

# HARLAN'S IRONDEQUOIT

2022 Real Estate Report



## HARLAN SELLS MORE IN IRONDEQUOIT

AND HE RECENTLY SOLD



**18 Weller Dr.**  
44 Showings, 17 offers.  
List Price \$159,900,  
Sale Price \$225,000



**38 Barons Rd**  
32 Showings, 11 offers.  
List Price \$199,900,  
Sale Price \$308,500



**84 Suburba Ave**  
49 Showings, 20 offers.  
List Price \$164,900,  
Sale Price \$248,000



**210 Seneca Rd**  
39 Showings, 11 offers.  
List Price \$139,900,  
Sale Price \$190,000



**618 Lake Shore**  
29 Showings, 4 offers.  
List Price \$169,900,  
Sale Price \$206,500



**75 Pleasant Way**  
16 Showings, 3 offers.  
List Price \$149,900,  
Sale Price \$177,500



**52 Seneca Rd**  
21 Showings, 11 offers.  
List Price \$149,900,  
Sale Price \$185,000



**741 Helendale Rd**  
60 Showings, 21 offers.  
List Price \$134,900,  
Sale Price \$185,000



**137 Heberton Rd**  
40 Showings, 5 offers.  
List Price \$149,900,  
Sale Price \$170,000



# 2022 REAL ESTATE SALES REPORT

For your 14609 neighborhood

ADDRESS	LIST PRICE	SALE PRICE	DAYS ON MARKET	CLOSING DATE
5 Brett Rd	145000	145000	6	08-02-2022
43 Brett Rd	129000	160000	5	08-23-2022
79 Brett Rd	140000	175000	0	03-25-2022
133 Brett Rd	74900	81000	8	02-28-2022
133 Brett Rd	154900	176000	5	10-13-2022
145 Brett Rd	109900	130000	7	02-15-2022
245 Brett Rd	139900	150000	8	04-25-2022
268 Brett Rd	124900	132000	4	11-18-2022
276 Brett Rd	149900	215500	6	08-02-2022
285 Brett Rd	134900	180000	8	06-27-2022
34 Brockley Rd	114900	150000	4	03-28-2022
114 Brockley Rd	154900	210000	4	04-26-2022
226 Brockley Rd	189900	249500	6	06-30-2022
302 Brockley Rd	154900	185000	6	02-17-2022
26 Culver Pkwy	149900	245500	6	06-15-2022
27 Culver Pkwy	149900	162500	6	07-13-2022
139 Culver Pkwy	144900	212000	7	05-12-2022
210 Culver Pkwy	184900	207500	5	06-30-2022
231 Culver Pkwy	149900	150000	5	09-07-2022
408 Culver Pkwy	144000	136000	60	01-14-2022
420 Culver Pkwy	159900	160000	8	05-04-2022
504 Culver Pkwy	209000	281000	4	05-24-2022
34 Falstaff Rd	119900	165000	6	08-31-2022
40 Falstaff Rd	139900	166500	6	10-11-2022
163 Falstaff Rd	179900	225000	7	01-21-2022
483 Falstaff Rd	147000	179000	5	01-12-2022
581 Falstaff Rd	169900	215000	6	09-06-2022
53 Garden Dr	99900	120000	7	08-05-2022
88 Garden Dr	135000	215000	5	10-14-2022
94 Garden Dr	199900	205000	11	11-08-2022
115 Harwick Rd	139900	139900	6	06-30-2022
217 Harwick Rd	119000	158000	11	11-02-2022
305 Harwick Rd	159900	170000	7	08-31-2022
33 Hurstbourne Rd	154900	160000	5	01-06-2022
114 Hurstbourne Rd	179900	241500	4	02-23-2022
206 Hurstbourne Rd	164900	183000	6	03-01-2022
216 Hurstbourne Rd	179900	230000	1	10-28-2022
438 Hurstbourne Rd	175000	255000	5	05-31-2022

ADDRESS	LIST PRICE	SALE PRICE	DAYS ON MARKET	CLOSING DATE
465 Hurstbourne Rd	179900	244000	4	07-01-2022
<b>555 Hurstbourne Rd</b>	<b>169900</b>	<b>210000</b>	<b>6</b>	<b>05-16-2022</b>
204 Laurelton Rd	164000	174150	7	11-18-2022
249 Laurelton Rd	147900	142000	48	01-10-2022
<b>338 Laurelton Rd</b>	<b>165000</b>	<b>232000</b>	<b>4</b>	<b>06-16-2022</b>
395 Laurelton Rd	159900	202000	5	09-19-2022
539 Laurelton Rd	189900	245000	5	08-31-2022
553 Laurelton Rd	199900	214000	2	05-02-2022
60 Queensboro Rd	189900	215700	7	07-08-2022
123 Queensboro Rd	180000	220000	4	07-28-2022
206 Queensboro Rd	149900	159043	5	12-08-2022
24 Spencer Rd	164900	165000	6	12-07-2022
107 Spencer Rd	154900	154900	9	07-18-2022
155 Spencer Rd	135000	150000	5	06-16-2022
190 Spencer Rd	189900	230000	5	06-17-2022
326 Spencer Rd	159900	192500	6	08-08-2022
420 Spencer Rd	144900	165000	7	07-05-2022
482 Spencer Rd	177000	178000	31	12-12-2022
503 Spencer Rd	112000	120000	6	09-09-2022
517 Spencer Rd	140000	140000	5	01-21-2022
551 Spencer Rd	199900	254500	6	12-07-2022
287 Tarrington Rd	124900	165287	7	05-31-2022
444 Tarrington Rd	134900	160000	6	08-25-2022
538 Tarrington Rd	164900	205000	7	06-08-2022
570 Tarrington Rd	129900	107000	20	01-11-2022
570 Tarrington Rd	214500	250000	5	04-27-2022
243 Westchester Ave	199900	199900	6	08-29-2022
609 Westchester Ave	129900	165000	4	11-18-2022
101 Woodrow Ave	124900	126500	6	02-25-2022
115 Woodrow Ave	179900	195000	5	09-23-2022
30 Yorkshire Rd	169900	180000	10	10-14-2022
37 Yorkshire Rd	189900	212500	5	11-08-2022
171 Yorkshire Rd	179900	175000	8	09-23-2022

**2022 AVERAGES**

LIST PRICE: \$157,117

SALES PRICE: \$185,648

DOM: 8

# HOUSES SOLD: 72

# AWARD WINNING SERVICE & EXPERIENCE

HARLAN IS AN IRONDEQUOIT RESIDENT AND ITS LEADING AGENT SINCE 1994 HE IS ALSO A -

- Proud Supporter & Promoter of Irondequoit programs, sports, teams, arts, & business for over 25 years
- “Ten Best” agent in NY State: American Institute of Real Estate Professionals
- Keller Williams Realty Greater Rochester #1 Agent 2020, 2021
- Full Time Local Realtor Since 1992

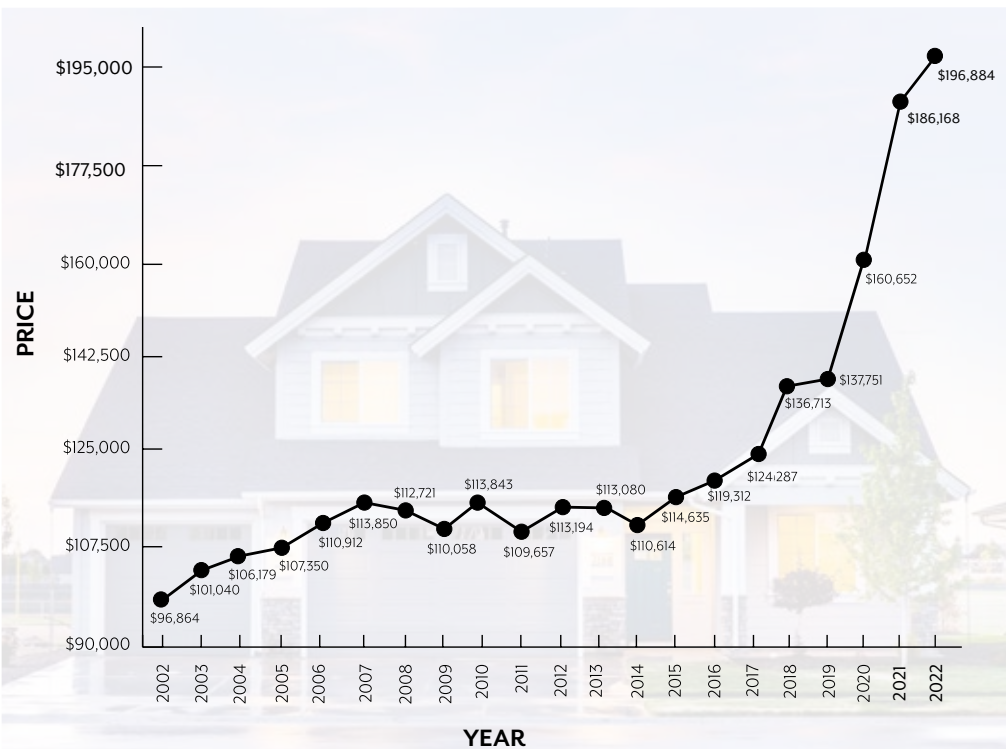
Call to interview Harlan today!



# SUCCESS IN YOUR NEIGHBORHOOD!

## IRONDEQUOIT AVERAGE HOME SALES PRICE HISTORY

Annual average home sales data as reported by the Greater Rochester Association of Realtors



## # OF IRONDEQUOIT HOMES SOLD 2002-2022

2002	830	2015	833
2003	926	2016	912
2004	817	2017	941
2005	833	2018	908
2006	861	2019	857
2007	855	2020	802
2008	793	2021	846
2009	846	2022	723
2010	694		
2011	621		
2012	662		
2013	754		
2014	744		

# HARLAN'S SALES FOR 2022

**70** SALES

**5** DAYS  
on the market

**601** Irondequoit Homes  
Sold Since 2001

## YOUR NEIGHBORHOOD HOMES SOLD BY HARLAN

79 Brett Rd	55 Falstaff Rd	397 Harwick Rd	411 Laurelton Rd	463 Spencer Rd	390 Westchester Ave	49 Yorkshire Rd
82 Brett Rd	61 Falstaff Rd	437 Harwick Rd	415 Laurelton Rd	468 Spencer Rd	410 Westchester Ave	137 Yorkshire Rd
90 Brett Rd	77 Falstaff Rd	451 Harwick Rd	416 Laurelton Rd	474 Spencer Rd	546 Westchester Ave	138 Yorkshire Rd
96 Brett Rd	123 Falstaff Rd	457 Harwick Rd	486 Laurelton Rd	517 Spencer Rd	619 Westchester Ave	152 Yorkshire Rd
99 Brett Rd	142 Falstaff Rd	43 Hurstbourne Rd	510 Laurelton Rd	523 Spencer Rd	646 Westchester Ave	205 Yorkshire Rd
74 Brockley Rd	177 Falstaff Rd	44 Hurstbourne Rd	532 Laurelton Rd	531 Spencer Rd	20 Woodrow Ave	
80 Brockley Rd	212 Falstaff Rd	71 Hurstbourne Rd	714 Laurelton Rd	287 Tarrington	101 Woodrow Ave	
108 Brockley Rd	409 Falstaff Rd	85 Hurstbourne Rd	773 Laurelton Rd	310 Tarrington		
128 Brockley Rd	450 Falstaff Rd	91 Hurstbourne Rd	12 Queensboro	385 Tarrington		
90 Culver Pkwy	459 Falstaff Rd	126 Hurstbourne Rd	217 Queensboro	459 Tarrington		
122 Culver Pkwy	477 Falstaff Rd	144 Hurstbourne Rd	29 Spencer Rd	470 Tarrington		
133 Culver Pkwy	584 Falstaff Rd	160 Hurstbourne Rd	36 Spencer Rd	51 Traymore Rd		
139 Culver Pkwy	84 Falstaff Rd	224 Laurelton Rd	51 Spencer Rd	21 Vayo		
307 Culver Pkwy	46 Garden Dr	239 Laurelton Rd	115 Spencer Rd	26 Vayo		
316 Culver Pkwy	68 Garden Dr	281 Laurelton Rd	125 Spencer Rd	27 Vayo		
340 Culver Pkwy	38 Halmore Dr	315 Laurelton Rd	130 Spencer Rd	43 Vayo		
390 Culver Pkwy	51 Harwick Rd	332 Laurelton Rd	174 Spencer Rd	61 Vayo		
480 Culver Pkwy	133 Harwick Rd	341 Laurelton Rd	179 Spencer Rd	70 Vayo		
497 Culver Pkwy	180 Harwick Rd	342 Laurelton Rd	189 Spencer Rd	77 Vayo		
77 Eastview	305 Harwick Rd	373 Laurelton Rd	252 Spencer Rd	98 Waldo		
83 Eastview	332 Harwick Rd	394 Laurelton Rd	258 Spencer Rd	276 Westchester Ave		
30 Falstaff Rd	346 Harwick Rd	395 Laurelton Rd	423 Spencer Rd	384 Westchester Ave		



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**JEANIE  
NASELLO**

She/Her/Hers  
Licensed in NY  
Loan Officer NMLS #60517

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