

CMA Report

Listings as of 04/09/08 at 1:40pm

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SINGLE FAMILY

PNDG W/CONTINGENCIES Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price
175 Samoset Rd	Eastham		3	2	1,706	14374sf	1920	03/19/08	128/128	315,700	315,700
25 Sparrowhawk Ln	North Eastham		3	2	1,544	22651sf	1964	03/25/08	137/137	450,000	425,000
1375 Massasoit Rd	Eastham		3	2	1,846	20473sf	1996	03/27/08	27/27	519,000	519,000
Listing Count 3		Averages			1,699				97/97	428,233	419,900
					High 519,000				Low 315,700		Median 425,000

PENDING Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price
55 Briggs Field Rd	Eastham		4	2	1,552	22651sf	1984	03/07/08	170/170	395,000	372,500
45 Wamisco Rd	North Eastham		3	1	864	0.560ac	1964	03/01/08	29/29	396,900	396,900
205 Queen Ann Dr	North Eastham		3	3	2,200	0.520ac	1999	03/10/08	52/52	557,000	549,900
475 Samoset Rd	Eastham		4	3	2,000	1.618ac	2005	03/15/08	213/213	1,150,000	1,085,000
Listing Count 4		Averages			1,654				116/116	624,725	601,075
					High 1,085,000				Low 372,500		Median 473,400

SOLD Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
1875 Herring Brook Rd	Eastham		2	1	784	0.420ac	1946	03/05/08	154/154	355,000	329,900	298,000	90.30
515 Locust Rd	Eastham		3	2	975	20037sf	1969	03/28/08	317/317	389,000	359,000	320,000	89.10
13 Wood Duck Ln	Eastham		3	2	1,488	30492sf	1991	03/31/08	206/206	485,000	475,000	450,000	94.70
185 Aunt Helens Way	Eastham		3	2	1,800	20037sf	1974	03/06/08	160/160	499,900	490,000	450,000	91.80
1085 Kingsbury Beach Rd	Eastham		3	3	1,468	11761sf	1948	03/28/08	69/69	534,000	534,000	485,000	90.80
126 Oakwood Rd	North Eastham		3	2	1,848	22228sf	1999	03/14/08	286/286	515,000	499,500	486,250	97.30
35 High Tide Pl	Eastham		3	2	2,017	27007sf	1981	03/31/08	152/152	599,900	599,900	576,000	96.00
150 Salt Works Rd	Eastham		3	3	1,913	26571sf	1985	03/07/08	490/490	1,190,000	889,000	850,000	95.60
50 Spring Tide Ln	Eastham		4	4	2,522	41382sf	1992	03/21/08	212/212	915,700	915,700	900,000	98.30
39 Cranberry Ln	Eastham		3	4	2,998	34848sf	2007	03/03/08	296/296	2,700,000	2,495,000	2,400,000	96.20
Listing Count 10		Averages			1,781				234/234	818,350	758,700	721,525	95.10
					High 2,400,000				Low 298,000		Median 485,625		

Report Count 17

Report Averages 1737 182/182 703,947 661,824 721,525

Presented By: Marietta G Nilson / Marietta Realty Phone: 508-432-3411

Featured properties may not be listed by the office/agent presenting this brochure.

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