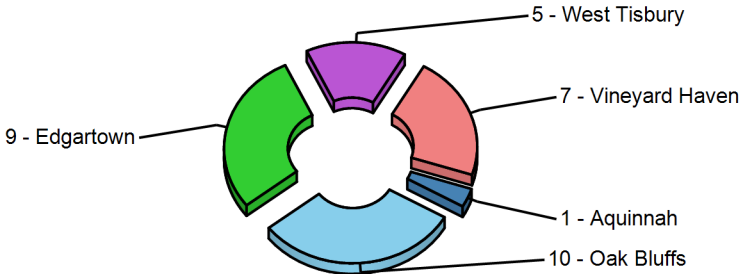
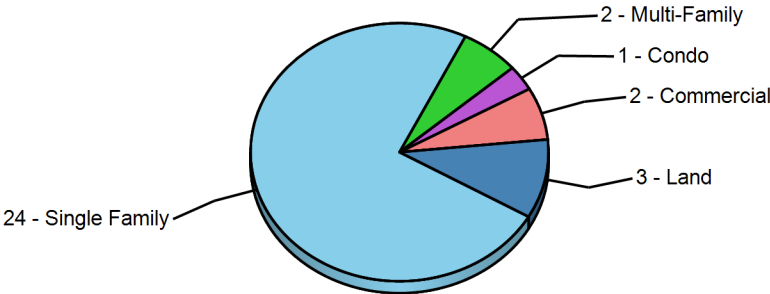


Properties Sold By Area



Properties Sold By Type



LINK Martha's Vineyard

Sales History For June 2011

Monday, July 11, 2011

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
Homes									
Cnd	\$40,000	Vineyard Haven - 60 Beach Road # 217	Duarte/Gaydos	Piacentini	6/23/2011	\$59,000	67.79 %	\$54,300	73.66 %
1F	\$182,360	Oak Bluffs - 52 Summit Avenue	Kennelly	Brush	6/10/2011	\$185,000	98.57 %	\$380,400	47.93 %
1F	\$225,000	Oak Bluffs - 71 Worcester Avenue	FNMA	Bell	6/6/2011	\$225,000	100.00 %	\$325,200	69.18 %
1F	\$256,000	Oak Bluffs - 72 Pennsylvania Avenue	Flynn (FCL)	US Bank	6/22/2011	\$256,000	100.00 %	\$456,100	56.12 %
1F	\$267,000	Oak Bluffs - 38 California Avenue	Marcella	Feng	6/13/2011	\$280,000	95.35 %		
1F	\$285,000	West Tisbury - 696 State Road	Duarte	Kiley	6/28/2011	\$345,000	82.60 %	\$420,300	67.80 %
1F	\$301,500	Edgartown - 70 Curtis LANE	DESOUZA (FCL)	Bank of America	6/6/2011	\$301,500	100.00 %	\$565,900	53.27 %
1F	\$318,500	Oak Bluffs - 131 Washington Street	CALVERLEY	Maribito	6/28/2011	\$369,000	86.31 %	\$414,900	76.76 %
MF	\$330,000	Oak Bluffs - 42 Narragansett Avenue	Brown (FCL)	Franzblau	6/13/2011	\$570,000	57.89 %	\$605,300	54.51 %
MF	\$355,000	Vineyard Haven - 60 Canterbury Lane	Lex Special Assets LLC	Desert Horse-Grant	6/21/2011	\$355,000	100.00 %	\$570,000	62.28 %
1F	\$408,000	Edgartown - 3 Wood Duck Circle	Carter	McCarthy	6/22/2011	\$429,000	95.10 %	\$287,200	142.06 %
1F	\$430,000	Edgartown - 5 Wood Duck Circle	Hughes	Bishop	6/23/2011	\$449,000	95.76 %	\$442,300	97.21 %
1F	\$470,726	Edgartown - 19 Majors Cove Lane	Longo (FCL)	Wells Fargo	6/16/2011	\$470,726	100.00 %	\$853,800	55.13 %
1F	\$525,000	Vineyard Haven - 68 Look Street	Canha	Carver	6/27/2011	\$625,000	84.00 %	\$580,500	90.43 %
1F	\$570,000	Vineyard Haven - 747 Franklin Street	Elizabeth A. Buddy	Guity	6/21/2011	\$590,000	96.61 %	\$663,000	85.97 %
1F	\$598,000	West Tisbury - 37 Fourth Street/access off Stoney Hill Lane	O'Brien/Colangeli	Hauck	6/22/2011	\$595,000	100.50 %	\$625,600	95.58 %
1F	\$685,000	Oak Bluffs - 20 Bayes Hill Road	Carson	Roberts	6/1/2011	\$709,000	96.61 %	\$699,600	97.91 %
1F	\$727,500	Vineyard Haven - 69 Franklin Street	Pesch	Baker	6/1/2011	\$775,000	93.87 %	\$720,700	100.94 %
1F	\$788,333	West Tisbury - 667 State Road	Cox	Whipple	6/1/2011	\$895,000	88.08 %	\$674,400	116.89 %
1F	\$855,000	Edgartown - 22 Woodhaven Drive	Zimmerman	Petell	6/14/2011	\$895,000	95.53 %	\$682,100	125.34 %
1F	\$925,000	Oak Bluffs - 419 Barnes Road	Corporate Owned	Pelletier	6/13/2011	\$980,000	94.38 %	\$1,665,000	55.55 %
1F	\$1,662,500	Vineyard Haven - 1032 Main St.	William Reed	Graham	6/1/2011	\$2,025,000	82.09 %	\$2,004,800	82.92 %
1F	\$1,850,000	Edgartown - 30 Katama Bay View Road	FARWELL	Sieber	6/17/2011	\$1,850,000	100.00 %	\$1,644,700	112.48 %
1F	\$1,950,000	Edgartown - 52 South Summer Street	MacMakin	Celeste	6/30/2011	\$2,250,000	86.66 %	\$2,909,000	67.03 %
1F	\$1,950,000	West Tisbury - 20 Winnecoette Avenue	Bresnick	Sacks	6/1/2011	\$2,100,000	92.85 %	\$1,483,500	131.44 %
1F	\$3,275,000	West Tisbury - 83 Norton Farm Road	Levine	Braudis	6/8/2011	\$3,950,000	82.91 %	\$3,671,900	89.19 %
1F	\$7,400,000	Oak Bluffs - 334 Sea View Avenue	POLLEY	Sideline Dev. LLC	6/3/2011	\$8,950,000	82.68 %	\$7,230,500	102.34 %
27	\$27,630,419	Avg Selling Price: \$1,023,349					90.97 %		85.00 %
Land									
L	\$150,000	Aquinnah - 0000 Moshup Trail	Pease	Niessen	6/10/2011	\$150,000	100.00 %	\$225,400	66.54 %
L	\$262,500	Oak Bluffs - 53 Rogers Way	R & R Realty Trust	Gongola	6/15/2011	\$262,500	100.00 %	\$265,700	98.79 %
L	\$360,000	Edgartown - 149 Litchfield Road	Richardson	Johannessen	6/1/2011	\$360,000	100.00 %	\$290,500	123.92 %
3	\$772,500	Avg Selling Price: \$257,500					100.00 %		96.42 %
Commercial									
Com	\$586,047	Vineyard Haven - 44 Evelyn Way	Island Fuel Holdings LLC	Petro-Tech LLC	6/3/2011	\$586,047	100.00 %	\$370,700	158.09 %
Com	\$1,700,000	Edgartown - 32 Herring Creek Road	Edgartown Marine	Martha's Vineyard Marine LLC	6/14/2011	\$1,700,000	100.00 %	\$1,979,300	85.88 %
2	\$2,286,047	Avg Selling Price: \$1,143,024					100.00 %		121.99 %
Report Totals									
32	\$30,688,966	Avg Selling Price: \$959,030					92.38 %		88.49 %