

PELHAM 2019 QUALIFIED SALES  
BY STYLE

ID	Location	SF LIVING	Style_Desc	2018 AV	2019 AV	Sale_Price	Sale_Date	2018 A/S RATIO	2019 A/S RATIO
702	82 PELHAM ROAD	1761	RANCH	237900	270900	251000	10/18/18	0.95	1.08
124	63 KEYES HILL ROAD	1302	RANCH	226800	248500	255000	02/04/19	0.89	0.97
3296	22 RUSSELL DRIVE	1176	RANCH	228000	247600	255000	06/12/19	0.89	0.97
1132	217 WINDHAM ROAD	942	RANCH	203800	217800	256000	07/01/19	0.80	0.85
838	5 BUCKEYE DRIVE	1056	RANCH	212700	254800	258000	10/30/18	0.82	0.99
2649	59 HIDDEN HOLLOW DR	1222	RANCH	258600	282900	275000	12/11/18	0.94	1.03
1648	37 NASHUA ROAD	1396	RANCH	254400	280100	279933	04/08/19	0.91	1.00
1473	145 OLD GAGE HILL ROAD	1312	RANCH	286200	306600	298000	10/29/18	0.96	1.03
137	38 KEYES HILL ROAD	1356	RANCH	249600	301700	301000	07/12/19	0.83	1.00
1785	10 SAWMILL ROAD	1552	RANCH	268900	298300	304933	08/23/19	0.88	0.98
165	6 CASTLE HILL ROAD	1188	RANCH	170800	270200	309000	10/25/18	0.55	0.87
949	8 LINCOLN STREET	996	RANCH	260300	285100	310000	04/29/19	0.84	0.92
2394	7 ECONOMOU AVENUE	1528	RANCH	267100	313000	330000	10/18/18	0.81	0.95
3250	10 ALBERT STREET	1200	RANCH	222600	265500	339733	07/01/19	0.66	0.78
3236	141 MARSH ROAD	1386	RANCH	277400	300300	345000	05/15/19	0.80	0.87
580	183 ARLENE DRIVE	2024	RANCH	372600	405900	410000	07/15/19	0.91	0.99
731	5 BOWMAN LANE	1996	RANCH	395400	428400	447533	05/13/19	0.88	0.96
103965	1 POWDERHORHORN DRIVE	2066	RANCH	27	545100	552500	11/09/18	0.00	0.99
105130	53 ASPEN DRIVE	2740	RANCH	22	621600	580800	01/22/19	0.00	1.07
100359	6 MELISSA CIRCLE	2486	RANCH	522300	610200	590000	12/21/18	0.89	1.03
<b>20 SALES</b>				<b>RANCH</b>				<b>0.86</b>	<b>0.98</b>
1354	4 PINERIDGE ROAD	1138	Split-Level	243800	260400	246000	10/10/18	0.99	1.06
3721	390 SHERBURNE ROAD	1098	Split-Level	258900	277800	300000	04/29/19	0.86	0.93
2514	8 DUTTON ROAD	1132	Split-Level	241800	294100	308000	12/12/18	0.79	0.95
932	15 LINCOLN STREET	1742	Split-Level	272100	301300	330000	10/26/18	0.82	0.91
2433	2 SAWMILL ROAD	1094	Split-Level	288900	319500	338933	10/15/18	0.85	0.94
1362	15 SURREY LANE	1132	Split-Level	322600	345700	341000	07/01/19	0.95	1.01
698	84 PELHAM ROAD	1182	Split-Level	278200	310600	345000	02/01/19	0.81	0.90
1787	13 PINEWOOD DRIVE	1132	Split-Level	277700	324100	345000	10/05/18	0.80	0.94
2051	9 KINNAL AVENUE	1152	Split-Level	286600	308600	355000	06/27/19	0.81	0.87
3315	6 LUCY AVENUE	1561	Split-Level	280900	339200	359933	06/21/19	0.78	0.94

PELHAM 2019 QUALIFIED SALES  
BY STYLE

ID	Location	SF LIVING	Style_Desc	2018 AV	2019 AV	Sale_Price	Sale_Date	2018 A/S RATIO	2019 A/S RATIO
1063	31 BALCOM ROAD	1318	Split-Level	279300	337500	370000	08/16/19	0.75	0.91
2825	6 HONOR ROLL ROAD	1284	Split-Level	121300	395700	412000	04/08/19	0.29	0.96
	<b>12 SALES</b>		<b>Split-Level</b>					<b>0.81</b>	<b>0.94</b>
4109	46 HILLCREST LANE	1898	Colonial	244400	263800	226000	02/22/19	1.08	1.17
4156	47 JERICHO ROAD	2776	Colonial	381900	423500	325000	05/03/19	1.18	1.30
3598	22 BRANDY LANE	1800	Colonial	329600	358500	349000	10/22/18	0.94	1.03
3375	4 ISLAND POND ROAD	1792	Colonial	256300	281400	350000	11/30/18	0.73	0.80
100401	77 TOWNSHIP ROAD	1832	Colonial	320700	352000	353000	12/27/18	0.91	1.00
2054	1 DOREEN DRIVE	1863	Colonial	304600	359600	361850	04/19/19	0.84	0.99
1722	646 MAMMOTH ROAD	1966	Colonial	280400	327600	365000	07/05/19	0.77	0.90
3002	9 BOWLEY DRIVE	1700	Colonial	301000	341900	365000	03/08/19	0.82	0.94
3206	7 THOMAS AVENUE	2704	Colonial	325500	347200	379933	05/15/19	0.86	0.91
100759	6 GOLDEN BROOK DRIVE	1738	Colonial	304300	351100	379933	12/28/18	0.80	0.92
3742	1 APPLEWOOD ROAD	2034	Colonial	325300	388600	387000	10/26/18	0.84	1.00
100089	33 COUNTRYSIDE DRIVE	1912	Colonial	361400	394600	390000	05/20/19	0.93	1.01
3667	37 BLUEBERRY CIRCLE	2850	Colonial	373800	407900	392600	12/05/18	0.95	1.04
4015	16 SHANNON CIRCLE	1872	Colonial	338200	370100	399000	07/01/19	0.85	0.93
2357	3 LUANN LANE	2030	Colonial	297300	378500	400000	02/15/19	0.74	0.95
100635	19 BENOIT AVENUE	2026	Colonial	357500	404800	403000	02/04/19	0.89	1.00
2682	9 GASTON STREET	1701	Colonial	312900	399400	405000	07/30/19	0.77	0.99
3591	15 BRANDY LANE	1800	Colonial	328800	366100	416500	07/11/19	0.79	0.88
100094	13 BENOIT AVENUE	2424	Colonial	398300	452700	420000	10/18/18	0.95	1.08
4021	30 JERICHO ROAD	2882	Colonial	384100	424600	434900	05/24/19	0.88	0.98
104881	34 ROLLING RIDGE LANE	1892	Colonial	10032	433800	436000	11/01/18	0.02	0.99
100623	45 SIMPSON ROAD	2224	Colonial	382500	422300	449400	02/14/19	0.85	0.94
1748	554 MAMMOTH ROAD	2466	Colonial	333300	372500	450000	06/28/19	0.74	0.83
100111	157 PATRIOT DRIVE	2012	Colonial	353700	388500	450000	08/08/19	0.79	0.86
1493	1045 BRIDGE STREET	2066	Colonial	354400	389500	455000	06/28/19	0.78	0.86
2440	21 CLARK CIRCLE	2316	Colonial	462452	479600	455000	11/15/18	1.02	1.05
739	7 BOWMAN LANE	2513	Colonial	355800	448800	460000	01/10/19	0.77	0.98
103143	115 LAWRENCE CORNER	2463	Colonial	412900	460600	461000	10/16/18	0.90	1.00

PELHAM 2019 QUALIFIED SALES  
BY STYLE

ID	Location	SF LIVING	Style_Desc	2018 AV	2019 AV	Sale_Price	Sale_Date	2018 A/S RATIO	2019 A/S RATIO
100149	26 DODGE ROAD	2632	Colonial	418100	461900	465000	02/04/19	0.90	0.99
101019	39 LONGVIEW CIRCLE	2448	Colonial	425800	468800	475000	03/22/19	0.90	0.99
105032	8 CHESTNUT LANE	2514	Colonial	198	485500	484000	04/19/19	0.00	1.00
4209	9 MARIE AVENUE	2381	Colonial	383100	423900	487000	05/31/19	0.79	0.87
100488	14 GAUDET LANE	2472	Colonial	415800	459200	490000	07/01/19	0.85	0.94
105117	7 WATERFORD WAY	2431	Colonial	114800	504900	492600	10/01/18	0.23	1.02
979	815 MAMMOTH ROAD	4069	Colonial	550800	573400	499933	02/15/19	1.10	1.15
100087	45 COUNTRYSIDE DRIVE	2664	Colonial	490500	515000	500000	10/01/18	0.98	1.03
100357	51 PRISCILLA WAY	2666	Colonial	441900	496900	500000	05/24/19	0.88	0.99
104256	121 CLEMENT ROAD	2288	Colonial	309300	487300	500533	10/05/18	0.62	0.97
105170	21 HAYDEN ROAD	3011	Colonial	0	559900	517000	01/30/19	0.00	1.08
105036	30 CHESTNUT LANE	2564	Colonial	143	519400	519933	04/05/19	0.00	1.00
3037	26 SCENIC VIEW DRIVE	3146	Colonial	476900	523400	520000	02/13/19	0.92	1.01
100652	25 STONEPOST ROAD	3392	Colonial	512400	570600	520000	04/19/19	0.99	1.10
100371	14 MEGAN CIRCLE	2888	Colonial	468300	523600	530000	10/12/18	0.88	0.99
105102	10 LONG POND DRIVE	2807	Colonial	110900	407800	530000	08/22/19	0.21	0.77
105112	19 INNISBROOK DRIVE	2600	Colonial	119800	542100	530000	12/17/18	0.23	1.02
105114	27 WATERFORD WAY	2716	Colonial	114600	539400	530133	03/27/19	0.22	1.02
105099	12 WATERFORD WAY	2654	Colonial	113900	512700	530530	04/03/19	0.21	0.97
100421	20 SHEPHARD ROAD	2908	Colonial	467100	519200	534933	02/28/19	0.87	0.97
105098	6 WATERFORD WAY	2464	Colonial	304500	528400	535000	03/08/19	0.57	0.99
105106	2 INNISBROOK DRIVE	2644	Colonial	114200	526600	539000	01/16/19	0.21	0.98
104974	40 HAYDEN ROAD	2863	Colonial	718	526000	539933	03/15/19	0.00	0.97
3743	4 APPLEWOOD ROAD	3000	Colonial	402200	534800	540000	07/18/19	0.74	0.99
105037	33 CHESTNUT LANE	2863	Colonial	121100	545000	541800	10/25/18	0.22	1.01
105038	29 CHESTNUT LANE	2492	Colonial	152	519300	541977	11/13/18	0.00	0.96
105110	22 INNISBROOK DRIVE	2624	Colonial	126400	536800	547200	03/05/19	0.23	0.98
100434	9 MULBERRY LANE	2859	Colonial	463800	515000	555000	06/28/19	0.84	0.93
101217	49 LANNAN DRIVE	3464	Colonial	526700	588100	555000	10/19/18	0.95	1.06
105039	21 CHESTNUT LANE	2808	Colonial	143	542600	559900	01/31/19	0.00	0.97
756	26 A&B SKY VIEW DRIVE	4452	Colonial	517400	574500	560000	07/15/19	0.92	1.03
101238	118 MULBERRY LANE	3198	Colonial	504300	561600	560000	01/18/19	0.90	1.00
105100	18 WATERFORD WAY	2796	Colonial	113900	546300	560000	*02/08/19	0.20	0.98

PELHAM 2019 QUALIFIED SALES  
BY STYLE

ID	Location	SF LIVING	Style_Desc	2018 AV	2019 AV	Sale_Price	Sale_Date	2018 A/S RATIO	2019 A/S RATIO
100438	25 MULBERRY LANE	3084	Colonial	485700	561100	570000	10/02/18	0.85	0.98
105171	25 HAYDEN ROAD	2708	Colonial	0	535600	570000	06/25/19	0.00	0.94
100929	72 PRISCILLA WAY	2751	Colonial	139400	549400	579933	01/31/19	0.24	0.95
100939	7 BLUE JAY LANE	2557	Colonial	421500	561000	589933	02/22/19	0.71	0.95
100425	19 MULBERRY LANE	3852	Colonial	546300	608400	600000	08/06/19	0.91	1.01
105131	51 ASPEN DRIVE	2860	Colonial	23	579300	621593	01/02/19	0.00	0.93
101570	71 LITCHFIELD CIRCLE	3008	Colonial	489300	621600	649933	11/08/18	0.75	0.96
101103	71 DEER HILL CIRCLE	3217	Colonial	594500	664400	702533	12/21/18	0.85	0.95
<b>69 SALES</b>				<b>COLONIAL</b>				<b>0.80</b>	<b>0.99</b>
152	21 CASTLE HILL ROAD	721	Cape Cod	195000	215200	215000	10/17/18	0.91	1.00
3361	13 CHAGNON LANE	1723	Cape Cod	259800	286000	262900	03/11/19	0.99	1.09
4163	46 JERICHO ROAD	945	Cape Cod	235700	253000	269000	10/19/18	0.88	0.94
2974	14 SPAULDING HILL RD	924	Cape Cod	268000	290200	292533	12/18/18	0.92	0.99
4082	87 JERICHO ROAD	1575	Cape Cod	249700	267200	300000	06/27/19	0.83	0.89
1334	899 BRIDGE STREET	1723	Cape Cod	276900	316300	345000	03/28/19	0.80	0.92
1388	988 BRIDGE STREET	1789	Cape Cod	276500	312400	350000	10/02/18	0.79	0.89
1193	190 HOBBS ROAD	1508	Cape Cod	255400	274100	358000	08/08/19	0.71	0.77
1013	12 HEARTHSTONE ROAD	2094	Cape Cod	288800	345300	390000	07/31/19	0.74	0.89
3741	2 APPLEWOOD ROAD	2336	Cape Cod	361400	405600	390000	12/27/18	0.93	1.04
727	149 BUSH HILL ROAD	2444	Cape Cod	387000	423300	399933	05/24/19	0.97	1.06
394	28 MT. VERNON DRIVE	2595	Cape Cod	357400	391900	419933	07/08/19	0.85	0.93
1829	12 HOMESTEAD ROAD	2220	Cape Cod	334200	402000	425000	04/09/19	0.79	0.95
1601	59 BUSH HILL ROAD	1896	Cape Cod	414943	438743	450000	10/25/18	0.92	0.97
3363	7 CHAGNON LANE	1930	Cape Cod	301500	387600	450000	06/19/19	0.67	0.86
784	3 LONGVIEW CIRCLE	2688	Cape Cod	415400	453800	475000	06/10/19	0.87	0.96
3045	185 WESTFALL ROAD	2064	Cape Cod	369200	392700	485000	07/16/19	0.76	0.81
3746	5 APPLEWOOD ROAD	2536	Cape Cod	352400	432600	490000	06/14/19	0.72	0.88
101720	7 A&B DUTTON ROAD	3340	Cape Cod	518000	580700	527500	07/26/19	0.98	1.10
100337	48 DOGWOOD CIRCLE	4123	Cape Cod	530500	580800	533000	11/09/18	1.00	1.09
105109	20 INNISBROOK DRIVE	1999	Cape Cod	122200	502700	537000	12/03/18	0.23	0.94
758	38 SKY VIEW DRIVE	3162	Cape Cod	525100	582700	555000	10/15/18	0.95	1.05

PELHAM 2019 QUALIFIED SALES  
BY STYLE

ID	Location	SF LIVING	Style_Desc	2018 AV	2019 AV	Sale_Price	Sale_Date	2018 A/S RATIO	2019 A/S RATIO
102920	9 A BURNS ROAD	2743	Cape Cod	482071	540603	599000	11/16/18	0.80	0.90
<b>23 SALES</b>									
			<b>CAPE COD</b>					<b>0.85</b>	<b>0.94</b>
246	62 TALLANT ROAD	2066	Modern	340500	371000	385000	10/30/18	0.88	0.96
754	19 JEREMY HILL ROAD	2206	Modern	388100	425400	475000	08/22/19	0.82	0.90
104682	27 GROUSE RUN	2851	Modern	515300	571600	534933	05/10/19	0.96	1.07
104665	76 GROUSE RUN	2563	Modern	502500	555700	535000	04/08/19	0.94	1.04
100302	6 PETES WAY	5493	Modern	688900	768500	750000	06/26/19	0.92	1.02
<b>5 SALES</b>									
			<b>MODERN</b>					<b>0.92</b>	<b>1.02</b>
103658	2 HAYDEN ROAD	1489	Condo	218000	217800	145000	10/18/18	1.50	1.50
1889	132 A MAIN STREET	1408	Condo	227000	241200	298000	05/17/19	0.76	0.81
103553	15 WINTERBERRY ROAD	2100	Condo	240300	270300	323333	07/30/19	0.74	0.84
103587	28 SETTLERS WAY	1641	Condo	287000	321700	340000	12/07/18	0.84	0.95
104604	22 WILDFLOWER DRIVE	1383	Condo	0	376400	343133	10/16/18	0.00	1.10
104216	8 WHISPERING OAKS RD	1220	Condo	319100	354300	354000	12/17/18	0.90	1.00
103919	35 PIPER LANE	1850	Condo	418000	345700	354933	01/15/19	1.18	0.97
104792	85 TANAGER CIRCLE	1820	Condo	325700	325700	355000	05/15/19	0.92	0.92
104773	5 ORIOLE CIRCLE	1714	Condo	222400	354400	371266	04/30/19	0.60	0.95
104767	29 ORIOLE CIRCLE	1945	Condo	0	380500	373400	11/09/18	0.00	1.02
104761	14 ORIOLE CIRCLE	1977	Condo	186300	345800	373600	06/17/19	0.50	0.93
104768	25 ORIOLE CIRCLE	1895	Condo	0	372500	374133	03/29/19	0.00	1.00
104770	17 ORIOLE CIRCLE	1954	Condo	0	386800	374400	02/08/19	0.00	1.03
104764	26 ORIOLE CIRCLE	1961	Condo	185900	386600	379400	10/12/18	0.49	1.02
104790	93 TANAGER CIRCLE	1792	Condo	332700	332700	379900	07/26/19	0.88	0.88
104787	105 TANAGER CIRCLE	1832	Condo	333400	373000	384000	11/06/18	0.87	0.97
104775	86 TANAGER CIRCLE	2020	Condo	326000	396100	389933	10/16/18	0.84	1.02
104608	14 WILDFLOWER DRIVE	1687	Condo	0	411700	397666	10/12/18	0.00	1.04
104760	10 ORIOLE CIRCLE	1925	Condo	185000	384000	399133	01/11/19	0.46	0.96
104762	18 ORIOLE CIRCLE	1954	Condo	10000	386000	399400	04/19/19	0.03	0.97
104759	6 ORIOLE CIRCLE	1945	Condo	214600	398300	404400	11/27/18	0.53	0.98

PELHAM 2019 QUALIFIED SALES  
BY STYLE

ID	Location	SF LIVING	Style_Desc	2018 AV	2019 AV	Sale_Price	Sale_Date	2018 A/S RATIO	2019 A/S RATIO
104763	22 ORIOLE CIRCLE	1952	Condo	0	391400	409400	10/26/18	0.00	0.96
104597	16 DRAGONFLY DRIVE	1593	Condo	0	395600	413465	12/14/18	0.00	0.96
104769	21 ORIOLE CIRCLE	2096	Condo	213600	396300	415000	04/11/19	0.51	0.95
104605	20 WILDFLOWER DRIVE	1726	Condo	0	410300	429933	05/31/19	0.00	0.95
104607	16 WILDFLOWER DRIVE	1894	Condo	0	431300	431133	12/21/18	0.00	1.00
104756	68 TANAGER CIRCLE	1956	Condo	238600	395900	439900	05/08/19	0.54	0.90
104596	18 DRAGONFLY DRIVE	1894	Condo	0	432800	447266	08/02/19	0.00	0.97
104598	14 DRAGONFLY DRIVE	1735	Condo	0	414400	452933	01/29/19	0.00	0.91
<b>29 SALES</b>				<b>CONDO</b>				<b>0.50</b>	<b>0.97</b>