

Residential CMA

Listings as of 10/08/24 at 12:20 PM

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

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
1574551	89 Granite Hill Drive D13	Topsham	03/28/2024	2015	3	4	\$6,417	2,317	1,995	\$340.85	0.00	85	\$715,000	\$695,000	\$680,000	97.84
1578122	17 Laskey Street	Topsham	01/11/2024	1997	2	1	\$305.7	887	887	\$74.66		4	\$64,900	\$64,900	\$66,221	102.04
1579420	93 Maynard Drive	Topsham	02/01/2024	2011	2	2	\$900	1,046	1,046	\$83.17		17	\$85,000	\$85,000	\$87,000	102.35
1579146	848 Middlesex Road	Topsham	02/28/2024	2002	3	2	\$715.23	1,484	1,484	\$158.36	1.54	8	\$209,900	\$209,900	\$235,000	111.96
1574997	8 Big Pine Drive	Topsham	02/14/2024	1999	4	3	\$9,457	4,784	4,784	\$143.39	2.90	47	\$695,000	\$695,000	\$686,000	98.71
1585617	14 Blueberry Lane	Topsham	03/29/2024	1984	2	3	\$6,541	3,556	2,140	\$184.58	1.02	39	\$400,000	\$400,000	\$395,000	98.75
1580536	2 Carolyn Street	Topsham	03/22/2024	1978	3	2	\$4,807	2,594	1,550	\$283.87	0.23	0	\$439,000	\$439,000	\$440,000	100.23
1580861	16 Coville Road	Topsham	02/29/2024	1985	3	1	\$4,268	1,556	1,156	\$337.37	0.51	7	\$375,000	\$375,000	\$390,000	104
1571983	9 Emily Street	Topsham	01/19/2024	1997	4	3	\$6,030	4,148	3,576	\$145.41	2.00	95	\$675,000	\$575,000	\$520,000	90.43
1553307	18 Halcyon Drive	Topsham	02/23/2024	2023	3	3	\$999	1,703	1,703	\$427.89	1.50	70	\$659,000	\$659,000	\$728,700	110.58
1556157	38 Halcyon Drive	Topsham	02/28/2024	2023	3	3	\$9,812	2,506	2,506	\$327.53	1.60	0	\$749,000	\$749,000	\$820,800	109.59
1578881	1125 Lewiston Road	Topsham	03/04/2024	1948	3	1	\$4,089	1,308	1,308	\$328.75	1.26	51	\$460,000	\$450,000	\$430,000	95.56
1578546	52 Mallett Drive	Topsham	01/22/2024	1971	3	1	\$3,534.34	1,134	1,134	\$194.00	0.32	9	\$250,000	\$250,000	\$220,000	88
1578067	248 Meadow Cross Road	Topsham	01/05/2024	1986	2	2	\$3,968.08	1,991	1,204	\$422.94	1.60	9	\$474,900	\$474,900	\$509,214	107.23
1578924	230 Middlesex Road	Topsham	01/17/2024	1950	2	1	\$2,052	1,117	1,117	\$113.70	0.91	25	\$127,000	\$127,000	\$127,000	100
1580338	7 Perkins Street	Topsham	02/16/2024	1924	4	2	\$4,098	2,379	2,379	\$180.75	0.68	6	\$399,000	\$399,000	\$430,000	107.77
1577404	9 Pinewood Drive	Topsham	01/31/2024	1959	2	1	\$2,965	925	925	\$281.08	0.23	27	\$279,000	\$279,000	\$260,000	93.19
1579826	448 River Road	Topsham	02/01/2024	2000	3	2	\$4,585	1,920	1,344	\$271.58	1.66	1	\$365,000	\$365,000	\$365,000	100
1580013	651 River Road	Topsham	03/28/2024	1890	5	2	\$4,849	1,946	1,946	\$236.38	0.83	41	\$460,000	\$445,000	\$460,000	103.37
1577981	22 Turkey Run	Topsham	01/29/2024	2023	3	3	\$1,043	2,538	2,538	\$371.55	2.19	46	\$928,000	\$928,000	\$943,000	101.62
1577980	18 Winter Street	Topsham	01/12/2024	1800	3	2	\$3,940	1,995	1,995	\$175.44	0.73	9	\$375,000	\$375,000	\$350,000	93.33
Total # of Listings: 21			Average					2,087.33	1,843.67	\$242.06	1.14	28.38	\$437,366.67	\$430,461.90	\$435,377.86	100.79
			Min	1800	2	1	\$305.7	887	887	\$74.66	0.00	0	\$64,900	\$64,900	\$66,221	88
			Max	2023	5	4	\$9,812	4,784	4,784	\$427.89	2.90	95	\$928,000	\$928,000	\$943,000	111.96
			Median	1986	3	2	\$4,089	1,946	1,550	\$236.38	1.02	17	\$400,000	\$400,000	\$430,000	100.23

* 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 12:20 PM.

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Multi-Family CMA

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1576925	359 Augusta Road	Topsham	02/23/2024	1971		2	\$3,771	2,212	2.00	51	\$374,900	\$349,900	\$350,000	100.03
Total # of Listings: 1			Average					2,212.00	2.00	51.00	\$374,900.00	\$349,900.00	\$350,000.00	100.03
			Min	1971		2	\$3,771	2,212	2.00	51	\$374,900	\$349,900	\$350,000	100.03
			Max	1971		2	\$3,771	2,212	2.00	51	\$374,900	\$349,900	\$350,000	100.03
			Median	1971		2	\$3,771	2,212	2.00	51	\$374,900	\$349,900	\$350,000	100.03

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