

SaleDate	Parcel ID	Address	LUC	NBC	GrossArea	Fin Area	ExtType	LandSize	SalePrice	AssessedValue	AV/SP Ratio
1/3/2023	08-002-205	288 SWANSON ROAD #205	102	HR	780	780	7 (CONDO-GRDN)	0.00	225,000	220,800	0.981
1/13/2023	04-024-000	796 HILL ROAD	101	R2	5,140	3,344	6 (COLONIAL)	2.77	920,000	983,600	1.069
1/17/2023	15-066-414	130 RUSSET LANE #4B	102	AP	2,109	1,333	8 (CONDO-TNHS)	0.00	390,000	429,000	1.100
1/19/2023	15-040-000	173 LIBERTY SQUARE ROAD	101	R1	3,300	1,788	6 (COLONIAL)	0.96	675,000	667,800	0.989
1/26/2023	14-209-046	80 WHEELER DRIVE #46	102	EC	4,415	1,845	8 (CONDO-TNHS)	0.00	856,415	769,600	0.899
1/27/2023	14-209-015	17 LYONS LANE #15	102	EC	4,533	1,845	8 (CONDO-TNHS)	0.00	888,798	750,900	0.845
2/1/2023	05-092-000	32 OSCEOLA DRIVE	101	R2	2,196	1,014	19 (RANCH)	0.51	485,000	484,500	0.999
2/1/2023	14-195-111	773 MASSACHUSETTS AVENUE #B1	102	CR	903	903	7 (CONDO-GRDN)	0.00	240,000	239,800	0.999
2/13/2023	10-038-000	65 PRESCOTT ROAD	101	R2	2,808	1,222	18 (SPLIT-ENT)	1.20	650,000	634,300	0.976
2/24/2023	02-014-112	11 LEONARD ROAD	102	MN	548	548	7 (CONDO-GRDN)	0.00	181,000	191,400	1.057
2/24/2023	12-010-301	300 CODMAN HILL ROAD #1C	102	CD	804	804	7 (CONDO-GRDN)	0.00	212,500	229,200	1.079
2/24/2023	14-209-016	15 LYONS LANE #16	102	EC	5,440	2,717	8 (CONDO-TNHS)	0.00	892,995	918,600	1.029
3/3/2023	08-008-404	41 SPENCER ROAD #12G	102	BV	910	910	7 (CONDO-GRDN)	0.00	260,000	234,100	0.900
3/17/2023	18-047-000	420 OLD HARVARD ROAD	101	R2	4,208	2,737	6 (COLONIAL)	0.94	915,000	817,300	0.893
3/20/2023	12-010-202	284 CODMAN HILL ROAD #2B	102	CD	776	776	7 (CONDO-GRDN)	0.00	247,000	226,600	0.917
3/21/2023	05-126-000	933 LIBERTY SQUARE ROAD	101	R1	5,108	2,864	6 (COLONIAL)	1.03	899,000	882,200	0.981
3/22/2023	08-008-211	15 SPENCER ROAD #26E	102	BV	760	760	7 (CONDO-GRDN)	0.00	213,000	193,300	0.908
3/24/2023	19-132-000	498 STOW ROAD	101	R1	3,364	1,648	19 (RANCH)	0.98	700,000	652,000	0.931
3/24/2023	12-010-505	318 CODMAN HILL ROAD #5E	102	CD	807	807	7 (CONDO-GRDN)	0.00	181,000	210,600	1.164
4/6/2023	08-008-210	23 SPENCER ROAD #20F	102	BV	760	760	7 (CONDO-GRDN)	0.00	172,000	193,300	1.124
4/10/2023	08-041-000	57 MEETINGHOUSE LANE	101	R3	5,502	2,035	9 (CONTEMPORAR'	2.03	846,000	866,300	1.024
4/14/2023	10-093-000	398 LIBERTY SQUARE ROAD	101	R1	3,332	2,029	6 (COLONIAL)	0.93	660,000	623,100	0.944
4/18/2023	14-209-006	93 WHEELER DRIVE #6	102	EC	5,178	2,638	8 (CONDO-TNHS)	0.00	930,000	890,900	0.958
4/21/2023	07-003-621	226 SWANSON ROAD #621	102	HR	982	491	7 (CONDO-GRDN)	0.00	203,000	177,500	0.874
4/21/2023	08-009-224	52 SWANSON COURT #26B	102	BV	830	830	7 (CONDO-GRDN)	0.00	250,000	226,800	0.907
4/25/2023	12-010-115	276 CODMAN HILL ROAD #33A	102	CD	696	696	7 (CONDO-GRDN)	0.00	175,000	162,100	0.926
4/26/2023	08-008-304	58 SPENCER ROAD #12K	102	BV	910	910	7 (CONDO-GRDN)	0.00	270,000	252,900	0.937
4/26/2023	14-209-018	11 LYONS LANE #18	102	EC	5,440	2,717	8 (CONDO-TNHS)	0.00	898,995	923,000	1.027
4/27/2023	14-209-026	73 WHEELER DRIVE #26	102	EC	5,586	3,007	8 (CONDO-TNHS)	0.00	1,191,864	1,005,300	0.843
5/8/2023	16-019-414	83 CORTLAND LANE #4B	102	AP	2,057	1,292	8 (CONDO-TNHS)	0.00	453,000	421,500	0.930
5/17/2023	16-019-519	73 CORTLAND LANE #5C	102	AP	2,087	1,321	8 (CONDO-TNHS)	0.00	455,000	425,000	0.934
5/30/2023	14-209-003	101 WHEELER DRIVE #3	102	EC	5,964	3,474	8 (CONDO-TNHS)	0.00	1,125,440	1,106,100	0.983
5/31/2023	13-069-000	63 WHITNEY LANE	101	R3	4,964	2,722	6 (COLONIAL)	1.17	1,025,000	993,000	0.969
5/31/2023	02-014-107	6 LEONARD ROAD	102	MN	517	517	7 (CONDO-GRDN)	0.00	202,000	181,600	0.899
5/31/2023	14-195-128	773 MASSACHUSETTS AVENUE #C8	102	CR	664	664	7 (CONDO-GRDN)	0.00	195,000	190,100	0.975
6/1/2023	14-209-004	99 WHEELER DRIVE #4	102	EC	6,224	3,133	8 (CONDO-TNHS)	0.00	1,112,485	1,025,200	0.922
6/5/2023	14-092-000	180 STOW ROAD	101	R1	4,260	1,610	19 (RANCH)	0.96	701,000	681,000	0.971
6/8/2023	16-019-208	103 CORTLAND LANE #2D	102	AP	2,530	1,508	8 (CONDO-TNHS)	0.00	499,900	489,100	0.978
6/12/2023	05-002-000	1107 LIBERTY SQUARE ROAD	101	R1	5,336	2,538	6 (COLONIAL)	1.89	905,000	962,700	1.064
6/13/2023	08-060-000	45 BARTEAU LANE	101	R3	6,695	3,076	6 (COLONIAL)	1.40	1,365,000	1,198,100	0.878
6/13/2023	08-010-455	53 SWANSON COURT #24C	102	BV	690	690	7 (CONDO-GRDN)	0.00	170,000	187,800	1.105
6/16/2023	07-003-532	208 SWANSON ROAD #532	102	HR	494	494	7 (CONDO-GRDN)	0.00	197,000	171,500	0.871
6/16/2023	08-008-112	32 SPENCER ROAD #20M	102	BV	910	910	7 (CONDO-GRDN)	0.00	270,000	234,100	0.867
6/22/2023	09-098-000	153 MIDDLE ROAD	101	R1	4,513	1,968	9 (CONTEMPORAR'	6.36	985,400	877,900	0.891
6/22/2023	08-008-310	50 SPENCER ROAD #20L	102	BV	760	760	7 (CONDO-GRDN)	0.00	202,000	193,300	0.957
6/26/2023	07-003-535	208 SWANSON ROAD #535	102	HR	494	494	7 (CONDO-GRDN)	0.00	205,000	170,900	0.834
6/27/2023	14-209-017	13 LYONS LANE #17	102	EC	5,219	2,611	8 (CONDO-TNHS)	0.00	846,995	887,500	1.048
6/28/2023	14-125-000	88 JOYCE LANE	101	R0	2,801	1,584	6 (COLONIAL)	0.10	760,000	721,200	0.949
6/30/2023	02-014-365	65 LEONARD ROAD	102	MN	555	555	7 (CONDO-GRDN)	0.00	201,000	192,000	0.955
6/30/2023	07-004-319	182 SWANSON ROAD #319	102	HR	395	395	7 (CONDO-GRDN)	0.00	199,000	180,800	0.909
7/12/2023	14-209-019	9 LYONS LANE #19	102	EC	5,536	2,717	8 (CONDO-TNHS)	0.00	983,061	926,100	0.942
7/14/2023	18-084-000	114 HAGER LANE	101	R3	9,130	4,566	6 (COLONIAL)	2.59	1,425,000	1,464,100	1.027
7/14/2023	14-209-025	75 WHEELER DRIVE #25	102	EC	5,317	2,738	8 (CONDO-TNHS)	0.00	879,995	926,500	1.053
7/21/2023	09-015-000	198 PICNIC STREET	101	R3	3,284	1,784	6 (COLONIAL)	1.21	750,000	664,300	0.886
7/26/2023	14-209-020	7 LYONS LANE #20	102	EC	5,296	2,717	8 (CONDO-TNHS)	0.00	872,173	921,300	1.056
7/27/2023	05-013-000	46 WAITE ROAD	101	R2	7,023	3,316	6(COLONIAL)	1.02	1,109,000	940,700	0.848
7/28/2023	10-151-000	377 SARGENT ROAD	101	R2	4,266	2,250	5 (CAPE)	2.46	960,000	910,200	0.948
7/31/2023	08-008-123	24 SPENCER ROAD #32N	102	BV	760	760	7 (CONDO-GRDN)	0.00	233,000	208,800	0.896
8/1/2023	02-014-356	56 LEONARD ROAD	102	MN	550	550	7 (CONDO-GRDN)	0.00	210,000	195,300	0.930
8/4/2023	15-136-000	86 PINE HILL ROAD	101	R2	3,356	2,022	6 (COLONIAL)	0.94	840,500	706,600	0.841
8/8/2023	16-012-000	40 INCHES BROOK LANE	101	R2	5,383	3,122	6 (COLONIAL)	1.93	1,100,000	1,026,900	0.934
8/16/2023	15-087-510	100 SUMMER ROAD	102	SF	3,111	1,777	8 (CONDO-TNHS)	0.00	600,000	553,600	0.923
8/17/2023	04-064-000	1151 HILL ROAD	101	R2	6,058	3,387	6 (COLONIAL)	1.57	1,275,000	1,222,800	0.959
8/25/2023	14-078-000	275 BURROUGHS ROAD	101	R2	3,120	2,052	6 (COLONIAL)	1.00	769,000	753,300	0.980
8/25/2023	12-010-310	300 CODMAN HILL ROAD #24C	102	CD	691	691	7 (CONDO-GRDN)	0.00	215,000	198,000	0.921
8/30/2023	08-083-000	71 WHITCOMB ROAD	101	R2	5,062	3,019	6 (COLONIAL)	6.84	929,000	1,008,600	1.086
8/31/2023	09-072-000	20 OLD ORCHARD LANE	101	R3	4,002	1,505	9 (CONTEMPORAR'	1.76	1,125,000	941,300	0.837
9/6/2023	07-004-327	188 SWANSON ROAD #327	102	HR	821	821	7 (CONDO-GRDN)	0.00	224,900	218,100	0.970
9/8/2023	15-065-114	33 LIBERTY SQUARE ROAD #33D	102	LV	560	464	7 (CONDO-GRDN)	0.00	180,000	169,600	0.942

9/18/2023	08-069-000	60 BARTEAU LANE	101	R3	4,822	2,550	9 (CONTEMPORAR	2.39	1,000,000	1,005,900	1.006
9/19/2023	18-017-000	23 ELDRIDGE ROAD	101	R1	3,680	1,800	6 (COLONIAL)	1.67	850,000	811,100	0.954
9/20/2023	08-008-311	58 SPENCER ROAD #26K	102	BV	760	760	7 (CONDO-GRDN)	0.00	191,000	193,300	1.012
9/20/2023	14-209-037	41 WHEELER DRIVE #37	102	EC	6,750	2,567	8 (CONDO-TNHS)	0.00	907,989	951,400	1.048
9/26/2023	16-007-000	108 BLANCHARD ROAD	101	R2	6,398	2,901	5 (CAPE)	1.32	1,070,000	965,600	0.902
9/29/2023	11-035-000	318 REED FARM ROAD	101	R2	5,954	2,378	6 (COLONIAL)	3.15	1,106,000	1,034,600	0.935
9/29/2023	19-145-000	379 STOW ROAD	101	R1	3,836	2,092	5 (CAPE)	0.95	831,972	690,300	0.830
9/29/2023	14-209-023	79 WHEELER DRIVE #23	102	EC	6,937	2,306	8 (CONDO-TNHS)	0.00	949,995	899,600	0.947
10/2/2023	12-010-518	318 CODMAN HILL ROAD #36E	102	CD	805	805	7 (CONDO-GRDN)	0.00	240,000	229,300	0.955
10/6/2023	07-003-510	196 SWANSON ROAD #510	102	HR	494	494	7 (CONDO-GRDN)	0.00	208,000	171,500	0.825
10/6/2023	07-004-323	182 SWANSON ROAD #323	102	HR	396	396	7 (CONDO-GRDN)	0.00	162,000	163,900	1.012
10/6/2023	08-002-202	288 SWANSON ROAD #202	102	HR	556	556	7 (CONDO-GRDN)	0.00	175,000	169,500	0.969
10/10/2023	14-209-038	39 WHEELER DRIVE #38	102	EC	5,296	2,717	8 (CONDO-TNHS)	0.00	1,068,409	920,800	0.862
10/20/2023	08-018-000	48 WHITCOMB ROAD	101	R2	7,426	3,610	5 (CAPE)	2.71	1,251,000	1,176,700	0.941
10/20/2023	14-209-024	77 WHEELER DRIVE #24	102	EC	5,556	3,016	8 (CONDO-TNHS)	0.00	941,795	947,700	1.006
10/26/2023	14-209-022	3 LYONS LANE #22	102	EC	4,210	1,818	8 (CONDO-TNHS)	0.00	868,595	752,600	0.866
10/27/2023	07-003-521	202 SWANSON ROAD #521	102	HR	1,616	808	7 (CONDO-GRDN)	0.00	220,000	233,300	1.060
10/30/2023	16-019-831	49 CORTLAND LANE #8C	102	AP	2,212	1,397	8 (CONDO-TNHS)	0.00	460,000	434,500	0.945
11/1/2023	04-084-000	1044 LIBERTY SQUARE ROAD	101	R1	5,903	2,903	5 (CAPE)	2.14	1,015,000	1,052,400	1.037
11/1/2023	14-209-021	5 LYONS LANE #21	102	EC	6,750	2,567	8 (CONDO-TNHS)	0.00	1,012,196	954,500	0.943
11/2/2023	15-068-513	72 MACINTOSH LANE #5A	102	AP	2,551	1,535	8 (CONDO-TNHS)	0.00	550,000	492,100	0.895
11/3/2023	14-066-000	520 BURROUGHS ROAD	101	R2	3,808	2,200	6 (COLONIAL)	0.90	888,000	679,300	0.765
11/20/2023	12-010-609	294 CODMAN HILL ROAD #23F	102	CD	694	694	7 (CONDO-GRDN)	0.00	210,000	198,200	0.944
11/21/2023	08-008-204	15 SPENCER ROAD #12E	102	BV	910	910	7 (CONDO-GRDN)	0.00	205,000	234,100	1.142
11/28/2023	14-186-000	110 MIDDLE ROAD	101	R1	3,170	1,584	19 (RANCH)	1.76	650,000	566,200	0.871
12/8/2023	08-008-407	49 SPENCER ROAD #14H	102	BV	500	500	7 (CONDO-GRDN)	0.00	165,000	173,000	1.048
12/15/2023	07-005-409	146 SWANSON ROAD #409	102	HR	1,610	805	7 (CONDO-GRDN)	0.00	245,000	233,000	0.951
12/21/2023	09-047-000	222 MIDDLE ROAD	101	R1	4,418	2,119	6 (COLONIAL)	3.00	855,000	719,900	0.842
12/22/2023	14-055-306	121 STOW ROAD	102	SM	3,149	1,389	7 (CONDO-GRDN)	0.00	466,000	454,100	0.974
12/27/2023	15-088-715	110 SUMMER ROAD	102	SF	3,111	1,777	8 (CONDO-TNHS)	0.00	585,000	550,000	0.940