

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
88-20-13-303-005	4325 MARYWOOD	02/21/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$185,250	50.07	\$370,501	\$147,747	\$222,253	\$164,881	1.348	1,563
88-20-13-304-013	4234 MARYWOOD	04/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$205,410	51.35	\$410,813	\$171,006	\$228,994	\$177,503	1.290	1,669
88-20-13-326-011	2331 CUMBERLAND	06/08/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,430	51.39	\$364,865	\$147,747	\$207,253	\$160,709	1.290	1,922
88-20-13-330-002	4284 WASHINGTON CRESCENT	03/21/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$185,850	48.27	\$371,706	\$155,643	\$229,357	\$159,928	1.434	2,060
88-20-13-331-017	4209 GATESFORD CIRCLE	07/02/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$221,890	52.21	\$443,774	\$147,747	\$277,253	\$219,117	1.265	2,651
88-20-13-332-002	4328 GATESFORD CIRCLE	04/25/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$186,490	49.08	\$372,976	\$147,747	\$232,253	\$166,713	1.393	2,269
88-20-13-332-019	2349 NEWBEDFORD	06/14/22	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$194,600	47.35	\$389,204	\$147,747	\$263,253	\$178,725	1.473	2,382
88-20-13-351-021	2146 WOODINGHAM	11/08/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$168,160	53.05	\$336,318	\$132,972	\$184,028	\$150,515	1.223	1,860
88-20-13-352-017	4057 COLONIAL	12/13/21	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$178,310	50.51	\$356,617	\$147,747	\$205,253	\$154,604	1.328	1,859
88-20-13-352-018	2143 WOODINGHAM	03/10/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$169,840	47.84	\$339,674	\$147,747	\$207,253	\$142,063	1.459	1,716
88-20-13-376-005	4136 CAMBRIDGE CRESCENT	09/16/21	\$349,999	WD	03-ARM'S LENGTH	\$349,999	\$168,710	48.20	\$337,415	\$147,747	\$202,252	\$140,391	1.441	1,497
88-20-13-377-035	4021 RAMBLEWOOD	06/16/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$174,650	50.62	\$349,300	\$132,972	\$212,028	\$160,124	1.324	1,755
88-20-13-378-010	4077 MIDDLEBURY	08/06/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$205,460	50.11	\$410,922	\$147,747	\$262,253	\$194,800	1.346	2,131
88-20-13-379-016	4135 GREENSBORO	08/29/22	\$359,400	WD	03-ARM'S LENGTH	\$359,400	\$182,530	50.79	\$365,054	\$147,747	\$211,653	\$160,849	1.316	1,859
88-20-13-380-015	2360 GREENSBORO	03/30/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$159,350	47.57	\$318,707	\$132,972	\$202,028	\$137,480	1.470	1,506
Totals:			\$5,550,399			\$5,550,399	\$2,768,930		\$5,537,846		\$3,347,364	\$2,468,402		
								Sale. Ratio =>	49.89			E.C.F. =>	1.356	
								Std. Dev. =>	1.77			Ave. E.C.F. =>	1.360	