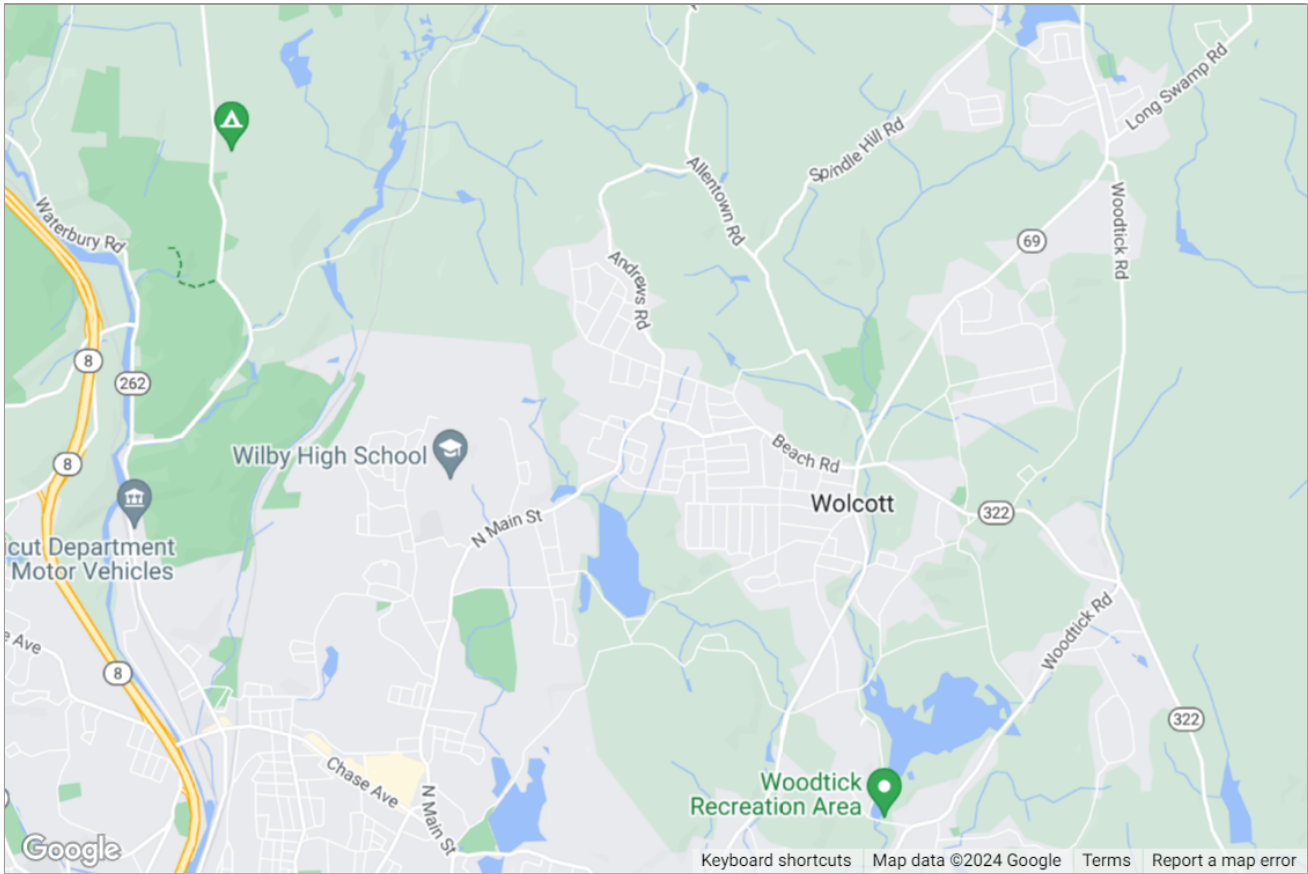


MARKET ACTIVITY REPORT

Wolcott, Connecticut



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

GRI, SRS
Connecticut Real Estate License: REB.0791416



Work: (203) 994-3950 | Mobile: (203) 994-3950

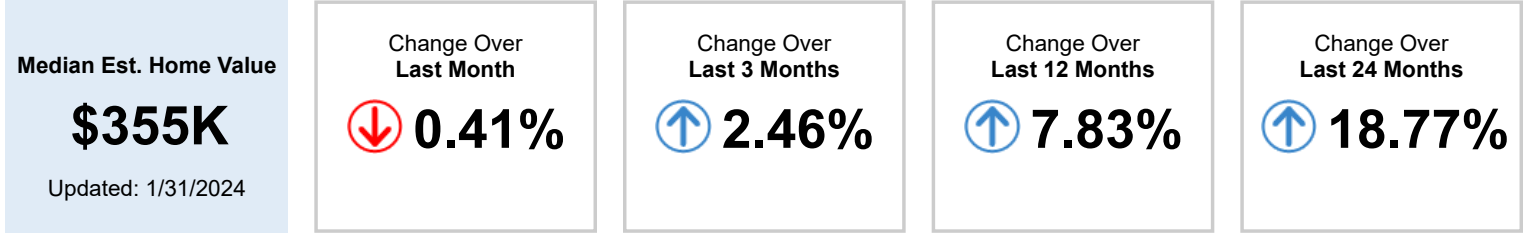
Main: Broker@ctreb.com
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Wolcott, Connecticut

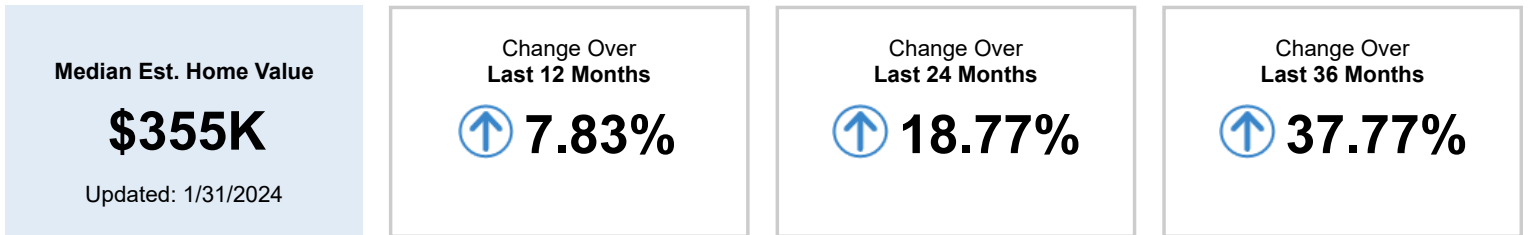
Market Snapshot: Estimated Home Values



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.

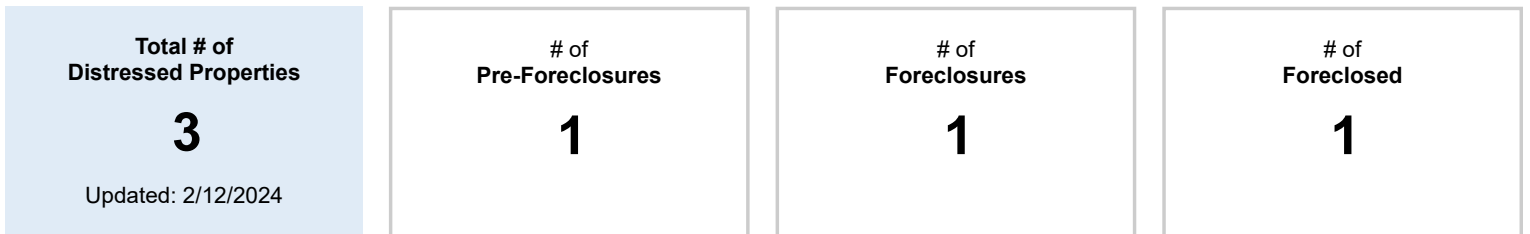
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



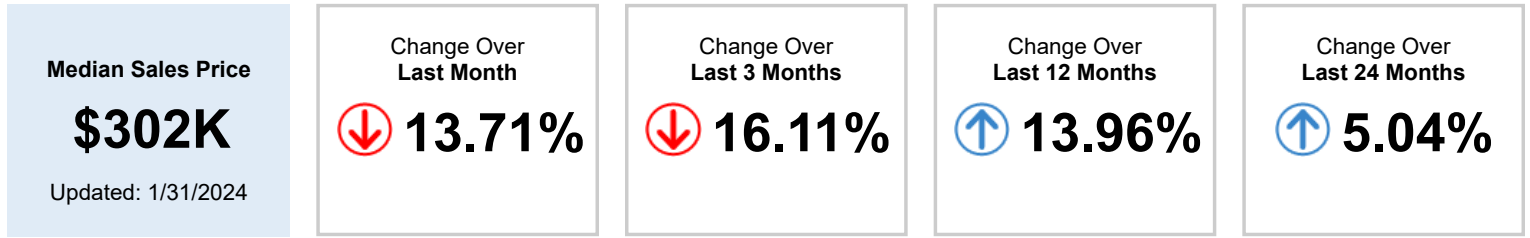
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



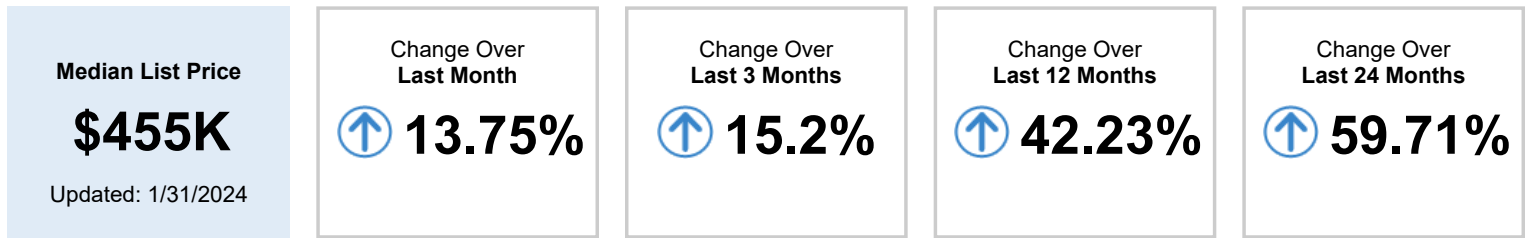
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



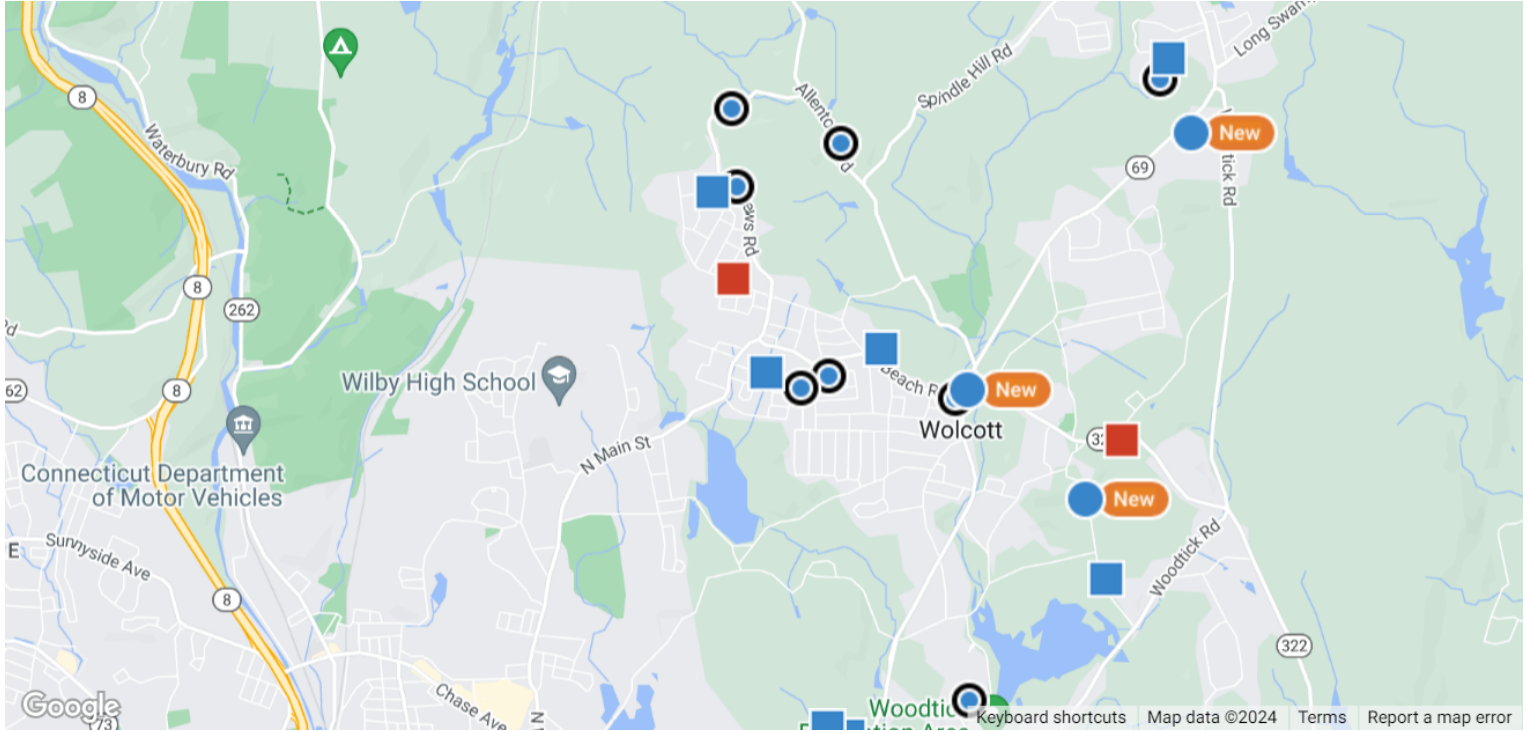
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

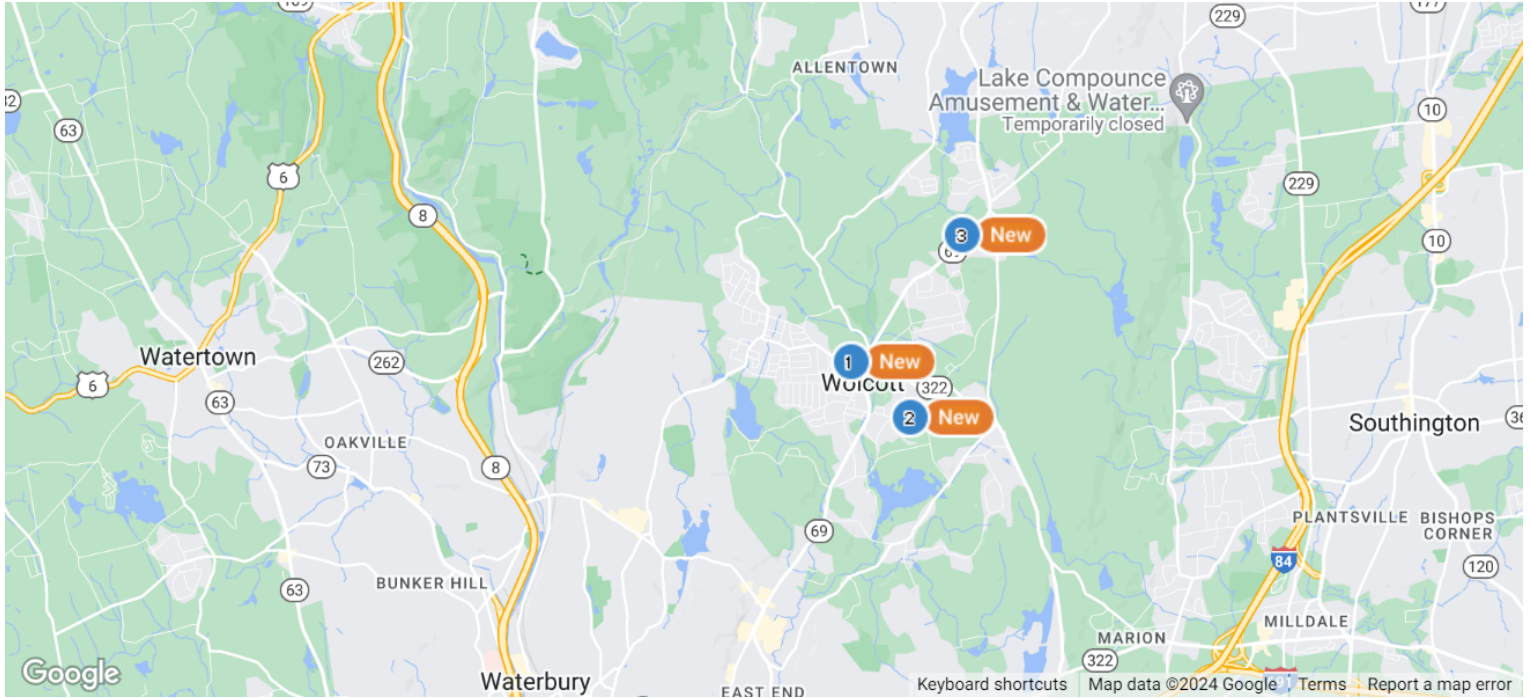
Market Activity Summary Stats



Search Criteria | **Location:** Wolcott, 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	3	10	10	3
Low Price / Value	\$424,900	\$339,900	\$195,000	\$288,950
Median Price / Value	\$499,900	\$423,889	\$396,100	\$301,590
High Price / Value	\$775,000	\$825,000	\$616,000	\$312,710
Average Price / Sq. Ft.	\$193	\$217	\$182	\$194
Median Price / Sq. Ft.	\$190	\$191	\$179	\$175
Average Days in RPR	31	106	92	–
Median Days in RPR	21	115	77	–
Total Volume	\$1,699,800	\$4,461,677	\$4,085,700	\$903,250

Wolcott, Connecticut



New Listings: 3

	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: 12/13/2023 *MLS ID: 170614855*

49 Center St Single Family 4/3 2,185 sq ft 43,560 1777 12/13/2023 \$499,900 \$229

Discover elegance and comfort in this stunning 4 bedroom, 2 1/2 bath Colonial/Cape style home. Newly remodeled to perfection, this residence offers a blend of modern convenience and classic charm. This updated home features living room with fireplace, formal dining room with fireplace, main floor oversized family room with vaulted ceilings, country kitchen with new white shaker cabinets, new stainless steel refrigerator, dishwasher, range, microwave, fireplace and a butler pantry. Main floor laundry with new washer and dryer. The highlights of this beautiful home are new oil furnace and all new baseboards, new hot water heater, new plumbing, new electrical panel box, new bathroom fixtures, new medium-oak plank floors, new lighting fixtures. The grounds have been professionally landscaped, including 3,000 square feet of Sod grass. There is a separate studio building, perfect for Artists, Music lovers, Woodworkers and hobbyists who want a place to escape. There is also a potential to build a separate 36 x 36' building within the setback requirements (as per local surveyor/engineering firm).

Listing Courtesy of Fercodini Properties, Inc.



2 ● Active • New, Active: 1/31/2024 *MLS ID: 170621995*

11 Cole Dr Single Family 3/4 4,075 sq ft 63,597 1989 1/31/2024 \$775,000 \$190

Experience luxury living in this extraordinary Contemporary masterpiece! This stunning home boasts an open floor plan and soaring ceilings to create an airy and inviting atmosphere. Enter the home to a beautiful marble foyer, on to the elegant living room, entertain in style in the formal dining room, or cozy up in the great room with its enchanting fireplace. The large eat-in kitchen boasts a corner desk area, breakfast bar and seating area for perfect entertaining. The primary bedroom is a sanctuary with a sunken sitting room, a lavish bathroom featuring a jetted tub, separate shower, and a dressing room adorned with built-in closets, drawers. The gorgeous sun room with its decorative French glass doors is a great place to just sit and read or meditate. Amenities include 3.5 baths, main floor laundry, office with built-ins, 4 car attached garage, central air, circular driveway. Make your appointment today to view this incredible home!

Listing Courtesy of Fercodini Properties, Inc.

New Listings: 3 (cont.)



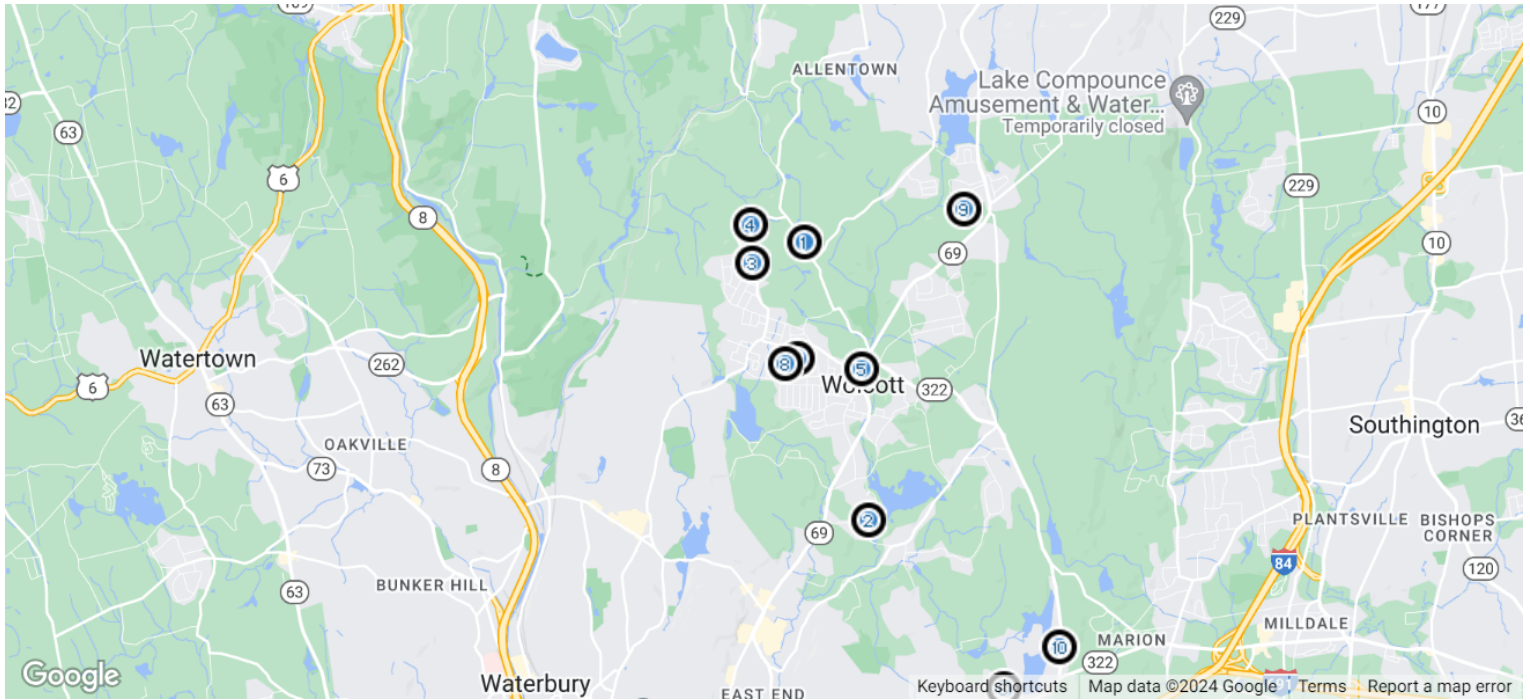
3 ● **Active** • *New, Active: 1/22/2024* *MLS ID: 170619691*

1493 Woodtick Rd



Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	3/3	2,641 sq ft	78,843	1948	1/22/2024	\$424,900	\$161

You'll be captivated by the charming curb appeal, starting with the pristine white split rail fence at the front of the property leading to the newly adorned paver stone walkway. The first floor presents a generously sized family room with a dining area and a stunning fieldstone fireplace. The bay window provides a picturesque view, and there's convenient access to a spacious 23 x 30 wrap-around deck, complete with a gazebo, overlooking an expansive 1.81-acre level yard perfect for summer parties. The deck features a custom ShadeTree shade system, while the eat-in kitchen boasts tile flooring and ample cabinet space and bay window. The living room features hardwood floors and a fireplace, and the main level master bedroom includes separate access to Jacuzzi room and full bathroom. The bonus room is currently set up as an office. Additionally, there's a large Jacuzzi room and sitting area with sliding doors to a 15 x 8 deck equipped with an electric retractable awning. On the second floor, you'll find two bedrooms with built-ins with plenty of storage and closet space, a full bath, and a cedar closet. The property also includes a two-car attached garage with an indoor shed, and a paved driveway with a newly added paver stone turnaround. The home boasts all newer Anderson windows, a newer roof, newer skylights, Full septic system replaced in 2016, The vinyl siding, central air system are in excellent condition, making this home a delightful blend of comfort and style.




Listing Courtesy of Century 21 AllPoints Realty







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 as of 2/10/2024 <i>MLS ID: 170602435</i></p> <p>84 Allentown Rd</p> <p>Qualified buyers only!!! New Septic tank, New Well Cap. Had multiple buyers failing to qualify for mortgages. Home has been inspected multiple times and is in Excellent Condition. MOVE IN READY. This Beautifully Renovated home is ready for you. The living room is bright and sunny, spanning the front of the house featuring cozy fireplace for those cold winter nights. The dining area seamlessly connects to the living room in a open concept layout, leading to a modern pristine kitchen with stainless steel appliances and a center island. The dining room sliders open to a spacious deck overlooking the backyard. The lower level boasts a large family room that extends front to back of the house with a large brick fireplace. There is a full bathroom, laundry area, with entry to the two-car garage on lower level with sliders leading to backyard.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/3	1,496 sq ft	20,037	10/5/2023	\$447,777	2/10/2024	\$299
 <p>2 Pending • Under Contract as of 1/11/2024 <i>MLS ID: 170605906</i></p> <p>2 Red Fox Run</p> <p>Come see this beautiful 4 bed/2.5 bath raised ranch with a 2 car garage featuring an open floor plan with gleaming hardwood floors, kitchen with a breakfast bar island, granite counter tops, vaulted ceiling in the living room and dining room which features a slider out to the deck. Master suite features a walk-in closet with full bath. Lower level offers a second propane fireplace and a 4th bedroom or office area. The 1.58 acre lot completes this private oasis. Close proximity to parks, golf course, library and medical facilities</p> <p><i>Listing Courtesy of Hampton Realty, LLC</i></p>	Single Family	4/3	1,658 sq ft	68,824	10/21/2023	\$400,000	1/11/2024	\$241

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 3 🕒 Pending <i>*Under Contract - Continue To Show as of 1/31/2024</i> MLS ID: 170620562 186 Andrews Rd	Single Family	3/2	2,400 sq ft	30,056	1/25/2024	\$369,000	1/31/2024	\$154
<p>Welcome Home! One level living at its finest with this newly updated ranch style home! This home was updated top to bottom 2022/2023 featuring new flooring, new mechanicals and a new kitchen and baths. Boasting three spacious bedrooms and two full bathrooms, this home is filled with abundant natural light while being peacefully secluded on a wooded lot. Enter the home into the living room that has beautifully refinished hardwood floors and a wood burning fireplace. The homes open concept leads you to a dining room with sliding doors to the back deck. Off the dining room you will find a newly renovated kitchen that features brand new top-of-the-line stainless steel appliances and tons of storage. Down the hallway you will find one full bathroom that has Jack & Jill access to the primary bedroom as well as two well appointed guest rooms. A fully finished lower level concludes this home with access to the two car garage, a full bathroom with new washer/dryer, potential private office/den space as well as walk-out access to the backyard. This home is also now on public water supply! Don't miss the opportunity to call this gem your own!</p> <p style="text-align: right;"><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
 4 🕒 Pending <i>*Under Contract - Continue To Show as of 2/1/2024</i> MLS ID: 170610673 320 Andrews Rd	Single Family	3/3	2,432 sq ft	59,241	11/22/2023	\$460,000	2/1/2024	\$189
<p>"Motivated Sellers" This One Owner Custom built Split Level is a one of Kind. If you like feeling like your on Vacation All summer long this might be the House for you. The Main level Features 2 story grand foyer, Large Eat in kitchen overlooking Spacious Living room, Formal dining room with Hardwood floors, Home office with built in desk that could be used as a 4th bedroom if needed conveniently located right next to a full bath/laundry room. The second floor has one full bath and three comfortable sized bedrooms all with Hardwood floors the primary bedroom has his and hers closets. The lower level Family room is spectacular space complete with Full service Bar, wood burning brick fireplace, top of the line pellet stove, Tiled floors, judges paneling and a 1/2 bath with slope sink. The backyard Oasis is where your going to spend most of your time offering multiple places to relax and have fun. Enjoy the covered deck or bask in the sun on the patio. Rounding off the little piece of paradise is a pizza oven, an above ground pool, an archery range and a fire pit. The heated oversize 1 car garage has tons of built-ins for all of your tools. Also for additional storage is a detached Barn and garden shed.</p> <p style="text-align: right;"><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
 5 🕒 Pending <i>*Under Contract - Continue To Show as of 2/8/2024</i> MLS ID: 170604395 11 Beach Rd	Single Family	3/2	1,812 sq ft	29,620	10/19/2023	\$350,000	2/8/2024	\$193
<p>MUST SELL - LOG & GO SHOWING - BRING OFFERS This property is a beautiful 7 room 1812 SF cape style 2 family home on a private level .68 acre fenced in lot with a 2 car attached garage. There have been many upgrades recently to inc. a kitchen and appliances, flooring, bath, garage door, deck , windows, Anderson patio slider, electrical panel, water heater, and well tank neutralizer & softener, and an inflatable 4 person hot tub remaining in the breezeway, newer roof, siding, & sidewalk to name a few. This property is legally listed as a 2 family on the town card but can easily be converted back to a 3-4 bedroom single family with separate entrance and additional kitchen on the 2nd floor. The main level consists of an open concept layout with large living room with hardwood floors and fireplace, tile pattern kitchen floor with integrated dining room leading out to a 12'x16' composite deck with level rear yard great for exterior activities, 2 ample sized bedrooms and a bathroom. The 2nd floor consists of a big living room with large picture window overlooking back yard, kitchen with stove, refrigerator, and washer and good size bedroom and bathroom. There is one 2 zone oil fired hot water boiler with rebuilt burner, metered based on hours used & a new 40 gal. electric water heater. Separate electric services. A large outbuilding, great for storage, is located in the rear of the yard. Make this versatile home your own private oasis! Also on MLS as a 2 family MLS# 170604386</p> <p style="text-align: right;"><i>Listing Courtesy of Weichert REALTORS Briotti Group</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>6 Pending • Under Contract - Continue To Show as of 1/10/2024 <i>MLS ID: 170579252</i></p> <p>35 Chesterfield Ave</p> <p>Single Family 5/3 2,589 sq ft 20,037 6/21/2023 \$470,000 1/10/2024 \$182</p> <p>LIVE IN QUIANT WOLCOTT WITH THE IN-LAW YOU'VE BEEN SEARCHING ALL OVER FOR! LOOK NO FURTHER, THIS REMODELED AND UPDATED BEAUTY IS THE ONE! NEWER 13' X 24' REAR ADDITION AND AN APPROX 950 S.F. IN-LAW APT ON GROUND LEVEL, (NOT INCLUDED IN S.F.), WITH ITS' OWN GARAGE, AND IT'S OWN SEPARATE ENTRANCE. TREK DECK OVERLOOKS ALMOST HALF ACRE LOT. HUGE STONE PATIO WITH A STEEL FIRE PIT FOR FAMILY GATHERINGS AND BARBECUES. GROW YOU OWN VEGETABLES IN THE GARDEN. TWO SHEDS (ONE IS APPROX 25 X 30). NEWER WINDOWS, DOORS, WATER SYSTEM, FLOORING, & HOT WATER HEATER. 3 ZONE HEAT. MAIN LEVEL OFFERS A GORGEOUS OPEN FLOOR PLAN WITH "NO STONE LEFT UPTURNED". CENTRAL AIR! NO SEPTIC WORRIES HERE...PUBLIC SEWERS! AMENITIES TOO NUMEROUS TO MENTION. COME SEE FOR YOURSELF...ONE LOOK AND YOU'LL BE SOLD! HURRY! PLEASE READ AGENT COMMENTS.</p> <p><i>Listing Courtesy of Advantage Realty Group, Inc.</i></p>								
 <p>7 Pending • Under Contract as of 1/23/2024 <i>MLS ID: 170611026</i></p> <p>24 Chicory Dr</p> <p>Single Family 3/2 1,866 sq ft 18,295 11/17/2023 \$350,000 1/23/2024 \$188</p> <p>Oversize and very well cared for 7 room 3 bedroom 2 full bath 1866 SF handicap friendly ranch on a level lot with an attached 1 car garage in the Longmeadow area of Wolcott. Ideal home for one level living with a huge 15' X 23' family room addition with a vaulted ceiling and a 10' X 13' bedroom. Sliders to a private 12' X 24' rear deck and level back yard. Eat-in kitchen with new stainless steel appliances. L-shaped living room and dining room. The primary bedroom has a huge walk-in closet, a remodeled ceramic bathroom and can easily accommodate a king size set. Central air conditioning, hardwood floors, skylights, pellet stove, carefree composite decking with an awning and a large storage shed are some of the amenities. Move right into this great house in a great neighborhood.</p> <p><i>Listing Courtesy of Weichert REALTORS Briotti Group</i></p>								
 <p>8 Pending • Under Contract as of 1/16/2024 <i>MLS ID: 170604423</i></p> <p>25 Colby Ln</p> <p>Single Family 3/2 1,252 sq ft 16,552 10/14/2023 \$339,900 1/16/2024 \$271</p> <p>Welcome to this charming and meticulously maintained three-bedroom, two-bathroom split-level home, perfectly nestled in a central location that offers easy access to all amenities. This delightful residence boasts a fantastic yard and even has the potential for an in-law suite. As you step inside, you'll be greeted by a warm and inviting living space with abundant natural light cascading onto the beautiful hardwood floors. The main level features a spacious living room with an adjacent dining area providing ideal space for entertaining guests. The upper level is dedicated to 3 generously sized bedrooms and one full bath. One of the standout features of this home is the potential for an in-law suite. Whether it's used for guests to stay, in-law space, or extra entertaining space, this versatile lower level offers endless possibilities. The exterior of this home has been just as well-maintained as the interior, featuring a deck, patio, and plush lawn. Located in a highly desirable neighborhood, this home provides excellent proximity to all amenities. Don't miss out on this home that is being offered for the very first time!</p> <p><i>Listing Courtesy of Brunet and Company Real Estate</i></p>								
 <p>9 Pending • Under Contract as of 2/2/2024 <i>MLS ID: 170601947</i></p> <p>17 Crystal Brook Rd</p> <p>Single Family 4/3 3,132 sq ft 40,075 10/6/2023 \$825,000 2/2/2024 \$263</p> <p>Architect designed 3132 SF ranch style home with 7 rms, 2 1/2 baths, 8 garage spaces and a 100' long sport court on a manicured .92 acre lot in Wolcott's Brook Garden Estates. This pristine home has it all. The bright remodeled kitchen makes cooking a joy with the new GE Cafe French Oven, oversized Refrigerator, Convection Microwave Oven, farmer's sink, granite counters & island, a separate 11'X15' dining area & butler's pantry. The foyer has a guest bath and leads to the huge Great Room with custom built-ins, 14' ceilings, floor-to-ceiling fireplace, hardwoods, access to the formal dining rm and 2 atrium doors leading to a peaceful covered mahogany porch overlooking the yard and has a spiral staircase leading down to a 14'X26' patio with an outdoor fireplace. The primary br. has loads of natural light with high ceilings, a French door, spacious walk-in closet & a new custom bathroom with a walk-in shower and a soak tub. The 2nd br. has a private loft & a Jack N Jill bathroom connects to the 3rd br. The mudroom leads to a 4 car heated/cooled garage & offers access to a full walkout lower level to provide in-law potential.... See Additional Remarks.</p> <p><i>Listing Courtesy of Weichert REALTORS Briotti Group</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.
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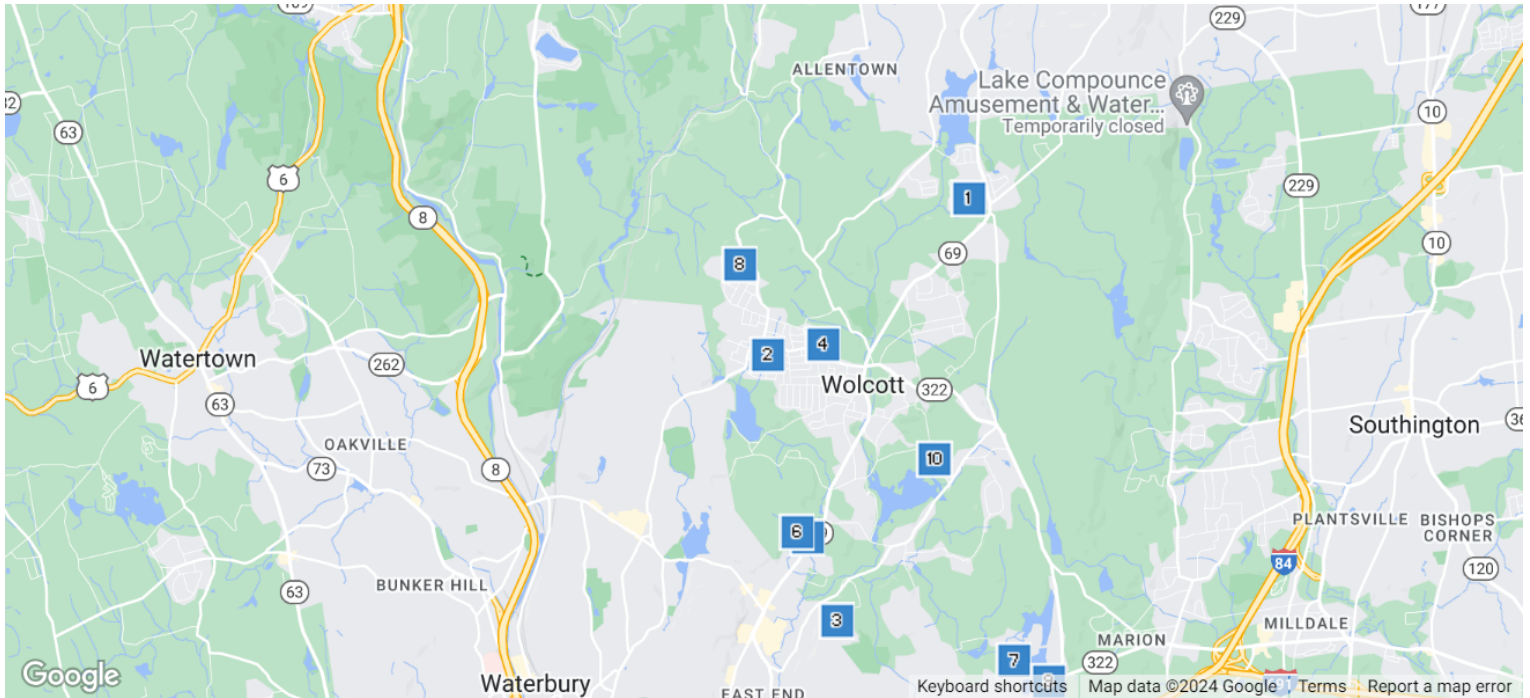


10 **⦿ Pending** **Under Contract - Continue To Show as of 1/23/2024* *MLS ID: 170619530*



266 East St Single Family 5/3 2,390 sq ft 24,829 1/17/2024 \$450,000 1/23/2024 \$188

Don't miss out on this gorgeous 5 bedroom, 2.5 bath Colonial style home. The heart of this home boasts an updated kitchen with center island, granite top. Enjoy family gatherings in the dining room with built-in hutches, and unwind in the front to back living room by the cozy fireplace, or venture out to the relaxing side porch; beautiful hardwood floors add a touch of elegance. The convenience of a spacious mudroom and the charm of a large deck & patio enhance your lifestyle on this lovely level .57 of an acre lot with city sewers. Park your vehicles with ease in the 3 car garage, one of which is tandem. Welcome to a home where comfort meets sophistication. This home has lake rights to Hitchcock Lake.




Listing Courtesy of Fercodini Properties, Inc.







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: 1/31/2024, MLS Listing 170603567: 10/11/2023 MLS ID: 170603567</p> <p>55 Idlewood Rd</p> <p>Single Family 4/3 3,002 sq ft 49,658 1992 1/31/2024 \$535,000 \$178</p> <p>Custom designed 3002 SF 4 bedroom contemporary located in Wolcott's Brook Garden Estates. Home sits on beautifully landscaped 1.14 acres and includes an additional 2.12 acre lot deeded to the property. Large kitchen with dine in area plus formal dining room for all your entertaining indoors. Outdoors enjoy the spacious patio with inground heated pool and gazebo. Two spacious bedrooms including primary suite on main level and two additional bedrooms located on second level with private trex decks overlooking the pool area. All Bedrooms have walk-in closets. Cozy sitting area on upper level, laundry room on main level, 3 car garage, walk up attic, full basement, stand by generator, security system, cair, intercom system, and many extras await you in this move in ready home. Don't miss out on this great opportunity.</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
 <p>2 Closed *Sold Date: 11/20/2023, MLS Listing 170593742: 8/25/2023 MLS ID: 170593742</p> <p>54 1/2 Sky Hill Dr</p> <p>Single Family 3/2 2,288 sq ft 30,927 1985 11/20/2023 \$402,200 \$176</p> <p>**Sellers are offering home warranty at closing.** Nestled in the highly desirable town of Wolcott, this fully renovated 3-bedroom, 2-bathroom single-family home offers a perfect blend of modern style and suburban charm! As you step inside, you'll be greeted by a warm and sunny living room, great for entertaining guests or relaxing at the end of a long day. The dining room features sliding doors that lead to the deck, providing a seamless transition between indoor and outdoor living. The kitchen is equipped with brand-new cabinets, countertops, and stainless-steel appliances, adding a touch of elegance and functionality to the heart of the home. Additionally, there is a fully finished basement with extra space for a recreation room, home office, or workout area. Situated on a generous .71 acre lot, with an attached garage and large driveway for multiple cars, this home is also conveniently located near major highways, including I-84 and Route 69. This town is known for its high-quality education system, and boasts several recreational areas including Peterson Park, Woodtick Recreation Area, and Farmingbury Hills Golf Course. Don't miss your chance to own this delightful home in one of Wolcott's most sought-after neighborhoods. Schedule a showing today!</p> <p><i>Courtesy of Core Bridge Realty, Inc.</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 Closed • Sold Date: 1/26/2024, MLS Listing 170612834: 11/29/2023 <i>MLS ID: 170612834</i></p> <p>56 Arvida Rd</p> <p>Newer, energy efficient home on a secluded, 2.51 acre lot w/ city sewer! Beautiful Colonial built in 2015, nestled on a private, interior lot in prestigious, Arvida Woods subdivision! Almost 2,500 sq. ft. of living space w/ potential to add another 800+ sq. ft. if desired! Offers 7 spacious rooms, 4 bedrooms, 2.5 baths, large walk-out basement w/ full sized windows, rough plumbing for 3rd bath, slider to private yard & oversized 2 car garage. Wonderful home for entertaining, gardening or just relaxing & enjoying nature! The main level offers a gorgeous kitchen with large center island, granite countertops, SS appliances, abundance of lighting, pantry & slider to deck, bright & airy living room with gas fireplace, formal dining room w/ tray ceiling & wainscoting plus half bath w/ washer/dryer. The upper level features a spacious primary bedroom w/ tray ceiling, full bath & walk-in closet, 2 more generous sized bedrooms, 2nd full bath and an EXTRA LARGE 4th bedroom w/ 2 closets that has enough space to also double as multi-media room, play room or office. Numerous custom upgrades & special features throughout, 9 ft ceilings on the main level, crown moldings, hardwood & tile floors, recessed lighting, 3 zone heat w/ smart thermostats, extra insulation, security cameras inside & outside, city sewer, city gas, underground utilities & more! Convenient location, close to shopping, restaurants, 2 hospitals, highways, Metro-North train & less than 2 hours from NYC!</p> <p><i>Courtesy of Great Estates, CT</i></p>	Single Family	4/3	2,465 sq ft	109,335	2015	1/26/2024	\$540,000	\$219
 <p>4 Closed • Sold Date: 12/20/2023, MLS Listing 170603713: 10/15/2023 <i>MLS ID: 170603713</i></p> <p>5 Evas Ter</p> <p>Drive up this quiet culdesac road to your tranquil piece of paradise. This home is set on .74 acre lot with mature trees and a farmers porch (Trex decking) out front that overlooks the grounds and in back, the lovely patio and Trex deck, above ground mineral pool are the perfect place to entertain! Gather in the kitchen with a large island and highend newer appliances including a dbl fridge and a 4 burner gas cooktop/oven while you make your favorite meal for friends and family. Dine al fresco under the stars or in the large dining room meant for entertaining. Enjoy the toasty warmth of the pellet stove! The family room with the gas fireplace and open floor plan is great for large groups. Retire to the primary suite with an oversized walk in shower. The other 4 bedrooms with large walkin closets on the second floor share a full bath. The lower level is unfinished and could add another 1600 sq ft potentially! This home was made for entertaining inside and out. Off of the attached breezeway is the entrance to the fully appointed inlaw suite(actual Apartment with a custom kitchen and a private entrance! The neighborhood is great for running, walking, biking and is close to schools, parks and shopping while maintaining it's rural charm! You won't want to leave this mini estate as you will love living here! This home has Tesla solar panels and is very efficient to run! House has city water and city sewer. Klotter Farm shed to store all of your lawn equipment and pool toys.</p> <p><i>Courtesy of Century 21 AllPoints Realty</i></p>	Single Family	6/4	4,002 sq ft	32,234	2007	12/20/2023	\$616,000	\$154
 <p>5 Closed • Sold Date: 1/19/2024, MLS Listing 170612114: 11/26/2023 <i>MLS ID: 170612114</i></p> <p>12 Heritage Ct</p> <p>This is a newer ANDOVER model Raised Ranch located in the Heritage Hill subdivision which offers a Great room w/ gas fireplace, eat in kitchen with granite counter tops, all appliances and food pantry, 3 bedrooms (primary has a full bath) both full baths have tiled flooring, hardwood flooring in main living area and hallway. An open airy floor plan. Finished lower level for family room or office. The floor plan has been thoughtfully designed. This home also offers a 2 car garage with door openers, an Electric car charging station and walk out back door to level yard. Natural gas, city water and city sewer are fantastic features! A small monthly maintenance fee takes care of lawn care, snow removal and garbage pickup. Throw your rakes and shovels away! Come take a look</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/2	1,768 sq ft	-	2020	1/19/2024	\$370,000	\$209

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.
 6 Closed *Sold Date: 12/22/2023, MLS Listing 170589609: 8/7/2023 <i>MLS ID: 170589609</i> 6 Independence Way	Single Family	3/3	1,920 sq ft	–	2021	12/22/2023	\$390,000	\$203
<p>Welcome to Heritage Hills! A private community in Wolcott, conveniently located close to shopping and entertainment. Built in 2021 this home boasts many attributes. Walking in the front door, as you head to the main level you're greeted by hardwood floors finished with three coats of polyurethane throughout the living room which is filled with natural light and a glamorous 9 foot ceiling! The fireplace ties it all together, sitting gracefully against the back wall. The attached kitchen, also with gleaming hardwood floors features granite countertops, gas cooktop, stainless steel appliances, shaker style cabinets and a dining area with chandelier. Kitchen also offers access to the patio in back which includes a hook-up for a gas BBQ outside for summer cookouts and stone stairs leading to the side of the home! All 3 bedrooms will be found on the main level. The primary bedroom has a spacious full bathroom attached, with tile flooring and newer style sink. Back across the living room you will find the other two bedrooms, with newer carpeting and large windows! The lower level, finished and heated, is a great space currently being used as a home gym! There is a full bathroom on the lower level along with washer/dryer and a small room that could be a great office or study. The attached two car garage offers ample space for your vehicles or other toys you may be storing! Complete with Central Air and heat, this home really does have it all. Schedule your showing today!</p> <p><i>Courtesy of Weichert REALTORS Briotti Group</i></p>								
 7 Closed *Sold Date: 11/28/2023, MLS Listing 170570546: 5/17/2023 <i>MLS ID: 170570546</i> 5 Anita Ter	Single Family	3/2	1,088 sq ft	7,840	1954	11/28/2023	\$195,000	\$179
<p>Welcome home to Anita Terrace! This ranch-style home is nestled on a quiet dead end street near Mattatuck Beach at the lake. Enjoy single floor living with hardwood flooring throughout. Bring your creative vision to restore the partially finished basement. Warm up or cool off with the forced air central heating and cooling. All of the appliances, central air, and water softener are less than two years old. With your TLC, this home will shine again! Come see for yourself!</p> <p><i>Courtesy of Real Broker CT, LLC</i></p>								
 8 Closed *Sold Date: 12/22/2023, MLS Listing 170595556: 9/3/2023 <i>MLS ID: 170595556</i> 110 Bayview Cir	Single Family	3/2	2,076 sq ft	19,602	1973	12/22/2023	\$242,500	\$117
<p>Are you in the market for the perfect split level home? Well look no further welcome to 110 Bayview Circle in Wolcott CT! As you walk in the front door you will be greeted by an open living room area with a large fireplace that creates an outstanding focal point to the living space. This living room also features a small bar for the perfect space to entertain guests throughout the holiday seasons and the summer months. This home features an open style kitchen with more than enough space to accommodate gatherings of any size and to prepare your favorite meals. Throughout the upper level you'll find 3 spacious bedrooms with ample closet space to store belongings and a full bathroom. There is also a full bathroom located on the lower level just before you enter the large two car garage offering a place to store vehicles out of the elements and a place to accommodate more storage. Book your showing today before it is too late!</p> <p><i>Courtesy of Complete Real Estate</i></p>								
 9 Closed *Sold Date: 12/8/2023, MLS Listing 170604749: 10/28/2023 <i>MLS ID: 170604749</i> 6 Birch St	Single Family	3/2	1,407 sq ft	24,393	1933	12/8/2023	\$330,000	\$235
<p>Charming updated ranch in Hitchcock Lakes lake community. Hardwood floors in living room, dining room and primary bedroom. In the dining room, the arched doorway leading to living room is flanked by corner cabinets. Secondary bedrooms are separated at the other end of the house from the primary bedroom and share a full bath. Updated kitchen with stainless steel appliances and gas stove. Large living room leads to oversized primary bedroom with two closets and a full bath. Huge first floor laundry room. Trex deck with vinyl rails perfect for sitting by the firepit and relaxing. Paver walkway, manicured lawn with sprinkler system, fresh landscaping, manageable lot. Some of the features that make this house unique for Wolcott are the beach neighborhood with the optional access to the beach, city water and sewer (very rare in town), 5 minutes to 84, quiet area yet close access to stores. Upgrades include new roof (3 years) including a completely reframed roof line, the deck and patio, all new windows, new rear door, all new appliances within the past few years, interior painted in 2020, security camera system, underground sprinklers, ductless split systems, new hybrid hot water heater, propane heat added to the garage, and the new stone stairs and sidewalk. Come and make this your next home!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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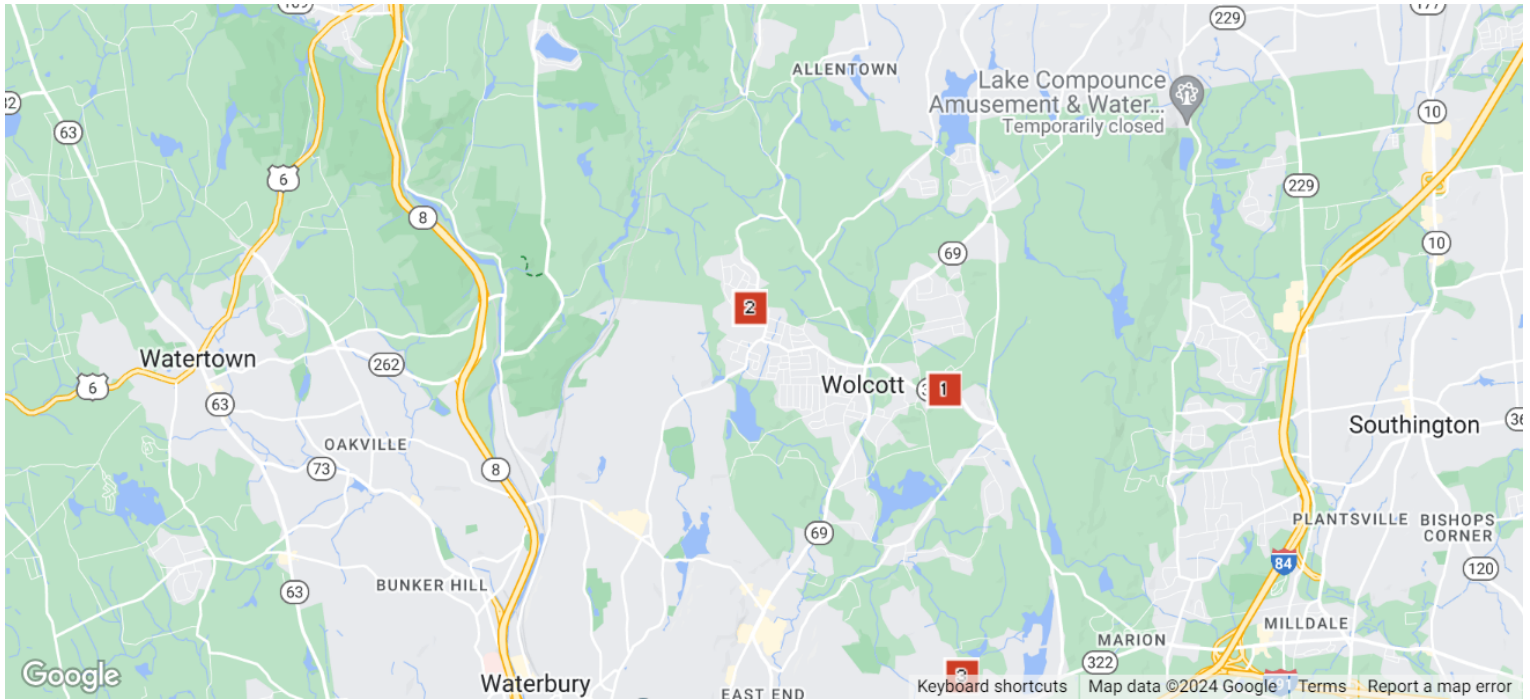


10 Closed *Sold Date: 11/16/2023, MLS Listing 170598442: 9/16/2023 MLS ID: 170598442




38 Bound Line Rd Single Family 4/3 3,028 sq ft 79,279 1981 11/16/2023 \$465,000 \$154

Lovingly maintained and updated spacious contemporary colonial in Farmingbury Settlement area of Wolcott. Close to everything including town beach and recreation park. Kitchen and baths have all been updated. Lower level has been recently finished with an additional family room and bedroom. The living room and first floor family room boast a beautiful 2-sided fireplace. You'll love being outside with the spacious patio and brick fireplace with cooking option. Roof is also newer and the house has been freshly carpeted and painted. Lots to do in town including walking trails, dog park, shopping and popular restaurants.

Courtesy of Rockoff Realty



Distressed: 3

	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 Foreclosure Sale <i>MLS ID: -</i> 270 Center St</p>	Single Family	4/2	1,652 sq ft	33,977	-	11/14/2023	Notice of Foreclosure Sale	-
 <p>2 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i> 64 Clinton Hill Rd</p>	Single Family	3/3	1,828 sq ft	18,295	-	1/12/2024	Notice of Foreclosure Sale	-
 <p>3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 28 Woodcrest Ave</p>	Single Family	3/2	1,272 sq ft	11,326	-	11/20/2023	Notice of Lis Pendens	-

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- 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.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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