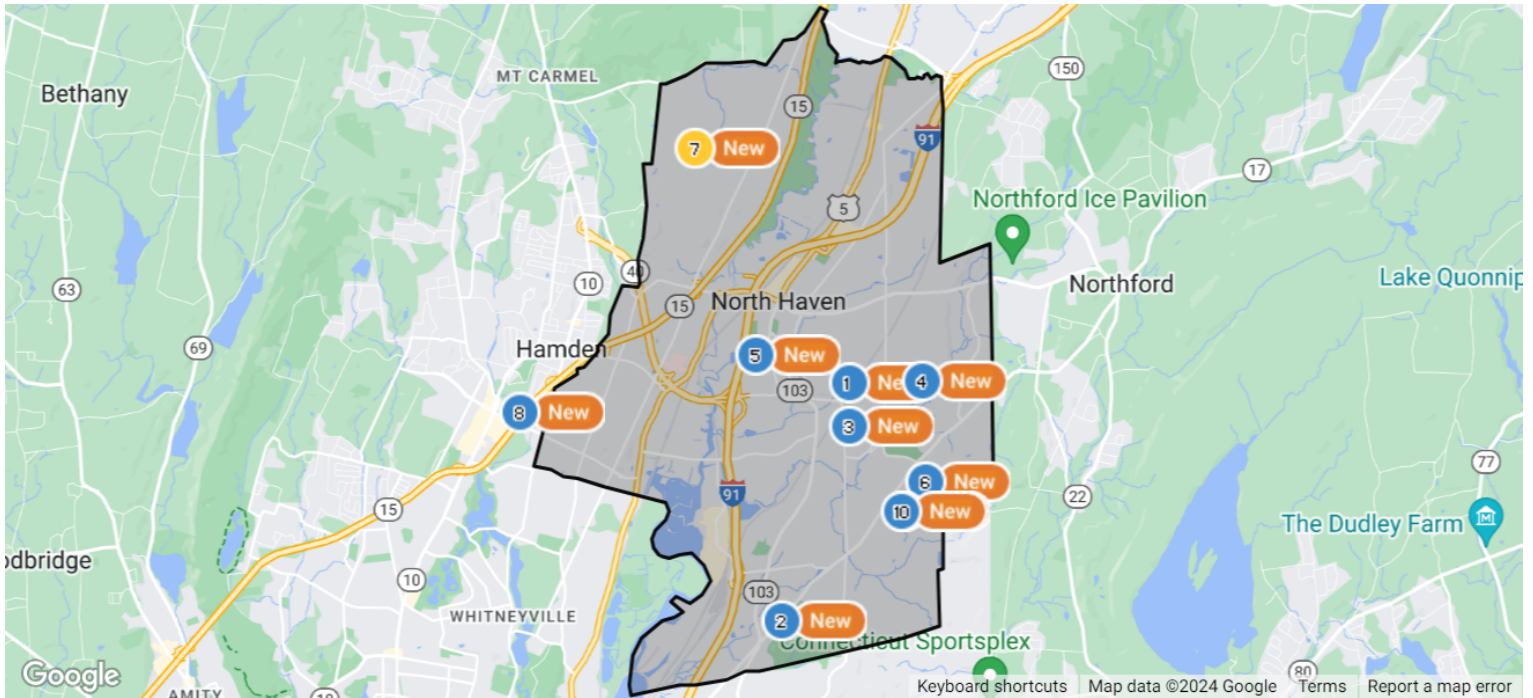
# Market Activity Summary Stats





**Search Criteria** | **Location:** North 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	6
<b>Low Price / Value</b>	\$5,200	\$399,900	\$300,000	\$299,000
<b>Median Price / Value</b>	\$530,000	\$439,900	\$396,000	\$453,890
<b>High Price / Value</b>	\$849,000	\$2,295,000	\$790,000	\$591,500
<b>Average Price / Sq. Ft.</b>	\$209	\$250	\$198	\$263
<b>Median Price / Sq. Ft.</b>	\$210	\$244	\$197	\$265
<b>Average Days in RPR</b>	32	68	40	–
<b>Median Days in RPR</b>	16	43	40	–
<b>Total Volume</b>	\$4,958,099	\$6,579,399	\$4,415,900	\$2,712,470




# North 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: 2/2/2024 <i>MLS ID: 170622441</i></p> <p><b>173 Mill Rd</b></p> <p>Welcome to this charming 3 bedroom, 3 full bath ranch home situated on a 1-acre lot in the heart of North Haven, CT, built in 2016. Boasting an abundance of natural light and ventilation thanks to its east-facing orientation, this property offers a spacious 2400-square-foot living space with a multipurpose room/walkout basement. Enjoy the serene outdoors with both front and back patios, as well as a deck overlooking the private rear lot. With an oversized 2.5-car garage, this home provides ample space for vehicles and storage in 2 separate attics. The seller has approved a floor plan for an additional 600-700 sq ft of living space for two more bedrooms and a bathroom for those who want to make this their custom nest in the future!</p> <p><i>Listing Courtesy of Carbutti &amp; Co., Realtors</i></p>	Single Family	3/3	2,308 sq ft	43,560	2016	2/2/2024	\$584,999	\$253
 <p><b>2 Active</b> • New, Active: 1/24/2024 <i>MLS ID: 170621929</i></p> <p><b>61 Hermitage Ln</b></p> <p>Nestled on a serene 1.75-acre lot at the end of a tranquil cul-de-sac, this 4-bedroom, 2-bathroom residence is a perfect blend of comfort and convenience. As you step inside, you'll be greeted by a cozy living room adorned with a wood stove. The adjacent dining area seamlessly connects to the well-appointed kitchen, providing a practical layout for both daily living and entertaining. The main floor boasts a laundry room for added convenience and features the primary bedroom, complete with a full ensuite bath. Additionally, a second bedroom and full bathroom are located on the main level. Venture upstairs to discover two more generously sized bedrooms. Step outside onto the deck and embrace the beauty of nature on your expansive 1.75-acre property. A one-car garage under the house and a detached two-car garage provide ample space for your vehicles and additional storage needs. This property borders Peter's Rock Park, the largest parcel of open space in North Haven, which offers an abundance of hiking trails! Located close to major highways, shopping, restaurants, local universities, &amp; more. Check it out today! *Please submit all offers by Sunday 2/11/2024 at noon*</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/2	1,870 sq ft	76,230	1940	1/24/2024	\$349,000	\$187

## 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, Coming Soon: 2/9/2024</i> <i>MLS ID: 170623879</i></p> <p><b>96 Mill Rd</b></p> <p>Single Family    3/2    2,484 sq ft    38,768    1985    2/9/2024    \$475,000    \$191</p> <p>Enjoy the tranquil setting from the double-level decks overlooking Muddy River in this fully remodeled, spacious 3/4 bedroom, 2 bath raised ranch! The beautifully designed kitchen is open to the living and dining area with a slider to the top deck overlooking the river. There are new engineered wood floors and windows throughout the entire home. There is an updated shared bathroom with double sinks and a shower tub off the main hallway leading to two bedrooms and a spacious primary suite with an updated full bathroom with a shower stall. This home has an additional fully finished lower level which doubles the living space! Here you will find two living/recreational areas, a 4th bedroom, and the laundry room. From the larger living area, there are sliders that lead to a 2nd level of deck overlooking the river. There is also another door that leads to the side of the home which has an existing foundation for a possible future garage. Nothing to do but move In! This beautiful home won't last! Photos will be uploaded before it's live. Showings start on February 23rd.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p><b>4 Active</b> • <i>New, Active: 12/16/2023</i> <i>MLS ID: 170614110</i></p> <p><b>3 Patten Rd</b></p> <p>Single Family    4/3    2,861 sq ft    91,476    1988    12/16/2023    \$595,000    \$208</p> <p>This charming contemporary colonial home is move in ready with new carpets throughout and is freshly painted. It boasts 4 bedrooms and 2 and 1/2 baths . As you pull up he long private driveway leading to 2 acres you'll notice the tranquil setting and inviting yard. The home's exceptional layout offers a stunning two story living room along with a double sided wood fireplace and hardwood floors. It opens to a family room with sliders to an oversized deck with access to additional entertaining space. The large eat-in kitchen provides another access point to the deck and flows easily into the dining room area. This level also provides a half bath with laundry and garage access as well as another exit to the rear yard. On the upper level you'll find a master bedroom with vaulted ceiling, full bath double sinks and double closets. Three more bedrooms and another full bath complete the second floor. This home has SOLAR panels, oil heat, private well, and central air It is conveniently located to downtown New Haven shopping major roads and universities. IN LIEU OF A BASEMENT, THERE IS A HUGE GARAGE AND OUTDOOR SHED, AND PULL DOWN ATTIC</p> <p><i>Listing Courtesy of GRL &amp; Realtors, LLC</i></p>								
 <p><b>5 Active</b> • <i>New, Active: 1/11/2024</i> <i>MLS ID: 170613178</i></p> <p><b>53 Maple Ave</b></p> <p>Single Family    5/5    4,454 sq ft    61,855    1866    1/11/2024    \$849,000    \$191</p> <p>Welcome to this one of a kind, well-appointed 1866 historic home filled with charm, architectural features &amp; fine original materials. This is one of New England &amp; CT's treasures! Itâs not included in the town's historic district. Add to the antiquity, modern updating in the kitchen &amp; bathrooms! One fabulous addition includes an impressive 21' X 13' solarium w/full cathedral glass ceiling, beautiful, tiled floor, French doors to patio/fountain/yard, plus access to a private living space that includes a guest suite w/kitchenette &amp; full bath &amp; a bonus room that lends itself to the sports enthusiast. The bonus room is located above the 3-car garage. This home is set on 1.42 level acres. It's within easy walking distance to the North Haven Town Green, &amp; the nearby attractions offer a plethora of venues &amp; a variety of necessary/optional services! Add easy access to highways for commuters. This is a home for a discriminating &amp; appreciative buyer that will embrace a lifetime of history, from yester-year to future years of new memories! Town records offer 9 rooms! There are 14 finished rooms in total! 5 BR's, 3 full, 1+ 1/2 baths. A 1st floor laundry w/a separate shower. Privacy fencing abounds! Brick walks &amp; brick garden areas add charm. 1st floor offers a LR w/a propane FP. Note the exquisite moldings/columns that unites the LR &amp; DR! A warm inviting FR offers charm, comfort, a beamed ceiling &amp; 3-built-in areas! For today's work at home needs, the 1st floor office/library is ready!</p> <p><i>Listing Courtesy of William Raveis 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.
	6 ● Active	*New, Active: 12/2/2023 MLS ID: 170613173						
<b>5 Benedict Dr</b>	Single Family	4/3	2,160 sq ft	42,253	1965	12/2/2023	\$460,000	\$213
<p>Enjoy main floor living in this lovely Ranch style home featuring 4 nice sized bedrooms 3 full bath. Master bedroom w/full bath hardwood floor under carpet. Eat in kitchen overlooking a beautiful backyard. Large formal dining room with fireplace plenty of window for natural light. (Owner believes there is hardwood floor in dining room and the dinette area of kitchen.) Cozy up by the fire in the living room featuring hardwood floor and a bay window. Roof only 2yr old. Newer furnace. Two car garage which Owner used as a cabana. Private back yard stone patio area inground pool (inground pool needs new liner) great for entertaining. A great home just waiting for its new owner. Conveniently locate to shopping center Easy access to I91 or Rt.15, downtown New Haven, Yale and the train station for commuters.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	7 ● Active	*New, Active: 1/30/2024 MLS ID: 170621608						
<b>5 Sycamore Ln</b>	Single Family	5/5	4,501 sq ft	104,108	1942	1/30/2024	\$5,200 mo.	\$1
<p>Beautiful, roomy, bright, spreading ranch, one floor living. Updated modern living with old world charm. 5 bedrooms, 5 full bath, 4 garages, 3 fireplace, large inground swimming pool, on a professional landscaped over 2 acres lot. Circling driveway, heated floor, gourmet kitchen. Enjoy the nature and quiet living, Minutes to I-91, Route 15, Yale, and Shoreline. Not a passing by opportunity. 720+ credit score required. Background check. 2 month security deposit. First month rent. Income 3 times over the rent. Reference letter. Tenant pays utilities. Long term tenant preferred.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
	8 ● Active	*New, Active: 11/19/2023 MLS ID: 170611311						
<b>2099 Whitney Ave</b>	Single Family	3/3	1,530 sq ft	14,810	1897	11/19/2023	\$409,900	\$268
<p>Located on the convenient Whitney Ave., this cape style home has been completely renovated and is ready for you to call home. This home features a first floor master bedroom suite, and 2 additional bedrooms upstairs. Full bath attached to the master suite, the second full bath can be found on the 2nd floor, and the half bath is located on the first floor for convenience. New and refreshed comes to mind when visiting this home! The exterior of the home is freshly painted, new windows, new bathrooms, and new stainless steel appliances. 2 car detached garage. Whitney Ave provides you with easy access to major highways, downtown new haven, yale hospital, and everything you need right on your street -- restaurants, shops, etc. Easy to show, book today!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	9 ● Active	*New, Active: 1/31/2024 MLS ID: 170621719						
<b>14 Lombard Cir, #5</b>	Condo/Townhouse/Apt.	3/3	1,906 sq ft	–	2024	1/31/2024	\$605,000	\$317
<p>Introducing additional units to be built at Pierpont Hill's next generation of cleaner, energy-efficient electric-powered duplex homes! This non-age restricted community has all the luxuries of today's standards in a home, along with the ease of outdoor maintenance free living and energy efficient built homes. Offering four models to choose from, there is certainly a layout that will match your needs, whether it's a first floor owner's suite or all bedrooms located on the upper level. This Stiles model consists of a kitchen island which is the heart of the home to gather and entertain, while open to the great room further enhance the livability of the design. Retire to your first floor owner's bedroom with full bath and granite vanity. The two bedrooms on the second level allow for additional space for family or guests. Located 7 minutes from I-91, 18 minutes to Metro North in New Haven and 40 minutes to Hartford. Located at GPS 23 Benedict Drive, North Haven. The photos, rendering and floor plans substantially represent the model depicted and are for marketing purposes only. Photos may show optional items at additional cost. The specification sheet supersedes all artistic renderings and photos. All specifications are subject to change without notice. Model Home is located at 137 Mulholland Way, North Haven.</p> <p><i>Listing Courtesy of Calcagni 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.
--	-----------	---------	---------------------	------------------	------------	-----------	--------------------	-------------------



10 ● **Active** • New, Active: 1/31/2024 MLS ID: 170621722

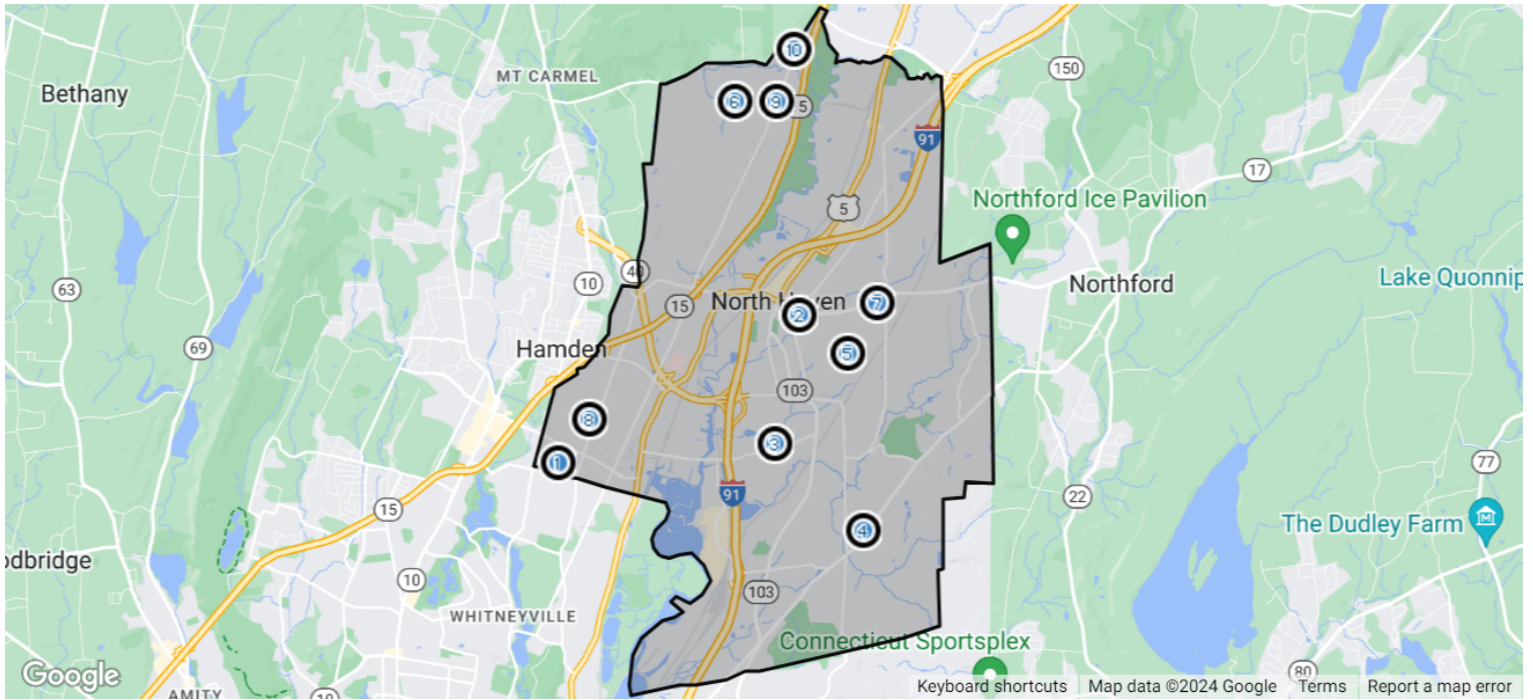
**20 Lombard Cir, #7**

Condo/Townhouse/Apt. 4/3 2,370 sq ft – 2024 1/31/2024 \$625,000 \$264

Introducing additional units to be built at Pierpont Hill’s next generation of cleaner, energy-efficient electric-powered duplex homes! This non-age restricted community has all the luxuries of today’s standards in a home, along with the ease of outdoor maintenance free living and energy efficient built homes. Offering four models to choose from, there is certainly a layout that will match your needs, whether it’s a first floor owner’s suite or all bedrooms located on the upper level. This Patton model consists of a kitchen in the heart of the living space which opens to the great room and the dining room. Retire to the upper level where all of your sleeping quarters are located, including the owners bedroom with full bathroom, three additional bedrooms and laundry room. Located 7 minutes from I-91, 18 minutes to Metro North in New Haven and 40 minutes to Hartford. Located at GPS 23 Benedict Drive, North Haven. The photos, rendering and floor plans substantially represent the model depicted and are for marketing purposes only. Photos may show optional items at additional cost. The specification sheet supersedes all artistic renderings and photos. All specifications are subject to change without notice. Model Home is located at 137 Mulholland Way, North Haven.

*Listing Courtesy of Calcagni Real Estate*





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.
--	-----------	---------	---------------------	------------------	-----------	--------------------	--------------	-------------------






1 **Pending** • Under Contract - Continue To Show as of 1/31/2024 *MLS ID: 170601543*

**114 Ridgewood Ave**      Single Family      4/3      2,569 sq ft      9,147      9/30/2023      \$609,900      1/31/2024      \$237




Nice Price adjustment on this Classic updated 4 Bedroom 2.5 Bath Dutch Colonial revival home in the Spring Glen section of North Haven with access to the Ridge Road school system, plus the High Lane and Ridge top Clubs featuring pool/ tennis were the area children play!! The spacious Living room a working wood burning fireplace, recessed lighting and custom window shades. The Family room addition added in 2005 was structurally built to accommodate a second floor for future expansion and leads into a bright sun filled first floor office with French doors that can also be used as a potential sunroom Etc. Newly refinished Hardwood flooring runs throughout the entire first and second floors. A formal dining room, family room, kitchen and 1/2 bath complete the first floor. The family room features custom built cabinetry and a dry bar with a granite countertop. The spacious kitchen features a center island with granite top, high-end Viking 6 burner cooktop, Decor full sized convection ovens, and Stainless-Steel appliances. The second-floor offer's 3 Bedrooms, a full bath and laundry hookups. The Gem of the home may be the massive 3rd floor bedroom suite with full bath. The basement area is dry, a rare find in the Spring Glen area and features a updated high efficiency gas fired heat and HW system as well as a workout room and storage. The Backyard features a new oversized 2 car garage with a new driveway and meticulously maintained landscaping. Come view this wonderful Property.

*Listing Courtesy of Coldwell Banker Realty*




### Pending: 10 (cont.)

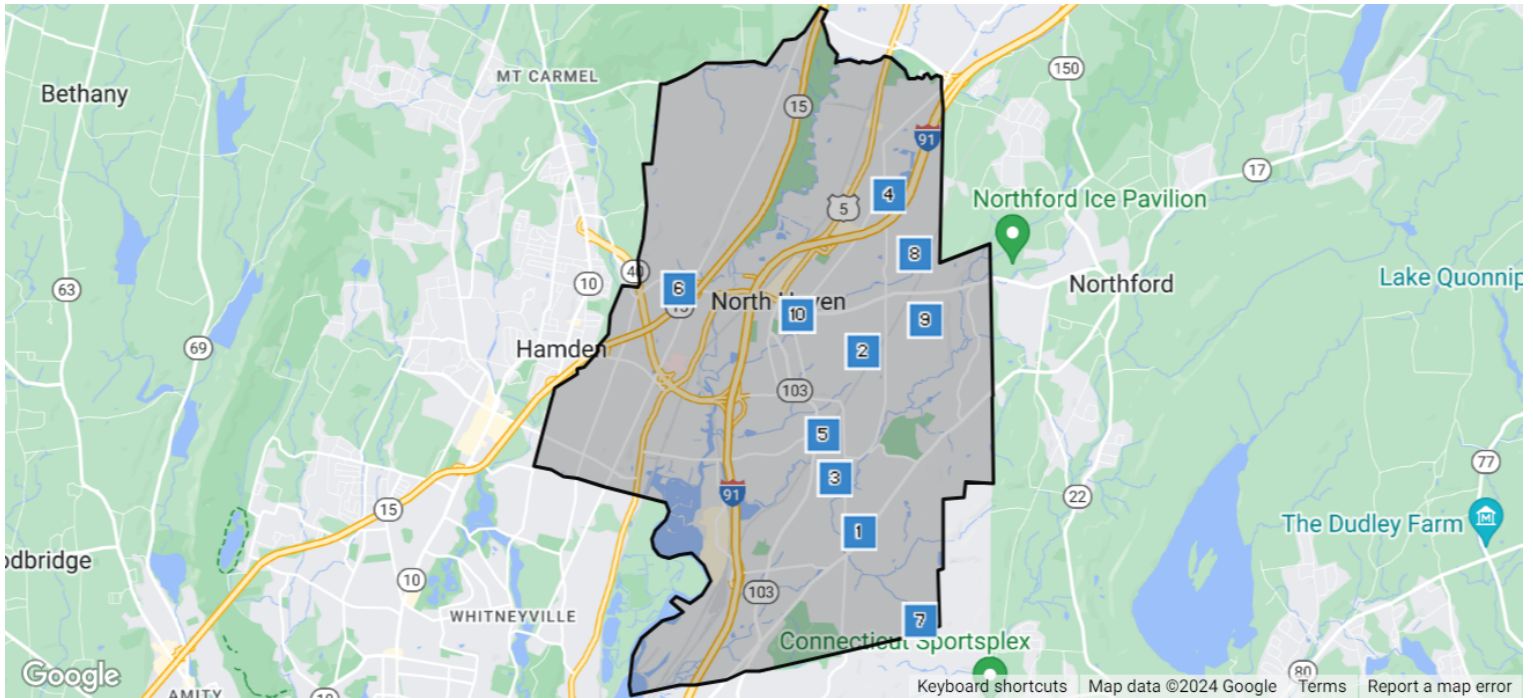
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <b>2 Pending</b> *Under Contract - Continue To Show as of 2/10/2024 <i>MLS ID: 170614809</i> <b>48 Clintonville Rd</b>	Single Family	3/2	1,786 sq ft	20,037	12/29/2023	\$399,999	2/10/2024	\$224
<p>48 Clintonville Road awaits you... this unique cape style home caters to a comfortable &amp; exceptional lifestyle. Great location close to everything, set on a flat, level yard with .46 acres. Plenty of space among approx. 1,800 sq ft, 3 bedrooms, 2 full baths, in law set up, and an attached 1 car garage. Don't need an in law.. ? This home is PERFECT for a home office/business or just having a formal dining and living room! The main level features an inviting living room which flows into the dining area and brand new kitchen, offering plenty of cabinetry, stainless steel appliances and granite counters. There is a rear mud / laundry room with access to the backyard, and also a side front entry off the garage. Head to the 2nd floor, and you will find 2 large bedrooms and a remodeled full bathroom. Let's talk IN LAW! The in law is on the main level &amp; has 2 private entry's/exits. The in law offers a new kitchenette, 1 bedroom, full bathroom, and a living room with new windows and a fireplace. New flooring &amp; refinished hardwood floors, fresh paint, new hot water heater, and even central air makes this home move in ready! ** please note ** if negotiated and agreed upon, seller will install a new gas furnace - the central air is not in the in law. Multiple offers **</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <b>3 Pending</b> *Under Contract as of 12/18/2023 <i>MLS ID: 170611505</i> <b>24 Bleeker Cir</b>	Single Family	3/3	2,388 sq ft	-	11/20/2023	\$650,000	12/18/2023	\$272
<p>Welcome to your dream home! This 2021 Colonial masterpiece seamlessly combines modern luxury with timeless elegance. With 2388 sq.ft, 3 bedrooms, and 2.5 baths, this residence offers an inviting atmosphere for comfortable living and entertaining. The heart of the home is its stunning kitchen, featuring Viking appliances, including a 6-burner gas stove, refrigerator, dishwasher, under cabinet lights, Restoration Hardware pulls, and hood range. The kitchen island, with pullout drawers and a built-in microwave, is topped with a luxurious 5â x 7â honed Taj Mahal quartz surface, making it a central hub for gatherings and culinary delights. Natural finish white oak flooring, crown molding, and recessed lighting enhance the elegance throughout. The main-level primary bedroom boasts a walk-in closet, while the bathroom features lighted mirrors, custom shower doors, and a vanity with double sinks and a quartz top. The second-floor bathroom echoes this opulence, ensuring luxury is a consistent theme. Beyond aesthetics, the home is thoughtfully designed for modern living, featuring a gas fireplace, plantation shutters on all windows (except the sliding glass door), epoxy-finished garage floor, and a retractable electric awning over the backyard patio. There were many upgrades completed when this home was constructed. Experience the epitome of luxury living â schedule a showing today!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <b>4 Pending</b> *Under Contract as of 1/20/2024 <i>MLS ID: 170606217</i> <b>72 Lexington Gdns</b>	Single Family	3/3	1,886 sq ft	-	10/23/2023	\$534,900	1/20/2024	\$284
<p>Elegance and comfort awaits you at 72 Lexington Gardens! This 3-bedroom, 2.5-bath home offers maintenance-free living in this free-standing unit in sought after complex. As you enter, you are greeted by an elegant, two-story foyer and gleaming hardwood floors that are carried throughout the first floor upto the second floor hallway. Enjoy a fully equipped light and bright kitchen with Quartz countertops, stainless steel appliances and oversized center island! The kitchen opens up to the dining area with sliders to a spacious oversized 29x16 paver patio! This Home has an open and seamless open first-floor layout, exquisite lighting, and 9 ft tall ceilings on the first floor. Experience exceptional design and a harmonious color palette throughout. Features include 2 car garage, central air, living room with a custom built entertainment centre, great for entertaining. All 3 BRs have walk in closets! The Primary BR has a tiled full bath with Marble tile in the shower and double vanity! The Hallway full bath is tiled and has a tub and double vanity! Full basement for expansion possibilities. A Must See!!</p> <p><i>Listing Courtesy of Dan Combs Real Estate</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.
 <b>5 Pending</b> • Under Contract as of 1/19/2024 <i>MLS ID: 170616541</i> <b>14 Carina Rd</b>	Single Family	3/2	2,064 sq ft	20,037	1/2/2024	\$409,900	1/19/2024	\$199
<p>WELCOME TO 14 CARINA ROAD. THIS TIMELESS 3 BED 1.5 BATH RANCH IS LOCATED RIGHT ACROSS FROM CARINA PARK, AND IS MINUTES AWAY FROM DOWNTOWN NORTH HAVEN. ENTER UPON THE BRIGHTLY LIT LIVING ROOM WITH BAY WINDOW AND HARDWOOD FLOORING. DINING ROOM FLOWS NICELY NEXT TO THE EAT IN KITCHEN MAKING IT PERFECT FOR ENTERTAINING. THE KITCHEN HAS ALL NEW HIGH END APPLIANCES, TILE BACK SPASH AND PLENTY OF CABINET SPACE. OFF OF THE KITCHEN THERE IS A LARGE FAMILY ROOM COMPLETE WITH GAS FIREPLACE AND ADDITIONAL FRONT AND BACK ENTRANCES. THERE ARE THREE SPACIOUS BEDROOMS ALL WITH HARDWOOD FLOORS, AND THE MASTER INCLUDES A HALF BATH POWDER ROOM. ADDING TO THIS SPACIOUS HOME, THERE IS A FULL BASEMENT WHICH IS HALF FINISHED AND PLENTY OF STORAGE SPACE. THE SPRAWLING BACK YARD IS AN ADDED BONUS COMPLETE WITH A STORAGE SHED AND PARTIAL FENCING. ALL MECHANICALS HAVE BEEN UPDATED AS WELL. COME AND VIEW THIS IMMACULATE HOME AND MAKE IT YOUR OWN!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <b>6 Pending</b> • Under Contract as of 1/26/2024 <i>MLS ID: 170616372</i> <b>44 Canterbury Way</b>	Single Family	5/9	7,228 sq ft	90,604	1/18/2024	\$2,295,000	1/26/2024	\$318
<p>MASTERCLASS BLUE HILLS MANOR - Sophisticated &amp; stunning, 44 Canterbury Way is a lesson in captivating curb appeal &amp; distinguished design. Magnificently nestled on 2.09 acres of picturesque manicured grounds w/unparalleled privacy provided by 32 acres of adjacent open space (owned by Quinnipiac University). An extensive addition &amp; renovation, seamlessly doubling the size of the home, was completed in 2010 by renowned Boston architect, Christopher Hall. Rarely found like-new construction &amp; maintained to perfection. 2011 HOBI Award for Most Outstanding Residential Remodel. Every detail was meticulously curated w/a keen emphasis on style, quality, &amp; comfort. Grand European-inspired architecture fuses w/state-of-the-art technology, making this an exceptional offering for today's most discerning buyers. Private gated driveway gently meanders up a lushly landscaped knoll to a circular cobblestone motor courtyard &amp; striking porte cochere. Stone pillars &amp; barrel vaulted ceiling elicit a lofty feel while bluestone steps beckon one to stay awhile. Double arched front doors open to impressive entry hall w/soaring front-to-back ceilings, fluted columns, &amp; sweeping staircase. Refined luxury is celebrated in every fit &amp; finish. Exquisite millwork crowns expansive interiors while inlaid hardwood flow in all directions. Versatile 7,228sf open floor plan is exceedingly comfortable for private day-to-day living &amp; lavish entertaining alike. ***CONTINUED - Click arrow for further details!***</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <b>7 Pending</b> • Under Contract as of 1/22/2024 <i>MLS ID: 170619646</i> <b>266 Clintonville Rd</b>	Single Family	3/3	1,248 sq ft	20,037	1/18/2024	\$400,000	1/22/2024	\$321
<p>*** Offers received, please submit all offers by Monday 1/22 5:00pm.*** You know this is a good home when the owners moved into their new construction and stayed 53 years! The expensive updates are done... lifetime warranty Anderson Windows in 2020, the roof is only nine years old, the driveway has been repaved and is in excellent condition. Remove the carpeting and you will find solid oak hardwood floors! The main bathroom vanity is newer and has a granite counter top. The deck flooring was redone with enduring composite decking. The lower level was finished in the past and has heating vents and a half bathroom, the ceiling and some wall finishing is done so it will not take much effort to turn this back into living space. Additional storage space for your outdoor equipment in the detached shed. This truly lovingly maintained, pet free home is looking for new owners to make it their own. Great opportunity to live in North Haven. Seller has already purchased a transferable home warranty for you.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>8</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract - Continue To Show as of 2/4/2024</i> <i>MLS ID: 170620121</i></p> <p><b>180 Forest Hill Rd</b></p> <p>Single Family    3/2    1,706 sq ft    7,405    1/30/2024    \$399,900    2/4/2024    \$234</p> <p>Welcome to 180 Forest Hill, where the tranquility of your home meets the serenity of nature. Embark on a journey to uncover the enchantment of this captivating 3 bedroom, 2 full bath home nestled on a charming corner lot. Step inside and be greeted by gleaming hardwood floors that lead you through a seamlessly blended mix of old-world charm and modern upgrades. The abundance of natural light floods every corner, highlighting the freshly painted walls and showcasing the character-rich details. The spacious living room boasts a classic fireplace, perfect for cozy evenings, while built-in shelving adds a touch of sophistication. The kitchen, while not updated, awaits your personal modern touch, offering an opportunity for customization. Enjoy meals in the formal dining room or step into the lovely sunroom with a skylight, providing a perfect spot for relaxation and enjoying the outdoors from the comfort of your home. Head downstairs to the partly finished basement, offering versatile space for various needs and activities. Outside, the fenced-in yard boasts a beautiful lot, ideal for activities &amp; gatherings. Practical updates include gas heat for efficient and cost-effective heating, a new hot water heater, and a new roof for peace of mind. This home seamlessly blends the charm of yesteryear with the conveniences of today, making it the perfect place to call home. Don't miss the opportunity to own this Colonial gem in a sought-after neighborhood! H&amp;B DUE 1/4 @ 6PM.</p> <p><i>Listing Courtesy of RE/MAX Heritage</i></p>								
 <p><b>9</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract - Continue To Show as of 2/2/2024</i> <i>MLS ID: 170621499</i></p> <p><b>1954 Hartford Tpke</b></p> <p>Single Family    5/3    2,808 sq ft    19,602    2/1/2024    \$459,900    2/2/2024    \$164</p> <p>Nestled in the charming town of North Haven, discover a haven of modern elegance in this fully renovated ranch-style home. Every detail of this residence has been meticulously crafted, showcasing a seamless blend of modern design and timeless comfort. As you step inside, be captivated by the open concept living spaces with stylish finishes and abundant natural light. The kitchen features black with white veins granite counter tops, white cabinets and all brand-new stainless-steel appliances. The granite was also installed around the natural wood burning fireplace to tie the two rooms together. There is a large main bathroom right off of the living room. Each of the 4 bedrooms on the main level are all spacious size rooms with great closet space. The Primary bathroom was fully renovated to offer a spa-like retreat. From the upgraded stained hardwood floors to the carefully selected light fixtures, this renovated ranch epitomizes modern luxury. Down in the lower level, you are greeted with a large rec room with a wood like vinyl flooring throughout. You have a large bedroom and a full bathroom as well as your washer and dryer enclosed with double doors. The 2-car garage is attached and has a door to get right into your lower level. Step into serenity with this enchanting flat backyard, an oasis of relaxation and recreation. This outdoor space invites you to create your dream outdoor retreat. There are also stunning Sleeping Giant views from the back you don't want to miss.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p><b>10</b> <span style="color: blue;">🕒</span> Pending <i>* Under Contract as of 1/10/2024</i> <i>MLS ID: 170589072</i></p> <p><b>2058 Hartford Tpke</b></p> <p>Single Family    3/2    1,672 sq ft    20,037    8/3/2023    \$419,900    1/10/2024    \$251</p> <p>Don't miss this move in ready newly remodeled 3 bedroom split...offers main level step down living room with hardwood floors and fireplace. The kitchen has a big skylite to bring in natural light, many recessed lights new white shaker style cabinets with granite counters. The upper level includes 3 bedrooms with hardwood floors and a newly renovated full bath with soaking tub and large vanity. The walkout lower level features a big family room, newly remodeled half bath and laundry room. New kitchen with granite counters and stainless appliances, remodeled bath with soaking tub, refinished hardwood floors, new roof, brand new central air, newly remodeled half bath in lower level, new siding, new well and more. This 3 level split offers main level step down living room with hardwood floors and fireplace. The kitchen has a big skylight to bring in natural light, many recessed lights new white shaker style cabinets with granite counters. The upper level includes 3 bedrooms with hardwood floors and a newly renovated full bath with soaking tub and large vanity. The walkout lower level features a big family room, newly remodeled half bath and laundry room. the inground pool is not functional and is being conveyed as-is</p> <p><i>Listing Courtesy of Calcagni 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.
--	-----------	---------	---------------------	------------------	------------	-------------	--------------	-------------------



**1 Closed** • Sold Date: 1/19/2024, MLS Listing 170600458: 10/12/2023 *MLS ID: 170600458*

**68 Lexington Gdns**      Single Family      3/3      2,311 sq ft      -      2016      1/19/2024      \$549,900      \$238

Experience Simple Elegance at 68 Lexington Gardens, North Haven's Premier Subdivision! Welcome to a home that epitomizes the essence of modern luxury. This residence offers an open-concept first-floor plan with soaring 9-foot ceilings and an atmosphere of simple elegance. Entertain with ease and live in spacious comfort as your living, dining, and kitchen areas seamlessly flow together, creating an ideal backdrop for gatherings and daily life. Enveloped in an abundance of windows, this home is bathed in natural light, creating a warm and inviting ambiance that brightens every corner. Gorgeous Light and Bright Kitchen with HW Floors and Granite counters and stainless steel appliances. Sliders from the Dining Area to a brick patio with built in bench. Features include 3 Bedrooms all with Hardwood floors, The Primary BR has its own full bath with a double vanity and 2 walkin closets! 2.5 Baths, 2-Car Garage, Finished Lower Level: The lower level offers additional living space, perfect for creating a home office, a cozy family room, or a recreation area, adapting to your unique needs. Be part of a distinguished community where quality and pride of ownership shine through. Central Air and This house is wired for a Generator. This is a must see home!

*Courtesy of Dan Combs Real Estate*







**2 Closed** • Sold Date: 12/18/2023, MLS Listing 170607807: 11/3/2023 *MLS ID: 170607807*

**16 Angel Pl**      Single Family      3/2      1,152 sq ft      20,037      1961      12/18/2023      \$354,000      \$307





Come see 16 Angel Place in North Haven! This is a delightful 3-bedroom, 1 and 1/2 bathroom Ranch-style home in a desirable, quiet residential area. The home is tastefully updated with a warm comfortable feel. The living room is large and works well for family time and gatherings. All three bedrooms are well-sized and each has ample closet space. The basement runs the full footprint of the home and is dry and so adds a lot of extra space for a workshop, exercise room, storage and more. The yard is terrific - large and level and surrounded by trees and bushes for your privacy. The home is in excellent mechanical and structural condition, and has central air to keep you cool all Summer long. Town water and sewer and natural gas in the street makes for turnkey maintenance. Call today to schedule your own private showing - you'll love it!

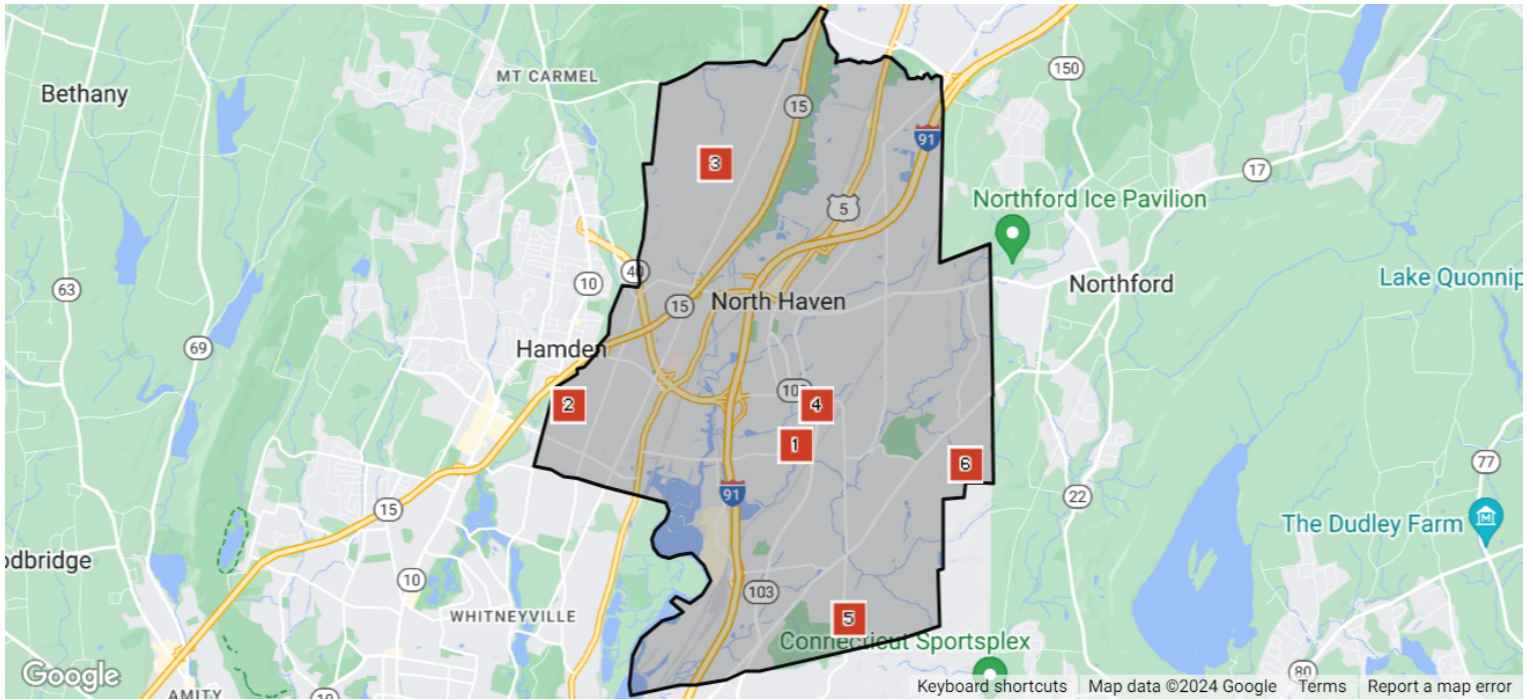
*Courtesy of Rockoff Realty*

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: 12/20/2023, MLS Listing 170610600: 11/15/2023 <b>MLS ID: 170610600</b></p> <p><b>44 Ansonia Dr</b></p> <p>Single Family 3/2 2,320 sq ft 20,473 1963 12/20/2023 \$440,000 \$190</p> <p>Welcome to a beautifully renovated home with lots of sunlight and oversized windows. The home was originally built as a ranch that was modified to include an oversized master suite, full bath with walk in shower and walk in closet with custom closet organizers. Open the front door to an open floor concept with living room /dining room, kitchen and bedroom. Kitchen includes a tile backsplash, stainless steel appliances, white cabinets galore, granite countertops, an island seating for 2 people and hardwood flooring. The living room possesses a wood burning stove with blowers and 2 speeds. A bedroom, mudroom, closet and laundry area complete the first floor. The upper level boosts a bedroom with double closets, master suite and pull-down attic stairs for additional storage. Hardwoods throughout. The lower level has recently been completed. Tile flooring throughout the lower level including a removable dry bar, family room, bedroom, closet and potential for a ? bath. The sale includes a vanity to finish the beautiful basement. Solar panels lease current monthly payment is \$ 166.00 per month. 2 car attached garage all on a 20473 sq foot lot. Close to Montowese Elementary School, shopping, restaurants and more.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>4 Closed</b> *Sold Date: 1/2/2024, Public Record <b>MLS ID: -</b></p> <p><b>256 Bassett Rd</b></p> <p>Single Family 6/3 3,410 sq ft 19,602 1948 1/2/2024 \$380,000 \$157</p> <p>-</p>								
 <p><b>5 Closed</b> *Sold Date: 11/23/2023, MLS Listing 170602015: 10/6/2023 <b>MLS ID: 170602015</b></p> <p><b>16 Beach St</b></p> <p>Single Family 4/2 1,742 sq ft 47,044 1920 11/23/2023 \$390,000 \$224</p> <p>Come see this home on a private interior lot, with a nice tranquil feel yet located a short distance from the town center, I-91, and Rte 15! As you enter the lot, you will approach your own comfortable compound feel, that has a well-maintained Cape. The home is move-in ready condition. As you enter from the driveway into the main level you will walk into a nicely maintained mudroom and then into the kitchen; eat-in kitchen with custom cabinets, Corian counters, tile backsplash, stainless steel appliances, newer dishwasher, &amp; tile floorâ€¦(a quaint and modern kitchen yet with a 1960â€™s diner touch). Off the kitchen is a large living room with fireplace &amp; built ins, formal dining room, den, full bath and mud/laundry room leading to screened in porch and garage. The second floor offers 4 bedrooms and full bath. The basement contains a partially finished rec room/additional space plus storage/utility room. This home is filled with nooks &amp; crannies and loaded with charm &amp; character inside &amp; out. Two car attached and one car oversized detached garage. The property also has a rear patio &amp; above ground pool for your enjoyment, and a large-sized yard! Please come see and enjoy!</p> <p><i>Courtesy of Marino Realty LLC</i></p>								
 <p><b>6 Closed</b> *Sold Date: 2/2/2024, MLS Listing 170610281: 11/13/2023 <b>MLS ID: 170610281</b></p> <p><b>65 Bishop St</b></p> <p>Single Family 5/3 3,400 sq ft 64,033 1925 2/2/2024 \$790,000 \$232</p> <p>Welcome to your quintessential New England colonial that has spared no expense. 65 Bishop is the complete package. To start the property sits on a well manicured stunning lot totaling almost 1.5 acres with a 3 car garage. The estate contains an amazing outdoor cooking area finished in blue stone and pavers. Cooking area contains granite counter tops as well as built in grill, refrigerator, storage cabinets &amp; lighting. The second tier is also finished in blue stone and has a gas fed glass stone fire pit. A short walk down from the fire pit you will find plush fully green grass and an amazing in ground pool with pool house and lavatory facilities as well as a bar. The yard has been enclosed with lush arborvitae trees for additional privacy. Walking up to the front entrance you will discover a quaint colonial farm porch with original wood chairs from when the home was built. Upon entry your greeted with a beautiful living space and fire place that opens up into a massive dining room with beautiful wall moldings. Hard wood throughout main level. To the left you will find a large private office (can easily be converted back to bedroom with massive closet) with a built in home gym that can also be used for connecting his/her offices. To the right, you will walk into a completely updated kitchen with top end appliances and granite counters. The kitchen opens up into an additional â€œEat Inâ€ area complete with wine rack and cooler.</p> <p><i>Courtesy of Keller Williams 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.
	7 <b>Closed</b>	*Sold Date: 12/15/2023, Public Record MLS ID: –						
<b>57 Brockett Farm Rd</b>	Single Family	4/3	2,994 sq ft	40,511	1988	12/15/2023	\$380,000	\$154
–								
	8 <b>Closed</b>	*Sold Date: 11/14/2023, MLS Listing 170605881: 10/22/2023 MLS ID: 170605881						
<b>44 Carriage Dr</b>	Single Family	3/3	2,450 sq ft	25,700	1971	11/14/2023	\$430,000	\$176
<p>Welcome Home to this well-maintained Raised Ranch located in a desirable location of Clintonville. This home has so much to offer! Never been on the market and the original owners took so much pride. On the main level is a large bright living room, eat-in kitchen, master bedroom with a half bath, and two additional bedrooms and full bath on the main level. Off the kitchen is a large deck overlooking a leveled landscaped corner lot. The lower level offers a family room with a fireplace, a full bath, and three additional rooms that can be used as living space or office space, along with a two-car garage. This home is perfect for a large or growing family. The home has a brand-new Radon mitigation system that was just installed, a new central air unit, and a new driveway just to name a few. Do not miss this opportunity to make this home yours!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
	9 <b>Closed</b>	*Sold Date: 12/11/2023, MLS Listing 170599331: 11/20/2023 MLS ID: 170599331						
<b>66 Chapel Hill Rd</b>	Single Family	3/2	1,972 sq ft	25,264	1967	12/11/2023	\$402,000	\$204
<p>Spacious Raised Ranch Style home with a two car attached garage. Lower lever with fireplace and potential for a lovely family room. The attached garage affords ample interior space for work-shop etc. There was a half bathroom in the lower level which is need of replacement. This home is located on 0.58 acres. Main level has living room, and three bedrooms, which appear to have hardwood floors, a dining room which does not appear to have hardwood floors, and two full bathrooms. Off the upper level is a deck overlooking a lovely private yard. This home is serviced with public sewer and water. Bring your creative ideas to make this your dream home. To be in conveyed in as-is condition. Sale is subject to Probate Court approval. Highest and Best offer by Monday, 11/27/23 @10am!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
	10 <b>Closed</b>	*Sold Date: 11/16/2023, MLS Listing 170602041: 10/3/2023 MLS ID: 170602041						
<b>48 Clintonville Rd</b>	Single Family	3/3	1,786 sq ft	20,037	1949	11/16/2023	\$300,000	\$168
<p>ATTENTION INVESTORS &amp; REMODELERS. A DIAMOND IN THE ROUGH! has great bones and just needs some TLC and updating. The main floor has two sides. One side consists of a kitchen with an attached laundry room, a living room and a half bath. The other side has a living room with fireplace, a kitchenette, a bedroom and a full bath. Upstairs thereâs 2 more bedrooms and another full bath. The home is situated on a private level lot and is partially fenced. It has central air and thereâs even a garage. With some time, effort and know how, this property can shine again! Act fast, donât let this one get away! This property is being sold as is. The seller will not turn on any utilities that are not on currently. Typically, this bank keeps the property on the market for 10 days before accepting any offers. If multiple offers are received they will ask for highest and best at that point. Will not qualify for FHA/VA/CHFA. Cash or rehab loans. ***MULTIPLE OFFERS HAVE BEEN RECEIVED! Please submit your highest and best offers no later than 12:00 midnight Wednesday 10/18/23. Remember even if your offer is not changing in any way, you STILL need to update and resubmit your offer to be considered.***</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>								





### Distressed: 6

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	<b>1</b> <span style="color:red">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i> <b>47 Sackett Point Rd</b>	Single Family	3/2	1,452 sq ft	25,265	-	12/18/2023	Notice of Lis Pendens	
	<b>2</b> <span style="color:red">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i> <b>25 Buell St</b>	Single Family	3/2	1,307 sq ft	6,098	-	12/21/2023	Notice of Lis Pendens	
	<b>3</b> <span style="color:red">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i> <b>19 Highland Park Rd</b>	Single Family	3/2	1,770 sq ft	38,333	-	12/18/2023	Notice of Lis Pendens	
	<b>4</b> <span style="color:red">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i> <b>201 Maple Ave</b>	Single Family	3/2	1,251 sq ft	21,344	-	11/15/2023	Notice of Lis Pendens	



Distressed: 6 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	<b>115 Sugar Hill Rd</b>	Single Family	4/4	2,311 sq ft	28,750	-	11/15/2023	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>94 Warner Rd</b>	Single Family	4/3	2,236 sq ft	40,075	-	11/15/2023	Notice of Lis Pendens	
	-								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- 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.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

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



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

