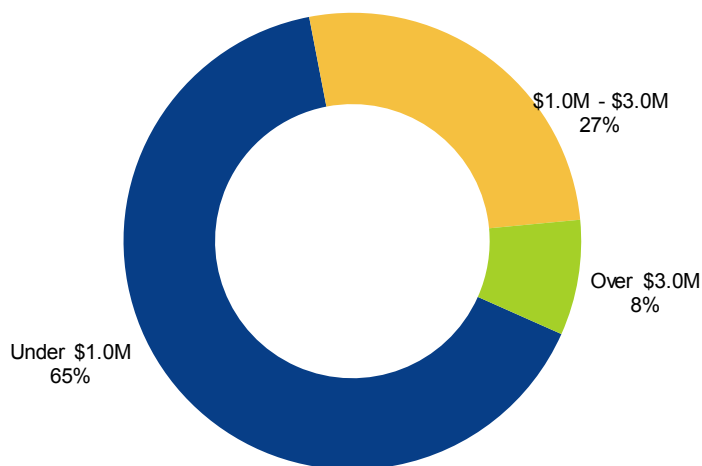


# MARKET REPORT

November 2018

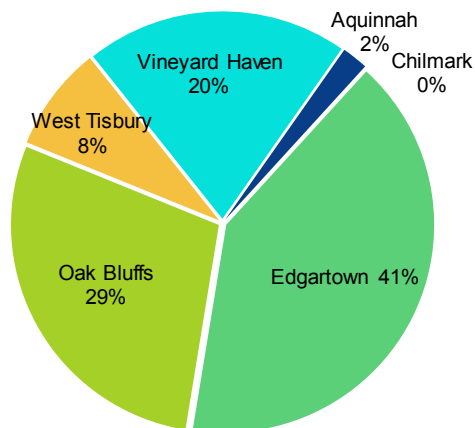


## Sold Properties by Price



PRICE	# SOLD
Under \$1.0M	32
\$1.0M - \$3.0M	13
Over \$3.0M	4

## Sold Properties by Town



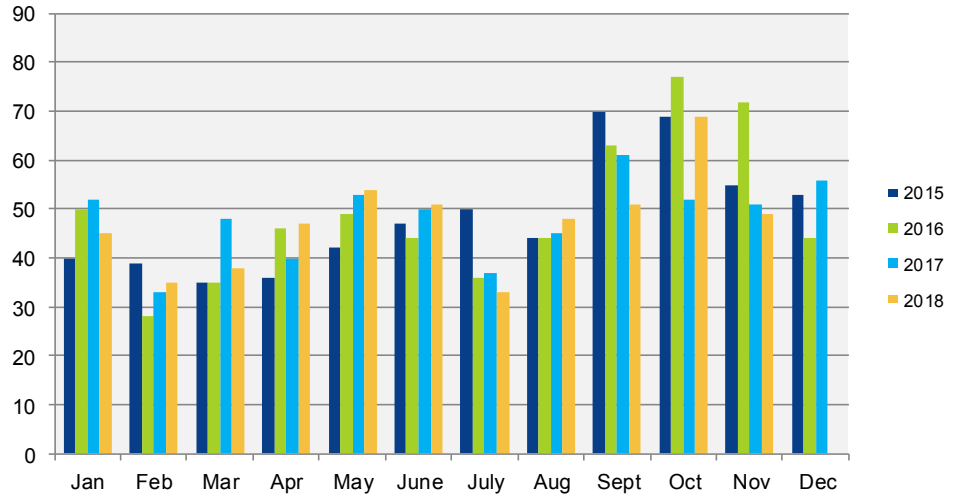
TOWN	# SOLD
Aquinnah	1
Chilmark	0
Edgartown	20
Oak Bluffs	14
West Tisbury	4
Vineyard Haven	10

# MARKET REPORT

November 2018

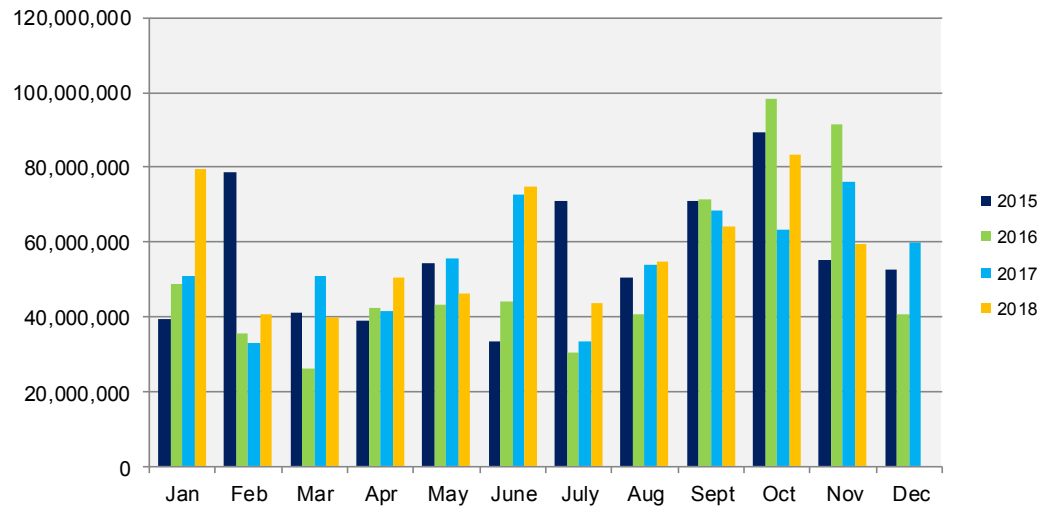
## 2015 - 2018 SOLD UNIT COMPARISON

	2018	2017	2016	2015
Jan	45	52	50	40
Feb	35	33	28	39
Mar	38	48	35	35
Apr	47	40	46	36
May	54	53	49	42
June	51	50	44	47
July	33	37	36	49
Aug	48	45	44	42
Sept	51	61	63	69
Oct	69	52	77	69
Nov	49	51	72	54
Dec		56	44	53
	520	578	588	575



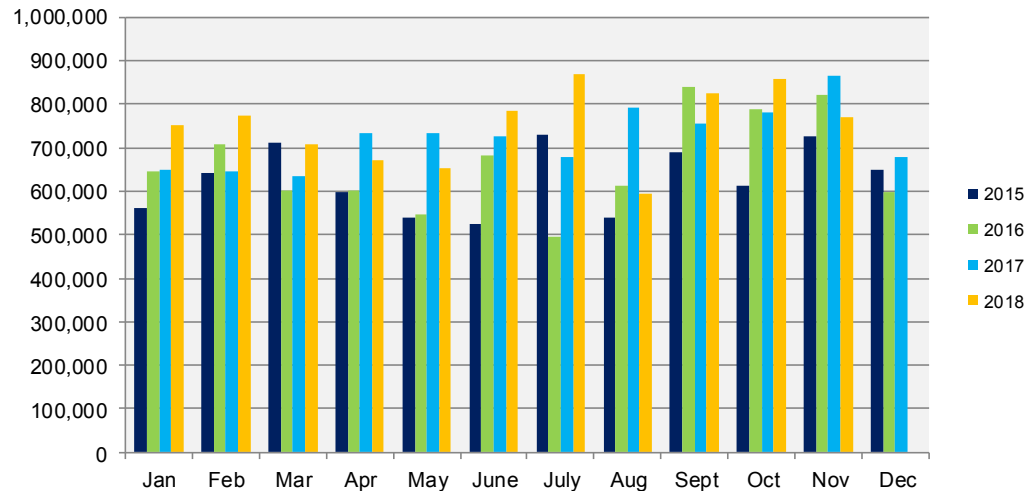
## 2015 - 2018 GROSS DOLLAR COMPARISON

	2018	2017	2016	2015
Jan	79,367,000	50,800,000	48,911,000	39,504,000
Feb	40,471,000	32,981,000	35,559,000	78,526,000
Mar	39,685,000	51,089,000	26,273,000	41,288,000
Apr	50,640,000	41,685,000	42,551,000	38,801,000
May	46,149,000	55,440,000	43,421,000	54,209,000
June	75,019,000	72,883,000	43,929,000	33,306,000
July	43,550,000	33,371,000	30,542,000	70,749,000
Aug	54,856,000	54,138,000	40,712,000	48,474,000
Sept	64,381,000	68,458,000	71,312,000	68,270,000
Oct	83,538,000	63,344,000	98,504,000	89,404,000
Nov	59,384,000	75,934,000	91,630,000	54,882,000
Dec		60,093,000	40,626,000	52,563,000
	637,320,000	660,215,000	614,020,000	669,976,000

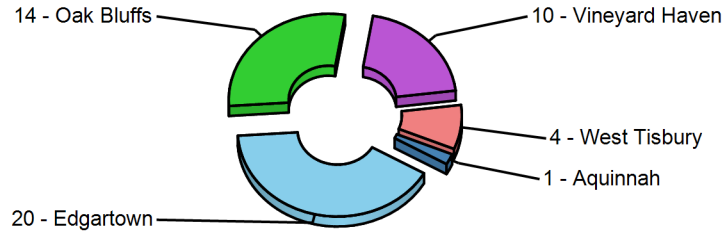


## 2015 - 2018 MEDIAN SALE PRICE COMPARISON

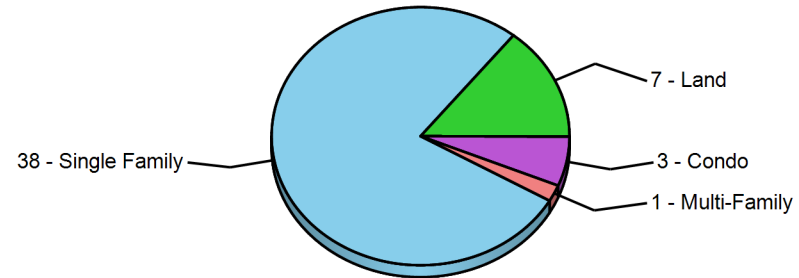
	2018	2017	2016	2015
Jan	752,000	650,000	645,000	571,000
Feb	775,000	645,000	708,000	584,000
Mar	739,000	633,000	600,000	690,000
Apr	673,000	735,000	603,000	597,000
May	654,000	735,000	548,000	540,000
June	784,000	728,000	683,000	525,000
July	870,000	680,000	495,000	745,000
Aug	593,000	792,000	611,000	537,000
Sept	825,000	755,000	840,000	690,000
Oct	860,000	783,000	790,000	613,000
Nov	770,000	865,000	820,000	728,000
Dec		678,000	598,000	650,000



**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 % +/-
<b>Homes</b>									
1F	\$235,000	Vineyard Haven - 2 Kellys Way	Epstein	El-Deiry	11/1/2018	\$235,000	100.00 %	\$247,400	94.98 %
1F	\$419,000	Oak Bluffs - 8 Rural Circle	Van Patten	Gardner	11/7/2018	\$419,000	100.00 %	\$352,000	
Cnd	\$522,500	Edgartown - 20 Meetinghouse Village Way # 20	Graf	Bailhouse RT	11/7/2018	\$545,000	95.87 %	\$445,000	
1F	\$530,000	Edgartown - 33 Twentieth Street South	SMGOB Realty Trust	Sears	11/9/2018	\$545,000	97.24 %	\$332,800	159.25 %
Cnd	\$535,000	Edgartown - 17 Meetinghouse Village Way # 17	Louis J. Croft Revocable Trust	Russell	11/6/2018	\$535,000	100.00 %	\$444,700	120.30 %
1F	\$570,000	Aquinnah - 1 Howwasswe Way	Widdiss	Sanfillipo	11/16/2018	\$625,000	91.20 %	\$497,500	114.57 %
1F	\$592,500	Edgartown - 74 Saddle Club Road	McElhinney	Amaral	11/13/2018	\$599,000	98.91 %	\$478,900	123.72 %
1F	\$603,000	Oak Bluffs - 15 June Avenue	Robertson	Ryerson	11/29/2018	\$629,000	95.86 %	\$485,600	124.17 %
1F	\$610,000	Oak Bluffs - 54 Pond View Drive	Chiappetta/Volpe	Campbell	11/16/2018	\$634,000	96.21 %	\$528,100	115.50 %
1F	\$625,000	Edgartown - 8 Hye Road	Giovangelo	Gomes	11/13/2018	\$650,000	96.15 %	\$609,500	102.54 %
1F	\$630,000	Oak Bluffs - 29 Simpson Avenue	Poor	Jordan	11/15/2018	\$655,000	96.18 %	\$459,000	137.25 %
1F	\$675,000	Oak Bluffs - 14 Spindles Path	Goss	Kelly	11/16/2018	\$675,000	100.00 %	\$551,000	122.50 %
1F	\$680,000	Oak Bluffs - 1 Fairmont Avenue	Joseph and Linda Re	Harris	11/29/2018	\$699,000	97.28 %	\$579,100	117.42 %
1F	\$705,000	Oak Bluffs - 8 Pennacook Avenue	Keller Lawrence Trust	M & D RT	11/2/2018	\$709,000	99.43 %	\$706,700	99.75 %
1F	\$717,500	Edgartown - 70 Curtis Lane	70 Curtis Lane LLC	Stellwagen	11/7/2018	\$749,000	95.79 %	\$502,800	142.70 %
Cnd	\$717,500	Vineyard Haven - 77 Cove Road # Condo	Potter Family Nominee Realty Trust	Barnes	11/9/2018	\$780,000	91.98 %	\$1,112,300	64.50 %
1F	\$720,000	Vineyard Haven - 277 Norton Avenue	Hatchard	Dori	11/30/2018	\$750,000	96.00 %	\$663,600	108.49 %
1F	\$738,000	Edgartown - 68 Pilgrim Road	Popowitz	68 Pilgrim LLC	11/14/2018	\$775,000	95.22 %	\$672,900	109.67 %

# LINK Martha's Vineyard

## Sales History For November 2018

Wednesday, December 05, 2018

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
<b>Homes</b>									
1F	\$745,000	Vineyard Haven - 50 Pine Tree Lane	MV Savings Bank Trustee, Alice B Warfield Trust	Vengerovskaya	11/8/2018	\$795,000	93.71 %	\$653,200	114.05 %
1F	\$760,000	Vineyard Haven - 35 Sheridan Street	O'Donnell	Sabeva	11/7/2018	\$799,000	95.11 %	\$676,900	112.27 %
1F	\$770,000	Edgartown - 112 Third Street North	Flamand	Parr	11/5/2018	\$779,000	98.84 %	\$458,900	167.79 %
1F	\$790,000	West Tisbury - 199 Great Plains Road	Kenneth Lieberman & Wendy Chabot	Buder	11/9/2018	\$799,900	98.76 %	\$676,900	116.70 %
1F	\$805,000	West Tisbury - 93 Waldrons Bottom Road	McKittrick	Ritter	11/16/2018	\$850,000	94.70 %	\$664,600	121.12 %
1F	\$815,000	Edgartown - 14 Zoll Road	Depole-Bogucki	Beattie	11/19/2018	\$825,000	98.78 %	\$664,200	122.70 %
1F	\$825,000	Oak Bluffs - 2 Sengekontacket Road	Hyland	Smolenski	11/30/2018	\$850,000	97.05 %	\$634,300	130.06 %
1F	\$871,000	Oak Bluffs - 96 Pond View Drive	Clements	Burke	11/30/2018	\$895,000	97.31 %	\$759,200	114.72 %
1F	\$940,000	Edgartown - 2 Marthas Road	Rice	Galishoff	11/14/2018	\$975,000	96.41 %	\$774,800	121.32 %
1F	\$1,030,000	Edgartown - 19 Teaberry Lane	Smith Connelly	19 Teaberry LLC	11/29/2018	\$1,199,000	85.90 %	\$750,100	137.31 %
1F	\$1,090,000	Oak Bluffs - 25 Dreamers Way	Katama Acquisitions	Currie	11/16/2018	\$1,090,000	100.00 %	\$262,300	
1F	\$1,200,000	Vineyard Haven - 14 Uncatena Terrace	Lippard	Desanto	11/19/2018	\$1,275,000	94.11 %	\$988,900	121.34 %
1F	\$1,299,000	Vineyard Haven - 66 Stonegate Lane	Bick	MV Stonegate LLC	11/16/2018	\$1,570,000	82.73 %	\$1,509,400	86.06 %
1F	\$1,375,000	Edgartown - 29 Pine Street	Patrick Ahearn TRS	Delong	11/16/2018	\$1,495,000	91.97 %	\$489,700	280.78 %
1F	\$1,450,000	Vineyard Haven - 12 Bayberry Lane	Raymond Bilodeau, Melanie Bilodeau	Manta Ray Holdings LLC	11/19/2018	\$1,499,000	96.73 %	\$254,100	
1F	\$1,705,000	Edgartown - 112 Peases Point Way South	Flynn et al	Pensco	11/1/2018	\$1,895,000	89.97 %	\$1,454,500	117.22 %
1F	\$1,725,000	Edgartown - 106 Clevelandtown Road	DURANTE	Apogee Holdings RT	11/30/2018	\$1,795,000	96.10 %	\$1,090,700	158.15 %
MF	\$1,815,000	Edgartown - 1 Garden Cove Road	Russell	Pantekidis	11/6/2018	\$1,950,000	93.07 %	\$1,210,800	149.90 %
1F	\$1,950,000	West Tisbury - 217 Indian Hill Road	Remondi	Del Prete	11/28/2018	\$2,250,000	86.66 %	\$1,329,000	146.72 %
1F	\$2,625,000	Edgartown - 90 Herring Creek Road	Pierce	Reusch	11/9/2018	\$2,795,000	93.91 %	\$2,711,800	96.79 %
1F	\$2,900,000	Vineyard Haven - 63 Harbor View Lane	Weston	Smith	11/1/2018	\$3,545,000	81.80 %	\$2,623,400	110.54 %
1F	\$3,630,000	Edgartown - 6 Armstrong Lane	Armstrong	Young	11/28/2018	\$3,775,000	96.15 %	\$2,961,500	122.57 %
1F	\$4,100,000	Edgartown - 15 Tilton Way	Tilton House, LLC	Manfredi	11/2/2018	\$4,350,000	94.25 %	\$1,485,200	276.05 %
1F	\$4,900,000	Edgartown - 5 Garden Cove Road	Steve kelley	5 Garden Cove RT	11/21/2018	\$6,200,000	79.03 %	\$1,200,000	408.33 %
<b>42</b>	<b>\$50,940,000</b>	<b>Avg Selling Price: \$1,212,857</b>					<b>94.68 %</b>		<b>136.57 %</b>
<b>Land</b>									
L	\$276,000	Oak Bluffs - 0 Vineyard Avenue	Johnson, Estate of Olga Gladys	Hanan	11/30/2018	\$285,000	96.84 %	\$210,000	131.42 %
L	\$287,500	Oak Bluffs - 0 Worcester Avenue	Sherry L. Countryman	Pastore	11/13/2018	\$287,500	100.00 %	\$216,300	
L	\$300,000	Vineyard Haven - 0 Ferro Way	Ferro	Rau	11/21/2018	\$319,000	94.04 %	\$244,900	122.49 %
L	\$325,000	Oak Bluffs - 0 Helens Way	DeBettencourt	Katama Acquisitions	11/23/2018	\$379,000	85.75 %	\$232,300	139.90 %
L	\$795,000	Edgartown - 8 Evelyn Way	Linton/Newman	Flamand	11/16/2018	\$850,000	93.52 %	\$852,200	93.28 %
L	\$1,050,000	Oak Bluffs - 19 Tylers Creek Road	Jonathan Harris, Trustee	MVFN RT	11/27/2018	\$1,450,000	72.41 %	\$845,700	
L	\$5,410,000	West Tisbury - The Hadley Lot at South Shore Estates	Homer Watcha Trust	Shampoo Beach LLC	11/29/2018	\$5,750,000	94.08 %		
<b>7</b>	<b>\$8,443,500</b>	<b>Avg Selling Price: \$1,206,214</b>					<b>90.95 %</b>		<b>121.77 %</b>
<b>Report Totals</b>									
<b>49</b>	<b>\$59,383,500</b>	<b>Avg Selling Price: \$1,211,908</b>					<b>94.15 %</b>		<b>135.16 %</b>