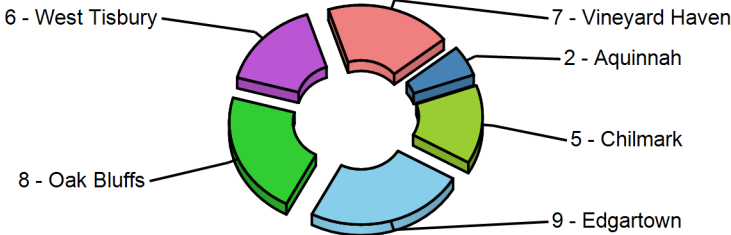
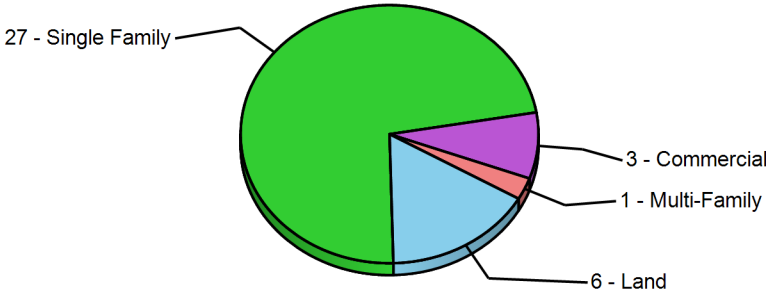


**Properties Sold By Area**



**Properties Sold By Type**



# LINK Martha's Vineyard

## Sales History For May 2011

Thursday, June 09, 2011

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
MF	\$160,000	Vineyard Haven - 186 State Road	Bigelow, Jeanette L Trustee	Essey	5/20/2011	\$175,000	91.42 %	\$294,400	54.34 %
1F	\$174,000	Oak Bluffs - 38 California Avenue	Philbin(FCL)	Marcella	5/31/2011	\$174,000	100.00 %	\$340,700	51.07 %
1F	\$250,000	Edgartown - 15 Cyprien Way	FNMA	Mananaro	5/31/2011	\$250,000	100.00 %	\$441,100	56.67 %
1F	\$323,176	Oak Bluffs - 126 Front Street	Ferreira(FCL)	One West Bank	5/12/2011	\$323,176	100.00 %	\$421,200	76.72 %
1F	\$340,000	Vineyard Haven - 15 Leland Ave #	Berg	Plesser	5/2/2011	\$340,000	100.00 %	\$247,100	
1F	\$375,000	Vineyard Haven - 29 Mud Puddle Road	Bank Owned	Moreira	5/10/2011	\$375,000	100.00 %	\$577,900	64.89 %
1F	\$382,500	Edgartown - 4 Pamela Way	Tait	Stead	5/31/2011	\$385,000	99.35 %	\$426,100	89.76 %
1F	\$386,750	Edgartown - 29 Edgewood Drive	Davis(FCL)	Wells Fargo Bank	5/26/2011	\$386,750	100.00 %	\$505,300	76.53 %
1F	\$430,000	Edgartown - 10 Candlemaker Circle	Basile	Cilfone	5/6/2011	\$475,000	90.52 %	\$439,700	97.79 %
1F	\$495,000	Oak Bluffs - 23 Oak Avenue	Kuszewski	Cramer	5/20/2011	\$524,900	94.30 %	\$465,800	106.26 %
1F	\$495,000	West Tisbury - 619 W. Tisbury/Edg. Road	HOEHN	Strom	5/19/2011	\$495,000	100.00 %	\$594,400	83.27 %
1F	\$500,087	Vineyard Haven - 233 Daggett Avenue	Carter	Kline	5/19/2011	\$545,000	91.75 %	\$560,600	89.20 %
1F	\$510,000	West Tisbury - 46 Crow Hollow Road	Bagedonow	Davis	5/16/2011	\$529,000	96.40 %	\$504,900	101.01 %
1F	\$517,500	Oak Bluffs - 82 Linton Avenue	Middleton	Wood	5/23/2011	\$575,000	90.00 %	\$535,300	96.67 %
1F	\$540,855	Edgartown - 4 Whistling Swan Circle	Skubel	Hall	5/23/2011	\$599,000	90.29 %	\$511,400	105.75 %
1F	\$545,000	Oak Bluffs - 56 Hidden Cove Road	Fay	Madigan	5/19/2011	\$595,000	91.59 %	\$682,500	79.85 %
1F	\$575,000	Edgartown - 10 Hollow Way	Warner	Crowell	5/17/2011	\$575,000	100.00 %	\$346,000	166.18 %
1F	\$576,250	Oak Bluffs - 34 Quantapog Road	Abbot	Lee	5/17/2011	\$599,000	96.20 %	\$623,700	92.39 %
1F	\$690,000	Oak Bluffs - 42 Meadow View Road	Dankar INC	Wolf	5/13/2011	\$690,000	100.00 %	\$672,500	102.60 %
1F	\$700,000	Aquinnah - 1 Harpoon Hollow Road #	Corjulo	Freedman	5/26/2011	\$700,000	100.00 %	\$486,800	
1F	\$710,000	West Tisbury - 36 Catboat Lane	Gillespie-Fox	Katilus	5/2/2011	\$774,500	91.67 %	\$769,600	92.25 %
1F	\$758,500	Chilmark - 20 Lady Slipper Lane #	Weingarten	Aiyer	5/20/2011	\$758,500	100.00 %	\$710,000	
1F	\$990,000	Chilmark - 2 Kenasaoome Way	Lasker	Emden	5/10/2011	\$1,050,000	94.28 %	\$896,600	110.41 %
1F	\$1,050,000	Edgartown - 53 Peases Point Way North	Lee	DePaulis	5/31/2011	\$1,150,000	91.30 %	\$1,062,600	98.81 %
1F	\$1,130,000	West Tisbury - 46 Pond Road	Lord	Kentros	5/27/2011	\$1,290,000	87.59 %	\$1,095,700	103.13 %
1F	\$1,600,000	Aquinnah - 2 Nomans Watch Road	Stutz	Daly	5/18/2011	\$1,800,000	88.88 %	\$1,561,700	102.45 %
1F	\$2,250,000	West Tisbury - 179 Pond Road	Gilio	Pesch	5/24/2011	\$2,395,000	93.94 %	\$2,277,700	98.78 %
1F	\$3,000,000	West Tisbury - 299 Lambert's Cove Road	Luckey	LCR NT	5/26/2011	\$3,950,000	75.94 %	\$1,568,700	191.24 %
<b>28</b>	<b>\$20,454,618</b>	<b>Avg Selling Price: \$730,522</b>					<b>94.84 %</b>		<b>95.52 %</b>
<b>Land</b>									
L	\$285,000	Oak Bluffs - 17 School Street	PEED	Balter	5/20/2011	\$319,000	89.34 %		
L	\$300,000	Chilmark - 00 Cygnet Way	Eagle	Maloney	5/3/2011	\$300,000	100.00 %		
L	\$300,000	Edgartown - 7 Boldt Farms Way	TORCIA FAMILY TRUST	Upham	5/12/2011	\$349,000	85.95 %	\$291,500	102.91 %
L	\$831,000	Edgartown - 9 Motick Trail	Thompson	Kelly	5/3/2011	\$831,000	100.00 %	\$330,000	251.81 %
L	\$850,000	Chilmark - 17 Harding Hill	Kenney	Attwood	5/23/2011	\$850,000	100.00 %	\$1,000,480	84.95 %
L	\$850,000	Chilmark - 23 Harding Hill	Kenney	Attwood	5/23/2011	\$850,000	100.00 %	\$1,000,880	84.92 %
<b>6</b>	<b>\$3,416,000</b>	<b>Avg Selling Price: \$569,333</b>					<b>95.88 %</b>		<b>131.15 %</b>

# LINK Martha's Vineyard

## Sales History For May 2011

Thursday, June 09, 2011

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
<b>Commercial</b>									
Com	\$205,000	Vineyard Haven - 79 Beach Rd # C14	Van Rooyen	Hanavan	5/20/2011	\$249,000	82.32 %	\$170,500	120.23 %
Com	\$735,000	Vineyard Haven - 14 Water Street	YOUNG (FCL)	IB Property Holdings	5/2/2011	\$735,000	100.00 %	\$1,154,500	63.66 %
Com	\$950,000	Vineyard Haven - 14 Water Street	IB Property Holdings	Stop and Shop	5/11/2011	\$950,000	100.00 %	\$732,600	129.67 %
<b>3</b>	<b>\$1,890,000</b>	<b>Avg Selling Price: \$630,000</b>					<b>94.11 %</b>		<b>104.52 %</b>
<b>Report Totals</b>									
<b>37</b>	<b>\$25,760,618</b>	<b>Avg Selling Price: \$696,233</b>					<b>94.95 %</b>		<b>100.82 %</b>