

Group Summary by Sale Date Quartile  
LEBANON, NH

9/18/2022

Sale Date Quartile	Count	Median A/S Ratio	COD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
2021, Q2	27	0.9831	4.36	\$310,000.00	\$298,700.00	\$345,090.41	\$335,114.81	0.9760
2021, Q3	36	0.9355	5.49	\$374,750.00	\$340,400.00	\$390,586.11	\$361,247.22	0.9290
2021, Q4	30	0.9495	5.39	\$355,000.00	\$337,850.00	\$370,736.67	\$343,833.33	0.9326
2022, Q1	21	0.9653	5.66	\$379,900.00	\$360,500.00	\$445,910.00	\$424,952.38	0.9452
	114	0.9513	5.56	\$363,500.00	\$334,350.00	\$384,778.52	\$362,210.53	0.9441

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9/18/2022

Sale Date Quartile	Land Area	PID	MBLU	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2021, Q2 (27 items)															
2021, Q2	3.61	3	3//2/////	15 WILDWOOD DR	\$565,000.00	R2	R2	42	2,213	06/17/2021	0.014	\$529,600.00	0.9373	R3	R
2021, Q2	0.18	601	59//31/////	9 WINTER STWEST	\$299,000.00	R4	R4	72	1,831	06/17/2021	0.0477	\$298,700.00	0.999	R3	R
2021, Q2	0.31	757	73//6/////	76 MAPLE ST	\$480,000.00	R4	R4	117	3,013	06/15/2021	0.0559	\$429,800.00	0.8954	R3	R
2021, Q2	0.31	1030	79//3/////	22 RIVERDALE PKWY	\$319,000.00	R4	R4	35	1,758	04/30/2021	0.1023	\$336,100.00	1.0536	R3	R
2021, Q2	0.29	1170	86//34/////	5 BIRCH TER	\$299,000.00	R5	R5	62	1,710	06/15/2021	0.041	\$296,700.00	0.9923	R2	R
2021, Q2	0.35	1207	87//9/////	11 CRAWFORD AVE	\$309,636.00	R5	R5	66	1,459	05/28/2021	0.0573	\$276,800.00	0.894	R3	R
2021, Q2	0.35	1246	87//48/////	33 SEMINARY HILL	\$340,000.00	R4	R4	112	2,366	06/16/2021	0.0078	\$320,800.00	0.9435	R3	R
2021, Q2	0.56	1352	87//111/////	25 COTTAGE CIR	\$400,000.00	R5	R5	30	2,441	06/21/2021	0.0912	\$417,000.00	1.0425	R3	R
2021, Q2	0.19	1687	90//53/////	25 PEABODY ST	\$220,000.00	R6	R6	33	1,192	05/10/2021	0.1492	\$242,100.00	1.1005	R1	R
2021, Q2	0.31	1706	91//13/////	22 YOUNG ST	\$465,000.00	R4	R4	100	2,217	04/05/2021	0.0586	\$415,100.00	0.8927	R3	R
2021, Q2	0.26	1739	91//45//100///	28 HOUGH ST	\$395,000.00	R4	R4	36	2,033	06/22/2021	0.0583	\$398,800.00	1.0096	R3	R
2021, Q2	0.34	2240	93//49/////	19 HEATER RD	\$297,875.00	R4	R4	92	1,651	06/04/2021	0.0202	\$289,400.00	0.9715	R3	R
2021, Q2	0.31	2263	93//72/////	4 LIBERTY LN	\$335,000.00	R4	R4	47	1,194	05/18/2021	0.0722	\$294,500.00	0.8791	R3	R
2021, Q2	1.43	2277	93//86/////	188 BANK ST EXT	\$380,500.00	R4	R4	37	2,043	05/28/2021	0.0913	\$396,700.00	1.0426	R3	R
2021, Q2	1.13	2386	101//14/////	10 WATERMAN AVE	\$310,000.00	R5	R5	33	1,316	04/21/2021	0.041	\$307,600.00	0.9923	R2	R
2021, Q2	0.653306	2416	102//8/////	2 HAMPSHIRE TER	\$305,050.00	R5	R5	57	1,369	05/19/2021	0.021	\$296,600.00	0.9723	R3	R
2021, Q2	0.23	2419	102//11/////	100 SEMINARY HILL	\$233,000.00	R5	R5	102	1,214	04/21/2021	0.0371	\$230,300.00	0.9884	R3	R
2021, Q2	0.19	2613	106//37/////	1 BLACKSMITH ST	\$281,000.00	C3	C3	172	1,332	06/23/2021	0.0088	\$269,800.00	0.9601	LD	R
2021, Q2	0.2	2698	106//119/////	19 DULAC ST	\$285,000.00	R6	R6	40	1,421	06/03/2021	0.0062	\$272,900.00	0.9575	R3	R
2021, Q2	0.14	2712	107//12/////	2 COLLEGE AVE	\$227,500.00	R6	R6	132	1,353	05/12/2021	0.0808	\$234,800.00	1.0321	R3	R
2021, Q2	0.18	2902	107//204/////	101 SCHOOL ST	\$225,000.00	R4	R4	97	1,249	05/05/2021	0.0318	\$221,200.00	0.9831	R3	R
2021, Q2	0.11	2905	107//207/////	115 SCHOOL ST	\$252,000.00	R4	R4	162	1,812	05/21/2021	0.0606	\$255,000.00	1.0119	R3	R
2021, Q2	0.74	2908	107//210/////	127 SCHOOL ST	\$400,000.00	R4	R4	84	2,761	06/10/2021	0.0357	\$394,800.00	0.987	R3	R
2021, Q2	0.79	2956	109//17/////	149 PROSPECT STREET EXT	\$519,000.00	R6	R6	33	3,222	05/11/2021	0.0612	\$525,500.00	1.0125	R3	R
2021, Q2	0.18	4299	77//62/////	23 WILLIAMS ST	\$270,000.00	R4	R4	63	1,264	05/24/2021	0.0169	\$252,300.00	0.9344	R3	R
2021, Q2	0.153604	5310	74//3//193///	4 WHITE BIRCH LN	\$452,280.00	R3	R3	2	2,230	05/25/2021	0.0534	\$406,100.00	0.8979	RL2	R
2021, Q2	0.146327	5351	74//3//152///	82 DOGWOOD CIR	\$452,600.00	R3	R3	2	2,441	04/26/2021	0.0189	\$439,100.00	0.9702	RL2	R
2021, Q3 (36 items)															
2021, Q3	0.665037	505	58//20/////	55 CRAFTS AVE	\$580,000.00	R4	R4	73	2,186	09/01/2021	0.1611	\$458,300.00	0.7902	R3	R
2021, Q3	0.37	550	58//66/////	143 N MAIN ST	\$315,000.00	R4	R4	122	2,414	08/26/2021	0.0243	\$307,300.00	0.9756	R3	R
2021, Q3	0.31	553	58//70/////	6 BEYERLE ST	\$330,000.00	R4	R4	92	1,754	08/31/2021	0.0361	\$302,000.00	0.9152	R3	R
2021, Q3	0.83	574	59//4/////	14 PEARL ST	\$430,000.00	R4	R4	122	2,179	08/26/2021	0.0092	\$405,100.00	0.9421	R3	R

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2021, Q3	0.45	579	59//9/////	13 HIGHLAND AVE	\$392,000.00	R4	R4	122	1,715	07/01/2021	0.0204	\$380,900.00	0.9717	R3	R
2021, Q3	0.32	755	73//4/////	69 MAPLE ST	\$412,000.00	R4	R4	108	1,975	08/02/2021	0.0122	\$386,900.00	0.9391	R3	R
2021, Q3	0.3	761	73//10/////	25 DANA ST	\$450,000.00	R4	R4	122	2,550	07/16/2021	0.0424	\$409,000.00	0.9089	R3	R
2021, Q3	0.18	777	73//25/////	3 SPRING STWEST	\$299,000.00	R4	R4	57	1,435	07/01/2021	0.0339	\$274,300.00	0.9174	R3	R
2021, Q3	0.22	778	73//26/////	31 HIGHLAND AVE	\$377,000.00	R4	R4	82	1,789	08/12/2021	0.0903	\$324,600.00	0.861	R3	R
2021, Q3	0.32	786	73//34/////	8 PASTURE LN	\$362,000.00	R4	R4	38	1,744	07/16/2021	0.138	\$294,400.00	0.8133	R3	R
2021, Q3	0.2	793	73//42/////	3 MACK AVE	\$330,000.00	R4	R4	107	1,849	09/13/2021	0.0446	\$299,200.00	0.9067	R3	R
2021, Q3	0.44	1029	79//2/////	20 RIVERDALE PKWY	\$325,000.00	R4	R4	62	1,755	09/21/2021	0.0293	\$318,700.00	0.9806	R3	R
2021, Q3	0.4	1304	87//63/////	26 FLOYD AVE	\$372,500.00	R5	R5	73	1,766	09/28/2021	0.118	\$310,400.00	0.8333	R3	R
2021, Q3	0.39	1367	87//126/////	62 COTTAGE CIR	\$365,000.00	R5	R5	30	1,796	07/21/2021	0.0295	\$358,000.00	0.9808	R3	R
2021, Q3	0.33	1715	91//22/////	52 YOUNG ST	\$420,000.00	R4	R4	100	2,772	08/20/2021	0.0551	\$376,400.00	0.8962	R3	R
2021, Q3	0.18	1874	91//182/////	14 HOUGH ST	\$350,000.00	R4	R4	72	1,703	07/26/2021	0.0076	\$330,300.00	0.9437	R3	R
2021, Q3	0.31	2278	93//87/////	176 BANK ST EXT	\$235,000.00	R4	R4	50	1,238	07/15/2021	0.1278	\$253,600.00	1.0791	R3	R
2021, Q3	0.16	2290	93//96/////	6 COOPER ST	\$165,000.00	R6	R6	122	1,089	09/08/2021	0.1226	\$177,200.00	1.0739	R3	R
2021, Q3	0.131198	2665	106//87/////	35 WATER ST	\$250,000.00	R6	R6	102	1,236	07/27/2021	0.0427	\$248,500.00	0.994	R2	R
2021, Q3	0.08	2742	107//43/////	2 LEWIS CT	\$255,000.00	R6	R6	111	1,249	07/09/2021	0.0046	\$241,400.00	0.9467	R2	R
2021, Q3	0.22	2765	107//66/////	12 PINE ST	\$275,000.00	R6	R6	162	1,027	08/05/2021	0.1491	\$220,600.00	0.8022	R2	R
2021, Q3	0.24	2827	107//129/////	34 UNION ST	\$450,000.00	R4	R4	132	2,515	08/16/2021	0.0362	\$411,800.00	0.9151	R2	R
2021, Q3	0.67	2937	108//28/////	120 PROSPECT STREET EXT	\$439,000.00	R6	R6	53	2,512	07/13/2021	0.0123	\$423,000.00	0.9636	R3	R
2021, Q3	0.27	2986	109//47/////	15 WINONA CIR	\$405,000.00	R5	R5	33	1,961	08/02/2021	0.013	\$380,000.00	0.9383	R3	R
2021, Q3	0.44	3121	118//27/////	25 WELLINGTON CIR	\$535,000.00	R3	R3	34	2,832	09/07/2021	0.0921	\$558,200.00	1.0434	R3	R
2021, Q3	0.42	3163	119//22/////	32 NOTTINGHAM CIR	\$495,000.00	R3	R3	43	2,678	08/18/2021	0.1	\$421,400.00	0.8513	R3	R
2021, Q3	3	3375	134//20/////	11 HETZEL RD	\$590,000.00	R5	R5	30	2,810	09/29/2021	0.0337	\$541,400.00	0.9176	RL2	R
2021, Q3	1.91	3461	157//8/////	11 TRUES BROOK RD	\$369,000.00	R8	R8	66	1,559	08/06/2021	0.0337	\$338,600.00	0.9176	RL1	R
2021, Q3	3.5	3871	30//18/////	12 BLUEBERRY HILL DR	\$550,000.00	R5	R5	19	2,911	08/03/2021	0.0363	\$543,200.00	0.9876	RL2	R
2021, Q3	0.33	3929	50//10/////	8 BASSY ST	\$349,000.00	R6	R6	35	1,817	08/11/2021	0.0132	\$327,400.00	0.9381	R1	R
2021, Q3	0.28	4164	50//37/////	13 WOLF RD	\$350,000.00	R6	R6	36	1,406	09/02/2021	0.0842	\$303,500.00	0.8671	R1	R
2021, Q3	4.7	4613	125//22/////	70 FARR RD	\$515,000.00	R7	R7	16	1,629	07/19/2021	0.107	\$434,800.00	0.8443	RL2	R
2021, Q3	3.1	4739	165//25/////	12 TIMBER LN	\$599,000.00	R6	R6	35	2,724	08/31/2021	0.0382	\$592,700.00	0.9895	RL2	R
2021, Q3	0.175689	4838	44//19//400///	2 STILLWATER DR	\$377,000.00	R5	R5	22	1,736	07/08/2021	0.0436	\$342,200.00	0.9077	R3	R
2021, Q3	0.410009	5057	92//86//200///	97 BANK ST	\$320,000.00	R4	R4	3	1,127	08/30/2021	0.0185	\$298,500.00	0.9328	RO	R
2021, Q3	0.167654	5341	74//3//162///	38 DOGWOOD CIR	\$428,600.00	R3	R3	1	2,288	08/26/2021	0.0079	\$411,100.00	0.9592	RL2	R
2021, Q4 (30 items)															

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2021, Q4	1.31	21	3//20/////	52 OAK RIDGE RD	\$825,000.00	R2	R2	51	3,373	10/15/2021	0.0033	\$782,100.00	0.948	R3	R
2021, Q4	0.44	259	14//12/////	331 N MAIN ST	\$293,000.00	R5	R5	47	1,294	12/14/2021	0.0004	\$278,600.00	0.9509	R3	R
2021, Q4	0.39	268	14//21/////	328 N MAIN ST	\$250,000.00	R5	R5	72	1,269	12/07/2021	0.0081	\$235,800.00	0.9432	R3	R
2021, Q4	0.33	525	58//40/////	15 ESTABROOK CIR	\$270,000.00	R4	R4	67	1,383	11/26/2021	0.0176	\$261,600.00	0.9689	R3	R
2021, Q4	0.18	605	59//35/////	14 WINTER STWEST	\$295,000.00	R4	R4	82	1,541	11/18/2021	0.004	\$281,800.00	0.9553	R3	R
2021, Q4	0.07	724	72//61/////	7 ATWOOD AVE	\$240,000.00	R4	R4	102	1,157	11/17/2021	0.0908	\$250,100.00	1.0421	CBD	R
2021, Q4	0.45	785	73//33/////	10 PASTURE LN	\$380,000.00	R4	R4	51	1,789	11/09/2021	0.1131	\$318,500.00	0.8382	R3	R
2021, Q4	0.17	797	73//46/////	11 MACK AVE	\$290,000.00	R4	R4	92	1,461	12/29/2021	0.0321	\$285,200.00	0.9834	R3	R
2021, Q4	0.65	805	73//54/////	22 MACK AVE	\$420,000.00	R4	R4	63	2,351	11/18/2021	0.0347	\$414,100.00	0.986	R3	R
2021, Q4	1.1	1108	80//29/////	9 FARR RD	\$350,000.00	R7	R7	16	2,261	10/21/2021	0.0441	\$348,400.00	0.9954	RL1	R
2021, Q4	0.28	1597	90//41/////	9 BOMHOWER ST	\$290,000.00	R6	R6	49	1,824	10/13/2021	0.0004	\$276,000.00	0.9517	R1	R
2021, Q4	0.273186	1741	91//47/////	32 HOUGH ST	\$393,000.00	R4	R4	60	1,775	10/18/2021	0.0704	\$346,200.00	0.8809	R3	R
2021, Q4	0.18	1785	91//91/////	42 GUYER ST	\$249,000.00	R4	R4	102	1,170	11/24/2021	0.1071	\$210,200.00	0.8442	R3	R
2021, Q4	0.42	2218	93//26/////	5 BENTON ST	\$420,000.00	R4	R4	73	2,106	12/08/2021	0.1101	\$353,300.00	0.8412	R3	R
2021, Q4	0.39	2339	94//20/////	92 WINONA CIR	\$360,000.00	R5	R5	35	1,714	11/09/2021	0.0274	\$332,600.00	0.9239	R3	R
2021, Q4	0.41	2414	102//6/////	110 SEMINARY HILL	\$275,000.00	R5	R5	50	1,242	11/08/2021	0.0175	\$256,800.00	0.9338	R3	R
2021, Q4	0.12	2681	106//102/////	60 CHURCH ST	\$370,000.00	R6	R6	132	2,168	10/22/2021	0.0195	\$359,200.00	0.9708	R2	R
2021, Q4	0.08	2688	106//109/////	36 CHURCH ST	\$224,000.00	R6	R6	142	1,284	11/03/2021	0.1071	\$189,100.00	0.8442	R2	R
2021, Q4	0.16	2711	107//11/////	6 COLLEGE AVE	\$189,900.00	R6	R6	82	1,598	12/14/2021	0.0555	\$191,200.00	1.0068	R3	R
2021, Q4	0.21	2759	107//60/////	45 SPRING ST	\$310,000.00	R6	R6	102	1,892	10/04/2021	0.0597	\$276,400.00	0.8916	R2	R
2021, Q4	0.54	3095	118//1/////	96 BUCKINGHAM PL	\$510,000.00	R3	R3	35	2,547	10/22/2021	0.0833	\$442,700.00	0.868	R3	R
2021, Q4	0.42	3111	118//17/////	54 NOTTINGHAM CIR	\$410,000.00	R3	R3	42	1,763	11/10/2021	0.0024	\$391,000.00	0.9537	R3	R
2021, Q4	2.5	3396	136//11/////	21 STORRS HILL RD	\$461,000.00	R6	R6	77	2,707	11/18/2021	0.0513	\$414,900.00	0.9	RL2	R
2021, Q4	3	3569	163//23/////	38 DUNSINANE DR	\$510,000.00	R5	R5	44	2,864	12/08/2021	0.0199	\$495,300.00	0.9712	RL2	R
2021, Q4	2	3721	188//23/////	30 STONE HILL RD	\$462,000.00	R5	R5	46	1,477	11/18/2021	0.0693	\$407,500.00	0.882	RL1	R
2021, Q4	2.6	3774	194//10/////	415 MERIDEN RD	\$240,000.00	R6	R6	69	2,000	11/28/2021	0.0429	\$238,600.00	0.9942	RL1	R
2021, Q4	0.41	4314	77//80/////	44 WINTER ST	\$349,000.00	R4	R4	28	1,697	11/16/2021	0.0931	\$364,500.00	1.0444	R3	R
2021, Q4	6	4583	112//10/////	32 EASTMAN HILL RD	\$654,000.00	R7	R7	24	2,685	12/20/2021	0.086	\$565,900.00	0.8653	RL2	R
2021, Q4	0.231864	4933	86//39//200///	22 BIRCH TER	\$420,000.00	R5	R5	20	1,728	10/23/2021	0.1344	\$343,100.00	0.8169	R2	R
2021, Q4	0.14309	5322	74//3//181///	43 DOGWOOD CIR	\$412,200.00	R3	R3	0	2,278	11/17/2021	0.0295	\$404,300.00	0.9808	RL2	R
2022, Q1 (21 items)															
2022, Q1	1.02	246	13//4/////	48 EAST WILDER RD	\$660,000.00	R5	R5	8	1,690	01/28/2022	0.1218	\$547,500.00	0.8295	R3	R
2022, Q1	2	424	56//4/////	589 DARTMOUTH COLLEGE HWY	\$315,000.00	R7	R7	164	2,517	01/07/2022	0.0138	\$295,300.00	0.9375	RL1	R
2022, Q1	0.22	897	73//84/////	14 PLEASANT ST	\$345,000.00	R4	R4	82	1,894	02/07/2022	0.0368	\$340,900.00	0.9881	R3	R

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2022, Q1	0.23	954	77//98//200///	2 BARROWS ST	\$335,000.00	R4	R4	29	1,148	03/04/2022	0.1274	\$276,000.00	0.8239	R3	R
2022, Q1	1.2	1060	79//34/////	5 CONGRESS ST	\$217,000.00	R7	R7	82	1,212	01/12/2022	0.0335	\$213,700.00	0.9848	RL1	R
2022, Q1	0.05	1899	91//207/////	26 ELDRIDGE ST	\$270,000.00	R4	R4	82	1,214	03/16/2022	0.1724	\$210,300.00	0.7789	R3	R
2022, Q1	2.48	2496	105//7/////	214 MECHANIC ST	\$495,000.00	R6	R6	132	3,402	01/12/2022	0.0117	\$465,100.00	0.9396	R2	R
2022, Q1	0.16	2835	107//137/////	71 ELM ST	\$260,000.00	R4	R4	99	1,828	02/03/2022	0.0322	\$255,700.00	0.9835	R3	R
2022, Q1	0.54	3140	118//47/////	109 WELLINGTON CIR	\$515,000.00	R3	R3	29	2,687	01/12/2022	0.0281	\$504,400.00	0.9794	R3	R
2022, Q1	1.569995	3650	186//18/////	6 CHELSEA CIR	\$323,000.00	R8	R8	35	1,573	02/24/2022	0.0119	\$311,100.00	0.9632	RL1	R
2022, Q1	2.1	3725	188//27/////	4 STONE HILL RD	\$475,000.00	R5	R5	46	2,813	02/11/2022	0.0161	\$444,200.00	0.9352	RL1	R
2022, Q1	3.28	3733	188//35/////	319 POVERTY LN	\$369,900.00	R5	R5	38	1,797	02/07/2022	0.0233	\$360,500.00	0.9746	RL1	R
2022, Q1	0.312672	3798	106//120/////	17 DULAC ST	\$250,000.00	R6	R6	66	1,569	02/15/2022	0.0181	\$233,300.00	0.9332	R3	R
2022, Q1	5	3854	26//26/////	160 ETNA RD	\$259,000.00	R7	R7	28	1,240	01/06/2022	0.0533	\$260,200.00	1.0046	RL2	R
2022, Q1	4.88	3888	30//45/////	16 BLUEBERRY MDW	\$585,000.00	R4	R4	40	2,888	02/03/2022	0.0167	\$566,300.00	0.968	RL2	R
2022, Q1	2.3	4220	54//17/////	31 DORSET LN	\$825,000.00	R4	R4	38	2,514	02/25/2022	0.0331	\$812,100.00	0.9844	RL2	R
2022, Q1	2.069995	4229	54//27/////	50 JENKINS RD	\$840,000.00	R5	R5	21	3,212	03/16/2022	0.0912	\$875,700.00	1.0425	RL2	R
2022, Q1	2.530005	4741	165//27/////	64 DAISY HILL RD	\$379,900.00	R6	R6	51	1,855	02/16/2022	0.1063	\$321,000.00	0.845	RL2	R
2022, Q1	0.197842	4855	44//19//1700///	81 APPLE BLOSSOM DR	\$570,000.00	R5	R5	21	2,289	01/12/2022	0.014	\$550,200.00	0.9653	R3	R
2022, Q1	1.22	4895	109//30//100///	4 LAPLANTE RD	\$589,000.00	R6	R6	21	4,178	02/02/2022	0.1543	\$651,200.00	1.1056	R3	R
2022, Q1	0.136754	5342	74//3//161///	42 DOGWOOD CIR	\$486,310.00	R3	R3	1	2,455	02/07/2022	0.0685	\$429,300.00	0.8828	RL2	R