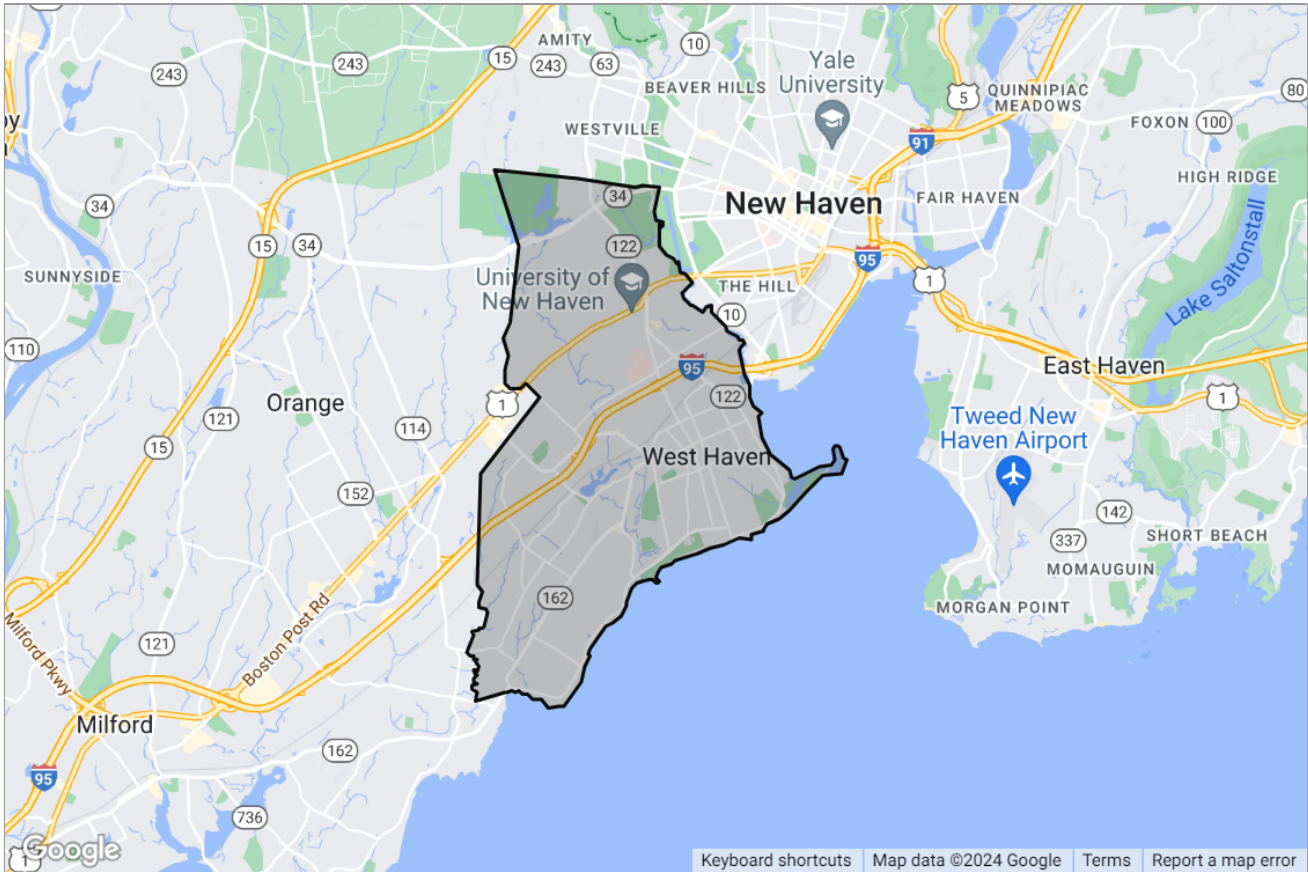


MARKET ACTIVITY REPORT

West Haven, Connecticut



Presented by

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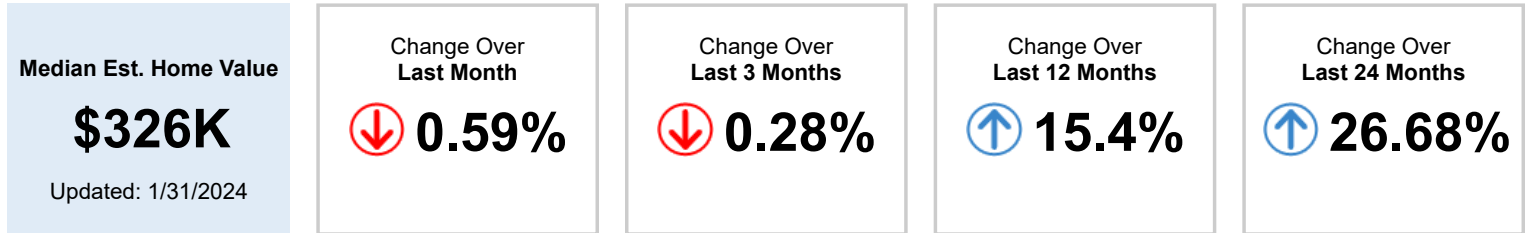
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West Haven, Connecticut

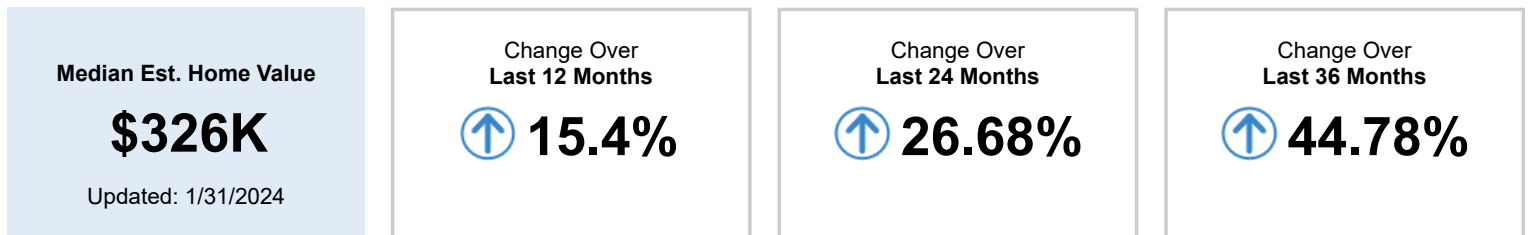
Market Snapshot: Estimated Home Values



Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

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

Market Snapshot: 12-Month Change in Estimated Value



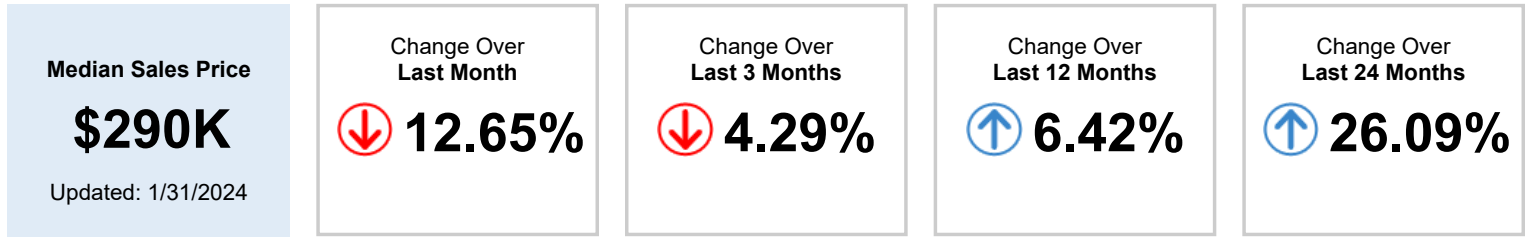
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



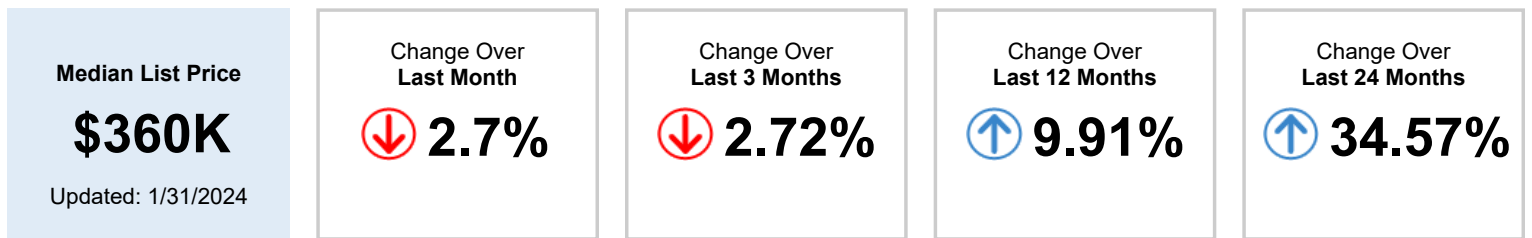
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



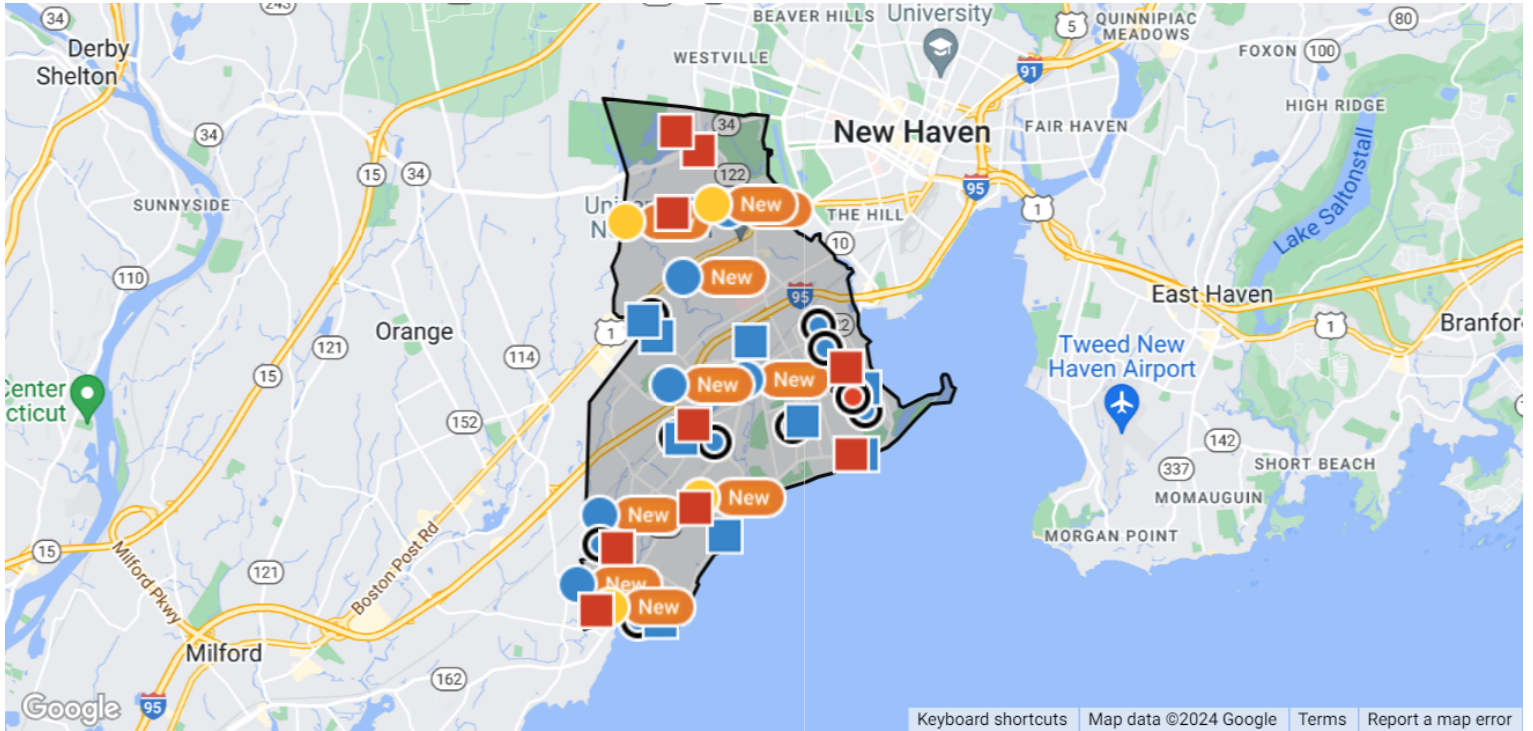
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

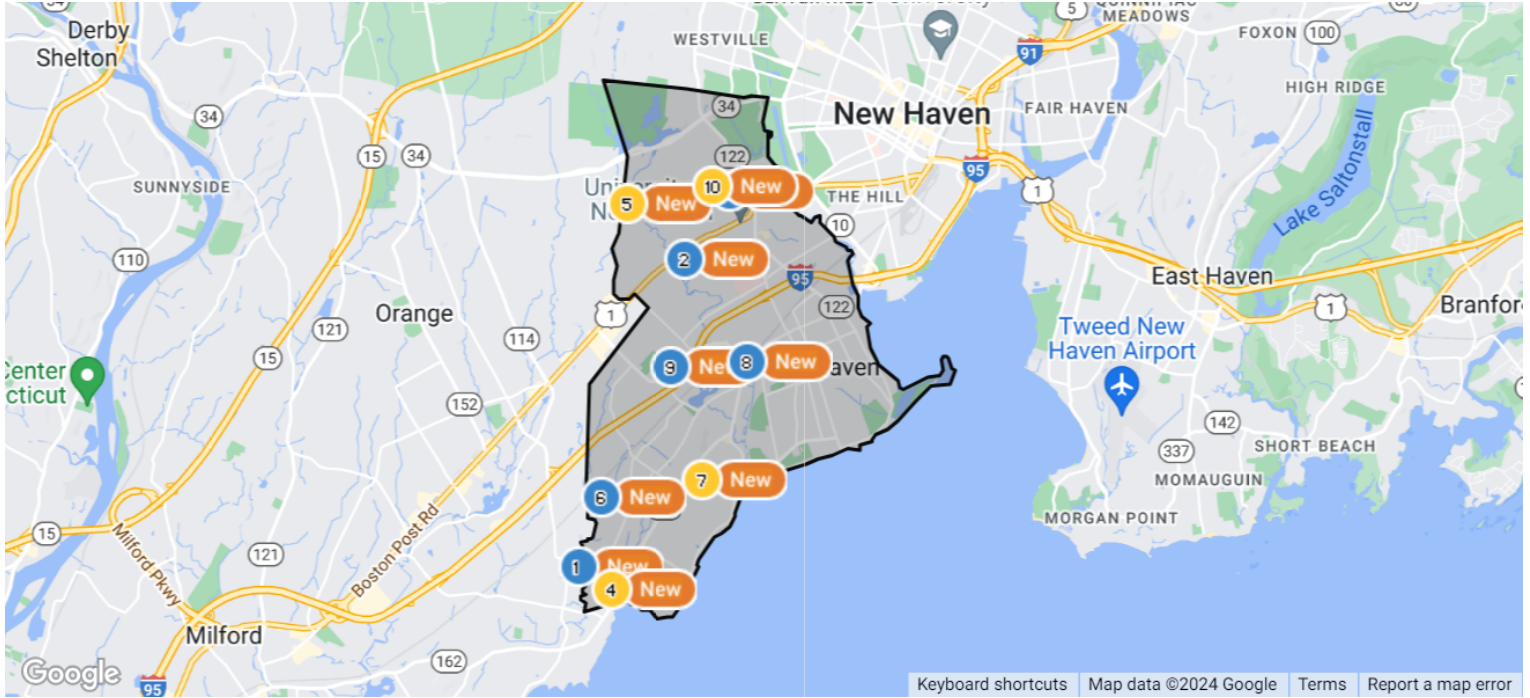
Market Activity Summary Stats





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

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	10	10	10	10
Low Price / Value	\$2,595	\$245,000	\$280,000	\$285,000
Median Price / Value	\$314,900	\$344,500	\$385,000	\$332,875
High Price / Value	\$450,000	\$825,000	\$549,000	\$387,090
Average Price / Sq. Ft.	\$143	\$210	\$240	\$230
Median Price / Sq. Ft.	\$197	\$191	\$247	\$215
Average Days in RPR	27	67	72	3
Median Days in RPR	21	43	59	–
Total Volume	\$2,196,395	\$3,938,800	\$3,989,100	\$3,315,090





West Haven, Connecticut







New Listings: 10

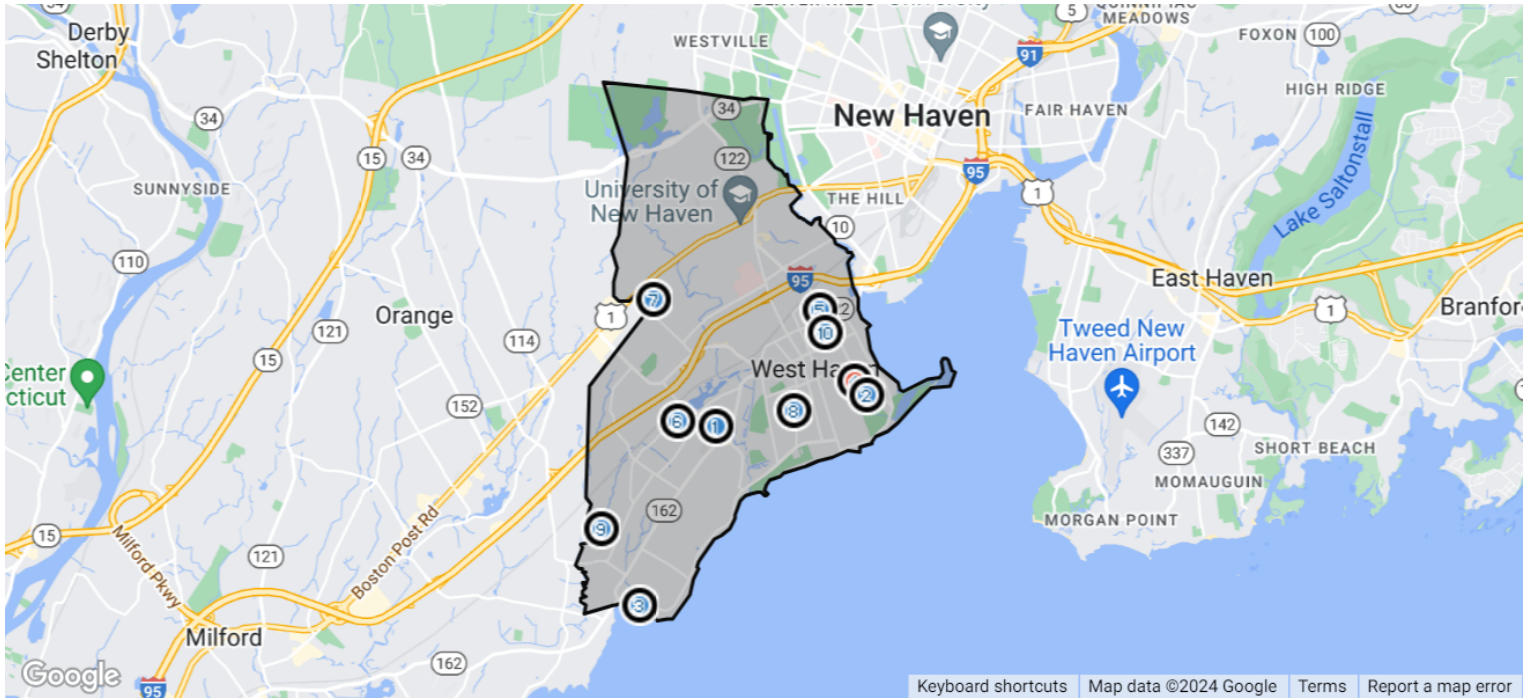
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • New, Active: 2/9/2024 <i>MLS ID: 170623629</i></p> <p>73 Pauline Ave</p> <p>Move in just in time to enjoy the beach 1/2 mile down the road. This 3BR, 2BA Westshore Ranch has open floor plan with Living room open to Kitchen. Partially finished lower level with full bath. Back yard is fully fenced in with above ground pool and shed. Heating, Cooling and Hot water heater 7yrs young. Highest and best offers by Thursday, 2/15 at 7pm.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,464 sq ft	6,969	1951	2/9/2024	\$339,900	\$232
 <p>2 ● Active • New, Active: 2/8/2024 <i>MLS ID: 170623743</i></p> <p>95 Homeside Ave</p> <p>LOCATION! LOCATION! LOCATION! Whether you're looking to make this your personal home or possible investment. THIS BEAUTIFUL, WELL MAINTAINED 1 level ranch offers all that you can want in a 1 level ranch ! GOOD things come in 3's! 3 minutes to Highway, 3 minutes to shopping centers, and even 3 minutes to Notre Dame high school and to New Haven University. With Less than 3 miles away from the beach . This one level 3-bedroom 2 full bath Ranch style house is one that you can raise your family in as well as live out your golden years... This house packs, a lot of opportunity for a new homeowner to come and create their ideal live in space all on one level. This house is a diamond waiting for a new owner to make it shine!As you enter the house, you'll quickly noticed the large open flow of the living room area, boasting huge bay windows that brings in plenty of bright sunlight. With wood floors throughout the living room area, right in the center is a rustic fireplace for the cozy family nights.. Down the hall to left of the living space is an easy stroll to any of the 3 Spacious bedrooms. Walk into the Master suite that includes a master bath. This home also boasts an office space with a large scenic view of the huge backyard. The U-shaped parking offer plenty of parking in conjunction with the detached garage.Come see all the other hidden Treasures this house has to offer!!!</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/2	1,972 sq ft	25,264	1969	2/8/2024	\$450,000	\$228

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 *New, Active: 2/1/2024 <i>MLS ID: 170622393</i></p> <p>29 Admiral St</p> <p>OFFER DEADLINE- WEDNESDAY 2/7/2024 BY 5PM--Embrace classic elegance in this colonial beauty boasting 3 bedrooms, 2 bathrooms and bonus living spaces in the attic and basement. A dream for investors, its located near UNH, hospital, 15 minutes from Tweed Airport and minutes away from New Haven train station. Conveniently situated, about 1h and 30 minutes from NYC with easy I95 access, offering the perfect blend of comfort and connectivity. COME TAKE A LOOK. SOLD AS IS.</p> <p><i>Listing Courtesy of YellowBrick Real Estate LLC</i></p>	Single Family	3/2	1,421 sq ft	3,920	1915	2/1/2024	\$299,900	\$211
 <p>4 ● Active *New, Active: 1/28/2024 <i>MLS ID: 170621354</i></p> <p>82 Annawon Ave</p> <p>Fantastic opportunity in West Haven's desirable Oyster River area! This charming split-level home features an easy-flowing layout with three bedrooms and two full baths. The possibilities are endless for a brand-new kitchen with Granite countertops, stainless steel appliances, new bathrooms, new flooring, and mechanicals. You'll have easy access to outdoor recreation and seaside enjoyment with ample living space, conveniently close to all services and the stunning West Haven beaches and shoreline. Take advantage of this chance to turn this house into your home. Grab this opportunity and schedule your showing today!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	3/2	1,191 sq ft	4,791	1960	1/28/2024	\$3,100 mo.	\$3
 <p>5 ● Active *New, Active: 2/8/2024 <i>MLS ID: 170623724</i></p> <p>66 Ashford St</p> <p>Welcome to this charming 3-bedroom, 1.5-bathroom Raised Ranch in the desirable West Haven. This lovely home offers a range of amenities to suit your needs. The newly remodeled kitchen boasts beautiful granite countertops, and Stainless steel appliances. Large Living room/ dining room combo with sliders to your deck. Outside, you'll find a well-maintained yard, There's also an attached garage. This house is located in a convenient location, close to amenities such as shops, restaurants, and parks. Don't miss the opportunity to make this house your home. * Laundry:Yes * Parking: 1 CAR GARAGE and off street * Convenience appliances provided: Stove Refrigerator Dishwasher Washer/Dryer Garbage Disposal window AC unit Dehumidifier * Utilities included: None * Pet policy (If Yes, will require Pet Screening & Fee): Small dogs * All PPM residents pay \$49.95/month for the Resident Benefits Package (RBP) which includes liability insurance, credit building, identity theft protection, pest control, HVAC air filter delivery (if applicable), move-in concierge service, resident rewards program, and more. Additional details upon application. * No security deposit option available for qualified applicants using oblige. * Renters insurance is required.</p> <p><i>Courtesy of Pro Property Management, LLC</i></p>	Single Family	3/2	1,068 sq ft	8,276	1974	2/8/2024	\$2,595 mo.	\$2
 <p>6 ● Active *New, Active: 11/29/2023 <i>MLS ID: 170609647</i></p> <p>293 Benham Hill Rd</p> <p>SPLIT LEVEL ON SPACIOUS CORNER LOT CONSISTS OF 7 ROOMS, 3 BEDROOMS, 1 FULL AND 2 HALF BATHS, FAMILY ROOM WITH WOOD STOVE, PORCH WITH SILDER TO PATIO. LOTS OF POTENTIAL! CLOSE TO THE SHORELINE AND WEST HAVEN BEACHES, RESTRUANTS, SHOPPING AND HIGHWAYS. COME TAKE A LOOK!</p> <p><i>Listing Courtesy of Aspen Realty Group</i></p>	Single Family	3/3	1,286 sq ft	27,007	1960	11/29/2023	\$329,900	\$257

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: 1/10/2024</i> <i>MLS ID: 170617200</i></p> <p>65 Bluff Ave</p> <p>Single Family 3/4 2,199 sq ft 8,276 1988 1/10/2024 \$3,000 mo. \$1</p> <p>Walk to the beach! Fabulous Westshore home with great water views from almost all the rooms. You'll get the entire package with this beautiful and spacious 4 bedroom/3 bathroom contemporary colonial. Great open floorplan, remodeled kitchen with granite countertops overlooking the dining room and living room with fireplace. The first bedroom with a queen bed is on the first floor, along with a bathroom and a two-car garage for tenants to use. Upstairs we have the primary bedroom featuring a king-size bed, bay windows, a window seat, a walk-in closet, and an ensuite bathroom. The second bedroom is outfitted with a king bed and a twin bed with its own balcony, the third bedroom is being used as an office space and, there is also a bathroom in the hallway for people to share. Please note rent does include utilities in the price. The property is available from February 1st, 2024 through January 31st, 2025. PLEASE NOTE: PROPERTY IS BEING RENTED FULLY FURNISHED.</p> <p><i>Courtesy of Ki Property Group</i></p>								
 <p>8 ● Active • <i>New, Active: 12/26/2023</i> <i>MLS ID: 170616104</i></p> <p>388 Center St</p> <p>Single Family 4/2 1,879 sq ft 6,969 1930 12/26/2023 \$344,900 \$184</p> <p>Introducing this immaculate single-family home at 388 Center Street, West Haven, CT, featuring extensive updates and charming details throughout. The residence boasts stunning hardwood floors and intricate wood trim accents, creating a warm and inviting ambiance. With 4 bedrooms and 2 full baths, this home offers ample space for comfortable living. The convenience of a laundry area in the basement adds to its practicality, along with an efficient hot water/heating system. Outside, a detached 2-car garage provides storage and parking options. Numerous updates, including roof, siding, windows, paint, electrical, and more, ensure a move-in-ready experience for the fortunate new owner.</p> <p><i>Listing Courtesy of HOMESSELL</i></p>								
 <p>9 ● Active • <i>New, Active: 12/27/2023</i> <i>MLS ID: 170616112</i></p> <p>84 Edward St</p> <p>Single Family 3/2 1,346 sq ft 7,405 1957 12/27/2023 \$419,900 \$312</p> <p>This cape is in absolute move in condition. It is also just a stones throw and just a half mile from the new "West Haven Train Station". Due to the proximity of the train, this one becomes a huge monthly dollar saver for those that may be planning on taking the train into the city for work, without having to pay those huge recurring monthly parking fees. It also makes it a home run if you just plan on taking a day trip to watch a game, enjoy a Broadway play or any and all of the amenities that Fairfield County and New York City have to offer! The main level of this outstanding home has refinished hardwood floors done in a soft, easy on the eye satin. The living room features a bow window and a corner pellet stove which will keep the home toasty warm all winter long at a minimal cost while you sit and enjoy the warmth generated by the flames. There is a fully appliance kitchen on a newer tile floor, updated bathrooms, newer exterior doors, freshly painted interior and some thermo-pane windows. The exterior is done in a maintenance free vinyl siding. In the back yard, you will find a Belgium Block patio with E.V. connection which is surrounded by privacy fencing and has a gate for easy access to a vinyl sided two car garage with a new overhead electrically operated door. The large yard is perfect for badminton, volleyball or just tossing a ball. The seller has also installed a new asphalt driveway. All that is left to do is unpack and move on in.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>10 ● Active • <i>New, Active: 1/17/2024</i> <i>MLS ID: 170619405</i></p> <p>51 Hemlock St</p> <p>Single Family 3/2 1,802 sq ft 4,356 1930 1/17/2024 \$3,200 mo. \$2</p> <p>5 bedrooms! This newly update house has a new kitchen with quartz counters and stainless steal appliances. Both full bathrooms have been redone with tiled walk-in showers. Hardwood floors have been refinished, walls painted- ready to move in. Walking distance to University of New Haven. Photos will be added this evening.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								






Pending: 10

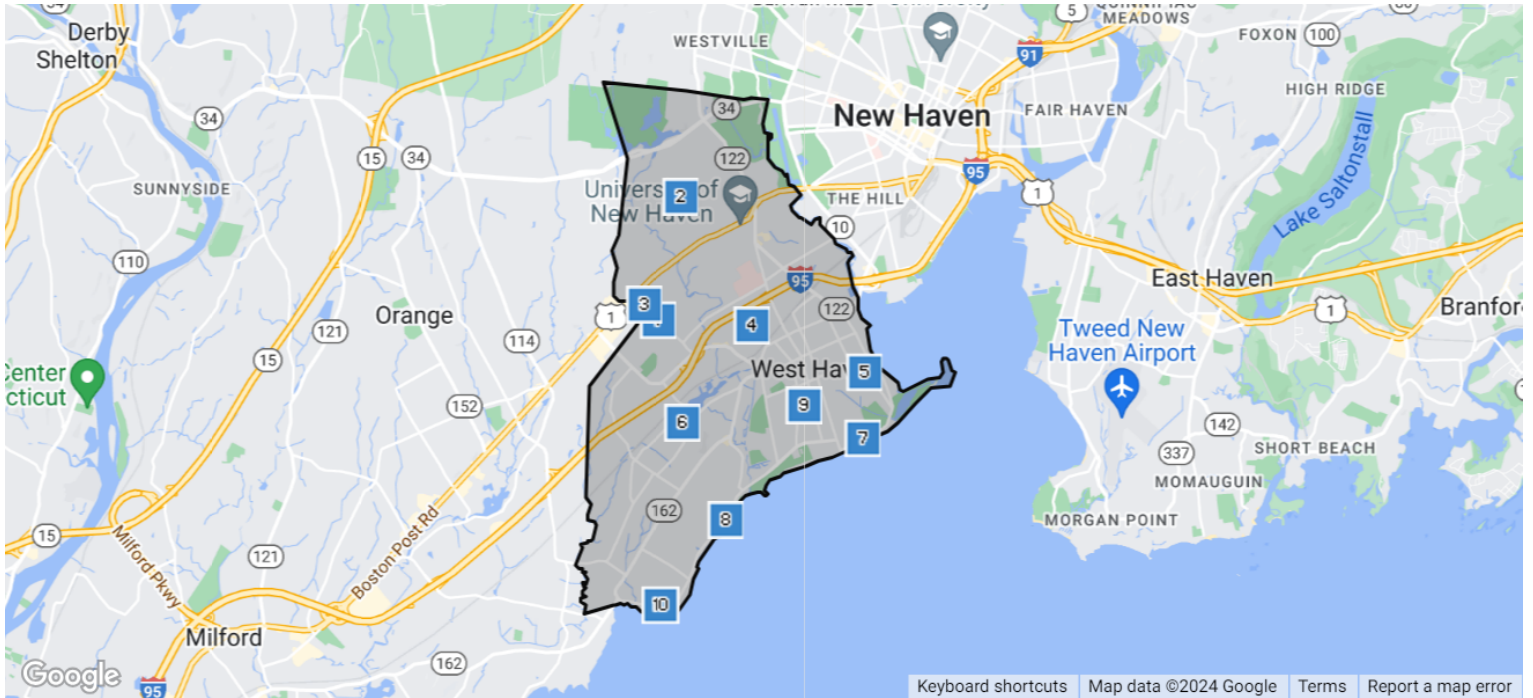
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • <i>Under Contract as of 12/12/2023</i> MLS ID: 170613508</p> <p>90 Hilltop Ln</p> <p>Nicely maintained Raised Ranch in great neighborhood!! This house has tons to offer with just a little TLC. Subject to probate court approval and being sold "as-is" to include any/all contents in property at closing. Don't wait!!!! ***highest and best offers due by Sunday December 10th at 5pm*</p> <p><i>Listing Courtesy of The Heritage Group, LLC</i></p>	Single Family	3/2	1,936 sq ft	10,018	12/5/2023	\$264,900	12/12/2023	\$137
 <p>2 Pending • <i>Under Contract - Continue To Show as of 2/10/2024</i> MLS ID: 170612007</p> <p>160 3rd Ave</p> <p>Welcome home! Nothing to do but move in to this bright and spacious home. Upon entering the home, you will be greeted by the exquisite warmth of beautiful hardwood floors that flow throughout the open living room and dining room. A beautiful updated kitchen with granite countertops provides a perfect place to prepared delicious meals for your loved ones with plenty of space for everyone to gather around. The first floor also offers a formal dining room, a formal living room, a half bath and the laundry area. A bright and spacious family room with 18ft ceiling, brand new carpet and a fireplace complete the first floor. Large deck with access from the kitchen and the family room. Upstairs, the private primary bedroom is a true oasis with a huge walk in closet. There are 2 other spacious bedrooms and another full bath. The oversized attic offers plenty of storage with already finished flooring and high ceilings can easily be converted to an extra bonus room. The large attached 2 car garage provide ample storage space and protection for your vehicles. The basement is waiting for you to add its finishing touches with plenty of storage with three ample closets and one more under the stairs . A fully fenced in large backyard with white vinyl fence is perfect for entertaining with no neighbors behind or the right the property providing plenty of privacy.</p> <p><i>Listing Courtesy of BHGRE Gaetano Marra Homes</i></p>	Single Family	3/3	2,137 sq ft	17,424	11/29/2023	\$525,000	2/10/2024	\$246

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3 Pending	*Under Contract as of 2/6/2024 MLS ID: 170614587						
143 Ocean Ave	Single Family	4/3	2,115 sq ft	6,969	12/15/2023	\$825,000	2/6/2024	\$390
<p>Very Rare Direct Waterfront property. Family owned for 60 years. This home offers a very rare large yard - great square footage - Location that cannot be beat with unobstructed Panoramic views of lovely Long Island Sound. Nestled in a cove on Oyster River Bay enjoy - incredible sunsets. Remodeled in 2006 its ready for your personal touches. There are 4 bedrooms 2.5 baths, living room with fireplace- Primary bedroom suite with private deck/balcony. Sale is " AS IS .</p> <p><i>Listing Courtesy of Sarah Harrower Realty</i></p>								
	4 Pending	*REO / Bank Owned Property, Under Contract - Continue To Show as of 2/7/2024 MLS ID: 170618055						
259 3rd Ave	Single Family	3/2	1,456 sq ft	6,534	1/9/2024	\$285,000	2/7/2024	\$196
<p>Do not miss this great classic colonial style home set on a level, fenced corner lot close to the shoreline and town beaches. The main floor features a foyer, spacious living room, formal dining room, sunroom, and modern kitchen with granite counters. The kitchen also features a built-in breakfast nook seating area, and French doors leading to a large deck overlooking the deep yard. Upstairs there are 3 bedrooms with a large primary bedroom and a modern full bathroom. The house has beautiful hardwood floors, modern windows and nice woodwork and built-ins. The second full bath is located in the rear of the main floor. Heating and hot water are supplied by an on-demand gas boiler. The basement is partially finished for extra space. Come see this home today before it is gone! OFFER PENDING EXECUTION BY SELLRR (HUD)</p> <p><i>Listing Courtesy of Pulse Realty LLC</i></p>								
	5 Pending	*Under Contract - Continue To Show as of 1/5/2024 MLS ID: 170569653						
675 3rd Ave	Single Family	4/2	1,700 sq ft	3,484	5/22/2023	\$245,000	1/5/2024	\$144
<p>Beautiful town house setup in up-and-coming area close to everything. Previous owner took great care of and pride in this: 4 bedrooms, 2 full bathrooms unit rooms are large with hardwood floors throughout. If you are looking for space, natural light beautiful large windows, then look no further i am sure will agree this is not a drive by., stop in and make this house your home. Subject to probate approval</p> <p><i>Listing Courtesy of Preferred Choice Realty Group</i></p>								
	6 Pending	*Under Contract - Continue To Show as of 1/29/2024 MLS ID: 170620896						
35 Andrea Dr	Single Family	3/3	1,745 sq ft	8,276	1/25/2024	\$399,900	1/29/2024	\$229
<p>Lovely newer/fresh paint raised ranch close to the train station, beaches, I-95, shopping, and more. Featuring 3 bedrooms, 2.1 baths, a huge 2-car garage, and a private park-like lot on a cul-de-sac. Fall in love with the soaring ceilings and beautiful hardwood flooring that lends itself to any decor. The wood-burning fireplace, granite countertops, and stainless steel appliances make this home a timeless classic raised ranch. Enjoy carefree living in a newer home that's close to everything!</p> <p><i>Listing Courtesy of Sovereign Properties</i></p>								
	7 Pending	*Under Contract as of 1/25/2024 MLS ID: 170617378						
91 Baker St	Single Family	3/2	2,253 sq ft	6,969	1/5/2024	\$339,000	1/25/2024	\$150
<p>HIGHEST & BEST BY 5:00 PM 1/8/24!! This charming 3 bedroom, 2 full bath Raised Ranch with over 2000 sq ft is located at the end of a private cul-de-sac. New wood laminate floors flow throughout the first floor, except in the 3 bedrooms where you will find W/W carpeting. There is a newly remodeled spacious living room with an electric fireplace with beautiful stonework and a ton of natural light. This room flows into the dining room. Off the dining room is a spacious eat in kitchen that completes this first level. You will also find a deck off the dining area that leads to a beautiful stone patio with firepit and a perfect flat fenced in yard for entertaining. Back inside you will find 936 of finished sq feet in the lower level with a rec room, office and full bathroom, as well as laundry and storage. Access into the garage can also be found on this level. New furnace was installed in 2020 as well as a new well water tank and pump. Very conveniently located to the Post Road, Metro North RR, West Haven beaches, and Interstate 95.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	8 Pending • <i>Under Contract - Continue To Show as of 1/25/2024</i> MLS ID: 170619559	14 Bassett St Single Family	3/2 1,874 sq ft	8,712	1/19/2024	\$350,000	1/25/2024	\$187
<p>A must-see ranch. This freshly painted over sized ranch featuring 3 bedrooms and 2 updated baths. Open concept. Tile and Hardwood flooring throughout, large eat in Kitchen, generous sized living room and dining room. Partial finished basement with full bath. New roof and replacement windows. Backyard is perfect for parties, barbeques or create your garden masterpiece. Walking distance to beach, great pubs and local restaurants. Close to major highways and train station. This gem should be your next home.</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	9 Pending • <i>Under Contract - Continue To Show as of 1/16/2024</i> MLS ID: 170615735	144 Beatrice Dr Single Family	3/2 1,180 sq ft	7,840	12/28/2023	\$280,000	1/16/2024	\$237
<p>Welcome to the opportunity of a lifetime at 144 Beatrice Dr, West Haven, CT! Nestled in the heart of a vibrant community, this short sale presents a chance to embrace affordable luxury and create the home of your dreams. Step into a world of potential as you explore the spacious interiors of this charming property. With three spacious bedrooms and two full bathrooms, it provides the perfect canvas for your personal touch. Imagine the possibilities as you design a space that reflects your unique style and preferences. Convenience meets comfort with the property's prime location. Enjoy easy access to local amenities, schools, and parks, making it an ideal choice for families, professionals, and anyone seeking a well-connected lifestyle. This is not just a home; it's an investment in your future. Don't miss the chance to turn this diamond in the rough into a shining gem. Seize the opportunity at 144 Beatrice Dr and make it yours today!</p> <p style="text-align: right;"><i>Listing Courtesy of Complete Real Estate</i></p>								
	10 Pending • <i>Under Contract - Continue To Show as of 1/17/2024</i> MLS ID: 170616764	125 Center St Single Family	5/3 2,280 sq ft	4,356	1/3/2024	\$425,000	1/17/2024	\$186
<p>Recently updated and renovated spacious Colonial offering a 4+ bedroom home with open floor plan and approximately 2,280 +/- sqft. As you walk through the original solid wood handcrafted door you'll notice the great mix of original wood detail stairs and trim with modern designed hardwood floors. The 1st floor is completely open with recessed lighting, light fixtures and new kitchen with Stainless Steel appliances and ceiling fan and 1/2 bath and pantry. The upper floors include 4 spacious bedrooms, full bath and 3rd floor masterbedroom suite/Family room with full bath and walk-in closet. Other features include partially finished basement, front porch, rear deck and 2 car detached garage on level lot with partially fenced in yard. Welcome to West Haven and this beautifully home that is ready for you! Highest and Best by 5pm Monday 1/15/24</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX Right Choice</i></p>								






Closed: 10

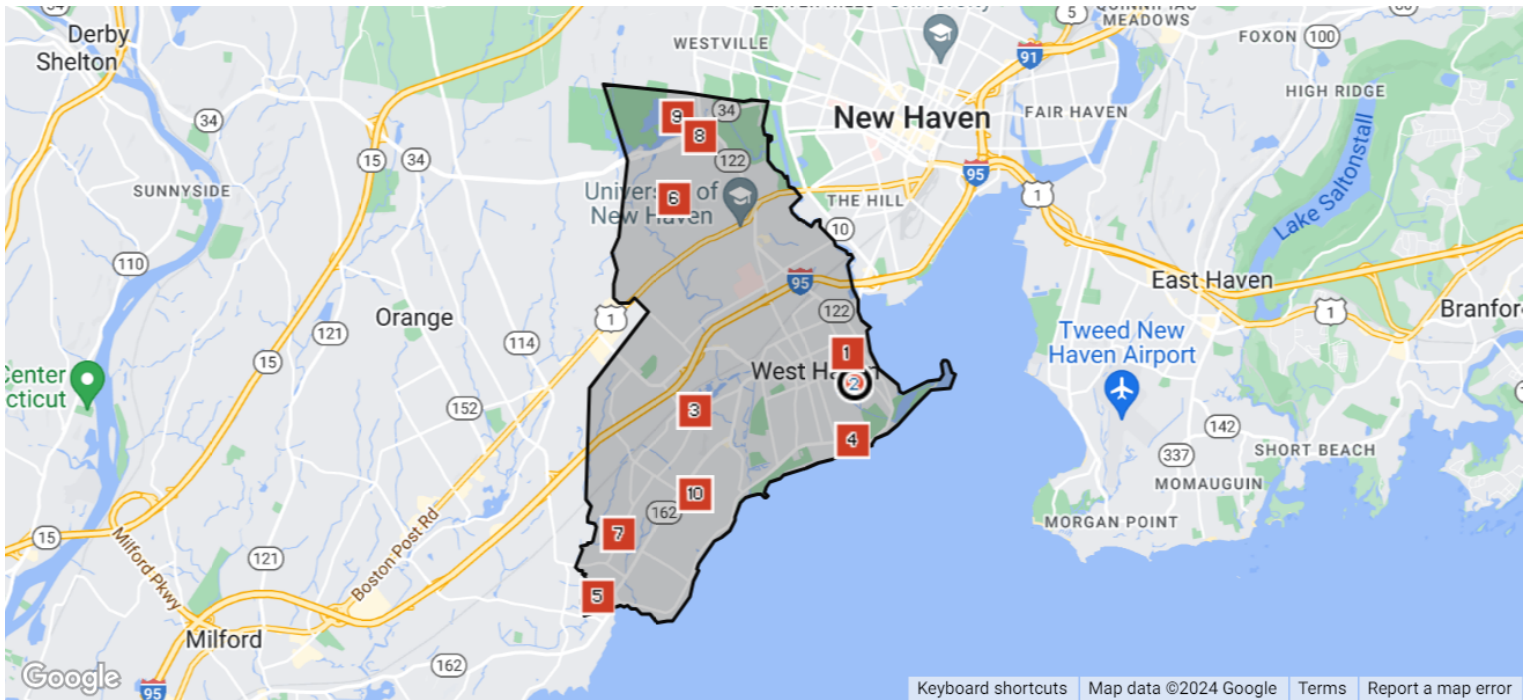
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 12/27/2023, Public Record <i>MLS ID: -</i></p> <p>218 Meloy Rd</p> <p>-</p>	Single Family	3/3	1,482 sq ft	16,587	2021	12/27/2023	\$350,000	\$270
 <p>2 Closed • Sold Date: 12/12/2023, MLS Listing 170607682: 11/9/2023 <i>MLS ID: 170607682</i></p> <p>222 Burwell Rd</p> <p>This immaculate home broke ground in 2018 and welcomed the first and current owners in 2020. Located on a tranquil, tree-lined street, this home boasts 3 bedrooms and 3 full bathrooms, offering a blend of comfort and style. The expansive open-concept living area seamlessly flows to a deck facing a beautiful view of the generous .37-acre wooded backyard, perfect for both relaxation and hosting memorable gatherings. The fully finished lower level offers an additional space for entertainment or personal enjoyment, complete with a full bath. Presently, it serves as a gym, office, and game area. The main level exudes an air of spaciousness with cathedral ceilings, enhanced by beautiful hardwood floors and sparkling granite countertops. Comfort amenities include a top of the line NAVIEN tankless On Demand hot water heater, a dual zone central air and heating system, with an annual service this past summer, as well as, the built-in security system that will stay for the new owner. Accessible from the finished lower level is the two car garage which provides ample storage and space to fit a very large SUV. This location strikes the perfect balance between convenience and tranquility, offering an ideal commuter's distance while remaining nestled away in this quiet community. Enjoy proximity to prestigious institutions like Yale and UNH, a nearby train station, and a variety of shopping options. This property is being sold as is.</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/3	1,482 sq ft	16,117	2018	12/12/2023	\$450,000	\$304

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>3 Closed • Sold Date: 11/17/2023, MLS Listing 170579553: 6/22/2023 MLS ID: 170579553</p> <p>319 Meloy Rd</p> <p>New construction 3,100 square foot split level 3 bedroom 3 bathrooms walk in closets 6â Island granite countertops w/ crown molding stainless steel appliances wood flooring up vinyl flooring down laundry room upper level 12x 16 deck lower level 95% efficiency furnace and tankless water heater 2 zoned heat and central air 2 car garage.</p> <p><i>Courtesy of The Greene Realty Group</i></p>	Single Family	3/3	3,100 sq ft	8,712	2023	11/17/2023	\$464,000	\$150
 <p>4 Closed • Sold Date: 11/20/2023, MLS Listing 170586960: 7/26/2023 MLS ID: 170586960</p> <p>70 Stevens Ave</p> <p>Welcome to 70 Stevens Avenue. This beautiful and spacious 1,350 square foot home. Upon entering the home, you are met with a large living space with large windows that allow for natural light, It offers 3 spacious bedrooms, 2.5 bathrooms, cozy and bright living room with hardwood floors and a beautiful fireplace, dining room and adjacent kitchen, cabinets for all your storage. Fully finished Basement can be used as an office or entertainment room or bedroom, two car garage. In the backyard there is enough space to build a swimming pool, volleyball court. Or to have a garden with your favorite vegetables. Owners are Licensed Real Estate agents in CT and FL. Located in a quiet and friendly neighborhood, close to schools, parks, shopping, and transportation. Excellent Location steps from the Veterans Hospital, 10 minutes from Yale Hospital, 1.5 miles from the beach, 40 minutes from Hartford Bradley Airport.</p> <p><i>Courtesy of Diaz Realty, LLC</i></p>	Single Family	3/3	1,308 sq ft	10,018	2007	11/20/2023	\$380,000	\$291
 <p>5 Closed • Sold Date: 12/27/2023, MLS Listing 170606923: 10/27/2023 MLS ID: 170606923</p> <p>271 2nd Ave</p> <p>Wonderful colonial with many recent updates just a few blocks to town boat ramp (.4miles) and Long Island Sound. The home's first floor includes charming front porch, entrance foyer, formal living room, formal dining room, a bright eat-in-kitchen and a full bath. The second floor includes the spacious primary bedroom, 2 additional bedrooms and a full bath. The home is arranged as a single family but is zoned as a 2 family. A few of the many exceptional features include a new roof , 5 year old gas furnace ,a terrific built in pool to enjoy many hours of summer fun, ceiling heights just under 9 feet, new patio off the rear of the home ideal for family barbeques ,fenced yard... A great home and a great value!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	3/2	1,266 sq ft	5,227	1880	12/27/2023	\$326,100	\$258
 <p>6 Closed • Sold Date: 11/16/2023, Public Record MLS ID: -</p> <p>2 Alexander Dr</p> <p>-</p>	Single Family	4/3	1,394 sq ft	14,110	1972	11/16/2023	\$425,000	\$305
 <p>7 Closed • Sold Date: 1/5/2024, MLS Listing 170610944: 11/16/2023 MLS ID: 170610944</p> <p>20 Anderson Ave</p> <p>Want to live near the water? Want to be able to walk to the beach? Well all you need to do is just walk past your neighbors yard and across Beach St. and youâre there. Howâs that! This bank foreclosure has a huge living room featuring natural shiplap walls, ceiling beams, a fireplace and of course, a view of the water. The spacious eat in kitchen has all the appliances and is open to the dining room, plenty of space to entertain. Thereâs an office off the dining room and it even has the same hardwood flooring as the rest of this main floor. Beautiful! The 3 bedrooms on the upper level all have ceiling fans and hardwood floors. Thereâs a full bath located on this floor, and the partially finished lower level also has a full bath along with 2 rooms that can be used as bedrooms or rec rooms or whatever you need. Thereâs central air for those humid summer days and even a one car garage! Be sure to come see this property. Thereâs not too many around like this! This property is being sold as is where is and the bank will NOT make any repairs. Inspections are for informational purposes only. No utilities, other than the ones that are currently on, will be turned on. ***MULTIPLE OFFERS RECEIVED! Highest and best offers due by 12:00 midnight 11/30/23. If your offer is not changing, you STILL need to update and resubmit your offer to be considered.***</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/2	1,538 sq ft	3,484	1928	1/5/2024	\$280,000	\$182

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: 12/29/2023, MLS Listing 170581003: 6/28/2023 <i>MLS ID: 170581003</i>						
24 Arlington St	Single Family	3/3	2,073 sq ft	3,484	1920	12/29/2023	\$549,000	\$265
<p>New Construction on the West Shore! Water Views with Rooftop overlook Be the first to walk thru this beautifully updated home. Oak floors on main level, coffered ceilings, quartz counters, custom kitchen, farmhouse sink, pocket doors to name a few, bluetooth speaker system in bathrooms,all countertops are solid surface corian.Call for your private showing.</p> <p><i>Courtesy of Scarpellino Realtors</i></p>								
	9 ■ Closed	*Sold Date: 11/14/2023, MLS Listing 170599199: 9/19/2023 <i>MLS ID: 170599199</i>						
161 Atwater St	Single Family	4/2	1,868 sq ft	4,791	1910	11/14/2023	\$375,000	\$201
<p>Welcome to 161 Atwater, a beautifully updated Victorian colonial set about .5 mile from the beach and Savin Rock Park. The spectacular home boasts a spacious open flow floor plan highlighted by a welcoming entrance foyer, gorgeous millwork throughout, and a stunning stone fireplace. Beautiful new custom kitchen with white shaker cabinets, quartz counters, and stainless steel appliances. Second level houses three ample bedrooms and a gorgeous modern tiled bathroom. Finished third level features the 4th bedroom and an additional, very large bonus room with soaring ceilings and skylights, which can be used as a 5th bedroom/ master suite, or extra living space. Updated roof, vinyl siding, and gutters. New fixtures, lighting, and hardware throughout. New high efficiency gas heat and central A/C. Private yard with large deck. All very conveniently set just literal minutes to Metro North, all major highways, and West Haven beaches.</p> <p><i>Courtesy of Re/Max Right Choice</i></p>								
	10 ■ Closed	*Sold Date: 12/7/2023, MLS Listing 170600578: 9/26/2023 <i>MLS ID: 170600578</i>						
78 Baldwin St	Single Family	3/2	1,895 sq ft	5,227	1939	12/7/2023	\$390,000	\$206
<p>Welcome to your West Shore Beach House! Recently updated and remodeled colonial only steps to West Haven's best beaches and fishing. Sited on a quiet, dead-end street with water views of the Long Island Sound, this home was recently remodeled from top to bottom. Step into your oversized living room with plenty of space to spread out, formal dining room with built in storage, and newly finished hardwood floors throughout. Open concept kitchen leads to main floor half-bathroom and a warm and bright enclosed sunroom with Anderson windows. Upstairs offers brand new full bathroom, taken down to the studs in 2021, 2 large bedrooms with walk-in closet, additional bedroom/office space, and full finished attic with a massive primary bedroom. Updates include brand new architectural roof with new plywood, 5-zone Carrier split heat/ac system, new exterior doors, full interior chimney repair, full finished basement, and updated gas heat. Come see what living life on the West Shore is all about!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								



Distressed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i></p> <p>437 2nd Ave</p> <p>-</p>	Single Family	3/3	1,958 sq ft	11,750	-	11/29/2023	Notice of Lis Pendens	
 <p>2 ● Pending • REO / Bank Owned Property, Under Contract - Continue To Show as of 2/7/2024 <i>MLS ID: 170618055</i></p> <p>259 3rd Ave</p> <p>Do not miss this great classic colonial style home set on a level, fenced corner lot close to the shoreline and town beaches. The main floor features a foyer, spacious living room, formal dining room, sunroom, and modern kitchen with granite counters. The kitchen also features a built-in breakfast nook seating area, and French doors leading to a large deck overlooking the deep yard. Upstairs there are 3 bedrooms with a large primary bedroom and a modern full bathroom. The house has beautiful hardwood floors, modern windows and nice woodwork and built-ins. The second full bath is located in the rear of the main floor. Heating and hot water are supplied by an on-demand gas boiler. The basement is partially finished for extra space. Come see this home today before it is gone! OFFER PENDING EXECUTION BY SELLRR (HUD)</p> <p><i>Listing Courtesy of Pulse Realty LLC</i></p>	Single Family	3/2	1,456 sq ft	6,534	\$285,000	1/9/2024	1/9/2024	REO / Bank Owned Property
 <p>3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i></p> <p>23 Allings Crossing Rd</p> <p>-</p>	Single Family	3/2	2,152 sq ft	7,363	-	11/29/2023	Notice of Lis Pendens	

Distressed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	4 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 25 California St	Single Family	3/2	1,260 sq ft	3,000	-	1/19/2024	Notice of Lis Pendens	
	5 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 159 Cooper Rd	Single Family	3/2	1,124 sq ft	10,784	-	11/22/2023	Notice of Lis Pendens	
	6 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 3 Ellsworth St	Single Family	3/3	1,144 sq ft	9,000	-	12/9/2023	Notice of Foreclosure Sale	-
	7 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 22 Flaum Dr	Single Family	3/2	1,080 sq ft	8,400	-	12/11/2023	Notice of Lis Pendens	
	8 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 36 Forest Hills Rd	Single Family	3/2	1,638 sq ft	7,575	-	1/17/2024	Notice of Lis Pendens	
	9 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 12 S Forest Cir	Single Family	4/5	1,874 sq ft	11,483	-	12/18/2023	Notice of Lis Pendens	
	10 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 80 Harding Ave	Single Family	3/2	1,344 sq ft	6,000	-	12/11/2023	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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