

## Residential CMA

Listings as of 10/08/24 at 12:28 PM

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

## 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
1575475	15 Fox Run Road	Westport Island	01/17/2024	1993	3	2	\$1,381	1,880	1,440	\$254.17	1.50	50	\$400,000	\$375,000	\$366,000	97.6
1581581	62 Haskell Road	Westport Island	03/18/2024	1985	3	1	\$1,118	1,218	1,218	\$233.99	1.50	5	\$244,000	\$244,000	\$285,000	116.8
1577495	30 Kehail Point Road	Westport Island	02/16/2024	1989	3	3	\$4,841	2,524	1,424	\$614.47	3.00	70	\$985,000	\$985,000	\$875,000	88.83
1570260	1814 Main Road	Westport Island	02/29/2024	1974	2	2	\$925	1,124	1,124	\$262.46	2.40	119	\$350,000	\$309,000	\$295,000	95.47
<b>Total # of Listings: 4</b>			<b>Average</b>					1,686.50	1,301.50	\$341.27	2.10	61.00	\$494,750.00	\$478,250.00	\$455,250.00	99.67
			<b>Min</b>	1974	2	1	\$925	1,124	1,124	\$233.99	1.50	5	\$244,000	\$244,000	\$285,000	88.83
			<b>Max</b>	1993	3	3	\$4,841	2,524	1,440	\$614.47	3.00	119	\$985,000	\$985,000	\$875,000	116.8
			<b>Median</b>	1987	3	2	\$1,249.5	1,549	1,321	\$258.31	1.95	60	\$375,000	\$342,000	\$330,500	96.54

\* 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 12:28 PM.

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Land CMA

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Closed Date between '01/01/2024' and '03/31/2024'; Status of 'Closed'; Town of 'Westport Island'.

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
1582824	150 Post Office Road	Westport Island		03/06/2024	\$680	20.00	\$8,250.00	3	\$157,000	\$157,000	\$165,000	105.1
Total # of Listings: 1				Average		20.00	\$8,250.00	3.00	\$157,000.00	\$157,000.00	\$165,000.00	105.1
				Min	\$680	20.00	\$8,250.00	3	\$157,000	\$157,000	\$165,000	105.1
				Max	\$680	20.00	\$8,250.00	3	\$157,000	\$157,000	\$165,000	105.1
				Median	\$680	20.00	\$8,250.00	3	\$157,000	\$157,000	\$165,000	105.1

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