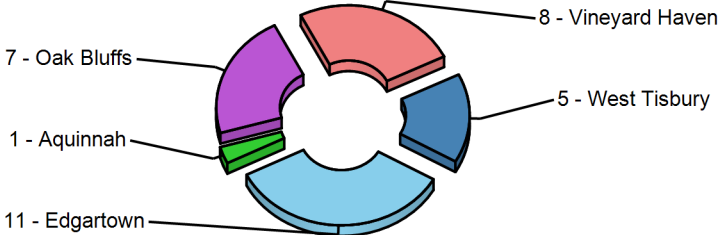
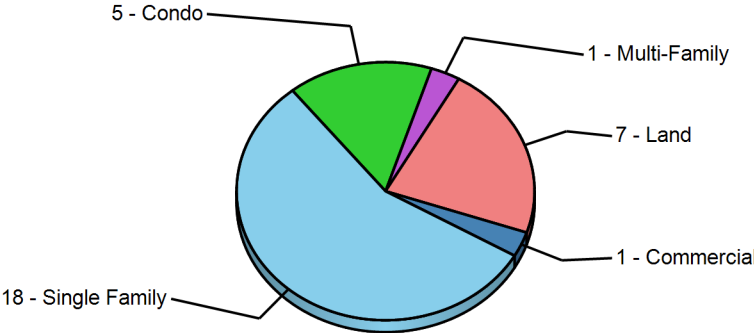


Properties Sold By Area



Properties Sold By Type



LINK Martha's Vineyard

Sales History For April 2019

Tuesday, May 07, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
1F	\$500,000	Edgartown - 30 Fourteenth Street North	Potter	Hierta	4/19/2019	\$500,000	100.00 %	\$477,800	104.64 %
Cnd	\$555,000	Oak Bluffs - 21 Kennebec Avenue # 4	Linda G. Mason, Trustee of The Linda G. Mason Trust -2018	Morrissey	4/26/2019	\$555,000	100.00 %	\$435,700	127.38 %
1F	\$555,000	Vineyard Haven - 89 Leonard Circle	Arlinda Graves and Sharon Cady Trustees	Barber	4/24/2019	\$560,000	99.10 %	\$476,700	116.42 %
1F	\$585,000	West Tisbury - 225 Longview Road	Horgan	Goldberg	4/8/2019	\$629,000	93.00 %	\$564,700	103.59 %
Cnd	\$590,000	Edgartown - One Mariners Landing # 6	Mariners Way, LLC	Vineyard Mariner Holding LLC	4/4/2019	\$550,000	107.27 %		
1F	\$595,000	Oak Bluffs - 78 Isaac Avenue	Santos	Wright	4/5/2019	\$599,900	99.18 %	\$156,500	
Cnd	\$600,000	Edgartown - One Mariners Landing # 4	Mariners Way, LLC	Vineyard Mariner Holding LLC	4/4/2019	\$699,000	85.83 %		
Cnd	\$600,000	Edgartown - One Mariners Landing # 8	Mariners Way, LLC	Vineyard Mariner Holding LLC	4/4/2019	\$625,000	96.00 %		
Cnd	\$650,000	Edgartown - One Mariners Landing # 7	Mariners Way, LLC	Vineyard Mariner Holding LLC	4/4/2019	\$610,000	106.55 %		
1F	\$650,000	Vineyard Haven - 19 Fawndale Road	Davey/Flannagan	Whitney	4/19/2019	\$679,000	95.72 %	\$596,800	108.91 %
1F	\$669,000	West Tisbury - 69 Island Farms Road	DIROSA	Garcia	4/3/2019	\$679,000	98.52 %	\$528,800	126.51 %
1F	\$675,000	Oak Bluffs - 16 John Wesley Avenue	Turner	Vitale	4/12/2019	\$675,000	100.00 %	\$632,100	106.78 %
1F	\$790,000	Edgartown - 86 Marthas Road	Fiedler	Doonan	4/30/2019	\$829,000	95.29 %	\$783,000	100.89 %
1F	\$805,000	Oak Bluffs - 61 New York Avenue	Susan Tirabassi	Aghassipour	4/16/2019	\$825,000	97.57 %	\$664,200	121.19 %
1F	\$810,000	Vineyard Haven - 37 Oak Tree Lane	Maddalena	Murphy	4/24/2019	\$855,000	94.73 %	\$623,500	129.91 %
1F	\$830,000	West Tisbury - 105 Stoney Hill Road	Edelman	De Souza	4/17/2019	\$865,000	95.95 %	\$749,100	110.79 %
1F	\$985,000	Vineyard Haven - 184 Franklin Street	Allen	Hyatt	4/12/2019	\$1,100,000	89.54 %	\$528,900	186.23 %
1F	\$1,050,000	West Tisbury - 12 South Vine Lane	Keep	Bank	4/18/2019	\$1,075,000	97.67 %	\$798,400	131.51 %
1F	\$1,053,323	Vineyard Haven - 636 Franklin Street	A&J Vineyard LLC	Bluedog Capital Partners LLC	4/17/2019	\$1,053,323	100.00 %	\$958,800	109.85 %
1F	\$1,300,000	Edgartown - 2 Bold Meadow Road	Langley, Trustee of Bold Meadow Nominee Trust	Mckenna	4/24/2019	\$1,395,000	93.18 %	\$1,485,200	87.53 %
MF	\$1,500,000	Oak Bluffs - 21 Hudson Avenue	MV Drean LLC	Hudson Ave LLC	4/3/2019	\$1,500,000	100.00 %	\$1,019,200	147.17 %
1F	\$1,510,000	Oak Bluffs - 28 Beach Road	Reagan	Lewis Real Estate Services LLC	4/5/2019	\$1,595,000	94.67 %	\$948,800	159.14 %
1F	\$1,850,000	Aquinnah - 9 East Pasture Shore Road	Childs	Fortunato	4/12/2019	\$1,950,000	94.87 %	\$1,803,300	102.58 %
1F	\$9,195,000	Edgartown - 81 Plantingfield Way	Fearey	81 PFW Realty Trust	4/16/2019	\$9,195,000	100.00 %	\$6,705,800	137.12 %
24	\$28,902,323	Avg Selling Price: \$1,204,263					97.28 %		122.01 %
Land									
L	\$278,000	Vineyard Haven - 0 Red Buoy Lane	Harrer	Belcher	4/24/2019	\$278,000	100.00 %	\$306,900	
L	\$300,000	Edgartown - 63 Eighth Street	Gayle A. Chapman Trust	Michael Frank Design LLC	4/17/2019	\$345,000	86.95 %	\$275,900	
L	\$315,000	Vineyard Haven - 13.1 Chapde Lane	Judy M Fisher Trustee	Prine Realty Trust	4/17/2019	\$329,000	95.74 %	\$277,200	113.63 %
L	\$325,000	Oak Bluffs - 0 Helens Way	Katama Acquisitions	Murphy	4/16/2019	\$325,000	100.00 %	\$232,300	139.90 %
L	\$415,000	Edgartown - 73 Third Street North	Gowell	Lavigne	4/12/2019	\$415,000	100.00 %	\$251,700	
L	\$600,000	Edgartown - 27 Curtis Lane	Smith	Oldershaw	4/12/2019	\$625,000	96.00 %	\$514,900	116.52 %
L	\$700,000	West Tisbury - 274 Indian Hill Road (part of)	McBride	Cottrell	4/29/2019	\$700,000	100.00 %		
7	\$2,933,000	Avg Selling Price: \$419,000					96.96 %		123.35 %
Commercial									
Com	\$228,750	Vineyard Haven - 459 State Road # Woodland Center Unit #21	Poco MV, LLC	Macnelly	4/12/2019	\$250,000	91.50 %	\$115,800	
1	\$228,750	Avg Selling Price: \$228,750					91.50 %		
Report Totals									
32	\$32,064,073	Avg Selling Price: \$1,002,002					97.03 %		122.19 %