

2022 Qualified Sales for FY2024 Values

STYLE	SALE DATE	LOCATION	SALE PRICE
Antique/Victorian	03/23/22	60 WALNUT ST	\$425,000
	11/18/22	35 GLAZIER ST	\$385,000
Bungalow	01/25/22	97 SAND ST	\$316,000
	03/30/22	15 BATES RD	\$265,000
	04/21/22	134 BARTHEL AVE	\$317,500
	05/17/22	53 LOVEWELL ST	\$278,000
	05/24/22	12 WEST END AVE	\$236,000
	05/24/22	187 CHELSEA ST	\$345,000
	05/31/22	131-133 ASH ST	\$379,500
	05/31/22	48 CHARLES ST	\$385,000
	07/01/22	483 MILL ST	\$222,000
	07/19/22	448 PLEASANT ST	\$245,000
	07/21/22	107 PELLEY ST	\$320,000
	08/19/22	31 BARTHEL AVE	\$275,000
	10/31/22	40 ASH ST	\$230,000
	11/08/22	68 MONADNOCK ST	\$291,000
	11/14/22	23 BENNETT RD	\$309,176
11/21/22	30 MAYFIELD RD	\$300,000	
Camp	12/09/22	124 PRINCETON ST	\$259,900
Cape Cod	01/13/22	190 WASHINGTON ST	\$234,000
	02/14/22	73 MINOTT ST	\$710,000
	04/11/22	78 DOUGLAS RD	\$285,000
	05/05/22	28 NORTH ST	\$353,000
	05/06/22	341 PARK ST	\$312,000
	05/10/22	67 BANCROFT ST	\$340,000
	05/12/22	141 BICKFORD HILL RD	\$465,000
	05/16/22	195 LEAMY ST	\$428,000
	05/16/22	922 CLARK ST	\$373,000
	05/26/22	71 TEMPLE ST	\$350,000
	06/10/22	70 BANNER RD	\$350,000
	06/21/22	42 BEAR HILL RD	\$505,000
	06/30/22	246 BAKER ST	\$340,000
	07/11/22	151 CRESTWOOD DR	\$465,000
	07/22/22	11 MYRTLE RD	\$295,175
	07/26/22	102 MONADNOCK ST	\$306,000
	07/29/22	331 WEST ST	\$275,000
	07/29/22	44 SAND ST	\$310,000
	07/29/22	271 RAYMOND ST	\$455,000
	08/12/22	20 CYPRESS ST	\$370,000
08/19/22	39 JACKSON PK	\$330,000	
08/31/22	152 CHELSEA ST	\$345,000	

2022 Qualified Sales for FY2024 Values

STYLE	SALE DATE	LOCATION	SALE PRICE
Cape Cod (Cont'd)	09/09/22	9 CROSS ST	\$355,140
	09/20/22	65 WATERFORD ST	\$325,000
	09/30/22	303 COLEMAN ST	\$205,000
	10/07/22	7 CHATHAM ST	\$315,000
	10/25/22	235 RYAN ST	\$282,000
	11/04/22	82 PROSPECT ST	\$315,000
	11/10/22	39 WICKMAN DR	\$265,000
Colonial	02/23/22	25 WASA ST	\$448,000
	02/25/22	24 BEAR HILL RD	\$402,500
	05/19/22	187 SHAWN AVE	\$445,000
	05/23/22	40 OTTER RIVER RD	\$760,000
	06/07/22	62 CHAPMAN PK	\$450,000
	06/21/22	258 BROOKSIDE DR	\$490,020
	06/23/22	42 CHERRY ST	\$475,000
	06/23/22	162 PEARL ST	\$365,000
	07/06/22	86 BROOKSIDE DR	\$360,000
	07/19/22	65 BROOKSIDE DR	\$410,000
	08/17/22	56 FIELDSTONE DR	\$450,500
	08/26/22	43 TEMPLE ST	\$335,000
	08/31/22	40 SAWYER ST	\$405,000
	09/19/22	56 WILLIS RD	\$535,000
	09/22/22	117 FERNWOOD DR	\$410,000
	09/29/22	266 BETTY SPRING RD	\$505,000
	10/18/22	37 FAIRLAWN AVE	\$602,950
	10/21/22	257 ELM ST	\$275,000
11/01/22	93 JACKSON HILL RD	\$395,000	
11/22/22	234 TIMPANY BLVD	\$370,000	
12/16/22	28 HOLLY DR	\$391,500	
Conventional	01/21/22	82 SHERMAN ST	\$135,000
	02/04/22	146 GREENWOOD ST	\$310,000
	02/08/22	125 MONADNOCK ST	\$284,900
	02/11/22	48 OSGOOD ST	\$300,000
	02/11/22	94 EDGELL ST	\$365,000
	03/02/22	53 EMERALD ST	\$255,000
	03/08/22	18 HARVARD ST	\$282,000
	03/08/22	60 SCHOOL ST	\$275,000
	03/17/22	27 SUNSET RD	\$280,000
	03/31/22	25 MISSION ST	\$300,000
	04/12/22	335 WEST ST	\$250,000
	04/21/22	46 HARVARD ST	\$295,000
	04/21/22	37 BAKER ST	\$135,000
	04/29/22	473 MILL ST	\$383,000

2022 Qualified Sales for FY2024 Values

STYLE	SALE DATE	LOCATION	SALE PRICE
Conventional (Cont'd)	04/29/22	33 RICH ST	\$300,000
	04/29/22	131 PEARL ST	\$350,000
	05/16/22	62 UNION ST	\$342,000
	05/17/22	27 WINTER ST	\$375,000
	05/26/22	130 OAK ST	\$370,000
	05/31/22	131-133 ASH ST	\$379,500
	06/07/22	65 EUCLID ST	\$285,000
	06/10/22	80 BARTHEL AVE	\$251,000
	06/15/22	165 BAKER ST	\$90,000
	06/16/22	263 PARK ST	\$245,000
	06/17/22	45 NICHOLS ST	\$275,000
	06/24/22	273 PLEASANT ST	\$190,000
	06/30/22	39 SUNSET RD	\$389,900
	07/01/22	25 LOVEWELL ST	\$350,000
	07/06/22	78 RICH ST	\$287,000
	07/07/22	250 SMITH ST	\$410,000
	07/14/22	77 CONANT ST	\$285,000
	07/26/22	164 W BROADWAY	\$330,000
	07/26/22	12 MAYNARD ST	\$280,000
	08/05/22	424 PLEASANT ST	\$332,000
	08/05/22	194 PLEASANT ST	\$225,000
	08/31/22	27 FORD ST	\$320,000
	09/01/22	126 HIGH ST	\$328,000
	09/02/22	68 S MAIN ST	\$275,000
	09/09/22	4 WEST END AVE	\$350,000
	09/15/22	52 WATER ST	\$285,000
	09/16/22	111 PEABODY ST	\$262,900
	09/23/22	126 EMERALD ST	\$300,000
	09/27/22	20 UNION ST	\$270,000
	09/30/22	119 EDGELL ST	\$285,000
	09/30/22	41 JUNE ST	\$275,000
	09/30/22	121 SUMMER ST	\$200,000
	10/04/22	56 REGAN ST	\$200,000
	10/12/22	42 JUNE ST	\$316,000
	11/10/22	133 WATERFORD ST	\$300,000
	11/17/22	38 RICH ST	\$355,000
	11/28/22	86 LENNON ST	\$349,900
	12/08/22	337 ELM ST	\$250,000
	12/09/22	9 BARTHEL AVE	\$287,500
	12/14/22	570 WEST ST	\$236,000
	12/16/22	384 PARK ST	\$309,000
	12/20/22	19 WESTFORD ST	\$247,500
	12/20/22	141 CHERRY ST	\$374,000
	12/22/22	38 OSGOOD ST	\$280,000

2022 Qualified Sales for FY2024 Values

STYLE	SALE DATE	LOCATION	SALE PRICE
Conventional (Cont'd)	12/28/22	92 ASH ST	\$289,000
	12/30/22	115 EDGELL ST	\$300,000
Condominium	01/12/22	27-07 RIDGEWOOD LN	\$105,000
	01/14/22	353 CLARK ST	\$200,000
	02/25/22	104-09 RIDGEWOOD LN	\$125,000
	02/25/22	51-01 OLDE COLONIAL DR	\$182,000
	04/15/22	24-13 RIDGEWOOD LN	\$91,000
	04/22/22	76 CENTURY WAY	\$208,000
	04/25/22	92 CENTURY WAY	\$245,000
	04/28/22	44-02 OLDE COLONIAL DR	\$193,000
	05/04/22	35-5 CEDAR ST	\$114,000
	06/01/22	105-14 RIDGEWOOD LN	\$112,000
	06/09/22	53-10 RIDGEWOOD LN	\$125,000
	06/17/22	53-08 RIDGEWOOD LN	\$135,000
	06/24/22	18 CENTURY WAY	\$195,000
	06/29/22	24-24 RIDGEWOOD LN	\$129,000
	07/29/22	43-23 RIDGEWOOD LN	\$141,141
	08/24/22	21-02 OLDE COLONIAL DR	\$190,000
	08/30/22	85-14 RIDGEWOOD LN	\$115,000
	08/30/22	349 CLARK ST	\$215,000
	10/07/22	29-01 OLDE COLONIAL DR	\$182,000
	10/14/22	351 CLARK ST	\$225,000
12/14/22	42-03 OLDE COLONIAL DR	\$209,000	
12/16/22	20-06 OLDE COLONIAL DR	\$190,000	
12/29/22	60-06 OLDE COLONIAL DR	\$215,000	
Duplex	01/06/22	514-516 PARKER ST	\$405,000
	06/17/22	283-285 PINE ST	\$345,000
Modern/Contemp	04/29/22	922 WHITNEY ST	\$445,000
Raised Ranch	01/14/22	164 FERNWOOD DR	\$337,000
	01/21/22	168 TEMPLE ST	\$345,000
	04/14/22	67 JOHN ST	\$380,000
	04/21/22	366 OTTER RIVER RD	\$325,000
	05/26/22	314 LEO DR	\$380,000
	05/27/22	11 ACADIA RD	\$365,000
	06/08/22	291 BROOKSIDE DR	\$415,000
	06/22/22	63 HOLLY DR	\$350,000
	06/23/22	18 HOLLY DR	\$425,000
	07/11/22	6 WHITNEY ST	\$412,000
	08/24/22	26 STEPHANIE DR	\$325,000
09/09/22	131 CRESTWOOD DR	\$405,000	

2022 Qualified Sales for FY2024 Values

STYLE	SALE DATE	LOCATION	SALE PRICE
Ranch	09/12/22	127 EASTWOOD CIR	\$430,000
	09/30/22	46 DONNA AVE	\$345,000
	10/28/22	117 HOLLY DR	\$327,000
	12/16/22	43 RYAN ST	\$380,000
	01/20/22	435 CLARK ST	\$300,000
	02/16/22	197 PINE ST	\$260,000
	02/25/22	24 RUSSELL ST	\$340,000
	03/24/22	107 CHURCH ST	\$360,000
	03/28/22	175 EUCLID ST	\$310,000
	03/31/22	313 PEARL ST	\$416,240
	04/15/22	128 PELLEY ST	\$350,000
	04/19/22	73 DOUGLAS RD	\$262,500
	04/27/22	7 NORMAN ST	\$288,000
	04/29/22	110 RYAN ST	\$360,000
	05/02/22	57 WINSLOW ST	\$300,000
	05/06/22	203 DYER ST	\$335,000
	05/12/22	181 SAND ST	\$330,000
	05/13/22	264 PINE ST	\$282,000
	05/17/22	172 MINOTT ST	\$325,000
	05/27/22	64 SUNSET RD	\$415,000
	05/27/22	308 TEMPLE ST	\$376,000
	05/31/22	46 WARWICK RD	\$300,000
	06/06/22	12 NORMAN ST	\$315,000
	06/14/22	371 MILL ST	\$350,000
	06/23/22	444 PARK ST	\$325,000
	07/06/22	48 WINSLOW ST	\$349,900
	07/08/22	73 ELIZABETH ST	\$400,000
	07/28/22	181 DYER ST	\$340,000
	08/15/22	164 CONANT ST	\$215,000
	08/23/22	40 POND ST	\$251,000
	09/02/22	62 PRINCETON ST	\$320,000
	09/14/22	9 SNAKE POND RD	\$369,000
	09/23/22	72 FERNWOOD DR	\$260,000
	09/30/22	279 WATERFORD ST	\$330,000
	10/18/22	45 PRINCETON ST	\$280,000
	10/27/22	84 FERNWOOD DR	\$265,000
	10/31/22	53 STUART ST	\$330,000
	11/02/22	104 DOUGLAS RD	\$400,000
	12/02/22	21 MARQUETTE ST	\$295,000
	12/02/22	202 SAND ST	\$340,000
	12/13/22	81 DOUGLAS RD	\$280,500
	12/14/22	18 NORMAN ST	\$300,000
	12/14/22	157 BARTHEL AVE	\$360,000
	12/23/22	51 ROUVILLE AVE	\$235,000

2022 Qualified Sales for FY2024 Values

STYLE	SALE DATE	LOCATION	SALE PRICE
Ranch (Cont'd)	12/27/22	320 TEMPLE ST	\$275,000
	12/30/22	213 GREENWOOD ST	\$299,000
Two Family	01/05/22	106 GREENWOOD ST	\$390,000
	01/13/22	19 WRIGHT ST	\$150,000
	01/19/22	28 WASA ST	\$259,900
	02/02/22	35 MORAN ST	\$300,000
	02/04/22	342 W BROADWAY	\$320,000
	03/01/22	24 FORD ST	\$249,900
	03/16/22	42 VERNON ST	\$350,000
	03/16/22	42 VERNON ST	\$350,000
	03/18/22	18-20 LOVEWELL ST	\$249,900
	05/04/22	76 ASH ST	\$262,500
	05/05/22	283 PARK ST	\$265,000
	05/31/22	20-22 MILL ST	\$295,000
	06/08/22	108 WASHINGTON ST	\$330,000
	06/10/22	37 ELM ST	\$290,000
	06/13/22	39 MISSION ST	\$387,500
	06/15/22	47 STUART ST	\$425,000
	06/16/22	35-37 SUMMER ST	\$286,000
	06/23/22	2 GRANT ST	\$245,000
	06/27/22	61 ELM ST	\$491,000
	06/30/22	5 WRIGHT ST	\$360,000
	07/01/22	22-24 HIGHLAND ST	\$200,000
	07/06/22	149 PARK ST	\$400,000
	08/10/22	271 WATERFORD ST	\$389,900
	08/18/22	320 PARKER ST	\$390,000
	08/26/22	228 WASHINGTON ST	\$305,000
	08/30/22	157 WOODLAND AVE	\$327,000
	09/07/22	197 NICHOLS ST REAR	\$270,000
09/14/22	38 HARVARD ST	\$275,000	
09/15/22	462 MAIN ST	\$375,000	
09/20/22	11 RICHMOND ST	\$290,000	
09/22/22	13 LEAMY ST	\$320,000	
10/26/22	22 GREENWOOD PL	\$225,000	
10/28/22	14 COLEMAN ST	\$280,000	
10/28/22	154-156 CONANT ST	\$255,000	
11/21/22	243 MAIN ST	\$270,000	
Three Family	01/26/22	315 PARKER ST	\$360,000
	02/02/22	124-126 SHERMAN ST	\$221,000
	02/11/22	183 GREENWOOD ST	\$290,000
	02/15/22	14 GREENWOOD ST	\$250,000
	02/23/22	139 GREENWOOD ST	\$340,000

2022 Qualified Sales for FY2024 Values

STYLE	SALE DATE	LOCATION	SALE PRICE
Three Family (Cont'd)	03/09/22	25 GRANT ST	\$290,000
	03/10/22	213 PINE ST	\$250,000
	03/30/22	29 S MAIN ST	\$360,000
	03/31/22	71 JEAN ST	\$420,000
	04/01/22	164 WEST ST	\$375,000
	04/11/22	18 GREENWOOD PL	\$284,000
	04/22/22	171 OAK ST	\$352,000
	05/27/22	34 WATERFORD ST	\$335,000
	06/06/22	315 ELM ST	\$430,000
	06/30/22	31 HARVARD ST	\$300,000
	07/04/22	5 SAND ST	\$370,000
	07/05/22	76 OSGOOD ST	\$350,000
	08/15/22	275 ELM ST	\$410,000
	09/15/22	69 LYNDE ST	\$349,000
	09/23/22	57 GREENWOOD ST	\$265,000
	09/30/22	48 W BROADWAY	\$415,000
	11/03/22	175 WOODLAND AVE	\$328,000
11/23/22	267 PLEASANT ST	\$385,000	
4 to 8 Fam	01/10/22	15 ORIOLE ST	\$295,000
	01/25/22	29-31 FRANKLIN CT	\$400,000
	03/15/22	191 ELM ST	\$460,000
	04/06/22	147 PLEASANT ST	\$416,000
	06/01/22	24 TEMPLE ST	\$370,000
	06/22/22	315-317 PLEASANT ST	\$685,000
	07/15/22	219 PINE ST	\$400,000
	07/18/22	15-17 UNION ST	\$400,000
	07/22/22	7-11 GLAZIER ST	\$300,000
	08/10/22	81-83 EMERALD ST	\$220,000
	08/12/22	105-107 WASHINGTON ST	\$520,100
	08/12/22	64-66 PEABODY ST	\$500,000
	08/19/22	171 VERNON ST & 74 PARK	\$390,000
	10/13/22	119-121 GREENWOOD ST	\$500,000
	11/02/22	168 PARKER ST	\$400,000