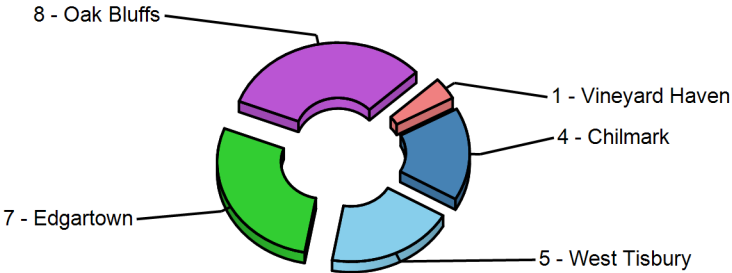
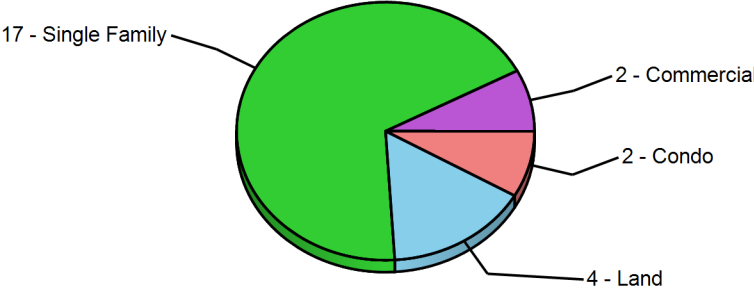


**Properties Sold By Area**



**Properties Sold By Type**



# LINK Martha's Vineyard

## Sales History For March 2011

Wednesday, April 06, 2011

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
Cnd	\$167,500	Oak Bluffs - 21 Island Inn Rd. # 21	Turner	Bartkowski	3/25/2011	\$167,500	100.00 %		
1F	\$265,000	Oak Bluffs - 22 Eastville Avenue	JMH, Inc.	SAM, INC	3/30/2011	\$305,000	86.88 %	\$346,500	76.47 %
1F	\$290,000	Oak Bluffs - 1 Dreamers Way	Johns	Washington	3/17/2011	\$290,000	100.00 %	\$432,100	67.11 %
1F	\$325,000	Oak Bluffs - 16 Stanley Street #	Thompson	Cachimuel	3/18/2011	\$325,000	100.00 %	\$284,000	
1F	\$325,000	West Tisbury - 25 Vineyard Meadow Farms Rd	Bank Owned	Lowry	3/4/2011	\$325,000	100.00 %	\$507,400	64.05 %
1F	\$350,000	Edgartown - 93 Pilgrim Road	Scolavino	Tilton	3/4/2011	\$350,000	100.00 %	\$447,500	78.21 %
1F	\$365,000	Vineyard Haven - 41 Franklin Street	Treby	Lovett	3/8/2011	\$469,000	77.82 %	\$601,300	60.70 %
1F	\$370,000	Edgartown - 2 Windsor Drive	US Bank	Hunt	3/31/2011	\$370,000	100.00 %	\$183,200	201.96 %
1F	\$390,000	West Tisbury - 575 off Edgartown Road	Spencer	Holthan	3/15/2011	\$449,000	86.85 %	\$549,200	71.01 %
1F	\$439,000	Oak Bluffs - 3 MANCHESTER AVENUE	KILEY	Santos	3/11/2011	\$439,000	100.00 %	\$501,400	87.55 %
Cnd	\$475,569	Edgartown - 459 Katama Rd. # A-3	Sullivan	Bank of America	3/16/2011	\$475,569	100.00 %		
1F	\$555,000	Chilmark - 82 South Road	Martha's Vineyard Savings Bank	LeRoux	3/11/2011	\$637,500	87.05 %	\$708,000	78.38 %
1F	\$620,000	West Tisbury - 44 Pine Lane	Roberts	Levine	3/11/2011	\$635,000	97.63 %	\$634,600	97.69 %
1F	\$648,500	Chilmark - 12 Larsen Lane, North Fork	Ruben	Greenberg	3/23/2011	\$699,000	92.77 %	\$630,500	102.85 %
1F	\$650,000	Oak Bluffs - 42 Farm Pond Road # 1	Bodkin	Young	3/14/2011	\$695,000	93.52 %	\$925,100	70.26 %
1F	\$750,000	Edgartown - 2 Knoll Drive	Kelly	Jackson	3/25/2011	\$855,000	87.71 %	\$859,400	87.27 %
1F	\$955,000	Edgartown - 106 Pease's Point Way, South	Richard/Casey	Belgrave	3/25/2011	\$955,000	100.00 %	\$989,300	96.53 %
1F	\$2,019,000	Chilmark - 25 Bettlebung Road	Buchthal	Buchthal	3/11/2011	\$2,019,000	100.00 %	\$1,989,700	101.47 %
1F	\$2,290,000	Edgartown - 12 Smugglers Way # SB 2	Wezniak	Fox	3/31/2011	\$2,790,000	82.07 %	\$2,484,500	92.17 %
<b>19</b>	<b>\$12,249,569</b>	<b>Avg Selling Price: \$644,714</b>					<b>94.34 %</b>		<b>89.61 %</b>
<b>Land</b>									
L	\$150,000	Oak Bluffs - 2 Isaac Avenue	Burke	Reagan	3/22/2011	\$199,000	75.37 %	\$320,600	46.78 %
L	\$266,000	Chilmark - LOT 102 Quansoo Beach	Warner	Battelle	3/4/2011	\$265,000	100.37 %	\$240,000	110.83 %
L	\$400,000	West Tisbury - 50 Shubael Weeks Road	South Mountain Company, Inc.	Hope	3/23/2011	\$495,000	80.80 %	\$462,200	86.54 %
L	\$2,500,000	West Tisbury - 130 Watcha Club Road	O'Brien	Fisher	3/16/2011	\$3,900,000	64.10 %	\$5,188,500	48.18 %
<b>4</b>	<b>\$3,316,000</b>	<b>Avg Selling Price: \$829,000</b>					<b>80.17 %</b>		<b>73.08 %</b>
<b>Commercial</b>									
Com	\$760,000	Oak Bluffs - 40 Circuit Avenue	ALBERT	Tran	3/11/2011	\$869,000	87.45 %	\$1,047,400	72.56 %
Com	\$1,850,000	Edgartown - 240 Edgartown/Vineyard Haven Road # B1 and B2	RWG Realty Inc.	Ready Vineyard Trust LLC	3/18/2011	\$2,700,000	68.51 %	\$1,745,800	105.96 %
<b>2</b>	<b>\$2,610,000</b>	<b>Avg Selling Price: \$1,305,000</b>					<b>77.99 %</b>		<b>89.26 %</b>
<b>Report Totals</b>									
<b>25</b>	<b>\$18,175,569</b>	<b>Avg Selling Price: \$727,023</b>					<b>90.76 %</b>		<b>86.57 %</b>