

Residential CMA

Listings as of 10/08/24 at 1:38 PM

Property types Residential, Land, Multi-Family; Status of 'Closed'; Town of 'Phippsburg'; Closed Date between '07/01/2024' and '09/30/2024'.

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
1597280	164 Clifford Road	Phippsburg	08/28/2024	1990	3	2	\$1,451	1,508	1,508	\$188.99	1.10	4	\$295,000	\$295,000	\$285,000	96.61
1592909	92 Brightwater Road	Phippsburg	09/27/2024	2017	3	3	\$3,455	2,240	2,240	\$363.84	2.14	1	\$825,000	\$825,000	\$815,000	98.79
1593704	62 Hunnewell Avenue	Phippsburg	09/23/2024	2007	4	3	\$6,521	3,310	3,310	\$483.38	3.46	67	\$1,750,000	\$1,649,000	\$1,600,000	97.03
1588799	1092 Main Road	Phippsburg	08/20/2024	1962	2	2	\$2,457.58	2,221	2,221	\$155.34	2.90	46	\$415,000	\$370,000	\$345,000	93.24
1586163	232 Meadowbrook Road	Phippsburg	08/01/2024	1974	3	2	\$3,179	2,100	2,100	\$352.38	3.31	71	\$809,000	\$724,900	\$740,000	102.08
1594288	356 Meadowbrook Road	Phippsburg	07/26/2024	1996	3	3	\$3,834	2,400	2,000	\$350.00	1.04	1	\$645,000	\$645,000	\$700,000	108.53
1592755	44 Periwinkle Lane	Phippsburg	08/01/2024	1955	3	3	\$5,580	2,460	2,460	\$406.50	0.53	0	\$1,000,000	\$1,000,000	\$1,000,000	100
1596868	17 Shore Road	Phippsburg	09/23/2024	1966	2	1	\$668	880	880	\$221.59		43	\$200,000	\$200,000	\$195,000	97.5
1600522	299 W West Point Road	Phippsburg	09/19/2024	1920	4	1	\$1,344	1,144	1,144	\$249.13	0.20	34	\$299,000	\$299,000	\$285,000	95.32
Total # of Listings: 9			Average					2,029.22	1,984.78	\$307.91	1.83	29.67	\$693,111.11	\$667,544.44	\$662,777.78	98.79
			Min	1920	2	1	\$668	880	880	\$155.34	0.20	0	\$200,000	\$200,000	\$195,000	93.24
			Max	2017	4	3	\$6,521	3,310	3,310	\$483.38	3.46	71	\$1,750,000	\$1,649,000	\$1,600,000	108.53
			Median	1974	3	2	\$3,179	2,221	2,100	\$350.00	1.62	34	\$645,000	\$645,000	\$700,000	97.5

* 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 1:38 PM.

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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
1586696	0 Fred Brigham Road	Phippsburg		07/12/2024	\$999	1.77	\$53,672.32	5	\$95,000	\$95,000	\$95,000	100
1593519	Lot #5 Newbury Point	Phippsburg		07/26/2024	\$3,871.3	2.18	\$286,697.25	10	\$675,000	\$675,000	\$625,000	92.59
Total # of Listings: 2			Average			1.98	\$170,184.79	7.50	\$385,000.00	\$385,000.00	\$360,000.00	96.3
			Min		\$999	1.77	\$53,672.32	5	\$95,000	\$95,000	\$95,000	92.59
			Max		\$3,871.3	2.18	\$286,697.25	10	\$675,000	\$675,000	\$625,000	100
			Median		\$2,435.15	1.98	\$170,184.79	7.5	\$385,000	\$385,000	\$360,000	96.3

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