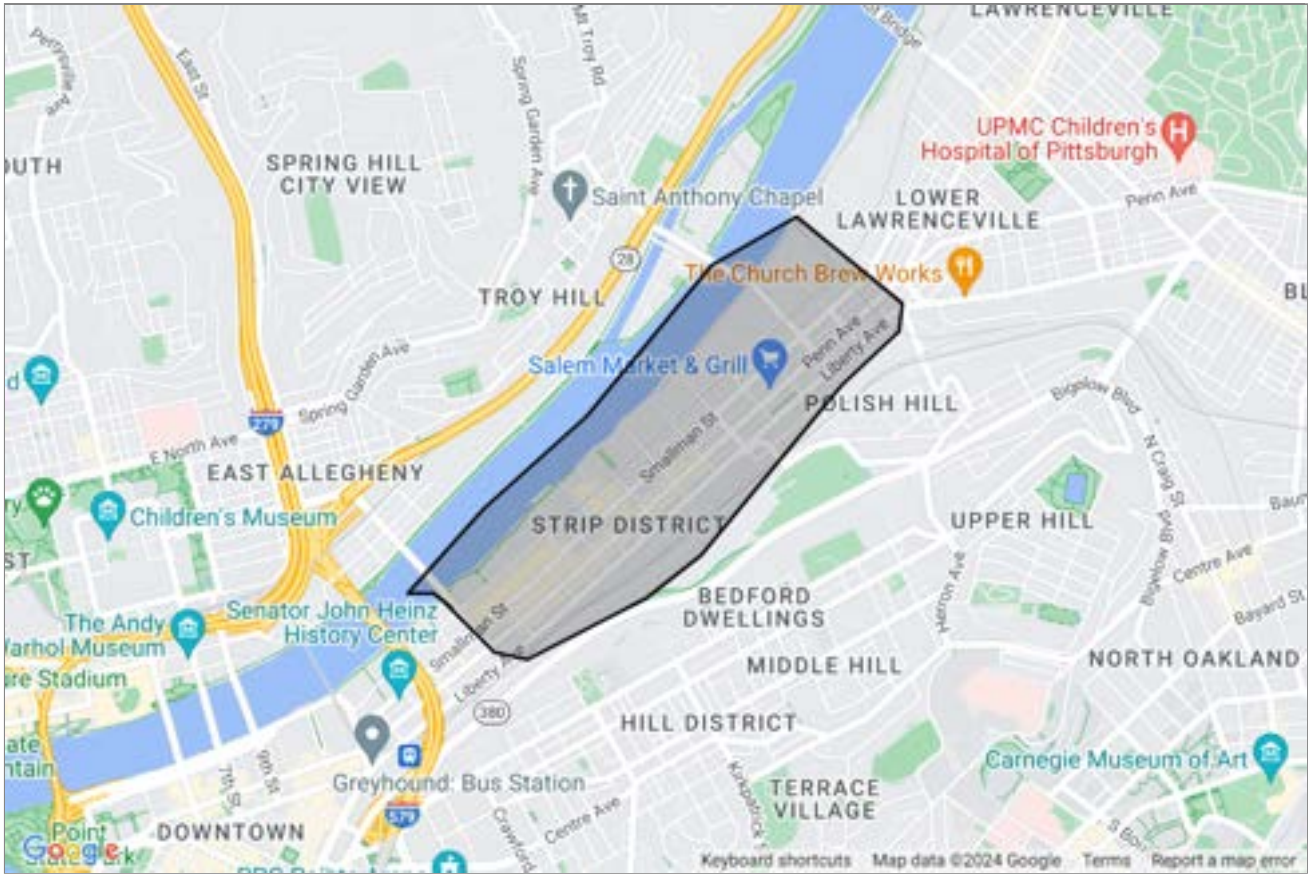


MARKET ACTIVITY REPORT

Map near Pittsburgh, PA 15222



Presented by

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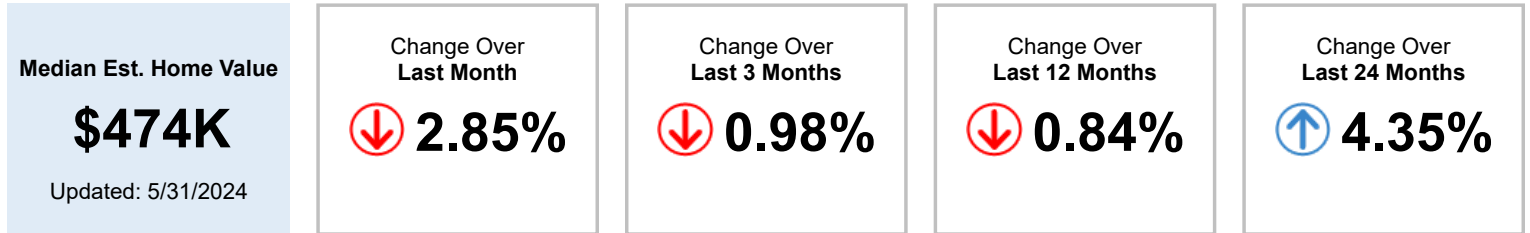
Agent: sellmyhomepgh.com

Realty ONE Group Gold Standard

11171 Perry Highway
Wexford, PA 15090

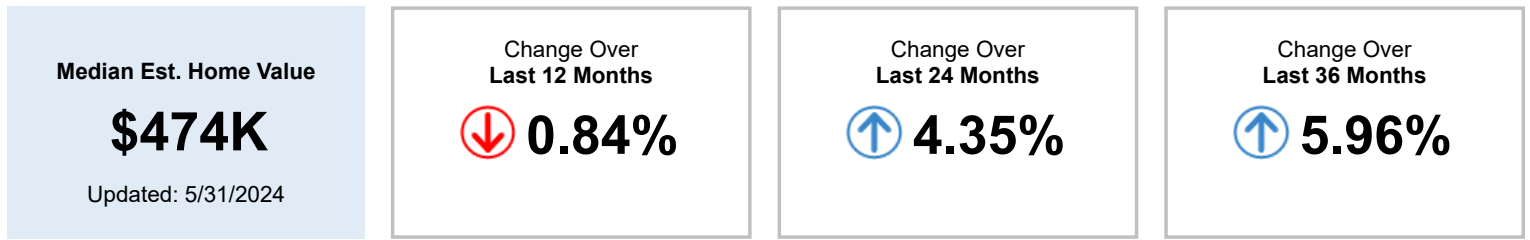
Map near Pittsburgh, PA 15222

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



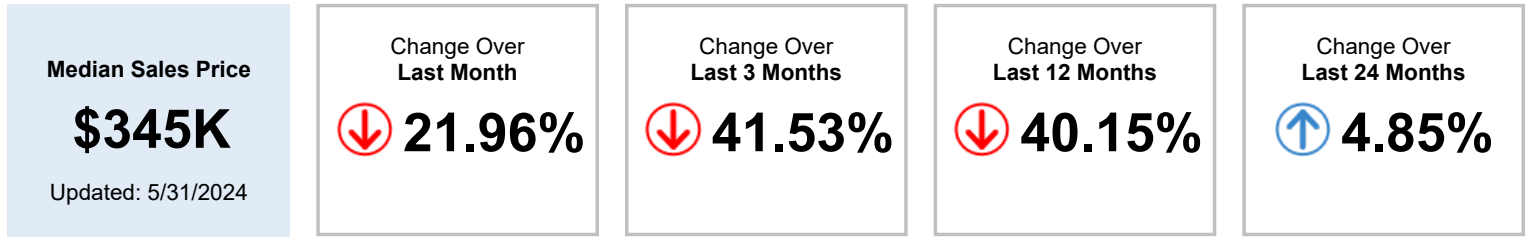
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



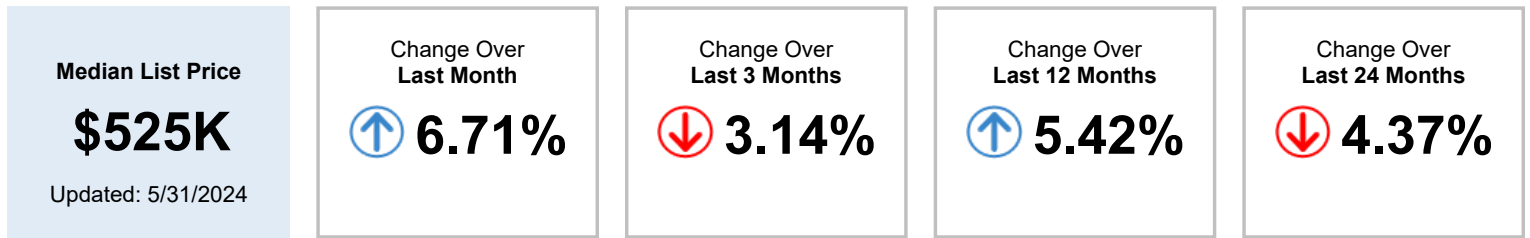
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/19/2024.

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:** Map near Pittsburgh, PA 15222; **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	9
Low Price / Value	\$142,500	\$250,000	\$135,000	\$86,000
Median Price / Value	\$457,004	\$504,450	\$320,000	\$304,680
High Price / Value	\$815,000	\$1,395,000	\$1,063,750	\$1,840,380
Average Price / Sq. Ft.	\$226	\$256	\$228	\$206
Median Price / Sq. Ft.	\$228	\$231	\$194	\$190
Average Days in RPR	31	47	86	4
Median Days in RPR	24	40	49	–
Total Volume	\$5,142,407	\$6,092,800	\$3,620,638	\$4,435,620





Map near Pittsburgh, PA 15222







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 Under Contract • <i>Contingent as of 6/19/2024</i> MLS ID: 1650658</p> <p>445 Bigham St</p> <p>Welcome to this charming 3-bdrm Victorian nestled in a prime Mt Washington local facing Chatham Village and 1 block from Cafe Cravings and Bigham Tavern. The home's vestibule w/original leaded glass dr and transom window leads to an entry hall w/parquet flrs, and orig wd detail. To right of the entry is the livrm w/deco FP and access to the dinrm where a French dr leads to a cv'd deck. The KIT's tall windows flood the rm w/natural light and a dr opens to the deck; ideal for grilling! On the 2nd lvl are 2 of the home's lrg bdrms and full bath. This lrg bath features a clawfoot tub! A den completes the 2nd lvl and could be a wi closet! The 3rd loft-like bdrm w/2 lrg closets on the 3rd flr. The unfin LL has a shower, commode, and laundry. This home offers the perfect blend of character and convenience w/its original wd detail, tall windows, tall ceilings, generous rm sizes, and an unbeatable location. The 'icing on the cake' for yours pets and garden lover will be the flat rear lawn!</p> <p><i>Listing Courtesy of HOWARD HANNA REAL ESTATE SERVICES</i></p>	Single Family	3/2	1,755 sq ft	2,500	1901	4/25/2024	\$299,000	\$170
 <p>2 ● Active • <i>New, Active: 6/17/2024</i> MLS ID: 1658619</p> <p>2014 Forbes Ave</p> <p>Looking for a project that will give you an amazing home with original details, high ceilings, and charm? Look no further! Investors looking for a new renovation project welcome. 3 bedrooms, 4 beautiful mantles on decorative fireplaces, semi-finished basement with 60's theme.</p> <p><i>Listing Courtesy of NEIGHBORHOOD REALTY SERVICES</i></p>	Condo/Townhouse/Apt.	3/2	1,939 sq ft	2,561	1920	6/17/2024	\$142,500	\$73

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: 6/5/2024</i> <i>MLS ID: 1656831</i></p> <p>311 Jacksonia St</p> <p>Now ready for its new owners, this charming row home in the vibrant Mexican War Streets has been lovingly maintained & updated by the current owner of over two decades! 311 Jacksonia is the proud beneficiary of fresh paint inside & out, updated kitchen & bath, numerous new light fixtures & restored front windows. Warmth & character are abundant, with original wood floors, transoms, a refurbished clawfoot tub & exposed brick fireplaces. Enjoy 3 spacious floors of living space, plus a walk-out basement with your very own Pittsburgh Potty! The backyard is perfect for gardening, pets & entertaining. You'll love being steps away from local treasures like Randyland, Mattress Factory, Alphabet City, Children's Museum, Aviary, Allegheny Commons Park, as well other amenities such as Mayfly Market, Monterey Pub, Commonplace Coffee & the YMCA. With excellent walkability & convenient access to bike routes, highways & public transit, working from home & commuting are both a breeze. Welcome home!</p> <p><i>Listing Courtesy of KELLER WILLIAMS EXCLUSIVE</i></p>	Single Family	4/2	2,205 sq ft	1,999	1910	6/5/2024	\$425,000	\$193
 <p>4 Active • <i>New, Active: 6/13/2024</i> <i>MLS ID: 1657996</i></p> <p>2109 James Dr</p> <p>Calling all who love to entertain and want to save on energy costs! This charming, well-maintained Spagnolo-built home on a corner lot offers all the space and comfort you desire in a desirable Reserve Township location, plus the added benefit of eco-friendly solar panels! Imagine cozy nights curled up by the flickering gas fireplace in the family room, or hosting unforgettable gatherings with friends and family. The open floorplan creates a seamless flow for entertaining, and the expansive deck with awning extends the party outdoors for summer barbecues or relaxing evenings under the stars. The master suite features his-and-hers closets and a full bathroom for ultimate convenience. The lower level boasts additional living space, home office or a play area. This move-in-ready charmer is ready for you to create lasting memories. So convenient to Rt. 28, The Northshore, Lawrenceville, Downtown Pittsburgh and so much more....</p> <p><i>Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICES THE PREFERRED REAL</i></p>	Single Family	3/3	1,794 sq ft	5,915	1979	6/13/2024	\$359,000	\$200
 <p>5 Active • <i>New, Active: 4/17/2024</i> <i>MLS ID: 1649463</i></p> <p>3905 Cabinet Way</p> <p>Beautifully updated 3 bedroom/2 bath home in the blossoming and vibrant Lower Lawrenceville neighborhood. Fresh and classic design throughout with tall ceilings, three fireplaces, built in shelving and crisp details throughout. NEW Air Conditioning unit, NEW appliances and washer/dryer with two full baths! Large kitchen with a walk-out back patio, ready for a small garden and grill. Walking distance to restaurants, shopping and all the essentials! Enjoy life and all this beautiful home has to offer! Make this beauty your home to enjoy for many years!</p> <p><i>Listing Courtesy of REALTY ONE GROUP GOLD STANDARD</i></p>	Single Family	3/2	1,360 sq ft	879	1900	4/17/2024	\$349,000	\$257
 <p>6 Active • <i>New, Active: 5/22/2024</i> <i>MLS ID: 1654803</i></p> <p>110 S 15th St</p> <p>Beautiful Modern Duplex in the Heart of the South Side. Newly designed by nationally recognized, award winning architect, Art Lubitz, renowned for his innovative and contemporary designs. Enjoy the benefits of new construction, with exquisite modern features and finishes. Spacious Two Unit Townhome, each boasting; 2 Large Bedrooms and 2 1/2 Bathrooms, with 3 Off-Street, Covered Parking Spaces. Property is ideal for both Homeowners and Investors, seeking a stylish, modern living space. Open Concept Living, featuring spacious floor plans and high ceilings, perfect for entertaining. Amazing Floor-to-Ceiling Windows offering tons of Natural Light and Stunning Views. Fully Equipped with all new state-of-the-art Appliances and Fixtures. Located in the highly desirable South Side. Walking distance to some of Pittsburgh's Best Restaurants, Shopping, and Nightlife. Close to Major Universities. Easy access to public transportation. A true Must See! Modern Architectural Excellence!</p> <p><i>Listing Courtesy of EQUITY REAL ESTATE</i></p>	Condo/Townhouse/Apt.	4/6	2,840 sq ft	1,515	2018	5/22/2024	\$799,000	\$281

New Listings: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>7 ● Active • <i>New, Active: 5/16/2024</i> <i>MLS ID: 1653754</i> 5830 Holden St</p> <p>Single Family 3/3 2,338 sq ft 3,105 1989 5/16/2024 \$815,000 \$349</p> <p>Welcome to this move-in ready 3 bed, 2.5 bath home in the heart of Shadyside! Only minutes away from shopping, entertainment, restaurants, hospitals and universities, this property offers the perfect combination of convenience, luxury, functionality, charm, and modern amenities. The bright and open floor plan boasts a renovated, beautiful eat-in kitchen, which flows out onto the newly updated private brick patio complete with outdoor speakers. Truly, a backyard oasis for relaxing and entertaining. The property also features a large primary suite with a vaulted ceilings and bathtub jacuzzi, spacious 2 car detached garage with plenty of storage space, finished basement, wood burning fire place, and an enhanced water filtration system. Complete with hardwood floors, bay windows, and lots of closet space, this Shadyside home should not be missed!</p> <p><i>Listing Courtesy of HOWARD HANNA REAL ESTATE SERVICES</i></p>								
 <p>8 ● Active • <i>New, Active: 3/24/2024</i> <i>MLS ID: 1645695</i> 1106 James St</p> <p>Single Family 3/4 1,728 sq ft 2,178 1910 3/24/2024 \$489,007 \$283</p> <p>Nestled in the heart of the historic central Northside Streets, this charming home at 1106 James St offers an exquisite blend of timeless elegance and contemporary comfort .The heart of the home lies in its expansive kitchen, where culinary delights are crafted amidst sleek countertops and top-of-the-line appliances. Boasting 3 spacious bedrooms and 3.5 bathrooms, each corner of this home exudes warmth and character. Step into the inviting living room adorned with decorative shiplap accents, where a decorative fireplace serves as the focal point, casting a cozy ambiance on cool evenings. The master suite beckons as a luxurious retreat, boasting a sprawling layout and a grand walk-in shower, inviting you to unwind and rejuvenate after a long day's work. Each bedroom has a full bath. A fenced-in patio, creating an idyllic setting for al fresco dining or morning coffee amidst the gentle rustle of leaves .AGH is right across the street and restaurants/shops are a walkable distance.</p> <p><i>Listing Courtesy of BERKSHIRE HATHAWAY THE PREFERRED REALTY</i></p>								
 <p>9 ● Active • <i>New, Active: 5/30/2024</i> <i>MLS ID: 1655526</i> 933 Mellon St</p> <p>Single Family 4/4 2,984 sq ft 2,613 1920 5/30/2024 \$815,000 \$273</p> <p>Welcome to 933 Mellon, itâs the perfect marriage of present-day finishes and 1920s traditional architecture situated on a charming street in Highland Park. This former grocery store retains its original flavor with a fresh, modern zest of high-end renovations and amenities; The melange of exposed brick, tin ceilings, white custom woodwork, old hardwood and new bamboo, give the perfect balance of old world charm & modern finishes. Where the marketâs counter once stood is a gleaming island topped in white quartzite and an exhaust hood set into the old brick chimney. Make great use of the versatile office or second living room looking out to the yard. The luxurious primary suite is complete with a fabulous walk-in closet & an ensuite spa-like bathroom leading directly into a second-floor laundry room. Unique to city-living, you will find a private, turf backyard that will take you directly to a two-car detached garage creating functionality and ease. This home is not to be missed!</p> <p><i>Listing Courtesy of HOWARD HANNA REAL ESTATE SERVICES</i></p>								
 <p>10 ● Active • <i>New, Active: 6/17/2024</i> <i>MLS ID: 1658570</i> 604 Chislett St</p> <p>Single Family 5/5 3,509 sq ft 3,275 1907 6/17/2024 \$649,900 \$185</p> <p>Welcome to this exquisite 5-bed, 3full bath, and 2 half bath brick house. The delightful enclosed porch offers a perfect reading nook to relax in year-round, basking in bright sunshine and coziness during winter. The open kitchen boasts new stainless steel appliances, with new cabinets and countertops, inviting you to create cherished memories with loved ones. Gleaming new hardwood floors throughout add a touch of warmth. The master suite adorned with a walk-in closet and a luxurious bath and shower combo. Two additional good sized bedrooms on the second floor. Ascend to the third floor, two additional bedrooms offer versatile living space. The first floor laundry space and a powder room for added convenience. The detached two-car garage crowned by an expansive deck, ready to host family gatherings and delightful meals. Don't miss the opportunity to make this enchanting property yours.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								







Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 6/18/2024 <i>MLS ID: 1653955</i></p> <p>271 S Commons</p> <p>Welcome home! This recently updated 3-bedroom townhouse offers a spacious & inviting layout, flooded with natural light, & convenient access to Oakmont's dining, shops, & trails. The first floor welcomes you with an open-concept kitchen, dining, & living room, ideal for entertaining guests. The kitchen features quartz countertops, updated stainless steel appliances, & newer backsplash. Step outside from the dining room to a patio with beautiful garden beds, perfect for enjoying sunny summer days. A powder room & laundry room complete the first floor for added convenience. Upstairs, the primary suite boasts dual closets & a large bathroom for your relaxation. Two additional generously-sized bedrooms & another full bathroom provide ample space for your family or guests. Recent updates include whole interior painting, new recessed lighting in the kitchen & dining area, upgraded lighting fixtures, ceiling fans, fingerprint-proof stainless steel fridge & dishwasher & new hot water heater.</p> <p><i>Listing Courtesy of HOWARD HANNA REAL ESTATE SERVICES</i></p>	Condo/Townhouse/Apt.	3/3	1,448 sq ft	2,178	5/17/2024	\$250,000	6/18/2024	\$173
 <p>2 Pending • Under Contract as of 6/7/2024 <i>MLS ID: 1650393</i></p> <p>379 Spahr St</p> <p>What a fantastic home and location! Shadyside Victorian with magnificent original stained and leaded glass windows! The newly redone front porch has a swing. The original entry, living room & dining room have decorative fireplaces and wood sliding doors. There are hardwood floors throughout the entire home. The dining room has the original built in cabinets. Backyard access is off of the kitchen. There is a 1/2 bath on the main level. The 2nd floor has 3 bedrooms and bath with a clawfoot tub/shower. The master bedroom is large and very bright. The 3rd floor has 2 bedrooms, one that is expansive, and a full bath. Fenced yard. Short walk to the business districts on S Highland, Ellsworth & Walnut Street. Close to UPMC, the Universities & Mellon Park. Over the past 11 years the owners done some plumbing projects, replaced the roof, front porch decking, installed an interior French drain, installed a new water heater, and 2 central air condensers and more. Guard Home Warranty Included.</p> <p><i>Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICES THE PREFERRED PROP</i></p>	Single Family	5/3	2,555 sq ft	2,700	4/23/2024	\$649,000	6/7/2024	\$254

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>3 Pending • Under Contract as of 6/14/2024 <i>MLS ID: 1653157</i></p> <p>347 Sweetbriar St</p> <p>Single Family 3/2 1,448 sq ft 1,681 5/12/2024 \$260,000 6/14/2024 \$180</p> <p>This recently updated home is perfectly located to allow you to be on the parkway or downtown in minutes. The home is just 2 blocks from all of the sights from Grandview and the Duquesne Incline. Your front porch or back deck will be perfect for entertaining or just having a refreshment in the summer. The open Kitchen and dining room will amaze you. Newer stainless steel appliances and bright quartz countertops make living bright and easy. The first floor powder room includes a new washer and dryer. The primary bedroom includes a large mirrored closet. The basement has many shelves for storage and a second area that could be used for working out.</p> <p><i>Listing Courtesy of HOWARD HANNA REAL ESTATE SERVICES</i></p>								
 <p>4 Pending • Under Contract as of 6/17/2024 <i>MLS ID: 1653407</i></p> <p>5421 Kipling Rd</p> <p>Single Family 4/3 3,265 sq ft 26,136 5/14/2024 \$1,395,000 6/17/2024 \$427</p> <p>Welcome Home! This stunning 4 bedroom, 2 full bath home, with an amazing 2 car integral garage truly has it all. The Primary suite is located on the main floor with a charming deck overlooking the prettiest yard in Pittsburgh. The main floor has a large open kitchen concept with an incredible sun room, endless french doors which lead you to the "breathe taking" backyard. There is also a cozy Den & "great room" each with gas fireplaces. The second floor has 3 perfect bedrooms with two large closets & amazing views in each room. The second full bath is located in between all the bedrooms. The basement has a spacious office, huge storage room, laundry & endless closets. From here, you enter the 2 car integral garage. This is your ideal city living!</p> <p><i>Listing Courtesy of HOWARD HANNA REAL ESTATE SERVICES</i></p>								
 <p>5 Pending • Under Contract as of 6/16/2024 <i>MLS ID: 1656660</i></p> <p>513 Cato St</p> <p>Single Family 4/2 1,920 sq ft 2,047 6/7/2024 \$360,000 6/16/2024 \$188</p> <p>Visit 513CatoPgh.com to fully experience this home. Quintessential South Oakland abode amidst Pittsburgh's foremost academic, healthcare, and cultural center beckons a new owner! This 2000 square foot brick home is equally suited for single-family living with four beds and two full baths, or multiple-tenant rental considering its knockout location in the shadow of Pitt and Carnegie Mellon Universities. The open-concept main level hosts a comfortable living room, eat-in kitchen, and rear screened-in porch. A convenient main floor bedroom rounds out floor one. Upstairs, admire an updated full hall bath and two ample-sized bedrooms. Floor three makes an ideal primary suite boasting the fourth bedroom with walk-in closet and a second modernized full hall bath. Exterior amenities include a paved backyard space with firepit, plus sweet fenced-in front yard perfect for gardening or a furry friend. Don't miss the opportunity to invest in Pittsburgh's second most populated neighborhood.</p> <p><i>Listing Courtesy of PIATT SOTHEBY'S INTERNATIONAL REALTY</i></p>								
 <p>6 Pending • Under Contract as of 5/20/2024 <i>MLS ID: 1652712</i></p> <p>360 Bradley St</p> <p>Single Family 3/4 2,036 sq ft 4,421 5/8/2024 \$629,900 5/20/2024 \$309</p> <p>Spectacular home located in 'The Woods at Bradley Street' a premier Mt. Washington community situated on a 25-acre nature preserve. 3 Bedrooms, 3.5 baths, covered rear porch with a view overlooking the woods, this home truly stands out. Intelligently designed open main living level - beautiful marble island sits on wide plank hardwood floors. Gourmet chef's dream kitchen, loaded with custom cabinetry, JENN AIR pro-style appliances (2 ovens) and gorgeous upgrades. Thirsty? Custom wet-bar w/wine fridge nestled at the rear of living area sits opposite from beautiful gas fireplace in living area. Master suite features a tray ceiling and walk-in closet w custom 'built-ins' and private balcony - Double doors lead to the exquisite master bath featuring a rain shower, marble vanity and jet-spray tub. Finished lower level w/ full bath perfect for home office, media room or guest suite.</p> <p><i>Listing Courtesy of COMPASS PENNSYLVANIA, LLC</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.
	7 Pending	*Under Contract as of 6/9/2024 MLS ID: 1650600						
26 Windom Hill PI	Condo/Townhouse/Apt. 4/4		2,914 sq ft	–	4/30/2024	\$995,000	6/9/2024	\$341
<p>Industrial style end unit townhome w/loft like feel - clean lines, high ceilings, wide plank wood floors, huge wdws framing gorgeous city views. 4 lvls of living space. Open concept main lvl w/10' ceiling, low profile recessed lighting, open staircase w/cable wire railing. LR w/wrap around judge's paneling style wdw wall, media wall w/recessed frpl, 2 separate outdoor spaces - extended Juliet balcony off LR nook plus glass slider from DR to 10' side deck. Starburst style DR fixture grounds the space leading to streamlined galley style kitchen w/11' quartz isle, custom euro style cabs, commercial style dbl fridge/frzr. Dark hw & ovrzsd wdws continue to 2nd lvl, home to owner's ste w/spa like enste plus 2nd br, full hall bath & door to rear yard. 3rd lvl bedrms w/ J&J bath - 4th br has panoramic city views and 26' deck w/corrugated metal roof. LL den plus full bath - c/b 2nd ldry, mud rm. Serene & spacious interior with unmistakably Pittsburgh views - the best of everything.</p> <p><i>Listing Courtesy of HOWARD HANNA REAL ESTATE SERVICES</i></p>								
	8 Pending	*Under Contract as of 4/28/2024 MLS ID: 1649965						
144 43rd St	Condo/Townhouse/Apt. 4/4		2,852 sq ft	1,515	4/24/2024	\$799,900	4/28/2024	\$280
<p>Step into luxury townhome living in the vibrant heart of Central Lawrenceville! This end-unit exudes modern elegance w/ sleek design & contemporary styling. High ceilings, oversized windows, & architectural details allow natural light to flood the space. The main level is open concept living w/ sight lines from the kitchen through to the balcony. European-style cabinetry, quartz counters, stainless appliances, & a spacious island for seating are kitchen features. Each bedroom on the 3rd level has its own ensuite w/ large closets & the convenience of a laundry station. The 4th level loft, equipped with a dry bar, leads to a covered deck with stunning city views. The lower level is complete w/ a bedroom/office that leads to a rear patio, enclosed by a privacy fence & geometric canopies overhead. Never worry about parking w/ the tandem 2-car garage featuring e-vehicle charging! Enjoy an active city lifestyle w/ great restaurants, boutiques, coffee shops, bike trails, & a dog park nearby!</p> <p><i>Listing Courtesy of RE/MAX REAL ESTATE SOLUTIONS</i></p>								
	9 Pending	*Under Contract as of 5/31/2024 MLS ID: 1653735						
767 College St, Apt 200	Condo/Townhouse/Apt. 3/2		1,828 sq ft	32,670	5/15/2024	\$375,000	5/31/2024	\$205
<p>Lights, Condo, Action! This *3-bedroom, 2-bath blockbuster* is located in Oscar-worthy Shadyside. Recently updated and painted in classic white with dark wood flooring, this condo is a shining star. *Pet-friendly building*, so Fido can join the cast, too. Spacious Living and Dining Room make entertaining a breeze. Picture perfect Kitchen has *modern lighting*, stainless steel appliances, and space for a breakfast table. There's even a bonus room ready for any plot twist. Includes *two parking spaces* its own *laundry area* and a *fresh air balcony*! Conveniently close to universities, hospitals, shopping, and restaurants, it's perfect for weekday commutes and enjoying the local nightlife.**Living here is your VIP ticket**</p> <p><i>Listing Courtesy of REALTY ONE GROUP GOLD STANDARD</i></p>								
	10 Pending	*Under Contract as of 5/15/2024 MLS ID: 1642925						
767 College St, Apt 300	Condo/Townhouse/Apt. 3/2		1,828 sq ft	444	2/29/2024	\$379,000	5/15/2024	\$207
<p>Live the vibrant Shadyside lifestyle in this spacious 1800 sq. ft. walk-up condo at the corner of Walnut and College St. Offering amazing tree-top views of the neighborhood and the Cathedral of Learning too. This updated gem in a secure building is perfect for folks who crave convenience and community. Step into the bright oversized living room with easy-care laminate floors and loads of natural light, ideal for plant lovers and relaxing after a day of outdoor adventures. The dining room offers easy entertaining, and is the heart of this amazing 3rd floor flat, leading to the modern kitchen with granite countertops and stainless steel appliances. The private primary bedroom offers a peaceful escape with luxurious features like dual sinks, granite countertops, and a large walk in closet lit by a wall of windows. With two dedicated integral parking spaces and a common area laundry room, this unit offers ease of living. This building is pet and rental friendly, about restrictions.</p> <p><i>Listing Courtesy of PIATT SOTHEBY'S INTERNATIONAL 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.
 <p>1 Closed • Sold Date: 6/18/2024, MLS Listing 1651263: 4/30/2024 MLS ID: 1651263</p> <p>5852 Marlborough Ave</p> <p>Single Family 8/5 5,892 sq ft 11,194 1910 6/18/2024 \$1,063,750 \$181</p> <p>Stately and spacious home on one of Squirrel Hill's most coveted blocks, North of Forbes. Center hall colonial with gorgeous woodwork, pocket doors, original charm and hard to find amenities, including elevator and spectacular indoor pool. Vestibule leads to inviting foyer - so light & bright! First floor den, enclosed sunroom, living room and dining room offer flexible layout options for living and entertaining. Charming butler's pantry with built-ins, 1st fl powder room & fully equipped kitchen w walk-in pantry & breakfast room. Lovely staircase with picturesque landing. Second & third floors offer big bedrooms, tall ceilings, pretty mantels. Stunning separate pool area with skylights and paneled vaulted ceilings, indoor pool w new heater & pump; convenient access to full bath +dressing room. Fabulous outdoor space, including covered front porch and lovingly maintained gardens. Near city parks, hospitals & universities, Bakery Sq & shops & restaurants. Absolutely lovely inside & out!</p> <p><i>Courtesy of HOWARD HANNA REAL ESTATE SERVICES</i></p>								
 <p>2 Closed • Sold Date: 6/3/2024, MLS Listing 1647423: 4/4/2024 MLS ID: 1647423</p> <p>3416 Melwood Ave</p> <p>Single Family 3/3 1,469 sq ft 2,731 1951 6/3/2024 \$135,000 \$92</p> <p>INVESTORS, this is THE ONE you have been waiting for. Sitting on a great street in Pittsburgh's up and coming Polish Hill neighborhood, this solid brick, three story home is bursting with opportunity. Currently set up as a 3 bed/3 bath, the third floor offers an opportunity to add additional living space. New furnace in Jan 2024 and a detached garage!</p> <p><i>Courtesy of JANUS REALTY ADVISORS</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: 6/17/2024, MLS Listing 1621490: 8/31/2023 MLS ID: 1621490</p> <p>5826 Hobart St</p> <p>Single Family 5/4 2,192 sq ft 5,157 1900 6/17/2024 \$704,000 \$321</p> <p>Beautifully renovated & MOVE IN READY! This light & bright 3-story home in the heart of Squirrel Hill is a must see! Featuring 5 spacious bedrooms, 4 baths and a large covered front porch. Fully renovated with a captivating neutral palette throughout, this impeccable home is awaiting your personal touch. Natural light showcases fresh paint, new carpet, & flooring. Modern updates include bathrooms, high ceilings, 2nd-floor laundry, and newer roof and windows. The new kitchen features beautiful wood cabinetry with all new stainless steel appliances. The large finished lower level featuring a new half bath, is ideal for a gameroom & entertaining. Ample storage space throughout! A 2-car detached garage with new roof & doors is an added bonus, and can be used as a carriage house, home studio, gym or more! Just a short walk to schools, parks, and Murray & Shady Avenue's dining and shopping district. Minutes from Frick Park & easy commutes to downtown, Pitt, CMU, Waterfront, and Bakery Square.</p> <p><i>Courtesy of BERKSHIRE HATHAWAY THE PREFERRED REALTY</i></p>								
 <p>4 Closed • Sold Date: 6/18/2024, MLS Listing 1633077: 11/18/2023 MLS ID: 1633077</p> <p>75 S 16th St</p> <p>Single Family 3/2 1,280 sq ft 1,197 1900 6/18/2024 \$248,888 \$194</p> <p>EXCELLENT LOCATION-only 1 block to Carson! Beautiful major renovation 2015-2019! A spacious livingroom greets you w/ modern grey paint & espresso laminate flooring continued into the dining room w/an exposed brick accent wall. The white kitchen is fit for a gourmet w/granite countertops, breakfast bar, stainless steel appliances, white shaker style cabinets & a subway tile backsplash. A door w/an upper transom window just off the kitchen/dining rooms lead to the stamped concrete patio w/ a white vinyl fence & gate offering some privacy--what a great place to grill &/or entertain! On the upper level there are three bedrooms & an updated tiled bath and neutral carpeting throughout. Off the LR is an interior access to the basement laundry plus an add'l room (possible gym). There are also front & rear exterior doors to the basement for easy access to the half bath when extertaining outside & storage. Walk to restaurants, shoppes, dog park. Only a 3 min. walk to bus stop #48 to dwntn Pgh!</p> <p><i>Courtesy of RE/MAX HOME CENTER</i></p>								
 <p>5 Closed • Sold Date: 6/18/2024, MLS Listing 1653423: 5/15/2024 MLS ID: 1653423</p> <p>3610 Denny St</p> <p>Single Family 4/2 1,524 sq ft 845 1890 6/18/2024 \$389,000 \$255</p> <p>3610 Denny is a stunning brick end unit home (extra windows!) which offers rare outdoor space accented by modern stylish updates and finishes! Enjoy beautifully restored hardwood floors, exposed brick accents, and 3 brand-new mini-splits! This urban retreat features a living room with decorative fireplace and arched walkway which nods to the home's historic past! The spacious eat-in kitchen features quartz countertops, bright cabinetry, and a gorgeous backsplash the color of sea glass! RARE Desirable first-floor power room and mud room area! Upstairs, enjoy four bedrooms each with hardwood floors and transom windows at each doorway! Perfect if you work from home...still have room for company! The full bathroom features a HUGE custom skylight and modern black and white tile! Outside, the rear patio is perfect for BBQs and gatherings with friends! Live by Lawrenceville's restaurants, cafes & shops! Easy Strip, hospital, & university commute! Visit 3610Denny.com for floor plans/3D tour!</p> <p><i>Courtesy of RE/MAX SELECT REALTY</i></p>								
 <p>6 Closed • Sold Date: 6/6/2024, MLS Listing 1648987: 4/19/2024 MLS ID: 1648987</p> <p>4217 Bruce St</p> <p>Single Family 4/2 768 sq ft 1,742 1960 6/6/2024 \$420,000 \$547</p> <p>One-of-a-kind opportunity in Lawrenceville! Completely remodeled ranch home waiting for you to move right in! The main floor features a level entry, open floor plan with gleaming hardwood floors throughout, 2 spacious bedrooms, 1 full bathroom, & a beautifully updated kitchen with stainless steel appliances, quartz countertops and ample cabinetry. Walk out to your incredible back deck with expansive river-valley views - an amazing place to enjoy the sunsets, relax or entertain. The finished lower level includes 2 additional bedrooms, a large flex room with great space for an at-home gym, office or game room, & a full bath with laundry area. This level also has walk-out access to the 2-car off-street paved parking pad, covered patio & fenced yard with gardening space & a storage shed - incredibly unique to this area! Walk to all the attractions of Lawrenceville à restaurants, coffee shops, boutiques & Children's Hospital. Convenient access to Rt. 28, the Strip District, Downtown & more!</p> <p><i>Courtesy of BERKSHIRE HATHAWAY THE PREFERRED 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.
 <p>7 Closed * Sold Date: 6/11/2024, MLS Listing 1652674: 5/8/2024 <i>MLS ID: 1652674</i></p> <p>3343 Harbison St</p> <p>Single Family 3/2 918 sq ft 6,098 1962 6/11/2024 \$190,000 \$207</p> <p>Solid low maintenance brick ranch. New or updated items: new stylish laminate flooring throughout, new roof (2023), HWT (2020), a/c, furnace, 100 AMP electric service, disposer. Washer and dryer stay. Partially finished lower level. Front concrete patio (14x7). Rear concrete patio (10x10). Convenient location, just minutes to Downtown</p> <p><i>Courtesy of COLDWELL BANKER REALTY</i></p>								
 <p>8 Closed * Sold Date: 6/10/2024, MLS Listing 1652315: 5/6/2024 <i>MLS ID: 1652315</i></p> <p>16 Hemingway St</p> <p>Condo/Townhouse/Apt. 3/4 1,728 sq ft 1,317 1993 6/10/2024 \$3,000 mo. \$2</p> <p>This fantastic townhome has a flexible floor plan to accommodate your personal needs. You will find many updates throughout this 3.5 bath 4- Available July 1. Multi-level home. The ground level consists of a bedroom/family room with adjoining bath that opens to a secluded patio. The main floor offers an open floor plan with a sunken living room with gas log fireplace. A nicely sized dining area opens to a kitchen highlighted by granite and wood counters, along with custom cabinets, a Viking gas stove and stainless appliances. A laundry is conveniently located just off the kitchen along with a main level bath. Above the main level are 2 bedroom en-suites with generously sized closets. The top level multi-purpose room overlooks the primary bedroom and opens to a rooftop deck. Dual HVAC systems, Marvin windows, custom blinds. This home is so convenient to nearby hospitals, restaurants, universities and shopping!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>9 Closed * Sold Date: 5/20/2024, MLS Listing 1645543: 3/21/2024 <i>MLS ID: 1645543</i></p> <p>1621 Wickline Ln</p> <p>Single Family 3/2 2,025 sq ft 7,631 1999 5/20/2024 \$320,000 \$158</p> <p>Welcome to 1621 Wicklines Ln, nestled in the vibrant community of Troy Hill, minutes from downtown Pittsburgh. This fully renovated home offers the best of city living and modern luxury. The heart of the home consists of a spacious living room, open concept dining and a sleek new kitchen, complete with stainless steel appliances and access to an outdoor balcony. It's an ideal setting for culinary enthusiasts and entertaining alike. High ceilings and an abundance of natural light flooding in from numerous windows create a bright and inviting ambiance. Exquisite luxury vinyl plank flooring flows seamlessly throughout the space. This home boasts 3 comfortable bedrooms, providing plenty of space for relaxation. 2 full bathrooms feature stylish finishes and modern fixtures. One of the highlights of this property is the large bonus room, perfect for a home office, gym, or additional living area. With walk-out access to the private back patio, it's an ideal space for indoor-outdoor living.</p> <p><i>Courtesy of REALTY ONE GROUP GOLD STANDARD</i></p>								
 <p>10 Closed * Sold Date: 6/7/2024, MLS Listing 1651152: 5/1/2024 <i>MLS ID: 1651152</i></p> <p>1927 Wrights Way</p> <p>Single Family 3/2 1,616 sq ft 1,306 1900 6/7/2024 \$150,000 \$93</p> <p>Welcome to this charming South Side home offering three bedrooms and two full baths. As you step inside, you are greeted by a totally open living room, dining room concept. This inviting living space has ample natural light and hardwood flooring. The kitchen is fully equipped and will lead you to the laundry area and then the full bathroom which has a new shower surround. Heading to the upper level, you will find 3 spacious bedrooms and a full bathroom. This home was once a duplex and could be easily converted back by adding a door in the dining room (to create 2 separate entrances) and by also adding a kitchen back to the 2nd bedroom which conveniently still has the gas hook up in there. This homes superb walkability to restaurants, coffee shops, South Side venues and eclectic shops can't be beat! Also convenient to Downtown, hospitals and easy access to the parkway.</p> <p><i>Courtesy of COLDWELL BANKER REALTY</i></p>								



Distressed: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ● Active Under Contract • <i>Contingent as of 6/6/2024</i> <i>MLS ID: 1654171</i> 4775 Wallingford St</p>	Single Family	3/3	2,212 sq ft	8,163	\$559,900	5/17/2024	5/17/2024	Contingent as of 6/6/2024
<p>One level living in Shadyside! Unique property with so much character! 3 bedrooms and 3 bathrooms, but could be 4 bedrooms! One bedroom is being used as a huge walk in closet at this time. Over 220 square feet of living space AND a finished basement!! So much room and a very versatile layout! Pretty sure this house used to be a carriage house at one time, and the charm is throughout! Hardwood floors. Amazing property that is centrally located, close to shopping and transportation. So much potential!! <i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>2 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 4213 Bessemer St</p>	Single Family	3/2	1,864 sq ft	2,000	-	5/9/2024		Notice of Foreclosure Sale -
 <p>3 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 5321 Wilkins Ave</p>	Single Family	6/3	4,052 sq ft	16,800	-	4/4/2024		Notice of Foreclosure Sale -
 <p>4 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 122 W McIntyre Ave</p>	Single Family	3/2	1,164 sq ft	2,800	-	6/7/2024		Notice of Foreclosure Sale -

Distressed: 9 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 ■ Closed • Notice of Foreclosure Sale <i>MLS ID: –</i>								
	155 Gaskell St	Single Family	3/2	1,336 sq ft	2,070	–	4/17/2024	Notice of Foreclosure Sale	–
	6 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i>								
	3500 Iowa St	Single Family	3/2	1,472 sq ft	7,500	–	3/26/2024	Notice of Foreclosure Sale	–
	7 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i>								
	1123 Brabec St	Single Family	3/2	1,725 sq ft	1,188	–	6/4/2024	Notice of Foreclosure Sale	–
	8 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i>								
	1523 Buena Vista St	Single Family	5/2	2,352 sq ft	2,400	–	4/4/2024	Notice of Foreclosure Sale	–
	9 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i>								
	127 La Belle St	Single Family	4/2	1,820 sq ft	3,120	–	6/10/2024	Notice of Foreclosure Sale	–

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