



THE KRAININ REPORT
#3 - "4-Year History"

Current as of 7/1/2010

Properties Sold in Lake Region Towns 2006-2009 Plus 2010 YTD
Plus Current Inventory
Sold, Median Price, Median Days on Mkt

	2006 # Sold	2006 Price	2006 DOM	2007 # Sold	2007 Price	2007 DOM	2008 # Sold	2008 Price	2008 DOM	2009 # Sold	2009 Price	2009 DOM	YTD 2010 # Sold	YTD 2010 Price	YTD 2010 DOM	Current as of 5/1/10	Asking \$ as of 5/1/10	DOM as of 5/1/10
BRIDGTON																		
Owned WFT Res	19	\$350,000	85	10	\$353,500	32.5	11	\$624,000	102	9	\$325,000	69	5	\$442,500	330	32	\$459,000	50
Shared WFT Res	15	\$210,000	79	12	\$197,000	145	16	\$218,250	93.5	17	\$175,000	137	4	\$129,950	63.5	29	\$269,000	216
NonWFT Res	67	\$162,000	81	74	\$162,475	95.5	49	\$127,000	117	48	\$114,000	50	11	\$100,000	99	108	\$199,950	156
Owned WFT Land	3	\$132,000	95	2	\$257,500	78	9	\$158,000	104	5	\$180,000	126	2	\$52,500	380	9	\$338,000	73
Shared WFT Land	4	\$105,450	65.5	4	\$88,000	245.5	4	\$86,500	186	0	\$0	0	1	\$49,999	909	24	\$111,500	261
NonWFT Land	23	\$23,500	140	26	\$27,250	129	19	\$65,000	69	12	\$64,500	64	1	\$20,000	137	98	\$122,250	105.5
CASCO																		
Owned WFT Res	7	\$320,000	185	8	\$397,500	66	13	\$350,000	80	18	\$232,500	107	3	\$167,000	117	17	\$499,900	72
Shared WFT Res	20	\$207,000	152.5	17	\$135,900	292	21	\$143,000	109	19	\$134,500	122	3	\$147,900	147	37	\$215,000	228
NonWFT Res	28	\$169,450	46	41	\$172,000	78	32	\$156,250	106	27	\$139,900	65	9	\$123,000	115	31	\$177,900	118
Owned WFT Land	0	\$0	0	0	\$0	0	0	\$0	0	2	\$56,250	60	0	\$0	0	2	\$121,950	91.5
Shared WFT Land	3	\$85,000	14	1	\$85,000	242	1	\$30,000	6	0	\$0	0	0	\$0	0	4	\$129,450	239.5
NonWFT Land	7	\$135,000	149	9	\$55,500	33	4	\$43,738	117.5	5	\$39,000	90	1	\$25,000	33	33	\$49,000	283
DENMARK																		
Owned WFT Res	5	\$255,000	104	6	\$287,000	39.5	10	\$332,500	68.5	10	\$252,500	303.5	2	\$207,500	70.5	13	\$349,900	81
Shared WFT Res	2	\$178,500	233.5	0	\$0	0	1	\$225,000	155	3	\$65,000	49	0	\$0	0	4	\$242,450	201
NonWFT Res	10	\$174,150	75.5	9	\$168,500	113	8	\$156,000	96	7	\$115,000	60	2	\$91,950	106.5	11	\$204,900	135
Owned WFT Land	1	\$87,500	11	1	\$315,000	10	1	\$12,500	73	0	\$0	0	0	\$0	0	3	\$2,698,500	93
Shared WFT Land	1	\$75,000	60	0	\$0	0	1	\$12,500	152	1	\$27,500	140	0	\$0	0	1	\$20,000	385
NonWFT Land	7	\$47,000	134	4	\$37,000	27	1	\$33,000	1188	1	\$89,500	121	0	\$0	0	20	\$37,000	334.5
FRYE_ISLAND																		
Owned WFT Res	1	\$385,000	14	3	\$549,000	47	0	\$0	0	1	\$299,000	381	2	\$322,000	316.5	7	\$569,000	269
Shared WFT Res	5	\$198,000	108	8	\$247,500	48.5	7	\$235,000	121	7	\$169,000	96	0	\$0	0	17	\$207,500	346
NonWFT Res	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0
Owned WFT Land	1	\$275,000	464	1	\$200,000	405	0	\$0	0	1	\$250,000	137	0	\$0	0	1	\$219,999	407
Shared WFT Land	8	\$60,313	48.5	18	\$47,000	42.5	7	\$48,000	138	9	\$32,500	170	0	\$0	0	10	\$47,500	210
NonWFT Land	1	\$59,000	78	0	\$0	0	1	\$50,000	1	0	\$0	0	0	\$0	0	0	\$0	0
GRAY																		
Owned WFT Res	15	\$361,000	72	11	\$325,500	28	5	\$435,000	119	11	\$310,000	114	1	\$312,500	408	17	\$379,000	93
Shared WFT Res	3	\$338,000	67	6	\$178,200	183	7	\$164,300	81	7	\$205,000	21	2	\$209,750	87	8	\$219,700	122
NonWFT Res	67	\$214,900	54	63	\$232,000	62	76	\$195,000	72	70	\$188,500	61	26	\$190,000	66.5	58	\$229,950	98
Owned WFT Land	0	\$0	0	1	\$121,000	272	1	\$52,000	387	0	\$0	0	0	\$0	0	3	\$588,000	422
Shared WFT Land	2	\$53,900	101	1	\$56,500	32	2	\$63,000	141	1	\$78,500	8	0	\$0	0	1	\$89,000	781
NonWFT Land	15	\$72,250	107	9	\$110,000	63	9	\$54,000	96	7	\$45,000	146	6	\$39,000	235	20	\$992,450	244.5
HARRISON																		
Owned WFT Res	8	\$515,000	37.5	12	\$405,000	71.5	4	\$184,700	146	8	\$392,751	85	1	\$460,000	489	14	\$514,450	90
Shared WFT Res	3	\$266,200	45	8	\$287,500	174.5	2	\$238,750	129.5	4	\$272,500	154	3	\$181,900	154	3	\$161,900	49
NonWFT Res	27	\$190,000	62	22	\$167,500	59.5	16	\$133,000	53.5	15	\$149,000	58	6	\$136,250	81.5	35	\$194,900	101
Owned WFT Land	0	\$0	0	2	\$117,500	170	1	\$24,500	154	1	\$67,500	44	0	\$0	0	7	\$149,000	85
Shared WFT Land	3	\$65,900	138	1	\$31,000	553	0	\$0	0	1	\$17,000	12	0	\$0	0	5	\$85,900	261
NonWFT Land	17	\$130,000	77	7	\$94,000	92	5	\$85,000	134	3	\$50,000	19	7	\$30,000	90	39	\$49,900	254
NAPLES																		
Owned WFT Res	15	\$480,000	82	15	\$633,000	72	14	\$402,000	134.5	9	\$355,000	123	0	\$0	0	29	\$499,207	70
Shared WFT Res	18	\$259,000	66.5	20	\$250,000	96.5	12	\$175,000	80	11	\$159,900	138	6	\$142,750	242	28	\$239,900	95
NonWFT Res	49	\$174,900	57	27	\$154,900	64	32	\$158,750	101.5	41	\$133,900	71	9	\$163,900	116	34	\$169,700	61.5
Owned WFT Land	3	\$75,000	38	5	\$375,000	199	2	\$157,500	83	1	\$95,000	29	0	\$0	0	5	\$199,900	240
Shared WFT Land	4	\$97,750	179	2	\$25,200	162.5	3	\$97,500	71	1	\$68,500	623	0	\$0	0	10	\$86,000	104
NonWFT Land	18	\$31,500	58.5	12	\$58,000	45.5	5	\$37,900	3	4	\$23,000	207	2	\$20,000	479	43	\$99,900	429
OTISFIELD																		
Owned WFT Res	7	\$297,000	109	5	\$340,000	148	2	\$372,750	124.5	6	\$392,500	56	0	\$0	0	9	\$279,000	144
Shared WFT Res	6	\$180,000	176.5	2	\$178,750	252.5	1	\$95,000	766	2	\$260,000	186.5	1	\$237,000	553	3	\$295,000	113
NonWFT Res	15	\$153,000	92	17	\$142,500	109	18	\$106,500	143	13	\$139,000	64	3	\$159,000	38	29	\$154,900	142
Owned WFT Land	1	\$345,000	437	2	\$392,500	92.5	3	\$289,000	46	1	\$114,900	108	0	\$0	0	3	\$175,000	58
Shared WFT Land	5	\$49,900	180	2	\$44,250	300.5	1	\$55,900	53	1	\$60,000	274	0	\$0	0	8	\$62,450	82.5
NonWFT Land	7	\$50,000	60	3	\$31,200	19	1	\$41,000	146	6	\$36,250	178.5	1	\$38,000	4	11	\$395,000	234

"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 2010 Krainin Real Estate, Inc.



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Current as of 7/1/2010

	2006 # Sold	2006 Price	2006 DOM	2007 # Sold	2007 Price	2007 DOM	2008 # Sold	2008 Price	2008 DOM	2009 # Sold	2009 Price	2009 DOM	YTD 2010 # Sold	YTD 2010 Price	YTD 2010 DOM	Current as of 5/1/10	Asking \$ as of 5/1/10	DOM as of 5/1/10
POLAND																		
Owned WFT Res	10	\$297,500	70.5	16	\$350,000	77.5	7	\$312,500	84	9	\$283,500	104	2	\$349,950	144.5	16	\$367,450	164.5
Shared WFT Res	1	\$205,000	78	4	\$257,500	58	2	\$246,000	70	4	\$142,500	48.5	1	\$167,000	237	2	\$177,400	71.5
NonWFT Res	48	\$172,500	42.5	49	\$187,500	74	51	\$169,900	65	51	\$145,000	61	19	\$165,000	71	39	\$199,000	93
Owned WFT Land	3	\$154,500	12	0	\$0	0	1	\$75,000	311	1	\$155,000	425	0	\$0	0	7	\$175,000	218
Shared WFT Land	2	\$64,450	26	2	\$51,500	170.5	0	\$0	0	0	\$0	0	0	\$0	0	3	\$66,000	186
NonWFT Land	6	\$58,450	103.5	11	\$55,000	78	5	\$32,000	81	5	\$85,000	141	0	\$0	0	38	\$59,900	236
RAYMOND																		
Owned WFT Res	24	\$461,600	104.5	24	\$485,000	103.5	16	\$447,000	96.5	17	\$350,000	107	4	\$356,100	70.5	41	\$539,000	57
Shared WFT Res	12	\$264,500	134	10	\$245,625	55	11	\$160,000	48	9	\$187,500	146	1	\$192,500	188	11	\$164,000	42
NonWFT Res	37	\$230,000	68	24	\$247,500	61	35	\$191,750	81	39	\$190,500	101	5	\$120,000	141	46	\$219,900	131
Owned WFT Land	1	\$190,000	93	2	\$374,950	334	4	\$595,000	161	1	\$242,000	902	2	\$31,500	90.5	2	\$332,000	57.5
Shared WFT Land	7	\$69,900	18	0	\$0	0	1	\$68,500	453	1	\$68,000	16	0	\$0	0	2	\$52,450	178
NonWFT Land	5	\$59,000	167	12	\$104,550	200	4	\$58,450	149	5	\$40,000	451	1	\$90,000	631	29	\$154,900	403
SEBAGO																		
Owned WFT Res	4	\$620,175	149	6	\$347,500	99.5	6	\$479,500	285.5	3	\$460,000	99	0	\$0	0	13	\$799,900	54
Shared WFT Res	7	\$310,000	61	8	\$163,125	71.5	4	\$156,000	238	1	\$132,500	18	0	\$0	0	13	\$153,900	128
NonWFT Res	23	\$178,000	88	16	\$172,450	73	12	\$174,500	68	24	\$129,500	75.5	2	\$154,949	24	30	\$167,000	159
Owned WFT Land	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	1	\$699,000	386
Shared WFT Land	2	\$62,500	134	0	\$0	0	1	\$100,000	0	0	\$0	0	0	\$0	0	3	\$125,000	463
NonWFT Land	7	\$37,000	13	2	\$25,875	406.5	0	\$0	0	1	\$25,000	104	0	\$0	0	33	\$40,000	624
STANDISH																		
Owned WFT Res	17	\$375,000	103	14	\$389,950	94.5	12	\$339,950	120.5	9	\$234,000	75	2	\$425,750	71.5	24	\$396,450	110.5
Shared WFT Res	11	\$206,000	42	9	\$250,000	46	5	\$198,000	149	8	\$168,850	82	0	\$0	0	9	\$209,900	69
NonWFT Res	123	\$211,000	67	84	\$199,000	71.5	77	\$189,900	91	74	\$182,250	64	18	\$162,500	76	85	\$214,900	91
Owned WFT Land	3	\$59,900	14	1	\$587,500	174	0	\$0	0	2	\$72,500	15.5	0	\$0	0	1	\$19,900	77
Shared WFT Land	2	\$59,000	20.5	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	3	\$70,000	148
NonWFT Land	15	\$300,000	103	8	\$59,950	169	2	\$50,000	205	2	\$92,498	258	0	\$0	0	15	\$64,900	27
WINDHAM																		
Owned WFT Res	31	\$274,000	81	26	\$261,500	57	19	\$225,000	68	32	\$247,500	103.5	8	\$225,000	177	28	\$387,000	72
Shared WFT Res	23	\$229,000	83	18	\$203,042	87	9	\$200,000	56	12	\$168,700	179.5	2	\$149,200	87.5	16	\$194,400	112
NonWFT Res	239	\$220,000	57	193	\$218,400	64	163	\$200,000	74	186	\$192,700	52	39	\$176,000	57	118	\$199,900	74
Owned WFT Land	2	\$297,500	267.5	1	\$50,000	284	1	\$10,000	99	1	\$100,000	270	0	\$0	0	4	\$369,900	34.5
Shared WFT Land	0	\$0	0	1	\$70,000	370	0	\$0	0	0	\$0	0	0	\$0	0	11	\$69,900	379
NonWFT Land	16	\$292,050	63	15	\$600,000	95	10	\$89,500	62	9	\$36,500	202	6	\$55,000	93	30	\$79,950	177

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