

WESTFORD CONDO SALES

Jan - Dec, 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
15 Whispering Pines Rd, #15	800	5	2	\$ 174,900	\$ 164,900	\$ 157,000	95.2%	\$ 196.25	\$ 174,500	90.0%	2011	79
5 White Pine Knoll, #213	800	5	2	\$ 227,415	\$ 227,415	\$ 211,930	93.2%	\$ 264.91				6
36 Big Rock Trail, #126	800	5	2	\$ 231,930	\$ 231,930	\$ 211,930	91.4%	\$ 264.91				19
28 Waterview Dr, #28	800	5	2	\$ 270,000	\$ 270,000	\$ 238,000	88.1%	\$ 297.50	\$ 217,400	109.5%	2011	26
6 Woodridge Ln, #Wow	1676	6	2	\$ 268,500	\$ 259,000	\$ 251,500	97.1%	\$ 150.06	\$ 250,500	100.4%	2011	73
1 Bridge St, #B	1228	5	2	\$ 270,900	\$ 259,900	\$ 252,000	97.0%	\$ 205.21	\$ 273,800	92.0%	2010	71
120 Lowell Rd, #B	1294	4	2	\$ 258,000	\$ 258,000	\$ 252,000	97.7%	\$ 194.74	\$ 230,300	109.4%	2010	103
3 Bixby Lane, #3	1277	5	2	\$ 270,000	\$ 270,000	\$ 257,500	95.4%	\$ 201.64	\$ 246,300	104.5%	2010	28
8 Pilgrim Dr, #B	2020	7	3	\$ 285,000	\$ 275,000	\$ 258,000	93.8%	\$ 127.72	\$ 283,900	90.9%	2011	141
16 Main St, #1	1185	4	2	\$ 272,000	\$ 272,000	\$ 258,000	94.9%	\$ 217.72	\$ 254,300	101.5%	2011	50
5 Shawnee Place, #2	1372	5	2	\$ 319,900	\$ 259,900	\$ 263,000	101.2%	\$ 191.69			2010	149
12-Aug Brookside Rd, #7	1814	5	2	\$ 289,900	\$ 289,900	\$ 265,000	91.4%	\$ 146.09	\$ 261,600	101.3%	2012	19
7 Shawnee Place, #5	1278	5	2	\$ 319,900	\$ 259,900	\$ 265,500	102.2%	\$ 207.75			2010	183
4 Indian Ridge Terr, #2	1350	5	2	\$ 319,900	\$ 275,000	\$ 275,000	100.0%	\$ 203.70			2010	330
12 Brookside Rd, #17	2151	6	2	\$ 289,900	\$ 289,900	\$ 280,000	96.6%	\$ 130.17	\$ 313,300	89.4%	2010	125
8 Indian Ridge Terr, #4	1350	5	2	\$ 329,900	\$ 275,000	\$ 285,000	103.6%	\$ 211.11			2010	317
3 Old Colony Dr, #C	2110	7	2	\$ 305,000	\$ 295,900	\$ 286,500	96.8%	\$ 135.78	\$ 338,900	84.5%	2010	103
18 B Pilgrim Dr, #24	2260	7	2	\$ 319,900	\$ 319,900	\$ 290,000	90.7%	\$ 128.32	\$ 281,600	103.0%	2011	113
15 Pilgrim Dr, #A	2036	7	3	\$ 309,900	\$ 309,900	\$ 299,000	96.5%	\$ 146.86	\$ 312,000	95.8%	2011	70
33 Indian Ridge Terr, #102	1278	5	2	\$ 289,900	\$ 289,900	\$ 300,996	103.8%	\$ 235.52			2011	55
16 Shawnee Place, #15	1851	5	2	\$ 329,900	\$ 304,900	\$ 307,410	100.8%	\$ 166.08			2010	260
27 Shawnee Place, #13	1685	5	2	\$ 299,900	\$ 299,900	\$ 309,900	103.3%	\$ 183.92			2010	48
77 Parkhurst Dr, #77	2666	7	2	\$ 334,900	\$ 317,900	\$ 313,500	98.6%	\$ 117.59	\$ 343,100	91.4%	2011	287
90 Jimney Dr, #90	1901	6	3	\$ 335,000	\$ 335,000	\$ 325,000	97.0%	\$ 170.96	\$ 318,700	102.0%	2011	81
61 Monadnock Dr, #61	2575	5	3	\$ 349,000	\$ 339,000	\$ 329,000	97.1%	\$ 127.77	\$ 328,200	100.2%	2011	267
23 Shawnee Place, #20	1949	5	2	\$ 309,900	\$ 329,900	\$ 329,900	100.0%	\$ 169.27				94
104 Jimney Dr, #104	3212	6	2	\$ 348,000	\$ 348,000	\$ 335,000	96.3%	\$ 104.30	\$ 343,300	97.6%	2011	56
10 Monadnock Dr, #10	2536	8	2	\$ 350,000	\$ 350,000	\$ 335,000	95.7%	\$ 132.10	\$ 317,600	105.5%	2011	28
4 Monadnock Dr, #4	2900	8	3	\$ 375,000	\$ 349,900	\$ 340,000	97.2%	\$ 117.24	\$ 382,000	89.0%	2010	246
136 Westview, #136	2285	7	2	\$ 355,000	\$ 355,000	\$ 345,000	97.2%	\$ 150.98	\$ 308,500	111.8%	2011	23
11 Shawnee Place, #6	1791	6	2	\$ 359,900	\$ 359,900	\$ 359,900	100.0%	\$ 200.95			2010	207
12 Indian Ridge Terr, #6	2273	6	2	\$ 354,900	\$ 389,900	\$ 366,000	93.9%	\$ 161.02			2010	352
31 Indian Ridge Terr, #101	1692	6	2	\$ 369,900	\$ 369,900	\$ 369,900	100.0%	\$ 218.62				0

9 Southgate Rd, #12*	2079	6	2	\$ 379,900	\$379,900	\$ 379,900	100.0%	\$ 182.73	\$ 342,800	110.8%	2011	19
57 Indian Ridge Terr, #114	1900	6	2	\$ 369,900	\$369,900	\$ 383,000	103.5%	\$ 201.58			2011	48
6 Paddlers Ln, #6	800	4	2	\$ 400,000	\$400,000	\$ 387,000	96.8%	\$ 483.75	\$ 272,100	142.2%	2010	194
11 Indian Ridge Terr, #18	2151	7	3	\$ 409,900	\$399,900	\$ 390,500	97.6%	\$ 181.54			2010	221
12 Shawnee Place, #13	2660	6	2	\$ 369,900	\$399,900	\$ 399,900	100.0%	\$ 150.34			2010	204
3 Cheyenne Valley, #3	1832	7	3	\$ 399,900	\$399,900	\$ 404,900	101.3%	\$ 221.02			2010	99
25 Cheyenne valley, #39	2176	6	3	\$ 409,000	\$409,000	\$ 409,000	100.0%	\$ 187.96				0
19 Cheyenne Valley, #42	2151	6	3	\$ 409,900	\$409,900	\$ 415,000	101.2%	\$ 192.93				0
4 Cheyenne Valley, #26	2300	7	3	\$ 449,900	\$449,900	\$ 425,000	94.5%	\$ 184.78			2011	81
15 Cheyenne Valley, #44	2296	6	3	\$ 424,900	\$424,900	\$ 425,400	100.1%	\$ 185.28				95
8 Cheyenne Valley, #28	2257	7	3	\$ 449,900	\$449,900	\$ 449,900	100.0%	\$ 199.34			2011	137
10 Cheyenne Valley, #29	2300	7	3	\$ 449,900	\$449,900	\$ 469,900	104.4%	\$ 204.30				0
1 Mohegan Place, #36	2414	7	3	\$ 459,900	\$459,900	\$ 470,000	102.2%	\$ 194.70				0
Averages				\$ 336,455	\$330,553	\$ 324,625	97.9%			101.0%		111

Represents Sale Price less than Assessment