

CMA Report

Listings as of 04/09/08 at 1:19pm

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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
29 Fredericksburg Ave	Harwich		2	1	864	10018sf	1969	03/07/08	34/120	239,900	239,900
30 Driftwood Cir	South Harwich		3	2	1,400	0.250ac	1972	03/22/08	68/68	319,000	299,000
28 Marlin Rd	South Harwich		2	1	1,000	0.230ac	1960	03/31/08	55/55	305,000	305,000
3 Gilbert Ln	Harwich Port		3	2	1,004	20909sf	1980	03/29/08	35/35	329,000	319,000
26 Harold St	Harwich Port		2	2	1,200	19062sf	1976	03/08/08	712/712	429,900	379,900
34 Blueberry Ln	Harwich		3	2	1,820	15246sf	1980	03/28/08	148/148	439,000	399,000
7 Bayport Rd	West Harwich		3	1	1,056	0.260ac	1981	03/28/08	76/194	399,900	399,900
8 Meredith Way	East Harwich		3	3	1,664	18295sf	1995	03/04/08	40/40	419,900	419,900
21 Grey Neck Rd	West Harwich		3	1	1,280	0.140ac	1954	03/24/08	191/191	529,000	499,000
56 Smith St	West Harwich		3	3	2,427	34848sf	1926	03/28/08	28/28	500,000	500,000
11 Blue Heron Lndg	Harwich		4	3	2,196	40075sf	1986	03/08/08	112/112	575,000	575,000
20 Grey Neck Rd	West Harwich		5	3	2,200	0.550ac	1910	03/21/08	39/39	775,000	775,000
Listing Count 12			Averages		1,509				128/145	438,383	425,883
					High 775,000				Low 239,900		Median 399,450

PENDING Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price
1168 Orleans Rd	Harwich		2	1	1,084	10018sf	1972	03/25/08	59/59	265,000	265,000
47 Sherwood Rd	East Harwich		3	2	1,272	16117sf	1973	03/18/08	18/18	329,000	329,000
28 Glenwood Dr	Harwich		3	3	1,274	47916sf	1976	03/31/08	28/28	359,000	359,000
13 Wintergreen Ln	Harwich		3	2	1,960	0.350ac	1978	03/28/08	349/349	459,000	399,000
273 Great Western Rd	Harwich		4	3	2,600	0.930ac	2007	03/14/08	35/35	574,500	549,900
7 River Pine Cir	West Harwich		3	2	1,904	15682sf	1985	03/08/08	31/31	590,000	590,000
8 Whelan Rd	East Harwich		3	3	2,053	0.570ac	1998	03/06/08	211/211	629,000	609,000
5 Pleasant Bay Ct	East Harwich		3	3	2,500	0.930ac	1993	03/04/08	270/270	745,000	649,900
424 Pleasant Lake Ave	Harwich		1	2	1,599	2.090ac	1765	03/13/08	161/161	763,000	763,000
39 Strandway	West Harwich		7	6	4,887	21780sf	1950	03/05/08	159/159	5,500,000	4,800,000
Listing Count 10			Averages		2,113				132/132	1,021,350	931,380
					High 4,800,000				Low 265,000		Median 569,950

SOLD Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
10 Carefree Way	Harwich		2	1	1,040	10018sf	1973	03/31/08	168/168	275,000	260,000	240,000	92.30
1250 Orleans Rd	Harwich		3	2	1,194	13504sf	1986	03/28/08	336/336	389,000	335,000	295,000	88.10
23 Christopher Way	Harwich		3	2	1,192	15246sf	1988	03/14/08	151/151	327,500	314,500	302,000	96.00
8 Bay Pine Rd	Harwich		3	2	1,388	0.560ac	1985	03/31/08	171/171	334,000	334,000	318,000	95.20
62 John Joseph Rd	Harwich		2	2	1,428	16988sf	1975	03/28/08	17/17	335,000	335,000	322,000	96.10
6 Briarwood Close	Harwich		3	2	1,390	21780sf	1993	03/14/08	33/33	359,900	359,900	348,000	96.70
3 Homewood Ln	West Harwich		3	2	1,344	14810sf	1972	03/24/08	148/148	379,900	379,900	358,500	94.40
23 Derby Ln	Harwich		4	2	1,900	22215sf	1999	03/14/08	10/10	379,500	379,500	375,000	98.80
2 Wisdom Way	Harwich		5	3	2,596	1.260ac	1996	03/14/08	143/357	499,900	475,000	430,000	90.50
57 Idle Way	Harwich		3	5	2,818	10454sf	2004	03/13/08	88/88	469,000	468,800	445,000	94.90
141 Bank St	Harwich Port		5	5	2,316	22216sf	1730	03/31/08	163/163	695,000	595,000	512,500	86.10
47 John Joseph Rd	Harwich		3	2	1,992	21780sf	1972	03/19/08	46/46	549,000	549,000	532,500	97.00
Listing Count 12			Averages		1,717				123/141	416,058	398,800	373,208	93.58
					High 532,500				Low 240,000		Median 353,250		

Report Count 34

Report Averages 1760 127/140 601,965 565,000 373,208

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

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