

LINK Martha's Vineyard

Sales History For March 2019

Thursday, April 04, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
Homes									
Cnd	\$179,500	Oak Bluffs - 21 Island Inn Road # 31G	Huerth	Dillon	3/8/2019	\$195,000	92.05 %	\$114,500	
Cnd	\$252,226	Vineyard Haven - 150 State Road # A	Hirt	Island Housing Trust	3/18/2019	\$252,226	100.00 %	\$302,934	83.26 %
1F	\$349,000	Oak Bluffs - 64 Carol Lane	Priore	Murtha	3/29/2019	\$349,000	100.00 %	\$392,000	89.03 %
1F	\$580,000	Oak Bluffs - 14 Linton Avenue	Lakso	Dhanda	3/16/2019	\$595,000	97.47 %	\$522,900	110.91 %
1F	\$582,500	Vineyard Haven - 10 Elm Street	Andrews	Henriksen	3/15/2019	\$590,000	98.72 %	\$432,400	134.71 %
1F	\$600,000	Oak Bluffs - 8 Potato Farm Road	Marshall	Saloparu	3/22/2019	\$600,000	100.00 %	\$470,900	127.41 %
1F	\$665,000	Oak Bluffs - 20 Sea Glen Road	Kimball	Garcia	3/28/2019	\$665,000	100.00 %	\$592,800	112.17 %
1F	\$695,000	West Tisbury - 10 Bailey Park Road	Maciel	LaBell	3/28/2019	\$699,000	99.42 %	\$567,400	122.48 %
Cnd	\$800,000	Edgartown - 497 Katama Road # G1	Spar	Devore	3/15/2019	\$800,000	100.00 %	\$730,800	109.46 %
1F	\$1,100,000	Edgartown - 4 Quail Path	Hanson	Rivington MV LLC	3/4/2019	\$1,140,000	96.49 %	\$785,000	140.12 %
1F	\$1,296,500	Edgartown - 27 South Street	Saladin	27 South Street SPE LLC	3/14/2019	\$1,449,000	89.47 %	\$1,216,900	106.54 %
1F	\$1,345,000	Vineyard Haven - 484 Main Street	484 Main Street Realty Trust	Bransford	3/27/2019	\$1,495,000	89.96 %	\$1,367,700	98.34 %
1F	\$1,395,000	Chilmark - 156 South Road	Sexton	Gamba	3/7/2019	\$1,485,000	93.93 %	\$897,200	155.48 %
1F	\$1,650,000	West Tisbury - 18 South Pond Road	Doddy	Burnstein	3/13/2019	\$1,699,000	97.11 %	\$1,654,700	99.71 %
1F	\$2,150,000	Oak Bluffs - 31 Old Harbor Lane	Richlin	Eisner	3/7/2019	\$2,150,000	100.00 %	\$1,796,200	119.69 %
1F	\$2,173,000	Oak Bluffs - 21 Ice Pond Lane	Eisner, Jonathan Trustee	Thomas Ice Pond Realty Trust	3/4/2019	\$2,400,000	90.54 %	\$1,675,900	129.66 %
1F	\$2,235,000	Edgartown - 6 Dunham Road	Gillies	Six Dunham LLC	3/4/2019	\$2,235,000	100.00 %	\$1,882,700	118.71 %
1F	\$2,900,000	Vineyard Haven - 55 Jewett Lane	Jewett	Cronin	3/6/2019	\$3,100,000	93.54 %	\$2,436,200	119.03 %
1F	\$4,300,000	Edgartown - 36 Caleb Pond Road	Lynn	Reiser	3/1/2019	\$4,500,000	95.55 %	\$3,639,200	118.15 %
19	\$25,247,726	Avg Selling Price: \$1,328,828					96.54 %		116.38 %
Land									
L	\$225,000	Edgartown - 552 Edgartown Vineyard Haven Road	Little	Edgartown VH Road LLC	3/29/2019	\$265,000	84.90 %	\$265,200	84.84 %
L	\$450,000	Chilmark - 0 Tabor House Road	Thurlow	Zeender	3/5/2019	\$495,000	90.90 %	\$384	
L	\$550,000	West Tisbury - 68 & 72 Christiantown Road	Rose	MV Land Bank	3/26/2019	\$599,000	91.81 %	\$454,100	
L	\$650,000	Oak Bluffs - 30 Paddock Road (Lot #14)	The Preserve At The Woodlands, LLC	Blau	3/5/2019	\$650,000	100.00 %	\$562,700	115.51 %
L	\$823,500	Oak Bluffs - 110 & 112 County Road	Niemiec	Rivers	3/25/2019	\$823,500	100.00 %	\$736,900	111.75 %
5	\$2,698,500	Avg Selling Price: \$539,700					93.53 %		104.03 %
Commercial									
Com	\$700,000	Edgartown - 247 Edgartown Vineyard Haven Road # 9 & 10	RAA Investment RT	Island Marketplace LLC	3/11/2019	\$700,000	100.00 %	\$515,800	135.71 %
1	\$700,000	Avg Selling Price: \$700,000					100.00 %		135.71 %
Report Totals									
25	\$28,646,226	Avg Selling Price: \$1,145,849					96.08 %		115.58 %