

43.6600° N

-70.2601° W

A FOUR-PARCEL ASSEMBLAGE • EAST BAYSIDE • PORTLAND, MAINE

# Oxford & Cedar

*Comparable Sales & Market Context*

OFFERED AT

# \$3,000,000

4 parcels • 0.262 acres  
11,417 sf • \$263 / sf land  
3 buildings • 11 in-place beds  
*Open to JV • seller financing*

198 & 200 OXFORD ST • 21 & 25 CEDAR ST • PORTLAND, ME 04101

PULLED 17 APRIL 2026

# Headline Numbers

*Drawn from MLS sources covering every Portland multi-family closing since January 2024 (n = 221) and every small-lot infill land closing (n = 24).*

<p>PORTLAND MF • MEDIAN \$/UNIT</p> <p><b>\$315,000</b></p> <p><i>Subject at ask = \$273K/unit on 11 in-place units.</i></p>	<p>PORTLAND MF • MEDIAN \$/SF BLDG</p> <p><b>\$289</b></p> <p><i>218 Washington Ave clearing \$700-\$830/sf new-build.</i></p>	<p>PENINSULA LAND • TOP COMP</p> <p><b>\$138.70</b> /sf</p> <p><i>30-32 Atlantic St • April 2025 • 5,227 sf • R-6.</i></p>
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IMPLIED LAND VALUE • 0.262 ACRE / 11,413 SF SUBJECT

Citywide median (\$17.21/sf)	\$196,000
Citywide average (\$29.14/sf)	\$333,000
Peninsula mid (~\$70/sf)	\$799,000
Peninsula premium (\$138.70/sf)	\$1,580,000

THE FRAMING

*The rent roll prices in line with Portland’s multifamily median. The land alone, even at peninsula-premium rates, prices below the asking. The premium is the entitlement — the right to build into the bonus stack of Portland’s RN-4 zoning, the city Inclusionary Zoning ordinance, and Maine LD2003. No Portland multifamily asset has closed at or above \$3M in 2024-2026; the next comparable trade will be the one that clears it.*

# The Five That Matter Most

*Sorted by relevance, not price. Recency, lot-size similarity, and proximity to East Bayside drive the selection.*

★	156 Oxford Street	10 Oct 2025	\$1,010,000	2 units	1,742 sf	<i>New-build (2020) two-unit on the same street. \$385/sf bldg, \$580/sf land — sets a comp for new construction within walking distance.</i>
★	55-57-59 St Lawrence Street	27 Feb 2026	\$2,200,000	7 units	11,326 sf	<i>Almost identical lot size to the subject. \$314K/unit on existing-building basis with no entitlement upside priced in.</i>
★	106 & 108 Cumberland Avenue	27 Dec 2024	\$2,150,000	4 units	2,613 sf	<i>Peninsula multifamily assemblage. \$537K/unit, \$355/sf bldg — sets the upper end for in-place pricing.</i>
★	30-32 Atlantic Street	8 Apr 2025	\$725,000	land	5,227 sf	<i>The cleanest raw-land comp in East Bayside. R-6 zoning. \$138.70/sf land — top peninsula land trade in the period.</i>
★	237-241 High Street	12 Jan 2024	\$2,200,000	19 units	9,148 sf	<i>Closest scale-comp by units. \$116K/unit, \$162/sf bldg — institutional pricing for value-add.</i>
↻	25 Cedar Street (subject)	23 Mar 2023	\$550,000	2 units	2,178 sf	<i>Last arms-length trade of one of the four subject parcels. Up 2.6× from the 2015 sale at \$210,499.</i>

# Portland Multifamily — 2024–2026

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*Every Portland multi-family closing since January 2024, sorted by close date.*

N = 50 most-recent • Pulled from MLS sources

Address	Date	Price	Units	Bldg sf	Lot sf	Year	Zoning
103 Deerfield Road	2026-03-13	\$1,125,000	2	3,848	11,326	1,924	RN3
128 Danforth Street	2026-03-13	\$915,000	2	3,555	2,614	1,860	RN-4
25 Forest Street	2026-03-10	\$429,000	2	1,530	1,742	1,874	R6
536 Cumberland Avenue	2026-03-09	\$957,000	2	2,473	2,178	1,900	R6
170 Veranda Street	2026-03-06	\$540,000	2	1,876	5,227	1,912	B1
212 High Street	2026-02-27	\$1,300,000	10	7,420	4,356	1,900	RN - 4
55-57-59 St Lawrence Street	2026-02-27	\$2,200,000	7	9,600	11,326	1,915	RN-4
207 State Street	2026-02-26	\$1,000,000	3	3,104	2,178	1,851	RN-4
127 Coyle Street	2026-02-23	\$949,000	3	3,927	6,098	1,897	RN3
64 Woodlawn Avenue	2026-02-19	\$655,000	2	1,820	8,712	1,989	R5
7 Cherry Street	2026-02-06	\$725,000	3	2,923	7,841	1,875	R6
1542 Congress Street	2026-02-05	\$600,000	2	2,390	4,792	1,900	R5
64-66 Melbourne Street	2026-01-30	\$1,362,000	3	3,433	6,534	1,880	RN-4
379 Cumberland Avenue	2026-01-26	\$990,000	3	2,576	3,485	1,915	B-3
93 Pine Street	2026-01-09	\$1,295,000	2	2,946	1,742	1,865	R-6
20 Howard Street	2026-01-02	\$685,000	2	1,932	3,049	1,898	RN-4
61 Deane Street	2025-12-30	\$985,000	4	4,096	220,674,960	1,900	Residential
42-44 Sawyer Street	2025-12-19	\$901,000	2	3,124	7,405	1,894	R5
232 Brighton Avenue	2025-12-19	\$865,000	3	3,825	3,920	1,916	RN-3
593 Washington Avenue	2025-12-18	\$845,000	3	3,644	6,534	1,900	R-5
116 North Street	2025-12-15	\$825,000	3	3,484	4,356	1,890	RN-4
42 Munjoy Street	2025-12-08	\$1,350,000	2	2,764	3,485	1,898	R6

Address	Date	Price	Units	Bldg sf	Lot sf	Year	Zoning
807 Congress Street	2025-12-05	\$1,220,000	10	7,630	5,663	1,900	B2B
50 Alder Street	2025-12-05	\$655,000	2	3,653	5,663	1,850	B2b
54-56 Veranda Street	2025-12-04	\$725,000	3	3,949	9,583	1,905	R5
202 Pleasant Avenue	2025-12-03	\$700,000	2	2,246	8,276	1,986	RN3
372 Park Avenue	2025-11-30	\$780,000	3	2,964	5,227	1,920	Residential
27 Rackleff Street	2025-11-26	\$885,000	2	4,154	14,810	1,910	R3
12 May Street	2025-11-26	\$950,000	3	2,574	3,049	1,896	R6
56 Leland Street	2025-11-26	\$904,000	3	2,845	3,049	1,900	RN-3
32 Hillis Street	2025-11-25	\$700,000	2	1,904	6,098	1,925	R5
28 Summer Street	2025-11-21	\$715,252	2	2,231	3,049	1,900	R6
83 Brackett Street	2025-11-21	\$550,000	2	1,844	2,614	1,850	R6
128 Chadwick Street	2025-11-21	\$1,150,000	2	3,663	4,792	1,889	RN-4
148 State Street	2025-11-19	\$1,587,900	2	5,964	4,356	1,830	B3
68 Revere Street	2025-11-07	\$680,000	2	2,521	8,712	1,880	RN3
101 - 107 Congress Street	2025-11-05	\$1,275,000	4	5,619	2,178	1,887	B1
35 Maggie Lane	2025-11-04	\$630,000	2	2,040	7,841	2,002	R-6
301 Stevens Avenue	2025-10-30	\$925,000	3	3,874	5,227	1,910	R
63 Vesper Street	2025-10-30	\$960,000	3	2,698	3,049	1,889	R6
67 North Street	2025-10-29	\$1,360,000	3	2,646	3,049	1,880	R6
156 Woodford Street	2025-10-29	\$1,600,000	6	6,228	284,621,040	1,900	B2B
29 E Kidder Street	2025-10-27	\$780,000	3	2,406	9,148	1,920	RN-3
50 Hancock Street	2025-10-24	\$850,000	3	2,408	1,742	1,890	IS-FBC
20 Tate Street	2025-10-22	\$832,500	2	2,052	1,742	1,840	RN4
24 Marshall Street	2025-10-22	\$775,000	2	3,286	2,178	1,905	RN-4
22 Madison Street	2025-10-20	\$1,108,000	4	3,492	4,792	1,880	RN-4
23-25 Waterville Street	2025-10-15	\$1,720,000	2	3,337	5,227	1,860	R6
51 Frederic Street	2025-10-15	\$1,000,000	3	4,308	3,920	1,914	R6
177 St. John Street	2025-10-15	\$570,000	2	1,795	1,742	1,900	B-2b

# Portland Land — Small-Lot Infill

*Land closings with lot size between 1,500 and 50,000 sf. Price per sf precomputed.*

N = 24 since Jan 2024 · Pulled from MLS sources

Address	Date	Price	Lot sf	\$/sf land	Zoning	Overlay
Lot TBD Epping Street	2026-03-09	\$140,000	6,534	\$21.43	RN-1	Unknown
9-11 Bismark Street	2025-12-12	\$195,000	3,920	\$49.74	RN3	Unknown
38 Ledgewood Street 04108	2025-10-28	\$189,000	6,970	\$27.12	IR-2	Yes
194 Walton Street	2025-10-07	\$108,000	6,534	\$16.53	RN-3	No
126 Tarbell Avenue	2025-09-25	\$94,500	23,087	\$4.09	RN-1	Yes
0 Hillcrest Avenue	2025-08-19	\$192,500	48,352	\$3.98	R-3	No
9 Derby Road	2025-06-27	\$245,000	6,098	\$40.17	RESIDENTIAL-3 (R-3)	No
157 Veranda Street	2025-06-20	\$175,000	5,227	\$33.48	B1-B	Unknown
30-32 Atlantic Street	2025-04-08	\$725,000	5,227	\$138.70	R6	Unknown
100 Bradley Street	2025-03-07	\$121,000	6,534	\$18.52	RN1	No
1497 Forest Avenue	2025-02-20	\$120,000	7,841	\$15.30	Residential	No
38-42 Winter Street	2025-01-24	\$550,000	7,841	\$70.15	R6	Unknown
159B007001 Dudley Street	2024-11-15	\$80,000	8,712	\$9.18	R3	No
C12-14 Eighth Street	2024-11-15	\$225,000	12,632	\$17.81	R3	No
147-A Rowe Avenue	2024-11-08	\$137,500	8,276	\$16.61	Res	No
28 Jackson Street	2024-09-30	\$120,000	9,148	\$13.12	R3	No
13 Iffley Street	2024-09-27	\$55,000	6,098	\$9.02	R3	No
0 Taft Avenue	2024-09-16	\$95,000	24,829	\$3.83	R3 Residential	Unknown
Lot 7 26 Seeley Avenue	2024-06-21	\$180,000	5,663	\$31.79	RE3	Unknown
56 Cumberland Avenue	2024-05-28	\$580,000	5,663	\$102.42	R6	No
Lot n24-27 Eighth Street	2024-04-11	\$145,000	15,246	\$9.51	R3	No
99 Wellington Road	2024-03-22	\$165,000	8,712	\$18.94	Residential	Unknown
0 Derby Road	2024-03-19	\$90,000	6,098	\$14.76	R3	No
0 knickerbocker Road 04108	2024-02-20	\$275,000	20,909	\$13.15	IR	Unknown

Address	Date	Price	Lot sf	\$/sf land	Zoning	Overlay
0 spring 04109	2023-12-06	\$225,000	21,780	\$10.33	IR-2	Unknown
102 Country Lane	2023-09-20	\$300,000	47,916	\$6.26	Residential	No
0 Marlborough Road	2023-09-06	\$35,000	8,712	\$4.02	R3	Unknown
0 Newton Street	2023-08-29	\$19,000	11,761	\$1.62	R3	Unknown
0 Bay Avenue 04109	2023-08-01	\$410,000	21,780	\$18.82	IR2,shoreland	Unknown
3 Iffley Street	2023-06-07	\$29,000	14,810	\$1.96	R3	Unknown
2 Iffley Street	2023-05-24	\$29,000	11,326	\$2.56	R3	Unknown
65 Brackett Avenue 04108	2023-05-12	\$250,000	9,583	\$26.09	IR2	Unknown
81 Brackett Avenue 04108	2023-05-05	\$249,000	14,375	\$17.32	IR-2	Unknown
146 Sheridan Street	2023-05-05	\$670,000	4,792	\$139.83	B2B	Yes
Lot 4 Brandy Lane	2023-03-28	\$186,500	6,534	\$28.54	C40	No
148 Cumberland Avenue	2023-03-14	\$230,000	1,742	\$132.00	R6	No
lot 25 Captains Landing	2023-02-17	\$185,000	25,265	\$7.32	C8	Yes
1501 Forest Avenue	2023-02-17	\$114,000	7,841	\$14.54	R-3	Unknown
0 Trefethen Avenue 04108	2023-02-16	\$241,000	11,761	\$20.49	IR1	Unknown
79 Beverly Street	2023-02-03	\$75,000	13,068	\$5.74	R2	No

# East Bayside Area — All Closings

*A lat/lon-bounded peninsula pull, all property types, for neighborhood context.*

N = 75 since Jan 2024 • Pulled from MLS sources

Address	Date	Price	Type	Beds	Bldg sf	Lot sf	Year
218 Washington Avenue	2026-03-16	\$489,900	Res • Condo	1	752		2,023
113 Newbury Street	2026-03-10	\$855,000	Res • Condo	2	1,548	18,731	2,016
126 North Street	2026-03-09	\$750,000	Res • Condo	1	856		2,022
218 Washington Avenue	2026-03-03	\$925,000	Res • Condo	2	1,280		2,023
55-57-59 St Lawrence Street	2026-02-27	\$2,200,000	Multi-Family		9,600	11,326	1,915
75 Chestnut Street	2026-02-13	\$669,000	Res • Condo	2	919	21,344	2,022
21 Madison Street	2026-02-12	\$375,000	Res • SFR	3	1,205	3,049	1,870
64-66 Melbourne Street	2026-01-30	\$1,362,000	Multi-Family		3,433	6,534	1,880
33 Turner Street	2026-01-23	\$1,590,000	Res • SFR	3	2,280	2,178	1,850
125 Morning Street	2026-01-23	\$494,500	Res • Condo	2	855	2,614	1,915
20 Howard Street	2026-01-02	\$685,000	Multi-Family		1,932	3,049	1,898
15 Middle Street	2026-01-02	\$899,900	Res • Condo	3	2,076	4,792	2,013
36 St Lawrence Street	2025-12-30	\$1,260,000	Res • SFR	3	1,827	6,098	1,854
15 Middle Street	2025-12-19	\$325,000	Res • Condo	1	623		2,013
1 Ponce Street	2025-12-19	\$835,000	Res • SFR	4	1,820	3,049	1,988
116 North Street	2025-12-15	\$825,000	Multi-Family		3,484	4,356	1,890
13 Anderson Street	2025-12-12	\$567,500	Res • Condo	2	1,025	3,485	1,900
113 Newbury Street	2025-12-11	\$1,150,000	Res • Condo	3	1,581	18,731	2,016
340 Eastern Promenade Promenade	2025-12-10	\$495,000	Res • Condo	1	873		1,975
202 Congress Street	2025-12-09	\$600,000	Res • SFR	3	1,680	871	1,972
35 Congress Street	2025-12-05	\$1,325,000	Res • SFR	4	2,450	3,920	1,900
34 Lafayette Street	2025-12-03	\$640,000	Res • Condo	3	1,960		1,910
75 Chestnut Street	2025-12-02	\$669,000	Res • Condo	2	1,017	21,344	2,022
62 India Street	2025-12-01	\$555,000	Res • Condo	1	677	23,087	2,018

Address	Date	Price	Type	Beds	Bldg sf	Lot sf	Year
35 E Oxford Street	2025-11-26	\$485,000	Res · Condo	2	880	3,049	1,910
101 - 107 Congress Street	2025-11-05	\$1,275,000	Multi-Family		5,619	2,178	1,887
21 Sheridan Street	2025-11-04	\$970,000	Res · Condo	2	1,569	6,534	1,897
105 North Street	2025-10-30	\$702,000	Res · Condo	2	1,575	0	1,881
67 North Street	2025-10-29	\$1,360,000	Multi-Family		2,646	3,049	1,880
50 Hancock Street	2025-10-24	\$850,000	Multi-Family		2,408	1,742	1,890
48 Hammond Street	2025-10-24	\$575,000	Res · SFR	3	1,040	6,098	1,985
340 Eastern Promenade	2025-10-24	\$499,000	Res · Condo	2	1,317	261,360	1,975
218 Washington Avenue	2025-10-23	\$522,500	Res · Condo	1	631	0	2,023
22 Madison Street	2025-10-20	\$1,108,000	Multi-Family		3,492	4,792	1,880
340 Eastern Promenade	2025-10-17	\$800,000	Res · Condo	2	1,317	0	1,975
25 Monument Street	2025-10-17	\$1,800,000	Res · Condo	3	2,165	0	2,020
340 Eastern Promenade	2025-10-15	\$620,000	Res · Condo	2	1,317	0	1,975
218 Washington Avenue	2025-10-15	\$1,105,000	Res · Condo	2	1,481	0	2,021
23-25 Waterville Street	2025-10-15	\$1,720,000	Multi-Family		3,337	5,227	1,860
156 Oxford Street	2025-10-10	\$1,010,000	Multi-Family		2,622	1,742	2,020
55 Moody Street	2025-10-07	\$785,000	Res · Condo	2	1,116	871	1,912
15 Middle Street	2025-10-06	\$1,300,000	Res · Condo	3	2,076	4,792	2,013
62 India Street	2025-10-02	\$1,905,000	Res · Condo	2	2,211	23,087	2,018
77 Newbury Street	2025-09-26	\$650,000	Res · SFR	3	1,542	3,049	1,837
75 Chestnut Street	2025-09-25	\$890,000	Res · Condo	2	1,133	21,344	2,022
273 Congress Street	2025-09-19	\$380,000	Res · Condo	1	648	8,712	1,866
22 Hancock Street	2025-09-17	\$560,000	Res · Condo	1	845	48,352	2,013
29 Kellogg Street	2025-09-15	\$1,095,000	Multi-Family		3,354	2,614	1,894
22 Hancock Street	2025-09-12	\$875,000	Res · Condo	2	1,404	48,352	2,013
340 Eastern	2025-09-05	\$855,000	Res · Condo	3	1,919	0	1,975
99 Federal Street	2025-08-29	\$615,000	Res · Condo	1	956	0	2,020
13 Monroe Street	2025-08-15	\$350,000	Res · SFR	2	1,089	2,178	1,920
17 E Cove Street	2025-08-13	\$435,000	Res · SFR	2	856	871	1,890
34 Hammond Street	2025-08-08	\$876,000	Res · Condo	3	1,897	0	2,023
229 Sheridan Street	2025-08-01	\$1,450,000	Res · Condo	3	2,315	71,874	2,015

Address	Date	Price	Type	Beds	Bldg sf	Lot sf	Year
75 Chestnut Street	2025-07-30	\$499,000	Res · Condo	1	762	21,344	2,022
80 Melbourne Street	2025-07-18	\$935,000	Res · SFR	2	1,305	1,307	1,875
148 Newbury Street	2025-07-17	\$650,000	Res · Condo	2	900	0	1,895
48 Federal Street	2025-07-17	\$1,200,000	Res · Condo	3	1,809	0	2,007
57 Mountfort Street	2025-07-17	\$575,000	Res · SFR	3	1,540	871	1,972
73 Federal Street	2025-06-30	\$1,425,000	Multi-Family		2,408	2,178	1,840
30 Melbourne Street	2025-06-30	\$986,800	Res · Condo	2	1,160	0	1,900
218 Washington Avenue	2025-06-27	\$890,000	Res · Condo	2	1,312	0	2,021
218 Washington Avenue	2025-06-27	\$975,000	Res · Condo	2	1,313	0	2,023
43 Quebec Street	2025-06-26	\$1,375,000	Res · SFR	3	1,725	6,534	1,900
11 Smith Street	2025-06-20	\$1,038,000	Multi-Family		4,134	2,614	1,900
167 Newbury Street	2025-06-04	\$1,650,000	Res · Condo	3	1,625	0	2,017
70 Quebec Street	2025-06-03	\$1,395,000	Multi-Family		3,060	3,485	1,880
55 Atlantic Street	2025-05-30	\$2,275,000	Multi-Family		7,256	5,227	1,900
50 Montreal Street	2025-05-30	\$1,150,000	Multi-Family		3,364	3,049	1,910
22 Ponce Street	2025-05-29	\$481,000	Res · SFR	3	1,180	871	1,972
66 Kellogg Street	2025-05-28	\$655,000	Multi-Family		3,279	3,049	1,894
135 Sheridan Street	2025-05-28	\$815,000	Res · Condo	2	1,240	0	2,008
62 Atlantic Street	2025-05-15	\$799,000	Multi-Family		2,269	6,970	1,850
62 India Street	2025-05-15	\$1,290,000	Res · Condo	3	1,871	23,087	2,018

# Methodology & Sources

## DATA SOURCE

MLS sources covering Portland and the surrounding Maine market, refreshed daily. All comparables shown are closed transactions with verified close dates and prices from the source feed.

## MULTIFAMILY

Filter: city = Portland, ME · status = Closed · close date  $\geq$  2024-01-01 · property type contains “Multi”. The 50 most-recent shown.

## LAND

Filter: city = Portland, ME · status = Closed · close date  $\geq$  2024-01-01 · property type contains “Land” · lot 1,500–50,000 sf. Price per sf precomputed.

## EAST BAYSIDE

Filter: latitude 43.660–43.675 · longitude  $-70.265$  to  $-70.245$  · close date  $\geq$  2024-01-01 · close price  $>$  \$200,000.

## CAVEATS

Comparable selection is judgement-driven. Different appraisers will weight comps differently. The five “Top Comps” were chosen for proximity, size similarity, and recency. Density and unit-count figures cited in the listing materials are estimates; verify with the City of Portland Planning & Urban Development (207-874-8721) before underwriting.

## LISTING AGENT

**Madelyn Danse**

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## LISTING AGENT

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Equal Housing Opportunity. Information from sources deemed reliable but not guaranteed. All parties should conduct independent due diligence. Renderings on the listing page are conceptual; not a permitted set. Tax map: City of Portland. Density figures: estimates; verify with City of Portland Planning.