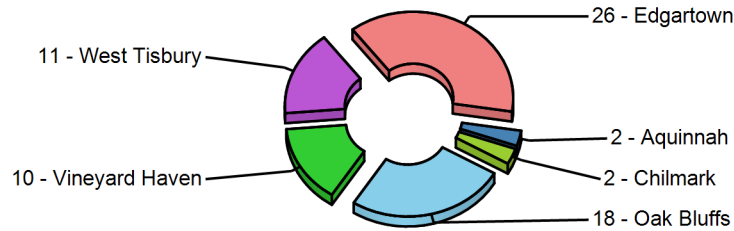
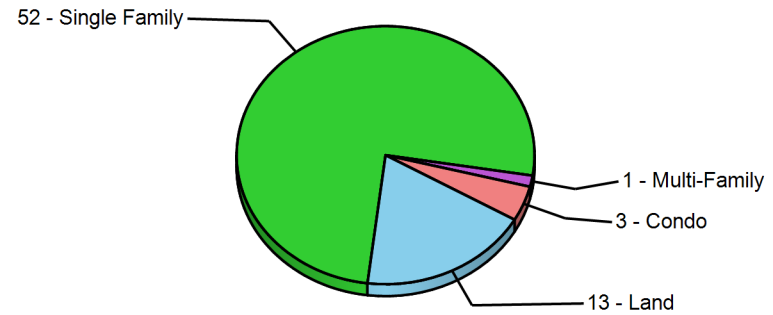


**Properties Sold By Area**



**Properties Sold By Type**



	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
Cnd	\$300,000	Vineyard Haven - 5 Village Court # A3	Cook	Leonard	10/22/2018	\$300,000	100.00 %	\$156,800	191.32 %
1F	\$360,000	Oak Bluffs - 8 Rock Avenue	Poirier	Blood	10/25/2018	\$389,000	92.54 %	\$414,700	86.80 %
1F	\$390,000	Oak Bluffs - 4 Beryl Way	Parham	Quinn	10/29/2018	\$390,000	100.00 %	\$299,900	130.04 %
1F	\$450,000	Edgartown - 39, 41, 45 Nineteenth Street North	Thomas Estate	Bettencourt	10/3/2018	\$450,000	100.00 %	\$375,100	119.96 %
1F	\$467,000	Edgartown - 3 Fourteenth Street South	LaSala	craftfey	10/12/2018	\$489,000	95.50 %	\$354,700	131.66 %
1F	\$525,000	Edgartown - 4 Fifth Street North	Smith Realty Trust	Brandon	10/11/2018	\$525,000	100.00 %	\$401,000	130.92 %
1F	\$530,000	Oak Bluffs - 67 Alpine Avenue	Graham	Stewart	10/1/2018	\$529,000	100.18 %	\$373,700	141.82 %
1F	\$550,975	Vineyard Haven - 52 Pine Street	Gude	EJ Realty Trust	10/17/2018	\$575,000	95.82 %	\$471,800	116.78 %
1F	\$555,000	Vineyard Haven - 314 Greenwood Avenue	Blanchard	Rallph	10/1/2018	\$575,000	96.52 %	\$421,023	131.82 %
1F	\$585,000	Vineyard Haven - 10 Mariner Road	Swartz	Burke	10/29/2018	\$585,000	100.00 %	\$468,500	124.86 %
Cnd	\$615,000	Edgartown - 18 Meetinghouse Village Way # 18-Building F	Light	Croft	10/15/2018	\$625,000	98.40 %	\$491,400	125.15 %
1F	\$620,000	Oak Bluffs - 93 Dukes County Avenue # 3	Harshbarger-Hartford	Bell	10/1/2018	\$649,000	95.53 %	\$617,600	100.38 %
1F	\$637,000	Oak Bluffs - 18 Pulpit Rock Road	McDermott	Tersigni	10/5/2018	\$645,000	98.75 %	\$573,000	111.16 %
1F	\$640,000	Edgartown - 6 Eagles Nest Road	Brian O'Donohue	Suryckova	10/11/2018	\$637,000	100.47 %	\$552,800	115.77 %
1F	\$650,000	Edgartown - 25 Flamingo Drive	Conroy	Park	10/17/2018	\$675,000	96.29 %	\$541,400	120.05 %
1F	\$675,000	Oak Bluffs - 2A Lauras Way	Weaver	Peek	10/26/2018	\$675,000	100.00 %	\$528,500	127.71 %
1F	\$679,700	West Tisbury - 142 Otis Bassett Road	Heritage Group Buiders, LLC	Rust	10/10/2018	\$699,000	97.23 %	\$243,900	
1F	\$715,000	Oak Bluffs - 46 Meshacket Way	Perry	Light	10/15/2018	\$750,000	95.33 %	\$572,500	124.89 %

# LINK Martha's Vineyard

## Sales History For October 2018

Tuesday, November 06, 2018

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
1F	\$740,000	Vineyard Haven - 116 Canterbury Lane	Perlman	Wright	10/12/2018	\$739,000	100.13 %	\$606,200	122.07 %
1F	\$755,000	Edgartown - 46 Marthas Road	Furino	Walcott	10/19/2018	\$799,000	94.49 %	\$736,200	102.55 %
1F	\$760,000	Edgartown - 25 Swan Lane	Barrett	Leshaw	10/29/2018	\$789,000	96.32 %	\$599,300	126.81 %
Cnd	\$825,000	Edgartown - 12 Mattakesett Bay Road # M-08	Warren	Travaglino	10/30/2018	\$850,000	97.05 %	\$775,200	106.42 %
1F	\$860,000	West Tisbury - 37 Bradley Martin Road	Genack	Koury-Jones	10/2/2018	\$860,000	100.00 %	\$602,600	142.71 %
1F	\$869,000	Edgartown - 6 Acorn Circle	Victor and Joanne Ponzo	Haberl	10/10/2018	\$869,000	100.00 %	\$761,400	114.13 %
1F	\$895,000	Edgartown - 87 Schoolhouse Road	Stark	Anderle	10/10/2018	\$895,000	100.00 %	\$650,700	137.54 %
1F	\$899,000	Vineyard Haven - 13 Reynolds Lane	SeeSevenSeas, LLC	Mohan	10/31/2018	\$899,000	100.00 %	\$636,900	141.15 %
1F	\$939,000	West Tisbury - 56 Willow Tree Hollow	56 Willough Hollow LLC	56 Willow Tree Hollow LLC	10/1/2018	\$949,000	98.94 %	\$604,500	155.33 %
1F	\$1,000,000	Aquinnah - 12 Old Man Mingo Lane	Held	Coggins	10/19/2018	\$1,050,000	95.23 %		
1F	\$1,100,000	Oak Bluffs - 80 County Road	Nickolas Peters, 80 County Road Realty Trust	Gibson	10/23/2018	\$1,170,000	94.01 %	\$753,400	146.00 %
1F	\$1,100,000	West Tisbury - 211 Longview Road	Currier	Vasile	10/31/2018	\$1,100,000	100.00 %	\$883,800	124.46 %
1F	\$1,115,000	West Tisbury - 43 Tiasquam Road	43 Tiasquam Road LLC	Sweet-Cardellino RT	10/1/2018	\$1,145,000	97.37 %	\$868,900	128.32 %
1F	\$1,129,900	Oak Bluffs - 65 Winemack Street	Triangolo	Jacmel	10/11/2018	\$1,149,900	98.26 %	\$1,188,500	95.06 %
MF	\$1,150,000	Edgartown - 16 A & B Marthas Way	Friedman	16 Marthas Way LLC	10/1/2018	\$1,250,000	92.00 %	\$723,800	158.88 %
1F	\$1,200,000	West Tisbury - 59 Waldron Bottom Road	Finkelstein	Kaiser	10/26/2018	\$1,298,000	92.44 %	\$1,013,000	118.46 %
1F	\$1,205,000	Edgartown - 29 Flamingo Drive	Reisig	Edry	10/29/2018	\$1,200,000	100.41 %	\$1,057,800	113.91 %
1F	\$1,250,000	Vineyard Haven - 118 Fuller Road	Cobb	Gibson	10/15/2018	\$1,400,000	89.28 %	\$832,700	150.11 %
1F	\$1,296,750	Oak Bluffs - 33 Ocean Avenue	Schmidt & Harrison	Keefe	10/16/2018	\$1,490,000	87.03 %	\$1,002,800	129.31 %
1F	\$1,325,000	West Tisbury - 62 Vineyard Meadow Farms Road	Guthrie	Mintz	10/10/2018	\$1,435,000	92.33 %	\$921,000	143.86 %
1F	\$1,400,000	Oak Bluffs - 15 Harvester Way	Sutton	McClain	10/5/2018	\$1,400,000	100.00 %	\$1,746,800	80.14 %
1F	\$1,500,000	West Tisbury - 395 Lamberts Cove Road	Kelly	Butler	10/26/2018	\$1,600,000	93.75 %	\$913,200	164.25 %
1F	\$1,505,000	Edgartown - 42 North Street	Massey Family Partnership	Auray	10/1/2018	\$1,595,000	94.35 %	\$1,160,800	129.65 %
1F	\$1,530,000	Edgartown - 40 Dark Woods Road	IMOK, LLC	Ruggiero	10/1/2018	\$1,595,000	95.92 %	\$1,209,300	126.51 %
1F	\$1,575,000	Oak Bluffs - 46 Narragansett Avenue	Lofgren	Inkwell House RT	10/19/2018	\$1,799,000	87.54 %	\$1,007,200	156.37 %
1F	\$1,835,000	West Tisbury - 24 Black Brook Crossing	Polishook Family Trust	Perlman	10/11/2018	\$1,775,000	103.38 %	\$1,581,900	115.99 %
1F	\$1,895,000	Aquinnah - 6 Beach Plum Way	Hanlon	Collins	10/1/2018	\$2,190,000	86.52 %	\$2,499,500	75.81 %
1F	\$1,900,000	Vineyard Haven - 681 & 663 Herring Creek Road	Ursin	MV Land Bank	10/26/2018	\$1,900,000	100.00 %	\$3,858,400	49.24 %
1F	\$2,050,000	Edgartown - 13 Plantingfield Way	Faith Van Clief	McDonald	10/18/2018	\$2,495,000	82.16 %	\$1,315,800	155.79 %
1F	\$2,050,000	Vineyard Haven - 460 Main Street	Buder	MV Thorncroft LLC	10/16/2018	\$2,375,000	86.31 %	\$1,764,600	116.17 %
1F	\$2,195,000	Edgartown - 5 Crafts Field Way	Sea Side Estates, LLC	Kasen	10/9/2018	\$2,195,000	100.00 %	\$1,757,400	124.90 %
1F	\$2,400,000	Edgartown - 18 Field Club Drive	18 Field Club LLC	Ray	10/24/2018	\$2,595,000	92.48 %	\$2,629,100	91.28 %
1F	\$2,400,000	Vineyard Haven - 162 Gay Head Avenue	Cardellino-Sweet Realty Trust	Swope	10/1/2018	\$2,495,000	96.19 %	\$1,077,700	222.69 %
1F	\$3,250,000	Chilmark - 5 Georgianas Way North	Grain	3 Georgianas Way North LLC	10/26/2018	\$3,250,000	100.00 %	\$2,302,000	141.18 %
1F	\$3,890,000	Edgartown - 9 Motick Trail	Parker	Cronin	10/29/2018	\$4,100,000	94.87 %	\$3,438,600	113.12 %
1F	\$4,750,000	Edgartown - 92 South Water Street	Quigley	Donovan	10/22/2018	\$4,750,000	100.00 %	\$1,790,600	265.27 %
1F	\$5,150,000	Edgartown - 49 Morse Street	Hegarty	Hait	10/25/2018	\$5,150,000	100.00 %	\$2,618,300	196.69 %
1F	\$5,650,000	Edgartown - 68 School Street	Polley	Wais	10/4/2018	\$5,650,000	100.00 %	\$5,422,300	104.19 %
<b>56</b>	<b>\$77,283,325</b>	<b>Avg Selling Price: \$1,380,059</b>					<b>96.46 %</b>		<b>129.95 %</b>

# LINK Martha's Vineyard

## Sales History For October 2018

Tuesday, November 06, 2018

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
<b>Land</b>									
L	\$6,000	Edgartown - 12 Enos Avenue	Miano	Smith	10/30/2018	\$21,000	28.57 %	\$16,800	
L	\$270,000	Edgartown - 65 Jernegan Avenue	Andrews	Cottle	10/26/2018	\$285,000	94.73 %	\$249,000	108.43 %
L	\$282,000	Oak Bluffs - 0 Cannahoot Street	Phillips	Rogers	10/19/2018	\$289,000	97.57 %	\$207,100	136.16 %
L	\$315,000	West Tisbury - 37 Stoney Hill Lane	Rosenthal	Pizzella	10/17/2018	\$315,000	100.00 %	\$252,600	124.70 %
L	\$317,000	Oak Bluffs - 30 Pond View Drive	Campbell	Murro	10/30/2018	\$325,000	97.53 %	\$317,000	
L	\$335,000	Oak Bluffs - 0 Lawrence & Hampson Avenues	Rogers	Simmons	10/15/2018	\$335,000	100.00 %	\$210,900	
L	\$435,000	West Tisbury - 690 Old County Road Lot 2	Walsh & Fernie	GEC Realty Trust	10/29/2018	\$450,000	96.66 %		
L	\$475,000	Oak Bluffs - 40 Waterview Road	Gohpe Realty Trust	40 Waterview Road RT	10/19/2018	\$500,000	95.00 %	\$564,700	84.11 %
L	\$520,000	Chilmark - 00 Hancock Beach Lot	Sexton	Simons	10/17/2018	\$520,000	100.00 %	\$500,000	104.00 %
L	\$550,000	Edgartown - 12 Toms Neck Farm Way	Baker	Kurkulonis	10/26/2018	\$560,000	98.21 %	\$343,000	160.34 %
L	\$650,000	Oak Bluffs - 46 Paddock Road (Lot #21)	The Preserve At The Woodlands, LLC	Stockton	10/11/2018	\$650,000	100.00 %	\$511,900	126.97 %
L	\$650,000	Oak Bluffs - 48 Paddock Road (Lot #22)	The Preserve At The Woodlands, LLC	Flowers	10/16/2018	\$650,000	100.00 %	\$512,800	126.75 %
L	\$1,450,000	Edgartown - 26 Field Club Drive	Sean E. Murphy Trust	Malm	10/5/2018	\$1,600,000	90.62 %	\$1,195,800	121.25 %
<b>13</b>	<b>\$6,255,000</b>	<b>Avg Selling Price: \$481,154</b>					<b>92.23 %</b>		<b>121.41 %</b>
<b>Report Totals</b>									
<b>69</b>	<b>\$83,538,325</b>	<b>Avg Selling Price: \$1,210,700</b>					<b>95.66 %</b>		<b>128.73 %</b>