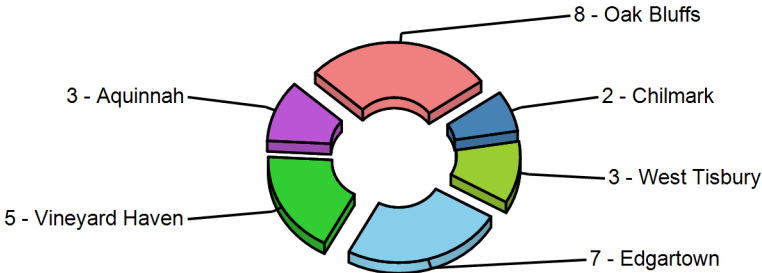
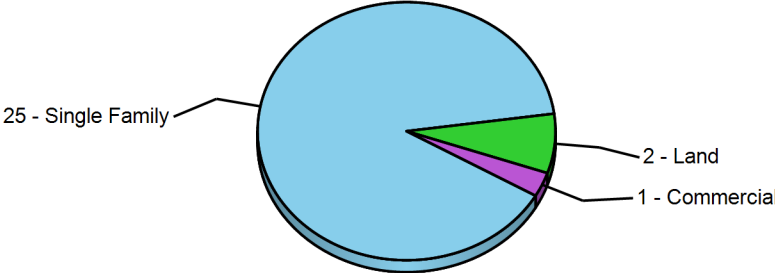


Properties Sold By Area



Properties Sold By Type



LINK Martha's Vineyard

Sales History For January 2011

Tuesday, February 08, 2011

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
1F	\$311,900	Oak Bluffs - 56 Summit Avenue	FNMA	Pereira	1/3/2011	\$311,900	100.00 %	\$297,100	104.98 %
1F	\$350,000	Vineyard Haven - 202 Lake Street #	Bank Of New York Mellon	Flemming	1/31/2011	\$350,000	100.00 %	\$256,200	
1F	\$375,000	Oak Bluffs - 23 Winthrop Avenue	Larkin/Hathaway	Corcoran	1/24/2011	\$420,000	89.28 %	\$411,700	91.08 %
1F	\$376,000	Vineyard Haven - 21 Davis Street	R.R.I.	Souza	1/12/2011	\$355,900	105.64 %	\$564,500	66.60 %
1F	\$455,000	Vineyard Haven - 91 Colonial Drive	NATUSCH	Dario	1/21/2011	\$475,000	95.78 %	\$555,700	81.87 %
1F	\$500,000	West Tisbury - 20 Albert's Pond Lane formerly Glory Hill Road	Glory Hill Trust	Roman	1/11/2011	\$500,000	100.00 %		
1F	\$525,000	Oak Bluffs - 9 Grovedale Road	DeLoach	Weiss	1/27/2011	\$525,000	100.00 %	\$531,500	98.77 %
1F	\$543,210	Oak Bluffs - 85 Circuit Avenue	Rollins	Gingerbread MV LLC	1/13/2011	\$595,000	91.29 %	\$567,000	95.80 %
1F	\$552,500	Oak Bluffs - 135 Circuit Avenue	Moffat	Leo	1/19/2011	\$597,000	92.54 %	\$489,600	112.84 %
1F	\$580,000	Oak Bluffs - 10 Pennacook Avenue	Hanna Trust	Vandyke	1/21/2011	\$595,000	97.47 %	\$836,800	69.31 %
1F	\$595,000	Vineyard Haven - 56 Herring Creek Road	James	Hokanson	1/13/2011	\$665,000	89.47 %	\$571,300	104.14 %
1F	\$610,000	West Tisbury - 600 State Road	Kudish-Brown	Gude	1/21/2011	\$629,000	96.97 %	\$553,100	110.28 %
1F	\$650,000	Chilmark - 40 Blueberry Ridge Lane	Norton	Binder	1/10/2011	\$750,000	86.66 %	\$871,100	74.61 %
1F	\$680,000	Oak Bluffs - 10 Meshaket Way	Roman	Silvia	1/11/2011	\$729,000	93.27 %	\$731,200	92.99 %
1F	\$773,000	Edgartown - 17 Muskoday Lane	Riordan	Gerszten	1/6/2011	\$799,900	96.63 %	\$817,400	94.56 %
1F	\$775,000	Aquinnah - 58 State Road #	Madison	Macey	1/31/2011	\$775,000	100.00 %	\$505,900	
1F	\$1,098,000	Oak Bluffs - 2 Wood Duck Way	Hart	Cavazutti	1/10/2011	\$1,295,000	84.78 %	\$1,176,700	93.31 %
1F	\$1,225,000	Aquinnah - 27 Lighthouse Road	Marra	Daly	1/26/2011	\$1,275,000	96.07 %	\$1,592,000	76.94 %
1F	\$1,450,000	Aquinnah - 1 Pancake Hollow	Lehman Trust, Janet M. Smith Trustee	Macleod	1/27/2011	\$1,950,000	74.35 %	\$2,187,200	66.29 %
1F	\$1,450,000	Edgartown - 25 Plantingfield Way	Cannon	Carboolad	1/21/2011	\$1,450,000	100.00 %	\$1,575,800	92.01 %
1F	\$1,475,000	Vineyard Haven - 115 Hines Point (Waterfront)	NICHOLS	Eckhardt	1/21/2011	\$1,590,000	92.76 %	\$1,396,900	105.59 %
1F	\$3,375,000	West Tisbury - 71 Tisbury Lane West	de Geofroy		1/7/2011	\$3,950,000	85.44 %	\$2,333,700	144.62 %
1F	\$4,500,000	Edgartown - 8 Golf Club Road	Three Sandbars LLC	Kernochnan	1/14/2011	\$5,900,000	76.27 %		
1F	\$8,000,000	Edgartown - 51 Witchwood Lane	SZABO-IMREY	Malt	1/25/2011	\$8,000,000	100.00 %	\$8,748,500	91.44 %
1F	\$11,300,000	Edgartown - 40 Green Hollow Way	Cronkite Estate	Brush	1/31/2011	\$12,250,000	92.24 %	\$10,539,100	107.21 %
25	\$42,524,610	Avg Selling Price: \$1,700,984					93.48 %		94.06 %
Land									
L	\$325,000	Edgartown - 6 Cormorant Circle	Larson	ODoherty	1/24/2011	\$325,000	100.00 %	\$272,800	119.13 %
L	\$14,000,000	Chilmark - 14 Round Pond Road	Carrington NT	Squibby LLC	1/11/2011	\$14,000,000	100.00 %	\$13,354,400	104.83 %
2	\$14,325,000	Avg Selling Price: \$7,162,500					100.00 %		111.98 %
Commercial									
Com	\$1,400,000	Edgartown - 29 Main Street	BREEZIN UP	Berger	1/31/2011	\$1,750,000	80.00 %	\$1,298,200	107.84 %
1	\$1,400,000	Avg Selling Price: \$1,400,000					80.00 %		107.84 %
Report Totals									
28	\$58,249,610	Avg Selling Price: \$2,080,343					93.47 %		96.13 %