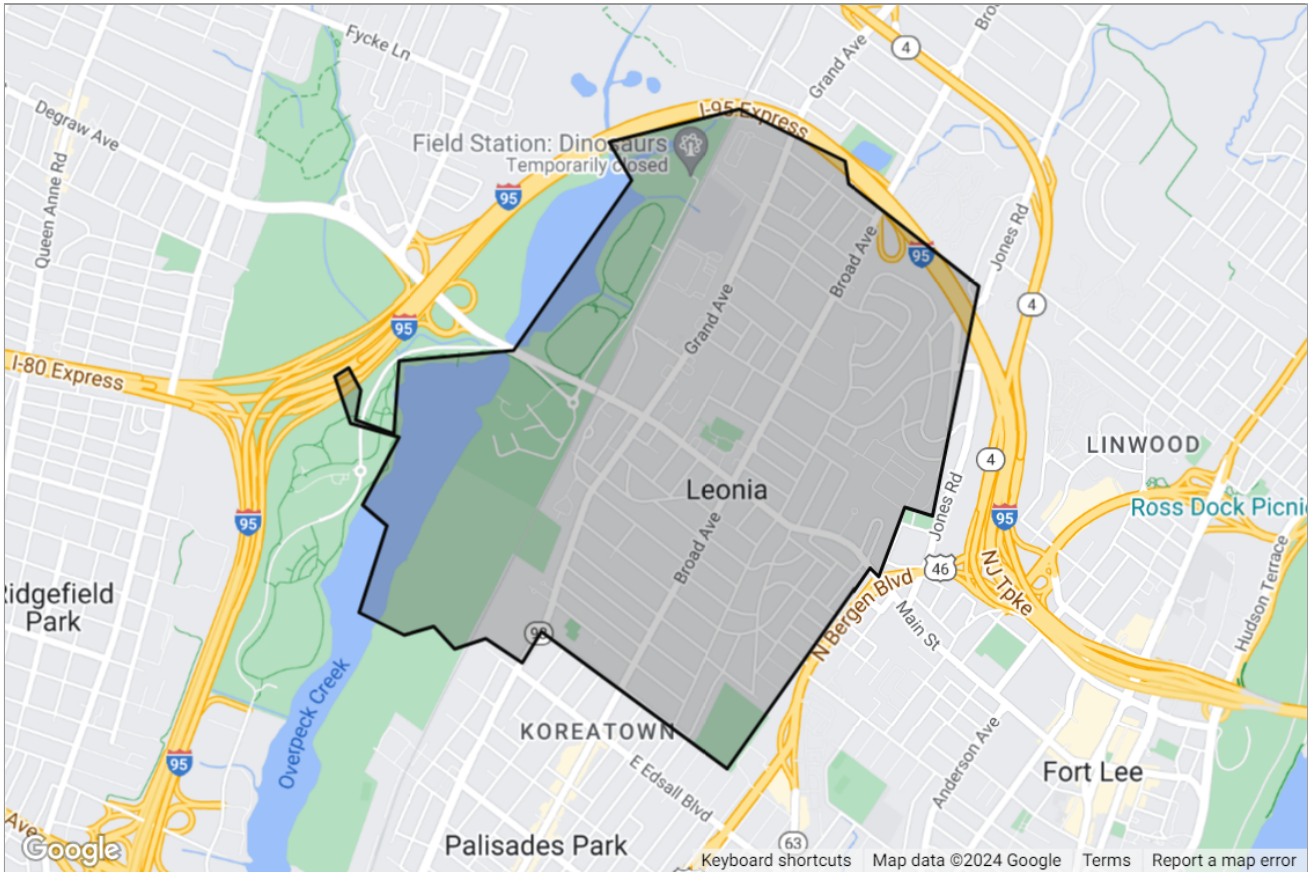


MARKET ACTIVITY REPORT

Leonia, NJ 07605



Presented by

John Park | Broker

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1605 John St
Fort Lee, NJ 07024

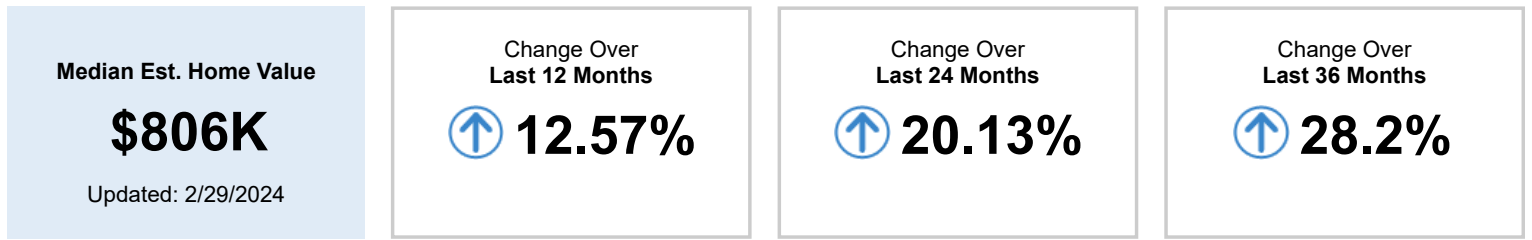
Leonia, NJ 07605

Market Snapshot: Estimated Home Values



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 3/2/2024.

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

Median List Price

\$699K

Updated: 1/31/2024

Change Over
Last Month

 **9.69%**


Change Over
Last 3 Months

 **5.67%**

Change Over
Last 12 Months

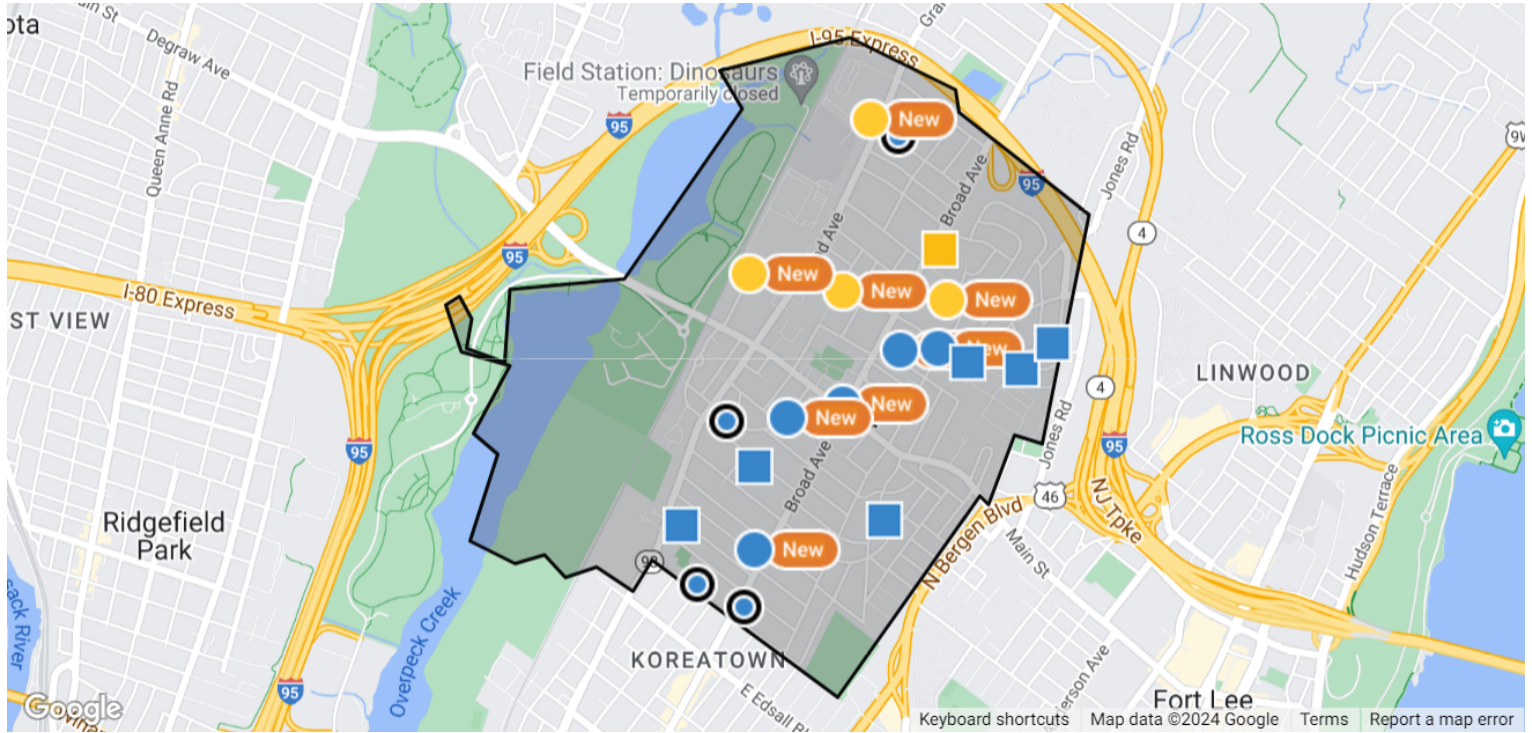
 **8.27%**

Change Over
Last 24 Months




 **10.52%**

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

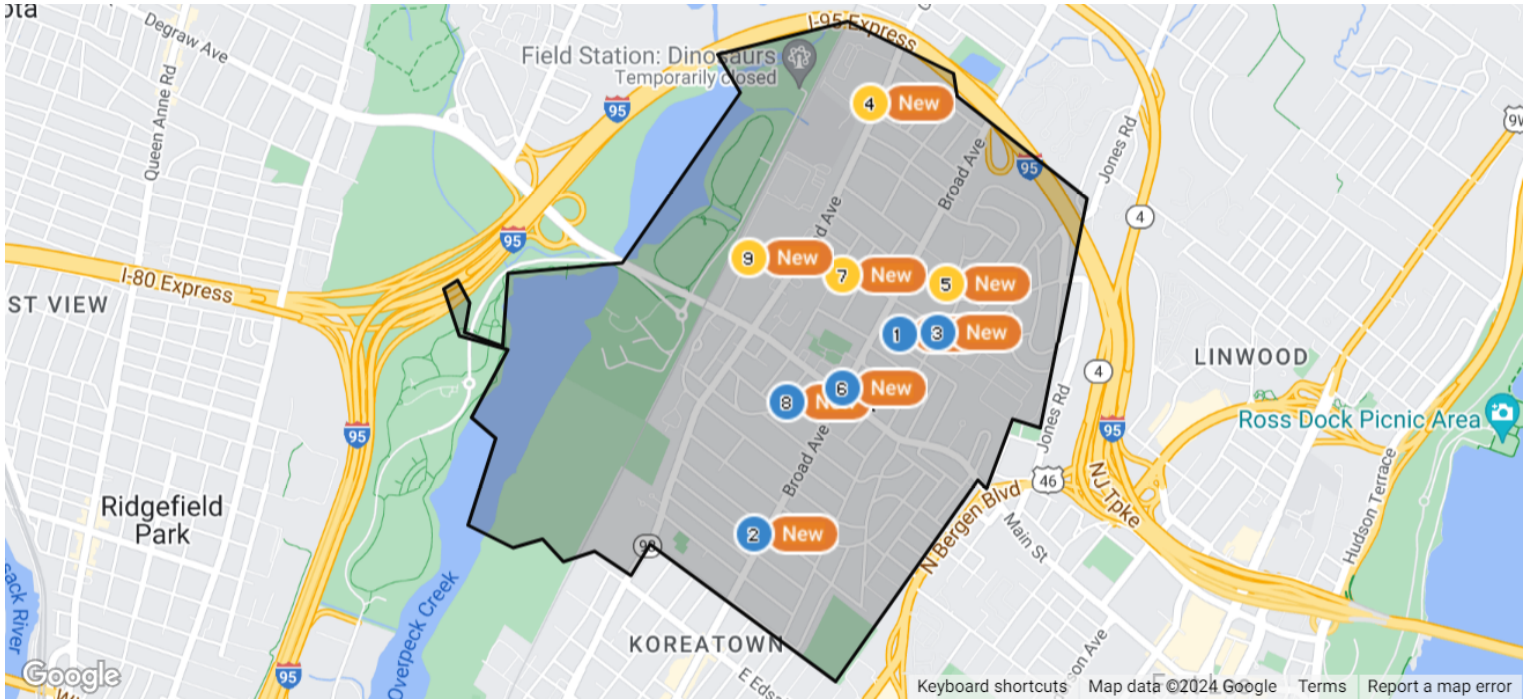
Market Activity Summary Stats





Search Criteria | **Location:** Leonia, NJ 07605; **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 |
|--------------------------------|---|--|--|
| Number of Properties | 9 | 4 | 7 |
| Low Price / Value | \$3,975 | \$450,000 | \$4,600 |
| Median Price / Value | \$549,000 | \$748,500 | \$730,000 |
| High Price / Value | \$1,450,000 | \$819,000 | \$1,080,000 |
| Average Price / Sq. Ft. | \$442 | \$326 | \$320 |
| Median Price / Sq. Ft. | \$377 | \$344 | \$346 |
| Average Days in RPR | 26 | 60 | 88 |
| Median Days in RPR | 22 | 34 | 55 |
| Total Volume | \$4,554,973 | \$2,766,000 | \$4,662,600 |





Leonia, NJ 07605






New Listings: 9

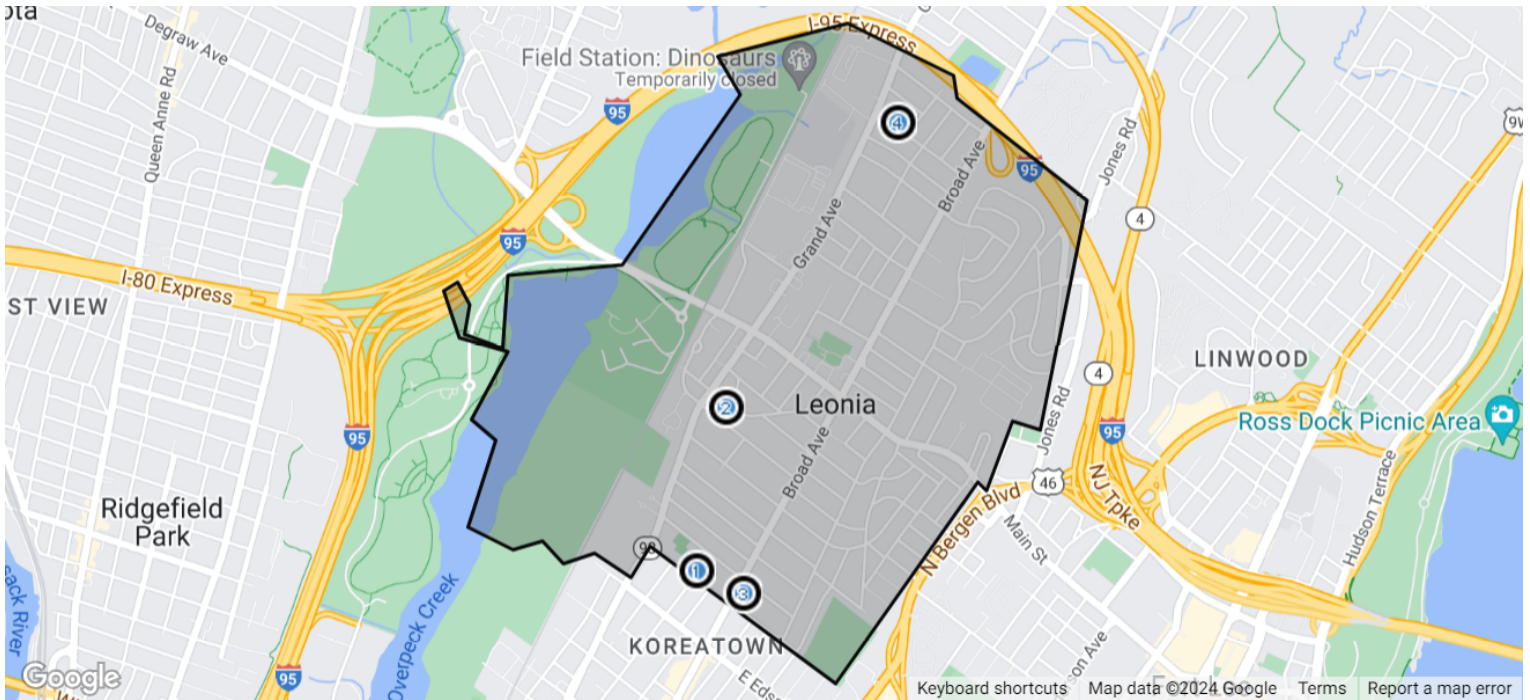
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>1 ● Active • New, Active: 3/1/2024 <i>MLS ID: 24006225</i></p> <p>284 Glenwood Ave</p> | Single Family | 4/5 | 675 sq ft | 6,103 | 1910 | 3/1/2024 | \$1,450,000 | \$2,148 |
| <i>Listing Courtesy of C Land Realty Co. Pal Park</i> | | | | | | | | |
|  <p>2 ● Active • New, Active: 3/1/2024 <i>MLS ID: 24006169</i></p> <p>317 Highwood Ave</p> | Single Family | 4/3 | 2,124 sq ft | 7,501 | 1973 | 3/1/2024 | \$799,999 | \$377 |
| <p><i>*OPEN HOUSE SAT 3/2 & SUN 3/3, 12-3pm*</i> Introducing Residence 317 Highwood Avenue in Leonia, hitting the market for the first time since 1996! This remarkable Sugar Maple Split Raised Ranch boasts a generous layout, flooded with natural light throughout the day. The 1st floor invites you to a large family room, 1 bedroom, 1 bathroom, and double doors to a private patio/backyard. The 2nd floor features 3 bedrooms including an en-suite primary bedroom and 2 full bathrooms. The well-maintained patio provides the perfect setting for outdoor entertaining or simply enjoying a peaceful evening. Let's not forget the exceptional location of this property, located just minutes away from the GW Bridge with easy access to the city. Short distances to all 3 schools in town, Leonia Swim Club, Wood Park, Overpeck Park, restaurants and retails stores. Overall, this home presents a harmonious blend of comfort, convenience, and outdoor allure. Schedule your tour today!</p> <p style="text-align: center;"><i>Listing Courtesy of Exp Realty, LLC</i></p> | | | | | | | | |

New Listings: 9 (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: 2/29/2024</i> <i>MLS ID: 24005993</i></p> <p>425 Grandview Ter</p> <p>Call Jason Pierce 201-397-5888. Turnkey move in ready split level in prime east hill location, on beautiful street close to downtown and NYC transportation. Long list of recent renovations (See video for details) includes reconstruction of backyard with new fencing, landscaping, new patio with fire pit, covered area, & maintenance free deck. New roof, windows, doors, Kitchen, Bathroom, HVAC, floors & subfloors, California Closet, Hunter Douglas shades, water heater, paver driveway, walkway and more. Updated smart lighting, waterproofing, 200 amp elec panel. Can easily be converted back to a 4 bedroom house! Lower level has great ceiling height. The VIRTUAL TOUR link for this listing contains an enormous amount of relevant information including a comprehensive video tour with hidden features & room dimensions, written description, additional photos, floor plans, and a complete interactive 3D model of the home.</p> <p><i>Listing Courtesy of Prominent Properties Sotheby's International Realty-Tenafly</i></p> | Single Family | 4/3 | 2,078 sq ft | 12,001 | 1958 | 2/29/2024 | \$999,000 | \$481 |
|  <p>4 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 24004147</i></p> <p>136 Longview Ave</p> <p>Updated Charming Whole House Rent in Desirable Area of Leonia, 3Bed, 2Bath, Bright Living Rm, Separate Dining Area, Eat-in Kitchen has new Corian Countertops w/New Dishwasher and Hood, Good sized Rooms, Master BR w/Master Bath, Updated Baths w/new toilets and Basins, All Hardwood Floors, Finished Basement has Hugh Family Rm w/New Floors and Laundry, New Heating Furnace and New Windows will save Energy Bills, Newly installed Central AC, New 200 Amps Electricity enables you to charge the Electric Cars, 2 Car Tandem style Garage, Sep Entrance to Backyard to enjoy Barbecues, Great Location to Commute to NYC via Express Bus, Close to the highly rated Leonia High and Middle School, Tenant has to pay 1.5Mth Sec Deposit, 1Mth Broker Fee, and Tenant Insurance, No Pets please.</p> <p><i>Courtesy of Weichert Realtors, Tenafly</i></p> | Single Family | 3/2 | 1,496 sq ft | 5,750 | 1950 | 2/9/2024 | \$3,975 mo. | \$3 |
|  <p>5 ● Active • <i>New, Active: 1/8/2024</i> <i>MLS ID: 24000752</i></p> <p>407 Golf Course Dr</p> <p>This well-maintained colonial in the beautiful East Hill section of Leonia offers 5 bedrooms, 4 full bathrooms and a newly renovated kitchen situated on over 1/4 acre. Enter into the main floor, featuring large living/dining rooms, den with wet bar and backyard access, and large bedroom suite. The renovated eat-in-kitchen features a large countertop with breakfast bar, stainless steel appliances, and access to the backyard. Second floor features a primary suite with ample closet space and en-suite bathroom, 3 large bedrooms, and a full bathroom. The basement floor also offers a full bathroom, 2-car garage, and additional storage rooms. PETS ALLOWED. Pool not included.</p> <p><i>Courtesy of Coldwell Banker, Fort Lee</i></p> | Single Family | 5/4 | 3,201 sq ft | 11,879 | 1984 | 1/8/2024 | \$5,499 mo. | \$2 |
|  <p>6 ● Active • <i>New, Attorney Review in Progress: 12/9/2023</i> <i>MLS ID: 23037089</i></p> <p>313 Elm Pl</p> <p>* Attorney Review in Progress; COME AND VIEW THIS CHARMING AND SUN FILLED 3 BEDROOM, 1.5 BATH CUSTOM EXPANDED COLONIAL STYLE HOME. SITUATED ON A PRIVATE 50 X 100 PROPERTY WITH AN OVER SIZE DETACHED ONE CAR GARAGE. ENTER THE MAIN FLOOR INTO THE FOYER, EXPANDED LIVING RM WITH A WOOD BURNING FIREPLACE, FORMAL DINING RM, EAT IN KITCHEN WITH A SIDE ENTRY TO OUTSIDE. THE 2ND.FLOOR OFFERS THE PRIMARY BEDROOM, HALLWAY FULL BATH/SOT, BEDROOM WITH A SEPARATE OFFICE, 3RD.BEDROOM WITH FULL WALK UP ATTIC ACCESS. THE FULL BASEMENT IS PARTIALLY FINISHED WITH A .5 BATH, LAUNDRY AREA, UTILITIES AND PLENTY OF STORAGE SPACE. GREAT OPPORTUNITY TO PURCHASE A HOME IN THIS GREAT TOWN OF LEONIA!! HOME SOLD IN AN AS IS CONDITION!!CLOSE TO SCHOOLS, SHOPPING AND PUBLIC TRANSPORTATION. A MUST SEE HOME.</p> <p><i>Listing Courtesy of Christie's International Real Estate Group-Mahwah/Saddle River Regional Office</i></p> | Single Family | 3/2 | 1,455 sq ft | - | - | 12/9/2023 | \$549,000 | \$377 |

New Listings: 9 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|----------------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>7 ● Active • New, Active: 2/16/2024 <i>MLS ID: 24004732</i></p> <p>110 Kingsley St</p> <p>Welcome to this lovely, well maintained Single Family House. Located on the most desirable section in the town. All hardwood floor throughout. First level features large bright sunroom. Living room with Wood burning Fire Place. Dinning room. Updated kitchen with S/S appliances. Full Bath, 2nd Level features Three good size bedrooms and Full bath, Full basement with W/D. Fenced back yard, Large L shape deck, Tesla charger installed. Long driveway can fit three cars. Close to all schools. NYC bus stop is one block away.</p> <p><i>Courtesy of Coldwell Banker, Fort Lee</i></p> | Single Family | 3/2 | 1,684 sq ft | 5,101 | 1909 | 2/16/2024 | \$4,300 mo. | \$3 |
|  <p>8 ● Active • New, Attorney Review in Progress: 2/2/2024 <i>MLS ID: 24003334</i></p> <p>105 Oaktree PI</p> <p>* Attorney Review in Progress; Elegant raised ranch home situated in a prime location of Leonia. With the home being walking distance to both elementary school and middle school along with the library and local parks, the location is unmatched. Main floor features raised ceilings with skylights that bring in tons of natural lighting. Both bedrooms on the main floor including the master suite with its ensuite bathroom are all generous in size. Ground floor offers a full and finished area featuring extra rec space, bedroom and full bath. Lastly, spacious backyard is perfect for all forms of gatherings and entertainment.</p> <p><i>Listing Courtesy of C Land Realty Co. Pal Park</i></p> | Single Family | 3/3 | 1,266 sq ft | 5,001 | 1957 | 2/2/2024 | \$739,000 | \$584 |
|  <p>9 ● Active • New, Attorney Review in Progress: 2/9/2024 <i>MLS ID: 24004084</i></p> <p>145 Schor Ave, Apt 1</p> <p>* Attorney Review in Progress; BEAUTIFUL SPACIOUS 3 BRS & 2.5 BATH + DEN. WELL-MAINTAINED TOWNHOUSE UNIT W/ EXCELLENT SPACE - LARGER THAN MOST, H/WOOD FLOORS THROUGHOUT, UPGRADED KITCHEN W/ CUSTOM CABINETS AND BREAKFAST ISLAND. DEN, WASHER/DRYER, A/C UNIT AND WATER HEATER ON GROUND LEVEL. CONVENIENTLY LOCATED NEAR AND WITHIN WALKING DISTANCE TO SCHOOL, PARKS, NYC TRANSPORTATION AND EASY ACCESS TO MAJOR HIGHWAYS.</p> <p><i>Courtesy of Realty 7, Llc</i></p> | Condo/Townhouse/Apt. | 3/3 | 1,680 sq ft | 8,189 | 1997 | 2/9/2024 | \$4,200 mo. | \$3 |



Pending: 4

| | 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 3/1/2024 <i>MLS ID: 24004519</i></p> <p>153 Oakdene Ave</p> <p>LOCATION! LOCATION! LOCATION! ONE BLOCK FROM BROAD AVE./BORDER OF PALISADES PARK. THIS HOUSE HAD UPDATED,KIT WITH GRANITE COUNTER TOP, HARDWOD FLOOR THRU OUT,FINSHED ATTIC WITH HARDWOOD FLOOR CAN BE USED AS OFFICE OR KIDS PLAY ROOM. BEAUTIFUL PARK LIKE BACK YARD. 2 CAR GARAGES WITH ROOM SIZE STORAGE ROOM BEHIND THE GARAGE. LARGE FINISHED BASEMENT FOR EXTRA STORAGE OR PLAY ROOM. WALK TO SHOPS,STORES,RESTAURANTS & ONE BLOCK TO EXPREE BUS STOP</p> <p><i>Listing Courtesy of C Land Realty Co. Pal Park</i></p> | Single Family | 4/3 | 1,976 sq ft | 9,949 | 2/14/2024 | \$819,000 | 3/1/2024 | \$414 |
|  <p>2 Pending • Under Contract as of 2/26/2024 <i>MLS ID: 24004833</i></p> <p>124 Maple St</p> <p>Welcome to this beauty! Nestled on a serene and quiet street, this captivating home offers spacious living and overall natural beauty. The kitchen is adorned with elegant granite countertops and equipped with new stainless steel appliances and heated floors! The kitchen seamlessly flows into the dining room bathed in natural light. The living room boasts gleaming hardwood floors with a picturesque window allowing plenty of sunlight. The Master bedroom suite has a renovated full bath and plenty of closet space for added convenience. 2 additional bedrooms and main bath are located on this floor. The lower level reveals a generous family room and walkout to the backyard. This level also houses an extra bedroom, complemented by a new half bath and a convenient oversized laundry room, 2 offices and a glamour room or 5th bedroom. Enjoy outdoor entertaining on this level, fenced in backyard with new patio and new retainer walls. Also comes with a newer full house generator.</p> <p><i>Listing Courtesy of The Addison Group, Llc</i></p> | Single Family | 4/3 | 2,504 sq ft | 6,599 | 2/17/2024 | \$799,000 | 2/26/2024 | \$319 |
|  <p>3 Pending • Under Contract as of 12/12/2023 <i>MLS ID: 23029988</i></p> <p>111 Broad Ave</p> <p>4 Beds 2 baths, in need of TLC. Property sold AS IS. SUBJECT TO BANK APPROVAL.</p> <p><i>Listing Courtesy of Exp Realty, Llc</i></p> | Single Family | 3/2 | 2,217 sq ft | - | 9/27/2023 | \$450,000 | 12/12/2023 | \$203 |

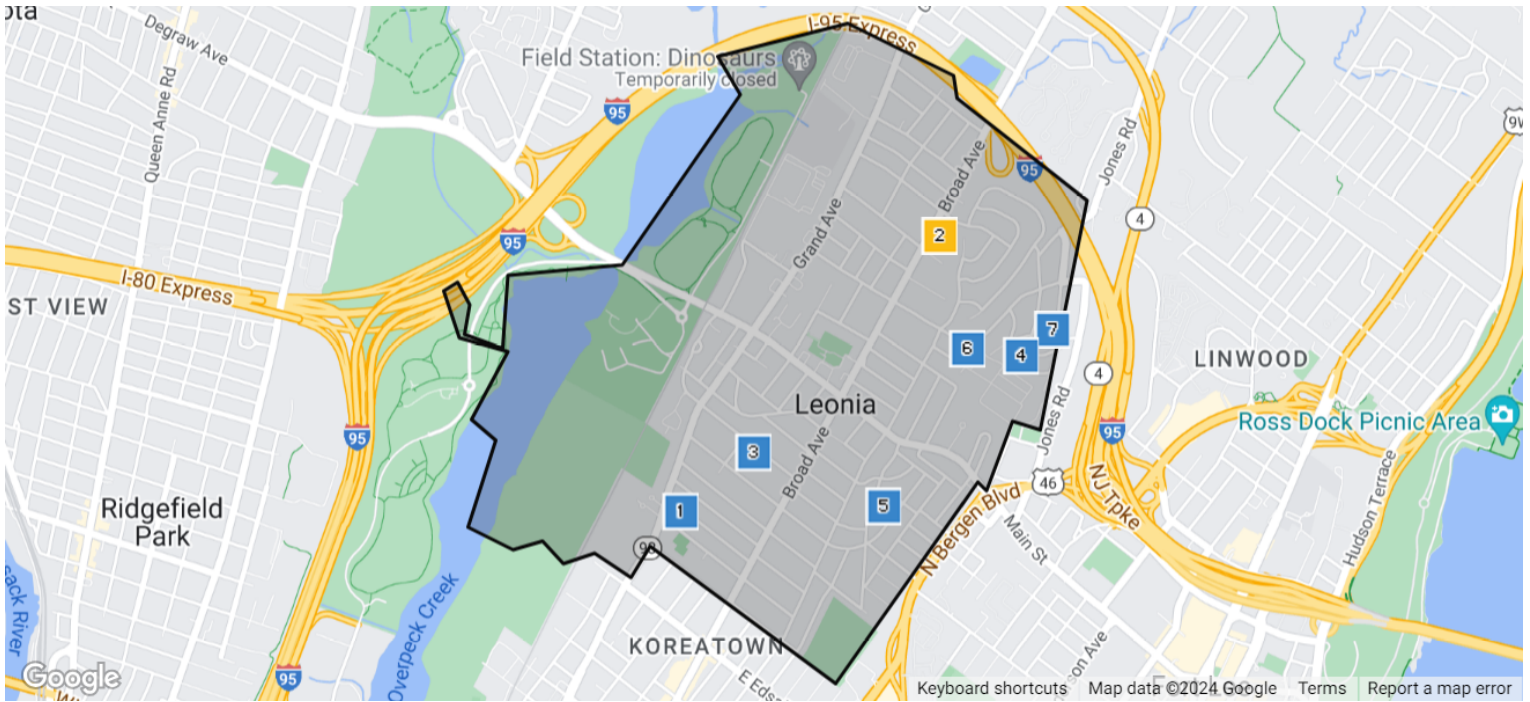
Pending: 4 (cont.)





| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|-------------------------|--|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
| 4 Pending | *Under Contract as of 2/23/2024 MLS ID: 24001266 | | | | | | | |
| 115 Overlook Ave | Single Family | 3/2 | 1,896 sq ft | 7,501 | 1/12/2024 | \$698,000 | 2/23/2024 | \$368 |

Elegant Tudor style home in desirable Leonia offering good NYC commute. Great curb appeal with meticulous gardens featuring backyard flagstone patio. Wood floors throughout. Main floor offers center hall stairway, foyer with two spacious closets, half bath, enclosed sunroom, den, large living room with wood burning fireplace and separate dining room, kitchen w/granite countertops and pantry area. Second floor features large primary bedroom, hall walk-in closet, large 2nd bedroom and 3rd medium bedroom plus main bathroom with large tub and separate shower stall. Pull down access to large unfinished attic with cathedral ceiling. Unfinished spacious basement with laundry area. 2 car detached garage with long driveway offers parking for 7 cars. Enjoy highly rated schools, walk to everything including bus to NYC, Town Pool, schools and spectacular Overpeck County Park featuring, bicycle/walking paths, kayaking, tennis, pickleball, playgrounds and equestrian center





Listing Courtesy of Coldwell Banker, Fort Lee



Closed: 7

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  <p>1 Closed • Sold Date: 12/7/2023, MLS Listing 23033142: 10/27/2023 MLS ID: 23033142</p> <p>110 Ames Ave</p> <p>Welcome to this charming and perfectly maintained 3-bedroom, 1.5-bathroom home nestled on a quiet, tree-lined street. This property boasts an inviting entrance way which leads to a spacious freshly painted living room. The newly refinished hardwood floors lend warmth and character to the entire house. The generous-sized, bright eat in kitchen has access to the backyard and multiple car driveway. A partially finished basement with plenty of storage space and an area that can easily be transformed into an additional living space or recreation room. This home offers a unique opportunity to live in the sought after town of Leonia with highly rated schools and just a few miles from NYC with many easy options for commuters. Sold as is.</p> <p><i>Courtesy of Re/Max Properties Plus</i></p> | Single Family | 3/2 | 1,438 sq ft | - | - | 12/7/2023 | \$603,000 | \$419 |
|  <p>2 Closed • Leased Date: 2/22/2024, MLS Listing 24003518: 2/5/2024 MLS ID: 24003518</p> <p>505 Broad Ave</p> <p>Recently renovated four bedroom and three full bath colonial style home in a extravagant location of Leonia. Property size is unmatched at 50x200 lot with an incredibly spacious and serene backyard at your disposal. Each floor of the home has a full bath making the home convenient for any type of family that will reside in the home. If four bedrooms are not enough, the home features a spectacular finished attic for all sort of use plus another bedroom in the basement. Quality hardwood flooring has been installed through the house along with a fully finished basement. Top of the line wall A/C units have been installed as well making the utilities even more efficient. The home is several steps from the Leonia Middle School, restaurants, shopping and NYC transportation making its location a phenomenal one. Contact listing agent, Ray Park, directly at 2.0.1 674 - 7 2 2 1</p> <p><i>Courtesy of Prominent Properties Sotheby's International Realty-Englewood Cliffs</i></p> | Single Family | 4/3 | 1,608 sq ft | 10,001 | 1930 | 2/22/2024 | \$4,600 mo. | \$3 |

Closed: 7 (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: 12/7/2023, MLS Listing 23031841: 10/14/2023 MLS ID: 23031841</p> <p>176 Christie St</p> <p>Single Family 4/3 1,384 sq ft – – 12/7/2023 \$720,000 \$520</p> <p>LOCATION! LOCATION ! LOCATION ! UPDATED,EXPANDED AND CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO NYC EXPRESS BUSES AND SCHOOLS. OFFERING 4 BEDROOMS AND 3 FULL BATHROOMS NESTLED ON A QUIET STREET IN LEONIA WITH A LARGE BACK YARDS.A NEW MASTER BED WITH A FULL BATH,LIVING ROOM,MODERN KITCHEN, AND A NEW DINING ROOM ARE SET ON THE FIRST LEVEL WITH DIRECT ACCESS TO THE ENTERTAINER'S PATIO. THE SECOND FLOOR HAS THREE GENEROUS SIZE BEDROOMS , UPDATED FULL BATH,AND ACCESS TO THE ATTIC WITH THE EXTRA STORAGE SPACE..FULLY FINISHED BASEMENT HAS A FAMILY ROOM AND A SEPARATE PRIVATE ROOM,PERFECT FOR AN OFFICE/GUEST ROOM WITH A FULL BATH AND A SEPARATE ENTRANCE. THIS HOME IS PERFECT FOR ANYONE LOOKING FOR A COMFORTABLE AND CONVENIENT LIFESTYLE. IMMACULATE MOVE-IN READY CONDITION</p> <p><i>Courtesy of Coldwell Banker, Alpine/Closter</i></p> | | | | | | | | |
|  <p>4 Closed *Sold Date: 2/12/2024, MLS Listing 24004251: 12/19/2023 MLS ID: 24004251</p> <p>443 Greenway Dr</p> <p>Single Family 3/3 2,170 sq ft 9,200 1961 2/12/2024 \$750,000 \$346</p> <p>Open Sold</p> <p><i>Courtesy of Open Listing-Sold</i></p> | | | | | | | | |
|  <p>5 Closed *Sold Date: 2/15/2024, MLS Listing 23014427: 5/15/2023 MLS ID: 23014427</p> <p>100 Knapp Ter</p> <p>Single Family 6/5 4,539 sq ft 16,897 1920 2/15/2024 \$1,080,000 \$238</p> <p>Set high on a knoll, this 6 Bedroom Colonial has fabulous seasonal western views & its JUST 1 mile from the George Washington Bridge! As you enter this residence's spacious entry Hall, you are greeted with an office, Playroom and a fabulous Rec Room w/Fpl & Wet Bar. The second level space is captivating with a huge Sun filled Florida room that graces the home with French Doors that access the Living room, entertainment sized formal Dining room, wonderful Eat-in-Kitchen w/center Island, PR and exit to patio. This level also has a separate Guest Suite with Sitting rm/Fpl (now used as den) & 2 Bedrooms, a Full Bath w/Sauna & Steam shower. 3rd fl has MBR/Mbth, 3 BRS, Full Bath, a Laundry room & Storage closet which completes this level. Now in our new normal, there are many private places to host home offices. This retreat gives you the ultimate privacy when trees are in full bloom! 5 min to all Major Hi-Ways, walk to NYC Transportation. All offers in writing to LB w/Pre-App</p> <p><i>Courtesy of Kingstone Realty Llc</i></p> | | | | | | | | |
|  <p>6 Closed *Sold Date: 2/5/2024, MLS Listing 23033333: 10/30/2023 MLS ID: 23033333</p> <p>101 Overlook Ter</p> <p>Single Family 4/4 2,548 sq ft 5,998 1963 2/5/2024 \$775,000 \$304</p> <p>This Contemporary with Colonial features is conveniently located. All large rooms are perfect for Holidays & Super Bowl Parties! MEIK has SGD to Patio & yard for all those BBQ's and Living Room is fitted w/Wood burning insert for those chilly nights with Built-ins. The 2nd floor features Primary Suite, 3 additional BRS & a Full Bath. Ground level is perfect for music lessons or extra space for Guests. Full Bath, Laundry area & Utility room completes this level. The Yard is private with Patio & grassed area. Walk to Transportation, shopping, restaurants, Houses of Worship & Schools. 5 Mins. to George Washington Bridge and all Major Highways. All Offers in writing w/pre-qual.</p> <p><i>Courtesy of Prominent Properties Sotheby's International Realty-Alpine</i></p> | | | | | | | | |

Closed: 7 (cont.)

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



7 ■ **Closed** • Sold Date: 12/6/2023, MLS Listing 23029474: 9/21/2023 MLS ID: 23029474

494 Ridgeland Ter Single Family 4/3 1,784 sq ft – 1955 12/6/2023 \$730,000 \$409

Completely renovated 5 years ago in desirable East Hill location. This home has lots of storage space and gets lots of natural light. This unique Nantucket cape colonial features entry foyer/mudroom with vaulted ceiling and sliding glass doors to travertine patio, beautifully renovated kitchen with granite countertops and stainless steel appliances, dining room with original corner cabinets open to living room with fireplace, two bedrooms (or one bedroom plus family room) and full bathroom on first floor. Two additional bedrooms with huge closets, newer hardwood floors, and newer full bath found on second floor. Finished basement with porcelain tile flooring/travertine trim and third full bathroom! central air, driveway, roof, windows 5years. recessed lighting throughout, oversized one car attached garage.

Courtesy of Eastern Realty, Inc.

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- 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.



About RPR's Data

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.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

