

LINK Martha's Vineyard

Sales History For February 2019

Tuesday, March 05, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
1F	\$292,500	Oak Bluffs - 13 Norris Avenue	Jackson	Very Lamb LLC	2/1/2019	\$425,000	68.82 %	\$401,300	72.88 %
1F	\$435,000	Oak Bluffs - 130 Wing Road	McMenamy	J&J Renovations	2/8/2019	\$469,000	92.75 %	\$332,400	130.86 %
1F	\$575,000	Aquinnah - 49 Lighthouse Road	Hamel	Covered Wagon LLC	2/7/2019	\$800,000	71.87 %	\$1,477,800	38.90 %
1F	\$624,000	Oak Bluffs - 20 Carole Avenue	Harney	Naron	2/22/2019	\$629,000	99.20 %	\$479,000	130.27 %
1F	\$650,000	Edgartown - 8 Jernegan Avenue	Ubaldo Miller	Look	2/1/2019	\$685,000	94.89 %	\$425,100	152.90 %
1F	\$690,000	Vineyard Haven - 29 Mud Puddle Road	Moreira	Daughtry	2/7/2019	\$720,000	95.83 %	\$784,800	87.92 %
1F	\$850,000	Oak Bluffs - 109 Barnes Road	Janice H Mead Irrevocable Trust	Next Level Water View LLC	2/21/2019	\$895,000	94.97 %	\$916,900	92.70 %
1F	\$852,500	Vineyard Haven - 41 Franklin Street	Lovett	Dumont	2/14/2019	\$895,000	95.25 %	\$807,100	105.62 %
1F	\$950,000	Edgartown - 42 & 56 Anthiers Way	Klumick	Vineyard Farms LLC	2/6/2019	\$950,000	100.00 %	\$868,400	109.39 %
1F	\$1,050,000	Chilmark - 143 South Road	Old Chilmark Schoolhouse LLC	Chilmark Schoolhouse Trust	2/1/2019	\$1,050,000	100.00 %	\$581,900	180.44 %
MF	\$1,200,000	West Tisbury - 20 Middle Road	Rockwood	Sebesta	2/26/2019	\$1,250,000	96.00 %	\$874,800	137.17 %
1F	\$1,425,000	West Tisbury - 18 & 18A Solviva Road	Edey	UMB Bank Trustee	2/1/2019	\$1,595,000	89.34 %	\$1,125,300	126.63 %
1F	\$1,603,000	Edgartown - 25 Mill Hill Road	Eck	Cochran	2/8/2019	\$1,695,000	94.57 %	\$776,500	206.43 %
1F	\$1,750,000	Chilmark - 24 Bassett Place Road	Asher	Ahl	2/12/2019	\$1,950,000	89.74 %	\$1,665,700	105.06 %
1F	\$1,900,000	Vineyard Haven - 104 Hines Point	Anderson / Rose Trustees	Ferguson	2/28/2019	\$2,250,000	84.44 %	\$1,223,700	155.26 %
1F	\$2,000,000	Oak Bluffs - 71,77, 79 Edgartown Vineyard Haven & 10 Gamba Road	Gamba	Island Marketplace LLC	2/25/2019	\$2,000,000	100.00 %	\$1,553,000	128.78 %
1F	\$2,275,000	Edgartown - 4 Plantingfield Way	Moncton	4 Plantingfield Way MV LLC	2/8/2019	\$2,495,000	91.18 %	\$1,805,200	126.02 %
1F	\$8,000,000	Edgartown - 44 Green Hollow Road	Wuerth Realty Trust	Sargent Realty trust	2/28/2019	\$9,995,000	80.04 %	\$10,178,200	78.59 %
18	\$27,122,000	Avg Selling Price: \$1,506,778					91.05 %		120.32 %
Land									
L	\$290,000	Oak Bluffs - 10 Hidden Cove Road	Renato Faini	CRZ Inc	2/1/2019	\$319,000	90.90 %	\$301,500	96.18 %
L	\$290,000	Vineyard Haven - 0 Norton Avenue	Valentino	Dos Santos	2/12/2019	\$299,000	96.98 %		
L	\$300,000	Edgartown - #3,#7,#11 Seventh Street North	Lacoste	Millers Unlimited Properties LLC	2/28/2019	\$325,000	92.30 %	\$297,300	100.90 %
L	\$415,000	West Tisbury - 49 Kaitlyn Farm Way	EDWARD D RAPOSA LIVING TRUST	Cross Meadow NT	2/6/2019	\$415,000	100.00 %	\$327,000	
L	\$475,000	Edgartown - 9 Coffins Field Road	Anand Family Trust	Hyland	2/19/2019	\$489,000	97.13 %	\$354,200	
L	\$750,000	Edgartown - 0 Old Oyster Pond Road	Kidder	Rogers	2/7/2019	\$750,000	100.00 %	\$924,000	81.16 %
6	\$2,520,000	Avg Selling Price: \$420,000					96.22 %		92.75 %
Commercial									
Com	\$460,000	Edgartown - 29 Winter Street # 22	Windsong Trust	Fuller	2/15/2019	\$499,000	92.18 %	\$347,100	132.52 %
1	\$460,000	Avg Selling Price: \$460,000					92.18 %		132.52 %
Report Totals									
25	\$30,102,000	Avg Selling Price: \$1,204,080					92.34 %		117.12 %