

# ACTON CONDO SALES

## Jan - Dec 31, 2011

ADDRESS	SQ FT	ROOMS	BDRS	Orig Price	List Price	Sale Price	% of Sale Price to List Price	\$ per Sq. Ft.	Assessment	% of Sale Price to Assessment	Tax Year	DOM
48 Great Road	661	3	1	\$ 95,000	\$ 58,000	\$ 50,820	87.6%	\$ 76.88	\$ 102,800	49.4%	2010	185
118 Parker	640	3	1	\$ 89,900	\$ 89,900	\$ 70,000	77.9%	\$ 109.38	\$ 103,100	67.9%	2010	167
382 Great Road	770	4	1	\$ 124,900	\$ 69,900	\$ 80,000	114.4%	\$ 103.90	\$ 114,200	70.1%	2010	629
405 Great Rd	654	3	1	\$ 124,900	\$ 79,900	\$ 81,000	101.4%	\$ 123.85	\$ 142,000	57.0%	2010	124
23 Davis Rd	618	4	1	\$ 99,000	\$ 99,000	\$ 85,000	85.9%	\$ 137.54	\$ 82,300	103.3%	2011	17
209 Great Road	652	4	1	\$ 124,900	\$ 89,900	\$ 85,500	95.1%	\$ 131.13	\$ 89,300	95.7%	2011	305
11 Davis Rd	690	3	1	\$ 97,500	\$ 89,900	\$ 86,000	95.7%	\$ 124.64	\$ 111,200	77.3%	2010	79
9 Davis Rd	679	3	1	\$ 99,900	\$ 99,900	\$ 89,250	89.3%	\$ 131.44	\$ 110,300	80.9%	2010	73
205 Great Road	652	4	1	\$ 94,900	\$ 94,900	\$ 92,000	96.9%	\$ 141.10	\$ 123,500	74.5%	2011	8
19 A 7 DAVIS	796	4	2	\$ 133,900	\$ 119,000	\$ 94,000	79.0%	\$ 118.09	\$ 97,900	96.0%	2011	243
17 Davis Road	675	4	1	\$ 114,900	\$ 99,999	\$ 96,000	96.0%	\$ 142.22	\$ 95,600	100.4%	2011	101
388-B GREAT ROAD	770	4	1	\$ 106,900	\$ 106,900	\$ 103,000	96.4%	\$ 133.77	\$ 110,500	93.2%	2011	124
384 Great Rd	770	4	1	\$ 117,999	\$ 104,500	\$ 104,500	100.0%	\$ 135.71	\$ 114,200	91.5%	2010	134
132 Parker Street	842	4	2	\$ 125,000	\$ 125,000	\$ 114,000	91.2%	\$ 135.39	\$ 125,200	91.1%	2011	45
388 Great Rd	920	5	2	\$ 129,900	\$ 127,500	\$ 115,000	90.2%	\$ 125.00	\$ 131,400	87.5%	2010	135
384 Great Rd	920	5	2	\$ 132,900	\$ 128,900	\$ 121,000	93.9%	\$ 131.52	\$ 132,300	91.5%	2011	61
3 Drummer Road	842	5	2	\$ 133,000	\$ 129,900	\$ 124,000	95.5%	\$ 147.27	\$ 124,600	99.5%	2011	73
15 Davis Rd	868	5	2	\$ 144,900	\$ 139,900	\$ 125,000	89.3%	\$ 144.01	\$ 131,100	95.3%	2010	78
401-7 Great Road	701	3	1	\$ 139,000	\$ 128,000	\$ 125,000	97.7%	\$ 178.32	\$ 141,200	88.5%	2011	103
1 Town House Lane	814	4	2	\$ 147,000	\$ 139,500	\$ 135,000	96.8%	\$ 165.85	\$ 160,600	84.1%	2011	113
255 Brown Bear Xing	1440	5	2	\$ 158,400	\$ 158,400	\$ 135,000	85.2%	\$ 93.75	\$ 212,800	63.4%	2011	7
209 Great Rd	904	4	2	\$ 164,800	\$ 159,800	\$ 137,500	86.0%	\$ 152.10	\$ 145,600	94.4%	2011	138
1 Town House Ln	807	4	2	\$ 150,000	\$ 150,000	\$ 138,000	92.0%	\$ 171.00	\$ 139,700	98.8%	2011	129
287 Central st	987	5	2	\$ 208,500	\$ 159,900	\$ 159,900	100.0%	\$ 162.01	\$ 211,200	75.7%	2010	339
274 Main Street	859	4	2	\$ 170,000	\$ 170,000	\$ 161,000	94.7%	\$ 187.43	\$ 200,200	80.4%	2010	185
12 Wampus	763	4	2	\$ 175,000	\$ 167,500	\$ 167,500	100.0%	\$ 219.53	\$ 178,000	94.1%	2010	153
27 Hartland Way	1014	4	2	\$ 189,000	\$ 189,000	\$ 170,000	89.9%	\$ 167.65	\$ 205,400	82.8%	2011	172
27 Hartland Way	866	4	2	\$ 167,000	\$ 167,000	\$ 175,000	104.8%	\$ 202.08	\$ 188,500	92.8%	2011	207
2 Beth Cir	1141	6	2	\$ 199,900	\$ 179,900	\$ 175,000	97.3%	\$ 153.37	\$ 211,200	82.9%	2011	93
401 Great Road	981	5	2	\$ 209,900	\$ 185,000	\$ 175,000	94.6%	\$ 178.39	\$ 179,100	97.7%	2011	214
545 Great Elm Way	1176	4	2	\$ 189,000	\$ 184,000	\$ 178,000	96.7%	\$ 151.36	\$ 189,100	94.1%	2011	140
14 Wampus	763	4	2	\$ 209,900	\$ 197,500	\$ 185,000	93.7%	\$ 242.46	\$ 196,400	94.2%	2010	420
241 Old Beaverbrook	1620	7	3	\$ 205,900	\$ 205,900	\$ 185,000	89.8%	\$ 114.20	\$ 247,200	74.8%	2011	17

598 Great Elm Way	1177	4	2	\$ 249,000	\$ 205,000	\$ 195,000	95.1%	\$ 165.68	\$ 188,200	103.6%	2011	351
575 Great Elm Way	1440	4	2	\$ 249,900	\$ 199,900	\$ 197,500	98.8%	\$ 137.15	\$ 210,800	93.7%	2011	315
26 Brewster Lane	2000	7	2	\$ 276,000	\$ 225,000	\$ 197,500	87.8%	\$ 98.75	\$ 270,500	73.0%	2011	356
189 School St	1445	8	3	\$ 279,500	\$ 229,000	\$ 200,000	87.3%	\$ 138.41	\$ 247,800	80.7%	2010	256
27 Hartland Way	1452	4	2	\$ 249,900	\$ 229,900	\$ 200,000	87.0%	\$ 137.74	\$ 263,600	75.9%	2010	60
210 Meadows Edge	1644	6	3	\$ 320,000	\$ 240,000	\$ 220,000	91.7%	\$ 133.82	\$ 253,500	86.8%	2011	562
403 Great Rd	981	5	2	\$ 229,000	\$ 229,000	\$ 227,000	99.1%	\$ 231.40	\$ 187,700	120.9%	2011	28
147 Butternut Holw	1614	6	3	\$ 304,900	\$ 239,000	\$ 233,000	97.5%	\$ 144.36	\$ 254,700	91.5%	2011	595
46 Brewster Lane	1928	5	2	\$ 235,000	\$ 235,000	\$ 235,000	100.0%	\$ 121.89	\$ 257,300	91.3%	2011	35
15 Brewster Lane	1144	6	2	\$ 265,000	\$ 265,000	\$ 237,500	89.6%	\$ 207.60	\$ 271,500	87.5%	2010	166
105 Audubon Drive	1209	7	2	\$ 269,000	\$ 249,000	\$ 239,700	96.3%	\$ 198.26	\$ 293,900	81.6%	2011	142
44 Drummer Road	1511	6	2	\$ 249,900	\$ 249,900	\$ 245,000	98.0%	\$ 162.14	\$ 220,000	111.4%	2010	81
110 Audubon Drive	1957	6	2	\$ 249,900	\$ 249,900	\$ 245,000	98.0%	\$ 125.19	\$ 287,800	85.1%	2011	128
444 Old Stone Brook	1620	7	3	\$ 289,900	\$ 264,900	\$ 250,000	94.4%	\$ 154.32	\$ 252,300	99.1%	2011	332
27 Brewster Lane	1747	7	2	\$ 259,900	\$ 259,900	\$ 255,000	98.1%	\$ 145.96	\$ 273,300	93.3%	2010	47
2 Preston Way	1288	6	2	\$ 279,900	\$ 289,900	\$ 263,500	90.9%	\$ 204.58				323
44 Brewster Lane	2120	7	2	\$ 359,900	\$ 295,000	\$ 264,900	89.8%	\$ 124.95	\$ 279,600	94.7%	2010	386
552 Great Elm Way	1620	7	3	\$ 288,000	\$ 265,000	\$ 265,000	100.0%	\$ 163.58	\$ 273,100	97.0%	2010	155
525 Tumbling Hawk	1620	6	3	\$ 277,900	\$ 277,900	\$ 267,500	96.3%	\$ 165.12	\$ 232,500	115.1%	2011	91
212 Meadows Edge	1572	6	3	\$ 305,000	\$ 295,000	\$ 277,000	93.9%	\$ 176.21	\$ 277,000	100.0%	2010	206
433 Great Elm Way	1620	7	3	\$ 295,500	\$ 288,000	\$ 283,000	98.3%	\$ 174.69	\$ 254,000	111.4%	2011	119
407 Great Elm Way	1980	7	3	\$ 319,900	\$ 286,900	\$ 284,450	99.1%	\$ 143.66	\$ 264,600	107.5%	2011	169
14 Hartland Way	2100	7	2	\$ 334,900	\$ 305,000	\$ 285,000	93.4%	\$ 135.71	\$ 294,000	96.9%	2010	421
34 Hartland Way	1957	6	2	\$ 314,900	\$ 314,900	\$ 309,000	98.1%	\$ 157.89	\$ 288,000	107.3%	2011	50
6 Tinsdale Dr	2182	6	2	\$ 330,000	\$ 330,000	\$ 317,500	96.2%	\$ 145.51	\$ 307,400	103.3%	2011	18
10 Deer Grass Ln	1875	6	2	\$ 393,000	\$ 380,000	\$ 333,000	87.6%	\$ 177.60	\$ 328,500	101.4%	2011	118
4 Preston Way	2245	7	2	\$ 329,900	\$ 339,900	\$ 340,795	100.3%	\$ 151.80				144
3 Preston Way	2063	7	2	\$ 359,900	\$ 339,900	\$ 341,900	100.6%	\$ 165.73				264
39 Hartland Way	2334	6	2	\$ 359,900	\$ 354,900	\$ 342,000	96.4%	\$ 146.53	\$ 376,200	90.9%	2010	156
5 Preston Way	2063	7	2	\$ 359,900	\$ 339,900	\$ 357,375	105.1%	\$ 173.23				268
7 Preston Way	2063	7	2	\$ 359,900	\$ 339,900	\$ 357,875	105.3%	\$ 173.47				297
30 Ellsworth Village Rd.	2150	7	2	\$ 359,900	\$ 359,900	\$ 359,900	100.0%	\$ 167.40				0
28 Ellsworth Village Rd.	2150	7	2	\$ 369,900	\$ 369,900	\$ 362,500	98.0%	\$ 168.60				31
18 Preston Way	2063	7	2	\$ 359,900	\$ 359,900	\$ 364,225	101.2%	\$ 176.55				12
24 Ellsworth Village Rd.	2150	7	2	\$ 369,900	\$ 369,900	\$ 369,900	100.0%	\$ 172.05				67
32 Ellsworth Village Rd.	2150	7	2	\$ 369,900	\$ 369,900	\$ 369,900	100.0%	\$ 172.05				35
34 Ellsworth Village Rd.	2150	7	2	\$ 369,900	\$ 369,900	\$ 369,900	100.0%	\$ 172.05				42
38 Ellsworth Village Rd.	2150	7	2	\$ 369,900	\$ 369,900	\$ 369,900	100.0%	\$ 172.05	\$ 375,700	98.5%	2009	0
29 Ellsworth Village Rd.	2150	7	2	\$ 379,900	\$ 379,900	\$ 379,900	100.0%	\$ 176.70				200

22 Preston Way	2063	7	2	\$ 369,900	\$ 369,900	\$ 380,165	102.8%	\$ 184.28					12
33 Meyer Hill Drive	1830	6	2	\$ 409,000	\$ 405,000	\$ 390,000	96.3%	\$ 213.11	\$ 400,200	97.5%	2011	49	
24 Meyer Hill Dr.	1950	6	2	\$ 449,000	\$ 399,900	\$ 395,000	98.8%	\$ 202.56	\$ 396,600	99.6%	2011	75	
3 Abel Jones	1664	6	3	\$ 439,000	\$ 409,000	\$ 400,000	97.8%	\$ 240.38	\$ 392,100	102.0%	2010	100	
29 Meyer Hill Dr	2430	8	3	\$ 402,900	\$ 402,900	\$ 400,000	99.3%	\$ 164.61	\$ 430,600	92.9%	2011	11	
25 Meyer Hill Dr	2400	8	3	\$ 399,999	\$ 399,999	\$ 401,000	100.3%	\$ 167.08	\$ 417,000	96.2%	2010	30	
12 Meyer Hill Dr	2380	8	3	\$ 445,000	\$ 429,500	\$ 415,000	96.6%	\$ 174.37	\$ 417,800	99.3%	2011	183	
1 Windingwood Ln	2135	7	2	\$ 495,000	\$ 495,000	\$ 465,000	93.9%	\$ 217.80	\$ 492,300	94.5%	2011	29	
1 Chase Path	2100	7	3	\$ 499,000	\$ 499,000	\$ 489,000	98.0%	\$ 232.86			2011	46	
4 Chase Path	2100	7	3	\$ 519,000	\$ 509,000	\$ 509,000	100.0%	\$ 242.38			2011	54	
4 Blue Heron Way	2435	8	3	\$ 600,000	\$ 525,000	\$ 510,000	97.1%	\$ 209.45	\$ 569,800	89.5%	2011	313	
18 Windingwood Ln	2435	8	3	\$ 589,000	\$ 589,000	\$ 550,000	93.4%	\$ 225.87	\$ 561,300	98.0%	2011	27	
10 Blue Heron Way	2435	10	3	\$ 595,000	\$ 595,000	\$ 560,000	94.1%	\$ 229.98	\$ 584,400	95.8%	2011	71	
Averages				\$ 272,704	\$ 258,638	\$ 249,356	95.7%		\$ 239,904	91.2%		153	

Represents Sale Price Less than Assessment