Single Family Home Sales

S-B-L	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Style	Year Built	SFLA	Ttl # of Rms	Bdrm	Bths	Bsmt Fin SF	Garage Fp CA	Additional Comments
10-2-13	2/19/2014	$240,000	206300	209 Montgomery St	0.16	Old Style	1920	1750	8	4	2.5	Full	2-C Det FP	Partial Hudson River Vws; Ren.Kitchen
20-1-57	2/13/2014	$110,000	133000	86 West St	0.26	Old Style	1926	1394	6	3	1	Full	2-C Det	
7-10-4	2/11/2014	$115,000	126500	37 Roe St	0.09	Old Style	1910	1547	6	3	1	Full	2-C Det	Deed Price: $120,000 Sales Conc: $5,000
6-6-73	2/7/2014	$122,500	138600	600 South St	0.39	Ranch	1986	1248	5	3	2	Full	1-C Bltn	
26-3-3.1	1/23/2014	$191,500	191500	165 Orchard St	0.2	R.Ranch	2007	1288	6	3	2	Full 750sf Fin	2-C Bltn CA,Fp	Deed Price: $199,100 Sales Conc: $7,600
28-1-9	1/13/2014	$120,000	112100	393 First St	0.08	Old Style	1925	1232	6	3	1	Full		
17-2-8	1/6/2014	$166,500	156200	2 Columbus La	0.27	Ranch	1956	1672	8	3	1.5	Full	2-C Det CA	
3-10-5	12/18/2013	$170,000	136500	7 Hampton Pl	0.21	Ranch	1950	948	5	2	2	Full 948sf Fin		Deed Price: $177,000; Sales Concess: $7,000
19-1-5	12/13/2013	$24,000	108200	81 South St	0.05	Row	1900	2100	8	3	1	Full		Fair condition - needed work.
12-2-1	12/5/2013	$170,000	261500	73 Clinton	0.15	Old Style	1834	2899	8	5	2	Full	4Fp	Fair condition
26-1-8	12/2/2013	$10,000	106900	153 Dupont Av	0.1	Old Style	1925	1042	6	3	1.5	Full 440sf Fin		Poor condition; Fire damaged
25-4-38	10/29/2013	$190,000	66000	738 Broadway	0.24	Old Style	1900 Renov 2013	1650	6	3	1.5	Full	CA	Deed Price: $200,000 Sales Concess: $10,000
13-7-1	10/2'/2013	$97,000	118000	74 Thompson St	0.13	Ranch	1960	1212	5	2	1	Full		Short sale. Deed Price: $100,000; Sales Concess: $3,000

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16-6-4	11/25/2013	$65,000	113000	25 Bush Ave	0.07	Townhse	1014	1100	6	3	1	Full	1-C Det	
6-6-55	11/27/2013	$64,500	111500	540 South St	0.16	Cottage	1910	914	5	2	1	Full	1-C Det	Deed Price: $65,500 Sales Concess: $1,000
38-1-16.2	11/13/2013	$46,500	34700	192 W Parmenter St	0.02	Semi-Attached Old Style	1900	1216	6	3	2	Full	Street Prkng	New kitchen, baths & windows
7-12-3	10/17/2013	$180,000	150300	10 Gedney Way	0.11	Colonial	1930	1560	9	5	2	Full	1-C Att, Fp	Renovated kitchen
20-1-42	10/9/2013	$61,800	106100	4 Arlington Pl	0.05	Old Style	1925	1120	6	3	1	Full	1-C Det	
13-5-25	9/30/2013	$105,000	114100	60 Fowler	0.08	Old Style	1920	1056	5	2	1.5	Full		Deed Price: 108,150 MLS Concess: $3,150
15-4-11	9/27/2013	$179,000	143600	3 Englebride Pl	0.19	Split	1958	1606	7	3	2	Full/ 186sf Fin	2-C Bltn,FP	
45-7-11	9/23/2013	$75,000	98400	51 Carson Ave	0.06	Old Style	1915/ Renov	1794	6	3	1.5	Full	Fin Attic	Deed Price: $79,000 Probable VA Sales Concess: $4,000
26-3-47	9/18/2013	$65,000	108800	75 Larter Ave	0.13	Cape	1925	1296	7	3	1	Full	1-C Bltin	
16-8-34	9/12/2013	$90,000	118600	18 Bush Ave	0.08	Townhse	1918	1124	6	3	2	Partial	2-C Det	
26-3-3.2	9/9/2013	$185,000	191500	157 Orchard St	0.21	R.Ranch	2009	1288	9	4	3	Full/ 750sf Fin	1-C Bltin, Fp	Building completed in 2013
25-3-25	8/30/2013	$85,000	120900	95 Wisner Ave	0.11	Old Style	1930	1552	7	3	2	Full		Renovated in 2012; Converted to a 1-family from a 2-family
13-2-5	8/29/2013	$50,000	108500	801 South St	0.08	Old Style	1912	1200	6	3	1	Full	2-C Det, FP	
33-2-2.2	8/29/2013	$190,000	158900	1 Ellis Avenue	0.34	R.Ranch	2007	1344	6	3	2	Full		

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25-5-5	8/9/2013	$125,000	134700	745 Broadway	0.11	Old Style	1940	1577	5	2	1	Full		Formerly used as office and storage
7-12-10	8/9/2013	$105,000	103500	284 Fullerton Ave	0.11	Cape	1920	1084	6	2	1	Full	Fp	
13-2-1	7/31/2013	$98,600	96700	809 South St	0.06	Old Style	1910	1040	6	3	1	Full		Deed Pirce: $104,500 MLS Concess:$5,900
7-4-10.1	7/30/2013	$210,000	178000	34 City Terrace No	0.35	Colonial	1930	1717	7	3	1.5	Full	1-C Bltn,Fp	
4-10-22	7/26/2013	$175,000	201600	500 Liberty St	0.11	Old Style	1930/ Renov 2006	1848	7	3	2.5	Full	2C Bltin, Fp, CA	Short Sale
41-1-4	7/24/2013	$117,000	162800	288 Little Britain Rd	1 a	Colonial	1860	1892	9	4	1	Full		Fair condition
9-2-2	7/23/2013	$235,000	232700	396 Grand St	0.19	Colonial	1910	2036	7	3	1.5	Full	1-C Bltn 2 Fps	Some River Views
7-7-8.1	7/19/2013	$161,700	138700	3 Marne Ave	0.22	Colonial	1932	1153	7	3	1.5	Full	1-C Det	Deed Price: $165,000 MLS Concess: $3,300 Renovated Home
14-3-7.1	7/1/2013	$170,000	140200	555 South St	0.17	Ranch	1968	1184	6	3	1	Full 492sf Fin	CA, 2-C Det	Renovated
13-11-2	6/27/2013	$208,000	109400	10 Belknap St	0.83	R.Ranch	2008	1506	9	3	3	Full 676sf Fin	CA, 2-C Bltn	Short Sale
13-7-28	6/26/2013	$92,500	114400	53 Fowler Ave	0.19	Old Style	1945	1092	6	3	1	Full	2-C Det	MLS Price: $95,000
3-12-1	6/17/2013	$166,000	195600	5 Plaine Terr	0.55	Ranch	1950	1952	7	3	2	Full	1-C Att, 2Fp, CA	Estate Sale
9-2-26	6/14/2013	$133,000	187200	368 Grand St	0.11	Old Style	1920	1460	8	3	1.5	Full	1-C Bltin, Fp	
2-19-9 &10	6/10/2013	$345,000	390100	328 & 324 North St	4.5 a	Old Style	1860	2760	9	5	2.5	Full	2C Dt,3 Fps, Barn	Deed Price: $355,000 MLS Sales Concess: $10,000

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16-9-6	6/10/2013	$88,000	108200	19 Farrell St	0.07	Townhse	1920	1056	6	3	1	Full	CA,	
9-5-35	5/31/2013	$317,500	358300	270 Montgomery St	0.14	Colonial	2004	2094	6	3	2.5	Full 308sf Fin	Fp,CA 1-C Bltn	Hudson River Views
3-10-4	5/24/2013	$193,000	195900	5 Hampton Pl	0.2	Cape	1950	1648	10	3	2	Full 360sf Fin	Fp,CA 1-C Att	Stone Patio, Cv.Porch
5-2-16	5/23/2013	$118,000	109000	664 South St	0.27	Bungalow	1930	912	5	2	1	Partial	1C Det	Deed Price: $124,900 MLS Concess: $6,900
38-2-9	5/17/2013	$18,650	39100	247 Washington St	0.06	Old Style	1900	1300	5	3	1	Full		Fair condition; Non-MLS sale
21-1-5	5/7/2013	$170,000	150000	365 Third St	0.35	Old Style	1925	2044	8	4	2	Full	4-C Det, Fp	Patio, Porch
22-1-45	4/4/2013	$70,000	102400	86 Robinson Av	0.08	Old Style	1920	1652	6	3	1.5	Full		Short Sale; MLS listed in fair condition
25-8-6	3/26/2013	$77,000	109100	9 McDowell	0.09	Old Style	1925	1344	6	3	1	Full		Estate Sale
7-6-3	3/13/2013	$237,000	166600	23 City Terrace N	0.29	Cape	1930	1601	7	3	1.5	Full	2-C Det, FP, Cent A	Deed Price: $244,110 MLS Sales Concess $7,110
15-3-11	3/8/2013	$172,000	191000	66 Valley Av	0.25	Ranch	1951	1847	7	3	2	Full 1607sf Fin	1-C Att Fp, CA	
7-2-25	2/22/2013	$130,002	189200	21 Mandigo Pl	0.22	R.Ranch	1972	1276	7	3	2.5	Full 600sf Fin	2-C Bltn	Deed Price: $138,300 Sales Concess: $8,298; Fair Cndtn
21-4-14	12/20/2012	$115,000	115700	92 Prospect St	0.07	Old Style	1928	1232	6	3	1	Full	No Drive-way	Deed Price: $121,900 Sales Concess: $6,900
9-2-13&14	12/3/2012	$89,000	147800	9-11 Forsythe Pl	0.18	Old Style	1932	1308	5	2	1	Full	Fp, Patio	Short Sale
2-10-18	11/30/2012	$132,000	158500	8 Sherman Dr	0.15	Ranch	1956	1000	5	3	1.5	Full	CA	

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4-6-6	11/27/2012	$272,500	272000	18 Park Place	0.28	Old Style	1946	2073	7	4	2.5	Full	Fp,CA 2-C Att	
28-1-12	11/1/2012	$105,000	109900	387 First St	0.06	Old Style	1925	1134	7	3	1	Full	1-C Det	
2-15-4	10/29/2012	$48,000	116400	13 Gardner St	0.11	Ranch	1950	768	4	2	1	Slab		
48-2-17	10/15/2012	$75,000	125500	50 Courtney Ave	0.06	Old Style	1889	1640	7	3	1	Full		Renovated; Semi-Attached
7-5-17	10/5/2012	$190,000	144400	6 City Terrace No	0.14	Old Style	1928	1000	5	2	1	Full 1000sf	2Fps, C/A	
2-14-14	9/26/2012	$90,000	116400	8 Gardner St	0.12	Ranch	1950	734	4	2	1	Slab		
16-9-15	9/11/2012	$73,500	111900	28 Bush Avenue	0.08	Townhse	1918	1056	6	3	1	Full	Fin.Att, 1-cDet	Semi-Attached
6-3-35	9/7/2012	$149,000	149800	18 Odell St	0.2	Ranch	1955	1084	5	3	1	Full 500sf+/-		
3-12-18	9/4/2012	$131,145	170800	256 North St	0.31	Cape	1955	1427	6	3	2	Full	1-cAtt, Fp	In-grd Pool
4-8-4	8/31/2012	$265,000	240000	17 Park Pl	0.21	Old Style	1926	1296	7	3	1.5	Full	1cBltin	Partial Hudson River Vws
48-4-13	8/30/2012	$270,000	208100	16 Bay View Ter	0.15	Old Style	1880	1632	9	3	1.5	Full	2cAtt	River Views; Possible Fin. Attic
7-10-24	8/17/2012	$75,000	110800	26 Columbus Ave	0.09	Bungalow	1927	914	5	2	1	Full	1cDet	
4-8-8	8/9/2012	$138,500	200200	385 N Montgomery St	0.12	Old Style	1928	1660	8	3	1	Full	1cAtt	Deed Price: $146,810 Sales Concess: $8,310
4-6-3	8/6/2012	$200,000	192700	30 Park Pl	0.11	Old Style	1914	1326	6	3	1.5	Full	1cDet	

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15-2-11	8/4/2012	$145,000	196500	57 Valley Ave	0.32	Ranch	1960	1982	7	3	2.5	Full 981sf	C/A,Fp, 1cAtt	
13-7-23	7/24/2012	$120,000	129600	67 Fowler Ave	0.16	Old Style	1931	1220	6	3	1	Full		
14-3-22	7/18/2012	$95,000	127600	169 West St	0.17	Cape	1936	985	5	2	1	Full	1cDet CA	Short Sale, Deed: $100,000; MLS: $95,000
7-10-7	6/27/2012	$130,000	96000	29 Roe St	0.12	Old Style	1912 Renov	1040	6	3	1	Full		Deed Price:$136,000 Sales Concess: $6,000
6-6-35	6/26/2012	$195,000	191800	13 Odell St	0.17	Cape	1955	1654	7	3	3	Full 600sf		
16-11-31	6/8/2012	$101,000	122600	114 Prospect St	0.09	Old Style	1920	1450	6	3	1	Full		
26-5-13	6/5/2012	$100,000	111600	10 Hillside Ct	0.11	Old Style	1920	972	6	3	1	Full	1cDet	
25-6-14	5/9/2012	$115,000	161600	14 Nott Pl	0.13	Cottage	1949	1098	6	3	1	Full		Renovated
17-3-26	5/2/2012	$134,000	177400	204 Prospect St	0.25	Old Style	1910	2046	6	2	1	Full	3cDet	
2-13-12	3/23/2012	$150,000	165700	12 Blake St	0.11	Ranch	1946	1014	5	3	1	Full	CA	
16-5-13	2/17/2012	$118,000	131700	6 Lilly St	0.06	Townhse	1918	1112	6	3	1.5	Full	2cDet	Deed Price: $121,900 Sales Concess: $3,900
10-2-14	2/10/2012	$265,000	308700	205 Montgomery St	0.22	Old Style	1900	2315	9	3	2	Full 572sf	1cDet	MLS Listed Short Sale
9-1-11	2/3/2012	$350,000	340000	363 Grand St	0.25	Old Style	1942	2972	10	5	4.5	Partial		
48-4-6	1/27/2012	$202,000	188000	17 Courtney Ave	0.06	Row	1900	2470	8	3	3	Full		

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10-3-22.2	12/22/2011	$345,000	255800	208 Montgomery St	0.17	Old Style	1850	2123	8	5	2.5	Full	4Fp	Deed Price:$365,700 Sales Concess: $20,700
13-5-13	12/22/2011	$105,000	138200	10 Oak St	0.08	Old Style	1913	1253	6	3	1	Full		Deed Price: $111,300 Sales Concess: $6,300
48-4-22	12/20/2011	$212,000	168200	28 Henry Ave	0.09	Old Style	1900	1970	7	3	2	Full	3Fp	
25-1-55.2	12/7/2011	$145,000	199000	98 Maple St	0.19	Colonial	1988	2980	8	3	2.5	Slab	3cDet	
6-4-10	11/9/2011	$195,000	192900	10 Odell St	0.22	Ranch	1955	1519	5	2	1.5	Full	Fp	Renovated
16-12-13	11/8/2011	$125,000	162700	42 Townsend Ave	0.09	Old Style	1915	1916	9	4	1.5	Full	Fp	
3-9-2	10/21/2011	$40,000	80600	9 Cottage Ave	0.18	Bungalow	1910	520	4	2	1	Full		
20-1-43	10/11/2011	$119,000	139800	6 Arlington Pl	0.05	Colonial	1930	1560	10	4	2	Full		
6-3-10	10/6/2011	$172,000	188800	14 McCord Dr	0.27	R.Ranch	1970	1362	9	3	2	Full 900sf Fin	Fp, 2CBltn	
10-2-15	9/30/2011	$390,000	345600	201 Montgomery St	0.34	Old Style	1900	3490	10	4	3	Full	CA; 5 Fps	
16-12-10	9/2/2011	$115,000	116000	48 Townsend Ave	0.09	Old Style	1920	952	6	3	1	Full	1cDet	
13-5-19	8/25/2011	$130,000	160900	40 Oak St	0.22	Old Style	1917	1508	8	3	1.5	Full	Fp	
9-2-5	8/12/2011	$92,000	142700	29 Forsythe Pl	0.11	Old Style	1891	988	6	3	1	Partial, 450sf		
3-10-9	7/28/2011	$222,000	200000	6 Hampton Pl	0.21	Cape Cod	1960	1746	7	3	2	Full	1CAtt	

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26-3-46	7/25/2011	$140,000	131400	73 Larter Ave	0.13	Cape Cod	1954	1296	6	3	1	Full	1cBltin	
7-4-7	7/13/2011	$190,000	219600	347 Powell Ave	0.17	Colonial	1920	2380	9	4	2.5	Full 1050sf	Fp 2cDet	