

# SUDBURY 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 Assessmen t	Tax Year	DOM
551 Concord Rd (the Highlands)	1821	7	3	\$ 449,900	\$449,900	\$ 425,000	94.5%	\$ 233.39	\$ 407,200	104.4%	2011	35
725 Boston Post Rd	1908	6	2	\$ 474,900	\$467,000	\$ 435,000	93.1%	\$ 227.99	\$ 417,800	104.1%	2011	122
725-3 BOSTON POST Rd	2105	6	2	\$ 467,000	\$467,000	\$ 440,000	94.2%	\$ 209.03	\$ 437,400	100.6%	2010	75
32 Old Framingham Rd	2200	7	2	\$ 494,900	\$494,900	\$ 509,940	103.0%	\$ 231.79				39
32 Old Framingham Rd	2392	8	2	\$ 474,900	\$524,800	\$ 514,900	98.1%	\$ 215.26				258
32 Old Framingham Rd	2392	8	2	\$ 449,900	\$526,900	\$ 520,900	98.9%	\$ 217.77				350
32 Old Framingham Rd	2200	7	2	\$ 530,000	\$530,000	\$ 530,000	100.0%	\$ 240.91				22
32 Old Framingham Rd	2240	7	2	\$ 469,900	\$494,900	\$ 538,750	108.9%	\$ 240.51				133
6 - Unit 7 Old County Rd	2950	8	2	\$ 539,900	\$539,900	\$ 539,900	100.0%	\$ 183.02	\$ 400,000	135.0%	2011	91
6- Unit 22 Old County Rd	3350	7	2	\$ 569,900	\$569,900	\$ 545,000	95.6%	\$ 162.69	\$ 526,200	103.6%	2011	136
179 Nobscot Rd	3105	8	2	\$ 584,900	\$584,900	\$ 570,000	97.5%	\$ 183.57	\$ 494,400	115.3%	2011	195
703 Maple Ave	2370	7	2	\$ 599,000	\$599,000	\$ 595,000	99.3%	\$ 251.05			2010	228
Aurora Maple Ave	2202	7	2	\$ 599,000	\$599,000	\$ 595,000	99.3%	\$ 270.21			2011	250
26-Jun Old County Rd	3350	8	3	\$ 599,900	\$599,900	\$ 595,625	99.3%	\$ 177.80			2011	63
701 Maple Ave	2516	7	2	\$ 625,000	\$625,000	\$ 615,000	98.4%	\$ 244.44			2011	179
6- Unit 30 Old County Rd	2650	8	3	\$ 599,900	\$599,900	\$ 619,900	103.3%	\$ 233.92			2011	107
209 Nobscot Rd	3772	7	2	\$ 619,900	\$619,900	\$ 620,000	100.0%	\$ 164.37	\$ 535,600	115.8%	2011	13
Baldwin Maple Ave	2370	7	2	\$ 625,000	\$625,000	\$ 625,000	100.0%	\$ 263.71			2011	178
601 Maple Ave	2516	7	2	\$ 645,000	\$645,000	\$ 635,000	98.4%	\$ 252.38			2011	184
30 Nobscot Rd	2590	7	2	\$ 895,900	\$684,900	\$ 645,000	94.2%	\$ 249.03				775
Baldwin Maple Ave	2370	7	2	\$ 625,000	\$660,000	\$ 651,000	98.6%	\$ 274.68			2011	386
6- Unit 19 Old County Rd	2650	7	2	\$ 639,900	\$639,900	\$ 656,800	102.6%	\$ 247.85			2011	131
6- Unit 33 Old County Rd	3100	7	2	\$ 649,900	\$649,900	\$ 661,510	101.8%	\$ 213.39			2011	182
Cortland Maple Ave	2516	7	2	\$ 665,000	\$665,000	\$ 665,000	100.0%	\$ 264.31			2010	306
30 Nobscot Rd	2550	7	2	\$ 675,000	\$675,000	\$ 685,000	101.5%	\$ 268.63				26
15-Jun Old County Rd	3350	8	2	\$ 699,900	\$699,900	\$ 687,350	98.2%	\$ 205.18			2010	150
6 Old County Rd	3350	8	2	\$ 699,900	\$699,900	\$ 700,000	100.0%	\$ 208.96			2011	1
6- Unit 37 Old County Rd	2650	7	2	\$ 599,900	\$599,900	\$ 702,107	117.0%	\$ 264.95			2010	223
6- Unit 21 Old County Rd	2650	7	2	\$ 659,900	\$659,900	\$ 710,000	107.6%	\$ 267.92			2011	182
30 Nobscot Rd	3200	8	2	\$ 849,000	\$848,000	\$ 795,000	93.8%	\$ 248.44				176
Averages				\$ 602,603	\$601,503	\$ 600,956	99.9%			111.2%		173