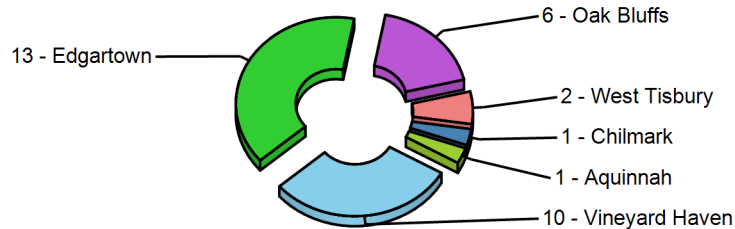


LINK Martha's Vineyard

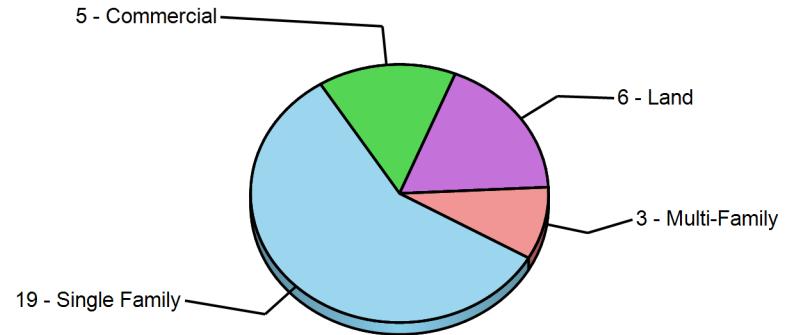
Sales History For February 2022

Thursday, March 3, 2022

Properties Sold By Area



Properties Sold By Type



	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
1F	\$522,308	Vineyard Haven - 151 Bernard Circle	Bass	Mcamm LLC	2/4/2022	\$522,308	100.00 %	\$369,300	141.43 %
1F	\$650,000	Aquinnah - 17 Old South Road	Selene Finance LP	Wampanoag Tribe of Gay Head	2/28/2022	\$1,349,000	48.18 %	\$1,010,500	64.32 %
1F	\$657,500	Vineyard Haven - 36 Skiff Avenue	Est. of Paul Coughlin	Healey	2/23/2022	\$695,000	94.60 %	\$404,300	162.62 %
1F	\$765,000	Oak Bluffs - 5 Masonic Avenue	Church	Gomillion	2/16/2022	\$765,000	100.00 %	\$593,400	128.91 %
1F	\$805,000	Oak Bluffs - 19 Beecher Park	Gourd	Hammett	2/18/2022	\$805,000	100.00 %	\$704,000	114.34 %
1F	\$810,000	Edgartown - 2 Teaberry Lane	HELEN E ROGERS FAMILY REALTY TRUST	Ribeiro	2/15/2022	\$810,000	100.00 %	\$526,400	153.87 %
1F	\$821,000	Vineyard Haven - 173 Dunham Avenue	Sylvia + White	Wilkins	2/24/2022	\$850,000	96.58 %	\$535,000	153.45 %
1F	\$827,500	Edgartown - 48 Weeks Lane	Personal Representative of William P. Reynolds	Da Silva	2/10/2022	\$799,000	103.56 %	\$577,200	143.36 %
1F	\$900,000	Vineyard Haven - 36 Tashmoo Avenue	Perry	McDonnell	2/25/2022	\$995,000	90.45 %	\$640,200	140.58 %
MF	\$915,000	Oak Bluffs - 17 Syracuse Avenue	Maclachlan	Oliveira	2/22/2022	\$915,000	100.00 %	\$716,000	127.79 %
MF	\$1,000,000	Oak Bluffs - 21 Quantapog Road	HABEKOST	Quantapog MV LLC	2/23/2022	\$1,000,000	100.00 %	\$1,122,100	89.11 %
1F	\$1,025,000	Edgartown - 4 Westminster Court	Janse	Lusin	2/28/2022	\$975,000	105.12 %	\$528,700	193.87 %
1F	\$1,475,000	Edgartown - 15 Bold Meadow Lane	Sweeney	Holmes	2/11/2022	\$1,475,000	100.00 %	\$954,500	154.53 %
1F	\$1,500,000	Edgartown - 41 Smith Hollow Road	41 SMITH HOLLOW DRIVE LLC	King	2/15/2022	\$1,500,000	100.00 %	\$1,296,700	115.67 %
1F	\$1,519,000	Edgartown - 183 Upper Main Street	Farland Trust	Gary Daula Vineyard Designs LLC	2/18/2022	\$1,519,000	100.00 %	\$804,900	188.71 %
1F	\$1,540,000	Oak Bluffs - 21 & 23 Panola Avenue	Morris	Harrell	2/25/2022	\$1,500,000	102.66 %	\$1,085,900	141.81 %
1F	\$1,753,000	Chilmark - 5 Tree Frog Lane	MacLellan	Sennott	2/14/2022	\$1,595,000	109.90 %	\$1,079,300	162.42 %

LINK Martha's Vineyard

Sales History For February 2022

Thursday, March 3, 2022

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
1F	\$2,500,000	West Tisbury - 29 South Pond Road	Brunel Street LP	LemonDrop LLC	2/28/2022	\$2,500,000	100.00 %	\$1,605,100	155.75 %
MF	\$3,400,000	Edgartown - 130, 132, 134 Cooke Street	Cooke Street Realty LLC	Cooke Street 130,132, 140 LLC	2/3/2022	\$3,595,000	94.57 %	\$2,492,600	136.40 %
1F	\$5,600,000	Edgartown - 63 Peases Point Way North	Lundgren Equity Partners LLC	Ripsteen Revoc Trust	2/18/2022	\$5,950,000	94.11 %	\$2,797,800	200.15 %
1F	\$8,000,000	Edgartown - 75 Kanomika Road	O'Keefe	Marthas Vineyard Land Bank Commission	2/25/2022	\$8,000,000	100.00 %	\$6,189,619	129.24 %
1F	\$8,275,000	Edgartown - 42 Slough Cove Road	27 South SPE LLC	Milasincic	2/14/2022	\$8,495,000	97.41 %	\$2,682,008	308.53 %
22	\$45,260,308	Avg Selling Price: \$2,057,287					97.15 %		150.31 %
Land									
L	\$500,000	Edgartown - 28 Holly Bear Lane	Gasnick	Michael Frank Design LLC	2/10/2022	\$525,000	95.23 %	\$302,600	
L	\$550,000	Vineyard Haven - 0 Megans Way	Feeney	Peart	2/10/2022	\$625,000	88.00 %	\$255,600	215.17 %
L	\$695,000	West Tisbury - 107 Vineyard Meadow Farms Road	MacDougall	Buzetti	2/23/2022	\$695,000	100.00 %	\$290,900	
L	\$900,000	Edgartown - 25 Meshacket Road	Erez	Michel	2/23/2022	\$900,000	100.00 %	\$467,000	192.71 %
L	\$2,495,000	Edgartown - 29 Slough Cove Road	32 West Street LLC	29 Slough Cove SPE	2/15/2022	\$2,495,000	100.00 %	\$1,121,500	222.46 %
L	\$2,500,000	Vineyard Haven - 61 Beach Road (part of)	Harborwood LLC	Teles	2/11/2022	\$2,500,000	100.00 %	\$1,583,800	157.84 %
6	\$7,640,000	Avg Selling Price: \$1,273,333					97.21 %		197.05 %
Commercial									
Com	\$341,000	Vineyard Haven - 26 Surveyors Lane # 10	JKC, LLC	HSEC VH LLC	2/7/2022	\$330,000	103.33 %	\$177,500	
Com	\$900,000	Vineyard Haven - 342 State Road	GARDENS OF OUR DESCENT FARM LLC	342 State Road VH LLC	2/22/2022	\$900,000	100.00 %	\$466,800	192.80 %
Com	\$1,600,000	Oak Bluffs - 63 Circuit Avenue	Tudisco,Piro,Tudisco-Saddaca, French, Branch	Sweet Investors LLC	2/1/2022	\$1,675,000	95.52 %	\$803,600	199.10 %
Com	\$2,400,000	Vineyard Haven - 4 State Road	4 State Road, LLC	4 State Road MVY LLC	2/11/2022	\$2,600,000	92.30 %	\$1,618,400	148.29 %
Com	\$2,500,000	Vineyard Haven - 61 Lagoon Pond Road	Fisher	SHM Vineyard Haven LLC	2/2/2022	\$2,750,000	90.90 %	\$896,500	278.86 %
5	\$7,741,000	Avg Selling Price: \$1,548,200					96.41 %		204.76 %
Report Totals									
33	\$60,641,308	Avg Selling Price: \$1,837,615					97.05 %		163.80 %