

CMA Report

Listings as of 04/09/08 at 1:41pm

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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
195 Main St	East Orleans		2	2	1,129	38600.000ac	1987	03/17/08	380/380	659,000	539,000
152 Namequoit Rd	Orleans		3	2	1,453	20473sf	1930	03/28/08	114/114	859,000	859,000
9 Lobster Ln	East Orleans		4	3	3,650	44159sf	2008	03/19/08	90/90	1,450,000	1,450,000
30 Countryside Dr	East Orleans		4	4	3,921	1.260ac	1982	03/10/08	212/212	1,975,000	1,775,000
Listing Count 4			Averages		2,538				199/199	1,235,750	1,155,750
					High 1,775,000				Low 539,000		Median 1,154,500

PENDING Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price
190 Rock Harbor Rd	Orleans		4	3	1,632	1.020ac	2003	03/15/08	179/179	485,000	425,000
16 Gull Ln	Orleans		4	2	1,862	0.470ac	1990	03/21/08	345/345	629,000	559,000
1 Winslow Dr	South Orleans		3	3	2,375	32234sf	1968	03/01/08	269/269	679,000	659,000
204 Tonset Rd	Orleans		5	6	5,485	1.340ac	2006	03/18/08	473/473	1,995,000	1,595,000
204 Barley Neck Rd	Orleans		4	6	3,021	1.980ac	1992	03/31/08	573/573	2,850,000	2,600,000
Listing Count 5			Averages		2,875				368/368	1,327,600	1,167,600
					High 2,600,000				Low 425,000		Median 659,000

SOLD Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
67 Uncle Israels Rd	Orleans		3	3	1,904	26136sf	1975	03/17/08	248/248	495,000	440,000	399,000	90.70
10 Grannys Ln	Orleans		4	2	2,074	0.830ac	1967	03/27/08	320/320	599,000	444,999	435,000	97.80
106 Main St	Orleans		3	2	1,892	34848sf	1840	03/31/08	77/77	595,000	595,000	555,000	93.30
50 Winslow Dr	South Orleans		3	2	2,000	26136sf	1968	03/14/08	690/690	839,000	599,000	575,000	96.00
7 Duck Farm Ln	East Orleans		5	2	1,758	16553sf	1850	03/28/08	35/35	799,000	799,000	670,000	83.90
149 Brick Hill Rd	East Orleans		3	3	2,439	40075sf	1990	03/07/08	141/141	895,000	859,000	805,000	93.70
28 Priscilla Rd	East Orleans		3	1	994	23400sf	1950	03/14/08	388/388	1,195,000	995,000	920,000	92.50
Listing Count 7			Averages		1,866				271/271	773,857	676,000	622,714	92.12
					High 920,000				Low 399,000		Median 575,000		

Report Count 16

Report Averages 2349 283/283 1,062,375 949,562 622,714

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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