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of your property.
Stephen McCarthy | 617.320.7219

COMPASS

Address	Bd	Ba	Sq Ft	Listed Price	Sold Price	PPSF	Sold Date	DOM	Price (Last Known)	MLS ID
810-812 E 3rd St	Pkng			\$100,000	\$300,000		02/19/2019	40	\$300,000	72410558
224 W 6th St, Unit 4	2	1	759	\$499,900	\$455,000	\$599	02/12/2019	77	\$455,000	72418102
254 Bowen St, Unit 3	1	1	525	\$479,000	\$465,000	\$886	02/01/2019	36	\$465,000	72427271
582 E 4th St, Unit 2	2	1	651	\$519,900	\$470,000	\$722	02/22/2019	68	\$470,000	72413035
161 H St, Unit 2	1	1	605	\$524,000	\$485,000	\$802	02/28/2019	34	\$485,000	72418816
350 W 4th St, Unit 101	2	1	844	\$524,900	\$499,000	\$591	02/15/2019	87	\$499,000	72444270
137 N St, Unit 2	1	1	565	\$499,000	\$499,000	\$883	02/20/2019	23	\$499,000	72443931
68 Middle St, Unit 3	1	1	700	\$499,000	\$512,000	\$731	02/28/2019	15	\$512,000	72448957
52 O St, Unit 1	2	1	848	\$549,000	\$514,000	\$606	02/21/2019	42	\$514,000	72411861
13 Knowlton St	3	2	1,416	\$625,000	\$550,000	\$388	02/28/2019	87	\$550,000	72420438
810-812 E 3rd St, Unit 1	3	1	1,047	\$699,900	\$555,000	\$530	02/19/2019	78	\$555,000	72425143
5-a Bantry Way, Unit 3	2	1	782	\$579,000	\$579,000	\$740	02/06/2019	25	\$579,000	72427804
174 M St, Unit 1	2	2	896	\$699,000	\$650,000	\$725	02/28/2019	78	\$650,000	72422854
252 W 3rd St, Unit 2	2	1	1,061	\$699,000	\$673,000	\$634	02/13/2019	109	\$673,000	72412500
819 E Broadway, Unit 4	2	1	1,098	\$729,000	\$685,000	\$624	02/08/2019	53	\$685,000	72424258
275-3 Old Colony Ave, Unit 3	2	2	920	\$699,000	\$688,000	\$748	02/15/2019	12	\$688,000	72436645
366 Dorchester St, Unit 7	2	1	1,183	\$699,000	\$720,000	\$609	02/28/2019	14	\$720,000	72444828
248 C St, Unit 1	2	2	1,259	\$750,000	\$725,000	\$576	02/21/2019	37	\$725,000	72433470
137 N St, Unit 1	3	2	1,100	\$799,000	\$760,000	\$691	02/13/2019	20	\$760,000	72443926
14 W Broadway, Unit 3E	1	1	848	\$760,000	\$760,370	\$897	02/08/2019	6	\$760,370	72440192
301 W Broadway, Unit 2	2	2	1,247	\$769,000	\$770,000	\$617	02/15/2019	17	\$770,000	72434038
28 P St, Unit 2	3	2	1,146	\$799,900	\$780,000	\$681	02/25/2019	111	\$780,000	72405365
675-675 A East 8th St	3	3	1,793	\$899,000	\$799,000	\$446	02/14/2019	42	\$799,000	72422855
28 P St, Unit 3	3	2	1,196	\$829,000	\$829,000	\$693	02/05/2019	15	\$829,000	72411719
301 W Broadway, Unit 5	2	2	1,244	\$879,000	\$874,000	\$703	02/07/2019	29	\$874,000	72434041
52 Athens St, Unit 3	2	2	1,293	\$899,000	\$875,000	\$677	02/28/2019	21	\$875,000	72438414
301 W Broadway, Unit 3	2	2	1,487	\$899,000	\$899,000	\$605	02/22/2019	17	\$899,000	72434039
57 L St, Unit 11	2	2	1,098	\$889,000	\$915,000	\$833	02/22/2019	195	\$915,000	72335379
301 W Broadway, Unit 6	2	2	1,487	\$939,000	\$939,000	\$631	02/15/2019	16	\$939,000	72434042
810-812 E 3rd St, Unit 2	4	3	2,012	\$1,106,600	\$950,000	\$472	02/26/2019	58	\$950,000	72388242
30 B St, Unit 406	2	2	1,200	\$999,900	\$999,900	\$833	02/22/2019	82	\$999,900	72423737
30 B St, Unit 307	3	2	1,520	\$1,125,900	\$1,090,000	\$717	02/27/2019	104	\$1,090,000	72407976
132 Marine Rd	3	2	1,725	\$1,199,000	\$1,135,000	\$658	02/13/2019	48	\$1,135,000	72424080
301 W Broadway, Unit 7	3	2	2,001	\$1,279,000	\$1,279,000	\$639	02/08/2019	17	\$1,279,000	72434043
100 A St, Unit 401	2	2	1,840	\$2,200,000	\$2,100,000	\$1,141	02/15/2019	19	\$2,100,000	72390105
Average			1,159	\$789,854	\$765,093	\$686		49	\$765,093	

Prepared by Stephen McCarthy
Compass
617-320-7219

Note: The information contained herein does not purport to be complete nor, necessarily, accurate and should be independently verified; nor does it represent or constitute a legal analysis or financial advice. All of the financial projections and/or conclusions are provided for illustration purposes only. Compass and its agents disclaim any and all liability for representations and warranties, express or implied, contained in, or for omissions from, the information contained herein or any other written or oral communication transmitted or made available to the recipient. This represents an estimated sale price for this property. It is not the same as an opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.