

Stroudwater Recent Real Estate Activity

15 Pierce
1,008 SF, 6 Rms, 4BR, 1 Bath
Sold 10/14 @ \$205,000 (\$203/SF)

32 Buttonwood
4350 SF, 8-4-2.5
Sold 12/14 @ \$485,000 (\$111/SF)

11 Kingsmark
2,710 SF, 9-4-2
Sold 12/14 @ \$175,000 (\$157/SF)

49 Kingsmark
3,472 SF, 9-4-2.5
Sold 12/14 @ \$469,000 (\$135/SF)

Fore River Sanctuary Trail

Cumberland-Oxford Canal, 1830

20 Penrith
2,425 SF, 6-3-2
Sold 7/14 @ \$295,000 (\$122/SF)

126 Stroudwater
3,628 SF, 8-4-3
Sold 7/15 @ \$415,000 (\$114/SF)

1473 Westbrook
2,504 SF, 12-5-3
Sold 10/14 @ \$315,000 (\$126/SF)

British Capt. Leavitt sailed up the Fore River, 1623. He couldn't find a Realtor or home he liked, so he left.

President James Monroe visited Stroudwater, 1817

127 River's Edge
3,160 SF, 10-5-2.5
Sold 8/14 @ \$500,000 (\$158/SF)
By Michael Rogers

93 River's Edge
2,570 SF, 9-4-2.5
Sold 7/14 @ \$489,000 (\$190/SF)

Tate House, built 1755
Residents watched British bombardment of Westland in 1776.

Stroudwater Trail

28 Heritage
1,640 SF, 6-3-2.5
Sold 9/14 @ \$288,000 (\$176/SF)

1169 Westbrook
3,264 SF, 13 Rms, 5 BR, 3 Ba
Sold 10/14 @ \$340,000 (\$104/SF)

Elk's Club has proposed selling to a developer who would subdivide and construct two medical office buildings.

29 Tide Mill
2,695 SF, 7-3-2.5
Sold 8/14 @ \$354,900 (\$132/SF)

35 Tide Mill
3,496 SF, 9-4-4
Sold 8/14 @ \$490,000 (\$132/SF)
Distressed Sale

19 Cobb
1,784 SF, 873-2.5
Sold 1/15 @ \$210,000 (\$118/SF)



16 Tide Mill
2,752 SF, 9-3-2.5
Sold 9/14 @ \$439,000 (\$160/SF)

45 Tide Mill
3,759 SF, 9-5-3.5
Sold 1/15 @ \$650,000 (\$173/SF)
By Michael Rogers

83 Cobb
2,600 SF, 8-3-2.5
Sold 10/14 @ \$323,500 (\$124/SF)

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Stroudwater real estate market recovered last year with several aggressive sales: 127 River's Edge (built 2011) received two offers exceeding its list price of \$498,000, selling for \$500,000 (\$158/SF); 93 River's Edge (2004) went pending quickly at its list price of \$489,000 (\$190/SF); 16 Tide Mill sold at \$160/SF; and 11 Kingsmark closed out the year selling last December at \$157/SF.

The market remains strong this year with 45 Tide Mill, new 3,759 SF contemporary colonial, selling in January at \$650,000 (\$173/SF). 1 Cobb (listed \$339,999 - former Broad Tavern was center of social activity in the 1700s) and 1375 Westbrook (\$299,900) are the only homes for sale, but that will change this spring as several homes will go on the market. With the Fed continuing its accommodative monetary policy (historically low interest rates are below 4.0%), pent up demand, and a dearth of inventory, this is shaping up to be a bull market for sellers.



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