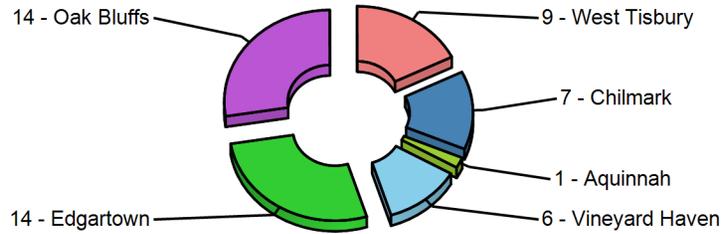


# LINK Martha's Vineyard

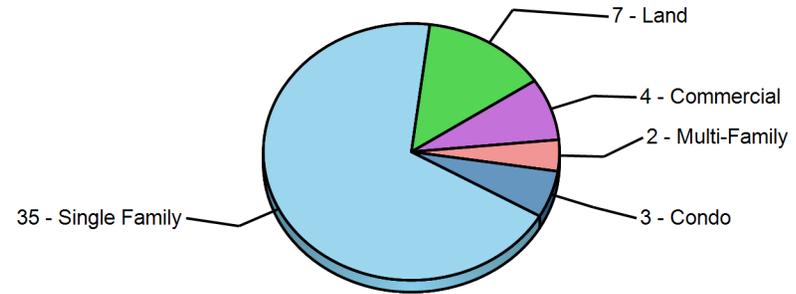
## Sales History For October 2025

Tuesday, November 4, 2025

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	\$750,000	Oak Bluffs - 35 Breakdown Lane	Guilford	Kenney	10/3/2025	\$750,000	100.00 %	\$1,099,200	68.23 %
1F	\$880,000	Oak Bluffs - 5 Johns Way	CARPINI	5 John's Way LLC	10/17/2025	\$880,000	100.00 %	\$950,600	92.57 %
Cnd	\$941,000	Oak Bluffs - 4 Quail Run # 7	AH & AG	Oliver	10/3/2025	\$941,000	100.00 %	\$825,800	113.95 %
1F	\$975,000	Edgartown - 79 East Cape Pogue Avenue	Debra Cron Trust	Kazlauskas	10/24/2025	\$975,000	100.00 %	\$748,300	130.29 %
1F	\$1,000,000	Edgartown - 32 Pine Street	Brown	Donaroma	10/21/2025	\$1,000,000	100.00 %	\$433,400	230.73 %
1F	\$1,000,000	Oak Bluffs - 13 County Road	March, Deas	Strong	10/2/2025	\$1,199,000	83.40 %	\$1,015,900	98.43 %
Cnd	\$1,050,000	Oak Bluffs - 4 Quail Run # 2	Stephen, Kathleen Pogue	Duran	10/6/2025	\$1,149,000	91.38 %	\$822,500	
1F	\$1,100,000	Edgartown - 11 Quammox Road	Slater	Jemison	10/29/2025	\$1,100,000	100.00 %	\$473,700	232.21 %
Cnd	\$1,100,000	Vineyard Haven - 145 Sandpiper Lane # 10	Murphy	Shoap	10/31/2025	\$1,250,000	88.00 %	\$870,100	
1F	\$1,125,000	West Tisbury - 140 Longview Road	Blouin	Harkins	10/28/2025	\$1,250,000	90.00 %	\$912,200	123.32 %
1F	\$1,135,000	Edgartown - 30 Teaberry Lane	Landry	Lacourse	10/31/2025	\$1,135,000	100.00 %	\$998,100	113.71 %
1F	\$1,200,000	Vineyard Haven - 211 Edgartown - Vineyard Haven Road	Bell	Da Silva	10/28/2025	\$1,449,000	82.81 %	\$921,100	130.27 %
1F	\$1,226,500	Oak Bluffs - 9 Grovedale Road	James Weiss Family Revocable Trust	LINKS MV Housing LLC	10/16/2025	\$1,150,000	106.65 %	\$1,108,300	110.66 %
1F	\$1,330,000	West Tisbury - 32 Machipscat Trail	Lobdell	Shirley	10/17/2025	\$1,449,000	91.78 %	\$1,202,500	110.60 %
1F	\$1,470,000	Oak Bluffs - 26 Winne Avenue	Nicole and Joe Holland	Duey	10/27/2025	\$1,470,000	100.00 %	\$1,087,220	135.20 %
1F	\$1,475,000	Oak Bluffs - 11 John Wesley Avenue	Estate of Donald R. Andrew	Tardif	10/10/2025	\$1,550,000	95.16 %	\$1,132,500	130.24 %
1F	\$1,525,000	Edgartown - 15 Jernegan Pond Road	The Jean G. Cohen Family Trust	Barringer	10/7/2025	\$1,750,000	87.14 %		

# LINK Martha's Vineyard

## Sales History For October 2025

Tuesday, November 4, 2025

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
1F	\$1,550,000	West Tisbury - 251 State Road	Williams-Brooks	De Meireles	10/16/2025	\$1,595,000	97.17 %	\$1,580,600	98.06 %
MF	\$1,595,000	Edgartown - 16 Hye Road	Carter	MV Transit Authority	10/1/2025	\$1,795,000	88.85 %	\$1,039,500	153.43 %
1F	\$1,685,000	Vineyard Haven - 126 Border Road	Ray Culin (trustee)	Peach Plaza LLC	10/9/2025	\$1,800,000	93.61 %	\$2,076,300	81.15 %
1F	\$1,700,000	West Tisbury - 37 Vineyard Meadow Farms Road	Morrow	Landmasters MV INC	10/20/2025	\$1,700,000	100.00 %	\$1,594,000	106.64 %
MF	\$1,700,000	West Tisbury - 51 Skiffs Lane	Ramoutar Family Trust	NMD Skiffs Lane LLC	10/8/2025	\$1,795,000	94.70 %	\$1,621,500	104.84 %
1F	\$2,036,000	Vineyard Haven - 23 Crowell Lane	Donegan	Reed Revocable Trust	10/1/2025	\$2,075,000	98.12 %	\$2,678,300	76.01 %
1F	\$2,125,000	Oak Bluffs - 30 Sengekontacket Road	Leibach	Schluter	10/30/2025	\$2,195,000	96.81 %	\$2,021,800	105.10 %
1F	\$2,175,000	West Tisbury - 24 Alex Way	24 Alex Way LLC	Mayer	10/10/2025	\$2,495,000	87.17 %	\$1,898,000	114.59 %
1F	\$2,225,000	Chilmark - 9 Beetlebung Grove Way	9 Beetlebung Grove Way RT	Spotted Fawn LLC	10/24/2025	\$2,495,000	89.17 %	\$1,984,700	112.10 %
1F	\$2,550,000	Chilmark - 10 Mollys Way	Morgan	Savage	10/2/2025	\$2,950,000	86.44 %	\$1,486,500	171.54 %
1F	\$2,700,000	Edgartown - 21 Kitts Field Circle	Kaufman	Madry	10/10/2025	\$2,795,000	96.60 %	\$1,589,500	169.86 %
1F	\$2,899,000	Oak Bluffs - 78 Winemack Street	Douglas	Davis	10/1/2025	\$2,899,000	100.00 %	\$2,273,500	127.51 %
1F	\$3,067,050	Oak Bluffs - 114 Park Street	Barrett	Wilson	10/22/2025	\$3,067,050	100.00 %	\$2,259,900	135.71 %
1F	\$3,500,000	Vineyard Haven - 339 Lake Street	Tashmoo Landing LLC	339 Lake Street LLC	10/7/2025	\$3,500,000	100.00 %	\$4,029,100	86.86 %
1F	\$3,750,000	Aquinnah - 29 Oxcart Road	Glazer	Dogfish Bar LLC	10/31/2025	\$3,950,000	94.93 %	\$2,437,700	153.83 %
1F	\$4,850,000	Edgartown - 46 High Street	Art Real Estate Partners LLC	46 HS LLC	10/20/2025	\$4,850,000	100.00 %	\$3,491,000	138.92 %
1F	\$5,900,000	Chilmark - 12 Squibnocket Road	Quitsa Ridge Realty Trust	Squibnocket Viewshed LLC	10/31/2025	\$5,900,000	100.00 %	\$4,496,300	131.21 %
1F	\$6,695,000	Edgartown - 9A Duarte Circle	9DC Swap LLC	TLMC MV LLC	10/15/2025	\$6,995,000	95.71 %	\$2,570,100	260.49 %
1F	\$7,289,000	Chilmark - 25 Osprey Lane	Feldman Trusts	Osprey Gardens LLC	10/15/2025	\$7,975,000	91.39 %	\$7,663,800	95.10 %
1F	\$8,178,500	Chilmark - 94 Menemsha Inn Road	Lang	Milgrome	10/27/2025	\$8,450,000	96.78 %	\$9,835,200	83.15 %
1F	\$15,725,000	Edgartown - 111 North Water Street	111 North Water Street A LLC	MVHome LLC	10/22/2025	\$16,975,000	92.63 %	\$15,392,000	102.16 %
1F	\$17,250,000	Edgartown - 81 South Water Street	Goldeneye LLC	Jepsen	10/30/2025	\$17,250,000	100.00 %	\$16,091,700	107.19 %
1F	\$37,500,000	Edgartown - 48 Witchwood Lane	Summer Bay LLC	8 Witchwood NT	10/30/2025	\$37,500,000	100.00 %	\$33,879,600	110.68 %
<b>40</b>	<b>\$157,927,050</b>	<b>Avg Selling Price: \$3,948,176</b>					<b>95.41 %</b>		<b>125.58 %</b>
<b>Land</b>									
L	\$475,000	Chilmark - 0 Quansoo Beach Lot	Lopez	Zeigler	10/20/2025	\$445,000	106.74 %	\$356,000	
L	\$500,000	Vineyard Haven - 00 Tashmoo Avenue	Robadel	Vineyard Home Investment LLC	10/2/2025	\$500,000	100.00 %	\$452,200	110.57 %
L	\$900,000	West Tisbury - 25 North Vine Lane	Sutcliffe	Wardell	10/10/2025	\$975,000	92.30 %	\$825,200	109.06 %
L	\$1,250,000	West Tisbury - 25 Plum Bush Point Road	James R. Murrin Revocable Trust Agreement	Donelly	10/23/2025	\$1,325,000	94.33 %	\$1,200,900	104.08 %
L	\$1,500,000	Chilmark - 49 Cobbs Hill Road	BLUE HERON LLC	Zeigler	10/20/2025	\$1,500,000	100.00 %	\$1,189,160	
L	\$1,800,000	Oak Bluffs - 34 Paddock Road	Plara Realty Trust	KC Martha's Vineyard LLC	10/2/2025	\$1,860,000	96.77 %	\$986,600	182.44 %
L	\$2,300,000	Edgartown - 26 Mill Hill Road	Hills	Edgartown One LLC	10/29/2025	\$2,500,000	92.00 %	\$968,100	237.57 %
<b>7</b>	<b>\$8,725,000</b>	<b>Avg Selling Price: \$1,246,429</b>					<b>97.45 %</b>		<b>148.74 %</b>
<b>Commercial</b>									
Com	\$470,000	Oak Bluffs - 47 Circuit Avenue # 1A	JEDS Properties MV, LLC	Johnson	10/15/2025	\$525,000	89.52 %	\$408,200	
Com	\$525,000	Oak Bluffs - 47 Circuit Avenue # 1B	JEDS Properties MV, LLC	JMC Realty LP	10/28/2025	\$549,000	95.62 %	\$709,200	
Com	\$630,000	Edgartown - 7 Winter Street # B	7 Winter St LLC	SGBM LLC	10/31/2025	\$630,000	100.00 %	\$244,400	257.77 %
Com	\$1,850,000	West Tisbury - 20 Indian Hill Rd	Osprey Point Corporation	MV Hospital Inc	10/31/2025	\$1,850,000	100.00 %	\$1,650,800	112.06 %
<b>4</b>	<b>\$3,475,000</b>	<b>Avg Selling Price: \$868,750</b>					<b>96.29 %</b>		<b>184.92 %</b>
<b>Report Totals</b>									
<b>51</b>	<b>\$170,127,050</b>	<b>Avg Selling Price: \$3,335,825</b>					<b>95.76 %</b>		<b>130.91 %</b>