



THE KRAININ REPORT
#3 - "4-Year History"
Properties Sold in Lake Region Towns 2005-2008 Plus 2009 YTD
Plus Current Inventory
Sold, Median Price, Median Days on Mkt

Current as of 7/1/2010

	2005 # Sold	2005 Price	2005 DOM	2006 # Sold	2006 Price	2006 DOM	2007 # Sold	2007 Price	2007 DOM	2008 # Sold	2008 Price	2008 DOM	YTD 2009 # Sold	YTD 2009 Price	YTD 2009 DOM	Current as of 1/1/10	Asking \$ as of 1/1/10	DOM as of 1/1/10
BRIDGTON																		
Owned WFT Res	21	\$382,900	67	19	\$350,000	85	10	\$353,500	32.5	11	\$624,000	102	9	\$325,000	69	33	\$524,900	255
Shared WFT Res	33	\$218,000	118	15	\$210,000	79	12	\$197,000	145	16	\$218,250	93.5	17	\$175,000	137	28	\$296,500	221.5
NonWFT Res	76	\$162,950	62.5	67	\$162,000	81	74	\$162,475	95.5	49	\$127,000	117	48	\$114,000	50	99	\$209,900	258
Owned WFT Land	5	\$249,900	121	3	\$132,000	95	2	\$257,500	78	9	\$158,000	104	5	\$180,000	126	7	\$119,000	244
Shared WFT Land	9	\$72,000	46	4	\$105,450	65.5	4	\$88,000	245.5	4	\$86,500	186	0	\$0	0	23	\$115,000	242
NonWFT Land	46	\$28,500	81	23	\$23,500	140	26	\$27,250	129	19	\$65,000	69	12	\$64,500	64	70	\$58,500	320
CASCO																		
Owned WFT Res	11	\$374,000	58	7	\$320,000	185	8	\$397,500	66	13	\$350,000	80	18	\$232,500	107	13	\$545,000	182
Shared WFT Res	17	\$180,000	38	20	\$207,000	152.5	17	\$135,900	292	21	\$143,000	109	19	\$134,500	122	34	\$217,000	233.5
NonWFT Res	51	\$171,000	39	28	\$169,450	46	41	\$172,000	78	32	\$156,250	106	27	\$139,900	65	31	\$179,900	199
Owned WFT Land	1	\$775,000	27	0	\$0	0	0	\$0	0	0	\$0	0	2	\$56,250	60	2	\$46,950	159.5
Shared WFT Land	7	\$95,000	84	3	\$85,000	14	1	\$85,000	242	1	\$30,000	6	0	\$0	0	3	\$159,000	264
NonWFT Land	8	\$36,000	58.5	7	\$135,000	149	9	\$55,500	33	4	\$43,738	117.5	5	\$39,000	90	28	\$49,000	339
DENMARK																		
Owned WFT Res	9	\$383,000	81	5	\$255,000	104	6	\$287,000	39.5	10	\$332,500	68.5	10	\$252,500	303.5	7	\$400,000	193
Shared WFT Res	1	\$62,500	189	2	\$178,500	233.5	0	\$0	0	1	\$225,000	155	3	\$65,000	49	3	\$215,000	208
NonWFT Res	9	\$165,000	119	10	\$174,150	75.5	9	\$168,500	113	8	\$156,000	96	7	\$115,000	60	11	\$215,000	183
Owned WFT Land	4	\$109,950	118	1	\$87,500	11	1	\$315,000	10	1	\$12,500	73	0	\$0	0	2	\$142,000	255.5
Shared WFT Land	1	\$42,000	55	1	\$75,000	60	0	\$0	0	1	\$12,500	152	1	\$27,500	140	1	\$20,000	366
NonWFT Land	8	\$49,500	83	7	\$47,000	134	4	\$37,000	27	1	\$33,000	1188	1	\$89,500	121	24	\$354,000	303
FRYE_ISLAND																		
Owned WFT Res	5	\$495,000	28	1	\$385,000	14	3	\$549,000	47	0	\$0	0	1	\$299,000	381	7	\$695,000	356
Shared WFT Res	10	\$215,500	107	5	\$198,000	108	8	\$247,500	48.5	7	\$235,000	121	7	\$169,000	96	15	\$199,000	384
NonWFT Res	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0
Owned WFT Land	0	\$0	0	1	\$275,000	464	1	\$200,000	405	0	\$0	0	1	\$250,000	137	1	\$229,000	346
Shared WFT Land	3	\$75,000	52	8	\$60,313	48.5	18	\$47,000	42.5	7	\$48,000	138	9	\$32,500	170	10	\$57,600	334
NonWFT Land	0	\$0	0	1	\$59,000	78	0	\$0	0	1	\$50,000	1	0	\$0	0	0	\$0	0
GRAY																		
Owned WFT Res	28	\$322,000	57	15	\$361,000	72	11	\$325,500	28	5	\$435,000	119	11	\$310,000	114	12	\$414,000	190
Shared WFT Res	7	\$238,000	28	3	\$338,000	67	6	\$178,200	183	7	\$164,300	81	7	\$205,000	21	9	\$225,000	184
NonWFT Res	88	\$219,000	38.5	67	\$214,900	54	63	\$232,000	62	76	\$195,000	72	70	\$188,500	61	61	\$239,000	179
Owned WFT Land	0	\$0	0	0	\$0	0	1	\$121,000	272	1	\$52,000	387	0	\$0	0	3	\$588,000	403
Shared WFT Land	0	\$0	0	2	\$53,900	101	1	\$56,500	32	2	\$63,000	141	1	\$78,500	8	1	\$89,000	762
NonWFT Land	14	\$62,000	71.5	15	\$72,250	107	9	\$110,000	63	9	\$54,000	96	7	\$45,000	146	27	\$84,900	342
HARRISON																		
Owned WFT Res	19	\$490,000	35	8	\$515,000	37.5	12	\$405,000	71.5	4	\$184,700	146	8	\$392,751	85	13	\$479,000	366
Shared WFT Res	4	\$254,000	103	3	\$266,200	45	8	\$287,500	174.5	2	\$238,750	129.5	4	\$272,500	154	5	\$256,000	182
NonWFT Res	27	\$153,000	103	27	\$190,000	62	22	\$167,500	59.5	16	\$133,000	53.5	15	\$149,000	58	28	\$184,950	195.5
Owned WFT Land	4	\$225,000	58	0	\$0	0	2	\$117,500	170	1	\$24,500	154	1	\$67,500	44	4	\$79,900	275.5
Shared WFT Land	3	\$85,000	37	3	\$65,900	138	1	\$31,000	553	0	\$0	0	1	\$17,000	12	4	\$87,900	247
NonWFT Land	14	\$29,200	55.5	17	\$130,000	77	7	\$94,000	92	5	\$85,000	134	3	\$50,000	19	52	\$99,200	260
NAPLES																		
Owned WFT Res	29	\$450,000	53	15	\$480,000	82	15	\$633,000	72	14	\$402,000	134.5	9	\$355,000	123	19	\$599,000	275
Shared WFT Res	33	\$248,000	91	18	\$259,000	66.5	20	\$250,000	96.5	12	\$175,000	80	11	\$159,900	138	19	\$269,900	239
NonWFT Res	81	\$175,500	72	49	\$174,900	57	27	\$154,900	64	32	\$158,750	101.5	41	\$133,900	71	35	\$175,000	184
Owned WFT Land	9	\$299,000	167	3	\$75,000	38	5	\$375,000	199	2	\$157,500	83	1	\$95,000	29	6	\$219,450	203
Shared WFT Land	8	\$95,250	15	4	\$97,750	179	2	\$25,200	162.5	3	\$97,500	71	1	\$68,500	623	12	\$88,050	247
NonWFT Land	13	\$35,500	57	18	\$31,500	58.5	12	\$58,000	45.5	5	\$37,900	3	4	\$23,000	207	46	\$77,400	522
OTISFIELD																		
Owned WFT Res	11	\$425,000	93	7	\$297,000	109	5	\$340,000	148	2	\$372,750	124.5	6	\$392,500	56	6	\$244,500	196.5
Shared WFT Res	5	\$220,000	169	6	\$180,000	176.5	2	\$178,750	252.5	1	\$95,000	766	2	\$260,000	186.5	2	\$342,450	217.5
NonWFT Res	14	\$135,500	63.5	15	\$153,000	92	17	\$142,500	109	18	\$106,500	143	13	\$139,000	64	22	\$170,450	197.5
Owned WFT Land	4	\$128,000	247	1	\$345,000	437	2	\$392,500	92.5	3	\$289,000	46	1	\$114,900	108	2	\$92,400	257.5
Shared WFT Land	7	\$39,900	29	5	\$49,900	180	2	\$44,250	300.5	1	\$55,900	53	1	\$60,000	274	2	\$53,900	221
NonWFT Land	3	\$39,900	109	7	\$50,000	60	3	\$31,200	19	1	\$41,000	146	6	\$36,250	178.5	11	\$59,900	334

"Res" includes Single-Families, Condo's, Mobile Homes, Camps and Cottages, winterized or not, with year-round or seasonal access.
 "Owned Wft" owns their direct frontage privately (and may also have deeded rights to shared waterfront elsewhere). "Shared Wft" has deeded rights to communal waterfront off premises. "Nonwft" has no waterfront access except to town beaches, etc. These statistics are based on information from the Maine Real Estate Information System, Inc., for the time period indicated. Provided by an individual user of MREIS. MREIS has not reviewed the contents and does not make any representations, warranties or guarantees regarding the accuracy, timeliness or completeness of any statistical information and data provided. © Copyright 2009 Krainin Real Estate, Inc.



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POLAND																		
Owned WFT Res	13	\$415,000	69	10	\$297,500	70.5	16	\$350,000	77.5	7	\$312,500	84	9	\$283,500	104	11	\$389,000	303
Shared WFT Res	2	\$200,000	53.5	1	\$205,000	78	4	\$257,500	58	2	\$246,000	70	4	\$142,500	48.5	3	\$224,900	237
NonWFT Res	71	\$157,900	54	48	\$172,500	42.5	49	\$187,500	74	51	\$169,900	65	51	\$145,000	61	51	\$189,000	223
Owned WFT Land	0	\$0	0	3	\$154,500	12	0	\$0	0	1	\$75,000	311	1	\$155,000	425	6	\$187,225	218
Shared WFT Land	0	\$0	0	2	\$64,450	26	2	\$51,500	170.5	0	\$0	0	0	\$0	0	3	\$66,000	185
NonWFT Land	19	\$193,500	19	6	\$58,450	103.5	11	\$55,000	78	5	\$32,000	81	5	\$85,000	141	39	\$59,900	217
RAYMOND																		
Owned WFT Res	32	\$486,250	98.5	24	\$461,600	104.5	24	\$485,000	103.5	16	\$447,000	96.5	17	\$350,000	107	27	\$525,000	186
Shared WFT Res	8	\$219,950	120.5	12	\$264,500	134	10	\$245,625	55	11	\$160,000	48	9	\$187,500	146	7	\$244,900	198
NonWFT Res	47	\$220,500	67	37	\$230,000	68	24	\$247,500	61	35	\$191,750	81	39	\$190,500	101	39	\$217,250	215
Owned WFT Land	3	\$275,000	62	1	\$190,000	93	2	\$374,950	334	4	\$595,000	161	1	\$242,000	902	5	\$249,900	182
Shared WFT Land	0	\$0	0	7	\$69,900	18	0	\$0	0	1	\$68,500	453	1	\$68,000	16	2	\$52,450	214.5
NonWFT Land	13	\$149,900	111	5	\$59,000	167	12	\$104,550	200	4	\$58,450	149	5	\$40,000	451	32	\$97,400	464.5
SEBAGO																		
Owned WFT Res	3	\$300,000	122	4	\$620,175	149	6	\$347,500	99.5	6	\$479,500	285.5	3	\$460,000	99	9	\$1,500,000	186
Shared WFT Res	5	\$215,000	58	7	\$310,000	61	8	\$163,125	71.5	4	\$156,000	238	1	\$132,500	18	10	\$242,500	189.5
NonWFT Res	23	\$155,000	52	23	\$178,000	88	16	\$172,450	73	12	\$174,500	68	24	\$129,500	75.5	28	\$178,950	168.5
Owned WFT Land	2	\$199,750	13.5	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	6	\$84,700	275.5
Shared WFT Land	0	\$0	0	2	\$62,500	134	0	\$0	0	1	\$100,000	0	0	\$0	0	3	\$125,000	444
NonWFT Land	8	\$37,750	66	7	\$37,000	13	2	\$25,875	406.5	0	\$0	0	1	\$25,000	104	30	\$37,500	635.5
STANDISH																		
Owned WFT Res	18	\$403,250	60	17	\$375,000	103	14	\$389,950	94.5	12	\$339,950	120.5	9	\$234,000	75	24	\$467,000	279
Shared WFT Res	10	\$185,000	61.5	11	\$206,000	42	9	\$250,000	46	5	\$198,000	149	8	\$168,850	82	8	\$274,500	194
NonWFT Res	118	\$208,950	53	123	\$211,000	67	84	\$199,000	71.5	77	\$189,900	91	74	\$182,250	64	72	\$219,950	184
Owned WFT Land	4	\$112,500	44.5	3	\$59,900	14	1	\$587,500	174	0	\$0	0	2	\$72,500	15.5	0	\$0	0
Shared WFT Land	2	\$132,400	47.5	2	\$59,000	20.5	0	\$0	0	0	\$0	0	0	\$0	0	2	\$64,950	202
NonWFT Land	14	\$71,000	30.5	15	\$300,000	103	8	\$59,950	169	2	\$50,000	205	2	\$92,498	258	9	\$49,000	273
WINDHAM																		
Owned WFT Res	43	\$279,900	58	31	\$274,000	81	26	\$261,500	57	19	\$225,000	68	32	\$247,500	103.5	21	\$355,000	184
Shared WFT Res	20	\$220,375	63	23	\$229,000	83	18	\$203,042	87	9	\$200,000	56	12	\$168,700	179.5	14	\$302,500	296.5
NonWFT Res	230	\$210,000	41	239	\$220,000	57	193	\$218,400	64	163	\$200,000	74	186	\$192,700	52	100	\$219,874	184
Owned WFT Land	4	\$75,750	111.5	2	\$297,500	267.5	1	\$50,000	284	1	\$10,000	99	1	\$100,000	270	2	\$113,950	182.5
Shared WFT Land	4	\$78,500	40	0	\$0	0	1	\$70,000	370	0	\$0	0	0	\$0	0	11	\$89,000	369
NonWFT Land	27	\$80,000	43	16	\$292,050	63	15	\$600,000	95	10	\$89,500	62	9	\$36,500	202	35	\$80,000	199

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