

Harvard 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
112 West Bare Hill Rd	1600	7	3	\$ 370,000	\$ 245,000	66.2%	\$ 350,300	69.9%	2014	29
6 Old Mill Rd	1260	6	3	\$ 324,900	\$ 300,000	92.3%	\$ 264,800	113.3%	2014	23
6 Depot Rd	1104	6	3	\$ 319,000	\$ 314,500	98.6%	\$ 245,700	128.0%	2015	25
280 Old Littleton Rd	1925	8	3	\$ 350,000	\$ 350,000	100.0%	\$ 282,900	123.7%	2015	35
211 Littleton County Rd	2400	9	4	\$ 369,000	\$ 360,000	97.6%	\$ 349,300	103.1%	2015	157
197 Littleton Rd	1388	6	3	\$ 356,500	\$ 365,000	102.4%	\$ 444,300	82.2%	2014	21
19 Craggs Rd	1372	6	2	\$ 379,900	\$ 378,500	99.6%	\$ 291,100	130.0%	2015	19
108 Littleton	2220	9	4	\$ 419,000	\$ 408,200	97.4%	\$ 455,300	89.7%	2015	107
21 Stow Rd	2377	9	4	\$ 439,000	\$ 430,000	97.9%	\$ 473,200	90.9%	2015	208
307 Littleton Rd	2800	5	3	\$ 399,000	\$ 435,000	109.0%	\$ 505,700	86.0%	2015	3
57 Brown Rd	2303	7	3	\$ 465,000	\$ 442,000	95.1%	\$ 485,800	91.0%	2014	251
62 Blanchard Rd	2344	9	4	\$ 460,000	\$ 449,700	97.8%	\$ 396,100	113.5%	2014	90
24 Prospect Hill Rd	2266	8	4	\$ 489,000	\$ 450,000	92.0%				95
90 Warren Ave	768	5	3	\$ 399,000	\$ 455,000	114.0%	\$ 401,800	113.2%	2014	22
23 Mettacomet Path	2000	8	3	\$ 469,000	\$ 455,000	97.0%	\$ 344,300	132.2%	2015	21
310 Stow Rd	2482	7	3	\$ 469,900	\$ 459,500	97.8%	\$ 490,300	93.7%	2014	324
27 Oak Hill Rd	1795	5	3	\$ 475,000	\$ 460,000	96.8%	\$ 364,500	126.2%	2015	37
268 Old Littleton Rd	3286	9	4	\$ 619,500	\$ 461,000	74.4%	\$ 753,500	61.2%	2014	212
321 Old Littleton Rd	2117	9	4	\$ 475,000	\$ 465,000	97.9%	\$ 411,500	113.0%	2014	101
84 East Bare Hill Rd	1623	9	3	\$ 475,000	\$ 465,000	97.9%	\$ 377,500	123.2%	2014	46
116 Bolton Rd	1910	7	3	\$ 499,000	\$ 466,400	93.5%	\$ 373,000	125.0%	2014	99
124 Depot Rd	2087	7	3	\$ 475,000	\$ 475,000	100.0%	\$ 428,600	110.8%	2014	25
105 Old Littleton Rd	2248	7	3	\$ 505,000	\$ 479,500	95.0%	\$ 392,200	122.3%	2015	85
9 Mettacomett Path	3028	9	3	\$ 525,000	\$ 492,000	93.7%	\$ 499,800	98.4%	2014	402
312 Stow Rd	3000	8	4	\$ 499,000	\$ 492,000	98.6%	\$ 489,500	100.5%	2015	81
90 Warren Ave	768	5	3	\$ 549,000	\$ 500,000	91.1%	\$ 401,800	124.4%	2014	133
35 Old Littleton Rd	2304	9	3	\$ 479,000	\$ 503,000	105.0%	\$ 438,300	114.8%	2015	24
20 Myrick Ln	2336	8	4	\$ 515,000	\$ 515,000	100.0%	\$ 458,800	112.2%	2014	56
39 Myrick Ln	2495	8	4	\$ 589,900	\$ 520,000	88.2%	\$ 515,800	100.8%	2015	57
96 Ann Lee Rd	2496	8	4	\$ 530,000	\$ 520,000	98.1%	\$ 507,100	102.5%	2012	991
234 Massachusetts Ave	3000	8	4	\$ 547,000	\$ 520,000	95.1%	\$ 475,300	109.4%	2015	81
70 Woodside Rd	2792	10	4	\$ 500,000	\$ 520,000	104.0%	\$ 433,200	120.0%	2014	4

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16 Partridge Hill RD	3400	10	4	\$ 549,500	\$ 530,000	96.5%	\$ 557,500	95.1%	2014	212
304 Ayer Rd	2090	10	3	\$ 550,000	\$ 530,000	96.4%	\$ 515,500	102.8%	2015	111
128 Littleton Rd	2854	7	3	\$ 550,000	\$ 535,000	97.3%	\$ 548,200	97.6%	2014	79
347 Old Littleton Rd	2835	9	4	\$ 537,500	\$ 537,500	100.0%	\$ 529,700	101.5%	2015	36
118 Poor Farm Rd	2728	10	4	\$ 565,000	\$ 537,500	95.1%	\$ 421,700	127.5%	2015	46
28 Partridge Hill Rd	2220	9	4	\$ 564,000	\$ 550,000	97.5%	\$ 516,900	106.4%	2015	61
10 Jacob Gates Rd	2797	9	4	\$ 580,000	\$ 550,000	94.8%	\$ 511,600	107.5%	2014	208
119 Pinnacle Rd	2800	9	3	\$ 550,000	\$ 555,000	100.9%	\$ 465,900	119.1%	2015	22
3 Stonecutters Path	2424	8	4	\$ 558,000	\$ 558,000	100.0%	\$ 524,000	106.5%	2015	31
58 Old Mill Rd	3127	10	4	\$ 595,000	\$ 564,000	94.8%	\$ 470,500	119.9%	2015	134
4 Sholan Circle	2600	10	4	\$ 570,000	\$ 565,000	99.1%	\$ 407,000	138.8%	2015	137
27 Westcott Rd	2892	8	4	\$ 589,000	\$ 575,000	97.6%	\$ 620,300	92.7%	2015	108
25 Jacob Gates Rd	2713	8	4	\$ 625,000	\$ 575,000	92.0%	\$ 507,100	113.4%	2014	3
14 Simon Atherton Row	3068	9	4	\$ 579,900	\$ 579,900	100.0%	\$ 513,700	112.9%	2014	21
10 Madigan Ln	2337	7	3	\$ 585,000	\$ 580,000	99.1%	\$ 487,000	119.1%	2015	27
225 Littleton County Rd	2775	8	4	\$ 590,000	\$ 585,000	99.2%	\$ 511,600	114.3%	2015	108
85 Myrick Ln	3153	9	4	\$ 599,900	\$ 592,500	98.8%	\$ 528,900	112.0%	2014	50
9 Babbit Ln	2834	10	5	\$ 612,000	\$ 600,000	98.0%	\$ 541,700	110.8%	2015	66
49 Turner's Ln	1208	6	3	\$ 649,000	\$ 600,000	92.4%	\$ 388,500	154.4%	2015	37
38 Madigan Ln	2782	9	4	\$ 635,000	\$ 606,520	95.5%	\$ 547,700	110.7%	2014	28
8 Poor Farm Rd	3200	10	4	\$ 625,000	\$ 610,000	97.6%	\$ 572,400	106.6%	2014	87
2 Deerfoot Trail	3546	11	5	\$ 629,000	\$ 622,001	98.9%	\$ 517,400	120.2%	2014	151
50 Old Littleton Rd	2366	11	3	\$ 655,000	\$ 623,750	95.2%	\$ 420,000	148.5%	2014	28
71 Finn Rd	3129	10	3	\$ 629,900	\$ 623,900	99.0%	\$ 528,600	118.0%	2015	137
81 Poor Farm Rd	2862	9	4	\$ 644,900	\$ 635,000	98.5%	\$ 616,600	103.0%	2014	195
196 Littleton County Rd	3200	9	3	\$ 649,900	\$ 635,000	97.7%	\$ 550,500	115.3%	2014	53
55 Ann Lee Rd	3300	10	4	\$ 660,000	\$ 635,000	96.2%	\$ 526,000	120.7%	2015	36
117 Old Mill Rd	3272	9	4	\$ 669,900	\$ 650,000	97.0%				98
21 Quarry Ln	4723	10	4	\$ 695,000	\$ 665,000	95.7%	\$ 665,500	99.9%	2015	81
63 Slough Rd	2938	9	3	\$ 649,000	\$ 668,000	102.9%	\$ 500,100	133.6%	2015	33
31 Still River Depot Rd	2518	9	4	\$ 720,000	\$ 700,000	97.2%	\$ 476,000	147.1%	2014	174
59 Candleberry Ln	2984	9	4	\$ 735,000	\$ 715,500	97.3%	\$ 571,400	125.2%	2014	25
16 Harris Ln	2774	9	4	\$ 765,000	\$ 750,000	98.0%	\$ 606,700	123.6%	2014	33
7 E Bare Hill Rd	3317	9	3	\$ 775,000	\$ 750,000	96.8%	\$ 563,500	133.1%	2015	26
51 Candleberry Ln	4211	10	4	\$ 769,000	\$ 769,000	100.0%	\$ 660,600	116.4%	2014	50
111 Slough Rd	3118	12	4	\$ 794,000	\$ 780,000	98.2%	\$ 651,200	119.8%	2015	100
74 E Bare Hill Rd.	3763	12	4	\$ 849,000	\$ 789,000	92.9%	\$ 663,800	118.9%	2014	104

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42 E Bare Hill Rd	3726	9	4	\$ 829,000	\$ 808,000	97.5%	\$ 709,800	113.8%	2014	114
101 South Shaker Rd	7841	16	5	\$ 825,000	\$ 812,500	98.5%	\$ 617,100	131.7%	2014	74
332 Stow Rd	4677	9	4	\$ 838,500	\$ 830,000	99.0%	\$ 592,300	140.1%	2015	19
9 Harris Ln	3447	10	4	\$ 875,000	\$ 865,000	98.9%	\$ 750,101	115.3%	2015	76
304 Old Littleton Rd	4548	11	4	\$ 999,000	\$ 950,000	95.1%	\$ 816,600	116.3%	2014	398
180 Prospect Hill Rd	4592	10	4	\$ 1,395,000	\$ 1,125,000	80.6%	\$ 864,400	130.1%	2015	39
177 West Bare Hill Rd	3125	9	4	\$ 1,299,900	\$ 1,180,000	90.8%				33
Averages				\$ 596,650	\$ 574,327	96.7%		113.5%		99