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# Real-Talk



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## What's On The Market As of 10/6/25 *\*Accepted Offer*

75 Frank St	2BR	1.0Bth	Rnch	495,000
57 Palmer St	2BR	1.5Bth	Col	570,000*
4 Elaine Dr	5BR	1.5Bth	RR	629,000*
88 Pine Hill Ave	3BR	2.5Bth	Cape	675,000*
17 Lindsey Ave	3BR	2.0Bth	Cape	689,000
108 4th St	3BR	1.5Bth	Tudor	779,000*
25 Wire Mill Rd	4BR	2.5Bth	Cape	799,000*
11 Dundee Rd	4BR	3.5Bth	Cape	839,000*
27 Crane Rd	5BR	2.0Bth	Cape	849,900
51 Northwood Ln	4BR	3.0Bth	Rnch	889,500*
41 Simsbury Rd	3BR	3.0Bth	Rnch	949,000*
391 Sawmill Rd	4BR	3.0Bth	Rnch	965,000*
125 Saddle Hill Rd	4BR	3.5Bth	Col	1,100,000*
3 Davenport Dr	4BR	3.0Bth	Sp Lvl	1,125,000*
11 Fox Glen Dr	4BR	4.5Bth	Col	1,295,000*
525 Westover Rd	4BR	3.5Bth	Col	1,395,000
1287 Rock Rimmon Rd	6BR	4/2Bth	Col	1,395,000
107 Deepwood Rd	4BR	3.5Bth	Col/Chteu	1,895,000
93 Rockledge Dr	4BR	3.5Bth	Col	1,950,000
6 Walnut Ridge Ct	5BR	4.5Bth	Col	1,999,000
342 Mayapple Rd	4BR	2/2Bth	Col	1,750,000*

## What's Sold (6/21/2025 - 10/3/2025)

				List Price	Sale Price
270 West Main St	4BR	2.5Bth	Col	399,000	430,000
90 Culloden Rd	2BR	1.5Bth	Col	489,000	515,000
83 Center St	2BR	1.5Bth	Cape	550,000	575,000
172 Roxbury Rd	3BR	1.5Bth	Col	679,000	680,000
165 Woodbury Ave	4BR	2.0Bth	Cape	699,000	855,000
81 Nichols Ave	3BR	2.0Bth	Cape	749,000	900,000
Amherst Pl	4BR	3.0Bth	RR	799,000	878,000
173 Russet Rd	3BR	2.5Bth	Rnch	814,000	975,000
40 Saint George Ave	4BR	2.0Bth	Col	935,000	990,000
53 West Hill Cir	3BR	3.5Bth	RR	853,000	1,011,500
87 Coachlamp Ln	3BR	2.5Bth	Col	975,000	1,030,000
65 Macarthur Ln #6	3BR	3.5Bth	Col	999,000	1,009,000
10 East Ridge Rd;	4BR	3.5Bth	Cntmp	1,150,000	1,415,000
159 Pond Rd	5BR	3.0Bth	Col	1,198,000	1,225,000
180 Davenport Farm Ln	4BR	.5Bth	Col	1,299,999	1,450,000
110 White Oak Ln	5BR	3.5Bth	Col	1,349,000	1,360,000
208 Riverbank Dr	5BR	3.0Bth	RR	1,395,000	1,515,000
158 Thornwood Rd	4BR	4.5Bth	Rnch	1,495,000	1,875,000
288 Shelter Rock Rd	4BR	3.5Bth	Col	1,599,000	1,700,000
124 Westover Ln	5BR	5.5Bth	Cape	1,600,000	1,830,000
115 Davenport Farm Ln	4BR	4.5Bth	Col	1,749,000	1,950,000
68 Greenleaf Dr	4BR	3.5Bth	Col	1,899,000	2,050,000
The Rsrve at String Rdg	4BR	3.5Bth	Col/Frm Hse	1,949,000	2,069,220
71 Boulderol Rd	4BR	3.0Bt	Rnch	1,995,000	2,300,00
40 Cascade Rd	5BR	4.5Bth	Col	2,000,000	2,000,000
27 Golden Farm Rd	4BR	5.5Bth	Col	2,350,000	2,305,000
129 Long Close Rd	5BR	5.5Bth	Othr	2,595,000	2,850,000
158 Davenport Dr	4BR	4/2Bth	Col	3,960,000	4,050,000
262 Ocean Dr	7BR	7.5Bth	Col	9,000,000	9,000,000

## Local Expertise Makes ALL the Difference, From Pricing to Marketing!

Thinking about selling your home? These days, you can put a property online in minutes—but getting it *sold* for the best price takes more than a listing. That's where a local agent makes all the difference.

We don't just know the market—we live it every day. A local agent understands how your neighborhood compares to others, what buyers are really looking for right now, and the pricing strategies that actually work. That insight helps position your home to attract attention and competitive offers from the start.

Beyond pricing, we also know what makes buyers in our area tick. From staging tips that highlight your home's strengths to timing the market just right, we can help your property shine. And when it comes time to navigate inspections, negotiations, and closing, our local connections with trusted professionals keep things moving smoothly.

Most importantly, we're invested in the community. We're not just selling a house—we're helping you move on to your next chapter while making sure you get the value your home deserves.

If you're thinking about selling, let's connect. I'd be happy to share what's happening in our local market and how we can make your home stand out.

*Geri*



**62 Severance Dr**

Mid-City 4BR Cape - freshly painted, new floors & backyard deck by the river  
List Price: \$599,000 Sale Price: \$630,000 Market Time: 4 Days



**133 MacGregor Dr**

Move-in ready Westover Ranch  
with bright kitchen & versatile finished lower level  
List Price: \$ 939,000 Sale Price: 980,000 Market Time: 6 Days

# Top 10 Remodeling Projects

These percentages represent the return on investment for each project

<b>Roof Replacement</b> Asphalt Singles 2025 - 65.1% 2024 - 58.0%				
<b>Deck Addition</b>  Wood: 2025 - 61.8% 2024 - 86.4%  Composite: 2025 - 82.2% 2024 - 95.3%	<b>Window Replacement</b> Wood: 2025 - 71.0% 2024 - 56.4% Vinyl: 2025 - 101.2% 2024 - 60.4%	<b>Primary Suite Addition</b> Midrange: 2025 - 23.7% 2024 - 43.5% Upscale: 2025 - 16.2% 2024 - 29.1%	<b>Bathroom Remodel Midrange</b> 2025 - 59.8% 2024 - 83.2% Upscale 2025 - 32.5% 2024 - 49.5%	<b>New Siding Vinyl</b>  2025 - 80.0% 2024 - 123.8%
<b>HVAC Conversion</b>  2025 - 76.6% 2024 - 76.8%	<b>Kitchen Remodel-Mid-Range</b> Minor: 2025 - 101.6% 2024 - 103.5 Major: 2025 - 43.3% 2024 - 55.0%	<b>Entry Door Replacement</b> Steel: 2025 - 104.5% 2024 - 266.7% Fiberglass: 2025 - 65.1% 2024 - 85.7%	<b>Bathroom Addition Midrange</b> 2025 - 39.1% 2024 - 33.9% Upscale 2025 - 27.3% 2024 - 34.0%	

Source: © 2025 Zonda Media, Complete data from the Remodeling 2025 Cost vs. Value Report can be downloaded free at [www.costvsvalue.com](http://www.costvsvalue.com)  
These figures represent Hartford, CT Area averages. Remember, each geographical area has its own particular rate of return.

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For mortgage rate information or inquiries, call 203-536-2232, or e-mail at [GuzinskiTeam@gmail.com](mailto:GuzinskiTeam@gmail.com)  
*Note: If your home is listed for sale, this is not intended as a solicitation of that listing.*

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