

TOWN OF NORTH SALEM  
SALES RATIO REPORT

PARID	NBHD	LUC	ADDRES	UNITS	STYLE	YRBLT	STORIES	SFLA	GRADE	CDU	TOTAL APPR	SALE DT	PRICE	ASR
1.-1733-18	D01	210	10 JUENGST RD	1	08	1900	1.7	1050	C-	FR	178,020	19-JUL-13	159,250	1.12
1.-1733-22	D01	210	2 JUENGST RD	1	04	1953	1.7	1935	C	GD	392,690	06-AUG-14	432,500	.91
1.-1734-31	D01	210	12 SUN VALLEY DR	1	05	1949	2	4748	B	AV	795,860	04-MAY-16	810,000	.98
1.-1734-35	D01	215	2 SUN VALLEY HEIGHTS RD	1	05	1955	2	2060	C	AV	393,220	06-AUG-12	405,900	.97
1.-1734-39	D01	210	7 SUN VALLEY HEIGHTS RD	1	01	1949	1	2005	C	AV	349,620	31-MAR-15	340,000	1.03
1.-1734-44	D01	210	18 SUN VALLEY HEIGHTS RD	1	01	1950	1	1813	C	GD	385,130	26-AUG-14	430,000	.90
1.-1734-53	D01	210	4 SUN VALLEY HEIGHTS RD	1	04	1953	1.5	1479	C	AV	318,840	29-MAY-14	318,500	1.00
1.-1734-54	D01	210	17 SUN VALLEY DR	1	01	1985	1	2593	C+	AV	517,080	18-APR-13	495,000	1.04
1.1-1713-2	D01	210	20 HARVEY RD	1	04	1925	1.7	2058	C	GD	363,630	30-MAR-12	321,300	1.13
1.1-1715-2	D01	210	13 HARVEY RD	1	01	1952	1	1830	C	GD	315,900	24-AUG-15	315,000	1.00
1.1-1715-9	D01	210	3 HARVEY RD	1	05	1977	2	1932	C+	AV	399,490	19-JUL-12	381,150	1.05
1.1-1729-3	D01	210	9 LEE RD	1	04	1961	1.7	1456	C	AV	280,360	27-JAN-12	255,000	1.10
1.1-1729-6	D01	210	3 LEE RD	1	04	1959	1.7	1593	C	AV	287,990	26-NOV-14	310,000	.93
1.1-1733-4	D01	210	11 MAPLE AVE	1	05	1980	2	2099	C+	AV	388,370	03-SEP-15	335,400	1.16
10.-1689-10	D01	210	114 TITICUS RD	1	04	1925	1.7	1512	C	VG	297,510	25-SEP-15	375,000	.79
10.-1689-13	D01	215	120 TITICUS RD	1	08	1933	2	5254	A	VG	1,174,360	03-APR-13	1,226,610	.96
10.-1689-140	D01	210	523 ROUTE 22	1	08	1910	2.5	3045	C+	GD	507,540	07-JAN-16	466,500	1.09
10.-1689-166	D01	210	36 OAK RIDGE RD	1	01	1967	1	1200	C	GD	316,000	01-JUN-14	294,000	1.07
10.-1689-99	D01	210	47 OAK RIDGE RD	1	04	1955	1.7	3340	C+	GD	639,590	14-DEC-12	608,850	1.05
10.-1788-14	D01	210	13 WESTVIEW AVE	1	06	1981	1	1937	C	AV	355,590	31-JAN-14	351,624	1.01
10.-1789-4	D01	210	32 WESTVIEW CROSS RD	1	03	1961	2	2249	C+	GD	404,390	06-JUL-11	472,690	.86
10.-1789-5	D01	210	28 WESTVIEW CROSS RD	1	03	1962	1	1384	C	AV	270,120	25-OCT-12	328,680	.82
10.-1789-6	D01	210	24 WESTVIEW CROSS RD	1	03	1963	1	1450	C	GD	275,420	13-MAY-16	280,000	.98
10.-1790-11	D01	210	18 RIDGEWAY AVE	1	03	1962	1	2346	C	VG	424,350	02-DEC-14	430,250	.99
10.-1792-12	D01	210	3 PARK LN	1	05	1970	2	2450	C+	AV	453,570	12-AUG-13	461,580	.98
10.-1792-17	D01	210	10 PARK LN	1	05	1971	1.7	2057	B-	GD	412,950	13-AUG-13	457,660	.90
10.-1792-18	D01	210	8 PARK LN	1	05	1971	1.9	2325	B-	VG	470,980	21-JAN-14	509,600	.92
10.-1792-30	D01	210	47 SUNSET DR	1	05	1971	2	2206	B-	GD	507,850	18-JAN-13	465,300	1.09
11.-1689-135	B01	210	15 CROSBY RD	1	04	1935	1.5	2620	C	GD	624,140	02-FEB-16	625,000	1
11.-1689-16	B01	215	44 CROSBY RD	2	04	1940	1.7	3502	B+	GD	1,281,700	26-FEB-16	1,410,000	.91
11.-1689-20	B01	210	7 CROSBY RD	1	08	1933	1.9	2252	C	AV	470,480	23-DEC-15	432,000	1.09
11.-1783-16	D01	210	8 ALICE RD	1	01	1960	1	2139	C+	VG	487,120	03-OCT-11	520,200	.94
11.-1783-17	D01	210	6 ALICE RD	1	01	1960	1	1071	C	AV	289,300	27-FEB-13	308,880	.94

PARID	NBHD	LUC	ADDRESS	UNITS	STYLE	YRBLT	STORIES	SFLA	GRADE	CDU	TOTAL APPR	SALE DT	PRICE	ASR
11.-1783-24	D01	210	13 ALICE RD	1	04	1956	1.5	1784	C	AV	351,080	27-OCT-15	360,000	.98
11.-1786-11	D01	210	55 SUNSET DR	1	05	1969	2	2264	C+	AV	414,120	20-NOV-12	430,650	.96
11.-1786-5	D01	210	1 DANIEL RD	1	03	1973	1	2014	C+	AV	399,490	01-JUL-16	510,000	.78
11.-1786-9	D01	210	59 SUNSET DR	1	05	1968	2	2742	C	VG	482,790	29-DEC-14	527,500	.92
12.-1689-155	B01	210	126 TITICUS RD	1	05	1963	1.7	3608	B+	AV	808,220	06-JUL-12	731,610	1.10
12.-1689-42	B01	250	140 TITICUS RD	2	05	1860	2	5916	A-	VG	1,529,830	05-JUN-12	1,601,400	.96
13.-1689-51	B01	210	188 TITICUS RD	1	04	1936	1.5	1394	C	AV	484,660	19-JUL-13	563,500	.86
14.-1689-210	B01	210	13 APPLE MILL LN	1	05	2003	2	5986	A-	AV	1,374,760	09-DEC-12	1,163,250	1.18
14.-1689-215	B01	210	3 APPLE MILL LN	1	05	2000	1.9	4419	A-	AV	1,142,740	05-APR-12	1,173,000	.97
14.-1689-53	B01	210	203 HARDSCRABBLE RD	1	04	1935	1.5	2195	C+	VG	645,700	30-SEP-15	673,500	.96
14.-1689-54	B01	210	6 MCMORROW LN	1	05	2003	2	3378	B+	AV	1,082,230	08-JUL-11	1,234,200	.88
15.-1739-15	B01	210	7 LITTLE MOUNTAIN RD	1	05	1995	1.9	3774	B	AV	906,050	19-AUG-14	982,500	.92
15.-1739-6	D02	210	8 SPRING HILL RD	1	04	1950	1.5	2676	C	AV	432,470	03-APR-15	440,000	.98
15.-1739-9	D02	210	2 SPRING HILL RD	1	01	1925	1	1742	C	AV	358,980	12-DEC-13	367,500	.98
15.-1740-3	D02	210	5 SPRING HILL RD	1	02	1978	1	2487	C+	AV	446,870	01-FEB-12	433,500	1.03
15.-1741-6	D02	210	10 LAKEVIEW RD	1	01	1938	1	2105	C	GD	506,350	20-MAY-14	524,300	.97
15.-1741-8	D02	210	14 LAKEVIEW RD	1	03	1953	1	2496	C	AV	401,470	29-DEC-15	395,000	1.02
15.-1741-9	D02	210	16 LAKEVIEW RD	1	02	1977	1	2328	C+	AV	439,100	28-OCT-14	445,000	.99
15.-1742-2	D02	210	21 LAKEVIEW RD	1	01	1966	1	2414	C	AV	442,440	04-NOV-13	470,400	.94
15.-1742-26	D02	210	25 LAKEVIEW RD	1	01	1970	1	2196	C	GD	466,760	26-FEB-16	475,000	.98
15.-1743-3	D02	210	40 LAKEVIEW RD	1	06	1963	2	2656	B+	VG	652,820	26-SEP-14	715,000	.91
16.-1689-190	B01	210	114 DELANCEY RD	1	06	1982	1.5	2569	B-	AV	650,960	29-OCT-13	645,820	1.01
17.-1697-30	B01	210	1 DELANCEY RD	1	05	1900	2	2571	B	AV	701,970	19-APR-13	851,400	.82
17.-1697-3	B01	210	254 TITICUS RD	1	05	1972	2	2852	B-	GD	838,600	12-JUL-12	866,250	.97
18.-1697-12	B01	210	142 JUNE RD	1	05	1850	2	4769	A-	GD	1,019,230	27-FEB-12	1,173,000	.87
18.-1697-29	B01	215	148 JUNE RD	2	05	1900	2	3462	A-	VG	986,670	23-DEC-13	1,254,400	.79
18.-1697-46	B01	210	154 JUNE RD	1	05	1890	2	4094	A-	AV	826,080	15-APR-14	833,000	.99
19.-1697-19	B01	210	288 TITICUS RD	1	05	1900	2.5	3296	B+	VG	828,780	09-MAR-15	793,000	1.05
2.-1735-2	D01	210	10 HARDSCRABBLE RD	1	08	1900	2	1166	C	AV	263,190	07-JUL-15	280,000	.94
22.-1138-2	B01	210	2 DEVEAU RD	1	03	1960	1	1743	C	GD	473,890	17-FEB-12	408,000	1.16
23.-1755-2	B01	210	3 OLD SALEM CENTER RD	1	05	1973	1.9	3844	B+	AV	926,080	15-JUN-12	683,400	1.36
28.-1356-185	T01	210	9 COTSWOLD DR	1	15	1986	2	2320	B-	AV	490,380	14-FEB-12	489,600	1.00
28.-1356-199	T01	210	16 COTSWOLD DR	1	15	1987	2	1757	C+	AV	377,310	28-MAY-14	384,650	.98

PARID	NBHD	LUC	ADDRESS	UNITS	STYLE	YRBLT	STORIES	SFLA	GRADE	CDU	TOTAL APPR	SALE DT	PRICE	ASR
28.-1356-202	T01	210	27 COTSWOLD DR	1	15	1987	2	1752	C+	AV	384,820	06-OCT-15	405,000	.95
28.-1356-202	T01	210	27 COTSWOLD DR	1	15	1987	2	1752	C+	AV	384,820	26-JAN-12	418,200	.92
28.-1356-208	T01	210	33 COTSWOLD DR	1	15	1987	2	1757	C+	AV	381,250	05-SEP-13	428,750	.89
28.-1356-211	T01	210	36 COTSWOLD DR	1	15	1987	2	2320	B-	AV	477,530	21-DEC-12	445,500	1.07
28.-1356-212	T01	210	37 COTSWOLD DR	1	15	1987	2	1757	C+	AV	383,550	01-OCT-13	396,900	.97
28.-1356-214	T01	210	12 COTSWOLD DR	1	15	1986	2	2257	B-	GD	517,750	24-JUN-16	495,000	1.05
28.-1356-215	T01	210	13 COTSWOLD DR	1	15	1986	2	1756	C+	AV	374,740	30-JUL-14	356,500	1.05
28.-1679-5	D01	210	7 SPUR ST	1	08	1850	1.9	1539	C+	VG	322,210	29-JUN-15	442,500	.73
28.-1682-15	D01	210	14 FIRST ST	1	03	1960	1	1488	C	AV	301,570	28-JUN-13	415,800	.73
28.-1683-2	D01	210	4 MILLS RD	1	08	1900	2	1266	C	GD	261,210	18-DEC-15	400,000	.65
29.-1356-160	B02	210	87 MILLS RD	1	05	1971	2	2640	B-	GD	701,960	20-SEP-13	714,420	.98
30.-1356-152	D03	210	34 BOGTOWN RD	1	05	1968	2	2050	C+	AV	445,870	24-JUL-14	529,000	.84
30.-1690-1	B02	210	182 MILLS RD	1	01	1968	1	1572	C	AV	688,880	10-JUN-16	678,830	1.01
30.-1692-7	B02	210	12 WHEELER RD	1	01	1978	1	1836	C+	AV	518,640	04-NOV-13	578,200	.90
30.-1693-1	B02	210	11 WHEELER RD	1	06	1988	2	2761	B-	AV	585,820	27-JUN-14	573,300	1.02
31.-1362-46	B02	250	291 MILLS RD	1	06	1989	2	4982	A	VG	1,440,990	23-OCT-12	1,645,875	.88
32.-1693-11	B02	210	6 GREAT OAKS LN	1	05	1958	2	1871	C+	AV	534,520	18-NOV-15	560,000	.95
32.-1693-17	B02	210	368 MILLS RD	1	05	1969	1.9	1589	C	AV	419,320	15-NOV-12	390,060	1.08
33.-1365-16	B02	210	22 JUNE RD	1	05	1962	2	5591	A-	AV	1,066,630	09-JUL-13	931,000	1.15
34.-1370-2	B02	210	2 LOST POND LN	1	05	1992	2	2820	B-	AV	773,070	03-MAR-12	790,500	.98
34.-1370-31	B02	250	585 GRANT RD	2	05	1955	2	6123	X	GD	2,343,780	17-MAY-16	2,550,000	.92
34.-1702-19	B02	210	11 JUNE RD	1	05	1995	2	3072	B	AV	722,750	20-NOV-15	745,000	.97
36.-1705-56	B02	250	30 KEELER LN	1	05	1986	2.5	6043	X-	AV	1,428,140	29-DEC-14	1,300,000	1.10
36.-1705-9	B02	210	689 TITICUS RD	1	05	1890	2	1708	C+	AV	418,070	27-SEP-12	346,500	1.21
37.-1165-18	D03	210	13 HILLTOP DR	1	05	1969	2	2292	C+	AV	461,490	01-AUG-13	534,100	.86
37.-1165-25	D03	210	27 HILLTOP DR	1	01	1969	1	2001	C	AV	366,200	01-MAY-14	377,300	.97
37.-1165-26	D03	210	29 HILLTOP DR	1	01	1960	1	1152	C	AV	315,470	03-APR-13	316,800	1
37.-1165-27	D03	210	31 HILLTOP DR	1	01	1969	1	1326	C	GD	383,840	12-JUL-11	488,580	.79
37.-1165-28	D03	210	33 HILLTOP DR	1	05	1977	2	1960	C+	AV	438,150	10-APR-15	399,000	1.10
37.-1166-30	D03	210	30 RAYMOND RD	1	04	1987	1.5	1831	C+	AV	440,010	27-APR-12	430,440	1.02
37.-1167-3	D03	210	204 KEELER LN	1	01	1970	1	2746	C	AV	502,070	25-SEP-15	550,000	.91
37.-1168-17	D03	210	38 HILLTOP DR	1	05	1977	2	2776	C	AV	487,830	17-JAN-12	479,400	1.02
37.-1168-20	D03	210	46 HILLTOP DR	1	06	1973	2	2526	B-	AV	462,130	31-AUG-12	490,050	.94

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37.-1168-8	D03	210	20 HILLTOP DR	1	02	1974	1	2336	C+	GD	471,030		22-JUL-13	485,100	.97
37.-1169-2	D03	210	80 HILLTOP DR	1	06	1987	2	3692	B-	AV	686,560		06-MAR-15	525,000	1.31
38.-1707-9	B02	215	763 TITICUS RD	1	06	1978	1	2687	C	AV	714,850		24-APR-14	663,950	1.08
38.-1708-2	B02	210	752 TITICUS RD	1	05	2002	2	4007	A-	AV	992,890		17-APR-14	823,200	1.21
39.-1356-115	D01	210	38 SUGAR HILL RD	1	01	1961	1	1642	C	GD	390,000		25-JAN-16	385,000	1.01
39.-1356-116	D01	210	40 SUGAR HILL RD	1	01	1961	1	1008	C	GD	284,950		27-JUN-14	372,400	.77
39.-1356-117	D01	210	42 SUGAR HILL RD	1	01	1961	1	1744	C	AV	389,900		28-JUN-16	370,000	1.05
39.-1356-248	T02	210	11 LIVERY LN	1	05	1996	2	3613	B+	AV	817,850		03-APR-14	828,100	.99
39.-1356-250	T02	210	15 LIVERY LN	1	05	1995	2	3456	B+	AV	714,430		26-JUN-13	787,050	.91
39.-1356-252	T02	210	8 TROTTER DR	1	05	1996	2	3242	B+	AV	699,160		24-JUL-13	725,200	.96
39.-1356-262	T02	210	7 TROTTER DR	1	05	1996	2	3901	B	AV	817,780		19-NOV-12	767,250	1.07
39.-1356-89	D01	215	463 ROUTE 22	2	03	1961	1	2100	C	VG	364,820		06-DEC-12	336,600	1.08
4.-1735-11	B01	210	264 HARDCRABBLE RD	1	08	1930	1	1340	C	AV	387,810		07-JUN-12	406,980	.95
4.-1735-28	B01	210	272 HARDCRABBLE RD	1	08	1926	1.7	2022	C	AV	743,940		17-MAR-14	710,500	1.05
40.-1356-57	S01	210	10 WHITTIER HILLS DR	1	01	1950	1	1994	C	GD	440,530		30-DEC-15	430,000	1.02
40.-1356-58	S01	210	12 WHITTIER HILLS DR	1	05	1982	1.7	1519	C+	AV	405,390		28-FEB-13	415,800	.98
40.-1356-82	S01	215	22 WHITTIER HILLS DR	1	04	1960	1.7	1871	C	VG	456,850		07-NOV-14	570,000	.80
40.-1356-86	S01	210	5 WHITTIER HILLS DR	1	01	1950	1	800	C-	GD	308,210		17-NOV-14	320,000	.96
40.-1381-1	D01	210	1 PINEGROVE DR	1	01	1986	1	1227	C+	GD	407,460		18-APR-13	383,625	1.06
41.-1371-6	S01	210	7 VALERIA CIR	1	01	1954	1	1626	C	GD	424,870		29-JUL-11	474,300	.90
41.-1372-7	S01	210	24 VALERIA CIR	1	01	1955	1	1440	C	AV	422,270		15-JUL-13	411,600	1.03
41.-1373-1	S01	210	29 VALERIA CIR	1	01	1953	1	1509	C	GD	365,290		21-AUG-14	383,000	.95
41.-1376-1	S01	210	15 VALERIA CIR	1	01	1957	1	1828	C	AV	415,700		26-MAY-16	320,000	1.30
41.-1378-2	S01	210	15 MORRIS RD	1	05	1959	2	3680	B	VG	696,390		29-JUN-16	715,000	.97
45.-1137-13	D03	210	327 NASH RD	1	05	1965	2	2362	C	AV	440,560		12-JUL-13	441,000	1
45.-1137-15	D03	210	329 NASH RD	1	02	1967	1	2388	C	AV	355,880		02-APR-14	294,000	1.21
45.-1137-17	D03	210	323 NASH RD	1	02	1967	1	1938	C	GD	408,620		10-MAY-12	484,500	.84
45.-1137-24	D03	210	309 NASH RD	1	02	1966	1	3158	C+	GD	551,150		18-JUN-12	535,500	1.03
45.-1137-28	D03	210	3 HAWTHORNE CT	1	02	1968	1	1768	C	AV	355,260		05-SEP-14	328,500	1.08
45.-1356-142	D03	210	16 BOGTOWN RD	1	06	1972	1	2124	C+	AV	428,870		28-JUN-12	499,800	.86
45.-1358-8	D03	210	3 DAVID DR	1	02	1967	1	2288	C	AV	388,530		24-MAR-15	382,500	1.02
45.-1359-12	D03	210	24 YERKES RD	1	02	1965	1	1736	C	AV	343,880		27-AUG-14	331,000	1.04
45.-1359-13	D03	210	366 NASH RD	1	02	1965	1	1736	C	AV	362,360		04-MAR-13	475,200	.76

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45.-1359-50	D03	210	12 DEER RUN CT	1	05	1992	2	2794	B-	AV	619,540	20-JUN-16	650,000	.95
45.-1359-53	D03	210	9 DEER RUN CT	1	05	1993	2	3671	B+	AV	749,730	19-APR-13	772,200	.97
45.-1359-54	D03	210	7 DEER RUN CT	1	05	1990	2	2962	B-	AV	630,950	09-SEP-15	675,000	.93
45.-1359-58	D03	210	3 FOX DEN LN	1	06	1984	2	2718	B-	AV	527,370	27-JUN-13	552,420	.95
45.-1360-18	D03	210	18 DAVID DR	1	05	1989	2	3264	B+	AV	671,540	19-JUN-13	767,250	.88
46.-1361-29	D03	210	4 BOGTOWN RD	1	05	1987	2	2262	B-	AV	549,830	27-AUG-13	529,200	1.04
47.-1154-14	B02	210	254 POST RD	1	01	1965	1	1668	C	AV	484,640	18-JUN-15	389,000	1.25
47.-1154-32	B02	210	575 GRANT RD	1	05	1996	2	4316	A-	AV	1,047,180	14-NOV-12	985,050	1.06
47.-1155-11	B02	210	305 POST RD	1	02	1950	1	2440	C	AV	500,930	20-DEC-12	446,131	1.12
47.-1155-22	B02	210	251 POST RD	1	04	1976	1.7	2385	C+	AV	537,100	30-OCT-15	492,375	1.09
47.-1155-27	B02	210	410 HAWLEY RD	1	05	1989	2	2560	B-	AV	626,850	14-AUG-15	659,700	.95
48.-1155-24	B02	210	358 HAWLEY RD	1	04	1971	1.7	1806	C+	AV	461,980	15-JUN-16	515,000	.90
5.-1735-67	B01	250	358 HARDCRABBLE RD		05	2007	2	9589	XX	AV	4,356,460	04-MAR-13	3,762,000	1.16
5.-1746-9	B01	210	2 STARR RIDGE RD	1	05	1993	2	2267	C+	AV	577,270	18-APR-13	455,400	1.27
7.-1754-53	B01	210	9 BLOOMER RD	1	05	1895	2.5	3722	B+	AV	925,720	29-JUN-16	900,000	1.03
7.1-1749-18	A04	215	55 BLOOMER RD	1	05	1990	2	3088	B+	AV	617,680	18-SEP-13	600,250	1.03
7.1-1750-12	A04	210	34 BONNIEVIEW ST	1	09	1925	1	1015	C	AV	187,540	21-JUN-13	198,000	.95
7.1-1750-17	A04	210	21 SUNSET PL	1	09	1940	1	962	C-	AV	234,090	20-JUN-14	240,100	.98
7.1-1754-13	A04	210	67 LAKE ST	1	09	1920	1	1282	C-	GD	350,140	02-SEP-11	260,100	1.35
7.1-1754-40	A04	210	13 BONNIEVIEW ST	1	05	1950	2	1816	C	GD	325,390	12-APR-12	290,700	1.12
7.1-1754-9	A04	210	75 LAKE ST	1	09	1967	2	2880	C+	GD	679,900	19-DEC-14	744,500	.91
8.-1766-9	B01	215	202 VAIL LN	2	04	1950	1.5	1880	C	VG	418,990	17-JAN-13	331,650	1.26
9.-1767-18	B01	210	90 FINCH RD	1	05	1983	2	7435	X-	GD	2,096,730	03-FEB-14	1,788,500	1.17
9.-1767-22	B01	210	213 VAIL LN	1	06	1982	1.5	1639	C+	AV	583,640	10-APR-15	585,000	1

STATISTICAL SUMMARY

SALES IN STUDY	156
TOTAL ASSESSED VALUE	92,131,540
TOTAL SALE PRICE	92,786,440
TOTAL ASSD VALUE / TOTAL SALE PRICE %	99.29
MEAN RATIO %	99.38
MEDIAN RATIO %	98.26
STANDARD DEVIATION	.12
COEFFICIENT OF DISPERSION - MEDIAN %	8.88
COEFFICIENT OF VARIANCE - MEAN %	11.98
PRD	1.001

SUMMARY BY SALE MONTH										
SALE MONTH	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
2011/07	4	2,295,330	2,669,770	85.97	85.35	.05	86.62		5.64	.99
2011/09	1	350,140	260,100	134.62	134.62		134.62			1
2011/10	1	487,120	520,200	93.64	93.64		93.64			1
2012/01	3	1,153,010	1,152,600	100.04	101.24	.09	101.76		8.87	1.01
2012/02	4	2,430,370	2,504,100	97.06	101.57	.12	101.62		11.82	1.05
2012/03	2	1,136,700	1,111,800	102.24	105.49	.11	105.49		10.3	1.03
2012/04	3	1,908,140	1,894,140	100.74	103.86	.07	102.22		7.12	1.03
2012/05	1	408,620	484,500	84.34	84.34		84.34			1
2012/06	5	3,823,740	3,727,080	102.59	103.01	.19	95.53		18.59	1.00
2012/07	3	2,046,310	1,979,010	103.40	104.03	.07	104.81		6.6	1.01
2012/08	2	855,350	895,950	95.47	95.59	.02	95.59		1.91	1.00
2012/09	1	418,070	346,500	120.66	120.66		120.66			1
2012/10	2	1,711,110	1,974,555	86.66	84.87	.04	84.87		4.47	.98
2012/11	4	2,698,400	2,573,010	104.87	104.14	.05	106.45		5.13	.99
2012/12	5	3,357,630	3,000,331	111.91	110.22	.05	108.38		4.69	.99
2013/01	2	926,840	796,950	116.30	117.74	.12	117.74		10.32	1.01
2013/02	2	694,690	724,680	95.86	95.58	.03	95.58		2.84	1
2013/03	2	4,718,820	4,237,200	111.37	96.03	.28	96.03		29.12	.86
2013/04	7	4,443,340	4,501,035	98.72	101.76	.13	99.58		13.23	1.03
2013/06	5	2,402,450	2,720,520	88.31	88.20	.09	90.77		10.57	1
2013/07	7	3,762,330	3,716,650	101.23	101.20	.1	99.9		9.59	1
2013/08	4	1,877,840	1,982,540	94.72	94.7	.08	94.25		8.32	1
2013/09	3	1,700,890	1,743,420	97.56	96.69	.07	98.26		7.36	.99
2013/10	2	1,034,510	1,042,720	99.21	98.72	.03	98.72		2.98	1
2013/11	2	961,080	1,048,600	91.65	91.88	.03	91.88		3.36	1.00
2013/12	2	1,345,650	1,621,900	82.97	88.17	.13	88.17		15.25	1.06
2014/01	2	826,570	861,224	95.98	96.78	.06	96.78		6.36	1.01
2014/02	1	2,096,730	1,788,500	117.23	117.23		117.23			1
2014/03	1	743,940	710,500	104.71	104.71		104.71			1
2014/04	5	3,707,550	3,442,250	107.71	109.45	.11	107.67		10.03	1.02
2014/05	4	1,568,700	1,604,750	97.75	97.96	.02	97.58		1.6	1.00

SUMMARY BY SALE MONTH										
SALE MONTH	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
2014/06	4	1,420,860	1,479,800	96.02	95.92	.14	99.84		14.14	1
2014/07	2	820,610	885,500	92.67	94.71	.15	94.71		15.55	1.02
2014/08	5	2,393,040	2,559,000	93.51	94.37	.06	92.22		6.09	1.01
2014/09	2	1,008,080	1,043,500	96.61	99.73	.12	99.73		11.95	1.03
2014/10	1	439,100	445,000	98.67	98.67		98.67			1
2014/11	3	1,053,050	1,200,000	87.75	89.79	.09	92.9		9.49	1.02
2014/12	4	3,015,180	3,002,250	100.43	97.83	.09	95.08		8.9	.97
2015/03	4	2,253,490	2,040,500	110.44	109.92	.14	103.67		12.69	1
2015/04	3	1,454,260	1,424,000	102.13	102.62	.06	99.77		6.11	1.01
2015/06	2	806,850	831,500	97.04	98.71	.37	98.71		37.09	1.02
2015/07	1	263,190	280,000	94.00	94		94			1
2015/08	2	942,750	974,700	96.72	97.66	.04	97.66		3.82	1.01
2015/09	5	2,464,600	2,608,900	94.47	95.15	.13	93.47		13.85	1.01
2015/10	3	1,273,000	1,257,375	101.24	100.54	.08	97.52		7.46	.99
2015/11	2	1,257,270	1,305,000	96.34	96.23	.01	96.23		1.15	1
2015/12	4	1,573,690	1,657,000	94.97	94.58	.20	102.05		20.92	1
2016/01	2	897,540	851,500	105.41	105.05	.05	105.05		5.05	1
2016/02	3	2,372,600	2,510,000	94.53	96.34	.05	98.27		4.96	1.02
2016/05	4	3,830,760	3,960,000	96.74	104.61	.17	98.31		16.38	1.08
2016/06	7	4,300,160	4,323,830	99.45	99.53	.06	101.48		5.71	1.00
2016/07	1	399,490	510,000	78.33	78.33		78.33			1



SUMMARY BY NBHD										
NBHD	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
A04	6	2,394,740	2,333,650	102.62	105.50	.16	100.2	13.16	15.15	1.028
B01	28	27,693,330	27,038,260	102.42	102.60	.14	99.82	11.26	13.74	1.002
B02	21	17,008,990	16,778,091	101.38	103.77	.11	102.18	9.26	10.46	1.024
D01	43	17,285,630	18,080,499	95.60	96.21	.12	98.25	9.3	12.21	1.006
D02	9	4,147,260	4,265,700	97.22	97.73	.04	98.27	2.81	3.65	1.005
D03	27	12,844,720	13,322,840	96.41	97.40	.12	97.09	9.21	12.24	1.01
S01	9	3,935,500	4,039,700	97.42	99.03	.13	97.4	9.11	13.59	1.017
T01	9	3,772,150	3,820,100	98.74	98.64	.06	98.09	5.67	6.3	.999
T02	4	3,049,220	3,107,600	98.12	98.13	.07	97.59	6.21	6.68	1

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SUMMARY BY GRADE										
GRADE	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
A-VERY GOOD	2	2,615,350	2,872,485	91.05	91.65	.06	91.65	8.94	6.32	1.01
A--VERY GOOD	9	9,986,010	9,937,300	100.49	101.93	.14	99.17	12.75	14	1.01
B-GOOD	6	4,640,800	4,871,150	95.27	95.65	.08	97.21	6.29	8.33	1.00
B+-GOOD	13	10,775,940	10,947,260	98.44	99.75	.13	97.09	9.48	12.88	1.01
B--GOOD	18	10,531,080	10,534,320	99.97	100.44	.09	98.03	6.37	9.14	1.01
C-AVERAGE	63	25,175,120	25,688,115	98.00	98.68	.13	99.58	9.25	12.67	1.01
C+-AVERAGE	37	17,111,670	17,555,860	97.47	98.16	.11	97.5	8.68	11.21	1.01
C--AVERAGE	4	1,070,460	979,450	109.29	110.06	.18	104.65	16.75	16.19	1.01
X-EXCELLENT	1	2,343,780	2,550,000	91.91	91.91		91.91	0		1
X--EXCELLENT	2	3,524,870	3,088,500	114.13	113.55	.05	113.55	6.49	4.59	1
XX-EXCELLENT	1	4,356,460	3,762,000	115.80	115.8		115.8	0		1

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SUMMARY BY CDU										
CDU	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
AV-AVERAGE	101	58,827,790	57,948,530	101.52	100.71	.11	99.17	8.28	11.17	.992
FR-FAIR	1	178,020	159,250	111.79	111.79		111.79	0	0	1
GD-GOOD	37	21,444,570	22,010,575	97.43	98.10	.13	98.26	9.73	12.93	1.007
VG-VERY GOOD	17	11,681,160	12,668,085	92.21	93.52	.13	93.64	9.92	13.5	1.014

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SUMMARY BY STYLE										
STYLE	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
01-RANCH	28	11,543,600	11,768,915	98.09	98.80	.11	97.98	7.83	11.05	1.007
02-RAISED RAI	11	4,623,610	4,640,931	99.63	100.85	.12	102.92	8.79	12.18	1.012
03-SPLIT LEVI	9	3,315,520	3,577,020	92.69	93.53	.15	98.36	13.5	15.64	1.009
04-CAPE COD	18	8,715,290	9,032,615	96.49	98.18	.12	97.91	9.67	12.07	1.018
05-COLONIAL	57	47,311,340	46,731,980	101.24	101.02	.11	98.25	8.79	11.22	.998
06-CONTEMPOR	11	7,089,600	7,247,839	97.82	99.70	.12	99.77	8.83	12.27	1.019
08-OLD STYLE	9	4,308,760	4,524,340	95.24	95.26	.16	95.74	13.94	17.15	1
09-COTTAGE	4	1,451,670	1,442,700	100.62	104.54	.20	96.11	15.98	19.33	1.039
15-TOWN HOUSI	9	3,772,150	3,820,100	98.74	98.64	.06	98.09	5.67	6.3	.999

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SALES RATIO REPORT

SUMMARY BY YEAR BUILT										
YRBLT	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
1850	2	1,341,440	1,615,500	83.04	79.86	.1	79.86	17.62	12.46	.962
1860	1	1,529,830	1,601,400	95.53	95.53		95.53	0	0	1
1890	3	2,169,870	2,079,500	104.35	107.56	.11	102.86	10.45	10.68	1.031
1900	6	3,219,840	3,738,050	86.14	89.45	.17	88.23	19.02	19.33	1.038
1910	1	507,540	466,500	108.80	108.8		108.8	0	0	1
1920	6	2,301,740	2,232,400	103.11	104.04	.19	101.20	15.96	18.01	1.009
1930	7	4,293,500	4,451,890	96.44	96.89	.07	95.87	4.92	7.01	1.005
1940	4	2,661,270	2,800,100	95.04	97.37	.05	97.88	4.32	5.05	1.024
1950	22	11,115,250	11,248,131	98.82	101.12	.11	97.91	7.64	10.56	1.023
1960	38	16,727,910	17,274,030	96.84	97.28	.13	98.50	10.68	13.15	1.005
1970	22	11,486,350	11,555,735	99.40	99.09	.11	98.26	8.34	11.6	.997
1980	26	16,134,480	15,804,054	102.09	101.74	.1	100.97	6.98	9.4	.997
1990	13	9,693,440	9,763,500	99.28	100.11	.09	97.09	6.35	9.36	1.008
2000	1	1,142,740	1,173,000	97.42	97.42		97.42	0	0	1
2002	1	992,890	823,200	120.61	120.61		120.61	0	0	1
2003	2	2,456,990	2,397,450	102.48	102.94	.22	102.94	29.62	20.94	1.004
2007	1	4,356,460	3,762,000	115.80	115.8		115.8	0	0	1

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SUMMARY BY #LIVUNITS										
LIV UNITS	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
1	149	80,849,290	81,540,390	99.15	99.30	.12	98.26	8.66	11.8	1.001
2	6	6,925,790	7,484,050	92.54	98.62	.17	93.72	14.68	16.82	1.066

SUMMARY BY PRICE RANGE										
PRICE RANGE	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
199,999	2	365,560	357,250	102.33	103.26	.12	103.26	16.53	11.69	1.009
299,999	8	2,400,470	2,193,900	109.42	109.36	.14	108.72	10.54	12.38	.999
399,999	35	12,758,330	12,409,019	102.81	102.90	.12	101.58	8.35	11.36	1.001
499,999	44	19,087,860	19,798,936	96.41	96.37	.12	97.88	9.1	12.38	1
749,999	38	22,787,540	23,257,350	97.98	97.64	.11	96.14	7.79	11.35	.997
999,999	16	13,474,160	13,487,750	99.90	99.77	.1	98.51	7.48	9.63	.999

TOWN OF NORTH SALEM  
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SUMMARY BY SFLA RANGE										
SFLA RANGE	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
999	2	542,300	560,100	96.82	96.91	.01	96.91	1.22	.86	1.001
1,400	14	4,379,710	4,760,795	92.00	94.71	.17	94.36	14.14	18.28	1.029
1,999	41	16,717,830	17,024,954	98.20	99.32	.13	98.09	9.98	12.89	1.011
2,999	58	29,619,980	30,161,546	98.20	99.10	.09	98.27	6.82	9.08	1.009
3,999	21	16,637,600	16,832,260	98.84	101.18	.13	98.76	9.86	13.09	1.024
4,999	7	7,264,970	7,443,125	97.61	99.46	.12	98.25	9.2	11.61	1.019
7,499	7	11,014,230	10,560,760	104.29	106.15	.11	109.86	10.13	10.71	1.018
9,999	1	4,356,460	3,762,000	115.80	115.8		115.8	0	0	1