

Group Summary by Sale Date Quartile
 PORTSMOUTH, NH

9/20/2024

Sale Date Quartile	▲	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
▶ 2023, Q2		30	1.0015	5.68	1.0112	\$600,000.00	\$600,700.00	\$927,393.87	\$928,516.67	1.0124
▶ 2023, Q3		26	0.9889	6.12	0.9912	\$780,400.00	\$756,150.00	\$829,702.54	\$834,665.38	0.9971
▶ 2023, Q4		33	0.9949	7.96	1.02	\$735,000.00	\$719,100.00	\$884,117.15	\$865,324.24	0.9983
▶ 2024, Q1		14	1.0093	3.63	0.9983	\$732,500.00	\$716,150.00	\$939,180.93	\$941,757.14	1.0011
▶		103	0.9978	6.28	1.0071	\$712,000.00	\$695,400.00	\$890,470.69	\$886,379.61	1.0025

Record Detail by Sale Date Quartile
PORTSMOUTH, NH

9/20/2024

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
> 2023, Q4	0	54806	0291//0007//415A//	415 STRIPED BASS AVE	\$400,000.00	403	403	1	1,541	10/02/2023	0.061	\$374,700.00	0.9368		R
> 2023, Q4	0.193985	31400	0260//0146//0000//	234 COLONIAL DR	\$398,000.00	121	121	84	1,687	10/03/2023	0.2577	\$499,700.00	1.2555	SRB	R
> 2023, Q4	0.137741	34591	0148//0058//0000//	88 WIBIRD ST	\$1,415,000.00	103B	103B	114	4,077	10/03/2023	0.1219	\$1,239,400.00	0.8759	GRA	R
> 2023, Q4	0.390266	32191	0283//0036//0000//	1062 BANFIELD RD	\$610,000.00	120	120	62	1,680	10/11/2023	0.0827	\$659,100.00	1.0805	SRA	R
> 2023, Q4	0.084665	32968	0103//0012//0000//	235 MARCY ST	\$800,000.00	101	101	128	1,576	10/11/2023	0.0029	\$795,900.00	0.9949	GRB	R
> 2023, Q4	0.057392	34072	0135//0064//0000//	256 AUSTIN ST	\$760,000.00	105	105	134	2,507	10/12/2023	0.0361	\$785,800.00	1.0339	GRC	R
> 2023, Q4	0.220914	32630	0292//0171//0000//	23 MARIETTE DR	\$590,000.00	118	118	73	1,831	10/16/2023	0.0037	\$590,900.00	1.0015	SRB	R
> 2023, Q4	1.61	35911	0282//0002//0002//	555 OCEAN RD	\$663,533.00	118	118	54	2,578	10/17/2023	0.0392	\$688,100.00	1.037	SRA	R
> 2023, Q4	0.070018	28999	0212//0138//0001//	86 PORPOISE WAY	\$480,000.00	130	130	107	1,017	10/20/2023	0.2028	\$381,600.00	0.795	GRB	R
> 2023, Q4	0.158356	38493	0101//0079//0000//	540 MARCY ST	\$2,225,000.00	101	101	20	3,140	10/20/2023	0.1086	\$1,978,500.00	0.8892	GRB	R
> 2023, Q4	0.165289	35075	0162//0047//0000//	248 BARTLETT ST	\$712,000.00	131	131	72	1,823	10/30/2023	0.1346	\$806,300.00	1.1324	GRA	R
> 2023, Q4	0.408632	29819	0223//0006//0000//	96 CLIFF RD	\$1,986,000.00	111	111	9	3,313	10/31/2023	0.0544	\$1,873,500.00	0.9434	SRB	R
> 2023, Q4	0.039532	32943	0102//0070//0000//	425 PLEASANT ST	\$983,000.00	102	102	227	1,689	10/31/2023	0.0147	\$995,300.00	1.0125	GRB	R
> 2023, Q4	0	32349	0291//0007//0150//	150 CODFISH CORNER RD	\$340,000.00	403	403	8	1,593	11/01/2023	0.0004	\$339,100.00	0.9974	GA/MH	R
> 2023, Q4	0.201561	29310	0219//0012//0000//	1110 MAPLEWOOD AVE	\$639,000.00	129	129	84	1,807	11/03/2023	0.0905	\$695,400.00	1.0883	SRB	R
> 2023, Q4	0	54805	0237//0070//007A//	1338 WOODBURY AVE	\$150,000.00	402	402	2	602	11/03/2023	0.0811	\$137,500.00	0.9167	MRB	R
> 2023, Q4	0.138085	33936	0133//0042//0000//	500 UNION ST	\$1,260,000.00	103B	103B	124	1,922	11/09/2023	0.089	\$1,369,400.00	1.0868	GRA	R
> 2023, Q4	0.081451	33144	0107//0021//0000//	49 SHEAFE ST	\$2,400,000.00	102	102	194	2,420	11/13/2023	0.2053	\$1,901,900.00	0.7925	CD4	R
> 2023, Q4	0.045914	33026	0103//0078//0000//	195 WASHINGTON ST	\$820,000.00	101	101	234	1,747	11/14/2023	0.1182	\$915,100.00	1.116	GRB	R
> 2023, Q4	0.123967	34733	0151//0020//0000//	145 LAFAYETTE RD	\$600,000.00	103B	103B	72	1,421	11/15/2023	0.1404	\$682,900.00	1.1382	GRA	R
> 2023, Q4	0.097681	50574	0212//0109//0001//	251 RALEIGH WAY	\$510,000.00	130	130	107	1,833	11/15/2023	0.0076	\$505,000.00	0.9902	GRB	R
> 2023, Q4	0.090909	34278	0142//0003//0000//	281 DENNETT ST	\$825,000.00	131	131	132	2,027	11/16/2023	0.1181	\$920,600.00	1.1159	GRA	R
> 2023, Q4	0.423186	54750	0229//0001//0001//	15 ARTWILL AVE	\$1,550,000.00	103B	103B	1	3,522	11/21/2023	0.0459	\$1,617,800.00	1.0437	SRB	R
> 2023, Q4	0.132415	35058	0162//0029//0000//	130 PINE ST	\$910,000.00	131	131	154	2,502	11/22/2023	0.0003	\$907,700.00	0.9975	GRA	R
> 2023, Q4	0.102502	29630	0222//0035//0000//	27 VERDUN AVE	\$610,000.00	112	112	76	1,745	11/29/2023	0.0053	\$605,400.00	0.9925	GRA	R
> 2023, Q4	0.446648	34897	0159//0002//0000//	89 SPARHAWK ST	\$1,375,000.00	131	131	132	2,648	11/30/2023	0.0409	\$1,315,700.00	0.9569	GRA	R
> 2023, Q4	0.181038	32599	0292//0137//0000//	35 WINCHESTER ST	\$490,000.00	118	118	66	1,440	12/01/2023	0.028	\$475,200.00	0.9698	SRB	R
> 2023, Q4	0.136318	34763	0152//0018//0000//	105 MIDDLE RD	\$1,200,000.00	104	104	124	2,049	12/06/2023	0.0527	\$1,134,100.00	0.9451	SRB	R
> 2023, Q4	0.28168	29451	0220//0039//0000//	47 OPAL AVE	\$740,000.00	129	129	52	2,737	12/07/2023	0.026	\$719,100.00	0.9718	SRB	R
> 2023, Q4	0.143021	31414	0260//0161//0000//	4 SCHURMAN AVE	\$735,000.00	121	121	84	1,799	12/08/2023	0.1487	\$624,100.00	0.8491	SRB	R
> 2023, Q4	0.150941	29560	0221//0052//0000//	589 BROAD ST	\$797,533.00	103B	103B	72	1,916	12/21/2023	0.1474	\$913,300.00	1.1452	GRA	R
2024, Q1 (14 items)															
> 2024, Q1	0.140794	30287	0232//0148//0000//	83 SHEFFIELD RD	\$584,533.00	123	123	64	1,523	01/10/2024	0.0156	\$574,100.00	0.9822	SRB	R
> 2024, Q1	0.070937	33008	0103//0059//0000//	11 MEETING HOUSE HILL RD	\$1,900,000.00	102	102	234	1,768	01/10/2024	0.0179	\$1,929,900.00	1.0157	GRB	R
> 2024, Q1	0.348944	38452	0210//0031//0000//	20 BRIGHAM LN	\$1,450,000.00	128	128	20	4,383	01/19/2024	0.0128	\$1,465,300.00	1.0106	SRB	R
> 2024, Q1	0.206612	30996	0250//0067//0000//	12 FILLMORE RD	\$510,000.00	114	114	63	1,659	01/30/2024	0.0708	\$545,000.00	1.0686	SRB	R
> 2024, Q1	0.057185	34364	0144//0042//0000//	199 MCDONOUGH ST	\$800,000.00	105	105	174	1,383	02/06/2024	0.0413	\$765,200.00	0.9565	GRC	R
> 2024, Q1	2.04	30043	0225//0013//0005//	101 GOSPORT RD	\$1,570,000.00	113	113	25	3,791	02/08/2024	0.0112	\$1,584,200.00	1.009	SRA	R
> 2024, Q1	0.370087	31212	0258//0031//0000//	65 GRIFFIN RD	\$575,000.00	121	121	149	1,986	02/29/2024	0.0312	\$591,700.00	1.029	SRB	R
> 2024, Q1	0.029844	34071	0135//0063//0000//	246 AUSTIN ST	\$665,000.00	105	105	124	1,409	03/01/2024	0.0054	\$667,100.00	1.0032	GRC	R
> 2024, Q1	0.080923	32919	0102//0045//0000//	97 SOUTH ST	\$975,000.00	102	102	224	1,852	03/04/2024	0.0985	\$1,068,900.00	1.0963	GRB	R
> 2024, Q1	1	30197	0232//0049//0000//	746 MIDDLE RD	\$1,170,000.00	125	125	135	2,201	03/05/2024	0.0282	\$1,134,400.00	0.9696	SRB	R
> 2024, Q1	0.21522	30628	0236//0078//0000//	11 MEADOW RD	\$580,000.00	129	129	63	1,425	03/15/2024	0.0117	\$585,500.00	1.0095	SRB	R
> 2024, Q1	0	54341	0291//0007//422A//	422 STRIPED BASS AVE	\$379,000.00	403	403	4	1,339	03/19/2024	0.1136	\$335,100.00	0.8842	GA/MH	R
> 2024, Q1	0.114784	33374	0113//0038//0000//	36 KENT ST	\$1,360,000.00	103A	103A	124	2,077	03/26/2024	0.0518	\$1,286,600.00	0.946	GRA	R
> 2024, Q1	0.258264	30663	0237//0033//0000//	67 HILLCREST DR	\$630,000.00	129	129	70	1,894	03/29/2024	0.0365	\$651,600.00	1.0343	SRB	R