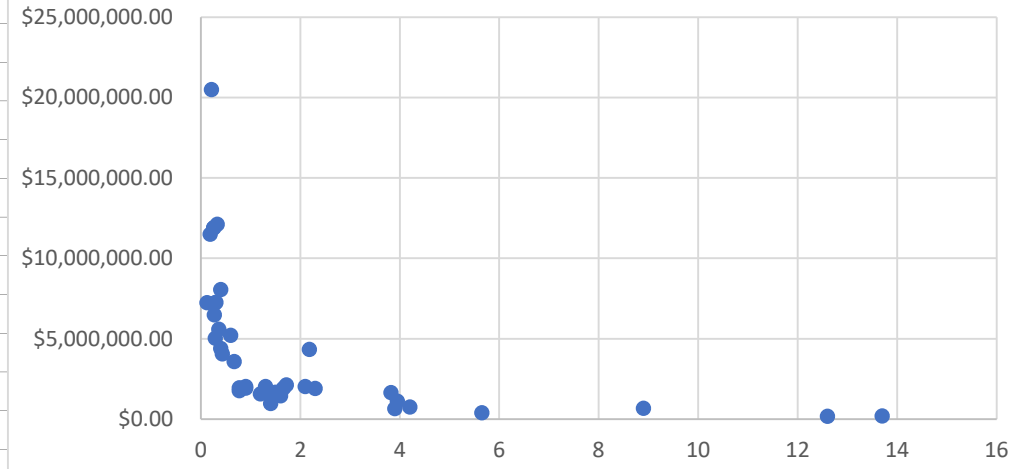


ALL LAKE SUNAPEE SALES

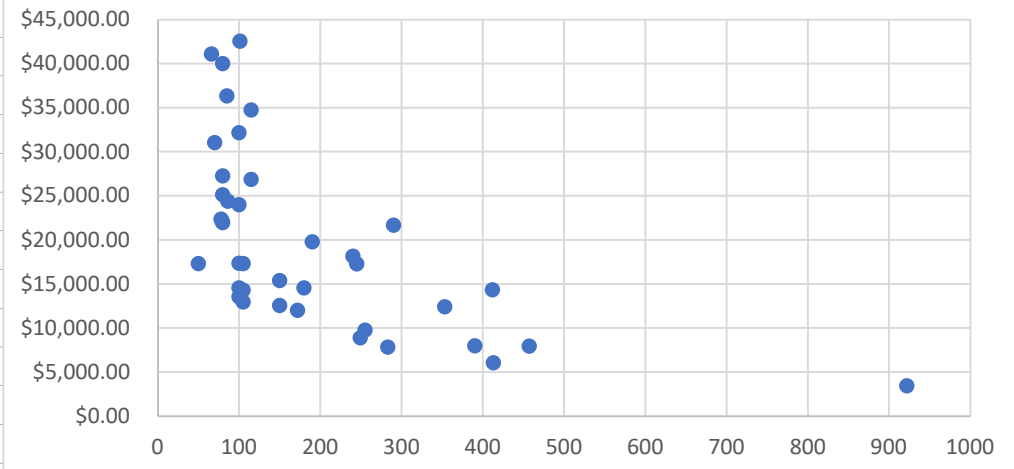
NEW LONDON UPDATE 2019													
MLS #	Type	Address	City	Price	Date - MLS List	DOM	DtClosed	Asking Price	Appraiser	FT	Lot Size Acres	waterfront	Improvements
4805698	Land	0 Lighthouse View Road	New London	\$2,225,000	5/17/2020	123	4/12/2021	\$2,595,000		Cash	12.6	249	0
4829123	Land	0 - 1 Lighthouse View Road	New London	\$2,225,000	9/16/2020	1	4/12/2021	\$2,295,000		Cash	5.65	283	0
4869547	Single Family	598 Route 103A	New London	\$2,250,000	6/30/2021	88	11/22/2021	\$2,495,000		Cash	1.2	150	361000
4897328	Single Family	29 Boulder Point Road	New London	\$6,800,000	2/8/2022	0	2/8/2022	\$6,495,000		Cash	2.3	353	2411600
4917001	Single Family	159 Howard Road	New London	\$6,400,000	6/22/2022	12	9/29/2022	\$7,500,000		Cash	8.9	412	479200
4924122	Single Family	112 Herrick Cove Lane	New London	\$3,025,000	8/5/2022	16	10/20/2022	\$3,295,000		Cash	1.4	172	952800
4929354	Single Family	67 Moyahs Lane	New London	\$3,625,000	9/13/2022	6	10/24/2022	\$2,995,000		Cash	1.66	80	421400
SUNAPEE UPDATE 2020													
4836654	TEAR DOWN	31 Nilsen Lane	Sunapee	\$3,650,000	10/30/2020	24	1/29/2021	\$3,800,000	RB Hill	Conventional	1.72	457	0
4854862	Single Family	39 Westwood Road	Sunapee	\$2,100,000	4/1/2021	0	4/1/2021	\$1,995,000		Cash	0.9	100	361600
4844473	Single Family	9 Bay Point Lane	Sunapee	\$1,750,000	1/16/2021	8	4/16/2021	\$1,895,000	Trina Hill	Conventional	0.29	100	292900
4853457	Single Family	111 Garnet Hill Road	Sunapee	\$3,500,000	4/1/2021	11	5/21/2021	\$2,900,000		Cash	13.7	66	786300
4858573	Single Family	25 Burkehaven Lane	Sunapee	\$6,940,000	5/2/2021	77	7/30/2021	\$7,695,000		Cash	4.2	922	3744300
4859064	Single Family	776 Jobs Creek Road	Sunapee	\$2,200,000	5/5/2021	7	9/1/2021	\$1,875,000		Cash	0.27	79	448900
4876515	TEAR DOWN	39 Tilson Point Road	Sunapee	\$2,495,000	8/7/2021	12	10/1/2021	\$2,495,000		Cash	1.5	255	0
4867252	Single Family	95 Lake Avenue	Sunapee	\$2,590,000	6/17/2021	75	10/22/2021	\$2,750,000		Cash	0.19	80	407500
4887969	Single Family	15 Bay Point Lane	Sunapee	\$1,515,000	10/20/2021	4	11/29/2021	\$1,400,000		Cash	1.4	100	156600
4883117	Single Family	53 Westwood Road	Sunapee	\$2,900,000	9/17/2021	3	12/2/2021	\$2,500,000	Trina Hill	Cash	0.67	100	498900
4917638	Single Family	14 Clearwater Avenue	Sunapee	\$1,890,000	6/25/2022	3	7/12/2022	\$1,890,000		Cash	0.43	78	144400
4904906	Single Family	154 Garnet Hill Road	Sunapee	\$5,500,000	4/13/2022	69	7/15/2022	\$5,995,000		Cash	2.1	245	1258700
4912069	TEAR DOWN	11 Birch Point Lane	Sunapee	\$2,100,000	5/26/2022	8	8/2/2022	\$2,099,000	Katrina Hill	Conventional	0.29	86	0
4918190	Single Family	81 Lake Avenue	Sunapee	\$3,690,000	6/29/2022	6	9/9/2022	\$3,690,000		Cash	0.26	115	597900
4924717	TEAR DOWN	106 Fernwood Point Road	Sunapee	\$4,000,000	8/10/2022	6	9/23/2022	\$2,995,000		Cash	0.33	115	0
4938781	Single Family	25 Birch Point Lane	Sunapee	\$4,995,000	12/9/2022	0	12/9/2022	\$4,995,000		Cash	0.21	101	693200
4941819	Single Family	96 Upper Bay Road	Sunapee	\$2,925,000	1/27/2023	10	3/24/2023	\$2,650,000		Cash	1.3	180	302600
NEWBURY UPDATE 2021													
4876942	Single Family	212 Route 103A	Newbury	\$2,800,000	5/27/2021	0	5/27/2021	\$2,800,000	Judy L. Nessel	Conventional	3.9	413	281100
4861829	Single Family	15 Edgemont Landing Road	Newbury	\$1,400,000	5/20/2021	29	7/21/2021	\$1,498,000	Mike Gingras	OTHER	0.12	50	532200
4887490	Single Family	249 Bay Point Road	Newbury	\$2,100,000	10/19/2021	9	11/30/2021	\$2,195,000	Sandi Gromoshak	Conventional	0.4	80	339900
4884280	Single Family	31 Lakewood Manor Road	Newbury	\$1,500,000	9/25/2021	3	12/6/2021	\$1,500,000		Cash	0.77	105	135800
4905887	Single Family	325 Bay Point Road	Newbury	\$3,900,000	4/20/2022	6	5/27/2022	\$2,995,000		Cash	0.4	100	680500
4912529	Single Family	38 Highland Avenue	Newbury	\$2,211,066	5/29/2022	9	8/1/2022	\$1,195,000	Idon Remember	Conventional	0.36	80	197800
4916842	Single Family	213 Bay Point Road	Newbury	\$2,600,000	6/22/2022	6	8/31/2022	\$2,495,000	Katrina Hill	Conventional	0.3	70	424400
4922435	Single Family	131 Grace Hill Road	Newbury	\$8,500,000	7/26/2022	2	10/31/2022	\$7,995,000		Cash	3.82	290	2202100
4923408	Single Family	7 Spring Street	Newbury	\$4,300,000	8/1/2022	3	11/2/2022	\$3,995,000		Cash	0.26	85	1208600
4939875	Single Family	130 Bowles Road	Newbury	\$5,963,000	1/2/2023	12	4/7/2023	\$5,995,000		Cash	3.95	240	1603700
4950475	Single Family	31 Lakewood Manor Road	Newbury	\$1,640,000	4/28/2023	0	4/28/2023	\$1,640,000		Cash	0.77	105	135800
4957276	Single Family	138 Bowles Road	Newbury	\$2,700,000	6/15/2023	0	6/15/2023	\$2,799,500		Cash	1.6	150	387700
4956430	Single Family	368 Bowles Road	Newbury	\$4,100,000	6/9/2023	3	7/20/2023	\$3,695,000		Cash	0.6	390	977300
	AVERAGE			\$3,378,488			17.6				2.182	190	
	MEDIAN			\$2,800,000							0.9	105	

ALL LAKE SUNAPEE SALES

Per Lot Size 4/21-7/23



Waterfront per linear foot 4/21-7/23



ALL LAKE SUNAPEE SALES

Assessed value at sale		RATIO TO SALE PRICE	Sale \$ less improvmts	waterfront ff	Per Lot Size
\$ 2,096,900		94%	\$2,225,000	\$8,935.74	\$176,587.30
\$ 1,871,000		84%	\$2,225,000	\$7,862.19	\$393,805.31
\$ 1,052,000		47%	\$1,889,000	\$12,593.33	\$1,574,166.67
\$ 4,490,400		66%	\$4,388,400	\$12,431.73	\$1,908,000.00
\$ 2,973,200		46%	\$5,920,800	\$14,370.87	\$665,258.43
\$ 1,422,000		47%	\$2,072,200	\$12,047.67	\$1,480,142.86
\$ 1,324,900		37%	\$3,203,600	\$40,045.00	\$1,929,879.52
		#DIV/0!			
\$ 3,006,200	POINT	82%	\$3,650,000	\$7,986.87	\$2,122,093.02
\$ 1,559,200		74%	\$1,738,400	\$17,384.00	\$1,931,555.56
\$ 1,019,700		58%	\$1,457,100	\$14,571.00	\$5,024,482.76
\$ 1,235,300	BH	35%	\$2,713,700	\$41,116.67	\$198,080.29
\$ 2,378,100	BH	34%	\$3,195,700	\$3,466.05	\$760,880.95
\$ 2,200,000		100%	\$1,751,100	\$22,165.82	\$6,485,555.56
\$ 979,800	ISLAND	39%	\$2,495,000	\$9,784.31	\$1,663,333.33
\$ 1,431,500		55%	\$2,182,500	\$27,281.25	\$11,486,842.11
\$ 834,000		55%	\$1,358,400	\$13,584.00	\$970,285.71
\$ 1,589,300		55%	\$2,401,100	\$24,011.00	\$3,583,731.34
\$ 635,600		34%	\$1,745,600	\$22,379.49	\$4,059,534.88
\$ 3,570,100		65%	\$4,241,300	\$17,311.43	\$2,019,666.67
\$ 1,438,400		68%	\$2,100,000	\$24,418.60	\$7,241,379.31
\$ 1,527,900	BH	41%	\$3,092,100	\$26,887.83	\$11,892,692.31
\$ 1,438,500	POINT	36%	\$4,000,000	\$34,782.61	\$12,121,212.12
\$ 2,102,500		42%	\$4,301,800	\$42,592.08	\$20,484,761.90
\$ 1,206,600		41%	\$2,622,400	\$14,568.89	\$2,017,230.77
\$ 2,734,600	BH	98%	\$2,518,900	\$6,099.03	\$645,871.79
\$ 1,364,100		97%	\$867,800	\$17,356.00	\$7,231,666.67
\$ 1,237,300	NH	59%	\$1,760,100	\$22,001.25	\$4,400,250.00
\$ 958,700		64%	\$1,364,200	\$12,992.38	\$1,771,688.31
\$ 1,783,100		46%	\$3,219,500	\$32,195.00	\$8,048,750.00
\$ 1,113,900	50% SOLD \$2211066	50%	\$2,013,266	\$25,165.83	\$5,592,405.56
\$ 1,388,800	BH	53%	\$2,175,600	\$31,080.00	\$7,252,000.00
\$ 5,170,800		61%	\$6,297,900	\$21,716.90	\$1,648,664.92
\$ 2,287,100		53%	\$3,091,400	\$36,369.41	\$11,890,000.00
\$ 3,535,200	BH	59%	\$4,359,300	\$18,163.75	\$1,103,620.25
\$ 958,700		58%	\$1,504,200	\$14,325.71	\$1,953,506.49
\$1,414,500		52%	\$2,312,300	\$15,415.33	\$1,445,187.50
\$2,104,700		51%	\$3,122,700	\$8,006.92	\$5,204,500.00
				\$19,823.40	\$4,334,574.87
				\$17,356.00	\$2,017,230.77