

LINK Martha's Vineyard

Sales History For January 2019

Tuesday, February 05, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
Cnd	\$137,000	Oak Bluffs - 21 Island Inn Road # 34	Baker	Isla Inn	1/15/2019	\$137,000	100.00 %	\$125,800	108.90 %
Cnd	\$215,000	Vineyard Haven - 124 Skiff Avenue # B-12	Karen Y Peck	Moses	1/22/2019	\$225,000	95.55 %	\$209,200	
Cnd	\$218,000	Vineyard Haven - 124 Skiff Avenue # B-10	White/O'Reilly	Angier	1/18/2019	\$229,000	95.19 %	\$205,000	
1F	\$381,000	Oak Bluffs - 23 Wachuset Avenue	Bettencourt	Pachico	1/25/2019	\$381,000	100.00 %	\$334,200	114.00 %
1F	\$410,000	Edgartown - 14 Washque Avenue	Sinclair	Penicaud	1/7/2019	\$443,000	92.55 %	\$435,600	94.12 %
Cnd	\$500,000	Oak Bluffs - 2 Pennacook Avenue, Sea View Condo # 101	Burt	Zeigler	1/31/2019	\$555,000	90.09 %		
1F	\$542,000	Oak Bluffs - 30 Fairmont Avenue	Monteith	Nugent	1/18/2019	\$559,000	96.95 %	\$423,300	128.04 %
1F	\$575,000	Oak Bluffs - 76 Manchester Avenue	Scannell	Malik	1/4/2019	\$585,000	98.29 %	\$527,700	108.96 %
1F	\$585,000	Vineyard Haven - 32 Boxberry Avenue	Channon	Dyer	1/29/2019	\$599,000	97.66 %	\$410,200	142.61 %
1F	\$600,000	West Tisbury - 19 Kaitlyn Farm Way	EDWARD D RAPOSA LIVING TRUST	Hakala	1/2/2019	\$625,000	96.00 %	\$543,400	110.41 %
1F	\$665,000	Vineyard Haven - 382 Franklin Street	Raycroft	Dawson	1/24/2019	\$679,000	97.93 %	\$529,500	125.59 %
1F	\$695,000	Vineyard Haven - 15 Herring Creek Road	Belair/Granger	Salvatore	1/24/2019	\$700,000	99.28 %	\$512,200	135.68 %
1F	\$700,000	Vineyard Haven - 168 Lake Street	Felder	Riis	1/31/2019	\$749,000	93.45 %	\$555,900	125.92 %
1F	\$725,000	West Tisbury - 20 Skiffs Lane	Harris Estate	Skiffs Barn RT	1/29/2019	\$750,000	96.66 %	\$650,500	111.45 %
1F	\$800,000	Vineyard Haven - 174 Skiff Avenue	Correira	MV Museum Inc	1/17/2019	\$800,000	100.00 %	\$504,600	158.54 %
1F	\$845,000	Oak Bluffs - 12 Isaac Avenue	Michael Frank Designs (Torcia)	Ashe	1/4/2019	\$859,000	98.37 %	\$209,400	
1F	\$900,000	Chilmark - 8 Smith Lane	Smith	Correira	1/30/2019	\$900,000	100.00 %	\$838,200	107.37 %
1F	\$1,000,000	Vineyard Haven - 227 Lake Street	Ryder	Dinan Family RT	1/11/2019	\$1,199,000	83.40 %	\$988,200	101.19 %
1F	\$1,200,000	Vineyard Haven - 59 Dudley Street	Purvis	McElroy	1/31/2019	\$1,250,000	96.00 %	\$963,900	124.49 %
1F	\$1,225,000	Edgartown - 2 Katama Drive	Mathieu	Andjelkovic	1/4/2019	\$1,295,000	94.59 %	\$1,017,400	120.40 %
1F	\$1,520,000	Chilmark - 9 Quitsa Lane	Grose	Quitsa Viewshed LLC	1/9/2019	\$1,520,000	100.00 %	\$1,193,700	127.33 %
1F	\$2,150,000	Aquinnah - 10 Moshup Trail	Durgin	10 Moshup Trail LLC	1/31/2019	\$2,250,000	95.55 %	\$1,714,200	125.42 %
1F	\$2,200,000	Edgartown - 145 Katama Road	Breen	Carter	1/14/2019	\$2,250,000	97.77 %	\$1,781,500	123.49 %
1F	\$14,100,000	Edgartown - 8 Beach Street	Starr	Salewski	1/15/2019	\$15,850,000	88.95 %	\$11,665,000	120.87 %
1F	\$32,500,000	West Tisbury - 155 John Cottle Road	Graham	West Tisbury Holdings RT	1/11/2019	\$32,500,000	100.00 %	\$35,299,100	92.07 %
25	\$65,388,000	Avg Selling Price: \$2,615,520					96.17 %		119.37 %

Land									
L	\$285,000	Vineyard Haven - 0 Lake Street	Constance Axinn Johnson, Trustee of the Sidney Axinn trust and of the June Axinn Trust	McCreedy	1/18/2019	\$315,000	90.47 %	\$215,600	
L	\$320,000	Chilmark - 00 Quansoo Road - Beach Lot	White	Hartley	1/16/2019	\$325,000	98.46 %	\$285,000	
L	\$360,000	West Tisbury - 32 Pine Lane Estates	Murphy	32 Pine Street NT	1/16/2019	\$380,000	94.73 %	\$279,800	128.66 %
L	\$550,000	Oak Bluffs - 29 Paddock Road (Lot #24)	The Preserve At The Woodlands, LLC	Lee	1/22/2019	\$550,000	100.00 %	\$482,100	114.08 %
L	\$730,000	Vineyard Haven - 0 Mud Puddle Road & Lyle Lane	Rouse	Anthony Joseph LLC	1/14/2019	\$730,000	100.00 %	\$393,600	
L	\$3,400,000	Chilmark - 2 Chockers Lane	Scheuer/Cohen	Two Chickers Lane RT	1/23/2019	\$3,900,000	87.17 %	\$3,245,500	
L	\$11,250,000	Edgartown - 26 Bayside South	Andrew P. Houlahan Trust	Black Cap NT	1/24/2019	\$11,250,000	100.00 %	\$7,498,900	
7	\$16,895,000	Avg Selling Price: \$2,413,571					95.84 %		121.37 %

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Commercial									
Com	\$415,000	Vineyard Haven - 31 Beach Road # A-201	Mashek & MacLean	Sarah Lolley LLC	1/23/2019	\$439,000	94.53 %	\$309,500	134.08 %
1	\$415,000	Avg Selling Price: \$415,000					94.53 %		134.08 %
Report Totals									
33	\$82,698,000	Avg Selling Price: \$2,506,000					96.05 %		120.15 %