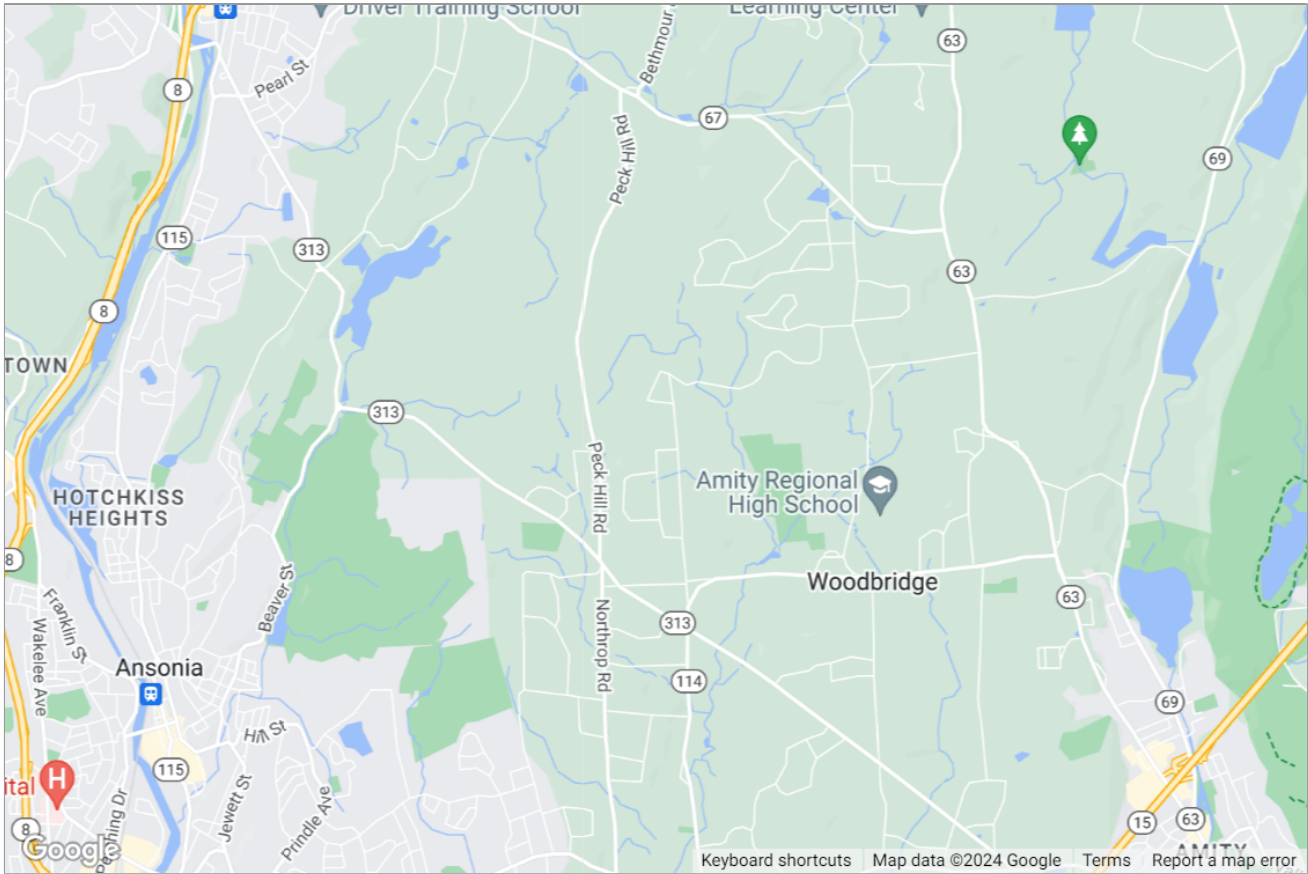


MARKET ACTIVITY REPORT

Woodbridge, Connecticut



Presented by

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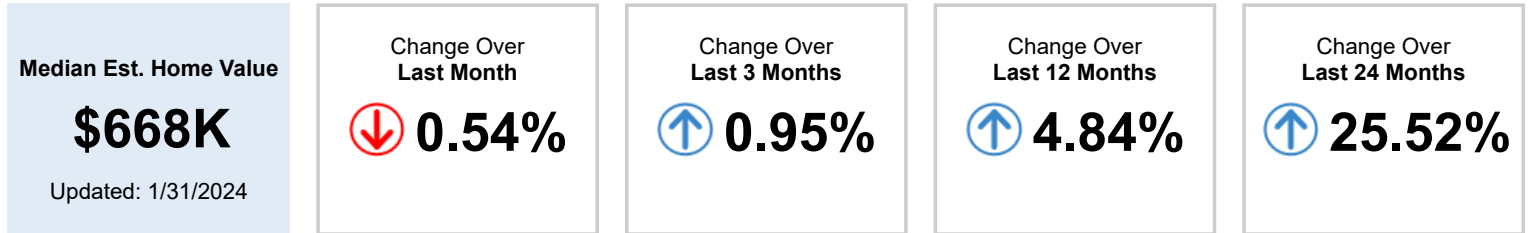
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Woodbridge, Connecticut

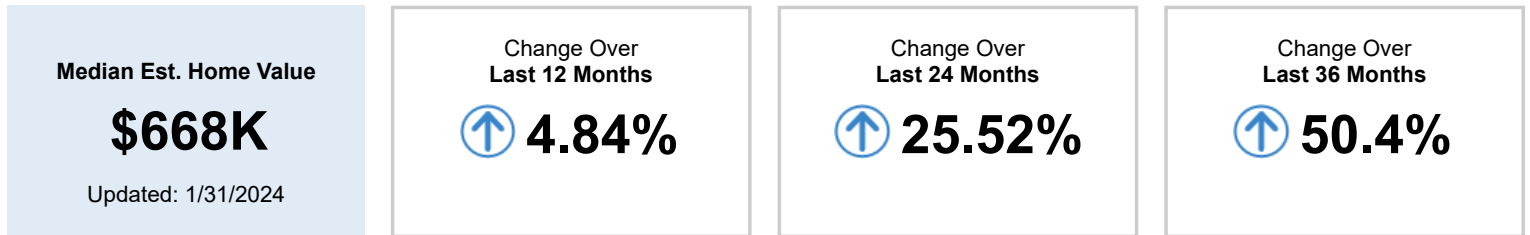
Market Snapshot: Estimated Home Values



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



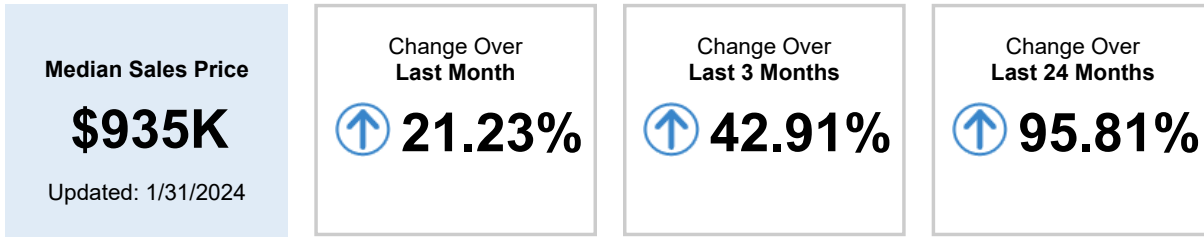
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



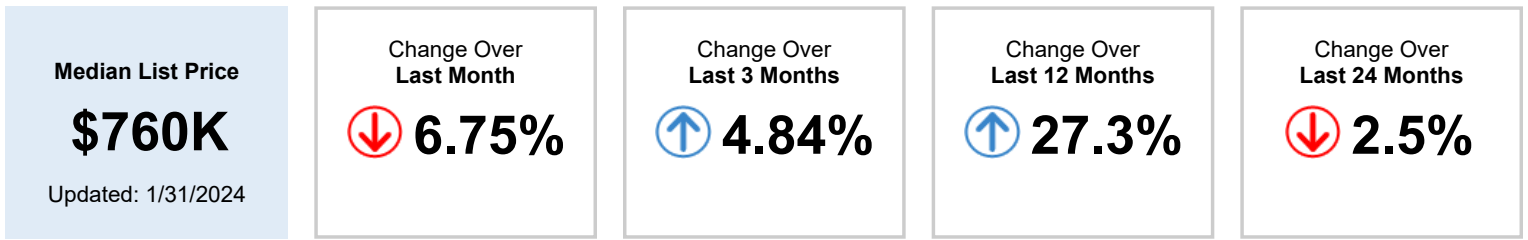
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



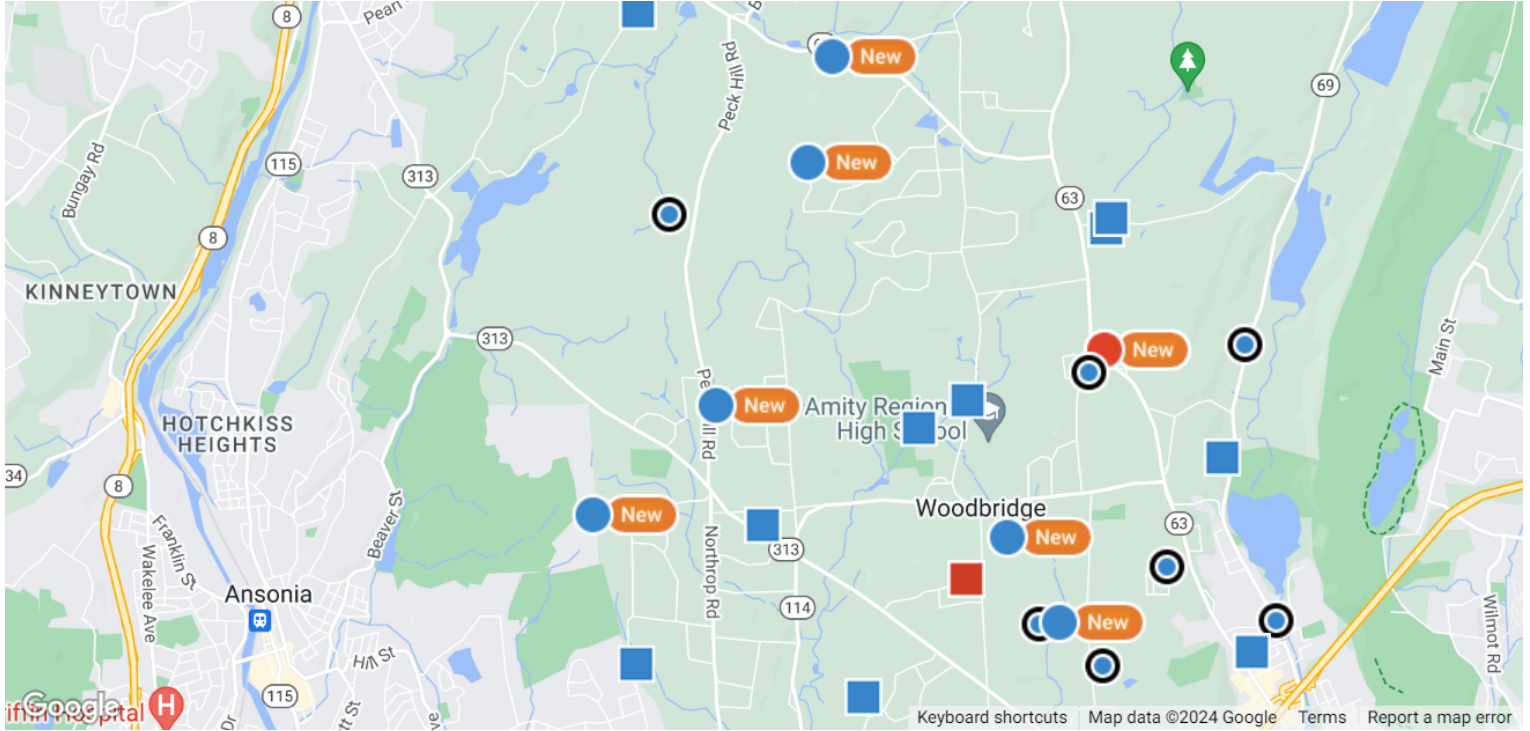
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

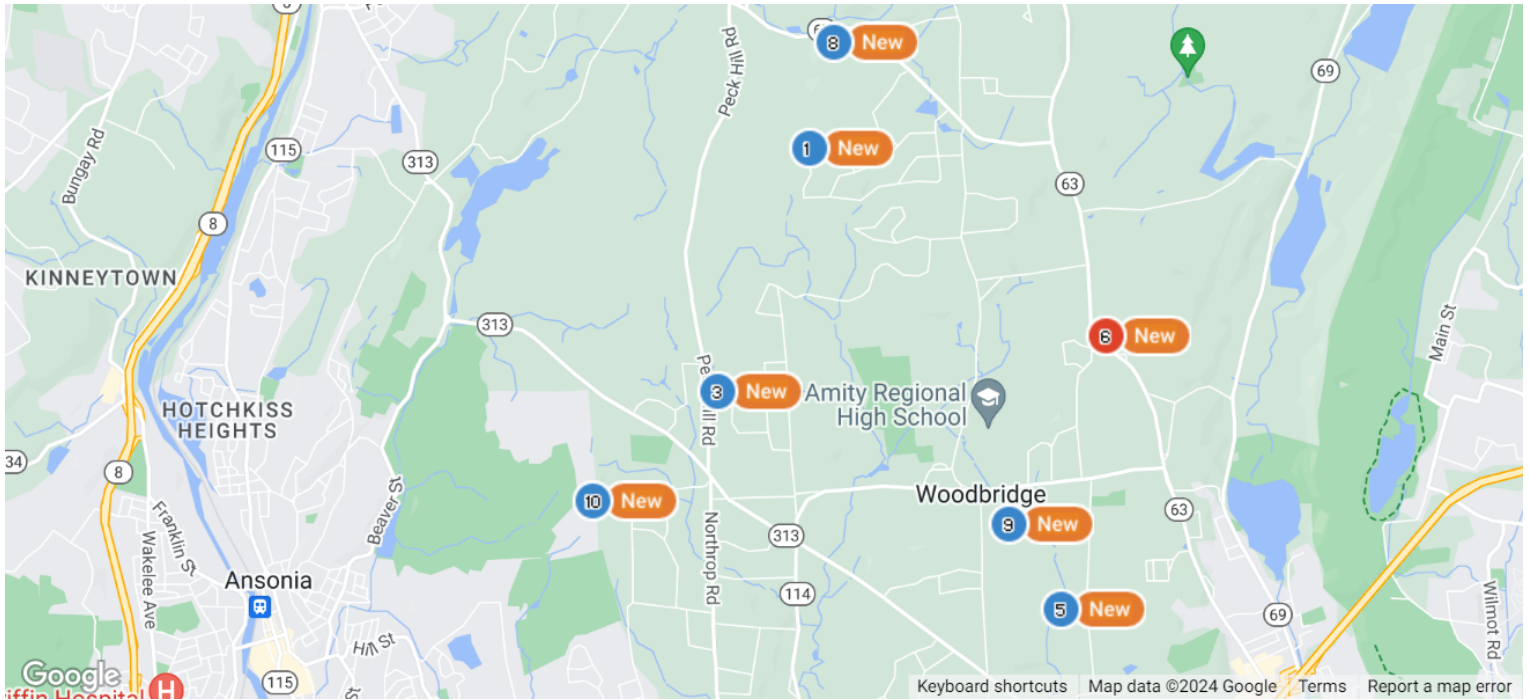
Market Activity Summary Stats





Search Criteria | **Location:** Woodbridge, 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	2
Low Price / Value	\$3,200	\$349,975	\$459,000	\$674,000
Median Price / Value	\$655,948	\$500,000	\$577,500	\$1,097,000
High Price / Value	\$1,520,000	\$936,000	\$1,400,000	\$1,520,000
Average Price / Sq. Ft.	\$227	\$225	\$212	\$216
Median Price / Sq. Ft.	\$227	\$212	\$206	\$216
Average Days in RPR	22	40	92	9
Median Days in RPR	15	32	76	9
Total Volume	\$7,370,995	\$5,821,674	\$7,513,400	\$2,194,000




Woodbridge, 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: 170622618</i></p> <p>11 Coachman Ln</p> <p>***SHORT SALE*** Please note the property is in need of repairs so please set expectations accordingly. There are active roof leaks. This contemporary home has over 4000 SQFT of potential already containing beautiful hardwood floors, grand fireplaces, ample storage space, fully finished walk-out basement, central air and a friendly floor plan. The property is situated on 1.39 acres abutting a Woodbridge land trust parcel which offers privacy, wildlife galore. Visit us today!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/4	4,000 sq ft	60,548	1970	2/9/2024	\$669,900	\$167
 <p>2 ● Active • New, Active: 1/23/2024 <i>MLS ID: 170620622</i></p> <p>807 Fountain St</p> <p>SELLER WILL CONSIDER, SELLER FINANCING AT 6%. SPECTECULAR views of New Haven and the sound in this updated and upgraded 3 bedrooms 3 bathrooms multi level architectural masterpiece. 3428 Square feet. 5.4 acres of privacy and a gorgeous in-ground pool, perfect spaces for a home office. One of the 4! Garages was converted to a useful spacious workshop with 3 phone lines and a security system. House has 5 zone heating system, wired for speakers, for your enjoyment throughout the residence. These are a few of the features of this one of a kind special home. . Relax and enjoy the beautiful spacious great room with fireplace, vaulted ceiling and a spiral staircase leading to a loft. Primary bedroom suite with incredible views of New Haven and Long Island Sound. En-suite full bath with jacuzzi tub. Renovated chef's kitchen, dining room and family room with a fireplace overlooking an enclosed porch on the lower level. Upper level offers a 2 room bedrom suite with a full bathroom and a loft. A gem!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	3,610 sq ft	235,224	1947	1/23/2024	\$645,900	\$179

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 Active • <i>New, Active: 2/1/2024</i> <i>MLS ID: 170621661</i></p> <p>49 Fox Hill Rd</p> <p>Absolutely stunning Berner Lohne built colonial located in the sought after Stoddard Hill section of Woodbridge. This wonderful home sits on a fantastic, level and private 1.77 acre lot which has potential for a pool or tennis court. It has been extensively renovated and offers tons of charm and character along with hardwood floors throughout (except kitchen/dining). The centerpiece is the breath taking Chef's kitchen which boasts an oversized Island with granite countertops, abundant custom cabinets & high end stainless steel appliances. The kitchen opens up to both the family room, w/fireplace, and the informal dining room with gorgeous built-in corner hutches! The expansive living room, with a wood burning fireplace, is currently used as a dining room but offers many potential uses. Off the living room you will find a spacious music room/library which can also be used as a home office or first floor bedroom. The first floor also includes a full renovated bath, laundry & a three season enclosed porch. On the second floor you will find four very generous sized bedrooms including the primary bedroom with a walk-in closet and primary bath. The walk-up attic is partially finished with a gym/recreation room and plenty of storage space. Some of the improvements in recent years include: renovated kitchen, 2 renovated baths, a completely new septic system and new vinyl siding. The location offers convenient access to Yale, downtown New Haven and Rt. 15. Award winning school system!!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	3,404 sq ft	77,101	1960	2/1/2024	\$939,000	\$276
 <p>4 Active • <i>New, Active: 2/2/2024</i> <i>MLS ID: 170622379</i></p> <p>912 Greenway Rd</p> <p>This is a fantastic home to rent. A spacious Ranch set on a beautiful level lot in an award-winning school system. This immaculate home has wood and tile floors throughout except for the Primary Bedroom. You will be so comfortable in the large Living Room with a fireplace, along with the Dining Room overlooking the serene and private yard. The eat-in Kitchen includes granite counters, an island cooktop, freshly painted cabinets and is fully appliances. Adjacent to this is a room with many uses such as an office, den or a playroom, while nearby is a Sunroom and Patio for your outdoor enjoyment. The spectacular, circular Great Room has a cathedral ceiling and an abundance of windows to relax while looking at the natural surroundings. In the lower level you will find the laundry area, tiled floor, plenty of storage with a walk out to the garage. This location is close to shopping, highways, medical facilities, Yale and downtown New Haven. **Note that the temporary fence will be removed and will no longer be allowed.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,848 sq ft	74,923	1961	2/2/2024	\$3,200 mo.	\$2
 <p>5 Active • <i>New, Coming Soon: 2/9/2024</i> <i>MLS ID: 170615457</i></p> <p>101 Pease Rd</p> <p>This charming 4-bedroom colonial is situated on a generous 1.51-acre level lot and has been owned by the same person for almost 50 years. The front entry foyer w/slate tile floor leads to a functional floor plan, including formal living and dining rooms with crown molding and hardwood floors. The family room features exposed beams, built-in bookcases, and a wood-burning fireplace for those colder winter months. The kitchen has a thoughtful layout which includes a breakfast/eat-in area with sliders to a large deck overlooking a peaceful and expansive backyard. This property backs up to CL&P property, offering a truly private setting. A convenient mudroom area steps up from the two-car garage with laundry area and staircase to a bonus room on the upper level. Upstairs, you'll find four bedrooms and two full baths, providing comfortable living arrangements. You'll appreciate the comfort of central A/C and peace of mind with an automatic generator. The property boasts a prime location, just a stone's throw away from Pease Place Community Playground and Athletic Field, and scenic walking trails. Enjoy the convenience of easy access to Yale, downtown New Haven, shopping areas, Route 15, and Route 8. In addition to its appealing features, this home is part of an award-winning school district; a 2 minute drive to Amity High School.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/3	2,999 sq ft	65,775	1973	2/9/2024	\$540,000	\$180

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>6 ● Active • <i>Notice of Lis Pendens, New, Active: 1/25/2024</i> <i>MLS ID: 170620900</i></p> <p>9 Perkins Rd</p> <p>Experience luxury living in this exquisite Garceau-built colonial, nestled on a sprawling 2.20-acre site in the heart of Central Woodbridge. Boasting over 8,000 sqft of unparalleled craftsmanship, this home is a work of art. Hardwood floors grace every corner, leading to 4 bedrooms, including a primary suite with a full bath and walk-in closet, mother-in-law with own entrance and full bath. The family room with a fireplace, custom kitchen, sunlit breakfast nook, and a beautiful sunroom make everyday living a joy. Enjoy outdoor bliss with an in-ground pool, patio, and deck on this private lot. Conveniently located for easy access to Yale, downtown New Haven, and major routes. With a gazebo, 3-car garage, and turnkey condition, this property is a dream. The stunning entryway welcomes you with a one-of-a-kind chandelier, adding to the allure of this luxury home. The owner is open to including furniture, making this an exceptional opportunity to own a true masterpiece. Don't miss out on the chance to call this impeccable property home!</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	4/6	8,097 sq ft	95,832	1995	1/25/2024	\$1,520,000	\$188
 <p>7 ● Active • <i>New, Active: 2/7/2024</i> <i>MLS ID: 170623123</i></p> <p>15 Rimmon Rd</p> <p>Absolutely Gorgeous!! Come see this vintage 4 bedroom colonial which has been extensively renovated throughout! It sits on a beautiful lot which contains 1.14 acres in total. This home features loads of charm and character with gleaming hardwood flooring, custom trim and millwork and a lovely lead glass window in the dining room. The stunning kitchen, with quartz countertops and stainless steel appliances, open up to the dining room along with access to the first floor laundry room. As you enter, you will enjoy the light and bright living room which features a beautiful fireplace with a gas insert. The first floor also features a primary bedroom with a renovated full bath and a separate office/den area. On the second floor you will find 3 additional spacious bedrooms and a large hall bath. The surprise is on the third floor/attic which offers space for a home office, playroom or additional bedroom space! Some of the major improvements include: a new roof; new thermal replacement windows; new hardwood flooring in the primary bedroom and kitchen; new central air conditioning; a new hot water heater; a new custom kitchen; renovated baths; refinished wood flooring; a new mini-split in the primary bedroom and complete interior and exterior painting! This property consists of two parcels...15 Rimmon Road (.64 Acre) and 8 Pease Road (.50 acre). They must convey together. Very convenient access to Yale, downtown New Haven, shopping and Rt.15. Award winning school system.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/2	2,131 sq ft	49,658	1937	2/7/2024	\$569,000	\$267
 <p>8 ● Active • <i>New, Active: 12/7/2023</i> <i>MLS ID: 170613591</i></p> <p>124 Seymour Rd</p> <p>Hard to find 12.58 Acre parcel with potential for subdivision!!! Keep as one large property or subdivide! Currently this site is improved with a 3 bedroom antique colonial. A full survey of site has been completed and is available. Map of possible subdivision is for illustration purposes and no subdivision has been submitted or approved. Buyer to due their own due diligence. Property being sold in as-is condition. Also listed as a land listing MLS #170510428. Please do not drive up driveway without a confirmed appointment. See also Land listing MLS #170585847.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,589 sq ft	547,984	1800	12/7/2023	\$549,000	\$346
 <p>9 ● Active • <i>New, Active: 1/23/2024</i> <i>MLS ID: 170620513</i></p> <p>14 Hillcrest Dr</p> <p>Welcome to Regency at Woodbridge the new luxury Active Adult community by Toll Brothers. This is the Silliman a two story townhome with primary bedroom on the main floor and two bedrooms up and a loft. Rightsizing your life starts here! Thoughtfully appointed with features like a six foot seated walk-in shower in the primary bath, an expansive great room, perfect for entertaining or curling up in front of the linear fireplace with a book. Designer appointed features selected so you can simply turn the key and unpack: quartz counttrtops, hardwood through the first floor, KitchenAid stainless steel And located just steps away from the pool and club house. Come see what it means to live like you're on vacation every day!</p> <p><i>Listing Courtesy of Thomas Jacovino</i></p>	Condo/Townhouse/Apt.	3/3	2,028 sq ft	-	2024	1/23/2024	\$665,995	\$328

New Listings: 10 (cont.)



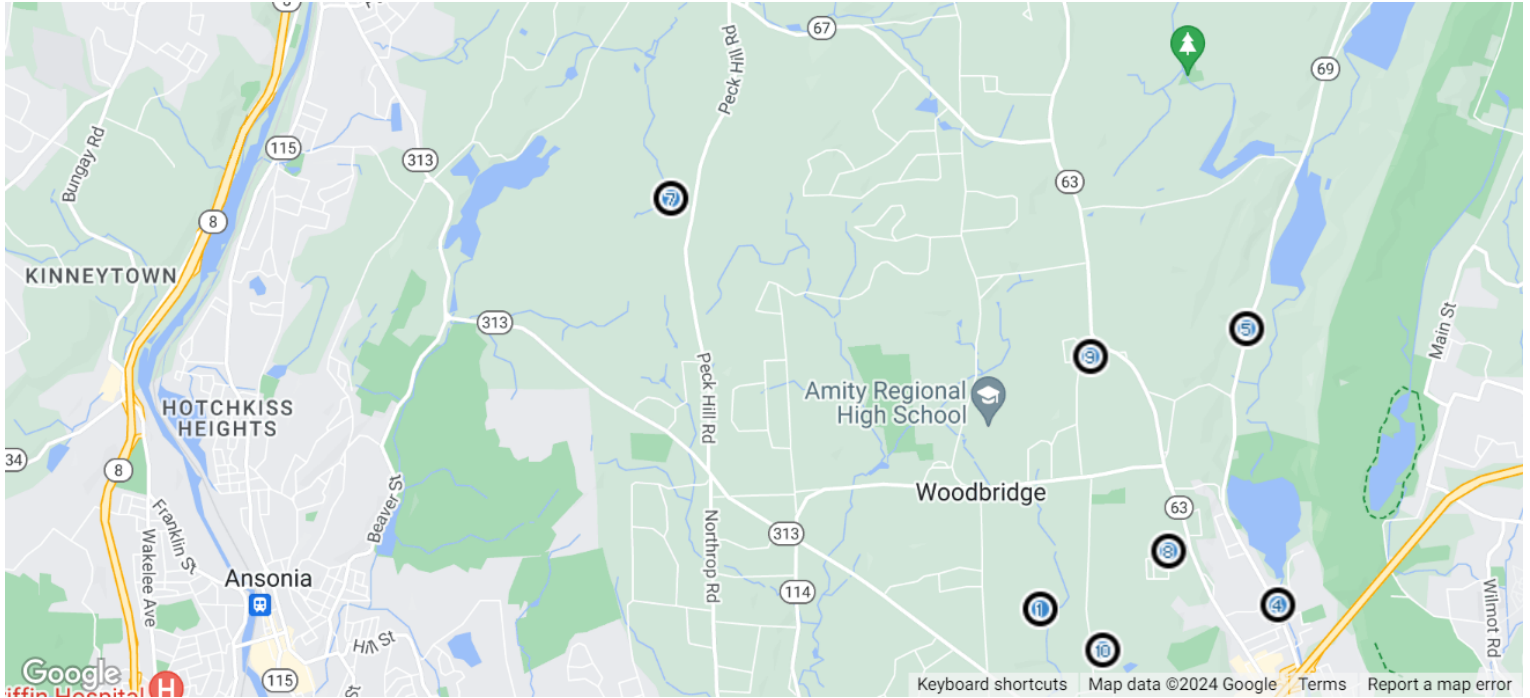
10 ● **Active** • *New, Active: 12/12/2023* *MLS ID: 170614642*

144 Ford 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	4/4	3,780 sq ft	76,230	2023	12/12/2023	\$1,269,000	\$336

144 Ford Road is an incredible home to be built in the town of Woodbridge. With over 3700SqFt, this Farmhouse styled home offers amazing curb appeal and all of the modern finishes that you expect from a present-day new construction house. From the oak floor and black metal roof to the grand living room with a 2 story ceiling opened to the second floor, Ford road will be built to impress. There are 4 total bedrooms and 3 1/2 bathrooms, including a main floor bedroom with a full bath. The primary suit offers a large walk-in closet, full bath and optional rooftop deck! Call today to discuss all options to customize this home to suit your needs.

Listing Courtesy of Preston Gray Real Estate



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.
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1 **Pending** • Under Contract as of 2/10/2024 *MLS ID: 170620942*
29 Dales Dr Single Family 4/5 5,180 sq ft 139,827 1/28/2024 \$936,000 2/10/2024 \$181




Welcome to the perfect combination of spacious elegance & comfort in this tastefully decorated, single-owner home! This magnificent center hall colonial is set on 3+ acres at the end of a central, premier Woodbridge cul de sac. Southern exposure radiates natural light throughout the interior & warms the hardwood flooring, which graces all corners of the house. New owners will delight in the ubiquitous updates made, such as the dine-in kitchen, totally remodeled in 2018 w/ new appliances & quartz countertops. The expansive front-to-back family room, sits open to the kitchen & beckons w/ its floor-to-ceiling built-ins that surround the mantled fireplace & create a cozy ambiance for gatherings. Entertaining here is effortless as these rooms each flow seamlessly via French doors to the Trex deck & stone patio, added in 2017. The bedrooms upstairs are generously sized, offering a retreat for each resident; Especially the primary suite, a true sanctuary, complete w/ an attached office, 2 walk-in closets, & a stunning primary bathroom w/ shower & soaking tub. The walk-up attic is a hidden gem, offering an abundance of storage space or the potential to expand. Descend into the vast finished, walk-out basement, a versatile space for recreation or even a work-at-home studio. Additional bonuses include bedroom-level laundry & a 3-car, finished garage w/ Polyaspartic floor. Impeccably maintained & thoughtfully upgraded, this residence offers the ideal balance of luxury quality & comfort.

Listing Courtesy of Coldwell Banker Realty




Pending: 10 (cont.)

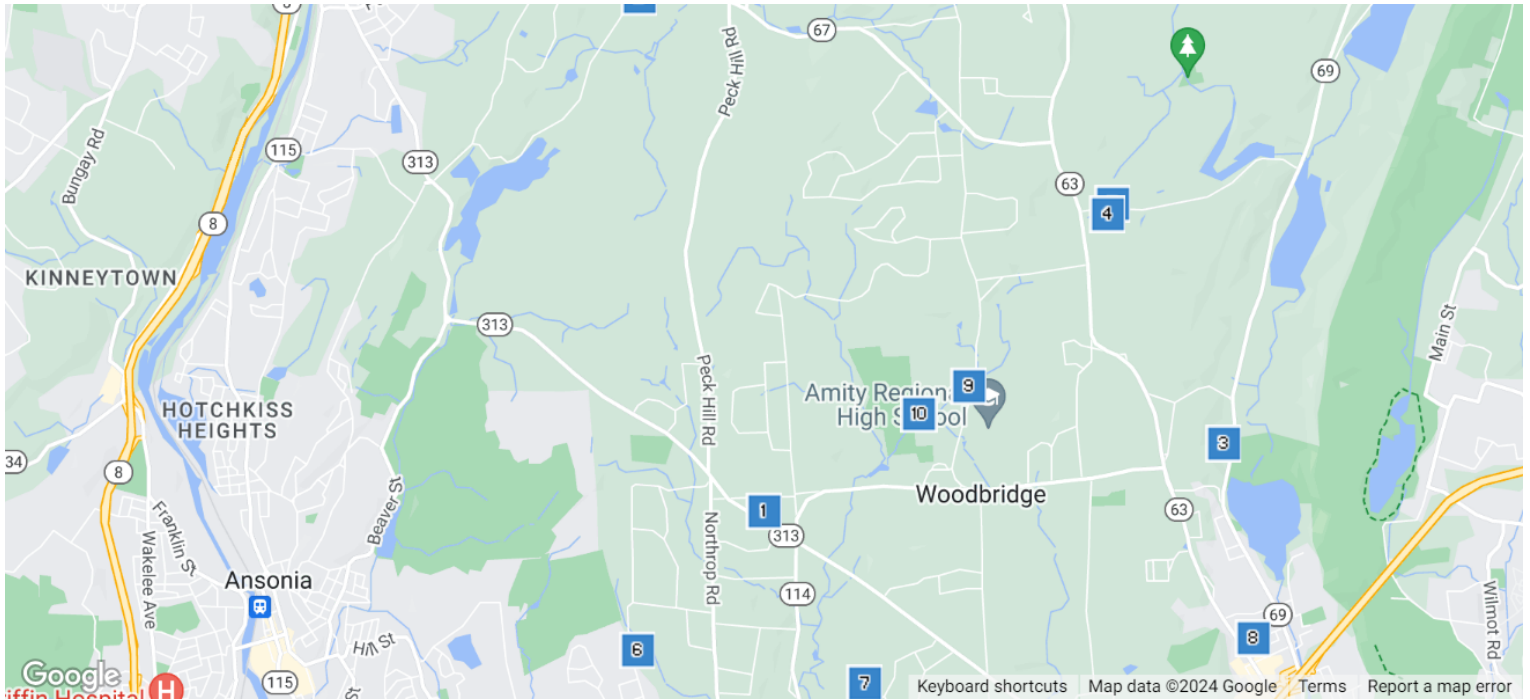
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.	
	2 ⦿ Pending <i>*Under Contract - Continue To Show as of 1/25/2024</i> MLS ID: 170617944								
	11 Ansonia Rd	Single Family	4/4	3,048 sq ft	66,211	1/17/2024	\$648,900	1/25/2024	\$213
	<p>Nestled in a prime location, this cherished colonial, under single ownership, spans 3,048sqft w/ 4 bedrooms & 3.5 baths. An array of updates since 2018 enhances the appeal, including vinyl siding, a 2020 remodel of the primary bath, & complete kitchen transformation in 2022. Enter via an attractive paver stone walkway leading to a covered front porch w/ southern exposure for sun all day. Inside, the entrance foyer beckons w/ convenient powder room & handsome HW floors leading to interconnected formal living & dining rooms, also bathed in natural light. The stylish kitchen features new HW floors, cabinets, granite counters, appliances, & French doors to the deck. The main level is further enriched by a spacious family room boasting a vaulted skylit ceiling, brick-mantled fireplace, & more French doors to the deck. 2 bedrooms, each w/ dedicated baths, offer a touch of luxury. Notably, the primary suite stands out for its expansive layout, towering ceiling, walk-in closet, slider to a personal balcony, & a lavish bathroom w/ a glass shower & an elegant soaking tub. Another bedroom, accessed via a private stairwell, ensures privacyâideal for guests or other adult occupants. Abundant storage options include a large lower level, ready for expansion, an attic, & an attached 2-car garage. Enjoy year-round privacy on the rear deck overlooking the open & level backyard bordered by trees. This home effortlessly combines convenience, comfort, & style for a lifetime of cherished memories.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	3 ⦿ Pending <i>*Under Contract - Continue To Show as of 1/12/2024</i> MLS ID: 170617212								
	66 Country Club Dr	Single Family	4/3	3,276 sq ft	65,340	1/5/2024	\$689,900	1/12/2024	\$211
	<p>Discover the epitome of charm in this 4-bed, 2.5-bath Colonial residence with captivating landscaping and exceptional curb appeal. A Belgium block and circular driveway set the stage for a grand entrance. Rich dark-stained hardwood floors add elegance, while two fireplaces provide warmth and character. Kitchen has French doors, leading to a brick patio overlooking a private yardâa perfect retreat to the in-ground pool. Modern convenience meets luxury with Sub-Zero refrigerator, stainless steel dishwasher, eat-in kitchen area, and adjacent laundry/ mudroom area. This home also includes a whole home generac generator Experience the perfect blend of style and functionality in this Colonial gem! Conveniently located near Route 34, Route 15, Shops, and Yale. Award winning school system!</p> <p><i>Listing Courtesy of Houlihan Lawrence WD</i></p>								
	4 ⦿ Pending <i>*Under Contract as of 1/30/2024</i> MLS ID: 170599345								
	1715 Litchfield Tpke	Single Family	3/2	1,514 sq ft	11,761	9/25/2023	\$349,975	1/30/2024	\$231
	<p>BEST BUY IN TOWN! ASK YOUR LENDER about CHFA TIME TO OWN: forgivable down payment assistance for qualified first-time buyers. Get into Woodbridge and AMITY SCHOOLS at a SUPER affordable price! Value priced to sell; all the heavy lifting has been done for you! Vinyl siding, roof, windows, insulation, gas furnace and hot water heater have all been replaced. Economical natural gas heat with public water and public sewer! Natural gas hot water heater just 4 years old. All new Pex plumbing and 200-amp electrical service. Updated eat in kitchen with stainless appliances with pass through to spacious dining area. Ceiling fans in each room. Living room has French doors to the unheated front porch-a great place to store the toys out of sight, or a seasonal home office or simply a peaceful space to get away from it all! Main level laundry hookups so you need never to go to the unfinished basement, which could be a terrific workshop - plenty of space with all the mechanicals on the main level! Remodeled baths, too, with half bath on the main level and full bath upstairs with the 3 bedrooms. Primary bedroom has a walk-in closet plus two more closets for ample storage. HUGE .27 acre lot with loads of space to play or plant a bountiful veggie garden! Convenient location:you can walk to shops, restaurants, park and bus line. Commuters delight just minutes to Parkway and downtown New Haven. COME SEE 1715 LITCHFIELD TURNPIKE TODAY AND YOU COULD BE IN YOUR OWN NEW HOME IN WOODBRIDGE TOMORROW!</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.
 <p>5 Pending • <i>Under Contract as of 1/9/2024</i> MLS ID: 170617023</p> <p>1932 Litchfield Tpke</p> <p>The James Darling house circa 1840. Step into the embrace of history with this captivating James A. Darling home, a historic Greek Revival cottage situated on 1.93 acres. Discover a perfect blend of nostalgia and modern comfort across 3 bedrooms and 1.5 bathrooms. Elegant wide plank hardwood floors guide you through the space, creating an ambiance of timeless charm. Cozy up by the warmth of two fireplaces, adding character and allure to this historic haven. Your dream home awaits, a symphony of history and contemporary luxury in perfect harmony. Located near shops, Route 15, and Yale. Award winning school system!</p> <p><i>Listing Courtesy of Houlihan Lawrence WD</i></p>	Single Family	3/2	1,200 sq ft	84,070	1/5/2024	\$379,000	1/9/2024	\$316
 <p>6 Pending • <i>Under Contract - Continue To Show as of 2/7/2024</i> MLS ID: 170616818</p> <p>20 Milhaven Rd</p> <p>Welcome to Woodbridge. This charming town has a lot to offer: great school systems, dining, public golf course, shopping, close to New Haven and close to major highways. This 2,400-sf home is located on 1.24 acres. On the main level of the home, you will find: the large eat in kitchen with Cherry wood cabinets, a center island with granite countertops. The living room has a wood burning fireplace perfect for those cold winter nights. Also on the main level is the large master bedroom with a full bath. There is a room being used as a home office that could be used as additional living space. Off the back side of the home there is a sun room with a slider which leads to atrium that encloses the six-person hot tub, this is a perfect way to relax after a long day of work. On the second floor are two bedrooms, each with plenty of closet space also there a full bath. The backyard has a large deck, perfect for those family gatherings. This home has a Generic Generator, this ensures that you will always have all of your utilities working even in the worst storms. There are two sheds that will give you plenty of storage for all your outdoor needs. The seller is willing to give a \$10,000.00 credit at closing. This is an As Is sale. Inspection is for the buyer informational purposes only. see agents remarks.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	2,403 sq ft	54,014	1/3/2024	\$500,000	2/7/2024	\$208
 <p>7 Pending • <i>Under Contract - Continue To Show as of 2/8/2024</i> MLS ID: 170618436</p> <p>9 Nettleton Dr</p> <p>Exquisitely renovated contemporary ranch! Revel in the expansive modern kitchen, adorned with vaulted ceilings, quartz counters, stainless steel appliances, and a sprawling island. The adjoining dining room and sunken family room create an inviting ambiance, bathed in natural light. The generously proportioned family room boasts a large fireplace and exposed beams, infusing the space with distinctive personality. Extend your living and entertaining areas by stepping onto the newly constructed deck through sliders. The living room, also with deck access, offers a versatile and comfortable space. The elegant primary bedroom leaves a lasting impression with its vaulted ceiling, luxurious bath, walk-in closet, and adjacent office, enhancing the property's overall allure. Three additional bedrooms, one featuring an ensuite and walk-in closet, complete the first floor. The lower level provides extra finished space with recessed lighting and carpeting, expanding possibilities for living or entertainment. Updates include a new roof, septic tank, kitchen, four updated bathrooms, hardwood floors, a furnace, two AC units, and fresh paint throughout. This home is a true gem, seamlessly blending modern amenities with timeless charm!</p> <p><i>Listing Courtesy of Houlihan Lawrence WD</i></p>	Single Family	4/4	3,675 sq ft	96,703	1/12/2024	\$839,000	2/8/2024	\$228

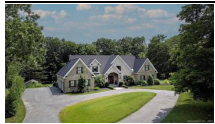
Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>8 Pending • <i>Under Contract as of 2/5/2024</i> <i>MLS ID: 170620924</i></p> <p>5 North Ave</p> <p>Single Family 3/3 2,273 sq ft 54,450 1/25/2024 \$479,900 2/5/2024 \$211</p> <p>Updated Ranch in a great central Woodbridge location. Privately set back in a quiet neighborhood, minutes to shopping, highways, the JCC and only 5 miles to the Yale community. The ranch home has been remodeled in 2021 and offers a bright open floor plan with 1900 sq ft on the first floor with an additional approximately 375 sq ft in the lower level which is a walk out. The lower lever can used as an additional gathering or home office. There are 3 bedrooms PLUS a home office on the main level. The office can be an additional 4th bedroom, office or Den. There are also 2 ? baths also the main level.. The enormous kitchen is a BREATHTAKING! Totally updated in 2021 with gorgeous cabinets, breakfast bar, granite counters & newer stainless steel appliances and hood Exhaust system. The huge eating area with vaulted ceilings and skylights, lead to a dining and large open space for a additional dining room or great room for entertaining. This area leads to a sliders onto a great sunny deck. An enclosed patio with a side door to the patio and wonderful big yard. The Living room has a beautiful fireplace. Extra large laundry room. NOTHING TO DO BUT MOVE IN! Updates include; New roof, New kitchen, Central Air, hardwood floors, recent painted interior, and best of all CITY SEWERS!! Detached garage. All set on over an acre of privacy yet minutes to everything. AWARD WINNING AMITY SCHOOL SYSTEM. The Location does not get any better and you can move right in and start living!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>9 Pending • <i>Under Contract - Continue To Show as of 1/24/2024</i> <i>MLS ID: 170618361</i></p> <p>66 N Pease Rd</p> <p>Single Family 3/3 2,100 sq ft 32,670 1/11/2024 \$499,999 1/24/2024 \$238</p> <p>Welcome to Woodbridge and 66 N. Pease Road, This updated 1870 Farmhouse is full of character and charm. Located on a newly cleared and level .75 of an acre, this is a great space for the family to entertain and kids to play. Enjoy the newly installed paver patio which is perfect for those gatherings around the firepit. This 2 story colonial offers over 2000 square feet of living space with freshly refinished hardwood floors & fresh paint. The oversized living room offers a wood burning fireplace and seven windows which makes the room so beautiful & bright. The formal dining room is a perfect size. The kitchen boasts an enormous amount of space waiting to be updated and expanded. Off the kitchen is a screened porch which is perfect for those warm summer nights!!In addition there is an office/guest room with full bath which concludes the first floor. The second floor also offers the refinished hardwood floors in all the bedrooms, plus the master has it's own bath. The hall bath has been fully renovated recently. There is access to the attic area (storage area)from the hall bath. This huge room has unlimited potential to be finished as a playroom or a room of your choice. There is also a detached 2 car garage and a shed on the property. Woodbridge is well know for their excellent school system, large amounts of preserved land & extensive hiking trails.</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>								
 <p>10 Pending • <i>Under Contract - Continue To Show as of 2/3/2024</i> <i>MLS ID: 170616775</i></p> <p>77 Pease Rd</p> <p>Single Family 4/2 2,379 sq ft 113,691 1/18/2024 \$499,000 2/3/2024 \$210</p> <p>-Best and final offers due Monday, January 29th, by 6:00 PM.- Absolutely charming brick gambrel colonial/cape located on a private 2.61 acre lot! First time this special property is being offered on the market!! This lovely home offers incredible opportunities for contractors, landscapers or car enthusiasts as the garage spaces can accommodate at least 5 cars and both the garage and barn have stairs to unfinished loft areas! Wonderful open floor plan with the renovated kitchen being open to the expansive combination living room/dining room area. The first floor also includes an office (with electric heat), the primary bedroom with hardwood flooring and a cedar closet, a renovated bath and an additional first floor bedroom. The second floor offers two spacious bedrooms and a full bath. Some of the special features of this home include: exposed beams, archways, custom trim and millwork, a stone fireplace in the living room, central air-conditioning, propane heat, some replacement windows, a newer roof and an enclosed porch. Needs TLC but worth the efforts! There's an adjacent 5.25 acre lot (18 Jeremy Garden Lane) also available for sale for \$139,000. See MLS #170616808. Close proximity to Pease Place Community Playground/Park, recreation fields and walking trails! The location offers convenient access to Yale, downtown New Haven, shopping, Route 15 and Route 8! Award winning school district!!. There are utility easements and right of way on the property!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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1 Closed • Sold Date: 12/13/2023, MLS Listing 170560368: 4/13/2023 *MLS ID: 170560368*

14 Westward Rd Single Family 4/5 4,840 sq ft 97,574 2018 12/13/2023 \$1,400,000 \$289




Welcome to 14 Westward Road! A rare opportunity to purchase this custom built 5 year young colonial located on gorgeous manicured 2.24 acre lot in Central Woodbridge. This stunning home is for the most discriminating buyer who appreciates unrivaled quality craftsmanship and luxurious finishes. As you enter through 8" solid Mahogany double doors into a 2 story foyer appointed with Italian marble floors, oak and iron staircase and exposed wood beams, you will immediately recognize the exquisite design and unparalleled quality. This home was designed for seamless indoor and outdoor entertaining with relaxed living spaces and an open floor plan. The spectacular chef's kitchen is appointed with Candlelight Quartersawn Oak Cabinets, natural stone quartzite countertops, a dual fuel La Cornue range w/double oven, stainless-steel appliances, Italian porcelain tile floors and a walk-in pantry. The spacious family room features a natural stone fireplace with gas insert which opens up to a multi-level covered composite deck and 2 limestone patios. Exceptional spaces for outdoor entertaining! Other special features include: a Bain Ultra Hydro Massage tub and walk-in shower in the primary bath; structural preparation for an elevator to all 3 levels; full basement with 9" ceilings; 2 unfinished spaces on the 2nd floor for future expansion; a pool site; 5 bedroom septic design & City Water. Award winning school district. Proximate to Yale & downtown New Haven. See Video and Feature list!

Courtesy of Coldwell Banker Realty

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.
	2 ■ Closed	*Sold Date: 12/5/2023, MLS Listing 170603459: 10/12/2023 <i>MLS ID: 170603459</i>						
25 Acorn Hill Rd	Single Family	3/2	1,468 sq ft	70,567	1957	12/5/2023	\$459,000	\$313
<p>Discover your dream home at 25 Acorn Hill, Woodbridge, CT. This inviting residence offers 1,468 sqft of beautifully renovated living space, with 3 bedrooms and 2 full bathrooms to accommodate your every need. Nestled on a serene 1.62-acre lot, this home provides the ultimate in privacy and tranquility. Step inside to find a meticulously maintained interior, thoughtfully updated to meet modern expectations. The spacious living areas are filled with natural light, creating a warm and inviting atmosphere for your daily life and entertaining. The stunning kitchen is a true centerpiece, boasting top-of-the-line appliances, ample storage, and stylish finishes. It's a chef's delight and the heart of the home for family and friends. With three well-appointed bedrooms, there's plenty of space for rest and relaxation. The two full bathrooms are elegantly designed, providing comfort and convenience. This property is a nature lover's paradise, surrounded by lush greenery and mature trees. You'll enjoy the peace and quiet of your expansive yard, offering endless opportunities for outdoor activities and gardening. The attached two-car garage adds an extra layer of convenience and functionality to this exceptional home. 25 Acorn Hill is not just a house; it's a sanctuary, a place where you can escape the hustle and bustle of daily life and truly unwind. Located in Woodbridge, CT, you'll have easy access to local amenities, schools, and more.</p> <p style="text-align: right;"><i>Courtesy of Houlihan Lawrence WD</i></p>								
	3 ■ Closed	*Sold Date: 11/17/2023, MLS Listing 170591304: 8/16/2023 <i>MLS ID: 170591304</i>						
12 Bishop Dr	Single Family	4/4	3,398 sq ft	90,604	1968	11/17/2023	\$585,000	\$172
<p>Welcome to 12 Bishop Drive. A wonderful 4 Bedroom Colonial with loads of charm and character located at the end of a Cul De Sac in a most convenient Woodbridge Location. This beautiful home was built on a great, private 2.08 acre site with stone walls and plenty of yard area for outdoor entertaining and recreational amenity. You are greeted by a charming entry foyer which leads to both the Living Room and Kitchen. The front to back living room features wide plank oak floors, built-in corner cabinets and access to the lovely screened porch with brick flooring and vaulted ceilings. The spacious eat-in kitchen opens to the family room and features granite countertops, a gorgeous brick fireplace, an eat-in area and a breakfast bar! The light and bright family room boasts vaulted ceilings, walls of glass, skylights and exposed wood beams! Off the kitchen and family room you will find a fantastic mudroom which has a second front entrance and access to the 2 car garage. The large primary bedroom offers tons of closet space and has a stunning primary bath with a soaking tub, walk-in shower and double vanity. There are 3 additional generous sized bedrooms all with beautiful hardwood flooring. The second floor is completed with a loft/sitting room in the hallway and an oversized laundry room. The lower level has a great family room/recreation room & full bath. City Water!! The location offers convenient access to Yale, downtown New Haven and Route 15. Award winning school district!!</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>								
	4 ■ Closed	*Sold Date: 12/19/2023, Public Record <i>MLS ID: -</i>						
12 Dillon Rd	Single Family	3/2	2,048 sq ft	78,408	1955	12/19/2023	\$490,000	\$227

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>5 Closed • Sold Date: 11/21/2023, MLS Listing 170595016: 9/15/2023 <i>MLS ID: 170595016</i></p> <p>15 Dillon Rd</p> <p>Single Family 4/3 3,519 sq ft 65,775 1955 11/21/2023 \$545,000 \$155</p> <p>Vermont in Connecticut!! Seamlessly blending modern luxury with natural beauty and accessibility, this colonial gem offers a lifestyle of tranquility, convenience, and endless opportunities. Discover elegance and comfort in this exquisite 4-bedroom colonial home adorned with captivating stone pillars at the curved driveway's end. Inside, an open floor plan with new Luxury Vinyl planking throughout the main level, seamlessly connects the Living Room, Family Room, and Dining Room, creating a perfect space for gatherings and entertainment. The Family Room boasts a wood burning stove and sliding doors that open to a picturesque wrap-around porch, inviting the beauty of nature indoors. Indulge in the luxury of a Primary En-Suite featuring a spacious full bathroom and a convenient walk-in closet. Discover a world of outdoor adventures as this property abuts The Water Company's 2000 acres, offering direct access to miles of Sperry Falls hiking trails. With an award-winning school system, you can provide the best education for your family. Enjoy the convenience of nearby shops, restaurants, and the prestigious Yale University. This residence harmonizes luxury, comfort, and convenience in one perfect package! ~First floor Bathroom newly remodeled, ~Interior freshly painted, ~ New air conditioning compressor. 2023</p> <p><i>Courtesy of Houlihan Lawrence WD</i></p>								
 <p>6 Closed • Sold Date: 12/19/2023, MLS Listing 170605015: 10/19/2023 <i>MLS ID: 170605015</i></p> <p>65 Ford Rd</p> <p>Single Family 4/3 2,352 sq ft 91,040 1996 12/19/2023 \$570,000 \$242</p> <p>Enter through 65 Ford Road's front door and immediately feel at home! This custom built, original-owner colonial sits on over 2 acres with a beautifully private yard. The main level layout includes a large living room, dining room, newer kitchen (2017) with quartz countertops, breakfast nook, family room, half-bath, and laundry/mudroom leading out to the 2-car garage. Upstairs is a primary bedroom suite with updated full bathroom (2019) and walk-in closet, followed by another full bath with new shower/tub (2019), and 3 additional bedrooms with great closet space of their own. A partially finished lower level with laminate Pergo flooring provides plenty of space for both recreation and storage. The property is a gem, with a composite deck overlooking a level backyard surrounded by wood line. An underground electric fence is in place for your furry family members. Two storage sheds are included for storing your tools and patio furniture. The home's other recent investments include: new roof (Nov 2021), new septic tank, new furnace (2019), newer well tank, updated garage door motors, generator-ready electric panel, recessed lighting, and more. With its serene nature and trails, neighboring community farm, vineyard, award-winning Amity school system, and convenient proximity to larger cities, Woodbridge is a fantastic place to call home.</p> <p><i>Courtesy of Preston Gray Real Estate</i></p>								
 <p>7 Closed • Sold Date: 1/10/2024, MLS Listing 170590218: 8/10/2023 <i>MLS ID: 170590218</i></p> <p>11 Hunters Rdg</p> <p>Single Family 5/5 6,133 sq ft 80,150 1997 1/10/2024 \$935,000 \$152</p> <p>Seller is relocating. This extraordinary colonial masterpiece invites you into a world of refined elegance. Spanning 5,226 sq ft above grade on 1.84 acres, this home is a blend of craftsmanship and luxury. A soaring arch upheld by stately pillars guides you to the bright foyer with a sweeping staircase. Entertain with grace in the formal dining room, graced by an exquisite tray ceiling, or unwind in the inviting living room enhanced by the warmth of a wood-burning fireplace. Positioned at the rear of the home, an expansive family room unfolds seamlessly into an even more spacious kitchen, replete with a charming breakfast area, a central island breakfast bar, and a commodious pantry. The pinnacle of grandeur awaits in the great room, where dramatic windows and celestial skylights converge, suffusing the vast expanse with an infusion of radiant sunlight. An entertainer's haven, this space is adorned with a complete wet bar, a built-in entertainment center, and dual sets of glass doors that unveil the sprawling rear patio—a testament to alfresco gatherings. Upstairs, 5 bedrooms feature a grand master with 2 walk-in closets and an office. The lower level offers 907 sq ft of finished space. Outdoor bliss awaits on the porch, deck, and blue-stone patio. Modern comforts include central A/C, hydro air heating, and irrigation systems. A 3-car garage and circular driveway complement this residence designed for carefree living in the acclaimed Amity school district.</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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8 ■ **Closed** • Sold Date: 11/21/2023, MLS Listing 170599427: 9/26/2023 *MLS ID: 170599427*

11 Landin St Single Family 3/3 1,912 sq ft 7,405 1955 11/21/2023 \$519,900 \$272

PHENOMENAL UPDATED HOME! Owner pride SHOWS and GLOWS throughout this creampuff cape! With 1912 sf of impeccably maintained living space and a roomy 2 car garage with double garage doors, front and back, this home is much larger and offers much more than may appear from the street. This one has it all-mechanically and cosmetically updated, inside AND out. And with brand new, no monthly lease cost, transferable solar panels. Enter through the breezeway and decide if you want to use it as a huge mudroom or a home office - great for both with access and views to the fenced, private back yard. TWO kitchens, TWO living rooms with TWO gas fireplaces, TWO separate laundry areas, (one on the main level and another in the lower level), THREE bedrooms and THREE full baths offer versatility for how you want to live! One bedroom on main level, other 2 upstairs. Both kitchens tastefully updated with upscale materials, as are all three full baths. Open floor plan. City water and sewer, too. Newly refinished hardwood floors on main level, 200 amp electrical service, 2021 gas hot water heater, 2009 hybrid Energy Star HVAC system. Hot and cold water in garage. Please read photo captions for additional information by room and make an appointment to see this gem in person - too many updates and upgrades to list here! If you have been looking for a true turn key home, this one checks all the boxes. Truly nothing to do but move into your very own HOME, SWEET HOME! Welcome to WOODBRIDGE VILLAGE!

Courtesy of Coldwell Banker Realty

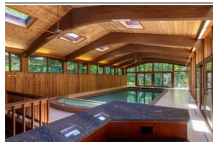


9 ■ **Closed** • Sold Date: 1/17/2024, MLS Listing 170606084: 10/25/2023 *MLS ID: 170606084*

60 Newton Rd Single Family 5/6 6,620 sq ft 117,176 1989 1/17/2024 \$1,037,000 \$157

Stunning Garceau built colonial located on a gorgeous, professionally landscaped, 2.69 acre site in Central Woodbridge! The wonderful open floor plan, along with extensive decking and terraces offers great opportunities for both indoor and outdoor entertaining. A beautiful 2 story foyer leads you to a living room with coffered ceilings and a marble FP. Further in, you will find an inviting 2 story family room with a magnificent floor to ceiling stone FP, French doors leading to the expansive deck. The Chef's kitchen features abundant cabinet space, granite countertops, a large center island and high end stainless steel appliances: (Viking 6 burner gas stove and double oven.) Other first floor rooms include a formal dining room, a home office and sunroom. The second floor features 4 generous sized bedrooms including a master suite with a marble FP, 2 large walk-in closets and master bath. The third floor offers an additional bedroom with a full bath for a possible teen suite or Au Pair quarters. The finished lower level adds 1735 sqft of additional living space with fullbath, kitchenette area and walk out to stone patio. This space offers potential for multi-generational living. The site has been further elevated with stone work: bluestone patio with bar and woodfire grill; stone walls and a stone firepit with greenery throughout. The rear of the property offers bucolic views of the Wepawaug River. The location offers convenient access to Yale, downtown New Haven, Routes 15&8.

Courtesy of Coldwell Banker Realty

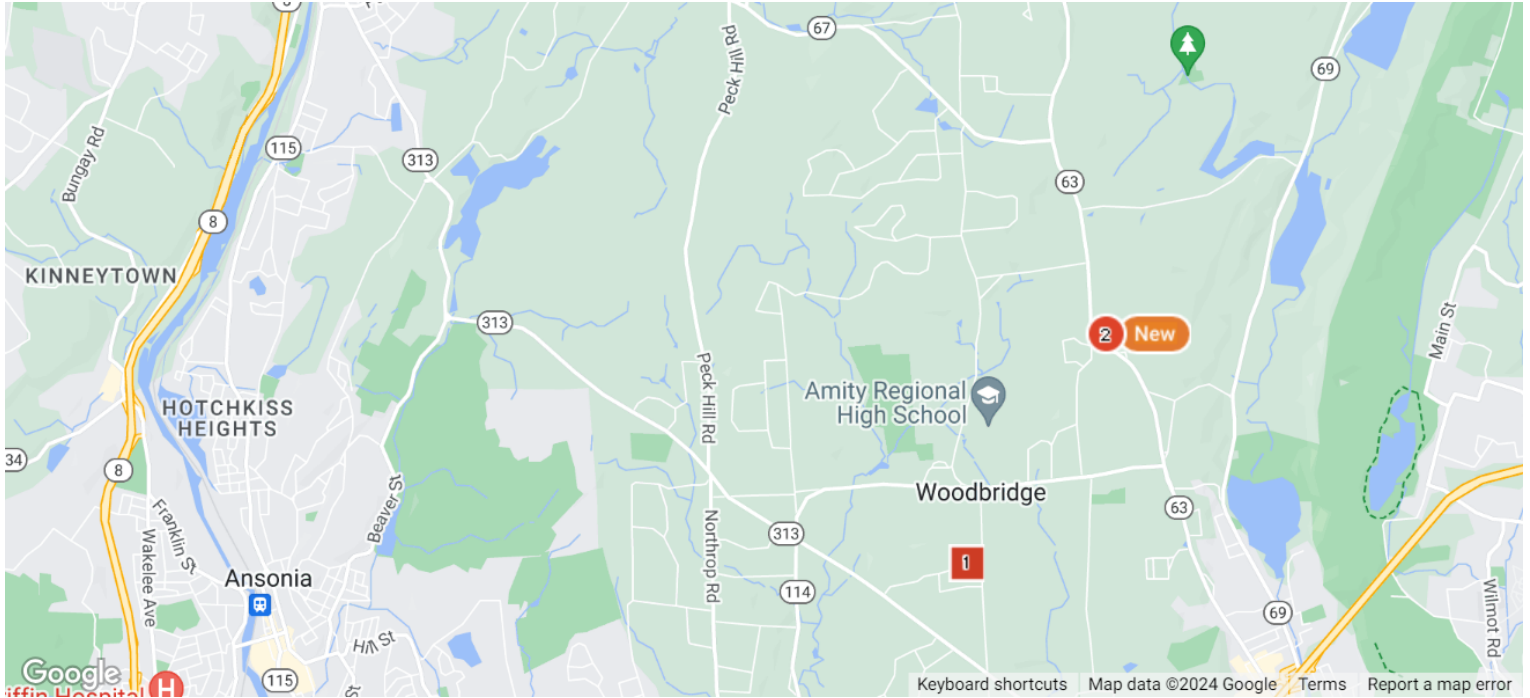


10 ■ **Closed** • Sold Date: 12/22/2023, MLS Listing 170595041: 9/5/2023 *MLS ID: 170595041*



30 Old Mill Rd Single Family 4/6 7,548 sq ft 63,162 1984 12/22/2023 \$972,500 \$129

You will be amazed when you enter this one-of-a-kind contemporary home built by Acorn Deck House Builders, one of the New Haven county's premier home builders. One of the first things you will notice is the beautiful Frank Lloyd Wright style chandelier in the foyer. With it's warm wood trim, walls of glass and open floor plan; you feel as if you're away from it all, but you're so close to everything Woodbridge and New Haven has to offer. The main level features a cook's kitchen with granite countertops, center island with gas cook-top, Subzero refrigerator, double ovens, and tons of cabinets. Behind the kitchen is a large laundry room that leads to the two-car garage. The eating area off the kitchen has sliders with a beautiful view of the back yard and stone patio. The dining room has custom cabinets and China closet to store everything you need for entertaining. The formal sunken living room with walls of glass, skylights and fireplace connects to the eating area. The family room with hardwood flooring leads directly to the pool room and wait until you see this! The pool area is remarkable, with a whirlpool and wet bar. Completely surrounded by glass sliders which can be opened bringing nature inside and the skylights flood the room with natural light. Below the pool room is a full bath and sauna just like being at the spa!

Courtesy of Press/Cuozzo Realtors



Distressed: 2

	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>51 Oak Hill Ln</p> <p>-</p>	Single Family	3/4	2,754 sq ft	71,438	-	1/10/2024	Notice of Lis Pendens	
 <p>2 ● Active • Notice of Lis Pendens, New, Active: 1/25/2024 <i>MLS ID: 170620900</i></p> <p>9 Perkins Rd</p> <p>Experience luxury living in this exquisite Garceau-built colonial, nestled on a sprawling 2.20-acre site in the heart of Central Woodbridge. Boasting over 8,000 sqft of unparalleled craftsmanship, this home is a work of art. Hardwood floors grace every corner, leading to 4 bedrooms, including a primary suite with a full bath and walk-in closet, mother-in-law with own entrance and full bath. The family room with a fireplace, custom kitchen, sunlit breakfast nook, and a beautiful sunroom make everyday living a joy. Enjoy outdoor bliss with an in-ground pool, patio, and deck on this private lot. Conveniently located for easy access to Yale, downtown New Haven, and major routes. With a gazebo, 3-car garage, and turnkey condition, this property is a dream. The stunning entryway welcomes you with a one-of-a-kind chandelier, adding to the allure of this luxury home. The owner is open to including furniture, making this an exceptional opportunity to own a true masterpiece. Don't miss out on the chance to call this impeccable property home!</p> <p style="text-align: right;"><i>Listing Courtesy of eXp Realty</i></p>	Single Family	4/6	8,097 sq ft	95,832	\$1,520,000	1/25/2024	11/29/2023	Notice of Lis Pendens

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