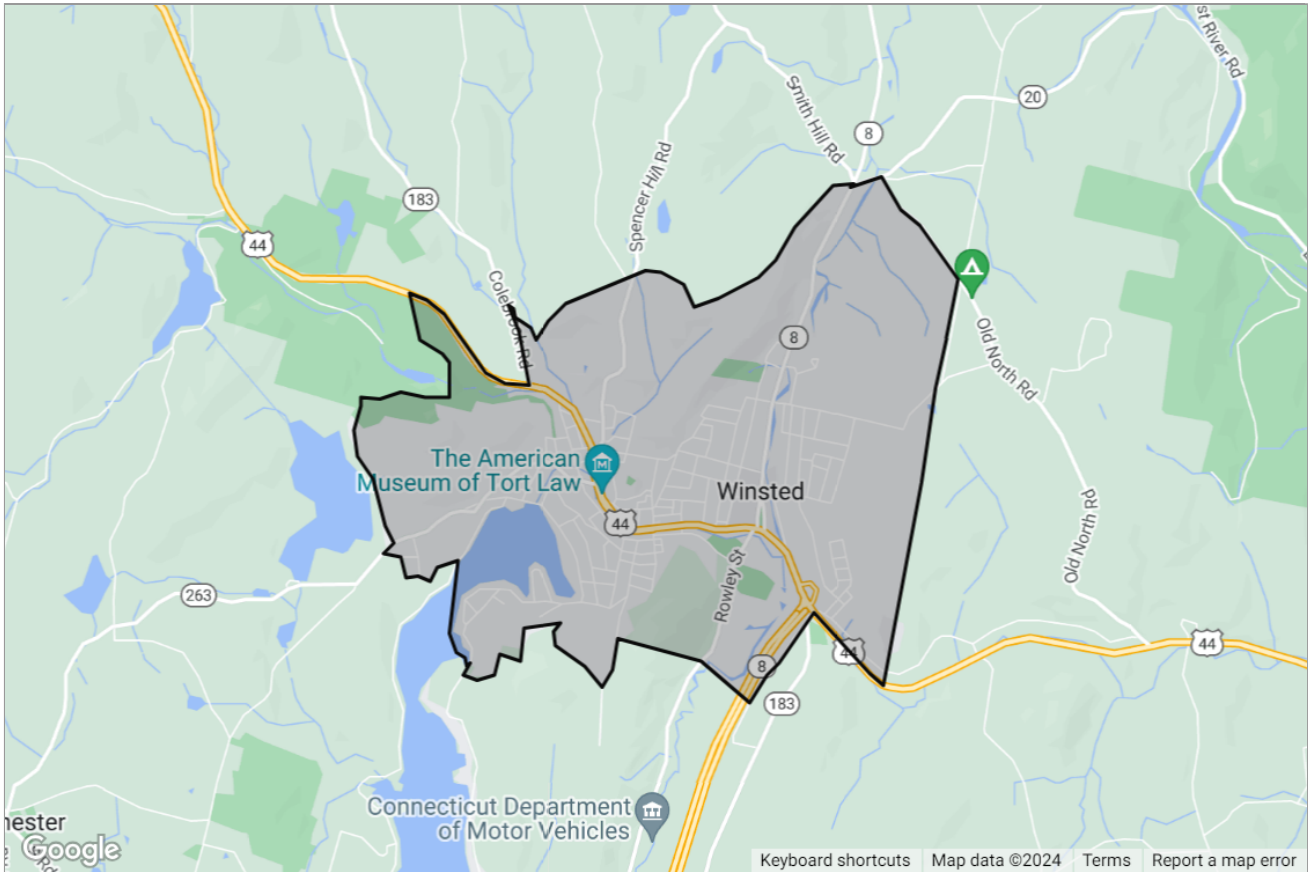


MARKET ACTIVITY REPORT

Winsted, Connecticut



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

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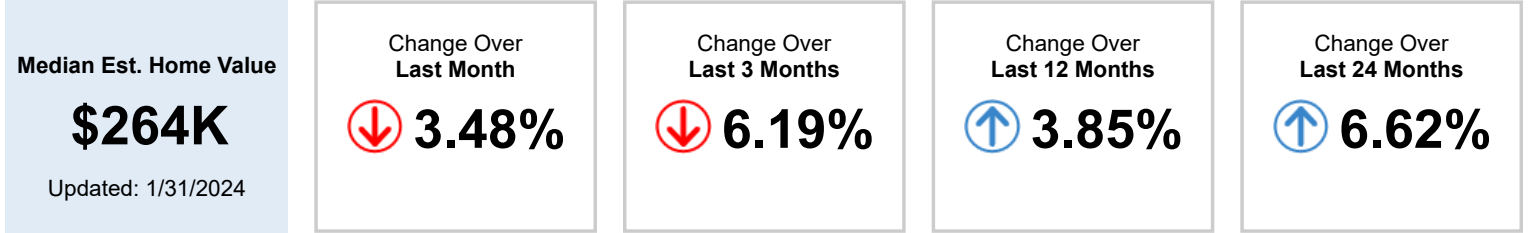
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Winsted, Connecticut

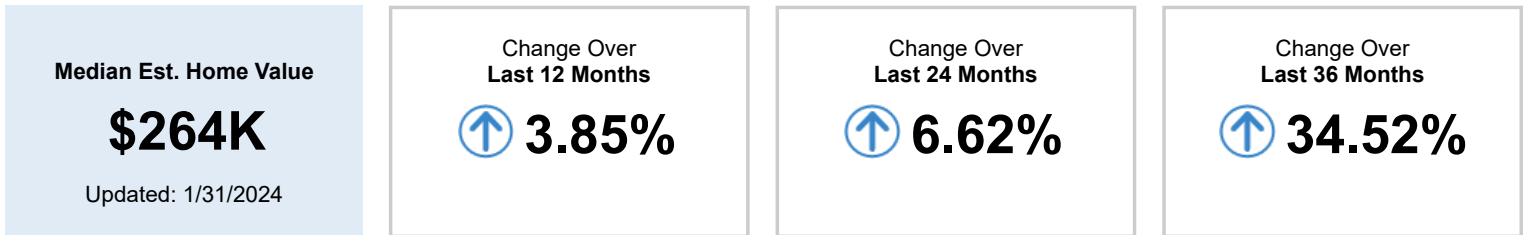
Market Snapshot: Estimated Home Values



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.

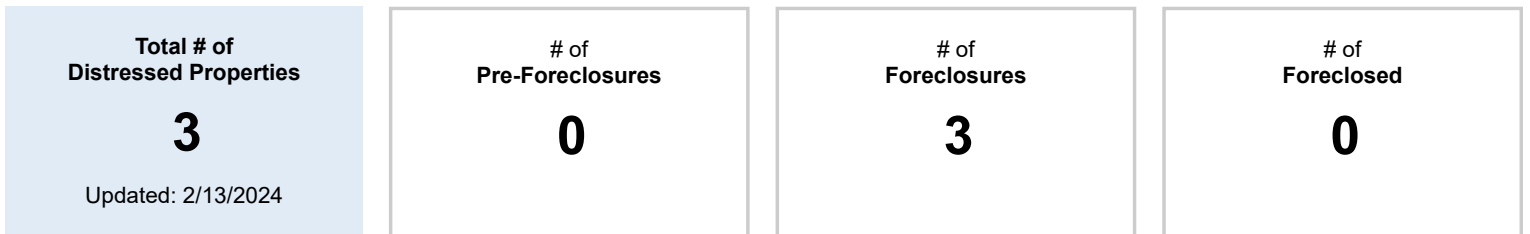
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



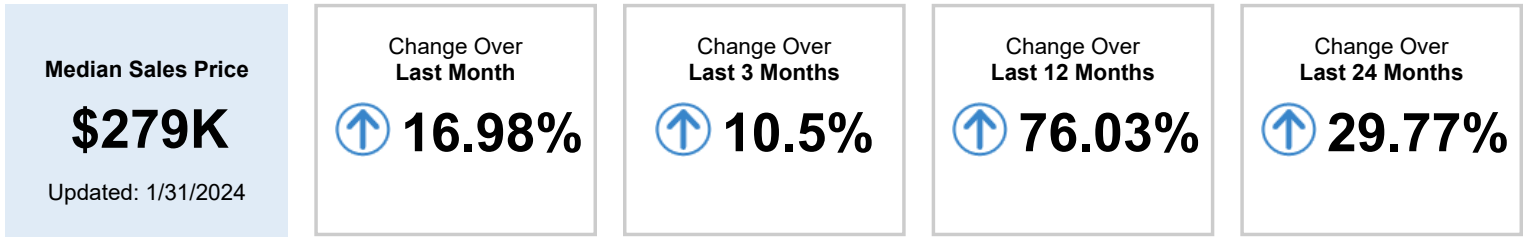
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



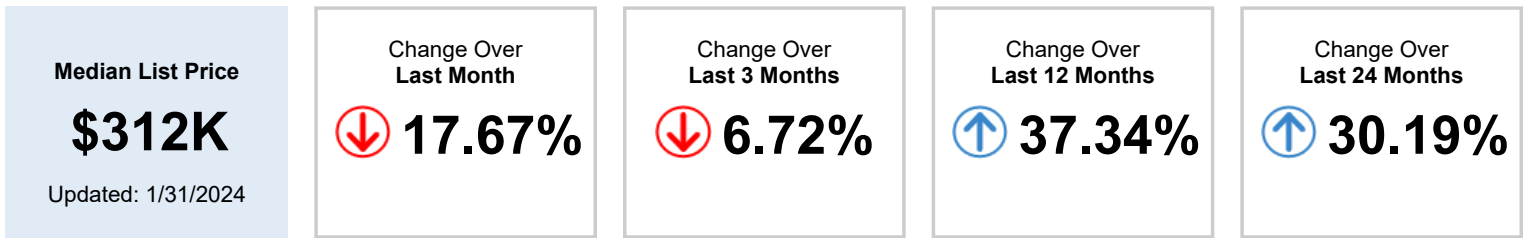
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



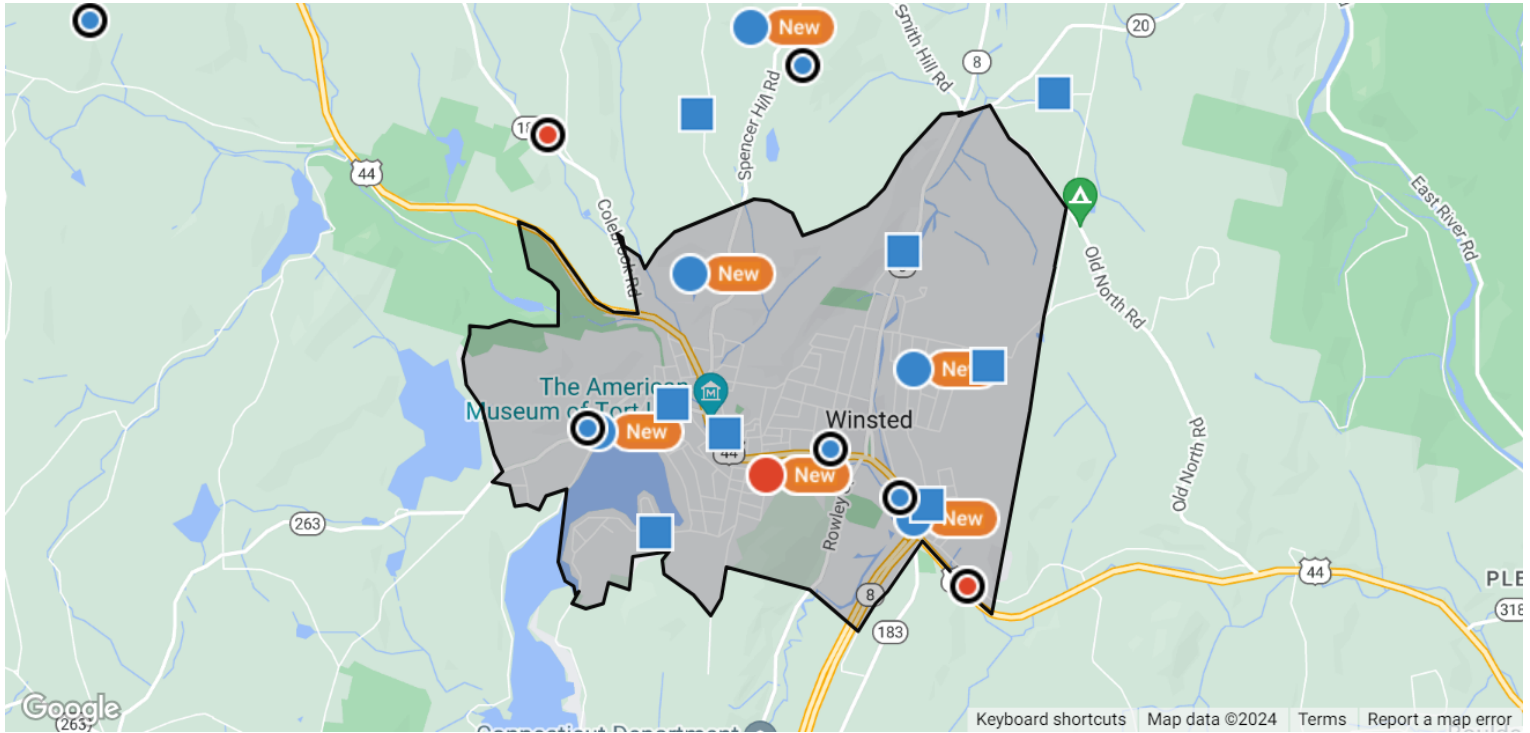
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

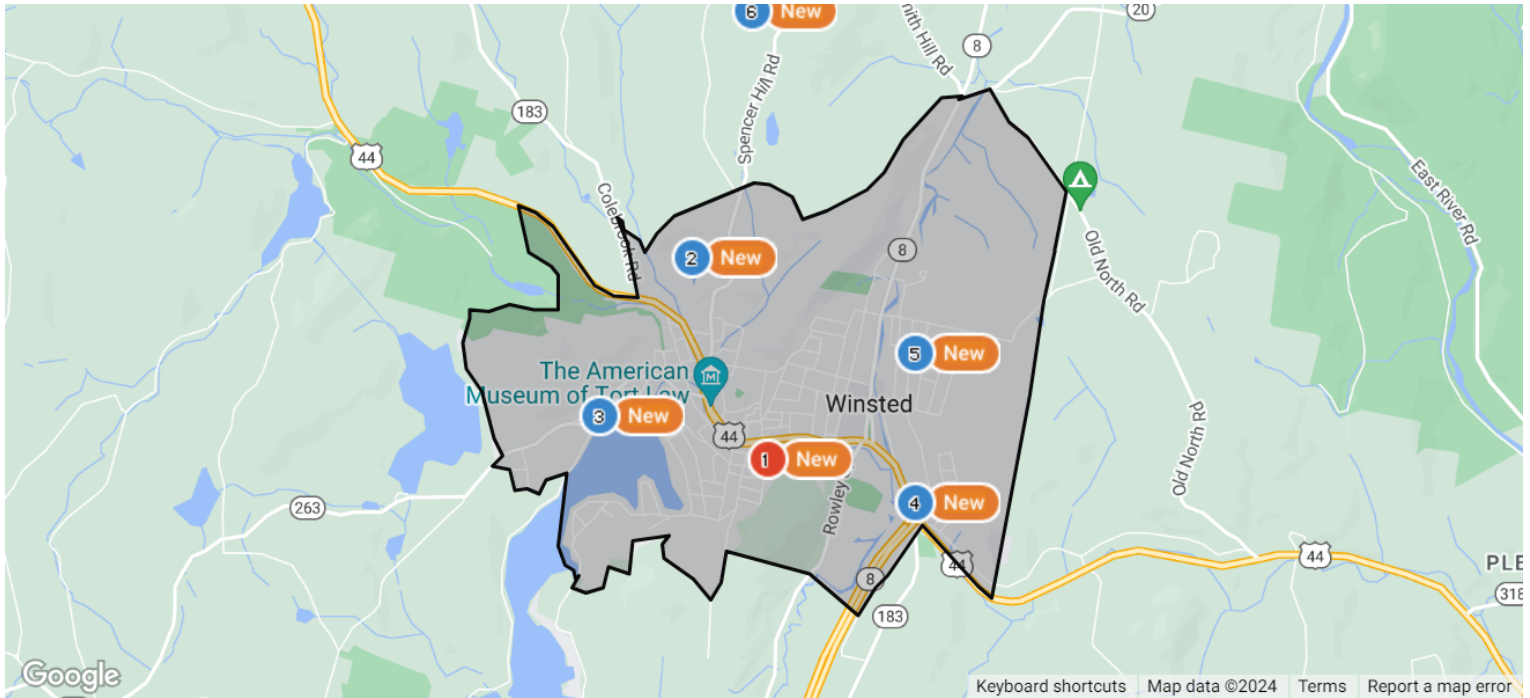
Market Activity Summary Stats





Search Criteria | **Location:** Winsted, 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	6	8	10	3
Low Price / Value	\$145,000	\$179,000	\$145,000	\$145,000
Median Price / Value	\$287,400	\$294,900	\$242,000	\$184,500
High Price / Value	\$795,000	\$699,000	\$599,000	\$319,900
Average Price / Sq. Ft.	\$253	\$153	\$150	\$142
Median Price / Sq. Ft.	\$172	\$151	\$159	\$121
Average Days in RPR	32	69	64	51
Median Days in RPR	11	78	62	68
Total Volume	\$2,119,700	\$2,642,200	\$2,765,755	\$649,400





Winsted, Connecticut

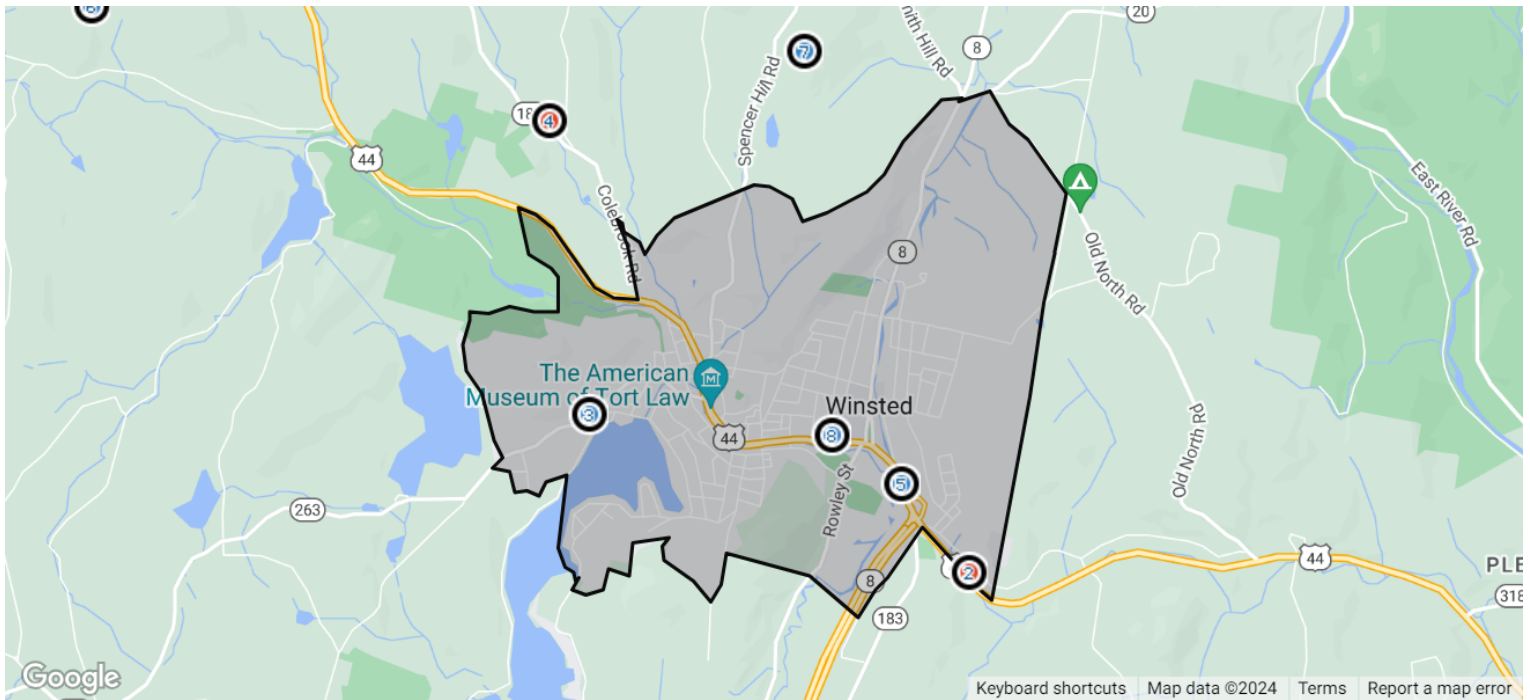


New Listings: 6

	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 • REO / Bank Owned Property, New, Active: 2/4/2024 <i>MLS ID: 170622729</i></p> <p>86 Maple St</p> <p>A wonderful opportunity for homeownership. This classic colonial features four bedrooms, two full bathrooms, a living room with den. The large kitchen has an adjacent laundry room with a sink. One of the full bathrooms is located on the main floor with the other located on the upper level with three bedrooms. There is a detached garage behind the home as well as a large yard with stonewalls. Located close to amenities, this home is on a street that see primarily residential traffic and is ready to offer it's new owners many years of happiness. Schedule your showing today! FHA uninsured (UI) Eligible financing: FHA 203k (\$100 down), Conventional, Cash.</p> <p><i>Listing Courtesy of Sullivan Real Estate Inc</i></p>	Single Family	4/2	1,428 sq ft	10,454	1880	2/4/2024	\$145,000	\$102
 <p>2 ● Active • New, Active: 12/1/2023 <i>MLS ID: 170612552</i></p> <p>84 Manchester Hts</p> <p>Unique XXL ranch at the end of a cul-de-sac, this open concept 4 bedroom, 2 bath home in a private setting with a spring fed pond & mature gardens has everything you need. Hardwood floors throughout, an updated farmhouse style kitchen with newer stainless steel appliances & butcher block countertops, a walk in pantry, fully renovated bathrooms, skylights, large bedrooms with large closets, a primary bedroom ensuite, sunroom, plenty of storage, updated electrical throughout, generator hookup, and a 2 car oversized garage for all your toys! The partially finished lower level walkout basement offers an additional 1506 square feet of space to make your own with second fireplace, a huge walk out work shop, utility room and a generously sized laundry room. A Budarus wood burning boiler integrated into a Weils McClain oil boiler gives you multiple options for your heating and hot water needs along with a newer electric water heater. 5 cords of season firewood also included in the sale. A garden or homesteaders dream, the 1.45 acres features a greenhouse, large shed, many mature garden beds perfect for vegetables, or edible perennials plants. There is a thronless blackberry patch, also a variety of rasperry patches around the pond, a pear tree, a number of grape vines, along with many large perennial flower beds, additionally there is also a mushroom garden and a .07 acre of blueberry bushes.</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</i></p>	Single Family	4/2	1,526 sq ft	63,162	1956	12/1/2023	\$345,000	\$226

New Listings: 6 (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: 11/18/2023</i> <i>MLS ID: 170608794</i></p> <p>265 W Lake St</p> <p>This is a Fourth Generation home for so many reasons! It's now your turn to be the next family to enjoy making cherished memories on water & land ... friends & family gatherings/celebrations, holidays, boating, kayaking, swimming, ice fishing, snowmobiling & so much more - A lakeside gem offering year round magical views, activities & serenity! Relax on the private covered porch & enjoy your morning coffee, lunch or dinner. The kitchen offers great cabinet space, newer gas stove & refrigerator w/breakfast area w/sliders leading to backyard & lake. A nice sized dining rm for mingling & holiday entertaining w/family & friends. The open living rm is light filled w/large windows. A full bathrm & laundry rm complete the 1st flr. On 2nd level 3 bedrms - one w/sweet lake views & a bath located at the end of the hall. Two sheds on the property, 1 w/electricity - perfect for an extra refrigerator & storage of water toys for lakeside fun. The yard is a great place for a game of cornhole or sitting at water's edge with a glass of wine waving to your new lake friends as they go by on their boats or kayaks enjoying nature at its best! You may even be lucky enough to see the eagle or blue heron gliding across the lake. In the yard you will find a flag pole w/spot light, a lighthouse & perennial gardens. Only one residence abuts the property. Plenty off road parking which is a huge plus for all your lake guests. Town Water & Sewer. Eversource Gas. Portable generator included.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/2	1,112 sq ft	19,166	1800	11/18/2023	\$795,000	\$715
 <p>4 Active • <i>New, Active: 1/29/2024</i> <i>MLS ID: 170619934</i></p> <p>28 Maloney Ct</p> <p>Welcome home to 28 Maloney Drive! You will love the spacious front patio as it is the perfect place to sit and relax in the warmer weather. Set in a neighborhood, this classic cape style home features a nice sized combination living room and dining room with hardwood floors and a lovely fireplace. The door from the kitchen leads to a back patio for outdoor enjoyment and entertaining. A bedroom and full bath complete the main level. The interior has been freshly painted and new carpeting installed in the bedrooms. The upper level features a bedroom with full bath, a den with skylight, an additional bedroom and another space with skylight that could be a home office, craft room or walk-in closet. The lower level includes a fireplace and cedar closet and offers the potential to be finished for additional living space. One or more owners is a licensed realtor. Listing agent does not have an ownership interest.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,485 sq ft	9,147	1940	1/29/2024	\$259,900	\$175
 <p>5 Active • <i>New, Active: 2/8/2024</i> <i>MLS ID: 170623558</i></p> <p>125 E Mountain Ave</p> <p>Don't miss out on this immaculate and impeccably maintained Cape Cod home boasting numerous updates within the last two years, including a new, durable 50-year architectural shingle roof, heating and hot water system, and a renovated front porch. Situated on a beautifully landscaped lot, this charming residence offers a spacious floor plan featuring a bedroom, kitchen, living room, dining room, bathroom, and den on the main level, all adorned with stunning hardwood floors. Upstairs, you'll find two additional bedrooms and a full bath. Enjoy the serene outdoors from the three-season enclosed porch overlooking the backyard. Updated 200 amp electrical service that is generator ready. With a clean basement, paved driveway, and convenient location just minutes from downtown, this home is a must-see!</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>	Single Family	3/2	1,622 sq ft	12,196	1953	2/8/2024	\$274,900	\$169
 <p>6 Active • <i>New, Active: 2/6/2024</i> <i>MLS ID: 170623165</i></p> <p>193 Spencer Hill Rd</p> <p>Seize the unparalleled opportunity to craft your dream home from the ground up with this exceptional property poised on over 11 acres of expansive land. Currently at the framing stage, this home presents a blank canvas awaiting the touch of a visionary builder, investor, or dreamer eager to personalize every detail. With the structural framework in place, you have the freedom to design and finish the interiors to your exact specifications. Whether you're looking to create a luxurious residence, a cozy retreat, or an innovative sustainable home, the possibilities are boundless. This property is an ideal match for those with a unique vision, seeking to bring their dream home to life in a spacious, serene setting. Don't miss out on this rare chance to transform this space into your own masterpiece</p> <p><i>Listing Courtesy of Santana Realty Group LLC</i></p>	Single Family	4/3	2,313 sq ft	476,982	2012	2/6/2024	\$299,900	\$130



Pending: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 ● Pending *• Under Contract - Continue To Show as of 2/12/2024* MLS ID: 170618317

124 Forest Ave Single Family 3/2 2,337 sq ft 39,639 1/10/2024 \$350,000 2/12/2024 \$150

Nestled on a sprawling .91-acre lot near the serene and coveted Highland Lake, 124 Forest Ave invites you into its inviting embrace. This charming residence offers 2,337 sq. ft. of comfortable living space, embodying a blend of spaciousness and tranquility. The ground floor welcomes you with a generously sized kitchen, an epicenter for culinary creations, featuring sliders that seamlessly transition to a wrap-around deck, perfect for relaxing amidst nature's beauty. A spacious living room sets the stage for gatherings, while a convenient mudroom and laundry room add practicality to everyday living. Completing this level is a thoughtfully designed half bath and easily convert to provide a second full bath. Ascending upstairs, discover a haven of privacy and comfort. The primary bedroom beckons with its ample proportions, boasting a walk-in closet and a balcony overlooking the picturesque rear of the property. Two additional bedrooms offer cozy retreats, complemented by an office space ideal for work or study. A well-appointed full bath serves these upper quarters, catering to both functionality and style. Beyond the walls of this delightful abode, embrace the expansive grounds that offer endless possibilities for outdoor enjoyment, relaxation, and entertainment. The proximity to Highland Lake adds a touch of serenity, inviting leisurely strolls or moments of quiet reflection.

Listing Courtesy of Northwest CT Realty







2 ● Pending *• REO / Bank Owned Property, Under Contract - Continue To Show as of 2/9/2024* MLS ID: 170612773

202 Old New Hartford Rd Single Family 4/2 1,560 sq ft 43,560 11/28/2023 \$319,900 2/9/2024 \$205


This colonial has been completely updated inside and out! The exterior has new siding, windows, roof and gutters, and newly paved driveway. The interior has been freshly painted throughout, and hardwood flooring in the living room and dining room has been refinished. The kitchen has been completely updated with new shaker cabinetry, granite countertops, stainless steel appliances, tile backsplash and tile flooring, and there is a slider in the kitchen that leads to the deck overlooking the back yard. There is a half bath on the main level with laundry hookups. The second level has four bedrooms with new carpeting, doors, and lighting fixtures, and a completely updated full bath with new vanity, sink, tub and shower enclosure, and tile flooring. There is a walk up attic for additional storage, attached garage, and the boiler is brand new. Situated on a 1 acre lot, and located close to highways and amenities. Schedule a showing today!

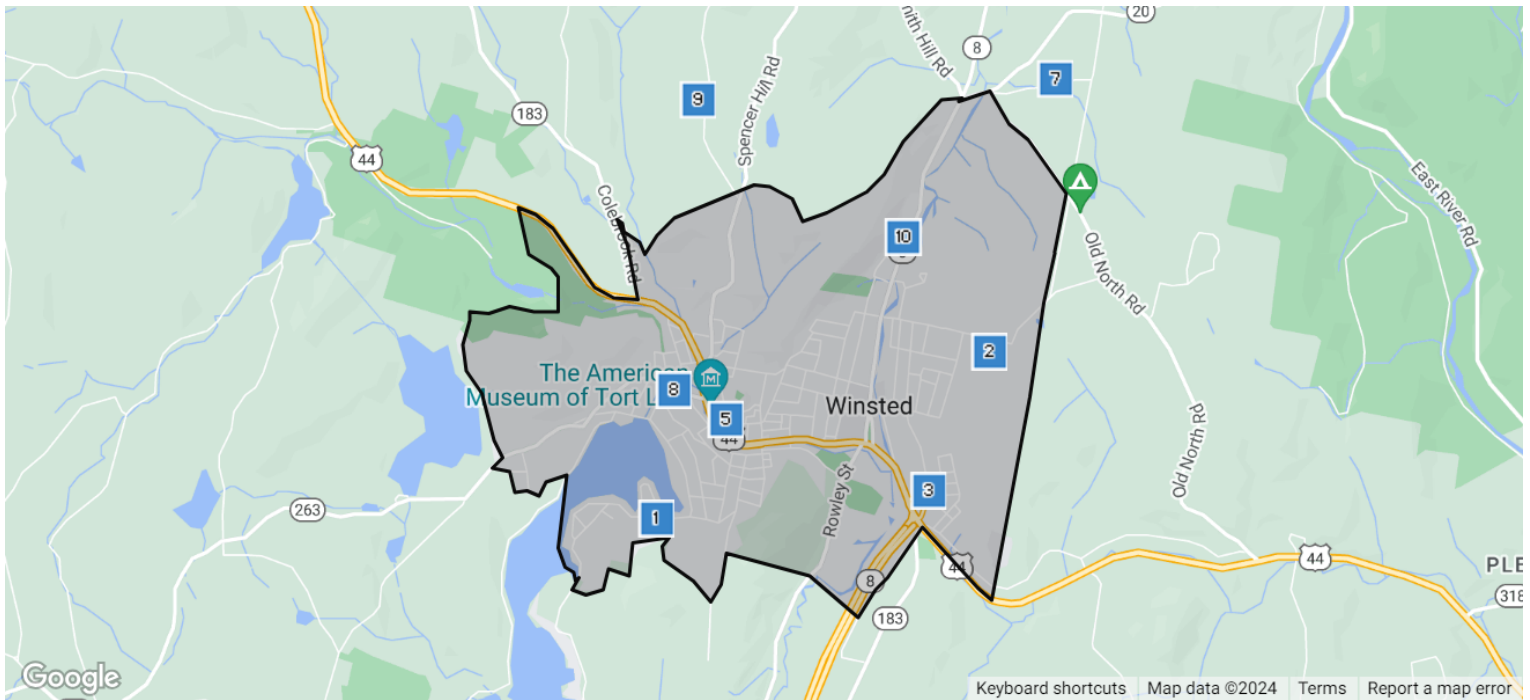
Listing Courtesy of A-Gold Action Realty

Pending: 8 (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 • <i>Under Contract - Continue To Show as of 12/1/2023</i> MLS ID: 170611778</p> <p>230 Boyd St</p> <p>Single Family 3/2 1,774 sq ft 49,222 11/22/2023 \$269,900 12/1/2023 \$152</p> <p>Welcome to 230 Boyd St - a 3 Bedroom, 2 bathroom home with lake views! This home features a large kitchen with stainless steel appliances, a formal dining room, living room, full bathroom and a sun room all on the main floor. When you go upstairs you have 3 spacious bedrooms and a full bathroom. This home features hardwood floor throughout the main living areas. This home also features a large driveway, lake views, and more!</p> <p><i>Listing Courtesy of mygoodagent</i></p>								
 <p>4 Pending • <i>REO / Bank Owned Property, Under Contract - Continue To Show as of 2/6/2024</i> MLS ID: 170613876</p> <p>244 Colebrook Rd</p> <p>Single Family 4/2 1,531 sq ft 33,541 12/6/2023 \$184,500 2/6/2024 \$121</p> <p>NEW PRICE! A great opportunity for home ownership! This country cape features four bedrooms, two full bathrooms, and a double sided fireplace in the living room and den. It needs your vision to turn it into the gem of the neighborhood. Enjoy the enclosed porch during the summer that leads outside to the above ground swimming pool. Located close to local amenities, this home is ready to offer it's new owners many years of happiness. Schedule your showing today! Eligible financing: FHA \$100 down, FHA 203k, conventional, cash. Insured with escrow repair (IE).</p> <p><i>Listing Courtesy of Sullivan Real Estate Inc</i></p>								
 <p>5 Pending • <i>Under Contract - Continue To Show as of 12/13/2023</i> MLS ID: 170611103</p> <p>38 S Main St</p> <p>Single Family 3/2 1,520 sq ft 8,276 11/17/2023 \$179,000 12/13/2023 \$118</p> <p>Welcome to 38 S. Main St., Winchester This charming property has a newer roof, and mechanicals. So close to amenities such as shops, restaurants, schools, and parks. Whether you're looking to grab a cup of coffee, enjoy a meal with friends, or go for a relaxing walk, everything is just a short distance away. East highway access. Enjoy the cleared level backyard. Whether you're hosting a summer BBQ or simply enjoying a quiet afternoon outdoors, this backyard offers endless possibilities. It's the perfect oasis for relaxation and entertainment, allowing you to create lasting memories. A babbling brook flows through the end of the property line making a perfect place to sit and enjoy. The home boasts over 1,500 sq ft, three bedrooms, and two baths. 38 S. Main St. offers good value and opportunity for you personal touch. Close proximity to amenities, remodeled kitchen cabinets, cleared level backyard, tall ceilings, original detail and more. Don't miss out on the opportunity to make this house your home. Schedule a viewing today!</p> <p><i>Listing Courtesy of Real Broker CT, LLC</i></p>								
 <p>6 Pending • <i>Under Contract as of 1/24/2024</i> MLS ID: 170608486</p> <p>123 Skinner Rd</p> <p>Single Family 3/3 2,184 sq ft 54,450 11/3/2023 \$399,900 1/24/2024 \$183</p> <p>So, you're looking for privacy? This is it! This Colonial home boasts the option of having a primary bedroom en-suite with an open floorplan on the main level and a second primary bedroom en-suite on the second level! It has hardwood floors throughout most of the home. The living/family room's propane fireplace offers instant warmth and ambience which can be viewed and felt from the country kitchen as well. The laundry area and a full bath are accessible from the kitchen. The main level's flexible floor plan offers formal dining and living rooms, a family room and even an office. There are three bedrooms on the second level along with two full bathrooms. Generator, ready! Winchester/Winsted offers great diversity, amazing restaurants and has a friendly small town feel with Northwestern Community College, 2 theaters, lakes, hiking and skiing nearby and it's only a 15- 20 minute drive to all of Torrington's great shops and entertainment venues. Close to Massachusetts and not too far from New York. A Must See, wont' last at this price!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.	
	7 Pending • <i>Under Contract - Continue To Show as of 2/3/2024</i> MLS ID: 170611953	Single Family	3/3	2,986 sq ft	634,669	11/24/2023	\$699,000	2/3/2024	\$234
<p>180 Spencer Hill Rd</p> <p>Nestled on 14.5 acres of pristine privacy, 180 Spencer Hill Rd unveils an inviting Colonial residence offering an unparalleled blend of space, comfort, and tranquility. This picturesque property boasts a spacious 3-bedroom, 2.5-bathroom layout spread across 2722 sq ft of meticulously designed living space. As you step inside, discover a delightful fusion of classic charm and modern convenience. The heart of this home resides in its expansive eat-in country kitchen, complete with a welcoming breakfast bar, ideal for both casual dining and culinary creativity. Host large gatherings effortlessly in the generously sized living room featuring a charming fireplace, complemented by a formal dining room exuding elegance. Entertainment takes center stage in the dedicated entertainment room, featuring a convenient wet bar and offering seamless indoor-outdoor flow through French doors that lead to a sprawling deck overlooking tranquil views of your wooded sanctuary, perfect for hosting gatherings against the backdrop of nature's splendor. Noteworthy amenities include a two-car attached garage for added convenience. Additionally, the property offers a 40x30 two-story workshop, catering to hobbyists and craftsmen alike. The workshop is heated by a wood boiler which can also be used to heat the house in lieu of using the oil boiler. For car enthusiasts or those in need of extra storage, a 36x24 three-car heated garage provides ample space to accommodate vehicles and equipment.</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>									
	8 Pending • <i>Under Contract - Continue To Show as of 2/3/2024</i> MLS ID: 170619513	Single Family	4/3	3,732 sq ft	12,632	1/17/2024	\$240,000	2/3/2024	\$64
<p>19 Walnut St</p> <p>This single-owner home is ready to be brought into the 21st century revitalization in the historic architectural community of Winchester where: local shops, Northwestern Connecticut Community College, Warner Theater, nature settings, Hartford HealthCare Center and Routes 8 and 44 are nearby. Situated in a family-friendly neighborhood, this 1840 Colonial has character and great bones with enchanting courtyard, interior and exterior original and authentic details consisting of 2,868 square feet 11 rooms starting with grand foyer, 4 sunlit bedrooms, 2.5 bathrooms, Livingroom, dining room, masterful kitchen, reading room, sunroom, workspace, inviting sitting area with bay windows and a 2 car detached garage all on .29 acres of land on this corner lot. Restoration and design with the imagination; and perfection renovations for this home would be: improved kitchen functionality, fireplace, dedicated office spaces, flex spaces, a guest suite with outdoor access, a larger family room, bathroom, multiple covered outdoor spaces, flexible storage, Zen room, and improved energy efficiency are some to consider; the possibilities are endless. Great Renovation Home OR Investor Property!</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</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.
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1 Closed • Sold Date: 11/30/2023, MLS Listing 170606072: 10/23/2023 MLS ID: 170606072

133 E Wakefield Blvd Single Family 3/2 1,594 sq ft 7,405 1962 11/30/2023 \$310,000 \$194

This stunning Cape-style home on 133 East Wakefield Blvd offers the perfect blend of classic charm and modern updates. Renovated just 17 years ago, the improvements then included a new roof, vinyl shake siding, energy-efficient windows, gleaming oak flooring, and a stylishly updated kitchen with elegant granite countertops. The meticulously landscaped grounds enhance its curb appeal. This residence features two single-car garages tucked beneath. Inside, you'll find three inviting bedrooms and two full bathrooms. A truly remarkable Highland Lake gem, marrying timeless character with contemporary comforts. 133 East Wakefield Blvd presents a unique opportunity to own a meticulously maintained property in the coveted Highland Lake area. It's a home that offers the tranquility and the charm of lakeside living while providing the modern updates and conveniences that today's homeowners desire. Don't miss your chance to call this Cape-style gem your own and experience the best that lakeside living has to offer in a home that beautifully marries classic character with contemporary comforts. This property truly defines the essence of "home sweet home."

Courtesy of Northwest CT Realty







2 Closed • Sold Date: 2/2/2024, MLS Listing 170601225: 10/2/2023 MLS ID: 170601225

206 Wallens St Single Family 4/3 2,052 sq ft 34,412 1989 2/2/2024 \$290,000 \$141





Sprawling HUGE Ranch!!!! Complete with an in-law! This Ranch is tucked away offering plenty of privacy. The floor plan in this house is perfect for combining households and giving you privacy and your own space inside! The big mechanicals still have a lot of life left and have been maintained since owning this home. The main living area offers 3 bedrooms with a primary suite, and an additional full bath. The main house has a real wood fireplace and a large eat in kitchen! The in-law offers a full bath...bedroom and complete with kitchen, living room and a separate entrance.

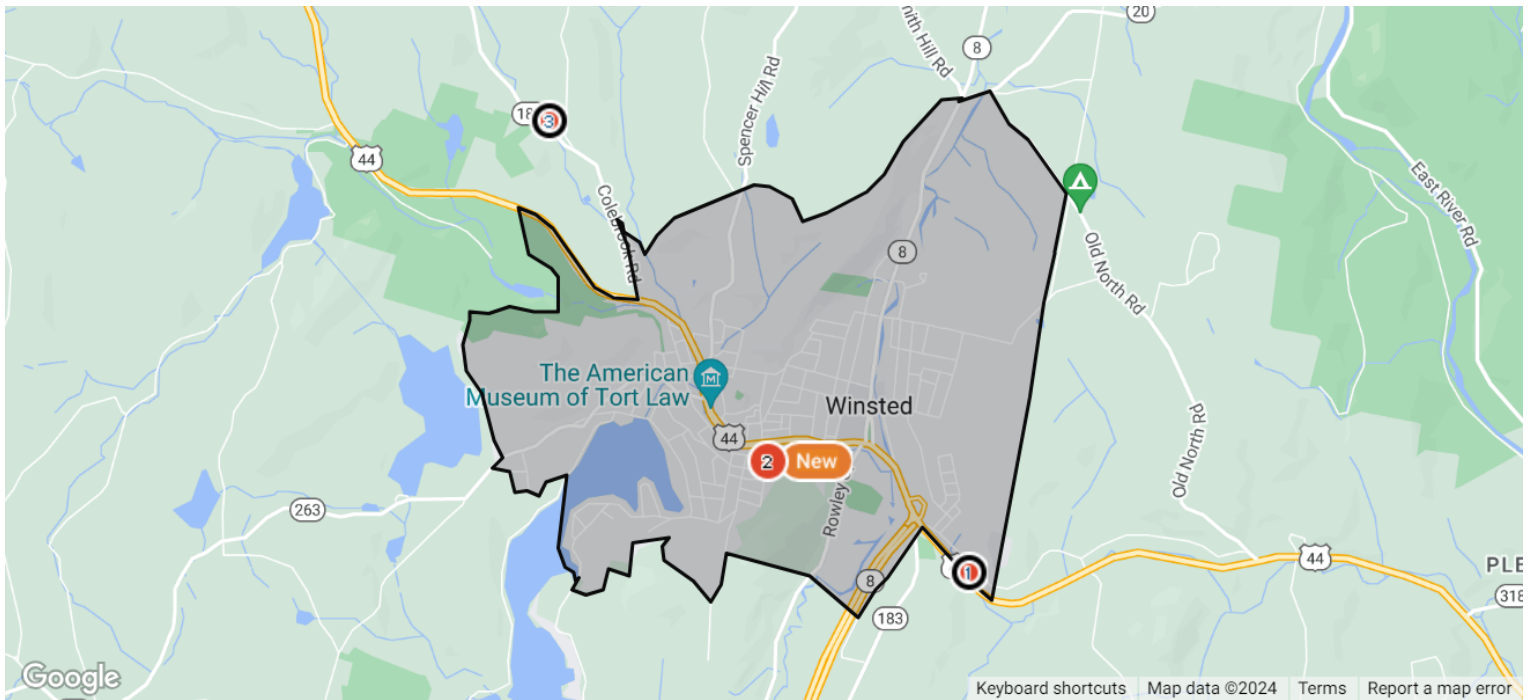
Courtesy of William Raveis Real Estate

Closed: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 3 Closed • Sold Date: 12/14/2023, MLS Listing 170598407: 9/18/2023 <i>MLS ID: 170598407</i> 17 Colony Dr Introducing 17 Colony Drive, a charming ranch-style home nestled in a serene neighborhood. NEW 50 YR ARCHITECTURAL ROOF INSTALLED ON 10/11/23. This delightful residence boasts 5 well-appointed rooms, 1 full bathroom, and an additional half bath for your convenience. For those seeking suburban living with modern comforts, this property also includes a 1-car garage. One of the standout features of this home is the gleaming hardwood floors that adorn its interior, lending an air of elegance and warmth throughout. The timeless appeal of hardwood creates a seamless flow from room to room. Noteworthy updates completed approximately 15 years ago encompass the roof, siding, and windows, ensuring peace of mind and energy efficiency. These improvements enhance the home's curb appeal and overall functionality. The property offers a potential canvas for your creativity with its walk-out basement, promising the possibility of additional living space or recreational areas. Imagine crafting the basement of your dreams to complement your lifestyle. Stepping outside, a delightful deck awaits, offering a perfect spot for relaxation or entertaining guests. This vantage point overlooks the spacious and private backyard, providing a tranquil retreat where you can savor the beauty of nature. <i>Courtesy of Northwest CT Realty</i>	Single Family	3/2	1,040 sq ft	11,325	1965	12/14/2023	\$247,000	\$238
 4 Closed • Sold Date: 12/11/2023, Public Record <i>MLS ID: -</i> 134 Forest Ave -	Single Family	3/4	2,100 sq ft	43,560	1975	12/11/2023	\$192,855	\$194
 5 Closed • Sold Date: 11/15/2023, MLS Listing 170604228: 10/13/2023 <i>MLS ID: 170604228</i> 25 High St An exceptional opportunity awaits at this 2500 sq ft home, tastefully revamped and ready for its new owner, all at an unbeatable price. With its versatile layout, this property caters to a range of needs. It offers in-law potential and ample space for those who work from home. The house features 5 bedrooms and each level equipped with a full bath. The first floor includes a cozy den with a fireplace. Recent updates encompass the kitchen, bathrooms, installation of high-efficiency natural gas heating, and a fresh coat of paint throughout the interior. This is a not-to-be-missed chance to make this house your home. <i>Courtesy of Northwest CT Realty</i>	Single Family	5/2	2,468 sq ft	6,969	1800	11/15/2023	\$199,900	\$81
 6 Closed • Sold Date: 2/9/2024, MLS Listing 170612526: 11/28/2023 <i>MLS ID: 170612526</i> 121 Highview Dr Embrace the potential of this expansive property at 121 Highview Rd in Winchester, CT. A total renovation project, this 4-bedroom, 3-full-bathroom home offers a canvas for your vision and creativity. Boasting a prime location, this residence stands as an exciting opportunity for those seeking a project to transform into a dream home. Expansive floor plan with generous room sizes. Spacious bedrooms offering versatile living arrangements. Ample natural light throughout the home. Serene and private location. Potential to customize and create a personalized living space. Nestled in the heart of Winchester, this property enjoys a tranquil setting while being conveniently located near amenities, schools, and major roadways. The neighborhood exudes a sense of community, providing a serene escape while still being easily accessible to nearby conveniences. Opportunity Awaits: With a vision and a commitment to renovation, 121 Highview Rd presents an incredible opportunity to create a personalized haven. <i>Courtesy of Northwest CT Realty</i>	Single Family	4/3	2,148 sq ft	105,850	1974	2/9/2024	\$145,000	\$68

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>7 Closed • Sold Date: 11/29/2023, MLS Listing 170602759: 10/9/2023 MLS ID: 170602759</p> <p>109 Huntington Rd</p> <p>Country living on 1.77 acres! Almost 2,000 sq.ft. Gambrel Colonial with fenced in yard and privacy galore! 7 rooms, 3 bedrooms and 2 1/2 baths! New Oil furnace and oil tank! Fully applianced Eat in Kitchen, fireplaced Living Room, Formal Dining Room. Family Room with fireplace and slider to deck. Primary Bedroom with full bath, spacious 2nd Bedroom, ample sized 3rd bedroom. Exterior painted this year., Roof 12 years old. Easy access to Rte. 8, parks, movie theater, walking trails. Built in 1986 and lovingly maintained, this is a must see home! Subject to seller finding suitable dwelling. Sold As Is</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/3	1,976 sq ft	77,101	1986	11/29/2023	\$325,000	\$164
 <p>8 Closed • Sold Date: 12/19/2023, MLS Listing 170599002: 9/19/2023 MLS ID: 170599002</p> <p>86 Lake St</p> <p>Welcome to this beautifully totally renovated 1552 Sqft single family home, that offers the perfect blend of modern comfort and convenience. Low maintenance home, ideal for a couple working from home. Except for the 2014 roof, EVERYTHING IS BRAND NEW! New walls, new vinyl siding, new plumbing, new electrical, new central air, new windows, new hot water heater, new floors, new kitchen, new 2 full bathrooms, even the stairs are new. Open floor concept kitchen with quartz countertop and stainless-steel appliances, featuring a large island and recessed lights. Large primary bedroom (20x15) in two levels, has beautiful views. Upstairs full bathroom has a sizable square shower for a spa-like experience. Main level laundry room has hookup for a stackable washer-dryer set. While the outdoor area may be modest, there is a small side space ideal for cultivating an herb garden. House is on the final process of total renovation. Utilities and CO expected for October. The garage is for a small car. Unfinished basement for storage; on the side of the house there is space to park 2 cars. Close to restaurants (walking distance 7-10 minutes), shopping and to Highland Lake. Property is truly move-in ready and just waiting for you to call home.</p> <p><i>Courtesy of Realty ONE Group Connect</i></p>	Single Family	3/2	1,552 sq ft	2,613	1921	12/19/2023	\$237,000	\$153
 <p>9 Closed • Sold Date: 11/17/2023, MLS Listing 170588661: 8/3/2023 MLS ID: 170588661</p> <p>123 Losaw Rd</p> <p>Welcome to 123 Losaw Rd, a secluded retreat nestled on a private country road, offering the perfect blend of luxury and tranquility. This exquisite property boasts 3-4 bedrooms, 2.5 baths, and a generous 3,425 square feet of living space, providing ample room for comfortable living and entertaining. As you approach this charming home, you'll be captivated by the recent hand laid stonewalls, setting the tone for the elegance that lies within. Step inside to sunken entryway and discover a stunning living room featuring a majestic 2-story stone fireplace, creating a warm and inviting ambiance. Adjacent to the living room, a formal dining room awaits, offering the ideal setting for memorable gatherings with family and friends. The heart of this home is the expansive eat-in kitchen, designed with both style and functionality in mind. Revel in the gourmet experience with a center isle oven range and elegant granite countertops. The kitchen also offers sliders that lead out to a large deck, providing a picturesque view of the vast rear yard, complete with a refreshing swimming pool, perfect for endless outdoor enjoyment and enjoying perfect sunsets. The first floor also encompasses a cozy den, a convenient half bath, and a supersized laundry room/pantry, catering to your every need for comfort and organization. Venturing to the upper level, you'll find the primary suite, an open loft providing an opulent haven designed for relaxation.</p> <p><i>Courtesy of Northwest CT Realty</i></p>	Single Family	3/3	3,425 sq ft	456,944	1986	11/17/2023	\$599,000	\$175
 <p>10 Closed • Sold Date: 11/21/2023, MLS Listing 170604506: 10/16/2023 MLS ID: 170604506</p> <p>445 N Main St</p> <p>*HIGHEST AND BEST OFFERS DUE BY SUNDAY, OCTOBER 22 at 12:00pm.* Rare opportunity to own this conveniently located raised ranch! 3 bedrooms on main level and plenty of room on the lower level make for endless possibilities. Large deck with Sun Setter awning with additional screened in porch and fire pit make this a perfect place for all of your outdoor entertaining. Ample parking for multiple vehicles, 2 car attached garage. Large storage shed with additional wood shed included. Wood stove in lower level and solar panels keep your energy costs affordable! Convenient washer dryer hookup on main floor, convection oven, 2 full baths and eat-in kitchen are just some of the many reasons you'll want to make this your home for many years to come. Home is being sold "AS-IS".</p> <p><i>Courtesy of Sullivan Real Estate Inc</i></p>	Single Family	3/2	1,132 sq ft	18,295	1981	11/21/2023	\$220,000	\$194



Distressed: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
<p>1 ● Pending *REO / Bank Owned Property, Under Contract - Continue To Show as of 2/9/2024 MLS ID: 170612773</p>								
	202 Old New Hartford Rd	Single Family	4/2	1,560 sq ft	43,560	\$319,900	11/28/2023	11/28/2023 REO / Bank Owned Property
<p>This colonial has been completely updated inside and out! The exterior has new siding, windows, roof and gutters, and newly paved driveway. The interior has been freshly painted throughout, and hardwood flooring in the living room and dining room has been refinished. The kitchen has been completely updated with new shaker cabinetry, granite countertops, stainless steel appliances, tile backsplash and tile flooring, and there is a slider in the kitchen that leads to the deck overlooking the back yard. There is a half bath on the main level with laundry hookups. The second level has four bedrooms with new carpeting, doors, and lighting fixtures, and a completely updated full bath with new vanity, sink, tub and shower enclosure, and tile flooring. There is a walk up attic for additional storage, attached garage, and the boiler is brand new. Situated on a 1 acre lot, and located close to highways and amenities. Schedule a showing today!</p> <p style="text-align: right;"><i>Listing Courtesy of A-Gold Action Realty</i></p>								
<p>2 ● Active *REO / Bank Owned Property, New, Active: 2/4/2024 MLS ID: 170622729</p>								
	86 Maple St	Single Family	4/2	1,428 sq ft	10,454	\$145,000	2/4/2024	2/4/2024 REO / Bank Owned Property
<p>A wonderful opportunity for homeownership. This classic colonial features four bedrooms, two full bathrooms, a living room with den. The large kitchen has an adjacent laundry room with a sink. One of the full bathrooms is located on the main floor with the other located on the upper level with three bedrooms. There is a detached garage behind the home as well as a large yard with stonewalls. Located close to amenities, this home is on a street that see primarily residential traffic and is ready to offer it's new owners many years of happiness. Schedule your showing today! FHA uninsured (UI) Eligible financing: FHA 203k (\$100 down), Conventional, Cash.</p> <p style="text-align: right;"><i>Listing Courtesy of Sullivan Real Estate Inc</i></p>								

Distressed: 3 (cont.)



3 **Pending** *REO / Bank Owned Property, Under Contract - Continue To Show as of 2/6/2024 *MLS ID: 170613876*

244 Colebrook Rd Single Family 4/2 1,531 sq ft 33,541 \$184,500 12/6/2023 12/6/2023 REO / Bank Owned Property

NEW PRICE! A great opportunity for home ownership! This country cape features four bedrooms, two full bathrooms, and a double sided fireplace in the living room and den. It needs your vision to turn it into the gem of the neighborhood. Enjoy the enclosed porch during the summer that leads outside to the above ground swimming pool. Located close to local amenities, this home is ready to offer it's new owners many years of happiness. Schedule your showing today! Eligible financing: FHA \$100 down, FHA 203k, conventional, cash. Insured with escrow repair (IE).

Listing Courtesy of Sullivan Real Estate Inc

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

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