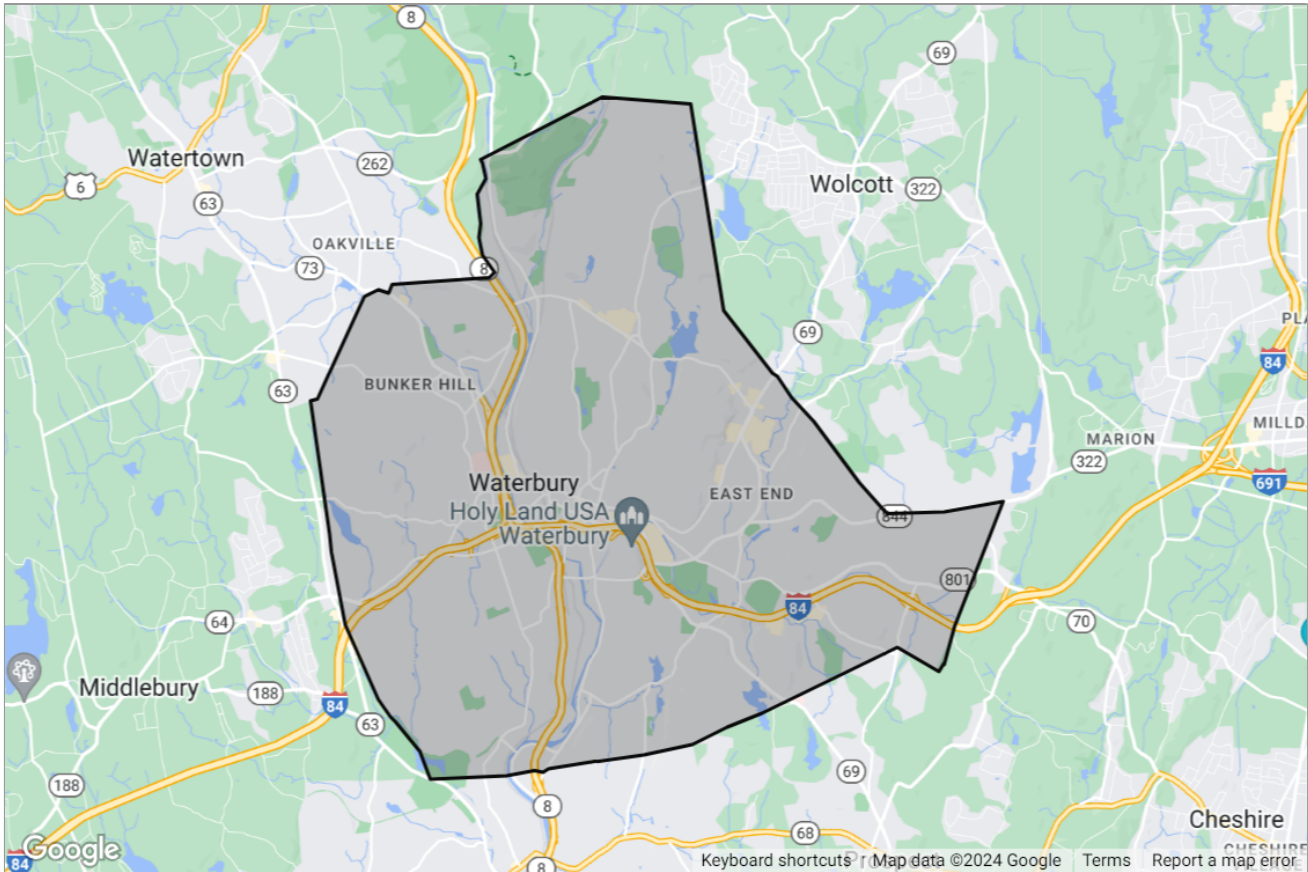


MARKET ACTIVITY REPORT

Waterbury, Connecticut



Presented by

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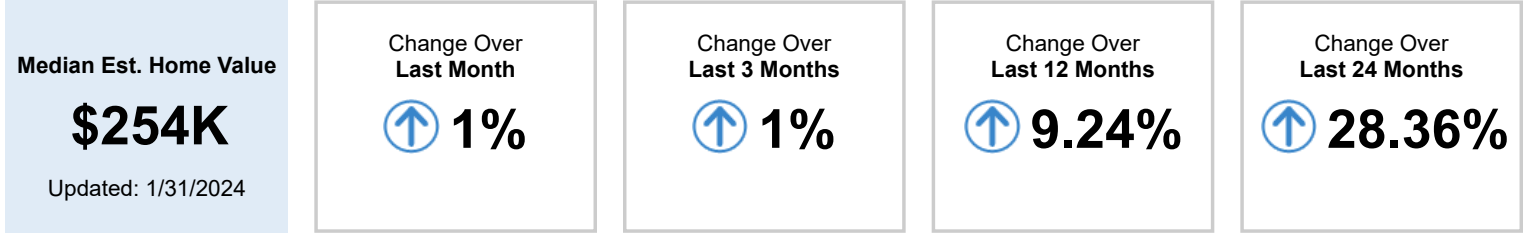
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Connecticut Real Estate

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

Waterbury, Connecticut

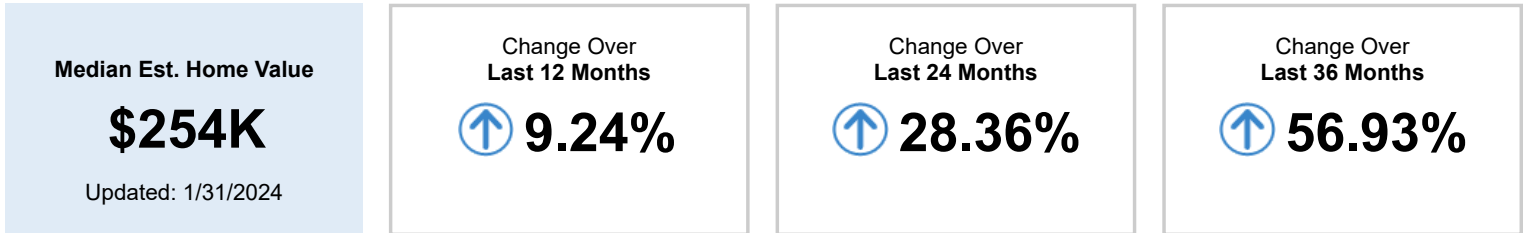
Market Snapshot: Estimated Home Values



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.

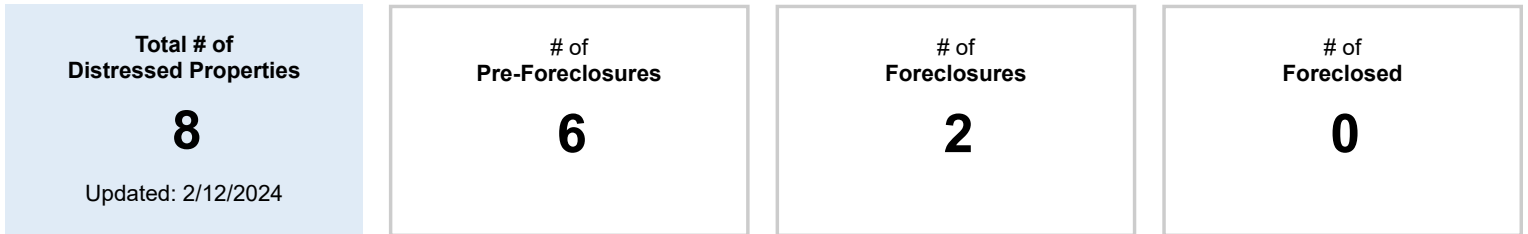
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



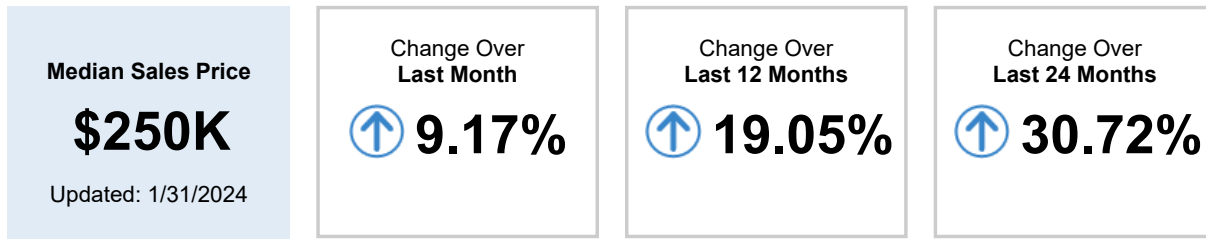
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



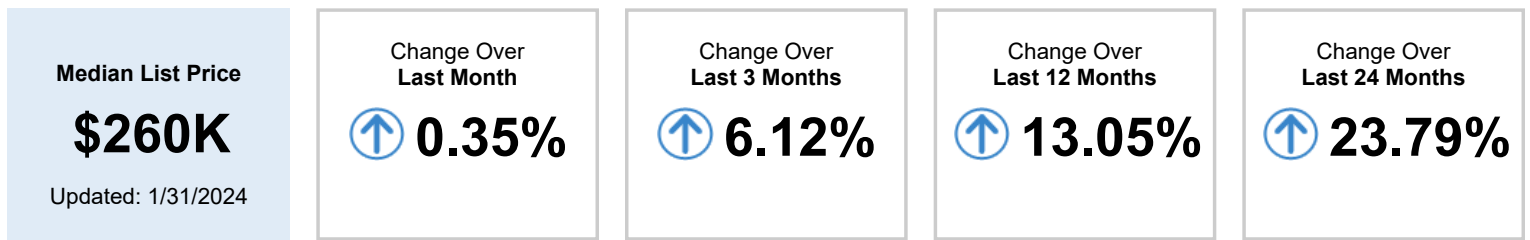
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



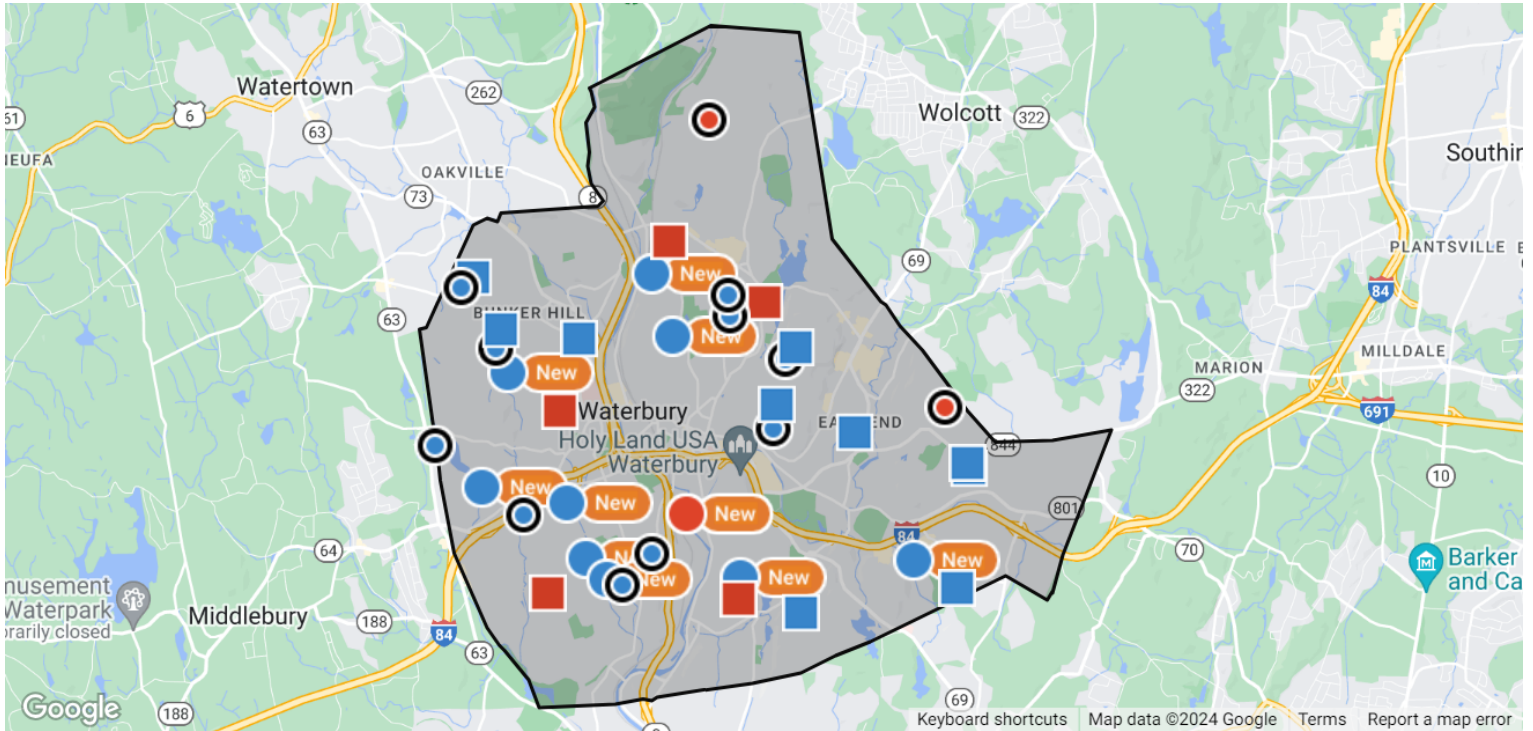
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

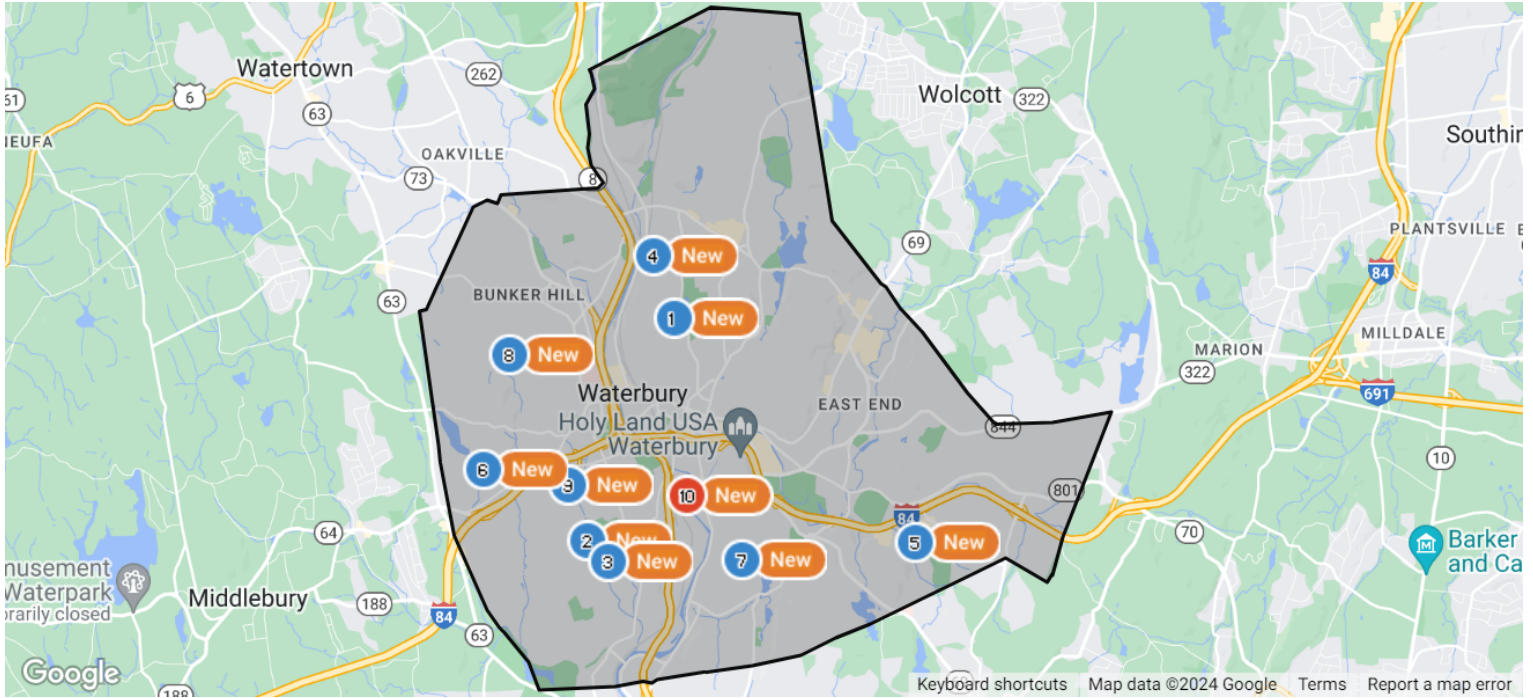
Market Activity Summary Stats



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

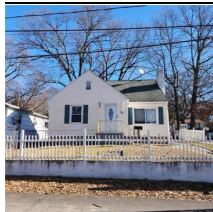
	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	10	10	10	8
Low Price / Value	\$182,900	\$199,900	\$15,000	\$214,000
Median Price / Value	\$309,450	\$289,500	\$254,000	\$257,145
High Price / Value	\$375,000	\$485,000	\$390,000	\$394,010
Average Price / Sq. Ft.	\$173	\$199	\$163	\$164
Median Price / Sq. Ft.	\$186	\$189	\$159	\$175
Average Days in RPR	27	97	64	8
Median Days in RPR	14	98	60	–
Total Volume	\$3,025,599	\$3,100,599	\$2,282,831	\$2,189,729

Waterbury, 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.
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1 ● Active • New, Active: 2/11/2024 MLS ID: 170623840

36 Reid St Single Family 3/2 2,259 sq ft 4,791 1949 2/11/2024 \$250,000 \$111

Welcome to your future home sweet home in Waterbury, Connecticut! Nestled on a charming neighborhood-friendly side street, this Cape-style gem offers the perfect canvas for your personal touch. Picture yourself in a spacious 3-bedroom, 2-full bathroom single-family home, just waiting for your unique flair to bring it to life. Step inside, where the potential for sweat equity awaits. This home is a blank canvas, offering you the opportunity to infuse your style and personality into every corner. The versatile layout invites creativity, with 3 bedrooms providing ample space for family, guests, or perhaps a home office. The heart of this home is the open living space, perfect for creating cherished memories with loved ones. The kitchen is a canvas waiting for your culinary dreams to unfold, and the adjacent dining area sets the stage for countless gatherings. But the possibilities don't end there â envision the lower level as a customizable space, ready for your finishing touches. Whether it becomes a cozy den, a game room, or your personal retreat, the choice is yours. With convenient access to local amenities and a prime location near Fulton Park. Don't miss the chance to transform this Cape-style residence into your dream home. Embrace the opportunity for sweat equity and relish the joy of adding those finishing touches that will make it uniquely yours. Act now and let the journey to your dream home in Waterbury begin!

Listing Courtesy of Keller Williams Realty Ptnrs.







2 ● Active • New, Active: 1/2/2024 MLS ID: 170616114

84 Anderson Ave Single Family 3/2 1,568 sq ft 5,227 1921 1/2/2024 \$289,000 \$184





Completely renovated spacious Cape/Colonial in move-in ready condition and oversized rooms. New Anderson bow windows in Living room and large Main floor Bedroom. Beautiful Laminate flooring with Hardwood look. Large Living Room opens to the remodeled Kitchen. Large remodeled full bathroom on the first floor has washer and dryer hookups. Second floor features 2 huge bedrooms and remodeled half bath. The three season sunroom with new Anderson window and slider leading out to freshly painted two-tiered deck and level fenced in back yard is ideal for entertaining. Newer textured and dyed concrete driveway. You will enjoy easy walking distance to local restaurants, delis, groceries, pharmacy, medical offices, schools, park and public transportation. Schedule your showing today. Being sold in "As-is" condition.

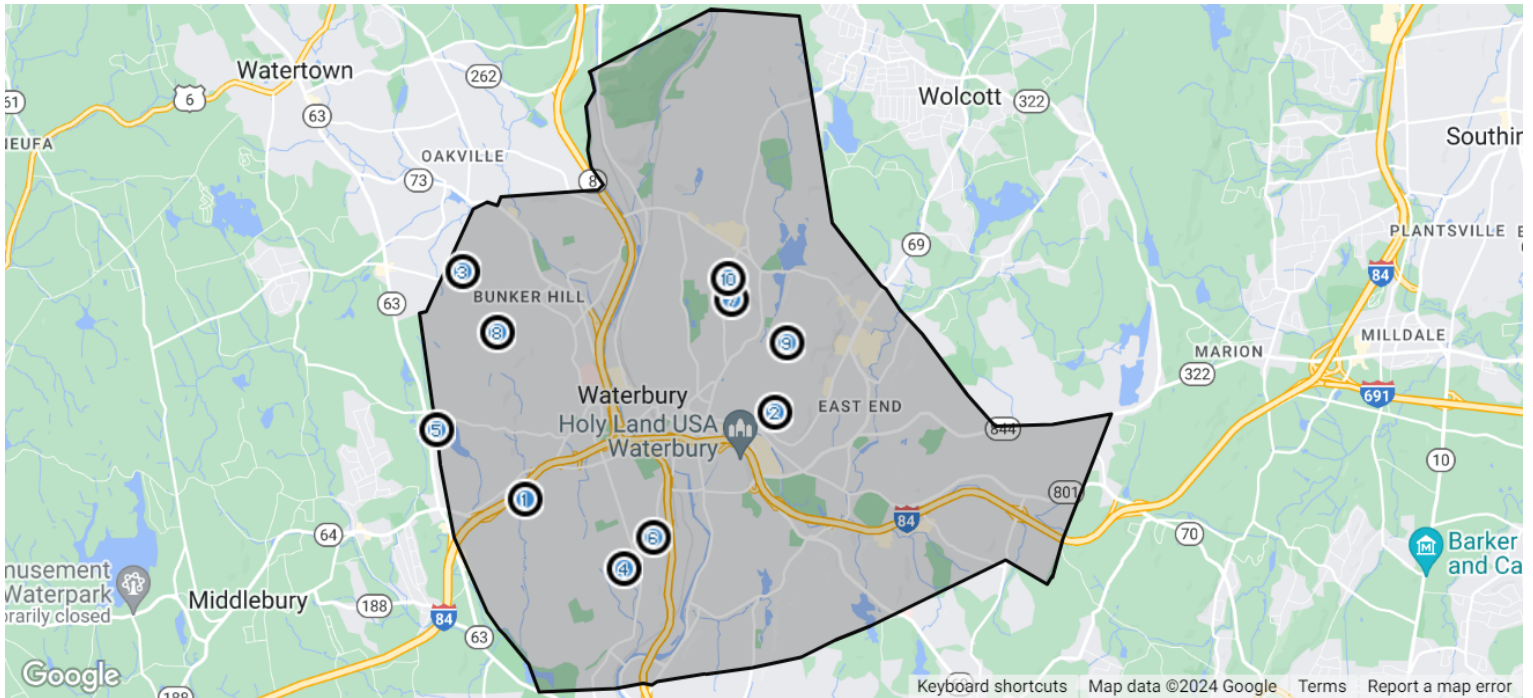
Listing Courtesy of Weichert REALTORS Briotti Group

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>3 ● Active • <i>New, Active: 1/27/2024</i> <i>MLS ID: 170621381</i></p> <p>928 Highland Ave</p> <p>You will fall in love with this 3 bedroom, 2 full bath Cape located in the Town Plot section of Waterbury! An extra deep back yard (extra lot) will allow you to enjoy outdoor activities to the fullest! Well maintained, this home has a massive eat in kitchen, a very warm and inviting living room with hardwood floors, a generously sized first floor bedroom with hardwood floors and a full bath. Rounding out this beautiful home are two front to back large bedrooms and a full bath upstairs! You won't want to miss this one! Very well maintained home is being sold as-is.</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>	Single Family	3/2	1,244 sq ft	5,662	1937	1/27/2024	\$259,900	\$209
 <p>4 ● Active • <i>New, Active: 2/10/2024</i> <i>MLS ID: 170624038</i></p> <p>757 Cooke St</p> <p>Antique home on a beautiful, oversized lot in historic overlook/ Fulton Park area! Offers great potential!!! Plenty of space for the large family, 8 rooms, 3-4 bedrooms (town lists house as 3 bedrooms) & 1.5 baths. Bright home w/ lots of windows & natural wood floors throughout. This home is priced to sell immediately but needs work!!! Great opportunity for an investor or handy person looking to build instant sweat equity! SOLD IN "AS IS" CONDITION! CASH OR RENOVATION LOANS ONLY!!! Seller will not consider offers with conventional or FHA/VA financing. EZ access to highways, close to shopping, restaurants, public transportation, Metro-North train station, beautiful Fulton park (Historic 70+ acre park), 2 ponds w/ fishing, trails, tennis courts, ball fields, play ground, public pool and less than 2 hours from NYC!</p> <p><i>Listing Courtesy of Great Estates, CT</i></p>	Single Family	4/2	1,681 sq ft	9,147	1869	2/10/2024	\$182,900	\$109
 <p>5 ● Active • <i>New, Active: 2/6/2024</i> <i>MLS ID: 170623036</i></p> <p>292 Scott Rd</p> <p>Come see this fabulous, updated, raised ranch. It offers 1388 Sq. Ft with 600 additional Sq. Ft in the basement. The home is totally updated. You don't have to do anything but move in. When you enter the house, you will find an open concept living room, dining room, and a kitchen with 9+ high ceilings. The dining room offers a sliding door leading to the back deck and a yard for entertainment. This home also offers 3 bedrooms and 3 bathrooms. The master bedroom offers a walk-in closet and bathroom. The spacious, finished basement, has a full bathroom and sliding door leading to the backyard. Make an appointment today!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/3	1,988 sq ft	16,988	2009	2/6/2024	\$375,000	\$189
 <p>6 ● Active • <i>New, Active: 1/31/2024</i> <i>MLS ID: 170621161</i></p> <p>77 Briar Cliff Ave</p> <p>STUCCO MOVE IN READY 4 Bedroom, 2 Full Bath colonial! Well cared for and maintained home. Awesome location minutes to Middlebury and Watertown border. Oversize lot at .48 Acres offers plenty of space for outdoor activities and entertaining. Recent exterior updates include newer roof, new stucco, new gutters, newer windows and a new Trex Deck in 2023. Brand new paver patio on the side of the house for additional entertaining space that leads to the backyard patio area under the deck. The interior has been updated and features a spacious kitchen with a lot of cabinetry, granite countertops, breakfast island, and stainless steel appliances. Large dining area in the kitchen as well as the formal dining room off of the living room with access to a full remodeled bathroom. Spacious living room with refinished hardwood floors, French doors and a new Wood stove! The windows are newer. You'll find access to the rear deck from the upstairs of the home. The bedrooms are large and offer a lot of natural sunlight. The second full remodeled bathroom can be found upstairs. Underhouse garage for storage and access to the 800sqft unfinished basement. Great Location on a very quiet street not traveled by many other than neighbors, only a few houses on the street, not far from Middlebury and Watertown.</p> <p><i>Listing Courtesy of Mark Tavares Realty, LLC</i></p>	Single Family	4/2	1,664 sq ft	20,908	1940	1/31/2024	\$369,000	\$222

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>7 ● Active • <i>New, Active: 11/29/2023</i> <i>MLS ID: 170612735</i></p> <p>54 Barden St</p> <p>Single Family 3/3 1,872 sq ft 5,227 2010 11/29/2023 \$369,900 \$198</p> <p>Spacious Colonial built in 2010 offering oversized Eat in Kitchen, Formal Dining Room, Living Room, 3 Bedrooms, 2 Full Baths and 1 Half Bath. Freshly Painted and Refinished Hardwood Floors throughout. Energy efficient Natural Gas Furnace/Tankless Water Heater installed 4 years ago. Possibility of a 4th Bedroom, Office, Play Area or Sitting Area. Laundry is located on the main floor. All rooms area very generous sized. 2 Car Garage with plenty of room for storage as well as the basement area. Close to Major Highways, Shopping, Hospitals. Minutes from Center of Prospect. Move in ready home waiting for you!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 <p>8 ● Active • <i>New, Active: 1/3/2024</i> <i>MLS ID: 170616951</i></p> <p>59 Gaylord Dr</p> <p>Single Family 3/3 1,357 sq ft 9,583 2005 1/3/2024 \$350,000 \$258</p> <p>Welcome to 59 Gaylord Dr. This home features three bedrooms and two and a half baths. The home has a finished basement with a half bath and laundry, two car garage, and sliders off dining room leading to the deck where you can enjoy the outdoors. The deck is made of trek decking which requires no maintenance. The kitchen features granite countertops, oak cabinets, and stainless steel appliances. There are tile floors in the bathrooms and kitchen and hardwood floors in the dining room, living room, and hallway. The master bedroom has a full master bathroom.</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
 <p>9 ● Active • <i>New, Active: 12/2/2023</i> <i>MLS ID: 170613152</i></p> <p>97 Alberta St</p> <p>Single Family 4/2 1,860 sq ft 10,454 1953 12/2/2023 \$329,900 \$177</p> <p>Discover this hidden gem in the highly sought-after Town Plot neighborhood, now at an exciting new price! Nestled on a tranquil dead-end street, this home has undergone a complete top-to-bottom renovation, presenting a perfect blend of modern elegance and comfort. The first floor beckons with an inviting open floor plan, unveiling a brand-new kitchen featuring chic cabinets and a central island. Revel in the ambiance created by recessed lighting that bathes the entire space in a warm glow, accentuating the gorgeously refinished hardwood floors. Two contemporary bathrooms showcase stylish vanities, toilets, and immaculate tile floors. Indulge in the tiled showers with sleek surrounds, while fresh paint breathes new life into every room. Descend to the fully renovated lower level, boasting a bonus 4th bedroom and a spacious great room flooded with natural light through full-size windows. A renovated full bath adds convenience, and the new tile floor and gas hot water heater enhance the overall appeal. Outside, the home impresses with new vinyl siding, a fresh roof, and vinyl replacement windows. All of this sits on a level, private .25-acre lot. Seize the opportunity to make this beautifully updated home yours at its new price! Act quickly before it slips away!</p> <p><i>Listing Courtesy of Coldwell Banker Realty 2000</i></p>								
 <p>10 ● Active • <i>Notice of Lis Pendens, New, Active: 2/5/2024</i> <i>MLS ID: 170622997</i></p> <p>720 Baldwin St</p> <p>Single Family 3/2 3,472 sq ft 3,920 1920 2/5/2024 \$249,999 \$72</p> <p>Unique Single Family Opportunity with Two Bonus Storefronts approximately 3400 SF total - Unlock the Potential for Multi-Unit Conversion. Presenting single-family residence 1-2 Bedrooms with - two attached bonus storefronts. This offering opens the door to a world of possibilities, allowing you to seamlessly blend living and entrepreneurial aspirations. The existing storefronts bring financial potential but also a unique character to the property. With a touch of creativity and the right vision, you can revitalize the space to best serve you. Cash offers preferred, 48 Hr. notice to view. Sold As is where is. Inspections for Informational Purposes Only.</p> <p><i>Listing Courtesy of Strategic Management Group, LLC</i></p>								







Pending: 10

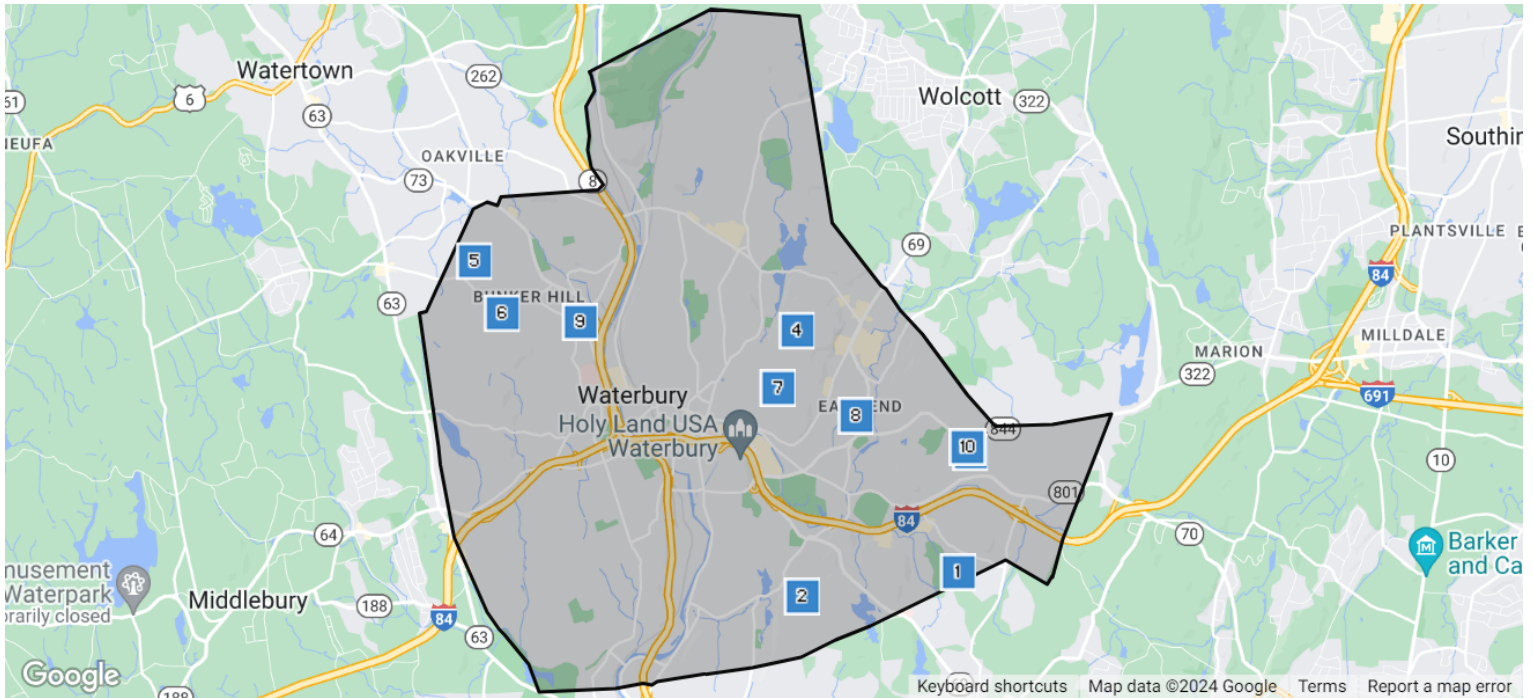
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract - Continue To Show as of 12/27/2023 <i>MLS ID: 170612421</i></p> <p>304 Country Club Rd</p> <p>Gorgeous Country Club Split level with In-ground pool with gazebo in this private and fenced back yard with many recent upgrades! Hardwood floors throughout the first floor. Eat-in-kitchen with granite countertops, breakfast bar island, and stainless steel appliances including double oven, double dishwashers, wine fridge, warming drawer, and cooktop. Cozy eating space drenched in natural light! Highly trimmed living room with fireplace and crown molding. Large dining room with crown molding great for entertaining. Upstairs master bedroom with walk-in closet and attached bath that has been remodeled with tile floors and tile surround shower. 2nd bedroom with built-ins. 3rd bedroom amply sized. Remodeled full bath. 3rd floor room with walk-in closet potential for many uses! Lower level laundry and half bath. Cedar closet. Security system. New central air, boiler, oil tank, and roof all replaced within the past year and a half. Attached 2 car heated garage. This home is perfect for entertaining and enjoying the warmer months in your own personal oasis. In-ground pool with generous patio space, gazebo, stonewall and fenced area is perfect for outdoor gatherings or just relaxing. This home has it all!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/3	1,984 sq ft	21,780	12/11/2023	\$485,000	12/27/2023	\$244
 <p>2 Pending • Under Contract - Continue To Show as of 2/11/2024 <i>MLS ID: 170610228</i></p> <p>213 Oak St</p> <p>Welcome home to This Newly renovated 4 bedroom 2 1/2 bath home with impeccable finishes and plenty of upgrades. Above grade square footage does not include additional 526 sq ft of finished space on the 2nd floor (waiting for final inspection for CO). Some Updates include, all new windows, new mechanicals, (hvac, water heater) updated electrical & plumbing, stunning open concept kitchen with island and butcher block countertop, new kitchen cabinets, countertop, stainless Steel appliances, new finished basement with half bath for a potential in law setup, nice size backyard, nothing to do but move in, will not last!!</p> <p><i>Listing Courtesy of Santos Realty Group, LLC</i></p>	Single Family	4/3	1,074 sq ft	5,227	11/13/2023	\$339,900	2/11/2024	\$316

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending • Under Contract as of 2/10/2024 <i>MLS ID: 170611832</i></p> <p>277 Bamford Ave Single Family 3/3 2,112 sq ft 21,780 11/22/2023 \$279,999 2/10/2024 \$133</p> <p>*Back in the market, buyer did not perform*. Move right in to this well kept home located in desirable Waterbury neighborhood, bordering the Watertown and Wolcott line. This home offers 3 bedrooms, 2 and half bathrooms and an in-law studio with separate entrance. Roof was done in 2019, refurbished central air unit, new water tank granite counter tops, and hard wood floors. Enjoy the 4 seasons on the enclosed porch. Plenty of space to entertain family and guest in your half of acre of yard. Not a drive by, make an appointment today!</p> <p><i>Listing Courtesy of Vylla Home (CT) LLC</i></p>								
 <p>4 Pending • Under Contract as of 1/26/2024 <i>MLS ID: 170597935</i></p> <p>105 Hutchinson St Single Family 4/3 2,048 sq ft 6,534 9/13/2023 \$219,900 1/26/2024 \$107</p> <p>OWN PLOT! LOCATION! LOCATION! S.F. DOES NOT REFLECT TWO ADDITIONAL BEDROOMS IN FINISHED, HEATED, L/L WALK OUT. FIREPLACE LIVING ROOM, VAULTED CEILINGS IN KITCHEN 3 SKYLIGHTS. LAMINATE FLOORING-NICE FLOOR PLAN. ROOF 2017. THIS PROPERTY NEEDS WORK AND UPDATING. PROPERTY WOULD NOT QUALIFY FOR GOVERNMENT FINANCING. STRICTLY SOLD AS-IS! HIGHEST AND BEST SITUATION. PLEASE REFER TO AGENT REMARKS.</p> <p><i>Listing Courtesy of Advantage Realty Group, Inc.</i></p>								
 <p>5 Pending • Under Contract - Continue To Show as of 1/23/2024 <i>MLS ID: 170617694</i></p> <p>687 Lakeside Blvd W Single Family 4/3 3,096 sq ft 11,325 1/13/2024 \$399,000 1/23/2024 \$129</p> <p>Beautifully maintained and appointed Colonial style of a quiet cul-de-sac close to shopping and many amenities. Hardwood floors with an open floor plan concept. The cherry cabinets are accented with granite counter tops with gas stove and range with dishwasher. First floor laundry adjacent to the half bath. Four bedrooms including a large primary with ensuite features granite vanity and double sinks. A large walk in closet provides plenty of storage. Both Heating and cooling are controlled with separate zones. A heated finished basement in includes a luxurious sauna. The home has thermopane windows throughout. The two car attached garage provides easy access to one the kitchen entrances. The rear deck is easily accessed from a large sliding glass door in the kitchen and dining areas. The location has easy access to multiple shopping centers close to Middlebury and Watertown.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>6 Pending • Under Contract as of 12/18/2023 <i>MLS ID: 170592480</i></p> <p>17 Geddes Ter, Unit 3 Condo/Townhouse/Apt. 3/2 1,300 sq ft - 8/19/2023 \$199,900 12/18/2023 \$154</p> <p>LOCATION! LOCATION! LOCATION! HARD TO FIND, IN HIGHLY DESIRABLE TOWN PLOT ! NEWLY BUILT IN 2005! THIS 2-3 BEDROOM TOWNHOUSE IS IN A SMALL QUIET COMPLEX OF ONLY 10 UNITS! NICE FLOOR PLAN AND GENEROUS SIZED ROOMS. GARAGE UNDER WITH PLENTY OF EXTRA GUEST PARKING IN REAR OF COMPLEX, ALONG WITH TWO ASSIGNED PARKING SPACES (DIRECTLY ACROSS FROM GARAGE). DECK! STREET CARD REFLECTS 2 BEDROOMS, ALTHOUGH THERE IS AN ADDITIONAL HEATED, LOWER LEVEL 3RD B/R, OR OFFICE! CENTRAL AIR! BRAND NEW ROOF! ATTENTION AGENTS. PLEASE REFER TO AGENT COMMENTS.</p> <p><i>Listing Courtesy of Advantage Realty Group, Inc.</i></p>								

Pending: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>7 Pending • Under Contract as of 1/9/2024 <i>MLS ID: 170616492</i></p> <p>335 Tudor St</p> <p>Single Family 5/3 1,144 sq ft 6,098 1/1/2024 \$349,000 1/9/2024 \$305</p> <p>Come view this charming 3 bedroom, 3 full bathroom ranch in Waterbury! This home has the convenience of a one car attached garage with additional off street parking spots. Enjoy the changing seasons out back on the spacious deck overlooking the view New England has to offer. When entering through the front door you will find yourself in a spacious and bright living area with a large window overlooking the front yard. The kitchen has plenty of white cabinetry and even has room to serve as an eat in kitchen. This home has it's own walk out apartment - perfect as an in law apartment, guest suite or additional living space for the home owner! There is a large living area as you walk in and this suite has a kitchen, full bathroom and bedroom. Book your appointment today!</p> <p><i>Listing Courtesy of Brass Moon Realty</i></p>								
 <p>8 Pending • Under Contract - Continue To Show as of 1/25/2024 <i>MLS ID: 170606987</i></p> <p>246 Ardsley Rd</p> <p>Single Family 3/2 1,304 sq ft 13,503 10/28/2023 \$299,000 1/25/2024 \$229</p> <p>WELCOME HOME TO BUNKER HILL! SPACIOUS SPLIT LEVEL HOME (INCLUDES FINISHED LOWER LEVEL) 7 ROOMS, 3 BEDROOMS, FORMAL DINING ROOM, SPACIOUS FIREPLACE LIVING ROOM, FINISHED LOWER LEVEL FAMILY ROOM & 2 FULL BATHS! HARDWOOD FLOORS AND 2 CAR GARAGE. SCREENED IN REAR PORCH TO ENJOY THOSE SUMMER NIGHTS OVERLOOKS OVER-SIZED TREED YARD W/STONE WALLS. KITCHEN WITH STAINLESS STEEL APPLIANCES. MASTER BEDROOM WITH FULL BATH.</p> <p><i>Listing Courtesy of Reven Forest Robert C. White</i></p>								
 <p>9 Pending • Under Contract as of 12/14/2023 <i>MLS ID: 170607489</i></p> <p>182 Benefit St</p> <p>Single Family 5/2 1,870 sq ft 7,405 10/30/2023 \$279,900 12/14/2023 \$150</p> <p>Spacious Colonial featuring a total of 9 rooms, 5 bedrooms, 2 full bathrooms, a detached garage, 2 tiered large decks, and nice yard, tucked away in quiet area. Main level is completely renovated, new kitchen, bathroom, 2 bedrooms, all freshly painted w/hardwood flooring. 2nd level offers huge kitchen, living room 3 bedrooms and bathroom. This is a single family home with additional living space (in-law setup) with separate utilities except electricity. Brand new back staircase, new oil tank, new garage roof!!!!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 <p>10 Pending • Under Contract as of 1/19/2024 <i>MLS ID: 170601641</i></p> <p>49 Beverly Ave</p> <p>Single Family 3/3 1,112 sq ft 4,791 10/11/2023 \$249,000 1/19/2024 \$224</p> <p>Welcome to your dream home on a serene street in a peaceful neighborhood! This lovely raised ranch offers everything you desire, from its convenient location near shopping centers, to its easy access to major highways for effortless commuting. As you step inside, you'll be greeted by a spacious and well-lit living room, perfect for entertaining guests or enjoying quality time with your loved ones. With three generously sized bedrooms upstairs, there's plenty of room for everyone to have their own personal space. But wait, there's more! The finished lower level of this home is a hidden gem. It presents endless possibilities, with the potential to be transformed into an in-law suite for extended family, an amazing rec room, or a playful haven for children. BRAND NEW oil tank just installed. Complete with a full bath, this versatile space caters to all your needs. Imagine the convenience of an attached garage, providing a seamless transition from car to kitchen, making grocery runs a breeze. And don't forget about the private yard, offering ample space for summer barbecues with friends and family or simply enjoying a quiet cup of coffee in the morning sun. This truly wonderful home is just waiting for its next occupants to make it their own. Don't miss the opportunity to experience the perfect blend of comfort, convenience, and potential that this home has to offer. Schedule a showing today and be prepared to fall in love!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								



Closed: 10

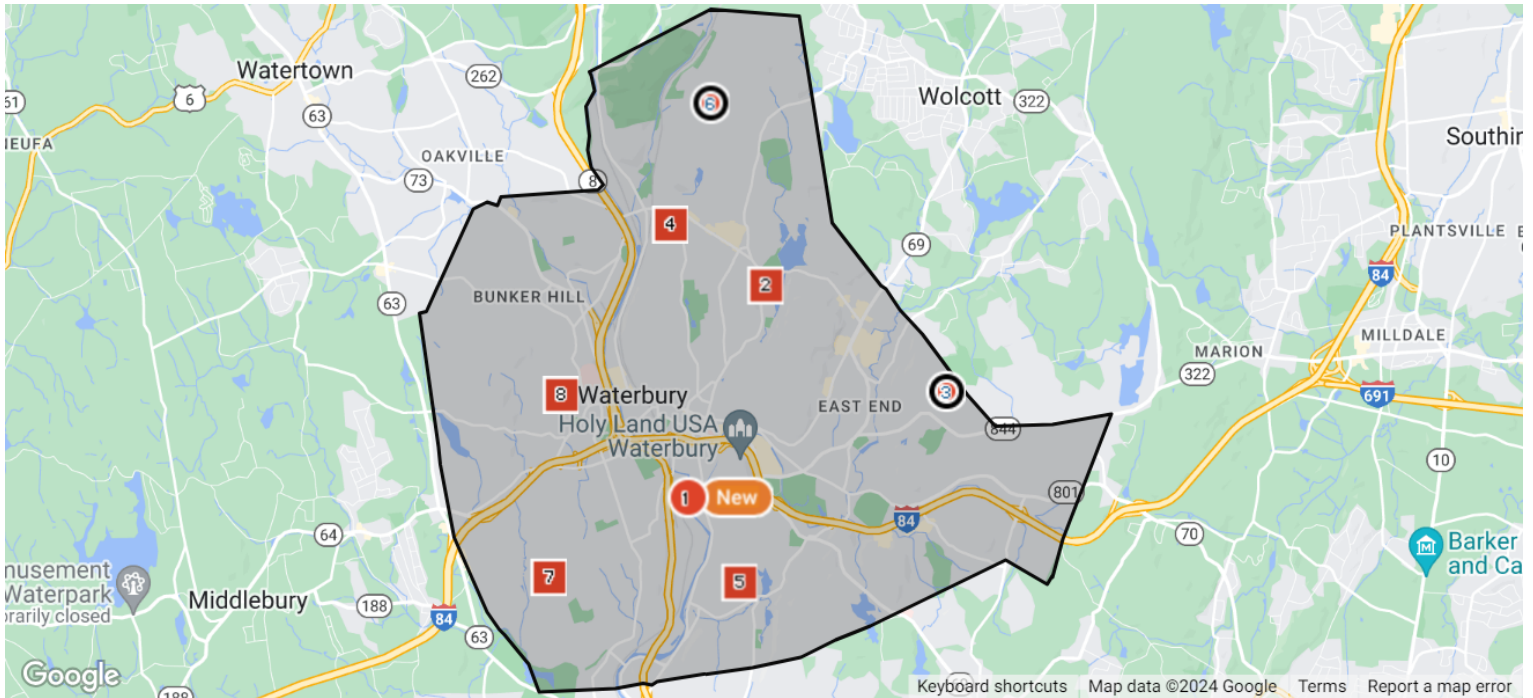
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 12/18/2023, Public Record <i>MLS ID: -</i> 3 Hill Brook Dr -</p>	Single Family	3/3	1,138 sq ft	23,522	2014	12/18/2023	\$177,331	\$265
 <p>2 Closed • Sold Date: 12/22/2023, MLS Listing 170597577: 10/6/2023 <i>MLS ID: 170597577</i> 132 Shadybrook Ln NEWLY BUILT, TURN-KEY RAISED RANCH IN ONE OF WATERBURY'S MOST SAUGHT AFTER SUBDIVISIONS! Open concept main level invites you inside to gleaming hardwood flooring and vaulted ceilings. Eat-in kitchen has stainless steel appliances, granite countertops, recessed lighting and center island with breakfast bar. Living room has a pellet stove to help provide heat in the colder months. Slider in kitchen walks out to the deck overlooking backyard. Primary bedroom is spacious and provides an on-suite with walk-in shower for convenience and privacy. Completing the main level are 2 additional bedrooms and a full bathroom. Lower level is fully finished with tiled flooring, recessed lighting, half bath with laundry area and has a walk out to back patio. Lower level also has access to 2-car garage. Backyard is fully fenced in great for pets and children. MOVE QUICK! <i>Courtesy of Regency Real Estate, LLC</i></p>	Single Family	3/3	1,332 sq ft	27,442	2017	12/22/2023	\$390,000	\$293

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: 1/29/2024, MLS Listing 170615284: 12/17/2023 <i>MLS ID: 170615284</i>						
29 Heaton St	Single Family	3/3	2,068 sq ft	4,791	2009	1/29/2024	\$345,000	\$167
<p>Move-In Ready! Central A/C! 3-bedroom, 2.5-bathroom colonial home built in 2009! Step inside to discover a thoughtfully designed interior has a spacious living room with plenty of natural light and a formal dining area creating a welcoming ambiance for family gatherings or entertaining guests. Well-appointed kitchen with all appliances, hardwood floors & ample counter space. Access to the back deck from the dining area overlooking the backyard. Main level laundry and half bath. Upstairs, three generously sized bedrooms for rest and relaxation. The Master Suite features a private ensuite bath & a walk-in closet, offering a perfect space to unwind after a long day. An added bonus is the lower level, large finished family room! Outside, enjoy a peaceful retreat in the backyard, ideal for summer barbecues or quiet evenings under the stars. Located in a residential neighborhood and on a cul-de-sac makes the property even more attractive! Close to schools, shopping, dining, and recreational facilities, commuting is a breeze with easy access to major highways!</p> <p style="text-align: right;"><i>Courtesy of Litchfield County Real Estate</i></p>								
	4 ■ Closed	*Sold Date: 11/15/2023, Public Record <i>MLS ID: -</i>						
265 Traverse St	Single Family	3/2	1,132 sq ft	7,405	2009	11/15/2023	\$15,000	\$319
<p>Google</p>								
	5 ■ Closed	*Sold Date: 1/11/2024, Public Record <i>MLS ID: -</i>						
81 Angel Dr, Apt D	Condo/Townhouse/Apt. 3/2	3/2	991 sq ft	-	1979	1/11/2024	\$85,500	\$84
<p>Google</p>								
	6 ■ Closed	*Sold Date: 11/15/2023, MLS Listing 170580961: 6/28/2023 <i>MLS ID: 170580961</i>						
98 Ardsley Rd	Single Family	3/3	2,200 sq ft	17,859	1975	11/15/2023	\$355,000	\$161
<p>FIRST TIME EVER OFFERED! SPECTACULAR, ONE OF A KIND 3-4 BEDROOM SPLIT LEVEL IN HIGHLY SOUGHT AFTER BUNKER HILL! ONE OWNER HOME, CUSTOM BUILT AND DESIGNED BY IT'S ORIGINAL OWNER WITH "NO STONE LEFT UNTURNED". UNIQUE, ONE OF A KIND, OPEN FLOOR PLAN WITH A 19' X 21' SUNNY AND BRIGHT FAMILY ROOM ADDITION OFF THE BACK (FOR MORE S.F.), WITH 4 SKYLIGHTS, 3 SETS OF SLIDERS, GLASS GALORE & TRIANGULAR WINDOWS. OPENS TO STONE PATIO OVERLOOKING ONE OF THE MOST PRETTIEST & PRIVATE YARD YOU WILL EVER SEE. UNDERGROUND SPRINKLER SYSTEM, GARDEN AREA! BUILT IN DOUBLE WALL OVENS, COUNTER TOP STOVE IN CENTER ISLAND W/CABINETS & STORAGE GALORE! FORMAL DINING ROOM FOR FAMILY GATHERINGS. CENTRAL AIR & CENTRAL VAC. FINISHED FAMILY ROOM IN LOWER LEVEL WITH VERMONT CASTING, DIRECT VENT, FIREPLACE, HALF BATH & BAR. RECESSED LIGHTING THROUGHOUT. OVER SIZED 2 CAR GARAGE UNDER W/NEWER DOOR AND EVEN MORE STORAGE! GRAND ENTRY FOYER! THIS HOME WILL "KNOCK YOUR SOCKS OFF". ONE LOOK IS ALL YOU'LL NEED. FAMILY MEMORIES START HERE! WELCOME HOME! VERY IMPORTANT TO PLEASE BE SURE TO READ CONFIDENTIAL AGENT REMARKS. THANK YOU.</p> <p style="text-align: right;"><i>Courtesy of Advantage Realty Group, Inc.</i></p>								
	7 ■ Closed	*Sold Date: 12/6/2023, Public Record <i>MLS ID: -</i>						
7 Ash St	Single Family	4/2	1,770 sq ft	5,663	1879	12/6/2023	\$132,000	\$57
<p>Google</p>								

Closed: 10 (cont.)






		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	8 Closed • Sold Date: 1/5/2024, MLS Listing 170604209: 10/14/2023 MLS ID: 170604209 142 Atwood Ave	Single Family	3/2	784 sq ft	4,791	1939	1/5/2024	\$275,000	\$351
	This REMODELED Cape Cod-style home gives you all that the East End has to offer! <i>Courtesy of Realty Exclusive LLC</i>								
	9 Closed • Sold Date: 1/5/2024, MLS Listing 170574464: 6/3/2023 MLS ID: 170574464 51 Aurora St	Single Family	3/2	1,608 sq ft	11,325	1877	1/5/2024	\$253,000	\$157
	MOTIVATED SELLERS Charming Bunker Hill Victorian style colonial home located walking distance from a school, park, pharmacy, and much more! This lovely house provides space for the whole family with over 1600 square feet, including 3 upper level bedrooms and 2 full bathrooms. The main floor has an open concept kitchen/dining area with a large living room and an additional room which can be utilized for many purposes including private office space, a crafting room, or even sleeping quarters! Many upgrades and improvements have been done to make this home even more enticing with all major mechanics (hot water heater, gas furnace, and roof) having been replaced in the last 4 years. This home has all the necessary duct work for central air conditioning, just needs a unit purchased and installed. Come see all this house has to offer! <i>Courtesy of Mapleridge Realty</i>								
	10 Closed • Sold Date: 1/30/2024, MLS Listing 170607751: 11/6/2023 MLS ID: 170607751 54 Barsalou Ave	Single Family	4/2	1,530 sq ft	4,356	1952	1/30/2024	\$255,000	\$167
	Welcome home to the east end of Waterbury. 4 bed 2 full bath cape located on a dead end. Roof, central air & oil tank all under 4 years old. After a long day enjoy your jacuzzi tub located in the basement. Have a cup of coffee on your indoor porch overlooking a nicely maintained fenced in yard which includes a shed for additional storage. Washer and dryer also included in basement. Schedule your showing today Owner agent. Highest and best by Friday 12/1 5pm. <i>Courtesy of Dave Jones Realty, LLC</i>								



Distressed: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ● Active • Notice of Lis Pendens, New, Active: 2/5/2024 <i>MLS ID: 170622997</i></p> <p>720 Baldwin St</p> <p>Unique Single Family Opportunity with Two Bonus Storefronts approximately 3400 SF total - Unlock the Potential for Multi-Unit Conversion. Presenting single-family residence 1-2 Bedrooms with - two attached bonus storefronts. This offering opens the door to a world of possibilities, allowing you to seamlessly blend living and entrepreneurial aspirations. The existing storefronts bring financial potential but also a unique character to the property. With a touch of creativity and the right vision, you can revitalize the space to best serve you. Cash offers preferred, 48 Hr. notice to view. Sold As is where is. Inspections for Informational Purposes Only.</p> <p><i>Listing Courtesy of Strategic Management Group, LLC</i></p>	Single Family	3/2	3,472 sq ft	3,920	\$249,999	2/5/2024	12/21/2023	Notice of Lis Pendens
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i></p> <p>9 Carmel St</p> <p>-</p>	Single Family	3/2	1,533 sq ft	4,792	-	12/20/2023		Notice of Lis Pendens
 <p>3 ● Pending • Notice of Lis Pendens, Under Contract - Continue To Show as of 2/8/2024 <i>MLS ID: 170617399</i></p> <p>46 Charter Ave</p> <p>Opportunity awaits in this raised ranch nestled in a prime location! With over 2,000 sqft of finished space, 4 bedrooms, and 2 full baths, this home is ready for your personal touch. The two-car garage has a newer garage door, while the huge fenced-in yard holds immense potential for your outdoor vision. Take advantage of the finished in-law suite in the basement, providing additional living space and possibilities. Step onto the back deck, which is ideal for outdoor gatherings and enjoying the expansive yard. With its promising features and ideal location, this property is your chance to create the ideal home. Schedule a tour today! Property to be sold AS-IS.</p> <p><i>Listing Courtesy of RE/MAX Right Choice</i></p>	Single Family	4/2	2,116 sq ft	9,583	\$299,900	1/4/2024	12/27/2023	Notice of Lis Pendens

Distressed: 8 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	4 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	56 Edgehill Ave	Single Family	3/2	1,530 sq ft	9,583	-	12/18/2023	Notice of Lis Pendens	
	-								
	5 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	197 Edin Ave	Single Family	3/2	1,360 sq ft	5,663	-	12/15/2023	Notice of Lis Pendens	
	-								
	6 ● Pending • <i>REO / Bank Owned Property, Under Contract - Continue To Show as of 2/8/2024</i> <i>MLS ID: 170621372</i>								
	61 Hayfield Rd	Single Family	3/2	1,208 sq ft	9,583	\$225,000	1/28/2024	1/28/2024	REO / Bank Owned Property
	Come add your own TLC and personal touch to this raised ranch. Featuring plenty of storage space and outdoor space, this is the perfect place to call home or use as an investment. Make it yours today!								
	<i>Listing Courtesy of Hampton Realty, LLC</i>								
	7 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	64 Hickory Hill Dr	Single Family	4/3	1,240 sq ft	7,841	-	11/14/2023	Notice of Lis Pendens	
	-								
	8 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i>								
	110 Midwood Ave	Single Family	4/3	2,183 sq ft	13,068	-	1/22/2024	Notice of Foreclosure Sale	-

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- **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.
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