

# HARLAN'S IRONDEQUOIT

2023 Real Estate Report



## HARLAN SELLS MORE IN IRONDEQUOIT

AND HE RECENTLY SOLD



**90 Impala Dr**  
45 Showings, 9 offers

List Price \$89,900  
Sale Price \$106,000



**23 Orland Rd**  
19 Showings, 7 offers

List Price \$99,900  
Sale Price \$129,500



**67 Cedargrove Dr**  
18 Showings, 5 offers

List Price \$149,900  
Sale Price \$169,000



**356 Orland Rd**  
23 Showings, 6 offers

List Price \$164,900  
Sale Price \$193,000



**400 Pattonwood Dr**  
10 Showings, 6 offers

List Price \$149,900  
Sale Price \$200,000



**290 Winfield Rd**  
54 Showings, 24 offers

List Price \$159,900  
Sale Price \$235,000



**130 Sewilo Hills Dr**  
18 Showings, 7 offers

List Price \$194,900  
Sale Price \$235,000



**73 Rawlinson Rd**  
16 Showings, 5 offers

List Price \$179,900  
Sale Price \$241,000



**160 Brookview Dr**  
7 Showings, 2 offers

List Price \$234,900  
Sale Price \$283,500



# 2023 REAL ESTATE SALES REPORT

For your 14622 neighborhood

ADDRESS	LIST PRICE	SALE PRICE	DAYS ON MARKET	CLOSING DATE
78 Adrian Rd	139000	185000	13	07-25-2023
96 Avondale Rd	179900	242500	6	09-01-2023
150 Avondale Rd	140900	155000	5	03-16-2023
216 Avondale Rd	149900	212500	7	09-22-2023
235 Avondale Rd	124900	200000	9	09-12-2023
469 Avondale Rd	155000	160000	16	11-28-2023
67 Birchwood Dr	115000	117000	12	08-04-2023
81 Birchwood Dr	164900	185000	7	09-22-2023
88 Birchwood Dr	169900	169000	7	09-15-2023
174 Birchwood Dr	137000	147000	7	05-01-2023
283 Brandon Rd	189900	251000	8	06-23-2023
379 Brandon Rd	174900	225000	5	08-28-2023
426 Brandon Rd	159900	194400	7	06-30-2023
94 Coolidge Rd	169900	200000	6	09-05-2023
133 Coolidge Rd	135000	165000	6	10-18-2023
160 Coolidge Rd	134900	215000	7	06-30-2023
131 Corley Dr	120000	155000	5	09-20-2023
98 Dewberry Dr	149900	208000	7	05-26-2023
127 Filon Ave	189900	203500	16	10-27-2023
213 Filon Ave	157500	199000	6	01-26-2023
235 Garford Rd	80000	155000	4	12-05-2023
171 Hartsdale Rd	139900	187000	7	05-23-2023
218 Hartsdale Rd	159900	190000	7	10-31-2023
320 Hartsdale Rd	189900	228500	12	12-20-2023
96 Lake Breeze	154900	197000	5	06-02-2023
118 Lake Breeze	199900	283000	6	05-30-2023
187 Lake Breeze	144900	212700	5	06-08-2023
222 Lake Breeze	134900	185000	3	05-05-2023
323 Liberty Ave	149900	190000	5	11-17-2023
343 Liberty Ave	169900	207000	6	11-28-2023
408 Liberty Ave	159900	185000	8	06-29-2023
23 Orland Rd	99000	129500	5	07-18-2023
84 Orland Rd	129900	150000	7	05-26-2023
315 Orland Rd	189900	245000	19	08-11-2023
340 Orland Rd	149900	162000	8	03-15-2023
356 Orland Rd	164900	193000	6	10-27-2023
412 Pemberton Rd	189900	180000	20	11-20-2023

ADDRESS	LIST PRICE	SALE PRICE	DAYS ON MARKET	CLOSING DATE
<b>452 Pemberton Rd</b>	<b>189900</b>	<b>242500</b>	<b>4</b>	<b>12-29-2023</b>
87 Pleasant Ave	209900	235000	7	01-04-2023
125 Pleasant Ave	114900	126000	15	09-15-2023
<b>192 Pleasant Ave</b>	<b>179900</b>	<b>190000</b>	<b>6</b>	<b>09-22-2023</b>
23 Ridgewood Dr	124900	187000	9	06-20-2023
55 Ridgewood Dr	94500	137000	5	01-17-2023
<b>26 Salem Rd</b>	<b>169900</b>	<b>226000</b>	<b>5</b>	<b>11-08-2023</b>
59 Salem Rd	189900	250000	5	07-21-2023
62 Salem Rd	135000	170000	10	04-30-2023
110 Salem Rd	149900	185000	6	09-29-2023
74 Seneca Rd	<b>169900</b>	<b>235000</b>	<b>5</b>	<b>08-11-2023</b>
242 Seneca Rd	<b>189900</b>	<b>220000</b>	<b>5</b>	<b>10-02-2023</b>
362 Seneca Rd	<b>229900</b>	<b>240000</b>	<b>13</b>	<b>04-10-2023</b>
61 Tamarack Dr	<b>169900</b>	<b>193000</b>	<b>7</b>	<b>11-02-2023</b>
12 Tindale Dr	<b>174900</b>	<b>182000</b>	<b>7</b>	<b>03-30-2023</b>
96 Walzford Rd	<b>179900</b>	<b>190000</b>	<b>6</b>	<b>11-07-2023</b>
152 Walzford Rd	<b>199900</b>	<b>250000</b>	<b>10</b>	<b>06-29-2023</b>
166 Walzford Rd	<b>199000</b>	<b>220100</b>	<b>5</b>	<b>11-01-2023</b>
166 Walzford Rd	<b>150000</b>	<b>187300</b>	<b>5</b>	<b>08-02-2023</b>
233 Winfield Rd	<b>199000</b>	<b>262500</b>	<b>7</b>	<b>08-31-2023</b>
290 Winfield Rd	<b>159900</b>	<b>235000</b>	<b>5</b>	<b>04-11-2023</b>
358 Winfield Rd	<b>199900</b>	<b>205000</b>	<b>21</b>	<b>09-01-2023</b>
5 Worthington Rd	<b>159900</b>	<b>170000</b>	<b>4</b>	<b>02-24-2023</b>
234 Worthington Rd	<b>159900</b>	<b>180000</b>	<b>5</b>	<b>10-24-2023</b>
237 Worthington Rd	<b>205900</b>	<b>190000</b>	<b>12</b>	<b>06-29-2023</b>



# 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, 2022, 2023
- Full Time Local Realtor Since 1992

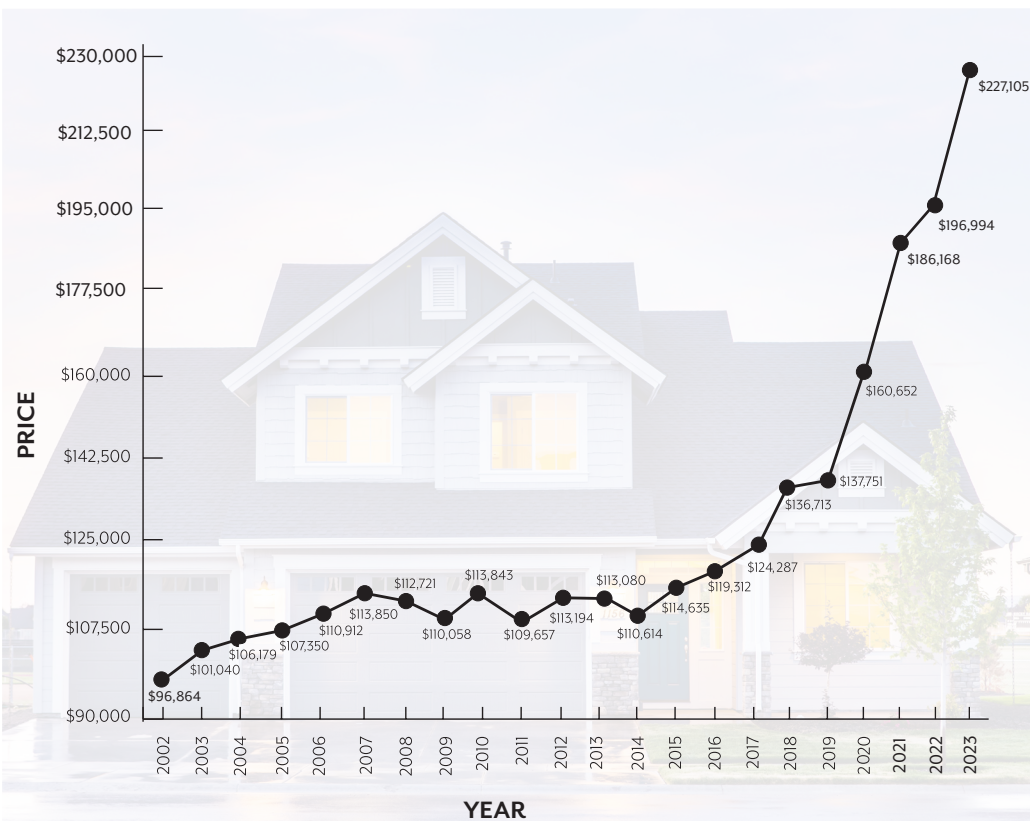
**Call to interview Harlan today!**



# 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 2002-2023

2002	830	2016	912
2003	926	2017	941
2004	817	2018	908
2005	833	2019	857
2006	861	2020	802
2007	855	2021	846
2008	793	2022	723
2009	846	2023	657
2010	694		
2011	621		
2012	662		
2013	754		
2014	744		
2015	833		

# HARLAN'S SALES FOR 2023

**60** SALES

**5** DAYS  
on the market

**668** Irondequoit Homes  
Sold Since 2001

## YOUR NEIGHBORHOOD HOMES SOLD BY HARLAN

20 Abington Rd  
37 Abington Rd  
86 Abington Rd  
100 Abington Rd  
39 Adrian Rd  
94 Adrian Rd  
34 Aragon Ave  
92 Aragon Ave  
101 Aragon Ave  
125 Aragon Ave  
199 Aragon Ave  
296 Aragon Ave  
82 Avondale Rd  
96 Avondale Rd  
149 Avondale Rd  
309 Avondale Rd  
72 Birchwood Dr  
116 Birchwood Dr  
175 Birchwood Dr  
217 Brandon Rd  
288 Brandon Rd  
410 Brandon Rd

61 Coolidge Rd  
93 Coolidge Rd  
101 Coolidge Rd  
154 Coolidge Rd  
199 Coolidge Rd  
259 Coolidge Rd  
299 Coolidge Rd  
337 Coolidge Rd  
346 Coolidge Rd  
68 Corley Rd  
69 Corley Rd  
97 Corley Rd  
69 Dewberry Dr  
171 Dewberry Dr  
196 Dewberry Dr  
203 Dewberry Dr  
90 Durand  
32 Filon  
205 Filon  
24 Garford Rd  
30 Garford Rd  
150 Garford Rd

161 Garford Rd  
190 Garford Rd  
204 Garford Rd  
256 Garford Rd  
290 Garford Rd  
38 Hartsdale Rd  
45 Hartsdale Rd  
112 Hartsdale Rd  
118 Hartsdale Rd  
152 Hartsdale Rd  
213 Hartsdale Rd  
246 Hartsdale Rd  
75 Lake Breeze Pk  
82 Lake Breeze Pk  
108 Lake Breeze Pk  
141 Lake Breeze Pk  
215 Lake Breeze Pk  
235 Liberty Ave  
337 Liberty Ave  
379 Liberty Ave  
23 Orland Rd  
36 Orland Rd

108 Orland Rd  
113 Orland Rd  
114 Orland Rd  
126 Orland Rd  
132 Orland Rd  
195 Orland Rd  
277 Orland Rd  
348 Orland Rd  
355 Orland Rd  
356 Orland Rd  
155 Pemberton Rd  
282 Pemberton  
342 Pemberton  
469 Pemberton  
75 Pleasant Way  
79 Ridgewood Dr  
87 Ridgewood Dr  
127 Ridgewood Dr  
25 Salem Rd  
42 Seneca Rd  
52 Seneca Rd  
92 Seneca Rd

210 Seneca Rd  
226 Seneca Rd  
163 Tamarack Dr  
66 Tindale Dr  
79 Tindale Dr  
47 Walzford Rd  
311 Walzford Rd

371 Walzford Rd  
125 Winfield Rd  
186 Winfield Rd  
135 Walzford Rd  
94 Winfield Rd  
290 Winfield Rd  
357 Winfield Rd

8 Worthington Rd  
106 Worthington Rd  
149 Worthington Rd  
154 Worthington Rd  
173 Worthington Rd  
218 Worthington Rd



**kw** GREATER  
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Companies are not affiliated.



SCAN FOR  
MY DIGITAL  
BUSINESS  
CARD!

**JEANIE  
NASELLO**

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

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Cell: (585) 746-1872

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