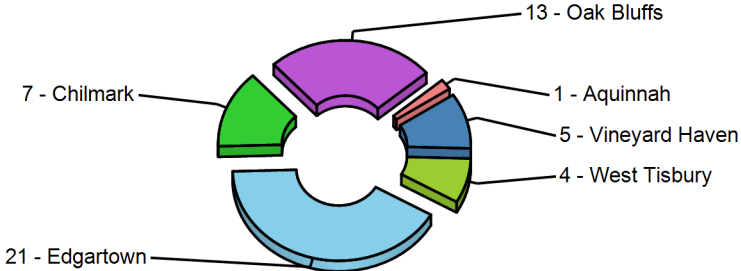
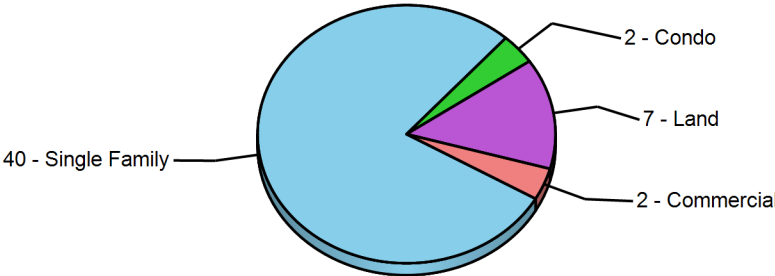


**Properties Sold By Area**



**Properties Sold By Type**



Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
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# LINK Martha's Vineyard

## Sales History For December 2018

Monday, January 07, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
1F	\$375,000	Oak Bluffs - 179 A Edgartown/Vineyard Haven Road #	Antone White	Muldoon	12/4/2018	\$375,000	100.00 %		
1F	\$380,000	Edgartown - 3 Bernard Way	The Estate of Louise M. Bernard	Masselli	12/31/2018	\$447,000	85.01 %	\$430,600	88.24 %
Cnd	\$450,000	Vineyard Haven - 180 Main Street # 30	Stephen	Langlais	12/7/2018	\$450,000	100.00 %	\$342,300	
1F	\$510,000	Edgartown - 60 Pilgrim Road	Cardin	Perez	12/28/2018	\$530,000	96.22 %	\$405,700	125.70 %
1F	\$525,000	Oak Bluffs - 12 Siloam Avenue	Michael Adams	Awad	12/17/2018	\$525,000	100.00 %	\$381,500	
Cnd	\$542,000	Oak Bluffs - 91 Dukes County Avenue # 2	Daigle Wingood	Groce	12/3/2018	\$549,000	98.72 %	\$430,000	
1F	\$550,000	Oak Bluffs - 137 Circuit Avenue	Noelle	Blauvelt	12/24/2018	\$680,000	80.88 %	\$392,500	140.12 %
1F	\$600,000	Vineyard Haven - 19 Renear Street	Baric	K Daniel Realty Corp INC	12/17/2018	\$645,000	93.02 %	\$487,500	123.07 %
1F	\$635,000	Oak Bluffs - 10 Clinton Avenue	Kaser	Lammey	12/21/2018	\$699,000	90.84 %	\$465,700	
1F	\$635,000	Oak Bluffs - 2 Irving Avenue	Douglas	Goss	12/28/2018	\$640,000	99.21 %	\$531,200	119.54 %
1F	\$650,000	Edgartown - 44 Princes Way	Jacobson	Richman	12/11/2018	\$699,000	92.98 %	\$521,100	124.73 %
1F	\$675,000	Edgartown - 11 Mullen Way	Salvadore	Littlejohn	12/6/2018	\$700,000	96.42 %	\$748,100	90.22 %
1F	\$675,000	Edgartown - 80 Saddle Club Road	MacLachlan	Nunes	12/7/2018	\$715,000	94.40 %	\$548,200	123.13 %
1F	\$690,000	Oak Bluffs - 53 Columbian Avenue	Reagan	Saloio	12/27/2018	\$695,000	99.28 %	\$145,000	
1F	\$735,000	West Tisbury - 19 Millstone Lane	Estate of Marilyn H. Speiser	Lucy & Stella Trust	12/6/2018	\$765,000	96.07 %	\$617,400	119.04 %
1F	\$765,000	West Tisbury - 41 Stoney Hill Lane	Smith	Oliver	12/14/2018	\$775,000	98.70 %	\$669,900	114.19 %
1F	\$770,000	Chilmark - 9 Quansoo Road	Ford	Jason	12/28/2018	\$799,000	96.37 %	\$775,800	99.25 %
1F	\$790,000	Vineyard Haven - 25 Old Hedge Row	Goodman	Tonnesen	12/12/2018	\$860,000	91.86 %	\$537,300	147.03 %
1F	\$799,000	Edgartown - 15 Marthas Road	Marcus	Gross Tuchen RT	12/28/2018	\$799,000	100.00 %	\$733,700	108.90 %
1F	\$810,000	Edgartown - 37 Edgewood Drive	Rossi	Meenan	12/17/2018	\$850,000	95.29 %	\$572,500	141.48 %
1F	\$832,500	Oak Bluffs - 7 Chickawaukee Street	Everett Nominee Realty Trust	Owens	12/7/2018	\$850,000	97.94 %	\$607,500	137.03 %
1F	\$972,600	West Tisbury - 56 Old Courthouse Road	Kyle Rothery	Osworth	12/20/2018	\$995,000	97.74 %	\$826,900	117.62 %
1F	\$987,500	Chilmark - 130 South Road	Langer	Horenstein	12/24/2018	\$1,150,000	85.86 %	\$881,300	112.05 %
1F	\$1,250,000	Edgartown - 1 Oakdale Lane	Thomas Nominee Trust	Friedman	12/19/2018	\$1,325,000	94.33 %	\$1,141,100	109.54 %
1F	\$1,317,500	Chilmark - 24 North Slope Lane	The Modigliani Trust	Spiegelman	12/14/2018	\$1,475,000	89.32 %	\$1,449,300	90.90 %
1F	\$1,355,000	Vineyard Haven - 64 West Pasture Lane	Tonnesen	Coffman	12/12/2018	\$1,449,000	93.51 %	\$1,173,000	115.51 %
1F	\$1,365,000	Vineyard Haven - 62 Weaver Court	R & C Stewart Family Trust	Brown	12/27/2018	\$1,495,000	91.30 %	\$1,183,700	115.31 %
1F	\$1,375,000	Edgartown - 51 Harbor View Avenue	Geresy/Meigs	Kumpitch	12/20/2018	\$1,375,000	100.00 %	\$1,629,800	84.36 %
1F	\$1,475,000	West Tisbury - 141 Waldrons Bottom Road	Drake	Lynch	12/10/2018	\$1,595,000	92.47 %	\$1,084,900	135.95 %
1F	\$1,500,000	Edgartown - 41 Winter Street	Edward M Hoagland	Caruso	12/20/2018	\$1,700,000	88.23 %	\$1,735,100	86.45 %
1F	\$2,000,000	Edgartown - 59 School Street	Martha's Vineyard Museum INC	Schlageter	12/3/2018	\$2,000,000	100.00 %		
1F	\$2,000,000	Edgartown - 59 School Street	Martha's Vineyard Museum INC	Polley	12/3/2018	\$2,000,000	100.00 %		
1F	\$2,020,000	Chilmark - 7 Night Heron Lane	Erenberg	Glenn	12/6/2018	\$2,125,000	95.05 %	\$1,293,000	156.22 %
1F	\$2,025,000	Edgartown - 11 Plantingfield Wood Circle	Black Point LLC	Sanson	12/20/2018	\$2,245,000	90.20 %	\$1,734,500	116.74 %
1F	\$2,150,000	Oak Bluffs - 31 Old Harbor Lane (Former #7 Old Harbor Lane	Wang	Richlin	12/19/2018	\$2,632,500	81.67 %	\$1,796,200	119.69 %
1F	\$2,400,000	Chilmark - 521 South Road	Fischer	Farm Group NT	12/11/2018	\$2,500,000	96.00 %	\$948,200	253.11 %
1F	\$2,835,960	Edgartown - 15 Maqua Way	Stephens	Delgado	12/19/2018	\$2,999,000	94.56 %	\$1,854,900	152.89 %
1F	\$2,970,000	Aquinnah - 7 Maple Hill Road	Klebinoff, Mittler	McAfee	12/11/2018	\$3,299,000	90.02 %	\$1,927,600	154.07 %
1F	\$3,025,000	Chilmark - 5 Herring Run	Scheuer	Rose Apple View LLC	12/28/2018	\$3,200,000	94.53 %	\$4,989,700	60.62 %
1F	\$5,000,000	Edgartown - 56 & 60 North Water Street	Radford	Edgartown Inn RT	12/21/2018	\$5,000,000	100.00 %	\$3,903,300	128.09 %
1F	\$5,300,000	Edgartown - 12 Janes Cove Road	Hout	CGV Kazoku Trust	12/19/2018	\$6,200,000	85.48 %	\$3,979,100	133.19 %
1F	\$6,700,000	Chilmark - 93 Putnam Road	Weichert	Oakwood-Spring Point LLC	12/7/2018	\$6,700,000	100.00 %	\$5,336,100	125.55 %
<b>42</b>	<b>\$63,417,060</b>	<b>Avg Selling Price: \$1,509,930</b>					<b>94.37 %</b>		<b>122.63 %</b>

# LINK Martha's Vineyard

## Sales History For December 2018

Monday, January 07, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
<b>Land</b>									
L	\$236,000	Edgartown - 76 Seventeenth Street North	Hall	Buckley	12/27/2018	\$236,000	100.00 %	\$20,300	1,162.56 %
L	\$250,000	Oak Bluffs - 130 Barnes Road	Hall	Nascimento	12/11/2018	\$250,000	100.00 %	\$229,390	
L	\$320,000	Oak Bluffs - 3 Pitch Pine Lane	Debettencourt	Silva	12/5/2018	\$339,000	94.39 %	\$316,700	101.04 %
L	\$365,000	Edgartown - 19 Sparrow Lane	Schofield	Mancini	12/13/2018	\$399,000	91.47 %	\$274,900	132.77 %
L	\$425,000	Oak Bluffs - 95 Dukes County Avenue	Giordano	Diriwachter	12/10/2018	\$425,000	100.00 %	\$222,420	191.07 %
L	\$457,500	Edgartown - 2 Dark Hollow Lane	Glennon	Iron Bank Development LLC	12/19/2018	\$500,000	91.50 %	\$422,800	108.20 %
L	\$1,200,000	Edgartown - 5 Edgartown Bay Road	When Pigs Soar LLC	Outer Banks NT	12/19/2018	\$1,200,000	100.00 %	\$945,900	
<b>7</b>	<b>\$3,253,500</b>	<b>Avg Selling Price: \$464,786</b>					<b>96.77 %</b>		<b>339.13 %</b>
<b>Commercial</b>									
Com	\$595,000	Edgartown - 21 East Line Road	MV Airport Commission / Martha's Vineyard Savings Bank		12/21/2018	\$595,000	100.00 %	\$527,200	
Com	\$650,000	Oak Bluffs - 8 School Street	Island Transit Inc	Wallace	12/5/2018	\$650,000	100.00 %	\$543,800	119.52 %
<b>2</b>	<b>\$1,245,000</b>	<b>Avg Selling Price: \$622,500</b>					<b>100.00 %</b>		<b>119.52 %</b>
<b>Report Totals</b>									
<b>51</b>	<b>\$67,915,560</b>	<b>Avg Selling Price: \$1,331,678</b>					<b>94.92 %</b>		<b>149.62 %</b>