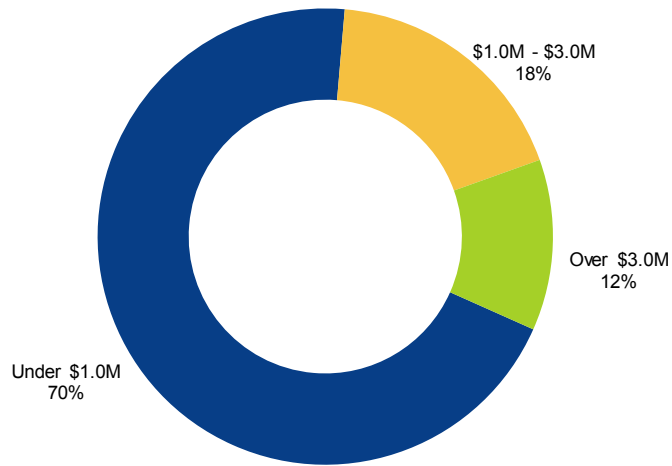


# MARKET REPORT

January 2019

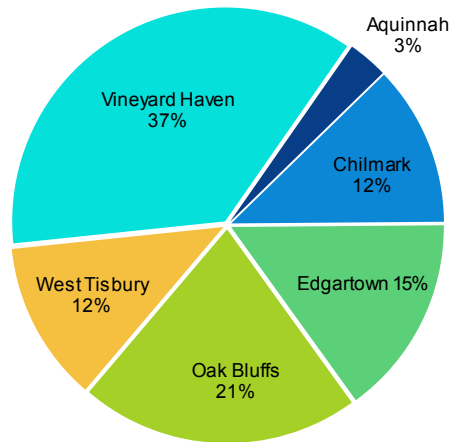


## Sold Properties by Price



PRICE	# SOLD
Under \$1.0M	23
\$1.0M - \$3.0M	6
Over \$3.0M	4

## Sold Properties by Town



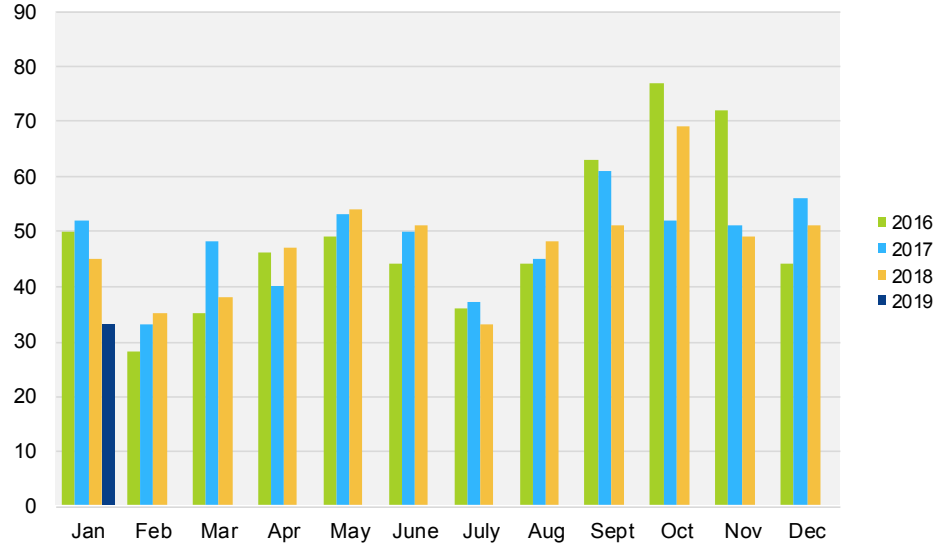
TOWN	# SOLD
Aquinnah	1
Chilmark	4
Edgartown	5
Oak Bluffs	7
West Tisbury	4
Vineyard Haven	12

# MARKET REPORT

January 2019

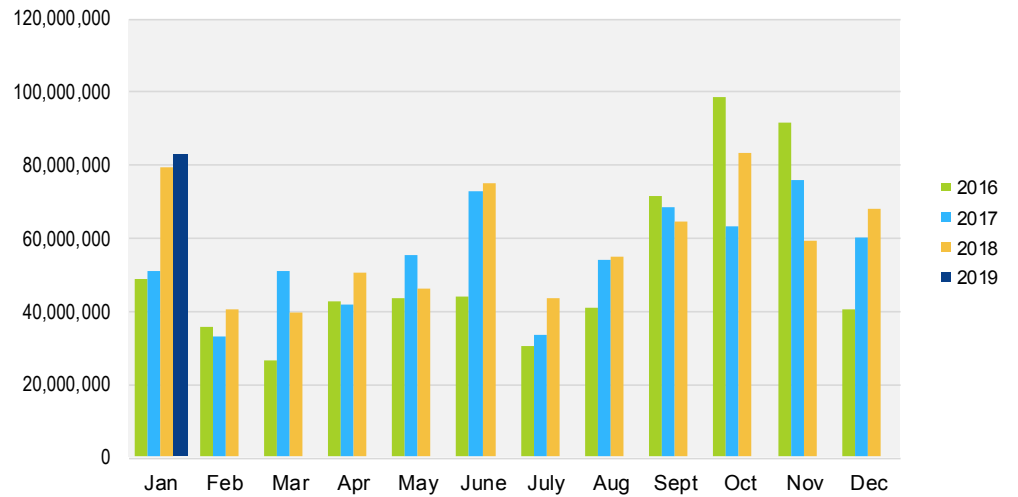
## 2016 - 2019 SOLD UNIT COMPARISON

	2019	2018	2017	2016
Jan	33	45	52	50
Feb		35	33	28
Mar		38	48	35
Apr		47	40	46
May		54	53	49
June		51	50	44
July		33	37	36
Aug		48	45	44
Sept		51	61	63
Oct		69	52	77
Nov		49	51	72
Dec		51	56	44
	33	571	578	588



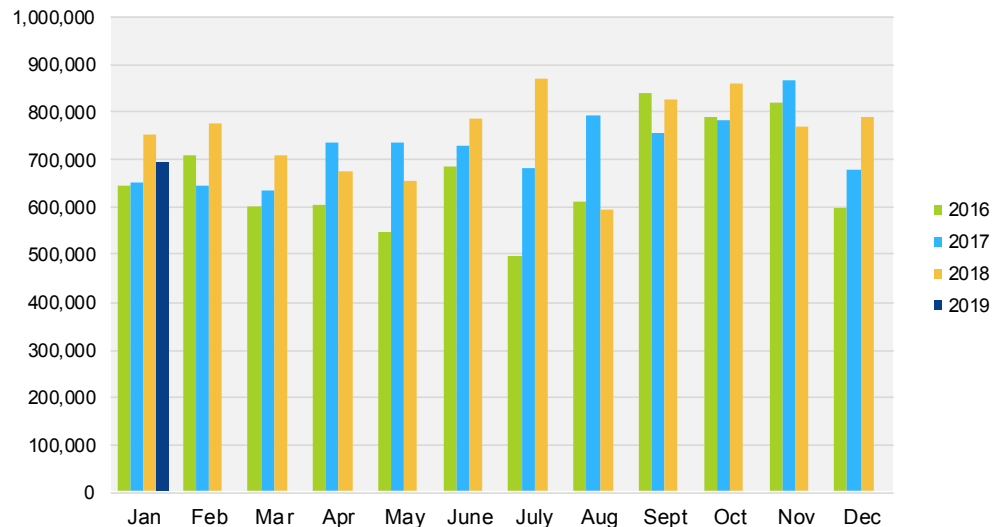
## 2016 - 2019 GROSS DOLLAR COMPARISON

	2019	2018	2017	2016
Jan	82,698,000	79,367,000	50,800,000	48,911,000
Feb		40,471,000	32,981,000	35,559,000
Mar		39,685,000	51,089,000	26,273,000
Apr		50,640,000	41,685,000	42,551,000
May		46,149,000	55,440,000	43,421,000
June		75,019,000	72,883,000	43,929,000
July		43,550,000	33,371,000	30,542,000
Aug		54,856,000	54,138,000	40,712,000
Sept		64,381,000	68,458,000	71,312,000
Oct		83,538,000	63,344,000	98,504,000
Nov		59,384,000	75,934,000	91,630,000
Dec		67,916,000	60,093,000	40,626,000
	82,698,000	705,235,000	660,215,000	614,020,000



## 2016 - 2019 MEDIAN SALE PRICE COMPARISON

	2019	2018	2017	2016
Jan	695,000	752,000	650,000	645,000
Feb		775,000	645,000	708,000
Mar		739,000	633,000	600,000
Apr		673,000	735,000	603,000
May		654,000	735,000	548,000
June		784,000	728,000	683,000
July		870,000	680,000	495,000
Aug		593,000	792,000	611,000
Sept		825,000	755,000	840,000
Oct		860,000	783,000	790,000
Nov		770,000	865,000	820,000
Dec		790,000	678,000	598,000



# LINK Martha's Vineyard

## Sales History For January 2019

Tuesday, February 05, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
Cnd	\$137,000	Oak Bluffs - 21 Island Inn Road # 34	Baker	Isla Inn	1/15/2019	\$137,000	100.00 %	\$125,800	108.90 %
Cnd	\$215,000	Vineyard Haven - 124 Skiff Avenue # B-12	Karen Y Peck	Moses	1/22/2019	\$225,000	95.55 %	\$209,200	
Cnd	\$218,000	Vineyard Haven - 124 Skiff Avenue # B-10	White/O'Reilly	Angier	1/18/2019	\$229,000	95.19 %	\$205,000	
1F	\$381,000	Oak Bluffs - 23 Wachuset Avenue	Bettencourt	Pachico	1/25/2019	\$381,000	100.00 %	\$334,200	114.00 %
1F	\$410,000	Edgartown - 14 Washque Avenue	Sinclair	Penicaud	1/7/2019	\$443,000	92.55 %	\$435,600	94.12 %
Cnd	\$500,000	Oak Bluffs - 2 Pennacook Avenue, Sea View Condo # 101	Burt	Zeigler	1/31/2019	\$555,000	90.09 %		
1F	\$542,000	Oak Bluffs - 30 Fairmont Avenue	Monteith	Nugent	1/18/2019	\$559,000	96.95 %	\$423,300	128.04 %
1F	\$575,000	Oak Bluffs - 76 Manchester Avenue	Scannell	Malik	1/4/2019	\$585,000	98.29 %	\$527,700	108.96 %
1F	\$585,000	Vineyard Haven - 32 Boxberry Avenue	Channon	Dyer	1/29/2019	\$599,000	97.66 %	\$410,200	142.61 %
1F	\$600,000	West Tisbury - 19 Kaitlyn Farm Way	EDWARD D RAPOSA LIVING TRUST	Hakala	1/2/2019	\$625,000	96.00 %	\$543,400	110.41 %
1F	\$665,000	Vineyard Haven - 382 Franklin Street	Raycroft	Dawson	1/24/2019	\$679,000	97.93 %	\$529,500	125.59 %
1F	\$695,000	Vineyard Haven - 15 Herring Creek Road	Belair/Granger	Salvatore	1/24/2019	\$700,000	99.28 %	\$512,200	135.68 %
1F	\$700,000	Vineyard Haven - 168 Lake Street	Felder	Riis	1/31/2019	\$749,000	93.45 %	\$555,900	125.92 %
1F	\$725,000	West Tisbury - 20 Skiffs Lane	Harris Estate	Skiffs Barn RT	1/29/2019	\$750,000	96.66 %	\$650,500	111.45 %
1F	\$800,000	Vineyard Haven - 174 Skiff Avenue	Correira	MV Museum Inc	1/17/2019	\$800,000	100.00 %	\$504,600	158.54 %
1F	\$845,000	Oak Bluffs - 12 Isaac Avenue	Michael Frank Designs (Torcia)	Ashe	1/4/2019	\$859,000	98.37 %	\$209,400	
1F	\$900,000	Chilmark - 8 Smith Lane	Smith	Correira	1/30/2019	\$900,000	100.00 %	\$838,200	107.37 %
1F	\$1,000,000	Vineyard Haven - 227 Lake Street	Ryder	Dinan Family RT	1/11/2019	\$1,199,000	83.40 %	\$988,200	101.19 %
1F	\$1,200,000	Vineyard Haven - 59 Dudley Street	Purvis	McElroy	1/31/2019	\$1,250,000	96.00 %	\$963,900	124.49 %
1F	\$1,225,000	Edgartown - 2 Katama Drive	Mathieu	Andjelkovic	1/4/2019	\$1,295,000	94.59 %	\$1,017,400	120.40 %
1F	\$1,520,000	Chilmark - 9 Quitsa Lane	Grose	Quitsa Viewshed LLC	1/9/2019	\$1,520,000	100.00 %	\$1,193,700	127.33 %
1F	\$2,150,000	Aquinnah - 10 Moshup Trail	Durgin	10 Moshup Trail LLC	1/31/2019	\$2,250,000	95.55 %	\$1,714,200	125.42 %
1F	\$2,200,000	Edgartown - 145 Katama Road	Breen	Carter	1/14/2019	\$2,250,000	97.77 %	\$1,781,500	123.49 %
1F	\$14,100,000	Edgartown - 8 Beach Street	Starr	Salewski	1/15/2019	\$15,850,000	88.95 %	\$11,665,000	120.87 %
1F	\$32,500,000	West Tisbury - 155 John Cottle Road	Graham	West Tisbury Holdings RT	1/11/2019	\$32,500,000	100.00 %	\$35,299,100	92.07 %
<b>25</b>	<b>\$65,388,000</b>	<b>Avg Selling Price: \$2,615,520</b>					<b>96.17 %</b>		<b>119.37 %</b>
<b>Land</b>									
L	\$285,000	Vineyard Haven - 0 Lake Street	Constance Axinn Johnson, Trustee of the Sidney Axinn trust and of the June Axinn Trust	McCreedy	1/18/2019	\$315,000	90.47 %	\$215,600	
L	\$320,000	Chilmark - 00 Quansoo Road - Beach Lot	White	Hartley	1/16/2019	\$325,000	98.46 %	\$285,000	
L	\$360,000	West Tisbury - 32 Pine Lane Estates	Murphy	32 Pine Street NT	1/16/2019	\$380,000	94.73 %	\$279,800	128.66 %
L	\$550,000	Oak Bluffs - 29 Paddock Road (Lot #24)	The Preserve At The Woodlands, LLC	Lee	1/22/2019	\$550,000	100.00 %	\$482,100	114.08 %
L	\$730,000	Vineyard Haven - 0 Mud Puddle Road & Lyle Lane	Rouse	Anthony Joseph LLC	1/14/2019	\$730,000	100.00 %	\$393,600	
L	\$3,400,000	Chilmark - 2 Chockers Lane	Scheuer/Cohen	Two Chickers Lane RT	1/23/2019	\$3,900,000	87.17 %	\$3,245,500	
L	\$11,250,000	Edgartown - 26 Bayside South	Andrew P. Houlahan Trust	Black Cap NT	1/24/2019	\$11,250,000	100.00 %	\$7,498,900	
<b>7</b>	<b>\$16,895,000</b>	<b>Avg Selling Price: \$2,413,571</b>					<b>95.84 %</b>		<b>121.37 %</b>

# LINK Martha's Vineyard

## Sales History For January 2019

Tuesday, February 05, 2019

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
<b>Commercial</b>									
Com	\$415,000	Vineyard Haven - 31 Beach Road # A-201	Mashek & MacLean	Sarah Lolley LLC	1/23/2019	\$439,000	94.53 %	\$309,500	134.08 %
1	\$415,000	Avg Selling Price: \$415,000					94.53 %		134.08 %
<b>Report Totals</b>									
33	\$82,698,000	Avg Selling Price: \$2,506,000					96.05 %		120.15 %