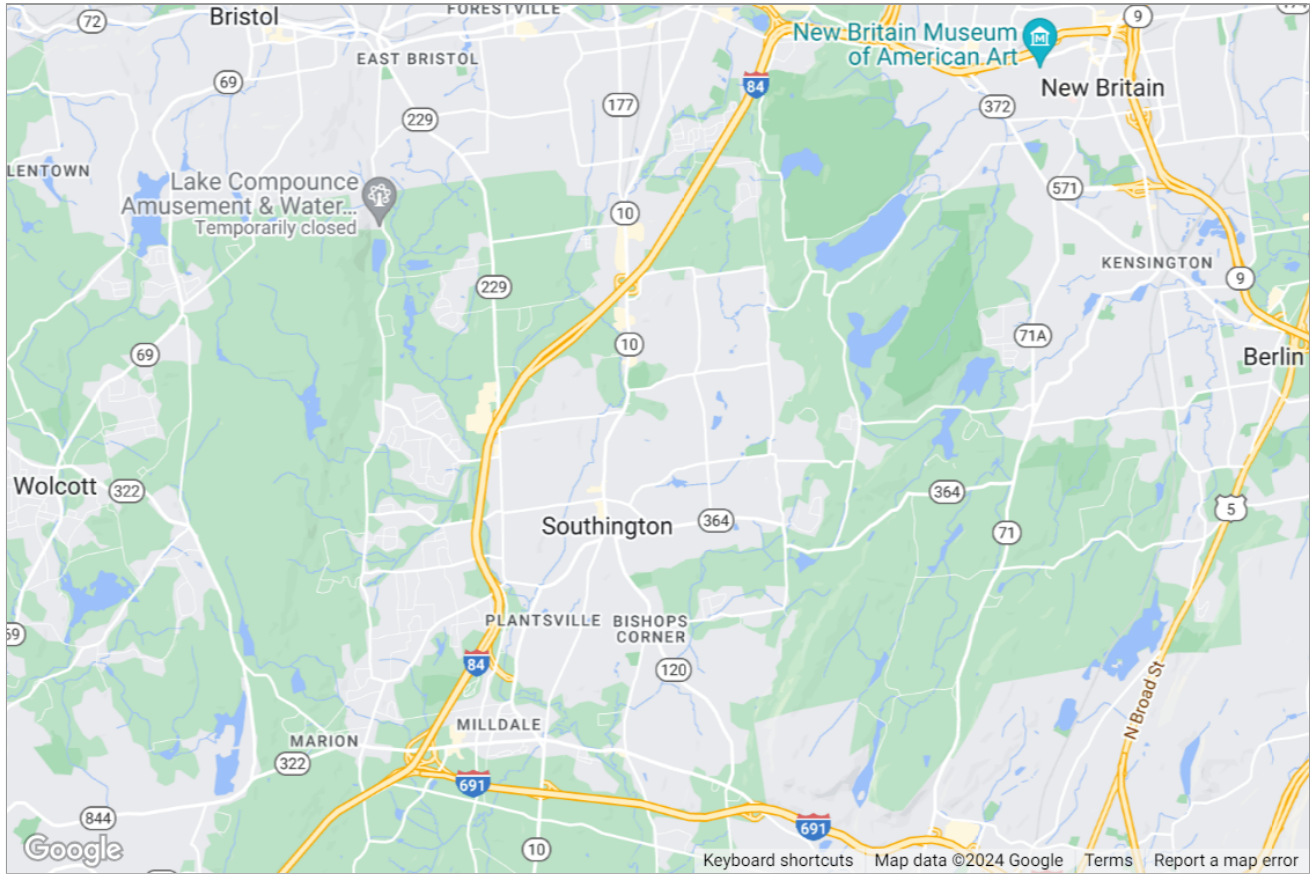


MARKET ACTIVITY REPORT

Southington, 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

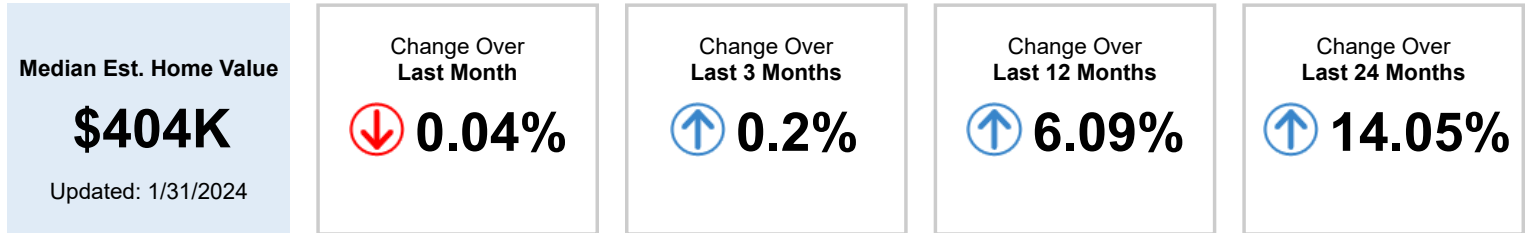
Main: Broker@ctreb.com
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Southington, Connecticut

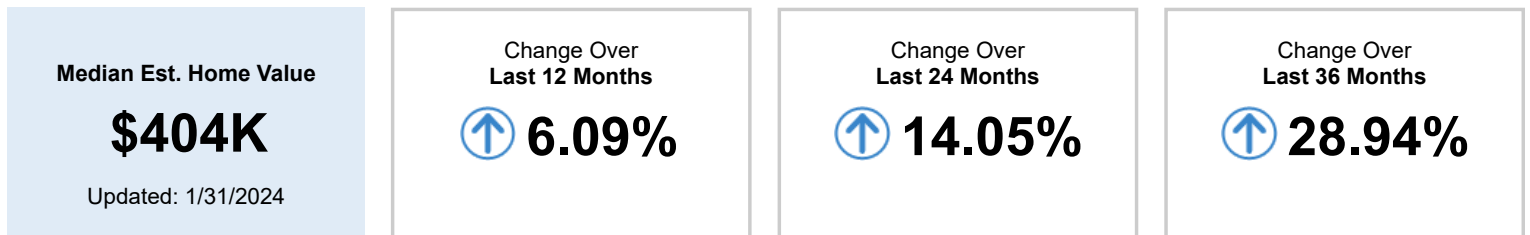
Market Snapshot: Estimated Home Values



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

<p>Median Sales Price</p> <p>\$304K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 19.54%</p>	<p>Change Over Last 3 Months</p> <p> 17.35%</p>	<p>Change Over Last 12 Months</p> <p> 4.33%</p>	<p>Change Over Last 24 Months</p> <p> 2.02%</p>
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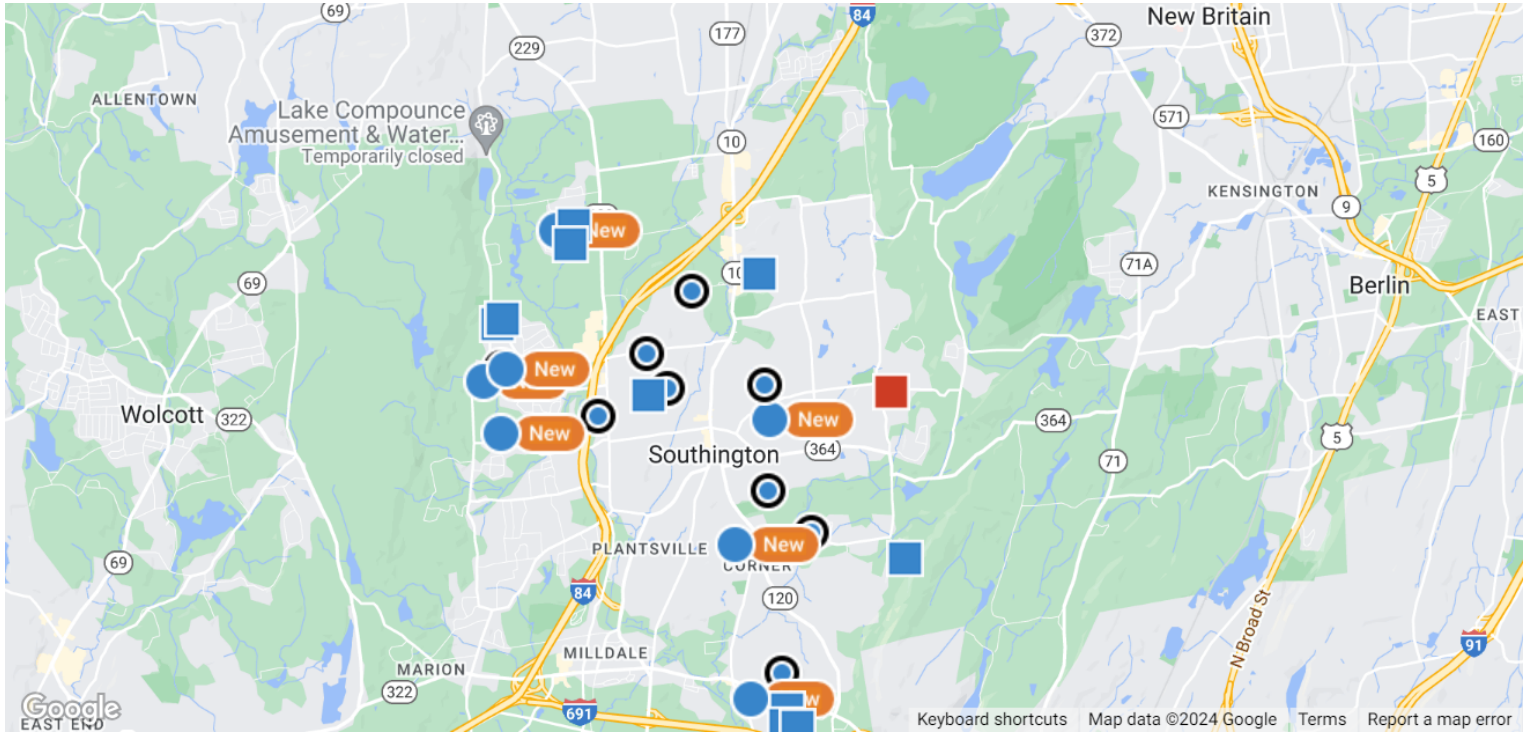
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





<p>Median List Price</p> <p>\$505K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 1.46%</p>	<p>Change Over Last 3 Months</p> <p> 17.7%</p>	<p>Change Over Last 12 Months</p> <p> 35.76%</p>	<p>Change Over Last 24 Months</p> <p> 43.27%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

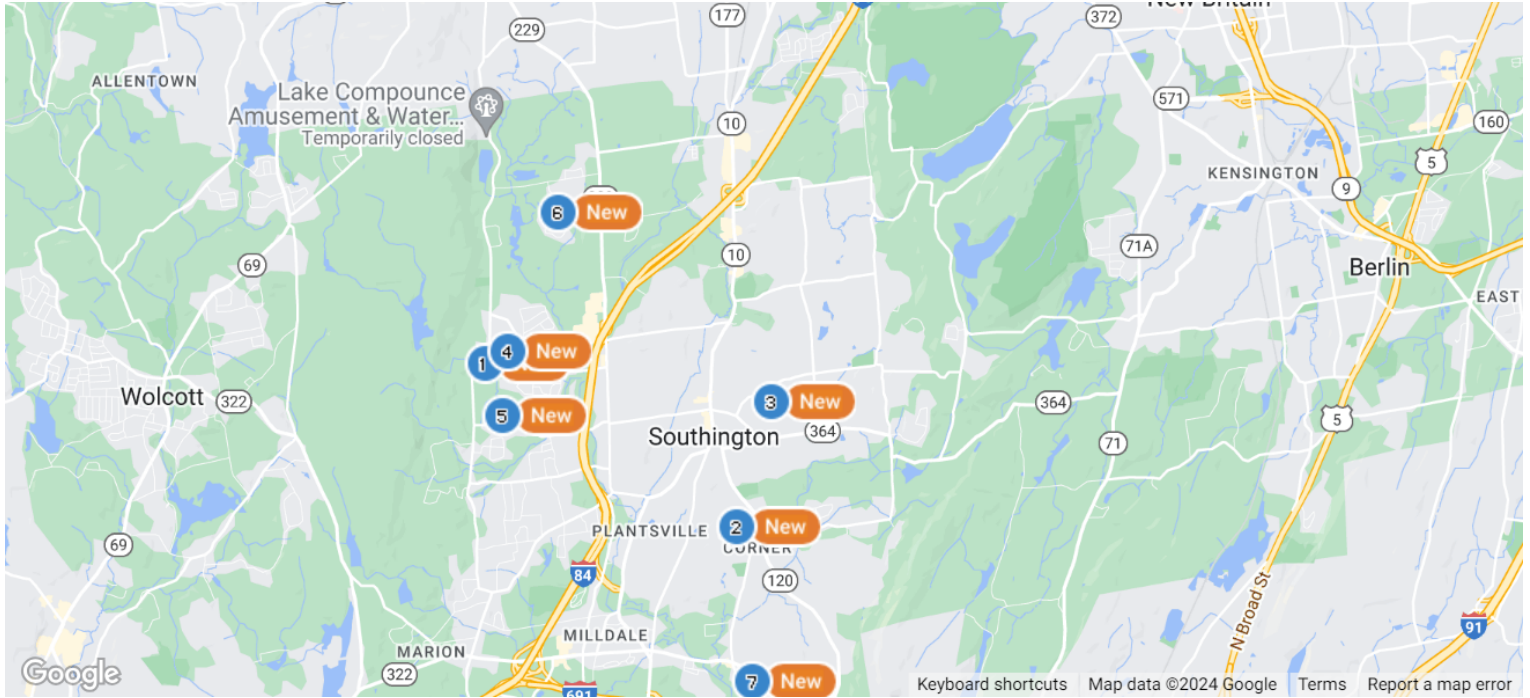
Market Activity Summary Stats



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

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	7	10	10	1
Low Price / Value	\$350,000	\$324,900	\$149,403	\$318,230
Median Price / Value	\$524,900	\$404,900	\$641,250	\$318,230
High Price / Value	\$999,990	\$799,900	\$1,237,500	\$318,230
Average Price / Sq. Ft.	\$248	\$206	\$224	\$203
Median Price / Sq. Ft.	\$276	\$200	\$235	\$203
Average Days in RPR	34	69	68	–
Median Days in RPR	26	72	52	–
Total Volume	\$4,183,790	\$4,482,300	\$6,842,403	\$318,230

Southington, Connecticut



New Listings: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 **Active** • *New, Coming Soon: 2/12/2024* *MLS ID: 170624198*
15 Valley Forge Ct Single Family 4/3 2,066 sq ft 22,651 1980 2/12/2024 \$425,000 \$206

Nestled on a generous .52-acre corner lot within the serene cul-de-sac, this captivating oversized raised ranch is the epitome of suburban elegance & comfort. Surrounded by the privacy of a partial vinyl fence and newer, 10x24 shed, this property merges functionality with style. Hardwood floors gracefully flow throughout the upper level, leading you into a living room adorned with vaulted ceilings. The space is further enhanced by a gas log set & a massive picture window that floods the area with natural light, creating an inviting atmosphere for both relaxation and entertaining. Adjacent to the living room is an intimate dining room. Fully remodeled kitchen, featuring sleek new cabinets, luxurious granite countertops, stainless steel appliances, & a breakfast bar complemented by an adjacent eating area. The primary bedroom suite with a ceiling fan, hardwood floors, a fully updated bathroom, and a walk-in closet. Two additional bedrooms on the upper level offer ample space. The lower level adds versatility with newer carpeting, a family room with a wood-burning fireplace, a fourth bedroom, & a potential office area. Newer furnace, upgraded electrical, and fresh paint throughout, ensuring a move-in-ready experience. Newer landscaping, including a paver walkway, and a spacious deck that promises endless outdoor enjoyment. Close to I-84 and within convenient reach of shopping, this home combines the tranquility of cul-de-sac living with the ease of access to essential amenities.

Listing Courtesy of Coldwell Banker Realty

New Listings: 7 (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>2 ● Active • <i>New, Active: 2/10/2024</i> <i>MLS ID: 170623990</i></p> <p>77 Strawberry Ln</p> <p>Stunning Colonial on a Cul-de-Sac in Southington This impeccable colonial home is a showcase of elegance and comfort, situated on a cul-de-sac. With a host of luxurious features and ready-to-enjoy spaces, it promises a lifestyle of convenience and relaxation in the heart of Southington. Property Highlights: Cul-de-Sac Setting: Desirable location in a sought after area located on a cul-de-sac. Primary Suite: Spacious Primary bedroom with a full bath and vaulted ceilings. Living Spaces: Gas fireplace in living room and a formal living room with French doors leading to a dining room with a custom ceiling. Craftsmanship: Crown molding throughout the home adds a touch of sophistication. Gourmet Kitchen: Eat-in kitchen equipped with stainless steel appliances, featuring an atrium door to the backyard. Backyard Retreat: Private, fenced backyard with a low-maintenance inground saltwater pool, complete with a new liner. Entertainment Ready: The outdoor space is perfectly designed for hosting guests. Additional Comforts: Finished recreational room in the lower level not included in the square footage. Welcoming Exterior: An inviting open porch with a swing, a brick walkway, and a newly asphalted driveway enhance the home's curb appeal. Listing Details: Type: Single-Family Home Bedrooms: 3, including a master with en suite Bathrooms: 2.5, with stylish fixtures Kitchen: Modern with stainless steel appliances Formal Dining Room: Elegantly designed with custom ceiling work</p> <p><i>Listing Courtesy of Century 21 Scala Group</i></p>	Single Family	3/3	1,882 sq ft	22,651	1994	2/10/2024	\$524,900	\$279
 <p>3 ● Active • <i>New, Active: 12/4/2023</i> <i>MLS ID: 170612819</i></p> <p>7 Coach Dr, #7.5</p> <p>Highly sought after free standing 3 bed, 2 bath ranch home is now available in Spring Lake Village!! This immaculate, tastefully decorated home is ready for you to move in. The comfortable layout features an eat-in kitchen with ample cabinets and a spacious dining room. The cozy living room is accentuated by a wood burning fireplace. The primary bedroom is the perfect size with plenty of storage, a remodeled full bath with dual vanities and a walk-in shower. Two additional bedrooms share a second full bath, offering the convenience of a step-in tub and dual vanities. In unit laundry makes your life easier. Two slider doors lead to a large patio where you will be able to enjoy gorgeous views. The large storage room is equipped with shelving and houses the furnace and brand-new hot water tank. With the garage nearby, you'll have convenient access to your vehicle. The insulation, windows and sliders have been recently updated. Life is better when you share it with friends. Spring Lake Village provides an active lifestyle for those over age 55. Outstanding amenities include a pool, club house, tennis, bocce court, gardening area, walking paths, and pond. All this and conveniently located near a major highway and shopping centers. G Condo is sold AS IS where is. BACK ON THE MARKET DUE TO BUYERS INABILITY TO OBTAIN MORTGAGE.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	3/2	1,630 sq ft	-	1972	12/4/2023	\$350,000	\$215
 <p>4 ● Active • <i>New, Active: 11/30/2023</i> <i>MLS ID: 170609598</i></p> <p>39 Autumn Dr</p> <p>A great Classic 3 Bedroom Split Level home in a quiet residential neighborhood. Features include a large family room with a large "All Nighter" wood stove, Two car garage and a bright and cheerful sunroom. Solar panel contract "PPA" will transfer to buyer with the house. The furnace was new in 2016. and there is a "Generac" Generator installed and ready to go. House is being sold as is.</p> <p><i>Listing Courtesy of Bard Real Estate, LLC</i></p>	Single Family	3/3	1,902 sq ft	20,037	1966	11/30/2023	\$525,000	\$276

New Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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5 ● **Active** • *New, Active: 12/22/2023* *MLS ID: 170615835*

65 Royal Oak Dr

Single Family 4/5 5,792 sq ft 22,651 1987 12/22/2023 \$849,000 \$147

This exquisite property offers luxury living with stunning mountain views. Truly one of a kind this unbelievable home, in a mini enchanted forest, was custom built with the finest materials. 5792SF of comfortable living space, this gorgeous colonial sits proudly on a beautiful and whimsically landscaped half acre lot, with a circular driveway. And with so much SF, there are incredible opportunities to convert space. This home is your oyster. You enter through a hand carved front door, into the warm + inviting main level of the home. This level features a living room + sitting room, both enriched with fireplaces and ready for you to cozy up. A formal dining room + spacious, eat-in kitchen promise countless moments of shared meals + memories. The sunroom, adorned w/natural light beaming + an extra large family room with sliders to back deck await your company. A huge exercise room, w/potential for in-law, along with 2 1/2 baths round out the main level. The grand staircase takes you to 2 bedroom suites with full baths, jetted tubs + steam shower. Library, study, bedroom + full bath + laundry line the upper level. An unbelievable great room with vaulted ceilings + sliders to the most romantic balcony overlooking the park-like yard + picturesque mountainside. Everything you've been waiting for is here. Even the basement is beaming with potential + storage space. Colorful gardens, gorgeous flowering trees, beautiful walkways + the most charming Koi/frog pond w/waterfall await.

Listing Courtesy of eXp Realty



6 ● **Active** • *New, Active: 1/26/2024* *MLS ID: 170621002*

44 Bagno Dr

Single Family 4/3 3,191 sq ft 41,817 2023 1/26/2024 \$999,990 \$313

Rarely available magnificent newly built, over 3000 sq ft. three car attached garage, custom colonial home located on an acre lot, brick paver patio and walkway. The main entrance opens to a bright foyer with hardwood floors throughout. Beautiful detailed 9' ceilings include crown molding, wainscoting, and a staircase with wrought iron balusters. The gourmet kitchen is a central gathering place with lots of custom cabinetry, a large island with quartz countertops and high-end appliances. First level includes a formal dining room, cozy family room, a private office, and a half bathroom. Second level detailed trim and hardwood throughout. The Primary bedroom has a spacious walk-in closet and a beautiful tiled full bathroom. Three other oversized bedrooms, a massive bonus room, and another impressively tiled full bathroom. Separate laundry area is conveniently located on the second level. The basement has 9' ceilings for future finished space.

Listing Courtesy of SalCal Real Estate Connections



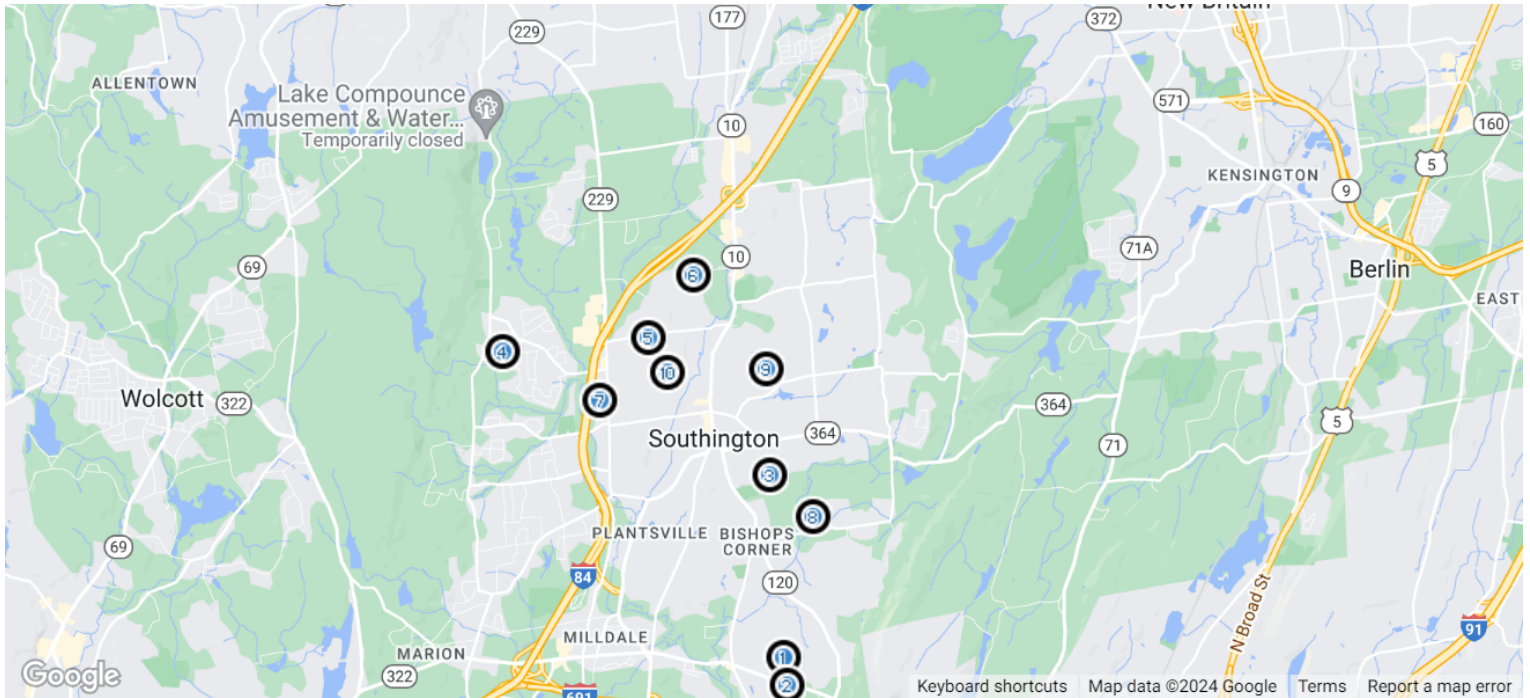
7 ● **Active** • *New, Active: 1/17/2024* *MLS ID: 170619425*

580 Meriden Waterbury Tpke, #23

Single Family 3/2 1,702 sq ft - 2024 1/17/2024 \$509,900 \$300

Welcome to Highland Ridge, Southington's newest Planned Unit Development. 23 homes for ages 55 and older. These new construction homes feature 5 different plans to choose from, ranging from 1,498 square feet to 1,702 square feet. Option for 12x12 sunroom if you need more space available as well. Wonderful open floorplans for today's buyer with 3 bedrooms and 2 full bathrooms. Gas fireplace in the living room and a 10x12 patio or deck to enjoy the outside area. This model home can be ready by 3/15/24 it was just sheetrocked and awaiting someone's personal touches. Call now to set up your viewing or ask about other plans and lots. Agent related.

Listing Courtesy of Denorfia Realty, LLC



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** • Under Contract as of 11/30/2023 *MLS ID: 170610819*

75 Paul Hts Single Family 3/2 1,971 sq ft 14,810 11/15/2023 \$399,900 11/30/2023 \$203

Refreshing addition to the Southington Market. Siren cul-de-sac location is ideal for this custom home. Your immediate reaction as you enter is WOW. The 24' x 23' great room leaves all your desires answered. This room combines the kitchen, dining area and family room into the perfect, easy way of living. The spectacular layout of this room is the true meaning of an open concept. The kitchen sports plenty of cabinets and counter space for the cook to create the perfect brunch or everyday meals. The dining area is conveniently connected to the kitchen with the sitting room/family room in the same space. The warmth of the wood stove creates a homey feel you don't want to leave. The built-ins and workspace compliment this room. Directly off the kitchen is a formal dining room complete with a stunning built-in hutch. A front to back formal living room and den are combined for extended enjoyment. All three bedroom are located on the upper level and are accented with built-ins. Sensational, gleaming hardwood floors are noted throughout this home along with 6 panel doors to highlight the quality of construction. A charming covered porch, garage, storage shed, patio and large level lot pull together all this fabulous home has to offer.

Listing Courtesy of Putnam Agency Real Estate LLC







2 **Pending** • Under Contract as of 12/14/2023 *MLS ID: 170603748*

570 Meriden Waterbury Tpke Single Family 4/2 2,051 sq ft 40,075 10/11/2023 \$489,900 12/14/2023 \$239





Welcome home to this stunning 4 bedroom colonial that has been completely remodeled. The list of upgrades is extensive and includes brand new windows, new roof, new central air conditioning, remodeled bathroom, new kitchen and appliances with luxury vinyl flooring and gorgeous refinished hardwood flooring throughout the rest of the home. That's just the inside, the exterior has all just been freshly painted and a beautiful heated pool awaits its next owner to enjoy the summer months. This home sits on an acre lot and is in close proximity to highways for commuting, shopping, restaurants, and parks. Enjoy everything that the great town of Southington has to offer and make this your new dream home.

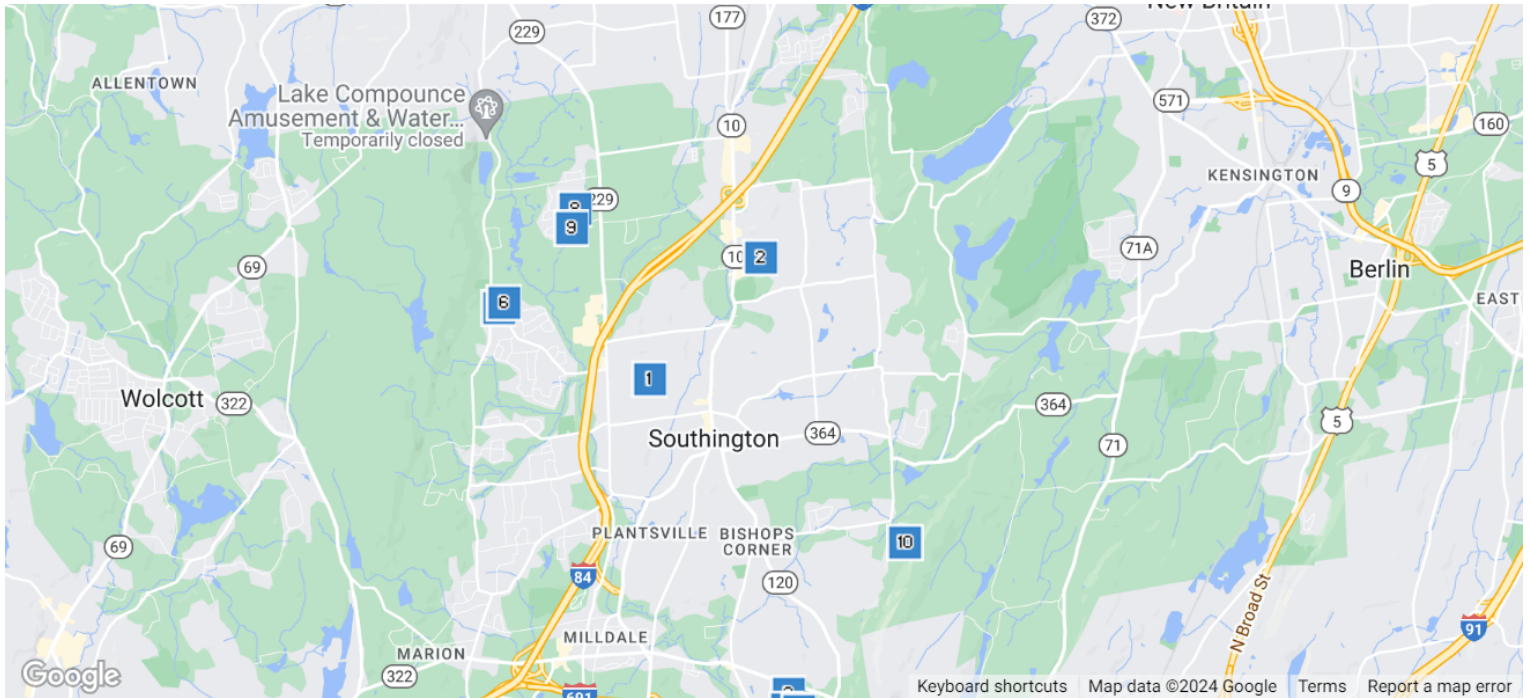
Listing Courtesy of Denorfia Realty, LLC

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 <i>*Under Contract as of 2/7/2024</i> MLS ID: 170612651 58 Berkley Ave Single Family 4/2 2,030 sq ft 12,196 11/29/2023 \$324,900 2/7/2024 \$160	<p>HIGHEST & BEST DUE BY TUES 2/6 11AM. PLEASE NOTE FULL INSPECTION REPORT AS WELL AS RECEIPTS FOR WORK PERFORMED HAVE BEEN PROVIDED. Welcome to 58 Berkley Avenue, a stunning opportunity nestled in the heart of Southington. This exceptional 2,030 square foot colonial features 5 bedrooms and 2 full bathrooms, offering the perfect blend of comfort and style. The layout is thoughtfully designed to accommodate various lifestyles, providing ample space for both relaxation and entertaining. Additionally, stay comfortable year-round with the convenience of central air. One of the standout features of this property is the fully fenced-in massive backyard, creating a private oasis in the midst of a beautiful neighborhood. Whether you envision hosting lively gatherings or enjoying quiet evenings under the stars, this outdoor haven is yours to personalize. Explore the possibilities of a main floor in-law setup, complete with a separate entrance, offering both convenience and privacy. This versatile space opens doors to multigenerational living or the potential for a home office or studio à the choice is yours.</p> <p style="text-align: right;"><i>Listing Courtesy of Best Real Estate Brokerage LLC</i></p>							
 4 🕒 Pending <i>*Under Contract as of 1/18/2024</i> MLS ID: 170609029 56 Brandywine Pl Single Family 4/3 4,062 sq ft 22,651 11/6/2023 \$799,900 1/18/2024 \$197	<p>This is your DREAM home without having to go thru the building process! 56 Brandywine Place is situated in one of the most desirable neighborhoods in Southington. The main floor offers hardwood floors throughout and a wide-open floor plan, including a family room, living room, office, dining room & beautiful remodeled kitchen. The kitchen has a large island, stainless steel appliances, timeless maple cabinets & granite countertops. Directly off the kitchen you have a GORGEOUS light and bright four-season Sunroom. This room features recessed lighting, dual ceiling fans, a built-in bar with granite, as well as a gas fireplace. Off of the sunroom is 18x24 Trex deck overlooking the inground pool and oversized patio. The 2nd floor offers 4 bedrooms, 2 full baths. The master bedroom has hardwood floors, tray ceilings, a walk in closet, & a newly remodeled master bathroom with 6ft. shower. The lower level has a large rec room with gas fireplace, a bedroom/workout room and 3 separate storage areas including a walk-in closet & workshop. The entire house is situated overlooking a beautiful backyard with inground pool and oversized patio. Other upgrades include: an irrigation system, water softener, Dog watch electric fencing, additional (attic) storage over garage. Nothing to do but move in and Enjoy your New Home!</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>							
 5 🕒 Pending <i>*Under Contract as of 1/19/2024</i> MLS ID: 170618961 374 Hart St Single Family 3/3 2,038 sq ft 22,651 1/15/2024 \$399,000 1/19/2024 \$196	<p>Come see 374 Hart Street in Southington! This is a delightful Raised Ranch in a very sought-after Southington community. The home offers that classic Raised Ranch style that so many people find very attractive, with the upper level delivering an open floor plan with the updated kitchen, dining room and living room - perfect for family time and entertaining. The three bedrooms are all on the upper level and each is large and has ample closet space. The primary bedroom has its own full bathroom. Off of the kitchen is a very nice large deck overlooking the backyard. The lower level is partially finished and so provides 650 sqft. of finished heated space that is perfect for an office, exercise room or additional living area. The back yard is quite special as it is large and level and provides plenty of room for all types of outdoor activities. The home has been well-maintained and is in excellent mechanical and structural condition. So call today to schedule your own private showing - you'll love it!</p> <p style="text-align: right;"><i>Listing Courtesy of Rockoff Realty</i></p>							
 6 🕒 Pending <i>*Under Contract as of 1/31/2024</i> MLS ID: 170608651 242 Lazy Ln Single Family 3/3 1,884 sq ft 66,646 11/4/2023 \$329,900 1/31/2024 \$175	<p>Come make this Classic vinyl sided Raised Ranch with a massive yard of 1.53 acres your new home! This desirable property boasts Hardwood floors, updated and very well maintained pool, deck with a view, oversized 2 car under house garage, 6 car parking or more, eat in kitchen with additional dining area. Fireplace on main level, pellet stove in the LL Family room. 2 full baths up and a half bath in the laundry room lower. Basketball court, Play swing set! New water heater and refrigerator last year. Private well and septic serviced every other year. A minutes stroll to the Farmington Canal Heritage Trail. A truly great property, in a great location, at a great value. See yourself living here!</p> <p style="text-align: right;"><i>Listing Courtesy of Realty 3 CT</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.
 7 Pending • Under Contract as of 2/1/2024 <i>MLS ID: 170613095</i> 56 Morningside Ln	Single Family	3/3	1,802 sq ft	23,086	12/6/2023	\$409,900	2/1/2024	\$227
<p>Captivating 4 level split meticulously maintained by its proud owners. Inside the front door tile & wood floors grace this home, leading to an expansive Living Rm featuring a wood burning fireplace primed for conversion to gas. The open layout extends to the Dining Rm & into a tastefully remodeled Kitchen boasting white cabinets, granite counters, & stainless appliances - inviting for gathering w/family & friends. Enjoy a convenient side breakfast bar w/stools & a moveable center island work area. Then step into the luminous 3 season Sunrm w/cathedral ceiling linked to a wraparound deck overlooking a private & lush backyard enveloped by nature. Ascend to the upper level where tranquility awaits in the Primary Bedrm featuring an updated half bath & walkin closet. 2 additional Bedrms offer privacy, complemented by an updated full bath. The lower level unfolds into a generously sized front to back Family Rm, perfect for a myriad of activities. Then onto the lowest finished level where there is a den/office/hobby rm adjacent to a convenient updated half bath. Walkin cedar closet. And other ample storage including a workshop area. The property boasts city water w/softener, city sewer, 50 yr waranteed steel roof w/granite overlay, newer low-light thermo windows, newer 2 zone furnace & central air, 200 amp electric. No expense spared in maintaining this splendid home! A harmonious blend of comfort, style, and practicality for those w/discerning taste & versatility!</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>								
 8 Pending • Under Contract as of 2/7/2024 <i>MLS ID: 170617106</i> 83 Rustic Oak Dr	Single Family	3/3	1,780 sq ft	22,651	1/12/2024	\$500,000	2/7/2024	\$281
<p>Updated Colonial with in-ground pool, 2 car garage, central air and many upgrades and features! Remodeled eat-in-kitchen with hardwood floors, granite countertops, stainless steel appliances, and tile backsplash. Open floorplan to living room with hardwood floors and crown molding. Family room with fireplace and hardwood floors. Heated 3 season porch with tile floor and sliders. Remodeled half bath with tile floor and stone countertops. Upstairs master bedroom with hardwood floors and attached full bath which was remodeled and has tile surround shower and tile floor. 2nd and 3rd bedrooms both with hardwood floors. Additional full bath with tile floor and tile surround shower. Home is well constructed and has excellent utilities. Steel beam construction, city water, city sewer, natural gas heat hung unit, central air, irrigation system, generator, 200amp electrical, and solar panels! This is a great home for many buyers!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 9 Pending • Under Contract as of 1/5/2024 <i>MLS ID: 170616432</i> 115 Skyline Dr	Single Family	4/3	2,208 sq ft	18,295	1/2/2024	\$399,000	1/5/2024	\$181
<p>*** ALL OFFERS DUE THURSDAY JAN 4 BY 6PM *** Welcome to 115 Skyline Dr in Southington, a perfect home that offers comfort and practical living. This residence features spacious living areas, including a beautiful living room with vaulted ceiling, a functional dining area, two kitchens with granite countertops with plenty of cabinet space. This four bedroom house not only accommodates your needs but also provides potential for an in-law suite, ensuring flexibility for extended stays or guest accommodations. Convenience is key, with stores, restaurants, just minutes away, and downtown Southington easily accessible. Backyard offers a great space for gatherings and outdoor entertainment. Central air conditioning, electrical was upgraded to 200amp service, refinished hardwood floors, new roof, great location with close proximity to highways and entertainment. Schedule your showing today!</p> <p><i>Listing Courtesy of Real Estate Dudes</i></p>								
 10 Pending • Under Contract as of 1/11/2024 <i>MLS ID: 170617952</i> 19 Susan Ln	Single Family	3/2	2,094 sq ft	20,037	1/8/2024	\$429,900	1/11/2024	\$205
<p>Prepare to be impressed! This tastefully updated Cape has numerous recent updates including a new roof, siding, gutters, windows, exterior doors, garage door, water heater, furnace, central air, Generac whole home generator, toilets, window treatments, and nice Cafe appliances in the kitchen, all done since 2020!! You'll also love the modern kitchen with center island, the stylish living room, the fancy mudroom, and best of all the coffered ceilings in the first floor bedroom that is currently used as a dining room. Downstairs in the basement there are several finished rooms that can be used as a family room, home office, or the perfect man cave!</p> <p><i>Listing Courtesy of ERA Treanor 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: 2/9/2024, MLS Listing 170617408: 1/5/2024 <i>MLS ID: 170617408</i> 180 Hightower Rd	Single Family	3/2	2,521 sq ft	20,037	1970	2/9/2024	\$552,000	\$219
<p>Refreshing twist to a cape style home. Perfection sets the stage as you approach this charming property. The introduction of this home is the covered porch which makes you want to linger prior to entering. The astounding layout greets you in the over-sized foyer. The 24' x 14' living room is accented with a cathedral ceiling, gas fireplace, sun drenched ambience and enough room to entertain & play. Enjoy the spacious bright kitchen with ample cabinet and counter space. A convenient breakfast bar for kitchen dining and a pantry closet. Envision all day dining or special occasion events in the warmth of the dining room. Perfectly placed french doors lead from the dining room to the pergola and rear lot. A first floor bedroom and refreshed full bathroom complete the main level. Make your way up to the second level which consists of two bedrooms, built-ins, another refreshed bathroom and spectacular open air work space that makes working from home a dream. A newer finished basement adds 540' to the home's space. Soft lighting and a neutral decor along with space galore is a bonus! Outside is as delightful as the inside - the heated in-ground pool's newest feature is the pebble tech finish with coping tile installed in 2022. Explore the yard with seating areas and privacy. More valuable updates include newer roof, siding, windows, air conditioning, garage doors, hot water heater and refinished hardwood floors throughout the home. *HIGHEST & BEST DUE 1/15/24 BY 1:00 PM*</p> <p><i>Courtesy of Putnam Agency Real Estate LLC</i></p>								
 2 Closed • Sold Date: 12/29/2023, Public Record <i>MLS ID: -</i> 90 Apple Gate, Unit 166	Condo/Townhouse/Apt.	3/2	1,566 sq ft	-	2022	12/29/2023	\$149,403	\$275

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: 12/8/2023, MLS Listing 170596928: 10/2/2023 <i>MLS ID: 170596928</i>							
12 Hillcrest Dr	Single Family	4/3	2,312 sq ft	7,840	2020	12/8/2023	\$555,000	\$240
	<p>Stunning 3 years young Colonial in a quiet subdivision. The spacious, light, and bright open concept eat-in kitchen and living space with gas fireplace is cozy and inviting. The kitchen features gas range, stainless steel appliances including a brand new dishwasher (2023), granite countertops, island with seating, and pantry. The versatile front room provides space for a formal dining room, sitting area, home office, library, or anything you desire. Upstairs, you will find a laundry room, full bath with bathtub, and 4 spacious bedrooms including the primary with two ample sized closets and en suite full bath with shower. The fully fenced back yard provides a peaceful retreat with a concrete patio just outside the slider doors from the kitchen. Washer, dryer, basement chest freezer, powder room mirror, and storage bench in kitchen/living room do not convey. **Security cameras present in the home.**</p> <p style="text-align: center;"><i>Courtesy of KW Legacy Partners</i></p>							
	4 Closed • Sold Date: 11/15/2023, MLS Listing 170601298: 9/29/2023 <i>MLS ID: 170601298</i>							
21 Magnolia Way	Single Family	4/3	2,688 sq ft	8,712	2019	11/15/2023	\$620,000	\$231
	<p>Welcome to 21 Magnolia Way, a pristine 4-bedroom colonial nestled in the peaceful Hillcrest community of Southington. Built in 2019, this 2,688 sq ft jewel exudes modern elegance and flexibility for any new buyer. As you walk through the front door, the welcoming entry room is a blank canvas, able to adapt as a home office, dining room, or play area. This spacious den leads to a light & bright open-concept kitchen that boasts granite countertops, a large island, pantry, and sleek sliding doors, opening up to your private fenced-in backyard. The elegant kitchen connects to a spacious living room that features a gas fireplace for clean-burning warmth in cold Connecticut months. Upstairs, relish in three expansive guest bedrooms, a spacious double-sink bathroom, and a separate laundry room for convenience. Down the hall, you'll find a grand primary suite, boasting three closets (one walk-in), and a lavish double-sink full bathroom for peace and privacy. Outside, enjoy the embrace of the new professionally built patio, wrapped in privacy, it's a perfect escape for an evening bonfire. The vast, ready-to-customize basement boasts a new tankless hot water system, and when complemented by new natural gas and central air mechanicals, there's simply nothing left to worry about. This property is steps away from a covered school bus stop, and whether you're looking for peace & privacy or a close-knit thriving community, it's sure to be found at 21 Magnolia Way!</p> <p style="text-align: center;"><i>Courtesy of Carbutti & Co., Realtors</i></p>							
	5 Closed • Sold Date: 11/14/2023, MLS Listing 170602556: 10/7/2023 <i>MLS ID: 170602556</i>							
30 Mariani Dr	Single Family	4/4	3,347 sq ft	22,651	2023	11/14/2023	\$751,000	\$224
	<p>Welcome to 30 Mariani Drive where you will find a stunning, fresh example of luxuriously comfortable modern living nestled on a cul-de-sac in a desirable neighborhood on the West side of town. As you step inside you will be greeted by the grandeur of this meticulously designed home. The open concept floor plan creates a seamless integration of the space, perfect for entertaining and everyday living. The gourmet kitchen flows into the breakfast area and a gorgeous family room with tray ceilings and fireplace. The formal living room can be easily transformed into a dining room, and if you work from home you will appreciate the office on the main level. On the upper level you will find the primary bedroom suite with the spa-like bath and dual walk-in closets. The additional three bedrooms are generously sized, and this level also includes the laundry room and another two full bathrooms. On the outside, don't forget about the beautiful level yard with irrigation and underground utilities overlooking the mountain with easy access to highways, shopping, restaurants, town center and parks. Embrace the Southington lifestyle and discover the endless possibilities this home sweet home has to offer!</p> <p style="text-align: center;"><i>Courtesy of eXp Realty</i></p>							

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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6 ■ **Closed** • Sold Date: 12/20/2023, MLS Listing 170599549: 9/15/2023 *MLS ID: 170599549*

61 Mariani Dr Single Family 5/3 2,759 sq ft 34,412 2018 12/20/2023 \$662,500 \$240

The value of the newly price reduction is phenomenal! Nearly new 5 bedroom Colonial sits in a Cul-De-Sac location surrounded by a luxury neighborhood. A true open concept floor plan designed with entertaining in mind. Your entry through the front door brings you into the dramatic 2 story foyer where you start discover the quality of construction showcased throughout this home. The inlaid hardwood floor greets you and pristine hardwood floors are highlighted on both levels. Tucked away near the entry door is an office - perfect room for quiet conversations or work at home space. Entering the main part of the first level you'll see how the family room, kitchen and dining room captures your sense of being able to enjoy cooking, dining, relaxing and lots of laughs together. Massive kitchen with an island, breakfast bar seating, stainless appliances, granite counters and recessed lighting. It will bring out the cook in everyone, The dining room is directly off the kitchen with great access to the side yard. The family room commands you to sit and enjoy all this home has to offer. A delightful staircase makes it way up to the 2nd level with a pleasing aesthetic view of the first level. Master bedroom suite has crown molding, ceiling fan, full bathroom and a walk-in closet. 4 more bedrooms and a full bathroom round out the 2nd floor. You can also use the 5th bedroom as a media room or play area. Amazing yard w/ irrigation system & privacy, 3 car garage and neutral interior.

Courtesy of Putnam Agency Real Estate LLC



7 ■ **Closed** • Sold Date: 12/22/2023, MLS Listing 170607590: 11/6/2023 *MLS ID: 170607590*

32 Old Oak Ct Single Family 4/3 2,466 sq ft 6,969 2021 12/22/2023 \$600,000 \$243

Built in 2021, this warm and welcoming home in Hillcrest Village is in pristine condition and meticulously maintained. It has won two state HOBI Awards and offers a beautiful kitchen with white cabinets, granite countertops, and stainless steel appliances. The great room features a gas fireplace and custom built-in bookcases. The upper level has 4 spacious bedrooms, including a primary bedroom with 2 walk-in closets and an ensuite bathroom. The home also has a laundry room, on-demand hot water system, central air, and an unfinished basement. The town of Southington offers many amenities including a ski mountain and a well-known amusement park, wonderful shops and restaurants and easy access to highways.

Courtesy of William Pitt Sotheby's Int'l



8 ■ **Closed** • Sold Date: 12/14/2023, MLS Listing 170592539: 8/21/2023 *MLS ID: 170592539*

219 N Ridge Ct Single Family 7/5 4,829 sq ft 66,646 2018 12/14/2023 \$1,237,500 \$256

THIS is Your Dream home without having to go thru the grueling building process! 219 North Ridge Court is situated in the most desirable neighborhoods in Southington. Over 150 newer homes with easy access to all shopping & highways. The main floor has a wide open floor plan, family room w 18ft ceilings/wall of windows, office, bedroom, dining room, & massive Kitchen. The kitchen has an island to accommodate 10 people, under cabinet lighting, pot filler, high end appliances (GE Profile & Sub Zero), white shaker cabinets, & walk in pantry. The 2nd floor offers 5 true bedrooms, 3 full baths, & a master spa like retreat. The master bedroom has a sitting room, tray ceilings, huge walk in closet, & bathroom with steam shower, soaking tub, heated floors. The lower level has a very large family room, music room, bedroom/workout room, & bath. The entire house is situated overlooking the dream back yard with IG salt water pool, hot tub, extensive patio, pool house, fireplace, & a backdrop of water/pond view/Mtns. Other upgrades owners added not mentioned Are over 60 recessed lights, heated basement floors, 2 HVAC systems, tankless HW heater, HIGH end LYNX sound/security system, all trex decking, irrigation, ext stone entire house, over 3000 sq ft patio/walls, solar panels, added insulation, Tesla charge port, & hardwood floors entire home. Potential IN LAW on the main level or in walkout basement already plumbed for kitchen. Show start 8-31.

Courtesy of Evjen Agency

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.
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9 ■ **Closed** • Sold Date: 1/31/2024, MLS Listing 170613580: 12/5/2023 MLS ID: 170613580

153 W Pines Dr Single Family 3/3 3,161 sq ft 81,457 2011 1/31/2024 \$830,000 \$263

Immerse yourself in the warmth of a community that values both privacy and close-knit camaraderie. This residence is not merely a home; it is an investment in a lifestyle of exceptional comfort and sophistication. Situated in Southington, a town strategically located with easy access to major transits, renowned for its vibrant community, diverse culinary scene, thriving small businesses, and a calendar dotted with fairs and recreational activities, stands a remarkable property that exemplifies affluent living! Nestled within a premier neighborhood, this property enjoys the privilege of an exclusive and tranquil setting that allows you to enjoy both urban amenities and natural retreats. Location is only one part of owning this home. Revel in the architectural elegance of multiple tray ceilings, adding a touch of grandeur to each living space, 9-foot+ ceilings throughout the home create an open and airy atmosphere, enhancing the overall sense of luxury. Experience the seamless flow of living spaces in this builder-designed open layout. Ideal for both daily living and entertaining, the expansive design provides versatility and a sense of connection throughout the home. The unfinished attic and basement present an exciting canvas for your imagination. Whether you envision additional living space, a home office, or a personalized recreation area as we have digitally rendered for you, this residence offers the potential to customize and add significant equity. Truly yours, HOME.

Courtesy of eXp Realty

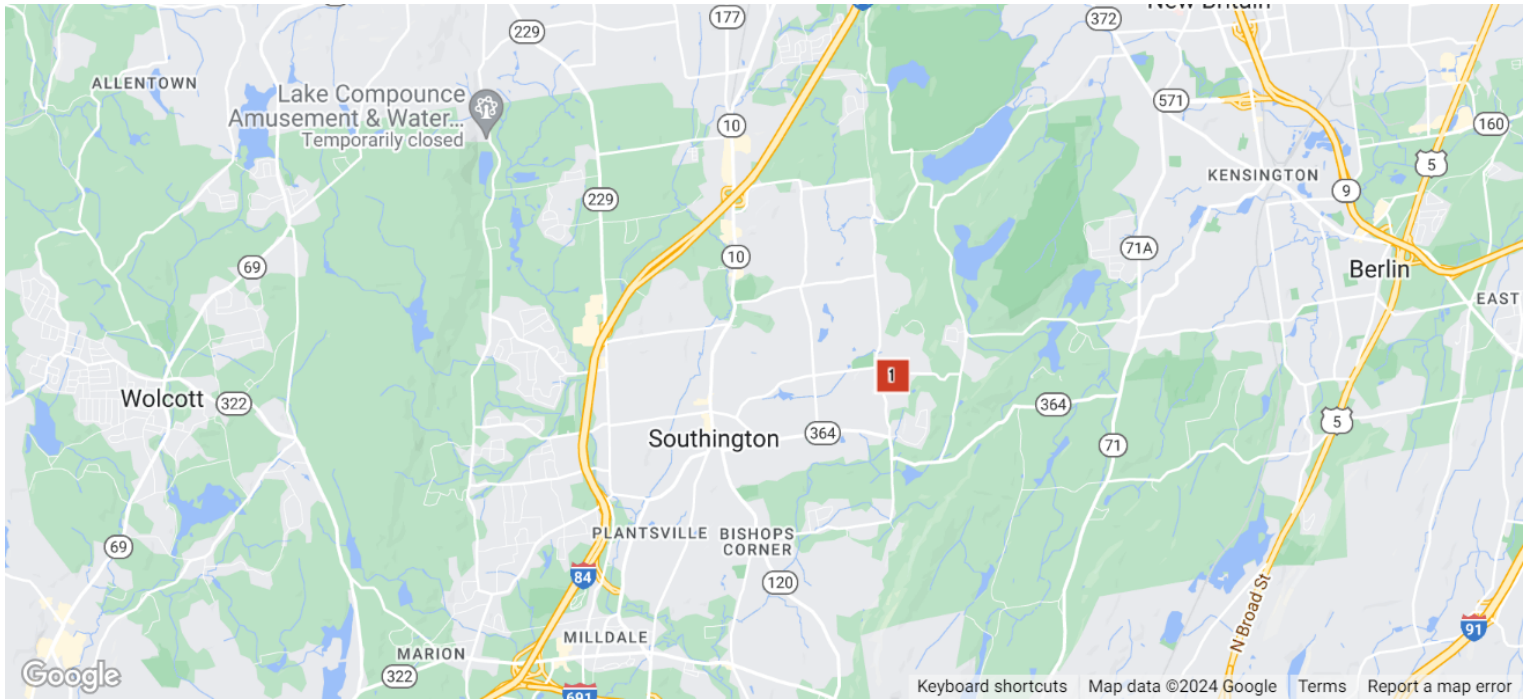


10 ■ **Closed** • Sold Date: 12/4/2023, MLS Listing 170575725: 6/7/2023 MLS ID: 170575725


445 Copper Ridge Rd Single Family 4/4 3,857 sq ft 154,638 2004 12/4/2023 \$885,000 \$229

Welcome to a once in a lifetime find! This Modern Prairie style home was designed and built with inspirations from Frank Lloyd Wright. This beautiful four bedroom two full & two half bath home is one of a kind. The panoramic views of Southington Valley are exceptional and can only be found in this neighborhood. The open concept and oversized windows accentuate the breath-taking views throughout the house and allow an abundance of natural light. All the first and second floor maple millwork in the home was sourced directly from the property. The primary bedroom has a spa like en-suite bathroom including soaking tub, double rainfall showers, and a separate steam shower. In addition to the locally sourced millwork the home boasts Brazilian cherry hardwood floors, A Tulikivi soapstone wood burning stove imported from Finland, all brand-new Caf? appliances, industrial style range, new Unilock U-Cara hardscape design, lpe wood deck, radiant heat in both full bathrooms, central vac, Surround sound system throughout, finished basement, wired for a projector/simulator and much more. Schedule your showing today and take advantage of this amazing property.

Courtesy of Precision Realty LLC



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 1 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 965 Woodruff St -	Single Family	3/2	1,564 sq ft	24,394	-	12/5/2023	Notice of Lis Pendens	

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- **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.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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