

LincolnSF 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
1 Cedar Rd	848	4	2	\$ 449,000	\$ 420,000	93.5%	\$ 430,600	97.5%	2014	71
20 Boyce Farm Rd	1675	6	2	\$ 475,000	\$ 476,000	100.2%	\$ 642,600	74.1%	2015	13
279 South Great Rd	2120	8	3	\$ 530,000	\$ 528,000	99.6%	\$ 433,100	121.9%	2015	24
101 Tower Rd	1970	7	4	\$ 749,000	\$ 610,000	81.4%	\$ 571,000	106.8%	2015	108
146 South Great Rd	2474	9	5	\$ 649,000	\$ 641,000	98.8%	\$ 618,200	103.7%	2015	42
219 Concord Rd	2112	8	3	\$ 649,900	\$ 645,000	99.2%	\$ 554,100	116.4%	2012	133
12 Oak Knoll Rd	2212	7	3	\$ 639,000	\$ 649,000	101.6%	\$ 436,100	148.8%	2015	37
15 Granville Rd	1808	8	3	\$ 630,000	\$ 650,000	103.2%	\$ 643,800	101.0%	2015	9
8 Pine Ridge Rd	1568	7	4	\$ 725,000	\$ 685,000	94.5%	\$ 570,300	120.1%	2015	36
26 Old Sudbury Rd	2537	7	3	\$ 755,000	\$ 715,000	94.7%	\$ 542,000	131.9%	2015	113
32 Hillside Rd	2643	8	4	\$ 725,000	\$ 725,000	100.0%	\$ 847,700	85.5%	2015	3
9 Giles Rd	3416	10	5	\$ 769,000	\$ 745,000	96.9%	\$ 701,500	106.2%	2015	137
21 Oak Meadow	2173	8	3	\$ 790,000	\$ 766,500	97.0%	\$ 624,500	122.7%	2014	148
57 Lincoln Rd	1963	8	3	\$ 795,000	\$ 775,000	97.5%	\$ 648,600	119.5%	2015	51
252 Lincoln Rd	2884	10	4	\$ 874,000	\$ 805,000	92.1%	\$ 712,900	112.9%	2015	226
112 Trapelo Rd	3292	10	4	\$ 849,900	\$ 849,900	100.0%	\$ 828,700	102.6%	2015	43
186 Bedford Rd	3434	10	5	\$ 899,000	\$ 885,000	98.4%	\$ 897,000	98.7%	2015	132
94 Conant Rd	2809	8	4	\$ 885,000	\$ 893,000	100.9%	\$ 734,700	121.5%	2015	24
26 Deerhaven Rd	3100	8	3	\$ 949,900	\$ 900,000	94.7%	\$ 713,500	126.1%	2015	67
20 Deerhaven Rd	3760	7	3	\$ 999,000	\$ 930,000	93.1%	\$ 784,000	118.6%	2015	51
10 Silver Birch Lane	4676	12	4	\$ 1,018,000	\$ 945,000	92.8%	\$ 892,800	105.8%	2015	62
37 Tabor Hill Rd	2260	9	4	\$ 1,095,000	\$ 1,030,000	94.1%	\$ 1,024,100	100.6%	2014	152
10 Fox Run Rd	3965	12	4	\$ 1,090,000	\$ 1,045,000	95.9%	\$ 975,800	107.1%	2015	48
116 Conant Rd	2590	9	4	\$ 1,050,000	\$ 1,050,000	100.0%	\$ 851,900	123.3%	2015	23
154 Trapelo Rd	2879	6	3	\$ 1,100,000	\$ 1,050,000	95.5%	\$ 802,700	130.8%	2015	50
11 Smith Hill Rd	5056	11	4	\$ 1,149,000	\$ 1,079,000	93.9%	\$ 1,091,600	98.8%	2015	245
7 Oak Meadow Rd	4182	9	4	\$ 1,250,000	\$ 1,171,500	93.7%	\$ 961,300	121.9%	2015	185
21 Tower Rd	4481	10	5	\$ 1,285,000	\$ 1,175,000	91.4%	\$ 1,023,800	114.8%	2015	57
7 Twin Pond Lane	2546	10	4	\$ 1,249,000	\$ 1,185,000	94.9%	\$ 912,800	129.8%	2015	214
37 N Great Rd	4708	14	4	\$ 1,295,000	\$ 1,190,000	91.9%	\$ 960,900	123.8%	2015	75
6 Page Farm Rd	4439	10	4	\$ 1,235,000	\$ 1,247,000	101.0%	\$ 997,800	125.0%	2015	19

20 Farrar Rd	3278	9	4	\$ 1,250,000	\$ 1,250,000	100.0%	\$ 880,700	141.9%	2015	40
19 Warbler Springs Rd	5013	12	5	\$ 1,429,000	\$ 1,300,000	91.0%	\$ 1,317,400	98.7%	2015	44
345 South Great Rd	6000	22	4	\$ 1,795,000	\$ 1,325,000	73.8%	\$ 1,168,700	113.4%	2015	136
28 Weston Rd	2783	11	5	\$ 1,299,000	\$ 1,361,000	104.8%				8
23 Warbler Springs Rd	5898	13	5	\$ 1,549,000	\$ 1,525,000	98.5%	\$ 1,433,900	106.4%	2015	18
49 Round Hill Rd	5524	12	5	\$ 1,595,000	\$ 1,550,000	97.2%	\$ 1,489,000	104.1%	2014	362
22 Deer Run Rd	6637	16	5	\$ 1,675,000	\$ 1,600,000	95.5%	\$ 1,447,500	110.5%	2015	26
286 South Great Rd	4674	12	5	\$ 1,750,000	\$ 1,630,000	93.1%	\$ 1,650,200	98.8%	2014	262
12 Hawk Hill Rd	5633	12	4	\$ 1,735,000	\$ 1,665,000	96.0%	\$ 1,383,800	120.3%	2014	184
73 Weston Rd	4970	13	5	\$ 1,850,000	\$ 1,787,000	96.6%	\$ 1,712,000	104.4%	2014	143
9 Fridolin Hill	6513	11	5	\$ 1,999,000	\$ 1,825,000	91.3%	\$ 1,474,100	123.8%	2014	119
36 Huckleberry Hill Rd	4530	9	3	\$ 1,995,000	\$ 1,885,000	94.5%				29
75 Page Rd	8226	14	5	\$ 2,150,000	\$ 2,075,000	96.5%	\$ 2,194,000	94.6%	2014	305
30 Storey Dr	6500	12	5	\$ 2,350,000	\$ 2,325,000	98.9%	\$ 2,017,700	115.2%	2015	54
207 Old Concord Rd	5456	8	4	\$ 3,098,000	\$ 2,912,500	94.0%				37
78 Winter St	6585	13	5	\$ 3,345,000	\$ 3,190,000	95.4%	\$ 2,420,500	131.8%	2014	10
Averages				\$ 1,243,972	\$ 1,184,391	95.7%		113.2%		93