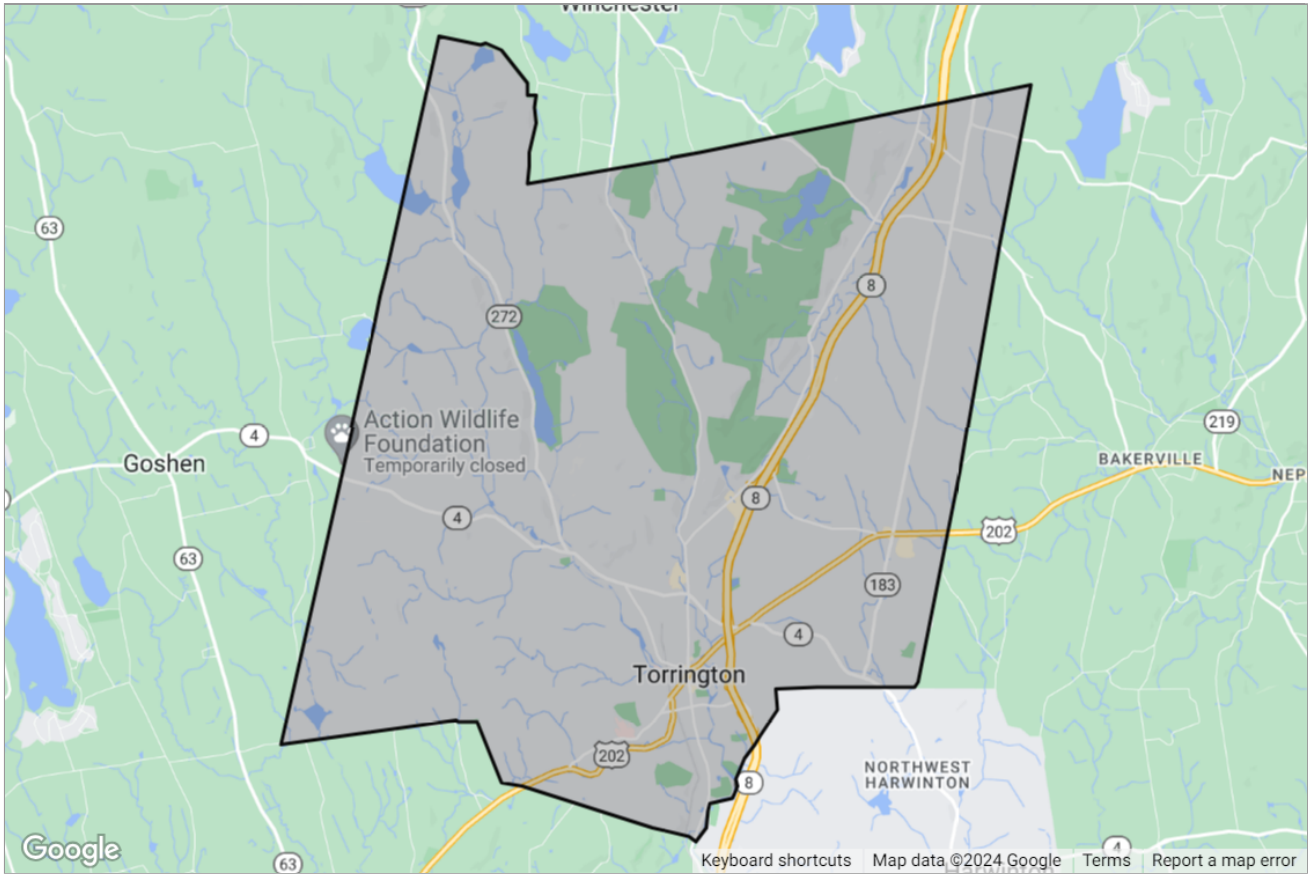


MARKET ACTIVITY REPORT

## Torrington, Connecticut



Presented by

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

GRI, SRS

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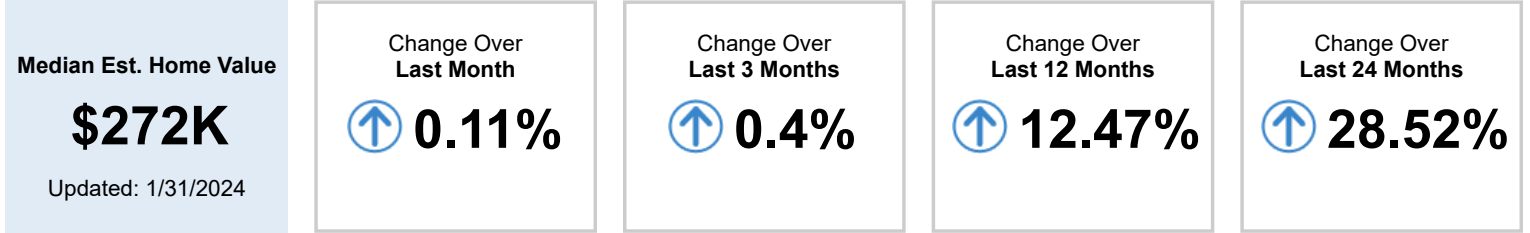
Office: <http://ConnecticutRealEstate.online>

### Connecticut Real Estate

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

# Torrington, Connecticut

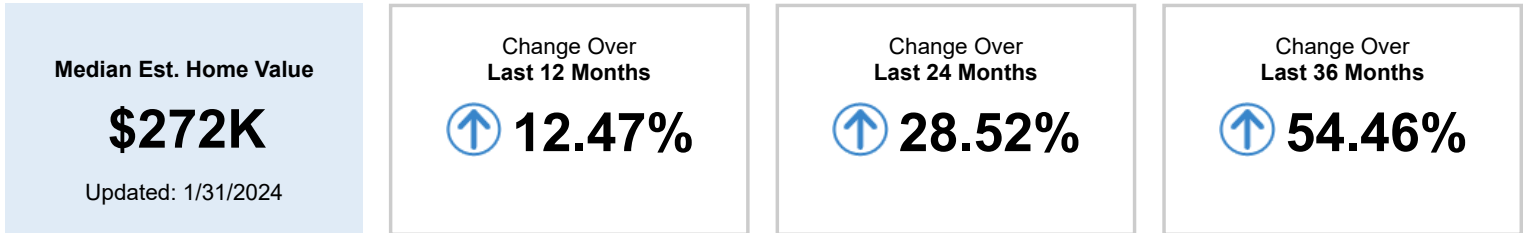
## Market Snapshot: Estimated Home Values



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.

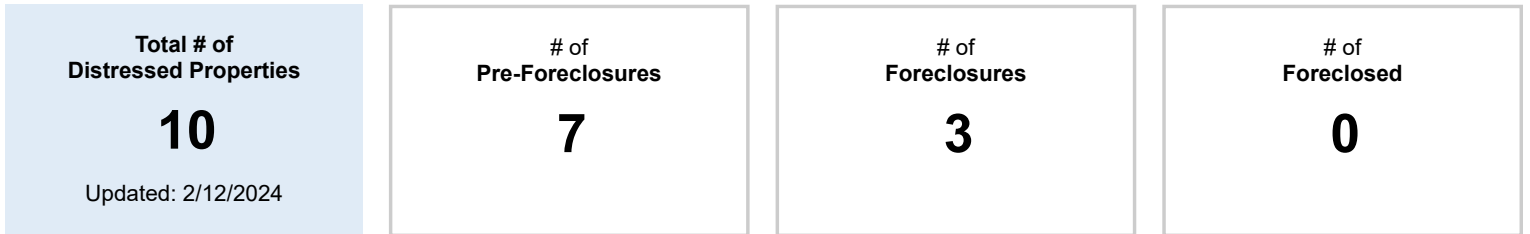
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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



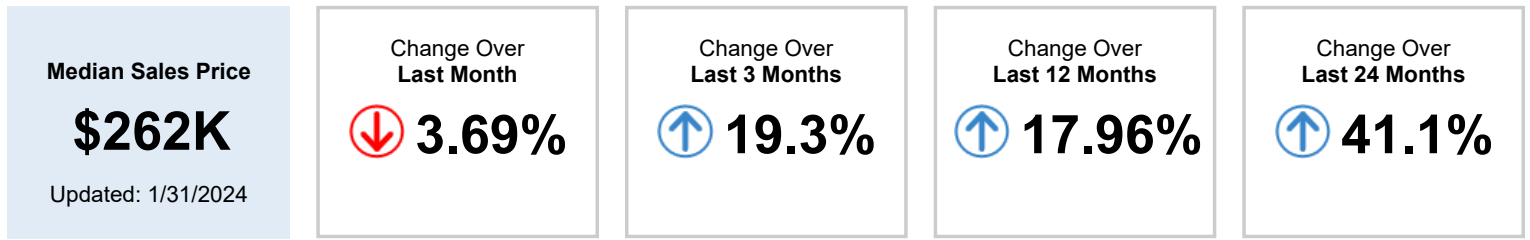
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



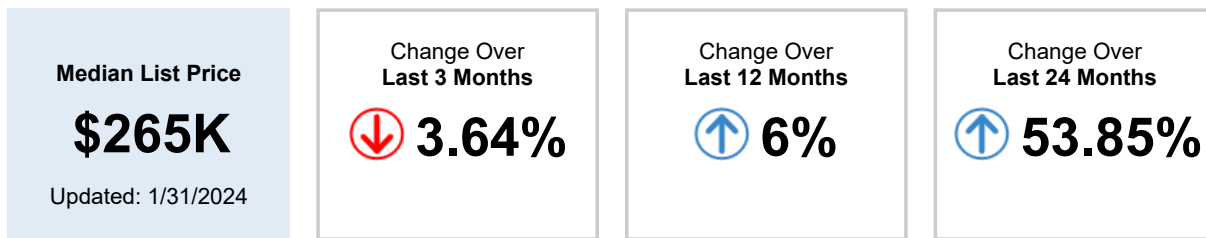
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



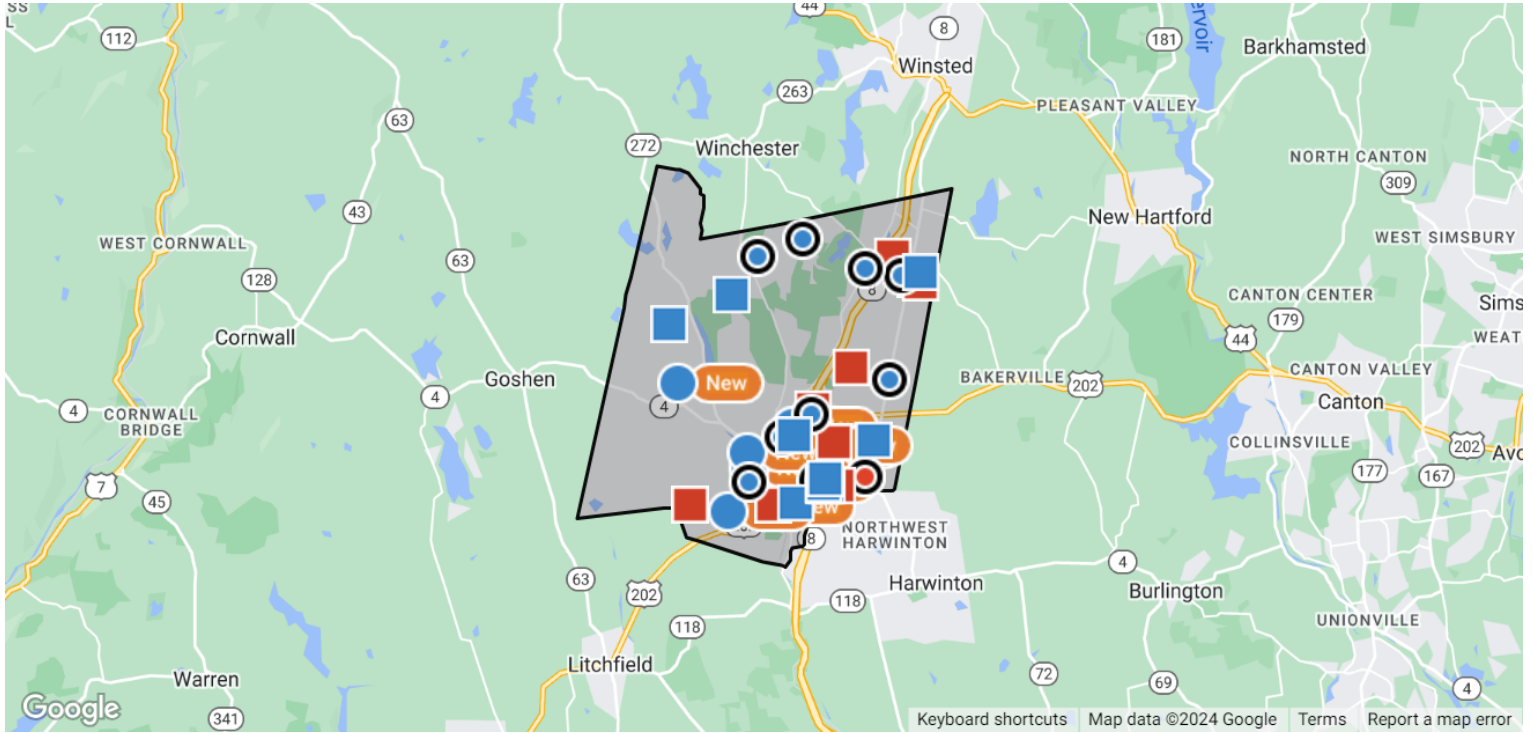
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

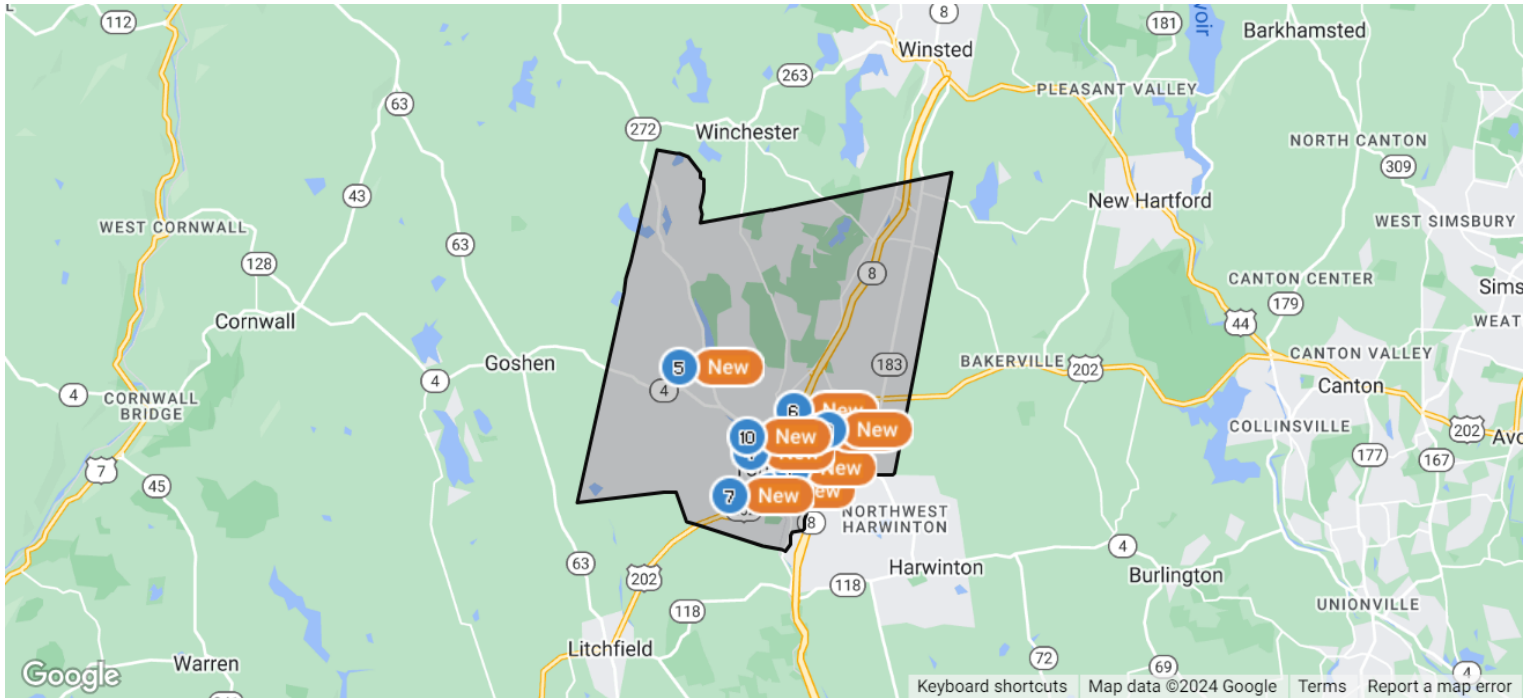
### Market Activity Summary Stats





**Search Criteria** | **Location:** Torrington, 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

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Closed</b>	 <b>Distressed</b>
<b>Number of Properties</b>	10	10	10	10
<b>Low Price / Value</b>	\$189,000	\$179,900	\$100,000	\$173,000
<b>Median Price / Value</b>	\$255,000	\$280,000	\$286,000	\$267,000
<b>High Price / Value</b>	\$434,900	\$399,999	\$400,000	\$523,840
<b>Average Price / Sq. Ft.</b>	\$174	\$173	\$183	\$182
<b>Median Price / Sq. Ft.</b>	\$172	\$163	\$188	\$197
<b>Average Days in RPR</b>	20	61	66	2
<b>Median Days in RPR</b>	12	49	71	–
<b>Total Volume</b>	\$2,749,700	\$2,903,499	\$2,765,800	\$2,900,950

# Torrington, 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</b> ● <b>Active</b> • <i>New, Active: 1/31/2024</i> <i>MLS ID: 170621921</i>  <b>257 Birchwood Dr</b>                      Single Family    3/2    1,080 sq ft    10,454    1974    1/31/2024    \$205,000    \$190</p> <p>3-bedroom Torrington home with spacious rooms, convenient location, excellent value. Great opportunity to add value and make this home your own. Conveniently located near shopping, transportation and schools with a spacious yard. Check it out today!  <i>Listing Courtesy of Dorrance Realty</i></p>								
 <p><b>2</b> ● <b>Active</b> • <i>New, Active: 2/1/2024</i> <i>MLS ID: 170621012</i>  <b>31 Fowler Ave</b>                      Single Family    4/2    1,373 sq ft    12,196    1950    2/1/2024    \$245,000    \$178</p> <p>Discover the charm of this brick faced cape which offers so many possibilities awaiting your personal touch. Located with easy access to route 8 and downtown, this well cared for 6-room, 4-bedroom, 2-full bath home is on a level lot. An eat-in kitchen, large living room and two bedrooms (or home office/activity room) are located on the first floor with two spacious bedrooms upstairs. Beautiful hardwood floors are located throughout the home. You will find ample storage space including a second floor, large walk-in cedar closet. A full-size basement provides additional storage and newer washer / dryer. In addition, this home hosts a DETACHED two car garage with 672 square feet and attached spacious workshop of 600 square feet with half bath. Embrace the opportunity to customize this out building. One of the overhead doors is oversized for that larger truck. Perfect for home use, storage, or home business. Move right into this classic home and enjoy a life of convenience and happiness. Seller is asking for Highest &amp; Best by Sunday Feb. 11th not later than 1:00 pm.  <i>Listing Courtesy of The Washington Agency</i></p>								

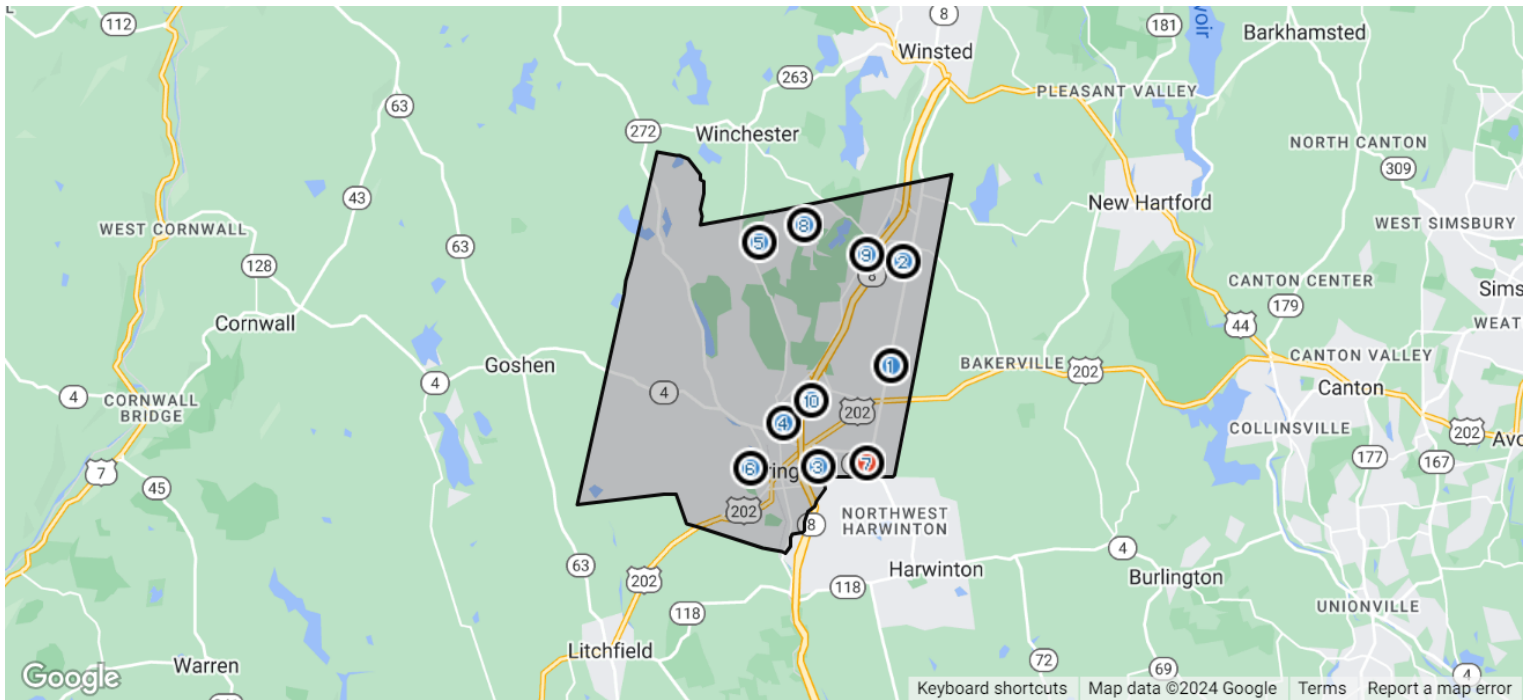


## New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	*New, Active: 1/31/2024 MLS ID: 170620410						
<b>43 Scott Dr</b>	Single Family	4/2	1,575 sq ft	12,196	1957	1/31/2024	\$229,900	\$146
<p>Torrington's Eastside hosts this 6 room spacious cape. 4 bedrooms and 1.1 baths, attached garage, wood floors, eat in kitchen. Also, the level yard hosts a 16x32 inground pool and deck. Newer heating system. Two bedrooms on first floor with full bath and second floor has two generous bedrooms with half bath. All with wood floors. Close proximity to shopping, stores and restaurants. Also, great location for commuting to route 8, 44 or 202. Basement has Bilko to backyard. Quiet No thru street in established neighborhood. This home is being sold in "as is" condition. Well worth the time and effort to make it your own.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
	4 ● Active	*New, Active: 2/7/2024 MLS ID: 170623259						
<b>17 Alvord St</b>	Single Family	4/2	1,656 sq ft	7,405	1870	2/7/2024	\$189,000	\$114
<p>Welcome to your dream home nestled in the heart of a charming, convenient neighborhood! ?? This spacious house boasts 4 bedrooms and sits on a sizable downtown lot, complete with ample parking space for 4 vehicles. ?? Looking to transform your backyard into a serene oasis? With plenty of room to spare, you can create the outdoor sanctuary of your dreams while still enjoying convenient on-street parking options. PERFECT LOCATION ALERT! ??? Situated just steps away from shopping, dining hotspots, schools, and lush parks, this property offers unparalleled convenience. Don't miss out on this must-see gem! ?? Enjoy easy access to all amenities and a quick commute via Rt. 8, Rt. 4, or Rt. 202âtalk about stress-free living! "Occupied by a reliable long-term tenant under a month-to-month lease who has been consistently paying \$1,100 for the past 20 years"</p> <p><i>Listing Courtesy of SSG Real Estate LLC</i></p>								
	5 ● Active	*New, Active: 1/18/2024 MLS ID: 170619499						
<b>79 Brass Mill Dam Rd</b>	Single Family	4/3	2,633 sq ft	91,476	1900	1/18/2024	\$434,900	\$165
<p>If you love nature and value privacy, Welcome Home! Your classic New England Colonial/Farmhouse on a picturesque 2 acre property set back from the dead end road with a covered wrap around porch awaits. Featuring 4 bedrooms, 2.5 baths and 3 car garage with walk up loft. Character and craftsmanship abound. Enter into a bright kitchen featuring a custom built in hutch, large pantry, new refrigerator and a breakfast bar, opening to the front room with porch access. A gorgeous sunroom addition is the perfect home for your plants and a tranquil spot to enjoy your surroundings. Additional built ins make for a convenient beverage station. The large living room overlooks a private, landscaped backyard and features additional custom bookshelves. Completing the main level is a spacious mudroom with 2 large closets, a built-in desk and gift-wrapping station. All 4 bedrooms are upstairs. The full bath has a washer and dryer for convenience. Primary suite is an oasis featuring a large walk-in closet, balcony overlooking backyard, shower stall, double sink vanity and a serene soaking tub. Outdoors the opportunities are endless with a shed for additional storage, composite patio surrounding a stone fire pit and gardens. This home features radiant heat, 4 heat zones, brand new oil tank, 54 Solar panels for energy efficiency, generator hook up and much more! Less than 1mi from Stillwater Pond where you can fish, kayak, paddleboard and hike! Convenient location to all of Litchfield county.</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</i></p>								
	6 ● Active	*New, Active: 1/8/2024 MLS ID: 170617635						
<b>416 Charles St</b>	Single Family	3/2	1,188 sq ft	9,583	1955	1/8/2024	\$240,000	\$202
<p>Your Dream Home Awaits at 416 Charles Street, Torrington CT! Step into the future of homeownership with this inviting brick ranch nestled on the upper east side, now gracing the market with its presence! We invite you to embark on a journey of discovery and explore the endless possibilities that await you in this charming residence. This home exudes a warm and welcoming atmosphere, making each visit an enjoyable experience for you and your loved ones. Fireplace Bliss: Picture cozy evenings by the fireplace during the crisp fall nights, creating memories that last a lifetime. Morning Serenity: Revel in the joy of sipping your morning coffee on the concrete patio, basking in the beauty of sunrise or watching the enchanting sunsets in the evening. Updated Kitchen &amp; Bath: Modern convenience meets timeless charm with a kitchen and bath that were tastefully updated just 10 years ago. All-Season Comfort: Stay comfortable year-round with a newer furnace for chilly winters and a leaf guard gutter system for worry-free maintenance. Fenced-in Backyard: Perfect for your furry friends and little ones to play freely, creating a safe haven for all. Your dream of owning a home is still very much alive, and it's waiting for you at 416 Charles Street. Don't miss outâschedule your visit today and take the first step towards making this house your dream home!</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>								

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>7</b> ● <b>Active</b> • <i>New, Active: 2/1/2024</i> <i>MLS ID: 170621899</i>  <b>485 Litchfield St</b></p> <p>Single Family    4/2    2,100 sq ft    28,314    1925    2/1/2024    \$375,000    \$179</p> <p>Endless possibilities with this charming property. This property has a vintage home on .65 acres located in a great area that is close to many amenities. The kitchen has an entire wall of windows that overlooks the property. The formal living room and dining room have hardwood floors and both access the lovely indoor porch room which is totally surrounded with windows and also has hardwood floors. The living room has a fireplace, leaded glass built-ins and a huge picture window. The main level also has a half bath. Upstairs has a primary bedroom with a large sitting room/fully windowed porch/room attached. There is also a walk in closet with a cedar closet inside. 2 other bedrooms and a full bath share the second floor. All the rooms have hardwood floors, some have carpet over them. There is a walk up attic with lots of additional space or storage. The gas boiler was installed in 2023. New roof in 2022 and updated electric service in 2020. The large, dry basement has plenty of storage! There is a 3 bay garage but only one garage door. Owners had plans to renovate it to living space Large yard offer plenty of garden, recreation or additional parking. Sold as is. as is rider attached</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								
 <p><b>8</b> ● <b>Active</b> • <i>New, Active: 11/28/2023</i> <i>MLS ID: 170612426</i>  <b>11 Lyman Dr</b></p> <p>Single Family    3/2    950 sq ft    12,632    1955    11/28/2023    \$275,900    \$290</p> <p>This charming Ranch style residence is situated on a corner lot! This home offers the perfect blend of comfort. An oversized completely remodeled Kitchen, with laminate flooring and open to living room. Also 3 bedrooms with hardwood flooring and 1 bathroom with a potential 2nd. bathroom in lower level. Home has fenced in backyard, offering privacy and security for outdoor activities and pets. The one car garage provides a convenient spot for parking and additional storage. A spacious lower level, great for workshop or additional storage! Make your appointment TODAY!</p> <p><i>Listing Courtesy of Weichert REALTORS Briotti Group</i></p>								
 <p><b>9</b> ● <b>Active</b> • <i>New, Coming Soon: 2/8/2024</i> <i>MLS ID: 170623496</i>  <b>211 Lyman Dr</b></p> <p>Single Family    3/2    2,000 sq ft    13,068    1960    2/8/2024    \$290,000    \$145</p> <p>Welcome home to this lovely 3-bedroom home on the desirable east side of town. Updated cabinets brighten up the eat-in kitchen space. Walk out to the oversized new deck to your private back yard for the best picnics ever! Full bath with jacuzzi on the main level as well a full bath with walk-in shower downstairs. A must see!</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
 <p><b>10</b> ● <b>Active</b> • <i>New, Active: 2/5/2024</i> <i>MLS ID: 170621996</i>  <b>463 Main St</b></p> <p>Single Family    6/2    2,028 sq ft    7,840    1920    2/5/2024    \$265,000    \$131</p> <p>Welcome to 463 MAIN ST, Torrington! his property is a 2 family rental income earning property! Additional features include a full basement for storage, surprisingly quiet area and close to a major highway. Located in the ever growing city of Waterbury!</p> <p><i>Listing Courtesy of Rydon Realty, LLC</i></p>								








Pending: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> • Under Contract as of 1/12/2024 <i>MLS ID: 170614343</i></p> <p><b>1547 Torrington St</b></p> <p>Lovely spacious Colonial with major renovations including brand new roof, siding and garage doors. The 1st floor layout is perfect for entertaining guests or enjoying quality family time. A beautiful bay window was recently installed in the living room adding natural light and creating a warm and inviting ambiance. The large eat in kitchen has been remodeled to include new granite countertops, sink, backsplash, and new stainless-steel appliances such as refrigerator, stove, and dishwasher. Additional renovations also include a new washer and dryer. The family room with newly added laminate flooring boasts skylights infusing space with natural light and a charming pellet stove adding warmth and character to the room. The sliders overlook the large deck and provide enjoyment of serene surroundings. The main level also includes a half bath. On the second floor, you will find a full bath and two bedrooms with new wall to wall carpeting. The large master bedroom has a private full bath with double vanity sinks. The lower level features a nice size bonus room which can be used as a rec/play room or home office. In addition to the 2-car attached garage there is a 14'x28' shed with a pass door and an overhead door. This won't last. Nothing to do but move in and start making new family memories!</p> <p><i>Listing Courtesy of Coldwell Banker Premiere Realtors</i></p>	Single Family	3/3	2,412 sq ft	19,166	12/14/2023	\$354,900	1/12/2024	\$147
 <p><b>2 Pending</b> • Under Contract - Continue To Show as of 1/16/2024 <i>MLS ID: 170601547</i></p> <p><b>316 White Pine Rd</b></p> <p>Freshly painted and move in Ready this home offers Living room with gas fireplace, kitchen with island, formal dining room, 3 bedrooms 2.5 baths and a large bonus room with hardwood floors, perfect for entertainment, or extra bedroom, guest room or home office. It also has 2 finished rooms in the lower lever with a pellet stove that has been an additional heat source, laundry and a slider that goes out to the outside. Spacious deck for summer entertainment. You'll also love the spacious 2 car garage which has a work area and an exit to the yard. Great yard, Close to Burr Pond and still river Greenway. Come take a look!</p> <p><i>Listing Courtesy of Elite Realty</i></p>	Single Family	3/3	2,523 sq ft	15,681	10/2/2023	\$369,000	1/16/2024	\$146

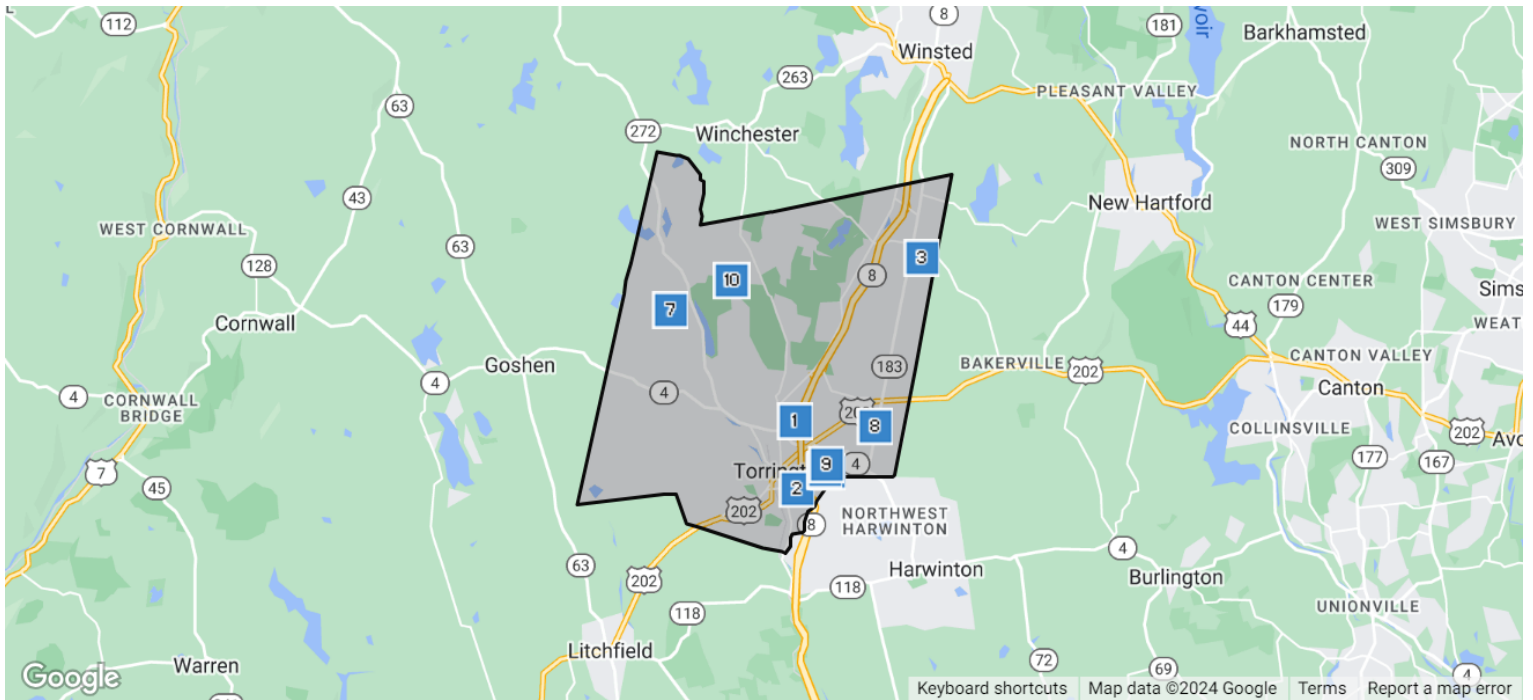


### Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <b>3 Pending</b> • <i>Under Contract - Continue To Show as of 2/5/2024</i> <b>MLS ID: 170618161</b> <b>238 Barton St</b>	Single Family	3/2	1,575 sq ft	14,374	1/9/2024	\$299,900	2/5/2024	\$190
<p>This is a remarkable ranch home with considerable upgrades. An affordable solar lease is in place so keeping your new home cool with the mini-split system is convenient and economical. The generator hook up is there to ease the fears of long-term power outages. The steel i-beams and solid foundation let you know you are on a firm foundation and the spacious two-tier yard offers mature pear, apple and peach trees, raspberries, grapes and a garden area that has been groomed for organic produce. You will also discover a patio displaying a built-in fire pit for the nights you just want to relax outside and enjoy the sunsets.</p> <p><i>Listing Courtesy of Integrity Real Estate</i></p>								
 <b>4 Pending</b> • <i>Under Contract as of 1/9/2024</i> <b>MLS ID: 170611968</b> <b>41 Benham St</b>	Single Family	4/2	1,360 sq ft	5,662	11/24/2023	\$229,900	1/9/2024	\$169
<p>This spacious home features four bedrooms and one and half baths. It features quality woodworking, a custom kitchen with plenty of cabinet space and newer appliances! There is hardwood under most of the the Carpeting. A large private back yard with new fencing, a good sized Deck and an outdoor covered sitting area with fire pit. It has gas heat And a split ductless split system for heating and cooling! A new roof With a 30 year warranty, a solar system to save on utilities bills! Close proximity to shops, restaurants and highways, book your Appointment today to see this very well maintained home!!!</p> <p><i>Listing Courtesy of Luxe Realty LLC</i></p>								
 <b>5 Pending</b> • <i>Under Contract as of 1/7/2024</i> <b>MLS ID: 170617562</b> <b>371 Cardinal Cir</b>	Single Family	4/3	2,990 sq ft	162,914	1/5/2024	\$399,999	1/7/2024	\$134
<p>Motivated Seller!! Don't miss out on this well kept Colonial in a beautiful, private subdivision of newer homes, in quiet neighborhood between Winchester and downtown Torrington. The owner had new carpeting put in the dining room; living room and up the stairs to the bedrooms and in the upstairs hallways. All toilets are new! The entire main floor has been painted as well as the primary bedroom. There is so much room in this 4 bedroom, 2.5 bath home and so much potential in the basement. There is one finished room in the basement that is being used as an exercise room or it could be an office. There is a generator hook up in the garage. There is a closet on the second floor that holds the stackable washer and dryer making laundry very convenient! This home sits on a beautiful 3.7 acre private lot that backs up to the Paugnut State forest that totals more than 1,200 acres. There is a long private driveway leading up to the 3 bay garage that sets this home back off the road giving you a peaceful environment! This is a must see! The home is being sold "as is" but you will find out that there is nothing to do but move your belongings in! Book your showing now! Owner to find home of choice before selling current home and are actively looking so Bring your offer for consideration!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
 <b>6 Pending</b> • <i>Under Contract - Continue To Show as of 1/8/2024</i> <b>MLS ID: 170610807</b> <b>160 Chestnut Ave</b>	Single Family	3/2	1,144 sq ft	5,662	11/18/2023	\$245,000	1/8/2024	\$214
<p>Discover comfort in these 3 beds 1 1/2 bath home with a modern touch. Boasting a newer roof, siding and all brand-new appliances with the convenience of GAS utilities. The kitchen is a culinary delight, boasting a stylish island, modern sink and a sliding door leading to your backyard. This home offers both style and convenience. BRAND NEW paved driveway. Centrally located, close to all amenities, this residence is ready to make your ownership dreams a reality.</p> <p><i>Listing Courtesy of Keller Williams Realty Prtnrs.</i></p>								
 <b>7 Pending</b> • <i>Notice of Foreclosure Sale, Under Contract - Continue To Show as of 2/3/2024</i> <b>MLS ID: 170619990</b> <b>131 Circle Dr</b>	Single Family	3/2	1,269 sq ft	14,374	1/19/2024	\$265,000	2/3/2024	\$209
<p>Move in ready brick faced ranch in a beautiful quiet neighborhood on the east side. Hardwood floors. Two car garage.</p> <p><i>Listing Courtesy of Coldwell Banker Premier 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.
	8  Pending	* Under Contract as of 1/23/2024    MLS ID: 170607876						
<b>246 Cliffside Dr</b>	Condo/Townhouse/Apt.	3/3	1,888 sq ft	–	10/31/2023	\$295,000	1/23/2024	\$156
<p>Beautiful Sundown model on way to Stables. End unit with expanded deck and lovely view of woods. Main level has hardwood flooring, family room, kitchen, dining room and living room plus powder room. The kitchen has been renovated with granite counters. Sliders from dining room open to deck and view of woods. Living room has a propane fireplace which throws off a lot of heat. The large primary bedroom is en-suite, has a vaulted ceiling and hardwood floorings. The two guest bedroom have wall to wall carpet. One of these bedrooms has a built-in bookshelf system. The attic/loft has been finished and has wall to wall carpet, book shelves, a built in desk and two skylights. The entrance to this home has been enclosed with tile flooring. A detached electrified garage is included with this unit. Situated mid-way between the stables, garden plots &amp; dog run and the 4-season West Lodge. This lodge houses three indoor tennis courts, a pool, hot tub, exercise room, library and a large recreation room with pool, table tennis, games and a viewing to the tennis &amp; pool areas.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
	9  Pending	* Under Contract - Continue To Show as of 1/24/2024    MLS ID: 170617596						
<b>346 Dennison Dr</b>	Single Family	3/2	1,248 sq ft	34,848	1/6/2024	\$264,900	1/24/2024	\$212
<p>Welcome to this beautifully remodeled 3 bedroom, 2 full bathroom ranch-style home in Torrington, CT! Nestled on nearly 1 acre, this home radiates charm and warmth. Discover the timeless elegance of hardwood flooring throughout, exposed beams and built in shelving, complemented by updated bathrooms and a wood-burning fireplace, creating a cozy ambiance. With a new roof and an attached under the house 1 car garage, this property seamlessly blends modern comfort with classic appeal. This property sits on a corner lot and is a very private setting. The downstairs area is partially finished and features a second full-bathroom, utility area, garage and back yard access. Welcome home to a modern blend of style and functionality.</p> <p><i>Listing Courtesy of RE/MAX ONE</i></p>								
	10  Pending	* Under Contract as of 2/2/2024    MLS ID: 170620414						
<b>214 Doman Dr</b>	Single Family	3/2	1,152 sq ft	7,840	1/31/2024	\$179,900	2/2/2024	\$156
<p>While the structure stands solid and proud, there's room for your creative touch in this 3 br, 2 ba ranch. Embrace the opportunity to transform this dated, 1-owner, gem into a modern masterpiece. With a full walk-out basement, previously utilized as a spacious woodshop, the potential for a unique and functional space is boundless. Whether it's a home office, hobby haven, or entertainment paradise, the choice is yours. As you step outside, a manageable 0.18-acre yard awaits, offering the perfect balance between greenery and easy maintenance. Imagine lazy afternoons basking in the sun or hosting intimate gatherings under the open sky. This home is more than a property; it's a canvas for your dreams. Bring your vision to life and embark on a journey of personalization and transformation. Your story begins here, in a home that's waiting to embrace the warmth and vibrancy of your unique style. Seize the opportunity to turn this house into your dream home â a place where memories are made and cherished for a lifetime. Welcome home! The sale of this home may be subject to probate approval. Note some personal items still to be removed from the basement and backyard.</p> <p><i>Listing Courtesy of Better Living Realty, LLC</i></p>								



Closed: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 12/12/2023, MLS Listing 170597609: 9/12/2023 <i>MLS ID: 170597609</i></p> <p><b>399 Brightwood Ave</b></p> <p>Single Family 4/2 2,089 sq ft 21,780 1926 12/12/2023 \$300,000 \$144</p> <p>Step in to the past as you enter the airlock entry and hang up your coat. Through the French door is a lovely hall connecting the living room, kitchen and upstairs. The living room offers beveled glass French doors to both the front hall and formal dining room. From the dining room the swing door takes you in the kitchen. A walk-in pantry and separate butler's pantry plus plenty of cabinets makes the kitchen easy for cooking and entertaining. Go into the in-law apartment from the butler's pantry or outside to the patio through the back porch. Upstairs are 3 bedrooms and full bath. Hide away on the small sleeping porch at the end of the upstairs hall. The in-law apartment offers many possibilities for a family member, master bedroom suite, or guest quarters. Large living room, huge closet in the bedroom, galley kitchen with appliances and walk-in tiled shower in the recently updated bathroom for easy living. Outside access is through the kitchen. Outside there are several relaxing spaces including the front porch, patio off the kitchen and inground salt water pool area with a recent pergola, pool liner, pump, cabana and storage shed. Two car garage with opener, all appliances included, solar panels are a very recent addition as well. Make an appointment to view and discover additional vintage items.</p> <p><i>Courtesy of SH Properties</i></p>								
 <p><b>2 Closed</b> • Sold Date: 1/19/2024, MLS Listing 170611051: 11/20/2023 <i>MLS ID: 170611051</i></p> <p><b>54 Mortimer St</b></p> <p>Single Family 3/2 1,030 sq ft 9,147 1996 1/19/2024 \$259,900 \$252</p> <p>Welcome home to this move in ready home. Well loved and well maintained by original owner. Finished lower level with a half bath brings so many options. Quiet street, lovely yard for relaxing or entertaining. Minor updates will make this home your own. Close to downtown, The Warner Theater, shopping and wonderful restaurants.</p> <p><i>Courtesy of Turning Point Realty, LLC</i></p>								

## Closed: 10 (cont.)

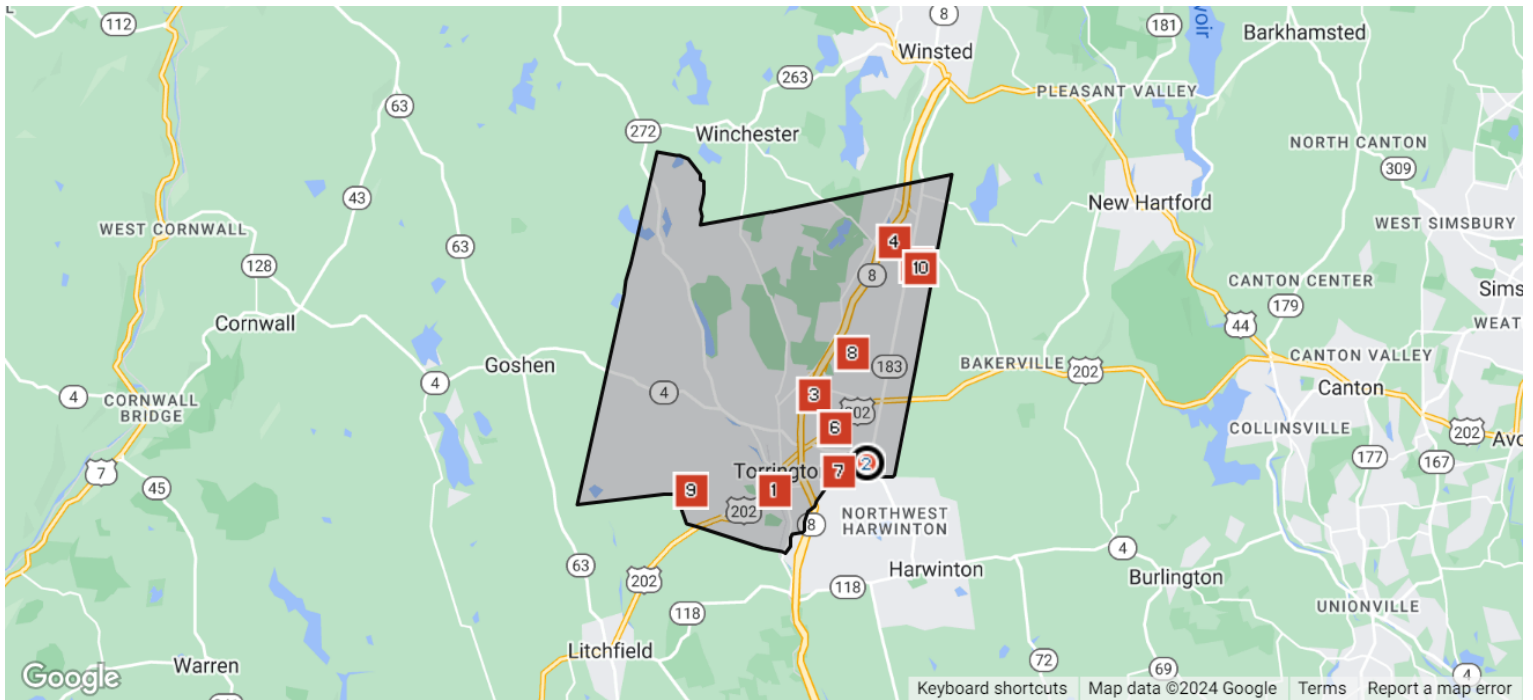
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>3 Closed</b> *Sold Date: 1/19/2024, MLS Listing 170609301: 11/8/2023 <b>MLS ID: 170609301</b></p> <p><b>260 Ascot Ln</b></p> <p>Single Family 4/2 1,964 sq ft 7,840 1991 1/19/2024 \$319,900 \$163</p> <p>Great Upper Eastside location for this well maintained 4 bedroom 2 full bath Cape situated on a corner lot. Open floor plan feel with beautiful newly remodeled granite kitchen, roof, driveway, and hot water heater! Enjoy having a main level bedroom and full bathroom - First floor bedroom could also be used as an office or playroom. Versatile floor plan for living room with fireplace and dining room as well. Upper level offers a spacious primary bedroom, additional 2 bedrooms, and a full bath. Large family room in lower great space for entertaining with additional space for storage! Nicely landscaped yard with wooded view and freshly painted deck accessed from the kitchen. Community pond and recreational field with a basketball court. Don't miss this one!</p> <p><i>Courtesy of The Washington Agency</i></p>								
 <p><b>4 Closed</b> *Sold Date: 1/18/2024, MLS Listing 170613690: 12/8/2023 <b>MLS ID: 170613690</b></p> <p><b>31 Barbero Dr</b></p> <p>Single Family 3/2 1,056 sq ft 10,890 1965 1/18/2024 \$250,000 \$237</p> <p>Wonderful 3-bedroom ranch style home in a cul-de-sac neighborhood. This original owner home has been well maintained over the years. Hardwood floors throughout the house. The kitchen is large and flows nicely into the living room. There is a lovely bonus room off of the kitchen that would be a great office or play room. It flows out to the deck and a level yard. The lower level has great potential to be a walk out lower-level family room. Roof, windows and siding have been updated over the years. Driveway was redone just a few years ago.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>5 Closed</b> *Sold Date: 1/10/2024, MLS Listing 170598947: 9/19/2023 <b>MLS ID: 170598947</b></p> <p><b>63 Barbero Dr</b></p> <p>Single Family 3/2 1,716 sq ft 10,890 1969 1/10/2024 \$244,000 \$142</p> <p>Great Eastside location, this 3-bedroom ranch offers plenty of space. A large 22x12 Living Rm with hardwood flooring. Large eat-in kitchen with sliders to the deck. Plus, a 22x12 dining room or family room with a vaulted ceiling, a skylight a built-in bookcase and a pantry. 3 bedrooms with hardwood floors. An additional 17 x 9 room with plenty of possibilities. C-AIR, A full basement, paver driveway and a large level back yard partially fenced in with mature plantings. Back on Market due to buyer unable to secure financing. Being sold as is.</p> <p><i>Courtesy of Great Estates, CT</i></p>								
 <p><b>6 Closed</b> *Sold Date: 12/21/2023, MLS Listing 170603076: 10/8/2023 <b>MLS ID: 170603076</b></p> <p><b>260 Birchwood Dr</b></p> <p>Single Family 3/2 1,568 sq ft 10,454 1978 12/21/2023 \$315,000 \$201</p> <p>This well-maintained colonial home is located in the east side of Torrington. With three bedrooms and one and half baths, it offers plenty of space for anyone. One of the standout features if this home is the beautiful fireplace in the living room, making a cozy and inviting space for gatherings or relaxing evenings. The kitchen has recently been updated and laundry is on the main floor. Additionally, this property comes with a one car garage providing convenient and secure parking for your vehicle. If youâre interested in seeing this lovely home in person, donât hesitate to make an appointment today.</p> <p><i>Courtesy of Turning Point Realty, LLC</i></p>								
 <p><b>7 Closed</b> *Sold Date: 12/27/2023, MLS Listing 170610873: 11/16/2023 <b>MLS ID: 170610873</b></p> <p><b>491 Brandy Hill Rd</b></p> <p>Single Family 3/2 1,645 sq ft 67,082 1970 12/27/2023 \$305,000 \$185</p> <p>Raised Ranch on 1.54 acres in quiet location. Living room with bow window and wood burning fireplace with access to dining and kitchen area. Kitchen has plenty of cabinet space as well as a desk area. Three bedrooms and full bath complete this area. Lower level has a large family room with a dry bar, access to the outdoors and also has a full bath. Utility room has great space for a home workshop. The rear of the lot has a large deck, both uncovered and covered. Three additional sheds complete the outdoors.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								







### Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	8 <span style="color: blue;">■</span> Closed	*Sold Date: 1/22/2024, MLS Listing 170603980: 10/19/2023 MLS ID: 170603980						
<b>41 Carriage Ln</b>	Single Family	3/2	1,239 sq ft	33,105	1983	1/22/2024	\$272,000	\$220
<p>Bingo! This is the one! You will love this clean and carefully taken care of home with lower level main suite, newer roof, huge 3/4 acre lot and large deck overlooking it all. There is a lot of love packed into this home. Gas heat and solar panels make for clean and economical living. Lovely rear views over a very private rear yard. **Being sold "as is" and semi furnished. Some very useful furnishings remain.</p> <p style="text-align: right;"><i>Courtesy of Northwest CT Realty</i></p>								
	9 <span style="color: blue;">■</span> Closed	*Sold Date: 12/1/2023, Public Record MLS ID: -						
<b>40 Carroll Dr</b>	Single Family	3/2	1,004 sq ft	12,197	1960	12/1/2023	\$100,000	\$122
<p>Google</p>								
	10 <span style="color: blue;">■</span> Closed	*Sold Date: 12/21/2023, MLS Listing 170604327: 10/13/2023 MLS ID: 170604327						
<b>112 Caulfield Rd</b>	Single Family	4/2	2,106 sq ft	94,525	1800	12/21/2023	\$400,000	\$190
<p>Highest and best Tuesday at 12 . Stunning location in area of high end homes. This is the original gentlemen estate, waiting for your finishing touch. Built in the 1800s by the North family , many original details are still intact. Beautiful curb appeal with stone walls , a lush field and charming details from the 6 over 6 windows and granite porch steps . The home faces south so lots of sun shines in . The main level features a livingroom , dining room kitchen, office ,1st floor bedroom and full bath with claw foot tub and shower and laundry room . Upstairs , there are 3 bedrooms , a full bath with shower and a bonus room with separate staircase . There is Kings board flooring in many rooms and charming fireplace mantels . The fireplaces are capped and never used. The homes mechanics have been updated over the years. There is a hot water baseboard heating system and split systems for air and heat, plus a full house generator. Newer roof and septic is 12 years old . Propane Tanks for generator owned by owner. The inviting patio has a terraced walkway and decking to an in-ground pool . The side lot is fenced in and there is a barn and garage for storage . There is over 8 car parking . Dog kennel fencing near driveway deck not included.All the temp motion &amp; spot lights not staying The post lights are staying.Appliance are wall oven with warming draw, refrigerator, dishwasher, cooktop, washer &amp; dryer. and Stainless double sink in basement.</p> <p style="text-align: right;"><i>Courtesy of Mary LeBlanc Realty</i></p>								

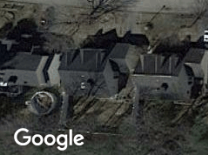







Distressed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p><b>1</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: –</i>  <b>134 New Litchfield St</b>                      –</p>	Single Family	3/2	1,660 sq ft	17,424	–	1/10/2024	Notice of Lis Pendens	
 <p><b>2</b> <span style="color: red;">●</span> <b>Pending</b> • Notice of Foreclosure Sale, Under Contract - Continue To Show as of 2/3/2024 <i>MLS ID: 170619990</i>  <b>131 Circle Dr</b>                      –</p> <p>Move in ready brick faced ranch in a beautiful quiet neighborhood on the east side. Hardwood floors. Two car garage.  <i>Listing Courtesy of Coldwell Banker Premier Real Estate</i></p>	Single Family	3/2	1,269 sq ft	14,374	\$265,000	1/19/2024	11/28/2023	Notice of Foreclosure Sale
 <p><b>3</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: –</i>  <b>120 Doman Dr</b>                      –</p>	Single Family	5/3	1,152 sq ft	5,227	–	12/18/2023	Notice of Lis Pendens	
 <p><b>4</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Foreclosure Sale <i>MLS ID: –</i>  <b>280 Greenwoods Rd</b>                      –</p>	Single Family	3/3	1,668 sq ft	40,946	–	11/29/2023	Notice of Foreclosure Sale	

Distressed: 10 (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>27 Hitchingpost Dr</b>	Single Family	3/2	1,288 sq ft	6,534	-	1/8/2024	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>947 E Main St</b>	Single Family	5/3	2,056 sq ft	6,534	-	1/9/2024	Notice of Lis Pendens	
	7 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> <b>203 Marcia Dr</b>	Single Family	4/3	1,496 sq ft	10,019	-	12/16/2023	Notice of Foreclosure Sale	-
	8 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>9 Saint Andrews Close</b>	Condo/Townhouse/Apt.	3/3	1,450 sq ft	-	-	12/21/2023	Notice of Lis Pendens	
	9 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>208 Silver Brook Ln</b>	Single Family	4/3	2,730 sq ft	46,609	-	12/27/2023	Notice of Lis Pendens	
	10 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> <b>109 Winterberry Way</b>	Single Family	3/2	1,464 sq ft	7,841	-	11/28/2023	Notice of Lis Pendens	

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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



## 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.

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