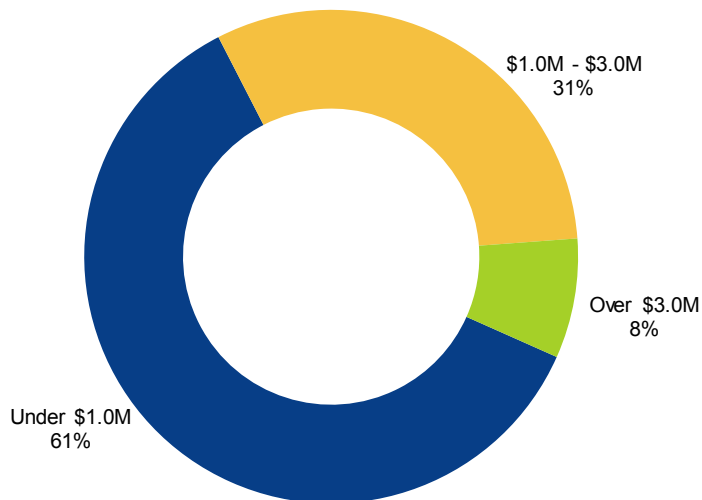


# MARKET REPORT

December 2018

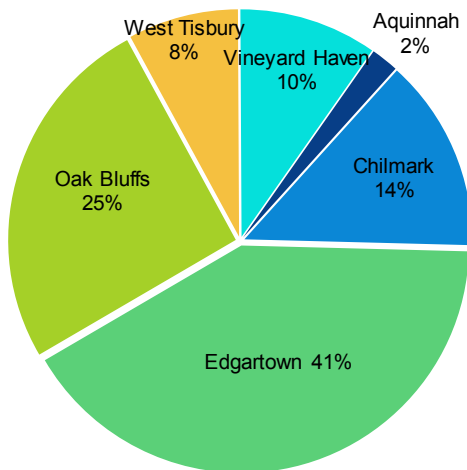


## Sold Properties by Price



PRICE	# SOLD
Under \$1.0M	31
\$1.0M - \$3.0M	16
Over \$3.0M	4

## Sold Properties by Town



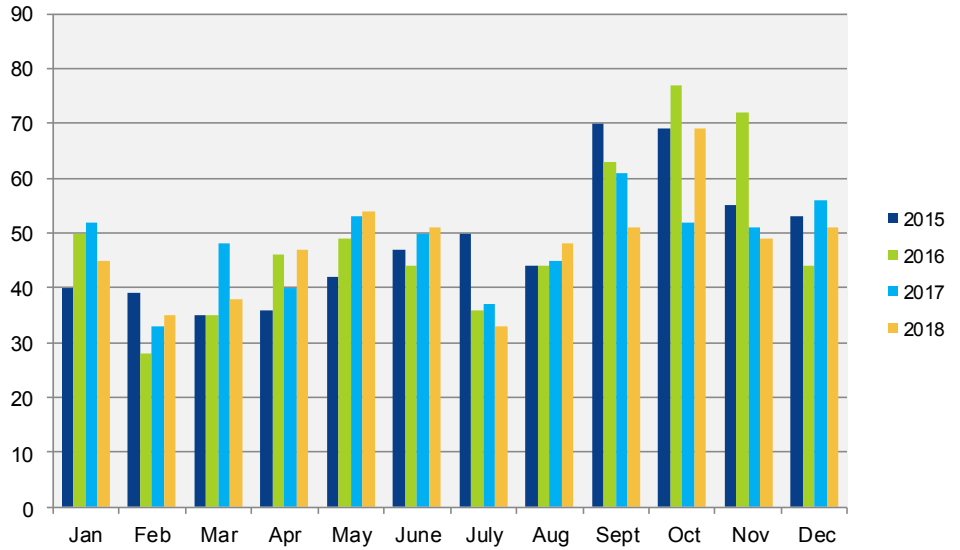
TOWN	# SOLD
Aquinnah	1
Chilmark	7
Edgartown	21
Oak Bluffs	13
West Tisbury	4
Vineyard Haven	5

# MARKET REPORT

December 2018

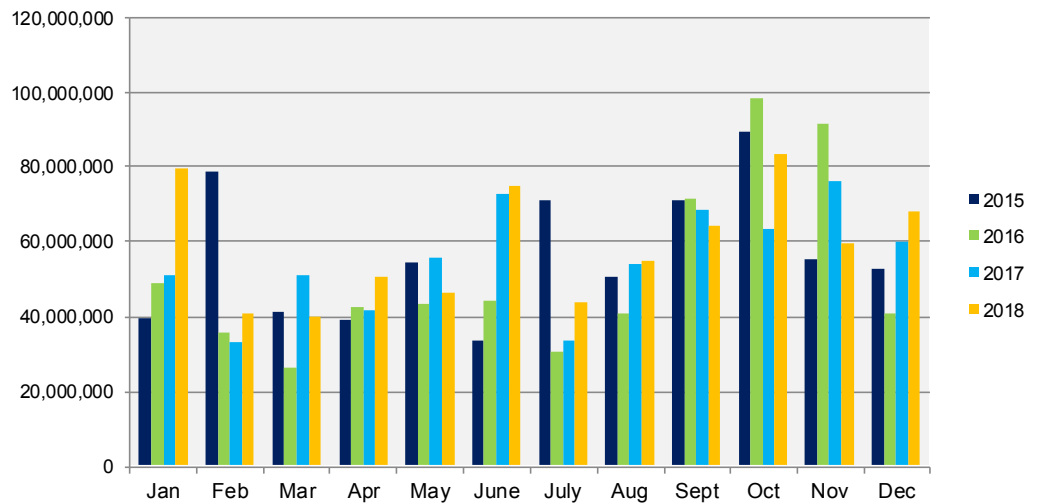
## 2015 - 2018 SOLD UNIT COMPARISON

	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	51	56	44	53
	571	578	588	575



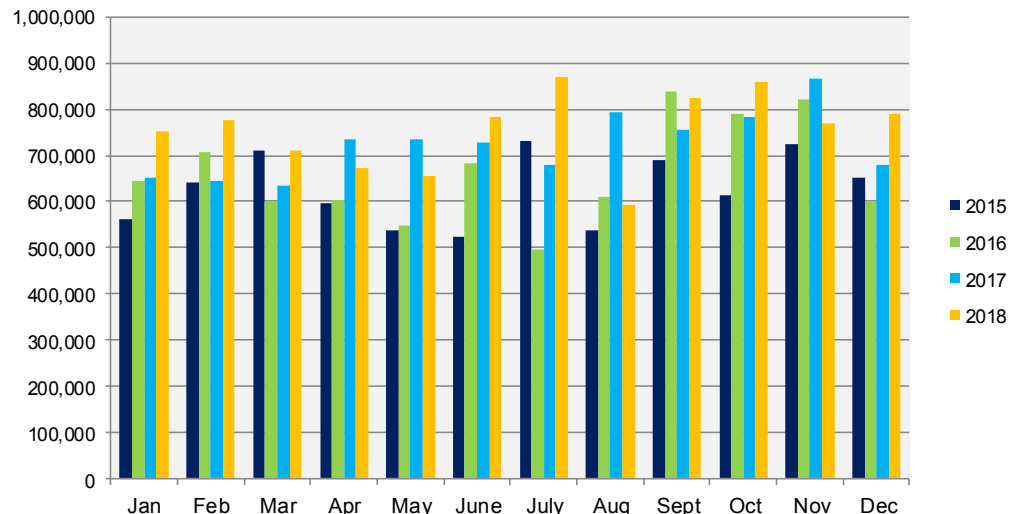
## 2015 - 2018 GROSS DOLLAR COMPARISON

	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	67,916,000	60,093,000	40,626,000	52,563,000
	705,235,000	660,215,000	614,020,000	669,976,000

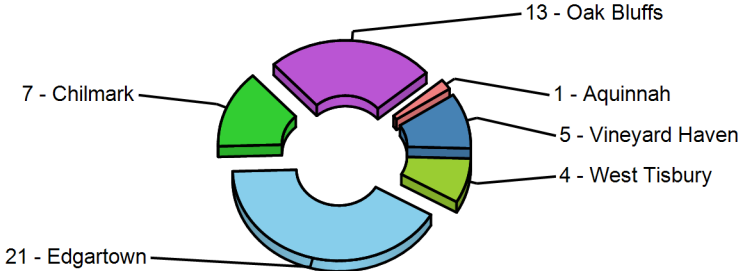


## 2015 - 2018 MEDIAN SALE PRICE COMPARISON

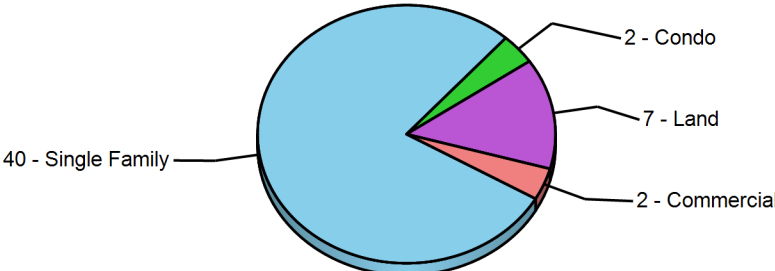
	2018	2017	2016	2015
Jan	752,000	650,000	645,000	571,000
Feb	775,000	645,000	708,000	584,000
Mar	739,000	633,000	600,000	690,000
Apr	673,000	735,000	603,000	597,000
May	654,000	735,000	548,000	540,000
June	784,000	728,000	683,000	525,000
July	870,000	680,000	495,000	745,000
Aug	593,000	792,000	611,000	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	790,000	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 % +/-	Assesed Value	AV of SP % +/-
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# LINK Martha's Vineyard

## Sales History For December 2018

Monday, January 07, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
1F	\$375,000	Oak Bluffs - 179 A Edgartown/Vineyard Haven Road #	Antone White	Muldoon	12/4/2018	\$375,000	100.00 %		
1F	\$380,000	Edgartown - 3 Bernard Way	The Estate of Louise M. Bernard	Masselli	12/31/2018	\$447,000	85.01 %	\$430,600	88.24 %
Cnd	\$450,000	Vineyard Haven - 180 Main Street # 30	Stephen	Langlais	12/7/2018	\$450,000	100.00 %	\$342,300	
1F	\$510,000	Edgartown - 60 Pilgrim Road	Cardin	Perez	12/28/2018	\$530,000	96.22 %	\$405,700	125.70 %
1F	\$525,000	Oak Bluffs - 12 Siloam Avenue	Michael Adams	Awad	12/17/2018	\$525,000	100.00 %	\$381,500	
Cnd	\$542,000	Oak Bluffs - 91 Dukes County Avenue # 2	Daigle Wingood	Groce	12/3/2018	\$549,000	98.72 %	\$430,000	
1F	\$550,000	Oak Bluffs - 137 Circuit Avenue	Noelle	Blauvelt	12/24/2018	\$680,000	80.88 %	\$392,500	140.12 %
1F	\$600,000	Vineyard Haven - 19 Renear Street	Baric	K Daniel Realty Corp INC	12/17/2018	\$645,000	93.02 %	\$487,500	123.07 %
1F	\$635,000	Oak Bluffs - 10 Clinton Avenue	Kaser	Lammey	12/21/2018	\$699,000	90.84 %	\$465,700	
1F	\$635,000	Oak Bluffs - 2 Irving Avenue	Douglas	Goss	12/28/2018	\$640,000	99.21 %	\$531,200	119.54 %
1F	\$650,000	Edgartown - 44 Prices Way	Jacobson	Richman	12/11/2018	\$699,000	92.98 %	\$521,100	124.73 %
1F	\$675,000	Edgartown - 11 Mullen Way	Salvadore	Littlejohn	12/6/2018	\$700,000	96.42 %	\$748,100	90.22 %
1F	\$675,000	Edgartown - 80 Saddle Club Road	MacLachlan	Nunes	12/7/2018	\$715,000	94.40 %	\$548,200	123.13 %
1F	\$690,000	Oak Bluffs - 53 Columbian Avenue	Reagan	Saloio	12/27/2018	\$695,000	99.28 %	\$145,000	
1F	\$735,000	West Tisbury - 19 Millstone Lane	Estate of Marilyn H. Speiser	Lucy & Stella Trust	12/6/2018	\$765,000	96.07 %	\$617,400	119.04 %
1F	\$765,000	West Tisbury - 41 Stoney Hill Lane	Smith	Oliver	12/14/2018	\$775,000	98.70 %	\$669,900	114.19 %
1F	\$770,000	Chilmark - 9 Quansoo Road	Ford	Jason	12/28/2018	\$799,000	96.37 %	\$775,800	99.25 %
1F	\$790,000	Vineyard Haven - 25 Old Hedge Row	Goodman	Tonnesen	12/12/2018	\$860,000	91.86 %	\$537,300	147.03 %
1F	\$799,000	Edgartown - 15 Marthas Road	Marcus	Gross Tuchen RT	12/28/2018	\$799,000	100.00 %	\$733,700	108.90 %
1F	\$810,000	Edgartown - 37 Edgewood Drive	Rossi	Meenan	12/17/2018	\$850,000	95.29 %	\$572,500	141.48 %
1F	\$832,500	Oak Bluffs - 7 Chickawaukee Street	Everett Nominee Realty Trust	Owens	12/7/2018	\$850,000	97.94 %	\$607,500	137.03 %
1F	\$972,600	West Tisbury - 56 Old Courthouse Road	Kyle Rothery	Osworth	12/20/2018	\$995,000	97.74 %	\$826,900	117.62 %
1F	\$987,500	Chilmark - 130 South Road	Langer	Horenstein	12/24/2018	\$1,150,000	85.86 %	\$881,300	112.05 %
1F	\$1,250,000	Edgartown - 1 Oakdale Lane	Thomas Nominee Trust	Friedman	12/19/2018	\$1,325,000	94.33 %	\$1,141,100	109.54 %
1F	\$1,317,500	Chilmark - 24 North Slope Lane	The Modigliani Trust	Spiegelman	12/14/2018	\$1,475,000	89.32 %	\$1,449,300	90.90 %
1F	\$1,355,000	Vineyard Haven - 64 West Pasture Lane	Tonnesen	Coffman	12/12/2018	\$1,449,000	93.51 %	\$1,173,000	115.51 %
1F	\$1,365,000	Vineyard Haven - 62 Weaver Court	R & C Stewart Family Trust	Brown	12/27/2018	\$1,495,000	91.30 %	\$1,183,700	115.31 %
1F	\$1,375,000	Edgartown - 51 Harbor View Avenue	Geresy/Meigs	Kumpitch	12/20/2018	\$1,375,000	100.00 %	\$1,629,800	84.36 %
1F	\$1,475,000	West Tisbury - 141 Waldrons Bottom Road	Drake	Lynch	12/10/2018	\$1,595,000	92.47 %	\$1,084,900	135.95 %
1F	\$1,500,000	Edgartown - 41 Winter Street	Edward M Hoagland	Caruso	12/20/2018	\$1,700,000	88.23 %	\$1,735,100	86.45 %
1F	\$2,000,000	Edgartown - 59 School Street	Martha's Vineyard Museum INC	Schlageter	12/3/2018	\$2,000,000	100.00 %		
1F	\$2,000,000	Edgartown - 59 School Street	Martha's Vineyard Museum INC	Polley	12/3/2018	\$2,000,000	100.00 %		
1F	\$2,020,000	Chilmark - 7 Night Heron Lane	Erenberg	Glenn	12/6/2018	\$2,125,000	95.05 %	\$1,293,000	156.22 %
1F	\$2,025,000	Edgartown - 11 Plantingfield Wood Circle	Black Point LLC	Sanson	12/20/2018	\$2,245,000	90.20 %	\$1,734,500	116.74 %
1F	\$2,150,000	Oak Bluffs - 31 Old Harbor Lane (Former #7 Old Harbor Lane	Wang	Richlin	12/19/2018	\$2,632,500	81.67 %	\$1,796,200	119.69 %
1F	\$2,400,000	Chilmark - 521 South Road	Fischer	Farm Group NT	12/11/2018	\$2,500,000	96.00 %	\$948,200	253.11 %
1F	\$2,835,960	Edgartown - 15 Maqua Way	Stephens	Delgado	12/19/2018	\$2,999,000	94.56 %	\$1,854,900	152.89 %
1F	\$2,970,000	Aquinnah - 7 Maple Hill Road	Klebinoff, Mittler	McAfee	12/11/2018	\$3,299,000	90.02 %	\$1,927,600	154.07 %
1F	\$3,025,000	Chilmark - 5 Herring Run	Scheuer	Rose Apple View LLC	12/28/2018	\$3,200,000	94.53 %	\$4,989,700	60.62 %
1F	\$5,000,000	Edgartown - 56 & 60 North Water Street	Radford	Edgartown Inn RT	12/21/2018	\$5,000,000	100.00 %	\$3,903,300	128.09 %
1F	\$5,300,000	Edgartown - 12 Janes Cove Road	Hout	CGV Kazoku Trust	12/19/2018	\$6,200,000	85.48 %	\$3,979,100	133.19 %
1F	\$6,700,000	Chilmark - 93 Putnam Road	Weichert	Oakwood-Spring Point LLC	12/7/2018	\$6,700,000	100.00 %	\$5,336,100	125.55 %
<b>42</b>	<b>\$63,417,060</b>	<b>Avg Selling Price: \$1,509,930</b>					<b>94.37 %</b>		<b>122.63 %</b>

# LINK Martha's Vineyard

## Sales History For December 2018

Monday, January 07, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
<b>Land</b>									
L	\$236,000	Edgartown - 76 Seventeenth Street North	Hall	Buckley	12/27/2018	\$236,000	100.00 %	\$20,300	1,162.56 %
L	\$250,000	Oak Bluffs - 130 Barnes Road	Hall	Nascimento	12/11/2018	\$250,000	100.00 %	\$229,390	
L	\$320,000	Oak Bluffs - 3 Pitch Pine Lane	Debettencourt	Silva	12/5/2018	\$339,000	94.39 %	\$316,700	101.04 %
L	\$365,000	Edgartown - 19 Sparrow Lane	Schofield	Mancini	12/13/2018	\$399,000	91.47 %	\$274,900	132.77 %
L	\$425,000	Oak Bluffs - 95 Dukes County Avenue	Giordano	Diriwachter	12/10/2018	\$425,000	100.00 %	\$222,420	191.07 %
L	\$457,500	Edgartown - 2 Dark Hollow Lane	Glennon	Iron Bank Development LLC	12/19/2018	\$500,000	91.50 %	\$422,800	108.20 %
L	\$1,200,000	Edgartown - 5 Edgartown Bay Road	When Pigs Soar LLC	Outer Banks NT	12/19/2018	\$1,200,000	100.00 %	\$945,900	
<b>7</b>	<b>\$3,253,500</b>	<b>Avg Selling Price: \$464,786</b>					<b>96.77 %</b>		<b>339.13 %</b>
<b>Commercial</b>									
Com	\$595,000	Edgartown - 21 East Line Road	MV Airport Commission / Martha's Vineyard Savings Bank		12/21/2018	\$595,000	100.00 %	\$527,200	
Com	\$650,000	Oak Bluffs - 8 School Street	Island Transit Inc	Wallace	12/5/2018	\$650,000	100.00 %	\$543,800	119.52 %
<b>2</b>	<b>\$1,245,000</b>	<b>Avg Selling Price: \$622,500</b>					<b>100.00 %</b>		<b>119.52 %</b>
<b>Report Totals</b>									
<b>51</b>	<b>\$67,915,560</b>	<b>Avg Selling Price: \$1,331,678</b>					<b>94.92 %</b>		<b>149.62 %</b>