

## Residential CMA

Listings as of 10/08/24 at 11:50 AM

Property types Residential, Land, Multi-Family; Closed Date between '01/01/2024' and '03/31/2024'; Status of 'Closed'; Town of 'Hallowell'.

## Closed Properties

MLS #	Address	City	Closed Date	Year Built	Beds	Baths	Full Tax Amt	Ttl Fin SqFt	Fin SqFt	Abv Grd	Sold \$/Abv Grd SqFt	Lot Size +/-	DOM	Orig Price	List Price	Closed Price	LP/SP Ratio
1572503	83 Middle Street 1	Hallowell	01/12/2024	1989	2	2	\$2,684	1,100		1,000	\$210.00	0.00	80	\$265,000	\$235,000	\$210,000	89.36
1577300	16 Academy Street	Hallowell	02/09/2024	1920	6	2	\$4,895	2,173		2,173	\$139.90	0.22	54	\$379,000	\$329,000	\$304,000	92.4
1566790	21 Academy Street	Hallowell	02/02/2024	1850	5	4	\$3,297	3,000		3,000	\$400.00	0.18	154	\$1,349,000	\$1,349,000	\$1,200,000	88.95
1580994	52 Greenville Street	Hallowell	03/01/2024	1960	2	1	\$3,166	1,440		1,040	\$253.85	0.46	8	\$267,500	\$267,500	\$264,000	98.69
1578654	2 Hillcrest Street	Hallowell	01/25/2024	1900	2	2	\$3,108	1,330		1,330	\$179.70	0.69	22	\$249,000	\$249,000	\$239,000	95.98
1580072	9 Mayflower Road	Hallowell	02/20/2024	1950	3	2	\$2,955	1,210		1,210	\$314.05	0.37	17	\$369,000	\$359,000	\$380,000	105.85
1578117	21 Page Street	Hallowell	02/14/2024	1900	3	2	\$4,702	2,633		2,633	\$106.34	0.27	0	\$290,000	\$290,000	\$280,000	96.55
1565145	170 Second Street	Hallowell	01/24/2024	1889	3	2	\$3,217	1,254		1,254	\$271.13	0.21	173	\$424,900	\$359,000	\$340,000	94.71
1579074	67 Second Street	Hallowell	01/19/2024	1878	4	2	\$3,714	2,700		2,700	\$148.15	0.19	9	\$399,000	\$399,000	\$400,000	100.25
1573329	247 Winthrop Street	Hallowell	02/23/2024	1900	4	2	\$5,090	3,048		3,048	\$73.82	2.40	124	\$250,000	\$225,000	\$225,000	100
<b>Total # of Listings: 10</b>			<b>Average</b>					1,988.80		1,938.80	\$209.69	0.50	64.10	\$424,240.00	\$406,150.00	\$384,200.00	96.27
			<b>Min</b>	1850	2	1	\$2,684	1,100		1,000	\$73.82	0.00	0	\$249,000	\$225,000	\$210,000	88.95
			<b>Max</b>	1989	6	4	\$5,090	3,048		3,048	\$400.00	2.40	173	\$1,349,000	\$1,349,000	\$1,200,000	105.85
			<b>Median</b>	1900	3	2	\$3,257	1,806.5		1,751.5	\$194.85	0.24	38	\$329,500	\$309,500	\$292,000	96.27

\* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

Prepared by Kathleen {Kathy} Gallant on Tuesday, October 08, 2024 11:50 AM.

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## Land CMA

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## Closed Properties

MLS #	Address	City	Year Built	Closed Date	Full Tax Amt	Lot Size +/-	Sold Price/Acre	DOM	Orig Price	List Price	Closed Price	LP/SP Ratio
1561331	226 Water Street	Hallowell		03/01/2024	\$1,985	0.21	\$809,523.81	177	\$200,000	\$177,500	\$170,000	95.77
<b>Total # of Listings: 1</b>				<b>Average</b>		0.21	\$809,523.81	177.00	\$200,000.00	\$177,500.00	\$170,000.00	95.77
				<b>Min</b>	\$1,985	0.21	\$809,523.81	177	\$200,000	\$177,500	\$170,000	95.77
				<b>Max</b>	\$1,985	0.21	\$809,523.81	177	\$200,000	\$177,500	\$170,000	95.77
				<b>Median</b>	\$1,985	0.21	\$809,523.81	177	\$200,000	\$177,500	\$170,000	95.77

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Multi-Family CMA

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Closed Properties

MLS #	Address	City	Closed Date	Year Built	Beds	Baths	Full Tax Amt	Ttl Fin SqFt	Lot Size +/-	DOM	Orig Price	List Price	Closed Price	LP/SP Ratio
1573645	138 Town Farm Road	Hallowell	01/05/2024	1900		3	\$2,970	1,848	3.00	14	\$300,000	\$300,000	\$310,000	103.33
1555039	228 Water Street	Hallowell	02/09/2024	1850		2	\$3,627	1,260	0.29	270	\$549,000	\$375,000	\$210,000	56
1575112	340 Water Street	Hallowell	01/12/2024	1850		3	\$3,033	2,650	0.25	30	\$374,949	\$374,949	\$345,000	92.01
Total # of Listings: 3			Average					1,919.33	1.18	104.67	\$407,983.00	\$349,983.00	\$288,333.33	83.78
			Min	1850		2	\$2,970	1,260	0.25	14	\$300,000	\$300,000	\$210,000	56
			Max	1900		3	\$3,627	2,650	3.00	270	\$549,000	\$375,000	\$345,000	103.33
			Median	1850		3	\$3,033	1,848	0.29	30	\$374,949	\$374,949	\$310,000	92.01

\* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.  
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