

SUDBURY SF SALES


Sudbury SF Sales
 Jan - Dec 31, 2015

ADDRESS	SQ FT	ROOMS	BDRS	List Price	Sale Price	% of Sale Price		% of Sale Price to		Tax	DOM
						to List Price	Assessment	Assessment	Year		
186 Boston Post Rd	1326	6	3	\$ 339,000	\$ 260,400	76.8%	\$ 326,100	79.9%	2014	140	
505 Hudson Rd	1572	8	4	\$ 330,000	\$ 280,000	84.8%	\$ 393,800	71.1%	2014	259	
9 Howell Rd	848	4	2	\$ 319,900	\$ 290,000	90.7%	\$ 322,800	89.8%	2015	8	
17 Allene ave	1250	5	2	\$ 319,000	\$ 295,000	92.5%				90	
423 Dutton Rd	1026	7	3	\$ 250,000	\$ 301,100	120.4%	\$ 356,500	84.5%	2015	9	
687 Boston Post Rd	1593	7	3	\$ 339,000	\$ 321,000	94.7%	\$ 360,800	89.0%	2014	68	
66 Robbins Rd	1308	7	3	\$ 365,000	\$ 349,500	95.8%	\$ 385,900	90.6%	2015	190	
429 Dutton Rd	1026	7	3	\$ 379,900	\$ 355,000	93.4%	\$ 366,300	96.9%	2015	32	
7 Uplook Dr	2170	8	3	\$ 379,000	\$ 355,687	93.8%	\$ 325,400	109.3%	2014	142	
33 Maynard Rd	1713	7	3	\$ 409,000	\$ 375,000	91.7%	\$ 413,300	90.7%	2014	103	
105 Concord Rd	1104	6	2	\$ 395,000	\$ 380,000	96.2%	\$ 330,500	115.0%	2014	111	
40 July Rd	984	6	2	\$ 369,900	\$ 380,100	102.8%	\$ 313,500	121.2%	2015	42	
14 Longfellow Rd	1700	8	4	\$ 425,000	\$ 400,000	94.1%	\$ 334,000	119.8%	2015	283	
10 Pinewood Ave	1125	7	3	\$ 385,000	\$ 400,750	104.1%	\$ 286,300	140.0%	2015	17	
22 Beechwood Ave	1857	8	3	\$ 429,000	\$ 405,000	94.4%	\$ 404,200	100.2%	2015	48	
284 North Rd	2248	8	3	\$ 425,000	\$ 420,000	98.8%	\$ 389,000	108.0%	2014	95	
58 Robbins Rd	1500	7	3	\$ 429,900	\$ 425,000	98.9%	\$ 396,300	107.2%	2015	61	
456 Peakham Rd	1892	6	3	\$ 425,000	\$ 432,000	101.6%	\$ 434,800	99.4%	2015	23	
8 Pinewood Ave	1440	6	3	\$ 429,000	\$ 434,900	101.4%	\$ 399,800	108.8%	2015	36	
92 Butler Rd	1434	6	3	\$ 446,900	\$ 435,000	97.3%	\$ 387,300	112.3%	2014	106	
807 Boston Post Rd	1932	7	3	\$ 459,000	\$ 438,000	95.4%	\$ 454,800	96.3%	2015	72	
245 Raymond Rd	2340	8	4	\$ 459,000	\$ 440,000	95.9%	\$ 498,000	88.4%	2015	185	
21 Woodland Rd	1729	7	3	\$ 449,900	\$ 440,000	97.8%	\$ 465,300	94.6%	2014	148	
1 Lillian Ave	1641	7	3	\$ 449,000	\$ 449,000	100.0%	\$ 398,700	112.6%	2015	30	
25 Ridge Hill Rd	1988	8	4	\$ 499,000	\$ 450,000	90.2%	\$ 569,700	79.0%	2015	15	
6 Intervale Rd	1776	7	3	\$ 449,000	\$ 450,000	100.2%	\$ 396,000	113.6%	2014	45	
42 Willow Rd	1786	8	3	\$ 474,900	\$ 455,000	95.8%	\$ 418,800	108.6%	2014	161	
75 Indian Ridge Rd	1600	7	3	\$ 449,000	\$ 455,000	101.3%	\$ 393,500	115.6%	2015	58	
32 Hollow Oak Dr	1746	7	3	\$ 499,000	\$ 459,000	92.0%	\$ 445,400	103.1%	2015	111	
148 Fairbank Rd	1518	7	3	\$ 459,000	\$ 459,000	100.0%	\$ 436,600	105.1%	2015	21	

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26 Stonebrook Rd	1440	7	4	\$ 485,000	\$ 460,000	94.8%	\$ 446,900	102.9%	2015	56	
175 Landham Rd	1984	8	4	\$ 474,900	\$ 460,000	96.9%				80	
25 Meadowbrook Rd	1528	7	3	\$ 495,000	\$ 462,500	93.4%	\$ 441,400	104.8%	2015	63	
388 North Rd	2258	8	4	\$ 469,950	\$ 464,000	98.7%	\$ 415,300	111.7%	2014	51	
7 Beechwood Ave	1700	7	3	\$ 472,900	\$ 465,000	98.3%	\$ 415,300	112.0%	2015	47	
8 Barton Dr	1549	8	3	\$ 469,900	\$ 468,500	99.7%	\$ 419,000	111.8%	2015	16	
17 Barton Dr	2355	7	3	\$ 479,900	\$ 470,000	97.9%	\$ 406,400	115.6%	2014	185	
210 Concord Rd	2841	8	4	\$ 499,900	\$ 475,000	95.0%	\$ 568,800	83.5%	2014	169	
12 Hollow Oak Dr	1836	10	3	\$ 475,000	\$ 475,000	100.0%	\$ 456,000	104.2%	2015	63	
42 Lakewood Dr	2154	8	3	\$ 449,000	\$ 475,000	105.8%	\$ 425,800	111.6%	2015	36	
27 Basswood Ave	2140	7	3	\$ 499,000	\$ 477,000	95.6%	\$ 365,900	130.4%	2015	24	
32 Beechwood Ave	2377	6	3	\$ 475,000	\$ 480,000	101.1%	\$ 433,100	110.8%	2015	70	
18 Willis Lake Dr	1568	7	4	\$ 499,900	\$ 482,000	96.4%	\$ 379,500	127.0%	2014	139	
486 Dutton Rd	2047	7	3	\$ 499,900	\$ 485,000	97.0%	\$ 470,200	103.1%	2014	180	
79 Jarman Rd	2791	8	3	\$ 495,000	\$ 487,500	98.5%	\$ 414,600	117.6%	2015	54	
247 Peakham Rd	2372	9	4	\$ 498,000	\$ 491,000	98.6%	\$ 491,800	99.8%	2015	118	
14 Summer St	1850	9	3	\$ 495,000	\$ 495,000	100.0%	\$ 408,400	121.2%	2015	38	
186 Boston Post Rd	2300	8	3	\$ 499,900	\$ 499,900	100.0%	\$ 335,500	149.0%	2015	81	
19 Hunt Rd	2061	7	3	\$ 499,900	\$ 500,000	100.0%	\$ 465,200	107.5%	2014	63	
12 King Philip Rd	1996	8	4	\$ 525,000	\$ 500,000	95.2%	\$ 456,800	109.5%	2015	74	
11 Pratts Mill Rd	1543	8	3	\$ 495,000	\$ 500,000	101.0%	\$ 406,100	123.1%	2015	18	
23 Pinewood Ave.	2385	6	3	\$ 515,000	\$ 501,500	97.4%	\$ 451,100	111.2%	2014	65	
64 Hemlock Rd	1920	8	3	\$ 510,000	\$ 505,000	99.0%	\$ 418,700	120.6%	2015	14	
351 Maynard Rd	2640	7	3	\$ 515,000	\$ 510,000	99.0%	\$ 477,400	106.8%	2015	68	
21 Saxony Dr	2310	8	3	\$ 520,000	\$ 510,000	98.1%	\$ 472,600	107.9%	2014	77	
23 Kay St	1673	7	3	\$ 499,900	\$ 521,000	104.2%	\$ 500,100	104.2%	2015	32	
38 Hilltop Rd	1800	8	4	\$ 524,900	\$ 521,900	99.4%	\$ 536,900	97.2%	2015	132	
370 Peakham Rd	1776	7	3	\$ 524,900	\$ 524,900	100.0%	\$ 575,300	91.2%	2015	85	
297 Willis Rd	2079	8	4	\$ 529,900	\$ 525,000	99.1%	\$ 554,400	94.7%	2015	103	
210 Horse Pond Rd	2267	9	4	\$ 525,000	\$ 526,600	100.3%	\$ 417,600	126.1%	2014	69	
35 Stubtoe	1825	8	4	\$ 550,000	\$ 538,000	97.8%	\$ 445,000	120.9%	2014	63	
5 Saxony Dr	2934	10	4	\$ 549,900	\$ 547,800	99.6%	\$ 477,700	114.7%	2014	62	
218 Willis Rd	2068	8	4	\$ 550,000	\$ 550,000	100.0%	\$ 563,400	97.6%	2015	33	
36 Surrey Ln	2658	9	4	\$ 577,000	\$ 550,000	95.3%	\$ 497,400	110.6%	2015	105	
29 Windmill Dr	2190	8	4	\$ 558,900	\$ 555,000	99.3%	\$ 533,800	104.0%	2014	245	
257 Concord Rd	2613	10	4	\$ 599,000	\$ 555,000	92.7%	\$ 523,900	105.9%	2015	16	

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237 Horse Pond Rd	2543	7	4	\$ 568,400	\$ 564,200	99.3%	\$ 482,200	117.0%	2015	52	
19 Wash Brook Rd	2082	8	3	\$ 579,000	\$ 565,000	97.6%	\$ 444,600	127.1%	2015	75	
20 Dorothy Rd	2400	8	4	\$ 579,900	\$ 567,500	97.9%	\$ 495,200	114.6%	2015	27	
551 Concord Rd	2523	6	3	\$ 569,900	\$ 570,000	100.0%	\$ 512,400	111.2%	2015	125	
6 Puffer Ln	2260	8	3	\$ 599,000	\$ 573,500	95.7%	\$ 550,800	104.1%	2015	72	
579 Concord Rd	3209	9	4	\$ 599,900	\$ 575,000	95.8%	\$ 545,300	105.4%	2015	173	
5 Mill Pond Rd	1980	8	4	\$ 575,000	\$ 575,000	100.0%	\$ 462,000	124.5%	2015	25	
39 Pine st	2200	7	4	\$ 579,900	\$ 575,000	99.2%	\$ 367,500	156.5%	2014	98	
193 Goodmans Hill Rd	2082	7	3	\$ 589,000	\$ 579,000	98.3%	\$ 560,900	103.2%	2015	30	
11 Brentwood Rd	1970	9	3	\$ 598,000	\$ 579,000	96.8%	\$ 404,500	143.1%	2014	225	
377 Willis Rd	2536	8	4	\$ 599,900	\$ 580,000	96.7%	\$ 630,400	92.0%	2014	231	
82 Maynard Rd	3215	8	4	\$ 599,000	\$ 580,000	96.8%	\$ 563,600	102.9%	2015	65	
5 East St	2304	8	4	\$ 574,900	\$ 580,000	100.9%	\$ 470,900	123.2%	2014	42	
11 Old Orchard Rd	2403	7	3	\$ 575,000	\$ 580,000	100.9%	\$ 470,000	123.4%	2015	64	
201 Haynes Rd	1604	6	3	\$ 570,000	\$ 580,000	101.8%	\$ 434,100	133.6%	2015	16	
30 Magnolia Rd	2702	9	3	\$ 599,000	\$ 580,000	96.8%	\$ 415,700	139.5%	2015	16	
19 Center St	2158	7	3	\$ 578,000	\$ 585,000	101.2%	\$ 577,700	101.3%	2015	37	
279 Maynard Rd	3165	10	4	\$ 589,000	\$ 585,000	99.3%	\$ 482,100	121.3%	2015	49	
28 Woodland Rd	2000	8	4	\$ 589,000	\$ 586,500	99.6%	\$ 482,500	121.6%	2015	65	
379 Concord Rd	3441	12	5	\$ 590,000	\$ 590,000	100.0%	\$ 515,000	114.6%	2014	122	
121 Landham Rd	1800	7	3	\$ 583,000	\$ 590,000	101.2%	\$ 464,800	126.9%	2015	19	
88 Warren Rd	2268	8	4	\$ 600,000	\$ 595,000	99.2%	\$ 612,100	97.2%	2015	118	
122 Haynes Rd	2880	9	4	\$ 599,000	\$ 596,000	99.5%	\$ 461,300	129.2%	2015	40	
303 Boston Post Rd	3098	8	4	\$ 599,000	\$ 599,000	100.0%	\$ 547,900	109.3%	2014	21	
212 Goodmans Hill Rd	2818	8	4	\$ 639,000	\$ 601,000	94.1%	\$ 496,700	121.0%	2015	61	
191 Moore Rd	2844	8	4	\$ 624,900	\$ 601,000	96.2%	\$ 481,100	124.9%	2014	151	
46 Clifford Rd	2624	9	5	\$ 609,000	\$ 605,000	99.3%	\$ 536,600	112.7%	2015	118	
35 Dawson Dr	2598	10	4	\$ 595,000	\$ 605,000	101.7%	\$ 504,100	120.0%	2015	57	
27 Partridge Ln	2120	8	4	\$ 639,000	\$ 606,300	94.9%	\$ 549,100	110.4%	2015	86	
44 Maynard Farm Rd	2198	8	4	\$ 649,000	\$ 607,500	93.6%	\$ 620,400	97.9%	2014	84	
57 Brimstone Ln	3762	9	4	\$ 624,900	\$ 610,000	97.6%	\$ 804,100	75.9%	2015	69	
116 Austin Rd	2672	9	4	\$ 629,000	\$ 610,000	97.0%	\$ 585,100	104.3%	2015	66	
16 Candy Hill Rd	2298	8	3	\$ 625,000	\$ 615,000	98.4%	\$ 620,800	99.1%	2015	43	
11 Fox Run Rd	2385	7	3	\$ 615,000	\$ 615,000	100.0%	\$ 549,000	112.0%	2014	77	
32 Massasoit	2400	7	3	\$ 649,000	\$ 617,000	95.1%				210	
21 Ames Rd	1986	8	4	\$ 619,900	\$ 618,000	99.7%	\$ 486,300	127.1%	2015	49	

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310 North Rd	2272	8	3	\$ 624,900	\$ 620,000		99.2%	\$ 587,300	105.6%	2015	38	
11 Basswood Ave	2681	13	4	\$ 624,900	\$ 620,000		99.2%				19	
28 Hadley Rd	2724	9	4	\$ 625,000	\$ 625,000		100.0%	\$ 590,600	105.8%	2015	73	
143 Union Ave	3528	7	4	\$ 625,000	\$ 630,000		100.8%	\$ 552,100	114.1%	2015	19	
197 Old Sudbury Rd	1271	6	3	\$ 639,000	\$ 640,000		100.2%	\$ 687,500	93.1%	2014	247	
44 Woodside Rd	3202	9	4	\$ 649,000	\$ 640,000		98.6%				76	
15 Oakwood Ave	3129	9	3	\$ 649,000	\$ 647,370		99.7%	\$ 572,900	113.0%	2014	18	
15 Woodberry Rd	2412	8	4	\$ 639,000	\$ 650,000		101.7%	\$ 543,200	119.7%	2015	35	
34 Kay St	2706	9	6	\$ 685,599	\$ 654,000		95.4%	\$ 597,900	109.4%	2015	54	
31 Emerson Way	2557	9	4	\$ 659,000	\$ 654,000		99.2%	\$ 584,500	111.9%	2015	51	
12 Indian Ridge Rd	2387	9	4	\$ 675,000	\$ 654,500		97.0%	\$ 512,400	127.7%	2015	53	
222 Peakham Rd	2424	9	3	\$ 679,000	\$ 655,000		96.5%	\$ 648,800	101.0%	2014	74	
45 Clifford Rd	3149	11	5	\$ 659,000	\$ 659,000		100.0%	\$ 576,600	114.3%	2015	21	
419 Hudson Rd	2850	10	4	\$ 699,900	\$ 665,000		95.0%	\$ 581,000	114.5%	2015	42	
11 Robert Frost Rd	2828	9	4	\$ 699,000	\$ 667,500		95.5%	\$ 675,200	98.9%	2015	104	
275 Dutton Rd	2814	9	5	\$ 699,000	\$ 675,000		96.6%	\$ 659,500	102.4%	2014	237	
95 Warren Rd.	2321	8	4	\$ 699,000	\$ 675,000		96.6%	\$ 569,300	118.6%	2015	64	
109 Nobscot Rd	2322	8	4	\$ 725,000	\$ 675,000		93.1%	\$ 558,800	120.8%	2015	76	
51 Woodmere Dr	2146	8	4	\$ 679,900	\$ 677,500		99.6%	\$ 664,000	102.0%	2015	5	
29 Philemon Whale Ln	2490	8	4	\$ 689,900	\$ 679,500		98.5%	\$ 614,400	110.6%	2014	31	
80 Brookdale Rd	2366	8	4	\$ 695,000	\$ 680,000		97.8%	\$ 600,600	113.2%	2014	50	
201 Union Ave	3056	9	4	\$ 690,000	\$ 680,000		98.6%	\$ 586,700	115.9%	2015	24	
347 North Rd	2746	9	4	\$ 699,000	\$ 681,000		97.4%	\$ 574,000	118.6%	2014	224	
53 Cedar Creek	3234	13	4	\$ 679,500	\$ 685,000		100.8%	\$ 581,200	117.9%	2015	63	
11 Whispering Pine Rd	2397	9	4	\$ 649,000	\$ 685,000		105.5%	\$ 564,500	121.3%	2015	37	
37 Grindstone Ln	2760	9	4	\$ 683,000	\$ 685,700		100.4%	\$ 550,500	124.6%	2014	58	
225 Raymond Rd	2376	8	4	\$ 688,000	\$ 688,000		100.0%	\$ 661,000	104.1%	2015	10	
21 Windmill Dr	2292	8	4	\$ 689,900	\$ 690,000		100.0%	\$ 605,000	114.0%	2015	41	
27 Griscom Rd	2140	8	4	\$ 699,000	\$ 697,000		99.7%	\$ 535,000	130.3%	2015	68	
41 Oakhill Rd	2728	10	4	\$ 699,000	\$ 699,000		100.0%	\$ 609,500	114.7%	2015	49	
65 Pokonoket Ave	2288	8	4	\$ 699,000	\$ 699,000		100.0%	\$ 586,600	119.2%	2015	95	
31 Horse Pond Rd	2342	10	4	\$ 699,000	\$ 701,000		100.3%	\$ 714,900	98.1%	2015	48	
60 Surrey Ln	2891	9	4	\$ 709,900	\$ 703,000		99.0%	\$ 586,500	119.9%	2015	21	
22 Pineridge Rd	3555	10	3	\$ 710,000	\$ 710,000		100.0%	\$ 535,200	132.7%	2015	33	
114 Morse Rd	2268	8	4	\$ 719,000	\$ 713,000		99.2%	\$ 589,800	120.9%	2015	0	
70 Maynard Farm Rd	2338	8	4	\$ 719,900	\$ 713,900		99.2%	\$ 658,200	108.5%	2015	111	

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184 Prides Crossing	3008	10	4	\$ 718,000	\$ 718,000	100.0%	\$ 666,400	107.7%	2015	54
37 Meadowbrook Cir	4143	10	4	\$ 745,000	\$ 727,500	97.7%	\$ 678,100	107.3%	2015	94
22 Starview Dr	3612	12	4	\$ 739,000	\$ 729,000	98.6%	\$ 613,300	118.9%	2015	30
220 Haynes Rd.	2880	9	4	\$ 739,000	\$ 730,000	98.8%	\$ 650,200	112.3%	2015	56
9 Allen Pl	3100	10	4	\$ 739,000	\$ 739,000	100.0%	\$ 610,000	121.1%	2015	14
9 Church St	2450	11	4	\$ 739,000	\$ 744,000	100.7%	\$ 607,500	122.5%	2015	78
19 Demarco Rd	2400	6	3	\$ 750,000	\$ 750,000	100.0%				104
253 Concord Rd	3676	8	4	\$ 774,000	\$ 755,000	97.5%	\$ 684,000	110.4%	2015	59
6 Chanticleer Rd	3464	9	5	\$ 795,900	\$ 760,000	95.5%	\$ 803,800	94.6%	2015	72
33 Brimstone Ln	4939	9	4	\$ 799,900	\$ 762,000	95.3%	\$ 786,900	96.8%	2014	77
39 Balcom Rd	3671	11	5	\$ 775,000	\$ 762,000	98.3%	\$ 712,200	107.0%	2015	70
16 Woodside Rd	3700	12	5	\$ 799,900	\$ 765,000	95.6%	\$ 644,900	118.6%	2014	138
44 Silver Hill Rd	2500	9	5	\$ 772,500	\$ 767,500	99.4%	\$ 694,100	110.6%	2015	41
5 Taintor Dr	5033	14	4	\$ 799,000	\$ 770,000	96.4%	\$ 860,000	89.5%	2014	275
12 Bulkley Rd	3344	8	4	\$ 799,000	\$ 770,000	96.4%	\$ 653,400	117.8%	2015	39
38 Moran Cir	4002	14	5	\$ 804,900	\$ 770,000	95.7%	\$ 637,700	120.7%	2014	94
716 Concord Rd	4214	12	4	\$ 799,000	\$ 775,000	97.0%	\$ 789,800	98.1%	2014	272
4 Washbrook Rd	3053	10	4	\$ 789,000	\$ 775,000	98.2%	\$ 638,800	121.3%	2015	28
29 Walker Farm	3357	9	4	\$ 839,000	\$ 780,000	93.0%	\$ 855,100	91.2%	2015	472
125 Pelham Island Rd	4656	17	7	\$ 800,000	\$ 782,000	97.8%	\$ 707,900	110.5%	2015	25
14 Ridge Hill Rd	2776	10	4	\$ 769,000	\$ 786,000	102.2%	\$ 668,000	117.7%	2015	20
96 Hopedstill Brown Rd	3765	10	4	\$ 824,000	\$ 800,000	97.1%	\$ 773,000	103.5%	2015	192
18 Harvard Dr	3392	8	5	\$ 819,000	\$ 802,500	98.0%	\$ 803,500	99.9%	2015	54
85 Ford Rd	3158	9	5	\$ 825,000	\$ 805,000	97.6%	\$ 769,700	104.6%	2015	71
5 Guzzlebrook Dr	3349	11	4	\$ 805,000	\$ 805,000	100.0%	\$ 666,900	120.7%	2015	21
36 Old Coach Rd	2686	10	4	\$ 789,900	\$ 805,000	101.9%	\$ 665,000	121.1%	2014	33
37 Kay St	3560	8	4	\$ 829,000	\$ 805,000	97.1%				126
83 Silver Hill Rd	3772	11	4	\$ 829,000	\$ 809,500	97.6%	\$ 785,800	103.0%	2014	29
44 Brimstone Ln	3123	10	4	\$ 825,000	\$ 815,000	98.8%	\$ 719,100	113.3%	2014	232
123 Moore Rd	3093	9	5	\$ 829,000	\$ 817,800	98.6%	\$ 670,300	122.0%	2015	30
50 Dutton Rd	2960	11	4	\$ 849,000	\$ 818,750	96.4%	\$ 644,800	127.0%	2015	123
93 Ford Rd	2968	8	4	\$ 829,900	\$ 820,000	98.8%	\$ 749,400	109.4%	2015	105
40 Sunset Path	3594	10	4	\$ 849,000	\$ 820,000	96.6%	\$ 729,800	112.4%	2015	100
51 Witherell Dr	4090	11	4	\$ 829,000	\$ 825,000	99.5%	\$ 779,700	105.8%	2015	54
246 Marlboro Rd	4184	10	4	\$ 839,000	\$ 828,000	98.7%	\$ 706,500	117.2%	2015	92
46 Pendleton	3395	9	4	\$ 835,000	\$ 829,000	99.3%	\$ 755,400	109.7%	2015	49

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89 Lincoln Rd	3400	11	4	\$ 785,000	\$ 831,000	105.9%	\$ 639,400	130.0%	2015	14
35 Winsor Rd	3427	10	4	\$ 839,000	\$ 835,000	99.5%	\$ 778,800	107.2%	2014	27
115 Puritan Ln	3187	9	4	\$ 835,000	\$ 836,000	100.1%	\$ 594,300	140.7%	2014	44
49 Hunt Rd	4193	11	4	\$ 875,000	\$ 840,000	96.0%	\$ 803,500	104.5%	2014	51
40 McLean Dr	4007	10	4	\$ 859,900	\$ 840,000	97.7%	\$ 763,300	110.0%	2014	19
32 Sunset Path	4393	11	4	\$ 859,000	\$ 844,000	98.3%	\$ 741,200	113.9%	2015	115
46 Windmill Dr	3784	10	4	\$ 849,000	\$ 845,000	99.5%	\$ 691,600	122.2%	2015	40
399 Lincoln Rd	3160	9	4	\$ 839,000	\$ 846,000	100.8%	\$ 701,200	120.7%	2015	71
42 Hopestill Brown Rd	3744	10	5	\$ 859,900	\$ 849,000	98.7%	\$ 814,700	104.2%	2014	49
11 Peakham Rd	3078	10	4	\$ 874,900	\$ 850,000	97.2%	\$ 667,600	127.3%	2014	210
4 LOUIS Ave	3317	11	3	\$ 874,900	\$ 860,000	98.3%	\$ 704,700	122.0%	2014	109
120 Thunder Rd	4336	13	4	\$ 875,000	\$ 865,000	98.9%	\$ 745,100	116.1%	2015	70
86 Thunder Rd	3920	12	5	\$ 879,000	\$ 869,000	98.9%	\$ 756,200	114.9%	2015	47
45 Belcher Dr	4129	10	5	\$ 879,900	\$ 875,000	99.4%	\$ 845,100	103.5%	2015	241
66 Belcher Dr	4106	12	5	\$ 869,900	\$ 875,000	100.6%	\$ 839,600	104.2%	2015	67
36 Village Rd	3540	11	4	\$ 869,900	\$ 890,000	102.3%	\$ 749,500	118.7%	2015	43
1 Jarman Rd	3913	12	4	\$ 949,000	\$ 907,500	95.6%	\$ 780,500	116.3%	2015	118
50 Babe Ruth Dr	3650	10	4	\$ 939,000	\$ 912,000	97.1%	\$ 807,600	112.9%	2015	55
55 Pokonoket Ave	3127	12	4	\$ 899,900	\$ 915,000	101.7%	\$ 718,000	127.4%	2015	44
35 Bishop Ln	3632	11	4	\$ 949,900	\$ 927,700	97.7%	\$ 849,800	109.2%	2014	85
104 Longfellow Rd	3500	13	5	\$ 944,000	\$ 930,000	98.5%	\$ 808,100	115.1%	2015	48
88 Plympton Rd	4304	13	5	\$ 989,000	\$ 940,000	95.0%	\$ 768,900	122.3%	2015	22
24 Woodside Rd	4095	12	4	\$ 959,900	\$ 945,000	98.4%	\$ 772,100	122.4%	2015	47
15 Belcher Dr	4373	11	4	\$ 975,000	\$ 955,000	97.9%	\$ 861,000	110.9%	2015	58
9 Southwest Cir	3917	11	4	\$ 1,025,000	\$ 960,000	93.7%	\$ 903,400	106.3%	2015	271
391 Concord Rd	3873	15	4	\$ 995,000	\$ 960,100	96.5%	\$ 652,800	147.1%	2014	68
12 Blandford Dr	5369	12	4	\$ 975,000	\$ 967,500	99.2%	\$ 870,100	111.2%	2015	35
46 Anselm Way	3924	11	4	\$ 999,999	\$ 980,000	98.0%	\$ 861,100	113.8%	2015	137
18 Fox Run	5135	15	5	\$ 995,000	\$ 985,000	99.0%	\$ 1,070,000	92.1%	2015	104
9 Maynard Farm Cir	4178	11	4	\$ 989,000	\$ 989,000	100.0%	\$ 828,000	119.4%	2015	70
14 Griffin Ln	5000	13	5	\$ 1,020,000	\$ 994,500	97.5%	\$ 929,500	107.0%	2015	21
15 Henrys Mill Ln	4108	10	4	\$ 1,069,000	\$ 999,000	93.5%	\$ 934,700	106.9%	2014	28
319 Peakham Rd	3615	11	4	\$ 1,029,000	\$ 1,000,000	97.2%	\$ 819,700	122.0%	2014	48
25 Laurel Cir	3787	10	4	\$ 1,018,000	\$ 1,015,000	99.7%	\$ 845,900	120.0%	2015	42
178 Prides Crossing Rd	3510	10	4	\$ 1,045,000	\$ 1,020,000	97.6%	\$ 876,500	116.4%	2015	200
36 Red Oak Dr	4679	8	4	\$ 1,075,000	\$ 1,032,500	96.0%	\$ 795,800	129.7%	2015	27

SUDUBURY SF SALES

ADDRESS	SQ FT	ROOMS	BDRS	SUDUBURY SF SALES			% of Sale Price		% of Sale Price to	Tax	DOM
				List Price	Sale Price	to List Price	Assessment	Assessment	Year		
15 Codman Dr	4964	11	4	\$ 1,099,000	\$ 1,040,000	94.6%	\$ 1,018,300	102.1%	2015	112	
20 Peakham Rd	3730	9	4	\$ 1,100,000	\$ 1,050,000	95.5%	\$ 937,600	112.0%	2014	78	
2 Bostonian Way (273 Goodman Hill)	3897	10	4	\$ 1,089,000	\$ 1,089,000	100.0%				330	
88 Butler Rd	4018	14	4	\$ 1,099,000	\$ 1,095,000	99.6%	\$ 757,800	144.5%	2014	42	
151 Mossman Rd	5740	13	5	\$ 1,165,000	\$ 1,100,000	94.4%	\$ 1,017,400	108.1%	2015	63	
66 Cutler Farm Rd	4281	10	4	\$ 1,149,000	\$ 1,135,000	98.8%	\$ 965,800	117.5%	2015	64	
46 Greenwood Rd	3200	10	4	\$ 1,089,000	\$ 1,135,200	104.2%				221	
4 Marked Tree Rd	5040	12	5	\$ 1,175,000	\$ 1,140,000	97.0%	\$ 961,600	118.6%	2015	56	
14 Amanda Rd.	4832	11	4	\$ 1,200,000	\$ 1,145,000	95.4%	\$ 994,600	115.1%	2015	151	
10 Pipsissewa Cir	5485	11	4	\$ 1,175,000	\$ 1,150,000	97.9%	\$ 1,061,300	108.4%	2015	69	
14 Babe Ruth Dr	6072	13	5	\$ 1,195,000	\$ 1,159,000	97.0%	\$ 1,012,900	114.4%	2015	119	
Lot 1 Arboretum Way (14)	4014	10	4	\$ 1,195,000	\$ 1,195,000	100.0%				278	
L 6 Arboretum Way	4078	8	4	\$ 1,195,000	\$ 1,195,000	100.0%				15	
11 Brookside Farm Ln	4243	11	4	\$ 1,189,000	\$ 1,200,000	100.9%	\$ 1,149,000	104.4%	2015	58	
4 Kato Summit	4650	10	4	\$ 1,260,000	\$ 1,200,100	95.2%	\$ 1,017,100	118.0%	2015	18	
Lot 4 Arboretum Way	0	10	5	\$ 1,225,000	\$ 1,212,875	99.0%				16	
18 Trailside Cir	6940	12	5	\$ 1,399,000	\$ 1,220,000	87.2%	\$ 1,157,000	105.4%	2013	391	
28 Jack Pine Dr	5622	14	5	\$ 1,299,000	\$ 1,222,000	94.1%	\$ 1,091,900	111.9%	2015	75	
Lot 5 Arboretum Way	3738	9	4	\$ 1,170,000	\$ 1,227,680	104.9%				25	
Lot 3 Arboretum Way	0	10	5	\$ 1,255,000	\$ 1,257,500	100.2%				16	
30 Adams Rd	6300	12	5	\$ 1,550,000	\$ 1,260,000	81.3%	\$ 1,187,000	106.1%	2013	504	
140 Woodside Rd	3800	10	4	\$ 1,259,000	\$ 1,267,000	100.6%				39	
75 Phillips Rd	5278	10	4	\$ 1,269,000	\$ 1,269,000	100.0%	\$ 976,500	130.0%	2015	25	
5 Bostonian Way	4765	10	5	\$ 1,275,000	\$ 1,275,000	100.0%				116	
24 Cudworth Ln	5246	13	4	\$ 1,339,000	\$ 1,280,000	95.6%	\$ 1,032,200	124.0%	2015	87	
100 Prides Crossing Rd	6141	13	4	\$ 1,299,000	\$ 1,290,000	99.3%	\$ 1,894,700	68.1%	2013	166	
57 Mary Catherine Ln	5600	15	5	\$ 1,329,000	\$ 1,290,000	97.1%	\$ 1,173,100	110.0%	2015	90	
67 Greystone Ln	5173	13	4	\$ 1,399,000	\$ 1,300,000	92.9%	\$ 1,108,300	117.3%	2015	102	
Lot 2 Arboretum Way (18)	4184	9	4	\$ 1,279,000	\$ 1,300,000	101.6%				360	
112 Newbridge Rd	5475	12	5	\$ 1,339,000	\$ 1,320,000	98.6%	\$ 1,103,700	119.6%	2015	49	
96 Bridle Path	5923	12	4	\$ 1,299,900	\$ 1,320,000	101.5%	\$ 1,094,400	120.6%	2014	1	
4 Michael Ln	6574	14	5	\$ 1,365,000	\$ 1,335,000	97.8%	\$ 1,077,800	123.9%	2015	60	
48 Carriage Way	6048	11	5	\$ 1,399,000	\$ 1,350,000	96.5%	\$ 1,199,300	112.6%	2015	69	
Lot 2 Bostonian Way	4765	10	5	\$ 1,300,000	\$ 1,350,000	103.8%				116	
6 Hamblin Way	5924	15	4	\$ 1,399,000	\$ 1,360,000	97.2%	\$ 1,207,200	112.7%	2015	62	

SUDUBURY SF SALES

ADDRESS	SQ FT	ROOMS	BDRS	List Price	Sale Price	% of Sale Price to List Price	Assessment	% of Sale Price to Assessment	Tax Year	DOM
106 Old Garrison Rd	6305	14	4	\$ 1,449,000	\$ 1,375,000	94.9%	\$ 1,480,800	92.9%	2015	118
Lot 1 Huckleberry Ln	3750	10	5	\$ 1,299,900	\$ 1,416,410	109.0%				130
141 Greystone Ln	5873	12	4	\$ 1,499,000	\$ 1,496,000	99.8%	\$ 1,169,400	127.9%	2015	40
59 Peakham	7297	13	4	\$ 1,695,000	\$ 1,550,000	91.4%	\$ 1,416,000	109.5%	2015	143
26 Skyview Ln	5504	10	4	\$ 1,998,800	\$ 1,900,000	95.1%	\$ 1,502,100	126.5%	2014	93
67 Bowditch	5722	13	5	\$ 1,859,000	\$ 2,125,000	114.3%				185
Averages				\$ 766,821	\$ 752,682	98.2%		112.0%		86