Multi-Family Home Sales

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
48-5-5	230	3	12/10/2015	$115,000	125000	21 Henry Ave	0.06	1890	Old Style	2964	15	6	3	
18-11-24	220	2	12/4/2015	$101,000	50000	112 Dubois St	0.05	1890	Old Style	1487	6	2	2	Sale also Included SBL # 7-7-14, 263 Powell Ave
45-7-1	230	3	11/18/2015	$13,000	21600	71 Carson Ave	0.03	1890	Row	1752	11	5	3	Non MLS Sale
45-7-3	230	3	11/18/2015	$27,000	15900	67 Carson Ave	0.05	1890	Old Style	1340	10	5	3	Non MLS Sale
46-3-1	230	3	11/17/2015	$55,038	32900	38 Edward St	0.13	1900	Old Style	2376	2	0	1	Poor Condition Multiple Offers
45-4-2	230	3	10/30/2015	$43,000	59900	127 S William St	0.03	1880	ROW	2507	14	5	3	
18-3-42	220	2	10/19/2015	$22,000	55,800	146 Johnston	0.05	1900	Old Style	1856	9	5	2	
46-6-15	220	2	10/13/2015	$147,000	96,000	20 Liberty St	0.09	1890	Old Style	1984	10	2	2	Non-MLS Sale
10-3-25.2	411	4	9/30/2015	$420,000	299,300	222 Montgomery St	0.18	1873	3 Story	4572	19	8	5	River View, 8 working F/P's Updated kitchens & Baths

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
22-5-24	230	3	9/28/2015	$128,000	114,000	242 First St	0.09	1890	Old Style	3362	15	9	3	
45-7-23	220	2	9/14/2015	$60,000	86,400	48 Overlook Pl	0.06	1890	Old Style	2060	9	5	2F1H	No MLS Sale
24-12-8	220	2	9/8/2015	$300,000	120,400	118 First St	0.09	1860	Row	2016	8	3	2F1H	896 Sq. Ft. Finished Bsmt Apt.
37-8-13	411	4	9/3/2015	$211,000	206,200	88 Washington St	0.05	1900	Att Row	3036	16	6	6	
12-2-26.2	220	2	8/4/2015	$169,000	101,500	61 Clinton St	0.04	1864	Old Style	1848	6	3	2	converted carriage house
3/7/2009	220	2	7/30/2015	$151,000	139,900	65 North St	0.15	1930	Old Style	1724	7	3	2	
10-2-16	220	2	7/30/2015	$265,000	200800	195 Montgomery St	0.07	1930	Old Style	1612 + 836 fin bsmt	9	4	2	Deed Price: $275,000 Sales Conc: $10,000 4 FP
36-6-2	220	2	7/29/2015	$100,000	102300	16 Clark St	0.17	1890	Old Style	2403	12	5	3	Non-MLS Sale
19-1-11	230	3	7/17/2015	$50,000	51300	121 Montgomery St	0.07	1850	Old Style	4124	11	3	3	
31-1-6	220	2	7/10/2015	$50,000	72000	109 First St	0.03	1900	Old Style	1312	8	4	2	

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
11-4-9	220	2	7/8/2015	$32,000	63100	387 Liberty St	0.05	1900	Row	2100	8	5	2	
19-1-42	411	4	7/7/2015	$150,000	211000	202 Grand St	0.06	1900	Row	3516	14	6	4	
18-3-27	220	2	6/24/2015	$43,000	64500	130 Lander St	0.05	1900	Row	1716	9	5	2	
19-1-27	411	4	6/17/2015	$95,000	197000	154 Grand St	0.07	1890	row	4520	17	5	4	Short Sale - needs TLC per mls
7-7-18	220	2	6/17/2015	$54,000	30900	255 Powell Ave	0.05	1886	Row	1854	10	5	2	Poor condition
26-7-25	220	2	5/28/2015	$70,000	62500	76 Grove St	0.05	1900	Old Style	1598	10	4	2	Non-MLS Sale
10-2-25	411	7	5/15/2015	$116,000	294900	286 Grand St	0.08	1891	Old Style	8464	29	15	7	Short Sale per MLS Fair Condition
12-1-11	280	2	5/15/2015	$80,000	129900	243 Grand St & 243A Grand Street	0.07	1870	Old Style	1240+ 510	7 3	2 1	2 1	
19-1-19	220	2	5/1/2015	$140,000	134000	99 Montgomery St	0.98	1839	Mansion	6640	12	4	2F1H	house sold with extensive fire damage
28-1-32	220	2	4/30/2015	$20,500	50100	23 Prospect St	0.06	1890	Cottage	704	3	2	2	SF includes 352sf in Bsmnt
7-1-11.1 7-1-12.2	220 220	2 2	4/28/2015 4/28/2015	$265,000	129100 130800	12 Sequestered Rd 16 Sequestered Rd	.26 .33	1990 1990	Duplex Duplex	2720 2720	10 10	6 6	2F2H 2F2H	Two parcels sold together on one deed
36-5-1	230	3	4/22/2015	$73,000	82100	15 Clark St	0.03	1895	Row	2532	12	5	3	Sf includes 844sf in Bsmt
48-8-1	230	3	3/17/2015	$26,000	78200	161 Bay View Terr	0.06	1900	Old Style	1838	16	6	3	Interior of house had been gutted
23-3-7	411	4	3/16/2015	$170,000	160900	127 Third St	0.06	1901	Old Style	4153	20	12	4	4 3-bedroom units

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
45-7-30	220	2	3/13/2015	$50,500	74400	62 Overlook Pl	0.06	1890	Row	1718	10	6	2	
38-3-23	411	4	3/11/2015	$119,999	144800	119 W Parmenter	0.06	1895	Old Style	2922	16	8	4	
18-3-40	220	2	3/10/2015	$39,000	37000	142 Johnston St	0.06	1900	Old Style	1216	11	5	2	304sf Fin Bsmnt; Not included in sf; Fair condition
48-4-5	220	2	2/13/2015	$130,000	110700	19 Courtney Ave	0.06	1900	Old Style	2020	9	3	2	
18-10-6	411	4	2/5/2015	$35,000	101600	144 Third St	0.09	1900	Old Style	3077	13	5	4	Fair condition
23-7-9	220	2	2/2/2015	$95,000	26800	66 Lander St	0.04	1900	Row	1430	6	2	2	Non-MLS Sale
30-5-14	411	4	12/29/2014	$85,000	100000	167 Liberty St	0.07	1900	Old Style	2788	18	6	4	2 2-bedroom units; 2 1-bedroom units
4-7-10	220	2	12/29/2014	$211,000	224800	334 N Montgomery	0.39	1920	Old Style	2772	10	4	2.5	385sf Fin. Bsmnt not included in SF; Fp; River Vews; 1-Car Garage
37-8-14	230	3	12/19/2014	$185,000	133500	90 Washington	0.05	1889	Old Style	3036	14	5	3	Non-MLS Sale
34-2-5	220	2	12/5/2014	$35,000	52100	371 Broadway	0.05	1890	Old Style	1708	11	5	2	Building in fair condition; some fire damage
45-2-8	220	2	10/22/2014	$83,000	80900	66 Benkard Ave	0.07	1920	Old Style	1754	9	5	2	
4/3/2003	220	2	10/14/2014	$80,000	276500	577 Liberty St	0.22	1940	Old Style	3579	8	4	2	Poor condition; House vandalized; Plumbing removed; Short Sale
39-3-25	220	2	9/25/2014	$75,000	88600	22 E Parmenter St	0.12	1890	Old Style	1716	6	3	2	572sf Fin Bsmnt included in sf
39-3-24.2	220	2	9/25/2014	$75,000	88000	20 E Parmenter St	0.06	1890	Old Style	1716	6	3	2	572sf Fin Bsmnt included in sf

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
38-4-37	220	2	8/26/2014	$55,000	66900	86 William St	0.06	1930	Old Style	1760	11	5	2	
1-2-20	220	2	8/11/2014	$140,000	150200	39-40 Williamsburg Dr	0.2	1987	Duplex	2052	8	4	2F2H	Non-MLS Sale
22-5-1	411	4	7/31/2014	$125,000	148200	57 Carter St	0.1	1900	Old Stule	2976	18	10	4	3-C Garage
45-10-4	411	6	7/17/2014	$140,000	161400	185 Renwick St	0.07	1900	Old Style	3840	24	12	6	
48-10-12	411	6	7/2/2014	$160,000	230700	45 1/2 Henry Ave	0.12	1880	Old Style	4929	21	9	6	1-C Garage
17-4-4.1	230	3	6/20/2014	$75,000	154400	175 Gidney Ave	0.16	1910	Old Style	2530	9	5	3	Fair condition
45-8-4	220	2	6/13/2014	$40,000	110800	99 Carson Ave	0.06	1900	Old Style	2284	12	4	2	
21-7-16	230	3	6/6/2014	$150,000	161000	69 Robinson Ave	0.06	1927	Old Style	3120	18	9	3	
18-5-12	220	2	6/4/2014	$180,000	102800	267 Liberty St	0.06	1900	Old Style	3404	11	5	3F1H	851 Fin Bsmnt included in sf; Renovated 2009
48-1-25.1	220	2	6/3/2014	$140,000	126000	94 Courtney Av	0.12	1900	Old Style	1968	9	5	3	Finished Basement; Renovated
45-4-14	220	2	5/30/2014	$35,000	109000	28 Benkard Av	0.05	1900	Old Style	2286	11	4	2	Short sale
45-13-16	220	2	5/28/2014	$68,000	105900	128 Renwick St	0.07	1900	Old Style	2096	11	4	2	
23-3-16	220	2	5/9/2014	$27,500	64200	79 Lander St	0.05	1900	Old Style	1344	7	2	2	672sf Fin Bsmt (not included in total sf)
38-1-15	220	2	4/17/2014	$130,000	22700	190 W Parmenter	0.06	1900	Old Style	1365	7	3	2	Renovated; Non-MLS Sale

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7-5-1	220	2	4/9/2014	$175,000	204100	26 City Terrace N	0.28	1920	Old Style	2771	9	5	3F2H	
48-8-7.1	220	2	3/26/2014	$140,000	173800	70 Bay View Terr	0.25	1900	Old Style	1552	8	3	2	Deed Price: $145,000 Sales Concess: $5,000
39-3-23	220	2	3/19/2014	$60,000	123400	16 E Parmenter St	0.6	1850	Old Style	3174	8	4	2f/2h	Short Sale
12-2-3 & 12-2-24.2	230 & 311	3	3/6/2014	$295,000	256600 & 5000	177 Montgomery St 260 Grand St Rear	0.38	1910	Old Style	2109	9	5	3	River Vws, Renovated
10-3-24	411	4	2/17/2014	$335,000	268000	216 Montgomery St	0.18	1900	Old Style	3446	16	4	4	River Vws, Renovated
4-10-14	230	3	1/4/2014	$135,000	184000	407 Grand St	0.12	1900	Old Style	2794	10	4	3	Non-MLS Sale
18-5-4	411	4	12/20/2013	$105,000	138500	295 Liberty St	0.05	1880	Row	2535	16	8	4	Fair condition
45-9-12	220	2	12/9/2013	$120,000	146500	31 Monument St	0.11	1940	Cape	2061	7	4	2.5	1374sf Fin Bsmnt; 1 Fp 2C Garage
38-5-20	220	2	12/4/2013	$75,000	116600	81 S Robinson Av	0.08	1935	Old Style	1482	8	4	2	
36-5-5	411	4	11/21/2013	$50,000	144800	161 Ann St	0.07	1890	Old Style	2895	17	9	4	Fair Condition - On Vacant Bldg Registry - Estate-related sale
13-2-4	280	2	11/20/2013	$99,375	148500	803 South St	0.06	1912	Old Style	1116 513	6 4	3 1	1 1	2 Homes on one parcel - Fin Bsmnt, Garage/Wrkshp
39-4-14 39-4-13	411 330	6	11/8/2013	$177,000	208100	9 E Parmenter St	0.14	1850	Old Style	4550	25	11	6	2 Buildings: 1 - single family with garages; 1 - 5-units
48-5-5	230	3	9/27/2013	$120,000	149000	21 Henry Ave	0.06	1890	Old Style	2964	15	6	3	
45-12-23	220	2	9/20/2013	$50,000	115700	98 Carson Ave	0.06	1899	Old Style	2120	9	5	2	

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
16-6-15	411	4	9/6/2013	$175,000	226800	124 Fullerton Ave	0.17	1914	Old Style	3642	16	4	4	
29-3-3	220	2	9/6/2013	$47,000	73900	257 First St	0.06	1910	Old Style	1694	11	6	2	
38-3-20	220	2	7/29/2013	$75,000	92200	127 W.Parmenter	0.6	1900	Old Style	1888	8	4	2	Deed Price: $79,500 Sales Concess: $4,500
13-3-28	220	2	7/23/2013	$185,000	186500	13-15 Palantine Ave	0.16	1992	Duplex	2576	10	6	2F2H	Short Sale
48-3-4	220	2	7/19/2013	$50,000	104900	25 Overlook Pl	0.05	1890	Att 2-Stry	1672	9	3	2	
18-5-17	411	4	7/17/2013	$155,500	98200	6 Farrington St	0.03	1900	Old Style	1900	24	12	4	MLS lists sales price as $146,500; Deed Price $155,500
1-2-15	220	2	7/12/2013	$153,000	182600	29-30 Williamsburg	0.19	1987	2-Story	2538	10	5	2	
38-4-63	230	3	6/28/2013	$58,500	96500	85 Mill Street	0.04	1900	3-Story	2112	14	8	3	Fair Condition
11-2-21	230	3	6/14/2013	$25,000	50,700	198 South St	0.08	1900	3-Story	2979	14	8	3	Poor condition;May only be useable as a 2-Family
12-1-8	230	3	5/30/2013	$75,000	66100	247 Grand St	0.07	1880	3-Story	2277	9	3	3	Fair condition
23-4-7	411	4	5/21/2013	$125,000	148900	229 Liberty St	0.29	1845	3-Story	3977	16	4	4	MLS lists as an estate sale; sf includes fin. bsmnt
26-1-70	411	6	5/15/2013	$250,000	361700	110-112 Wisner Av	0.59	1987	3 2-Story 2-Unit Bldgs	6600	30	18	6	Only on market for 25 days; Liquidation Sale
16-11-2	220	2	3/22/2013	$140,000	150600	69 Townsend Ave	0.09	1920	Old Style	2100	11	5	2	Renovated; 1-C Det
25-3-27.1	230	3	1/31/2013	$175,000	193700	91 Wisner Ave	0.24	1900	Old Style	2548	12	5	3	2-C Det Garage Deed Price: $185,000; MLS Sales Concess $10,000

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
18-5-24	411	4	1/11/2013	$35,000	40000	134 Chambers St	0.04	1880	Old Style	2140	13	5	4	
17-1-17	220	2	12/13/2012	$65,000	132300	192 Fullerton Ave	0.09	1940	Cape	1620	9	4	2	Per MLS - House needs work; 1-C Det
17-3-2	220	2	12/10/2012	$100,000	133000	219 Gidney Ave	0.33	1948	Old Style	1302	8	3	2	Short Sale; 2-C Det
25-6-16	220	2	12/3/2012	$132,000	144900	10 Nott Pl	0.17	1930	Bungalow	1296	8	4	2	
29-5-39	220	2	10/12/2012	$80,000	37400	50 City Terrace	0.08	1890	Old Style	1720				Vacant Building; Poor Condition
26-8-6	220	2	9/4/2012	$50,000	74,400	9 West St	0.05	1900	Old Style	1573	10	4	2	Short Sale; Borders Gas Station
15-1-5	220	2	8/23/2012	$150,000	207,800	27 Richman Ave	0.33	1960	Ranch	2904	9	5	2.5	Short Sale; Fair Condition
19-1-33	411	4	7/31/2012	$210,000	235,000	170 Grand St	0.08	1920	Old Style	3601	19	6	4	SFLA incl. Fn Bsmt; Deed Price: $222,600, MLS Sales Conc. $12,600
23-6-20	220	2	7/19/2012	$50,000	59,800	67 Lander St	0.04	1900	Row	1495	9	5	2	
7-7-25	220	2	6/29/2012	$70,000	192,100	98 Gidney Ave	0.54	1900	Old Style	2304	11	5	2	
29-4-30	220	2	6/15/2012	$55,000	130,000	38 Lutheran St	0.05	1890	Old Style	2448	11	6	2	
12-2-22 & 12-2-23.1	411 210	4 1	5/31/2012	$275,000	283300 56300	250 Grand St 250 Grand St Rear	0.08 0.05	1880 1880	Old Style Cottage	4458 361	15 3	5 1	4 1	SFLA incl. Fn.Bsmt Slab
38-2-60	220	2	5/15/2012	$30,000	37,700	174 W Parmenter	0.06	1900	Old Style	1539	8	4	2	Poor condition
1-2-6	220	2	4/26/2012	$193,500	221,300	11-12 Williamsburg Dr	0.15	1988	Duplex	3078	12	6	4	

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3-10-14	220	2	4/19/2012	$121,000	181,800	215 North St	0.21	1941	Cape	1680	8	4	2	
46-6-3	220	2	3/28/2012	$52,000	115,300	8 Carson Ave	0.04	1890	Old Style	1212	8	5	2.5	
38-5-18	220	2	2/3/2012	$60,000	162,900	290 S William St	0.1	1935	Old Style	1760	9	5	2	
12-3-13.1 & 13.2	411	4	1/9/2012	$401,500	357,700	192 Montgomery St	0.33	1888	Old Style	4510	18	8	4	River Vws, SFLA incl. Fn.Bsmt
4-10-13	230	3	12/16/2011	$365,000	346,700	409 Grand St	0.23	1900	Old Style	4255	18	6	3.5	3Fps,3cDet
13-3-27	220	2	7/21/2011	$277,000	213000	17-19 Palantine	0.16	1992	Duplex	2576	14	6	4F2H	
45-7-29	220	2	7/15/2011	$39,000	144700	60 Overlook Pl	0.06	1890	Old Style	1798	9	3	2	
18-2-8	230	3	6/10/2011	$19,900	21600	157 Johnston St	0.06	1900	Old Style	2240	10	4	3	Poor condition
19-1-36	411	4	1/31/2011	$165,000	167200	176 Grand St	0.09	1900	Old Style	2702	16	4	4	
45-5-6	220	2	1/12/2011	$84,000	84000	19 Benkard Ave	0.07	1890	Row	2164	10	3	2	

Property Codes Used: 220- Two Family Year-Round Residence; 230- Three Family Year-Round Residence; 411 - Apartments (4 or more units)