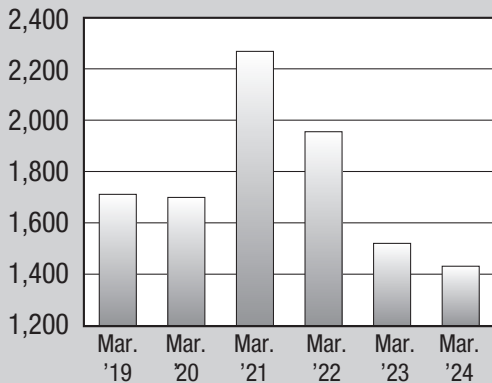
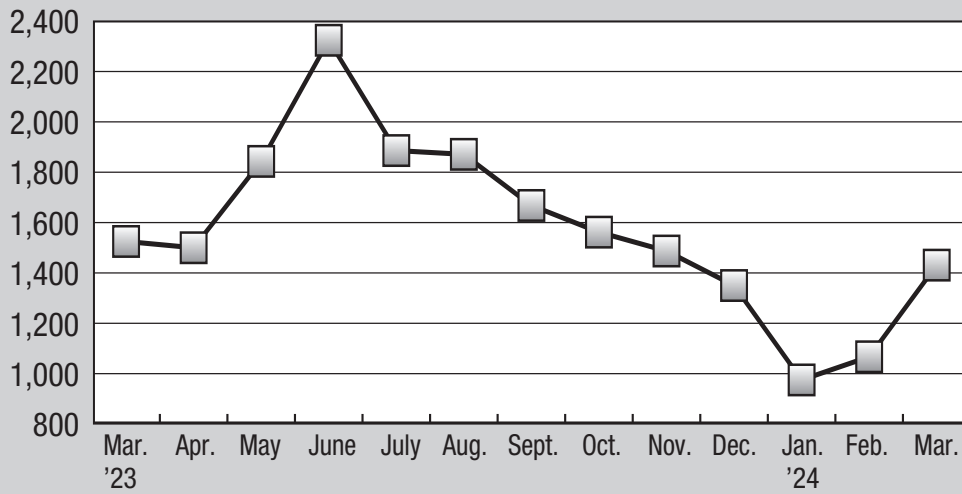


Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Condo Sales



| Year | Number of Sales | Change Prior Year |
|-----------|-----------------|-------------------|
| Mar. 2019 | 1,711 | -7.76% |
| Mar. 2020 | 1,699 | -0.7% |
| Mar. 2021 | 2,268 | 33.49% |
| Mar. 2022 | 1,955 | -13.8% |
| Mar. 2023 | 1,520 | -22.25% |
| Mar. 2024 | 1,431 | -5.86% |

□ Statistics based on condo sales of more than \$1,000
 □ Source: The Warren Group

INDEX

REAL ESTATE RECORDS

| PAGE | COUNTY | TRANSACTIONS THRU | PAGE | COUNTY | TRANSACTIONS THRU |
|------|--------------------|-------------------|------|-----------------|-------------------|
| C2 | Suffolk | 04/12/24 | C9 | Franklin | 04/12/24 |
| C4 | Barnstable | 04/12/24 | C10 | Hampden | 04/12/24 |
| C5 | Berkshire Middle | 04/12/24 | C11 | Hampshire | 04/12/24 |
| C6 | Berkshire North | 04/12/24 | C11 | Middlesex North | 04/12/24 |
| C6 | Berkshire South | 04/12/24 | C12 | Middlesex South | 04/12/24 |
| C6 | Bristol Fall River | 04/12/24 | C15 | Nantucket | 04/12/24 |
| C6 | Bristol North | 04/12/24 | C15 | Norfolk | 04/12/24 |
| C7 | Bristol South | 04/12/24 | C17 | Plymouth | 04/12/24 |
| C7 | Dukes | 04/12/24 | C18 | Worcester | 04/12/24 |
| C7 | Essex North | 04/12/24 | C20 | Worcester North | 04/12/24 |
| C8 | Essex South | 04/12/24 | | | |

CREDIT RECORDS

| PAGE | CREDIT RECORDS | PAGE | CREDIT RECORDS |
|------|-------------------------|------|------------------------|
| C21 | Voluntary Bankruptcies | C22 | State Tax Liens |
| C21 | Chapter 13 Bankruptcies | C22 | Attachments |
| C21 | Chapter 11 Bankruptcies | C22 | Petitions to Foreclose |
| C21 | Federal Tax Liens | C23 | Foreclosure Sales |

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RRC, Residential Real Estate Council

PSA, Pricing Strategy Advisor

NAHB, National Association of Home Builders

BRAGB, Builders and Remodelers Association of Greater Boston.

HBRA, Home Builders and Remodelers of Mass.

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Boston, MA. 02144-9660
Telephone: (617) 788-8575
www.suffolkdeeds.com

Boston

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-------------|
| Number of 1-Fam Sales | 4 | 7 |
| Median Price | \$3,200,000 | \$1,995,000 |

► REAL ESTATE SALES

| | |
|---|----------------------|
| 180 BEACON ST U:1A | \$1,070,000 |
| B: Kirby Kochanowski S: Stephanie D Smith Book/Page: 70055/129, Date: 04/10/24 Use: 2 Bdrm Condo, Lot: 1263sf | |
| 188 BEACON ST U:6 | \$3,250,000 |
| B: Jocelyn Vigneux & Jennifer Vigneux S: Acker David B Est & Michael A Acker Book/Page: 70058/248, Date: 04/11/24 Use: 3 Bdrm Condo, Lot: 2156sf | |
| 341 BEACON ST U:2C | \$999,999 |
| B: Griffyn Martin S: William C Mangum Book/Page: 70064/320, Date: 04/12/24 Mtg: M&T Bank NA \$499,999 Type: Adj Use: 1 Bdrm Condo, Lot: 915sf Prior Sale: \$860,000 (03/21) | |
| 24-30 BELVIDERE ST | \$134,469,000 |
| B: Beantown Hotel Owner LLC S: Pim Boston Back Bay LLC Book/Page: 70056/174, Date: 04/10/24 Use: Hotel, Lot: 10200sf | |
| 70 BRIMMER ST U:335 | \$500,000 |
| B: V S Haseotes II RET & V S Haseotes 2nd Tr S: Amy L Remondi Book/Page: 70049/190, Date: 04/08/24 Use: Condo Parking-residential, Lot: 171sf Prior Sale: \$475,000 (08/21) | |

| | |
|--|----------------------|
| 580 E BROADWAY U:4 | \$824,900 |
| B: Isabelle S Rosenblatt S: Nicki Floyd Book/Page: 70067/120, Date: 04/12/24 Mtg: Cross Country Mtg Inc \$618,675 Use: 2 Bdrm Condo | |
| 65 BURBANK ST U:14 | \$495,000 |
| B: Li Huang S: Kaj H Rydman & Johanna Rydman Book/Page: 70064/243, Date: 04/12/24 Use: 1 Bdrm Condo, Lot: 459sf Prior Sale: \$685,000 (07/22) | |
| 26 CHILCOTT PL U:1 | \$785,000 |
| B: Lauren Yetra S: Benjamin Julian & Samantha Julian Book/Page: 70061/134, Date: 04/11/24 Mtg: Guaranteed Rate Inc \$628,000 Use: 2 Bdrm Condo | |
| 56 COMMONWEALTH AVE U:53 | \$515,000 |
| B: Thomas A Hedger Tr, Tr for Thomas & Lisa Hedger Ft S: Mark F Leblanc Book/Page: 70059/60, Date: 04/11/24 Use: Condo, Lot: 340sf Prior Sale: \$460,000 (06/15) | |
| 40 DALTON ST | \$134,469,000 |
| B: Beantown Hotel Owner LLC S: Pim Boston Back Bay LLC Book/Page: 70056/174, Date: 04/10/24 Use: Hotel, Lot: 21775sf | |
| 613 E 6TH ST U:3 | \$1,250,000 |
| B: Joseph Oesterle S: Dawn M Barnes & Christopher Barnes Book/Page: 70061/214, Date: 04/11/24 Use: 2 Bdrm Condo | |
| 1 FRANKLIN ST U:4507 | \$2,200,000 |
| B: Scott Gaudreau S: Mostafa Lotfi & Elsie Lotfi Book/Page: 70059/243, Date: 04/11/24 Use: 2 Bdrm Condo | |
| 215 HARRISON AVE | \$1,580,000 |
| B: 215 Harrison LLC S: Jeannie Jew Tr, Tr for 215 Harrison Avenue Nt Book/Page: 70057/249, Date: 04/10/24 Use: 3-Family Row-middle, Lot: 1361sf | |
| 47-55 LAGRANGE ST U:7E | \$600,000 |
| B: Elena Yablonovsky S: Lina Yablonovsky Book/Page: 70049/119, Date: 04/08/24 Use: Condo | |
| 55 LAGRANGE ST U:504 | \$1,243,617 |
| B: Erik D Honkonen S: Fpg Lagrange Owner One LL Book/Page: 70050/204, Date: 04/08/24 Mtg: Guaranteed Rate Inc \$994,893 Use: Condo | |

| | |
|---|----------------------|
| 100 LOVEJOY WHARF U:5Q | \$650,000 |
| B: James Provanzano S: Rosben L Gutierrez & Carol O Gutierrez Book/Page: 70052/192, Date: 04/09/24 Mtg: M&T Bank NA \$340,000 Use: Condo Prior Sale: \$610,000 (01/18) | |
| 360 NEWBURY ST U:410 | \$1,300,000 |
| B: David Mccullagh & Lisa Mccullagh S: Isanic Fisher Island Inc Book/Page: 70066/42, Date: 04/12/24 Mtg: David Mccullagh \$300,000 Use: 1 Bdrm Condo, Lot: 1367sf | |
| 55 PINCKNEY ST | \$4,420,000 |
| B: Benjamin Hartwell & Giuliana Hartwell S: Georgia A Pearson Book/Page: 70051/207, Date: 04/09/24 Use: 5 Bdrm Row-middle, Lot: 1254sf Prior Sale: \$2,560,000 (07/12) | |
| 175 POPLAR ST U:4 | \$765,000 |
| B: John D Halporn S: Fredrica A Harvey & Raymond Portillo Jr Book/Page: 70058/302, Date: 04/11/24 Use: 2 Bdrm Condo Prior Sale: \$726,000 (10/23) | |
| 45 PROVINCE ST U:1506 | \$1,575,000 |
| B: Yuanchao Zhang & Lei Zhang S: Tanya D Montiz-Witten & Paul S Witten Book/Page: 70051/27, Date: 04/09/24 Use: 2 Bdrm Condo, Lot: 1405sf Prior Sale: \$1,470,000 (06/21) | |
| 19-21 SCOTIA ST | \$134,469,000 |
| B: Beantown Hotel Owner LLC S: Pim Boston Back Bay LLC Book/Page: 70056/174, Date: 04/10/24 Use: Electric Substation, Lot: 12819sf | |
| 451 SHAWMUT AVE U:2 | \$1,510,000 |
| B: Jennifer Dittman S: Holly Hench Book/Page: 70049/1, Date: 04/08/24 Mtg: Fairway Ind Mtg \$906,000 Type: Adj Use: 2 Bdrm Condo, Lot: 1160sf Prior Sale: \$1,450,000 (04/22) | |
| 24 SHEAFE ST U:4 | \$730,000 |
| B: James A Polk & Charlotte Polk S: Jeffrey P Ziegler Book/Page: 70064/253, Date: 04/12/24 Mtg: CMG Mortgage Inc \$480,000 Use: 1 Bdrm Condo, Lot: 715sf | |
| 110 STUART ST U:161 | \$600,000 |
| B: Sasha Yablonovsky S: Boris Yablonovsky & Lina Yablonovsky Book/Page: 70049/149, Date: 04/08/24 Use: Condo, Lot: 512sf Prior Sale: \$550,000 (04/17) | |

| | |
|---|--------------------|
| 400 STUART ST U:17K | \$1,200,000 |
| B: Joseph J Bafaro Jr & Kristin L Bafaro S: Joseph W Sack Book/Page: 70059/342, Date: 04/11/24 Use: 1 Bdrm Condo, Lot: 850sf Prior Sale: \$1,000,000 (05/13) | |
| 430 STUART ST U:22H | \$3,400,000 |
| B: Ashley Romano Tr, Tr for 430 Stuart Street Rt S: Ts Residences Hld LLC Book/Page: 70059/128, Date: 04/11/24 Use: Condo | |
| 99 SUMNER ST U:202 | \$1,338,000 |
| B: Todd M Chrostowski S: Zachary Rokos Book/Page: 70058/259, Date: 04/11/24 Use: 2 Bdrm Condo | |
| TREMONT ST | \$758,271 |
| B: Boston Redevelopment Authority S: Ma Dept Of Trns Book/Page: 70059/282, Date: 04/11/24 | |
| 6 W CEDAR ST | \$8,300,000 |
| B: 67 Farm St LLC S: Jacksonstd Cedar LLC Book/Page: 70049/183, Date: 04/08/24 Use: 3 Bdrm Row-middle, Lot: 1450sf Prior Sale: \$3,950,000 (10/20) | |
| 27 WAREHAM ST U:206 | \$320,818 |
| B: Angela J Stern S: Mia M Kasper Book/Page: 70066/260, Date: 04/12/24 Mtg: Leader Bank NA \$270,818 Use: 1 Bdrm Condo, Lot: 916sf Prior Sale: \$259,057 (10/19) | |
| 580 WASHINGTON ST U:8F | \$920,000 |
| B: Singh Dev Holdings LLC S: Tian Xia Book/Page: 70052/228, Date: 04/09/24 Use: 1 Bdrm Condo, Lot: 855sf Prior Sale: \$955,000 (02/19) | |
| 43 WESTLAND AVE U:607 | \$840,000 |
| B: Daniel J Albert-Rozenberg S: Charles Pao & Linda Hsu Book/Page: 70049/127, Date: 04/08/24 Use: 1 Bdrm Condo, Lot: 803sf Prior Sale: \$829,000 (04/18) | |
| 80 WORCESTER ST U:3 | \$1,700,000 |
| B: Sarah Digirolamo S: Ann M Foran Book/Page: 70063/333, Date: 04/12/24 Mtg: Citibank Na \$1,445,000 Use: 2 Bdrm Condo, Lot: 1540sf | |

Allston

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|----------|----------|
| Number of 1-Fam Sales | 1 | 0 |
| Median Price | | |

► REAL ESTATE SALES

| | |
|---|------------------|
| 15 N BEACON ST U:903 | \$480,000 |
| B: Robert Legendre & Roberta Legendre S: Neal A Glazier Book/Page: 70058/269, Date: 04/11/24 Use: 1 Bdrm Condo, Lot: 550sf | |

Brighton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 6 | 4 |
| Median Price | \$886,250 | \$895,000 |

► REAL ESTATE SALES

| | |
|--|------------------|
| 1423 COMMONWEALTH AVE U:5-502 | \$435,000 |
| B: Yanyan 88 LLC S: Dmitri Nosov & Svetlana Nosov Book/Page: 70066/75, Date: 04/12/24 Use: Condo | |
| 1874 COMMONWEALTH AVE U:4 | \$440,000 |
| B: Anto Kurian & Tresli Kurian S: David R Schmahmann Book/Page: 70050/60, Date: 04/08/24 Mtg: Leader Bank NA \$330,000 Use: 1 Bdrm Condo, Lot: 550sf | |
| 39 ENGLEWOOD AVE U:9 | \$379,500 |
| B: Alexander Ginzburg & Anna Ginzburg S: Baran Shirley A Est & Melissa A Howitt Book/Page: 70060/8, Date: 04/11/24 Use: 1 Bdrm Condo, Lot: 495sf | |
| 35 GLENCOE ST U:25 | \$295,000 |
| B: 617 Asset Group 1 LLC S: Winston E Langley Tr, Tr for Langley Ft Book/Page: 70051/157, Date: 04/09/24 Mtg: Inv Cap Com Mtg Lic \$270,000 Use: Condo, Lot: 383sf | |

TOWN / REGISTRY GUIDE

Town Name Registry

| | |
|--------------|------------------|
| Abington | Plymouth |
| Acton | Middlesex South |
| Acushnet | Bristol South |
| Adams | Berkshire North |
| Agawam | Hampden |
| Alford | Berkshire South |
| Allston | Suffolk |
| Amesbury | Essex South |
| Amherst | Hampshire |
| Andover | Essex North |
| Aqinnah | Dukes |
| Arlington | Middlesex South |
| Ashburnham | Worcester North |
| Ashby | Middlesex South |
| Ashfield | Franklin |
| Ashland | Middlesex South |
| Athol | Worcester |
| Attleboro | Bristol North |
| Auburn | Worcester |
| Avon | Norfolk |
| Ayer | Middlesex South |
| Barnstable | Barnstable |
| Barre | Worcester |
| Becket | Berkshire Middle |
| Bedford | Middlesex South |
| Belchertown | Hampshire |
| Bellingham | Norfolk |
| Belmont | Middlesex South |
| Berkley | Bristol North |
| Berlin | Worcester |
| Bernardston | Franklin |
| Beverly | Essex South |
| Billerica | Middlesex North |
| Blackstone | Worcester |
| Blandford | Hampden |
| Bolton | Worcester |
| Boston | Suffolk |
| Bourne | Barnstable |
| Boxboro | Middlesex South |
| Boxford | Essex South |
| Boylston | Worcester |
| Braintree | Norfolk |
| Brewster | Barnstable |
| Bridgewater | Plymouth |
| Brighton | Suffolk |
| Brimfield | Hampden |
| Brockton | Plymouth |
| Brookfield | Worcester |
| Brookline | Norfolk |
| Buckland | Franklin |
| Burlington | Middlesex South |
| Cambridge | Middlesex South |
| Canton | Norfolk |
| Carlisle | Middlesex North |
| Carver | Plymouth |
| Centerville | Barnstable |
| Charlemont | Franklin |
| Charlestown | Suffolk |
| Charlton | Worcester |
| Chatham | Barnstable |
| Chelmsford | Middlesex North |
| Chelsea | Suffolk |
| Cheshire | Berkshire North |
| Chester | Hampden |
| Chesterfield | Hampshire |
| Chicopee | Hampden |
| Chilmark | Dukes |
| Clarksburg | Berkshire North |
| Clinton | Worcester |
| Cohasset | Norfolk |
| Colrain | Franklin |
| Concord | Middlesex South |
| Conway | Franklin |

| | |
|------------------|--------------------|
| Cotuit | Barnstable |
| Cumington | Hampshire |
| Dalton | Berkshire Middle |
| Danvers | Essex South |
| Dartmouth | Bristol South |
| Dedham | Norfolk |
| Deerfield | Franklin |
| Dennis | Barnstable |
| Dighton | Bristol North |
| Dorchester | Suffolk |
| Douglas | Worcester |
| Dover | Norfolk |
| Dracut | Middlesex North |
| Dudley | Worcester |
| Dunstable | Middlesex North |
| Duxbury | Plymouth |
| East Boston | Suffolk |
| East Bridgewater | Plymouth |
| East Brookfield | Worcester |
| East Longmeadow | Hampden |
| Eastham | Barnstable |
| Easthampton | Hampshire |
| Easton | Bristol North |
| Egremont | Berkshire South |
| Erving | Franklin |
| Essex | Essex South |
| Everett | Middlesex South |
| Fairhaven | Bristol South |
| Fall River | Bristol Fall River |
| Falmouth | Barnstable |
| Fitchburg | Worcester North |
| Florida | Berkshire North |
| Foxboro | Norfolk |
| Framingham | Middlesex North |
| Franklin | Norfolk |
| Freetown | Bristol Fall River |
| Gardner | Worcester |
| Georgetown | Essex South |
| Gill | Franklin |
| Gloucester | Essex South |
| Goshen | Hampshire |
| Grafton | Worcester |
| Gosnold | Dukes |
| Granby | Hampshire |
| Granville | Hampden |
| Great Barrington | Berkshire South |
| Greenfield | Franklin |
| Greenwich | Hampshire |
| Groton | Middlesex South |
| Groveland | Essex South |
| Hadley | Hampshire |
| Halifax | Plymouth |
| Hamilton | Essex South |
| Hampden | Hampden |
| Hancock | Berkshire North |
| Hanover | Plymouth |
| Hanson | Plymouth |
| Hardwick | Worcester |
| Harvard | Worcester |
| Harwich | Barnstable |
| Hatfield | Hampshire |
| Haverhill | Essex South |
| Hawley | Franklin |
| Heath | Franklin |
| Hingham | Plymouth |
| Hinsdale | Berkshire Middle |
| Holbrook | Norfolk |
| Holden | Worcester |
| Holland | Hampden |
| Holliston | Middlesex South |
| Holyoke | Hampden |
| Hopedale | Worcester |

| | |
|----------------|------------------|
| Hopkinton | Middlesex South |
| Hubbardston | Worcester |
| Hudson | Middlesex South |
| Hull | Plymouth |
| Huntington | Hampshire |
| Hyannis | Barnstable |
| Hyde Park | Suffolk |
| Ipswich | Essex South |
| Jamaica Plain | Suffolk |
| Kingston | Plymouth |
| Lakeville | Plymouth |
| Lancaster | Worcester |
| Lanesboro | Berkshire North |
| Lawrence | Essex North |
| Lee | Berkshire Middle |
| Leicester | Worcester |
| Lenox | Berkshire Middle |
| Leominster | Worcester North |
| Leverett | Franklin |
| Lexington | Middlesex South |
| Leyden | Franklin |
| Lincoln | Middlesex South |
| Littleton | Middlesex South |
| Longmeadow | Hampden |
| Lowell | Middlesex North |
| Ludlow | Hampden |
| Lunenburg | Worcester North |
| Lynn | Essex South |
| Lynnfield | Essex South |
| Malden | Middlesex South |
| Manchester | Essex South |
| Mansfield | Bristol North |
| Marblehead | Essex South |
| Marion | Plymouth |
| Marlborough | Middlesex South |
| Marshfield | Plymouth |
| Marstons Mills | Barnstable |
| Mashpee | Barnstable |
| Mattapan | Suffolk |
| Mattapoisett | Plymouth |
| Maynard | Middlesex South |
| Medfield | Norfolk |
| Medford | Middlesex South |
| Medway | Norfolk |
| Melrose | Middlesex South |
| Mendon | Worcester |
| Merrimac | Essex South |
| Methuen | Essex North |
| Middleboro | Plymouth |
| Middlefield | Hampshire |
| Middleton | Essex South |
| Milford | Worcester |
| Millbury | Worcester |
| Millis | Norfolk |
| Millville | Worcester |
| Milton | Norfolk |
| Monroe | Franklin |
| Monson | Hampden |
| Montague | Franklin |
| Monterey | Berkshire South |
| Montgomery | Hampden |
| Mt Washington | Berkshire South |
| Nahant | Essex South |
| Nantucket | Nantucket |
| Natick | Middlesex South |
| Needham | Norfolk |
| New Ashford | Berkshire North |
| New Bedford | Bristol South |
| New Braintree | Worcester |
| New Marlboro | Berkshire South |
| New Salem | Franklin |
| Newbury | Essex South |
| Newburyport | Essex South |

| | |
|------------------|------------------|
| Newton | Middlesex South |
| Norfolk | Norfolk |
| North Adams | Berkshire North |
| North Andover | Essex North |
| North Attleboro | Bristol North |
| North Brookfield | Worcester |
| North Reading | Middlesex South |
| Northampton | Hampshire |
| Norborough | Worcester |
| Northbridge | Worcester |
| Northfield | Franklin |
| Norton | Bristol North |
| Norwell | Plymouth |
| Norwood | Norfolk |
| Oak Bluffs | Dukes |
| Oakham | Worcester |
| Orange | Franklin |
| Orleans | Barnstable |
| Osterville | Barnstable |
| Otis | Berkshire Middle |
| Oxford | Worcester |
| Palmer | Hampden |
| Paxton | Worcester |
| Peabody | Essex South |
| Pelham | Hampshire |
| Pembroke | Plymouth |
| Pepperell | Middlesex South |
| Peru | Berkshire Middle |
| Petersham | Worcester |
| Phillipston | Worcester |
| Pittsfield | Berkshire Middle |
| Plainfield | Hampshire |
| Plainville | Norfolk |
| Plymouth | Plymouth |
| Plympton | Plymouth |
| Princeton | Worcester |
| Provincetown | Barnstable |
| Quincy | Norfolk |
| Randolph | Norfolk |
| Raynham | Bristol North |
| Reading | Middlesex South |
| Rehoboth | Bristol North |
| Revere | Suffolk |
| Richmond | Berkshire Middle |
| Rochester | Plymouth |
| Rockland | Plymouth |
| Rockport | Essex South |
| Rosindale | Suffolk |
| Rowe | Franklin |
| Rowley | Essex South |
| Roxbury | Suffolk |
| Royalston | Worcester |
| Russell | Hampden |
| Rutland | Worcester |
| Salem | Essex South |
| Salisbury | Essex South |
| Sandisfield | Berkshire South |
| Sandwich | Barnstable |
| Saugus | Essex South |
| Savoy | Berkshire North |
| Scituate | Ply |

How to Read The Real Estate Records

The information appearing in this newspaper is taken from deed and mortgage documents filed at each of the twenty-one registries of deeds in the state. All property transfers with a sales price of at least \$100 and all term-mortgage documents are collected.

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

Real estate records are organized alphabetically by registry, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds, or Mortgages.) The exception is Suffolk Registry and the City of Boston which appear first.

■ The statistics at the beginning of each town are for all single-family home sales with a purchase price of \$100 and above from January through the most recent complete calendar month.

| MARKET STATISTICS THROUGH FEBRUARY | | |
|------------------------------------|----------|----------|
| | YTD 1993 | YTD 1994 |
| Number of Sales | 17 | 23 |
| Median Price | \$47,000 | \$85,000 |

• Year-to-Date (YTD) statistics for all single-family home transactions within our price range criteria.

■ The amount appearing on the same line as the street address is the purchase price from the deed. We print "No Amt Given" when the amount did not appear on the document we review. "No Street Given" appears in place of the street address when it was not available. The volume, page of the deed and filing date appear for all sales.

| REAL ESTATE SALES | |
|---|-----------------|
| 315 MAIN ST U:15 | \$98,000 |
| Pleasant Towers Condo B: John Doe & Mary Smith S: Jane Jones & Thomas Jones Mtg: Main Street Bank \$70,000 Mtg2: Seller \$8,400 Prior Sale: \$93,000 (11/90) | |

- The first two buyer (B) names and seller (S) names listed on the deed are shown.
- Prior sale data (back to 1982) appears only when the address of the new sale matches exactly with the address of the older sale in our database.

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Any second mortgage (Mtg2) filed at the same time as the deed will also appear here.

■ In communities where we have a file of all properties from the assessor's office, we provide additional property details when available. This is done by exactly matching the address and seller name from the new sales record with the address and owner name found in the property file. No descriptive data appears whenever there is any doubt that the two records are the same property.

| REAL ESTATE SALES | |
|--|------------------|
| 32 ELM ST | \$175,000 |
| B: John Doe & Mary Smith S: Jane Jones & Thomas Jones Mtg: Main Street Mtg Co \$140,000 Use: 3 Bdrm Colonial, Lot: 6459sf Prior Sale: \$170,000 (9/89) | |

- "Use" distinguishes residential homes from land sales and commercial sales.
- For residential homes, the number of bedrooms and house style appear when available.
- The lot size (Lot) is shown in square feet.

The "Use" is based on the code the assessor assigns to each building on a parcel. Whenever there is more than one use code or more than one building on a parcel, we flag these as "Multi-use" and "Multi-bldg" respectively.

■ These deeds transfer title to the lender after the mortgage is foreclosed (unless there is a higher bidder at the auction.) The amount in these transactions is usually the amount of the outstanding mortgage that was foreclosed.

| FORECLOSURE DEEDS | |
|--|------------------|
| 43 MAIN ST | \$142,200 |
| B: Main St Bank S: John Smith & Main St Bank Prior Sale: \$190,000 (11/85) | |

- The prior sale shows the original price paid for the property.

Please note: The information contained in this newspaper is taken from public records. While every precaution is taken, no responsibility is assumed for errors or omissions. Readers should confirm any information before taking action.

KEY TO LABELS

B = Buyer
S = Seller
Mtg = Mortgage lender and amount
Mtg2 = Second Mortgage
Use = Building use
Bdrm = bedrooms
Lot = lot size in square feet
YTD = year-to-date

KEY TO ABBREVIATIONS

LP = Limited Partnership
Tr = Trustee
T = Trust
IRT = Irrevocable Trust
ReT = Revocable Trust
RT = Realty Trust
FT = Family Trust
NT = Nominee Trust
Est = Estate
Ex = Executor

Interested in Mortgage-Only Transactions? Our online records offer a much deeper look into local markets.

- Navigate to bankerandtradesman.com
- Log in to your account
- Click on Real Estate Records under the Real Estate Transactions tab

And get busy putting our mortgage records to work!

Charlestown

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-------------|
| Number of 1-Fam Sales | 6 | 9 |
| Median Price | \$1,156,250 | \$1,300,000 |

REAL ESTATE SALES

| | |
|--|--------------------|
| 106 13TH ST U:308 | \$713,200 |
| B: Ameya Rajee & Purva A Joshi S: Keylla King Book/Page: 70064/98, Date: 04/12/24 Mtg: Guaranteed Rate Inc \$570,560 Use: 2 Bdrm Condo Prior Sale: \$575,000 (05/17) | |
| 45 1ST AVE U:211 | \$590,000 |
| B: Suzanne P Pearsall & Eric Fortin S: Albano Family Ltd Prtnrsh Book/Page: 70052/148, Date: 04/09/24 Use: 2 Bdrm Condo Prior Sale: \$590,000 (03/23) | |
| 42 8TH ST U:5101 | \$650,000 |
| B: Myles R Couyoumjian & Rylee A Cole S: Alaina G Tassinari Book/Page: 70063/269, Date: 04/12/24 Mtg: Guaranteed Rate Inc \$585,000 Use: 1 Bdrm Condo Prior Sale: \$405,000 (08/12) | |
| 33 MONUMENT SQ U:1 | \$1,605,000 |
| B: Jeffrey M Landa & Lynne Picard-Landa S: Donald Ryan & Mary Ryan Book/Page: 70064/139, Date: 04/12/24 Use: 1 Bdrm Condo Prior Sale: \$1,250,000 (11/16) | |

Chelsea

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 3 | 3 |
| Median Price | \$555,000 | \$650,000 |

REAL ESTATE SALES

| | |
|---|------------------|
| 157 CHESTNUT ST U:204 | \$260,000 |
| B: Oswaldo R Acevedo S: 163 Chestnut LLC Book/Page: 70066/318, Date: 04/12/24 Mtg: Leader Bank NA \$241,400 Use: Condo | |
| 157 CHESTNUT ST U:301 | \$260,000 |
| B: Erika Davenda S: 163 Chestnut LLC Book/Page: 70065/100, Date: 04/12/24 Mtg: Leader Bank NA \$243,100 Use: Condo | |
| 157 CHESTNUT ST U:303 | \$530,000 |
| B: Lilia C Heinold & Sanskriti Sharma S: 163 Chestnut LLC Book/Page: 70062/47, Date: 04/11/24 Mtg: Bank of America NA \$424,000 Use: Condo | |
| 157 CHESTNUT ST U:402 | \$260,000 |
| B: Christopher Neves S: 163 Chestnut LLC Book/Page: 70066/86, Date: 04/12/24 Mtg: Leader Bank NA \$200,000 Use: Condo | |
| 157 CHESTNUT ST U:404 | \$600,000 |
| B: Ata Gurginar S: 163 Chestnut LLC Book/Page: 70058/75, Date: 04/10/24 Use: Condo | |
| 175 COTTAGE ST U:704 | \$442,000 |
| B: Maurine K Marcellus & Anne F Marcellus-Bernard S: Sean J Kavanagh & Donna M Vaillancourt Doc#: 00000000951263, Date: 04/10/24 Mtg: Leader Bank NA \$408,000 Use: 2 Bdrm Condo Prior Sale: \$309,000 (06/18) | |
| 242 WASHINGTON AVE | \$250,000 |
| B: Peter Cormier S: Peter Cormier & Brian Cormier Book/Page: 70061/91, Date: 04/11/24 Use: 2-Family Two Family, Lot: 7540sf Prior Sale: \$710,650 (12/18) | |

Dorchester

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 23 | 26 |
| Median Price | \$685,000 | \$662,500 |

REAL ESTATE SALES

| | |
|---|--------------------|
| 11-R ALBAN ST | \$845,000 |
| B: Victoria M Knox & John M Knox S: J A Robinson & Ashley B Yeats Book/Page: 70059/66, Date: 04/11/24 Use: 4 Bdrm Colonial, Lot: 3187sf | |
| 162 BOWDOIN ST | \$680,000 |
| B: Hang K Nguyen S: Youstra Shuman Tr, Tr for 162 Bowdoin Street Rt Book/Page: 70061/332, Date: 04/11/24 Mtg: Homebridge Financial \$510,000 Use: 4 Bdrm Colonial, Lot: 3715sf Prior Sale: \$400,000 (02/18) | |
| 32 BRENT ST U:1 | \$792,500 |
| B: Brian Iacoviello & Frank Iacoviello S: Shanti Aquisition LLC Book/Page: 70057/66, Date: 04/10/24 Use: Condo | |
| 20 CODMAN HILL AVE | \$1,200,000 |
| B: Marie P Firmin & Guylene Innocent S: Mecm LLC Doc#: 00000000951189, Date: 04/08/24 Mtg: Guild Mortgage Co \$960,000 Use: 2-Family Conventional, Lot: 7500sf Prior Sale: \$375,000 (10/16) | |
| 1032 DORCHESTER AVE | \$300,000 |
| B: Murphy Funeral Hm Pking L S: Mulkern Julia Est & Barbara Ruane Book/Page: 70061/230, Date: 04/11/24 Use: Residential Developable Land, Lot: 2391sf | |
| 1586 DORCHESTER AVE | \$1,000,000 |
| B: Ngoc Ngo S: Asher-Forest LLC Book/Page: 70065/208, Date: 04/12/24 Mtg: Velocity Comm Cap LLC \$750,000 Use: 3-Family Decker, Lot: 2302sf | |

| | |
|---|--------------------|
| 88 DRAPER ST | \$1,100,000 |
| B: Justin Hayward S: 88 Draper Street LLC Book/Page: 70067/92, Date: 04/12/24 Mtg: Centreville Bank \$880,000 Type: Adj Use: 3-Family Decker, Lot: 3777sf Prior Sale: \$708,000 (07/16) | |
| 39 FENTON ST U:4 | \$585,000 |
| B: Phung Vo & Ngoc Nguyen S: Katrina Hanscom Book/Page: 70064/62, Date: 04/12/24 Mtg: NBKC Bank \$350,000 Use: 2 Bdrm Condo, Lot: 1492sf Prior Sale: \$449,350 (05/19) | |
| 77 FULLER ST | \$1,070,000 |
| B: Trevor Crean & Anne Wolf S: TI Re Investments LLC Book/Page: 70060/57, Date: 04/11/24 Use: 7 Bdrm Colonial, Lot: 9000sf Prior Sale: \$667,333 (08/22) | |
| 2 HANSBOROUGH ST | \$500,000 |
| B: Brandon A Williams S: Jean Peronel & Kenia Peronel Book/Page: 70063/14, Date: 04/12/24 Mtg: Movement Mtg LLC \$490,943 Use: 2-Family Two Family, Lot: 5000sf | |
| 12 HOLIDAY ST | \$307,500 |
| B: 1st Landing Invs LLC S: Randy Benders Book/Page: 70066/29, Date: 04/12/24 Use: 4 Bdrm Colonial, Lot: 3550sf | |
| 12 HOLIDAY ST | \$426,200 |
| B: 12 Holiday Street LLC S: 1st Landing Invs LLC Book/Page: 70066/252, Date: 04/12/24 Use: 4 Bdrm Colonial, Lot: 3550sf | |
| 29 MINOT ST | \$1,140,000 |
| B: Vanessa Smith S: Mark F Lombardi & Linda M Lombardi Book/Page: 70048/286, Date: 04/08/24 Mtg: Leader Bank NA \$855,000 Use: 2-Family Conventional, Lot: 5790sf | |
| 8 OAKHURST ST U:1 | \$485,000 |
| B: Donna D Desilus S: 8 Oakhurst Realty LLC Book/Page: 70058/114, Date: 04/10/24 Use: Condo | |
| 48 SAXTON ST | \$800,000 |
| B: Can Gencoglu Sr S: Caroline B Steele Tr, Tr for Boyd Rt Book/Page: 70065/284, Date: 04/12/24 Mtg: Rockland Tr Co \$579,000 Type: Adj Use: 3-Family Row-end, Lot: 1354sf | |
| 88 WALES ST U:2 | \$530,000 |
| B: Nkanyimuo Real Estate LLC S: Celiberti Realty LLC Book/Page: 70053/234, Date: 04/09/24 Use: Condo | |

East Boston

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 6 | 3 |
| Median Price | \$575,000 | \$940,000 |

REAL ESTATE SALES

| | |
|--|--------------------|
| 301 BORDER ST U:410 | \$815,000 |
| B: Boris Bacanurschi S: Border Development LLC Book/Page: 70058/319, Date: 04/11/24 Use: Condo | |
| 192 CHELSEA ST | \$1,210,000 |
| B: Angel Academy LLC S: Steven Schepici & Lorna Overton Book/Page: 70053/313, Date: 04/09/24 Mtg: Rockland Tr Co \$907,500 Use: Mixed Use-prim Res & Comm, Lot: 1300sf | |
| 167-169 CONDOR ST | \$50,000 |
| B: Noe D Maldenado S: Noe D Maldenado & Tatiana L Amaya Book/Page: 70049/152, Date: 04/08/24 Use: 2-Family Two Family, Lot: 2187sf Prior Sale: \$665,000 (02/21) | |
| 211 E EAGLE ST U:1 | \$550,000 |
| B: Lip N Loh S: East Eagle Street Cbc LLC Book/Page: 70053/71, Date: 04/09/24 Mtg: Leader Bank NA \$440,000 Use: Condo | |
| 2-4 LEXINGTON ST U:1C | \$240,000 |
| B: 4 Lexington LLC S: Printing Press Lofts LLC Book/Page: 70056/290, Date: 04/10/24 Use: Condo | |
| 2-4 LEXINGTON ST U:3A | \$479,000 |
| B: Kellie A Taborsak & James B Knight S: Printing Press Lofts LLC Book/Page: 70063/140, Date: 04/12/24 Use: Condo | |
| 169 MAVERICK ST U:2 | \$660,000 |
| B: Chen Yu-Ju S: Trichilo Development LLC Book/Page: 70050/115, Date: 04/08/24 Use: Condo | |
| 173 MAVERICK ST U:203 | \$750,000 |
| B: John Prekezes & Alicia Prekezes S: 173 Maverick Street LLC Book/Page: 70065/243, Date: 04/12/24 Mtg: US Bank NA \$562,500 Use: Condo | |
| 839 SARATOGA ST U:1 | \$999,900 |
| B: Tiffany Travers, Tr for Micah Boyce S: 839 Saratoga Street LLC Book/Page: 70050/170, Date: 04/08/24 Mtg: Leader Bank NA \$799,920 Type: Adj Use: Condo | |
| 304 SUMNER ST U:2 | \$710,000 |
| B: Nicole Hayes & Jonathan Hayes S: 304 Sumner St LLC Doc#: 00000000951258, Date: 04/10/24 Mtg: MIT Federal CU \$568,000 Use: Condo | |
| 41 WORDSWORTH ST U:1 | \$695,000 |
| B: Andrew Blankley S: Stage LLC Book/Page: 70060/95, Date: 04/11/24 Use: Condo | |

Hyde Park

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 30 | 23 |
| Median Price | \$572,500 | \$575,000 |

REAL ESTATE SALES

| | |
|--|------------------|
| 33 BUSINESS ST | \$510,000 |
| B: Trevena Rice S: Dunn Marie A Est & William Dunn Book/Page: 70049/69, Date: 04/08/24 Mtg: Leader Bank NA \$459,000 Use: 3 Bdrm Cape Cod, Lot: 6402sf | |
| 1799 RIVER ST U:1 | \$535,000 |
| B: Cherise Kenner S: Montrond Real Estate LLC Book/Page: 70048/58, Date: 04/08/24 Use: Condo | |
| 1799 RIVER ST U:2 | \$530,000 |
| B: Jonathan Crombie S: Montrond Real Estate LLC Book/Page: 70051/85, Date: 04/09/24 Mtg: MSA Mortgage LLC \$500,903 Use: Condo | |
| 17 THOMPSON ST | \$440,000 |
| B: Keystone Remodeling LLC S: Paul Davis Book/Page: 70059/200, Date: 04/11/24 Use: 4 Bdrm Colonial, Lot: 6250sf | |

Jamaica Plain

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-----------|
| Number of 1-Fam Sales | 16 | 9 |
| Median Price | \$1,219,000 | \$850,000 |

REAL ESTATE SALES

| | |
|--|--------------------|
| 22 DALRYMPLE ST U:3 | \$875,000 |
| B: Jeffrey W Imai-Eaton & Natsuko Imai-Eaton S: Eytan Wurman Book/Page: 70049/280, Date: 04/08/24 Mtg: Harvard College \$250,000 Use: 3 Bdrm Condo, Lot: 1965sf Prior Sale: \$461,000 (08/14) | |
| 6 DELLMORE RD | \$600,000 |
| B: 6 Dellmore Road LLC S: 335 Hyde Park Ave LLC Doc#: 00000000951307, Date: 04/11/24 Mtg: Needham Bk \$2,130,000 Use: Residential Undvlpble Land, Lot: 4258sf Prior Sale: \$158,000 (10/23) | |
| 41 GREENOUGH AVE U:2 | \$1,325,000 |
| B: Eric D Banks S: Tara Zadeh Tr, Tr for 41 Greenough Avenue Nt Book/Page: 70066/181, Date: 04/12/24 Mtg: Radius Financial Grp \$925,000 Use: Condo | |
| 44 IFFLEY RD | \$2,150,000 |
| B: Uzma N Hashmi & Rizwan Shamsi S: Meatus LLC Book/Page: 70050/264, Date: 04/08/24 Mtg: Guaranteed Rate Affin \$1,000,000 Use: 3-Family Decker, Lot: 3564sf Prior Sale: \$1,100,000 (05/22) | |
| 11 OLMSTEAD ST U:3 | \$674,500 |
| B: Kaitlin C Payne & Kevin A Manouchehri S: David Shannon Book/Page: 70053/1, Date: 04/09/24 Use: 2 Bdrm Condo, Lot: 1018sf | |
| 50 ORCHARD ST U:2 | \$1,227,000 |
| B: Kurt Steiner & Amanda C Ferguson S: Ulf H Dettmer Book/Page: 70060/216, Date: 04/11/24 Use: 3 Bdrm Condo, Lot: 2123sf Prior Sale: \$840,000 (06/16) | |
| 73 SHERIDAN ST U:A1 | \$722,000 |
| B: Marcos S Costa S: 73 Sheridan Street LLC Book/Page: 70060/292, Date: 04/11/24 Use: Condo | |

Mattapan

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|----------|-----------|
| Number of 1-Fam Sales | 2 | 12 |
| Median Price | | \$407,500 |

REAL ESTATE SALES

| | |
|--|------------------|
| 17 ELIZABETH ST | \$600,000 |
| B: Firmene Adelson & Evens Adelson S: Ulric Alfred Book/Page: 70066/213, Date: 04/12/24 Mtg: Rocket Mortgage LLC \$589,132 Use: 4 Bdrm Colonial, Lot: 6000sf | |

Revere

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 26 | 28 |
| Median Price | \$563,000 | \$567,500 |

REAL ESTATE SALES

| |
|-------------------------|
| 98 ATWOOD ST U:9 |
|-------------------------|

SUFFOLK REGISTRY

continued

| | |
|--|--------------------|
| 86 GENEVA ST | \$830,000 |
| B: Fatik Kharel & Sneha Panthi S: Francisco Arevalo & Candelaria Acosta Doc#: 00000000951313, Date: 04/11/24 Mtg: Rocket Mortgage LLC \$664,000 Use: 2-Family Two Family, Lot: 3576sf Prior Sale: \$480,000 (06/16) | |
| 24 LARKIN ST | \$400,000 |
| B: James Politano Tr, Tr for Revere Capital Rt S: Susan Politano Doc#: 00000000951316, Date: 04/12/24 Use: 2-Family Two Family, Lot: 9500sf | |
| 28 LOOMIS ST | \$890,000 |
| B: Francisco A Arevalo & Candelaria Acosta S: Joseph Viarella & Louise A Viarella Doc#: 00000000951339, Date: 04/12/24 Mtg: Guild Mortgage Co \$724,460 Use: 2-Family Two Family, Lot: 5820sf | |
| 10 OCEAN AVE U:407 | \$749,000 |
| B: Colleen Dominguez & Carlos Dominguez S: Ryan Stewart Tr, Tr for Ryan Stewart RET Book/Page: 70058/1, Date: 04/10/24 Use: Condo Prior Sale: \$479,000 (11/16) | |
| 438 PARK AVE | \$670,000 |
| B: Adriana M Rubio-Espinosa & Daniela M Rubio S: James J Tibaudo & Dale Stevens Book/Page: 70065/174, Date: 04/12/24 Mtg: Guaranteed Rate Inc \$649,900 Use: 3 Bdrm Cape Cod, Lot: 3999sf | |
| 350 REVERE BEACH BLVD U:2T | \$310,000 |
| B: Shriti Jaiswal & Darshit Thakkar S: REtals LLC Book/Page: 70066/1, Date: 04/12/24 Mtg: Cambridge Svgs Bk \$232,500 Use: Condo | |
| 47 RICE AVE | \$660,000 |
| B: Jennifer T Hamilton, Tr for Robert Travaglini S: Joseph V Cattoggio & Christine A Cattoggio Book/Page: 70048/178, Date: 04/08/24 Mtg: Morgan Stanley Privat \$360,000 Use: 3 Bdrm Old Style, Lot: 4635sf Prior Sale: \$337,500 (08/14) | |
| 185 SQUIRE RD | \$2,000,000 |
| B: Jewel Saeed S: 324 Princeton LLC Book/Page: 70049/241, Date: 04/08/24 Use: Office Bldg-general, Lot: 15703sf Prior Sale: \$1,740,000 (10/21) | |
| 85 THURLOW AVE | \$500,000 |
| B: Ephseus LLC S: Isanthes LLC Book/Page: 70065/162, Date: 04/12/24 Use: 2-Family Two Family, Lot: 4935sf Prior Sale: \$572,287 (03/23) | |
| 11 WILSON ST | \$680,000 |
| B: C M Valdivieso-Rosales & Sindy M Valdivieso S: Rose Rizzo & Adam Rizzo Doc#: 00000000951243, Date: 04/10/24 Mtg: MSA Mortgage LLC \$646,000 Use: 2 Bdrm Cape Cod, Lot: 3254sf Prior Sale: \$295,000 (09/15) | |

Roslindale

| | | |
|---|--------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 14 | 16 |
| Median Price | \$685,000 | \$655,500 |
| ► REAL ESTATE SALES | | |
| 21 ARBOROUGH RD | \$1,600,000 | |
| B: Patrick Mcquire & Katherine Tuckett S: Ryan Ederle & Courtney Ederle Book/Page: 70062/264, Date: 04/12/24 Mtg: Robert Tuckett \$1,530,000 Use: 4 Bdrm Colonial, Lot: 6517sf Prior Sale: \$1,365,000 (09/21) | | |
| 2-4 CHISHOLM LN U:2 | \$585,000 | |
| B: Savanna Arral & Michael Davis S: Alexandra Miller & John Miller Book/Page: 70056/67, Date: 04/10/24 Use: 2 Bdrm Condo, Lot: 1061sf Prior Sale: \$320,000 (03/10) | | |
| 124 CORNELL ST | \$760,000 | |
| B: Meghan K Brown & Albert R Pini 3rd S: Kathleen Bond Book/Page: 70064/158, Date: 04/12/24 Mtg: Guaranteed Rate Inc \$608,000 Use: 3 Bdrm Bngl/cottage, Lot: 3148sf Prior Sale: \$510,000 (06/16) | | |
| 36 COTTON ST | \$1,275,000 | |
| B: Karen Chaffee & Sarah M Eley S: Daniel M Styklunas & Vicki I Grodsky Book/Page: 70061/247, Date: 04/11/24 Use: 3 Bdrm Colonial, Lot: 5366sf | | |
| 45 HARRISON ST U:D | \$475,500 | |
| B: Audrey Birkett S: Michael H Ieong Book/Page: 70061/99, Date: 04/11/24 Use: 2 Bdrm Condo, Lot: 1074sf Prior Sale: \$5,000 (12/11) | | |
| 416 HYDE PARK AVE | \$730,000 | |
| B: 416 Hyde Park Ave LLC S: Hyde Park 416 Realty LLC Book/Page: 70064/189, Date: 04/12/24 Mtg: Rockland Tr Co \$584,000 Use: Mixed Use-prim Res & Comm, Lot: 2700sf Prior Sale: \$413,000 (12/16) | | |

Roxbury

| | | |
|--|--------------------|----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 2 | 2 |
| Median Price | | |
| ► REAL ESTATE SALES | | |
| 370-380 HARRISON AVE U:1103 | \$999,000 | |
| B: Rakel L Finz S: Quinn South End LLC Book/Page: 70055/319, Date: 04/10/24 Use: Condo | | |
| 190 HILLSIDE ST | \$1,160,000 | |
| B: Madhavi M Kulkarni Tr, Tr for Maidehead Rt S: Madhavi M Kulkarni Book/Page: 70063/318, Date: 04/12/24 Use: 3-Family Decker, Lot: 2850sf Prior Sale: \$1,700,000 (08/23) | | |
| MELNEA CASS BLVD | \$758,271 | |
| B: Boston Redevelopment Authority S: Ma Dept Of Trns Book/Page: 70059/282, Date: 04/11/24 | | |

South Boston

| | | |
|--|--------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 9 | 11 |
| Median Price | \$775,000 | \$925,000 |
| ► REAL ESTATE SALES | | |
| 519 E 2ND ST U:302 | \$1,125,000 | |
| B: Tea Trebicka, Tr for Gregory T Payne S: 519 East 2nd Street LLC Book/Page: 70062/124, Date: 04/11/24 Mtg: Cross Country Mtg Inc \$900,000 Use: Condo | | |
| 765-785 E 3RD ST U:406 | \$961,500 | |
| B: Mark D Leskanic Tr, Tr for Mark D Leskanic RET S: Gigga Watts LLC Book/Page: 70061/203, Date: 04/11/24 Use: Condo | | |
| 572 E BROADWAY U:1 | \$685,500 | |
| B: Yi H Hu & Jason R Chase S: Ashley M Macisaac Book/Page: 70049/253, Date: 04/08/24 Use: 2 Bdrm Condo, Lot: 867sf Prior Sale: \$310,000 (03/12) | | |
| 105 F ST | \$1,400,000 | |
| B: Andrew M Spring & Megan A Spring S: 105 F Street LLC Book/Page: 70056/26, Date: 04/10/24 Use: 5 Bdrm Semi Detachd, Lot: 1416sf Prior Sale: \$570,000 (06/23) | | |
| 180 GOLD ST U:1 | \$685,000 | |
| B: John F Shanahan Jr S: Samantha Murphy Book/Page: 70064/289, Date: 04/12/24 Mtg: Leader Bank NA \$595,000 Use: 2 Bdrm Condo, Lot: 806sf Prior Sale: \$560,000 (08/16) | | |
| 19 O ST | \$1,820,000 | |
| B: Arie Bros & Gal I Bros S: 19 O Street LLC Book/Page: 70062/320, Date: 04/12/24 Mtg: Berkshire Bank \$1,170,000 Use: 3-Family Semi Detachd, Lot: 1850sf Prior Sale: \$860,000 (11/12) | | |
| 46 THOMAS PARK | \$1,640,000 | |
| B: 388 Dorchester Street LLC S: 46 Thomas Park LLC Book/Page: 70060/123, Date: 04/11/24 Use: 3-Family Conventional, Lot: 1837sf Prior Sale: \$1,100,000 (07/13) | | |
| 320 W 2ND ST U:207 | \$575,000 | |
| B: Mary K Balconis S: John H Adams Book/Page: 70063/236, Date: 04/12/24 Mtg: Leader Bank NA \$460,000 Use: Condo | | |
| 9 W BROADWAY U:408 | \$685,000 | |
| B: David R Schmahmann S: Carol A Vliardi & John J Gregoire Book/Page: 70063/46, Date: 04/12/24 Use: 1 Bdrm Condo, Lot: 847sf Prior Sale: \$600,000 (11/17) | | |

West Roxbury

| | | |
|---|------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 31 | 40 |
| Median Price | \$705,000 | \$775,000 |
| ► REAL ESTATE SALES | | |
| 11 ALTA CREST RD | \$875,000 | |
| B: Bradley M Hinegardner & Brittany A Hinegardner S: Helen Garretson Book/Page: 70059/159, Date: 04/11/24 Use: 3 Bdrm Colonial, Lot: 3442sf | | |
| 55 BROADLAWN PARK U:14 | \$359,000 | |
| B: John P Imparato Jr S: James S Paul Book/Page: 70055/235, Date: 04/10/24 Use: 1 Bdrm Condo, Lot: 757sf | | |
| 6 EAGLE ST | \$750,000 | |
| B: Matthew A Hardy & Jennifer L Hardy S: Matthew S Cheever Tr, Tr for Janice M Cheever lrt Book/Page: 70059/93, Date: 04/11/24 Use: 3 Bdrm Cape Cod, Lot: 6000sf | | |
| 425 LAGRANGE ST U:112 | \$665,000 | |
| B: Yidan Zhu & Hongda Cao S: Jeffrey M Feuerman Tr, Tr for Lagrange Realty Vent Nt Book/Page: 70056/100, Date: 04/10/24 Use: Condo | | |
| 425 LAGRANGE ST U:302 | \$756,000 | |
| B: Pedro A Valle Jr & Jada R Alexander S: Jeffrey M Feuerman Tr, Tr for Lagrange Realty Vent Nt Book/Page: 70060/249, Date: 04/11/24 Use: Condo | | |
| 85 NEWFIELD ST | \$762,500 | |
| B: Jason T Connell & Stephanie N Rideout S: D T Hindermann & Laura C Hindermann Book/Page: 70060/16, Date: 04/11/24 Use: 3 Bdrm Colonial, Lot: 5403sf | | |
| 101 NORTHDAL RD | \$405,000 | |
| B: Indo Renovation Inc S: Mou-2 Realty LLC Doc#: 00000000951230, Date: 04/09/24 Mtg: Dunegrass Capital LLC \$400,000 Use: 3 Bdrm Ranch, Lot: 4804sf Prior Sale: \$300,000 (12/23) | | |
| 45 SALMAN ST | \$769,900 | |
| B: Kathrynne A Hall Tr, Tr for Kjestp T S: Michael J Shikoluk Doc#: 00000000951331, Date: 04/12/24 Mtg: New Bedford Plumbing \$768,400 Use: 4 Bdrm Colonial, Lot: 4716sf Prior Sale: \$445,000 (07/15) | | |
| 26 WESTGATE RD U:4 | \$449,900 | |
| B: Rosemary Obrien & Alison W Obrien S: Vi L Goh Book/Page: 70057/234, Date: 04/10/24 Use: 2 Bdrm Condo, Lot: 770sf Prior Sale: \$405,000 (07/23) | | |

Winthrop

| | | |
|---|------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 8 | 9 |
| Median Price | \$679,250 | \$710,000 |
| ► REAL ESTATE SALES | | |
| 24 BEACON ST U:3 | \$532,500 | |
| B: Ronald Lambertson Jr S: Pdb LLC Book/Page: 70059/309, Date: 04/11/24 Use: Condo | | |

| | | |
|--|------------------|--|
| 300 GOVERNORS DR U:5 | \$330,000 | |
| B: Jhon A Garcia Valencia S: James L Letterie & Lorraine A Letterie Book/Page: 70053/112, Date: 04/09/24 Mtg: Cambridge Svgs Bk \$313,500 Use: 2 Bdrm Condo | | |
| 36 RIVER RD | \$715,000 | |
| B: Vasulios Mallios & Silvana Mallios S: Jonathan D Carroll Book/Page: 70054/2, Date: 04/09/24 Mtg: MSA Mortgage LLC \$643,500 Use: 2 Bdrm Ranch, Lot: 4830sf Prior Sale: \$324,900 (11/14) | | |
| 37 RIVER RD | \$725,000 | |
| B: Jonathan Carroll & Ashley Carroll S: Christopher Connolly & Melanie Connolly Doc#: 00000000951327, Date: 04/12/24 Mtg: Movement Mtg LLC \$200,000 Use: 3 Bdrm Colonial, Lot: 4000sf | | |
| 70 SHIRLEY ST | \$860,000 | |
| B: Claudia I Maxwell & Laura Q Rendon S: Fior A Rendon Book/Page: 70060/186, Date: 04/11/24 Use: 2-Family Two Family, Lot: 6600sf Prior Sale: \$450,000 (06/14) | | |
| 66 SUNNYSIDE AVE | \$915,000 | |
| B: Rulver Y Hernandez S: Winwin Properties LLC Book/Page: 70049/324, Date: 04/08/24 Mtg: New Fed Mtg Corp \$732,000 Use: 2-Family Two Family, Lot: 5336sf Prior Sale: \$500,000 (10/23) | | |
| ► FORECLOSURE DEEDS | | |
| 62 LOCUST ST | \$643,500 | |
| B: Holders Of Long Bch T 200 & Deutsche Bk Natl T Co Tr S: Todd L Mahoney & Deutsche Bk Natl TCo Book/Page: 70052/263, Date: 04/09/24 Use: 2-Family Two Family, Lot: 7725sf | | |

Barnstable Registry

John F. Meade, Esq. Register
P.O. Box 368, Barnstable, MA 02630
Telephone: (508) 362-7733
Fax: (508) 362-5065
www.bcrd.co.barnstable.ma.us

Barnstable

| | | |
|--|--------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 7 | 15 |
| Median Price | \$880,000 | \$789,000 |
| ► REAL ESTATE SALES | | |
| 156 COMMERCE RD | \$1,550,000 | |
| B: Op Harbor LLC S: Marco Liquori & Bethany Liquori Book/Page: 36307/42, Date: 04/11/24 Use: 4 Bdrm Conventional, Lot: 21344sf Prior Sale: \$737,500 (07/19) | | |
| 61 MAUSHOP AVE | \$1,300,000 | |
| B: Seareenity Rentals LLC S: Richard P Carroll & Roseann S Carroll Book/Page: 36301/292, Date: 04/08/24 Use: 3 Bdrm Colonial, Lot: 34848sf | | |
| 35 WILLIAMS PATH | \$1,780,000 | |
| B: David Esterline & Jane Esterline S: James M Hannoosh & Sarah B Hannoosh Book/Page: 36304/208, Date: 04/10/24 Use: 3 Bdrm Cape Cod, Lot: 47045sf Prior Sale: \$750,000 (09/11) | | |

Centerville

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|---|------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 27 | 23 |
| Median Price | \$535,000 | \$599,900 |
| ► REAL ESTATE SALES | | |
| 217 PHINNEYS LN | \$530,000 | |
| B: Adam Hawk S: John M Rockness & Kimberly A Rockness Book/Page: 36304/144, Date: 04/10/24 Mtg: Mortgage Research Ctr \$510,418 Use: 2 Bdrm Ranch, Lot: 19602sf | | |
| 909 PHINNEYS LN | \$480,000 | |
| B: Albert Richardi & Kasey Richardi S: Deanna E Lauzon Doc#: 000000001500163, Date: 04/11/24 Mtg: Cape Cod Cp Bk \$465,600 Use: 2 Bdrm Ranch, Lot: 10019sf | | |
| 38 PRINCE HINCKLEY RD | \$849,000 | |
| B: Francis J Oconnor S: Robert F Burke Book/Page: 36305/178, Date: 04/10/24 Use: 3 Bdrm Cape Cod, Lot: 15246sf Prior Sale: \$565,000 (07/23) | | |

Hyannis

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| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 30 | 22 |
| Median Price | \$521,000 | \$535,000 |
| ► REAL ESTATE SALES | | |
| 461 BISHOPS TER | \$453,375 | |
| B: Ocean Blue Properties LLC S: Federal Natl Mtg Assn Doc#: 000000001500278, Date: 04/12/24 Mtg: Eastern Bank \$348,750 Use: 3 Bdrm Cape Cod, Lot: 5663sf Prior Sale: \$260,000 (11/17) | | |
| 14 GENERAL PATTON DR | \$395,000 | |
| B: Lina Siskiene & Andrius Siskiene S: Ronald Oliveira Book/Page: 36308/44, Date: 04/11/24 Use: 2 Bdrm Ranch, Lot: 7405sf Prior Sale: \$385,000 (11/23) | | |

| | | |
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| 23 OLANDER DR | \$400,000 | |
| B: F & G Custom Build Inc S: Winwin Properties LLC Doc#: 000000001500012, Date: 04/09/24 Mtg: Paul E Schlegel \$400,000 Use: 2 Bdrm Ranch, Lot: 55321sf Prior Sale: \$215,100 (02/24) | | |
| Marstons Mills | | |
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 10 | 20 |
| Median Price | \$605,000 | \$590,000 |
| ► REAL ESTATE SALES | | |
| ELMWOOD DR | \$400,000 | |
| B: Bolivar Idrovo & Margarita Ortega S: Philippe Generoso Doc#: 000000001500239, Date: 04/12/24 | | |
| 3040 FALMOUTH RD U:A:1 | \$250,000 | |
| B: Laura K Hanny S: Michael V Vitacco Book/Page: 36303/322, Date: 04/09/24 Use: 1 Bdrm Condo Prior Sale: \$176,000 (10/20) | | |

Bourne

| | | |
|---|--------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 36 | 39 |
| Median Price | \$537,500 | \$620,000 |
| ► REAL ESTATE SALES | | |
| 45 BARLOWS LANDING RD | \$2,300,000 | |
| B: Mid Cape LLC S: Barlows Landing LLC Book/Page: 36307/38, Date: 04/11/24 Use: Commercial Warehouse, Lot: 133294sf Prior Sale: \$975,000 (06/23) | | |
| 401 CIRCUIT AVE | \$750,000 | |
| B: William Pandolfo Tr, Tr for 401 Circuit Avenue T S: Robert W Nelson Book/Page: 36305/148, Date: 04/10/24 Use: 3 Bdrm Colonial, Lot: 5009sf | | |
| 15 CRANBERRY RD | \$489,500 | |
| B: Gerard Horgan & Irene Daley-Horgan S: Jeffery S Nightingale & Romy B Nightingale Doc#: 000000001500071, Date: 04/10/24 Use: 2 Bdrm Ranch, Lot: 7710sf | | |
| 880 HEAD OF THE BAY RD | \$160,000 | |
| B: Paula M Bruillard Tr, Tr for 880 Hoth Road Rt S: Richard Lynch Tr, Tr for Nancy E Burke RET Book/Page: 36304/236, Date: 04/10/24 Mtg: John Zappala \$600,000 Use: Residential Undvlpble Land, Lot: 7667sf | | |
| 34 HEATHER HILL RD | \$529,000 | |
| B: Frederico Pires & Samantha Pires S: Daniel Mcauliffe 3rd & Ann Mcauliffe Book/Page: 36303/137, Date: 04/09/24 Mtg: Mortgage Research Ctr \$546,457 Use: 3 Bdrm Colonial, Lot: 21214sf Prior Sale: \$277,500 (06/12) | | |
| 240 MAIN ST | \$950,000 | |
| B: Main240cmc LLC S: 5 Macd LLC Book/Page: 36304/32, Date: 04/09/24 Mtg: Cape Cod Cp Bk \$450,000 Use: Mixed Use-prim Comm & Resd, Lot: 20138sf | | |
| 5 MASHNEE RD | \$623,950 | |
| B: GERALYN E RYAN TR, Tr for 5 Mashnee Road RET S: Jeffrey A Breed Tr, Tr for Mashnee Road Nt Book/Page: 36301/165, Date: 04/08/24 Use: 3 Bdrm Ranch, Lot: 15246sf | | |
| 17 QUAKER LN | \$365,000 | |
| B: Paul Longo S: John Curry Tr, Tr for J L 2006 Rt Book/Page: 36303/77, Date: 04/09/24 Use: Residential Developable Land, Lot: 40010sf | | |
| 40 SHIPS VIEW TER U:40 | \$359,750 | |
| B: Brendan Pike S: Associate Solutions LLC Doc#: 000000001500228, Date: 04/12/24 Mtg: TD Bank NA \$353,233 Use: 2 Bdrm Condo, Lot: 1305929sf Prior Sale: \$180,000 (12/23) | | |
| 180 STATE RD U:7 | \$325,000 | |
| B: Kmo 180 State Street LLC S: William P Morgan Tr, Tr for Kirkwood Point Rt Book/Page: 36308/8, Date: 04/11/24 Use: Office Condo Unit, Lot: 1122sf | | |
| 606 VILLAGE DR U:606 | \$326,000 | |
| B: Joanne Virginio S: Robert Flynn Doc#: 0 | | |

38 WHIG ST..... \$2,925,000
 B: Kevin Early & Maaike Wierks
 S: Matthew Tisdale & Sandee Tisdale
 Book/Page: 36307/100, Date: 04/11/24
 Use: 5 Bdrm Old Style, Lot: 60038sf
 Prior Sale: \$2,500,000 (09/21)

8 WINDING OAKS LN..... \$265,000
 B: Alphonse J Richard & Karen M Richard
 S: Windward Village LLC
 Book/Page: 36309/5, Date: 04/12/24
 Use: Residential Developable Land, Lot: 20000sf
 Prior Sale: \$752,000 (05/17)

Eastham

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 26 | 15 |
| Median Price | \$702,500 | \$725,000 |

► **REAL ESTATE SALES**

135 LOCUST RD..... \$1,410,000
 B: Jon R Bales & Barbara L Bales
 S: Joan Wick-Pelletier
 Book/Page: 36309/325, Date: 04/12/24
 Mtg: Cape Cod Five Cent Bk \$766,550
 Use: 4 Bdrm Cape Cod, Lot: 22651sf
 Prior Sale: \$795,000 (06/15)

3 RABBIT RUN..... \$100,000
 B: Andrew J Azinger
 S: Casey E Sanderson
 Book/Page: 36309/320, Date: 04/12/24
 Use: Residential-multiple Bldgs, Lot: 40871sf

Falmouth

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 87 | 68 |
| Median Price | \$630,000 | \$690,000 |

► **REAL ESTATE SALES**

45 CUMLODEN DR..... \$460,000
 B: 45 Cumloden Drive LLC
 S: Tanya D Mahabir
 Doc#: 000000001500260, Date: 04/12/24
 Mtg: Hingham Inst for Svgs \$1,165,000
 Use: Residential Developable Land, Lot: 65475sf

191 EDGEWATER DR E..... \$660,000
 B: Nicholas Buccellato & Rosalia Buccellato
 S: Marjorie E Benoit
 Book/Page: 36307/103, Date: 04/11/24
 Use: 3 Bdrm Ranch, Lot: 9500sf

40 GAGE DR..... \$980,000
 B: David Ingham
 S: Tory A Fender & Jackie L Fender
 Book/Page: 36306/112, Date: 04/10/24
 Mtg: Bank of America NA \$580,000
 Use: 3 Bdrm Colonial, Lot: 12632sf
 Prior Sale: \$345,408 (05/20)

15 GAYLE AVE..... \$470,000
 B: John F Gugliotta & Heidi L Gugliotta
 S: Heidi Gugliotta & George Landers Jr
 Doc#: 00000001499923, Date: 04/08/24
 Mtg: Leader Bank NA \$378,000
 Use: 1 Bdrm Ranch, Lot: 10450sf

390 HAYWAY RD..... \$700,000
 B: Ryan Walker & Caroline Kozub
 S: Rafael Miranda & Edgar Pizaia
 Book/Page: 36308/144, Date: 04/11/24
 Mtg: Leader Bank NA \$575,000
 Use: 3 Bdrm Cape Cod, Lot: 76365sf
 Prior Sale: \$457,000 (11/23)

17 KENDALL LN..... \$875,000
 B: Henry Ho & Kelly Y Liu
 S: Helmis Circle LLC
 Book/Page: 36308/74, Date: 04/11/24
 Use: 3 Bdrm Conventional, Lot: 3703sf

6 LANTERN LN..... \$692,159
 B: Falmouth Hospitality LLC
 S: Six Lantern Lane Rt & Lawrence P Kavanagh Jr Tr
 Book/Page: 36301/245, Date: 04/08/24
 Mtg: Lowell Five Cent Svgs \$450,000
 Use: 4 Bdrm Cape Cod, Lot: 12502sf

213 N FALMOUTH HWY U:4A..... \$1,050,000
 B: Jonathan D Gitlin & Patricia Hodgman
 S: Jayemac Construction LLC
 Book/Page: 36310/235, Date: 04/12/24
 Use: Possible New Construction

79 RIVERS EDGE RD..... \$400,000
 B: Vanessa Ristow & Gustavo Rodrigues
 S: David S Gollub
 Book/Page: 36310/63, Date: 04/12/24
 Use: Residential Developable Land, Lot: 18496sf
 Prior Sale: \$350,000 (01/23)

35 SANDY REACH U:35..... \$560,000
 B: 35 Sandy Reach LLC
 S: Ruth A Mulken Tr, Tr for B&M T
 Book/Page: 36306/168, Date: 04/10/24
 Use: 2 Bdrm Condo

18 SOUTHWAY WAY..... \$1,075,000
 B: Joanne Buckanin
 S: Rebecca Stevens
 Book/Page: 36305/59, Date: 04/10/24
 Use: 4 Bdrm Contemporary, Lot: 17934sf
 Prior Sale: \$492,000 (09/13)

13 STARBOARD DR..... \$750,000
 B: Kathryn L Link & Alfonso Caramazza
 S: Maxwell R Pounder & E S Pounder
 Book/Page: 36310/66, Date: 04/12/24
 Use: 3 Bdrm Contemporary, Lot: 10001sf
 Prior Sale: \$317,500 (12/13)

Harwich

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 34 | 36 |
| Median Price | \$655,000 | \$709,500 |

► **REAL ESTATE SALES**

1 BELMONT RD U:32..... \$1,200,000
 B: Anne L Forman Tr, Tr for Anne L Forman Ft
 S: Janice H Ullenbruch & Robert W Ullenbruch
 Book/Page: 36311/112, Date: 04/12/24
 Use: 3 Bdrm Condo
 Prior Sale: \$1,050,000 (07/22)

15 DUKE BALLEM RD..... \$719,000
 B: Amber Hempstead & Tilmon Hempstead
 S: Ann M Morello
 Book/Page: 36311/178, Date: 04/12/24
 Mtg: William Raveis Mtg Co \$575,200
 Use: 2-Family Colonial, Lot: 10155sf

32 DUNES RD..... \$7,067,000
 B: 32 Pegasus LLC
 S: Caroline M Lucey
 Book/Page: 36309/218, Date: 04/12/24
 Use: 2 Bdrm Cape Cod, Lot: 38333sf

191 HEADWATERS DR..... \$700,000
 B: Richard Eichmann & Jessica Gray
 S: Grasso Barbara J Est & Mary Q Kenney
 Book/Page: 36305/22, Date: 04/10/24
 Mtg: Cape Cod Five Cent Bk \$560,000
 Use: 2 Bdrm Ranch, Lot: 40708sf

423 LOWER COUNTY RD..... \$1,260,000
 B: Armond George & Mary E George
 S: Kevin W Deware & Patricia Deware
 Book/Page: 36310/128, Date: 04/12/24
 Mtg: Bank of America NA \$1,008,000
 Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 12197sf
 Prior Sale: \$704,000 (03/18)

15 PLEASANT ST U:E24..... \$490,000
 B: Denise Plouffe
 S: Walter L Mason Jr & Joan B Mason
 Book/Page: 36305/239, Date: 04/10/24
 Use: 2 Bdrm Condo
 Prior Sale: \$229,000 (04/14)

148 ROUTE 137..... \$6,300,000
 B: Graham Benjamin LLC
 S: Harwich Developers LLC
 Doc#: 000000001500167, Date: 04/11/24
 Use: Retail-service, Lot: 121968sf

7 TURTLE RUN..... \$2,330,000
 B: Victor Mokary & Deborah Shields
 S: Eastward Companies Bus T & Eastward Mbt LLC Tr
 Book/Page: 36307/67, Date: 04/11/24
 Mtg: Fifth Third Bank \$1,747,500
 Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 19722sf

22 WHIDAH DR..... \$695,000
 B: Francis J Oconnor & Meaghan E Oconnor
 S: All Cape Cod Realty Inc
 Doc#: 000000001500233, Date: 04/12/24
 Mtg: Cape Cod Five Cent Bk \$624,805
 Use: 3 Bdrm Ranch, Lot: 16988sf
 Prior Sale: \$493,000 (12/23)

14 WYCHMERE HARBOR DR..... \$1,150,000
 B: 14 Whd Rt & Paul R McCormick Jr Tr
 S: Elizabeth A Mckeen
 Book/Page: 36311/259, Date: 04/12/24
 Mtg: Camden National Bank \$920,000
 Use: 4 Bdrm Cape Cod, Lot: 12120sf

► **FORECLOSURE DEEDS**

15 SHANNON RD..... \$275,000
 B: Cascade Funding Mtg T Hb8
 S: William J Brown & Nationstar Hecm Asquiriti
 Doc#: 000000001500095, Date: 04/11/24
 Use: 2 Bdrm Ranch, Lot: 10019sf

Mashpee

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 38 | 40 |
| Median Price | \$762,500 | \$689,000 |

► **REAL ESTATE SALES**

66 EAGLE DR U:66..... \$1,750,000
 B: Gn Cape LLC
 S: Ak Cape LLC
 Book/Page: 36306/349, Date: 04/11/24
 Use: 3 Bdrm Condo
 Prior Sale: \$1,125,000 (09/20)

53 FOREST DR..... \$453,000
 B: Joseph B Zawalich & Barbara B Zawalich
 S: Mcarcle Phyllis B Est & Richard B Klopfer
 Book/Page: 36307/293, Date: 04/11/24
 Mtg: Guild Mortgage Co \$362,400
 Use: 2 Bdrm Ranch, Lot: 11587sf

4 MAYFAIR CT U:4..... \$630,500
 B: Maryann D Bolsover
 S: Thomas L Healy Tr, Tr for Thomas L Healy RET
 Book/Page: 36303/311, Date: 04/09/24
 Use: 2 Bdrm Condo

100 MID IRON WAY U:7001..... \$457,500
 B: Carlos A Castrello & Fulya Castrello
 S: Zf Spv LLC
 Doc#: 000000001500246, Date: 04/12/24
 Mtg: Guild Mortgage Co \$366,000
 Use: 2 Bdrm Condo
 Prior Sale: \$508,000 (08/23)

48 SHOESTRING BAY RD..... \$2,000,000
 B: Jeffrey A Yamin
 S: Maureen A Yamin & Joseph J Yamin
 Book/Page: 36309/209, Date: 04/12/24
 Use: 4 Bdrm Contemporary, Lot: 28009sf

229 SURF DR..... \$216,000
 B: Nancy E Carey
 S: Michael D Lee
 Doc#: 000000001500102, Date: 04/11/24
 Use: 3 Bdrm Ranch, Lot: 18339sf

9 UNCLE HENRYS RD..... \$980,000
 B: Timothy F Corcoran Tr, Tr for Timothy F Corcoran RET
 S: Mary A Billard Tr, Tr for Brossi Ft
 Doc#: 000000001500122, Date: 04/11/24
 Use: 3 Bdrm Ranch, Lot: 7187sf

Orleans

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-----------|
| Number of 1-Fam Sales | 12 | 17 |
| Median Price | \$1,300,000 | \$915,000 |

► **REAL ESTATE SALES**

100 GREAT OAK RD..... \$258,875
 B: Peter A Vogt Tr, Tr for Peter A Vogt RET
 S: Virginia Vogt
 Book/Page: 36302/328, Date: 04/09/24
 Use: 2 Bdrm Ranch, Lot: 30056sf

4 MILL LN U:G..... \$855,000
 B: Charles T Dwyer & Kathleen A Dwyer
 S: Thomas W Mcmahon Tr, Tr for T -Mac Rct
 Book/Page: 36303/235, Date: 04/09/24
 Use: 2 Bdrm Condo

9 RIDGEWOOD RD..... \$1,565,000
 B: Christopher H Wash & Emily Bersin
 S: Margaret M Doepfer & Richard P Doepfer
 Doc#: 000000001500235, Date: 04/12/24
 Mtg: Wells Fargo Bank \$965,000
 Use: 4 Bdrm Cape Cod, Lot: 20473sf
 Prior Sale: \$1,050,000 (01/21)

Provincetown

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|----------|
| Number of 1-Fam Sales | 3 | 0 |
| Median Price | \$2,075,000 | |

► **REAL ESTATE SALES**

555 COMMERCIAL ST U:D..... \$2,495,000
 B: Thomas J Maguire
 S: Lynne M Krouac
 Book/Page: 36309/146, Date: 04/12/24
 Mtg: JPMorgan Chase Bank \$2,495,000
 Type: Adj
 Use: 2 Bdrm Condo, Lot: 9088sf
 Prior Sale: \$1,300,000 (01/15)

36 CONWELL ST U:1..... \$605,000
 B: Yordan G Georgiev & Ivan A Ivanov
 S: Caren M Block & Jennifer A Kroll
 Book/Page: 36303/26, Date: 04/09/24
 Use: 1 Bdrm Condo, Lot: 12822sf
 Prior Sale: \$372,000 (04/18)

15 COTTAGE ST U:3..... \$760,000
 B: William B Drummond
 S: James R Thornton & Mark Wade
 Book/Page: 36311/146, Date: 04/12/24
 Mtg: Cape Cod Five Cent Bk \$684,000
 Use: 1 Bdrm Condo, Lot: 12770sf
 Prior Sale: \$333,000 (09/12)

1 WINTHROP ST..... \$1,645,000
 B: 1 Winthrop Street LLC
 S: Xavier Palmer Tr, Tr for Xavier Antonio P Cocard T
 Book/Page: 36311/285, Date: 04/12/24
 Mtg: Seamens Savings Bank \$1,233,750
 Use: 1 Bdrm Cape Cod, Lot: 1568sf
 Prior Sale: \$1,530,000 (11/23)

Sandwich

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 59 | 57 |
| Median Price | \$635,000 | \$650,000 |

► **REAL ESTATE SALES**

3 ACADEMY RD..... \$940,000
 B: Paul M Savery Tr, Tr for Savery Sandwich Ft
 S: Karen A Russell
 Book/Page: 36305/83, Date: 04/10/24
 Use: 3 Bdrm Cape Cod, Lot: 20909sf
 Prior Sale: \$470,000 (10/14)

23 ARTISAN WAY..... \$300,000
 B: Daniel Summers
 S: Buttonwoods Prop LLC
 Doc#: 000000001500038, Date: 04/10/24
 Use: 3 Bdrm Ranch, Lot: 20038sf
 Prior Sale: \$200,000 (03/24)

7 HUNTERS TRL..... \$622,000
 B: Kerri Fetzer-Borelli & Paige E Fetzer-Borelli
 S: Maryann D Bolsover
 Book/Page: 36303/113, Date: 04/09/24
 Mtg: Cambridge Svgs Bk \$466,500
 Use: 3 Bdrm Cape Cod, Lot: 20038sf

2 KYLES WAY..... \$975,000
 B: Crystal R Rubachko Tr, Tr for Crystal R Rubachko Ft
 S: Janice Darzenta Tr, Tr for Andreaddakis Rt
 Book/Page: 36311/105, Date: 04/12/24
 Use: 3 Bdrm Contemporary, Lot: 60548sf

12 OAK HILL PARK..... \$859,900
 B: Danielle M Condon & Timothy G Condon
 S: Joel L Barrette & Marcy Breier
 Book/Page: 36301/305, Date: 04/08/24
 Mtg: Cape Cod Cp Bk \$816,905
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 43124sf

33 OAK RIDGE RD..... \$1,100,000
 B: Dawn M Pischetola & Bradford F Rolph
 S: Stuart W Rapp Tr, Tr for Oak Ridge Rt
 Book/Page: 36310/11, Date: 04/12/24
 Mtg: US Bank NA \$815,000
 Type: Adj
 Use: 2 Bdrm Cape Cod, Lot: 38768sf

27 POPPLE BOTTOM RD..... \$845,000
 B: Timothy Mcgrail & Colleen A Mcgrail
 S: Donna J Cairns & Dawn M Russo
 Doc#: 000000001500054, Date: 04/10/24
 Mtg: TD Bank NA \$805,000
 Use: 4 Bdrm Cape Cod, Lot: 21780sf
 Prior Sale: \$800,000 (06/23)

14 RACE LN..... \$745,000
 B: Rafael Garcia
 S: Ronan P O'Brien
 Book/Page: 36307/256, Date: 04/11/24
 Mtg: Paramount Res Mtg Gp \$700,803
 Use: 3 Bdrm Ranch, Lot: 20909sf
 Prior Sale: \$499,000 (12/20)

8 SHADY OAK LN..... \$450,000
 B: Moville Realty LLC
 S: Debra A Finnegan & Gayle R Fitzpatrick
 Book/Page: 36305/87, Date: 04/10/24
 Use: 4 Bdrm Cape Cod, Lot: 14810sf

10 WILSON RD..... \$520,000
 B: Marc Nelson
 S: Pratt Marguerite S Est & Carl H Pratt
 Book/Page: 36304/164, Date: 04/10/24
 Mtg: Hometown Equity Mtg \$390,000
 Use: 3 Bdrm Cape Cod, Lot: 21344sf

6 ARTISAN WAY..... \$515,000
 B: David M Lefave
 S: Lisa J Coolidge
 Doc#: 000000001500170, Date: 04/11/24

Truro

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-------------|
| Number of 1-Fam Sales | 5 | 6 |
| Median Price | \$830,000 | \$1,635,000 |

► **REAL ESTATE SALES**

11 COOPER RD..... \$2,000,000
 B: Christopher S Walsh & Alyssa R Walsh
 S: Jessica Kandel Tr, Tr for Kandel Separate T
 Book/Page: 36310/174, Date: 04/12/24
 Mtg: Seamens Savings Bank \$1,600,000
 Type: Adj
 Use: 5 Bdrm Cape Cod, Lot: 299693sf

1 LILY LN..... \$1,655,000
 B: Clyde T Carpenter & James D Carpenter
 S: Thomas J Nadeau
 Doc#: 000000001500215, Date: 04/12/24
 Mtg: Cape Cod Cp Bk \$400,000
 Use: 4 Bdrm Ranch, Lot: 44431sf
 Prior Sale: \$335,000 (06/21)

Wellfleet

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-----------|
| Number of 1-Fam Sales | 5 | 10 |
| Median Price | \$1,050,000 | \$729,500 |

► **REAL ESTATE SALES**

370 COVE RD..... \$475,000
 B: Abigail B Trow
 S: Amy V Trow
 Book/Page: 36310/278, Date: 04/12/24
 Use: Residential-multiple Bldgs, Lot: 72745sf

370 COVE RD..... \$475,000
 B: Abigail B Trow
 S: Amy V Trow
 Doc#: 000000001500251, Date: 04/12/24
 Mtg: Amy Victoria Trow \$250,000
 Use: Residential-multiple Bldgs, Lot: 72745sf

380 COVE RD..... \$475,000
 B: Abigail B Trow
 S: Amy V Trow
 Book/Page: 36310/278, Date: 04/12/24
 Use: Residential Undvlpble Land, Lot: 58370sf

40 MAIN ST..... \$2,650,000
 B: 4050 Main Street LLC
 S: Wicked On Main LLC
 Book/Page: 36311/325, Date: 04/12/24
 Mtg: Farm Credit East ACA \$1,680,000
 Use: Mixed Use-prim Comm & Resd, Lot: 23958sf
 Prior Sale: \$650,000 (05/15)

50 MAIN ST..... \$2,650,000
 B: 4050 Main Street LLC
 S: Wicked On Main LLC
 Book/Page: 36311/325, Date: 04/12/24
 Mtg: Farm Credit East ACA \$1,680,000
 Use: Mixed Use-prim Comm & Resd, Lot: 26136sf

326 MAIN ST..... \$875,000
 B: J B Larson & Leigh Larson
 S: Mary E Fox Tr, Tr for Foxs Den Nomine Rt
 Book/Page: 36303/243, Date: 04/09/24
 Use: Retail-service, Lot: 13939sf

75 NEWCOMB HILL RD..... \$865,000
 B: Julie V Oretto
 S: Cc Capital Invs LLC
 Doc#: 000000001500250, Date: 04/12/24
 Use: 3 Bdrm Cape Cod, Lot: 48787sf
 Prior Sale: \$635,000 (02/24)

1641 STATE HIGHWAY ROUTE 6..... \$312,000
 B: Michael L Harrington
 S: Leslie A Armstrong Tr, Tr for Leslie A Armstrong RET
 Book/Page: 36308/290, Date: 04/12/24
 Use: 2 Bdrm Ranch, Lot: 7405sf

Yarmouth

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 88 | 62 |
| Median Price | \$528,500 | \$572,500 |

BERKSHIRE REGISTRY
continued

Table with 3 columns: Address, Price, and Description. Includes listings for Dan Casey Memorial Blvd, Northumberland Rd, Onota St, Oxford St, Parkside Ave, Pecks Rd, Walden Ln, and Hawthorne St.

Stockbridge

Table with 3 columns: Address, Price, and Description. Includes listing for Hawthorne St.

Berkshire Registry
Northern District

Maria T. Ziemba, Register
65 Park Street, Adams, MA 01220
Telephone: (413) 743-0035
Fax: (413) 743-1003
www.masslandrecords.com

Adams

Table with 3 columns: Address, Price, and Description. Includes listing for Center St.

Hancock

Table with 3 columns: Address, Price, and Description. Includes listings for Beaver Pond Mdws, Hancock Rd, and State Rd.

Lanesboro

Table with 3 columns: Address, Price, and Description. Includes listing for Balance Rock Rd.

North Adams

Table with 3 columns: Address, Price, and Description. Includes listings for Arnold Pl, Main St, and South St.

Williamstown

Table with 3 columns: Address, Price, and Description. Includes listings for Frederick St, Water St, and Madison St.

Berkshire Registry
Southern District

Michelle Laramée-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230
Telephone: (413) 528-0146
Fax: (413) 528-6878
www.masslandrecords.com

Egremont

Table with 3 columns: Address, Price, and Description. Includes listings for Egremont Plain Rd, Mount Washington Rd, and State Rd.

Great Barrington

Table with 3 columns: Address, Price, and Description. Includes listing for State Rd.

Monterey

Table with 3 columns: Address, Price, and Description. Includes listing for Pixley Rd.

Sheffield

Table with 3 columns: Address, Price, and Description. Includes listings for County Rd, Main St, and S Main St.

Bristol Registry
Fall River District

Bernard J. McDonald III, Register
441 North Main Street
Fall River, MA 02720
Telephone: (508) 673-1651
Fax: (508) 673-7633
www.fallriverdeeds.com

Fall River

Table with 3 columns: Address, Price, and Description. Includes listings for Frederick St, Water St, Madison St, Pleasant St, Robeson St, Main St, Summit St, and Vale St.

FORECLOSURE DEEDS

Table with 3 columns: Address, Price, and Description. Includes listing for Ace St.

Freetown

Table with 3 columns: Address, Price, and Description. Includes listing for S Main St.

Somerset

Table with 3 columns: Address, Price, and Description. Includes listings for Almy Rd, Enterprise Dr, Mount Hope Rd, and Dillon Ln.

Swansea

Table with 3 columns: Address, Price, and Description. Includes listings for Weidell St, Dillon Ln, and Rockland Tr Co.

Bristol Registry
Northern District

Barry J. Amaral, Register of Deeds
11 Court Street, Taunton, MA 02780
Telephone: (508) 822-0502
Fax: (508) 880-4975
www.tauntondeeds.com

Attleboro

Table with 3 columns: Address, Price, and Description. Includes listings for County St, George St, James St, Lindsey St, and Mechanic St.

Table with 3 columns: Address, Price, and Description. Includes listings for Prescott St, Main St, and Mount Hope Rd.

Berkley

Table with 3 columns: Address, Price, and Description. Includes listing for Anthony St.

Dighton

Table with 3 columns: Address, Price, and Description. Includes listing for Horton St.

Easton

Table with 3 columns: Address, Price, and Description. Includes listing for Bridge St.

435 Foundry St

Table with 3 columns: Address, Price, and Description. Includes listing for Foundry St.

7 Indian Cove Way U:7

Table with 3 columns: Address, Price, and Description. Includes listing for Indian Cove Way U:7.

26 Linden St

Table with 3 columns: Address, Price, and Description. Includes listing for Linden St.

264-R Massapoag Ave

Table with 3 columns: Address, Price, and Description. Includes listing for Massapoag Ave.

OLDE FORGE LN L:6

Table with 3 columns: Address, Price, and Description. Includes listing for Olde Forge Ln L:6.

30 Owl Ridge Rd

Table with 3 columns: Address, Price, and Description. Includes listing for Owl Ridge Rd.

19 Rufus Jones Ln U:19

Table with 3 columns: Address, Price, and Description. Includes listing for Rufus Jones Ln U:19.

97 Village St U:97

Table with 3 columns: Address, Price, and Description. Includes listing for Village St U:97.

41 Foundry St U:21-5

Table with 3 columns: Address, Price, and Description. Includes listing for Foundry St U:21-5.

Mansfield

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 18 | 17 |
| Median Price | \$716,750 | \$575,000 |

► REAL ESTATE SALES

47 WARREN AVE..... \$673,000
 B: Kristin McDuff Tr, Tr for 47 Warren Ave Rt
 S: James Appel
 Book/Page: 28808/324, Date: 04/08/24
 Use: 2-Family Two Family, Lot: 8475sf

North Attleboro

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 35 | 34 |
| Median Price | \$500,000 | \$474,500 |

► REAL ESTATE SALES

93-95 FISHER ST..... \$530,000
 B: Francisco Palmarin
 S: G Florian
 Book/Page: 28809/116, Date: 04/09/24
 Mtg: OCMBC Inc \$520,400
 Use: 2-Family Two Family, Lot: 8432sf
 Prior Sale: \$450,000 (06/22)

50 MONTICELLO DR..... \$550,000
 B: Nicholas Varadian
 S: Normand Baril Tr, Tr for Normand Baril Jr & D Lt
 Book/Page: 28815/285, Date: 04/12/24
 Mtg: Total Mtg Svcs \$440,000
 Use: 2 Bdrm Raised Ranch, Lot: 15300sf
 Prior Sale: \$75,000 (12/11)

68 N WASHINGTON ST U:217..... \$255,000
 B: Kellie Cox
 S: Melvin S Henriksen & Karen J Henriksen
 Book/Page: 28813/263, Date: 04/12/24
 Mtg: Guaranteed Rate Inc \$242,250
 Use: 2 Bdrm Condo

156 RAYMOND HALL DR..... \$795,000
 B: Ryan Mcdermott & Jessica L Mahoney
 S: Spring Hill Homes LLC
 Book/Page: 28815/114, Date: 04/12/24
 Mtg: Harvard University CU \$746,500
 Use: 4 Bdrm Colonial, Lot: 19400sf
 Prior Sale: \$480,000 (10/23)

240 TOWNE ST..... \$370,000
 B: Michelle Nordbeck & Timothy Nordbeck
 S: Michael Franco
 Book/Page: 28814/95, Date: 04/12/24
 Use: 2 Bdrm Conventional, Lot: 59677sf

273 W MAIN ST..... \$450,000
 B: 273 West Main St LLC
 S: 273 Wms LLC
 Book/Page: 28812/270, Date: 04/11/24
 Mtg: Rockland Tr Co \$225,000
 Use: Mixed Use-prim Res & Comm, Lot: 14636sf

5 LAUREL RD..... \$220,000
 B: Hercules Properties LLC
 S: Dennis M Dykens & Christine L Lincks
 Book/Page: 28813/65, Date: 04/11/24
 Use: 2 Bdrm Bngl/cottage, Lot: 5000sf

273 W MAIN ST..... \$450,000
 B: 273 West Main St LLC
 S: 273 Wms LLC
 Book/Page: 28812/270, Date: 04/11/24
 Mtg: Rockland Tr Co \$225,000
 Use: Mixed Use-prim Res & Comm, Lot: 14636sf

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 S: 273 Wms LLC
 Book/Page: 28812/270, Date: 04/11/24
 Mtg: Rockland Tr Co \$225,000
 Use: Mixed Use-prim Res & Comm, Lot: 14636sf

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 B: Hercules Properties LLC
 S: Dennis M Dykens & Christine L Lincks
 Book/Page: 28813/65, Date: 04/11/24
 Use: 2 Bdrm Bngl/cottage, Lot: 5000sf

273 W MAIN ST..... \$450,000
 B: 273 West Main St LLC
 S: 273 Wms LLC
 Book/Page: 28812/270, Date: 04/11/24
 Mtg: Rockland Tr Co \$225,000
 Use: Mixed Use-prim Res & Comm, Lot: 14636sf

Seekonk

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 23 | 26 |
| Median Price | \$390,000 | \$490,000 |

► REAL ESTATE SALES

291 CHESTNUT ST..... \$200,000
 B: Michael B Messoro 4th & Joanna Messoro
 S: Heritage Rity Ent LLC
 Book/Page: 28814/65, Date: 04/12/24
 Mtg: Navigant Credit Union \$638,800
 Use: Residential Developable Land, Lot: 31276sf

34 HAMMOND ST..... \$200,000
 B: Lisa A Benetti-Moore & Anthony M Moore Jr
 S: Heritage Rity Ent LLC
 Book/Page: 28814/172, Date: 04/12/24
 Mtg: United Wholesale Mtg \$666,162
 Use: Residential Developable Land, Lot: 25395sf

10 RYE ST..... \$532,500
 B: Tracy Blackburn
 S: Angel G Ortiz
 Book/Page: 28813/130, Date: 04/12/24
 Mtg: CMG Mortgage Inc \$426,000
 Use: 3 Bdrm Conventional, Lot: 6839sf
 Prior Sale: \$365,000 (11/20)

11 WILLIAM AVE..... \$590,000
 B: Perry Lynch & Anha J Soucy
 S: Jeanne Bell & Wayne Bell
 Book/Page: 28815/172, Date: 04/12/24
 Mtg: Baycoast Mortgage Co \$385,000
 Use: 3 Bdrm Colonial, Lot: 11543sf
 Prior Sale: \$115,000 (05/14)

315 WOODLAND AVE..... \$390,000
 B: Paul Gouras
 S: Howitt 2002 Family Lp
 Book/Page: 28813/33, Date: 04/11/24
 Mtg: Mtg Equity Partners \$230,000
 Use: 4 Bdrm Conventional, Lot: 48787sf

Taunton

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 73 | 67 |
| Median Price | \$423,400 | \$471,000 |

► REAL ESTATE SALES

95 BURT ST..... \$725,000
 B: Thomas J Slowe & Ann M Slowe
 S: Craig S Johnston Tr, Tr for 95 Burt St Rt
 Book/Page: 28812/106, Date: 04/11/24
 Use: 3 Bdrm Ranch, Lot: 91912sf

800 COUNTY ST U:3-10..... \$188,000
 B: Alfrerd Burgo
 S: Nathaniel A Bell 2nd
 Book/Page: 28815/34, Date: 04/12/24
 Use: 2 Bdrm Condo

FLORAL ST L:2..... \$219,900
 B: Peter M MCGovern & Angela J MCGovern
 S: Antonio S Bairos Tr, Tr for A L E Rt
 Book/Page: 28812/79, Date: 04/11/24

220 HIGH ST..... \$595,000
 B: High St Triolo LLC
 S: Robert A Young & Ann E Young
 Book/Page: 28814/336, Date: 04/12/24
 Mtg: Webster Bank \$607,500
 Use: Mixed Use-prim Res & Comm, Lot: 27878sf

222 HIGH ST..... \$80,000
 B: High St Triolo LLC
 S: Ann M Lefavre Tr, Tr for High St T
 Book/Page: 28814/334, Date: 04/12/24
 Mtg: Webster Bank \$607,500
 Use: Residential Developable Land, Lot: 16117sf

40 JACKSON ST..... \$600,000
 B: Nelson Matos Tr, Tr for Rdm Rt
 S: Manuel P Medeiros Tr, Tr for Medeiros Ft
 Book/Page: 28811/76, Date: 04/10/24
 Use: 3-Family Family Flat, Lot: 9148sf
 Prior Sale: \$147,500 (07/10)

1255 NORTON AVE..... \$560,000
 B: Alexander P Bronk & Cassidy Krause
 S: Donald E Thomas & Patrice C Thomas
 Book/Page: 28812/331, Date: 04/11/24
 Mtg: Mtg Equity Partners \$532,000
 Use: 3 Bdrm Colonial, Lot: 35284sf

96 OLD COLONY AVE U:234..... \$335,000
 B: Sean Caliguire
 S: Keith Walker & Charissa Zapata-Walker
 Book/Page: 28808/118, Date: 04/08/24
 Mtg: Guild Mortgage Co \$284,750
 Use: 2 Bdrm Condo
 Prior Sale: \$195,000 (03/20)

33 PONDVIEW CIR..... \$550,000
 B: Zachary Gardner & Meghan Gill
 S: Margaret E Crowley & Ruth E Tucker
 Book/Page: 28815/258, Date: 04/12/24
 Mtg: Fairway Ind Mtg \$440,000
 Use: 3 Bdrm Ranch, Lot: 25265sf

118 ROUND ST..... \$1,046,500
 B: Steven L Ford & Kristen M Ford
 S: Hawthorne Development Inc
 Book/Page: 28815/88, Date: 04/12/24
 Mtg: United Wholesale Mtg \$746,500

620 SOMERSET AVE U:B..... \$455,000
 B: Carline Thesee & Jean M Jacques
 S: Aspen Prop Group LLC
 Book/Page: 28809/65, Date: 04/08/24
 Mtg: Radius Financial Grp \$400,000
 Use: Condo

995 SOMERSET AVE..... \$413,000
 B: David Goodwin & Antionette Zaleski
 S: Danielle J Dubois
 Book/Page: 28813/293, Date: 04/12/24
 Mtg: First Home Mtg \$405,519
 Use: 3 Bdrm Old Style, Lot: 32234sf

88 WASHBURN ST..... \$360,000
 B: Bryan Nickerson
 S: Sec Of Hsng & Urban Dev
 Book/Page: 28812/183, Date: 04/11/24
 Mtg: Total Mtg Svcs \$870,259
 Use: 3 Bdrm Old Style, Lot: 8276sf
 Prior Sale: \$417,342 (03/23)

30 WORCESTER ST..... \$392,000
 B: Michael J Thurston & Ryleigh M Martel
 S: Zachary J Gardner
 Book/Page: 28814/281, Date: 04/12/24
 Mtg: Guild Mortgage Co \$372,400
 Use: 2 Bdrm Cape Cod, Lot: 10019sf
 Prior Sale: \$220,000 (12/17)

Bristol Registry

Southern District

Sherrilyn M. Mello, Register
 25 North Sixth Street
 New Bedford, MA 02740
 Telephone: (508) 993-2603
 Fax: (508) 997-4250
www.newbedforddeeds.com

Acushnet

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 16 | 12 |
| Median Price | \$385,000 | \$481,500 |

► REAL ESTATE SALES

1479 MAIN ST..... \$785,000
 B: Jennifer L Feldman & Kyle J Feldman
 S: Oliveira Investment LLC
 Book/Page: 14958/122, Date: 04/11/24
 Mtg: Pennymac Loan Service \$706,500

231 MATTAPOISETT RD..... \$625,000
 B: Ronald Oliveira
 S: Jennifer Feldmann & Kyle Feldmann
 Book/Page: 14957/307, Date: 04/10/24
 Mtg: Tailor Rdg RET LLC \$625,000
 Use: 1-Family Ranch, Lot: 139366sf
 Prior Sale: \$400,000 (06/20)

Dartmouth

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 49 | 40 |
| Median Price | \$420,000 | \$526,000 |

► REAL ESTATE SALES

10 COUNTRY CLUB BLVD..... \$525,000
 B: James H Schreeder & Carolyn A Schreeder
 S: David J Bolton Jr & Michael P Bolton
 Book/Page: 14958/44, Date: 04/10/24
 Use: 2 Bdrm Ranch, Lot: 20909sf

19 HARBOR ST..... \$1,180,300
 B: Jose A Verissimo
 S: Robert J Beckmann Jr
 Book/Page: 14958/326, Date: 04/11/24
 Use: 4 Bdrm Cape Cod, Lot: 30492sf
 Prior Sale: \$275,000 (05/13)

STATE RD..... \$100,000
 B: Pietsch & Pietsch LLC
 S: G Land Lp
 Book/Page: 14958/224, Date: 04/11/24

Fairhaven

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 23 | 20 |
| Median Price | \$400,000 | \$460,000 |

► REAL ESTATE SALES

713 DANA FARMS U:713..... \$335,000
 B: Lynn S Wright
 S: Roger R Guerrette Tr, Tr for Guerette Ft
 Doc#: 00000000136319, Date: 04/12/24
 Use: Condo

13 JARVIS AVE..... \$530,000
 B: Leanne Jameson & Gary Freitas
 S: Margaret W Rogers & Martha E Rogers
 Doc#: 00000000136334, Date: 04/12/24
 Mtg: United Wholesale Mtg \$477,000
 Use: 3 Bdrm Cape Cod, Lot: 11748sf

499 MAIN ST..... \$285,000
 B: Lavar Gilbert & Jonathan Lagona
 S: Mary E Edwards
 Book/Page: 14959/304, Date: 04/12/24

10 NEWTON ST..... \$450,000
 B: Dalton J Frates
 S: Jessica Rattray
 Book/Page: 14959/337, Date: 04/12/24
 Mtg: United Wholesale Mtg \$441,849
 Use: 2 Bdrm Conventional, Lot: 7362sf
 Prior Sale: \$275,000 (09/19)

New Bedford

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 97 | 91 |
| Median Price | \$345,000 | \$375,000 |

► REAL ESTATE SALES

110 8TH ST..... \$385,000
 B: P&p Investments LLC
 S: Ronald Oliveira Tr, Tr for Roso Investment Rt
 Book/Page: 14960/253, Date: 04/12/24
 Mtg: Tailor Rdg RET LLC \$588,750
 Use: Rooming/boarding House, Lot: 4927sf
 Prior Sale: \$315,000 (08/23)

4499 ACUSHNET AVE..... \$1,500,000
 B: Chct Massachusetts LLC
 S: Hc-4499 Achushnet Ave LLC
 Book/Page: 14956/1, Date: 04/08/24
 Use: Mixed Use-prim Comm & Other, Lot: 276170sf
 Prior Sale: \$260,670 (10/12)

494-496 BROCK AVE..... \$485,000
 B: Mario Pereira & Maria L Pereira
 S: Jason Pereira
 Book/Page: 14959/130, Date: 04/12/24
 Mtg: Webster Bank \$150,000
 Use: 3-Family Multi-unt Bldg, Lot: 4308sf
 Prior Sale: \$231,000 (06/12)

158 BULLOCK ST..... \$240,000
 B: Jska LLC
 S: Roselle E Fectcau & Cheryl A Alves
 Book/Page: 14960/84, Date: 04/12/24
 Mtg: Lindsey Borges \$300,000
 Use: 4 Bdrm Cape Cod, Lot: 2993sf

231-233 COLLETTE ST..... \$386,000
 B: Nicolasa T Santay & Claudio M Sea
 S: Luis F Matos & Maria C Matos
 Book/Page: 14960/33, Date: 04/12/24
 Mtg: Guild Mortgage Co \$347,400
 Use: 2-Family Two Family, Lot: 6438sf
 Prior Sale: \$350,000 (05/22)

59 COVELL ST..... \$682,000
 B: Oliveira Bro Realty LLC
 S: 811 Holdings LLC
 Book/Page: 14960/339, Date: 04/12/24
 Mtg: Fall River Five Cents \$447,000
 Use: Apartment Bldg - 4-8 Units, Lot: 5049sf
 Prior Sale: \$550,800 (08/21)

HAPWELL ST L:202..... \$145,000
 B: Duarte Andre
 S: Manuel Antonio & Stacy L Costa
 Book/Page: 14957/51, Date: 04/09/24

HAPWELL ST L:203..... \$145,000
 B: Duarte Andre
 S: Manuel Antonio & Stacy L Costa
 Book/Page: 14957/51, Date: 04/09/24

40 JARRY ST..... \$240,000
 B: Kathleen Lapierre & Rogerio Vieira
 S: Miller Mark B Est & Deidre Pierce
 Book/Page: 14958/91, Date: 04/10/24
 Mtg: Guild Mortgage Co \$228,000
 Use: 3 Bdrm Ranch, Lot: 7392sf

42 LOCUST ST..... \$545,000
 B: Angel Velazquez Jr
 S: Roger E Evans
 Book/Page: 14960/151, Date: 04/12/24
 Mtg: United Wholesale Mtg \$535,128
 Use: 3-Family Multi-unt Bldg, Lot: 4870sf
 Prior Sale: \$241,000 (12/17)

56 LOCUST ST..... \$560,000
 B: Brian M Flynn Tr, Tr for Paula M Flynn Tr
 S: Jaemy R Pontes & Kimberly A Pontes
 Book/Page: 14957/210, Date: 04/10/24
 Use: 2-Family Two Family, Lot: 3925sf

126 NASH RD..... \$660,000
 B: New Dart Holdings LLC
 S: Blue Canyon New Bedford L
 Book/Page: 14959/269, Date: 04/12/24
 Use: Apartment Bldg - 4-8 Units, Lot: 3633sf
 Prior Sale: \$414,000 (08/23)

158 NASH RD..... \$631,000
 B: Sai A Aung & Ah Fen
 S: Robert J Mendes & Analina Mendes
 Book/Page: 14957/173, Date: 04/10/24
 Mtg: Taunton Federal Cr Un \$567,900
 Use: 3-Family Multi-unt Bldg, Lot: 3010sf
 Prior Sale: \$595,000 (06/23)

7 PLYMOUTH ST..... \$475,000
 B: Caezar Damante
 S: Andre Heinrich & Damaris Cruz
 Book/Page: 14959/76, Date: 04/11/24
 Mtg: Movement Mtg LLC \$451,250
 Use: 4 Bdrm Colonial, Lot: 4561sf
 Prior Sale: \$282,500 (01/19)

1106 TACOMA ST..... \$489,000
 B: Nathan M Andrade & Sydney S Palmer
 S: Jaysse Tanghal & Samantha L MCGraw
 Book/Page: 14957/276, Date: 04/10/24
 Mtg: Fall River Five Cents \$480,142
 Use: 3 Bdrm Raised Ranch, Lot: 4861sf
 Prior Sale: \$430,000 (09/23)

555 UNION ST..... \$329,900
 B: Herold J Goncalves & Orizanda L Goncalves
 S: Randall Soares
 Book/Page: 14960/179, Date: 04/12/24
 Mtg: Total Mtg Svcs \$323,924
 Use: 3 Bdrm Cottage, Lot: 2457sf

555 UNION ST..... \$329,900
 B: Herold J Goncalves & Orizanda L Goncalves
 S: Randall Soares
 Book/Page: 14960/179, Date: 04/12/24
 Mtg: Total Mtg Svcs \$323,924
 Use: 3 Bdrm Cottage, Lot: 2457sf

555 UNION ST..... \$329,900
 B: Herold J Goncalves & Orizanda L Goncalves
 S: Randall Soares
 Book/Page: 14960/179, Date: 04/12/24
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 Book/Page: 14960/179, Date: 04/12/24
 Mtg: Total Mtg Svcs \$323,924
 Use: 3 Bdrm Cottage, Lot: 2457sf

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ESSEX REGISTRY

continued
98 MAIN ST U:B \$400,000
B: Abigail Judson & Caroline Judson
S: Kenneth E Mackenzie
Book/Page: 17962/337, Date: 04/08/24
Mtg: Rocket Mortgage LLC \$340,000
Use: 3 Bdrm Condo
Prior Sale: \$380,000 (08/23)
21 WASHINGTON AVE..... \$1,500,000
B: Gerald F Caron & Nina Caron
S: Sai Builders LLC
Book/Page: 17966/228, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$600,000
Use: 3 Bdrm Old Style, Lot: 14331sf
Prior Sale: \$425,000 (06/23)
21 WEBSTER ST..... \$421,666
B: Indo Renovation Inc
S: 1st Landing Invs LLC
Book/Page: 17966/66, Date: 04/11/24
Mtg: Dunegrass Capital LLC \$460,000
Use: 2 Bdrm Ranch, Lot: 79279sf
Prior Sale: \$137,800 (09/12)
21 WEBSTER ST..... \$358,000
B: First Landing Invs LLC
S: Keith E Moore
Book/Page: 17966/4, Date: 04/11/24
Use: 2 Bdrm Ranch, Lot: 79279sf
Prior Sale: \$137,800 (09/12)

Lawrence

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 22 14
Median Price \$445,000 \$457,500

REAL ESTATE SALES

76 AMHERST ST..... \$460,000
B: Berardo R Melara
S: Emmanuel A Cabrera
Book/Page: 17967/6, Date: 04/12/24
Mtg: Novus Home Mtg \$451,668
Use: 2 Bdrm Ranch, Lot: 7000sf
Prior Sale: \$195,000 (01/17)
119-121 ARLINGTON ST \$715,000
B: Sonaly E Sanchez & Ashley Mendez
S: Hilario V Romero & Rosa A Devidal
Book/Page: 17963/174, Date: 04/09/24
Mtg: Guild Mortgage Co \$702,049
Use: 2-Family Family Flat, Lot: 3114sf
Prior Sale: \$197,000 (09/12)
59 KENDALL ST..... \$350,000
B: Essex Mgmt & Rlty Prop In
S: Daniel Merrill
Book/Page: 17964/192, Date: 04/10/24
Mtg: Steven A Ross \$395,000
Use: 4 Bdrm Conventional, Lot: 6266sf
49 METHUEN ST..... \$750,000
B: 49 Methuen Street LLC
S: Robert E Wescott Tr, Tr for Rgw Rt
Book/Page: 17966/137, Date: 04/12/24
Use: Office Bldg-general, Lot: 7020sf
2 MOUNT VERNON TER..... \$505,000
B: Cassio Souza & Andreia C Souza
S: Michael J Salach Tr, Tr for 2 Mt Vernon Terrace RET
Book/Page: 17964/50, Date: 04/09/24
Mtg: Quontic Bank \$396,000
Use: 2 Bdrm Ranch, Lot: 10322sf
27-29 WILMOT ST..... \$710,000
B: Ana M Rodriguez-Peguero
S: Reinaldo Pica & Melissa Rodriguez
Book/Page: 17964/331, Date: 04/10/24
Mtg: Citizens Bank \$670,049
Use: 3-Family Family Flat, Lot: 5000sf

Methuen

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 55 57
Median Price \$480,000 \$505,000

REAL ESTATE SALES

30 DANBURY DR U:4..... \$150,000
B: Seda Chhav
S: Sean P Fennell
Book/Page: 17964/73, Date: 04/09/24
Use: 1 Bdrm Condo
Prior Sale: \$125,000 (11/22)
10 FIELD AVE..... \$530,000
B: Samantha Kol & Nelson Perez
S: Maria A Lopez & Marvin G Hercules
Doc#: 000000000129841, Date: 04/08/24
Mtg: Bay Equity LLC \$520,400
Use: 3 Bdrm Bngl/cottage, Lot: 5706sf
Prior Sale: \$357,000 (10/19)
21 HAMPSHIRE RD U:213..... \$385,000
B: Arelys A Gonzalez
S: Patrick A Matteo
Book/Page: 17964/307, Date: 04/10/24
Mtg: Merrimack Valley CU \$105,000
Use: 2 Bdrm Condo
36 HAMPSHIRE ST..... \$300,001
B: Zhen F Li & Wen Y Pan
S: William M Manzi 3rd
Book/Page: 17962/215, Date: 04/08/24
Use: Mixed Use-prim Comm & Resd, Lot: 3659sf
37 JACKSON ST..... \$195,000
B: Bachir Lib LLC
S: Jason Ye
Book/Page: 17966/326, Date: 04/12/24
Use: Commercial Devlpble Land, Lot: 8799sf
Prior Sale: \$100,000 (03/15)

North Andover

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 26 28
Median Price \$683,750 \$705,000

REAL ESTATE SALES

35 COCHICHEWICK DR U:35 \$657,000
B: William D Stocks Jr & Janis M Stocks
S: Johnston Rt & Hooks K Johnston Jr Tr
Book/Page: 17964/236, Date: 04/10/24
Use: 3 Bdrm Condo

30 GLENCREST DR..... \$705,000
B: Samantha Donovan & Peter Murphy
S: Mary L Christensen & Donna M Dec
Book/Page: 17963/306, Date: 04/09/24
Mtg: Ally Bank \$634,500
Use: 3 Bdrm Raised Ranch, Lot: 43996sf
148 MAIN ST U:B332 \$385,000
B: Timur Khasanov
S: Nadia M Eidakar
Book/Page: 17966/333, Date: 04/12/24
Mtg: Embrace Home Loans \$355,000
Use: 2 Bdrm Condo
Prior Sale: \$290,000 (04/21)
57 SETTLERS RIDGE RD \$945,000
B: Zoe L Becker & Roberto C Romero
S: Daniel T Murphy & Sharon H Yen
Book/Page: 17964/254, Date: 04/10/24
Mtg: US Bank NA \$767,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 23553sf
2701 TUPELO CIR U:2701 \$724,900
B: Rahul Handoo & Alisha Sharma
S: David G Miller & Nancy B Staks-Cheney
Book/Page: 17967/28, Date: 04/12/24
Use: 3 Bdrm Condo
Prior Sale: \$520,000 (08/18)

Essex Registry Southern District

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Amesbury

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 22 15
Median Price \$531,500 \$515,000

REAL ESTATE SALES

3 BIRCHWOOD PT U:101 \$270,000
B: Nicholas Khouri
S: Drew Brown
Book/Page: 42065/309, Date: 04/12/24
Mtg: Salem Five Mtg Co \$256,500
Use: 1 Bdrm Condo
Prior Sale: \$190,000 (11/21)
145 ELM ST..... \$540,000
B: Carolyn Jolliffe & Prinya Pinyochon
S: Hansen Marcia A Est & Tammy Miner
Book/Page: 42067/287, Date: 04/12/24
Mtg: Camden National Bank \$432,000
Use: 3 Bdrm Conventional, Lot: 6500sf
16 GRANVILLE LN U:93 \$884,867
B: David J Basson & Kathryn W Basson
S: Brendon Prop Baileys Pond
Book/Page: 42064/325, Date: 04/11/24
Mtg: Inst Svgs Newburyport \$650,000
Use: Condo
60 MERRIMAC ST U:612 \$635,000
B: Elizabeth H Schantz
S: Jana T Fitzgerald
Book/Page: 42065/416, Date: 04/12/24
Use: 1 Bdrm Condo
Prior Sale: \$625,000 (11/23)
12 PORTSMOUTH RD \$565,000
B: Leyton Barr
S: Alison N Ballard
Book/Page: 42061/354, Date: 04/10/24
Mtg: New Fed Mtg Corp \$452,000
Use: 3 Bdrm Colonial, Lot: 9986sf
Prior Sale: \$375,000 (12/22)
52 WHITTIER MEADOWS DR U:52 \$570,000
B: Bukoskey-Koch RET & William C Koch 3rd Tr
S: Janet Spanos
Book/Page: 42058/289, Date: 04/08/24
Mtg: Fairway Ind Mtg \$420,000
Use: 2 Bdrm Condo
Prior Sale: \$388,000 (10/20)

Beverly

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 41 33
Median Price \$677,500 \$685,000

REAL ESTATE SALES

21 BAILEY AVE..... \$939,900
B: Anne M McDermott & Michael F McDermott
S: Heidi Davis Tr, Tr for Davis Rt
Book/Page: 42065/555, Date: 04/12/24
Mtg: North Shore Bank \$680,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 8281sf
6 BEVERLY HILLS AVE..... \$670,000
B: Juliana Cunha
S: Paul P Ventresca
Book/Page: 42066/112, Date: 04/12/24
Mtg: First Natl Bk \$569,500
Use: 3 Bdrm Cape Cod, Lot: 6573sf
126 COLON ST..... \$597,000
B: Cynthia Smith & Murdock Smith
S: Armando Vranari Tr, Tr for Vrana Rt
Book/Page: 42065/448, Date: 04/12/24
Use: 3 Bdrm Ranch, Lot: 10868sf
Prior Sale: \$515,000 (10/22)
126 COLON ST..... \$597,000
B: Cynthia Smith & Murdock M Smith 3rd
S: Armando Vranari Tr, Tr for Vrana Rt
Book/Page: 42067/56, Date: 04/12/24
Mtg: Salem Five Mtg Co \$567,150
Use: 3 Bdrm Ranch, Lot: 10868sf
Prior Sale: \$515,000 (10/22)

2 DESMOND RD..... \$727,000
B: Peter Coleman & Janet Meuse
S: Kevin R Desmond Tr, Tr for Richard W Desmond RET
Book/Page: 42066/322, Date: 04/12/24
Mtg: Mid-Island Mortgage C \$263,000
Use: 4 Bdrm Split Level, Lot: 15625sf
27 FAYETTE ST U:304 \$500,000
B: Alexandra R Borge & Brian Borge
S: 95 Rantoul St Unit 304 LL
Book/Page: 42066/10, Date: 04/12/24
Mtg: Inst Svgs Newburyport \$400,000
Use: 2 Bdrm Condo
Prior Sale: \$289,000 (06/17)
17 GROVER ST..... \$530,000
B: Andrew B Lee
S: Jeremy S Lee Tr, Tr for Lee Rt
Book/Page: 42064/226, Date: 04/11/24
Use: 3 Bdrm Ranch, Lot: 10001sf
1 MARK RD \$610,000
B: Tea M Ryder & Alex M Toomey
S: Janet M Swindell Tr, Tr for Swindell Ft
Book/Page: 42066/83, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$488,000
Use: 3 Bdrm Ranch, Lot: 10459sf
12 PICKETT ST U:J..... \$600,000
B: Hannah K Parker & Alexander D Ray
S: David Fraser & Leo Gagne
Book/Page: 42067/443, Date: 04/12/24
Mtg: United Wholesale Mtg \$480,000
Use: 3 Bdrm Condo
Prior Sale: \$500,000 (12/22)
17 WHITEHALL CIR \$2,100,000
B: Joseph Fischer Tr, Tr for Joseph Fischer RET
S: Barbara Gerdenich & Kurt Gerdenich
Book/Page: 42062/232, Date: 04/11/24
Mtg: Rocket Mortgage LLC \$1,260,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 23370sf
Prior Sale: \$950,000 (10/13)

Danvers

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 29 27
Median Price \$615,000 \$640,000

REAL ESTATE SALES

61 COLLINS ST U:2..... \$660,000
B: Austin Veno & Michael Veno
S: Eric R Barron Tr, Tr for Barron Rt
Book/Page: 42066/469, Date: 04/12/24
Mtg: Camden National Bank \$627,000
Use: 3 Bdrm Condo
88 LOCUST ST \$935,000
B: Jody Agnew & Mary Keith
S: Jason Grant & Karen Grant
Book/Page: 42065/48, Date: 04/12/24
Mtg: Inst Svgs Newburyport \$748,000
Use: 3 Bdrm Colonial, Lot: 13700sf
Prior Sale: \$701,000 (11/20)
491 MAPLE ST U:203 \$140,000
B: Enso Wellness LLC
S: Cornerstone Mill LLC
Book/Page: 42065/504, Date: 04/12/24
Use: Office Condo Unit
Prior Sale: \$97,500 (09/13)
491 MAPLE ST U:301 \$350,000
B: Shaarni LLC
S: Tondar LLC
Book/Page: 42065/437, Date: 04/12/24
Use: Office Condo Unit
Prior Sale: \$230,000 (11/16)
491 MAPLE ST U:302 \$350,000
B: Shaarni LLC
S: Tondar LLC
Book/Page: 42065/437, Date: 04/12/24
Use: Office Condo Unit
Prior Sale: \$230,000 (11/16)
147 SYLVAN ST U:1B \$330,000
B: Robert W Brennan 2nd
S: Denise L Reilly Tr, Tr for Tache Ft Of 2010
Book/Page: 42065/590, Date: 04/12/24
Mtg: Leader Bank NA \$278,000
Use: 2 Bdrm Condo

Georgetown

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 10 13
Median Price \$680,000 \$652,000

REAL ESTATE SALES

59 ELM ST..... \$744,000
B: John Barry & Leigh Barry
S: Constitution Prop LLC
Book/Page: 42058/596, Date: 04/08/24
Mtg: Guaranteed Rate Inc \$677,970
Use: 3 Bdrm Conventional, Lot: 40436sf
Prior Sale: \$330,000 (04/23)

Gloucester

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 25 14
Median Price \$540,000 \$537,500

REAL ESTATE SALES

78 COMMERCIAL ST..... \$1,312,000
B: 80 Commercial St LLC
S: John B Nicastro Tr, Tr for Nicastro Ft
Book/Page: 42064/58, Date: 04/11/24
Use: Mixed Use-prim Indust & Othr, Lot: 19850sf
3 ELM AVE..... \$2,050,000
B: Andrew D Bresnahan & Tara F Bresnahan
S: Beth A Cloutier Tr, Tr for Edward J Cloutier Lt
Book/Page: 42065/517, Date: 04/12/24
Mtg: United Wholesale Mtg \$1,100,000
Use: 3 Bdrm Colonial, Lot: 25680sf
Prior Sale: \$600,000 (06/11)
25 ELM ST U:1..... \$270,000
B: Mario C Leclerc & Susan Leclerc
S: Justin Wildavs
Book/Page: 42059/262, Date: 04/09/24
Mtg: Guaranteed Rate Inc \$108,000
Use: 1 Bdrm Condo
Prior Sale: \$180,000 (10/18)
16 LAROSE AVE..... \$465,000
B: Rachel M Christ-Doane & Patrick T Doane
S: Jayne Morong
Book/Page: 42067/317, Date: 04/12/24
Mtg: Movement Mtg LLC \$365,000
Use: 4 Bdrm Ranch, Lot: 11240sf

49 OLD NUGENT FARM RD U:49 \$875,000
B: Paula Groussis & Peter Groussis
S: Stephen W Carter Tr, Tr for Carter Rt
Book/Page: 42066/296, Date: 04/12/24
Use: 2 Bdrm Condo
Prior Sale: \$549,900 (12/13)
49 OLD NUGENT FARM RD U:49 \$875,000
B: Harbor C LLC
S: Stephen W Carter Tr, Tr for Carter Rt
Book/Page: 42066/439, Date: 04/12/24
Use: 2 Bdrm Condo
Prior Sale: \$549,900 (12/13)
139 PROSPECT ST..... \$300,000
B: Roberto Numerosi
S: Mary P Knaggs
Book/Page: 42067/534, Date: 04/12/24
Use: 2-Family Two Family, Lot: 1170sf
Prior Sale: \$300,000 (12/17)
139 PROSPECT ST..... \$555,000
B: Brayan I Gomez & Esvin Gomez
S: Roberto Numerosi
Book/Page: 42067/537, Date: 04/12/24
Mtg: Cross Country Mtg Inc \$534,187
Use: 2-Family Two Family, Lot: 1170sf
Prior Sale: \$300,000 (12/17)
18 SARGENT ST U:2 \$3,890,040
B: Prime Storage Gloucester
S: Gotspace Gloucester LLC
Book/Page: 42066/497, Date: 04/12/24
Use: Industrial Condominium
Prior Sale: \$13,800,000 (01/21)
18 SARGENT ST U:3 \$3,890,040
B: Prime Storage Gloucester
S: Gotspace Gloucester LLC
Book/Page: 42066/497, Date: 04/12/24
Use: Industrial Condominium
Prior Sale: \$13,800,000 (01/21)
21 SARGENT ST \$3,890,040
B: Prime Storage Gloucester
S: Gotspace Gloucester LLC
Book/Page: 42066/497, Date: 04/12/24
Use: Parking Lot, Lot: 2970sf
Prior Sale: \$13,800,000 (01/21)
39 SARGENT ST \$3,890,040
B: Prime Storage Gloucester
S: Gotspace Gloucester LLC
Book/Page: 42066/497, Date: 04/12/24
Use: Commercial Warehouse, Lot: 43566sf
Prior Sale: \$13,800,000 (01/21)
31 WILLOW ST U:A..... \$3,890,040
B: Prime Storage Gloucester
S: Gotspace Gloucester LLC
Book/Page: 42066/497, Date: 04/12/24
Use: Industrial Condominium
Prior Sale: \$13,800,000 (01/21)

Groveland

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 7 11
Median Price \$590,000 \$625,000

REAL ESTATE SALES

102 CENTER ST \$275,000
B: Kevin Fontes
S: Decoitto James A Est & Annette Putnam
Book/Page: 42065/339, Date: 04/12/24
Use: 4 Bdrm Old Style, Lot: 37418sf
673 SALEM ST \$526,000
B: Victoria Brogie
S: Adam E Haynes & Stacey A Haynes
Book/Page: 42061/30, Date: 04/10/24
Mtg: Fairway Ind Mtg \$483,793
Use: 2 Bdrm Ranch, Lot: 64033sf

Hamilton

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 9
Median Price \$625,000 \$857,500

REAL ESTATE SALES

250 CUTLER RD..... \$1,375,000
B: Brendan Arkins & Katherine Arkins
S: 250 Cutler Road LLC
Book/Page: 42060/148, Date: 04/09/24
Mtg: Eastern Bank \$1,168,750
Type: Adj
Use: 2 Bdrm Ranch, Lot: 304920sf
Prior Sale: \$1,800,000 (07/23)

Haverhill

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 56 50
Median Price \$485,000 \$525,000

REAL ESTATE SALES

230 CEDAR ST..... \$505,000
B: Rkaco LLC
S: Evergrain Orchard LLC
Book/Page: 42066/259, Date: 04/12/24
Mtg: Salem FiveCts Svgs Bk \$668,750
Use: 3 Bdrm Old Style, Lot: 13390sf
Prior Sale: \$250,000 (11/23)
58 LAUREL AVE..... \$210,885
B: Ann E Fry
S: Kara E Shannon
Book/Page: 42062/497, Date: 04/11/24
Use: 2 Bdrm Old Style, Lot: 6033sf
33 MERCURY TER U:33..... \$430,000
B: Stefano Allen
S: James Xarras Tr, Tr for Mercury Terrace Rt
Book/Page: 42066/355, Date: 04/12/24
Mtg: Mortgage Research Ctr \$430,000
Use: 2 Bdrm Condo
25-27 MOUNT DUSTIN AVE \$380,000
B: Alexander S Alvarez
S: Debra A Mcgarry
Book/Page: 42067/62, Date: 04/12/24
Mtg: United Wholesale Mtg \$368,600
15 MYLES STANDISH DR U:6..... \$270,000
B: 15 Myles Standish Rlty LL
S: Marilyn E Mccarthy
Book/Page: 42062/44, Date: 04/10/24
Use: 2 Bdrm Condo
44-46 NAPLES RD \$600,000
B: Ryan J Daigle
S: Paul J Daigle Tr, Tr for 44-46 Naples Road Rt
Book/Page: 42061/4, Date: 04/10/24
Mtg: Guild Mortgage Co \$570,000
Use: 2-Family Townhouse, Lot: 10354sf

171 NORTH AVE \$525,000
B: Nabil Saad
S: David E Shaw
Book/Page: 42062/418, Date: 04/11/24
Mtg: Leader Bank NA \$367,500
Use: 3 Bdrm Old Style, Lot: 16479sf
291 PRIMROSE ST \$631,000
B: Edward A Batista & Argenis O Dominguez
S: Quy T Nguyen & Thuy T Nguyen
Book/Page: 42066/585, Date: 04/12/24
Mtg: American Nqbd Mtg Acc \$619,571
Use: 2-Family Mlti-unt Blg, Lot: 5001sf
Prior Sale: \$178,000 (06/11)
16 THORNTON AVE U:16 \$75,000
B: David A Farmer
S: Christina R Kenney
Book/Page: 42064/291, Date: 04/11/24
Use: 2 Bdrm Condo
Prior Sale: \$206,500 (12/15)

Ipswich

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 17 13
Median Price \$699,900 \$875,000

REAL ESTATE SALES

43 COUNTRY CLUB WAY..... \$1,500,000
B: Gina Healy & Joseph Healy
S: Stephen Bowling & Maria M Nieradka
Book/Page: 42066/234, Date: 04/12/24
Mtg: Winchester Ck Bk \$1,425,000
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 15294sf
Prior Sale: \$799,000 (12/13)
6 KINSMAN CT U:4..... \$450,000
B: Diane Pickles & William Pickles
S: Black Roof Properties LLC
Book/Page: 42063/388, Date: 04/11/24
Use: Condo

Lynn

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 82 62
Median Price \$510,000 \$545,000

REAL ESTATE SALES

22 ATLANTIC ST U:11 \$275,000
B: Elena Nellson
S: Charlene M Sanderson
Book/Page: 42058/378, Date: 04/08/24
Mtg: Cross Country Mtg Inc \$203,200
Use: 1 Bdrm Condo, Lot: 12486sf
Prior Sale: \$135,500 (02/17)
15 AUDUBON PARK..... \$615,000
B: Jonny Caceres
S: Sinh Duong & Samnang 4th
Book/Page: 42063/474, Date: 04/11/24
Mtg: Salem Five Mtg Co \$594,532
Use: 4 Bdrm Colonial, Lot: 2926sf
Prior Sale: \$384,000 (04/17)
102 CENTRAL AVE..... \$1,485,000
B: 102 Ctrl Avenue Lynn LLC
S: Daniel T King Tr, Tr for 102 Central Avenue Rt
Book/Page: 42058/416, Date: 04/08/24
Mtg: King Daniel T Trking \$1,385,000
Use: Manufacturing Building, Lot: 10740sf
16 CHATHAM ST \$700,000
B: Iris O Rodriguez-Lopez
S: Elias A Carranza
Book/Page: 42066/161, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$665,953
Use: 2-Family Two Family, Lot: 4431sf
26 CHILDS ST..... \$615,000
B: Rafael J Gomez-Feliz & Jennifer D Pena
S: Francisco Brea & Michy Sanchez
Book/Page: 42067/90, Date: 04/12/24
Mtg: Movement Mtg LLC \$603,860
Use: 3 Bdrm Old Style, Lot: 4512sf
24 ELM ST \$840,000
B: Yury C Montano
S: Lorraine Conway & Cheryl A Irvin
Book/Page: 42067/257, Date: 04/12/24
Mtg: MSA Mortgage LLC \$824,785
Use: 2-Family Two Family, Lot: 5634sf
17-19 GRAVES AVE..... \$780,000
B: Rene A Tejada
S: Kppk LLC
Book/Page: 42061/574, Date: 04/10/24
Mtg: Paramount Res Mtg Gp \$430,000
Use: 2-Family Two Family, Lot: 4500sf
301 LYNNFIELD ST..... \$355,000
B: H & D Re Development LLC
S: Peter C Anathasopoulos
Book/Page: 42058/163, Date: 04/08/24
Use: 2 Bdrm Old Style, Lot: 8825sf
150 LYNNWAY U:303 \$401,000
B: Ilya Etchin
S: Gennadiy Etchin & Lyudmila Etchin
Book/Page: 42064/169, Date: 04/11/24
Mtg: Gennadiy Etchin \$401,000
Use: 2 Bdrm Condo, Lot: 189102sf
Prior Sale: \$175,000 (10/15)
13 MICHIGAN TER..... \$450,000
B: Mira L De Leon Morales
S: Amy Robinson & Andre Robinson
Book/Page: 42067/472, Date: 04/12/24
Mtg: Fall River Five Cents \$300,000
Use: 4 Bdrm Colonial, Lot: 8980sf
70 MUDGE ST U:10..... \$272,000
B: Alejandro Korda & Julie Mandragouras
S: Aek Real Estate LLC
Book/Page: 42062/467, Date: 04/11/24
Use: 2 Bdrm Condo, Lot: 20183sf
29 MURRAY ST \$600,000
B: Steven Zapata & Yuly J Marin
S: Liliana Monroy
Book/Page: 42067/514, Date: 04/12/24
Mtg: MSA Mortgage LLC \$589,132
Use: 2 Bdrm Old Style, Lot: 4358sf
Prior Sale: \$330,000 (08/23)
10 OAKLAND AVE..... \$650,000
B: Julio A Reyes
S: Tigist Belachew
Book/Page: 42058/8, Date: 04/08/24
Mtg: Fall River Five Cents \$325,000
Use: 4 Bdrm Colonial, Lot: 6931sf
Prior Sale: \$465,000 (02/20)

80 RIVER ST **\$550,000**
 B: Celine Danga & Michel Sengo
 S: Anthony J Vinciarelli & Denise Vinciarelli
 Book/Page: 42067/202, Date: 04/12/24
 Mtg: Republic State Mtg Co \$522,500
 Use: 4 Bdrm Old Style, Lot: 3583sf

21 STORY AVE **\$520,000**
 B: Kevin Naw & Sokheng Phal
 S: Chheang H Chhim
 Book/Page: 42066/503, Date: 04/12/24
 Mtg: Guaranteed Rate Inc \$460,000
 Use: 3 Bdrm Old Style, Lot: 4342sf
 Prior Sale: \$217,500 (06/19)

817 SUMMER ST **\$609,000**
 B: Abraham G Duarte
 S: Xpro Dev Group LLC
 Book/Page: 42067/112, Date: 04/12/24
 Mtg: United Wholesale Mtg \$597,969
 Use: 3 Bdrm Old Style, Lot: 5129sf
 Prior Sale: \$390,000 (09/23)

21 VALLEY AVE **\$810,000**
 B: Amner J Gomez Perez
 S: Robles Brothers LLC
 Book/Page: 42060/43, Date: 04/09/24
 Mtg: United Wholesale Mtg \$763,125
 Use: 5 Bdrm Colonial, Lot: 5963sf
 Prior Sale: \$315,000 (06/23)

5 WILLIS CT **\$145,000**
 B: Eclipse Capital LLC
 S: Nina D Cheever
 Book/Page: 42064/148, Date: 04/11/24
 Mtg: Real Estate Prop Svcs \$190,000
 Use: 2 Bdrm Old Style, Lot: 2547sf

Lynnfield

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-----------|
| Number of 1-Fam Sales | 9 | 14 |
| Median Price | \$1,162,500 | \$882,500 |

► REAL ESTATE SALES

71 CARTER RD **\$1,160,000**
 B: Yureidy Medina & Edison A Mejia
 S: Pierce Road LLC
 Book/Page: 42066/50, Date: 04/12/24
 Mtg: MSA Mortgage LLC \$862,500
 Use: 4 Bdrm Split Entry, Lot: 15002sf
 Prior Sale: \$805,000 (11/23)

5 TUTTLE LN **\$3,380,000**
 B: Elaine Stilianos & Eric Stilianos
 S: 5 Tuttle Lane LLC
 Book/Page: 42066/185, Date: 04/12/24
 Use: 1-Family Colonial, Lot: 30035sf
 Prior Sale: \$850,000 (12/22)

Manchester

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 4 | 6 |
| Median Price | \$707,500 | \$890,000 |

► REAL ESTATE SALES

31 BRIDGE ST **\$1,100,000**
 B: Philip C Amrein & Karen Donelan
 S: Ellen Noonan & Jeremiah J Noonan
 Book/Page: 42061/156, Date: 04/10/24
 Mtg: Cape Ann Svgs Bk \$850,000
 Use: 2-Family Conventional, Lot: 5724sf

2 HAROLD ST **\$2,225,000**
 B: 2 Harold St Manchester LL
 S: Wrecking Crew LLC
 Book/Page: 42064/357, Date: 04/12/24
 Use: 5 Bdrm Colonial, Lot: 22499sf
 Prior Sale: \$785,000 (06/22)

Marblehead

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 34 | 33 |
| Median Price | \$830,000 | \$986,000 |

► REAL ESTATE SALES

22 CENTRAL ST **\$1,050,420**
 B: Jacob Collier & Maria D Collier
 S: Grace W Bacon & Ezra H Hagerly
 Book/Page: 42063/330, Date: 04/11/24
 Mtg: Morgan Stanley Privat \$650,420
 Use: 3 Bdrm Old Style, Lot: 7500sf
 Prior Sale: \$666,000 (05/18)

2 MARKET SQ U:1 **\$925,000**
 B: 2 Market Square LLC
 S: Kyle Jachney Tr, Tr for Kyan Rt
 Book/Page: 42058/183, Date: 04/08/24
 Use: Office Condo Unit

2 MARKET SQ U:2 **\$925,000**
 B: 2 Market Square LLC
 S: Kyle Jachney Tr, Tr for Kyan Rt
 Book/Page: 42058/183, Date: 04/08/24
 Use: Office Condo Unit

2 MARKET SQ U:6 **\$925,000**
 B: 2 Market Square LLC
 S: Kyle Jachney Tr, Tr for Kyan Rt
 Book/Page: 42058/183, Date: 04/08/24
 Use: Office Condo Unit

26 STONY BROOK RD U:B **\$485,000**
 B: Olivia Beaulieu & James Corbett
 S: Sigrun Hancock
 Book/Page: 42062/520, Date: 04/11/24
 Mtg: Leader Bank NA \$445,000
 Use: 2 Bdrm Condo
 Prior Sale: \$375,000 (08/18)

Merrimac

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 7 | 11 |
| Median Price | \$535,000 | \$630,000 |

► REAL ESTATE SALES

33 GROVE ST **\$945,000**
 B: Calline M Beach & Joseph N Beach
 S: Manchester St Realty LLC
 Book/Page: 42063/528, Date: 04/11/24
 Mtg: Movement Mtg LLC \$875,000
 Use: 3 Bdrm Old Style, Lot: 12898sf
 Prior Sale: \$350,000 (09/22)

5 GUNNISON DR **\$705,000**
 B: Justin M Lezon & Sonomi T Lezon
 S: Joanna Buccieri
 Book/Page: 42061/183, Date: 04/10/24
 Mtg: Movement Mtg LLC \$540,000
 Use: 3 Bdrm Colonial, Lot: 23570sf

Middleton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-------------|
| Number of 1-Fam Sales | 10 | 7 |
| Median Price | \$825,000 | \$1,005,000 |

► REAL ESTATE SALES

7 DEVONSHIRE RD **\$1,500,000**
 B: Lindsay Carter & Patrick J Carter Jr
 S: Brian K York Tr, Tr for B K & Laurie K York Lt
 Book/Page: 42059/596, Date: 04/09/24
 Mtg: Cross Country Mtg Inc \$1,125,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 40711sf
 Prior Sale: \$909,650 (07/14)

36 VILLAGE RD U:310 **\$615,000**
 B: Robert Faia Tr, Tr for Faia Ft
 S: E E Barkowski-Fidias & Emerald A Jainous
 Book/Page: 42063/173, Date: 04/11/24
 Use: 2 Bdrm Condo

Newbury

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 8 | 13 |
| Median Price | \$808,750 | \$715,000 |

► REAL ESTATE SALES

4 4TH ST **\$1,155,000**
 B: Kristine Sheedy & Matthew D Sheedy
 S: Lorelee M Scipione & Stephen A Scipione
 Book/Page: 42061/84, Date: 04/10/24
 Mtg: Movement Mtg LLC \$766,550
 Use: 2 Bdrm Colonial, Lot: 4639sf
 Prior Sale: \$520,000 (12/19)

Newburyport

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 16 | 27 |
| Median Price | \$802,000 | \$950,000 |

► REAL ESTATE SALES

15 CHAPEL ST **\$725,000**
 B: Essex Property Group LLC
 S: Diana F Packer
 Book/Page: 42057/422, Date: 04/08/24
 Mtg: Gdb Investments Lic \$775,000
 Use: 2 Bdrm Cape Cod, Lot: 6072sf

5 CONGRESS ST U:B **\$525,000**
 B: Paige Pratt
 S: Christopher E Cocchiario & Katherine A Turner
 Book/Page: 42063/184, Date: 04/11/24
 Mtg: Movement Mtg LLC \$446,250
 Use: 2 Bdrm Condo
 Prior Sale: \$435,000 (11/20)

1 ELBOW LN U:B **\$575,000**
 B: Tuula M Tadevich & William M Tadevich
 S: Adam H Sigelman
 Book/Page: 42061/526, Date: 04/10/24
 Mtg: Connexus CU \$350,490
 Type: Adj
 Use: 2 Bdrm Condo

1 ELBOW LN U:P22 **\$575,000**
 B: Tuula M Tadevich & William M Tadevich
 S: Adam H Sigelman
 Book/Page: 42061/526, Date: 04/10/24
 Use: Condo

61 FEDERAL ST U:3 **\$480,000**
 B: Kim P Walls
 S: Lowell Widmer & Lydia Widmer
 Book/Page: 42058/558, Date: 04/08/24
 Use: 1 Bdrm Condo
 Prior Sale: \$220,000 (03/13)

346-A HIGH ST U:346A **\$1,700,000**
 B: Christopher G McDonald & Meghan L McDonald
 S: Terri Radcliffe & Pierre R St
 Book/Page: 42059/61, Date: 04/08/24
 Use: 5 Bdrm Condo, Lot: 14740sf

26 MARKET ST U:2 **\$899,000**
 B: Mary E Flanagan
 S: Damon J Amato Tr, Tr for 26 Market St Nt
 Book/Page: 42059/188, Date: 04/09/24
 Mtg: Cross Country Mtg Inc \$719,200
 Use: Condo

10 PHEASANT RUN DR **\$999,999**
 B: Carson Christuk & Sophia Pantazelos
 S: Mary L Bateman Tr, Tr for Mary L Bateman Ft
 Book/Page: 42067/6, Date: 04/12/24
 Mtg: Newburyport Five Cent \$500,000
 Use: 4 Bdrm Colonial, Lot: 20000sf

30-32 PROSPECT ST U:1 **\$750,000**
 B: David E Shaw
 S: Kent E Allen Tr, Tr for Kent E Allen RET
 Book/Page: 42064/185, Date: 04/11/24
 Use: 2 Bdrm Condo
 Prior Sale: \$390,000 (10/10)

Peabody

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 41 | 44 |
| Median Price | \$545,000 | \$617,500 |

► REAL ESTATE SALES

1 COLUMBUS RD **\$635,000**
 B: Anxhela Kolicic & Edion Kolicic
 S: Bruce J McDonald
 Book/Page: 42065/215, Date: 04/12/24
 Mtg: Salem Five Mtg Co \$508,000
 Use: 3 Bdrm Old Style, Lot: 4221sf

45 REED RD **\$555,000**
 B: Anastazia A Ferreira
 S: Lynne F Rufo
 Book/Page: 42061/487, Date: 04/10/24
 Mtg: United Wholesale Mtg \$525,000
 Use: 4 Bdrm Ranch, Lot: 10001sf

101 RUSSELL ST **\$690,000**
 B: Anthony Atwood & Paul Atwood
 S: Mcgrath Althea A Est & Linda Fredericks
 Book/Page: 42066/549, Date: 04/12/24
 Mtg: Salem Five Mtg Co \$552,000
 Type: Adj
 Use: 4 Bdrm Ranch, Lot: 20251sf

96 WASHINGTON ST **\$310,000**
 B: 96 Wa Street Peabody LLC
 S: Donna L Goldstein & Robert N Goldstein
 Book/Page: 42061/595, Date: 04/10/24
 Use: 2 Bdrm Old Style, Lot: 5510sf

Rockport

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 6 | 8 |
| Median Price | \$555,008 | \$742,500 |

► REAL ESTATE SALES

62 HIGH ST U:62 **\$615,000**
 B: Deborah A Parkinson & John C Parkinson
 S: Michael P Clarke & Norman M Jenkins Jr
 Book/Page: 42063/360, Date: 04/11/24
 Mtg: Fairway Ind Mtg \$492,000
 Use: 3 Bdrm Condo

Rowley

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 11 | 8 |
| Median Price | \$895,000 | \$845,000 |

► REAL ESTATE SALES

17 HERITAGE WAY U:17 **\$716,000**
 B: C P Messelaar Tr, Tr for Seventeen Heritage Way Rt
 S: Judith Esper
 Book/Page: 42066/579, Date: 04/12/24
 Use: 2 Bdrm Condo
 Prior Sale: \$539,000 (11/20)

Salem

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 30 | 22 |
| Median Price | \$551,500 | \$650,000 |

► REAL ESTATE SALES

254 LAFAYETTE ST U:1R **\$540,000**
 B: Chihchen Huang
 S: Jaclyn E White
 Book/Page: 42066/403, Date: 04/12/24
 Use: 2 Bdrm Condo, Lot: 17180sf

18 PEABODY ST **\$1,200,000**
 B: Shado Chelsea LLC
 S: My2girls Realty LLC
 Book/Page: 42060/193, Date: 04/09/24
 Mtg: Rockland Tr Co \$900,000
 Use: 3-Family Mlti-unt Bldg, Lot: 1559sf
 Prior Sale: \$790,000 (12/23)

6 SUTTON TER **\$620,000**
 B: Denny R Lara & Oscania M Lara
 S: Lois Leblanc & Roger H Leblanc
 Book/Page: 42059/386, Date: 04/09/24
 Mtg: Rocket Mortgage LLC \$620,000
 Use: 3 Bdrm Cape Cod, Lot: 6499sf

4 VALIANT WAY U:4 **\$452,000**
 B: Lesley D Van Zee
 S: Jill C Puerto Tr, Tr for 4 Valiant Way Unit 4 Rt
 Book/Page: 42058/510, Date: 04/08/24
 Mtg: Citizens Bank \$429,400
 Use: 2 Bdrm Condo
 Prior Sale: \$390,000 (11/20)

80 WHARF ST U:K1 **\$400,000**
 B: George F Eaton
 S: Gary S Canner
 Book/Page: 42065/118, Date: 04/12/24
 Mtg: Natl Grand Bk Marblhd \$250,000
 Use: 2 Bdrm Condo

Salisbury

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 7 | 6 |
| Median Price | \$299,900 | \$687,500 |

► REAL ESTATE SALES

67 LOCUST ST **\$835,000**
 B: Michael Dean & Heather Winn
 S: Robert R Scally LLC
 Book/Page: 42059/471, Date: 04/09/24
 Mtg: CMG Mortgage Inc \$585,000
 Use: Residential Developable Land, Lot: 51383sf
 Prior Sale: \$374,000 (07/23)

Saugus

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 45 | 37 |
| Median Price | \$600,000 | \$671,000 |

► REAL ESTATE SALES

33 BRISTOW ST U:2 **\$215,000**
 B: A & L Investment Prop LLC
 S: Jacqui Finn
 Book/Page: 42059/163, Date: 04/09/24
 Mtg: Real Estate Prop Svcs \$225,000
 Use: 2 Bdrm Condo
 Prior Sale: \$258,500 (04/21)

22 DOW ST **\$680,000**
 B: Irdi Peja & Viola Peja
 S: Kristen M Coolen Tr, Tr for Coolen Ft
 Book/Page: 42061/441, Date: 04/10/24
 Mtg: Rockland Tr Co \$500,000
 Use: 3 Bdrm Raised Ranch, Lot: 8137sf

58 DUDLEY ST **\$600,000**
 B: Sarai Umana & Manuel P Vasquez
 S: Dawn M Walker & James Walker Jr
 Book/Page: 42058/120, Date: 04/08/24
 Mtg: MSA Mortgage LLC \$589,132
 Use: 3 Bdrm Cape Cod, Lot: 5541sf
 Prior Sale: \$275,000 (05/11)

128 MAIN ST **\$670,000**
 B: Quynh Luu & Duc Q Phan
 S: Kara J Shipulski Tr, Tr for Shipulski Ft
 Book/Page: 42065/388, Date: 04/12/24
 Mtg: Rocket Mortgage LLC \$480,000
 Use: 3 Bdrm Cape Cod, Lot: 10184sf

100 SPRINGDALE AVE **\$770,000**
 B: Fadi Nassereddine & Najib Nassereddine
 S: Kenneth A Sarnie & Simone M Sarnie
 Book/Page: 42060/72, Date: 04/09/24
 Mtg: Prosperity Home Mtg \$370,000
 Use: 4 Bdrm Old Style, Lot: 10280sf

9 THOMAS ST U:C20 **\$425,000**
 B: Rifah Islam
 S: Michael W Blake
 Book/Page: 42063/497, Date: 04/11/24
 Use: 1 Bdrm Condo
 Prior Sale: \$365,000 (03/22)

WILBUR AVE **\$758,000**
 B: Nasir Mehmood & Humera Nasir
 S: Valerie Lane
 Book/Page: 42064/236, Date: 04/11/24

Swampscott

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 18 | 10 |
| Median Price | \$722,500 | \$747,500 |

► REAL ESTATE SALES

6-R FAIRVIEW AVE **\$615,000**
 B: Susan A Laniewski
 S: Eugenia Cerullo
 Book/Page: 42065/487, Date: 04/12/24

8 KINGS BEACH TER **\$775,000**
 B: Vincent H Rowan & Alison M Rowan
 S: Marissa L Mazzarelli & Dino Mazzarelli
 Doc#: 000000006050608, Date: 04/10/24
 Mtg: Blue Water Mortgage \$620,000
 Use: 3 Bdrm Colonial, Lot: 4574sf
 Prior Sale: \$475,000 (11/18)

50 LEWIS RD **\$816,000**
 B: Adam Ritchie & Libby Ritchie
 S: Pearson Margaret E Est & Kathryn E Obrien
 Book/Page: 42066/418, Date: 04/12/24
 Mtg: Leader Bank NA \$640,000
 Use: 3 Bdrm Ranch, Lot: 7536sf

1 LORING AVE U:104 **\$445,000**
 B: Joseph Marino Jr & Melinda J Marino
 S: Carolina E Cordano
 Book/Page: 42067/27, Date: 04/12/24
 Mtg: River Works CU \$345,000
 Use: 2 Bdrm Condo

68 PURITAN LN **\$2,600,000**
 B: Richard W Olson & S J Baletsa
 S: Melissa N Weinand & Nicholas D Weinand
 Book/Page: 42060/566, Date: 04/10/24
 Mtg: Leader Bank NA \$1,856,250
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 15943sf
 Prior Sale: \$1,170,000 (07/19)

13 1 SALEM ST U:C **\$751,000**
 B: Dawne M Stewart
 S: Lori Hornung
 Book/Page: 42059/505, Date: 04/09/24
 Mtg: Rocket Mortgage LLC \$60

Hampden Registry

Cheryl A. Coakley Rivera, Esq., Register
436 Dwight Street
Springfield, MA 01103
Telephone: (413) 755-1722
Fax: (413) 731-8190

Westfield Satellite Office

Westfield City Hall
59 Court Street
Westfield, MA 01085
Telephone: (413) 568-2290
Fax: (413) 568-4869
www.registryofdeeds.co.hampden.ma.us

Agawam

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 45 | 37 |
| Median Price | \$314,000 | \$325,000 |

► REAL ESTATE SALES

115 ANTHONY ST..... \$249,500
 B: Kmak LLC
 S: Alicia C St Laurent & Aaron J St Laurent
 Doc#: 00000000236282, Date: 04/09/24
 Mtg: Pinnacle FncI Svc LLC \$242,000
 Use: 3 Bdrm Ranch, Lot: 9900sf
 Prior Sale: \$210,000 (06/18)

738 BARRY ST..... \$310,000
 B: Jamison C Gottier
 S: Lindsey Patricia A Est & Lisa Allen-Geissler
 Book/Page: 25380/49, Date: 04/11/24
 Mtg: Guaranteed Rate Affin \$217,000
 Use: 3 Bdrm Ranch, Lot: 16916sf

28 FLORIDA DR..... \$185,000
 B: Sareen Properties LLC
 S: Carlton B Hale Tr, Tr for Marion Montagna Irt
 Book/Page: 25379/343, Date: 04/11/24
 Use: 4 Bdrm Cape Cod, Lot: 10890sf

18 KATY LN..... \$492,500
 B: Carlos Mukanu
 S: Douglas Dichard & Tracy A Dichard
 Book/Page: 25381/286, Date: 04/12/24
 Mtg: Neighbors Bank \$483,579
 Use: 3 Bdrm Cape Cod, Lot: 15000sf

36 TAFT ST..... \$260,000
 B: Daniel Sanchez
 S: F H B Realty Lip
 Doc#: 00000000236320, Date: 04/12/24
 Mtg: Homestead Fund Corp \$265,590
 Use: 1 Bdrm Cape Cod, Lot: 10000sf

69 VILLA DR U:25..... \$469,900
 B: Sandra L Fiedler
 S: Pine Crossing Const Inc
 Book/Page: 25380/376, Date: 04/12/24
 Use: Condo

Brimfield

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 7 | 4 |
| Median Price | \$335,000 | \$360,250 |

► REAL ESTATE SALES

4 HALL PL..... \$232,500
 B: Christopher Beesley
 S: Christina Cassell
 Book/Page: 25374/556, Date: 04/08/24
 Mtg: Southbridge CU \$250,000
 Use: 3 Bdrm Colonial, Lot: 112969sf

Chicopee

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 64 | 75 |
| Median Price | \$267,500 | \$269,000 |

► REAL ESTATE SALES

51 BILLINGS ST..... \$21,000
 B: Sacm Investments LLC
 S: Gary M Weiner Tr, Tr for Chapter 7 Trs
 Book/Page: 25380/83, Date: 04/11/24
 Use: 2 Bdrm Colonial, Lot: 4200sf

14 BLANCHWOOD AVE..... \$341,000
 B: Alison Lonczak
 S: Cac Marketing LLC
 Book/Page: 25375/398, Date: 04/08/24
 Mtg: Fairway Ind Mtg \$318,000
 Use: 3 Bdrm Ranch, Lot: 11222sf
 Prior Sale: \$175,000 (11/23)

322 DALE ST..... \$405,000
 B: Vasyil Levchych & Lilia Levchych
 S: Daniel Burgos
 Book/Page: 25379/482, Date: 04/11/24
 Mtg: Fairway Ind Mtg \$381,462
 Use: 3 Bdrm Raised Ranch, Lot: 179032sf
 Prior Sale: \$320,000 (10/20)

243 MURPHY LN..... \$240,000
 B: Robert E McQueen
 S: Katherine L Troiano Tr, Tr for Roger L Kubik Irt
 Doc#: 00000000236312, Date: 04/11/24
 Use: 2 Bdrm Cape Cod, Lot: 14800sf

15 RIVERVIEW PL..... \$103,750
 B: Cp Property Group LLC
 S: Joseph R Conway Tr, Tr for Mack Na Servicing T
 Book/Page: 25380/455, Date: 04/12/24
 Mtg: Tony Young \$210,000
 Use: 3 Bdrm Old Style, Lot: 2500sf
 Prior Sale: \$60,000 (03/24)

24 SUMMER ST..... \$309,999
 B: Arnaldo Graceski
 S: Bergeron Jane C Est & Gregory Lafountain
 Book/Page: 25379/598, Date: 04/11/24
 Mtg: United Wholesale Mtg \$304,384
 Use: 3 Bdrm Old Style, Lot: 11172sf

713 BRITTON ST..... \$137,310
 B: Soundview Hm Loa T 2006-0 & Deutsche Bk Natl T Co Tr
 S: Mary Nadeau & Deutsche Bk Natl T Co
 Book/Page: 25380/142, Date: 04/11/24
 Use: 2 Bdrm Old Style, Lot: 29267sf

► FORECLOSURE DEEDS

East Longmeadow

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 28 | 32 |
| Median Price | \$361,825 | \$320,000 |

► REAL ESTATE SALES

BROOKHAVEN DR..... \$10,000
 B: Stacy C Elms
 S: A-O-K Rt & Dominic Kirchner 2nd Tr
 Book/Page: 25376/187, Date: 04/08/24

42 FAVORITE LN..... \$260,000
 B: Peter D Banko Tr, Tr for Peter & Elizabeth RET
 S: Gerald N Aubrey Tr, Tr for Panter Nt
 Book/Page: 25380/556, Date: 04/12/24
 Use: Residential Developable Land, Lot: 54810sf

PARKER ST..... \$175,000
 B: Panini Properties Ma LLC
 S: East Longmeadow Grp Inves
 Book/Page: 25380/574, Date: 04/12/24

177 VINELAND AVE..... \$100,000
 B: Patricia Aleks & Linda Corish
 S: Patricia Aleks & Linda Corish
 Book/Page: 25381/274, Date: 04/12/24
 Use: 3 Bdrm Ranch, Lot: 35000sf

Granville

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 4 | 4 |
| Median Price | \$269,000 | \$355,000 |

► REAL ESTATE SALES

1421 MAIN RD..... \$390,000
 B: Nathan Jensen & Nicole Jensen
 S: Dean Drzewiecki & Deborah Drzewiecki
 Book/Page: 25375/569, Date: 04/08/24
 Mtg: Movement Mtg LLC \$378,300
 Use: 3 Bdrm Ranch, Lot: 83635sf

Hampden

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 13 | 12 |
| Median Price | \$340,000 | \$372,500 |

► REAL ESTATE SALES

WILBRAHAM RD..... \$385,000
 B: Keith Nicoli & Heather T Nicoli
 S: Evan Boyle & Jessica Boyle
 Book/Page: 25378/267, Date: 04/10/24

174 WILBRAHAM RD..... \$320,000
 B: Paul Yasi & Jennifer Yasi
 S: Irene F Graves
 Book/Page: 25378/207, Date: 04/10/24
 Use: 3 Bdrm Colonial, Lot: 39204sf

Holland

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 6 | 6 |
| Median Price | \$395,000 | \$288,500 |

► REAL ESTATE SALES

20 MAY BROOK RD..... \$449,000
 B: Raffi Keshishian & Adrineh R Derbidian
 S: Dennis Sneade
 Book/Page: 25382/43, Date: 04/12/24
 Mtg: Northpoint Mortgage \$438,033
 Use: Residential Developable Land, Lot: 79715sf

529 OLD COUNTY RD..... \$555,000
 B: Jill M Papandrea
 S: Cormier & Sons Const & Hm
 Book/Page: 25378/56, Date: 04/10/24
 Use: Residential Developable Land, Lot: 87120sf

Holyoke

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 39 | 29 |
| Median Price | \$245,000 | \$280,000 |

► REAL ESTATE SALES

19 CHARLES ST..... \$309,900
 B: Janice Garcia
 S: Modern Creative Contracto
 Book/Page: 25375/113, Date: 04/08/24
 Mtg: Fairway Ind Mtg \$298,400
 Use: 3 Bdrm Old Style, Lot: 6268sf
 Prior Sale: \$168,000 (09/23)

360 CHESTNUT ST..... \$290,000
 B: Antonia Santos
 S: Greater Sprfield Habitat
 Book/Page: 25377/135, Date: 04/09/24
 Use: Housing Authority Property, Lot: 5998sf
 Prior Sale: \$290,000 (02/24)

11 GRANT ST..... \$275,000
 B: Nathan Nuttall & Meredith Nuttall
 S: Carl Hartig & Robina J Hartig
 Book/Page: 25381/8, Date: 04/12/24
 Mtg: HarborOne Mortgage \$220,000
 Use: 2-Family Two Family, Lot: 6325sf

20 MAPLE CREST CIR U:C..... \$206,000
 B: Adith S Quinones
 S: Nicholas P Boccio Tr, Tr for 20c Maple Crest Circle Rt
 Book/Page: 25379/282, Date: 04/11/24
 Mtg: Norwich Commercial Grp \$199,820
 Use: 2 Bdrm Condo
 Prior Sale: \$90,000 (04/16)

63 PORTLAND ST..... \$30,000
 B: Elizabeth A Kmon
 S: Richard F Kmon
 Book/Page: 25377/560, Date: 04/10/24
 Use: 3 Bdrm Cape Cod, Lot: 9313sf

58 WALDO ST..... \$336,000
 B: Venetia M Guerrasio & Thomas M Stoker
 S: Jonathan Mills & Rema Mills
 Book/Page: 25379/170, Date: 04/11/24
 Use: 4 Bdrm Colonial, Lot: 6024sf
 Prior Sale: \$230,000 (10/20)

► FORECLOSURE DEEDS

903 DWIGHT ST..... \$212,639
 B: Pnc Bank Na
 S: David A Caputo & Pnc Bank
 Book/Page: 25375/383, Date: 04/08/24
 Use: 2-Family Two Family, Lot: 8838sf
 Prior Sale: \$212,639 (07/23)

Longmeadow

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 23 | 38 |
| Median Price | \$464,900 | \$410,000 |

► REAL ESTATE SALES

50 OAK RD..... \$375,000
 B: Daniel G Capretta 2nd & Anna M Capretta
 S: Quercus Properties LLC
 Book/Page: 25375/72, Date: 04/08/24
 Mtg: Fairway Ind Mtg \$363,750
 Use: 3 Bdrm Ranch, Lot: 22650sf
 Prior Sale: \$250,000 (08/21)

21 SALEM RD..... \$678,000
 B: Ivan Soares & Rebecca Soares
 S: Robert W Sullivan & Catherine D Sullivan
 Book/Page: 25376/110, Date: 04/08/24
 Mtg: Westfield Bank \$542,400
 Use: 4 Bdrm Colonial, Lot: 26773sf

Ludlow

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 36 | 35 |
| Median Price | \$302,000 | \$305,000 |

► REAL ESTATE SALES

22 BRISTOL ST..... \$320,000
 B: Samuel Cobb & Martha Cobb
 S: Antonio Afonso & Teresa Afonso
 Book/Page: 25379/354, Date: 04/11/24
 Mtg: Wells Fargo Bank \$263,500
 Use: 4 Bdrm Conventional, Lot: 4770sf

306 CHAPIN ST..... \$360,000
 B: Kayla Bolduc & Chad D Parent
 S: Vincent Fuda
 Book/Page: 25380/500, Date: 04/12/24
 Mtg: Norwich Commercial Grp \$353,479
 Use: 3 Bdrm Split Level, Lot: 15957sf
 Prior Sale: \$276,000 (08/20)

EQUINOX PASS L:89..... \$177,400
 B: Richard Young & Mirella Young
 S: Whitetail Wreks LLC
 Book/Page: 25381/279, Date: 04/12/24

238 HOLYOKE ST..... \$369,900
 B: Alexander Pena
 S: Jonathan P Kielbania & Virginia L Kielbania
 Book/Page: 25381/166, Date: 04/12/24
 Mtg: Rocket Mortgage LLC \$94,550
 Use: 3 Bdrm Raised Ranch, Lot: 35229sf
 Prior Sale: \$219,900 (09/17)

162 JAMES ST..... \$310,000
 B: Jeffrey Jansson Jr & Cassandra Forsman
 S: Waiwai Rt & Dominic Kirchner 2nd Tr
 Book/Page: 25376/578, Date: 04/09/24
 Mtg: Fairway Ind Mtg \$294,500
 Use: 3 Bdrm Ranch, Lot: 49000sf
 Prior Sale: \$127,500 (11/22)

61 LAWTON ST..... \$299,000
 B: Gilbert Palatino
 S: Brian P Andraca
 Book/Page: 25375/454, Date: 04/08/24
 Use: 4 Bdrm Cape Cod, Lot: 129373sf
 Prior Sale: \$250,000 (09/20)

35 WATERS EDGE U:35..... \$260,000
 B: Connor L Pare
 S: Jinzhou Li
 Book/Page: 25381/390, Date: 04/12/24
 Mtg: Guaranteed Rate Inc \$252,200
 Use: 2 Bdrm Condo

75 WHITE ST..... \$309,900
 B: Jonathan Kielbania & Virginia Kielbania
 S: Mj Real Estate LLC
 Book/Page: 25382/61, Date: 04/12/24
 Mtg: Freedom Mortgage Corp \$304,286
 Use: 2 Bdrm Ranch, Lot: 8750sf
 Prior Sale: \$185,000 (06/23)

Monson

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 19 | 5 |
| Median Price | \$304,000 | \$327,500 |

► REAL ESTATE SALES

246 BUMSTEAD RD..... \$340,000
 B: Robert E Flynn & Chelsea R Flynn
 S: Joyce A Pikul
 Book/Page: 25380/149, Date: 04/11/24
 Use: 3 Bdrm Ranch, Lot: 40075sf

► FORECLOSURE DEEDS

4 STEWART AVE..... \$291,252
 B: Rmf Buyout Acqui T 2021-H & Wilmington Svgs Fund Soc
 S: Norma M Germain & Longbridge Financial LLC
 Book/Page: 25376/153, Date: 04/08/24
 Use: 3 Bdrm Cape Cod, Lot: 21780sf

► FORECLOSURE DEEDS

4113-4115 CHURCH ST..... \$280,000
 B: Evan Crossman
 S: Jonathan A Marcinkiewicz & Paul P Marcinkiewicz
 Book/Page: 25378/29, Date: 04/10/24
 Use: 2-Family Duplex, Lot: 10913sf

57 SPRINGFIELD ST..... \$185,000
 B: Luis A Ayala
 S: Elizabeth Tellier
 Doc#: 00000000236325, Date: 04/12/24
 Mtg: Guaranteed Rate Inc \$138,750
 Use: 3 Bdrm Conventional, Lot: 6000sf
 Prior Sale: \$69,900 (05/17)

34 WARE ST..... \$225,000
 B: Joshua T Smith
 S: John W St Amand Tr, Tr for Edward R St Amand T
 Book/Page: 25378/99, Date: 04/10/24
 Use: 3 Bdrm Conventional, Lot: 43560sf

Southwick

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 5 | 15 |
| Median Price | \$245,000 | \$410,000 |

► REAL ESTATE SALES

72 GRANVILLE RD..... \$427,400
 B: Joseph P Miller Tr, Tr for Miller RET
 S: Rm Blerman LLC
 Book/Page: 25377/599, Date: 04/10/24
 Use: 4 Bdrm Colonial, Lot: 18754sf
 Prior Sale: \$259,000 (10/23)

Springfield

| MARKET STATISTICS THROUGH MARCH | | |
|---------------------------------|-----------|-----------|
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 222 | 189 |
| Median Price | \$240,000 | \$260,000 |

► REAL ESTATE SALES

132 AMBROSE ST..... \$150,000
 B: William Raleigh & David Kachinski
 S: Richard A Beyer
 Book/Page: 25377/193, Date: 04/09/24
 Use: 2 Bdrm Ranch, Lot: 5001sf

56 AUDLEY RD..... \$255,000
 B: Hedge Hog Industries Corp
 S: Martel John Peter Est & Lawrence E Martel Jr
 Book/Page: 25378/399, Date: 04/10/24
 Use: 3 Bdrm Cape Cod, Lot: 11648sf
 Prior Sale: \$45,000 (02/18)

788 BERKSHIRE AVE..... \$425,000
 B: Crg Properties LLC
 S: Beverly A Gay Tr, Tr for Beverly A Gay T
 Book/Page: 25378/336, Date: 04/10/24
 Use: Mixed Use-prim Comm & Other, Lot: 30928sf

1112 BOSTON RD..... \$134,550
 B: Pinecrest Holdings LLC
 S: 1090 Boston Road Inc
 Book/Page: 25378/441, Date: 04/10/24
 Use: 3 Bdrm Cape Cod, Lot: 6826sf

85 BOWLES PARK..... \$255,000
 B: Carina Marrero
 S: Lsf8 Master Part T & Us Bank TTr
 Book/Page: 25375/315, Date: 04/08/24
 Mtg: United Wholesale Mtg \$250,381
 Use: 3 Bdrm Cape Cod, Lot: 7305sf
 Prior Sale: \$89,318 (07/15)

121 BRANDON AVE..... \$320,000
 B: Lamikko T Magee
 S: Thomas Ricks & Julia Ricks
 Book/Page: 25376/74, Date: 04/08/24
 Mtg: Navy FCU \$309,320
 Use: 4 Bdrm Old Style, Lot: 10001sf
 Prior Sale: \$311,300 (05/23)

365 CADWELL DR..... \$3,100,000
 B: 6s T Springfield Ma LLC
 S: Cal Rolling Hills LLC
 Doc#: 00000000236291, Date: 04/10/24
 Mtg: First United B&T \$9,455,000
 Use: Mixed Use-prim Comm & Other, Lot: 294466sf
 Prior Sale: \$600,000 (08/17)

365 CADWELL DR..... \$3,100,000
 B: 6s T Springfield Ma LLC
 S: Cal Rolling Hills LLC
 Book/Page: 25377/509, Date: 04/10/24
 Use: Mixed Use-prim Comm & Other, Lot: 294466sf
 Prior Sale: \$600,000 (08/17)

86-88 CHESTNUT ST..... \$356,000
 B: Mark E Bido & Lety M Hidalgo

37 SILVER ST..... \$317,500
 B: Brendan M Rios & Danielle A Rios
 S: Pah Properties LLC
 Book/Page: 25379/222, Date: 04/11/24
 Mtg: Movement Mtg LLC \$307,975
 Use: 3 Bdrm Colonial, Lot: 6251sf
 Prior Sale: \$119,255 (12/23)

3 SMALLWOOD ST..... \$349,900
 B: Jametrious L Sourdiffé
 S: Rafariel Garcia
 Book/Page: 25381/78, Date: 04/12/24
 Mtg: CMG Mortgage Inc \$332,405
 Use: 2 Bdrm Cape Cod, Lot: 8093sf

89 SPARROW DR..... \$340,000
 B: Caridad Jean-Baptiste
 S: Carrasquillo Fix Up LLC
 Book/Page: 25381/208, Date: 04/12/24
 Mtg: First Community Mtg \$323,000
 Use: 4 Bdrm Cape Cod, Lot: 10799sf
 Prior Sale: \$200,000 (05/23)

63 TELBAR ST..... \$230,700
 B: Tammy M Brown & Kevin E Brown
 S: Nsp Residential LLC
 Book/Page: 25380/154, Date: 04/11/24
 Mtg: Aura Mtg Advisors LLC \$261,000
 Use: 3 Bdrm Ranch, Lot: 20194sf
 Prior Sale: \$171,159 (11/23)

63 TELBAR ST..... \$180,000
 B: Nsp Residential LLC
 S: Ajax 2020-D Reo Corp
 Book/Page: 25380/152, Date: 04/11/24
 Use: 3 Bdrm Ranch, Lot: 20194sf
 Prior Sale: \$171,159 (11/23)

550 TIFFANY ST..... \$305,000
 B: Andrea P Allen
 S: Jenny L Wiley
 Book/Page: 25381/420, Date: 04/12/24
 Mtg: Keystone Funding \$110,000
 Use: 3 Bdrm Ranch, Lot: 9500sf
 Prior Sale: \$115,500 (01/12)

14 TOURIGNY ST..... \$269,000
 B: Javier Laboy & Myra Y Garcia-Senquiz
 S: Pah Properties LLC
 Book/Page: 25380/115, Date: 04/11/24
 Mtg: Total Mtg Svcs \$264,127
 Use: 2 Bdrm Ranch, Lot: 8999sf

111 WARRENTON ST..... \$310,000
 B: Kelly Summers & Danielle Summers
 S: David Roffo
 Book/Page: 25379/561, Date: 04/11/24
 Mtg: Freedom Mortgage Corp \$294,500
 Use: 3 Bdrm Raised Ranch, Lot: 5001sf
 Prior Sale: \$220,111 (05/23)

116-120 WILLIAM ST..... \$415,000
 B: Carole A Calderon
 S: Rbt Enterprise LLC
 Book/Page: 25375/40, Date: 04/08/24
 Mtg: MSA Mortgage LLC \$394,250
 Use: Apartment Bldg - 4-8 Units, Lot: 5449sf
 Prior Sale: \$450,000 (12/22)

385 WORTHINGTON ST U:4E..... \$175,000
 B: Kish Mcdonald
 S: Desmond B Mullally
 Book/Page: 25377/454, Date: 04/10/24
 Use: Condo

Wales

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|----------|
| Number of 1-Fam Sales | 1 | 4 |
| Median Price | \$333,000 | |

► REAL ESTATE SALES

4 LAKE SHORE DR..... \$75,000
 B: Richard J Kszaszcz
 S: Deborah A Walker
 Book/Page: 25380/551, Date: 04/12/24
 Use: 1 Bdrm Bngl/cottage, Lot: 5227sf
 Prior Sale: \$35,500 (06/10)

West Springfield

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 24 | 46 |
| Median Price | \$284,950 | \$316,500 |

► REAL ESTATE SALES

25 BRICE RD..... \$280,000
 B: Jennifer M Rossi
 S: Steven R Rossi & Julianne Rossi
 Book/Page: 25378/468, Date: 04/10/24
 Use: 2 Bdrm Ranch, Lot: 20040sf

34 CITY VIEW AVE..... \$250,000
 B: Shannon B Doyle
 S: Christopher J Fontaine & Sydney Brochu
 Book/Page: 25381/106, Date: 04/12/24
 Mtg: Polish National CU \$125,000
 Use: 2 Bdrm Cape Cod, Lot: 6775sf
 Prior Sale: \$165,000 (12/17)

GREAT PLAINS RD..... \$17,500
 B: Npn Realty LLC
 S: William C Gibbs & Barbara C Gibbs
 Book/Page: 25377/197, Date: 04/09/24

10 HICKORY HL U:10..... \$470,000
 B: Paul L Harlin Jr & Marlene P Harlin
 S: Doris R Bartolucci
 Book/Page: 25375/507, Date: 04/08/24
 Mtg: Florence Bank \$270,000
 Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$340,000 (07/15)

83 MIAMI ST..... \$125,000
 B: Mark R Turnbull
 S: Kenneth P Turnbull
 Book/Page: 25377/164, Date: 04/09/24
 Use: 3 Bdrm Ranch, Lot: 12000sf

Westfield

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 51 | 45 |
| Median Price | \$272,000 | \$350,000 |

► REAL ESTATE SALES

5 BANCROFT ST..... \$420,000
 B: Steven W Gardner
 S: Malia Homebuyers LLC
 Book/Page: 25375/482, Date: 04/08/24
 Mtg: PeoplesBank (Holyoke) \$320,000
 Use: 3 Bdrm Ranch, Lot: 24400sf
 Prior Sale: \$171,000 (10/23)

80 ELIZABETH AVE..... \$466,000
 B: Gregory J Linscott Jr & Jillian G Golaski
 S: Lizette Rodriguez & Hector L Rodriguez
 Book/Page: 25379/19, Date: 04/10/24
 Use: 4 Bdrm Colonial, Lot: 56628sf
 Prior Sale: \$340,000 (12/21)

4 RAVINE CIR..... \$415,000
 B: Nikolas Fiore & Abaigeal Malouin
 S: John L Vershon 3rd
 Book/Page: 25379/456, Date: 04/11/24
 Mtg: CT State Emp FCU \$385,000
 Use: 3 Bdrm Ranch, Lot: 43670sf

12 ROBINSON DR..... \$317,000
 B: John L Vershon 3rd
 S: Michael Solek
 Book/Page: 25379/553, Date: 04/11/24
 Use: 3 Bdrm Ranch, Lot: 20680sf

Wilbraham

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 28 | 28 |
| Median Price | \$387,000 | \$445,000 |

► REAL ESTATE SALES

408 DIPPING HOLE RD..... \$260,000
 B: Maureen Pisani
 S: Nicole A Lapointe
 Book/Page: 25380/319, Date: 04/12/24
 Use: 3 Bdrm Ranch, Lot: 90623sf
 Prior Sale: \$200,000 (05/23)

512 MOUNTAIN RD..... \$535,000
 B: Rafariel Garcia & Luz P Rios-Garcia
 S: Xiuyi Liang
 Book/Page: 25381/135, Date: 04/12/24
 Mtg: CMG Mortgage Inc \$428,000
 Use: 4 Bdrm Contemporary, Lot: 112838sf
 Prior Sale: \$550,000 (07/21)

Hampshire Registry

Mary Olberding, Register
 60 Railroad Avenue
 Northampton, MA 01060
 Telephone: (413) 584-3637
 Fax: (413) 584-4136
 www.hampshirededs.com
 or www.masslandrecords.com

Amherst

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 21 | 16 |
| Median Price | \$500,000 | \$529,000 |

► REAL ESTATE SALES

16 ARBOR WAY..... \$738,000
 B: Nan Zhao & Zhihong Ni
 S: Faheem Ibrahim Tr, Tr for Faheem Ibrahim Lt
 Book/Page: 15104/186, Date: 04/08/24
 Mtg: General Mtg Cap Corp \$348,000
 Use: 4 Bdrm Colonial, Lot: 43055sf
 Prior Sale: \$433,500 (09/13)

E PLEASANT ST L:1..... \$218,000
 B: Yg Pleasant LLC
 S: Richard B Spurgin
 Doc#: 00000000021980, Date: 04/09/24

E PLEASANT ST L:2..... \$218,000
 B: Yg Pleasant LLC
 S: Richard B Spurgin
 Doc#: 00000000021980, Date: 04/09/24

22 FOXGLOVE LN..... \$570,000
 B: Wade R Elmore
 S: Charles P Sutphin & Peggy S Sutphin
 Book/Page: 15109/90, Date: 04/12/24
 Mtg: Navy FCU \$285,000
 Use: 4 Bdrm Cape Cod, Lot: 43560sf

24 GREEN LEAVES DR U:435..... \$188,000
 B: Susan West Tr, Tr for Susan West RET
 S: Michele Marotta Tr, Tr for Marjori Haffer lrt
 Book/Page: 15104/136, Date: 04/08/24
 Use: 1 Bdrm Condo

37 MEADOW ST..... \$264,000
 B: Matthew J Sabola
 S: Cheryl M Sabola & Debra A Sdemensi
 Book/Page: 15106/64, Date: 04/10/24
 Mtg: Greenfield Svgs \$80,000
 Type: Adj
 Use: 2 Bdrm Ranch, Lot: 32670sf

65 MOUNT PLEASANT..... \$670,000
 B: Marrs Cottage LLC
 S: William B Rosenbaum & Alivia-Anne N Zappas
 Book/Page: 15105/346, Date: 04/10/24
 Use: 3 Bdrm Antique, Lot: 14701sf
 Prior Sale: \$577,000 (07/21)

26 WEBSTER CT U:26..... \$303,000
 B: Puzhen Wang
 S: Brian Mcdonald & Denis Mcdonald
 Book/Page: 15107/231, Date: 04/11/24
 Use: 2 Bdrm Condo, Lot: 5184sf
 Prior Sale: \$240,000 (07/21)

Belchertown

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 15 | 13 |
| Median Price | \$390,000 | \$364,000 |

► REAL ESTATE SALES

68 CHERYL CIR..... \$129,564
 B: Daniel F Gualberto
 S: Susan M Gualberto
 Book/Page: 15105/167, Date: 04/09/24
 Mtg: Workers Credit Union \$544,800
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 121498sf

15 JASONS WAY..... \$610,000
 B: Kristofer C Nite & Valerie L Nite
 S: Jason A Overgaard & Diane M Overgaard
 Book/Page: 15109/22, Date: 04/12/24
 Mtg: Westfield Bank \$375,000
 Use: 4 Bdrm Colonial, Lot: 42907sf
 Prior Sale: \$115,000 (08/11)

MUNSELL ST L:3..... \$80,000
 B: M & G Land Dev LLC
 S: Orin L Bracey Jr & Maryellen Oreilly-Bracey
 Book/Page: 15109/183, Date: 04/12/24

MUNSELL ST L:4..... \$80,000
 B: M & G Land Dev LLC
 S: Orin L Bracey Jr & Maryellen Oreilly-Bracey
 Book/Page: 15109/249, Date: 04/12/24

MUNSELL ST L:5..... \$90,000
 B: Edward Cayo & Michelle Cayo
 S: Orin L Bracey Jr & Maryellen Oreilly-Bracey
 Book/Page: 15108/304, Date: 04/12/24

52 S LIBERTY ST..... \$400,000
 B: Kristina Nowak & Nolan Medeiros
 S: Hal H Freeman & Angela M Curto
 Book/Page: 15109/134, Date: 04/12/24
 Mtg: Guaranteed Rate Inc \$392,755
 Use: 3 Bdrm Ranch, Lot: 60113sf

20 SARAH LN..... \$355,000
 B: Rema Mills & Jonathan Mills
 S: Shelterwood Mgmt LLC
 Book/Page: 15108/78, Date: 04/11/24
 Mtg: Movement Mtg LLC \$284,000
 Use: 3 Bdrm Cape Cod, Lot: 26763sf

8 SHERWOOD DR..... \$455,000
 B: Gergess A Assaf & Lynn P Assaf
 S: Bryand D Jamgochian & Lucy T Jamgochian
 Book/Page: 15109/46, Date: 04/12/24
 Mtg: Greenfield Cp Bk \$405,000
 Type: Adj
 Use: 3 Bdrm Split Entry, Lot: 55757sf

WOODLAND LN..... \$130,000
 B: Nancy Tougas
 S: Bell Property Corp
 Book/Page: 15105/232, Date: 04/09/24

Granby

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 10 | 9 |
| Median Price | \$252,375 | \$350,000 |

► REAL ESTATE SALES

114 MORGAN ST..... \$89,000
 B: Anthony Perla & Tamara Perla
 S: David A Harris
 Book/Page: 15107/94, Date: 04/11/24
 Use: Residential Developable Land, Lot: 390658sf

Hadley

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 6 | 8 |
| Median Price | \$467,500 | \$572,500 |

► REAL ESTATE SALES

72 N MAPLE ST..... \$450,000
 B: Kenneth H Ozkaptan & Ellen K Ozkaptan
 S: Pelham Rd Partners LLC
 Book/Page: 15104/261, Date: 04/08/24
 Mtg: LoanDepot.Com \$405,000
 Use: 3 Bdrm Conventional, Lot: 18731sf
 Prior Sale: \$170,000 (02/15)

124 ROCKY HILL RD..... \$495,000
 B: Dnb Properties LLC
 S: Hadley Reantals LLC
 Book/Page: 15108/109, Date: 04/11/24
 Mtg: Greenfield Cp Bk \$784,000
 Use: 5 Bdrm Split Level, Lot: 43504sf
 Prior Sale: \$369,900 (05/13)

SHATTUCK RD (OFF)..... \$950,000
 B: Food Bk Of Western Ma Inc
 S: John T Boisvert Jr & Joseph J Boisvert
 Book/Page: 15104/117, Date: 04/08/24

Huntington

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 3 | 3 |
| Median Price | \$306,000 | \$229,000 |

► REAL ESTATE SALES

7 BASKET ST..... \$52,000
 B: Ieva Berberian
 S: Sec Of Hsng & Urban Dev
 Book/Page: 15106/107, Date: 04/10/24
 Use: 4 Bdrm Old Style, Lot: 17424sf
 Prior Sale: \$91,350 (04/23)

THOMAS RD..... \$50,000
 B: Lawrence S Scott-Smith
 S: Dwayne Amstutz Tr, Tr for Thomas Rd Land T
 Book/Page: 15108/233, Date: 04/12/24

Northampton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 19 | 24 |
| Median Price | \$388,000 | \$377,500 |

► REAL ESTATE SALES

87 CHAPEL ST..... \$379,000
 B: Brandon Hagen
 S: Judith A Dion & Paul A Dion
 Book/Page: 15105/243, Date: 04/09/24
 Mtg: Rocket Mortgage LLC \$139,000
 Use: 2 Bdrm Cape Cod, Lot: 7667sf

177 CRESCENT ST..... \$410,000
 B: Chenevert Properties LLC
 S: Ferree Louisa Est & Katie M Mcdonough
 Book/Page: 15105/286, Date: 04/09/24
 Mtg: Commercial Lender LLC \$533,250
 Use: 3 Bdrm Conventional, Lot: 11221sf

80 DAMON RD U:3203..... \$185,000
 B: Dominik Nicewa & Helena Bankovic
 S: J C Sullivan
 Book/Page: 15109/283, Date: 04/12/24
 Mtg: Total Mtg Svcs \$163,725
 Use: 1 Bdrm Condo

12 EAST ST..... \$200,000
 B: Elaine M Reall
 S: Frances C Corriveau
 Book/Page: 15105/77, Date: 04/09/24
 Mtg: Florence Bank \$200,000
 Use: 2-Family Conventional, Lot: 8002sf

FLORENCE RD..... \$237,000
 B: Lee Feldscher
 S: Jonathan N Kelley & Katie J Kelley
 Book/Page: 15108/61, Date: 04/11/24

23 HIGGINS WAY..... \$901,000
 B: Susan C Faludi Tr, Tr for Susan Claire Faludi RET
 S: Barbara Samuels Tr, Tr for B Samuels & N Ryburn Jret
 Book/Page: 15108/285, Date: 04/12/24
 Use: 3 Bdrm Contemporary, Lot: 4835sf
 Prior Sale: \$652,850 (10/21)

41 HILLSIDE RD..... \$910,000
 B: Steven R Kusmer Tr, Tr for Kusmer-Plude Ft
 S: Irish Alan J Est & Sylvia Windhurst
 Book/Page: 15106/258, Date: 04/10/24
 Use: 3 Bdrm Cape Cod, Lot: 5475sf
 Prior Sale: \$455,000 (12/15)

Pelham

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|----------|----------|
| Number of 1-Fam Sales | 0 | 2 |
| Median Price | | |

► REAL ESTATE SALES

128 AMHERST RD..... \$405,000
 B: Joseph Famighette & Mary P Famighette
 S: Marion W Copeland Tr, Tr for Copeland Int
 Book/Page: 15109/225, Date: 04/12/24
 Mtg: Princeton Mtg Corp \$207,562
 Use: 2 Bdrm Cape Cod, Lot: 106286sf

South Hadley

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 25 | 23 |
| Median Price | \$340,000 | \$365,000 |

► REAL ESTATE SALES

275 HADLEY ST..... \$360,000
 B: Joan G Oconnell
 S: Gregory J Linscott Jr
 Book/Page: 15106/189, Date: 04/10/24
 Mtg: HarborOne Mortgage \$288,000
 Use: 2 Bdrm Bngl/cottage, Lot: 13125sf
 Prior Sale: \$165,000 (04/10)

465 NEWTON ST..... \$330,000
 B: Brittany Ankiewicz & Dustin P Yager
 S: Brett F Johnson
 Book/Page: 15106/150, Date: 04/10/24
 Mtg: Greenfield Svgs \$264,000
 Type: Adj
 Use: 3 Bdrm Conventional, Lot: 9050sf
 Prior Sale: \$243,000 (12/18)

41 W SUMMIT ST U:27..... \$186,000
 B: Harsha B Navarantne & Diyath B Navarantne
 S: Dennis Kirby & Christine Kirby
 Book/Page: 15106/213, Date: 04/10/24
 Mtg: HarborOne Mortgage \$139,500
 Use: 1 Bdrm Condo
 Prior Sale: \$147,500 (06/22)

Southampton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 9 | 9 |
| Median Price | \$425,000 | \$410,000 |

► REAL ESTATE SALES

MIDDLESEX REGISTRY

continued

Dracut

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 63 5TH ST..... \$375,000
B: Bryan R Gamby & Maryjo Hayes
S: John Leahy 3rd
Book/Page: 38426/226, Date: 04/12/24
Mtg: Reading Cp Bk \$300,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 29800sf
Prior Sale: \$260,000 (11/21)

Lowell

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 78 ARMAND AVE U:78 \$425,000
B: Hunter P Grayson
S: Eleanor Silva
Book/Page: 38424/195, Date: 04/12/24
Mtg: Ally Bank \$361,250
Use: 2 Bdrm Condo

63 ARNOLD AVE..... \$460,000

B: Beth Mccurdy
S: Linda R Sunderland
Book/Page: 38421/205, Date: 04/11/24
Mtg: United Wholesale Mtg \$341,205
Use: 4 Bdrm Cape Cod, Lot: 6098sf

85 BAYBERRY DR \$545,000

B: Reny A Marquez & Robliely A Sanchez
S: Nicholas P Scenna & Lia M Astrella
Book/Page: 38419/58, Date: 04/10/24
Mtg: Homespire Mortgage \$535,128
Use: 3 Bdrm Colonial, Lot: 6970sf
Prior Sale: \$370,000 (12/19)

89 BOISVERT ST..... \$3,330,000

B: Rz3 Development LLC
S: Roman Catholic Archbishop
Book/Page: 38419/114, Date: 04/10/24
Mtg: BEE Inv LLC \$2,000,000
Use: Religious Property, Lot: 26572sf

733 BROADWAY ST..... \$1,050,000

B: 733 Broadway LLC
S: Merrimack Vly Food Bk Inc
Book/Page: 38415/138, Date: 04/08/24
Mtg: Lowell Dev & FncI \$6,683,000
Use: Charity Property, Lot: 10454sf
Prior Sale: \$160,000 (12/11)

735 BROADWAY ST..... \$1,050,000

B: 733 Broadway LLC
S: Merrimack Vly Food Bk Inc
Book/Page: 38415/138, Date: 04/08/24
Mtg: MA Hsng Partner Fund \$500,000
Use: Charity Property, Lot: 16553sf

110 BUNKER HILL AVE..... \$975,000

B: Coljack Development Corp
S: Rz3 Development LLC
Book/Page: 38419/208, Date: 04/10/24
Mtg: Lowell Five Cent Svgs \$3,045,450
Use: Religious Property, Lot: 38768sf

110 BUNKER HILL AVE..... \$3,330,000

B: Rz3 Development LLC
S: Roman Catholic Archbishop
Book/Page: 38419/114, Date: 04/10/24
Use: Religious Property, Lot: 38768sf

110 BURNHAM RD \$435,000

B: Leanne Patnode & Patrick R Patnode
S: Wamesit Group LLC
Book/Page: 38425/45, Date: 04/12/24
Use: 3 Bdrm Ranch, Lot: 11326sf

67 BURNSIDE ST..... \$322,500

B: Skardy Heng & Thounthearo Sek
S: Soeun Heng
Book/Page: 38423/268, Date: 04/12/24
Mtg: Enterprise Bk & Tr Co \$258,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 6970sf

19 MAITLAND AVE..... \$515,000

B: Santos M Merino & Lorena G Landaverde-Lopez
S: Andy Nguyen & Hai Nguyen
Book/Page: 38418/101, Date: 04/09/24
Mtg: Guaranteed Rate Inc \$499,550
Use: 3 Bdrm Raised Ranch, Lot: 10019sf
Prior Sale: \$360,000 (04/23)

200-A MARKET ST U:412..... \$343,508

B: Willow F Cornella & Leeanne E Wallace
S: Anthony A Crutchfield 3rd
Book/Page: 38426/89, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$274,806
Use: 2 Bdrm Condo
Prior Sale: \$220,000 (08/17)

169 MERRIMACK ST..... \$1,600,000

B: 79 Andrews Street LLC
S: L&x Realty Group LLC
Book/Page: 38422/31, Date: 04/11/24
Mtg: Jeanne DArc CU \$1,584,750
Use: Retail-department Store, Lot: 5227sf
Prior Sale: \$850,000 (10/22)

172 MIDDLE ST U:303..... \$290,000

B: Suresh Kandasamy
S: Kevin Hannan
Book/Page: 38415/89, Date: 04/08/24
Mtg: Evolve B&T \$275,500
Use: 1 Bdrm Condo

984 MIDDLESEX ST..... \$635,000

B: Nlk Homes LLC
S: 15 North Re Ventures LLC
Book/Page: 38426/292, Date: 04/12/24
Mtg: Enterprise Bk & Tr Co \$535,200
Use: Apartment Bldg - 4-8 Units, Lot: 3920sf

71 POWELL ST \$410,000

B: Denis A Verdian
S: Sethoeun Nhem
Book/Page: 38425/267, Date: 04/12/24
Mtg: United Wholesale Mtg \$389,500
Use: 2 Bdrm Bngl/cottage, Lot: 3920sf
Prior Sale: \$164,900 (09/18)

52 RIVERCLIFF RD \$655,000

B: Caroline A Reis & Drew M Stanton
S: Margaret M Chase
Book/Page: 38419/288, Date: 04/10/24
Mtg: Leader Bank NA \$550,000
Use: 3 Bdrm Conventional, Lot: 11761sf

213 W 6TH ST \$3,330,000

B: Rz3 Development LLC
S: Roman Catholic Archbishop
Book/Page: 38419/114, Date: 04/10/24
Mtg: Lowell Five Cent Svgs \$3,045,450
Use: Religious Property, Lot: 34848sf

213 W 6TH ST \$975,000

B: Coljack Development Corp
S: Rz3 Development LLC
Book/Page: 38419/208, Date: 04/10/24
Use: Religious Property, Lot: 34848sf

221 W 6TH ST \$3,330,000

B: Rz3 Development LLC
S: Roman Catholic Archbishop
Book/Page: 38419/114, Date: 04/10/24
Mtg: BEE Inv LLC \$2,000,000
Use: Religious Property, Lot: 32234sf

241 W 6TH ST \$3,330,000

B: Rz3 Development LLC
S: Roman Catholic Archbishop
Book/Page: 38419/114, Date: 04/10/24
Mtg: BEE Inv LLC \$2,000,000
Use: Religious Property, Lot: 46609sf

128 WARREN ST U:C..... \$150,000

B: Concord River LLC
S: Thomas J Caveney Tr, Tr for Baby Doll T
Book/Page: 38425/224, Date: 04/12/24
Use: Office Condo Unit, Lot: 1sf

175 WILLARD ST U:22 \$250,000

B: Laurie Fonhoue
S: Paulo Dasilva-Euter & Silvana Dosreis
Book/Page: 38427/28, Date: 04/12/24
Mtg: Cross Country Mtg Inc \$230,000
Use: 2 Bdrm Condo
Prior Sale: \$84,500 (01/17)

Tewksbury

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 253 APACHE WAY U:253..... \$412,000
B: Patricia M Centrella & Frank Centrella Jr
S: Todd A Rothermel & Julie M Palmaccio
Book/Page: 38426/1, Date: 04/12/24
Use: 2 Bdrm Condo, Lot: 100sf

11 MEMORIAL DR \$600,000

B: Michael C Martins
S: Samuel R Schutz Tr, Tr for Schutz Ft
Book/Page: 38417/250, Date: 04/09/24
Use: 4 Bdrm Colonial, Lot: 10000sf
Prior Sale: \$370,000 (11/12)

13 MULBERRY WAY U:13..... \$567,500

B: Lisa M Centrella
S: Susan M Difrancesco
Book/Page: 38426/14, Date: 04/12/24
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: \$273,500 (08/11)

83 PATRICK RD U:83..... \$410,000

B: Robert J Branca
S: Michael W Faulkner & Shauna L Faulkner
Book/Page: 38426/186, Date: 04/12/24
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: \$199,000 (11/11)

730 TRULL RD \$480,000

B: Maryellen Borelli
S: Teves Lilliana N Est & Jonathan J Davey
Book/Page: 38426/155, Date: 04/12/24
Mtg: Guaranteed Rate Affin \$288,000
Use: 2 Bdrm Ranch, Lot: 12000sf

24 VILLA ROMA DR U:24 \$507,000

B: Chongguang Tao & Shaohua Zhang
S: Robert G Vandette Tr, Tr for 24 Villa Roma T
Book/Page: 38415/74, Date: 04/08/24
Use: 2 Bdrm Condo, Lot: 100sf

Tyngsboro

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 77 FROST RD..... \$515,000
B: Michael L Black & Katherine S Flowers
S: Daniel J Dellisola
Book/Page: 38420/204, Date: 04/10/24
Mtg: Eastern Bank \$365,000
Use: 2 Bdrm Colonial, Lot: 5070sf
Prior Sale: \$395,000 (10/20)

22 TAMARACK WAY U:22..... \$1,042,961

B: Cheryl Popp & George Popp
S: Toll Northeast V Corp
Book/Page: 38417/205, Date: 04/09/24
Use: Possible New Construction

Westford

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 48 BOSTON RD..... \$920,000
B: Sandeep B Anjaneya & Suma Yadav
S: Vinodkumar R Nair & Bijy V Nair
Book/Page: 38422/220, Date: 04/11/24
Mtg: Fairway Ind Mtg \$766,550
Type: Adj
Use: 4 Bdrm Colonial, Lot: 42096sf
Prior Sale: \$400,000 (02/12)

10 GROTON RD U:83..... \$420,000

B: Daniel Shapiro & Mikhail Shapiro
S: Sandeep B Anjaneya
Book/Page: 38416/216, Date: 04/08/24
Use: 2 Bdrm Condo
Prior Sale: \$250,000 (02/19)

2 LAWTON AVE \$308,365

B: Shalin Shah
S: Shalin Shah & Monali Shah
Book/Page: 38417/288, Date: 04/09/24
Mtg: TD Bank NA \$500,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 85813sf
Prior Sale: \$835,000 (06/14)

30 MAIN ST \$713,000

B: Scott D Mcgregor Tr, Tr for Cat Lady For Life Rt
S: Mark C Fanning Tr, Tr for Margaret Rita Fanning RET
Book/Page: 38425/110, Date: 04/12/24
Use: 4 Bdrm Antique, Lot: 33541sf

81 OAK HILL RD \$677,500

B: Ryan Sullivan & Julia Sullivan
S: Azure Realty LLC
Book/Page: 38425/144, Date: 04/12/24
Mtg: Cross Country Mtg Inc \$633,650
Use: 3 Bdrm Colonial, Lot: 13112sf
Prior Sale: \$344,500 (10/15)

42 PATTEN RD..... \$725,000

B: James Mahoney
S: Clear Coast Realty LLC
Book/Page: 38424/137, Date: 04/12/24
Mtg: Needham Bk \$616,250
Use: 3 Bdrm Split Entry, Lot: 43560sf
Prior Sale: \$499,900 (03/23)

8 WOODBURY DR \$1,212,000

B: Adam Manchester & Rebecca Sharac
S: Thomas R Parish & Stephanie L Parish
Book/Page: 38425/21, Date: 04/12/24
Mtg: Cross Country Mtg Inc \$837,000
Use: 4 Bdrm Colonial, Lot: 41473sf

Wilmington

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 2 NORTH ST..... \$650,000
B: Cesar Oliveira
S: Dirk Slagmolen & Kristen Slagmolen
Book/Page: 38414/251, Date: 04/08/24
Mtg: Genhome Mortgage Corp \$487,500
Use: 3 Bdrm Ranch, Lot: 22651sf
Prior Sale: \$332,000 (08/15)

Middlesex Registry Southern District

Maria C. Curtatone, Register
208 Cambridge Street
East Cambridge, MA 02141
Telephone: (617) 679-6310
Fax: (617) 617-577-1289
www.cambridgedeeds.com
or www.masslandrecords.com

Acton

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 19 DAVIS RD U:B12..... \$280,000
B: Dhruv Bhandary Tr, Tr for Sonal Bhandary Lt
S: Jacqueline R Renteria
Book/Page: 82650/413, Date: 04/09/24
Use: 1 Bdrm Condo
Prior Sale: \$183,000 (08/20)

4 FLINTLOCK DR \$705,000

B: Edson Bueno & Momoko Uchida
S: Matthew T Wilkinson & Shauna Wilkinson
Book/Page: 82645/307, Date: 04/08/24
Mtg: Farmers Bk & Trust NA \$634,500
Use: 3 Bdrm Split Level, Lot: 29725sf
Prior Sale: \$310,000 (12/13)

5 MADISON LN..... \$1,275,000

B: Andrew Kuehner & Elise I Welton
S: John Bobiak & Sarah Bobiak
Book/Page: 82661/86, Date: 04/12/24
Mtg: Leader Bank NA \$700,000
Use: 4 Bdrm Colonial, Lot: 20457sf
Prior Sale: \$775,000 (07/17)

3 MCKINLEY DR \$1,322,000

B: Qi Qiao & Jerry Xu
S: Michael Boss & Sheila Vince
Book/Page: 82663/346, Date: 04/12/24
Mtg: Rocket Mortgage LLC \$300,000
Use: 4 Bdrm Colonial, Lot: 130094sf

36 PARKLAND LN U:36 \$1,070,000

B: Paula Thompson & David Chosiad
S: Peggy Li & Wilson Li
Book/Page: 82664/134, Date: 04/12/24
Use: 2 Bdrm Condo

Arlington

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 65 BEACON ST U:71 \$1,000,000
B: Shih-Hsuan Chen & Chi H Lin
S: Harlow Development LLC
Book/Page: 82654/336, Date: 04/10/24
Mtg: Leader Bank NA \$150,000
Use: Condo

5-7 BELKNAP ST \$1,450,000

B: 5-7 Belknap Street LLC
S: William G Francis Tr, Tr for Edward T Francis RET
Book/Page: 82660/456, Date: 04/12/24
Mtg: JNR Lending T \$4,000,000
Use: 2-Family Mlti-unt Bldg, Lot: 6961sf

65 HIGHLAND AVE U:65 \$745,000

B: Katelyn Mohen & Andrew Anderson
S: Benjamin R Wind & Sophia P Breene
Book/Page: 82661/29, Date: 04/12/24
Mtg: Inst Svgs Newburyport \$545,000
Use: 2 Bdrm Condo
Prior Sale: \$580,000 (01/21)

44 JASON ST \$1,825,000

B: Joubin H Tabrizi & Rana Ghahremanpour
S: Eduardo A Valdes & Nyrree G Valdes
Book/Page: 82658/137, Date: 04/11/24
Mtg: Citizens Bank \$1,460,000
Type: Adj
Use: 4 Bdrm Old Style, Lot: 16788sf

77 LANCASTER RD..... \$1,000,000

B: Brian Callahan Co
S: Smith Frederick A J Est & Esmee Flores
Book/Page: 82652/548, Date: 04/10/24
Mtg: Village Bank \$1,850,000
Use: 2-Family Raised Ranch, Lot: 6930sf

24 MYSTIC LAKE DR U:26..... \$1,375,000

B: James M Gardiner & Alana L Stevens
S: 24 Mystic Lake Drive LLC
Doc#: 00000001954852, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$1,100,000
Type: Adj
Use: Condo

24-26 MYSTIC LAKE DR U:24 \$1,375,000

B: Bo Han & Yuanxin Chen
S: 24-26 Mystic Lake Dr LLC
Doc#: 00000001954872, Date: 04/12/24
Use: Condo

17 NEWPORT ST..... \$1,750,000

B: Donald G Coomey Tr, Tr for Jillian E Standish RET
S: Michael R Ginns & Maya Goldberg
Book/Page: 82653/565, Date: 04/10/24
Mtg: Merchants Bank of Ind \$1,400,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 6926sf

11 PAMELA DR..... \$1,160,000

B: 24 Epping Street LLC
S: Kerry K Tyrell Tr, Tr for Kerry K Tyrell 2019 Ft
Book/Page: 82662/558, Date: 04/12/24
Mtg: Cambridge Tr Co \$1,270,000
Use: 2 Bdrm Raised Ranch, Lot: 9710sf

30 PEIRCE ST U:30..... \$681,000

B: Regan E Patrick & Sarah D Punter
S: Elise I Welton
Book/Page: 82657/58, Date: 04/11/24
Mtg: Leader Bank NA \$646,950
Use: 2 Bdrm Condo
Prior Sale: \$555,000 (08/18)

12 POND LN U:34 \$241,200

B: Rivers Edge Prop LLC
S: Douglas Clark
Book/Page: 82653/515, Date: 04/10/24
Mtg: GJC LLC \$271,200
Use: 1 Bdrm Condo

51 SMITH ST U:51 \$585,000

B: Katie N Womack
S: Laura L Stephens
Book/Page: 82655/336, Date: 04/11/24
Mtg: Leader Bank NA \$435,000
Use: 2 Bdrm Condo
Prior Sale: \$525,000 (07/22)

Ashland

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 1 HALF CROWN CIR U:1 \$640,000
B: Varun Bhatia & Anshul Khanduja
S: Meri Pogrebetsky & Yefim Pogrebetsky
Book/Page: 82654/135, Date: 04/10/24
Mtg: Leader Bank NA \$544,000
Use: 2 Bdrm Condo

12 TRI ST..... \$552,000

B: Peter Indresano
S: 12 Tri St LLC
Book/Page: 82660/419, Date: 04/12/24
Mtg: Middlesex Svgs Bk \$441,600
Use: 3 Bdrm Conventional, Lot: 27007sf
Prior Sale: \$250,000 (08/21)

Bedford

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

► REAL ESTATE SALES

- 23 ELMBROOK RD..... \$1,152,000
B: Suvi Aivio & Brendan Manning
S: Lisa M Kawski Tr, Tr for Grushkin Rt
Book/Page: 82658/106, Date: 04/11/24
Mtg: United Wholesale Mtg \$921,600
Use: 4 Bdrm Ranch, Lot: 72175sf

4 LEXINGTON CIR..... \$1,830,000

B: Dhanraj Bijyani & Ritu N Bhutda
S: Bingfang Song
Book/Page: 82650/157, Date: 04/09/24
Mtg: Berkshire Bank \$973,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 44510sf
Prior Sale: \$1,255,000 (01/16)

10 MAPLE ST U:10..... \$1,055,000

B: Atanas Atanasova & Hristina Atanasova
S: David N Winton & Julie A Winton
Book/Page: 82661/68, Date: 0

| | |
|---|--------------------|
| 5 ELLSWORTH AVE | \$5,835,000 |
| B: Ting Lu & Elizabeth K Steinhoff S: Ellsworth 5 LLC Book/Page: 82661/493, Date: 04/12/24 Use: 3 Bdrm Two Family, Lot: 5012sf Prior Sale: \$2,200,000 (11/22) | |
| 133 FAYERWEATHER ST | \$1,820,000 |
| B: 202 Middlesex Ave LLC S: 133 Fayerweather St LLC Doc#: 00000001954686, Date: 04/10/24 Use: 2-Family Duplex, Lot: 4679sf Prior Sale: \$1,610,000 (01/22) | |
| 24-26 GLENWOOD AVE | \$3,450,000 |
| B: Thalia M Krakower & Douglas S Krakower S: Paul E Lyons Tr, Tr for Paul E Lyons 2016 Ft Book/Page: 82654/172, Date: 04/10/24 | |
| 4 HOLWORTHY TER | \$2,200,000 |
| B: Baker Pond LLC S: Justin P Dennis & Christopher W Dennis Book/Page: 82645/223, Date: 04/08/24 Mtg: Rockland Tr Co \$4,133,545 Use: 2 Bdrm Conventional, Lot: 3822sf | |
| 6-8 HOLWORTHY TER | \$2,200,000 |
| B: Baker Pond LLC S: Justin P Dennis & Christopher W Dennis Book/Page: 82645/223, Date: 04/08/24 Mtg: Rockland Tr Co \$4,133,545 | |
| 1572 MASSACHUSETTS AVE U:50 | \$300,000 |
| B: Scott B Jamison S: Kohl Gregory A Est & Timothy M Kohl Doc#: 00000001954892, Date: 04/12/24 Use: 1 Bdrm Condo | |
| 975 MEMORIAL DR U:609 | \$3,104,000 |
| B: Clbb Boston Prop I LLC S: Hiroataka Takeuchi & Nobuko Takeuchi Book/Page: 82653/116, Date: 04/10/24 Use: 2 Bdrm Condo | |
| 3 MICHAEL WAY | \$1,100,000 |
| B: Justin A Caravella & Shwu Y Kong S: Janice Ellison Book/Page: 82664/27, Date: 04/12/24 Use: 2 Bdrm Townsh-nd, Lot: 3335sf | |
| 130 MOUNT AUBURN ST U:409 | \$2,300,000 |
| B: Jane M Williams S: Anne Y Harper Tr, Tr for Anne Yost Harper T Book/Page: 82658/470, Date: 04/11/24 Mtg: Cross Country Mtg Inc \$1,840,000 Type: Adj Use: 3 Bdrm Condo Prior Sale: \$1,301,500 (01/11) | |
| 61 MUSEUM ST | \$2,100,000 |
| B: Muse Realty LLC S: Cafasso Properties LLC Book/Page: 82664/148, Date: 04/12/24 Use: 3-Family Family Flat, Lot: 2230sf | |
| 14-16 REED ST U:3 | \$860,000 |
| B: Eliot Fearay S: Christopher L Chang Book/Page: 82646/134, Date: 04/08/24 Mtg: Bank of America NA \$516,000 Use: 2 Bdrm Condo Prior Sale: \$823,000 (07/19) | |
| 102 THORNDIKE ST | \$3,000,000 |
| B: Peter Malaspina & Caroline Culler S: David N Arons & Peggy M Martheze Book/Page: 82664/32, Date: 04/12/24 Mtg: Cambridge Tr Co \$2,250,000 Use: 4 Bdrm Conventional, Lot: 4999sf | |
| 15 VALENTINE ST U:14 | \$1,280,000 |
| B: Tingchun Chen & Changlei Shi S: Ryan Beach & Emily Geller Book/Page: 82663/543, Date: 04/12/24 Mtg: JPMorgan Chase Bank \$896,000 Use: 2 Bdrm Condo Prior Sale: \$1,075,000 (09/18) | |
| 27 WHEELER ST U:218 | \$673,000 |
| B: Malte Bernholz & Maria E Gibbons S: Juh-Hong Lu Tr, Tr for Lu Xie Ft Book/Page: 82656/341, Date: 04/11/24 Use: 1 Bdrm Condo | |

Concord

| | | |
|---|--------------------|-------------|
| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 21 | 18 |
| Median Price | \$1,375,000 | \$1,426,500 |
| ► REAL ESTATE SALES | | |
| 6 CONCORD GREENE U:5 | \$620,000 | |
| B: Elizabeth Roosa S: Rauscher Mary Marland Est & Stephen W Kidder Book/Page: 82660/575, Date: 04/12/24 Use: 2 Bdrm Condo, Lot: 1107295sf | | |
| 532 ELM ST | \$1,050,000 | |
| B: Megan Lynch S: Cathleen M Vierstra Book/Page: 82649/333, Date: 04/09/24 Mtg: Guild Mortgage Co \$945,000 Use: 4 Bdrm Ranch, Lot: 20000sf | | |
| 100 KEYS RD U:315 | \$520,000 | |
| B: Ann E Brady S: Elaine M Jasins Tr, Tr for Jasins Nt Book/Page: 82656/558, Date: 04/11/24 Mtg: Guild Mortgage Co \$390,000 Use: 2 Bdrm Condo, Lot: 192535sf | | |
| 110 MATTISON DR | \$2,750,000 | |
| B: John Standerfer & Julie Standerfer S: Michael J Desrochers & Jennifer Desrochers Book/Page: 82650/201, Date: 04/09/24 Mtg: US Bank NA \$2,062,500 Type: Adj Use: 5 Bdrm Colonial, Lot: 88712sf Prior Sale: \$1,675,000 (09/15) | | |

Everett

| | | |
|--|--------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 10 | 11 |
| Median Price | \$571,000 | \$580,000 |
| ► REAL ESTATE SALES | | |
| 168 BEACHAM ST | \$1,695,000 | |
| B: 168 Beacham Street LLC S: Richard A Badolato Tr, Tr for Beacham Rt Book/Page: 82660/197, Date: 04/12/24 Mtg: Beacham Realty Trust \$1,695,000 Use: Commercial Warehouse, Lot: 16644sf | | |
| 991 BROADWAY | \$650,000 | |
| B: Lia Simonds S: Charlice M Villotti Tr, Tr for Charlice M Villotti RET Book/Page: 82663/194, Date: 04/12/24 Use: 4 Bdrm Old Style, Lot: 4099sf | | |

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| 205 FERRY ST U:108 | \$430,000 |
| B: Binay Sapkota S: Fatih Kharel & Sneha Panthi Book/Page: 82653/175, Date: 04/10/24 Mtg: Berkshire Bank \$290,000 Use: 2 Bdrm Condo Prior Sale: \$280,000 (03/18) | |
| 12 MYRTLE ST | \$535,000 |
| B: Indra Tamang & Ranjita Tamang S: M D Nolan Testamentary T & Francis J Larovere 3rd Tr Book/Page: 82647/198, Date: 04/08/24 Mtg: MSA Mortgage LLC \$454,750 Use: 3 Bdrm Old Style, Lot: 3193sf | |
| 1 WILBUR ST | \$618,000 |
| B: Rafael Moreira & Samantha M Moreira S: Michael Miller Book/Page: 82652/207, Date: 04/10/24 Mtg: Mortgage Research Ctr \$618,000 Use: 3 Bdrm Old Style, Lot: 3467sf Prior Sale: \$325,000 (03/15) | |

Framingham

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 53 | 68 |
| Median Price | \$615,000 | \$650,000 |
| ► REAL ESTATE SALES | | |
| 17 ANZIO RD | \$725,000 | |
| B: Venkat R Gudoor & Vandana Gadey S: Joni R Lebov Book/Page: 82643/266, Date: 04/08/24 Mtg: T2 Financial LLC \$543,750 Use: 2-Family Two Family, Lot: 8015sf | | |
| 474 CONCORD ST | \$600,000 | |
| B: Clean Properties Inc S: Kapalis George D Est & Cheryl M Kapalis Book/Page: 82664/473, Date: 04/12/24 Use: Auto Repair, Lot: 10542sf | | |
| 26 DORIS RD | \$755,000 | |
| B: Daniel Cronin & Anne Cronin S: Keith D August & Theresa Lettery-August Doc#: 00000001954678, Date: 04/10/24 Mtg: Salem Five Mtg Co \$500,000 Use: 3 Bdrm Ranch, Lot: 19994sf | | |
| 7 MILTON ST | \$349,900 | |
| B: Jao B Dealmeida & Joana D Dealmeida S: Clark Nola J Est & Jessica Manucci Book/Page: 82650/26, Date: 04/09/24 Use: 3 Bdrm Conventional, Lot: 3790sf | | |
| 901 OLD CONNECTICUT PATH | \$556,000 | |
| B: Brayden R Hirsch & Rebecca J Hirsch S: Deborah Heimel & Rebecca Heimel Book/Page: 82657/18, Date: 04/11/24 Use: 2 Bdrm Conventional, Lot: 16161sf Prior Sale: \$443,800 (08/20) | | |
| 3 PIONEER RD U:3 | \$1,318,117 | |
| B: Lisa J Predella S: Millwood Residential LLC Book/Page: 82657/498, Date: 04/11/24 Use: Possible New Construction | | |
| 34 POND ST | \$750,000 | |
| B: 34 Pond Street Sj LLC S: Atilia Deloreto Book/Page: 82650/305, Date: 04/09/24 Use: 2-Family Two Family, Lot: 8276sf | | |
| 27 SUNSET DR | \$612,000 | |
| B: Donald Pare S: Craig W Posey Tr, Tr for Posey Ft Book/Page: 82657/359, Date: 04/11/24 Mtg: Guaranteed Rate Inc \$581,400 Use: 2 Bdrm Cape Cod, Lot: 11674sf | | |
| 1325 WORCESTER RD U:C3 | \$295,000 | |
| B: Abdah Sivfi S: Susan T Sherman Book/Page: 82660/512, Date: 04/12/24 Mtg: Ross Mortgage Co Inc \$280,250 Use: 1 Bdrm Condo | | |

Groton

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 10 | 17 |
| Median Price | \$865,000 | \$515,000 |
| ► REAL ESTATE SALES | | |
| 19-B INDIAN RD U:19B | \$679,900 | |
| B: Rushikesh D Ekade & Megha Amate S: 19 Indian Road LLC Book/Page: 82654/554, Date: 04/10/24 Mtg: Mega Cap Funding Inc \$543,920 Use: 2 Bdrm Condo | | |
| 458 MAIN ST U:A | \$610,000 | |
| B: Joshua Faulkner & Bonnie Faulkner S: Quality Green Homes LLC Book/Page: 82664/349, Date: 04/12/24 Mtg: Fairway Ind Mtg \$598,951 Use: 3 Bdrm Condo | | |
| 73 PEPPERELL RD U:B | \$650,000 | |
| B: Meghan E Sunyar S: Andrew Cahill & Erica Magro Book/Page: 82660/312, Date: 04/12/24 Mtg: Eastern Bank \$320,000 Type: Adj Use: 2 Bdrm Condo Prior Sale: \$527,500 (04/21) | | |

Holliston

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 22 | 16 |
| Median Price | \$628,500 | \$637,500 |
| ► REAL ESTATE SALES | | |
| 19 KATIE WAY | \$1,600,000 | |
| B: James R Rogalski & Jacqueline P Rogalski S: Dipak Patel Book/Page: 82656/258, Date: 04/11/24 Mtg: Thomas Marra \$500,000 Use: 4 Bdrm, Lot: 31755sf Prior Sale: \$1,377,280 (10/22) | | |
| 233 MILL ST | \$795,000 | |
| B: Ryan Medalie S: Alyce E Martin Tr, Tr for James F Martin Jr Lt Book/Page: 82656/364, Date: 04/11/24 Mtg: Guaranteed Rate Inc \$470,000 Use: 4 Bdrm Garrison, Lot: 39509sf | | |
| 8 TRAVIS RD | \$699,900 | |
| B: Joseph B Tomlinson Tr, Tr for Rob Ann C Tomlinson T S: Bruno Cardoso-Everton Book/Page: 82653/59, Date: 04/10/24 Use: 3 Bdrm Ranch, Lot: 17424sf Prior Sale: \$400,000 (07/23) | | |

Hopkinton

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 17 | 21 |
| Median Price | \$670,000 | \$1,035,000 |
| ► REAL ESTATE SALES | | |
| 11 B ST | \$587,500 | |
| B: Carolyn M Mcquillan S: Thomas E Smith Book/Page: 82650/474, Date: 04/09/24 Mtg: New American Funding \$481,750 Use: 4 Bdrm Old Style, Lot: 4687sf | | |
| 16 GREENWOOD RD | \$1,650,000 | |
| B: Ramit Bhalla & Madhura Srinivasan S: Stefan Surka & Antonia Surka Book/Page: 82661/110, Date: 04/12/24 Mtg: Citibank Na \$1,319,900 Type: Adj Use: 4 Bdrm Colonial, Lot: 47167sf | | |
| 150 HAYWARD ST | \$895,000 | |
| B: Brian P Ciaramicoli S: Edward K Picard Jr & Diane E Picard Doc#: 00000001954750, Date: 04/11/24 Mtg: Milford Fed Svgs Bk \$447,500 Use: 3 Bdrm Camp/cabin, Lot: 15246sf | | |

Hudson

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 22 | 15 |
| Median Price | \$562,500 | \$625,000 |
| ► REAL ESTATE SALES | | |
| 4 BIGELOW ST | \$710,000 | |
| B: Omb Realty LLC S: Machining For Electronics Book/Page: 82660/292, Date: 04/12/24 Use: Manufacturing Building, Lot: 89734sf | | |
| 135 BROAD ST U:3A1 | \$360,000 | |
| B: Archanaben B Patel S: Reginald T Padgett Book/Page: 82651/215, Date: 04/09/24 Mtg: Rockland Tr Co \$210,000 Use: 2 Bdrm Condo Prior Sale: \$229,900 (07/19) | | |
| 101 COTTAGE ST | \$625,000 | |
| B: Melissa Rowe S: Edward P Sisk & Alexandra D Ressa Book/Page: 82657/445, Date: 04/11/24 Use: 3 Bdrm Colonial, Lot: 6515sf Prior Sale: \$463,000 (03/20) | | |
| 41 LAKE ST | \$535,000 | |
| B: Jesse A Doyle & Celia E Kilmain S: Timothy Sault & Kiara Huntress Book/Page: 82655/138, Date: 04/11/24 Mtg: Fairway Ind Mtg \$508,250 Use: 3 Bdrm Conventional, Lot: 4650sf Prior Sale: \$285,000 (09/20) | | |
| 3 LAKESIDE AVE | \$762,000 | |
| B: Alexander Sellmann & Mckenzie Sellmann S: Francis P Clark Tr, Tr for Francis Patrick Clark T Book/Page: 82658/63, Date: 04/11/24 Mtg: Premia Mortgage LLC \$609,600 Use: 4 Bdrm Colonial, Lot: 15573sf | | |
| 200 MANNING ST U:18A | \$320,000 | |
| B: Ashvini Shekhawat Tr, Tr for S Perikkathara RET S: Kelli Chiasson Book/Page: 82664/416, Date: 04/12/24 Mtg: PNC Bank \$223,500 Use: 2 Bdrm Condo Prior Sale: \$190,000 (06/20) | | |
| 80 MURPHY RD | \$428,128 | |
| B: Lucas W Main & Amber M Main S: Hud Book/Page: 82662/412, Date: 04/12/24 Mtg: Fall River Five Cents \$406,722 Use: 3 Bdrm Raised Ranch, Lot: 40327sf Prior Sale: \$470,509 (04/23) | | |

Lexington

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 36 | 47 |
| Median Price | \$1,905,000 | \$1,600,000 |
| ► REAL ESTATE SALES | | |
| 163 BURLINGTON ST | \$2,345,000 | |
| B: Fuhong Song & Kai Liu S: John J Lee & Heema Kaul Book/Page: 82653/260, Date: 04/10/24 Use: 5 Bdrm Colonial, Lot: 15936sf Prior Sale: \$1,500,000 (10/14) | | |
| 223 GROVE ST | \$1,160,000 | |
| B: North Shore Res Dev Inc S: Janice Ye Book/Page: 82658/243, Date: 04/11/24 Use: 3 Bdrm Ranch, Lot: 40890sf Prior Sale: \$500,000 (03/18) | | |
| 56 HARDING RD | \$2,400,000 | |
| B: Jenny S Mak & Robert G Swartz S: James C Barr Tr, Tr for West View Rt Doc#: 00000001954771, Date: 04/11/24 Mtg: Citibank Na \$1,900,000 Use: 3 Bdrm Conventional, Lot: 7838sf Prior Sale: \$775,000 (04/23) | | |
| 10 PAUL REVERE RD | \$2,437,500 | |
| B: Todd Spalding S: 10 Paul Revere Road LLC Book/Page: 82662/188, Date: 04/12/24 Mtg: Navy FCU \$1,828,125 Use: 3 Bdrm Cape Cod, Lot: 11870sf Prior Sale: \$975,000 (06/22) | | |
| 37 PHILIP RD | \$1,230,000 | |
| B: Philip Road LLC S: 37 Philip Rd LLC Doc#: 00000001954611, Date: 04/09/24 Mtg: Hingham Inst for Svgs \$2,232,000 Use: 3 Bdrm Split Entry, Lot: 15936sf Prior Sale: \$1,230,000 (09/22) | | |
| 59 REED ST | \$1,660,000 | |
| B: Jacky Bourge & Carine Bourge S: Weidong Wang & Faith Lin Book/Page: 82663/130, Date: 04/12/24 Mtg: Guaranteed Rate Inc \$862,500 Use: 5 Bdrm Conventional, Lot: 10300sf | | |
| 27 VINE BROOK RD | \$2,325,000 | |
| B: Anneli Mynttinen S: Venetia C Breene Doc#: 00000001954707, Date: 04/11/24 Use: 4 Bdrm Conventional, Lot: 9914sf Prior Sale: \$2,005,000 (08/20) | | |

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| 89 WALTHAM ST U:89 | \$1,275,000 |
| B: Can Xing & Tong Wang S: James N Harten Book/Page: 82654/77, Date: 04/10/24 Use: 3 Bdrm Condo | |

Lincoln

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 9 | 2 |
| Median Price | \$1,228,000 | |
| ► REAL ESTATE SALES | | |
| OLD WINTER ST | \$2,000,000 | |
| B: Timothy Plaut & Madeleine Plaut S: Thomas L Denormandie & Katherine Mccarey Book/Page: 82648/347, Date: 04/09/24 | | |

Littleton

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 18 | 12 |
| Median Price | \$625,000 | \$685,000 |
| ► REAL ESTATE SALES | | |
| 4 CHECKERBERRY LN | \$885,000 | |
| B: Tara Sweeney & Kevin Martinez S: Frank J Pandolfo 3rd & Stephanie D Pandolfo Book/Page: 82650/261, Date: 04/09/24 Mtg: Leader Bank NA \$735,000 Use: 4 Bdrm Cape Cod, Lot: 40001sf | | |
| 85 COLONIAL DR | \$520,000 | |
| B: Christopher Tobin & Nyima Smith S: Lezi A Whitehouse Book/Page: 82662/100, Date: 04/12/24 Mtg: CMG Mortgage Inc \$416,000 Use: 2 Bdrm Bngl/cottage, Lot: 21780sf | | |

Malden

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| MARKET STATISTICS THROUGH MARCH | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 27 | 24 |
| Median Price | \$625,000 | \$637,500 |
| ► REAL ESTATE SALES | | |
| 175 ADAMS ST | \$1,058,800 | |
| B: James A Mitchneck Tr, Tr for 22 Bartlett Street RET S: L&z Investments LLC Book/Page: 82652/317, Date: 04/10/24 Use: 2-Family Multi-unt Bldg, Lot: 4613sf Prior Sale: \$655,500 (10/23) | | |
| 68 ELWELL ST | \$718,000 | |
| B: William Carroll S: Hutchins Esperti Re LLC Book/Page: 82644/539, Date: 04/08/24 Mtg: Guaranteed Rate Inc \$574,400 Use: 2 Bdrm Cape Cod, Lot: 7466sf Prior Sale: \$482,578 (10/23) | | |
| 14 GALE ST | \$1,111,000 | |
| B: Toshiiv C Kumar & Shruti Sachar S: Yue Zhang & Feng Zheng Book/Page: 82653/227, Date: 04/10/24 Mtg: Guaranteed Rate Inc \$793,500 Use: 2-Family Multi-unt Bldg, Lot: 4639sf Prior Sale: \$950,000 (04/22) | | |
| 204 HIGHLAND AVE U:204 | \$725,000 | |
| B: Meagan Yeku & Oladapo Yeku S: 204-210 Highland Ave Rt & Bernard H MCGovern Jr Tr Book/Page: 82657/96, Date: 04/11/24 Mtg: TD Bank NA \$688,750 Use: Condo | | |
| 260-262 HIGHLAND AVE | \$750,000 | |
| B: Tsering Lhashi & Exa Mendez S: Terrance W Angelli Tr, Tr for Terrance W Angelli RET Book/Page: 82663/384, Date: 04/12/24 Mtg: Guaranteed Rate Inc \$600,000 Use: 2-Family Multi-unt Bldg, Lot: 3589sf | | |
| 10 LINWOOD ST U:210 | \$465,000 | |
| B: Jiekun Xuan S: Robert F Cushing & Susan A Cushing Book/Page: 82658/9, Date: 04/11/24 Use: 2 Bdrm Condo | | |
| 45 LOOMIS ST U:205 | \$374,300 | |
| B: Tieming Ruan & Hongdan Chen S: Mary E Van Hauser Tr, Tr for Mary Ellen Van Hauser T Doc#: | | |

MIDDLESEX REGISTRY continued

Melrose

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 29 30 Median Price \$735,000 \$860,500

REAL ESTATE SALES

- 21 FRANCES ST. \$925,000 B: Joseph V Metcalf & Julia H Metcalf S: Burnstine Murray Est & James P Keane Book/Page: 82644/354, Date: 04/08/24 Mtg: Centreville Bank \$740,000 Type: Adj Use: 4 Bdrm Victorian, Lot: 9082sf
608 FRANKLIN ST. \$1,605,000 B: 608 Franklin Street LLC S: Franklin Estate LLC Book/Page: 82663/70, Date: 04/12/24 Mtg: Cambridge Svgs Bk \$1,275,000 Use: Apartment Bldg - 4-8 Units, Lot: 11631sf Prior Sale: \$901,000 (06/16)
77 MOUNT VERNON AVE. \$1,010,000 B: Yevheniy Rohozhnikov & Yuliya Kolesnyk S: Brendan Cunningham Tr, Tr for 77 Mount Vernon Avenue Rt Book/Page: 82653/149, Date: 04/10/24 Mtg: Leader Bank NA \$650,000 Use: 3 Bdrm Raised Ranch, Lot: 9496sf Prior Sale: \$450,000 (09/23)
29 TEMPLE ST. \$450,000 B: Family Realty Invs LLC S: Joseph H Higgins Tr, Tr for Higgins 2016 T Doc#: 00000001954741, Date: 04/11/24 Mtg: QS Lending T \$1,109,000

Natick

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 26 47 Median Price \$730,000 \$850,000

REAL ESTATE SALES

- 27 ERLANDSON RD. \$861,300 B: Janna Rashkovan S: Christopher A Catanzano & Tamara B Catanzano Book/Page: 82656/131, Date: 04/11/24 Mtg: United Wholesale Mtg \$374,000 Use: 3 Bdrm Ranch, Lot: 9635sf Prior Sale: \$425,000 (06/13)
22 HARTFORD ST. \$752,500 B: Jon-Paul Matychak & Jennifer Matychak S: Ernest A Peirce & Kathryn A Peirce Doc#: 00000001954599, Date: 04/09/24 Mtg: Cross Country Mtg Inc \$602,000
154 HARTFORD ST. \$705,000 B: Ashley E Hogan & Daniel Bassett S: Mateusz M Zwieniecki & Micayla B Pedrick Book/Page: 82647/3, Date: 04/08/24 Mtg: Norwich Commercial Grp \$505,000 Use: 3 Bdrm Old Style, Lot: 13499sf Prior Sale: \$495,000 (04/19)
278 N MAIN ST. \$601,000 B: Michael G Mabardy Tr, Tr for 278 North Main Street Rt S: Judith Pike Book/Page: 82646/11, Date: 04/08/24 Mtg: MutualOne Bk \$1,155,800 Use: 3 Bdrm Old Style, Lot: 12580sf Prior Sale: \$469,500 (05/19)
10 NOUVELLE WAY U:SOUTH9. \$780,000 B: Lorraine Luchner & Bruce Luchner S: Qing Zhai & Jianping Yao Book/Page: 82662/506, Date: 04/12/24 Use: Condo
10 NOUVELLE WAY U:TERRAC. \$775,000 B: Kyung H Yoo & Yong-Hye Yoo S: Peggy P Chou Tr, Tr for Article VII Residuary T Book/Page: 82661/554, Date: 04/12/24 Use: Condo
59 VILLAGE BROOK LN U:7. \$383,000 B: East West Legacy LLC S: Ying K Yu & Ka P Yu Book/Page: 82645/273, Date: 04/08/24 Use: 2 Bdrm Condo
8 WAYSIDE RD U:10. \$1,725,000 B: John E Henry Tr, Tr for John E Henry T S: Trask Inc Book/Page: 82646/456, Date: 04/08/24 Use: Condo

Newton

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 63 61 Median Price \$1,451,000 \$2,000,000

REAL ESTATE SALES

- 209-211 ADAMS ST. \$1,375,000 B: 209 Adams St LLC S: Deborah C Sylvester Tr, Tr for 209 Adams Street Rt Book/Page: 82664/221, Date: 04/12/24 Mtg: Hingham Inst for Svgs \$3,474,000 Use: 2-Family Colonial, Lot: 8754sf
78 BEACON ST. \$2,020,000 B: Yunying Zhang S: Thierry Fuller Doc#: 00000001954700, Date: 04/11/24 Mtg: Aaa Capital Inv Inc \$1,400,000 Use: 5 Bdrm Colonial, Lot: 16619sf
38 CHURCHILL ST U:38. \$1,350,000 B: Alexandra Holness & Zachary Gottlieb S: Michael J Zuccherro Book/Page: 82657/234, Date: 04/11/24 Mtg: Washington Trust Mtg \$925,000 Use: 3 Bdrm Condo, Lot: 8778sf Prior Sale: \$1,050,000 (10/17)
37 COTTAGE ST U:37. \$825,000 B: Jingxian Chen S: Ting Zhang & Yinxiao Huang Book/Page: 82656/1, Date: 04/11/24 Mtg: Rocket Mortgage LLC \$577,500 Use: Condo
130 CRAFTS ST U:130. \$1,050,000 B: Ali Shahzad S: Eric Friedberg & Veronika Friedberg Book/Page: 82654/18, Date: 04/10/24 Mtg: Berkshire Bank \$840,000 Type: Adj Use: 2 Bdrm Condo, Lot: 9610sf

- 68 EVERGREEN AVE U:A. \$785,000 B: Maritime Realty LLC S: Carol Quinn Book/Page: 82649/239, Date: 04/09/24 Use: Condo
77 FAXON ST U:77. \$625,000 B: Camila P Camargo & Erick S Pena S: James P Hughes Book/Page: 82645/487, Date: 04/08/24 Mtg: Guaranteed Rate Inc \$570,000 Use: 2 Bdrm Condo, Lot: 6528sf
250 HAMMOND POND PKWY U:408S. \$1,230,000 B: Steven Fein & Andrea Fein S: Karim Zahedi Tr, Tr for Kmz Chestnut Hill Rt Book/Page: 82660/27, Date: 04/12/24 Use: 3 Bdrm Condo, Lot: 761642sf Prior Sale: \$695,000 (06/21)
39 HILLSIDE AVE. \$1,975,000 B: Mattias Fibiger & Margaret Moline S: Richard S Berger Tr, Tr for Richard S Berger RET Book/Page: 82657/130, Date: 04/11/24 Mtg: Harvard College \$900,000 Use: 2-Family Victorian, Lot: 11960sf
194 HOBART RD. \$4,625,000 B: William Obrien & Colleen Obrien S: Captain Morgan Dev LLC Book/Page: 82660/361, Date: 04/12/24 Use: 5 Bdrm Tudor, Lot: 26396sf Prior Sale: \$1,925,000 (12/21)
72 INDIANA TER. \$750,000 B: Ashley E Proctor S: John R Vachon Tr, Tr for Constantina A Vachon RET Book/Page: 82649/397, Date: 04/09/24 Use: 3 Bdrm Old Style, Lot: 4911sf
141-143 LANGDON ST. \$1,680,000 B: Songyao Jiang & Xinyi Shao S: Jose C Olave Book/Page: 82653/475, Date: 04/10/24 Mtg: TD Bank NA \$1,176,000 Type: Adj Use: 2-Family Duplex, Lot: 9587sf Prior Sale: \$830,000 (04/13)
32 LENOX ST. \$2,340,000 B: Eugene H Chung & Sihong Huang S: Kristin K Finn Book/Page: 82657/453, Date: 04/11/24 Mtg: Fairway Ind Mtg \$1,872,000 Type: Adj Use: 4 Bdrm Victorian, Lot: 11250sf
33 PAUL ST U:22. \$362,000 B: Hongyi Wang & David Li S: Harriet D Mandell Tr, Tr for Mandell Rt Book/Page: 82661/398, Date: 04/12/24 Mtg: Guaranteed Rate Inc \$162,000 Use: 1 Bdrm Condo, Lot: 33402sf
288 PRINCE ST. \$5,200,000 B: Evan M Weiss & Mikel F Weiss S: 288 Prince Street LLC Book/Page: 82651/75, Date: 04/09/24 Mtg: Citizens Bank \$2,600,000 Type: Adj Use: 6 Bdrm Victorian, Lot: 18520sf Prior Sale: \$1,775,000 (04/21)
52-54 RANGELEY RD. \$1,200,000 B: Kevin Lai & Shing F Lam S: Teresa A Forbes Tr, Tr for Suzanne K Forbes T Book/Page: 82650/580, Date: 04/09/24 Mtg: TD Bank NA \$832,000 Type: Adj Use: 2-Family Two Family, Lot: 5646sf
42 STANLEY RD. \$1,300,000 B: Shibadas Biswal & Linkan Ray S: Michael S Goldberg Tr, Tr for Mcihal S Goldberg RET Book/Page: 82661/365, Date: 04/12/24 Use: 4 Bdrm Ranch, Lot: 12000sf
935 WASHINGTON ST U:4. \$610,000 B: Xiaotao Liang & Meizhong Jin S: Greg Burakovskiy & Luda Burakovskiy Book/Page: 82649/299, Date: 04/09/24 Use: 2 Bdrm Condo, Lot: 23050sf

FORECLOSURE DEEDS

- 1806 BEACON ST. \$1,750,000 B: Boston THoldings LLC S: 144 Fuller LLC & Boston TLending LLC Book/Page: 82655/123, Date: 04/11/24 Mtg: Boston T Lending LLC \$1,750,000 Use: 6 Bdrm Tudor, Lot: 18500sf Prior Sale: \$1,910,000 (11/22)

North Reading

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 26 16 Median Price \$652,500 \$1,022,500

REAL ESTATE SALES

- 5 SHIRLEY AVE. \$1,075,000 B: Michael Shikoluk & Kristina Shikoluk S: Christopher W Daveiga & Betty Daveiga Book/Page: 82663/446, Date: 04/12/24 Mtg: EMM Loans LLC \$707,000 Use: 7 Bdrm Contemporary, Lot: 34979sf Prior Sale: \$690,000 (07/18)

Pepperell

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 17 15 Median Price \$490,000 \$530,000

REAL ESTATE SALES

- 14 COTTAGE ST U:B. \$440,000 B: Kelsey Noriega & Jonathan Noriega S: Jane Wilson Tr, Tr for Giangregorio Ft Book/Page: 82653/417, Date: 04/10/24 Mtg: Rocket Mortgage LLC \$330,000 Use: 3 Bdrm Condo

Reading

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 25 31 Median Price \$760,000 \$820,000

REAL ESTATE SALES

- 1 CHARLES ST U:T. \$582,000 B: Evan Phippen & Anna Baggett S: Lauren Lavallee Book/Page: 82658/505, Date: 04/11/24 Use: 3 Bdrm Condo Prior Sale: \$582,000 (02/22)

- 32 PINE RIDGE RD. \$1,456,000 B: Cooper Redpath & Neda Daneshvar S: Jeffrey G Mcgouldrick & Hope A Mcgouldrick Doc#: 00000001954746, Date: 04/11/24 Mtg: Leader Bank NA \$1,005,000 Use: 4 Bdrm Colonial, Lot: 8002sf
2 VIRGINIA RD. \$980,000 B: Elizabeth F Werner & Christopher Kearney S: Peter M Maguire & Barbara A Maguire Book/Page: 82661/175, Date: 04/12/24 Mtg: Onto Mortgage LLC \$708,750 Use: 4 Bdrm Colonial, Lot: 9792sf

Sherborn

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 7 9 Median Price \$1,049,550 \$999,000

REAL ESTATE SALES

- 151 FOREST ST. \$4,775,000 B: Allison L Johnson Tr, Tr for 151 Forest Street Rt S: Michael Gorman & Ruth Gorman Book/Page: 82661/237, Date: 04/12/24 Mtg: M&T Bank NA \$1,000,000 Use: Residential-multiple Bldgs, Lot: 300564sf Prior Sale: \$1,800,000 (06/19)
88 HOLLIS ST. \$1,610,000 B: Brian P Mcgee & Christina Pai S: John A Roberts 3rd & Elizabeth K Roberts Book/Page: 82649/157, Date: 04/09/24 Mtg: United Wholesale Mtg \$450,000 Use: 4 Bdrm Contemporary, Lot: 196020sf
16 STONEYBROOK RD. \$1,210,000 B: Eric Noreen & Lily Walsh S: William J Creonte Tr, Tr for Creonte Rt Book/Page: 82649/538, Date: 04/09/24 Mtg: Ellen Noreen \$1,200,000 Use: 4 Bdrm Colonial, Lot: 45302sf
23 WILDWOOD DR. \$1,354,000 B: Qingfeng Huang & Yuan Zhang S: Narayanan Palisseray & Ratna Narayanan Book/Page: 82646/169, Date: 04/08/24 Mtg: US Bank NA \$1,083,200 Type: Adj Use: 5 Bdrm Contemporary, Lot: 89734sf Prior Sale: \$845,000 (08/15)

Shirley

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 6 7 Median Price \$405,000 \$421,000

REAL ESTATE SALES

- 11 LITTLE TURNPIKE RD. \$731,000 B: Valery G Gransewicz & Michael C Gransewicz S: Jed J Carter Book/Page: 82661/432, Date: 04/12/24 Mtg: Movement Mtg LLC \$657,900 Use: 3 Bdrm Colonial, Lot: 104396sf Prior Sale: \$412,500 (07/17)
900 MOUNT LAUREL CIR. \$1,055,000 B: 900 Lazaro Family LLC S: Mount Laurel Realty LLC Book/Page: 82657/564, Date: 04/11/24 Use: Manufacturing Building, Lot: 87229sf

Somerville

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 15 16 Median Price \$950,000 \$1,133,500

REAL ESTATE SALES

- 1252 BROADWAY U:7. \$725,000 B: Peter S Sun & Mia Tong S: 1252 Broadway Somerville Book/Page: 82649/593, Date: 04/09/24 Mtg: Cambridge Svgs Bk \$580,000 Use: Condo
17 CLYDE ST. \$700,000 B: Pijp LLC S: Joanne M Carroll Tr, Tr for Joanne M Carroll Irret Doc#: 00000001954784, Date: 04/11/24 Mtg: Raymond C Green & Co \$715,000 Use: 2 Bdrm Cottage, Lot: 7971sf
37 ELMWOOD ST U:1. \$1,300,000 B: Venkatraman Sreenivasan & Lakshmi Hariharan S: Ssd 37 Elmwood LLC Book/Page: 82663/204, Date: 04/12/24 Mtg: Leader Bank NA \$625,000 Use: Condo
15 HARDAN RD. \$1,710,000 B: Xinnan Yan S: Catherine Raymond Tr, Tr for 15 Hardan Road T Book/Page: 82655/313, Date: 04/11/24
76 HIGHLAND AVE. \$1,800,000 B: Li Liu & Ye Liu S: Joice Himawan Tr, Tr for Susan E Schur 2018 T Book/Page: 82646/79, Date: 04/08/24 Mtg: US Bank NA \$1,440,000 Type: Adj Use: 9 Bdrm Victorian, Lot: 5252sf
42 MARSHALL ST U:1. \$1,100,000 B: John Kelly & Abigail Adgate S: Kevin Donovan & Courtney Donovan Book/Page: 82662/375, Date: 04/12/24 Use: 3 Bdrm Condo Prior Sale: \$410,000 (08/10)
17 MOORE ST U:B. \$830,000 B: Rebecca Kleinberger & Akito Vantroyer S: David P Tuck & Lina C Tuck Book/Page: 82652/397, Date: 04/10/24 Mtg: MIT Federal CU \$664,000 Use: 2 Bdrm Condo
15 MOSSLAND ST U:C. \$1,100,000 B: Felix Steiny S: Adam Bear Book/Page: 82645/569, Date: 04/08/24 Mtg: Washington Trust Mtg \$766,500 Use: 2 Bdrm Condo
240 MYSTIC AVE U:211. \$686,800 B: Jing Li & Jian Xu S: 60 Cross Street Inv LLC Book/Page: 82662/29, Date: 04/12/24 Use: Condo

- 33 PERRY ST U:33. \$1,140,000 B: Morgan M Smith S: Christopher W Stivers & Kayla Urquidi Book/Page: 82654/102, Date: 04/10/24 Mtg: Washington Trust Mtg \$290,000 Use: 2 Bdrm Condo Prior Sale: \$930,000 (03/20)
33 PORTER ST U:1. \$1,675,000 B: John P Hobbs & Pearl S Huang S: 33 Porter Street LLC Book/Page: 82659/161, Date: 04/11/24 Mtg: Morgan Stanley Privat \$1,460,000 Type: Adj Use: Condo
33 PORTER ST U:2. \$1,825,000 B: Helen I Huang-Hobbs S: 33 Porter Street LLC Book/Page: 82659/226, Date: 04/12/24 Mtg: Morgan Stanley Privat \$1,460,000 Type: Adj Use: Condo
148 SUMMER ST. \$1,075,000 B: Thoshiv C Kumar & Shruti Sachar S: Alan Russo Tr, Tr for Kevin J Berndt RET Book/Page: 82658/595, Date: 04/11/24 Mtg: Guaranteed Rate Inc \$806,250 Use: 2-Family Two Family, Lot: 3132sf
27 WATERHOUSE ST U:3. \$755,000 B: Stephanie Val S: Heather Sadlish Book/Page: 82652/449, Date: 04/10/24 Mtg: Leader Bank NA \$525,000 Use: 2 Bdrm Condo Prior Sale: \$587,500 (11/19)

- 66 MAIN ST U:32A. \$416,000 B: Anica Dimitrova S: Sandra G Callahan Book/Page: 82662/340, Date: 04/12/24 Mtg: Leader Bank NA \$395,200 Use: 2 Bdrm Condo
31 POND ST. \$859,000 B: Nicholas Verocollone & Nikelle C Bisantz S: Dominic R Del Greco & Nancy A Del Greco Book/Page: 82663/512, Date: 04/12/24 Mtg: Cambridge Svgs Bk \$618,750 Use: 2-Family Conventional, Lot: 11090sf

- 66 MAIN ST U:32A. \$416,000 B: Anica Dimitrova S: Sandra G Callahan Book/Page: 82662/340, Date: 04/12/24 Mtg: Leader Bank NA \$395,200 Use: 2 Bdrm Condo
31 POND ST. \$859,000 B: Nicholas Verocollone & Nikelle C Bisantz S: Dominic R Del Greco & Nancy A Del Greco Book/Page: 82663/512, Date: 04/12/24 Mtg: Cambridge Svgs Bk \$618,750 Use: 2-Family Conventional, Lot: 11090sf

Stoneham

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 21 23 Median Price \$710,000 \$750,000

REAL ESTATE SALES

- 66 MAIN ST U:32A. \$416,000 B: Anica Dimitrova S: Sandra G Callahan Book/Page: 82662/340, Date: 04/12/24 Mtg: Leader Bank NA \$395,200 Use: 2 Bdrm Condo
31 POND ST. \$859,000 B: Nicholas Verocollone & Nikelle C Bisantz S: Dominic R Del Greco & Nancy A Del Greco Book/Page: 82663/512, Date: 04/12/24 Mtg: Cambridge Svgs Bk \$618,750 Use: 2-Family Conventional, Lot: 11090sf

Stow

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 14 5 Median Price \$642,500 \$795,000

REAL ESTATE SALES

- 137 HARVARD RD. \$787,500 B: Nicholas Sorensen & Madison Healey S: Richard Macinnis & Alexa Macinnis Book/Page: 82658/21, Date: 04/11/24 Mtg: Cross Country Mtg Inc \$630,000 Use: 3 Bdrm Ranch, Lot: 81893sf Prior Sale: \$435,000 (05/21)

Sudbury

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 24 33 Median Price \$1,154,500 \$1,025,000

REAL ESTATE SALES

- 41 CODJER LN. \$1,041,000 B: Chang F Zhang & Qian Cao S: Kenneth L Gable & Clarissa R Gable Book/Page: 82653/348, Date: 04/10/24 Mtg: Eastern Bank \$884,850 Type: Adj Use: 3 Bdrm Contemporary, Lot: 30068sf Prior Sale: \$750,000 (07/21)
36 COUNTRY VILLAGE LN. \$1,110,000 B: Eytan Wurman & Caterina Wurman S: Yue Yuan Book/Page: 82661/507, Date: 04/12/24 Mtg: Hingham Inst for Svgs \$800,000 Use: 3 Bdrm Split Level, Lot: 30928sf Prior Sale: \$985,000 (06/22)
110 HERON LN U:20. \$894,995 B: Vikas Gupta S: Pulite Hm Of New Eng LLC Book/Page: 82646/354, Date: 04/08/24 Use: Condo
50 NORTHWOOD DR U:50. \$950,000 B: William Carroll & Margaret H Carroll S: John H Derry Book/Page: 82657/521, Date: 04/11/24 Mtg: Rockland Tr Co \$550,000 Use: 2 Bdrm Condo
184 PRIDES CROSSING RD. \$1,220,000 B: Thomas D Theara & Matthew S Holms S: David A Klegon & Anna Klegon Book/Page: 82662/128, Date: 04/12/24 Mtg: Movement Mtg LLC \$530,000 Use: 4 Bdrm Colonial, Lot: 68314sf Prior Sale: \$718,000 (06/15)

Townsend

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 9 16 Median Price \$525,000 \$430,000

REAL ESTATE SALES

- 13 COPPERSMITH WAY U:13. \$240,000 B: Tiffany Chhouy & Zachary Janoff S: Brent C Theall Book/Page: 82647/438, Date: 04/08/24 Mtg: Mtg Equity Partners \$216,000 Use: 2 Bdrm Condo Prior Sale: \$171,300 (01/18)
102-B LUNENBURG RD. \$615,000 B: Benjamin Vaughan & Eva Vaughan S: Michael J Ballos & Kathleen E Ballos Book/Page: 82658/191, Date: 04/11/24 Mtg: Salem Five Mtg Co \$553,500 Use: 4 Bdrm Colonial, Lot: 193842sf

- 46 MASON RD. \$335,000 B: Liam Callahan & Amanda Becker S: Jmf Realty LLC Book/Page: 82647/574, Date: 04/09/24 Mtg: Cross Country Mtg Inc \$318,250 Use: 2 Bdrm Ranch, Lot: 29673sf Prior Sale: \$275,000 (11/23)
5 TURNPIKE RD U:213. \$60,000 B: Msb Property Mgmt LLC S: Simon Gary B Est & Donald M Simon Book/Page: 82657/438, Date: 04/11/24 Use: 1 Bdrm Condo
5 TURNPIKE RD U:233. \$138,000 B: Daniel Shubin S: James P Lombardo Book/Page: 82657/293, Date: 04/11/24 Mtg: Cross Country Mtg Inc \$69,000 Use: 1 Bdrm Condo Prior Sale: \$49,963 (04/22)

Wakefield

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 22 24 Median Price \$625,500 \$712,500

REAL ESTATE SALES

- 11 COLUMBIA RD U:7. \$315,000 B: Erin J Engelson S: Kristin Flynn Book/Page: 82647/237, Date: 04/08/24 Use: 1 Bdrm Condo Prior Sale: \$265,000 (09/21)
17 MERIAM ST. \$650,000 B: Meriam Street LLC S: Andrew F Finaly Book/Page: 82645/535, Date: 04/08/24 Mtg: Robert Dennehy \$686,114 Use: 4 Bdrm Bngl/cottage, Lot: 6151sf Prior Sale: \$570,000 (07/19)
100 NAHANT ST U:400. \$559,000 B: Claude J Rouleau Tr, Tr for Claude & Diana Rouleau Ft S: Anne C Clark Tr, Tr for Lovett Ft Book/Page: 82658/393, Date: 04/11/24 Use: 2 Bdrm Condo
37 WOODBRIAR RD. \$661,500 B: Erin J Engelson & Hannah Loughlin S: Patrick J Ledden & Cheryl A Ledden Book/Page: 82646/473, Date: 04/08/24 Mtg: TD Bank NA \$529,200 Use: 2 Bdrm Ranch, Lot: 7257sf

Waltham

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 48 39 Median Price \$750,000 \$726,000

REAL ESTATE SALES

- 11 BARNES ST. \$700,000 B: Lauren Eaton S: Jesse Cairra Tr, Tr for S D Cairra Irt Book/Page: 82650/368, Date: 04/09/24 Mtg: Rockland Tr Co \$400,000 Use: 3 Bdrm Old Style, Lot: 5001sf
53 BARTLETT WAY U:102. \$720,000 B: Lois U Alexander Tr, Tr for John R Alexander Bypass T S: Richard Donovan Tr, Tr for Barbara R Doherty Irt Book/Page: 82655/391, Date: 04/11/24 Use: 2 Bdrm Condo Prior Sale: \$560,000 (11/19)
25-27 BERKSHIRE RD. \$1,090,000 B: Kristin Deveau & Cory Young S: Ronald J Savoie & Bobby J Savoie Book/Page: 82656/80, Date: 04/11/24 Mtg: Watertown Svgs Bk \$790,000 Use: 2-Family Two Family, Lot: 6103sf
42 CLEVELAND RD. \$1,022,500 B: Timothy G Bateman & Jessica R Bateman S: Robert F Parks & Whitney Parks Doc#: 00000001954829, Date: 04/12/24 Mtg: Guaranteed Rate Inc \$622,500 Use: 3 Bdrm Cape Cod, Lot: 7000sf Prior Sale: \$542,500 (08/15)
146 FLORENCE RD. \$380,000 B: Brittany D Page S: Kristen N Labrie Book/Page: 82662/480, Date: 04/12/24 Mtg: Leader Bank NA \$430,000 Use: 3 Bdrm Cape Cod, Lot: 5001sf
8 GROVE ST U:1. \$1,350,001 B: Leena Dedhia & Hiralal Dedhia S: Philip D Matusz & Jillian B Matusz Book/Page: 82650/288, Date: 04/09/24 Use: 3 Bdrm Condo Prior Sale: \$1,275,000 (03/22)
38 LIVERMORE RD. \$950,000 B: Nicole H Nguyen & Joseph W Sacco S: Deon Butler & Lauren Hubacheck Book/Page: 82661/200, Date: 04/12/24 Mtg: Bank of Canton \$760,000 Use: 3 Bdrm Split Level, Lot: 6586sf Prior Sale: \$625,000 (10/17)
14 RUMFORD AVE U:3. \$660,000 B: Xiaohong Ma & Yangrui Ma S: Tom Briggs & Pam Briggs Book/Page: 82649/287, Date: 04/09/24 Use: 2 Bdrm Condo

FORECLOSURE DEEDS

- 59 FARNUM RD. \$581,381 B: Cascade Funding Mtg T Hb5 S: Dorothy C Charles & Bk Of Ny Mellon T Co Na Doc#: 00000001954692, Date: 04/10/24 Use: 4 Bdrm Ranch, Lot: 13177sf

Watertown

MARKET STATISTICS THROUGH MARCH YTD 2023 YTD 2024 Number of 1-Fam Sales 12 14 Median Price \$1,022,500 \$778,750

REAL ESTATE SALES

- 102 CHANNING RD. \$1,200,000 B: Jason Lui & Claudia Ma S: Heather G Chiapperini Tr, Tr for Burton Irt Doc#: 00000001954837, Date: 04/12/24 Mtg: Leader Bank NA \$960,000 Use: 3 Bdrm Colonial, Lot: 7667sf

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| 110 COOLIDGE HILL RD U:6 | \$880,000 |
| B: Yi Yao & Qiong Zhang S: Mel B Glenn Tr, Tr for Glenn Nt Book/Page: 82658/541, Date: 04/11/24 Mtg: Guaranteed Rate Inc \$704,000 Use: 3 Bdrm Condo Prior Sale: \$500,000 (06/16) | |
| 164 GALEN ST U:76 | \$355,000 |
| B: Alec V Petrosian S: Lillian Wilker Doc#: 00000001954896, Date: 04/12/24 Mtg: Baycoast Mortgage Co \$284,000 Use: 1 Bdrm Condo | |
| 46 GRANT AVE U:46 | \$575,000 |
| B: Man L Sung S: Francis D Britton & Sarah Selden Book/Page: 82652/385, Date: 04/10/24 Use: 2 Bdrm Condo Prior Sale: \$325,000 (02/19) | |
| 356 LEXINGTON ST U:356 | \$525,000 |
| B: Suwen Shi S: Francis W Smaha Book/Page: 82661/593, Date: 04/12/24 Mtg: General Mtg Cap Corp \$315,000 Type: Adj Use: 2 Bdrm Condo | |
| 44 PILGRIM RD | \$800,000 |
| B: Artur Bazyan & Ekaterina I Torganchuk S: Michael Clifford & Rosemary Clifford Book/Page: 82652/95, Date: 04/10/24 Use: 3 Bdrm Cape Cod, Lot: 6011sf Prior Sale: \$405,500 (09/12) | |
| 25 PURITAN RD | \$960,000 |
| B: Michael Clifford & Rosemary Clifford S: Laurie J Smith & Mary J Sadler Book/Page: 82653/70, Date: 04/10/24 Mtg: Guaranteed Rate Inc \$500,000 Use: 2 Bdrm Cape Cod, Lot: 6926sf | |

Wayland

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|---|--------------------|-------------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 13 | 20 |
| Median Price | \$800,000 | \$1,105,500 |
| ► REAL ESTATE SALES | | |
| 2 EMMELINE PATH U:2 | \$1,540,000 | |
| B: Poulami Barman & Amit K Lal S: Tamposi Brothers I LLC Book/Page: 82662/443, Date: 04/12/24 Mtg: Citibank NA \$935,000 Type: Adj Use: Condo | | |
| 171 GLEZEN LN | \$975,000 | |
| B: Andrew Kamilaris & Alexandria Georgadarellis S: Sharon E Poisson Book/Page: 82662/300, Date: 04/12/24 Mtg: Washington Trust Mtg \$766,550 Use: 4 Bdrm Colonial, Lot: 22290sf | | |

Weston

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| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 20 | 22 |
| Median Price | \$1,675,000 | \$2,625,000 |
| ► REAL ESTATE SALES | | |
| 15 BRADYLL RD | \$2,080,000 | |
| B: Francis Ashwin & Rachel Markham S: Jerome Haber & Susananne S Haber Doc#: 00000001954582, Date: 04/08/24 Mtg: Bank of Rhode Island \$1,664,000 Use: 4 Bdrm Colonial, Lot: 67405sf | | |

Winchester

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|---|--------------------|-------------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 20 | 28 |
| Median Price | \$1,135,000 | \$1,375,000 |
| ► REAL ESTATE SALES | | |
| 9 EVERELL RD | \$1,400,000 | |
| B: Aditya Sreekumar & SriLakshmi V Kavikkal S: Donna J Baum Book/Page: 82658/343, Date: 04/11/24 Mtg: Guaranteed Rate Inc \$1,120,000 Type: Adj Use: 4 Bdrm Colonial, Lot: 10171sf | | |
| 27 GOVERNORS AVE | \$1,180,000 | |
| B: Guang S Li & Yajing Wang S: David S Judelson & Jean C Murphy Book/Page: 82657/580, Date: 04/11/24 Mtg: General Mtg Cap Corp \$650,000 Use: 3 Bdrm Cape Cod, Lot: 12327sf | | |
| 74 GROVE ST | \$1,336,000 | |
| B: Sarah L Griffin & Kevin H Griffin S: Cathleen J Chizauskas Tr, Tr for Quigley Nt Book/Page: 82657/407, Date: 04/11/24 Mtg: Cambridge Svgs Bk \$1,000,000 Type: Adj Use: 4 Bdrm Cape Cod, Lot: 13125sf | | |
| 200 SWANTON ST U:728 | \$365,000 | |
| B: Fengyan Li S: Jaime L Sokolski Book/Page: 82650/503, Date: 04/09/24 Mtg: General Mtg Cap Corp \$255,500 Use: 1 Bdrm Condo Prior Sale: \$154,000 (11/13) | | |

► REAL ESTATE SALES

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| 7 BREWSTER RD | \$3,000,000 |
| B: 7 Brewster Nantucket LLC S: 7 Brewster Rd LLC Doc#: 00000000179263, Date: 04/08/24 Mtg: Enterprise Bk & Tr Co \$1,950,000 Use: Residential Developable Land, Lot: 41818sf Prior Sale: \$2,600,000 (04/21) | |
| 11 FAWN LN | \$3,030,000 |
| B: Shawn Thompson & Mackenzie Thompson S: Tic Tack Toe LLC Doc#: 00000000179281, Date: 04/10/24 Mtg: Citizens Bank \$2,000,000 Use: 6 Bdrm Customdesign, Lot: 4792sf Prior Sale: \$9,200,000 (08/22) | |
| HOLLISTER RD | \$21,000 |
| B: Carl Nielsen & Sharon Nielsen S: Cynthia Corss & Barbara C Stoodley Doc#: 00000000179262, Date: 04/08/24 | |

Woburn

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| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 40 | 38 |
| Median Price | \$605,000 | \$732,500 |
| ► REAL ESTATE SALES | | |
| 4 BEDFORD RD | \$645,000 | |
| B: Rohan Narulkar S: Christina H Sirois Doc#: 00000001954867, Date: 04/12/24 Mtg: Leader Bank NA \$548,250 Use: 2 Bdrm Cape Cod, Lot: 6970sf Prior Sale: \$294,000 (12/14) | | |

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| 273 CAMBRIDGE RD U:204 | \$505,000 |
| B: Susan Cushing & Robert F Cushing S: Deirdre A Teso Doc#: 000000001954766, Date: 04/11/24 Mtg: Fairway Ind Mtg \$150,000 Use: 2 Bdrm Condo | |
| 5 CLIFFORD TER | \$1,165,000 |
| B: Timothy Scalley & Jill Scalley S: John M Renda & Kelsey K Renda Book/Page: 82662/219, Date: 04/12/24 Mtg: Movement Mtg LLC \$880,000 Type: Adj Use: 4 Bdrm Colonial, Lot: 8276sf Prior Sale: \$699,000 (11/19) | |
| 30 FERULLO DR | \$1,950,000 |
| B: Arvindkumar M Patel & Veenaben Patel S: Shannon Farms Estates LLC Book/Page: 82661/464, Date: 04/12/24 Mtg: United Wholesale Mtg \$1,296,750 Use: Residential Developable Land, Lot: 13068sf | |
| 44 FOWLE ST | \$250,000 |
| B: 44 Fowle Street LLC S: Robert F Klein Tr, Tr for 46-48 Fowle Street Rt Book/Page: 82647/324, Date: 04/08/24 Mtg: TD Bank NA \$1,000,000 Use: Charity Property, Lot: 30056sf Prior Sale: \$1,235,000 (04/24) | |
| 44 FOWLE ST | \$1,610,000 |
| B: 44 Fowle Street LLC S: Robert F Klein Book/Page: 82647/316, Date: 04/08/24 Use: Charity Property, Lot: 30056sf Prior Sale: \$1,235,000 (04/24) | |
| 28 HART ST | \$600,000 |
| B: Dirk R Slagmolen & Kristen M Slagmolen S: Nancy King & Robert W Dunnigan Jr Doc#: 000000001954596, Date: 04/09/24 Mtg: Guaranteed Rate Inc \$320,000 Use: 4 Bdrm Cape Cod, Lot: 12197sf | |
| 11 PHEASANT LN | \$525,000 |
| B: Eleven Pheasants LLC S: 11 Pheasant Lane LLC Doc#: 000000001954877, Date: 04/12/24 Mtg: H1h2 Capital \$870,000 Use: 3 Bdrm Ranch, Lot: 20038sf Prior Sale: \$355,000 (02/24) | |
| 467 PLACE LN U:467 | \$530,000 |
| B: Dhruvi Shah & Ronak Parekh S: Jean M Curran Tr, Tr for Mic Place Lane Rt Book/Page: 82644/423, Date: 04/08/24 Mtg: Leader Bank NA \$477,000 Use: 2 Bdrm Condo | |
| 2 STRATTON DR U:101 | \$701,955 |
| B: Emily Sulloway S: Pulte Hm Of New Eng LLC Book/Page: 82645/394, Date: 04/08/24 Mtg: Pulte Mortgage Corp \$308,860 Use: Condo | |
| 2 STRATTON DR U:106 | \$677,585 |
| B: Kathikayan V Mohan & Anusha Dharmalingam S: Pulte Hm Of New Eng LLC Book/Page: 82646/284, Date: 04/08/24 Mtg: Pulte Mortgage Corp \$377,585 Type: Adj Use: Condo | |
| 2 STRATTON DR U:1105 | \$799,640 |
| B: Syed Z Ahmed & Fatima A Hussain S: Pulte Hm Of New Eng LLC Book/Page: 82645/154, Date: 04/08/24 Use: Condo | |
| 2 STRATTON DR U:1302 | \$276,800 |
| B: Bidan Kuang & Rongguang Wu S: Pulte Hm Of New Eng LLC Book/Page: 82651/114, Date: 04/09/24 Use: Condo | |
| 232 WASHINGTON ST | \$500,000 |
| B: Quy P Ho & Phuong H Nguyen S: Nga Ho Book/Page: 82658/263, Date: 04/11/24 Mtg: Mtg Connection Lc \$351,500 Use: 2 Bdrm Ranch, Lot: 12197sf Prior Sale: \$475,000 (11/22) | |

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| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 30 | 30 |
| Median Price | \$465,000 | \$434,000 |
| ► REAL ESTATE SALES | | |
| 2 HERITAGE WAY | \$600,000 | |
| B: Brenda Benson & Harold Benson S: James A Justice Tr, Tr for James A Justice RET Book/Page: 41723/599, Date: 04/12/24 Use: 2 Bdrm Ranch, Lot: 34351sf Prior Sale: \$362,000 (05/11) | | |
| 2 IRIS LN | \$182,200 | |
| B: Hijaz Ali S: Fargon LLC Book/Page: 41723/539, Date: 04/12/24 Mtg: US Bank NA \$173,090 Use: 3 Bdrm Contemporary, Lot: 13765sf | | |
| 37 IRIS LN | \$773,656 | |
| B: Yuvaraj Ranganathan & Vijayalakshmi Sankaral S: Fargon LLC Book/Page: 41719/422, Date: 04/10/24 Mtg: Fairway Ind Mtg \$657,607 Type: Adj Use: Residential Developable Land, Lot: 15355sf | | |
| 2301 OLD BRIDGE LN U:2301 | \$535,000 | |
| B: David Gill S: Divyang A Patel & Pinki Patel Book/Page: 41723/535, Date: 04/12/24 Use: Condo | | |
| 18 PALMETTO DR U:18 | \$632,839 | |
| B: M E Peck & John W Jalette S: Bungay Brook LLC Book/Page: 41721/22, Date: 04/11/24 Use: Possible New Construction | | |

Nantucket

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| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 53 | 42 |
| Median Price | \$615,000 | \$672,500 |
| ► REAL ESTATE SALES | | |
| 101 ARBORWAY DR | \$745,000 | |
| B: Jason Umbro S: Cindy B Webster Tr, Tr for West Street Rt Book/Page: 41720/277, Date: 04/10/24 Mtg: First Community Mtg \$707,750 Use: Residential-multiple Bldgs, Lot: 10402sf | | |
| 15 LIBERTY PARK AVE | \$770,000 | |
| B: Miriam L Yee S: William R Gallagher Tr, Tr for Gallagher Ft Book/Page: 41722/190, Date: 04/11/24 Mtg: American Fncl Resrcs \$385,000 Use: 3 Bdrm Split Entry, Lot: 15851sf | | |
| 73 LIBERTY ST | \$800,000 | |
| B: Michael Walsh & Marisa Polonsky S: Gail F Howie Tr, Tr for Howie RET Book/Page: 41723/259, Date: 04/12/24 Mtg: Onto Mortgage LLC \$640,000 Use: 4 Bdrm Old Style, Lot: 6251sf | | |
| 26 PARK AVE | \$644,000 | |
| B: Stephanie B Rahmat & Saad Rahmat S: Kathleen Nelson & Kristofor M Nelson Doc#: 000000001534687, Date: 04/12/24 Mtg: NBKC Bank \$579,600 Use: 3 Bdrm Old Style, Lot: 9522sf Prior Sale: \$489,000 (06/19) | | |
| 35 WILMARTH RD | \$585,000 | |
| B: Hui H Deng S: Edward Mcgee Tr, Tr for Mcgee Ft Book/Page: 41721/549, Date: 04/11/24 Use: 4 Bdrm Bngl/cottage, Lot: 8337sf | | |

► REAL ESTATE SALES

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|---|--------------------|
| 287 KENT ST U:1 | \$2,300,000 |
| B: Scott D Solomon & Caren G Solomon S: Guy Weyl & Eveline Weyl Book/Page: 41720/532, Date: 04/11/24 Use: 3 Bdrm Condo | |
| 287 KENT ST U:3 | \$1,860,000 |
| B: Paul R Desrosiers & Ashley A Desrosiers S: Jean R Blundon Book/Page: 41715/534, Date: 04/08/24 Use: 3 Bdrm Condo | |
| 125 PLEASANT ST U:605 | \$869,000 |
| B: Jean Blundon S: Brookline Pleasant St Rit Book/Page: 41717/319, Date: 04/09/24 Use: 1 Bdrm Condo Prior Sale: \$620,000 (07/17) | |
| 77 POND AVE U:1107 | \$571,000 |
| B: Helen Rennie & Karalyn Rennie S: Stephen A Lazarou Book/Page: 41723/375, Date: 04/12/24 Mtg: New Fed Mtg Corp \$426,750 Use: 1 Bdrm Condo | |
| 270 RUSSETT RD | \$1,400,000 |
| B: Farnaz Chehrizi & Ali Radfar S: Sharon G Yoke & Jeffrey D Yoke Book/Page: 41723/209, Date: 04/12/24 Mtg: Dedham Inst for Svgs \$1,200,000 Type: Adj Use: 4 Bdrm Colonial, Lot: 5001sf | |
| 18 SOMERSET RD | \$3,500,000 |
| B: Hana Lang Tr, Tr for Lang Ft S: Steven Fein & Andrea Fein Doc#: 000000001534645, Date: 04/11/24 Use: 3 Bdrm Colonial, Lot: 5841sf Prior Sale: \$1,475,000 (08/18) | |

Brookline

| | | |
|---|------------------|-------------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 12 | 19 |
| Median Price | \$2,325,000 | \$2,400,000 |
| ► REAL ESTATE SALES | | |
| 28 ALTON PL U:A | \$950,000 | |
| B: David Cho & Christina Ha S: Krensky Carol S Est & Robert J Krensky Book/Page: 41720/232, Date: 04/10/24 Use: 2 Bdrm Condo | | |
| 22 KENT SQ U:1 | \$895,000 | |
| B: Joaquim Bellmunt S: Lawrence A Monroe Tr, Tr for 22 Kent Square Unit 1 Rt Book/Page: 41720/420, Date: 04/11/24 Mtg: Dana Farber Cancer \$200,000 Use: 2 Bdrm Condo | | |

Norfolk Registry

William P. O'Donnell, Esq, Register
649 High Street
Dedham, MA 02026
Telephone: (781) 461-6122
Fax: (781) 326-4742
www.norfolkdeeds.org

Avon

| | | |
|---|------------------|----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 9 | 2 |
| Median Price | \$540,000 | |
| ► REAL ESTATE SALES | | |
| 126 E HIGH ST | \$375,000 | |
| B: John Housing Const Inc S: Pioneer Investments LLC Book/Page: 41720/67, Date: 04/10/24 Mtg: Stage Point Fund LLC \$415,000 Use: 2-Family Family Flat, Lot: 34300sf Prior Sale: \$239,000 (04/23) | | |

Bellingham

| | | |
|--|------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 30 | 30 |
| Median Price | \$465,000 | \$434,000 |
| ► REAL ESTATE SALES | | |
| 2 HERITAGE WAY | \$600,000 | |
| B: Brenda Benson & Harold Benson S: James A Justice Tr, Tr for James A Justice RET Book/Page: 41723/599, Date: 04/12/24 Use: 2 Bdrm Ranch, Lot: 34351sf Prior Sale: \$362,000 (05/11) | | |
| 2 IRIS LN | \$182,200 | |
| B: Hijaz Ali S: Fargon LLC Book/Page: 41723/539, Date: 04/12/24 Mtg: US Bank NA \$173,090 Use: 3 Bdrm Contemporary, Lot: 13765sf | | |
| 37 IRIS LN | \$773,656 | |
| B: Yuvaraj Ranganathan & Vijayalakshmi Sankaral S: Fargon LLC Book/Page: 41719/422, Date: 04/10/24 Mtg: Fairway Ind Mtg \$657,607 Type: Adj Use: Residential Developable Land, Lot: 15355sf | | |
| 2301 OLD BRIDGE LN U:2301 | \$535,000 | |
| B: David Gill S: Divyang A Patel & Pinki Patel Book/Page: 41723/535, Date: 04/12/24 Use: Condo | | |
| 18 PALMETTO DR U:18 | \$632,839 | |
| B: M E Peck & John W Jalette S: Bungay Brook LLC Book/Page: 41721/22, Date: 04/11/24 Use: Possible New Construction | | |

Braintree

| | | |
|--|------------------|-----------|
| MARKET STATISTICS THROUGH MARCH | | |
| | YTD 2023 | YTD 2024 |
| Number of 1-Fam Sales | 53 | 42 |
| Median Price | \$615,000 | \$672,500 |
| ► REAL ESTATE SALES | | |
| 101 ARBORWAY DR | \$745,000 | |
| B: Jason Umbro S: Cindy B Webster Tr, Tr for West Street Rt Book/Page: 41720/277, Date: 04/10/24 Mtg: First Community Mtg \$707,750 Use: Residential-multiple Bldgs, Lot: 10402sf | | |
| 15 LIBERTY PARK AVE | \$770,000 | |
| B: Miriam L Yee S: William R Gallagher Tr, Tr for Gallagher Ft Book/Page: 41722/190, Date: 04/11/24 Mtg: American Fncl Resrcs \$385,000 Use: 3 Bdrm Split Entry, Lot: 15851sf | | |
| 73 LIBERTY ST | \$800,000 | |
| B: Michael Walsh & Marisa Polonsky S: Gail F Howie Tr, Tr for Howie RET Book/Page: 41723/259, Date: 04/12/24 Mtg: Onto Mortgage LLC \$640,000 Use: 4 Bdrm Old Style, Lot: 6251sf | | |
| 26 PARK AVE | \$644,000 | |
| B: Stephanie B Rahmat & Saad Rahmat S: Kathleen Nelson & Kristofor M Nelson Doc#: 000000001534687, Date: 04/12/24 Mtg: NBKC Bank \$579,600 Use: 3 Bdrm Old Style, Lot: 9522sf Prior Sale: \$489,000 (06/19) | | |
| 35 WILMARTH RD | \$585,000 | |
| B: Hui H Deng S: Edward Mcgee Tr, Tr for Mcgee Ft Book/Page: 41721/549, Date: 04/11/24 Use: 4 Bdrm Bngl/cottage, Lot: 8337sf | | |

► REAL ESTATE SALES

| | |
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| B: Jean Blundon S: Brookline Pleasant St Rit Book/Page: 41717/319, Date: 04/09/24 Use: 1 Bdrm Condo Prior Sale: \$620,000 (07/17) | |
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| B: Farnaz Chehrizi & Ali Radfar S: Sharon G Yoke & Jeffrey D Yoke Book/Page: 41723/209, Date: 04/12/24 Mtg: Dedham Inst for Svgs \$1,200,000 Type: Adj Use: 4 Bdrm Colonial, Lot: 5001sf | |
| 18 SOMERSET RD | \$3,500,000 |
| B: Hana Lang Tr | |

NORFOLK REGISTRY

continued

208 NORTH ST..... \$1,175,000
 B: Morgan Mccarthy & Naveed Ghasem
 S: Igor Belkin
 Book/Page: 41724/255, Date: 04/12/24
 Mtg: Citibank Na \$995,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 118409sf
 Prior Sale: \$700,000 (09/23)

92 WOOD END LN..... \$910,000
 B: Bernadette Sapienza & Dillon Brown
 S: Sequel Realty LLC
 Doc#: 00000001534630, Date: 04/11/24
 Mtg: Leader Bank NA \$660,000
 Use: 3 Bdrm Split Level, Lot: 36002sf
 Prior Sale: \$577,000 (01/24)

Medway

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 16 | 16 |
| Median Price | \$614,500 | \$622,500 |

► **REAL ESTATE SALES**

9 SYCAMORE WAY..... \$981,913
 B: Jagadeesh R Lakkasani & Srividya B Reddy
 S: Timber Crest LLC
 Book/Page: 41721/33, Date: 04/11/24
 Mtg: HarborOne Mortgage \$766,500
 Use: Residential Developable Land, Lot: 13939sf

Millis

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 6 | 18 |
| Median Price | \$638,500 | \$612,500 |

► **REAL ESTATE SALES**

38 RICHARDSON DR U:283..... \$1,009,706
 B: Saeid Salamipour & Bina Mohammadi
 S: Toll Ma Land Iii Lp
 Book/Page: 41722/260, Date: 04/12/24
 Mtg: US Bank NA \$807,764
 Type: Adj
 Use: Condo

43 RICHARDSON DR U:43..... \$872,545
 B: Arthur J Tardif Tr, Tr for Arthur J Tardif RET
 S: Toll Ma Land Iii Lp
 Book/Page: 41718/177, Date: 04/09/24
 Use: 2 Bdrm Condo

5 RIVENDELL LN..... \$1,250,000
 B: Max Bullian & Taryn Connor
 S: Bradley A Polasik & Sarah S Polasik
 Doc#: 00000001534638, Date: 04/11/24
 Mtg: Rockland Fed CU \$937,500
 Use: 4 Bdrm Colonial, Lot: 38938sf
 Prior Sale: \$1,275,000 (06/23)

Milton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 31 | 29 |
| Median Price | \$918,000 | \$900,000 |

► **REAL ESTATE SALES**

10 HOLLINGSWORTH RD..... \$1,260,000
 B: Kerri E Jankins & Ross Jankins
 S: Nancy E Dempze Tr, Tr for Jamie L Wong
 Testamentary
 Book/Page: 41717/559, Date: 04/09/24
 Mtg: Patrick C Doherty \$960,000
 Use: 3 Bdrm Cape Cod, Lot: 41260sf

14 NORMAN ST..... \$640,000
 B: Sydney Watson & Preston Watson
 S: Winston W Watson
 Doc#: 00000001534522, Date: 04/09/24
 Mtg: Radius Financial Grp \$504,000
 Use: 3 Bdrm Cape Cod, Lot: 12458sf

Needham

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-------------|
| Number of 1-Fam Sales | 46 | 32 |
| Median Price | \$1,324,500 | \$1,342,000 |

► **REAL ESTATE SALES**

108 BIRDS HILL AVE..... \$1,000,000
 B: Birds Hill Dev LLC
 S: Donald B Leathe & Agnes M Leathe
 Book/Page: 41719/297, Date: 04/10/24
 Mtg: Bank of Canton \$1,800,000
 Use: 3 Bdrm Colonial, Lot: 9583sf

108 BRADFORD ST..... \$3,099,000
 B: Kirill Ishanov & Svetlana Ishanov
 S: Bradford Partners 108 LLC
 Book/Page: 41723/501, Date: 04/12/24
 Mtg: Wells Fargo Bank \$500,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 10454sf
 Prior Sale: \$1,200,000 (08/22)

57 COLONIAL RD..... \$1,500,000
 B: Samuel S Ng & Rossana P Lau-Ng
 S: Deborah V Abraham & Kuzhikalail M Abraham
 Book/Page: 41720/496, Date: 04/11/24
 Mtg: Guaranteed Rate Affin \$1,200,000
 Use: 4 Bdrm Garrison, Lot: 18295sf

256 DEDHAM AVE..... \$1,620,000
 B: Daichi Hayashi & Sakiko Hayashi
 S: Padmanabhan Srinivasan & Vidya Santhanakrishnan
 Book/Page: 41722/395, Date: 04/12/24
 Mtg: United Wholesale Mtg \$1,296,000
 Use: 4 Bdrm Colonial, Lot: 11761sf
 Prior Sale: \$947,500 (07/15)

60 LOCUST LN..... \$1,280,000
 B: 60 Locust Ln LLC
 S: Arthur Tzouros & Sandra Tzouros
 Book/Page: 41723/4, Date: 04/12/24
 Mtg: Winchester Svgs Bk \$3,225,000
 Use: 4 Bdrm Raised Ranch, Lot: 50094sf

126 VALLEY RD..... \$1,530,000
 B: Carson Tang & Chenyue Sun
 S: Salvation Army
 Book/Page: 41721/554, Date: 04/11/24
 Mtg: Leader Bank NA \$766,550
 Use: Other Exempt, Lot: 10890sf

43 WHITMAN RD..... \$1,500,000
 B: Curragh Whitman LLC
 S: John H Haslip Tr, Tr for 43 Whitman Rd Rt
 Book/Page: 41721/526, Date: 04/11/24
 Mtg: MutualOne Bk \$3,300,400
 Use: 3 Bdrm Ranch, Lot: 43560sf

28 WYOMING AVE..... \$2,750,000
 B: Peter B Maglathlin Jr & Caitlin O Maglathlin
 S: 28 Wyoming Avenue LLC
 Book/Page: 41722/160, Date: 04/11/24
 Use: 3 Bdrm Colonial, Lot: 11761sf
 Prior Sale: \$925,000 (01/22)

Norfolk

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 18 | 12 |
| Median Price | \$737,450 | \$730,000 |

► **REAL ESTATE SALES**

24 AVERY WAY..... \$268,000
 B: Robert M Furman & Margaret Furman
 S: Ee Norfolk LLC
 Book/Page: 41721/359, Date: 04/11/24
 Mtg: Guild Mortgage Co \$120,600
 Use: Residential Developable Land, Lot: 9671sf

40 BERKSHIRE ST..... \$1,600,000
 B: Gregory A Van Pelt
 S: Robert Abbott & Kelley A Abbott
 Book/Page: 41724/154, Date: 04/12/24
 Mtg: Cross Country Mtg Inc \$1,280,000
 Type: Adj
 Use: 5 Bdrm Colonial, Lot: 43390sf
 Prior Sale: \$815,000 (07/14)

Norwood

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 26 | 30 |
| Median Price | \$575,700 | \$617,500 |

► **REAL ESTATE SALES**

35 FAIRVIEW RD..... \$650,000
 B: Sharzil Kazi & Lauren K Kazi
 S: Glenn P Lisenby & Juliane D Lisenby
 Book/Page: 41723/280, Date: 04/12/24
 Mtg: Washington Trust Mtg \$590,000
 Use: 6 Bdrm Conventional, Lot: 6897sf

84 PROSPECT ST..... \$1,215,000
 B: Nicholas Nicolazzo
 S: Prospect Grove LLC
 Book/Page: 41716/191, Date: 04/08/24
 Mtg: Needham Bk \$1,000,000
 Use: 3 Bdrm Ranch, Lot: 18516sf
 Prior Sale: \$700,000 (09/22)

386 WINTER ST..... \$320,000
 B: Build Right Const Grp LLC
 S: Rogowski Olga J Est & Patricia A Buckley
 Book/Page: 41718/324, Date: 04/09/24
 Mtg: Raymond C Green Fund \$660,000
 Use: 3 Bdrm Cape Cod, Lot: 25800sf

Quincy

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 78 | 66 |
| Median Price | \$580,500 | \$663,500 |

► **REAL ESTATE SALES**

59 BAY VIEW ST..... \$800,000
 B: Amruta Joshi & Pranav Gulavane
 S: David C Broderick & Caitlin M Broderick
 Book/Page: 41718/143, Date: 04/09/24
 Mtg: Eastern Bank \$640,000
 Use: 3 Bdrm Colonial, Lot: 5913sf
 Prior Sale: \$515,000 (07/17)

44 CAMPBELL ST..... \$600,000
 B: Michael Souza & Courtney Souza
 S: Gregory H Seymourian
 Book/Page: 41724/7, Date: 04/12/24
 Mtg: Leader Bank NA \$230,000
 Use: 3 Bdrm Conventional, Lot: 4800sf
 Prior Sale: \$600,000 (03/24)

133 COMMANDER SHEA BLVD U:418.. \$329,900
 B: Jingxing Zhang & Kaiyun Lai
 S: Calvin Wu
 Doc#: 00000001534512, Date: 04/09/24
 Mtg: East West Bank \$197,000
 Use: 2 Bdrm Condo

133 COMMANDER SHEA BLVD U:418.. \$329,900
 B: Jingxing Zhang & Kaiyun Lai
 S: Calvin Wu
 Book/Page: 41717/436, Date: 04/09/24
 Use: 2 Bdrm Condo

11 GRACE RD..... \$560,000
 B: Christine A Robinson & Bryan P Palmieri
 S: Morgan Miller
 Doc#: 00000001534588, Date: 04/11/24
 Mtg: Cape Cod Five Cent Bk \$480,000
 Use: 4 Bdrm Cape Cod, Lot: 5450sf
 Prior Sale: \$480,000 (07/21)

511 HANCOCK ST U:604..... \$777,500
 B: Tse-An Lu
 S: Nq3 Development LLC
 Book/Page: 41722/42, Date: 04/11/24
 Mtg: Salem Five Mtg Co \$505,375
 Type: Adj
 Use: Condo

1025 HANCOCK ST U:7M..... \$349,000
 B: Qizhi Yang & Ying Lan
 S: Joseph P Clancy Tr, Tr for Jpc Norfolk Rt
 Doc#: 00000001534692, Date: 04/12/24
 Mtg: Sharon & Crescent Uni \$272,000
 Use: 2 Bdrm Condo

Stoughton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 42 | 38 |
| Median Price | \$537,500 | \$572,500 |

► **REAL ESTATE SALES**

33 CLAIRE DR U:33..... \$402,500
 B: Petzi Poyau & Samantha Copeland
 S: Elliot S Klitzman Tr, Tr for Elliot S Klitzman T
 Book/Page: 41724/227, Date: 04/12/24
 Mtg: Coastal Heritage Bank \$382,375
 Use: 2 Bdrm Condo

79 KINSLEY ST..... \$425,000
 B: Eee Investment Group LLC
 S: Tanika Williams Tr, Tr for Moody Ft
 Book/Page: 41719/508, Date: 04/10/24
 Mtg: Newport Holdings Llc \$440,000
 Use: 4 Bdrm Old Style, Lot: 7431sf

118 LINCOLN ST..... \$615,000
 B: Maggie Phung & Mikey V Pham
 S: Paul J Ryan
 Book/Page: 41716/563, Date: 04/08/24
 Mtg: United Wholesale Mtg \$492,000
 Use: 3 Bdrm Colonial, Lot: 10502sf
 Prior Sale: \$300,000 (10/13)

28 NEWFIELD ST..... \$738,888
 B: Bingquan Lin & Dandan Gao
 S: Shuling Zeng & Jianzheng Chen
 Book/Page: 41716/589, Date: 04/08/24
 Mtg: East West Bank \$442,800
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 5675sf
 Prior Sale: \$429,800 (07/13)

179 PRESIDENTS LN U:1N..... \$400,000
 B: Dakai Mu & Yi Gong
 S: Michael K Souza & Courtney Souza
 Book/Page: 41722/526, Date: 04/12/24
 Use: 2 Bdrm Condo
 Prior Sale: \$225,000 (01/21)

165 QUINCY SHORE DR U:74..... \$280,000
 B: Justin Le
 S: Kyle C Le & Mindy M Diep
 Book/Page: 41715/194, Date: 04/08/24
 Mtg: Bank of Canton \$186,000
 Use: 1 Bdrm Condo
 Prior Sale: \$240,000 (11/17)

91 WASHINGTON ST U:7..... \$300,000
 B: Ming J Chen
 S: Kudaroski John F Est & Christopher J Sullivan
 Book/Page: 41717/18, Date: 04/08/24
 Use: 2 Bdrm Condo

10 WESTON AVE U:411..... \$451,800
 B: Shuling Zeng & Jianzheng Chen
 S: Meng Sun
 Book/Page: 41718/46, Date: 04/09/24
 Use: 2 Bdrm Condo
 Prior Sale: \$429,000 (11/22)

FORECLOSURE DEEDS

200 COVE WAY U:210..... \$54,000
 B: Muhammad J Rehman
 S: John Oconnor & Citizens Bank Na
 Book/Page: 41717/470, Date: 04/09/24
 Use: 2 Bdrm Condo

Randolph

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 43 | 43 |
| Median Price | \$500,000 | \$540,000 |

► **REAL ESTATE SALES**

64 UNION SQ U:64..... \$425,000
 B: Jordin Diantonio-Smith
 S: Ruby M Leeber
 Book/Page: 41723/181, Date: 04/12/24
 Mtg: LoanDepot.Com \$403,750
 Use: 2 Bdrm Condo
 Prior Sale: \$273,000 (05/18)

FORECLOSURE DEEDS

151 BITTERSWEET LN U:215..... \$175,000
 B: Alay Patel
 S: Wong C Lee & Newrez LLC
 Doc#: 00000001534550, Date: 04/10/24
 Mtg: Leader Bank NA \$131,250
 Use: 1 Bdrm Condo
 Prior Sale: \$130,000 (09/17)

65 REED ST..... \$345,000
 B: Il Investments LLC
 S: Sarah A Howard & Select Portfolio Servinc
 Doc#: 00000001534504, Date: 04/09/24
 Mtg: Crowd Lending Fund \$410,500
 Use: 2 Bdrm Ranch, Lot: 14250sf

Sharon

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 26 | 23 |
| Median Price | \$647,750 | \$675,000 |

► **REAL ESTATE SALES**

12 BAYBERRY DR U:3..... \$300,000
 B: Isabela Oliveira
 S: Wei Zhang
 Book/Page: 41720/126, Date: 04/10/24
 Use: 2 Bdrm Condo
 Prior Sale: \$185,000 (08/16)

429 E FOXBORO ST..... \$621,000
 B: Ravindra S Kadam & Komal R Kadam
 S: Diesso Saletta M Est & Michael Diesso
 Book/Page: 41721/158, Date: 04/11/24
 Mtg: Bank of Canton \$589,950
 Use: 3 Bdrm Raised Ranch, Lot: 95682sf

47 EISENHOWER DR..... \$1,225,000
 B: Jerry C Fang & Grace L Ma
 S: Mary R Zorovic Tr, Tr for Mary Zorovic T
 Book/Page: 41723/367, Date: 04/12/24
 Use: 4 Bdrm Contemporary, Lot: 30055sf

12 MARGARET RD..... \$720,000
 B: Gm D Gallaba & C H Pathiravasan
 S: Elaine H Reiser
 Book/Page: 41721/178, Date: 04/11/24
 Mtg: Guaranteed Rate Affin \$560,000
 Use: 3 Bdrm Ranch, Lot: 11000sf

194 S MAIN ST..... \$720,000
 B: Md N Miazzi & Madiha Tabassum
 S: Diane S Brodeur Tr, Tr for Sirkin Ft
 Book/Page: 41718/214, Date: 04/09/24
 Mtg: Guaranteed Rate Inc \$674,571
 Use: 4 Bdrm Colonial, Lot: 22585sf

Stoughton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 42 | 38 |
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► **REAL ESTATE SALES**

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 B: Petzi Poyau & Samantha Copeland
 S: Elliot S Klitzman Tr, Tr for Elliot S Klitzman T
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 Mtg: Coastal Heritage Bank \$382,375
 Use: 2 Bdrm Condo

79 KINSLEY ST..... \$425,000
 B: Eee Investment Group LLC
 S: Tanika Williams Tr, Tr for Moody Ft
 Book/Page: 41719/508, Date: 04/10/24
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 Use: 4 Bdrm Old Style, Lot: 7431sf

118 LINCOLN ST..... \$615,000
 B: Maggie Phung & Mikey V Pham
 S: Paul J Ryan
 Book/Page: 41716/563, Date: 04/08/24
 Mtg: United Wholesale Mtg \$492,000
 Use: 3 Bdrm Colonial, Lot: 10502sf
 Prior Sale: \$300,000 (10/13)

75 MCCORMICK TER U:14..... \$225,000
 B: Anz Management Group LLC
 S: Amber R Crean & Lindsey Crean
 Book/Page: 41723/242, Date: 04/12/24
 Mtg: Realty Inv Group Inc \$250,000
 Use: 2 Bdrm Condo

Walpole

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 27 | 35 |
| Median Price | \$685,000 | \$780,000 |

► **REAL ESTATE SALES**

7 BROOK LN..... \$650,000
 B: P T Realty Investors LLC
 S: Brian E Martin
 Book/Page: 41720/10, Date: 04/10/24
 Use: 3 Bdrm Ranch, Lot: 16837sf

Wellesley

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-------------|
| Number of 1-Fam Sales | 43 | 46 |
| Median Price | \$1,775,000 | \$2,080,000 |

► **REAL ESTATE SALES**

170 BENVENUE ST..... \$1,925,000
 B: Christopher Sower & Elizabeth B Sower
 S: Noel A Carlino & Phillip B Carlino
 Book/Page: 41715/403, Date: 04/08/24
 Mtg: Needham Bk \$1,540,000
 Type: Adj
 Use: 5 Bdrm Cape Cod, Lot: 19213sf
 Prior Sale: \$1,010,000 (07/16)

30 COLBURN RD..... \$3,100,000
 B: Patricia Helm & Douglas Helm
 S: Steven T Berg & Shaune M Berg
 Book/Page: 41720/443, Date: 04/11/24
 Mtg: LoanDepot.Com \$2,325,000
 Use: 5 Bdrm Colonial, Lot: 18806sf
 Prior Sale: \$1,192,000 (06/11)

6 COTTAGE ST..... \$2,453,000
 B: Thaddeus A Heuer Tr, Tr for 6 Cottage St 2024 Rt
 S: Allison L Johnson Tr, Tr for Six Cottage St Rt
 Book/Page: 41721/456, Date: 04/11/24
 Use: 5 Bdrm Old Style, Lot: 13363sf

37 CYPRESS RD..... \$5,795,000
 B: Perry Ganz Tr, Tr for 37 Cypress Road Rt
 S: Bbd Cypress LLC
 Book/Page: 41721/341, Date: 04/11/24
 Use: Residential Developable Land, Lot: 22950sf
 Prior Sale: \$3,800,000 (08/22)

10 EDGEMOOR CIR U:10..... \$1,050,000
 B: Zhaoxuan Liu & Vivian S Huang
 S: Yisha Yao & Ziqing Qian
 Book/Page: 41716/529, Date: 04/08/24
 Mtg: Washington Trust Mtg \$350,000
 Use: 3 Bdrm Condo
 Prior Sale: \$693,000 (03/18)

23 PILGRIM RD..... \$1,050,000
 B: Kane Built Inc
 S: Joseph B Tomlinson Tr, Tr for Rb Ann C Tomlinson T
 Book/Page: 41719/148, Date: 04/10/24
 Mtg: Walpole Coop Bank \$840,000
 Use: 4 Bdrm Cape Cod, Lot: 10000sf

76 WASHINGTON ST..... \$1,789,200
 B: Jeffrey J Pu & Kou I Pu
 S: Jeffrey A Locke & Joanne M Locke
 Book/Page: 41718/109, Date: 04/09/24
 Mtg: United Nations FCU \$1,150,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 13042sf

Westwood

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-------------|
| Number of 1-Fam Sales | 19 | 27 |
| Median Price | \$1,352,000 | \$1,230,000 |

► **REAL ESTATE SALES**

21 BEECHNUT RD..... \$2,845,000
 B: Dawn M Barnes & Christopher J Barnes
 S: D&r Realty Invs LLC
 Book/Page: 41716/43, Date: 04/08/24
 Mtg: Proponent Fed CU \$2,045,000
 Type: Adj
 Use: 5 Bdrm Cape Cod, Lot: 19863sf

121 COUNTRY LN..... \$1,460,000
 B: Kaixin Zhang & Xinye Lin
 S: Plum Tree Custom Hm LLC
 Book/Page: 41724/114, Date: 04/12/24
 Mtg: US Bank NA \$1,168,000
 Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 25176sf
 Prior Sale: \$650,000 (10/22)

304 DOVER RD..... \$1,250,000
 B: Peter Kosak
 S: Patrick F Cremens
 Book/Page: 41721/484, Date: 04/11/24
 Mtg: Goldman Sachs Bank US \$937,500
 Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 40400sf
 Prior Sale: \$783,000 (01/19)

107 LAKESHORE DR..... \$1,200,000
 B: Shiva S Kashalkar
 S: Ann S Mcgough
 Book/Page: 41718/76, Date: 04/09/24
 Mtg: Bank of America NA \$960,000
 Type: Adj
 Use: 5 Bdrm Cape Cod, Lot: 19200sf
 Prior Sale: \$351,000 (10/11)

360-A POND ST..... \$1,200,000
 B: Emma Case & Robert Case 3rd
 S: David Shaby & Claudine Shaby
 Book/Page: 41722/537, Date: 04/12/24
 Use: 4 Bdrm Cape Cod, Lot: 19542sf

Weymouth

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 68 | 70 |
| Median Price | \$530,000 | \$572,500 |

► **REAL ESTATE SALES**

Plymouth Registry

John R. Buckley Jr., Esq., Register
50 Obery St, Plymouth, MA 02360
Telephone: (508) 830-9200
Fax: (508) 830-9280
www.regdeeds.co.plymouth.ma.us

Brockton Satellite Office

For recordings and rundowns of unregistered land:
32 Belmont St.
Brockton, MA 02301
Telephone: (508) 586-6998
Fax: (508) 588-0240

Rockland Satellite Office

900 Hingham Street – Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800
Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 27 | 21 |
| Median Price | \$520,000 | \$630,000 |

► REAL ESTATE SALES

65 BATES ST \$590,000

B: Mirgen Gjoka & Irene Gjoka
S: Edward V Sharp & Patrice J Breggia
Book/Page: 58816/113, Date: 04/12/24
Mtg: MSA Mortgage LLC \$570,308
Use: 3 Bdrm Conventional, Lot: 18712sf
Prior Sale: \$339,900 (01/16)

1500 BEDFORD ST \$6,000,000

B: 1500 Bedford Street LLC
S: R & D Rt & Richard L Dubois Jr Tr
Book/Page: 58817/22, Date: 04/12/24
Mtg: Crowd Lending Fund \$2,000,000
Use: Mixed Use-prim Comm & Other, Lot: 233917sf

1530 BEDFORD ST \$6,000,000

B: 1500 Bedford Street LLC
S: R & D Rt & Richard L Dubois Jr Tr
Book/Page: 58817/22, Date: 04/12/24
Mtg: Crowd Lending Fund \$2,000,000
Use: Mixed Use-prim Res & Comm, Lot: 303178sf

Bridgewater

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 31 | 35 |
| Median Price | \$606,500 | \$570,000 |

► REAL ESTATE SALES

BEDFORD ST \$3,210

B: Abels Prop Group LLC
S: Bridgewater Town Of
Book/Page: 58817/126, Date: 04/12/24

175 CHERRY ST \$830,000

B: Howard A Cushman Sr & Nancy L Silva
S: Dane J Beswick
Book/Page: 58809/10, Date: 04/10/24
Mtg: Baycoast Mortgage Co \$315,000
Use: 4 Bdrm Colonial, Lot: 39633sf

1000 MAIN ST \$4,245,000

B: York Machinery South Inc
S: Rab Properties LLC
Book/Page: 58816/204, Date: 04/12/24
Use: Auto Sales, Lot: 147668sf
Prior Sale: \$1,765,000 (03/17)

104 PRATT AVE \$787,720

B: Ashish Pongalgari & Yeshawanthi Estari
S: Duxbrow Estate LLC
Book/Page: 58812/29, Date: 04/11/24
Mtg: New American Funding \$773,451
Use: Residential Developable Land, Lot: 10733sf

173 SPRUCE ST \$280,000

B: Forest Lake Ventures LLC
S: Jacob G Pierson Tr, Tr for 173 Spruce St 2021 lrt
Book/Page: 58810/6, Date: 04/10/24
Mtg: Urban Multifamily Llc \$370,000
Use: 3 Bdrm Ranch, Lot: 26959sf

TOMMI ANN TER \$1,070

B: Macdonald Industries Inc
S: Bridgewater Town Of
Book/Page: 58817/124, Date: 04/12/24

TOMMI ANN TER \$1,070

B: Macdonald Industries Inc
S: Bridgewater Town Of
Book/Page: 58817/125, Date: 04/12/24

Brockton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 121 | 99 |
| Median Price | \$431,900 | \$454,000 |

► REAL ESTATE SALES

114 ARMISTON ST \$590,000

B: Eric F Heredia & Santa C Piron
S: Carla A Silva & Edson J Silva
Book/Page: 58806/18, Date: 04/09/24
Mtg: Freedom Mortgage Corp \$559,675
Use: 3 Bdrm Raised Ranch, Lot: 13003sf
Prior Sale: \$530,000 (06/22)

57 CAMBO ST \$499,900

B: Mari L Goncalves & Maria C Resende
S: Heather E Greene
Book/Page: 58803/258, Date: 04/08/24
Mtg: Guild Mortgage Co \$381,486
Use: 3 Bdrm Cape Cod, Lot: 6599sf
Prior Sale: \$230,000 (08/15)

590 CENTRE ST \$825,000

B: Fior Baez
S: Rhea Kahrim
Book/Page: 58818/142, Date: 04/12/24
Mtg: Velocity Comm Cap LLC \$618,750
Use: Mixed Use-prim Res & Comm, Lot: 6682sf
Prior Sale: \$556,000 (09/20)

592 CENTRE ST \$825,000

B: Fior Baez
S: Rhea Kahrim
Book/Page: 58818/142, Date: 04/12/24
Mtg: Velocity Comm Cap LLC \$618,750
Use: Parking Lot, Lot: 7200sf
Prior Sale: \$556,000 (09/20)

34 EARLE ST \$550,000

B: Oneill Brown & Miesha B Brown
S: 40 Brunswick LLC
Book/Page: 58813/1, Date: 04/11/24
Mtg: Guild Mortgage Co \$522,500
Use: 2 Bdrm Bngl/cottage, Lot: 5101sf
Prior Sale: \$220,000 (04/22)

400 EAST ST \$485,000

B: Jorge D Pina
S: Edgar M Santos
Book/Page: 58809/142, Date: 04/10/24
Mtg: Rocket Mortgage LLC \$476,215
Use: 3 Bdrm Colonial, Lot: 10799sf
Prior Sale: \$321,000 (04/23)

147 ETTRICK ST \$450,900

B: Myriam Jean-Louis
S: Adam Daniel T Est & Marie A Slon
Book/Page: 58804/139, Date: 04/08/24
Mtg: Cross Country Mtg Inc \$435,851
Use: 3 Bdrm Colonial, Lot: 6050sf

293 FOREST AVE \$500,000

B: Claudin Bertil & Marie D Constant
S: Maria C Resende
Book/Page: 58802/126, Date: 04/08/24
Mtg: Fairway Ind Mtg \$467,500
Use: 3 Bdrm Colonial, Lot: 7623sf

118 MAGOUN AVE \$480,000

B: Teofilo A Gomes & Aldina M Gomes
S: Bernadette R Brennan
Doc#: 00000000850931, Date: 04/12/24
Mtg: Total Mtg Svcs \$384,000
Use: 3 Bdrm Cape Cod, Lot: 6595sf
Prior Sale: \$182,500 (11/11)

57 MAGUIRE RD \$430,000

B: V E Mendoza & Ilie A Podcormejni
S: Carl F Jacobs & Donna M Jacobs
Book/Page: 58813/254, Date: 04/11/24
Mtg: United Wholesale Mtg \$408,500
Use: 3 Bdrm Ranch, Lot: 10001sf

107 N LEYDEN ST \$340,000

B: Carole Louissaint & Marie Louissaint
S: James T Donovan
Book/Page: 58818/101, Date: 04/12/24
Mtg: Norwich Commercial Grp \$360,195
Use: 2 Bdrm Bngl/cottage, Lot: 22904sf
Prior Sale: \$150,000 (07/13)

56 PINE ST \$275,000

B: Around The Clock Svcs Inc
S: Orville D Hendy
Book/Page: 58804/130, Date: 04/08/24
Use: 3 Bdrm Colonial, Lot: 5153sf

45 SAWTELL AVE \$700,000

B: Charles Testa
S: Abigail Lopes & Edmilson Montrond
Book/Page: 58817/104, Date: 04/12/24
Mtg: Leader Bank NA \$560,000
Use: 3-Family Mlti-unt Blg, Lot: 7200sf
Prior Sale: \$495,000 (09/19)

137 WINTER ST \$630,000

B: Stephen L Lucien & Melanna J Lucien
S: 40 Brunswick LLC
Book/Page: 58817/160, Date: 04/12/24
Mtg: Neighborhood Assistan \$630,000
Use: 3 Bdrm Colonial, Lot: 8320sf
Prior Sale: \$225,000 (03/23)

► FORECLOSURE DEEDS

11 GREENWOOD RD \$582,834

B: Lakeview Loan Servicing L
S: Chris Lindsey & Lakeview Loan Servicing L
Book/Page: 58804/290, Date: 04/08/24
Use: 2-Family Two Family, Lot: 8041sf
Prior Sale: \$490,000 (04/18)

36 SHAW RD \$250,000

B: Dreams To Realty LLC
S: Rosella Prosper & Bk Of Ny Mellon T Com Na
Book/Page: 58811/161, Date: 04/11/24
Mtg: James H Victorine \$225,000
Use: 2 Bdrm Bngl/cottage, Lot: 11478sf

Carver

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 12 | 18 |
| Median Price | \$487,000 | \$509,000 |

► REAL ESTATE SALES

62 MAIN ST \$400,000

B: Ellis Carver Realty LLC
S: Edward J Rorke
Book/Page: 58817/4, Date: 04/12/24
Use: Commercial Devlpble Land, Lot: 87991sf

Duxbury

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 19 | 20 |
| Median Price | \$905,000 | \$858,750 |

► REAL ESTATE SALES

247 KING CAESAR RD \$7,450,000

B: Basp Ma LLC
S: William G Hendren Tr, Tr for 247 King Caesar Rd Rt
Book/Page: 58803/29, Date: 04/08/24
Mtg: City National Bank \$4,470,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 43912sf

144 LAKE SHORE DR \$760,000

B: Lauren Intinarella
S: William E Lyons & Meghan B Lyons
Book/Page: 58803/167, Date: 04/08/24
Mtg: Mortgage Corp Eastlll \$684,000
Use: 4 Bdrm Cape Cod, Lot: 42100sf

434 LINCOLN ST \$807,000

B: Catherine Maloney & Abdulmagid Bugazia
S: Kristen D Atkins
Book/Page: 58809/76, Date: 04/10/24
Mtg: Movement Mtg LLC \$645,600
Use: 3 Bdrm Gambrel, Lot: 42831sf
Prior Sale: \$442,500 (10/16)

East Bridgewater

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 27 | 12 |
| Median Price | \$460,000 | \$525,000 |

► REAL ESTATE SALES

17 BROOKBEND WAY W U:17 \$385,000

B: Lynn S Foley
S: William H Wick
Book/Page: 58809/326, Date: 04/10/24
Mtg: Northpointe Bank \$235,000
Use: 1 Bdrm Condo

152 CRYSTAL WATER DR U:152 \$412,500

B: James F Connolly & Deborah A Connolly
S: John J Hutchings Tr, Tr for J J & A A Hutchings RET
Book/Page: 58807/120, Date: 04/09/24
Use: 2 Bdrm Condo

441 SUMMER ST \$725,000

B: Francoise Charlot
S: Ricardo Jean
Book/Page: 58807/250, Date: 04/09/24
Mtg: HarborOne Mortgage \$711,868
Use: 2-Family Colonial, Lot: 10193sf
Prior Sale: \$210,000 (11/19)

Halifax

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 12 | 11 |
| Median Price | \$539,000 | \$525,000 |

► REAL ESTATE SALES

15 CARVER ST \$640,000

B: Ana M Cruz & Abel I Marcial
S: William J Goldman & Malaika T Darnell-Martin
Book/Page: 58804/81, Date: 04/08/24
Mtg: First Citizen B&T Co \$540,000
Use: 3 Bdrm Antique, Lot: 40222sf
Prior Sale: \$602,500 (05/22)

202 FRANKLIN ST \$653,000

B: Thomas Ferris & Erin K Phillips
S: Howard Cushman & Nancy Silva
Book/Page: 58807/6, Date: 04/09/24
Mtg: United Wholesale Mtg \$522,400
Use: 4 Bdrm Split Level, Lot: 148888sf
Prior Sale: \$346,000 (10/10)

664 MONPONSETT ST \$200,000

B: Charles Callahan
S: Lsf 9 Master Part T & Us Bank TNa Tr
Book/Page: 58803/94, Date: 04/08/24
Mtg: Dooley Kevin \$200,000
Use: 5 Bdrm Conventional, Lot: 9725sf
Prior Sale: \$509,999 (03/24)

11 OCEAN AVE \$475,000

B: Frank Taylor
S: Patrick Sullivan
Book/Page: 58812/240, Date: 04/11/24
Mtg: Cross Country Mtg Inc \$260,000
Use: 2 Bdrm Conventional, Lot: 2400sf
Prior Sale: \$300,000 (08/18)

305 PLYMOUTH ST \$450,000

B: L&h Associates LLC
S: Stop & Shop Supermarket C
Book/Page: 58811/83, Date: 04/11/24
Use: Commercial Devlpble Land, Lot: 62145sf

612 TWIN LAKES DR U:612 \$357,000

B: Zachary Mcsweeny & Alicia Mckee
S: Atlantic Knox LLC
Book/Page: 58817/298, Date: 04/12/24
Mtg: Citizens Bank \$210,000
Use: 2 Bdrm Condo
Prior Sale: \$252,000 (01/24)

Hanover

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 25 | 28 |
| Median Price | \$632,000 | \$725,000 |

► REAL ESTATE SALES

42 KING PHILLIP LN \$685,000

B: Jesse Davidson & Elizabeth Stock
S: Mcgahan Susan A Est & Michael P Mcgahan
Book/Page: 58810/177, Date: 04/10/24
Mtg: Navy FCU \$548,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 30492sf

202 PLAIN ST \$570,000

B: David J Martino & Lauren N Martino
S: John G Martin
Book/Page: 58809/103, Date: 04/10/24
Mtg: Guaranteed Rate Affin \$427,500
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$304,000 (05/15)

10 PLEASANTWOODS LN \$1,200,000

B: Theresa Morris
S: John E Bodie & Tracy R Bodie
Book/Page: 58802/289, Date: 04/08/24
Use: 4 Bdrm Colonial, Lot: 30056sf

Hanson

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 19 | 18 |
| Median Price | \$425,000 | \$579,900 |

► REAL ESTATE SALES

852 FRANKLIN ST \$635,000

B: Diego Lima & Drielle Lima
S: Gd Premier Properties LLC
Book/Page: 58807/134, Date: 04/09/24
Mtg: United Wholesale Mtg \$504,000
Use: 2 Bdrm Split Level, Lot: 75794sf
Prior Sale: \$340,000 (09/23)

692 MAIN ST \$699,000

B: John F Townsend & James P Townsend
S: Monica Souza & Daiana S Marinho
Book/Page: 58801/238, Date: 04/08/24
Use: 4 Bdrm Ranch, Lot: 34240sf
Prior Sale: \$670,000 (04/22)

Hingham

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-------------|
| Number of 1-Fam Sales | 35 | 47 |
| Median Price | \$1,300,000 | \$1,242,500 |

► REAL ESTATE SALES

31 FRENCH ST \$900,000

B: Giuseppe Dipietro & Nicolette Dessy
S: Paul E Wuori & Mallory M Wuori
Book/Page: 58817/331, Date: 04/12/24
Mtg: Superior Funding Corp \$400,000
Use: 2 Bdrm Ranch, Lot: 20000sf
Prior Sale: \$520,000 (02/14)

18 GRENADIER RD \$1,275,000

B: Kathryn B Crane & David C Crane
S: David Floyd & Andrea Floyd
Book/Page: 58813/279, Date: 04/11/24
Mtg: Berkshire Bank \$1,020,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 29579sf
Prior Sale: \$731,000 (08/15)

6 HICKEY RD \$652,000

B: Andrew Pierce & Sarah Pierce
S: Hassan Ourchraa
Book/Page: 58812/194, Date: 04/11/24
Mtg: Leader Bank NA \$521,600
Use: 4 Bdrm Ranch, Lot: 20765sf
Prior Sale: \$560,000 (01/22)

23 SHIPYARD DR U:202 \$673,000

B: Lee Fleming
S: Diane Dillon
Book/Page: 58807/334, Date: 04/10/24
Use: 1 Bdrm Condo
Prior Sale: \$

PLYMOUTH REGISTRY

Plymouth

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 106 | 105 |
| Median Price | \$527,500 | \$600,000 |

► REAL ESTATE SALES

- 41 BOATWRIGHTS LOOP** **\$649,000**
 B: Robin Schmidt
 S: James M Foley
 Book/Page: 58812/264, Date: 04/11/24
 Use: 1-Family Townhouse, Lot: 1642sf
 Prior Sale: \$376,000 (03/16)
- 5 CARAVEL DR** **\$555,000**
 B: Benjamin Bastianelli 3rd & Philip Bastianelli
 S: Elizabeth S Mckeen
 Doc#: 00000000850807, Date: 04/09/24
 Use: 3 Bdrm Garrison, Lot: 12197sf
 Prior Sale: \$515,000 (03/23)
- 34 CRANBERRY FARM RD** **\$804,900**
 B: Thomas J Olechnowicz Tr, Tr for Olechnowicz Ft
 S: Ejp Rebbrook LLC
 Book/Page: 58815/57, Date: 04/12/24
 Use: Residential Developable Land, Lot: 9897sf
 Prior Sale: \$1,700,000 (09/23)
- 11 CUTTER DR** **\$489,000**
 B: Zachary Knights & Kelsey Knights
 S: Leonard E Cedrone
 Doc#: 00000000850881, Date: 04/11/24
 Mtg: Leader Bank NA \$474,000
 Use: 3 Bdrm Raised Ranch, Lot: 10019sf
 Prior Sale: \$240,000 (01/11)
- 8 DARTMOUTH RD** **\$570,000**
 B: Ha Ton & Vu Pham
 S: Luke Leighton
 Book/Page: 58803/59, Date: 04/08/24
 Mtg: Keystone Funding \$524,000
 Use: 2 Bdrm Raised Ranch, Lot: 19998sf
 Prior Sale: \$235,000 (06/13)
- 45 DOTEN RD** **\$1,950,000**
 B: Scot Miller & Lorraine Miller
 S: Daire F Moyer Tr, Tr for Daire Fontaine Moyer T
 Book/Page: 58803/334, Date: 04/08/24
 Mtg: Rockland Tr Co \$1,499,999
 Type: Adj
 Use: 4 Bdrm Antique, Lot: 90130sf
 Prior Sale: \$1,250,000 (06/12)
- 3 HAWTHORNE** **\$594,900**
 B: Kaern A Russell
 S: Whitman Homes Inc
 Book/Page: 58810/46, Date: 04/10/24
- 880 HEAD OF THE BAY RD** **\$160,000**
 B: Paula M Brullard Tr, Tr for 880 Hotb Rd Rt
 S: Shirley Lynch Tr, Tr for Nancy E Burke RET
 Book/Page: 58809/211, Date: 04/10/24
 Mtg: Zappala John \$600,000
 Use: Accessory Land Improved, Lot: 24354sf
- 29 KRISTIN RD** **\$500,000**
 B: Luke R Leighton
 S: Green Theresa E Est & Brian P Donahue
 Book/Page: 58804/265, Date: 04/08/24
 Mtg: Guaranteed Rate Inc \$300,162
 Use: 4 Bdrm Raised Ranch, Lot: 80982sf
- 4 MARC DR U:4C5** **\$318,000**
 B: Leah K Pow & Anton B Lopes
 S: Joseph L Alcaez
 Book/Page: 58812/316, Date: 04/11/24
 Mtg: LoanDepot.Com \$308,460
 Use: 2 Bdrm Condo
 Prior Sale: \$175,000 (06/19)
- 6 MARC DR U:6A1** **\$322,000**
 B: Tina M Oconnell & Brendan J Oconnell
 S: Lauren M Turner
 Book/Page: 58803/195, Date: 04/08/24
 Mtg: Guaranteed Rate Inc \$316,167
 Use: 2 Bdrm Condo
 Prior Sale: \$167,000 (05/17)
- 5 MEADOWBROOK DR** **\$627,424**
 B: Susan Cancro Tr, Tr for Susan Cancro T
 S: Whitman Homes Inc
 Book/Page: 58808/326, Date: 04/10/24
- 3 PIONEER TR** **\$790,000**
 B: Braddock R Bell & Meghan E Bell
 S: Jane H Katz Tr, Tr for Katz Ft
 Doc#: 00000000850917, Date: 04/12/24
 Mtg: Leader Bank NA \$415,000
 Use: 4 Bdrm Colonial, Lot: 22176sf
- 207 SAMOSET ST U:A14** **\$228,000**
 B: Dylan A Leighton
 S: Maryann Maniscalco Tr, Tr for 207 Samoset Street Rt
 Book/Page: 58815/162, Date: 04/12/24
 Mtg: Primelending \$221,160
 Use: 1 Bdrm Condo
 Prior Sale: \$100,000 (05/15)
- 8 STANDING ROCK** **\$1,426,000**
 B: Anthony J Artabane & Cheryl A Artabane
 S: Whitman Homes Inc
 Book/Page: 58802/278, Date: 04/08/24
 Use: 3 Bdrm Contemporary, Lot: 11413sf
- 50 STONEBRIDGE RD U:15** **\$625,000**
 B: Dennis Shortelle & Kathleen Shortelle
 S: Linda M Frazier
 Book/Page: 58811/283, Date: 04/11/24
 Use: Condo
- 85 TAMARACK RD** **\$685,000**
 B: Mary P Dipietro
 S: Matthew C Hoff Tr, Tr for 85 Tamarack Road Irt
 Doc#: 00000000850848, Date: 04/10/24
 Use: 3 Bdrm Cape Cod, Lot: 16988sf
- 58 TINKERS BLF U:58** **\$962,309**
 B: James M Foley & Deborah Brooks
 S: Ridge Development LLC
 Book/Page: 58815/281, Date: 04/12/24
 Mtg: Middlesex Svgs Bk \$395,000
 Use: Condo
- 216 WATER ST U:203A** **\$564,900**
 B: John Howarth & Donna Howarth
 S: Southern Dunes LLC
 Book/Page: 58817/267, Date: 04/12/24
 Use: 2 Bdrm Condo

Rochester

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 13 | 14 |
| Median Price | \$550,000 | \$552,500 |

► REAL ESTATE SALES

- 102 HASKELL RIDGE RD** **\$710,000**
 B: Zachary W Gray & Shelby L Gray
 S: Shaun C Peterson
 Book/Page: 58811/288, Date: 04/11/24
 Mtg: First Home Mtg \$426,000
 Use: 3 Bdrm Colonial, Lot: 64904sf
- 702 BROOKLINE WAY U:702** **\$373,000**
 B: Richard P Burke 3rd & Jessica P Lovell
 S: Bridges Donald K Est & Denise J Maher
 Book/Page: 58816/135, Date: 04/12/24
 Mtg: Guild Mortgage Co \$354,350
 Use: 2 Bdrm Condo, Lot: 361984sf
 Prior Sale: \$215,000 (06/10)
- 59 NORTH AVE** **\$550,000**
 B: Antonellis Dev LLC
 S: Lighthouse Dev LLC
 Book/Page: 58818/79, Date: 04/12/24
 Mtg: Salem FiveCts Svgs Bk \$625,100
 Use: Commercial Warehouse, Lot: 8462sf
- 349 NORTH AVE** **\$915,000**
 B: Jonathan Carriker
 S: West Point Realty Dev LLC
 Book/Page: 58817/53, Date: 04/12/24
 Mtg: Radius Financial Grp \$686,250
 Use: 3-Family Conventional, Lot: 10576sf
 Prior Sale: \$292,000 (03/11)
- 47 PACIFIC ST** **\$624,000**
 B: Brian Peak
 S: Bunnoe LLC
 Book/Page: 58812/145, Date: 04/11/24
 Mtg: Cross Country Mtg Inc \$424,000
 Use: 1-Family Conventional, Lot: 7700sf
 Prior Sale: \$420,000 (09/23)
- 28 WEBSTER ST** **\$800,000**
 B: Westbrook Dev Corp
 S: Old Harbor Realty LLC
 Book/Page: 58818/48, Date: 04/12/24
 Mtg: Old Harbor Realty Llc \$600,000
 Use: Mixed Use-prim Comm & Resd, Lot: 22022sf
 Prior Sale: \$645,000 (06/13)
- 6 ANN VINAL RD** **\$1,220,000**
 B: Andrew T Dempsey & Jennifer L Dempsey
 S: Benjamin P Miller & Leanne K Miller
 Book/Page: 58815/77, Date: 04/12/24
 Mtg: Rocket Mortgage LLC \$900,000
 Use: 2 Bdrm Cape Cod, Lot: 11448sf
 Prior Sale: \$715,000 (05/20)
- 14 BIRCH LN** **\$1,600,000**
 B: James Mccormack & Traci Mccormack
 S: Johnson C Watkins & Katherine E Obrien
 Book/Page: 58816/261, Date: 04/12/24
 Mtg: Guaranteed Rate Inc \$800,000
 Use: 3 Bdrm Cape Cod, Lot: 18165sf
 Prior Sale: \$1,000,000 (06/15)
- 101 BOOTH HILL RD** **\$725,000**
 B: Troy Lauer
 S: Dawn M Costa & Stephanie M Nichols
 Book/Page: 58806/230, Date: 04/09/24
 Mtg: Rocket Mortgage LLC \$425,000
 Use: 3 Bdrm Conventional, Lot: 3790sf
 Prior Sale: \$419,000 (08/17)
- 114 BRANCH ST U:13** **\$559,000**
 B: Susan R Stewart
 S: John P Hedges
 Book/Page: 58814/271, Date: 04/12/24
 Use: 2 Bdrm Condo
- 254 CENTRAL AVE** **\$925,000**
 B: Alex Gorodetsky & Stella Gorodetsky
 S: Rosemary F Boyle
 Doc#: 00000000850855, Date: 04/10/24
 Use: 3 Bdrm Colonial, Lot: 10500sf
- 151 TILDEN RD** **\$2,175,000**
 B: Benjamin Miller & Leanne Miller
 S: James T Mccormack & Traci F Mccormack
 Book/Page: 58816/1, Date: 04/12/24
 Mtg: Movement Mtg LLC \$1,680,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 58806sf

Wareham

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 46 | 43 |
| Median Price | \$330,000 | \$425,000 |

► REAL ESTATE SALES

- 6-A BARNES ST** **\$345,000**
 B: Charlene M Kilgallon
 S: Michael Foley & Jennifer Dziuba
 Book/Page: 58816/229, Date: 04/12/24
 Mtg: Rocket Mortgage LLC \$327,750
 Use: 2 Bdrm Bngl/cottage, Lot: 2769sf
 Prior Sale: \$198,000 (01/21)
- 1 BENJAMIN DR** **\$270,000**
 B: Justin F Fortes & Casey L Doran
 S: Bussiere Donna M Est & Brett J Bussiere
 Book/Page: 58805/1, Date: 04/08/24
 Mtg: Movement Mtg LLC \$261,900
 Use: 1 Bdrm Bngl/cottage, Lot: 9800sf
- 8 E CENTRAL AVE** **\$385,000**
 B: Sharp Realty LLC
 S: Raymond R Goodwin Tr, Tr for Charles V Goodwin RET
 Book/Page: 58815/318, Date: 04/12/24
 Mtg: Signature Lending LLC \$403,058
 Use: 2-Family Two Family, Lot: 7199sf

- 9 KENDRICK RD** **\$3,200,000**
 B: Kendrick Rd Prop Owner LL
 S: Salkovitz Ft LLC
 Book/Page: 58813/310, Date: 04/11/24
 Mtg: Savers Coop Bank \$2,300,000
 Use: Industrial Warehouse, Lot: 130680sf
 Prior Sale: \$850,000 (06/15)
- 5 LONG NECK RD** **\$199,000**
 B: Green Housing LLC
 S: Gleason Properties LLC
 Book/Page: 58806/154, Date: 04/09/24
 Use: Residential Developable Land, Lot: 52272sf
- 15 OCEAN AVE** **\$400,000**
 B: Jcma Realty LLC
 S: William Scott
 Book/Page: 58815/26, Date: 04/12/24
 Mtg: William Scott \$350,000
 Use: 1 Bdrm Conventional, Lot: 3470sf
- 10 SHERMAN ST** **\$314,000**
 B: Bennie Bowers Tr, Tr for Bennie Eldred Bowers RET
 S: Bright Inv Prop LLC
 Book/Page: 58803/236, Date: 04/08/24
 Use: 1 Bdrm Bngl/cottage, Lot: 2920sf
 Prior Sale: \$212,920 (12/23)
- 15 SUMMER ST** **\$415,000**
 B: Matthew O Spoonere & Tessa Berry
 S: Donald K Munroc Tr, Tr for D Munroe & P Taylor Rt
 Book/Page: 58807/276, Date: 04/09/24
 Mtg: United Wholesale Mtg \$388,550
 Use: 1 Bdrm Ranch, Lot: 10000sf
 Prior Sale: \$163,000 (07/17)
- 31 TERRY LN E** **\$256,000**
 B: Mitchell E Gonski Jr & Deborah T Gonski
 S: Mitchell E Gonski Jr & Deborah T Gonski
 Book/Page: 58809/262, Date: 04/10/24
 Mtg: Rocket Mortgage LLC \$307,000
 Use: 4 Bdrm Ranch, Lot: 17245sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- FORECLOSURE DEEDS**
- 41 CAMARDO DR** **\$240,000**
 B: Ronald Oliveira
 S: Linda M Howard & Carrington Mtg Svcs LLC
 Book/Page: 58802/1, Date: 04/08/24
 Mtg: Tailor Rdg REIT LLC \$315,000
 Use: 3 Bdrm Ranch, Lot: 10106sf

- 83 SANDERS ST** **\$280,000**
 B: Natasha D Castillo-Vargas
 S: Edwin Cotto-Rosario
 Book/Page: 70391/255, Date: 04/12/24
 Mtg: Workers Credit Union \$266,000
 Use: 2-Family Two Family, Lot: 10600sf
 Prior Sale: \$195,000 (07/21)
- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

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 B: Freedom Mortgage Corp
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 B: Freedom Mortgage Corp
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 B: Freedom Mortgage Corp
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 B: Freedom Mortgage Corp
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 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- STEVENS RD L:L** **\$180,000**
 B: R & R Homes Inc
 S: East End LLC
 Book/Page: 70377/25, Date: 04/09/24
- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage Corp
 Book/Page: 70380/108, Date: 04/10/24
 Use: 5 Bdrm Colonial, Lot: 10580sf
 Prior Sale: \$194,900 (07/17)

- FORECLOSURE DEEDS**
- 128 ALLEN ST** **\$190,856**
 B: Freedom Mortgage Corp
 S: Mary Higgins & Freedom Mortgage

9 BROOKE ST \$1,455,445
 B: Nimish Shah & Bonita Shah
 S: Pulte Hm Of New Eng LLC
 Book/Page: 70386/69, Date: 04/11/24
 Mtg: TD Bank NA \$1,236,263
 Type: Adj
 Use: Residential Developable Land, Lot: 20038sf

21 CENTRAL SQ \$585,000
 B: 10-12 Bridge Street LLC
 S: John H Magill Jr & Elizabeth Shropshire
 Book/Page: 70392/339, Date: 04/12/24

26 FAY MOUNTAIN RD \$475,000
 B: John T Lloyd
 S: Rosamond Dowd
 Book/Page: 70373/47, Date: 04/08/24
 Mtg: All Renewable Energy \$482,034
 Use: 2 Bdrm Conventional, Lot: 236095sf
 Prior Sale: \$560,000 (04/23)

28 PRATT ST \$870,000
 B: Daniel Mondello & Allison Mondello
 S: Kishor S Barade & Bhavana K Barade
 Book/Page: 70392/75, Date: 04/12/24
 Mtg: Northpoint Mortgage \$370,000
 Use: 4 Bdrm Colonial, Lot: 31363sf

13 WEST ST \$775,000
 B: Seth Wakefield
 S: Karen M Larkin & Connor T Winston
 Book/Page: 70372/374, Date: 04/08/24
 Mtg: Members Advantage Mtg \$766,500
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 10019sf
 Prior Sale: \$512,000 (08/17)

Hardwick

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|----------|
| Number of 1-Fam Sales | 2 | 4 |
| Median Price | \$374,850 | |

► FORECLOSURE DEEDS

149 RIVER RUN \$230,000
 B: Freedom Mortgage Corp
 S: Barry Leone & Freedom Mortgage Corp
 Book/Page: 70378/373, Date: 04/09/24
 Use: 3 Bdrm Split Entry, Lot: 56018sf
 Prior Sale: \$195,000 (09/13)

Harvard

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-------------|-------------|
| Number of 1-Fam Sales | 3 | 7 |
| Median Price | \$1,100,000 | \$1,200,000 |

► REAL ESTATE SALES

6 PINE HILL WAY U:A \$186,400
 B: Khaled Ghoniem
 S: Pine Hill Village LLC
 Book/Page: 70388/96, Date: 04/11/24
 Mtg: Metro Credit Union \$153,700
 Use: 2 Bdrm Condo

82 TAHANTO TRL \$865,000
 B: Kerry E Maxwell
 S: John E Owings & Gail S Owings
 Doc#: 00000000123040, Date: 04/12/24
 Use: 4 Bdrm Cape Cod, Lot: 58806sf

Holden

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 18 | 26 |
| Median Price | \$389,500 | \$490,500 |

► REAL ESTATE SALES

19 BULLARD ST \$570,000
 B: Katlyn A Glenn & Steven P Kilcoyne
 S: Gregory B Maiser & Christina L Maiser
 Book/Page: 70385/130, Date: 04/11/24
 Mtg: Rocket Mortgage LLC \$448,000
 Use: 3 Bdrm Raised Ranch, Lot: 28750sf
 Prior Sale: \$375,000 (07/22)

240 HIGHLAND ST \$205,412
 B: Christopher Joslyn
 S: Cynthia F Joslyn
 Book/Page: 70389/50, Date: 04/12/24
 Mtg: Drew Mortgage Assn Inc \$354,090
 Use: 4 Bdrm Cape Cod, Lot: 22216sf

2 PAUL REVERE RD \$830,000
 B: Michael Brendlinger & Taylor Brendlinger
 S: Christopher P Carelli & Christina N Carelli
 Book/Page: 70381/352, Date: 04/10/24
 Mtg: Citizens Bank \$664,000
 Use: 3 Bdrm Colonial, Lot: 56553sf

67 PRINCETON ST \$765,000
 B: Taehoon Ha & Iren Mkrtychyan
 S: Richard S Tenure & Courtney R Tenure
 Book/Page: 70373/333, Date: 04/08/24
 Mtg: Avidia Bank \$581,400
 Use: 4 Bdrm Colonial, Lot: 76155sf
 Prior Sale: \$738,000 (06/22)

Hopedale

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 3 | 6 |
| Median Price | \$369,000 | \$486,500 |

► REAL ESTATE SALES

54 FREEDOM ST \$615,000
 B: Andrew Finlay
 S: Kristin Dewitt & Gerritt Dewitt
 Book/Page: 70384/234, Date: 04/11/24
 Use: 3 Bdrm Conventional, Lot: 25265sf
 Prior Sale: \$252,000 (01/21)

30 HILL ST \$339,000
 B: Earl S Geary & Michaela Mccarthy
 S: Aaron J Stewart
 Book/Page: 70381/390, Date: 04/10/24
 Mtg: Embrace Home Loans \$327,000
 Use: 2 Bdrm Bngl/cottage, Lot: 6037sf
 Prior Sale: \$170,000 (05/18)

166 HOPEDALE ST \$495,000
 B: Ryan J Monteiro & Meghan O Monteiro
 S: Heather S Griffin
 Book/Page: 70372/261, Date: 04/08/24
 Mtg: Guaranteed Rate Inc \$470,250
 Use: 3 Bdrm Conventional, Lot: 10001sf

6 LAURELWOOD DR U:6 \$376,000
 B: Isabella R Baci & Matthew S Lombardi
 S: Delio V Niro & Rosalie R Niro
 Book/Page: 70373/279, Date: 04/08/24
 Mtg: Guild Mortgage Co \$358,900
 Use: 2 Bdrm Condo

44 LAURELWOOD DR U:44 \$418,000
 B: Irene J Pagnini Tr, Tr for Ilj Rt
 S: Robert W Markmann Tr, Tr for Laurelwood Drive Rt
 Book/Page: 70390/96, Date: 04/12/24
 Use: 2 Bdrm Condo

216 LAURELWOOD DR U:216 \$385,000
 B: Stephen Sette Jr & Ashley Sette
 S: Patrick L Rahill
 Book/Page: 70392/150, Date: 04/12/24
 Use: 2 Bdrm Condo
 Prior Sale: \$247,500 (06/19)

Hubbardston

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 6 | 8 |
| Median Price | \$392,500 | \$435,000 |

► REAL ESTATE SALES

19 ABENAKI ST \$440,000
 B: Nicole Welch & Jeremy Porter
 S: Robert T Lawrence & Pamela Puchala
 Book/Page: 70387/45, Date: 04/11/24
 Mtg: Sierra Pacific Mtg \$418,000
 Use: 4 Bdrm Colonial, Lot: 35322sf

Lancaster

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 11 | 9 |
| Median Price | \$475,000 | \$387,500 |

► REAL ESTATE SALES

114 MAIN ST \$185,000
 B: Rose Noodle Inc
 S: Cumberland Farms Inc
 Book/Page: 70386/183, Date: 04/11/24
 Use: Retail-service, Lot: 17860sf

Leicester

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 22 | 14 |
| Median Price | \$352,000 | \$412,500 |

► REAL ESTATE SALES

14 BROOKSIDE DR \$430,000
 B: Christian Gemme & Sabrina Gemme
 S: Mark M Harrington & Donna J Harrington
 Book/Page: 70386/288, Date: 04/11/24
 Mtg: BankESB \$395,000
 Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 11848sf

30 CHARLTON ST \$385,000
 B: Daniel B Wells & Jessica G Wells
 S: Woodruff Robert I Est & Christopher A Woodruff
 Book/Page: 70394/66, Date: 04/12/24
 Mtg: Country Bank \$373,450
 Type: Adj
 Use: 2 Bdrm Ranch, Lot: 34761sf

Mendon

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 15 | 3 |
| Median Price | \$555,000 | \$437,000 |

► REAL ESTATE SALES

187 BLACKSTONE ST \$692,000
 B: Sarah Flick & Tarell Morris
 S: Sheila M Lewis & Ronald P Lewis
 Book/Page: 70386/370, Date: 04/11/24
 Mtg: Guaranteed Rate Inc \$553,600
 Use: 2 Bdrm Colonial, Lot: 264845sf

Milford

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 38 | 35 |
| Median Price | \$491,250 | \$560,000 |

► REAL ESTATE SALES

292 CENTRAL ST \$440,000
 B: Luis A Simbaina & Maria Loja
 S: Jeffrey T Iacovelli & Lauren F Iacovelli
 Book/Page: 70394/389, Date: 04/12/24
 Mtg: Prestige Home Mtg LLC \$418,000
 Use: 1 Bdrm Cape Cod, Lot: 45272sf
 Prior Sale: \$239,900 (03/13)

3 DIVITTORIO DR \$510,000
 B: Marika F Sannicandro & Jeanne Revost
 S: Arsholous Sannicandro & Ellen M Alfieri
 Book/Page: 70381/319, Date: 04/10/24
 Mtg: Guaranteed Rate Inc \$484,500
 Use: 3 Bdrm Ranch, Lot: 11299sf

7 FLORENCE ST \$160,000
 B: Victor Rebelo & Ana Rebelo
 S: Veronica A Camara & Cody Gibb
 Book/Page: 70372/217, Date: 04/08/24
 Use: 3 Bdrm Ranch, Lot: 16004sf
 Prior Sale: \$265,000 (10/20)

HOWARD ST L:1 \$200,000
 B: Italo M Azevedo & Livia T Azevedo
 S: Oa Homes LLC
 Book/Page: 70373/80, Date: 04/08/24

7 MARIA CIR U:7 \$465,000
 B: Jason Dafonte & Stephanie Moura
 S: Agostinho S Sousa & Ludovina M Sousa
 Book/Page: 70390/322, Date: 04/12/24
 Mtg: Prestige Home Mtg LLC \$372,000
 Use: 3 Bdrm Condo
 Prior Sale: \$255,000 (05/16)

21 WHITNEY ST \$505,000
 B: Thomas G Mccarthy & Brooke R Mccarthy
 S: Constitution Prop Inc
 Book/Page: 70377/251, Date: 04/09/24
 Mtg: Leader Bank NA \$479,750
 Use: 3 Bdrm Old Style, Lot: 9400sf
 Prior Sale: \$5,151 (03/23)

► FORECLOSURE DEEDS

1 E MAIN ST \$346,000
 B: Sameh Maksimous
 S: Angela J Cossette & The Bk Of Ny Mellon Tr
 Book/Page: 70393/1, Date: 04/12/24
 Mtg: Emad Ramzi Benyamin \$170,000
 Use: 2-Family Two Family, Lot: 5689sf

Millbury

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 34 | 25 |
| Median Price | \$422,500 | \$350,000 |

► REAL ESTATE SALES

82 CLEARVIEW TER U:82 \$646,337
 B: Kris M Hilton & Ferdinand S Ladia
 S: Czervik Properties LLC
 Book/Page: 70391/292, Date: 04/12/24
 Mtg: Baycoast Mortgage Co \$576,243
 Use: 2 Bdrm Condo

102 CLEARVIEW TER U:14 \$555,625
 B: Nikilesh Chilkuru & Ramya Maddi
 S: Czervik Properties LLC
 Book/Page: 70382/123, Date: 04/10/24
 Mtg: Cross Country Mtg Inc \$500,063
 Use: Condo

62 HORNE WAY U:62 \$435,000
 B: Frederick Elsass & Karen Regan
 S: David J Barry & Karen M Barry
 Book/Page: 70389/286, Date: 04/12/24
 Mtg: Washington Trust Mtg \$250,000
 Use: 2 Bdrm Condo
 Prior Sale: \$320,000 (11/16)

51-53 MAIN ST \$455,000
 B: Edie C Gomes-Pereira
 S: Mary H Johnson Tr, Tr for Hamilton Rt
 Book/Page: 70387/297, Date: 04/11/24
 Mtg: A & D Mortgage LLC \$341,250
 Use: 2-Family Family Flat, Lot: 12197sf

315-317 SW CUTOFF \$1,790,000
 B: Aaa Northeast
 S: Abs Real Estate LLC
 Book/Page: 70381/161, Date: 04/10/24

Millville

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 4 | 5 |
| Median Price | \$325,000 | \$402,000 |

► REAL ESTATE SALES

143 PROVIDENCE ST U:F \$268,000
 B: Danie L Miele
 S: Robert J Morse
 Book/Page: 70385/379, Date: 04/11/24
 Mtg: Primary Residential Mtg \$183,000
 Use: 3 Bdrm Condo
 Prior Sale: \$60,000 (03/17)

North Brookfield

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 14 | 8 |
| Median Price | \$306,000 | \$383,500 |

► REAL ESTATE SALES

7 CHESTNUT ST \$192,000
 B: Jbg Investments LLC
 S: Amber L Lindsey & Trevy Carter
 Book/Page: 70392/249, Date: 04/12/24
 Use: 3 Bdrm Conventional, Lot: 11761sf
 Prior Sale: \$166,500 (07/15)

11 UNION ST \$230,000
 B: Ryan Fairchild & Renee Savoie
 S: Tashena M Holmes & Mathew R Boucher
 Book/Page: 70394/361, Date: 04/12/24
 Mtg: Guaranteed Rate Inc \$218,500
 Use: 3 Bdrm Conventional, Lot: 5227sf
 Prior Sale: \$157,000 (08/16)

Northborough

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 20 | 13 |
| Median Price | \$576,000 | \$635,000 |

► REAL ESTATE SALES

17 W MAIN ST \$440,000
 B: Lo Realty Group LLC
 S: Shattuck Pharmacy Inc
 Book/Page: 70376/285, Date: 04/09/24
 Use: Restaurant/bar, Lot: 16553sf

Northbridge

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 18 | 19 |
| Median Price | \$545,000 | \$485,000 |

► REAL ESTATE SALES

FWLER RD (OFF) \$150,000
 B: Edward K Renaud Jr
 S: Cecelia C Parker & Lee J Parker
 Book/Page: 70374/64, Date: 04/08/24

207 ROCKY RD \$830,000
 B: Joshua Lee
 S: Kenneth J Novick & Mary E Inman
 Book/Page: 70391/134, Date: 04/12/24
 Mtg: Avidia Bank \$664,000
 Type: Adj
 Use: 2 Bdrm Contemporary, Lot: 122764sf

108 THERESA CIR \$515,800
 B: Patricia L Ashwell & Dy L Ashwell
 S: Michael R Baldarelli & Nicole J Baldarelli
 Book/Page: 70391/101, Date: 04/12/24
 Mtg: Baycoast Mortgage Co \$506,457
 Use: 3 Bdrm Colonial, Lot: 36471sf
 Prior Sale: \$281,900 (08/16)

75 VALERIE RUN \$824,900
 B: Harrys K Jacob & Alexandra Charles
 S: D&f Alfonso Builders Inc
 Book/Page: 70392/36, Date: 04/12/24
 Mtg: Morgan Stanley Privat \$659,920
 Type: Adj
 Use: Residential Developable Land, Lot: 53504sf

Oxford

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 23 | 21 |
| Median Price | \$365,000 | \$365,000 |

► REAL ESTATE SALES

716 MAIN ST \$530,000
 B: Malak A Khan & Saqib Khan
 S: Phillip R Dussault Jr & Sandra J Dussault
 Doc#: 00000000123037, Date: 04/11/24
 Mtg: 2015 12 LLC \$424,000
 Use: 3 Bdrm Cape Cod, Lot: 25410sf

28 OLD DEPOT RD \$460,000
 B: Zachary Grautski & Stephanie A Meza
 S: David Sthilaire & Katherine Tokles
 Book/Page: 70394/199, Date: 04/12/24
 Mtg: Leader Bank NA \$365,600
 Use: 4 Bdrm Cape Cod, Lot: 11035sf
 Prior Sale: \$165,000 (11/22)

STERLING WAY \$131,400
 B: Strategic Com Realty LLC
 S: Sterling Leicester Rt & George F Defalco Jr Tr
 Book/Page: 70378/164, Date: 04/09/24
 Mtg: Hometown Bank \$14,385,000

10 STERLING WAY \$6,563,100
 B: Strategic Com Realty LLC
 S: 77 Leicester Street LLC
 Book/Page: 70378/155, Date: 04/09/24
 Mtg: Hometown Bank \$14,385,000
 Use: Manufacturing Building, Lot: 325829sf
 Prior Sale: \$15,000 (03/13)

33 WESTVIEW DR \$550,000
 B: Nicholas P Scenna & Lia M Scenna
 S: Aleksandr Kozlov & Emilia Dorato
 Book/Page: 70382/228, Date: 04/10/24
 Mtg: River Works CU \$440,000
 Use: 3 Bdrm Colonial, Lot: 63485sf
 Prior Sale: \$322,500 (06/15)

Paxton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 7 | 11 |
| Median Price | \$525,000 | \$556,000 |

► REAL ESTATE SALES

5 DUNANDERRY WAY \$650,000
 B: Omid Atoofi & Afsaneh T Bathaei
 S: Stine Nancy Emma Est & Robert M Stine
 Book/Page: 70377/71, Date: 04/09/24
 Mtg: Leader Bank NA \$630,500
 Use: 4 Bdrm Colonial, Lot: 38516sf

Phillipston

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|----------|
| Number of 1-Fam Sales | 3 | 3 |
| Median Price | \$380,000 | |

WORCESTER REGISTRY
continued

Sturbridge

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 15 | 17 |
| Median Price | \$410,000 | \$525,000 |

► **REAL ESTATE SALES**

- 238 ARNOLD RD..... \$150,000**
B: Logyn Shea Re Inc
S: Sherri L White
Book/Page: 70382/333, Date: 04/10/24
Mtg: Pinnacle Fnci Svc LLC \$258,000
Use: 3 Bdrm Ranch, Lot: 47916sf
- 11 MCGILPIN RD..... \$710,000**
B: Ryan Maclean & Bridget Maclean
S: Edison Tsui & Jennifer Wu
Book/Page: 70394/116, Date: 04/12/24
Mtg: Prestige Home Mtg LLC \$646,987
Use: 3 Bdrm Colonial, Lot: 44867sf
Prior Sale: \$534,500 (04/20)

► **FORECLOSURE DEEDS**

- 36 WALLACE RD..... \$216,776**
B: New Res Mtg Loan T 2018-1 & Citibank Na Tr
S: Daniel M McNulty & Citibank Na Tr
Book/Page: 70377/53, Date: 04/09/24
Use: 2 Bdrm Cape Cod, Lot: 26572sf

Sutton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 10 | 12 |
| Median Price | \$437,500 | \$717,500 |

► **REAL ESTATE SALES**

- 2 HARTNESS RD U.A..... \$299,999**
B: Samuel R Errara
S: Richard W Dacier
Book/Page: 70381/33, Date: 04/10/24
Mtg: Rocket Mortgage LLC \$285,000
Use: 2 Bdrm Condo
Prior Sale: \$172,500 (05/16)
- 101 PUTNAM HILL RD..... \$405,000**
B: Colleen Reilly & Thomas M Devaney
S: Zachary Ensko & Alexis Mittan
Book/Page: 70389/140, Date: 04/12/24
Mtg: Keystone Funding \$392,850
Use: 2 Bdrm Ranch, Lot: 40511sf
Prior Sale: \$317,700 (08/20)

Templeton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 18 | 12 |
| Median Price | \$295,500 | \$334,500 |

► **REAL ESTATE SALES**

- 203 BROOKS RD..... \$450,000**
B: Robert Boncore
S: J Sandquist-Skagerlind & Paul R Skagerlind
Book/Page: 70371/156, Date: 04/08/24
Use: Mixed Use-prim Res & Agricul, Lot: 413820sf
- 23 HENSHAW RD..... \$581,000**
B: Jane Blazek
S: Timothy P Lajoie & Susan M Lajoie
Book/Page: 70393/199, Date: 04/12/24
Use: 3 Bdrm Contemporary, Lot: 44867sf

► **FORECLOSURE DEEDS**

- 15 COLUMBUS AVE..... \$136,000**
B: Reginald C Houghton Jr
S: Robynne Richard & U S Bank TNa Tr
Book/Page: 70393/31, Date: 04/12/24
Use: 1 Bdrm Bngl/cottage, Lot: 9583sf

Upton

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 11 | 8 |
| Median Price | \$649,000 | \$497,500 |

► **REAL ESTATE SALES**

- 58 SHANNON WAY U:58..... \$674,995**
B: Vandana Kumari & Ashish Sagar
S: Pulte Hm Of New Eng LLC
Book/Page: 70390/354, Date: 04/12/24
Mtg: Pulte Mortgage Corp \$472,496
Use: Possible New Construction, Lot: 2326975sf

Uxbridge

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 10 | 6 |
| Median Price | \$508,000 | \$510,000 |

► **REAL ESTATE SALES**

- 657 ALDRICH ST..... \$350,000**
B: Belle Contracting Inc
S: Soreboe William J Est & Robin Murdock
Book/Page: 70385/227, Date: 04/11/24
Use: 3 Bdrm Cape Cod, Lot: 134165sf
- 9 ASCOT LN U:9..... \$380,000**
B: Travis Metcalf
S: Francis B Dileo & Cheryl A Dileo
Book/Page: 70373/8, Date: 04/08/24
Use: 2 Bdrm Condo
Prior Sale: \$195,000 (09/17)
- 341 CHESTNUT ST..... \$580,000**
B: Edward K Picard Jr & Diane E Picard
S: Michael N Duff Jr & Katelyn A Duff
Book/Page: 70389/237, Date: 04/12/24
Use: 3 Bdrm Colonial, Lot: 88427sf
Prior Sale: \$388,000 (05/20)
- 187 CHOCOLOG RD..... \$630,700**
B: Matthew T Donovan & Danielle E Donovan
S: Dennis J Doti & Shelly R Doti
Book/Page: 70393/340, Date: 04/12/24
Mtg: CMG Mortgage Inc \$465,700
Use: 3 Bdrm Colonial, Lot: 87425sf
- 266 CROWNSHIELD AVE U:265..... \$555,990**
B: Madhu Rangaswamy & Pooja P Satish
S: Sterling Court LLC
Book/Page: 70393/42, Date: 04/12/24
Mtg: Pennymac Loan Service \$528,190
Use: Possible New Construction

- EBER TAFT RD L:10..... \$495,000**
B: Lobisser Building Corp
S: Eber Taft Road LLC
Book/Page: 70389/213, Date: 04/12/24
- EBER TAFT RD L:8..... \$495,000**
B: Lobisser Building Corp
S: Eber Taft Road LLC
Book/Page: 70389/213, Date: 04/12/24

- EBER TAFT RD L:9..... \$495,000**
B: Lobisser Building Corp
S: Eber Taft Road LLC
Book/Page: 70389/213, Date: 04/12/24
- 85 FREEDOMS WAY..... \$200,000**
B: Scott Kasper & Debra Kasper
S: Gray Wolf Dev Corp
Book/Page: 70389/23, Date: 04/12/24
Use: Res Potentially Dvlpble Land, Lot: 94961sf
- 68 ROGERSON XING U:68..... \$525,000**
B: Helen L Stevens
S: Barbara Pichel & Deborah J Bliss
Book/Page: 70391/358, Date: 04/12/24
Use: 2 Bdrm Condo
- 224 W RIVER RD U:224..... \$330,000**
B: David C Ridge & Fernanda G Rodriguez
S: Ashley R Seymour & Michael J Decosta Jr
Book/Page: 70393/136, Date: 04/12/24
Mtg: Mortgage Research Ctr \$340,890
Use: 3 Bdrm Condo
Prior Sale: \$231,000 (07/17)

Warren

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 8 | 5 |
| Median Price | \$257,500 | \$255,000 |

► **REAL ESTATE SALES**

- TOWN FARM RD L:18..... \$35,000**
B: Fountain & Sons Const Co
S: John P Memoli Tr, Tr for A C Memoli T Indenture
Book/Page: 70372/33, Date: 04/08/24

► **FORECLOSURE DEEDS**

- 34 NELSON ST..... \$367,500**
B: Freedom Mortgage Corp
S: Shawn Cooper & Freedom Mortgage Corp
Book/Page: 70376/378, Date: 04/09/24
Use: 3 Bdrm Ranch, Lot: 13932sf

Webster

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 29 | 31 |
| Median Price | \$335,000 | \$395,000 |

► **REAL ESTATE SALES**

- CODY ST..... \$43,500**
B: Roger Lagasse
S: Braczyk Elizabeth G Est & Christine G Sharkey
Book/Page: 70379/80, Date: 04/10/24
- 106 DOUGLAS RD..... \$2,400,000**
B: Douglas Forest Rv Resort
S: Finecap Inc
Book/Page: 70385/286, Date: 04/11/24
Mtg: Finecap Inc \$2,970,000
Use: Mixed Use-prim Comm & Resd, Lot: 812829sf
- 108 DOUGLAS RD..... \$600,000**
B: Forest Rv Resort LLC & Dianne Hunter
S: Michael Finamore
Book/Page: 70385/294, Date: 04/11/24
Use: 4 Bdrm Cape Cod, Lot: 53096sf
- 16 HENRY JOSEPH DR..... \$500,000**
B: Sergio Rubio Jr
S: John Smart 4th & Shawna-Lee Smart
Book/Page: 70374/284, Date: 04/08/24
Mtg: Union Home Mortgage \$475,000
Use: 3 Bdrm Colonial, Lot: 45717sf
Prior Sale: \$360,000 (06/19)
- 10 WEST AVE U:C..... \$325,000**
B: Ryan T Stanard
S: Brendan T Fitzgerald & Brea H Dellaquila
Book/Page: 70391/33, Date: 04/12/24
Mtg: Cross Country Mtg Inc \$308,750
Use: 3 Bdrm Condo
Prior Sale: \$140,000 (05/19)

West Boylston

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 8 | 7 |
| Median Price | \$463,500 | \$538,800 |

► **REAL ESTATE SALES**

- 21 ELM ST..... \$405,000**
B: Haley A Olsen
S: Alycia M Allard
Book/Page: 70391/173, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$364,500
Type: Adj
Use: 2 Bdrm Ranch, Lot: 10187sf
Prior Sale: \$237,500 (11/18)
- 83 PRESCOTT ST..... \$420,000**
B: Donald Pirie
S: Andrea P Allen & Martha Mccarthy
Book/Page: 70390/276, Date: 04/12/24
Mtg: Guild Mortgage Co \$407,400
Use: 3 Bdrm Ranch, Lot: 24000sf
Prior Sale: \$210,000 (07/14)
- 114 STERLING ST..... \$350,000**
B: Arthur V Paiva
S: Jodie Luksha & Anna M Buron
Book/Page: 70393/250, Date: 04/12/24
Mtg: First Natl Bk \$296,000
Use: 2 Bdrm Ranch, Lot: 29977sf

Westborough

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 18 | 19 |
| Median Price | \$625,000 | \$780,000 |

► **REAL ESTATE SALES**

- 3 HASKELL ST..... \$605,000**
B: Jonathan S Strong & Jacqui Strong
S: Brian Glowacki
Book/Page: 70383/101, Date: 04/10/24
Mtg: Fairway Ind Mtg \$484,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 15669sf
Prior Sale: \$385,000 (11/17)

Winchendon

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 27 | 23 |
| Median Price | \$345,000 | \$382,500 |

► **REAL ESTATE SALES**

- 320 ASH ST..... \$330,000**
B: Kevin Mcdermott & Chong Mcdermott
S: Nader Ann H Est & Mark J Nader
Book/Page: 70390/144, Date: 04/12/24
Mtg: USAA Federal SB \$264,000
Use: 2 Bdrm Ranch, Lot: 48613sf

- 459 GLENALLEN ST..... \$1,300,000**
B: Joseph W Budden & Lauren D Budden
S: Steven F Barriere Tr, Tr for Steven F Barriere RET
Book/Page: 70393/108, Date: 04/12/24
Mtg: Winchester Cp Bk \$1,040,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 53492sf
Prior Sale: \$928,800 (04/21)
- 49 HALE ST..... \$119,000**
B: Kevin Patch & Stacy Cournoyer
S: Kevin E Patch & Tonya L White
Book/Page: 70380/145, Date: 04/10/24
Mtg: Fidelity Cp Bk \$238,000
Use: 2 Bdrm Split Entry, Lot: 87120sf
- 85 KRANTZ RD..... \$380,000**
B: Felipe Vaz & Esther E Vaz
S: 85 Krantz Road LLC
Book/Page: 70390/102, Date: 04/12/24
Mtg: Rocket Mortgage LLC \$342,000
Use: 3 Bdrm Ranch, Lot: 45302sf
Prior Sale: \$231,000 (08/23)

Worcester

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 162 | 156 |
| Median Price | \$365,000 | \$394,500 |

► **REAL ESTATE SALES**

- 2 ARNOLD RD..... \$308,000**
B: Lian Uk & Za Za
S: Trinity Est Invs & Dev LL
Book/Page: 70387/238, Date: 04/11/24
Mtg: Rocket Mortgage LLC \$292,600
Use: 3 Bdrm Cape Cod, Lot: 9940sf
Prior Sale: \$385,000 (11/23)
- 26 BENEFIT ST..... \$560,000**
B: Dominique Joseph & Marie B Delva
S: Addo Akwei
Book/Page: 70394/326, Date: 04/12/24
Mtg: New American Funding \$549,857
Use: 3-Family Family Flat, Lot: 5110sf
- 48 BJORKLUND AVE..... \$456,000**
B: Ryan Dolan
S: Kevin A Bigelow & Rachael L Bigelow
Book/Page: 70374/235, Date: 04/08/24
Mtg: Fairway Ind Mtg \$356,000
Use: 3 Bdrm Raised Ranch, Lot: 7000sf
Prior Sale: \$286,000 (11/16)
- 14 BLANCHE ST..... \$365,000**
B: Jmt Holdings LLC
S: Benbo Properties LLC
Book/Page: 70389/247, Date: 04/12/24
Mtg: Abl Rpc Res Credit Ac \$358,000
Use: 2-Family Two Family, Lot: 4885sf
Prior Sale: \$210,000 (03/20)
- 9-1/2 BOURNE ST..... \$620,000**
B: Christopher G Hart & Robert C Davis
S: Najee I Abdul-Baseer
Book/Page: 70394/151, Date: 04/12/24
Mtg: Lowell Five Cent Svcs \$520,000
Use: 3-Family Family Flat, Lot: 7800sf
Prior Sale: \$288,000 (10/16)
- 40 BRIGHTON RD..... \$440,000**
B: Tran Vu
S: Jp & F Properties LLC
Book/Page: 70391/333, Date: 04/12/24
Mtg: Fairway Ind Mtg \$418,000
Use: 4 Bdrm Colonial, Lot: 6000sf
Prior Sale: \$320,000 (09/23)
- 21 CANDLEWOOD PL U:21..... \$309,000**
B: Suzanne P Vashugin
S: Andzej Pancechovski & Polina Pancechovski
Book/Page: 70389/97, Date: 04/12/24
Use: 2 Bdrm Condo
Prior Sale: \$145,000 (09/16)
- 21 ETRE DR..... \$597,000**
B: Yun J Om
S: Emma Pham, Tr for Phong Tran
Book/Page: 70378/47, Date: 04/09/24
Mtg: Birchtree Realty T \$575,000
Use: 3 Bdrm Cape Cod, Lot: 14246sf
Prior Sale: \$364,000 (10/19)
- 55 EUNICE AVE..... \$391,000**
B: Annabell Carpenter
S: Evergrain Orchard LLC
Book/Page: 70391/284, Date: 04/12/24
Use: 2 Bdrm Ranch, Lot: 7560sf
Prior Sale: \$195,000 (10/23)
- 45 FARRAR AVE..... \$600,000**
B: Mitat Sulkollari & Miroza Sulkollari
S: Carol A Hunt & Stephen E Hunt
Book/Page: 70375/120, Date: 04/08/24
Mtg: MSA Mortgage LLC \$572,649
Use: 2-Family Two Family, Lot: 10000sf
- 11 HENCHMAN ST..... \$650,000**
B: Bruicylainy P Do Carmo
S: 11 Henchman Street LLC
Book/Page: 70385/199, Date: 04/11/24
Mtg: United Wholesale Mtg \$638,226
Use: 2-Family Two Family, Lot: 6000sf
Prior Sale: \$400,000 (10/21)
- 67 ILLINOIS ST U:G1..... \$115,000**
B: Mark Meehan
S: Khejeja Y Al-Iman
Book/Page: 70390/71, Date: 04/12/24
Use: Condo
Prior Sale: \$60,000 (12/17)
- 100 KENDRICK AVE..... \$520,000**
B: Francis Akwaboah
S: Ar Homes LLC
Book/Page: 70370/150, Date: 04/08/24
Mtg: EMM Loans LLC \$484,000
Use: 3 Bdrm Cape Cod, Lot: 7558sf
Prior Sale: \$275,000 (09/23)
- 4 KINGSBURY ST..... \$495,000**
B: Diego S Pabon
S: Mns Realty LLC
Book/Page: 70372/142, Date: 04/08/24
Mtg: United Wholesale Mtg \$486,034
Use: 3-Family Family Flat, Lot: 3441sf
- 108 LONGFELLOW RD..... \$390,000**
B: Jp & F Properties LLC
S: Charles K Stuart
Book/Page: 70389/377, Date: 04/12/24
Use: 4 Bdrm Conventional, Lot: 5800sf
- 52 MARJORIE ST..... \$490,000**
B: Wivine Makoko
S: Theodosia Opoko
Book/Page: 70393/370, Date: 04/12/24
Mtg: New American Funding \$465,500
Use: 3 Bdrm Cape Cod, Lot: 10400sf
Prior Sale: \$328,000 (05/20)
- MEADOW LN L:2..... \$133,000**
B: Elio Romeo
S: Nicholas Hoffman
Book/Page: 70385/23, Date: 04/11/24
- 105 PARIS AVE..... \$397,000**
B: Tawakalitu Awoyemi
S: Nicole R Walker
Book/Page: 70373/189, Date: 04/08/24
Mtg: New American Funding \$377,150
Use: 3 Bdrm Colonial, Lot: 10000sf

- 6 PIONEER RD..... \$350,000**
B: Katherine F Landry
S: Annunziata Carol L Est & Lee Deadder
Book/Page: 70390/194, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$280,000
Use: 4 Bdrm Bngl/cottage, Lot: 12792sf
- 152 PLANTATION ST..... \$495,000**
B: Shehjana Shkemi & Ledion Tafa
S: Carol A Warfield
Book/Page: 70372/336, Date: 04/11/24
Mtg: New American Funding \$476,215
Use: Residential-multiple Bldgs, Lot: 11149sf
- 22 SALISBURY HILL BLVD U:79..... \$549,900**
B: James C Tsao & Jennifer F Tsao
S: Salisbury Holdings LLC
Book/Page: 70392/350, Date: 04/12/24
Use: Condo
- 493 SALISBURY ST..... \$799,000**
B: Randall Lucas & Jeanne C Lucas
S: Shaw Development Inc
Book/Page: 70380/291, Date: 04/10/24
Mtg: Cornerstone Bank \$573,600
Use: 5 Bdrm Tudor, Lot: 16460sf
Prior Sale: \$625,000 (12/23)

- 12 SOUTHDOLD RD..... \$200,000**
B: Evergrain Orchard LLC
S: Linda M Brouillette
Book/Page: 70372/233, Date: 04/08/24
Mtg: Dunegrass Capital LLC \$200,000
Use: 2-Family Two Family, Lot: 10000sf
- 330 SUNDERLAND RD U:35..... \$300,000**
B: Kevin J Hack
S: Domineike Henderson
Book/Page: 70393/222, Date: 04/08/24
Mtg: Guaranteed Rate Inc \$220,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$270,000 (12/22)
- 20 SURREY LN..... \$900,000**
B: Celtic Family LLC
S: Susan F Trainor, Tr for Ralph S Mccracken Jr
Book/Page: 70377/161, Date: 04/09/24
Use: 5 Bdrm Conventional, Lot: 24363sf
Prior Sale: \$900,000 (01/24)
- 317 SW CUTOFF..... \$1,790,000**
B: Aaa Northeast
S: Abs Real Estate LLC
Book/Page: 70381/161, Date: 04/10/24
Use: Auto Repair, Lot: 59677sf
Prior Sale: \$1,100,000 (03/18)
- 49 TORONITA AVE..... \$426,000**
B: Nathalie Paez-Ring & Michael L Ring
S: Glenn P Williams & Heather J Williams
Book/Page: 70393/313, Date: 04/12/24
Mtg: Harvard University CU \$400,440
Use: 3 Bdrm Cape Cod, Lot: 8100sf
- 177 WASHINGTON ST..... \$590,000**
B: Christopher Tinsley & Andrew Ursoleo
S: Hue Pham & Hve Vanpham
Book/Page: 70392/215, Date: 04/12/24
Mtg: CMG Mortgage Inc \$442,500
Use: 3-Family Family Flat, Lot: 3420sf
- 48 WATER ST U:314..... \$437,900**
B: Olivia Dambrosio & Rachel Scanlon
S: Cheryl Davis
Book/Page: 70381/193, Date: 04/10/24
Use: 2 Bdrm Condo
Prior Sale: \$360,000 (10/20)

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 16 | 21 |
| Median Price | \$324,950 | \$370,000 |

► **REAL ESTATE SALES**

- 28 MURRAY RD..... \$479,900**
B: Moses S Bosompem
S: Paxton Development LLC
Book/Page: 10741/166, Date: 04/08/24
Mtg: Cross Country Mtg Inc \$471,207

Ashburnham

MARKET STATISTICS THROUGH MARCH

| | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 16 | 21 |
| Median Price | \$324,950 | \$370,000 |

► **REAL ESTATE SALES**

- 2 ARDEN MILLS WAY U:2303..... \$319,000**
B: Igor Smolenova & Anna Smolenova
S: Sirois Joseph B Est & Paul Schlatter
Book/Page: 10743/284, Date: 04/12/24
Mtg: Guaranteed Rate Affn \$100,000
Use: 2 Bdrm Condo
Prior Sale: \$219,900 (03/18)
- 10 OAK ST..... \$60,000**
B: David Thompson
S: Robert H Oconnor
Book/Page: 10744/120, Date: 04/12/24
Use: 5 Bdrm Conventional, Lot: 8368sf
- 90 PLEASANT ST..... \$280,000**
B: Wilmer M Jimenez
S: Angela St Jean LLC
Book/Page: 10740/106, Date: 04/08/24
Mtg: Cross Country Mtg Inc \$266,000
Use: 2-Family Two Family, Lot: 2387sf
Prior Sale: \$130,000 (03/21)
- 70 PRICHARD ST..... \$560,000**
B: Paula M Sanchez
S: Fawkes Holdings LLC
Book/Page: 10744/98, Date: 04/12/24
Mtg: Rocket Mortgage LLC \$549,857
Use: 2-Family Two Family, Lot: 5824sf
Prior Sale: \$57,

Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BERKSHIRE MIDDLE

Pittsfield

PARROTT, Tyson J, 114 Joseph Dr, Pittsfield, 01201-8328 D:04/17/24 Case#: 24-30174

BERKSHIRE NORTH

North Adams

AMES, Lucas H, 472 Union St U:B, North Adams, 01247-3559 D:04/17/24 Case#: 24-30173

BRISTOL FALL RIVER

Fall River

CASTRO, Verna M, 631 Orswell St, Fall River, 02721-2419 D:04/19/24 Case#: 24-10730

BRISTOL NORTH

Attleboro

FURTADO, Sergio, 58 Garden St, Attleboro, 02703-3826 D:04/12/24 Case#: 24-10688

BRISTOL SOUTH

Dartmouth

AUDETTE, Adam J, 417-A Chase Rd, Dartmouth, 02747-1011 D:04/17/24 Case#: 24-10713

New Bedford

GOMES, Jonathan, 446 Allen St, New Bedford, 02740-2116 D:04/15/24 Case#: 24-10696
KORZENIEWSKI, Andrew M, 444 Rivet St U:2, New Bedford, 02740-2045 D:04/18/24 Case#: 24-10725
MAIATO, Brian J, 14 Sagamore St, New Bedford, 02740-1128 D:04/12/24 Case#: 24-10694

Westport

WEINER, Caleb B, 115 Old County Rd, Westport, 02790-1118 D:04/18/24 Case#: 24-10721

ESSEX NORTH

Andover

GALVIN, Joseph Edward, 51 North St, Andover, 01810-1105 D:04/16/24 Case#: 24-40385

Lawrence

ALMONOR, Jacquelin Herio, 338 Walnut St, Lawrence, 01841-1045 D:04/15/24 Case#: 24-40380

Methuen

BELGACEM, Sonya Nawal, 1 Riverview Blvd, Methuen, 01844-6026 D:04/12/24 Case#: 24-40372
CABRAL, Neil Richard, 45 Christopher Dr U:114, Methuen, 01844-6558 D:04/12/24 Case#: 24-40377

MORRIS, Samantha Danielle, 89 Salem St, Methuen, 01844-1124 D:04/17/24 Case#: 24-40388

ESSEX SOUTH

Beverly

ALCORN, Katie, 88 Northridge Rd, Beverly, 01915-7006 D:04/15/24 Case#: 24-10700
KAMANGA, Esnart L, 27 Broadway U:3, Beverly, 01915-4417 D:04/12/24 Case#: 24-10693

Georgetown

GENESE, Jonathan Francis, 145 Nelson St, Georgetown, 01833-2305 D:04/17/24 Case#: 24-10712

Ipswich

HENDERSON, Neil F, 120 County Rd U:37, Ipswich, 01938-2501 D:04/13/24 Case#: 24-10695

Newburyport

DUMAS, Richard W, 61 Story Ave U:2, Newburyport, 01950 D:04/17/24 Case#: 24-10711

FRANKLIN

Orange

PAGE, David Michael, 64 East St, Orange, 01364-9575 D:04/17/24 Case#: 24-30172

HAMPDEN

Chicopee

BRUNELLE, Yovana, 18 Calvin St, Chicopee, 01013-3806 D:04/12/24 Case#: 24-30168
ORSZULAK, Bozena Maria, 56 Montvue St, Chicopee, 01013-3720 D:04/18/24 Case#: 24-30175
POLVERINI, Adam J, 57 Perrault St, Chicopee, 01013-2722 D:04/15/24 Case#: 24-30169

Palmer

BOURGEAIS, Kenneth A, 28 Saint John St, Palmer, 01069-9802 D:04/19/24 Case#: 24-30179

Springfield

RICHARDS, Victoria O, 86 Redden St, Springfield, 01119-2634 D:04/19/24 Case#: 24-30180
VAZQUEZ, Wanda, 14 Coomes St, Springfield, 01108-1507 D:04/12/24 Case#: 24-30166

West Springfield

RODRIGUEZ, Myrali Ortiz, 1440 Riverdale St U:B3, West Springfield, 01089-4640 D:04/16/24 Case#: 24-30171

Westfield

HOWARD, Katherine Anna, 36 Blue Sky Dr, Westfield, 01085-1472 D:04/18/24 Case#: 24-30177

HAMPSHIRE

Granby

MURPHY, Erin E, 107 W State St, Granby, 01033-9610 D:04/18/24 Case#: 24-30176

Hatfield

MESERVEY, Julianna May, PO Box 615, Hatfield, 01038 D:04/12/24 Case#: 24-30167

MIDDLESEX NORTH

Lowell

KHALOTI, Mohamed, 3 River Pl U:A1910, Lowell, 01852-1006 D:04/19/24 Case#: 24-40395

MIDDLESEX SOUTH

Everett

AZEVEDO, Gilberto, 22 Shirley St, Everett, 02149-5001 D:04/15/24 Case#: 24-10701

Framingham

EVANS, Anna, 28 Ashmont Dr, Framingham, 01701-3379 D:04/18/24 Case#: 24-40391

THOMPSON, Jennifer, 156 Danforth St, Framingham, 01701-3553 D:04/12/24 Case#: 24-40373

Medford

MEYERS-MOOCK, Katharine E, 50 Station Lndg, Medford, 02155-5194 D:04/17/24 Case#: 24-10716

Melrose

MORANTE, Edward, 26 W Wyoming Ave U:3F, Melrose, 02176-4626 D:04/18/24 Case#: 24-10726

Pepperell

HELMER, Derrie, 32 Haskell Rd, Pepperell, 01463-1313 D:04/17/24 Case#: 24-40387

Sudbury

RANGEL, Brenda, 189 Boston Post Rd U:103, Sudbury, 01776-3101 D:04/12/24 Case#: 24-40375

Watertown

TROY, Colleen, 58 Knowles Rd, Watertown, 02472-1070 D:04/16/24 Case#: 24-10710

Weston

BRIGHT SIDE SPEECH, 13 Warren Ln, Weston, 02493-1205 D:04/17/24 Case#: 24-10714

Woburn

JENSEN, Lauren Eileen, 23 Mill St, Woburn, 01801-3312 D:04/16/24 Case#: 24-10707

NORFOLK

Bellingham

PATINHA, Victor, 101 Essex St, Bellingham, 02019-2341 D:04/17/24 Case#: 24-40386

Brookline

ROBERT KATZEN, H, 77 Pond Ave, Brookline, 02445-7172 D:04/15/24 Case#: 24-10698

Foxboro

LANGKOS, Alexandros, 4 Pierce St, Foxboro, 02035-1311 D:04/17/24 Case#: 24-10715

Franklin

EDWARDS, Sheila, 223 Glen Meadow Rd U:7, Franklin, 02038-1343 D:04/19/24 Case#: 24-40400

Milton

MELO, Sandra T, 24 Belvoir Rd, Milton, 02186-1403 D:04/12/24 Case#: 24-10690

Plainville

MATTUCHIO, James E, 14 Park Ave, Plainville, 02762-1109 D:04/15/24 Case#: 24-10697

PLYMOUTH

Bridgewater

BERCOVITZ, Linda J, 33 Pratt Ave, Bridgewater, 02324 D:04/12/24 Case#: 24-10692

Brockton

SILVA, Ana A, 181 Pleasant St U:3, Brockton, 02301-3250 D:04/12/24 Case#: 24-10689

Duxbury

NAIMEY, Linda Rae, 32 Tremont St U:104, Duxbury, 02332-4749 D:04/16/24 Case#: 24-10704

Kingston

ROGERS, John B, 27 Main St U:1, Kingston, 02364-3062 D:04/16/24 Case#: 24-10706

Plymouth

PETERS, Ann Marie T, 7 Cherry Street Ct, Plymouth, 02360-4493 D:04/15/24 Case#: 24-10702

SUFFOLK

East Boston

LOGRASSO, Suzanne F, 518 Border St U:A, East Boston, 02128-2432 D:04/15/24 Case#: 24-10703

WORCESTER

Auburn

CLAY, Angela A, 23 Waterman Rd, Auburn, 01501-1847 D:04/12/24 Case#: 24-40376

Clinton

BERNIER, John Marshall & SSN / ITIN:†xxx-xx-0893, 111 Beech St, Clinton, 01510-2704 D:04/19/24 Case#: 24-40401

Lancaster

ZAMPINO, Joshua A, 235 Main St U:235, Lancaster, 01523-2807 D:04/12/24 Case#: 24-40374

Worcester

CABRERA, Jeremy, 45 Grand St U:407, Worcester, 01610-1633 D:04/19/24 Case#: 24-40394

DAVENPORT-BUSCEMI, R, 56 Edgeworth St, Worcester, 01605-3253 D:04/19/24 Case#: 24-40396

HALLIDAY Jr, Michael G, 50 Franklin St, Worcester, 01608-1925 D:04/19/24 Case#: 24-40397

LLC, HDay Services, Worcester, 01613 D:04/19/24 Case#: 24-40398

WORCESTER NORTH

Leominster

KOROSKENYI, Alexi Suzanne, 31 Boutelle St, Leominster, 01453-6301 D:04/16/24 Case#: 24-40384

Chapter 13 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These allow for an adjustment of debt. An individual with a regular income proposes a plan to pay off debts from future earnings over a period of time between three to five years. Usually these payments are in full satisfaction of the debt, but may be a percentage of them. Upon completion, the debtor receives a discharge of all debts covered by the plan except child support and alimony, if applicable.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#)

BARNSTABLE

Mashpee

CORONA, Lindsay A, 300 Falmouth Rd U:18C, Mashpee, 02649-2669 D:04/18/24 Case#: 24-10722

BERKSHIRE MIDDLE

Pittsfield

SHAW, Maria, 523 Tyler St, Pittsfield, 01201-4230 D:04/18/24 Case#: 24-30178

BRISTOL FALL RIVER

Fall River

EL-FAR 2nd, Michael N, 4980 N Main St U:809, Fall River, 02720-2001 D:04/18/24 Case#: 24-10718

BRISTOL NORTH

Attleboro

MEDEIROS, Jessica Lynn, 18 Cumberland St, Attleboro, 02703-6803 D:04/19/24 Case#: 24-10728

BRISTOL SOUTH

Fairhaven

COELHO, Virginia A, 125 Main St, Fairhaven, 02719-3045 D:04/18/24 Case#: 24-10727

ESSEX SOUTH

Danvers

TRAVERS, Justin, 9 Sycamore St, Danvers, 01923-2431 D:04/16/24 Case#: 24-10705

Gloucester

SILVESTRI, William F, 689 Western Ave, Gloucester, 01930-5117 D:04/12/24 Case#: 24-10687

Lynn

CHAVARRIA, Blanca Amparo, 549 Western Ave U:2, Lynn, 01904-3226 D:04/12/24 Case#: 24-10691

JR, Clebert Louis Marcelin, 347 Western Ave, Lynn, 01904-3023 D:04/15/24 Case#: 24-10699

MIDDLESEX NORTH

Chelmsford

ODLE, Susan Elaine, 45 Alpine Ln, Chelmsford, 01824-2885 D:04/17/24 Case#: 24-40389

Lowell

LAVOIE, Barry, 33 Fairview St, Lowell, 01852-2805 D:04/15/24 Case#: 24-40381

Tewksbury

HALOON, Shawn, 3 Wildwood Rd, Tewksbury, 01876-2057 D:04/16/24 Case#: 24-40382

WRIGHT, Kerry Marie, 106 Sesame St, Tewksbury, 01876-2512 D:04/19/24 Case#: 24-40399

MIDDLESEX SOUTH

Marlborough

FUCCILLO, Jeffrey A, 70 Bruce Rd, Marlborough, 01752-1379 D:04/18/24 Case#: 24-40393

Medford

HENDERSON-BROWN, T J, 3610 Mystic Valley Pkwy, Medford, 02155-5734 D:04/18/24 Case#: 24-10717

NORFOLK

Franklin

THOMAS, Catherine M, 427 Oakland Pkwy, Franklin, 02038-2705 D:04/16/24 Case#: 24-40383

Milton

SULLIVAN, Ann Louise, 14 Garden St, Milton, 02186-5306 D:04/16/24 Case#: 24-10708

Weymouth

PROTASOWICKI, Robert J, 65 Greentree Ln, Weymouth, 02190-2001 D:04/18/24 Case#: 24-10720

STONE, Edward Patrick, 130 Mediterranean Dr U:45, Weymouth, 02188-3868 D:04/19/24 Case#: 24-10729

PLYMOUTH

Brockton

JEAN-PIERRE, Marie Carol, 105 Belcher Ave, Brockton, 02301-4105 D:04/16/24 Case#: 24-10709

East Bridgewater

ARMSTRONG, Greg J, 180 Harvard St, East Bridgewater, 02333-1178 D:04/18/24 Case#: 24-10724

Rockland

OUELLETTE, Jay A, 10 Birch Bottom Cir, Rockland, 02370-7206 D:04/18/24 Case#: 24-10719

SUFFOLK

Roxbury

FABIKUN, Olumide, 52 Quincy St, Roxbury, 02121-1343 D:04/18/24 Case#: 24-10723

WORCESTER

Blackstone

JR, Joseph Chiappone, 689 Rathbun St, Blackstone, 01504-2058 D:04/15/24 Case#: 24-40379

Douglas

GAUTHIER, Calvin Francis, 265 South St, Douglas, 01516-2718 D:04/12/24 Case#: 24-40378

Southbridge

VAUGHAN, Eric L, 27 Henry St, Southbridge, 01550-3401 D:04/12/24 Case#: 24-40371

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Barnstable
SANTOLUCITO, Joseph, 3230 Main St, Barnstable, 02630-9998 D:04/10/24 Amt:\$3,715

Bourne
DIAMOND COLLISION SPECIAL, 54 Portsde Dr, Bourne, 02559-1908 D:04/10/24 Amt:\$2,891

Brewster
COLOMBO, Lou A, 555 Main St, Brewster, 02631-1049 D:04/10/24 Amt:\$74,022

RYONE, Allen, 17 Tracy Ln, Brewster, 02631-2478 D:04/10/24 Amt:\$21,086

RYONE, Amie, 17 Tracy Ln, Brewster, 02631-2478 D:04/10/24 Amt:\$21,086

Dennis
GLADKOWSKI, Alex, 19 Main St, Dennis, 02638-1932 D:04/10/24 Amt:\$7,388

Falmouth
HOWELL, Christina, 23 Wohelo Dr, Falmouth, 02556-2111 D:04/10/24 Amt:\$13,289

Hyannis
CAPE COD FURNITURE LLC, 413 Yarmouth Rd, Hyannis, 02601-2042 D:04/10/24 Amt:\$9,054

BERKSHIRE NORTH

Williamstown
MENN, Rhiannon, 23 Cole Ave, Williamstown, 01267-2521 D:04/10/24 Amt:\$82,182

MENN, Slava, 23 Cole Ave, Williamstown, 01267-2521 D:04/10/24 Amt:\$82,182

PURPLE VLY AUTO SVCS INC, 391 Main St, Williamstown, 01267-2610 D:04/10/24 Amt:\$16,416

TURGEON, James, 924 Henderson Rd, Williamstown, 01267-2224 D:04/10/24 Amt:\$47,654

TURGEON, Judith, 924 Henderson Rd, Williamstown, 01267-2224 D:04/10/24 Amt:\$47,654

BRISTOL FALL RIVER

Fall River
NATURES MEDICINES INC, 482 Globe St, Fall River, 02724-2641 D:04/11/24 Amt:\$323,482

BRISTOL NORTH

Mansfield
DEMARCO, Joseph, 176 Lawndale Rd, Mansfield, 02048-1648 D:04/10/24 Amt:\$24,444

Taunton
DIFRANCO, Sandra L, 750 Whittenton St, Taunton, 02780-7502 D:04/10/24 Amt:\$10,398

ESTIVERNE, Vladimir, 39 Lawrence St, Taunton, 02780-1777 D:04/10/24 Amt:\$15,254

FRAZIS, Orestis, 132 N Walker St, Taunton, 02780-2146 D:04/10/24 Amt:\$4,093

KHUNDADZE, Maka, 306 Winthrop St, Taunton, 02780-4306 D:04/10/24 Amt:\$70,540

BRISTOL SOUTH

Dartmouth
FOUND TREASURES CO LLC, 322 Elm St, Dartmouth, 02748-3408 D:04/10/24 Amt:\$4,806

TEIXEIRA, Leila, 738 Smith Neck Rd, Dartmouth, 02748-1505 D:04/10/24 Amt:\$3,254

New Bedford
TREMBLAY, Michael, 679 Hathaway Rd, New Bedford, 02740-1911 D:04/10/24 Amt:\$8,983

Westport
LEUVELINK, Benjamin, 439 Drift Rd, Westport, 02790-1234 D:04/10/24 Amt:\$10,217

ESSEX NORTH

Lawrence
CAMPOS, Renzo, 14 Rowe St, Lawrence, 01843-1205 D:04/10/24 Amt:\$13,629

CAVALLO RESTAURANT & DINE, 297 S Broadway, Lawrence, 01843-2631 D:04/10/24 Amt:\$28,651

LANTIGUA, Vanessa, 14 Rowe St, Lawrence, 01843-1205 D:04/10/24 Amt:\$28,280

Methuen
TITONE, Donna, 18 Myona St, Methuen, 01844-5506 D:04/10/24 Amt:\$3,444

North Andover
CINCOTTA, Karen, 25-F Saunders St, North Andover, 01845-2413 D:04/10/24 Amt:\$7,194

ESSEX SOUTH

Danvers
DEMAKES, Spero, 6 Buttonwood Ln, Danvers, 01923-1159 D:04/10/24 Amt:\$39,995

Ipswich
FISCHBACH Jr, Victor, 144 Argilla Rd, Ipswich, 01938-2646 D:04/10/24 Amt:\$11,887

FISCHBACH, Dianne J, 144 Argilla Rd, Ipswich, 01938-2646 D:04/10/24 Amt:\$46,747

Lynn
ATLANTIC BEAUTY SUPPLIES, 76 Sanderson Ave, Lynn, 01902-1937 D:04/10/24 Amt:\$19,616

FOURNIER, Mark, 63 Commonwealth Rd, Lynn, 01904-2075 D:04/10/24 Amt:\$8,232

SEPILVEDA, Emil, 24 Jenness St, Lynn, 01904-1812 D:04/10/24 Amt:\$9,062

Marblehead
PETERSON, Derek, 10 Ames Rd, Marblehead, 01945-2702 D:04/10/24 Amt:\$23,348

PETERSON, Derek S, 10 Ames Rd, Marblehead, 01945-2702 D:04/10/24 Amt:\$7,112

SEQUOIA BUILDERS INC, 10 Ames Rd, Marblehead, 01945-2702 D:04/10/24 Amt:\$28,326

SEQUOIA BUILDERS INC, 10 Ames Rd, Marblehead, 01945-2702 D:04/10/24 Amt:\$7,112

Peabody

NEXMEX THING LLC, 5 Central St, Peabody, 01960-4337 D:04/10/24 Amt:\$7,964

RSK TILE INSTALLATION CO, 58 Pulaski St, Peabody, 01960-1834 D:04/10/24 Amt:\$167,948

TOPS CHURRASCARIA INC, 74 Walnut St, Peabody, 01960-5629 D:04/10/24 Amt:\$158,462

FRANKLIN

Greenfield
BK TILE & STONE LLC, 50 Federal St, Greenfield, 01301-2536 D:04/12/24 Amt:\$6,782

HAMPDEN

Holland
538 MAIN ST GRILLE INC, 34 Vinton Rd, Holland, 01521-2452 D:04/11/24 Amt:\$7,603

Ludlow
CRUZ, Ricardo, 88 Booth St, Ludlow, 01056-1103 D:04/11/24 Amt:\$30,129

Springfield
CANA & CAFE BAR RESTAURAN, 141 State St, Springfield, 01103-2261 D:04/11/24 Amt:\$3,163

CASA VALLARTA SPRFIELD LL, 302 Cooley St, Springfield, 01128-1144 D:04/11/24 Amt:\$16,429

EL MORRO BAKERY & RESTAUR, 599 Page Blvd, Springfield, 01104-3030 D:04/11/24 Amt:\$31,065

TU CASA RESTAURANT INC, 427 White St, Springfield, 01108-2118 D:04/11/24 Amt:\$24,385

West Springfield
KMF CONSTRUCTION LLC, 25 Capital Dr, West Springfield, 01089-1344 D:04/11/24 Amt:\$25,038

HAMPSHIRE

Amherst
ELEPHANTS OF MERVY LLC, 460 West St, Amherst, 01002-2965 D:04/10/24 Amt:\$30,663

MIDDLESEX NORTH

Billerica
ASA ROAD SVC, 1 Stonehedge Cir, Billerica, 01821-1251 D:04/10/24 Amt:\$1,929

Dracut
CONNOLLY, Robert, 32 Cranberry Rd, Dracut, 01826-4104 D:04/10/24 Amt:\$9,743

MIDDLESEX SOUTH

Cambridge
H KIM ODENCE, 147 Bishop Richard Allen Dr, Cambridge, 02139-2409 D:04/10/24 Amt:\$42,211

Everett
TAQUERIA Y PUPUSERIA MONT, 574 Broadway, Everett, 02149-3717 D:04/10/24 Amt:\$51,030

Framingham
SANZ, Jamilli S, 1088 Edgell Rd, Framingham, 01701-3141 D:04/10/24 Amt:\$12,516

SANZ, Rodolpho, 1088 Edgell Rd, Framingham, 01701-3141 D:04/10/24 Amt:\$12,516

Malden
RDORIGUEZ, Agustin, 471 Eastern Ave, Malden, 02148-4201 D:04/10/24 Amt:\$11,480

TECCI, George, 165 Elwell St, Malden, 02148-1947 D:04/10/24 Amt:\$24,175

Marlborough
ALVARENGA, Maycan G, 2 Joseph North Rd, Marlborough, 01752-7231 D:04/10/24 Amt:\$2,725

MAGALHAES, Vinicio C, 20 Florence St, Marlborough, 01752-2896 D:04/10/24 Amt:\$251

VM PAINTING & CARPENTRY I, 100 Granger Rd, Marlborough, 01752 D:04/10/24 Amt:\$251

Medford
ASSETTA ENTERPRISES INC, 336 Boston Ave, Medford, 02155-5320 D:04/10/24 Amt:\$16,996

Newton
MCCAIN, Euegen, 20 Trinity Ter, Newton, 02459-1961 D:04/10/24 Amt:\$311,033

North Reading
KYLIES COFFEE LLC, 68 Winter St, North Reading, 01864-2203 D:04/10/24 Amt:\$6,231

Stoneham
JUNIOR, Ronaldo, 40 Macarthur Rd, Stoneham, 02180-3405 D:04/10/24 Amt:\$167,902

KING, Clyde, 122 Main St, Stoneham, 02180-1618 D:04/10/24 Amt:\$41,934

Sudbury
CALOIERO, Kristin, 95 Goodmans Hill Rd, Sudbury, 01776-2454 D:04/10/24 Amt:\$3,406

Wakefield
BRISSETTE, Paul, 193 Oak St, Wakefield, 01880-3831 D:04/10/24 Amt:\$6,901

Waltham
BRENNAN, Patrick, 80 Crestview Rd, Waltham, 02451-1315 D:04/10/24 Amt:\$3,546

Watertown
YAGCIOGLU, Hatice, 121 Nichols Ave, Watertown, 02472-4129 D:04/10/24 Amt:\$143,475

Weston
FAROOUKI, Hasan, 50 Oak St, Weston, 02493-1444 D:04/10/24 Amt:\$15,467

Woburn
DIGIROLAMO, David A, 93 Lowell St, Woburn, 01801-2245 D:04/10/24 Amt:\$3,178

NANTUCKET

Nantucket
HILL, Patricia, 42 Old South Rd, Nantucket, 02554-2856 D:04/08/24 Amt:\$47,492

NORFOLK

Dover
SULLIVAN, Jay F, 26 Tubwreck Dr, Dover, 02030-1836 D:04/11/24 Amt:\$12,135

Franklin
BASSICK, Lawrence, 99 Lewis St, Franklin, 02038-1455 D:04/11/24 Amt:\$13,601

Milton
OBRIEN, Edward, 147 Sassamon Ave, Milton, 02186-5817 D:04/11/24 Amt:\$69,858

Norwood
ANNATONE, Anthony, 17 Cambridge Rd, Norwood, 02062-4901 D:04/11/24 Amt:\$54,361

ANNATONE, Debra, 17 Cambridge Rd, Norwood, 02062-4901 D:04/11/24 Amt:\$54,361

TONY ANNATONE PLUMBING &, 17 Cambridge Rd, Norwood, 02062-4901 D:04/11/24 Amt:\$39,378

Quincy
DING, Le, 61 Ellington Rd, Quincy, 02170-1905 D:04/11/24 Amt:\$21,353

Weymouth
NIKOFAM INC, 642 Middle St, Weymouth, 02189-1130 D:04/11/24 Amt:\$7,459

PLYMOUTH

Brockton
ALDEN, Christopher M, 29 Oakland St, Brockton, 02302-3940 D:04/10/24 Amt:\$4,639

THE CAJUN KITCHEN LLC, 708 Belmont St, Brockton, 02301-5602 D:04/10/24 Amt:\$22,230

Duxbury
POPOLOSKI, Nathan, 45 Plantation Dr, Duxbury, 02332-3128 D:04/10/24 Amt:\$11,552

Hingham
ACCORD INVESTMENTS LLC, 191 Beal St, Hingham, 02043-1506 D:04/10/24 Amt:\$8,964

COMPTON, Hollyday, 4 North St, Hingham, 02043-2211 D:04/10/24 Amt:\$14,294

Kingston
NELSON, Jeffrey, 32 Gilfeather Ln, Kingston, 02364-1876 D:04/10/24 Amt:\$7,146

Norwell
PALZKILL, Danielle, 147 Pine St, Norwell, 02061-2618 D:04/10/24 Amt:\$5,933

PALZKILL, Patrick, 147 Pine St, Norwell, 02061-2618 D:04/10/24 Amt:\$5,933

Rockland
GANNON, Jeffrey R, 25 Dexter Rd, Rockland, 02370-2021 D:04/10/24 Amt:\$774

Wareham
NATURES MEDICINES INC, 3119 Cranberry Hwy, Wareham, 02538-4803 D:04/10/24 Amt:\$323,482

SUFFOLK

Boston
LOUIS, Joseph M, 3 Arlington St, Boston, 02116-3401 D:04/10/24 Amt:\$18,944

PARHAM, Alphonse, 899 Congress St, Boston, 02205 D:04/10/24 Amt:\$3,705

Hyde Park
AGYEI, Kwame, 886 Hyde Park Ave, Hyde Park, 02136-3224 D:04/10/24 Amt:\$7,583

Revere
FIGUEROA, Jose, 244 Lincoln St, Revere, 02151-4942 D:04/10/24 Amt:\$12,188

Roxbury
FRANCIS, Kelton, 4 Dennison St, Roxbury, 02119-1307 D:04/10/24 Amt:\$7,563

WORCESTER

Barre
DUHAMEL, Joseph & Ellen M Duhamel, Lane Rd, Barre, 01005 D:04/10/24 Amt:\$145,000

DUHAMEL, Joseph & Ellen M Duhamel, 321 Cutler Rd, Barre, 01005-8919 D:04/10/24 Amt:\$40,000

Hopedale
FLYNN, Brian, 7 Hope St, Hopedale, 01747-1815 D:04/10/24 Amt:\$39,680

Milford
MENEGHINE, Robison, 28-B Oliver St, Milford, 01757-3126 D:04/10/24 Amt:\$31,544

SCANLON, Jennifer, 77 West St, Milford, 01757-4143 D:04/10/24 Amt:\$3,047

Northbridge
NIKOLAIDOU, Kiriaki, 15 Whitin Ave, Northbridge, 01588-2017 D:04/10/24 Amt:\$44,207

Shrewsbury
GARCIA, Cesar, 18 Sinclair Rd, Shrewsbury, 01545-3992 D:04/10/24 Amt:\$252

JMC SUBWAY CO, 373 Maple Ave, Shrewsbury, 01545-2636 D:04/10/24 Amt:\$252

Uxbridge
NATURES MEDICINES INC, 1045 Quaker Hwy, Uxbridge, 01569-2234 D:04/10/24 Amt:\$323,482

WORCESTER NORTH

Leominster
OLIVERS CAFE LLC, 681 Central St, Leominster, 01453-6165 D:04/08/24 Amt:\$7,814

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

ESSEX NORTH

Andover
HOWARD, David, 21 Rocky Hill Rd, Andover Plaintiff: Prince Label Tye Llp D:04/12/24 Amt:\$70,000

HAMPDEN

Springfield
SUPERIOR CCM LLC, 105-111 School St, Springfield Plaintiff: Antonia Gardner D:04/08/24 Amt:\$35,000

MIDDLESEX SOUTH

Framingham
CHINN, David, 217 Central St, Framingham Plaintiff: We Do Care Inc D:04/12/24 Amt:\$35,785

PLYMOUTH

Hanover
NAUMAN, Jason L, 26 Old Barn Rd, Hanover Plaintiff: Jeffrey Pavelcsyck D:04/11/24 Amt:\$100,000

Hingham
RANKIN, Gerard A, 41 Brewster Rd, Hingham Plaintiff: Quincy Credit Union D:04/11/24 Amt:\$530,000

SUFFOLK

Boston
79 WESTLAND LLC, 79 Westland Ave, Boston Plaintiff: Clean Joe LLC D:04/12/24 Amt:\$59,747

Dorchester
EDWARDS, Alex E, 70 Nelson St, Dorchester Plaintiff: Carter J Edwards Condo T D:04/12/24 Amt:\$70,000

HERIVAUX, Ferguson, 18 Lyon St, Dorchester Plaintiff: Eastern Bank D:04/12/24 Amt:\$19,500

Revere
MCGLUGHLIN, Brian J, 80 Broad Head Ave U:80, Revere Plaintiff: Metro Credit Union D:04/12/24 Amt:\$16,000

Roxbury
MANGWA INVESTMENTS INC & Didie Watson, 30 Alaska St, Roxbury Plaintiff: William Mello D:04/12/24 Amt:\$328,000

Petitions to Foreclose

The information here has been abstracted from initial filings at the Massachusetts Land Court where a lender has asked the court for authority to foreclose the mortgage it holds on the property mentioned. The Land Court has the responsibility of notifying interested parties of the foreclosure proceedings through the publication of legal notices in newspapers throughout the state. Only parties who are protected under the Servicemembers Civil Relief Act of 2003 may register objections to the proceedings. If no legitimate objections are filed with the court, the lender is granted permission to proceed with the foreclosure sale of the property.

The property address appears on the first line. The current owner of the property is followed by the lender (L). The third line begins with the Massachusetts Land Court case number and is followed by the date that the foreclosure petition was filed with the court.

BARNSTABLE

Barnstable
87 Dolphin St
Owner:Rosalind D Rosenberg L:Rcf 2 Acquisition Tr Case#:24 SM 001492 Filing Date:04/12/24

MIDDLESEX SOUTH

Ayer

6 Fletcher St U:6
Owner:Kermit J Morris L:Newrez LLC
Case#:24 SM 001472 Filing Date:04/11/24

Holliston

66 Lakeshore Dr
Owner:Sharon Hunter L:Rocket Mtg LLC
Case#:24 SM 001484 Filing Date:04/12/24

Newton

78 Adams St
Owner:Rosemaria G Altieri L:Citizens Bk Na
Case#:24 SM 001472 Filing Date:04/11/24

58 Royce Rd

Owner:Louise W Brightman L:Tib Na
Case#:24 SM 001515 Filing Date:04/16/24

Pepperell

7 Cheyenne Rd
Owner:Anthony D Cotreau L:Ma Housing Finance Agency
Case#:24 SM 001521 Filing Date:04/16/24

Reading

243 Salem St
Owner:Sabino Cataldo L:Citizens Bk Na
Case#:24 SM 001497 Filing Date:04/15/24

Shirley

13 Lancaster Rd
Owner:Robert A Steele L:Phh Mtg Corp
Case#:24 SM 001539 Filing Date:04/17/24

Somerville

9 Kidder Ave
Owner:John Amaral L:Us Bk Na
Case#:24 SM 001482 Filing Date:04/12/24

Wakefield

68 Preston St
Owner:Eric D Naumann L:New Century Home Equity L
Case#:24 SM 001464 Filing Date:04/11/24

Waltham

333 Bishops Forest Dr U:333
Owner:Gail T Hepburn L:Argent Securities Inc Ser
Case#:24 SM 001445 Filing Date:04/10/24

Wayland

14 Overlook Rd
Owner:Fariha Quadir L:Citigroup Mtg Ln Tr 2019-
Case#:24 SM 001459 Filing Date:04/11/24

NANTUCKET

Nantucket

9 Essex Rd U:8
Owner:Carolyn Bowla-Nelson L:Mastr Asset Backed Secur
Case#:24 SM 001463 Filing Date:04/11/24

NORFOLK

Canton

55 Jackson St
Owner:Domenico L Ciampa L:Midfirst Bk
Case#:24 SM 001534 Filing Date:04/17/24

Dedham

55 Congress Pl
Owner:Javier Rodriguez L:Citizens Bk Na
Case#:24 SM 001506 Filing Date:04/15/24

Foxboro

19 Union St
Owner:Russell C Spearin Jr L:Eastern Bk
Case#:24 SM 001473 Filing Date:04/16/24

Millis

2 Heritage Path
Owner:Lauren E Brommelhoff L:Midfirst Bk
Case#:24 SM 001455 Filing Date:04/11/24

Milton

991 Canton Ave
Owner:Derrick Knight L:Pennymac Ln Services LLC
Case#:24 SM 001469 Filing Date:04/11/24

Needham

365 Charles River St
Owner:Theresa K Capobianco L:Bank Of America Na
Case#:24 SM 001536 Filing Date:04/17/24

Randolph

27 Cole Ter
Owner:Bianca M Lightfoot L:Ma Housing Finance Agency
Case#:24 SM 001514 Filing Date:04/16/24

Stoughton

153 Kotlik St
Owner:Janet Lee L:Rcf 2 Acquisition Tr
Case#:24 SM 001505 Filing Date:04/15/24

PLYMOUTH

Abington

2 Maple St
Owner:Enel Francois L:Newrez LLC
Case#:24 SM 001504 Filing Date:04/12/24

115 Thicket St

Owner:Patrick Geary L:Citizens Bk Na
Case#:24 SM 001511 Filing Date:04/15/24

Bridgewater

418 Summer St
Owner:Catherine M Hayes L:M & T Bk
Case#:24 SM 001517 Filing Date:04/16/24

Brockton

305 Green St
Owner:Tedi L Bartholomew L:Pennymac Ln Services LLC
Case#:24 SM 001449 Filing Date:04/11/24

274 Green St

Owner:Delcie M Hayles L:Argent Mtg Ln Tr 2005-W1
Case#:24 SM 001495 Filing Date:04/12/24

Hanover

169 Center St
Owner:Bonnie G Peterson L:Mortgage Assets Managemen
Case#:24 SM 001518 Filing Date:04/16/24

213 Plain St

Owner:John H Parsons L:Santander Bk Na
Case#:24 SM 001493 Filing Date:04/12/24

Marshfield

150 Boles Rd
Owner:Deborah Armstrong L:Csmc 2018-Rpl6 Tr
Case#:24 SM 001454 Filing Date:04/11/24

Wareham

11 7th Ave
Owner:Jason Hastings L:Lakeview Ln Servicing LLC
Case#:24 SM 001456 Filing Date:04/11/24

Whitman

36 Court St U:1
Owner:Yashin A Cerritos L:Metropolitan Life Insuran
Case#:24 SM 001461 Filing Date:04/11/24

780 Plymouth St

Owner:Richard Sneyd L:Santander Bk Na
Case#:24 SM 001468 Filing Date:04/11/24

SUFFOLK

Boston

96 Pembroke St
Owner:Scott D Harris L:Newrez LLC
Case#:24 SM 001491 Filing Date:04/12/24

Chelsea

73 Clark Ave
Owner:Jose Miranda L:Cwabs Inc Series 2005-10
Case#:24 SM 001481 Filing Date:04/12/24

Dorchester

211 E Cottage St U:3
Owner:Ronald I Lawrence L:Dedham Institution For Sa
Case#:24 SM 001460 Filing Date:04/11/24

17 Fabyan St

Owner:Alex Delpheche L:Tremont Credit Union
Case#:24 SM 001531 Filing Date:04/17/24

Revere

136 Oakwood Ave
Owner:Renaee Bavaro L:Opteum Mtg Acceptance Cor
Case#:24 SM 001466 Filing Date:04/11/24

West Roxbury

47 Keystone St
Owner:Charles J Connon L:Pennymac Ln Services LLC
Case#:24 SM 001503 Filing Date:04/16/24

WORCESTER

Athol

6 Leonard St
Owner:Sharon L Gallagher L:Mill City Mtg Ln Tr 2019-
Case#:24 SM 001471 Filing Date:04/11/24

Auburn

8 Pineview Trl
Owner:Terry R Gaspie L:Freedom Mtg Corp
Case#:24 SM 001494 Filing Date:04/12/24

Clinton

9 Auburn St
Owner:Carlos A Nieves Jr L:Bravo Mtg Asset Tr 2006-1
Case#:24 SM 001457 Filing Date:04/11/24

Harvard

22 Mettacomet Path
Owner:Kerivan George F Est L:Gitsit Solutions LLC
Case#:24 SM 001496 Filing Date:04/15/24

Oakham

172 N Brookfield Rd
Owner:Glen D Moreau L:Rocket Mtg LLC
Case#:24 SM 001485 Filing Date:04/12/24

Rutland

257 Pommogussett Rd
Owner:Martin M Muiruri L:Freedom Mtg Corp
Case#:24 SM 001501 Filing Date:04/12/24

Uxbridge

6 Loyalist Dr U:6
Owner:Brian R Locke L:Milford Federal Bk
Case#:24 SM 001498 Filing Date:04/15/24

Winchendon

13 Cedar Ter
Owner:Christopher Vilandre L:Citigroup Mtg Ln Tr 2022-
Case#:24 SM 001540 Filing Date:04/17/24

Foreclosure Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (BK/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

BARNSTABLE

Barnstable

05/15/24 02:00 PM 50 Indian Trl
Owner:Mark L Scibelli & Catherine A Scibelli
Lender:HarborOne Bank Deposit:\$20,000
Doc#:* D:08/11/08
Source:Cape Cod Times (04/17/24)
Atty:Kline & Sanders Llp 617-964-2200

Centerville

05/16/24 12:00 PM 140 Thistle Dr
Owner:Mark Sousa & Stephanie Sousa
Lender:Nationstar Mortgage Deposit:\$10,000
Doc#:* D:04/28/21
Source:Cape Cod Times (04/18/24)
Atty:Marinacci Law Group Pc 401-234-9200

Dennis

06/05/24 04:00 PM 47 Telegraph Rd U:1
Owner:John E McGrath Jr
Lender:Santander Bank NA Deposit:\$5,000
Doc#:* D:10/19/07
Source:Cape Cod Times (04/12/24)
Atty:Brook & Scott Pllc 401-217-8701

Falmouth

05/08/24 01:00 PM 19 Wheelhouse Cir
Owner:Philomena Gilbert & Richard Gilbert
Lender:Bank of New York Mellon Deposit:\$5,000
Doc#:* D:03/26/04
Source:Publication Unknown (04/12/24)
Atty:Korde & Associates Pc 978-256-1500

Mashpee

05/06/24 10:00 AM 86 Scituate Rd
Owner:Andrew F Morris
Lender:US Bank NA Deposit:\$5,000
Doc#:* D:10/30/14
Source:Cape Cod Times (04/15/24)
Atty:Orlans Pc 781-790-7800

Yarmouth

06/12/24 12:00 PM 10 Lake Rd E
Owner:Jeffrey I Bassett Jr
Lender:US Bank NA Deposit:\$5,000
Doc#:* D:01/03/18
Source:Cape Cod Times (04/16/24)
Atty:Brook & Scott Pllc 401-217-8701

BERKSHIRE NORTH

North Adams

05/09/24 02:00 PM 17 Phelps Ave
Owner:Nathan E Hernandez
Lender:Massachusetts Housing Fin Deposit:\$10,000
Doc#:* D:04/24/19
Source:Berkshire Eagle (04/18/24)
Atty:Guaetta And Benson Llc

BRISTOL FALL RIVER

Fall River

05/16/24 11:00 AM 243 Columbia St
Owner:243-257 Columbia LLC
Lender:Eastern Bank Deposit:\$15,000
Doc#:* D:06/30/21
Source:The Herald News (04/18/24)
Atty:Jack Mikels & Associates 617-472-5600

Somerset

05/08/24 12:00 PM 45 Crestview Ave
Owner:Tracy Sheppard
Lender:Massachusetts Housing Fin Deposit:\$10,000
Doc#:* D:03/15/06
Source:The Herald News (04/17/24)
Atty:Guaetta And Benson Llc

BRISTOL NORTH

Taunton

05/08/24 11:00 AM 8 Maxwell St
Owner:Kelly J Ouellette & Joseph O Ouellette
Lender:Bank of New York Mellon Deposit:\$10,000
Doc#:* D:05/11/04
Source:Taunton Daily Gazette (04/17/24)
Atty:Guaetta And Benson Llc

BRISTOL SOUTH

Fairhaven

05/07/24 01:00 PM 16 Ash St
Owner:Edna R Hopkins
Lender:Bank of New York Mellon Deposit:\$5,000
Doc#:* D:01/31/05
Source:Boston Herald (04/16/24)
Atty:Korde & Associates Pc 978-256-1500

New Bedford

04/30/24 11:00 AM 1 King St
Owner:Proactive Philanthropy I
Lender:Amida Special Opportunity Deposit:\$50,000
Doc#:* D:12/13/22
Source:Standard Times (the) (04/16/24)
Atty:Bacon Wilson Pc 413-781-0560

05/13/24 11:00 AM 319 Kempton St

Owner:Pt King Village LLC & Hr King Village LLC
Lender:Federal National Mortgage Deposit:\$60,000
Doc#:* D:06/11/20
Source:Standard Times (the) (04/18/24)
Atty:Eckert Seamans Cherin & M 617-342-6800

05/16/24 10:00 AM 125 Dartmouth St

Owner:Victor M Martinez
Lender:Nexbank SSB Deposit:\$5,000
Doc#:* D:02/03/21
Source:Standard Times (the) (04/18/24)
Atty:Korde & Associates Pc 978-256-1500

06/12/24 10:00 AM 43 Willis St

Owner:Michelle Souza
Lender:Pennymac Loan Services LL Deposit:\$5,000
Doc#:* D:07/10/20
Source:Standard Times (the) (04/12/24)
Atty:Brook & Scott Pllc 401-217-8701

ESSEX NORTH

Lawrence

05/13/24 04:00 PM 117-119 Newton St
Owner:Tani S Contreras
Lender:Salem Five Cents Savings Deposit:\$5,000
Doc#:* D:11/22/19
Source:Lawrence Eagle Tribune (04/15/24)
Atty:Harmon Law Offices Pc 617-558-0500

ESSEX SOUTH

Gloucester

05/13/24 02:00 PM 5 Pearl St
Owner:Pehngphanh Vanhboouaravong & David W Burnham
Lender:US Bank NA Deposit:\$5,000
Doc#:* D:08/13/04
Source:Gloucester Daily Times (04/15/24)
Atty:Harmon Law Offices Pc 617-558-0500

06/13/24 02:00 PM 37 Washington St U:4

Owner:Peter W Parsons
Lender:Citizens Bank Deposit:\$5,000
Doc#:* D:04/29/16
Source:Gloucester Daily Times (04/17/24)
Atty:Brook & Scott Pllc 401-217-8701

Lynn

05/13/24 04:00 PM 22 Atlantic St U:10
Owner:Robert A Bergeron
Lender:Rocket Mortgage Deposit:\$5,000
Doc#:* D:07/05/22
Source:Daily Item (04/15/24)
Atty:Harmon Law Offices Pc 617-558-0500

05/13/24 11:00 AM 549 Western Ave

Owner:Blanca Chavarria
Lender:HSBC Bank USA Deposit:\$10,000
Doc#:* D:12/22/06
Source:Daily Item (04/15/24)
Atty:Harmon Law Offices Pc 617-558-0500

05/14/24 10:00 AM 13 Portland St U:4

Owner:Regina L Flores
Lender:Deutsche Bank Deposit:\$10,000
Doc#:* D:07/13/01
Source:Daily Item (04/16/24)
Atty:Doonan Graves & Longoria 978-921-2670

Saugus

06/04/24 10:00 AM 253 Lincoln Ave
Owner:Paola O Martinez
Lender:Freedom Mortgage Corp Deposit:\$5,000
Doc#:* D:02/28/20
Source:Daily Item (04/18/24)
Atty:Brook & Scott Pllc 401-217-8701

HAMPDEN

Agawam

05/09/24 10:00 AM 26 Regency Park Dr U:26
Owner:John D Sullivan
Lender:Federal Home Loan Mortgag Deposit:\$10,000
Doc#:* D:09/23/05
Source:Republican (the) (04/12/24)
Atty:Doonan Graves & Longoria 978-921-2670

Chester

05/16/24 12:00 PM 28 Middlefield Rd
Owner:Anthony J Davilli
Lender:Rocket Mortgage Deposit:\$5,000
Doc#:* D:11/14/18
Source:Republican (the) (04/18/24)
Atty:Korde & Associates Pc 978-256-1500

Holyoke

06/11/24 02:00 PM 119 Central Park Dr
Owner:Corinne V Concothili
Lender:Nations Lending Corp Deposit:\$5,000
Doc#:* D:01/06/22
Source:Republican (the) (04/17/24)
Atty:Brook & Scott Pllc 401-217-8701

Springfield

05/10/24 01:00 PM 5 Garvey Dr
Owner:Nell Dixon
Lender:Wilmington Savings Fund S Deposit:\$5,000
Doc#:* D:10/10/13
Source:Republican (the) (04/16/24)
Atty:Korde & Associates Pc 978-256-1500

05/13/24 09:00 AM 118 Ontario St

Owner:Charles R Goddard Jr
Lender:Specialized Loan Servicing Deposit:\$5,000
Doc#:* D:03/03/22
Source:Republican (the) (04/15/24)
Atty:Harmon Law Offices Pc 617-558-0500

05/16/24 03:00 PM 37 Wilber St

Owner:Katherine H Loiselle
Lender:PHH United States Mortgag Deposit:\$5,000
Doc#:* D:06/22/20
Source:Republican (the) (04/18/24)
Atty:Korde & Associates Pc 978-256-1500

HAMPSHIRE

Belchertown

05/09/24 02:00 PM 56 Poole Rd
Owner:Timothy A Stoltz
Lender:Amerihome Mortgage Co Deposit:\$10,000
Doc#:* D:06/27/18
Source:Daily Hampshire Gazette (04/17/24)
Atty:Marinacci Law Group Pc 401-234-9200

Easthampton

05/16/24 11:00 AM 10 Lewandowski Ave
Owner:David D Gougeon & Michelle M Duprey
Lender:Select Portfolio Servicin Deposit:\$10,000
Doc#:* D:08/16/07
Source:Daily Hampshire Gazette (04/17/24)
Atty:Doonan Graves & Longoria 978-921-2670

MIDDLESEX NORTH

Billerica

06/13/24 10:00 AM 3 Cardington Ave
Owner:Patrick Lambe
Lender:US Bank NA Deposit:\$5,000
Doc#:* D:01/03/06
Source:Boston Herald (04/16/24)
Atty:Brook & Scott Pllc 401-217-8701

Chelmsford

05/01/24 11:00 AM 276 Boston Rd
Owner:Jeanine M Golden
Lender:Santander Bank NA Deposit:\$10,000
Doc#:* D:01/23/13
Source:Boston Globe (04/16/24)
Atty:Orlans Pc 781-790-7800

05/09/24 10:00 AM 29 Gorham St

Owner:29 Gorham Street LLC
Lender:LOAN SERVICER LLC Deposit:\$10,000
Doc#:* D:02/24/23
Source:Sun (the) (04/17/24)
Atty:Mccarter & English Llp 617-449-6500

Lowell

05/07/24 02:00 PM 311 Pawtucket Blvd U:7
Owner:Manuel Deloatche
Lender:US Bank NA Deposit:\$5,000
Doc#:* D

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