

Bedford 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
23 Concord Rd	1644	7	3	\$ 349,000	\$ 340,000	97.4%	\$ 410,100	82.9%	2014	146
55 Hartwell Rd	982	6	3	\$ 410,000	\$ 350,000	85.4%	\$ 314,400	111.3%	2014	15
21 Fayette Rd	1588	6	3	\$ 399,900	\$ 376,173	94.1%	\$ 359,300	104.7%	2014	43
17 Bacon Rd	1388	7	3	\$ 410,000	\$ 379,000	92.4%	\$ 460,200	82.4%	2014	6
193 South Rd	1000	6	3	\$ 409,900	\$ 385,000	93.9%	\$ 381,853	100.8%	2015	57
431 North Rd	1701	7	2	\$ 395,000	\$ 395,000	100.0%	\$ 516,762	76.4%	2015	11
7 Walsh Rd	1015	6	3	\$ 398,000	\$ 397,000	99.7%	\$ 365,200	108.7%	2014	18
5 Curve St.	1600	7	3	\$ 425,000	\$ 406,000	95.5%	\$ 462,700	87.7%	2015	27
14 Bonnievale Dr	1408	8	3	\$ 450,000	\$ 415,000	92.2%	\$ 416,218	99.7%	2015	70
11 Ashby Rd	1179	6	3	\$ 419,800	\$ 415,000	98.9%	\$ 373,346	111.2%	2015	66
32 Brooksbie Rd	1144	6	3	\$ 449,000	\$ 439,000	97.8%	\$ 458,480	95.8%	2014	29
427 Davis Rd	1344	6	4	\$ 479,900	\$ 440,000	91.7%	\$ 421,915	104.3%	2015	60
47 Page Rd	1152	6	3	\$ 448,000	\$ 445,000	99.3%	\$ 457,335	97.3%	2015	29
17 Washington St	1894	8	4	\$ 459,800	\$ 447,000	97.2%	\$ 445,685	100.3%	2015	62
51 Springs Rd	1742	7	4	\$ 430,000	\$ 449,000	104.4%	\$ 499,919	89.8%	2015	46
9 Dewey Rd	2300	12	4	\$ 499,900	\$ 465,000	93.0%	\$ 510,900	91.0%	2014	98
2 Rodney Rd	1552	6	3	\$ 499,000	\$ 474,000	95.0%	\$ 465,700	101.8%	2015	46
30 Dunster Rd	1224	6	3	\$ 475,000	\$ 476,000	100.2%	\$ 443,429	107.3%	2015	8
7 Gleason Rd	1404	6	3	\$ 497,000	\$ 477,500	96.1%	\$ 405,000	117.9%	2014	92
278-A Old Billerica Rd	1269	6	3	\$ 499,900	\$ 480,000	96.0%	\$ 475,900	100.9%	2014	49
21 Page Rd	2131	9	4	\$ 485,000	\$ 490,000	101.0%	\$ 447,700	109.4%	2014	15
4 Washington St	1850	8	3	\$ 490,000	\$ 490,000	100.0%	\$ 385,100	127.2%	2014	44
16 Meadowbrook Rd	1523	7	3	\$ 510,000	\$ 495,000	97.1%	\$ 468,886	105.6%	2015	43
7 Bonnievale Dr	1969	9	3	\$ 499,900	\$ 500,000	100.0%	\$ 405,200	123.4%	2015	16
8 Hemlock Ln	1344	7	3	\$ 498,000	\$ 501,500	100.7%	\$ 465,000	107.8%	2014	12
156 Springs Rd	1567	7	3	\$ 475,000	\$ 510,000	107.4%	\$ 458,325	111.3%	2015	28
3 Sunnyfield Rd	1636	6	2	\$ 465,000	\$ 510,000	109.7%	\$ 455,360	112.0%	2015	23
6 Winchester Dr	1316	6	3	\$ 500,000	\$ 516,000	103.2%	\$ 504,887	102.2%	2015	14
2 Old Causeway Rd	1536	7	3	\$ 549,900	\$ 522,000	94.9%	\$ 431,600	120.9%	2014	45
2 Russett Rd	1224	6	3	\$ 494,900	\$ 525,000	106.1%	\$ 497,600	105.5%	2014	39
58 Dunster Rd	1696	6	3	\$ 529,000	\$ 525,000	99.2%	\$ 435,800	120.5%	2014	18

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103 Pine Hill Rd	1692	8	3	\$ 545,000	\$ 535,000	98.2%	\$ 457,769	116.9%	2015	53
56 Hartwell Rd	2090	7	3	\$ 540,000	\$ 540,000	100.0%	\$ 413,600	130.6%	2014	20
27 Hartford St	1733	8	2	\$ 565,000	\$ 542,200	96.0%	\$ 429,188	126.3%	2015	38
28 Brooksbie Rd	2417	9	3	\$ 548,950	\$ 550,000	100.2%	\$ 546,449	100.6%	2015	38
107 Springs Rd	1988	9	3	\$ 575,000	\$ 555,000	96.5%	\$ 490,757	113.1%	2015	28
7 Gould Rd	2336	9	4	\$ 568,000	\$ 568,500	100.1%	\$ 571,800	99.4%	2015	18
38 Meadowbrook Rd	1242	9	4	\$ 575,000	\$ 570,000	99.1%	\$ 459,000	124.2%	2015	33
218 North Rd	2002	9	3	\$ 575,000	\$ 570,000	99.1%	\$ 389,300	146.4%	2014	84
41 Dunster Rd	1870	6	3	\$ 529,000	\$ 571,000	107.9%	\$ 525,800	108.6%	2015	6
7 Garrison Dr	1728	7	3	\$ 580,000	\$ 580,000	100.0%	\$ 508,451	114.1%	2015	7
53 Loomis St	2400	7	4	\$ 574,900	\$ 585,000	101.8%	\$ 475,885	122.9%	2015	15
9 Anthony Rd	1728	7	4	\$ 598,000	\$ 585,000	97.8%	\$ 438,100	133.5%	2014	27
2 Francis Kelley Rd	1502	7	4	\$ 598,000	\$ 588,000	98.3%	\$ 467,300	125.8%	2014	83
32 Curve St	1831	7	3	\$ 599,000	\$ 590,000	98.5%	\$ 435,800	135.4%	2014	62
19 Clark Rd	2000	8	3	\$ 592,000	\$ 592,100	100.0%	\$ 502,083	117.9%	2015	23
2 Ledgewood Dr	2000	8	4	\$ 600,000	\$ 595,000	99.2%	\$ 492,981	120.7%	2015	25
81 Wilson Rd	1920	7	3	\$ 598,000	\$ 598,000	100.0%	\$ 569,700	105.0%	2015	32
6 Colony Circle	2273	8	4	\$ 599,000	\$ 599,000	100.0%	\$ 516,200	116.0%	2015	21
7 Pond Circle	2351	9	4	\$ 598,000	\$ 600,000	100.3%	\$ 696,300	86.2%	2015	55
9 Wagon Wheel Dr	2286	8	3	\$ 565,000	\$ 600,000	106.2%	\$ 550,000	109.1%	2015	5
388 Davis Rd	1550	6	3	\$ 618,000	\$ 612,000	99.0%	\$ 445,500	137.4%	2014	64
23 Bacon Rd	1650	6	3	\$ 608,000	\$ 615,000	101.2%	\$ 528,733	116.3%	2015	48
248 Davis Rd	1904	7	3	\$ 650,000	\$ 620,000	95.4%	\$ 556,090	111.5%	2015	43
19 Foster Rd	1502	8	3	\$ 599,000	\$ 621,000	103.7%	\$ 509,289	121.9%	2015	32
33 Brooksbie Rd	1928	8	3	\$ 559,000	\$ 622,000	111.3%	\$ 459,985	135.2%	2015	18
45 Winterberry Way	1984	7	3	\$ 628,000	\$ 624,000	99.4%	\$ 536,236	116.4%	2015	30
5 Elmbrook Rd	2170	9	4	\$ 649,000	\$ 625,000	96.3%	\$ 539,107	115.9%	2015	82
14 Jeffrey Circle	2503	8	3	\$ 644,700	\$ 628,000	97.4%	\$ 543,164	115.6%	2015	35
5 Aspen Circle	1984	7	3	\$ 629,000	\$ 629,000	100.0%	\$ 528,767	119.0%	2015	40
27 Chelmsford Rd	2268	8	4	\$ 633,000	\$ 633,000	100.0%	\$ 565,373	112.0%	2015	45
4 Cot Hill Rd	2458	8	4	\$ 650,000	\$ 635,000	97.7%	\$ 528,100	120.2%	2014	49
5 Autumn Dr	2276	9	4	\$ 649,000	\$ 642,000	98.9%	\$ 663,618	96.7%	2015	68
12 Dewey Rd	2679	10	5	\$ 648,000	\$ 650,000	100.3%	\$ 575,237	113.0%	2015	46
35 Page Rd	3537	10	4	\$ 648,000	\$ 652,000	100.6%	\$ 687,024	94.9%	2015	11
2 Earl Rd	1924	8	4	\$ 639,900	\$ 652,000	101.9%	\$ 520,900	125.2%	2014	4
79 Hartwell Rd	1554	7	3	\$ 675,000	\$ 655,000	97.0%	\$ 437,300	149.8%	2015	84
15 Gould Rd	3540	9	5	\$ 674,900	\$ 660,000	97.8%	\$ 623,789	105.8%	2014	102
47 Winterberry Way	2435	9	4	\$ 628,000	\$ 665,000	105.9%	\$ 577,400	115.2%	2015	7

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4 Lido Ln	2376	10	4	\$ 658,000	\$ 666,250	101.3%	\$ 561,400	118.7%	2015	30	
29 Page Rd	2518	10	3	\$ 699,000	\$ 670,000	95.9%	\$ 577,048	116.1%	2015	17	
60 Woodland Rd	2393	9	3	\$ 665,000	\$ 670,000	100.8%	\$ 558,600	119.9%	2015	26	
39 Winterberry Way	2297	7	3	\$ 643,800	\$ 670,125	104.1%	\$ 543,400	123.3%	2015	15	
22 Evans Ave	2200	7	3	\$ 689,900	\$ 675,000	97.8%	\$ 449,800	150.1%	2014	99	
26 Wildwood Dr	1920	8	4	\$ 699,000	\$ 679,000	97.1%	\$ 539,500	125.9%	2015	13	
9 Cot Hill Rd	3389	11	5	\$ 749,900	\$ 680,000	90.7%	\$ 732,800	92.8%	2015	44	
15 Lido Ln	2800	11	4	\$ 699,996	\$ 680,000	97.1%	\$ 588,600	115.5%	2015	42	
9 Overlook Dr	2534	10	4	\$ 689,000	\$ 684,000	99.3%	\$ 553,100	123.7%	2015	38	
17 Caesar Jones Way	2170	8	3	\$ 689,000	\$ 696,500	101.1%	\$ 524,900	132.7%	2015	27	
17 Independence Rd	1976	7	4	\$ 624,900	\$ 700,000	112.0%				29	
2 Cot Hill Rd	2490	8	4	\$ 675,000	\$ 710,000	105.2%	\$ 568,510	124.9%	2015	4	
201 Concord Rd	2791	11	5	\$ 719,900	\$ 715,000	99.3%	\$ 554,840	128.9%	2015	77	
5 Bandera Dr	1840	6	3	\$ 689,000	\$ 715,000	103.8%	\$ 523,599	136.6%	2015	15	
49 Wilson Rd	2630	9	4	\$ 740,000	\$ 725,000	98.0%	\$ 685,341	105.8%	2015	18	
1 El Will Farm Rd	3209	11	4	\$ 719,000	\$ 736,000	102.4%	\$ 664,600	110.7%	2014	9	
130 Davis Rd	2352	8	4	\$ 725,000	\$ 755,000	104.1%	\$ 666,142	113.3%	2015	6	
261 Old Billerica Rd	5660	16	5	\$ 799,000	\$ 760,000	95.1%	\$ 726,001	104.7%	201	87	
34 Wildwood Dr	1880	9	4	\$ 789,000	\$ 768,000	97.3%	\$ 549,500	139.8%	2015	27	
11 Bandera Dr	2655	9	5	\$ 799,000	\$ 785,000	98.2%	\$ 655,243	119.8%	2015	29	
234 Old Billerica Rd	2252	7	4	\$ 820,000	\$ 800,000	97.6%	\$ 648,700	123.3%	2015	17	
23 Gould Rd	3073	9	5	\$ 787,000	\$ 810,000	102.9%	\$ 621,367	130.4%	2015	12	
74 South Rd	2186	8	3	\$ 765,000	\$ 815,000	106.5%	\$ 624,831	130.4%	2015	15	
27 Gray Terrace	2966	9	4	\$ 798,000	\$ 820,000	102.8%	\$ 590,900	138.8%	2015	5	
9 Fitchdale Ave	2052	8	3	\$ 850,000	\$ 824,000	96.9%	\$ 555,396	148.4%	2015	42	
31 Riverside Ave	2660	9	4	\$ 869,000	\$ 835,000	96.1%	\$ 597,400	139.8%	2015	23	
23 Cot Hill Rd	2548	9	4	\$ 842,000	\$ 848,000	100.7%	\$ 647,472	131.0%	2015	16	
328 South Rd	3000	9	4	\$ 888,000	\$ 870,000	98.0%				202	
440 Great Rd	3225	12	4	\$ 918,000	\$ 875,000	95.3%				276	
8 Dewey Rd	4700	15	5	\$ 915,000	\$ 880,000	96.2%	\$ 756,633	116.3%	2015	40	
43 Old Stagecoach Rd	2755	9	4	\$ 845,000	\$ 882,000	104.4%	\$ 668,100	132.0%	2015	6	
4 Coachmen Ln	5500	13	4	\$ 969,000	\$ 950,000	98.0%	\$ 939,200	101.1%	2015	25	
28 Houlton St	2900	9	4	\$ 950,000	\$ 950,000	100.0%				12	
195 South Rd	4388	11	4	\$ 989,900	\$ 960,000	97.0%	\$ 999,999	96.0%	2014	171	
15 Balsam Dr	3899	11	4	\$ 998,000	\$ 980,000	98.2%	\$ 903,057	108.5%	2015	123	
264 Concord Rd	5176	11	5	\$ 1,099,000	\$ 989,875	90.1%				333	
100 Wilson Rd	3131	10	4	\$ 990,000	\$ 990,000	100.0%	\$ 661,000	149.8%	2015	10	
301 Concord Rd	3424	9	4	\$ 1,085,000	\$ 1,010,000	93.1%				209	

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14 Copeland Dr	3472	11	4	\$ 1,045,000	\$ 1,020,000	97.6%	\$ 867,594	117.6%	2015	25
11 Reeves Rd	3966	10	5	\$ 1,050,000	\$ 1,025,000	97.6%	\$ 789,012	129.9%	2015	59
1 Warren Ave	3590	9	4	\$ 1,075,000	\$ 1,047,000	97.4%	\$ 862,800	121.3%	2015	76
90 South Rd	4000	11	4	\$ 1,125,000	\$ 1,050,000	93.3%				22
9 Sweeney Ridge Rd	3088	10	4	\$ 982,000	\$ 1,051,000	107.0%	\$ 960,900	109.4%	2015	11
129 Page Rd	5120	9	4	\$ 1,098,000	\$ 1,064,000	96.9%	\$ 1,006,244	105.7%	2015	50
37 Buehler Rd	3375	11	4	\$ 1,079,000	\$ 1,070,000	99.2%	\$ 879,387	121.7%	2015	98
6 Lexington Circle	4395	12	5	\$ 1,075,000	\$ 1,080,000	100.5%	\$ 890,800	121.2%	2014	43
224 Carlisle Rd	4450	12	5	\$ 1,099,900	\$ 1,085,000	98.6%				141
24 Battle Flagg Rd	5500	15	5	\$ 1,125,000	\$ 1,090,000	96.9%	\$ 982,200	111.0%	2015	165
20 Masardis St	3572	10	4	\$ 1,098,000	\$ 1,095,000	99.7%	\$ 927,300	118.1%	2015	55
72 Hancock St	4110	15	4	\$ 1,189,000	\$ 1,098,000	92.3%				100
296 Davis Rd	4294	10	5	\$ 1,169,000	\$ 1,120,000	95.8%	\$ 988,744	113.3%	2015	40
18 Battle Flagg Rd	4365	12	5	\$ 1,123,000	\$ 1,123,000	100.0%	\$ 1,052,600	106.7%	2015	124
2 Athena Ln	4267	12	5	\$ 1,199,000	\$ 1,135,000	94.7%				147
9 Clark Rd	4200	10	5	\$ 1,174,000	\$ 1,145,000	97.5%	\$ 999,999	114.5%	2015	109
5 Woodmoor	3200	9	4	\$ 1,150,000	\$ 1,150,000	100.0%				4
26 Page Rd	4037	9	5	\$ 1,155,000	\$ 1,155,000	100.0%	\$ 1,019,285	113.3%	2015	5
10 Parker Rd	4340	11	4	\$ 1,198,000	\$ 1,198,000	100.0%				50
Lot 1 Dudley	4350	12	5	\$ 1,249,000	\$ 1,200,000	96.1%				85
52 Robinson Dr	4500	12	5	\$ 1,234,567	\$ 1,215,000	98.4%				339
87 Wilson Rd	4574	11	6	\$ 1,285,000	\$ 1,220,000	94.9%	\$ 1,090,300	111.9%	2015	25
22 Anthony Rd	4514	11	4	\$ 1,254,900	\$ 1,225,000	97.6%				17
19 Fletcher Rd	4567	13	5	\$ 1,249,900	\$ 1,234,000	98.7%				244
14 Donovan Dr	4100	12	5	\$ 1,264,000	\$ 1,235,000	97.7%				261
433 Davis Rd	4400	10	5	\$ 1,299,000	\$ 1,250,000	96.2%				22
25 Robinson Dr	4644	12	5	\$ 1,289,000	\$ 1,263,000	98.0%	\$ 1,127,000	112.1%	2014	62
1 Robinson Dr	4054	9	5	\$ 1,285,000	\$ 1,285,000	100.0%	\$ 1,175,700	109.3%	2015	56
20 Hancock St	4800	10	5	\$ 1,299,000	\$ 1,290,000	99.3%				185
11 Notre Dame Rd	4132	11	5	\$ 1,289,000	\$ 1,300,000	100.9%	\$ 1,043,300	124.6%	2015	14
1 Rand Place	4576	11	5	\$ 1,379,000	\$ 1,310,000	95.0%				84
96 Wilson Rd	4690	12	6	\$ 1,365,000	\$ 1,321,000	96.8%				63
38 Sweetwater Ave	4710	12	5	\$ 1,358,000	\$ 1,325,000	97.6%				157
102 Springs Rd	4800	11	5	\$ 1,388,000	\$ 1,335,000	96.2%				180
37 Robinson Dr.	6200	12	5	\$ 1,395,000	\$ 1,340,000	96.1%	\$ 1,395,000	96.1%	2015	127
45 Robinson Dr	4500	12	5	\$ 1,393,000	\$ 1,375,000	98.7%	\$ 1,121,100	122.6%	2013	53
22 Notre Dame Rd	4068	9	4	\$ 1,415,000	\$ 1,427,000	100.8%				31
16 Concord Rd	4900	15	4	\$ 1,438,000	\$ 1,438,000	100.0%				18

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88 Sweetwater Ave	5125	14	5	\$ 1,499,000	\$ 1,450,000	96.7%				83
2 Harvard Dr	5250	12	5	\$ 1,525,000	\$ 1,510,000	99.0%				13
Averages				\$ 796,984	\$ 786,168	98.9%		115.2%		57