

Groton SF Sales
Jan - Dec 31, 2015

ADDRESS	SQ FT	ROOMS	BDRS	List Price	Sale Price	% of Sale Price to List Price	Assessment	% of Sale Price to Assessment	Tax Year	DOM
29 Arrow Trail	2283	7	3	\$ 99,900	\$ 90,000	90.1%	\$ 240,600	37.4%	2013	200
250 Hill Rd	894	5	2	\$ 129,000	\$ 110,000	85.3%	\$ 225,400	48.8%	2014	362
25 Whitney Pond Rd	780	3	2	\$ 99,900	\$ 102,500	102.6%	\$ 196,500	52.2%	2014	16
51 Kemp St.	1872	7	4	\$ 169,900	\$ 163,000	95.9%	\$ 276,100	59.0%	2015	6
33 Longley Rd	864	5	2	\$ 193,900	\$ 137,000	70.7%	\$ 228,100	60.1%	2014	172
945 Townsend Rd	2157	8	3	\$ 199,900	\$ 185,000	92.5%	\$ 304,200	60.8%	2015	58
27 Taylor St	1752	7	4	\$ 170,000	\$ 165,000	97.1%	\$ 257,200	64.2%	2015	70
546-548 Main St	1801	5	3	\$ 199,000	\$ 165,000	82.9%	\$ 226,400	72.9%	2014	729
39 Westview St	1458	6	3	\$ 200,000	\$ 200,000	100.0%	\$ 252,900	79.1%	2015	75
313 Whiley Rd + 0 York Trail	540	3	1	\$ 114,900	\$ 90,000	78.3%	\$ 111,800	80.5%	2014	232
22 Arrow Trail	1550	7	3	\$ 209,000	\$ 205,000	98.1%	\$ 249,800	82.1%	2014	216
12 Rooks Run	2114	7	3	\$ 324,500	\$ 320,000	98.6%	\$ 358,400	89.3%	2014	90
284 Whiley Rd	540	4	1	\$ 170,000	\$ 170,000	100.0%	\$ 186,100	91.3%	2014	137
340 Townsend Rd	2718	8	3	\$ 279,900	\$ 261,800	93.5%	\$ 285,600	91.7%	2013	243
15 Old Boston Rd	968	5	3	\$ 269,900	\$ 259,000	96.0%	\$ 282,200	91.8%	2015	73
18 Elm St	2120	7	3	\$ 375,000	\$ 350,000	93.3%	\$ 379,100	92.3%	2015	181
218 Whiley Rd	3273	11	5	\$ 500,000	\$ 480,000	96.0%	\$ 517,300	92.8%	2015	175
16 West Main St	3062	9	4	\$ 459,900	\$ 400,000	87.0%	\$ 430,000	93.0%	2015	236
676 Chicopee Row	2196	9	4	\$ 329,900	\$ 319,000	96.7%	\$ 339,900	93.9%	2014	152
15 Charles Rd	2644	9	4	\$ 429,900	\$ 426,500	99.2%	\$ 447,700	95.3%	2013	24
131 Hidden Valley	3758	11	4	\$ 639,000	\$ 605,000	94.7%	\$ 629,700	96.1%	2015	154
96 Mill St	3109	9	3	\$ 415,000	\$ 421,475	101.6%	\$ 435,200	96.8%	2015	144
113 Skyfields Dr	2731	4	4	\$ 485,000	\$ 485,000	100.0%	\$ 498,700	97.3%	2015	14
533 Longley Rd	2344	8	4	\$ 438,000	\$ 426,000	97.3%	\$ 437,600	97.3%	2015	113
283 Old Dunstable Rd	2268	8	3	\$ 354,000	\$ 333,500	94.2%	\$ 339,500	98.2%	2015	31
117 Jenkin Rd	3457	7	4	\$ 475,000	\$ 475,000	100.0%	\$ 480,500	98.9%	2015	62
56 Townsend Rd	1830	9	3	\$ 265,000	\$ 255,000	96.2%	\$ 257,900	98.9%	2014	25
17 Westview St	1591	6	3	\$ 329,000	\$ 325,000	98.8%	\$ 328,500	98.9%	2015	53
90 Hoyts Wharf Rd	4519	10	4	\$ 648,000	\$ 618,550	95.5%	\$ 622,300	99.4%	2014	127
10 Rockwood Ln	3530	8	4	\$ 499,900	\$ 485,000	97.0%	\$ 484,800	100.0%	2015	125
312 Nashua Rd	1602	7	3	\$ 319,999	\$ 310,000	96.9%	\$ 308,200	100.6%	2014	85
111 Wintergreen Ln	3772	8	4	\$ 699,900	\$ 685,000	97.9%	\$ 676,500	101.3%	2014	51

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22 Common St.	3768	10	5	\$ 400,000	\$ 360,000	90.0%	\$ 355,100	101.4%	2013	375
244 Forge Village Rd	3748	10	4	\$ 684,900	\$ 675,000	98.6%	\$ 663,700	101.7%	2014	129
19 Cherry Tree Ln	1966	7	3	\$ 445,000	\$ 440,000	98.9%	\$ 431,200	102.0%	2014	107
12 Crystal Springs Ln	3520	12	4	\$ 674,900	\$ 655,000	97.1%	\$ 640,400	102.3%	2015	42
50 Hoyts Wharf Rd	4140	11	4	\$ 669,000	\$ 640,000	95.7%	\$ 621,800	102.9%	2015	58
503 B Old Dunstable	2700	9	4	\$ 479,900	\$ 476,000	99.2%	\$ 461,900	103.1%	2015	89
99 Indian Hill Rd	4121	9	4	\$ 829,000	\$ 829,000	100.0%	\$ 802,800	103.3%	2015	132
134 Raddin Rd	2602	9	3	\$ 364,900	\$ 339,600	93.1%	\$ 328,000	103.5%	2015	28
151 Crosswinds Dr	2176	9	3	\$ 409,900	\$ 405,000	98.8%	\$ 390,200	103.8%	2015	59
120 Reedy Meadow Rd	3782	9	4	\$ 679,900	\$ 679,000	99.9%	\$ 652,400	104.1%	2015	22
994 Boston Rd	1545	6	3	\$ 329,000	\$ 320,000	97.3%	\$ 307,300	104.1%	2015	2
116 Hidden Valley Rd	4232	11	5	\$ 669,000	\$ 635,000	94.9%	\$ 607,700	104.5%	2014	270
8 Hazel Rd.	1527	5	2	\$ 255,000	\$ 242,000	94.9%	\$ 231,400	104.6%	2015	173
235 Fieldstone Dr	2309	9	4	\$ 499,900	\$ 495,000	99.0%	\$ 471,200	105.1%	2014	58
9 Carmichael Way	3031	9	4	\$ 535,000	\$ 520,000	97.2%	\$ 494,100	105.2%	2015	240
9 Beecher Rd	1152	5	3	\$ 199,900	\$ 199,900	100.0%	\$ 187,800	106.4%	2015	48
747 Lowell Rd	1568	5	3	\$ 324,500	\$ 325,000	100.2%	\$ 304,700	106.7%	2015	21
50 Duck Pond Dr	3434	10	5	\$ 674,900	\$ 660,000	97.8%	\$ 618,400	106.7%	2015	61
28 Shattuck St	2000	6	3	\$ 389,000	\$ 385,000	99.0%	\$ 358,700	107.3%	2014	230
45 Nate Nutting Rd	1464	6	3	\$ 330,000	\$ 312,040	94.6%	\$ 290,400	107.5%	2015	148
47 Boat House Rd	2006	8	3	\$ 459,900	\$ 432,000	93.9%	\$ 401,300	107.7%	2015	84
813 Townsend Rd	2171	9	4	\$ 405,000	\$ 397,500	98.1%	\$ 367,400	108.2%	2014	171
80 Pine Trail	3424	10	4	\$ 435,000	\$ 429,000	98.6%	\$ 396,400	108.2%	2015	96
78 Deerfield Dr	4351	10	5	\$ 709,900	\$ 681,000	95.9%	\$ 629,100	108.2%	2015	64
327 Chicopee Row	4131	10	5	\$ 729,900	\$ 740,000	101.4%	\$ 682,800	108.4%	2015	22
466 Longley	2936	8	4	\$ 509,900	\$ 490,000	96.1%	\$ 452,000	108.4%	2014	114
95 Cherry Tree Ln	2572	8	4	\$ 517,500	\$ 497,500	96.1%	\$ 457,400	108.8%	2015	43
52 Pine Trail	1824	7	3	\$ 345,000	\$ 345,000	100.0%	\$ 316,600	109.0%	2014	70
825 Townsend Rd	2450	9	4	\$ 414,500	\$ 405,000	97.7%	\$ 371,400	109.0%	2014	112
2 Britt Ln	2304	8	3	\$ 405,000	\$ 397,500	98.1%	\$ 363,800	109.3%	2013	26
151 Raddin Rd	2780	8	4	\$ 549,900	\$ 510,000	92.7%	\$ 466,000	109.4%	2014	63
14 Cherry Tree Ln	3838	11	4	\$ 659,000	\$ 665,000	100.9%	\$ 603,900	110.1%	2015	37
13 BRd Meadow	2069	8	3	\$ 319,000	\$ 314,000	98.4%	\$ 284,900	110.2%	2014	109
65 Wharton Row	4339	12	5	\$ 799,000	\$ 790,000	98.9%	\$ 713,700	110.7%	2015	24
39 Arbor Way	2856	9	4	\$ 589,900	\$ 587,900	99.7%	\$ 529,700	111.0%	2015	55
25 W Main St	1431	7	3	\$ 259,900	\$ 249,000	95.8%	\$ 224,200	111.1%	2015	58
76 Paquawket Path	4115	11	4	\$ 599,000	\$ 585,000	97.7%	\$ 520,600	112.4%	2014	113

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469 Boston Rd	1668	10	3	\$ 398,500	\$ 375,000	94.1%	\$ 333,100	112.6%	2015	57
29 Britt Ln	2143	7	4	\$ 424,000	\$ 424,000	100.0%	\$ 376,300	112.7%	2015	22
36 Squannacook Dr	2138	8	3	\$ 444,900	\$ 431,000	96.9%	\$ 378,300	113.9%	2015	75
16 Flavell	2070	6	2	\$ 395,000	\$ 392,500	99.4%	\$ 344,300	114.0%	2015	6
68 Whiley Rd	3056	11	4	\$ 579,900	\$ 560,500	96.7%	\$ 489,700	114.5%	2015	143
17 Cow Pond Brook Rd	2735	8	3	\$ 459,000	\$ 470,000	102.4%	\$ 409,600	114.7%	2014	11
103 Nashua Rd	2336	10	3	\$ 399,900	\$ 395,900	99.0%	\$ 345,000	114.8%	2015	24
34 Brown Ln	1992	8	4	\$ 407,000	\$ 412,000	101.2%	\$ 358,700	114.9%	2015	26
156 Raddin Rd	2032	8	3	\$ 432,800	\$ 420,000	97.0%	\$ 364,900	115.1%	2015	161
80 Riverbend Dr	1946	8	4	\$ 539,900	\$ 515,000	95.4%	\$ 446,300	115.4%	2015	46
145 Hayden Rd	1568	7	3	\$ 354,900	\$ 349,900	98.6%	\$ 302,900	115.5%	2015	32
45 Drumlin Hill Rd	2608	9	4	\$ 499,900	\$ 495,000	99.0%	\$ 428,000	115.7%	2015	79
135 Raddin Rd	2080	7	3	\$ 374,900	\$ 371,900	99.2%	\$ 320,100	116.2%	2015	89
22 Quail Ridge Rd	3616	13	5	\$ 784,900	\$ 750,000	95.6%	\$ 642,200	116.8%	2014	49
210 Gay Rd	2608	8	3	\$ 425,000	\$ 440,500	103.6%	\$ 376,800	116.9%	2015	35
148 Nashua Rd	2532	8	3	\$ 489,900	\$ 482,450	98.5%	\$ 411,600	117.2%	2015	127
18 Connolly Dr	1080	5	3	\$ 289,000	\$ 291,000	100.7%	\$ 247,300	117.7%	2015	90
103 Pepperell Rd	2192	8	4	\$ 425,000	\$ 420,000	98.8%	\$ 356,300	117.9%	2015	74
36 Hidden Valley Rd	3300	9	4	\$ 724,900	\$ 727,500	100.4%	\$ 616,300	118.0%	2015	57
572 Longley Rd	4100	11	4	\$ 729,900	\$ 705,000	96.6%	\$ 594,000	118.7%	2014	93
108 Riverbend Dr	3400	11	5	\$ 620,000	\$ 618,000	99.7%	\$ 519,700	118.9%	2014	149
21 West St	1382	7	4	\$ 329,000	\$ 310,000	94.2%	\$ 260,600	119.0%	2014	67
343 Nashua Rd	2105	7	3	\$ 439,900	\$ 439,900	100.0%	\$ 368,700	119.3%	2014	27
622 Chicopee Row	1800	8	4	\$ 354,900	\$ 360,000	101.4%	\$ 301,100	119.6%	2015	18
18 O'Neill Way	2612	10	4	\$ 524,000	\$ 505,000	96.4%	\$ 421,400	119.8%	2014	238
44 Willowdale Rd	2208	7	3	\$ 425,000	\$ 430,000	101.2%	\$ 358,400	120.0%	2015	53
82 Crosswinds Dr	2500	9	4	\$ 449,000	\$ 447,000	99.6%	\$ 372,500	120.0%	2015	5
218 Longley Rd	4597	14	4	\$ 729,900	\$ 710,000	97.3%	\$ 584,800	121.4%	2015	20
156 Riverbend Dr	2352	8	4	\$ 579,000	\$ 561,000	96.9%	\$ 461,000	121.7%	2014	137
35 Culver Rd	2488	8	4	\$ 539,900	\$ 530,000	98.2%	\$ 431,500	122.8%	2014	45
124 School House Rd	1380	7	3	\$ 289,000	\$ 284,000	98.3%	\$ 230,500	123.2%	2015	68
56 Mara Ln	2898	11	4	\$ 589,000	\$ 589,000	100.0%	\$ 476,800	123.5%	2014	86
113 Riverbend Dr	2884	12	4	\$ 634,900	\$ 655,000	103.2%	\$ 529,100	123.8%	2015	67
20 Whiley Rd	3750	10	5	\$ 675,000	\$ 672,500	99.6%	\$ 542,400	124.0%	2015	56
61 Hoyts Wharf Rd	2036	7	3	\$ 434,900	\$ 434,900	100.0%	\$ 349,500	124.4%	2003	77
137 Sand Hill Rd	2036	8	4	\$ 410,000	\$ 410,000	100.0%	\$ 325,100	126.1%	2015	64
67 Reedy Meadow Rd	2158	9	4	\$ 419,000	\$ 413,500	98.7%	\$ 327,000	126.5%	2014	88

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140 Paquawket Path	3142	10	4	\$ 550,000	\$ 540,000	98.2%	\$ 425,400	126.9%	2015	123
107 Pepperell Rd	1650	8	4	\$ 354,000	\$ 339,000	95.8%	\$ 267,000	127.0%	2013	289
736 Lowell Rd	3434	9	4	\$ 550,000	\$ 540,000	98.2%	\$ 422,600	127.8%	2014	84
9 Northwoods Rd	2904	9	4	\$ 575,000	\$ 565,000	98.3%	\$ 436,200	129.5%	2015	26
462 Lowell Rd	1986	6	3	\$ 410,000	\$ 405,000	98.8%	\$ 309,800	130.7%	2014	50
79 Northwoods Rd	2235	8	4	\$ 530,000	\$ 522,500	98.6%	\$ 397,200	131.5%	2015	67
107 Smith St	3490	12	4	\$ 479,500	\$ 455,000	94.9%	\$ 343,900	132.3%	2014	142
414 Townsend Rd	1552	7	3	\$ 339,000	\$ 325,000	95.9%	\$ 242,500	134.0%	2015	89
114 Townsend Rd	2506	10	4	\$ 375,000	\$ 370,000	98.7%	\$ 274,800	134.6%	2015	71
43 Champney St	2198	8	4	\$ 449,000	\$ 434,300	96.7%	\$ 321,600	135.0%	2015	233
1 Stonecleave Ln	3050	10	4	\$ 579,000	\$ 579,000	100.0%	\$ 388,700	149.0%	2015	53
125 Reedy Meadow Rd	3412	8	3	\$ 799,000	\$ 750,000	93.9%	\$ 467,200	160.5%	2015	31
57 Lakeside Dr	1850	6	4	\$ 404,900	\$ 391,000	96.6%				226
43 Tavern Rd	2810	8	4	\$ 519,900	\$ 524,000	100.8%				115
Lot 4 Tavern Rd	2640	8	4	\$ 486,000	\$ 478,500	98.5%				97
51 Gratuity Rd	4157	11	5	\$ 659,000	\$ 679,000	103.0%				110
50 Amelia Way	4200	13	5	\$ 799,900	\$ 770,000	96.3%				141
176 Cherry Tree Ln	2532	8	4	\$ 529,900	\$ 529,900	100.0%				373
474 Boston Rd	2518	8	4	\$ 524,900	\$ 520,000	99.1%				308
Lot B-36 Winding Way	3876	9	4	\$ 864,900	\$ 858,000	99.2%				273
170 Old Ayer Rd	4800	18	4	\$ 1,695,000	\$ 1,110,000	65.5%				256
270 Hill Rd	2168	7	4	\$ 449,900	\$ 442,500	98.4%				108
149 Pepperell Rd	2625	9	4	\$ 509,000	\$ 500,000	98.2%				303
Lot 1 Chamberlains Mill Ln	3241	10	4	\$ 698,000	\$ 690,000	98.9%				236
9 Cardinal Ln	4158	12	4	\$ 819,900	\$ 800,000	97.6%				202
Lot 2B Indian Hill Rd	3307	9	4	\$ 300,000	\$ 300,000	100.0%				107
Lot 6 Chamberlains Mill	3060	8	4	\$ 649,000	\$ 678,750	104.6%				246
129 Pepperell Rd	2716	9	4	\$ 520,000	\$ 540,000	103.8%				112
Lot B-34 Winding Way	3050	8	4	\$ 719,900	\$ 723,502	100.5%				76
253 Hill Rd	2476	7	4	\$ 488,000	\$ 475,000	97.3%				87
Averages				\$ 475,679	\$ 461,509	97.2%		107.3%		112