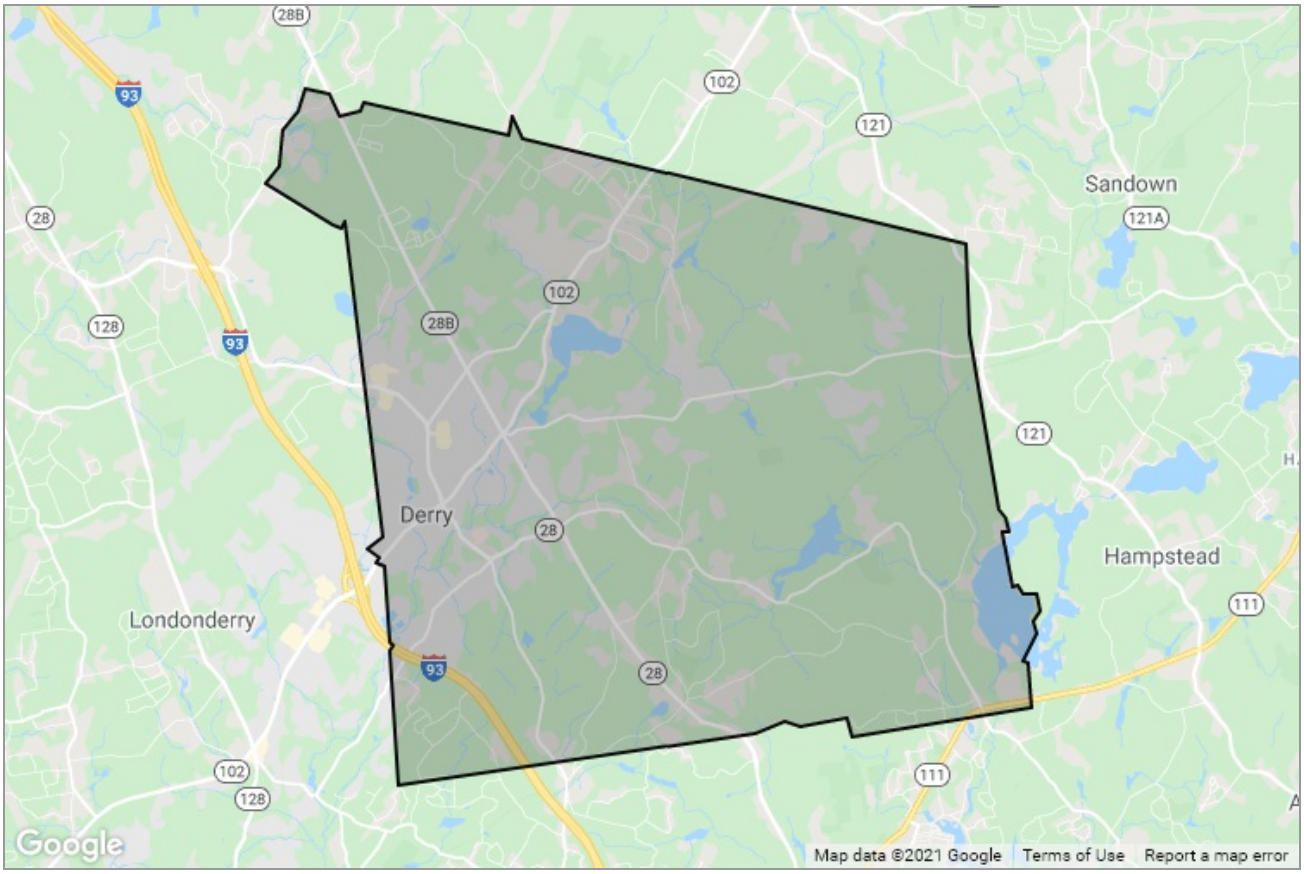
MARKET ACTIVITY REPORT

Derry, NH 03038





Presented by

Matthew Sweeney | **Broker**

Massachusetts Real Estate License: 139120
New Hampshire Real Estate License: 074281

Mobile: (508) 962-8982

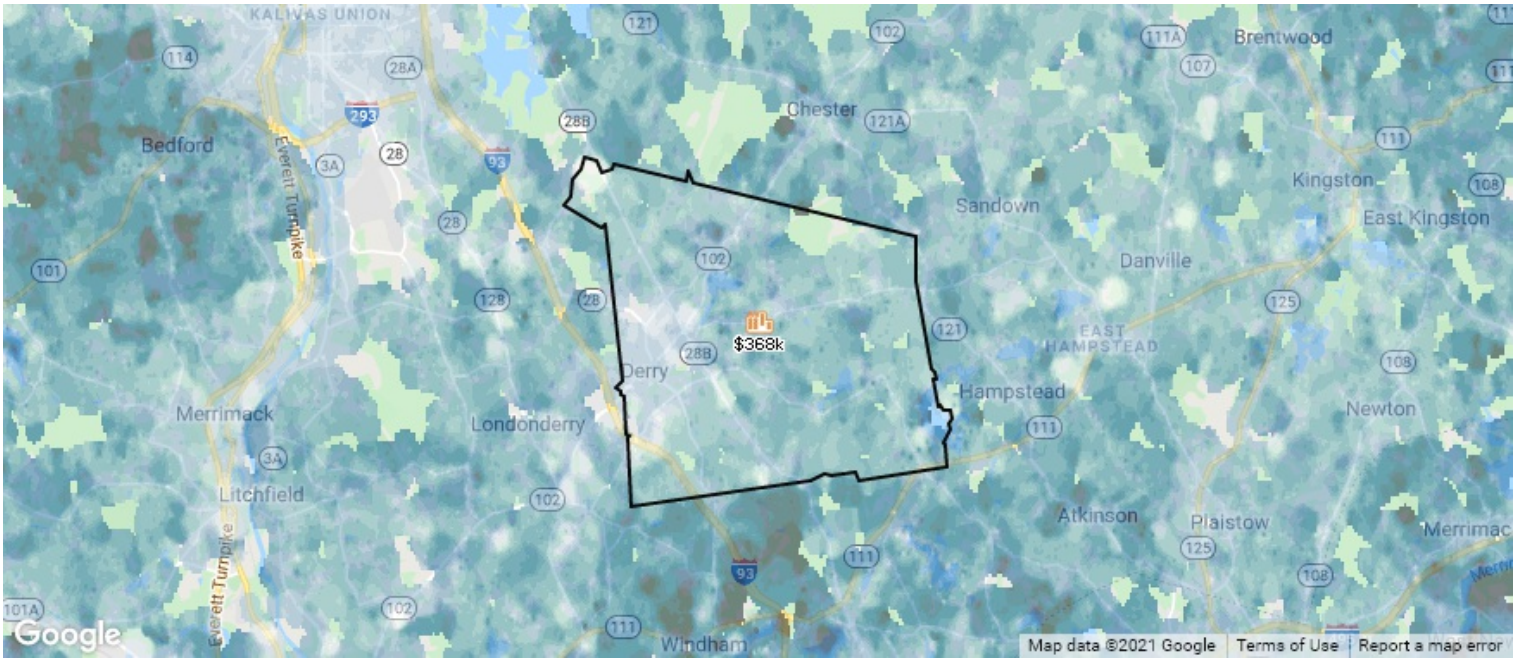
Main: matthew.sweeney@exprealty.com

eXp Realty

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Derry, NH 03038

Market Snapshot: Estimated Home Values



<$100k $450k $20m

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$368K	↑ 1.49%	↑ 2.62%	↑ 17.48%	↑ 21.33%
Updated: 5/31/2021				

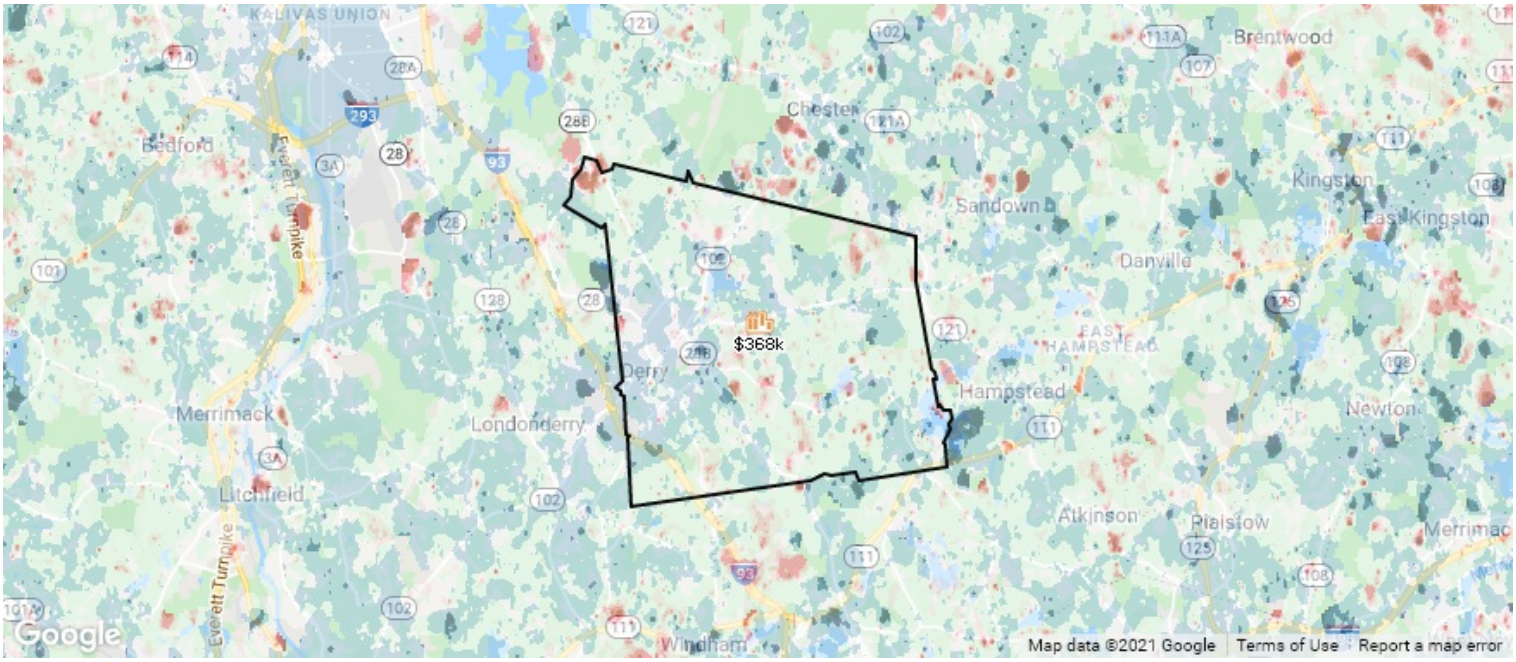
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

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Derry, NH 03038

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$368K	**17.48%**	**21.33%**	**28.71%**
Updated: 5/31/2021			

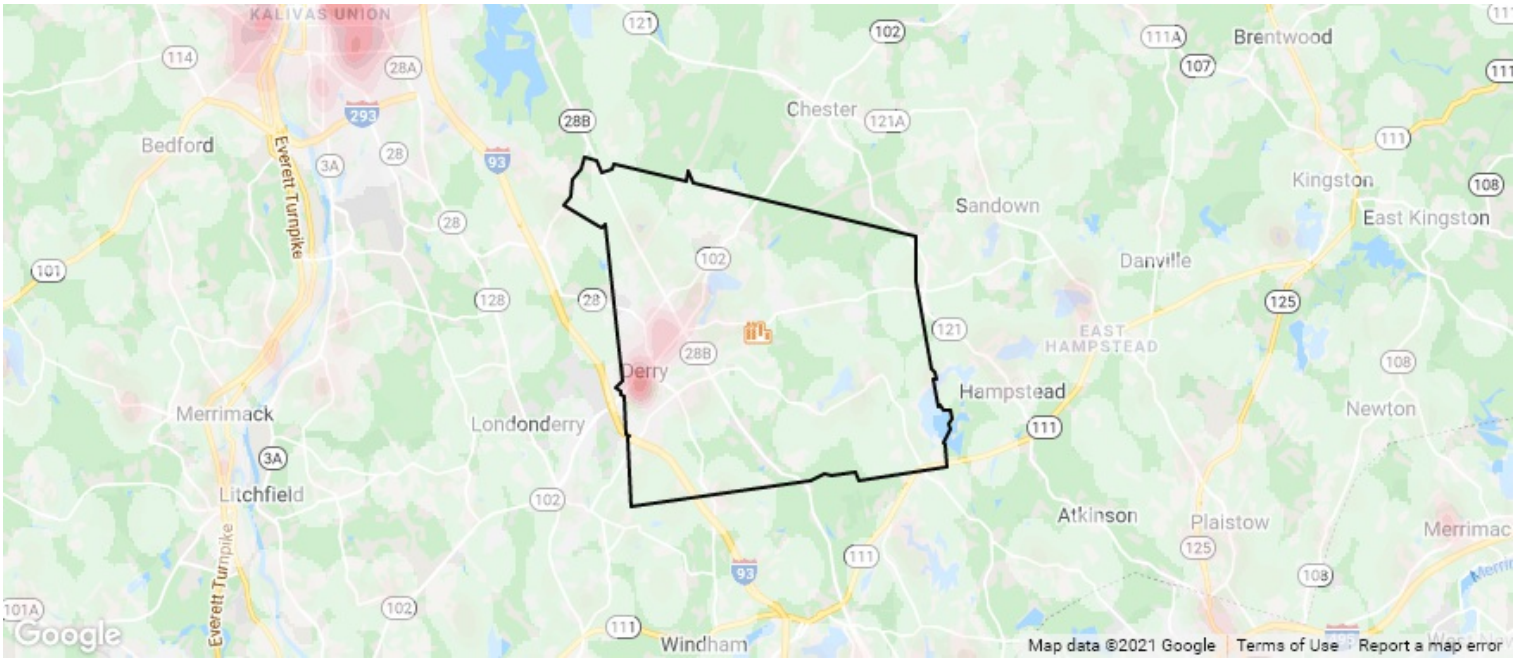
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

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Derry, NH 03038

Market Snapshot: Concentration of Distressed Properties



Low — High

This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
39	**0**	**3**	**36**
Updated: 6/27/2021			

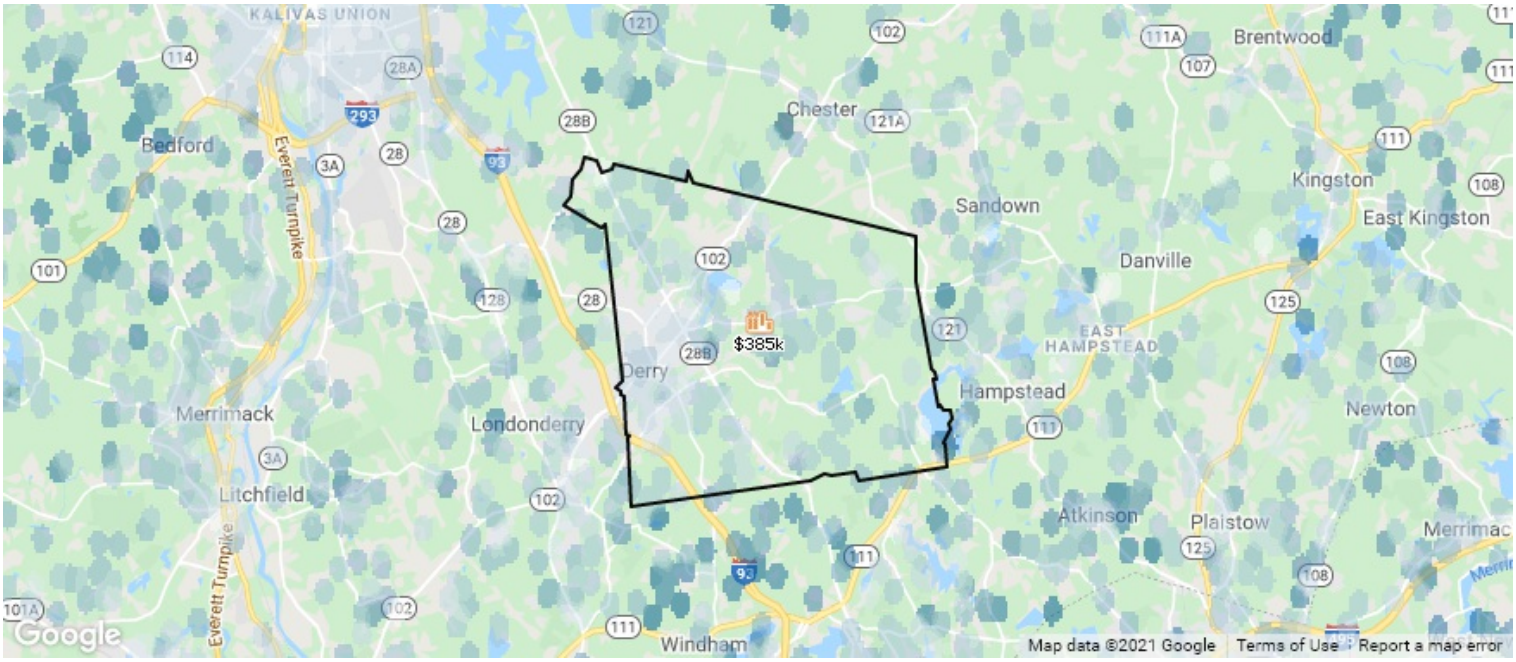
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/27/2021.*

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Derry, NH 03038

Market Snapshot: Sales Price



<$100k $500k >$5m

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

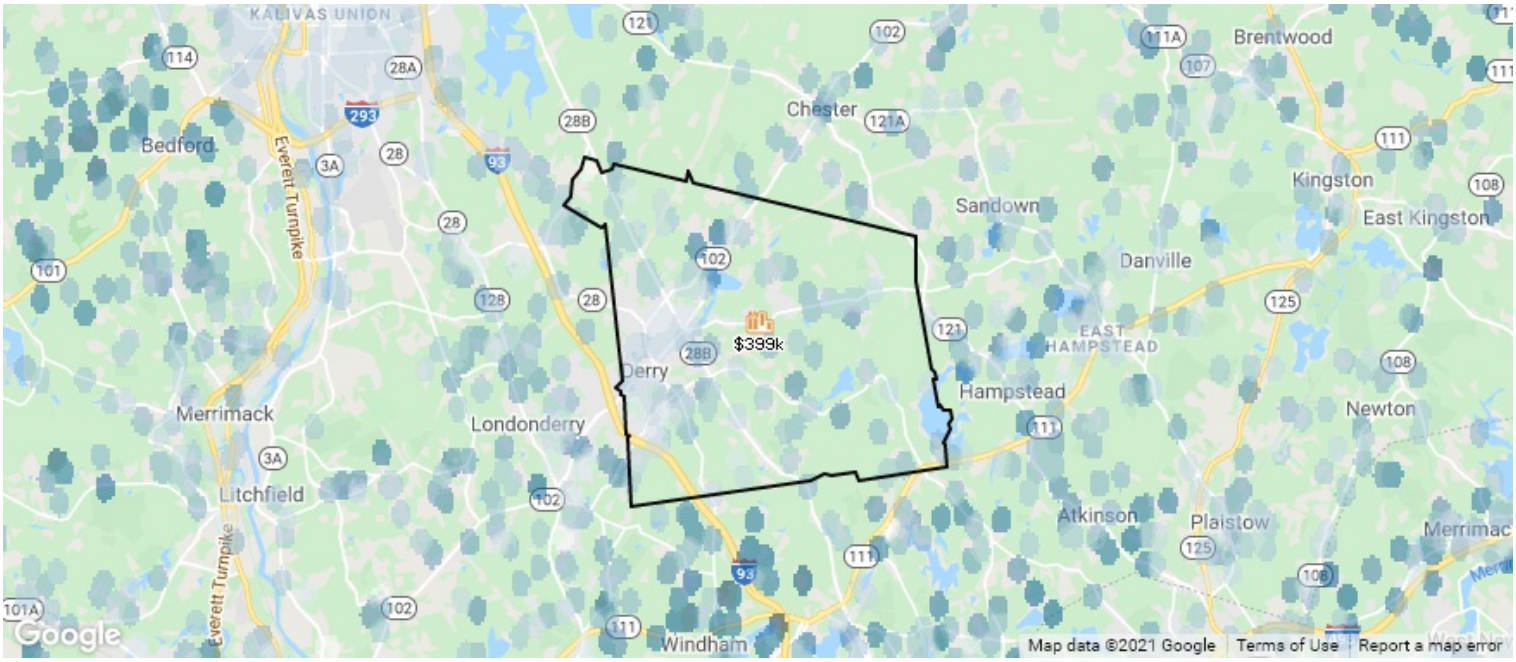
Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$385K	↑ 11.59%	↑ 4.05%	↑ 16.67%	↑ 22.22%
Updated: 5/31/2021				

*About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.*

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Derry, NH 03038

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

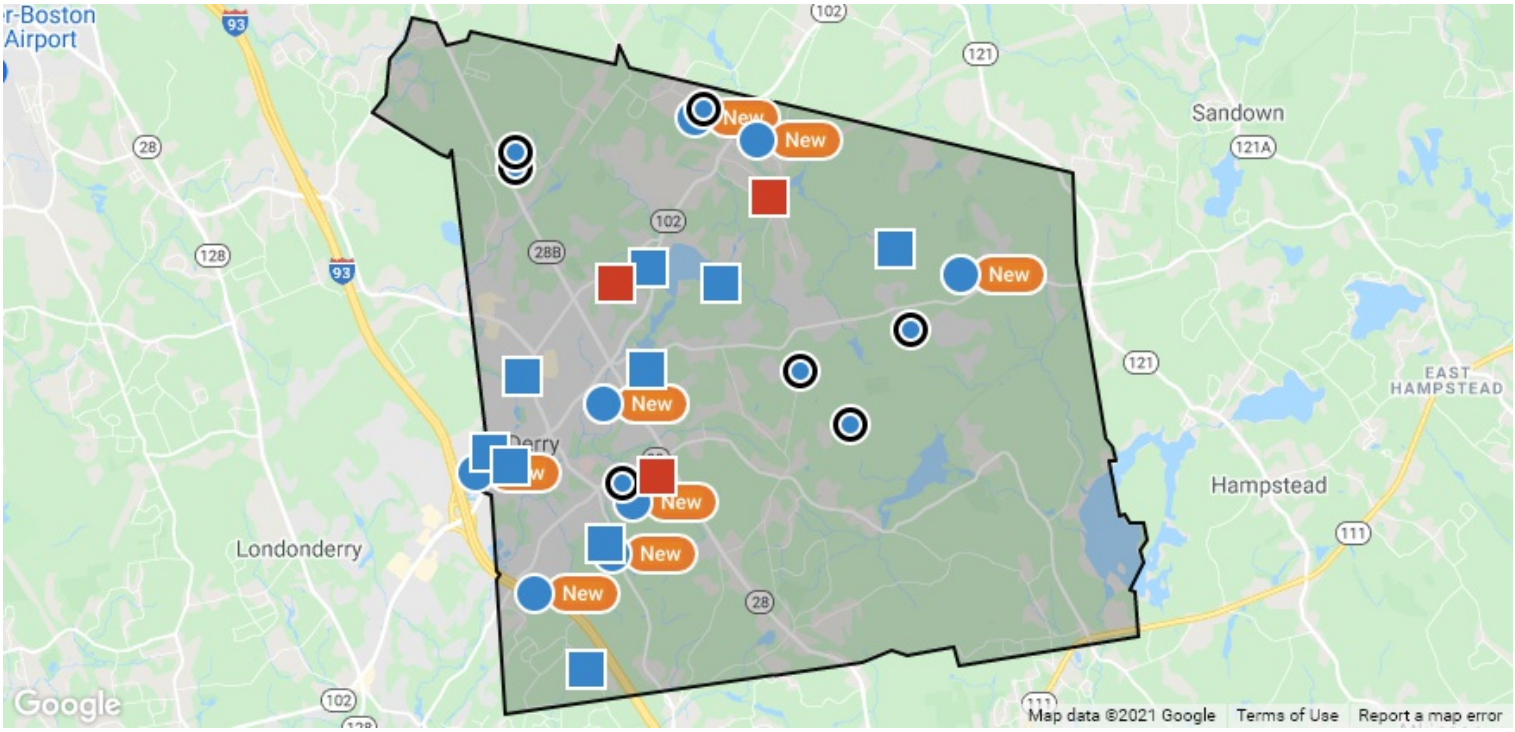
Median List Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$399K	**5.03%**	**16.53%**	**17.37%**	**24.73%**
Updated: 5/31/2021				

*About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.*

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Market Activity Summary Stats



Search Criteria

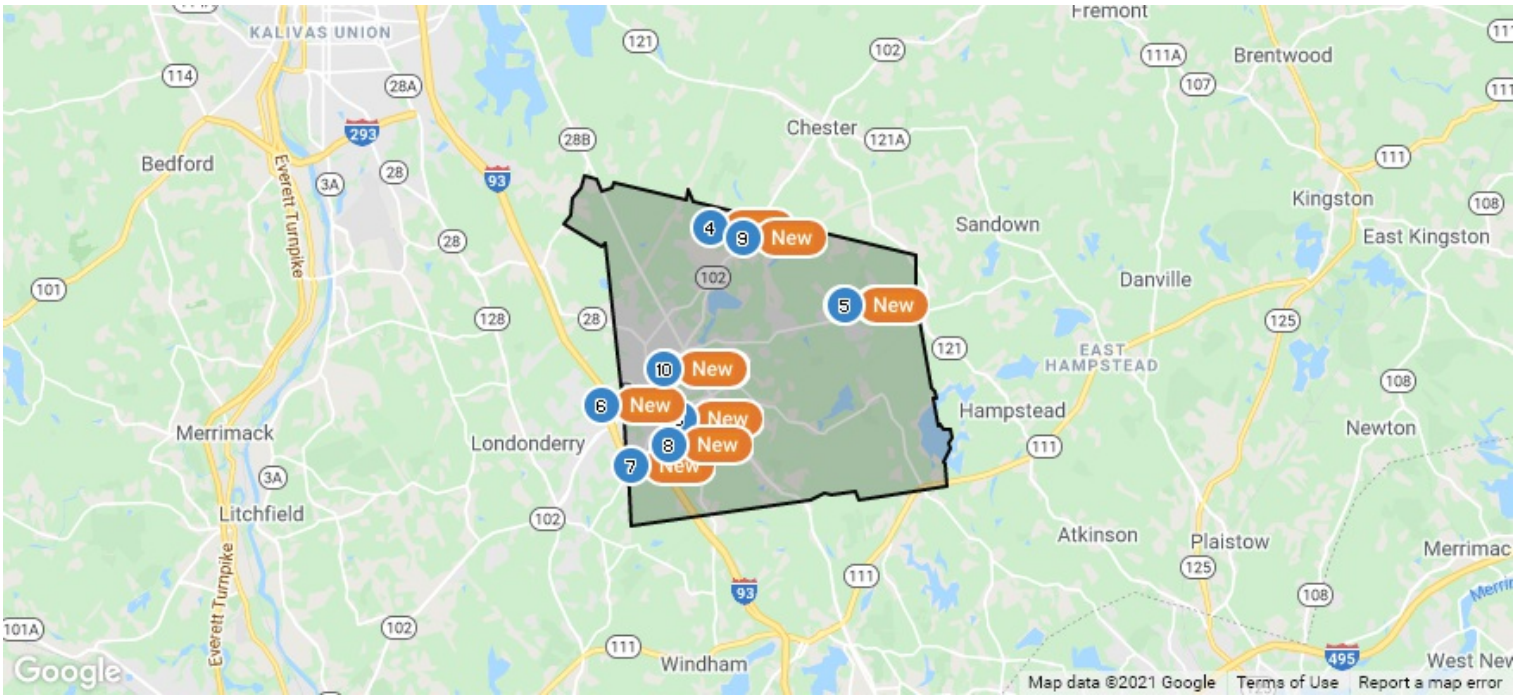
Location: Derry, NH 03038; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max acres; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed	Distressed
Number of Properties	10	7	10	3
Low Price / Value	$269,000	$359,900	–	$385,201
Median Price / Value	$417,450	$430,000	$387,601	$414,070
High Price / Value	$849,000	$575,000	$695,000	$463,000
Average Price / Sq. Ft.	$198	$233	$160	$227
Median Price / Sq. Ft.	$186	$219	$198	$240
Average Days in RPR	4	36	45	–
Median Days in RPR	4	39	23	–
Total Volume	$4,376,500	$3,104,700	$3,387,934	$1,262,271

RPR

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Derry, NH 03038



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
1 Active *MLS ID: 72854947*								
2 Richardson Dr	Single Family	3/2	1,448	40,946	1987	6/23/2021	$269,000	$186



Charming 3 bedroom, 2 bathroom home. Complete with a garage, storage, and even a bonus multipurpose room and a "getaway" shed. This house boasts tons of natural light through many windows and the newer slider. The roof is only 2 years old. The yard has shady spots to relax in, as well as a new walkway to the "getaway" shed. This shed has TV and internet hook ups, and even fire stove. No HOA or condo fee, 50/50 exterior maintenance and 50/50 septic. Separate insurance, propane, and water costs. Make this home yours today. Open houses June 26th 12-1pm and June 27th 11-12 pm. **Seller requests all offers in by Monday 6/28 at 5pm TY**

Listing Courtesy of Century 21 North East

2 Active *MLS ID: 4868507*								
7 Visa Ave	Single Family	3/2	1,704	43,560	1973	6/24/2021	$359,900	$211



Immaculate is the word for this inviting 3 bedroom split level home, located on a cul-de- sac in desirable East Derry. Maintenance free with vinyl replacement windows, newer roof and vinyl siding. As you enter you'll find beautiful hardwood stairs and tile flooring. Walking through the sunny living room into the eat in kitchen, you'll see newer oak cabinets, counter top and sink. 3 bedrooms are down the hall with an updated full bath and a half bath off the master bedroom. Downstairs is a wonderful, large, finished room with a granite, built in wet bar! It makes a perfect family room, entertainment center, man / woman town, your choice! Convenient, spacious, laundry room and large storage area complete the lower level space. This home is ready for you to move in and enjoy the lovely 3 season room looking out over your private back yard. This room has the advantage of being able to be enjoyed into the Fall and early Spring because the screens swap out for glass panels for cooler weather! Come see this lovely home! Showings start with the first Open House, 6/26/2021 from 11am to 2pm

Listing Courtesy of BHHS Verani Londonderry

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New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
3 Active MLS ID: 4868368								
33 Brady Ave	Single Family	5/3	2,736	30,492	1971	6/23/2021	$499,900	$183



Beautiful expanded Split-Level home with private âAccessary apt. in desirable district! Impeccably maintained, this home includes 5 bedrooms, Formal Living Room and Large family room. Kitchen/Dining area, leading to slider access to 3 seasons Screened in porch overlooking private backyard. Laundry hook-ups. There is a separate in-law /Accessory apartment , includes Living , Kitchen 1 Bedroom and full bath. Separate utilities with itâs own private entrance. Deck. Plus oversize 2 car garage. Wonderful opportunity at a great price! All offers due by 6/28/21 @ 6:00PM

Listing Courtesy of Najwah H Miceli

4 Active MLS ID: 4868778								
7 Newhouse Dr	Single Family	5/6	5,196	158,994	1986	6/25/2021	$849,000	$163



At the end of a cul-de-sac on 3.65 serene & beautiful acres, you will find this one of a kind home! This spectacular 4 bedroom colonial w/ unbelievable 2 bed/2 bath duplex style in-law is impossible to find! Ideal living situation for any multi-generational family. Almost 5000 sq ft & 1600 of that belongs to the in-law!! 4 car garage - 2 for the main house and 2 for the in-law. In-law also has central A/C, gorgeous granite kitchen w/ S/S appliances, wood burning fireplace & 4 season room off the back w/ sweeping views of the property. So many big updates to mention...New 50 year shingle roof (2019), all new windows on main house (2020), new 80 gallon pressure tank (2020), 3 season room added (2014), 5 bedroom septic (2011), new vinyl siding front of main house (2020), new hardscaping, retaining walls, granite steps & front walkway (2021), kitchen remodel (2013), new refrigerator (2021), new master bath (2021), new siding & roof on barn (2020), remodeled basement w/ fresh paint, ceiling tiles & painted floors(2021). The land of this property is endless & affords amazing privacy. Big giant rolling flat yard goes on and on. Could be a wonderful horse property w/ large barn in the middle. There is a cut walking trail around the perimeter of the woods, apple & cherry trees, a frog pond, patio & deck in back, two larged fenced in sections of yard great for pets all in a great neighborhood on a cul-de-sac. Showings ONLY AT OPEN HOUSES ON 6/26 & 6/27 FROM 11-1PM! CHECK OUT VIDEO TOUR

Listing Courtesy of Keller Williams Realty Metro-Londonderry

5 Active MLS ID: 4868304								
2 Richardson Dr, #R	Condo/Townhouse/Apt.	3/2	1,448	40,946	1987	6/23/2021	$269,000	$186

Photo Currently Not Available

Charming 3 bedroom, 2 bathroom home. Complete with a garage, storage, and even a bonus multipurpose room and a "getaway" shed. This house boasts tons of natural light through many windows and the newer slider. The roof is only 2 years old. The yard has shady spots to relax in, as well as a new walkway to the "getaway" shed. This shed has TV and internet hook ups, and even fire stove. No HOA or condo fee, 50/50 exterior maintenance and 50/50 septic. Separate insurance, propane, and water costs. Make this home yours today. Open house June 26th 12-1 and June 27th 11-12 pm. **Seller requests all offers in by Monday 6/28 at 5pm TY**

Listing Courtesy of Century 21 North East

6 Active MLS ID: 4867892								
7 Aiken St	Single Family	4/2	1,817	13,068	1929	6/21/2021	$425,000	$234



DELAYED SHOWINGS until Monday, June 28th starting at 4pm. Interior pictures coming that day too! Centrally located, less than 1 mile, to I-93, 42 miles to Boston or 45 miles to the Lakes region, this 4-Bedroom, 2-Bath beautiful home features a picturesque yard of perennial flowers, a patio area with water features, night lighting that provides an area to entertain and a retreat for your own enjoyment of peace and serenity. Step inside the architectural front door into a welcoming foyer and main level that features 1-Bedroom/Den, a large Living Room with french doors to a back patio, tile flooring leading you into the eat-in-Kitchen, spacious enough to be formal or casual, with beautiful granite countertops, gas cooking and a beautiful picture window. Off the Kitchen through the French doors is the Family Rm with gas fireplace and an abundance of windows for natural light and custom Levolor cell shades. Soak in the first floor Bath/Spa, 92 gallon jet air water massage MAAX Collection bathtub, with gas fireplace and Patio doors overlooking your private garden. Second floor features 1-Bathroom and 3-spacious Bedrooms with large windows providing lots of natural light. Recent improvements include; new carpet, fresh paint, new skylights & new electrical work. Detached 1 car garage for your hobby or storage needs. Come smell the flowers and embrace the English cottage feeling ambiance of this home.

Listing Courtesy of Keller Williams Gateway Realty/Salem

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New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
7 Active MLS ID: 4868642								
109 Fordway Ext	Single Family	3/2	1,968	46,609	1976	6/24/2021	$345,000	$175



** QUICK CLOSE POSSIBLE ** IDEAL OPORTUNITY to get into DERRY! Expansive 3 Bedroom SPLIT on an Acre Lot. Over 1900 Sq Ft - YOU WILL LOVE the Private BACK YARD: HUGE Livingroom with SKYLIGHTS. PLUS, an Eat-In Kitchen. Bonus DEN/OFFICE off the kitchen. The LARGE Master Bedroom has a a SLIDER to the Deck and a JETTED Tub in the Master Bath. Lower Level offers a FLEX ROOM for Family room, Playroom or Workout Space. 1 Car Garage and lots of OFF-STREET PARKING. Roll up your sleeves and update this house to make it the HOME OF YOUR DREAMS. EASY to SHOW! SHOWINGS START at Open House Saturday 1-3PM.

Listing Courtesy of BHHS Verani Londonderry

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
8 Active MLS ID: 4868526								
23 Steven Ave	Single Family	3/3	2,500	50,965	1977	6/24/2021	$409,900	$164



This home is like no other split level that you have seen, there is so much space! Starting on the first floor, you will love the large kitchen w/ tons of cabinets & counter space. From the kitchen you will head into the dining room w/ gorgeous wood flooring & modern chandelier! The sunroom has high ceilings, tons of natural light, & a slider that leads out to the back deck! The living room is a generous size & has brand new plush carpet. Down the hall, to the full bath w/ modern vanity& jet tub! The first & second bedrooms are spacious w/ wood floors & great closet space. The master suite has an open concept three quarter modern bathroom, large closet & slider door that leads out to the back deck! Heading down to the basement, youâll enter into the massive lower-level family room!! This is the ultimate entertainment space featuring gorgeous tile floors, wood walls, & even a bar w/ sink!! There is a wood stove in the family room as well as down the hall, a half bathroom w/ the washer & dryer. Across from the half bathroom, is a bonus room which is perfect for a home office, storage room, spare room etc.. the limits are endless!! The garage is heated & has the capability to fit more than one car & has a side door perfect to store the toys! The backyard is spacious, & is equipped w/ an invisible dog fence! Just minutes from all amenities in Derry or Londonderry, but yet at the end of a cul-de-sac neighborhood which makes it the best of both worlds!

Listing Courtesy of Realty One Group Next Level

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
9 Active MLS ID: 4867442								
19 Back Chester Rd	Single Family	3/3	2,215	81,893	1985	6/17/2021	$489,900	$221



NEED MORE SPACE? Look no further! This Modern Contemporary has 3 levels of living space! 3+ bedrooms, 2.5 baths, 2 car oversized garage. The ground level has a living room, a half bath and a game room with a wet bar and a pool table included in sale! Walk up to the main level drenched in natural light and you find a sunken living room with cathedral ceilings, slider to balcony over looking the yard, stainless steel appliances in the eat-in kitchen with another slider that walks out to a large deck with oversized above ground pool. Through the living room you step into the huge master with private bath with double vanity, and two walk in closets. The main floor is finished with another bedroom, full bath with laundry, central A/C and more! The third level has one bedroom. All of this is set on a private 1.88 acre lot! Showings start at open house Saturday 6/19 10am-1pm. Subject to sellers finding suitable housing that they are actively searching for. Offer deadline is Tuesday 6/22 at 5:00pm.

Listing Courtesy of Keller Williams Gateway Realty/Salem

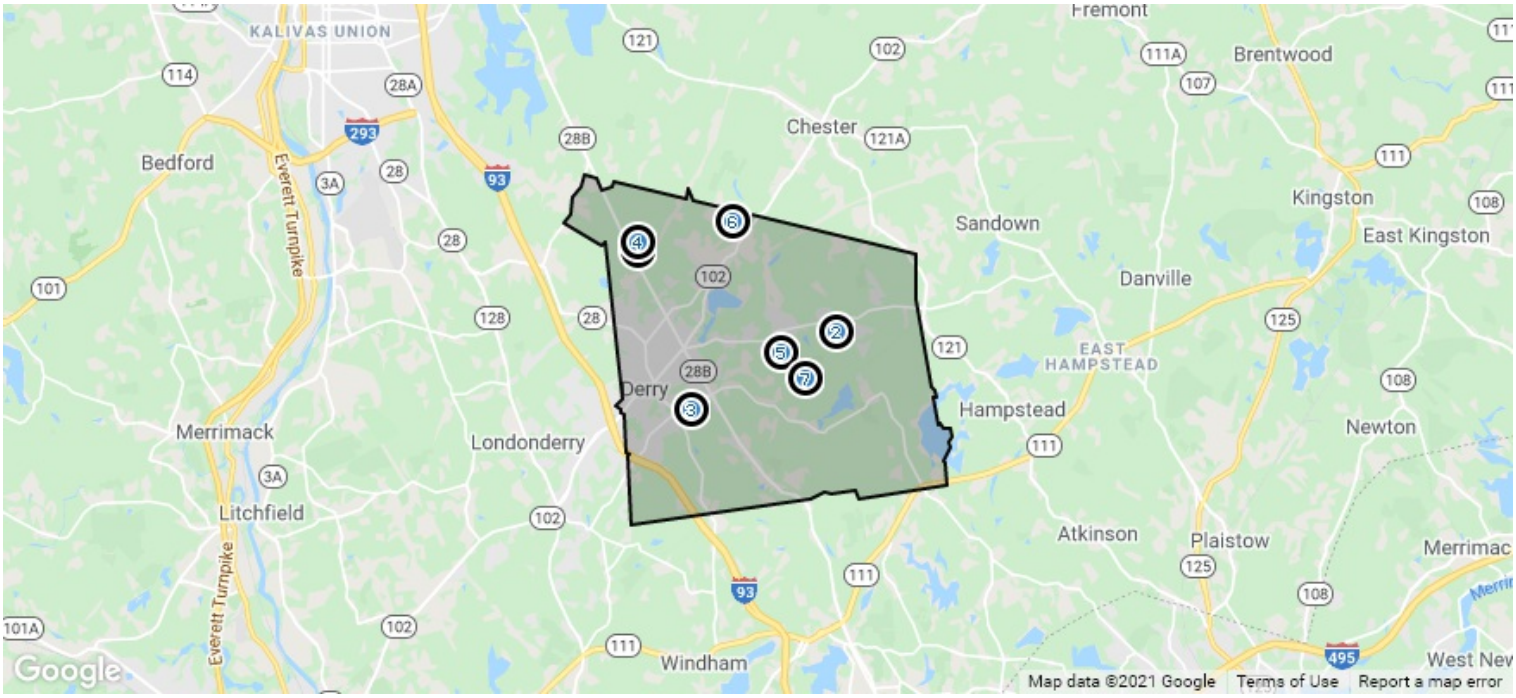
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
10 Active MLS ID: 4868469								
81 Route 28 Byp	Single Family	3/3	1,803	50,530	1987	6/23/2021	$459,900	$255



Following a stone wall this charming Dormered Cape is Peacefully set back from the road on over an acre of land! The sparkling blue pool will have you eager with excitement to move in just in time for BBQ season! The wooded lot gives you plenty of privacy and room to play! The open floor plan allows guests to relax by the fire while you host from the open floor plan kitchen. These sellers have not missed a beat and have maintained this property inside and out...now it is your turn to enjoy all summer...Just follow the stone wall!

Listing Courtesy of Nelson Real Estate NH, LLC

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Pending: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
1 Pending *MLS ID: 72831225*								
7 Cove Dr	Single Family	3/2	1,334	11,326	5/13/2021	$359,900	6/13/2021	$270



3 Bedroom Cape with 2 baths and a one car garage. Kitchen with maple cabinetry and a tile floor. Sun room off kitchen leading to an oversizeddeck. From the deck there is a handicap ramp leading to the front of the house. There is a bedroom on the 1st floor and a bath with a walk in shower. Roof and heatingsystem are 5 years old. Finished basement with stove, dishwasher, bath and a room with a closet. Conveniently located close to ByPass 28.

Listing Courtesy of Wise Real Estate, LLC

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
2 Pending *MLS ID: 72831744*								
12 Belle Brook Ln	Single Family	4/3	2,213	50,965	5/13/2021	$485,000	5/25/2021	$219



Classic Colonial in East Derry. Floor plan begins with a living room which could flex as an office or playroom. Welcoming dining room has room for gatherings or relaxing. Fresh, bright kitchen with neutral cabinets, recessed lights & solid surface counters. Front-to-back family room with hickory floors & fireplace. 3-S porch with beams, cathedral ceiling, french doors & views of a backyard. Private 1.17-acre corner lot with open rear & side lawns, raised garden beds and wooded buffer. Upstairs, the primary BR has a private bathroom & the two additional, cheerful bedrooms are well spaced with multiple windows & ample closets. Peaceful office/BR includes an unexpected stairway to 3rd level with study/craft area & bright bonus room with skylights. 2-C garage and shed for cars, toys and tools. Recent flooring includes hardwood, tile & carpet. New laundry area in basement & updated heating system. Central AC on upper floors. Living area per public records. Back on Market!

Listing Courtesy of Keller Williams Realty - Londonderry

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Pending: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
3 Pending MLS ID: 72844313								
17 Bradford St	Single Family	4/2	2,240	37,897	6/5/2021	$395,000	6/11/2021	$176



Beautiful and spacious both inside and out, this split-level home has a flexible floor plan including an updated kitchen, large living room, three bedrooms, and four season room with adjoining bonus room. Finished basement with a bedroom/living area, brand new full bath and laundry room. Lovely, flat, fenced yard with fire pit, deck and above ground pool - ideal for summer barbecues. One-car garage under for extra storage. Convenient location to I93, local shopping, and dining. Showings to begin Tuesday 6/8 from 2-4pm, Wednesday 6/9 from 3-5pm, and Thursday 6/10 from 5-7pm. Offer deadline Friday 6/11 at 11am.

Listing Courtesy of Coco, Early & Associates - Bridge Realty Division

4 Pending MLS ID: 72833848								
9 Dattillo Rd	Single Family	4/3	2,596	50,093	5/19/2021	$575,000	5/24/2021	$221



Your home and your oasis on lakefront property is waiting for you. Water falls, koi pond and hardscape welcome you to relax on the farmers porch. Or enjoy your lake views from the screened porch, deck or sunroom. Whole house generator, geothermal heat and AC and solar panels. Master suite offers well appointed storage and closets and private balcony to view the private fenced backyard and Rainbow Lake. 2 car garage and an added stall for yard, garden or lake toys.Private well for geothermal system. Public water for house. Offer deadline 5PM Sunday, May 22, 2021.

Listing Courtesy of Better Homes and Gardens Real Estate - The Masiello Group

5 Pending MLS ID: 72834733								
21 Floyd Rd	Single Family	3/3	2,622	24,829	5/19/2021	$459,900	5/26/2021	$175



Welcome Home to this stunning 3 bedroom, 2 Â½ bath Gambrel nestled on just over half an acre! Upon entering you are going to adore the well-maintained space your new home has to offer, featuring a sun-drenched living room, a spacious eat-in kitchen where you will enjoy cooking those homestyle meals while being able to entertain, a formal dining room & a Â½ bath with laundry on the 1st floor. Sit back & relax in the 3-season porch just off the kitchen or soaking up the sunrays on either the front porch or large back deck. Direct access from the 2-car garage into the mudroom keeps you dry on rainy, cold days! Tucked away on the 2nd floor above the garage your master suite awaits offering a full en suite bath & a separate dressing room! 2 addâl bedrooms, a home office & another full bath completes the 2nd floor. Your new home has a treelined, private backyard w/ a garden area and tons of space for hosting those summer BBQâs. Come enjoy all this home has to offer!

Listing Courtesy of Lamacchia Realty, Inc.

6 Pending MLS ID: 72839214								
51 Old Auburn Rd	Single Family	3/2	1,100	37,026	5/28/2021	$399,900	6/9/2021	$364



Split entry with level private yard. Hardwood floors. Master bedroom with vaulted ceilings. Updated bath. 2 fireplaces. Large deck overlooking private back yard. 1 car under and large 2 car detached heated garage with storage above. Come take a look.

Listing Courtesy of Century 21 Cardinal

7 Pending MLS ID: 72837019								
90 Warner Hill Rd	Single Family	4/4	2,093	42,689	5/24/2021	$430,000	6/11/2021	$205

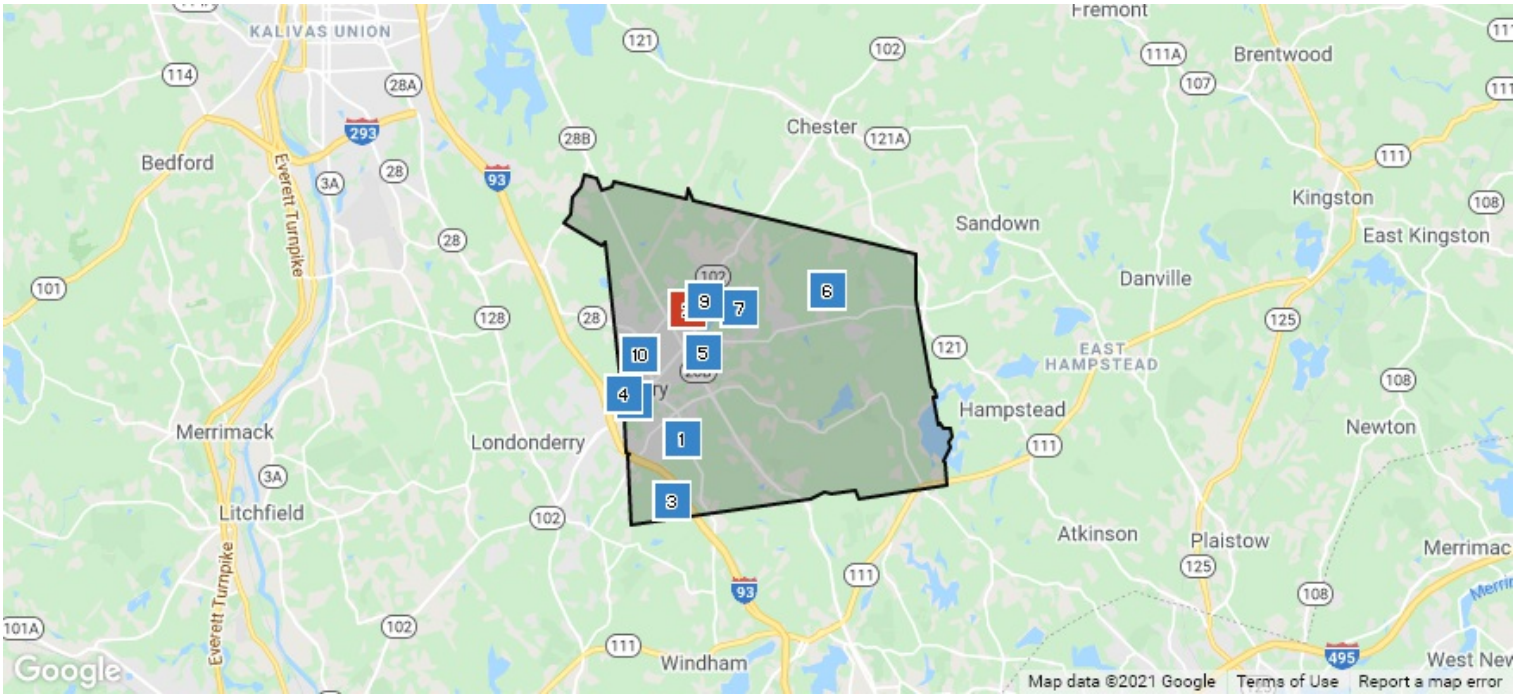


Come step into this beautiful move-in ready home located in East Derry! This tri-level has recently been remodeled with all new bathroom vanities, new flooring in all bedrooms, updated light fixtures throughout and every room has a fresh coat of paint! With this home's great layout there is plenty of room with not only one family room but two! The large living room on the first floor offers an abundance of natural light, hardwood floors and fireplace! The formal dining room is off of the living room which leads into the large kitchen. Kitchen includes stainless steel appliances and storage galore! The master bedroom comes with a private bathroom with a Â¾ shower. The second family room on the lower level includes a fireplace. Lower level also includes a Â¾ bath with laundry, as well as the fourth bedroom. Enjoy your summers with the private backyard ideal for entertaining which is complete with an above ground pool, shed, and patio!

Listing Courtesy of Keller Williams Realty - Londonderry

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Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
1 Closed *MLS ID: 4860054*								
12 Strawberry Hill Rd, #R	Condo/Townhouse/Apt.	3/2	1,740	8,276	1984	6/25/2021	$323,000	$186



Move in ready, rare 3 bedroom Condex in a desirable commuter location - ready for it's new owners! Beautiful kitchen with custom cabinetry, granite countertops, SS appliances, and a pantry! The kitchen opens into the living room through the breakfast bar making the first floor open concept. The living room is filled with light from the large windows. The crown molding and recessed lighting adds a casual elegance to the space. Upstairs are all three bedrooms. The master is en-suite to the full bath. Two of the three bedrooms have walk in closets. The finished walkout basement is a bonus space for a family room, playroom, or office! Great level backyard with multi layers of deck space to extend living space outside. Expanded driveway for extra parking. TWO large sheds for all your storage needs! Showings begin on Saturday May 15 from 11-1. Sellers to secure suitable housing. Offers, if any, are due Monday 5/17 at 12pm.

Courtesy of RE/MAX Main Street Associates

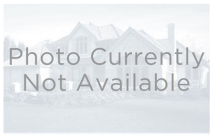
2 Closed *MLS ID: –*								
59 Tsienneto Rd	Single Family	3/3	1,524	87,120	1989	5/20/2021	–	$271
–								



3 Closed *MLS ID: –*								
17 Beacon Hill Rd	Single Family	3/2	1,132	57,935	1978	6/8/2021	–	$323
–								



4 Closed *MLS ID: –*								
14 Beacon St	Single Family	3/3	1,960	17,860	2006	4/28/2021	–	$203
–								



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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
5 Closed *MLS ID: –*								
26 Kingsbury St	Single Family	3/3	1,300	18,731	1961	4/22/2021	–	$282
–								
6 Closed *MLS ID: –*								
2 Alder Ct	Single Family	3/3	2,524	134,600	2006	6/9/2021	–	$218
–								
7 Closed *MLS ID: 4853920*								
70 Beaver Lake Ave	Single Family	4/2	3,312	4,356	2001	6/11/2021	$695,000	$210

Schedule today to view this fabulous WATERFRONT home on beautiful Beaver Lake; 4+ bedrooms, 2 car garage, manageable yard, 40' dock and direct access from your back door for easy summer and winter fun on the water. Upon entering youâll immediately feel welcomed by this comfortable and inviting home. Bright and airy open concept main floor includes a modern kitchen/dining room that is a perfect spot for entertaining and a spacious family room with lots of windows to take full advantage of the beautiful water views. Step outside and kick back on your large deck and enjoy your little piece of paradise. Second floor boasts a serene master bedroom with a private balcony overlooking the lake. Imagine waking up every day to such a pristine view! Second bedroom is such a feel good space with plenty of room and a large walk-in closet. Huge double room is a super spot for another bedroom, man cave, office, playroom or whatever your imagination comes up with. Third bedroom and laundry room also located on second floor. Need even more space? Head on up to the finished third floor where youâll find two charming finished rooms with dormered windows. Every room in this updated home shines with light and warmth. Highway, shopping and all conveniences minutes away yet youâll feel as though youâre always on vacation living in this stunning home on the lake. Schedule your showing today! Flood insurance $455 annual

Courtesy of Team Gassman Real Estate LLC

8 Closed *MLS ID: 4834690*								
80 W Broadway	Single Family	4/3	3,836	19,166	1840	6/4/2021	$390,000	$102

Property is currently used as a residence and in home business. Zoning is Office Business District. Busy corner with signage and traffic light. Easy access to 93 at exit 4. Original home was added onto with a modern addition. Living quarters features 4 bedrooms and a beautiful master suite. Paved parking for 22 cars. This can be used as a single family or a mixed use property. Overall in great condition. Older part of the building including kitchen needs work. The value is in the location!

Courtesy of LAER Realty Partners/Salem

9 Closed *MLS ID: 4856528*								
68 Chester Rd	Single Family	4/2	1,835	19,602	1965	6/4/2021	$442,000	$241

Do you have an in-home business? This great home has two entrances. Use the front drive and first floor office or use the rear drive and enter directly on the main floor, giving you one full bath and two bedroom with no stairs perfect for multi-generational households! Just a short walk to beautiful Beaver Lake's beach and boat ramp, this impeccably updated home offers the modern features and dÃ©cor today's buyer is looking for. A stunning, new shaker style kitchen with granite, stainless and crown molding! An open concept floor plan that flows to a spacious sunlit living room with peek-a-boo views of the Lake. A second floor with two additional, spacious bedrooms and a second tastefully updated full bath with step in shower. The lower level walk out has a cheerful and bright finished room perfect for an office, play or guest space as well as a shop area and 1 car garage. This wonderful home is nestled in a parklike setting with mature landscaping, secret gardens and room to park your boat! Additional features include: New windows, new bamboo, carpet and tile flooring, new lighting, fresh Paint, A/C, 2 Sheds and more. Put this one on your short list! Please have offer in by 12 noon 5/3/21

Courtesy of Keller Williams Realty Metro-Londonderry

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Closed: 10 (cont.)

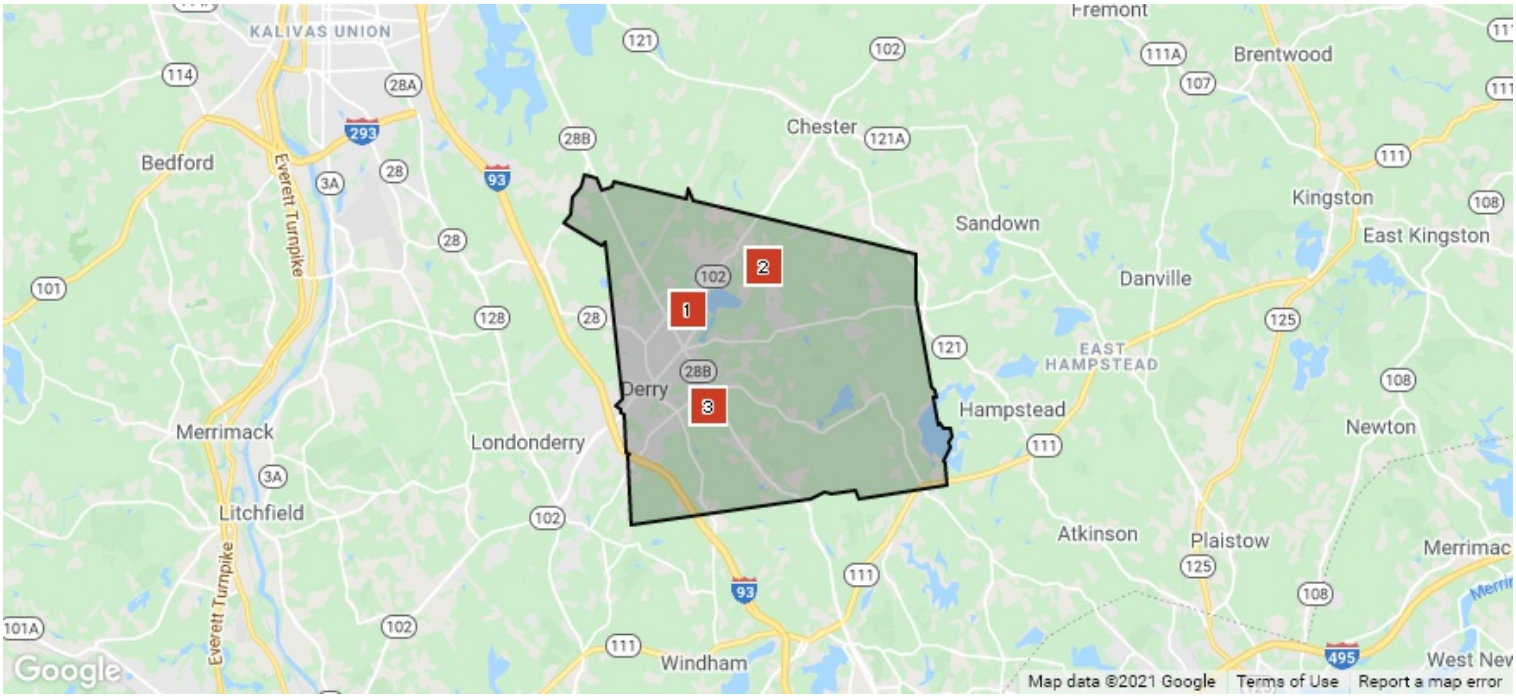
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
10 Closed *MLS ID: 4855610*								
17 Concord Ave	Single Family	4/2	1,798	7,841	1998	6/11/2021	$430,000	$239



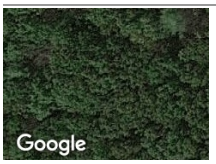
Adorable full dormered cape is new to the market. This home features 4 bedrooms and 2 full baths. One bedroom is located on the first floor which offers many options for you. Light and bright Eat-in kitchen with recent SS appliances and new vinyl flooring. There is a gas stove in the Dining Room which offers a great backup heat source and a cozy atmosphere. Enjoy your new 4 season room off of the kitchen which leads you to the new rear composite deck and completely fence in yard! 3 good size bedrooms and a full bath finish off the second floor. Master has a large walk in closet. Nice storage in this home. The basement has high ceilings and offers great potential to finish for additional living space. Plus this home has town water & town sewer! Within walking distance to Derryâs amenities and convenient to Rt 93. Showings begin Friday 4/16. Public Open House Saturday from 11-1

Courtesy of Keller Williams Gateway Realty/Salem

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Distressed: 3

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 Closed *MLS ID:* – **59 Tsienneto Rd** –	Single Family	3/3	1,524	87,120	–	–	5/24/2021	Foreclosed
	2 Off Market *MLS ID:* – **104 Old Chester Rd** –	Single Family	4/3	2,460	244,807	–	–	4/27/2021	Foreclosure
	3 Off Market *MLS ID:* – **5 Richard Dr** –	Single Family	3/2	1,728	20,038	–	–	4/7/2021	Foreclosure

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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