

**Properties Sold In
April 2022**
(excludes foreclosures, timeshares and yardsales)



Residential Properties	Selling Price	% of Final Asking Price**	% of Original Price**	Price per sq. ft.	Lot size (sq. ft.)	Days On Market	Sq. Ft. of Living Area	Beds	Baths
10B Miacomet Avenue # B	\$850,000	N/A*	N/A*	\$921.91	6,970	N/A*	922	2	2.5
42 Bartlett Road	\$600,000	N/A*	N/A*	\$472.44	5,227	N/A*	1,270	2	1
43 Massachusetts Avenue # A	\$895,000	100.0%	114.7%	\$1,598.21	0	57	560	2	2.5
27 Arlington Street	\$1,100,000	N/A*	N/A*	\$465.31	16,117	N/A*	2,364	3	5
39 Hooper Farm Road	\$1,100,000	N/A*	N/A*	\$847.46	10,890	N/A*	1,298	3	1.5
36 Gloucester Street	\$1,116,300	N/A*	N/A*	\$801.94	20,038	N/A*	1,392	3	1
79R Orange Street LLC	\$1,200,000	N/A*	N/A*	\$2,197.80	1,742	N/A*	546	1	1
22 Pine Grove Lane	\$1,275,000	N/A*	N/A*	\$554.83	10,019	N/A*	2,298	5	5
16 Bluebird Lane	\$1,275,000	N/A*	N/A*	\$1,156.99	6,534	N/A*	1,102	4	2
54B Union Street	\$1,600,000	N/A*	N/A*	\$1,590.46	7,235	N/A*	1,006	3	2.5
7 Bartlett Road	\$1,685,000	100.0%	107.0%	\$510.61	7,192	164	3,300	4	1
7 Dooley Court	\$1,795,000	100.0%	90.7%	\$939.30	31,799	4	1,911	3	2.5
21 Essex Road	\$1,875,000	100.0%	99.7%	\$590.74	7,405	20	3,174	6	3
5 Salros Road	\$1,900,000	90.5%	105.3%	\$1,055.56	6,098	156	1,800	4	2
7 Pond Road	\$1,995,000	100.0%	100.0%	\$930.07	20,992	68	2,145	4	3
91 Hummock Pond Road	\$2,100,000	94.8%	101.7%	\$1,358.34	16,305	170	1,546	3	2
3 Kittiwake Lane	\$2,395,000	100.0%	100.0%	\$580.47	4,996	162	4,126	4	3.5
38 Union Street	\$2,595,000	95.2%	103.0%	\$867.31	4,770	442	2,992	5	4
73 Vestal Street	\$2,795,000	100.0%	98.1%	\$1,496.25	38,328	2	1,868	4	1
39 Meadow View Drive	\$2,999,000	96.9%	104.7%	\$1,194.82	40,763	184	2,510	4	3.5
9 Lily Street	\$3,250,000	100.0%	100.0%	\$2,933.21	3,049	6	1,108	3	2
54 Fair Street	\$3,800,000	100.0%	100.7%	\$1,617.02	2,178	473	2,350	5	5.5
14 & 16 Sheep Pond Road	\$4,295,000	95.6%	110.1%	\$1,046.54	188,615	130	4,104	6	4.5
30 India Street	\$4,500,000	100.0%	102.5%	\$1,262.63	5,663	568	3,564	5	3
9 Willard Street	\$4,995,000	95.1%	101.5%	\$1,925.60	4,792	165	2,594	5	5
34 Pocomo Road	\$5,000,000	N/A*	N/A*	\$1,037.78	126,324	N/A*	4,818	6	4.5
5 Milk Street	\$5,350,000	100.0%	107.0%	\$1,127.03	7,296	465	4,747	6	5.5
14 and 16 Coffin Street	\$11,900,000	100.0%	100.2%	\$2,689.27	30,492	37	4,425	5	4.5
76 & 78 Pocomo Road	\$14,000,000	100.0%	107.7%	\$1,952.31	113,256	170	7,171	5	4.5
35 Shawkemo Road	\$15,250,000	100.0%	100.0%	\$1,181.07	307,098	30	12,912	7	8
4 Middle Valley Road	\$25,000,000	N/A*	N/A*	\$1,387.96	174,240	N/A*	18,012	11	16.5
21 Lincoln Avenue	\$36,000,000	100.0%	100.0%	\$5,409.47	46,574	0	6,655	11	9.5
Total Residential Sales	\$166,485,300								
Average:	\$5,202,666	98.5%	102.6%	\$1,365.65	39,781	165	3,456	5	4
Median Of All Residential Sales:	\$2,247,500	100.0%	101.5%	\$1,142.01	8,712	156	2,357	4	3

Land Parcels	Selling Price	% of Final Asking Price**	% of Original Price**	Lot size (sq. ft.)	Price per sq. ft.	Days On Market
12 Hanabea Lane	\$695,000	N/A*	N/A*	6,098	\$113.96	N/A*
71A Fairgrounds Road	\$749,000	100.0%	107.0%	11,504	\$65.11	5
71C Fairgrounds Road	\$749,000	100.0%	107.0%	11,413	\$65.63	5
1 Bayberry Lane (portion of)	\$779,000	100.0%	100.0%	20,046	\$38.86	1
26B Evergreen Way	\$1,230,000	N/A*	N/A*	10,729	\$114.64	N/A*
Lot 9 Maple Lane	\$1,500,000	100.0%	109.9%	19,998	\$75.01	-
73 Burnell Street	\$1,700,000	100.0%	100.0%	21,780	\$78.05	-
86 Cliff Road	\$1,850,000	N/A*	N/A*	5,114	\$361.76	N/A*
85 Vestal Street	\$2,050,000	N/A*	N/A*	20,038	\$102.31	N/A*
7 North Mill Street	\$2,380,000	N/A*	N/A*	22,956	\$103.68	N/A*
19 Coffin Street	\$2,495,000	100.0%	118.8%	20,038	\$124.52	-
7 Heather Lane	\$18,875,000	100.0%	100.0%	53,579	\$352.28	-
Total Land Sales	\$35,052,000					
Average:	\$2,921,000	100.0%	106.1%	18,608	\$132.98	2
Median Of All Land Sales:	\$1,600,000	100.0%	107.0%	20,018	\$102.99	0

N/A* - Not Sold Through A Real Estate Firm.

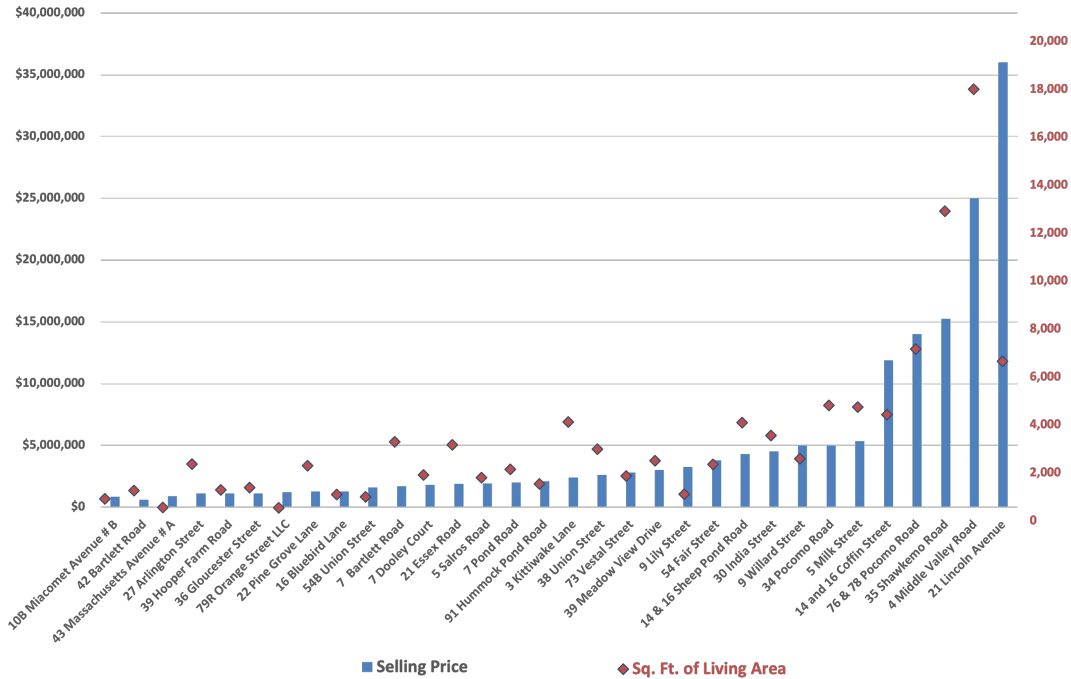
**Excludes Properties Not Sold Through A Real Estate Firm

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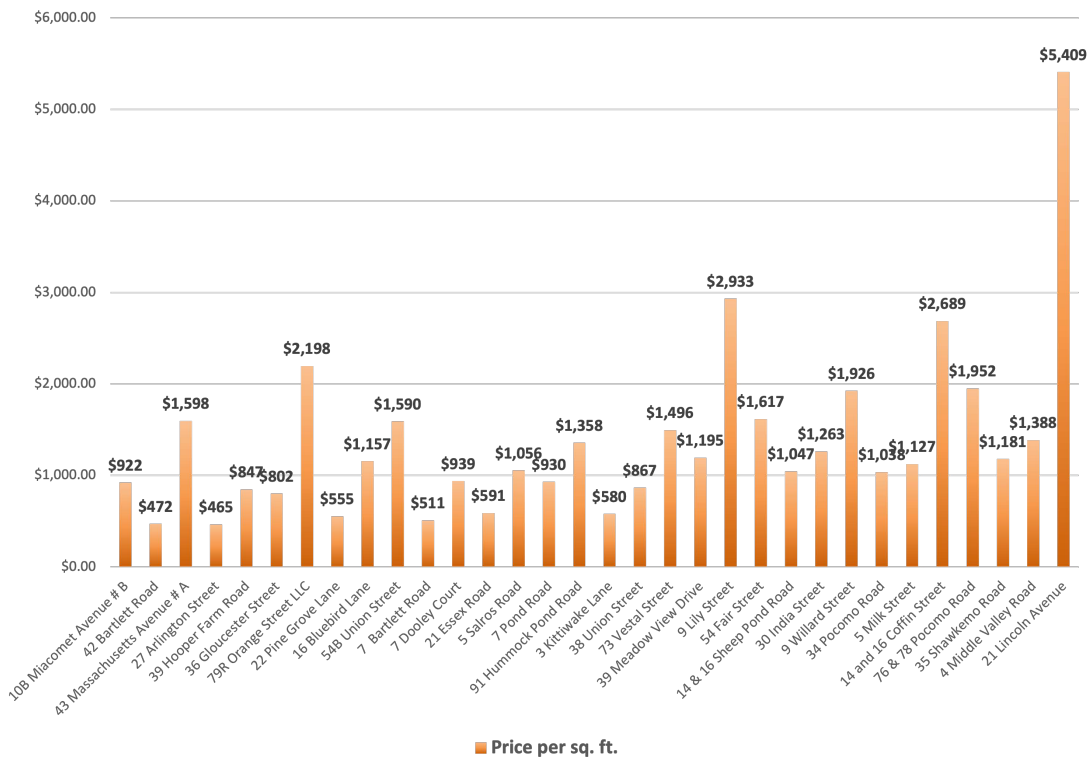


Commercial Properties	Selling Price	% of Final Asking Price**	% of Original Price**	Lot size (sq. ft.)	Price per sq. ft.	Days On Market	Sq. Ft. of Living Area	Beds	Baths
6 Daisy Way	\$2,600,000	100.0%	96.3%	20,068	\$129.56	1	3,200	0	0
Total Commercial Sales	\$2,600,000								
Average:	\$2,600,000	100.0%	96.3%	20,068	\$129.56	1	3,200	0	0
Median Of All Commercial Sales:	\$2,600,000	100.0%	96.3%	20,068	\$129.56	1	3,200	0	0

Selling Price & Sq. Ft. of Living Area



Price per sq. ft.



N/A* - Not Sold Through A Real Estate Firm.

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