



RPR™

REALTORS
PROPERTY
RESOURCE

Market Activity Report

Rumford, RI 02916

Presented by

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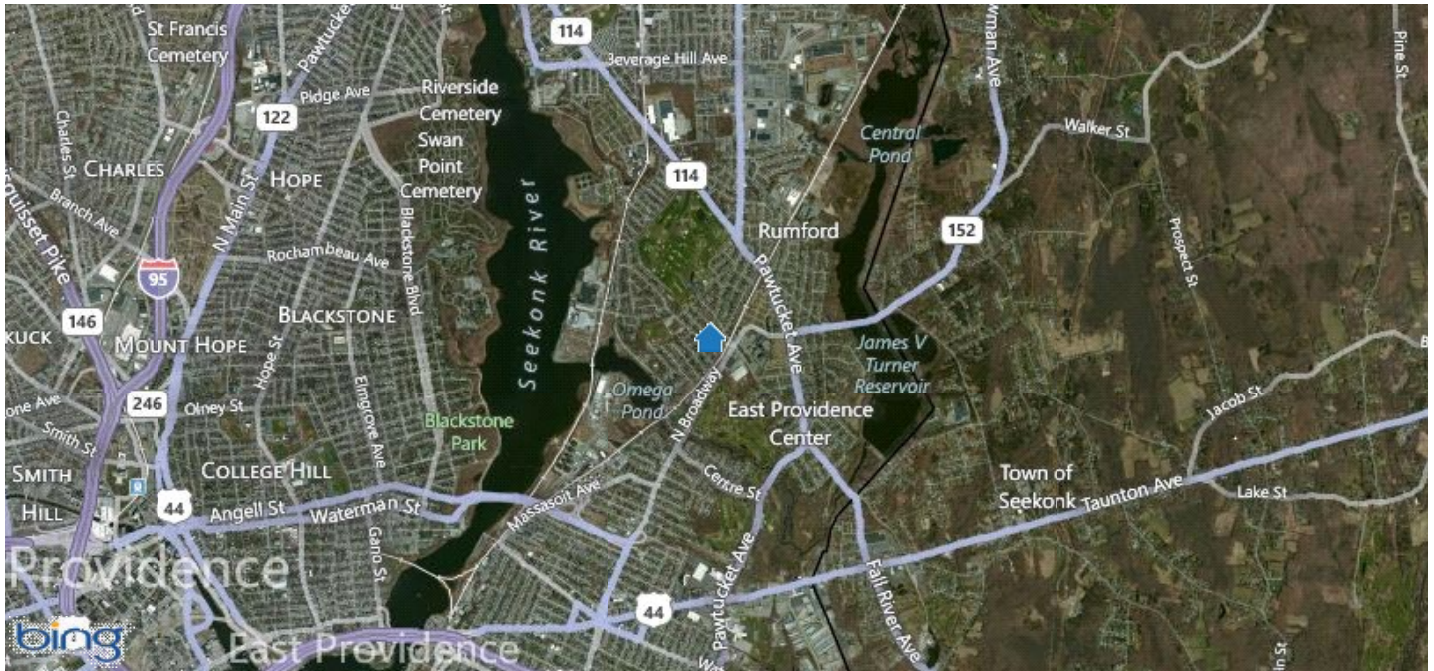
joebotelho@cox.net

<http://joebotelho.com>

692 Warren Avenue
East Providence, RI 02914

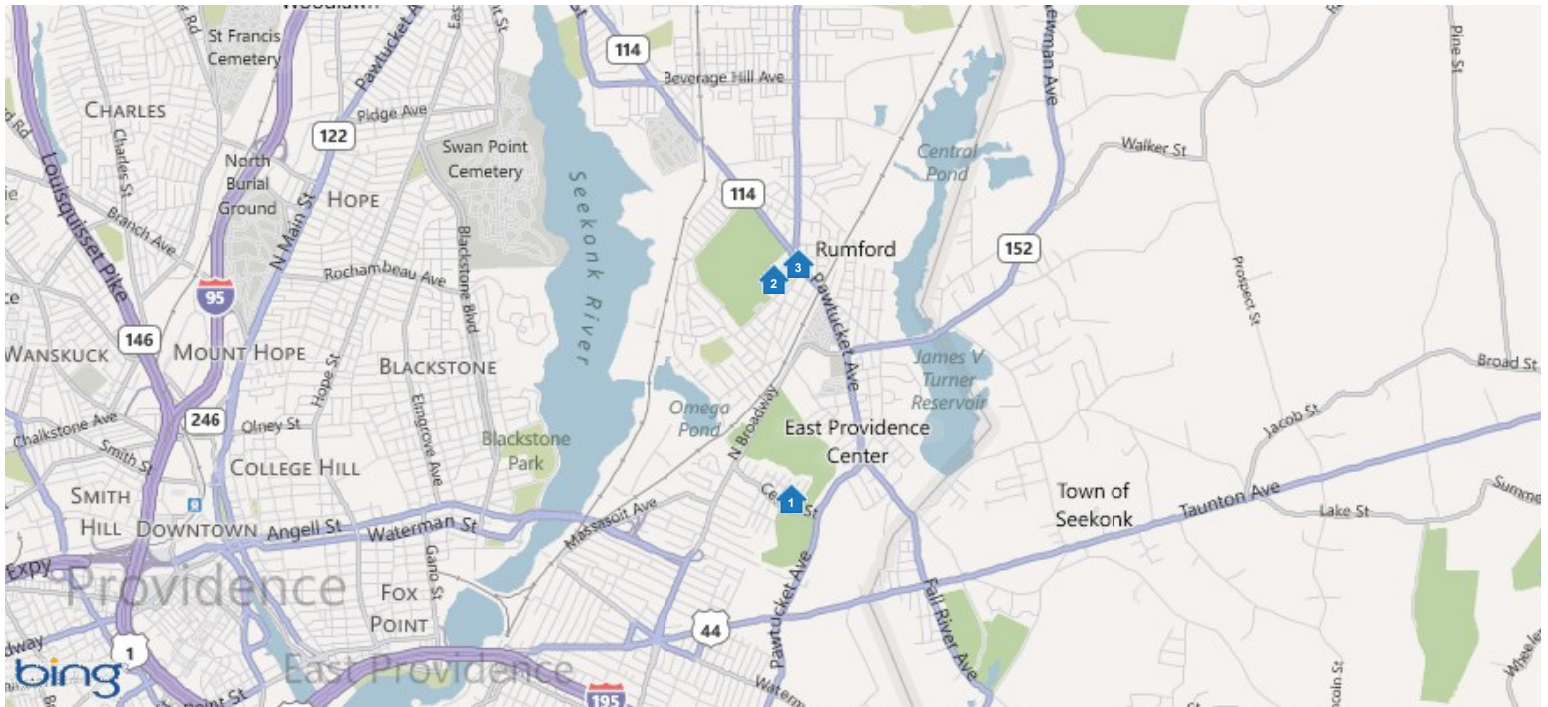


Rumford, RI 02916





Market Facts

| | Last Week | Last Month | Last 3 Months | Last 6 Months | Last Year |
|-------------------------------|-----------|------------|---------------|---------------|-----------|
| New Listings | 0 | 3 | 15 | 28 | 34 |
| Sales Pending | 0 | 3 | 6 | 6 | 8 |
| Homes Sold | 0 | 3 | 13 | 23 | 48 |
| Prices Changed | 0 | 3 | 17 | 27 | 28 |
| Expired Sales | 0 | 3 | 10 | 14 | 23 |
| New Notices of Default | 0 | 0 | 0 | 1 | 2 |



New Listings: 3

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|--------------|---------------|-------------------|
|  <p>1 FOR SALE * New, Active: 12/28/2011 <i>MLS ID: 1007388</i></p> <p>33 Byron Ave</p> <p>MOVE RIGHT IN! CHARMING 2 BED, 1 BATH RANCH FEATURING HARDWOODS, FIREPLACE, UPDATED KITCHEN, HEATING AND CENTRAL AC. NEW ROOF, REPLACEMENT WINDOW...</p> <p><i>Courtesy of RE/MAX PROPERTIES</i></p> | Single Family | 2 / 1 | 720 | 3,491 | 1957 | 12/28/2011 | \$139,900 | \$194 |
|  <p>2 FOR SALE * New, Active: 12/21/2011 <i>MLS ID: 1007203</i></p> <p>23 Beech Tree Rd</p> <p>Sought after location on quite street and one block from Wannamoisett CClub. Nice size lot with new fenced in back yard. Master bed has its own pr...</p> <p><i>Courtesy of RE/MAX RIVER'S EDGE</i></p> | Single Family | 4 / 3 | 1,758 | 9,450 | 1957 | 12/21/2011 | \$319,500 | \$182 |



FOR SALE

* Active: 12/11/2011 MLS ID: 1006794

47 Bowen St

Single Family

3/ 2

1,894

5,600

1932

12/11/2011

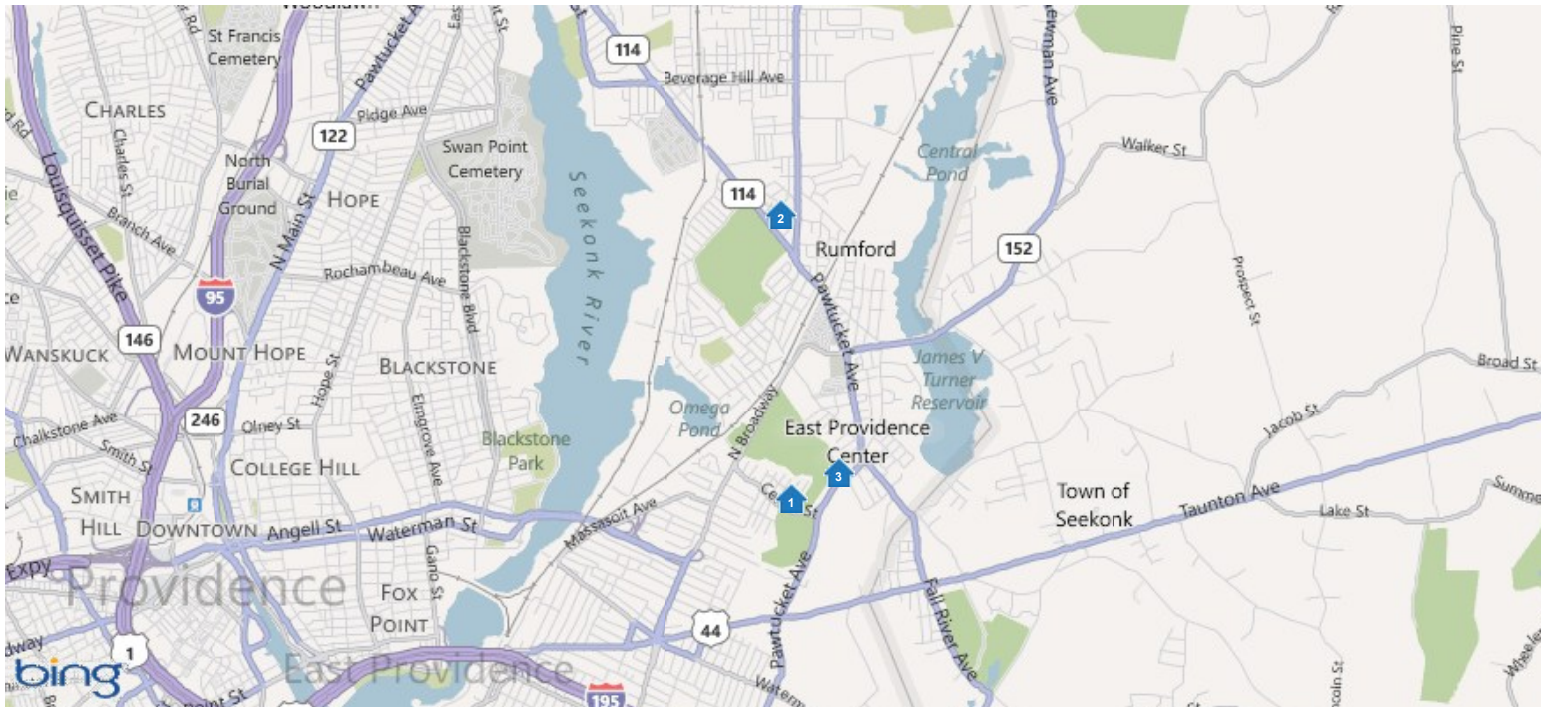
\$197,500

\$104



Solid 3 bed Cape full of the Rumford charm & detail. Pegged H/W floors. Large fireplaced LR. Built-in corner cabinet in DR. Spacious beds. Den....

Courtesy of RE/MAX RIVER'S EDGE





Price Changes: 3

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. Listing Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|--|---------------|---------|---------------------|--------------------|-------------|-----------|--------------|--------|
|  <p>33 Byron Ave</p> <p>MOVE RIGHT IN! CHARMING 2 BED, 1 BATH RANCH FEATURING HARDWOODS, FIREPLACE, UPDATED KITCHEN, HEATING AND CENTRAL AC. NEW ROOF, REPLACEMENT WINDOW...</p> <p><i>Courtesy of RE/MAX PROPERTIES</i></p> | Single Family | 2 / 1 | 720 | 12/28/2011 | \$139,900 | \$139,900 | 12/28/2011 | - |
|  <p>56 Deer St</p> <p>RUMFORD-GREAT STARTER HOME, 2 BEDS, POSSIBLE 3RD BED ON 2ND, HARDWOODS, REPLACEMENT WINDOWS, ALL NEW BATHROOM, ROOF 10 YRS. OLD WITH LIFETIME GUARA...</p> <p><i>Courtesy of COLDWELL BANKER RES. BROKERAGE</i></p> | Single Family | 2 / 1 | 1,281 | 8/23/2011 | \$159,900 | \$124,900 | 12/22/2011 | -0.22% |



FOR SALE

* Active: 6/22/2011 MLS ID: 995547

1523 Pawtucket Ave

Single Family

2/ 1

924

6/22/2011

\$199,000

\$169,000

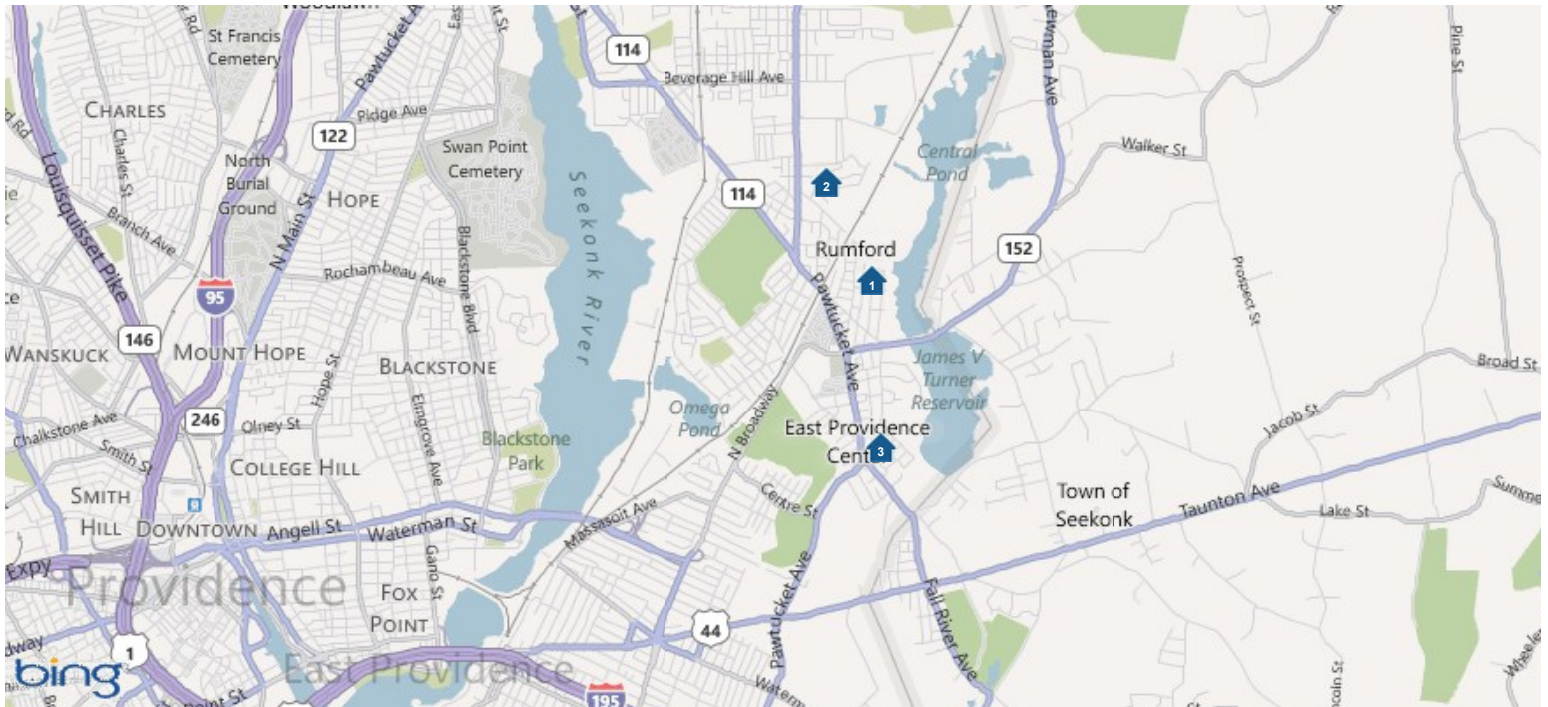
12/19/2011

-0.15%



Rumfords- pretty shingled 2 bed Colonial with much charm. features big living, dining, updated kitchen, replacement windows, roof, boiler, almost 1/...

Courtesy of RE/MAX RIVER'S EDGE





Pending Sales: 3

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
|  <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">1</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">FOR SALE</div> <div style="font-size: 0.8em; margin-left: 5px;"> * Pending: 11/26/2011 MLS ID: 992071 </div> </div> <p>168 Redland Ave</p> <p>Room for everyone! You will be amazed by how spacious this raised cape is(over 2200 sq feet) In law potential in walkout, huge kitchen opens to ca...</p> <p style="text-align: right; font-size: 0.8em;"><i>Courtesy of RESIDENTIAL PROPERTIES LTD.</i></p> | Single Family | 3/ 2 | 2,238 | 6,000 | 5/12/2011 | \$259,000 | 11/26/2011 | \$116 |
|  <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">2</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">FOR SALE</div> <div style="font-size: 0.8em; margin-left: 5px;"> * Pending: 12/16/2011 MLS ID: 1005498 </div> </div> <p>33 Nimitz Rd</p> <p>Estate Sale. Neat clean 2 bed cottage with possible expansion upstairs. Newer heat 1 car garage. Will not last</p> <p style="text-align: right; font-size: 0.8em;"><i>Courtesy of RESIDENTIAL PROPERTIES LTD.</i></p> | Single Family | 2/ 1 | 869 | 5,000 | 11/15/2011 | \$109,500 | 12/16/2011 | \$126 |



FOR SALE

* Pending: 12/8/2011 MLS ID: 1001097

44 Hood Ave

Single Family

3 / 1

1,478

7,642

9/9/2011

\$224,900

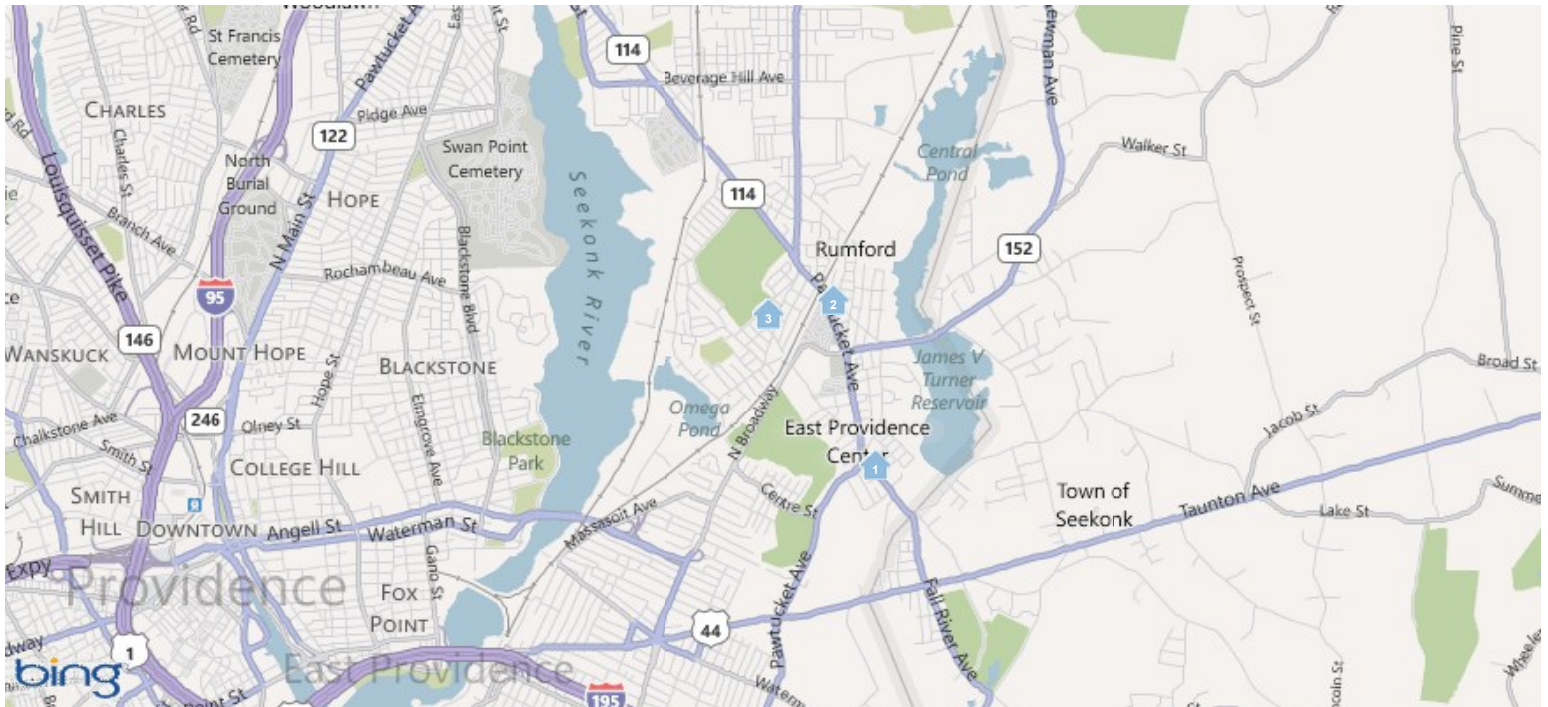
12/8/2011

\$152



Recently painted and updated. Charming 3 Bedroom, 1 1/2 Bath Colonial. Must see Living room with Fireplace, detached 2 Car Garage.

Courtesy of WEICHERT, REALTORS TIRRELL RLTY





Expired Listings: 3

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Price | Listing Date | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|---------------|--------------|-------------------|
|  <p>1 OFF MARKET * Recently Expired, Public records <i>MLS ID: 998110</i></p> <p>15 Upyonda Way</p> <p>Classic Rumford colonial with pretty formal rooms: living room w/fireplace, formal dining/built-ins, 3 sunny bedrooms plus: new windows, finished l...</p> <p style="text-align: right;"><i>Courtesy of RESIDENTIAL PROPERTIES, LTD.</i></p> | Single Family | 3/ 2 | 1,548 | 4,800 | 1935 | \$310,000 | - | - |
|  <p>2 OFF MARKET * Recently Expired, Public records <i>MLS ID: 995239</i></p> <p>9 Rich St</p> <p>Impeccable, spacious Cape Ann. Updated, open kitchen. Pretty details,built-ins, french doors, fireplace. Possible 1st floor bedroom. Screen porch o...</p> <p style="text-align: right;"><i>Courtesy of RESIDENTIAL PROPERTIES, LTD.</i></p> | Single Family | 4/ 3 | 1,915 | 6,975 | 1940 | \$329,900 | - | - |



OFF MARKET

* Recently Expired, Public records **MLS ID: 1001412**

237 Wilson Ave

Single Family

4/ 2

1,962

6,125

1929

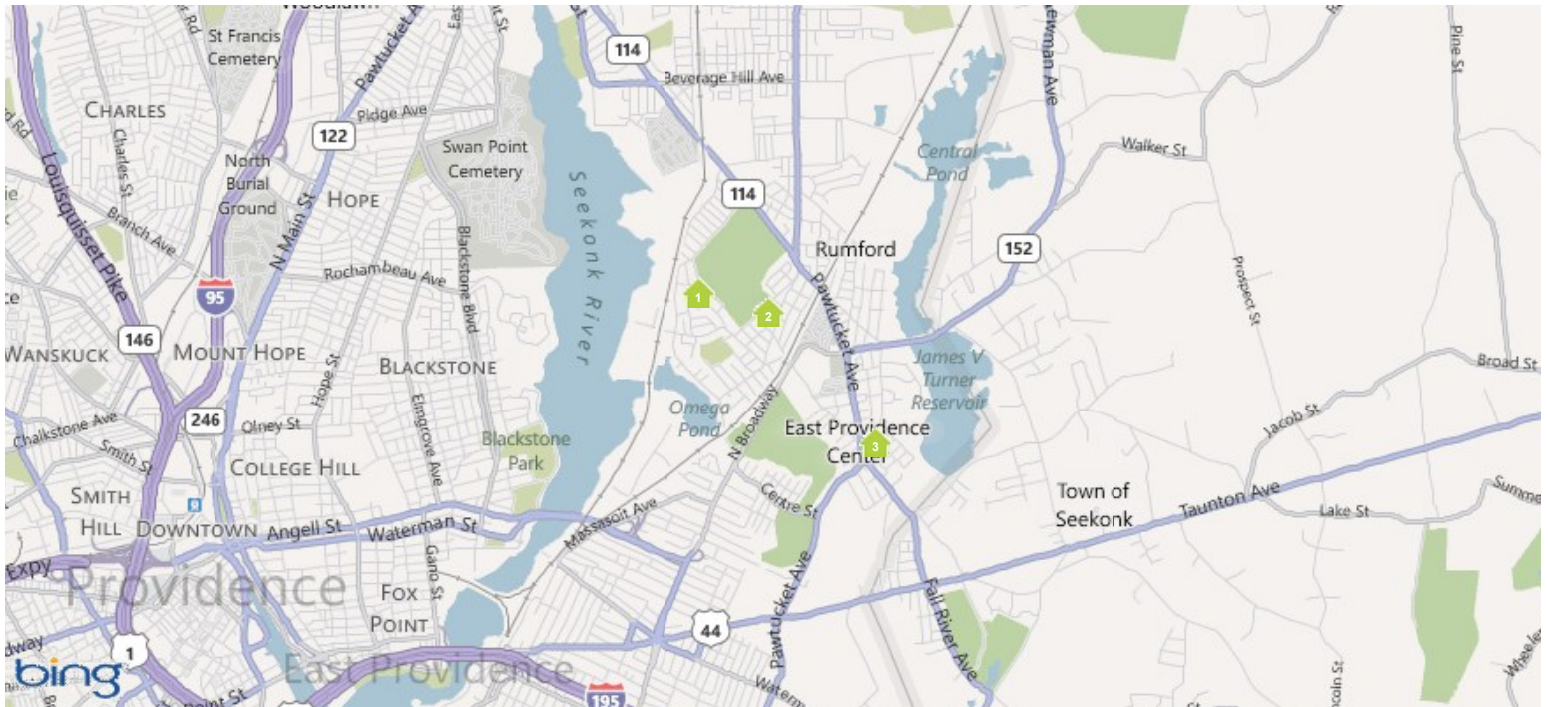
\$249,000

-



-

RUMFORD- REMARKABLE 4 BEDS, 1.5 BATHS, ENTRANCE FOYER, FIREPLACED LIV RM, EAT IN KIT, DEN/STUDY, WALK UP ATTIC, PART FIN BSMNT, FEATURES HDWDS, VIN...

Courtesy of RE/MAX RIVER'S EDGE



Recently Sold: 3

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Sale Date | Sale Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|------------|------------|-------------------|
|  <p>1 RECENTLY SOLD * Sold Date: 12/29/2011, Public records <i>MLS ID: 1005357</i></p> <p>200 Thatcher St</p> <p>SHORT SALE...BANK HAS ALREADY COMPLETED ITS WALK THRU. THEY ARE WAITING TO APPROVE.....PROPERTY NEEDS FINISHING, LOADS OF POTENTIAL. 4 BEDS, 2 1/2 ...</p> <p><i>Courtesy of WILLIAM RAVEIS CHAPMAN ENSTONE</i></p> | Single Family | 3/ 3 | 2,016 | 10,295 | 1949 | 12/29/2011 | \$205,000 | \$102 |
|  <p>2 RECENTLY SOLD * Sold Date: 12/14/2011, Public records <i>MLS ID: 1001613</i></p> <p>241 Wilson Ave</p> <p>CORPORATE OWNED LARGE COLONIAL HOME, 5BEDROOMS, 2.5 BATHS, FIREPLACE, 2 GARAGES, BEAUTIFUL NEIGHBORHOOD, PROPERTY HAS WATER DAMAGE, MOLD ISSUES. SA...</p> <p><i>Courtesy of HOME ISLAND REALTY, LLC</i></p> | Single Family | 5/ 3 | 2,692 | 6,706 | 1920 | 12/14/2011 | \$120,000 | \$45 |



RECENTLY SOLD * Sold Date: 12/9/2011, Public records **MLS ID: 1001822**

15 Fletcher St

Single Family

3/ 2

1,664

8,000

1920

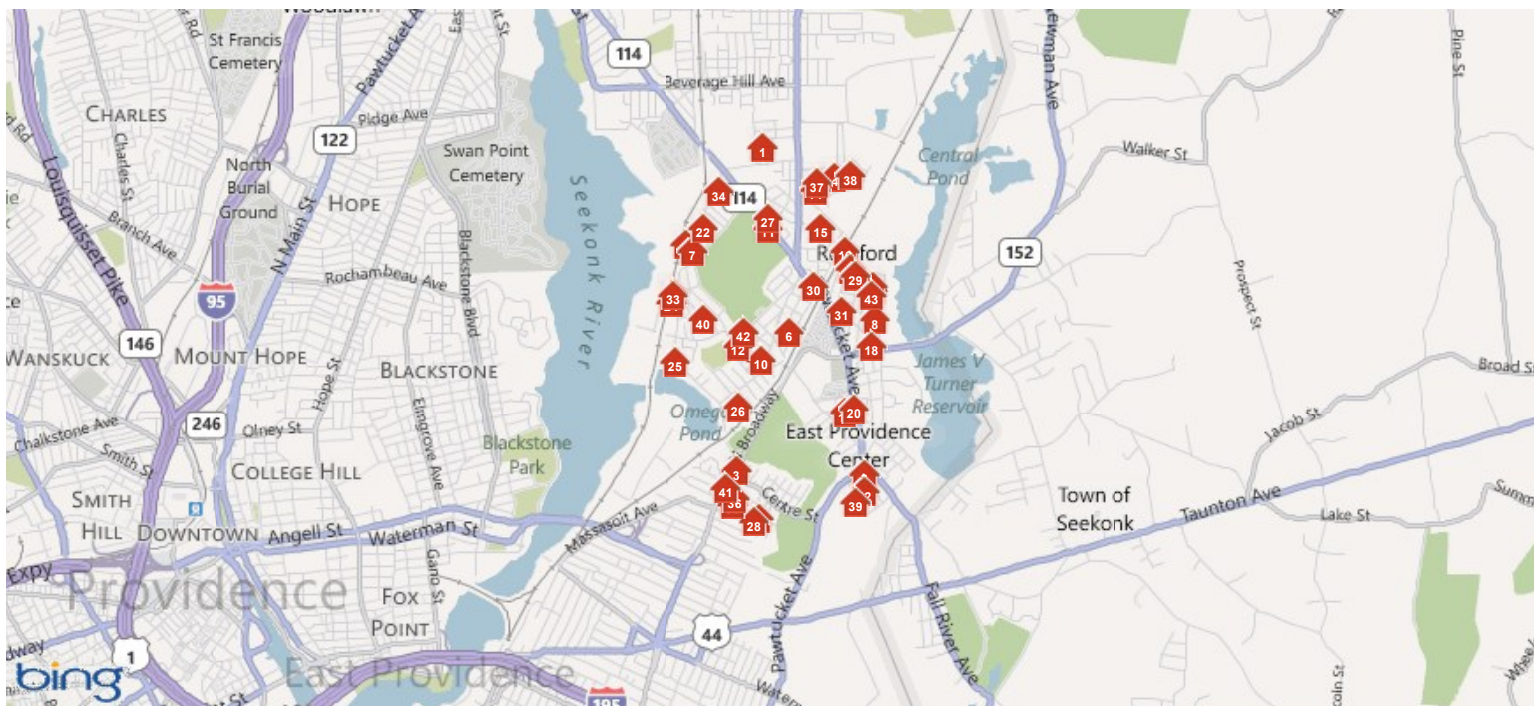
12/9/2011

\$205,000





\$123

Great home on quiet street overlooking large manicured yard. Large sunny rooms. Brick fireplaced living room plus sunroom. Separate breakfast room....

Courtesy of COLEMAN REALTORS



Distressed: 43

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Last Sale Price | Recording Date | Status | Past Due Amt. |
|---|---------------|---------|---------------------|------------------|-----------------|----------------|-------------|---------------|
|  <p>1 FOR SALE * Foreclosure, REO / Bank Owned Property, Active: 11/22/2011 <i>MLS ID: 1005843</i></p> <p>42 Pine Grove St</p> <p>HUD case #451-091002 - being sold in "as is" condition.</p> <p style="text-align: right;"><i>Courtesy of CENTURY 21 ACCESS AMERICA</i></p> | Single Family | 3 / 1 | 1,348 | 4,200 | \$108,000 | - | Foreclosure | - |
|  <p>2 FOR SALE * Short Sale, Active: 11/3/2011 <i>MLS ID: 1004827</i></p> <p>335 Pleasant St</p> <p>Recently Remodeled throughout. 3 Bed Colonial, must see gourmet kitchen, master bed with bath, roomy attic for expansion. Approved Short Sale</p> <p style="text-align: right;"><i>Courtesy of WEICHERT, REALTORS TIRRELL RLTY</i></p> | Single Family | 3 / 3 | 1,812 | 10,000 | \$299,900 | - | Short Sale | - |
|  <p>3 FOR SALE * Short Sale, Pending: 12/7/2011 <i>MLS ID: 1002470</i></p> <p>16 Cornell Ave</p> <p>RUMFORD PERFECT 3 BED BUNGALOW WITH OPEN FLOOR PLAN FEATURING LIVING, DINING AREA, UPDATED EAT-IN-KITCHEN AND BATH WITH JACUZZI TUB EXTRA ADDED ATTR...</p> <p style="text-align: right;"><i>Courtesy of RE/MAX RIVER'S EDGE</i></p> | Single Family | 3 / 1 | 1,275 | 5,036 | \$205,000 | - | Short Sale | - |
|  <p>4 FOR SALE * Foreclosure, REO / Bank Owned Property, Active: 9/1/2011 <i>MLS ID: 1000566</i></p> <p>54 Nimitz Rd</p> <p>3 bedroom Cape style with bright family room with skylights. Formal dining rm. Fenced. Taxes do NOT reflect homestead exemption.</p> <p style="text-align: right;"><i>Courtesy of KELLER WILLIAMS REALTY</i></p> | Single Family | 3 / 1 | 1,464 | 5,000 | \$109,900 | - | Foreclosure | - |



5 **FOR SALE** * Short Sale, Pending: 10/3/2011 **MLS ID: 984392**
30 Whitaker Ave Single Family 3/ 3 1,834 8,000 \$159,000 - Short Sale -

NICE 3 BED RAISED RANCH WITH POSSIBLE INLAW SETUP. FINISHED LOWER WITH FULL BATH. NEW FURNACE, WATERPROOFED BASEMENT, LOCATED NEAR WANNAMOISSETT C...

Courtesy of STORM REALTY, LLC



6 **FOR SALE** * Foreclosure, REO / Bank Owned Property, Pending: 11/10/2011 **MLS ID: 983636**
346 N Broadway None Single Family 3/ 1 1,296 6,400 \$72,900 - Foreclosure -

Bank owned. Buyer responsible for smoke certificates and utility activation. Bank Owned. Property being sold in "as is" condition. All offers are...

Courtesy of REAL HOME SERVICE & SOLUTIONS



7 **FOR SALE** * Short Sale, Pending: 9/21/2010 **MLS ID: 972888**
328 Roger Williams Ave Single Family 2/ 2 1,836 5,000 \$189,900 - Short Sale -

PRESTIGIOUS RUMFORD SECTION. CHARMING RANCH FULLY RENOVATED INCLUDING NEW KITCHEN, INSULATED WINDOWS, TWO FULLY UPDATED BATHS, HARDWOODS, FINISHED ...

Courtesy of WESTCOTT PROPERTIES



8 **OFF MARKET** * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records **MLS ID: 719223**
65 Redland Ave Single Family 3/ 2 1,536 6,500 - - Preforeclosure -



9 **OFF MARKET** * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records **MLS ID: 953942**
144 Redland Ave Single Family 3/ 3 1,904 6,000 - - Preforeclosure -



Photo not available

10 **OFF MARKET** * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records **MLS ID: -**
152 Wilson Ave Single Family 3/ 2 1,433 4,297 - - Preforeclosure -



11 **OFF MARKET** * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records **MLS ID: 967740**
374 Pawtucket Ave Single Family 2/ 1 824 7,295 - - Preforeclosure -



Photo not available

12 **OFF MARKET** * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records **MLS ID: -**
59 Bourne Ave Single Family 3/ 2 2,128 5,088 - - Preforeclosure -



13 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: -*
118 Metacomet Ave Single Family 3/ 2 1,304 6,474 - - Preforeclosure -



14 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 969588*
9 Nimitz Rd Single Family 3/ 1 1,457 5,543 - - Preforeclosure -



15 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: -*
265 Don Ave Single Family 3/ 3 1,768 7,500 - - Preforeclosure -



16 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 711110*
93 Tryon Ave Single Family 3/ 2 1,584 6,597 - - Preforeclosure -



17 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 730102*
154 Redland Ave Single Family 3/ 2 1,947 10,000 - - Preforeclosure -



18 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 711603*
307 Newman Ave Single Family 3/ 2 1,862 8,088 - - Preforeclosure -



19 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 936914*
1323 Pawtucket Ave Single Family 3/ 1 1,200 5,967 - - Preforeclosure -



20 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 961900*
10 Bridgham St Single Family 3/ 2 1,052 5,828 - - Preforeclosure -



21 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: -*
181 Ferris Ave Single Family 3/ 2 2,012 11,020 - - Preforeclosure -



22 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 966427*
18 Arcadia Ave Single Family 2/ 1 936 6,400 - - Preforeclosure -



23 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 991208*
229 Roger Williams Ave Single Family 3/ 2 1,155 7,668 - - Preforeclosure -



24 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: -*
213 Roger Williams Ave Single Family 3/ 1 1,155 7,595 - - Preforeclosure -



25 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: -*
131 Roger Williams Ave Single Family 3/ 2 1,638 9,141 - - Preforeclosure -



26 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 761170*
55 Magnolia St Single Family 3/ 1 1,127 5,163 - - Preforeclosure -



27 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 530041*
6 Leahy St Single Family 2/ 2 1,027 7,776 - - Preforeclosure -



28 OFF MARKET * Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records *MLS ID: 630377*
115 Metacomet Ave Single Family 3/ 1 1,200 9,450 - - Preforeclosure -



29

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 954758

178 Barney St

Single Family

3/ 3

1,456

8,730

-

-

Preforeclosure

-



30

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 304889

155 Don Ave

Single Family

3/ 1

915

9,900

-

-

Preforeclosure

-



Photo not available

31

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: -

90 Ferris Ave

Single Family

2/ 2

1,464

6,580

-

-

Preforeclosure

-



32

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 751887

30 Marshall Way

Single Family

3/ 2

1,418

7,788

-

-

Preforeclosure

-



33

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 716633

225 Roger Williams Ave

Single Family

3/ 2

1,155

7,700

-

-

Preforeclosure

-



34

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 533300

44 Nevada Ave

Single Family

3/ 2

2,228

6,366

-

-

Preforeclosure

-



Photo not available

35

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: -

42 Metacomet Ave

Single Family

3/ 1

1,182

6,064

-

-

Preforeclosure

-



36

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 982925

41 Dunbar Ave

Single Family

4/ 2

1,440

6,064

-

-

Preforeclosure

-



37

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 951474

18 Nimitz Rd

Single Family

3/ 1

1,350

5,000

-

-

Preforeclosure

-



38

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 319183

84 Nimitz Rd

Single Family

3/ 1

1,008

9,900

-

-

Preforeclosure

-



39

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Recently Withdrawn, Public records

MLS ID: 966048

40 Drowne Pkwy

Single Family

5/ 3

2,055

12,000

-

-

Preforeclosure

-



40

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 966848

49 Edward Ave

Single Family

2/ 1

1,064

7,873

-

-

Preforeclosure

-



41

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 848384

14 Dunbar Ave

Single Family

3/ 1

1,248

5,000

-

-

Preforeclosure

-



42

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 543895

62 Merrick St

Single Family

3/ 2

1,008

7,500

-

-

Preforeclosure

-



43

OFF MARKET

* Preforeclosure, Notice of Sale/NF updated with NOS Information, Public records

MLS ID: 549447

51 Ray St

Single Family

3/ 1

1,312

4,000

-

-

Preforeclosure

-