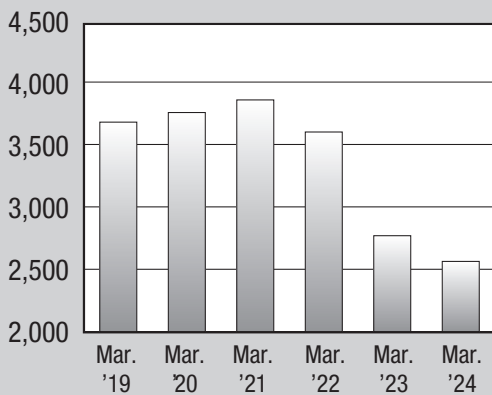
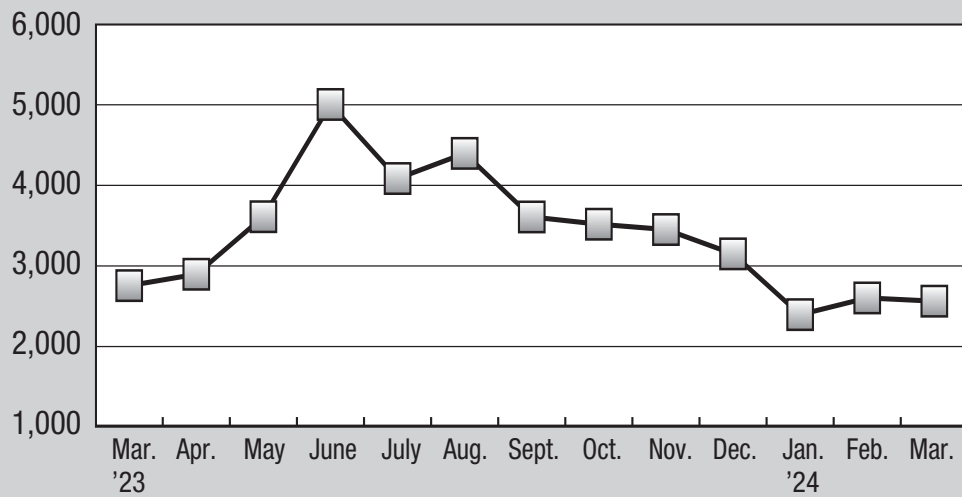


Official Records

MASSACHUSETTS MARKET STATISTICS

Single-Family Sales By Month



Month	Year	Number of Sales	Change Prior Year
Mar.	2019	3,679	0.33%
Mar.	2020	3,756	2.09%
Mar.	2021	3,857	2.69%
Mar.	2022	3,600	-6.66%
Mar.	2023	2,769	-23.08%
Mar.	2024	2,563	-7.44%

Statistics based on single-family home sales of \$1,000
Source: The Warren Group

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REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	04/19/24	B10	Franklin	04/19/24
B4	Barnstable	04/19/24	B10	Hampden	04/19/24
B5	Berkshire Middle	04/19/24	B11	Hampshire	04/19/24
B6	Berkshire North	04/19/24	B12	Middlesex North	04/19/24
B6	Berkshire South	04/19/24	B12	Middlesex South	04/19/24
B6	Bristol Fall River	04/19/24	B15	Nantucket	04/19/24
B6	Bristol North	04/19/24	B15	Norfolk	04/19/24
B7	Bristol South	04/19/24	B17	Plymouth	04/19/24
B8	Dukes	04/19/24	B18	Worcester	04/19/24
B8	Essex North	04/19/24	B20	Worcester North	04/19/24
B8	Essex South	04/19/24			

CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
B21	Voluntary Bankruptcies	B22	State Tax Liens
B21	Chapter 13 Bankruptcies	B22	Attachments
B21	Chapter 11 Bankruptcies	B22	Petitions to Foreclose
B21	Federal Tax Liens	B23	Foreclosure Sales

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Allston

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	0
Median Price	\$875,000	

► REAL ESTATE SALES

17 ADAMSON ST **\$1,425,000**
 B: Matthew Mcnamara & Frank Mcnamara
 S: Konstantinos V Davos, Tr for Seventeen Adamson Rt
 Book/Page: 70073/202, Date: 04/16/24
 Mtg: Movement Mtg LLC \$1,068,750
 Term: 2054
 Use: 3-Family Decker, Lot: 6517sf

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

3 APPLETON ST U:303 **\$560,000**
 B: Katelyn F Houser
 S: Raghav K Narayan & Indumathi Narayan
 Book/Page: 70084/141, Date: 04/19/24
 Mtg: Radius Financial Grp \$285,000
 Term: 2044
 Use: 1 Bdrm Condo, Lot: 559sf
 Prior Sale: \$355,000 (07/13)

236 BEACON ST U:2A..... **\$1,075,000**
 B: Karen M Curley & William F Curley 3rd
 S: Joseph H Goldman & Brent N Goldman
 Book/Page: 70084/82, Date: 04/19/24
 Use: 1 Bdrm Condo, Lot: 790sf
 Prior Sale: \$950,000 (09/19)

275 BEACON ST U:2B..... **\$759,000**
 B: Pu Zhang & Ping He
 S: Jinyan Li
 Book/Page: 70085/318, Date: 04/19/24
 Mtg: MLD Mortgage Inc \$359,000
 Term: 2044
 Use: 1 Bdrm Condo, Lot: 662sf
 Prior Sale: \$575,000 (04/14)

290 BEACON ST U:1 **\$1,250,000**
 B: Alex D Psikarakis, Tr for Gd Mercantile T
 S: 290 Beacon LLC
 Book/Page: 70076/39, Date: 04/17/24
 Use: 2 Bdrm Condo, Lot: 1383sf

290 BEACON ST U:1 **\$1,250,000**
 B: Alex D Psikarakis, Tr for Gd Mercantile T
 S: 290 Beacon LLC
 Book/Page: 70077/24, Date: 04/17/24
 Use: 2 Bdrm Condo, Lot: 1383sf
 Prior Sale: \$1,250,000 (04/24)

478 BEACON ST U:2..... **\$849,000**
 B: Karl J Meissner
 S: Thomas Isaac
 Book/Page: 70089/187, Date: 04/19/24
 Use: 1 Bdrm Condo, Lot: 697sf
 Prior Sale: \$444,000 (09/09)

1 CHARLES ST S U:708..... **\$712,000**
 B: Robin Tweedy
 S: Carolyn Thayer
 Book/Page: 70069/88, Date: 04/16/24
 Use: Condo, Lot: 607sf
 Prior Sale: \$620,000 (05/21)

64 CHARLESGATE E U:62..... **\$470,000**
 B: Xiang Wu & Ruiqin Liu
 S: Mary A Oneill, Tr for Sheila F Oneill 2023 RET
 Book/Page: 70070/85, Date: 04/16/24
 Use: Condo, Lot: 416sf

500 COLUMBUS AVE U:1..... **\$2,499,000**
 B: Rachel W Nicholson & David B Kemper
 S: Alfonso D Muerza, Tr for Alfonso Delgado Muerza T
 Book/Page: 70076/117, Date: 04/17/24
 Use: 3 Bdrm Condo, Lot: 2211sf
 Prior Sale: \$1,715,000 (10/14)

521 COLUMBUS AVE U:5..... **\$789,000**
 B: Parul Sarwal
 S: Deidre Pramer, Tr for Meredith Pramer Gift T
 Book/Page: 70078/325, Date: 04/17/24
 Mtg: Central One FCU \$552,300
 Term: 2044
 Use: 2 Bdrm Condo, Lot: 690sf
 Prior Sale: \$733,000 (06/19)

390 COMMONWEALTH AVE U:809..... **\$725,000**
 B: Jonathan D Millen
 S: James M Lieb, Tr for Jim Lieb T
 Book/Page: 70088/12, Date: 04/19/24
 Mtg: Jeanne DArc CU \$543,750
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 1 Bdrm Condo, Lot: 613sf
 Prior Sale: \$525,000 (11/11)

346 CONGRESS ST U:108..... **\$900,000**
 B: James H Powers & Luis A Marquez
 S: Heather Collins & John Collins
 Book/Page: 70070/319, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$675,000
 Term: 2054
 Use: Condo

1 CUMSTON ST **\$2,725,000**
 B: Lindsey Epstein & Marc Sorresso
 S: Michelle Knight, Tr for Gregory D Sheehan Irt
 Book/Page: 70078/88, Date: 04/17/24
 Mtg: Cross Country Mtg Inc \$200,000
 Term: 2054
 Use: 3 Bdrm Row-End, Lot: 1499sf
 Prior Sale: \$1,600,000 (04/12)

100 FULTON ST U:4N **\$750,000**
 B: Thomas E Mccann
 S: Sofia Pacheco
 Book/Page: 70075/117, Date: 04/17/24
 Mtg: Cape Cod Five Cent Bk \$500,000
 Term: 2054 Rate: 7.8% Type: Adj
 Use: 1 Bdrm Condo, Lot: 620sf
 Prior Sale: \$595,000 (04/18)

44 GARDEN ST U:2..... **\$750,000**
 B: 42 Garden 2 LLC
 S: Taner H Gokce & Kyle L Henel
 Book/Page: 70088/165, Date: 04/19/24
 Use: 2 Bdrm Condo, Lot: 605sf
 Prior Sale: \$730,000 (07/19)

55 IRVING ST U:55 **\$350,000**
 B: Madison R Perrotti
 S: John A Cacace 3rd & Katie M Cacace
 Book/Page: 70069/336, Date: 04/16/24
 Mtg: Leader Bank NA \$317,500
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 285sf
 Prior Sale: \$157,500 (09/03)

55 LAGRANGE ST U:1610..... **\$710,000**
 B: Bridget R Goutopoulos & Andreas Goutopoulos
 S: Fpg Lagrange Owner One LL
 Book/Page: 70079/100, Date: 04/18/24
 Use: Condo

55 LAGRANGE ST U:6J..... **\$655,000**
 B: Puneet S Saini & Viney Saini
 S: Fpg Lagrange Owner One LL
 Book/Page: 70089/29, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$240,000
 Term: 2054
 Use: Condo

416 MARLBOROUGH ST U:603..... **\$865,000**
 B: Harrison A Richmond, Tr for Maria Anderson Richmond T
 S: Jordan Tchen
 Book/Page: 70080/41, Date: 04/18/24
 Use: 1 Bdrm Condo, Lot: 797sf
 Prior Sale: \$825,000 (04/17)

31 MOUNT VERNON ST U:4..... **\$2,575,000**
 B: Isabel Najera
 S: Hong Luo & Curtis Huttenhower
 Book/Page: 70073/259, Date: 04/16/24
 Mtg: Wells Fargo Bank \$1,625,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1685sf
 Prior Sale: \$1,999,000 (02/17)

59 PHILLIPS ST U:4..... **\$600,000**
 B: Brett N Rado
 S: Cassandra A Crow & Walter E Crow
 Book/Page: 70087/267, Date: 04/19/24
 Mtg: Bank of America NA \$480,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 457sf
 Prior Sale: \$370,000 (10/07)

81 REVERE ST **\$3,750,000**
 B: James G Keefe
 S: Clay H Rives, Tr for Clay H Rives RET 2017
 Book/Page: 70070/97, Date: 04/16/24
 Mtg: Eastern Bank \$2,437,500
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 4 Bdrm Row-Middle, Lot: 1071sf
 Prior Sale: \$2,625,000 (09/14)

1811 RIVER ST **\$1,052,000**
 B: Meng Sun
 S: 1817 River Street LLC
 Book/Page: 70078/216, Date: 04/17/24
 Mtg: Fairway Ind Mtg \$736,400
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 3-Family Conventional, Lot: 5172sf

186 SALEM ST U:4..... **\$638,000**
 B: Sydney Generoso
 S: Kathleen Gingras
 Book/Page: 70072/321, Date: 04/16/24
 Mtg: BankESB \$438,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 638sf
 Prior Sale: \$415,000 (11/05)

47 SARGENT ST U:3..... **\$645,000**
 B: Rupamathi Jaddivada
 S: Oliver N Forcht
 Book/Page: 70081/345, Date: 04/18/24
 Mtg: Movement Mtg LLC \$625,650
 Term: 2054
 Use: 2 Bdrm Condo

430 STUART ST U:30D **\$4,900,000**
 B: Alexey Margolin, Tr for Anmar 2024 RET
 S: Ts Residences Hid LLC
 Book/Page: 70081/161, Date: 04/18/24
 Use: Condo

110 SUDBURY ST U:4004..... **\$4,600,000**
 B: Jessica Pill, Tr for Brown Eyed Girl Rt
 S: Bullfinch Wpb1 Condo Prop
 Book/Page: 70081/336, Date: 04/18/24
 Use: 2 Bdrm Condo

10-14 SYDNEY ST U:1..... **\$705,000**
 B: Matthew Aronson
 S: Brian G Andrews & Alexandra B Andrews
 Book/Page: 70081/336, Date: 04/18/24
 Mtg: Guaranteed Rate Affn \$315,000
 Term: 2054
 Use: 1 Bdrm Condo

40 TRAVELER ST U:602 **\$1,160,000**
 B: Brian C Smith & Jeffrey Vaccari
 S: Siyun Li
 Book/Page: 70075/312, Date: 04/17/24
 Mtg: Morgan Stanley Privat \$928,000
 Term: 2054
 Use: 2 Bdrm Condo

12 UPTON ST **\$2,099,900**
 B: Cynthia Ade & Stephen Perrone
 S: Mary L Gillis, Tr for Mary L Gillis T
 Book/Page: 70089/224, Date: 04/19/24
 Use: 2-Family Semi Detachd, Lot: 1200sf
 Prior Sale: \$450,500 (09/99)

96 W CONCORD ST U:3..... **\$1,430,000**
 B: Simone R Le
 S: Cynthia N Ade
 Book/Page: 70081/169, Date: 04/18/24
 Mtg: Leader Bank NA \$440,000
 Term: 2039
 Use: 2 Bdrm Condo, Lot: 1326sf
 Prior Sale: \$1,053,333 (02/15)

86 WALTHAM ST U:1..... **\$2,850,000**
 B: Christi G Kelsey & Daniel O Kelsey
 S: Michael Muehlberger & Ashley Muehlberger
 Book/Page: 70074/165, Date: 04/17/24
 Mtg: Wells Fargo Bank \$800,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 2282sf
 Prior Sale: \$2,899,000 (10/22)

191 WASHINGTON ST U:318..... **\$1,079,900**
 B: Qing Zhai & Han Jin
 S: Tremont Ccf Prop Co LLC
 Book/Page: 70075/298, Date: 04/17/24
 Use: 2 Bdrm Condo

191 WASHINGTON ST U:325..... **\$1,079,900**
 B: Zhi Li
 S: Tremont Ccf Prop Co LLC
 Book/Page: 70075/294, Date: 04/17/24
 Use: 2 Bdrm Condo

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
Cummington	Hampshire
Dalton	Berkshire Middle
Danvers	Essex South
Dartmouth	Bristol South
Dedham	Norfolk
Deerfield	Franklin
Dennis	Barnstable
Dighton	Bristol North
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Douglas	Worcester
Dover	Norfolk
Dracut	Middlesex North
Dudley	Worcester
Dunstable	Middlesex North
Duxbury	Plymouth
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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
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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
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Harvard	Worcester
Harwich	Barnstable
Hatfield	Hampshire
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Hawley	Franklin
Heath	Franklin
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Holland	Hampden
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Hudson	Middlesex South
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Lawrence	Essex North
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Leicester	Worcester
Lenox	Berkshire Middle
Leominster	Worcester North
Leverett	Franklin
Lexington	Middlesex South
Leyden	Franklin
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Lynn	Essex South
Lynnfield	Essex South
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Manchester	Essex South
Mansfield	Bristol North
Marblehead	Essex South
Marion	Plymouth
Marlborough	Middlesex South
Marshfield	Plymouth
Marston Mills	Barnstable
Marshpee	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	Plymouth
Seekonk	Bristol North
Sharon	Norfolk
Sheffield	Berkshire South
Shelburne	Franklin
Sherborn	Middlesex South
Shirley	Middlesex South
Shrewsbury	Worcester
Shutesbury	Franklin
Somerset	Bristol Fall River
Somerville	Middlesex South
South Boston	Suffolk
South Hadley	Hampshire
Southampton	Hampshire
Southborough	Worcester
Southbridge	Worcester
Southwick	Hampden
Spencer	Worcester
Springfield	Hampden
Sterling	Worcester
Stockbridge	Berkshire Middle
Stoneham	Middlesex South
Stoughton	Norfolk
Stow	Middlesex South
Sturbridge	Worcester
Sudbury	Middlesex South
Sunderland	Franklin
Sutton	Worcester
Swampscott	Essex South
Swansea	Bristol Fall River
Taunton	Bristol North
Templeton	Worcester
Tewksbury	Middlesex North
Thorndike	Hampden
Tisbury	Dukes
Tolland	Hampden
Topsfield	Essex South
Townsend	Middlesex South
Truro	Barnstable
Tyngsboro	Middlesex North
Tyringham	Berkshire Middle
Upton	Worcester
Uxbridge	Worcester
Wakefield	Middlesex South

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.

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.

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.

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.

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.

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!

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

96 BROOKS ST..... \$1,200,000
 B: Mohammad Haidar & Reem Haidar
 S: Daniel J Higgins, Tr for Danny & Donna Higgins T
 Book/Page: 70088/55, Date: 04/19/24
 Mtg: Rocket Mortgage LLC \$697,740
 Term: 2054
 Use: 2-Family Conventional, Lot: 5110sf

8 CHISWICK RD U:32..... \$460,000
 B: Emilie C Yang
 S: Yaffa C Willner, Tr for Chriswick Road Rt
 Book/Page: 70087/323, Date: 04/19/24
 Mtg: General Mtg Cap Corp \$300,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 701sf

14 COMMONWEALTH CT U:7..... \$435,000
 B: Michael Nguyen & Mary Chin
 S: Zechuan Yang & Ling Lu
 Doc#: 00000000951456, Date: 04/18/24
 Use: 1 Bdrm Condo, Lot: 688sf
 Prior Sale: \$70,000 (02/98)

290 COREY RD U:23..... \$520,000
 B: Jennifer Baquiran
 S: Prafulla C Panigrahy, Tr for P C & Saiabala Panigrahy
 Book/Page: 70086/314, Date: 04/19/24
 Mtg: United Wholesale Mtg \$416,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 685sf
 Prior Sale: \$115,000 (05/90)

42 ENGLEWOOD AVE U:1..... \$800,000
 B: Yaakov Frances & Deborah Marton
 S: Ryan Earls & Joanna Schwenke
 Book/Page: 70071/309, Date: 04/16/24
 Mtg: Embrace Home Loans \$560,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1615sf
 Prior Sale: \$412,000 (07/11)

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

25 HARVARD SQ..... \$1,503,000
 B: Kevin J Mcnamara & Emily D Bell
 S: Howard T Ware 3rd & Nancy D Grant
 Book/Page: 70071/164, Date: 04/16/24
 Mtg: Morgan Stanley Privat \$1,202,400
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 2 Bdrm Row-End, Lot: 675sf
 Prior Sale: \$429,000 (11/98)

57 HIGH ST U:2..... \$1,100,000
 B: Hannah Myers & Henry Myers
 S: Arianna R Armenti, Tr for Armenti Ft
 Book/Page: 70073/45, Date: 04/16/24
 Mtg: Cross Country Mtg Inc \$880,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$890,000 (08/19)

30 MONUMENT SQ U:205..... \$717,000
 B: Frank Colvario & Mary Colvario
 S: Kennedy FT & Edward F Kennedy Jr
 Book/Page: 70071/11, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$717,000 (01/14)

22 TREMONT ST..... \$1,250,000
 B: 22 Tremont LLC
 S: Kathryn A Wickerham
 Book/Page: 70070/132, Date: 04/16/24
 Mtg: Cooperative Bank \$1,000,000
 Use: 2-Family Conventional, Lot: 2626sf
 Prior Sale: \$175,000 (03/94)

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:305..... \$575,000
 B: Ngoc L Nguyen & Hoang L Nguyen
 S: 163 Chestnut LLC
 Book/Page: 70088/243, Date: 04/19/24
 Use: Condo

47 ENGLEWOOD AVE..... \$836,000
 B: Marc A Masucci
 S: Michael Masucci, Tr for 47 Englewood Ft
 Book/Page: 70089/307, Date: 04/19/24
 Mtg: New American Funding \$627,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 8600sf

25 MARLBOROUGH ST..... \$1,920,000
 B: Max Realty LLC
 S: Brigham Strathmore LLC
 Book/Page: 70069/58, Date: 04/16/24
 Mtg: Lowell Five Cent Svgs \$1,400,000
 Use: Apartment Bldg - 4-8 Units, Lot: 3108sf

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

1241-1251 ADAMS ST U:F605..... \$565,000
 B: Michelle H Marble
 S: Albertina Cerveira-Hajjar & Marie Ansello
 Book/Page: 70081/265, Date: 04/18/24
 Mtg: St Anne's Credit Unio \$427,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 1 Bdrm Condo, Lot: 1231sf
 Prior Sale: \$186,000 (08/99)

188 BOSTON ST U:3..... \$615,000
 B: Ann-Charlotte Hogstadus & Olivia H Counter
 S: John J Keenan
 Book/Page: 70078/120, Date: 04/17/24
 Mtg: Movement Mtg LLC \$492,000
 Term: 2054
 Use: Condo

19-23 CLAPP ST U:2..... \$785,000
 B: Annika Daya & Smita Daya
 S: 19-23 Clapp St LLC
 Book/Page: 70088/266, Date: 04/19/24
 Use: Condo

838 DORCHESTER AVE U:3..... \$705,000
 B: Ariel Patterson & Andrew Sasser
 S: Kathryn A Gevitz
 Book/Page: 70077/43, Date: 04/17/24
 Mtg: Prosperity Home Mtg \$584,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1201sf
 Prior Sale: \$640,000 (08/20)

121 E COTTAGE ST U:8..... \$685,000
 B: Nghia T Nguyen & Ruel G Jackson
 S: Honah L Milne
 Book/Page: 70076/142, Date: 04/17/24
 Mtg: Mortgage Research Ctr \$685,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1843sf
 Prior Sale: \$300,000 (03/10)

115-117 ELMER RD..... \$1,260,000
 B: Thomas Canavan Jr
 S: Aidan G Feeney & Lauren Feeney
 Book/Page: 70086/168, Date: 04/19/24
 Mtg: Movement Mtg LLC \$1,071,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 3200sf
 Prior Sale: \$810,000 (09/21)

84 GRANITE AVE U:1..... \$519,000
 B: Joseph F Belanger
 S: 84 Granite Ave LLC
 Book/Page: 70087/71, Date: 04/19/24
 Mtg: Movement Mtg LLC \$494,000
 Term: 2054
 Use: Condo

84 GRANITE AVE U:2..... \$630,000
 B: Alayna Fogg & Klejvi Gega
 S: 84 Granite Ave LLC
 Book/Page: 70083/239, Date: 04/18/24
 Mtg: Movement Mtg LLC \$535,500
 Term: 2054
 Use: Condo

46 GREENWOOD ST..... \$1,150,000
 B: Peguero J Francisco
 S: S-46 Greenwood Street Rt & Stamatatos Family Prop LLC
 Book/Page: 70088/90, Date: 04/19/24
 Mtg: Movement Mtg LLC \$1,129,170
 Term: 2054
 Use: 3-Family Decker, Lot: 4861sf
 Prior Sale: \$522,000 (11/23)

23 HANSBOROUGH ST..... \$1,100,000
 B: Lionel Vital
 S: Ruby A La Santa-Leiva
 Book/Page: 70071/238, Date: 04/16/24
 Mtg: Cross Country Mtg Inc \$935,000
 Term: 2054
 Use: 3-Family Decker, Lot: 4000sf
 Prior Sale: \$470,000 (09/13)

8 OAKHURST ST U:6..... \$535,000
 B: Tae H Kwon
 S: 8 Oakhurst Realty LLC
 Book/Page: 70068/337, Date: 04/16/24
 Mtg: Washington Trust Mtg \$401,250
 Term: 2054
 Use: Condo

46 SAXTON ST..... \$800,000
 B: Altin Koci
 S: Caroline B Steele, Tr for Boyd Rt
 Book/Page: 70088/329, Date: 04/19/24
 Mtg: MSA Mortgage LLC \$600,000
 Term: 2054
 Use: 3-Family Row-Middle, Lot: 1228sf

136 SYDNEY ST U:6..... \$865,000
 B: Chanont Banterenghansa & Simone D Martell
 S: Alison Packer & Andrew Packer
 Book/Page: 70070/171, Date: 04/16/24
 Mtg: M&T Bank NA \$648,750
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$760,000 (07/20)

867 WASHINGTON ST..... \$700,000
 B: 867 Wa Holdings LLC
 S: Judy H Goodman
 Book/Page: 70082/82, Date: 04/18/24
 Mtg: Rfb Customers Llc \$884,000
 Use: 3-Family Decker, Lot: 2778sf
 Prior Sale: \$150,000 (09/89)

21 WELLES AVE..... \$1,250,000
 B: Martinez E Perello & Cruz M Soto
 S: John V Moloney
 Book/Page: 70081/48, Date: 04/18/24
 Mtg: Radius Financial Grp \$981,500
 Term: 2054
 Use: 2-Family Conventional, Lot: 7193sf
 Prior Sale: \$735,000 (09/19)

70 WESTVILLE ST..... \$925,000
 B: 70 Westville House LLC
 S: 70 Westville Inc
 Book/Page: 70077/234, Date: 04/17/24
 Mtg: Crowd Lending Fund \$916,250
 Use: 3-Family Conventional, Lot: 3015sf
 Prior Sale: \$150,000 (04/87)

20 WILCOCK ST..... \$1,125,000
 B: Virginia C Lyons
 S: Melinda Biddy
 Book/Page: 70089/145, Date: 04/19/24
 Mtg: Movement Mtg LLC \$1,068,000
 Term: 2054
 Use: 3-Family Decker, Lot: 4000sf
 Prior Sale: \$749,900 (02/19)

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

23 BENNINGTON ST U:1..... \$620,000
 B: Nikola Kovacevic & Jemimah Mbekeka
 S: Moris M Barrientos & Imelda Menendez
 Book/Page: 70077/320, Date: 04/17/24
 Mtg: Eastern Bank \$549,700
 Term: 2054
 Use: Condo

23 BENNINGTON ST U:2..... \$599,000
 B: Kamal Nahhas & Hannah Rocki
 S: Moris M Barrientos & Imelda Menendez
 Book/Page: 70077/282, Date: 04/17/24
 Mtg: Cambridge Svgs Bk \$299,000
 Term: 2054
 Use: Condo

490 BENNINGTON ST U:4..... \$770,000
 B: Connor Whittemore
 S: 490 Bennington Street LLC
 Book/Page: 70071/126, Date: 04/16/24
 Mtg: Guild Mortgage Co \$570,000
 Term: 2054
 Use: Condo

490 BENNINGTON ST U:5..... \$779,000
 B: Gabriela W Dominguez & Alexander Nanos
 S: 490 Bennington Street LLC
 Book/Page: 70080/151, Date: 04/18/24
 Mtg: Guild Mortgage Co \$701,100
 Term: 2054
 Use: Condo

490 BENNINGTON ST U:6..... \$765,000
 B: Megha Venkatesh & Omkar A Pawar
 S: 490 Bennington Street LLC
 Book/Page: 70073/299, Date: 04/16/24
 Mtg: Cambridge Svgs Bk \$735,000
 Term: 2054
 Use: Condo

700 BENNINGTON ST..... \$1,505,000
 B: 700 Bennington LLC
 S: Janet G Ikonopoloulos, Tr for 700 Bennington Street Rt
 Book/Page: 70077/116, Date: 04/17/24
 Mtg: Bennington Rlty T \$700,000
 Use: 3 Bdrm Three Story, Lot: 6426sf

301 BORDER ST U:308..... \$699,000
 B: Jack French
 S: Border Development LLC
 Book/Page: 70088/130, Date: 04/19/24
 Mtg: JPMorgan Chase Bank \$480,000
 Term: 2054
 Use: Condo

301 BORDER ST U:403..... \$334,700
 B: Sandra M Gomez & Diego E Vasquez
 S: Border Development LLC
 Book/Page: 70068/240, Date: 04/16/24
 Mtg: First Citizen B&T Co \$292,924
 Term: 2054
 Use: Condo

92 CHELSEA ST U:1..... \$575,000
 B: Antonio Aniello & Hillary Bucklin
 S: 92 Chelsea Street LLC
 Book/Page: 70089/98, Date: 04/19/24
 Use: Condo

437 FRANKFORT ST U:3..... \$750,000
 B: Demarcus Baymon
 S: 437 Frankfort Street LLC
 Book/Page: 70069/172, Date: 04/16/24
 Mtg: Bank of America NA \$712,500
 Term: 2054
 Use: Condo

72 LUBEC ST U:12..... \$592,500
 B: Abhiram Paruchuri & Jyotsna Budideti
 S: Maddalen M Dipietro
 Book/Page: 70086/207, Date: 04/19/24
 Mtg: Jeanne Arc CU \$468,800
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 2 Bdrm Condo, Lot: 905sf
 Prior Sale: \$47,000 (12/90)

169 MAVERICK ST U:3..... \$750,000
 B: Nicholas Fay
 S: Trichilo Development LLC
 Book/Page: 70085/68, Date: 04/19/24
 Mtg: M&T Bank NA \$600,000
 Term: 2054
 Use: Condo

169 MAVERICK ST U:4..... \$735,000
 B: Matthew Magrath & Stephen Searle
 S: Trichilo Development LLC
 Book/Page: 70077/197, Date: 04/17/24
 Mtg: Movement Mtg LLC \$661,500
 Term: 2054
 Use: Condo

321-325 MERIDIAN ST U:9..... \$405,000
 B: Lauren Smorgonsky & Irina Dronova
 S: Molly Savage
 Book/Page: 70076/311, Date: 04/17/24
 Mtg: Rocket Mortgage LLC \$305,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 445sf
 Prior Sale: \$368,000 (08/21)

113 SUMNER ST U:21..... \$449,607
 B: Lindsey Sagasta
 S: Emily Shields
 Book/Page: 70080/80, Date: 04/18/24
 Mtg: MA Hsng Partner Fund \$10,678
 Use: 2 Bdrm Condo, Lot: 881sf
 Prior Sale: \$281,600 (10/15)

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

64 BRAEBURN RD..... \$505,000
 B: Braeburn Trinity Academy In
 S: Hpp Property LLC
 Book/Page: 70081/11, Date: 04/18/24
 Use: 3 Bdrm Colonial, Lot: 8250sf
 Prior Sale: \$498,687 (11/23)

175 CLARE AVE U:A7..... \$340,000
 B: Matilda N Okany
 S: Brace Boston Invs LLC
 Book/Page: 70083/199, Date: 04/18/24
 Mtg: Guild Mortgage Co \$272,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 825sf
 Prior Sale: \$167,000 (02/22)

113 DANA AVE U:4..... \$297,500
 B: Leeza Metelva
 S: Jonathan F Seamans
 Book/Page: 70085/119, Date: 04/19/24
 Mtg: Salem Five Mtg Co \$255,964
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 497sf
 Prior Sale: \$164,500 (04/05)

33 EDWARDSON ST..... \$560,501
 B: Donarie Daley
 S: Jose Terrero & Greidy A Gonzalez
 Doc#: 00000000951379, Date: 04/16/24
 Mtg: Rocket Mortgage LLC \$572,551
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 5247sf
 Prior Sale: \$307,000 (10/06)

SUFFOLK REGISTRY

Table listing real estate transactions in Suffolk Registry, including details like address, price, and date.

Mattapan

Table listing real estate transactions in Mattapan, including details like address, price, and date.

Revere

Table listing real estate transactions in Revere, including details like address, price, and date.

Table listing real estate transactions in South Boston area, including details like address, price, and date.

South Boston

Table listing real estate transactions in South Boston, including details like address, price, and date.

Table listing real estate transactions in Wintthrop area, including details like address, price, and date.

Table listing real estate transactions in Brewster, Centerville, Chatham, and Cotuit areas, including details like address, price, and date.

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

Table listing real estate transactions in Barnstable, including details like address, price, and date.

Bourne

Table listing real estate transactions in Bourne, including details like address, price, and date.

Roslindale

Table listing real estate transactions in Roslindale, including details like address, price, and date.

Roxbury

Table listing real estate transactions in Roxbury, including details like address, price, and date.

West Roxbury

Table listing real estate transactions in West Roxbury, including details like address, price, and date.

11 CASSIDY AVE \$600,000
B: Maylese R Leyva
S: Corinne J Biscardi, Tr for Biscardi Mascio Rt
Book/Page: 36321/189, Date: 04/19/24
Mtg: Cape Cod Five Cent Bk \$540,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7841sf

40 CLINTON CIR \$506,000
B: Kevin T Orourke & Megan Orourke
S: David P Hayes & Mary E Keogh
Book/Page: 36318/264, Date: 04/18/24
Mtg: Fairway Ind Mtg \$404,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7841sf

263 DIVISION ST \$599,000
B: Paul Luciano
S: Joyce M Woodward
Book/Page: 36318/84, Date: 04/17/24
Mtg: JPMorgan Chase Bank \$175,000
Term: 2039
Use: 3 Bdrm Old Style, Lot: 10890sf

29 EASTOVER \$725,000
B: Brian R Lania
S: Peter E Campbell & Margaret M Campbell
Doc#: 00000001500632, Date: 04/19/24
Mtg: Navigant Credit Union \$580,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 16117sf
Prior Sale: \$585,000 (12/22)

1782 MAIN ST \$795,000
B: Thomas J Gunerman & Amy L Gunerman
S: Nancy S Wright, Tr for Nancy S Wright T
Book/Page: 36315/101, Date: 04/16/24
Mtg: Cross Country Mtg Inc \$636,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 33977sf
Prior Sale: \$475,000 (07/08)

33 MOORING LN \$840,000
B: Roberta L Scrivner
S: Cynthia M Mike
Book/Page: 36321/218, Date: 04/19/24
Mtg: Cape Cod Five Cent Bk \$175,000
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$112,500 (12/95)

20 SEAFIELD RD \$5,000
B: Allan B Waters Jr & Diane M Waters
S: John M Stacy, Tr for Shirley A Stacy RET
Book/Page: 36316/333, Date: 04/17/24
Use: Accessory Land Improved, Lot: 10890sf

21 SEAFIELD RD \$655,000
B: Allan B Waters Jr & Diane M Waters
S: John M Stacy, Tr for Shirley A Stacy RET
Book/Page: 36317/58, Date: 04/17/24
Mtg: Cape Cod Five Cent Bk \$436,667
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf

5 SIGNE RD \$500,000
B: Michelle K Lower & Charles B Lower
S: Cheryl Sims & Joanne Scobie
Doc#: 00000001500628, Date: 04/19/24
Mtg: Cambridge Svgs Bk \$300,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6534sf

36 TERRACE HILL DR \$650,000
B: Christopher Desantis & Lauren Desantis
S: Joan K Morris
Doc#: 00000001500561, Date: 04/18/24
Mtg: CMG Mortgage Inc \$520,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14375sf
Prior Sale: \$139,900 (04/97)

4 WEST ST \$468,000
B: Laura A Noble & Marie Montgomery
S: Laura A Noble, Tr for Nobles Rt
Doc#: 00000001500506, Date: 04/17/24
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$88,125 (11/95)

175 COUNTRY LN \$665,000
B: David C Mcglothlin Jr
S: Linda Lang & Carolyn A Eberhardt
Book/Page: 36314/271, Date: 04/16/24
Mtg: Amerant Mortgage \$390,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 24829sf
Prior Sale: \$150,000 (08/96)

455 NAUSET RD \$1,200,000
B: Kenley W Branscome
S: Kenley W Branscome, Tr for Hillary Madigan Ft
Book/Page: 36321/263, Date: 04/19/24
Mtg: Eastern Bank \$880,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 108813sf
Prior Sale: \$795,000 (03/04)

62 OAK RD \$500,000
B: Max W Yochum & Joseph A Macdougall
S: Nancy B Judycski & Anthony Cerulo
Book/Page: 36315/137, Date: 04/16/24
Mtg: Seamens Savings Bank \$450,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 2 Bdrm Bngl/Cottage, Lot: 6098sf

44 SQUIRREL RUN \$826,000
B: Cynthia L Stauffer
S: Patricia M Marwell, Tr for Patricia M Marwell RET
Book/Page: 36321/66, Date: 04/19/24
Use: 4 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: \$450,000 (04/06)

55 AIRPARK DR \$1,200,000
B: Brian P Gannon
S: Ronald Marini
Book/Page: 36315/166, Date: 04/16/24
Mtg: LoanDepot.Com \$1,000,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 18883sf
Prior Sale: \$76,700 (02/01)

77-A AIRPARK DR \$330,000
B: Alec E Rich Jr
S: Deborah A Ibrahim
Book/Page: 36321/211, Date: 04/19/24

22 ANCHORAGE RD \$2,200,000
B: Brian P Weber, Tr for Weber 2022 Funding T
S: John F Fish, Tr for Mini Whale Rt
Doc#: 00000001500464, Date: 04/17/24
Use: 3 Bdrm Cape Cod, Lot: 14113sf
Prior Sale: \$800,000 (10/12)

30 CANTERBURY LN \$495,000
B: Mitchell Oswald & Sarah Oswald
S: Quinlan Richard T Est & Robert E Johnson
Book/Page: 36322/51, Date: 04/19/24
Mtg: Salem Five Mtg Co \$445,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Ranch, Lot: 15973sf
Prior Sale: \$118,000 (06/99)

110 DILLINGHAM AVE U:323 \$552,400
B: Ian F Dyson, Tr for Ian F & M E Dyson Jret
S: Ethel A Conley, Tr for Ethel A Conley T
Book/Page: 36321/59, Date: 04/19/24
Use: 2 Bdrm Condo
Prior Sale: \$358,308 (06/06)

75 EDMAR RD \$541,000
B: Timothy Heneberry & Natalie Fachada
S: Darlene C Murray, Tr for Edmar Rt
Book/Page: 36317/268, Date: 04/17/24
Mtg: CMG Mortgage Inc \$513,950
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19998sf
Prior Sale: \$75,000 (04/98)

45 FAIRWAY LN \$915,000
B: Christopher M Cartella & Meghan K Dwyer
S: Vicki Hassett, Tr for Donald J Hassett 2022 RET
Book/Page: 36320/348, Date: 04/19/24
Use: 3 Bdrm Gambrel, Lot: 48278sf

114 HARRIETTE RD \$587,500
B: Jessica Ratray & Garth Ratray
S: Harry R Pappas & Lisa Wallace
Book/Page: 36314/223, Date: 04/16/24
Mtg: Guild Mortgage Co \$417,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15547sf
Prior Sale: \$516,750 (12/22)

65 HILL AND PLAIN RD \$1,100,000
B: Gregory Veitch & Kerry Veitch
S: Lawrence J Urbano, Tr for Lawrence J Urbano T
Book/Page: 36318/12, Date: 04/17/24
Mtg: Morgan Stanley Privat \$825,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 58240sf
Prior Sale: \$600,000 (11/14)

47 IRVING RD \$1,355,000
B: Joseph P Mcnamara & Nancy A Mcnamara
S: Robert A Reynolds & Susan S Reynolds
Book/Page: 36313/80, Date: 04/16/24
Use: 4 Bdrm Cape Cod, Lot: 10772sf
Prior Sale: \$980,000 (10/21)

26 MERIBAH LN \$1,251,000
B: Six Lantern Lane Rt & Lawrence P Kavanagh Jr
S: Ellen M Mccarthy, Tr for Sunders Ft
Book/Page: 36314/98, Date: 04/16/24
Use: 2-Family Duplex, Lot: 21893sf
Prior Sale: \$200,000 (04/11)

739 OLD BARNSTABLE RD \$652,000
B: Jeff W Weecal & Amy K Weecal
S: Robin Berry, Tr for Mariane C Byrne 2002 RET
Book/Page: 36315/17, Date: 04/16/24
Mtg: Mortgage Research Ctr \$673,516
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15067sf
Prior Sale: \$119,900 (09/98)

29 SUNCREST DR \$465,000
B: Matthew J Ryan
S: Jennifer Murphy & Theodore M Murphy
Book/Page: 36313/238, Date: 04/16/24
Mtg: Leader Bank NA \$310,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7501sf
Prior Sale: \$284,500 (03/16)

W FALMOUTH HWY \$31,000
B: Matthew S Fazzino & Sandra L Fazzino
S: Eleanor D Wenderoth, Tr for Henry Fleetwood 2 Rt
Book/Page: 36319/102, Date: 04/18/24

2 LONG RD \$432,500
B: Veronica Guerrero-Macia
S: Sullivan Evelyn E Est & Joann S Zibrant
Book/Page: 36321/75, Date: 04/19/24
Use: 3 Bdrm Ranch, Lot: 4792sf

276 QUEEN ANNE RD \$800,000
B: Nicholas G Mitchell, Tr for 292 Queen Anne Road Rt
S: Eastward Homes Bus T & Eastward Mbt LLC Tr
Book/Page: 36322/105, Date: 04/19/24
Mtg: Eastward Mbt Lic \$400,000
Use: County/Municipality Property, Lot: 97857sf
Prior Sale: \$1,505,001 (01/24)

292 QUEEN ANNE RD \$800,000
B: Nicholas G Mitchell, Tr for 292 Queen Anne Road Rt
S: Eastward Homes Bus T & Eastward Mbt LLC Tr
Book/Page: 36322/105, Date: 04/19/24
Mtg: Eastward Mbt Lic \$400,000

56 WHIP O WILL LN \$575,000
B: Nicole Gordon
S: Thomas J Feeney Jr & Melanie Field
Book/Page: 36320/325, Date: 04/19/24
Mtg: Cape Cod Five Cent Bk \$505,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 14810sf
Prior Sale: \$390,000 (05/22)

282 BARNSTABLE RD \$1,250,000
B: 282 Barnstable Road LLC
S: W C Bosworth Jr & Candace C Bosworth
Doc#: 00000001500516, Date: 04/17/24
Mtg: CCG Fund 1 LLC \$750,000
Use: Office Bldg-General, Lot: 22216sf
Prior Sale: \$400,000 (12/20)

239 GOSNOLD ST \$1,125,000
B: Michael Puglia & Dawn Puglia
S: Betina M Sommers RET & John G Sommers Jr
Book/Page: 36321/122, Date: 04/19/24
Mtg: Salem Five Mtg Co \$900,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20038sf

545 LINCOLN RD EXT \$525,000
B: Joshua D Grant & Taylor M Fauteux
S: Luis G Fernandez & Elena P Fernandez
Doc#: 00000001500372, Date: 04/16/24
Mtg: Cape Cod Five Cent Bk \$239,112
Term: 2054
Use: 2 Bdrm Ranch, Lot: 20473sf
Prior Sale: \$275,000 (03/19)

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

26 BARNACLE DR \$275,000
B: Kevin M Desmarais & Keti Desmarais
S: Richard H Grueter
Book/Page: 36314/170, Date: 04/16/24
Mtg: Cape Cod Five Cent Bk \$206,250
Term: 2054 Rate: 7.8% Type: Adj
Use: Residential Developable Land, Lot: 30056sf

9 DEBBIES LN \$708,000
B: Sean M Sphar & Hannah M Sphar
S: Antonios Drakakis & Irene Drakakis
Book/Page: 36315/36, Date: 04/16/24
Mtg: Presidential Bank FSB \$723,222
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: \$475,000 (03/21)

1054 RIVER RD \$585,000
B: Kevin M Kelley Sr & Alisa L Macdonald
S: Lucas Dosantos & Kevin Fraga
Book/Page: 36322/190, Date: 04/19/24
Mtg: American Savings Bank \$468,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20909sf
Prior Sale: \$430,000 (07/23)

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

5 BEACON CT U:5 \$549,900
B: Richard M Dezotell & Sharon Dezotell
S: Patricia A Mchugh
Doc#: 00000001500315, Date: 04/16/24
Use: 2 Bdrm Condo
Prior Sale: \$325,000 (04/17)

70 COBBLESTONE CIR \$1,567,935
B: Heather R Burns & Richard T Burns
S: Bayswater Cott LLC
Doc#: 00000001500343, Date: 04/16/24
Mtg: Washington Trust Mtg \$1,230,199
Term: 2054
Use: Residential Developable Land, Lot: 4833sf

157 DANIELS ISLAND RD \$2,700,000
B: Frank T Varinos & Christina O Varinos
S: Peck Rt & Russell F Peck Jr
Doc#: 00000001500617, Date: 04/19/24
Use: 3 Bdrm Ranch, Lot: 42035sf

60 SUNSET STRIP \$975,000
B: Daniel M Gardner & Meredith B Horton
S: Robert F Mills & Rachel L Mills
Book/Page: 36266/83, Date: 03/15/24
Mtg: Cape Cod Five Cent Bk \$766,500
Term: 2054
Use: Residential Developable Land, Lot: 28400sf

51 W WAY \$320,000
B: Premium Contractors Grp I
S: Laura M Herbst, Tr for Delay Rt
Doc#: 00000001500349, Date: 04/16/24
Mtg: Steven A Ross \$192,000
Use: Residential Developable Land, Lot: 24394sf
Prior Sale: \$38,500 (01/96)

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

17 LOWELL DR \$250,000
B: Elise M Costa
S: Kathryn S Frosthalm
Book/Page: 36319/56, Date: 04/18/24
Mtg: Cape Cod Five Cent Bk \$225,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 26136sf

32 RIVER RD \$1,225,000
B: Kathleen E Richard, Tr for Richard T
S: Paula Palermo, Tr for River Road Rt
Book/Page: 36315/80, Date: 04/16/24
Use: 4 Bdrm Old Style, Lot: 77972sf
Prior Sale: \$5,000 (08/93)

102 ROUTE 6A U:1 \$1,000,000
B: 102 6a Orleans LLC
S: James A Hadawar & Sheila H Hadawar
Book/Page: 36322/45, Date: 04/19/24
Use: Retail Condo

102 ROUTE 6A U:J \$1,000,000
B: 102 6a Orleans LLC
S: James A Hadawar & Sheila H Hadawar
Book/Page: 36322/45, Date: 04/19/24
Use: Retail Condo

102 ROUTE 6A U:M \$1,000,000
B: 102 6a Orleans LLC
S: James A Hadawar & Sheila H Hadawar
Book/Page: 36322/45, Date: 04/19/24
Use: Retail Condo

102 ROUTE 6A U:N \$1,000,000
B: 102 6a Orleans LLC
S: James A Hadawar & Sheila H Hadawar
Book/Page: 36322/45, Date: 04/19/24
Use: Condo

Osterville

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 11
Median Price \$1,350,000 \$1,100,000

REAL ESTATE SALES

920 MAIN ST U:2 \$45,000
B: Travars LLC
S: Janice Walsh
Book/Page: 36321/186, Date: 04/19/24
Use: Non-residential Condo
Prior Sale: \$370,000 (12/04)

Provincetown

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 0
Median Price \$2,075,000

REAL ESTATE SALES

100 ALDEN ST U:204 \$425,000
B: Janice M Gaspar & Glen A Gaspar
S: Julie N Goodridge, Tr for Betty E Comey RET
Book/Page: 36314/68, Date: 04/16/24
Use: 1 Bdrm Condo, Lot: 115643sf
Prior Sale: \$328,500 (06/13)

41 BRADFORD ST EXT U:3-1 \$1,000,000
B: Jayme J Lacour
S: Alchemy Prop Group LLC
Doc#: 00000001500599, Date: 04/19/24
Mtg: Alchemy Properties Gr \$500,000
Term: 2025
Use: Condo

146 COMMERCIAL ST U:4 \$460,000
B: Chambers-Kusy Lt & Robert T Chambers Jr
S: David M Hamlin
Book/Page: 36322/149, Date: 04/19/24
Use: 1 Bdrm Condo, Lot: 2178sf
Prior Sale: \$200,000 (09/10)

963 COMMERCIAL ST U:5 \$475,000
B: Mary M Mccauley
S: Sandra L Smales
Book/Page: 36314/210, Date: 04/16/24
Use: 1 Bdrm Condo, Lot: 167706sf
Prior Sale: \$23,758 (11/11)

22 W VINE ST U:C3 \$1,475,000
B: Lynne M Kirouac, Tr for Lynne M Kirouac Lt
S: Raymond Faulkner & Carlos Terra
Book/Page: 36316/271, Date: 04/17/24
Use: 2 Bdrm Condo, Lot: 8723sf
Prior Sale: \$499,000 (03/03)

15 WINTHROP ST U:C \$1,059,000
B: Laurence Gozalo
S: Baterock Tn LLC
Book/Page: 36317/185, Date: 04/17/24
Mtg: EMM Loans LLC \$766,550
Term: 2054
Use: 2 Bdrm Condo, Lot: 4340sf
Prior Sale: \$895,000 (04/22)

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

30 SAM HOLLOW RD \$400,000
B: Todd Greff & Saliha K Greff
S: Roger B Good
Book/Page: 36313/218, Date: 04/16/24
Use: 4 Bdrm Cape Cod, Lot: 40005sf
Prior Sale: \$192,000 (02/21)

Yarmouth

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 88 62
Median Price \$528,500 \$572,500

REAL ESTATE SALES

800 ROUTE 6A \$950,000
B: James M Hannoosh & Sarah B Hannoosh
S: Mento Corp
Doc#: 00000001500446, Date: 04/17/24
Use: Residential Developable Land, Lot: 17424sf
Prior Sale: \$225,000 (06/23)

15 SHANNON CT \$750,000
B: Maryanne M Lipman
S: Giovanna Leddy
Book/Page: 36321/154, Date: 04/19/24
Mtg: Eastern Bank \$200,000
Term: 2054
Use: 2-Family Duplex, Lot: 8712sf
Prior Sale: \$292,000 (11/12)

110 RIVER BIRCH LN U:110 \$775,000
B: Michael Cummings & Nancy Cummings
S: Melvyn S Garskof & Della K Relling
Book/Page: 7604/94, Date: 04/16/24
Use: 5 Bdrm Condo
Prior Sale: \$400,000 (03/18)

Lee

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 14 12
Median Price \$295,000 \$402,500

REAL ESTATE SALES

189 HOUSATONIC ST \$310,000
B: Rebecca L Burcher
S: Crystal L Curtis
Book/Page: 7605/329, Date: 04/19/24
Mtg: Greylock FCU \$271,400
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Conventional, Lot: 12197sf
Prior Sale: \$210,000 (08/20)

Lenox

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 8 5
Median Price \$759,000 \$419,000

REAL ESTATE SALES

60 PITTSFIELD RD U:F17 \$238,000
B: Jennifer Daily & Susan Quinn
S: Valerie F Toomey
Book/Page: 7605/130, Date: 04/18/24
Use: Condo

RICHMOND MOUNTAIN RD \$2,885,000

B: Eclipse Propeties LLC
S: 10 Richmond Mtn Rd Yt LLC
Book/Page: 7604/42, Date: 04/16/24
Mtg: 10 Richmond Mtn Rd Yt \$1,692,000
Term: 2029
Use: Mixed Use-Prim Comm & Resd, Lot: 932184sf
Prior Sale: \$2,407,500 (01/21)

Otis

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 6
Median Price \$487,500 \$181,000

REAL ESTATE SALES

2040 W CENTER RD \$495,000
B: Casey Wilson
S: Marc H Fenton, Tr for Gail McClelland Fenton T
Book/Page: 7605/274, Date: 04/19/24
Use: 1 Bdrm Contemporary, Lot: 287060sf
Prior Sale: \$340,000 (06/02)

Pittsfield

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 61 60
Median Price \$239,900 \$267,450

REAL ESTATE SALES

387 COLUMBUS AVE \$335,000
B: Guidewire Inc
S: Kathleen L Fabrizio
Book/Page: 7606/34, Date: 04/19/24
Mtg: Westfield Bank \$8,182,900
Use: Office Bldg-Medical, Lot: 17424sf

HARDING ST \$230,000

B: Carolyn Hebert
S: Jo A Sinopoli, Tr for Jo Ann Sinopoli RET
Book/Page: 7606/69, Date: 04/19/24
Use: 2 Bdrm Ranch, Lot: 5989sf
Prior Sale: \$138,400 (08/09)

121 HOWARD ST \$180,000

B: Valerie Toomey
S: David L Degiorgis
Book/Page: 7606/75, Date: 04/19/24
Mtg: Greylock FCU \$105,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 12550sf
Prior Sale: \$75,000 (11/10)

Stockbridge

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 5 3
Median Price \$550,000 \$595,000

REAL ESTATE SALES

25 PARK ST \$227,500
B: Alexandre L Dias
S: Blackwater Realty LLC
Book/Page: 7603/344, Date: 04/16/24
Mtg: Adams Community Bk \$280,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: \$185,000 (01/24)

Tyringham

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 0 1
Median Price \$484,000

REAL ESTATE SALES

309 MAIN RD \$420,000
B: Brion K Strawbridge & Michal K Strawbridge
S: Jonathan A Ballan
Doc#: 0000000044209, Date: 04/19/24
Mtg: Lee Bank \$336,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 244372sf

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

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	9
Median Price	\$140,000	\$200,000

► REAL ESTATE SALES

246-1/2 COLUMBIA ST **\$17,000**
 B: Manuel Naula
 S: Ellices Holdings LLC
 Book/Page: 1853/71, Date: 04/16/24
 Use: 2 Bdrm Cape Cod, Lot: 6970sf
 Prior Sale: \$30,000 (01/24)

Florida

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	3
Median Price	\$390,000	\$310,000

► REAL ESTATE SALES

282 S COUNTY RD..... **\$1,200,000**
 B: Kathryn Carlson & Matthew Bottitta
 S: Peter Hansen & Petra Krauledat
 Book/Page: 1852/1067, Date: 04/16/24
 Mtg: Adams Community Bk \$960,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 2 Bdrm Contemporary, Lot: 762300sf

284 S COUNTY RD..... **\$1,200,000**
 B: Kathryn Carlson & Matthew Bottitta
 S: Peter Hansen & Petra Krauledat
 Book/Page: 1852/1067, Date: 04/16/24
 Mtg: Adams Community Bk \$960,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 1 Bdrm Contemporary, Lot: 387684sf
 Prior Sale: \$247,500 (07/10)

5 TILDA HILL RD **\$64,799**
 B: Josephine Hart, Tr for Josephine Harb RET
 S: Rocket Mortgage LLC
 Book/Page: 1853/371, Date: 04/17/24
 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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 S: Peter Hansen & Petra Krauledat
 Book/Page: 1852/1067, Date: 04/16/24
 Mtg: Adams Community Bk \$960,000
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 Prior Sale: \$64,376 (02/24)

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 S: Rocket Mortgage LLC
 Book/Page: 1853/371, Date: 04/17/24
 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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 Book/Page: 1853/371, Date: 04/17/24
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 Prior Sale: \$64,376 (02/24)

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 S: Rocket Mortgage LLC
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 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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 S: Rocket Mortgage LLC
 Book/Page: 1853/371, Date: 04/17/24
 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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 S: Rocket Mortgage LLC
 Book/Page: 1853/371, Date: 04/17/24
 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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 S: Rocket Mortgage LLC
 Book/Page: 1853/371, Date: 04/17/24
 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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 Prior Sale: \$64,376 (02/24)

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 Prior Sale: \$64,376 (02/24)

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 S: Rocket Mortgage LLC
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 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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 B: Josephine Hart, Tr for Josephine Harb RET
 S: Rocket Mortgage LLC
 Book/Page: 1853/371, Date: 04/17/24
 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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 S: Rocket Mortgage LLC
 Book/Page: 1853/371, Date: 04/17/24
 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

5 TILDA HILL RD **\$64,799**
 B: Josephine Hart, Tr for Josephine Harb RET
 S: Rocket Mortgage LLC
 Book/Page: 1853/371, Date: 04/17/24
 Use: 1 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$64,376 (02/24)

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

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	\$640,000	\$931,250

► REAL ESTATE SALES

OLD SHEFFIELD RD **\$50,000**
 B: Donna L Peck
 S: Nellie B Langdon
 Book/Page: 2893/55, Date: 04/18/24

Great Barrington

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	12
Median Price	\$421,500	\$512,500

► REAL ESTATE SALES

261 STATE RD **\$360,000**
 B: Blackwater Realty LLC
 S: Holm Joann M Est & Robert T Holm
 Book/Page: 2893/78, Date: 04/19/24
 Use: 3 Bdrm Ranch, Lot: 74052sf

263 STATE RD **\$55,000**
 B: Blackwater Realty LLC
 S: Robert T Holm, Tr for State Rd Nt
 Book/Page: 2893/88, Date: 04/19/24
 Use: Residential Developable Land, Lot: 17424sf
 Prior Sale: \$55,000 (01/03)

New Marlboro

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	4
Median Price	\$599,900	\$790,500

► REAL ESTATE SALES

2383 CANAAN SOUTHFIELD RD **\$400,000**
 B: William Kennedy
 S: Susanne D Connell
 Book/Page: 2892/330, Date: 04/17/24
 Mtg: Greylock FCU \$320,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2 Bdrm Antique, Lot: 77537sf
 Prior Sale: \$5,000 (03/05)

205 LUMBERT CROSS RD **\$128,000**
 B: Vivian Kimmelman
 S: Rcf2 Acquisition T & Us Bank TNa Tr
 Book/Page: 2892/223, Date: 04/16/24
 Use: 3 Bdrm Split Level, Lot: 97008sf
 Prior Sale: \$158,517 (06/23)

MAIN RD **\$1,200**
 B: Kurt Callahan & Erik Callahan
 S: Thomas Doane
 Book/Page: 2892/219, Date: 04/16/24

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 S: Thomas Doane
 Book/Page: 2892/219, Date: 04/16/24

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 B: Kurt Callahan & Erik Callahan
 S: Thomas Doane
 Book/Page: 2892/219, Date: 04/16/24

89 GRINNELL ST **\$490,000**
 B: Fabio R Braga & Helena M Braga
 S: Raymond P Weeks
 Book/Page: 11500/229, Date: 04/16/24
 Mtg: EMM Loans LLC \$465,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7248sf
 Prior Sale: \$295,000 (12/19)

100 MELVILLE ST **\$240,000**
 B: Knight Acquisitions LLC
 S: Barry Ferreira & Elvira Ferreira
 Book/Page: 11500/73, Date: 04/16/24
 Mtg: Tailor Rdt REIT LLC \$240,000
 Use: 3 Bdrm Conventional, Lot: 2470sf
 Prior Sale: \$69,000 (11/12)

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 B: Knight Acquisitions LLC
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 Book/Page: 11500/73, Date: 04/16/24
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 S: Barry Ferreira & Elvira Ferreira
 Book/Page: 11500/73, Date: 04/16/24
 Mtg: Tailor Rdt REIT LLC \$240,000
 Use: 3 Bdrm Conventional, Lot: 2470sf
 Prior Sale: \$69,000 (11/12)

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North Attleboro

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 212 FISHER ST U: A8 \$275,000
B: Ghalib Aziz & Aisha Aziz
S: Meaghan Jeffers

Norton

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- DEAN ST \$559,000
B: Lobisser & Ferreira Const
S: Katherine Maceachern

Raynham

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 112 CARVER ST \$452,500
B: Brian Moruzzi
S: Solo Realty LLC

Rehoboth

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 166 MOULTON ST \$650,000
B: Zachary R Chaves & Veronica L Chaves
S: Junett Boutin

Seekonk

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 1078 TAUNTON AVE \$185,000
B: Cd Properties LLC
S: Deivid R De Oliveira

Taunton

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 29 5TH AVE \$110,000
B: Malloch Const Com Inc
S: Joshua B Cabral, Tr for Cabral Family Powers lrt

- 55 HAMLEN ST U: 2A \$469,000
B: Anilton C Neves & Terri Neves
S: Hamlen 2020 LLC

- 55 HAMLEN ST U: 2B \$489,000
B: Bayleigh E Benner & Steven Bruckbauer
S: Hamlen 2020 LLC

- 215 HIGH ST U: 10 \$453,400
B: Emmanuel Ovusu & Jessica Bonsu
S: Canaan Homes LLC

- 215 HIGH ST U: 4 \$457,500
B: Guerby Leonce & Vanessa Osirus
S: Canaan Homes LLC

- 215 HIGH ST U: 5 \$462,000
B: Farah D Massenat
S: Canaan Homes LLC

- 215 HIGH ST U: 6 \$451,500
B: Jimmy Pierre & Jean Pierre
S: Canaan Homes LLC

- 215 HIGH ST U: 7 \$460,000
B: Jahmeelah Bai-Grandson
S: Canaan Homes LLC

- 170 HIGHLAND ST U: 116D \$180,500
B: Constitution Prop LLC
S: Rosemarie Haselton

- 1 KARENA DR U: 2-1 \$225,000
B: Jazmin Wallace & Dallas Obrien
S: Mauro Delemos

- 98 LAWTON AVE \$570,000
B: Ruby R Santa
S: Ivelisse Figueroa

- 40 LEONAS LN \$675,000
B: Aaron Shumway & Maddison Shumway
S: Antonio S Bairos, Tr for A L E Rt

- 15 MELLOS FARM RD \$669,900
B: Michael N McLaughlin & Paula C McLaughlin
S: Aspen Prop Holdings LLC

- 15 PEARL ST \$470,000
B: Cisto V Lopes & Lynda Pham
S: Beauvais lrt & Leo A Beauvais Jr

- 93-1/2 PLAIN ST \$150,000
B: Ullah Properties LLC
S: Roger Chekrallah, Tr for Chekrallah Rt

- 118 ROUND ST \$1,046,500
B: Steven L Ford & Kristen M Ford
S: Hawthorne Development Inc

- 126 ROUND ST \$697,000
B: Manuel Rodrigues & Tammy Silva
S: Hawthorne Development Inc

- 134 ROUND ST \$715,050
B: Michael Robicheau & Miranda Robicheau
S: Hawthorne Development Inc

- 192 RUN BROOK CIR \$669,900
B: Joshua Delvecchio & Danielle Delvecchio
S: Aspen Prop Holdings LLC

- 26 VINSON ST \$573,000
B: Jean P Beaubrun & Marie C Beaubrun
S: Aspen Prop Holdings LLC

- 37 WELLESLEY CIR U: 37 \$385,000
B: Margareta Lambert & Margareta Leblanc
S: Henrique S Sousa, Tr for 35-37 Wellesley Circle Rt

Bristol Southern District

Sherrilynn 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
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 23 DARLING ST \$324,500
B: Donald Senna & David A Senna
S: Peter Arruda

Dartmouth

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 5 MEADOW ST \$550,000
B: Steven G Castellano & Ericka R Castellano
S: Rebello Sr David A Est & Jennifer Rebello

Fairhaven

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 22 BALSAM ST \$1,275,000
B: Josua L Wright & Jennifer Wright
S: Jessica Miller, Tr for Jessica Miller 2022v Hawq

New Bedford

MARKET STATISTICS THROUGH MARCH
Table with columns: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price

REAL ESTATE SALES

- 282 ALLEN ST \$344,900
B: Carria Fontes & Emmanuel Fontes
S: Adrian O Murphy

BRISTOL REGISTRY

continued

Westport

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	26
Median Price	\$562,000	\$680,000

▶ REAL ESTATE SALES

- 752 DRIFT RD.**..... **\$1,500,426**
 B: Jared A Potteiger & Katherine Potteiger
 S: Howard W Gifford & Laura A Gifford
 Book/Page: 14962/249, Date: 04/16/24
 Use: 4 Bdrm Ranch, Lot: 383328sf
- 1520 DRIFT RD.**..... **\$700,000**
 B: Michael S Sims & Cynthia G Sims
 S: Michael C Betts & Diana Betts
 Book/Page: 14965/214, Date: 04/19/24
 Use: Residential Developable Land, Lot: 128878sf
- 185 SANFORD RD.**..... **\$535,000**
 B: Michael Galipeau & Alyssa Galipeau
 S: Nancy L Machado & Thomas J Cardozo
 Book/Page: 14966/276, Date: 04/19/24
 Mtg: Amerant Mortgage \$335,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 49222sf

Dukes Registry

Paulo C. DeOliveira, Register
 Box 5231, Edgartown, MA 02539
 Telephone: (508) 627-4025
 Fax: (508) 627-7821

Chilmark

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	2
Median Price	\$4,475,000	

▶ REAL ESTATE SALES

- BEACH LOT.**..... **\$420,000**
 B: Dennis R Delaney, Tr for Plum Bush Beach Rt
 S: Susan E Trees
 Book/Page: 1679/266, Date: 04/18/24

Edgartown

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	6
Median Price	\$1,667,500	\$2,150,000

▶ REAL ESTATE SALES

- 44 JEREMIAH RD.**..... **\$1,325,000**
 B: Bruce A Macclellan & Alysa Macclellan
 S: Lionel Spiro
 Book/Page: 1679/134, Date: 04/17/24
 Use: 2 Bdrm Ranch, Lot: 130680sf
 Prior Sale: \$645,000 (09/01)
- 59 N NECK RD.**..... **\$1,000**
 B: Samuel H Fuller, Tr for Samuel H Fuller Qprt
 S: Samuel H Fuller
 Book/Page: 1679/416, Date: 04/19/24
 Use: Residential-Multiple Bldgs, Lot: 135036sf
 Prior Sale: \$2,840,000 (04/01)
- 131 N WATER ST U:151**..... **\$2,409,000**
 B: Huxford Realty LLC
 S: Harbor Vw Hotel Owner LLC
 Book/Page: 1679/81, Date: 04/16/24
 Use: Condo
- S WATER ST U:451.**..... **\$2,500**
 B: Martha Smith & Charles J Smith
 S: Robert A Harris Jr & Sandra M Harris
 Book/Page: 1679/112, Date: 04/17/24
 Use: Condo

Oak Bluffs

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	\$1,235,000	\$1,225,000

▶ REAL ESTATE SALES

- ISAAC AVE.**..... **\$400,000**
 B: Richard S Dubin, Tr for Isaac Ave Rt
 S: George Sourati
 Book/Page: 1679/37, Date: 04/16/24

Tisbury

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	5
Median Price	\$1,050,000	\$850,000

▶ REAL ESTATE SALES

- CROWELL LN.**..... **\$675,000**
 B: Michael C Noe & Brendan P Gettings
 S: Tatnall L Hillman, Tr for Tatnall L Hillman RET
 Book/Page: 1679/225, Date: 04/18/24
- 43 LOOK ST.**..... **\$1,015,000**
 B: Workforce Housing LLC
 S: Bwp Properties LLC
 Book/Page: 1678/1068, Date: 04/16/24
 Use: Residential-Multiple Bldgs, Lot: 13000sf
 Prior Sale: \$865,000 (07/21)
- 103 MAIN ST.**..... **\$12,000,000**
 B: Orchard Run LLC
 S: Little Chop LLC
 Book/Page: 1679/129, Date: 04/17/24
 Use: 5 Bdrm Colonial, Lot: 74052sf
 Prior Sale: \$3,900,000 (11/06)
- 208 SANDPIPER LN U:14**..... **\$1,300,000**
 B: Elizabeth Mirabell
 S: Frances R Bergquist, Tr for Frances R Nergquist Nt
 Book/Page: 1679/30, Date: 04/16/24
 Use: Condo

Essex Registry

Northern District

M. Paul Iannuccillo, Register
 1 Union Street, Suite 402
 Lawrence, MA 01843
 Telephone: (978) 557-1900
 Fax: (978) 688-4679
 www.lawrencedeeds.com

Andover

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	28
Median Price	\$871,000	\$1,030,000

▶ REAL ESTATE SALES

- 8 CHATHAM RD.**..... **\$1,200,000**
 B: Lesley W Tierney & Kevin Tierney
 S: Adam G Neilly & Meredith D Neilly
 Book/Page: 17971/302, Date: 04/19/24
 Mtg: Wells Fargo Bank \$840,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 32060sf
 Prior Sale: \$720,000 (03/15)
- 35 GOULD RD.**..... **\$790,000**
 B: John C Brown & Emily G Bulkeley
 S: Kallony Real Estate LLC
 Doc#: 00000000129894, Date: 04/18/24
 Mtg: M&T Bank NA \$632,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 4 Bdrm Split Level, Lot: 52272sf
 Prior Sale: \$594,000 (07/23)
- 2 GREENBRIAR CIR.**..... **\$1,053,220**
 B: Brian Gleavy & Ashley Gleavy
 S: Robert J Batten & Julie Batten
 Book/Page: 17970/303, Date: 04/18/24
 Mtg: Salem Five Mtg Co \$842,576
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 45041sf
 Prior Sale: \$745,000 (08/20)
- 89 LOWELL ST.**..... **\$830,000**
 B: John Fontaine & Leanne M Paradiso
 S: Revive Homes LLC
 Book/Page: 17970/256, Date: 04/18/24
 Mtg: Bank of America NA \$480,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 14113sf
 Prior Sale: \$520,000 (11/23)
- 89 PINE ST.**..... **\$700,000**
 B: Mark S Ratte & Julie P Ratte
 S: Susan J Spark & Thomas M Adams
 Book/Page: 17969/61, Date: 04/16/24
 Mtg: Cross Country Mtg Inc \$490,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5489sf
 Prior Sale: \$279,000 (06/00)
- 13-15 TEWKSBURY ST.**..... **\$1,100,000**
 B: Jian L Zheng & Xizhui Zhuang
 S: Penelope V Mejia
 Book/Page: 17968/115, Date: 04/16/24
 Mtg: Needham Bk \$660,000
 Term: 2054 Rate: 7.5% Type: Adj
 Use: 2-Family Townhouse, Lot: 7144sf
 Prior Sale: \$560,000 (12/22)

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

- 53-53A BELLEVUE ST.**..... **\$870,000**
 B: Eddy Mejia & Wilfre Taveras
 S: Reginald E Creer
 Book/Page: 17971/276, Date: 04/19/24
 Mtg: United Wholesale Mtg \$783,000
 Term: 2054
 Use: Apartment Bldg - 4-8 Units, Lot: 4362sf
 Prior Sale: \$715,000 (05/21)
- BROOKFIELD ST.**..... **\$825,000**
 B: New Brookfield LLC
 S: Brigitte C Munoz & Julio Munoz
 Book/Page: 17971/335, Date: 04/19/24
- 142 E HAVERHILL ST U:1**..... **\$410,000**
 B: Darlyn Vidal & Lisbeth Vidal
 S: Daniel Turrissi & Allyson Turrissi
 Book/Page: 17971/169, Date: 04/19/24
 Mtg: Fall River Five Cents \$389,500
 Term: 2054
 Use: 2 Bdrm Condo
- 348 HAVERHILL ST.**..... **\$2,150,000**
 B: Essex Re Investment LLC
 S: 279 Park Management LLC
 Book/Page: 17968/339, Date: 04/16/24
 Mtg: Lowell Five Cent Svcs \$1,612,500
 Use: Apartment Bldg - 4-8 Units, Lot: 9737sf
 Prior Sale: \$1,600,000 (09/22)
- 352-354 HAVERHILL ST.**..... **\$2,150,000**
 B: Essex Re Investment LLC
 S: 279 Park Management LLC
 Book/Page: 17968/339, Date: 04/16/24
 Mtg: Lowell Five Cent Svcs \$1,612,500
 Use: Apartment Bldg - 4-8 Units, Lot: 3255sf
 Prior Sale: \$1,600,000 (09/22)
- 90-92 JAMAICA ST.**..... **\$430,000**
 B: Fausto Gomez & Maria Sanchez
 S: Carlos Melendez
 Book/Page: 17967/174, Date: 04/16/24
 Mtg: EMM Loans LLC \$408,500
 Term: 2054
 Use: 2-Family Family Flat, Lot: 4500sf
 Prior Sale: \$265,000 (12/06)
- 472-474 LOWELL ST.**..... **\$750,000**
 B: Aldo L Lopez-Agustin & Leo M Gomez
 S: Jose R Ortiz
 Book/Page: 17972/40, Date: 04/19/24
 Mtg: Guild Mortgage Co \$736,415
 Term: 2054
 Use: 2-Family Family Flat, Lot: 5462sf
 Prior Sale: \$126,800 (06/91)
- 52 OAKSIDE AVE.**..... **\$515,000**
 B: Francisca A Rosario & William Tejada-Lora
 S: Sandy Duran
 Book/Page: 17970/178, Date: 04/18/24
 Mtg: Cross Country Mtg Inc \$497,811
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11980sf
 Prior Sale: \$420,000 (08/22)

- 219-223 S UNION ST.**..... **\$875,000**
 B: Elsa & Merlyn Prop LLC
 S: Arlenny Gutierrez
 Book/Page: 17970/49, Date: 04/17/24
 Mtg: Enterprise Bk & Tr Co \$656,000
 Use: Retail-Service, Lot: 1080sf
 Prior Sale: \$290,000 (08/15)
- 221-223 S UNION ST.**..... **\$875,000**
 B: Elsa & Merlyn Prop LLC
 S: Arlenny Gutierrez
 Book/Page: 17970/49, Date: 04/17/24
 Mtg: Enterprise Bk & Tr Co \$656,000
 Use: 3-Family Family Flat, Lot: 4520sf
 Prior Sale: \$290,000 (08/15)
- 384 SALEM ST.**..... **\$550,000**
 B: Jose M Rodriguez
 S: Lawrence James A Est & Jamie T Lawrence
 Book/Page: 17971/249, Date: 04/19/24
 Mtg: Movement Mtg LLC \$540,038
 Term: 2054
 Use: 2-Family Family Flat, Lot: 2818sf
 Prior Sale: \$219,900 (11/02)

Methuen

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	58
Median Price	\$480,000	\$505,000

▶ REAL ESTATE SALES

- 10 ANDERSON DR.**..... **\$618,000**
 B: Debra Palavicini
 S: Brian J Bettano
 Book/Page: 17971/196, Date: 04/19/24
 Use: 3 Bdrm Split Entry, Lot: 10803sf
 Prior Sale: \$290,000 (09/15)
- 15 ASHFORD ST.**..... **\$610,000**
 B: Michael J Lucas & Sarah W Spear
 S: Ashley Anderson & Michael Anderson
 Book/Page: 17970/129, Date: 04/18/24
 Mtg: Total Mtg Svcs \$579,500
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 12981sf
 Prior Sale: \$400,850 (06/18)
- 75 BRIDLE PATH LN.**..... **\$645,000**
 B: Nicholas Dimauro & Tynesharh Santiago
 S: James E Hannagan & Caron M Hannagan
 Book/Page: 17971/215, Date: 04/19/24
 Mtg: Sierra Pacific Mtg \$516,000
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 24786sf
- 5 CASTLE DR.**..... **\$980,000**
 B: Fatima Bougma
 S: Ann M Gordon & Robert Gordon
 Book/Page: 17968/81, Date: 04/16/24
 Mtg: Jeanne DARC CU \$540,000
 Term: 2054 Rate: 5.5% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 80150sf
 Prior Sale: \$579,900 (08/04)
- 5 FAIROAKS AVE.**..... **\$620,000**
 B: Markenson Gilles & Magdalonie Gilles
 S: Matthew R Kirwin & Melinda B Dillon
 Book/Page: 17972/16, Date: 04/19/24
 Mtg: Cross Country Mtg Inc \$608,770
 Term: 2054
 Use: 4 Bdrm Gambrel, Lot: 10019sf
 Prior Sale: \$252,000 (04/12)
- 3 HIGHWOODS DR.**..... **\$925,000**
 B: Edens Leneus & Tamara L Leneus
 S: Anthony L Consoli & Maria C Consoli
 Book/Page: 17969/302, Date: 04/17/24
 Mtg: Mega Cap Funding Inc \$740,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 80150sf
 Prior Sale: \$309,425 (06/97)
- 56 MYRTLE ST.**..... **\$375,000**
 B: Ronald L Peglow
 S: Randall G Peglow & Ronald L Peglow
 Book/Page: 17970/291, Date: 04/18/24
 Use: 3 Bdrm Ranch, Lot: 95832sf
- 61 MYSTIC ST U:13.**..... **\$175,000**
 B: Rechdan 61 Mystic St Meth
 S: Starter Realty Mgmt Inc
 Book/Page: 17968/229, Date: 04/16/24
 Use: 1 Bdrm Condo
- 61 MYSTIC ST U:14.**..... **\$175,000**
 B: Rechdan 61 Mystic St Meth
 S: Starter Realty Mgmt Inc
 Book/Page: 17968/233, Date: 04/16/24
 Use: 1 Bdrm Condo
- 61 MYSTIC ST U:19.**..... **\$175,000**
 B: Rechdan 61 Mystic St Meth
 S: Starter Realty Mgmt Inc
 Book/Page: 17968/237, Date: 04/16/24
 Use: 1 Bdrm Condo
- 61 MYSTIC ST U:22.**..... **\$175,000**
 B: Rechdan 61 Mystic St Meth
 S: Starter Realty Mgmt Inc
 Book/Page: 17968/241, Date: 04/16/24
 Use: 1 Bdrm Condo
 Prior Sale: \$99,000 (09/17)
- 1 RIVERVIEW BLVD U:8-107.**..... **\$409,000**
 B: Kyle N Protasowicki
 S: Jay Gelb
 Book/Page: 17968/223, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$335,000 (10/21)

▶ FORECLOSURE DEEDS

- 25 ARNOLD ST.**..... **\$730,000**
 B: Home Equity Mtg Loan Asse & Deutsche Bk Natl T Co Tr
 S: Anastacio Sepulveda & Deutsche Bk Natl T Co Tr
 Book/Page: 17969/338, Date: 04/17/24
 Use: 3-Family Multi-Unit Bldg, Lot: 5837sf
 Prior Sale: \$375,000 (02/07)

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

- 54 CIDERPRESS WAY U:54.**..... **\$705,000**
 B: Janet A Suleski
 S: Robert P Marchand, Tr for Marchand-Grazybek Ft
 Book/Page: 17968/328, Date: 04/16/24
 Use: 2 Bdrm Condo
- 26 EASY ST.**..... **\$966,000**
 B: Jessica L Herbster & Paul F Frangakis
 S: Jeffrey D Hart & Charlene A Hart
 Book/Page: 17968/201, Date: 04/16/24
 Mtg: Cross Country Mtg Inc \$859,787
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 47480sf
 Prior Sale: \$537,500 (07/14)
- 23 FERNVIEW AVE U:2.**..... **\$335,000**
 B: Janelle Bruno
 S: Madeline Cincotta
 Book/Page: 17969/192, Date: 04/17/24
 Mtg: Cross Country Mtg Inc \$323,565
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$126,000 (02/12)

- 127 MARBLEHEAD ST U:C.**..... **\$460,000**
 B: Mahmoud Raghib
 S: Rachel S Christensen
 Book/Page: 17968/175, Date: 04/16/24
 Use: 2 Bdrm Condo
- 122 MILL POND.**..... **\$900,000**
 B: Zendo LLC
 S: Millpond Hmowners Assn In
 Book/Page: 17968/245, Date: 04/16/24
 Mtg: Methuen Cp Bk \$755,000
 Use: Accessory Land Improved, Lot: 46561sf
- 20 NUTMEG LN.**..... **\$1,200,000**
 B: Casey A Antonelli & Nicholas P Antonelli
 S: Steven D Robbins & Karen C Robbins
 Book/Page: 17970/204, Date: 04/18/24
 Mtg: Inst Svcs Newburyport \$900,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 29368sf
 Prior Sale: \$660,000 (01/03)
- 28 S BRADFORD ST.**..... **\$169,000**
 B: Michael Traverso
 S: Michael Traverso, Tr for Brian J Bettano
 Book/Page: 17971/200, Date: 04/19/24
 Use: 3 Bdrm Ranch, Lot: 45302sf
 Prior Sale: \$482,000 (11/18)
- 16 SAUNDERS ST.**..... **\$750,000**
 B: Julissa Flores
 S: Mauricio Yurrita & Emilia R Macdonnell
 Book/Page: 17967/324, Date: 04/16/24
 Mtg: New Fed Mtg Corp \$736,415
 Term: 2054
 Use: 2-Family Multi-Unit Bldg, Lot: 3751sf
 Prior Sale: \$427,000 (07/17)

Essex Registry

Southern District

John L. O'Brien, Jr., Register
 45 Congress St, Suite 4100
 Salem, MA 01970
 Telephone: (978) 742-1700
 Fax: (978) 744-5865
 www.salemdeeds.com

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

- 4 ARBORCREST RD.**..... **\$1,000,000**
 B: Erin Sharry & Ryan Sharry
 S: Kenneth N Harring Jr & Shauna S Harring
 Book/Page: 42075/572, Date: 04/19/24
 Mtg: BankESB \$600,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 16030sf
 Prior Sale: \$555,000 (12/07)
- 3 BIRCH ST.**..... **\$660,000**
 B: Geoffrey Noyes & Erica Omobono
 S: Rachel B Yee, Tr for Solace & Truman T
 Book/Page: 42075/412, Date: 04/19/24
 Mtg: Marcia C Santos \$450,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10041sf
 Prior Sale: \$366,000 (04/17)
- 6-8 CENTER ST U:A.**..... **\$685,000**
 B: Ana Mcdonough & Tristan Wolf
 S: Ethan C Petersohn & Gregory S Southard
 Book/Page: 42076/198, Date: 04/19/24
 Mtg: CMG Mortgage Inc \$405,000
 Term: 2054
 Use: Condo
- 46 GLEN DEVIN ST U:46.**..... **\$372,000**
 B: Ashley N Sparks & William A Sparks
 S: Antie Cheryl A Est & Luke J Antie
 Book/Page: 42070/224, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$353,400
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$60,000 (02/92)
- 262 MAIN ST.**..... **\$700,000**
 B: Tracy Alford & Michael Wilichoski
 S: Virginia Mccord
 Book/Page: 42077/330, Date: 04/19/24
 Mtg: Leader Bank NA \$510,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 10770sf
 Prior Sale: \$429,999 (08/22)
- 1 WOODLAWN ST.**..... **\$918,000**
 B: Aeron Hurlley & Kara Leung
 S: Clare A McCallum, Tr for Clare A McCallum RET
 Book/Page: 42073/308, Date: 04/17/24
 Mtg: Leader Bank NA \$618,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6930sf
 Prior Sale: \$452,000 (07/18)

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

- 26 ATLANTIC AVE.**.....

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

- 57 BEECHWOOD DR** **\$680,000**
B: Raphael Okello & Sylvia Okello
S: William C Lannon Jr
Book/Page: 42070/449, Date: 04/16/24
Mtg: United Wholesale Mtg \$667,683
Term: 2054
Use: 4 Bdrm Colonial, Lot: 29081sf
Prior Sale: \$210,550 (10/97)
- 27 BELMONT AVE U:27-29** **\$575,000**
B: Jeremy R Bechelli & Michael A Morel
S: Bradford Unlimited Corp
Book/Page: 42076/300, Date: 04/19/24
Use: Condo
- 69-71 BRADFORD AVE** **\$755,000**
B: Elvis Flete & Santa C Reyes
S: David B Foucault & Karen A Foucault
Book/Page: 42075/107, Date: 04/18/24
Mtg: United Wholesale Mtg \$679,500
Term: 2054
Use: 3-Family Miti-Unt Bldg, Lot: 5502sf
Prior Sale: \$169,300 (12/90)
- 31 CASABLANCA CT U:31** **\$410,000**
B: Patricia Tupaj
S: Eric M Lafleur Sr & Valerie E Lafleur
Book/Page: 42074/524, Date: 04/18/24
Mtg: Leader Bank NA \$210,000
Term: 2054
Use: 2 Bdrm Condo
- 19 CLAREMONT AVE** **\$335,000**
B: Jae Rivas Inc
S: Joseph A Oneill
Book/Page: 42077/159, Date: 04/19/24
Use: 3 Bdrm Ranch, Lot: 14540sf
- 19 CONCORD ST** **\$700,000**
B: Dennis C Floyd Jr & Stacey M Floyd
S: Laurene P Inglesse, Tr for Miller Ft
Book/Page: 42076/69, Date: 04/19/24
Mtg: CMG Mortgage Inc \$465,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9557sf
- 267 CONCORD ST** **\$641,000**
B: Xanthie Lazarakis & Giorgia Patsoz
S: Janice E Coulter, Tr for Janice E Coulter T
Book/Page: 42070/383, Date: 04/16/24
Mtg: Haverhill Bk \$416,650
Term: 2054
Use: 3 Bdrm Colonial, Lot: 18622sf
Prior Sale: \$247,000 (10/00)
- 7 FLORENCE AVE** **\$565,000**
B: Yisell D Candelier
S: Fred M Scamporino, Tr for Scamporino Ft
Book/Page: 42073/510, Date: 04/18/24
Mtg: Mtg Equity Partners \$477,000
Term: 2054
Use: 2-Family Miti-Unt Bldg, Lot: 5001sf
- 131 HILLDALE AVE** **\$510,000**
B: Xiomara M Hernandez & Otoniel A Arreola-Vasquez
S: 98 Auburn St LLC
Book/Page: 42070/43, Date: 04/16/24
Mtg: Salem Five Mtg Co \$489,732
Term: 2054
Use: 3 Bdrm Old Style, Lot: 8734sf
Prior Sale: \$140,000 (11/22)
- 38 LEXINGTON AVE** **\$510,000**
B: Kevin Elliott & Tess Tarpay
S: Donna J Mccolley
Book/Page: 42077/81, Date: 04/19/24
Mtg: Wakefield Cp Bk \$484,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Old Style, Lot: 5994sf
- 10 OLIVER ST U:E** **\$290,000**
B: David M Bakas
S: Danielle Littles & Gary L Littles
Book/Page: 42073/4, Date: 04/17/24
Mtg: Inst Svgs Newburyport \$202,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$140,000 (05/15)
- 39 SAINT JAMES AVE** **\$892,639**
B: David D Curtis Jr & Bohwan Kim
S: Mulliane Construction LLC
Book/Page: 42069/553, Date: 04/16/24
Mtg: Pentucket Bank \$693,200
Term: 2054
Use: Residential Developable Land, Lot: 20299sf
Prior Sale: \$195,000 (08/23)
- 141 SALEM ST** **\$320,000**
B: Sera A Manzi
S: Vasilias Pervanas, Tr for 141 Salem Street Rt
Book/Page: 42074/5, Date: 04/18/24
Mtg: Merrimack Valley CU \$256,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12889sf
Prior Sale: \$173,500 (11/09)
- 52-58 WASHINGTON ST U:BC** **\$315,000**
B: Debra Stowell, Tr for Debra Stowell RET
S: Sherry Venezia
Book/Page: 42077/201, Date: 04/19/24
Use: Condo
- 170-172 WINTER ST** **\$500,000**
B: Juan Marte
S: Alex D Mercedes, Tr for 170-172 Winter Street Rt
Book/Page: 42077/29, Date: 04/19/24
Mtg: Enterprise Bk & Tr Co \$375,000
Use: Mixed Use-Prim Res & Comm, Lot: 4060sf
Prior Sale: \$300,000 (03/20)

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

- 25 IPSWICH WOODS DR U:25** **\$650,000**
B: Patricia Difazio & Vincent Difazio
S: Laura J Hoffman, Tr for Stackpole 2020 RET
Book/Page: 42070/312, Date: 04/16/24
Mtg: Drew Mortgage AssnInc \$487,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$405,000 (05/18)

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

- 19 ASTOR ST** **\$580,000**
B: Angel A Argumedo
S: Agwu N Amogu & Ifeanyi Chukwu Amogu
Doc#: 00000000650656, Date: 04/16/24
Mtg: Keystone Funding \$484,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4110sf
Prior Sale: \$430,000 (09/21)
- 1 BICKMAN ST** **\$380,000**
S: Robin M Faulise, Tr for Pla 2018 RET
Book/Page: 42076/572, Date: 04/19/24
Mtg: Salem Five Mtg Co \$361,000
Term: 2054
- 465-471 BOSTON ST** **\$1,250,000**
B: Fidelina Garcia & Misain A Orellana
S: 465 Boston Street LLC
Book/Page: 42068/502, Date: 04/16/24
Mtg: Rockland Tr Co \$937,500
Term: 2054 Rate: 7.0% Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 5272sf
Prior Sale: \$795,000 (11/22)
- 474 BOSTON ST** **\$1,250,000**
B: Fidelina Garcia & Misain A Orellana
S: 465 Boston Street LLC
Book/Page: 42068/502, Date: 04/16/24
- 47 BROAD ST** **\$1,170,000**
B: Fidelina Garcia & Misain A Orellana
S: Freddy Rodriguez
Book/Page: 42068/451, Date: 04/16/24
Mtg: Rockland Tr Co \$877,500
Term: 2054
Use: 2-Family Two Family, Lot: 5627sf
Prior Sale: \$500,000 (06/19)
- 30 BROADWAY U:A** **\$585,000**
B: Rachel Jordan & Renee S Jordan
S: Lynnwood Development Inc
Book/Page: 42075/67, Date: 04/18/24
Mtg: Salem Five Mtg Co \$425,000
Term: 2054
Use: Condo
- 30 BROADWAY U:B** **\$585,000**
B: Michael F Rossetti
S: Lynnwood Development Inc
Book/Page: 42076/421, Date: 04/19/24
Mtg: Republic State Mtg Co \$497,250
Term: 2054
Use: Condo
- 408 BROADWAY U:304** **\$330,000**
B: Milton Panagopoulos
S: Kimberly Levasseur
Book/Page: 42077/52, Date: 04/19/24
Use: 1 Bdrm Condo, Lot: 17789sf
Prior Sale: \$164,900 (10/16)
- 25 CATALINA RD** **\$650,000**
B: Steven Em
S: Gopal Acharya
Book/Page: 42069/227, Date: 04/16/24
Mtg: Fairway Ind Mtg \$617,500
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6000sf
Prior Sale: \$75,000 (10/19)
- 72 CLARENDON AVE** **\$420,000**
B: Natalia Diaz
S: Helene Montoya & Michael Montoya
Book/Page: 42073/42, Date: 04/17/24
Mtg: Rocket Mortgage LLC \$412,392
Term: 2054
Use: 2 Bdrm Colonial, Lot: 2291sf
Prior Sale: \$157,500 (09/07)
- 157 FAYS AVE** **\$532,000**
B: Drew C Mcfarland
S: Lorraine A Cronin, Tr for 157 Fays Ave RET
Book/Page: 42073/64, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$478,800
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12117sf
- 60 HARWOOD ST** **\$850,000**
B: Jose Garcia-Vidal & Estefania F Ladner
S: Soula Arsenis, Tr for 60 Howard Street Rt
Book/Page: 42075/488, Date: 04/19/24
Mtg: MSA Mortgage LLC \$637,500
Term: 2054
Use: 3-Family Miti-Unt Bldg, Lot: 4813sf
- 127 HENRY AVE** **\$870,000**
B: Sindy C Beltran & Dany A Urrego-Moyano
S: Tyrone L Johnson
Book/Page: 42069/348, Date: 04/16/24
Mtg: Guaranteed Rate Inc \$820,857
Term: 2054
Use: 2-Family Two Family, Lot: 5771sf
Prior Sale: \$92,000 (12/95)
- 34 KERRINS LN** **\$670,000**
B: Peter Tran
S: Moore Kathleen M M Est & Edward P Moore Jr
Doc#: 00000000650675, Date: 04/16/24
Mtg: Total Mtg Svcs \$469,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10310sf
Prior Sale: \$445,000 (03/17)
- 1-9 KIRTLAND ST** **\$1,250,000**
B: Fidelina Garcia & Misain A Orellana
S: 465 Boston Street LLC
Book/Page: 42068/502, Date: 04/16/24
Mtg: Rockland Tr Co \$937,500
Term: 2054 Rate: 7.0% Type: Adj
- 21 LOCUST ST** **\$570,000**
B: Cirio C Vicioso & Mercedes A Decolon
S: Susan M Lundbohn
Book/Page: 42073/196, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$513,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5046sf
- 300 LYNN SHORE DR U:310** **\$335,000**
B: Ramon R Rootharam
S: Stacy Waxman & Mark Roosenberg
Book/Page: 42076/363, Date: 04/19/24
Mtg: Onto Mortgage LLC \$301,500
Term: 2054
Use: 1 Bdrm Condo, Lot: 62566sf
Prior Sale: \$150,000 (08/13)
- 152 LYNNWAY U:2C** **\$300,000**
B: 152 Seaport Landing LLC
S: My Town Realty LLC
Book/Page: 42075/148, Date: 04/18/24
Mtg: Eastern Bank \$150,000
Use: Office Condo Unit, Lot: 189102sf
Prior Sale: \$128,858 (02/18)
- 56 NELS POND RD** **\$700,000**
B: Einar A Gomez-Gomez
S: Kathryn J Jacobson & Andrew P Leitner
Book/Page: 42076/31, Date: 04/19/24
Mtg: United Wholesale Mtg \$687,321
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 10051sf
Prior Sale: \$530,000 (06/20)

- 39 NORTON ST** **\$490,000**
B: Maria A Rodriguez-Develez & Algenys V Liriano
S: Hieu D Nguyen & Kim H Nguyen
Book/Page: 42070/499, Date: 04/16/24
Mtg: Guild Mortgage Co \$426,300
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2043sf
Prior Sale: \$370,000 (05/21)
- 106 ONTARIO ST** **\$610,000**
B: Francisco D Reyes & Ana Y Martinez
S: Sharon M Heroux
Doc#: 00000000650737, Date: 04/19/24
Mtg: Corcoran Trask Ln Lic \$579,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11246sf
Prior Sale: \$252,000 (02/09)
- 32 SAFFORD ST** **\$545,000**
B: Jose E Flores & Blanca J Vargas-Ram
S: Mcomanus Jean M Est & Lauren J Mcomanus
Book/Page: 42073/96, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$405,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3245sf
- 186 WILLIAMS AVE** **\$640,000**
B: Adeleye Fatunsin
S: Sarin Sang
Book/Page: 42070/195, Date: 04/16/24
Mtg: Province Mtg Assoc \$742,427
Term: 2054
Use: 2-Family Two Family, Lot: 5154sf
Prior Sale: \$377,500 (06/05)
- 33 YORK RD** **\$730,000**
B: Rony Y Mendez & Herodes Y Mendez
S: Robert E Jordan Jr & Renee S Jordan
Doc#: 00000000650702, Date: 04/17/24
Mtg: Salem Five Mtg Co \$705,636
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11101sf
Prior Sale: \$240,000 (06/10)

► FORECLOSURE DEEDS

- 119 NEW PARK ST** **\$612,000**
B: Mastr Asset Backed T & US Bank NA Tr
S: Irene E Machuca & US Bank NA
Book/Page: 42075/229, Date: 04/18/24
Use: 2-Family Two Family, Lot: 2882sf
Prior Sale: \$339,900 (09/05)

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

- 34 ESSEX ST** **\$925,000**
B: Alice M Ingham & Oscar J Ingham
S: Laura Golitko
Book/Page: 42076/228, Date: 04/19/24
Mtg: Leader Bank NA \$575,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16771sf
Prior Sale: \$793,000 (12/21)
- 20 BROOK ST** **\$1,025,000**
B: Sawmill Bk Apt LLC
S: Elizabeth A Omalley
Book/Page: 42077/423, Date: 04/19/24
Mtg: Cape Ann Svgs Bk \$820,000
Use: 2-Family Conventional, Lot: 5184sf
Prior Sale: \$91,500 (01/07)
- 4 HICKORY HILL RD** **\$1,562,000**
B: Emily F Smith & Joseph H Smith
S: Dana S Menon & Vivek Menon
Book/Page: 42072/271, Date: 04/17/24
Mtg: Rosemary S French \$300,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 25300sf
Prior Sale: \$704,000 (11/11)
- 206-208 SUMMER ST** **\$900,000**
B: 206 Summer LLC
S: Lisa K Frackiewicz, Tr for Karas Summer Street Nt
Book/Page: 42070/172, Date: 04/16/24
Mtg: Building Center Inc \$1,500,000

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

- 53 JERSEY ST** **\$570,000**
B: Margaret M Sullivan & Stephen M Sullivan
S: Mace Helena M Est & Leslie A Ormonde
Book/Page: 42076/454, Date: 04/19/24
Mtg: Marblehead Svgs Bk \$427,500
Term: 2054
Use: 2-Family Conventional, Lot: 9110sf
- 10-12 SUMMER ST U:10** **\$750,000**
B: Christina Lorenz
S: Marblehead Re LLC
Book/Page: 42069/450, Date: 04/16/24
Use: Condo
- 26 SUMMER ST U:8** **\$400,000**
B: Klio LLC
S: Hugh W Stewart, Tr for Hugh W Stewart RET
Book/Page: 42077/474, Date: 04/19/24
Use: 2 Bdrm Condo
Prior Sale: \$410,000 (12/21)
- 33 MEADOW DR** **\$365,000**
B: Vincent E Janollari
S: Patrick J Shaughnessy, Tr for Testamentary T
Book/Page: 42076/150, Date: 04/19/24
Use: 3 Bdrm Raised Ranch, Lot: 15002sf
Prior Sale: \$365,000 (08/16)
- 33 MEADOW DR** **\$715,000**
B: Luz Silva
S: Vincent E Janollari
Book/Page: 42076/156, Date: 04/19/24
Mtg: Fairway Ind Mtg \$490,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15002sf
Prior Sale: \$365,000 (04/24)

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

- 42 ABERDEEN AVE** **\$665,000**
B: Jenny R Kramer & Rick Storm
S: Janet L Larochelle & Mark A Larochelle
Book/Page: 42076/333, Date: 04/19/24
Mtg: Amerant Mortgage \$532,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6347sf
Prior Sale: \$146,000 (01/96)
- 55 BARTHOLOMEW ST** **\$565,000**
B: Edward W Duclos
S: Aric E Duplinsky & Kathleen A Duplinsky
Book/Page: 42075/36, Date: 04/18/24
Mtg: United Wholesale Mtg \$536,750
Term: 2054
Use: 3 Bdrm Old Style, Lot: 16209sf
Prior Sale: \$264,500 (10/14)
- 56 ELLSWORTH RD** **\$730,000**
B: Jason Bonenfant & Taylor Macrae
S: Cheryl J Whittier & Stephen G Whittier
Book/Page: 42077/204, Date: 04/19/24
Mtg: Leader Bank NA \$530,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 4940sf
- 22 MACARTHUR CIR** **\$740,000**
B: Kathleen A Kazokus & Francis Turner
S: Alexander R Moody, Tr for Moody FT
Book/Page: 42069/128, Date: 04/16/24
Use: 3 Bdrm Cape Cod, Lot: 6499sf
- 9 NANCY AVE** **\$650,000**
B: Johanna Ochoa & Wilson Ochoa
S: Joseph W Wheadon, Tr for Wheadon Rt
Book/Page: 42068/32, Date: 04/16/24
Use: 4 Bdrm Garrison, Lot: 14309sf

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

- 11 CENTRAL ST U:4** **\$850,000**
B: Michael Fleming & Mikala Oneil
S: Michael A Cennami, Tr for M A & Mary Beth Cennami T
Book/Page: 42069/376, Date: 04/16/24
Mtg: Guaranteed Rate Inc \$600,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$509,000 (06/17)
- 22 BROAD ST U:2** **\$375,000**
B: Shery N Bonder
S: Susan T Hern
Book/Page: 42070/192, Date: 04/16/24
Use: 1 Bdrm Condo
- 10 EAGLE ST** **\$820,000**
B: Drew Guzowski & Sara Guzowski
S: Kristin Nali
Book/Page: 42073/276, Date: 04/17/24
Mtg: Movement Mtg LLC \$699,091
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2300sf
Prior Sale: \$497,000 (08/18)
- 165 HIGH ST** **\$615,000**
B: Wrp ii LLC
S: Port Development LLC
Book/Page: 42070/65, Date: 04/16/24
Mtg: Bank of Herrin \$505,000
Use: Commercial Building, Lot: 3710sf
Prior Sale: \$535,000 (08/22)
- 20 OAKLAND ST U:1** **\$735,000**
B: Jennifer C Newell, Tr for Jennifer C Newell RET
S: Joyce E Cantileno & Averill C Haines
Book/Page: 42070/521, Date: 04/16/24
Mtg: Newburyport Five Cent \$535,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$383,500 (07/13)
- 75 PARKER ST** **\$1,730,000**
B: 75 Parker LLC
S: Port City Realty LLC
Book/Page: 42074/65, Date: 04/18/24
Mtg: Port City Realty Llc \$1,292,500
Use: Industrial Building, Lot: 108900sf
Prior Sale: \$499,900 (04/15)
- 27 POND ST** **\$70,000**
B: Parham P Khaknejad & Parvaneh Yassinifard
S: Alicia Kalil
Book/Page: 42071/49, Date: 04/16/24
Mtg: Parvaneh Fard \$140,000
Term: 2029
Use: 2 Bdrm Conventional, Lot: 1000sf
Prior Sale: \$450,000 (06/21)
- 25 SHIP ST U:25** **\$1,100,000**
B: Bethann Rowlands
S: Margaret D Laker
Book/Page: 42072/31, Date: 04/17/24
Mtg: Cross Country Mtg Inc \$600,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$420,000 (09/11)
- 31-1/2 UNION ST** **\$850,000**
B: Andrew Sidford
S: Michael L Sockness
Book/Page: 42077/235, Date: 04/19/24
Mtg: Inst Svgs Newburyport \$680,000
Term: 2039
Use: 2 Bdrm Conventional, Lot: 3034sf
Prior Sale: \$350,000 (05/14)
- 14 VERNON ST U:14** **\$630,000**
B: Heather Kelsey
S: Ann M Pedevillano & Timothy Pedevillano
Book/Page: 42069/445, Date: 04/16/24
Use: 2 Bdrm Condo
Prior Sale: \$457,000 (12/15)
- 5 WOODMAN WAY U:102** **\$510,000**
B: Ryan Kelly
S: Dianne C Cobb, Tr for Dianne C Cobb T
Book/Page: 42076/541, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$408,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$291,000 (07/14)

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

- 8 ANDREW ST U:8B** **\$470,000**
B: Alyssa Velotta
S: Colleen Debeasi & Ryan C Debeasi
Book/Page: 42074/218, Date: 04/18/24
Mtg: BankESB \$430,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 2 Bdrm Condo, Lot: 11003sf
Prior Sale: \$405,000 (05/22)
- 89 BRIDGE ST U:3** **\$600,000**
B: Richard A Martino & Kathleen Mccauley
S: Samantha J Russo
Book/Page: 42074/295, Date: 04/18/24
Mtg: North Shore Bank \$480,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 3237sf
Prior Sale: \$394,500 (01/18)
- 119 FEDERAL ST U:119** **\$1,075,000**
B: Todd Santoro & Toni Santoro
S: Fred Lipton & Linda Lipton
Book/Page: 42069/457, Date: 04/16/24
Use: 5 Bdrm Condo, Lot: 6656sf
Prior Sale: \$537,500 (12/07)
- 9 PERSHING RD** **\$735,000**
B: Bruce Baisch Jr & Alesha Strycharz
S: Judith A Vangelisto, Tr for Melanson FT
Book/Page: 42074/103, Date: 04/18/24
Mtg: Drew Mortgage AssnInc \$750,802
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7414sf
- 32 PRINCE ST** **\$965,000**
B: Bin B Huang
S: Nadia E Attaria & Bouchaib Boubakraouy
Book/Page: 42071/66, Date: 04/16/24
Mtg: American Fin Network \$675,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 3838sf
- 6 SUMMER ST** **\$115,525**
B: Denise Deveney
S: Denise Deveney & John Berry
Doc#: 00000000650652, Date: 04/16/24
Mtg: Inst Svgs Newburyport \$340,000
Term: 2054
- 32 VALIANT WAY U**

ESSEX REGISTRY
continued

Topsfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	\$856,000	\$891,250

► **REAL ESTATE SALES**

130 PERKINS ROW **\$1,050,000**
 B: Bryan J Ciborowski & Danielle Pierce
 S: Elizabeth M Buccafusca & Robert J Buccafusca
 Book/Page: 42074/370, Date: 04/18/24
 Mtg: Leader Bank NA \$840,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 40502sf
 Prior Sale: \$562,000 (10/09)

Wenham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	8
Median Price	\$855,000	\$986,500

► **REAL ESTATE SALES**

144 GRAPEVINE RD **\$1,787,000**
 B: Craig Hornung & Lauren Hornung
 S: Jagruti C Patel & Rahul M Patel
 Book/Page: 42070/24, Date: 04/16/24
 Mtg: Berkshire Bank \$1,429,600
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 77027sf
 Prior Sale: \$1,500,000 (01/05)

62 MAIN ST **\$1,025,000**
 B: Molly Fitzgerald & Claire Sinz
 S: Alice D Osgood, Tr for Alice D Osgood 2011 RET
 Book/Page: 42074/425, Date: 04/18/24
 Mtg: Cross Country Mtg Inc \$768,750
 Term: 2054
 Use: 5 Bdrm Old Style, Lot: 40001sf
 Prior Sale: \$594,000 (06/16)

Franklin Registry

Scott A. Cote, Register
 43 Hope Street, Greenfield, MA 01301
 Telephone: (413) 772-0239
 Fax: (413) 774-7150
 www.franklindeeds.com
 or www.masslandrecords.com

Ashfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	3
Median Price	\$167,250	\$665,000

► **REAL ESTATE SALES**

535 CUMMINGTON RD **\$105,000**
 B: James Bacon
 S: George Paradee
 Book/Page: 8304/57, Date: 04/16/24
 Use: Mixed Use-Prim Res & Agricul, Lot: 2580930sf

449 MAIN ST **\$510,000**
 B: Craig Gibson & Rachel Gibson
 S: Susan A Gambino
 Book/Page: 8304/61, Date: 04/16/24
 Mtg: Greenfield Svgs \$360,000
 Term: 2054 Rate: 5.6% Type: Adj
 Use: 6 Bdrm Colonial, Lot: 87120sf

Bernardston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	2
Median Price	\$370,000	\$304,500

► **REAL ESTATE SALES**

84 BALD MOUNTAIN RD **\$340,000**
 B: Robert Graves
 S: Eric M Boliski & Adrienne L Boliski
 Book/Page: 8304/267, Date: 04/17/24
 Mtg: Norwich Commercial Grp \$311,355
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 58806sf
 Prior Sale: \$88,500 (05/01)

Colrain

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	1
Median Price	\$250,000	\$127,000

► **REAL ESTATE SALES**

GILBERT DR L:16 **\$83,400**
 B: David Weinstein & Lauren Ockene
 S: Stowe Farm Cmnty Hmowners
 Book/Page: 8305/319, Date: 04/19/24

N GREEN RIVER RD **\$20,500**
 B: Keith Ludwigsen
 S: Patience Lewe, Tr for Lowe Int
 Book/Page: 8304/13, Date: 04/16/24

Conway

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	1
Median Price	\$382,500	\$285,000

► **REAL ESTATE SALES**

1076 ROARING BROOK RD **\$650,000**
 B: Roaring Brook Camp LLC
 S: New England Church Of God
 Book/Page: 8304/236, Date: 04/17/24

Erving

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	7
Median Price	\$275,000	\$335,000

► **REAL ESTATE SALES**

21 E MAIN ST **\$268,000**
 B: Ryan A Bailey & Cheryl Bailey
 S: John D Mcauley
 Book/Page: 8305/276, Date: 04/19/24
 Mtg: Total Mtg Svcs \$250,874
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 14767sf
 Prior Sale: \$70,000 (06/07)

Greenfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	22
Median Price	\$265,000	\$282,450

► **REAL ESTATE SALES**

42 CLEVELAND ST **\$90,000**
 B: Rural Development Inc
 S: TM Properties Inc
 Book/Page: 8304/294, Date: 04/17/24
 Use: 3 Bdrm Old Style, Lot: 8712sf
 Prior Sale: \$104,304 (02/90)

7 COOKE ST **\$140,000**
 B: Scherrer Holdings LLC
 S: Kaminski Kevin P Est & Elaine Wysocki
 Book/Page: 8305/233, Date: 04/19/24
 Use: 2 Bdrm Cape Cod, Lot: 11879sf

104 COUNTRY SIDE RD U:104 **\$316,000**
 B: Ellen M Berson & Mark L Berson
 S: John R & E P Anderso RET & John R Anderson Jr
 Book/Page: 8303/302, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$189,000 (08/18)

100 FAIRVIEW E **\$272,000**
 B: Pioneer Vly Redevel LLC
 S: Pioneer Vly Redevel LLC
 Book/Page: 8305/204, Date: 04/18/24

73 FERRANTE AVE **\$385,000**
 B: Jeanne T Canteen
 S: Kenneth F Sigsworth, Tr for Sigsworth Int
 Book/Page: 8305/121, Date: 04/18/24
 Use: 3 Bdrm Ranch, Lot: 14959sf
 Prior Sale: \$126,000 (07/92)

20 FREDERICK RD **\$339,000**
 B: Michael Mccormack & Jessa Mccormack
 S: Judith A Karpinski & Joan E Karpinski
 Book/Page: 8305/345, Date: 04/19/24
 Mtg: Union Home Mortgage \$322,050
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 20721sf

169 OLD ALBANY RD **\$800,000**
 B: Old Albany Rd LLC
 S: Jeanne T Canteen
 Book/Page: 8304/258, Date: 04/17/24
 Use: Mixed Use-Prim Res & Forest, Lot: 893111sf

30-R WALNUT ST **\$125,000**
 B: Edward L Funk, Tr for Edward L Funk Int
 S: Ragus LLC
 Book/Page: 8191/207, Date: 07/14/23
 Mtg: Mark A Wightman \$125,000
 Term: 2053
 Use: Accessory Land Improved, Lot: 47058sf
 Prior Sale: \$25,000 (06/08)

Hawley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	1
Median Price		\$225,000

► **REAL ESTATE SALES**

124 E HAWLEY RD **\$425,000**
 B: 124 E Hawley Rd LLC
 S: Lien Vuong
 Book/Page: 8305/163, Date: 04/18/24
 Mtg: Greenfield Cp Bk \$318,750
 Use: 3 Bdrm Log, Lot: 239580sf
 Prior Sale: \$325,000 (11/21)

Leverett

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	4
Median Price	\$262,000	\$497,500

► **REAL ESTATE SALES**

475 LONG PLAIN RD **\$140,000**
 B: Si C Zhu
 S: Hong T Cai
 Book/Page: 8304/340, Date: 04/17/24
 Use: 3 Bdrm Split Entry, Lot: 73939sf
 Prior Sale: \$155,000 (02/20)

Montague

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	9
Median Price	\$240,000	\$300,000

► **REAL ESTATE SALES**

411 FEDERAL ST **\$300,000**
 B: Anne L Moore
 S: Justin D Killeen
 Book/Page: 8306/20, Date: 04/19/24
 Mtg: Florence Bank \$100,000
 Term: 2054 Rate: 5.4% Type: Adj
 Use: 3 Bdrm Conventional, Lot: 32060sf
 Prior Sale: \$170,000 (10/19)

Orange

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	17
Median Price	\$276,500	\$308,000

► **REAL ESTATE SALES**

67 FOUNTAIN ST **\$175,000**
 B: Dpm Consult LLC
 S: Bruce A Gabrenas
 Book/Page: 8304/129, Date: 04/16/24
 Mtg: Kiavi Funding Inc \$230,600
 Use: 3 Bdrm Old Style, Lot: 10890sf
 Prior Sale: \$70,632 (05/04)

171 ROYALSTON RD **\$100,000**
 B: Joshua B Smith
 S: Tracey M Hachey
 Book/Page: 8304/104, Date: 04/16/24
 Use: 1 Bdrm Colonial, Lot: 44867sf
 Prior Sale: \$42,000 (12/03)

23 STONE VALLEY RD **\$154,732**
 B: Jean Maurin
 S: Pennymac Loan Svcs LLC
 Book/Page: 8306/121, Date: 04/19/24
 Use: 2 Bdrm Split Entry, Lot: 25072sf
 Prior Sale: \$162,800 (02/24)

WALNUT HILL RD **\$45,000**
 B: Bell Point LLC
 S: Jacques A Istel
 Book/Page: 8305/271, Date: 04/19/24

► **FORECLOSURE DEEDS**

78 CHENEY ST **\$160,298**
 B: 1900 Capital TI & Us Bank TNa Tr
 S: Ellen L Adams & 1900 Capial TI
 Book/Page: 8304/206, Date: 04/17/24
 Use: 3 Bdrm Old Style, Lot: 11326sf
 Prior Sale: \$149,000 (03/09)

Shelburne

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price	\$675,000	\$375,000

► **REAL ESTATE SALES**

169 OLD ALBANY RD **\$800,000**
 B: Old Albany Rd LLC
 S: Jeanne T Canteen
 Book/Page: 8304/258, Date: 04/17/24

7 WARREN CT **\$400,000**
 B: T W Flanders
 S: Kathleen T Orourke
 Book/Page: 8306/47, Date: 04/19/24
 Mtg: Greenfield Cp Bk \$200,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 2-Family Conventional, Lot: 25700sf

Shutesbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	2
Median Price	\$315,950	\$543,750

► **REAL ESTATE SALES**

309 MONTAGUE RD **\$372,000**
 B: Bryan D Beneitone
 S: Patricia Convery
 Book/Page: 8303/110, Date: 04/16/24
 Use: 2 Bdrm Contemporary, Lot: 52272sf
 Prior Sale: \$114,500 (07/93)

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**

85 COOPER ST **\$435,000**
 B: Jayden D Cho & Jiwon Hwang
 S: Peggy C Risley & Michael J Risley
 Book/Page: 25385/488, Date: 04/17/24
 Mtg: Cross Country Mtg Inc \$348,000
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 33800sf
 Prior Sale: \$192,900 (05/03)

84 NORRIS ST **\$325,000**
 B: Philemon Kosgei & Hellen J Kipsang
 S: Fred U Sisson Jr & Theresa R Sisson
 Book/Page: 25388/343, Date: 04/19/24
 Mtg: Polish National CU \$315,250
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 7350sf
 Prior Sale: \$190,000 (03/18)

74 PLEASANT DR **\$275,000**
 B: Ryan S Stork
 S: Stuart W Stork & Polly A Stork
 Book/Page: 25387/137, Date: 04/18/24
 Mtg: Berkshire Bank \$220,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 16875sf
 Prior Sale: \$226,100 (04/23)

SHOEMAKER LN **\$75,000**
 B: Ltm Realty LLC
 S: 444 Shoemaker Ma LLC
 Book/Page: 25383/304, Date: 04/16/24

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**

WARREN RD L:9 **\$45,000**
 B: Genise Jackson
 S: Ruben Sosa
 Book/Page: 25385/246, Date: 04/17/24

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**

12 9TH AVE **\$100,000**
 B: Gerard J Roy, Tr for Gjr Int
 S: Poli Jr Robert F Est & Frank J Poli
 Book/Page: 25387/315, Date: 04/19/24
 Use: 1 Bdrm Bngl/Cottage, Lot: 17050sf
 Prior Sale: \$55,000 (03/93)

93 BEELER AVE **\$470,000**
 B: Arthur W Boutin & Melanie C Boutin
 S: Timothy B Martin & France M Martin
 Book/Page: 25388/182, Date: 04/19/24
 Mtg: Alden CU \$190,000
 Term: 2044
 Use: 4 Bdrm Ranch, Lot: 11578sf

51 BLANCHARD ST **\$140,000**
 B: Pah Properties LLC
 S: Woytych Carol A Est & Sarah Day
 Book/Page: 25383/225, Date: 04/16/24
 Mtg: Kiavi Funding Inc \$199,500
 Use: 4 Bdrm Cape Cod, Lot: 6650sf
 Prior Sale: \$87,000 (04/92)

590 BROADWAY ST **\$340,000**
 B: Marvin Ventura
 S: Ivan Carrasquillo & Iliam Casillas
 Book/Page: 25386/409, Date: 04/18/24
 Mtg: American Pacific Mtg \$272,000
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 13500sf
 Prior Sale: \$165,000 (04/23)

134 FARNSWORTH ST **\$280,000**
 B: Todd S Allegretto
 S: Zakory Christian & Kristian Nelson
 Book/Page: 25384/273, Date: 04/16/24
 Mtg: Fairway Ind Mtg \$224,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 6023sf
 Prior Sale: \$245,000 (09/22)

31 RUSKIN ST **\$488,500**
 B: Pawel A Karbarz
 S: Arthur W Boutin & Melanie C Boutin
 Book/Page: 25388/83, Date: 04/19/24
 Mtg: Members Mtg Co Inc \$237,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 38332sf
 Prior Sale: \$290,000 (01/17)

88 SKEELE ST **\$243,750**
 B: Michael F Lacoste
 S: Lawrence L Lacoste, Tr for Norman L Lacoste RET
 Book/Page: 25388/317, Date: 04/19/24
 Use: 3-Family Family Flat, Lot: 13860sf

175 SZETELA DR **\$340,000**
 B: Christopher R Dupont & Tracy A Dupont
 S: Mark S Lukas & Susan M Lukas
 Doc#: 00000000236344, Date: 04/17/24
 Use: 3 Bdrm Ranch, Lot: 10000sf

40 WEST ST **\$377,500**
 B: 40 West Street Prop LLC
 S: Md Realty LLC
 Book/Page: 25384/19, Date: 04/16/24
 Use: Retail-Service, Lot: 9071sf
 Prior Sale: \$80,000 (03/03)

49 WILSON AVE **\$323,000**
 B: Raghdah H Aldoghani
 S: Pezda Thomas R Est & Sharon L Szady
 Book/Page: 25386/561, Date: 04/18/24
 Mtg: Windsor Federal Bank \$258,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11370sf

127 WOODCREST CIR **\$275,000**
 B: Mohammed Alkhabbi & Dhuha Almaliki
 S: Fahmia A Charanek & Jaafar Hamadeh
 Book/Page: 25387/74, Date: 04/18/24
 Mtg: Jaafar Hamadeh \$245,000
 Term: 2034
 Use: 3 Bdrm Ranch, Lot: 7332sf
 Prior Sale: \$78,500 (04/00)

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**

73 CAPTAIN RD **\$1,125,000**
 B: Jonathan A Breton, Tr for Herka Diamond Nt
 S: Alexander Farhadi & Samantha

163 MOULTON HILL RD..... \$465,000
 B: Normand Baril, Tr for N Jr & Diane Baril Lt
 S: Laurie A Jacobsen
 Book/Page: 25388/26, Date: 04/19/24
 Use: 4 Bdrm Ranch, Lot: 222592sf
 Prior Sale: \$149,000 (04/12)

Palmer

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	27
Median Price	\$252,450	\$301,000

► **REAL ESTATE SALES**

7 CRAWFORD ST..... \$448,000
 B: Christopher J Besancon
 S: Vision Inv Rental Prop LL
 Book/Page: 25388/38, Date: 04/19/24
 Mtg: Movement Mtg LLC \$439,885
 Term: 2054
 Use: Apartment Bldg - 4-8 Units, Lot: 16117sf
 Prior Sale: \$220,000 (11/13)

3014 PINE ST U:3014..... \$220,000
 B: Andrea J Osborne
 S: Anne L Bernardin, Tr for Anne L Bernardin RET
 Book/Page: 25384/141, Date: 04/16/24
 Mtg: Baycoast Mortgage Co \$198,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$122,000 (10/15)

2038 PLEASANT ST..... \$210,000
 B: Eric M Gilbert
 S: Karen L Noakes
 Book/Page: 25386/534, Date: 04/18/24
 Mtg: Country Bank \$100,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 9148sf
 Prior Sale: \$185,000 (11/06)

102 STATE ST..... \$370,000
 B: Jennica Huff & Cheryl Benasutti
 S: Nicholas Mardirosian & Heidi Mardirosian
 Book/Page: 25383/43, Date: 04/16/24
 Use: 4 Bdrm Cape Cod, Lot: 163350sf
 Prior Sale: \$255,000 (08/20)

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**

103 FEEDING HILLS RD..... \$220,000
 B: Shirley M Moccio, Tr for Moccio Ft
 S: Danette Peters
 Book/Page: 25385/123, Date: 04/17/24
 Use: 3 Bdrm Ranch, Lot: 125116sf

9 GARGON TER..... \$240,000
 B: William F Lavigne & Lee Lavigne
 S: Michael Tefts
 Book/Page: 25383/3, Date: 04/16/24
 Mtg: Westfield Bank \$160,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 26572sf

SILVERGRASS LN L:17..... \$160,000
 B: Hamelin Framing Inc
 S: Fiore Realty Holdings LLC
 Book/Page: 25387/320, Date: 04/19/24

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**

127 ABBOTT ST..... \$168,000
 B: Lucas Giusto, Tr for Naples Homes Buyers T
 S: Elaine A Mendrala & Christina M Goyette
 Book/Page: 25385/260, Date: 04/17/24
 Mtg: Jdkg Properties Llc \$270,000
 Use: 3 Bdrm Ranch, Lot: 10001sf

339 ABBOTT ST..... \$165,000
 B: Millennia Development LLC
 S: Sonia Velazquez
 Book/Page: 25388/596, Date: 04/19/24
 Mtg: North Shore Landing G \$140,400
 Use: 2 Bdrm Bngl/Cottage, Lot: 5001sf
 Prior Sale: \$150,000 (04/21)

153-155 ARNOLD AVE..... \$360,000
 B: Tony & Tong LLC
 S: Fatima Marques & Jose Marques
 Book/Page: 25387/27, Date: 04/18/24
 Mtg: Hoang Vo \$210,000
 Term: 2026
 Use: 2-Family Duplex, Lot: 5001sf
 Prior Sale: \$205,900 (09/18)

17-19 BANBURY ST..... \$385,000
 B: Xiumei Ye
 S: Nicholas E Hurlin, Tr for Donaldsons Dev T
 Book/Page: 25383/186, Date: 04/16/24
 Mtg: General Mtg Cap Corp \$288,750
 Term: 2054

52 BERKSHIRE ST..... \$460,000
 B: Nery G Rodriguez & Adela E Deleon
 S: Buitrago & Ballesteros LL
 Book/Page: 25385/128, Date: 04/17/24
 Mtg: Rockland Tr Co \$414,000
 Term: 2054
 Use: 3-Family Miti-Unt Blg, Lot: 5175sf
 Prior Sale: \$365,000 (08/22)

517 BOSTON RD..... \$284,000
 B: Mental Health Assn Inc
 S: Shwee-Tian Chou
 Book/Page: 25385/225, Date: 04/17/24
 Mtg: Polish National CU \$459,200
 Term: 2049
 Use: Mixed Use-Prim Res & Comm, Lot: 18452sf

1165 BRADLEY RD..... \$405,500
 B: Hong S Jang & Ji Y Kim
 S: Joseph J Deburro & Kristen H Deburro
 Book/Page: 25388/282, Date: 04/19/24
 Mtg: Radius Financial Grp \$324,400
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 16910sf
 Prior Sale: \$185,000 (08/08)

114-116 BRECKWOOD CIR..... \$315,000
 B: Sharnett T Thomas
 S: Karl-Marx Delphonse
 Book/Page: 25386/597, Date: 04/18/24
 Mtg: United Wholesale Mtg \$299,250
 Term: 2054
 Use: 2-Family Duplex, Lot: 11243sf
 Prior Sale: \$282,000 (08/22)

30 BRIANNA LN..... \$390,000
 B: Stephen Crapello & Emily C Daenzer
 S: Joseph Zarlenigo & Denise Zarlenigo
 Book/Page: 25384/201, Date: 04/16/24
 Mtg: Prosperity Home Mtg \$340,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 10955sf
 Prior Sale: \$141,800 (04/92)

6 BROOKBURN ST..... \$330,000
 B: Margaretta F Robert
 S: Ilyssa O Zippin
 Book/Page: 25388/323, Date: 04/19/24
 Mtg: Freedom Credit Union \$247,500
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 10001sf
 Prior Sale: \$191,500 (06/23)

642 COOLEY ST..... \$237,157
 B: Abby Wilson
 S: Sarah A Baiye
 Book/Page: 25389/17, Date: 04/19/24
 Mtg: Cross Country Mtg Inc \$230,042
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 31202sf
 Prior Sale: \$254,650 (03/22)

72 DRUID HILL RD..... \$265,000
 B: Teilyn Lopez
 S: Anne M White
 Book/Page: 25388/31, Date: 04/19/24
 Mtg: CMG Mortgage Inc \$246,500
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12018sf
 Prior Sale: \$191,458 (10/06)

79 ELAINE CIR..... \$590,000
 B: Carlos A Rosado 3rd & Christina M Rosado
 S: Grahams Construction Inc
 Book/Page: 25383/464, Date: 04/16/24
 Mtg: United Wholesale Mtg \$560,500
 Term: 2054
 Use: 5 Bdrm Ranch, Lot: 16544sf

14 FAIRFIELD ST..... \$280,000
 B: Nathan Andary
 S: Michael R Ferrier
 Book/Page: 25385/44, Date: 04/17/24
 Mtg: Fairway Ind Mtg \$224,000
 Term: 2054 Rate: 5.6% Type: Adj
 Use: 7 Bdrm Colonial, Lot: 7196sf
 Prior Sale: \$155,000 (05/19)

18 FENWAY DR..... \$346,500
 B: Anwar L Thomas Jr & Keyona Thomas
 S: Santiana Real Estate Inc
 Book/Page: 25383/546, Date: 04/16/24
 Mtg: Fairway Ind Mtg \$353,949
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 10393sf
 Prior Sale: \$229,571 (12/23)

23 FOSTER ST..... \$250,000
 B: Ramona Flores
 S: Belvid Realty Group LLC
 Book/Page: 25388/434, Date: 04/19/24
 Mtg: United Wholesale Mtg \$245,471
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 5423sf
 Prior Sale: \$150,000 (07/22)

125 FRANK B MURRAY ST..... \$525,000
 B: Glaze Realty LLC
 S: Carlos Melendez, Tr for 621-625 Center Street Rt
 Book/Page: 25388/474, Date: 04/19/24
 Mtg: New Valley B & T \$695,000
 Use: Commercial Warehouse, Lot: 16492sf
 Prior Sale: \$825,000 (09/22)

HAMPSHIRE ST..... \$30,000
 B: Tadeusz Bukowski
 S: Little Eagle LLC
 Book/Page: 25387/531, Date: 04/19/24

184-186 MAIN ST..... \$280,000
 B: Paradise 1971 Star Rlty L
 S: Hanna Kucharczyk
 Book/Page: 25388/574, Date: 04/19/24
 Mtg: Equity Based Cap Lic \$324,000
 Use: Restaurant/Bar, Lot: 3903sf
 Prior Sale: \$90,000 (11/11)

39 MASSACHUSETTS AVE..... \$400,000
 B: Jose H Quintana & Jose Quintana-Rodriguez
 S: Yellowbrick Property LLC
 Book/Page: 25388/503, Date: 04/19/24
 Use: 2-Family Two Family, Lot: 6469sf
 Prior Sale: \$92,670 (04/10)

383 NOTTINGHAM ST..... \$358,000
 B: Lissette Saillant
 S: Snhst LLC
 Book/Page: 25387/330, Date: 04/19/24
 Mtg: Movement Mtg LLC \$351,515
 Term: 2054
 Use: 2-Family Two Family, Lot: 5001sf
 Prior Sale: \$187,500 (09/21)

23 PRESTON ST..... \$256,280
 B: Emmanuel Tirado
 S: Melvin Cordero & Genavieva C Alejandro
 Book/Page: 25384/178, Date: 04/16/24
 Mtg: Cibm Bank \$251,637
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 10001sf
 Prior Sale: \$165,000 (06/19)

49 RIMMON AVE..... \$280,000
 B: Christopher A Rodriguez & Jessica L Sandstrom
 S: Elizel Martinez
 Book/Page: 25388/245, Date: 04/19/24
 Mtg: Country Bank \$271,600
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 4744sf
 Prior Sale: \$250,000 (12/21)

239 SAINT JAMES BLVD..... \$340,000
 B: Tyler Rae
 S: Tok Chang & Eric Chang
 Book/Page: 25386/505, Date: 04/18/24
 Mtg: Citizens Bank \$238,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 6294sf
 Prior Sale: \$145,000 (10/23)

74 TEMPLE ST U:1..... \$141,000
 B: Erion Haxhimihali & Emirjona Haxhimihali
 S: Javier Fortin
 Book/Page: 25386/29, Date: 04/18/24
 Use: 1 Bdrm Condo
 Prior Sale: \$87,900 (06/21)

124-126 WESTFORD CIR..... \$310,000
 B: Plastoid LLC
 S: Onota Rental LLC
 Book/Page: 25382/357, Date: 04/16/24
 Use: 2-Family Two Family, Lot: 5105sf
 Prior Sale: \$76,100 (06/14)

995 WORTHINGTON ST..... \$1,900,000
 B: Guidewire Inc
 S: Mental Health Assn Inc
 Book/Page: 25388/149, Date: 04/19/24
 Mtg: Westfield Bank \$8,182,900

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**

225 BUTTERNUT HOLLOW RD..... \$475,000
 B: Matthew N Slowick & Kelsey P Slowick
 S: Timothy E Slowick & David A Slowick
 Book/Page: 25387/560, Date: 04/19/24
 Mtg: Polish National CU \$275,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 166778sf

26 EXETER ST..... \$380,000
 B: Brianna M Brush & Justin T Brush
 S: Matthew N Slowick & Kelsey P Slowick
 Book/Page: 25386/435, Date: 04/18/24
 Mtg: PeoplesBank (Holyoke) \$361,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 12500sf
 Prior Sale: \$105,000 (04/14)

35 LANCASTER AVE..... \$297,000
 B: Alisha Orwat
 S: Susan M Vandal & Steven L Vandal
 Book/Page: 25386/303, Date: 04/18/24
 Mtg: HarborOne Mortgage \$272,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10000sf

6 PRIMROSE ST..... \$283,000
 B: Suk Rai & Pratikshya Subba
 S: Arpc LLC
 Book/Page: 25384/225, Date: 04/16/24
 Mtg: Radius Financial Grp \$240,550
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 7000sf
 Prior Sale: \$132,000 (12/23)

714 ROGERS AVE..... \$132,000
 B: Joanne J Hamel & James A Ytinsky
 S: John J Yitinsky & Joyce O Lynch
 Book/Page: 25386/17, Date: 04/17/24
 Use: 3 Bdrm Ranch, Lot: 20910sf

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**

181 GUN CLUB RD..... \$533,500
 B: Tang Properties LLC
 S: Nancy R Pezzini-Pasquini & Linda Pezzini
 Book/Page: 25097/471, Date: 07/28/23
 Use: 2 Bdrm Conventional, Lot: 31402sf

183 GUN CLUB RD..... \$533,500
 B: Tang Properties LLC
 S: Nancy R Pezzini-Pasquini & Linda Pezzini
 Book/Page: 25097/471, Date: 07/28/23
 Use: 1 Bdrm Conventional, Lot: 67082sf

14 MATHER ST..... \$373,000
 B: Rebekah L Hoffman & Joshua A Hoffman
 S: Mj Real Estate LLC
 Book/Page: 25383/351, Date: 04/16/24
 Mtg: Movement Mtg LLC \$366,244
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 8850sf
 Prior Sale: \$180,000 (06/23)

97 MECHANIC ST..... \$232,000
 B: Francis A Hastings & Laura L Hastings
 S: Lou M Sanchez & Ashley Collins
 Book/Page: 25385/81, Date: 04/17/24
 Mtg: Fairway Ind Mtg \$227,797
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 5890sf
 Prior Sale: \$71,000 (02/97)

400 NORTH RD..... \$460,000
 B: Kevin Dansereau & Meghan Mccarthy
 S: Daniel Gilbert & Mary-Jane F Gilbert
 Book/Page: 25386/389, Date: 04/18/24
 Mtg: Polish National CU \$430,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 309276sf

324 RUSSELL RD U:201..... \$150,000
 B: Antonio Hernandez & Melissa R House
 S: Price Cynthia Taylor Est & Alexander J Price
 Book/Page: 25383/317, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$109,900 (12/19)

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**

2205 BOSTON RD U:G65..... \$310,000
 B: Brooke C Vartanian
 S: Joan P Bouchard
 Book/Page: 25385/157, Date: 04/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$115,500 (11/93)

3 BRANCH RD..... \$444,900
 B: Deborah J Bozak, Tr for D J Bozak Eclaration Of T
 S: Scott W Jacobs, Tr for Joyce M Butler 2010 RET
 Book/Page: 25383/172, Date: 04/16/24
 Use: 4 Bdrm Colonial, Lot: 47480sf

102 SANDALWOOD DR U:102..... \$554,900
 B: Bryan D Jamgochian & Lucy T Jamgochian
 S: Ac Homebuilding LLC
 Book/Page: 25383/453, Date: 04/16/24
 Use: Possible New Construction

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**

60 COUNTRY CORNERS RD..... \$925,000
 B: David Sandak & Allegra Sandak
 S: Kira Kmetz & Raghavan Manmatha
 Book/Page: 15110/241, Date: 04/16/24
 Use: 4 Bdrm Contemporary, Lot: 17613sf
 Prior Sale: \$875,000 (09/23)

306 NORTHAMPTON RD..... \$339,000
 B: At1n1 LLC
 S: North Pleasant St Partner
 Book/Page: 15111/122, Date: 04/16/24
 Mtg: Greenfield Cp Bk \$254,250
 Term: 2049
 Use: 3 Bdrm Colonial, Lot: 38328sf
 Prior Sale: \$205,000 (03/15)

22-24 NUTTING AVE..... \$750,000
 B: Eastern Realty LLC
 S: Acs 22-24 Nutting Ave Inc
 Book/Page: 15114/47, Date: 04/19/24
 Mtg: Greenfield Svgs \$1,160,000
 Term: 2029
 Use: 3-Family Family Flat, Lot: 12795sf
 Prior Sale: \$481,700 (12/13)

28-30 NUTTING AVE..... \$750,000
 B: Eastern Realty LLC
 S: Acs 28-30 Nutting Avev In
 Book/Page: 15114/74, Date: 04/19/24
 Mtg: Greenfield Svgs \$1,160,000
 Term: 2029
 Use: 3-Family Family Flat, Lot: 12760sf
 Prior Sale: \$481,700 (12/13)

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**

122 FEDERAL ST..... \$570,000
 B: Greige Belchertown Rlty L
 S: Federal Bld LLC
 Book/Page: 15113/123, Date: 04/19/24
 Mtg: New Valley B & T \$456,000
 Use: Gas Station, Lot: 18387sf

620 FEDERAL ST..... \$420,000
 B: Susan R Coates, Tr for D & Susan Coates Lt
 S: Timothy E Spears & Luisa Feng
 Book/Page: 15113/218, Date: 04/19/24
 Use: 3 Bdrm Ranch, Lot: 13068sf
 Prior Sale: \$375,000 (10/21)

479 FRANKLIN ST..... \$574,900
 B: Ryan Donoghue & Jessica Coleman
 S: Kara F Kirchner
 Book/Page: 15111/35, Date: 04/16/24
 Mtg: Fairway Ind Mtg \$546,155
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 110294sf
 Prior Sale: \$345,000 (10/15)

17 SABIN ST..... \$710,000
 B: John E Nelson & Patricia M Nelson
 S: Laliberte Home Bldrs Inc
 Book/Page: 15111/268, Date: 04/17/24
 Mtg: HarborOne Mortgage \$300,000
 Term: 2054
 Use: Residential Developable Land, Lot: 42053sf

Cummington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	1
Median Price	\$380,000	\$769,000

► **REAL ESTATE SALES**

88 NASH RD..... \$455,000
 B: Cameren R Granger
 S: Delbert H Robbins & Gloria A Robbins
 Book/Page: 15114/14, Date: 04/19/24
 Mtg: TD Bank NA \$395,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 165528sf
 Prior Sale: \$19,000 (12/96)

HAMPSHIRE REGISTRY
continued

Westhampton

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	\$320,000	\$329,000

► **REAL ESTATE SALES**

68 RESERVOIR RD..... \$420,000
B: Timothy A Reilly
S: Eds Enterprises LLC
Book/Page: 15113/297, Date: 04/19/24
Mtg: Greenfield Svgs \$336,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 347173sf
Prior Sale: \$165,000 (10/22)

Williamsburg

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	4
Median Price	\$90,750	\$358,800

► **REAL ESTATE SALES**

87 MAIN ST \$265,000
B: Douglas W Laroche
S: Torrey Dannie T Est & Misty Torrey
Book/Page: 15112/187, Date: 04/18/24
Mtg: HarborOne Mortgage \$251,750
Term: 2054
Use: 5 Bdrm Conventional, Lot: 10890sf
Prior Sale: \$175,000 (12/20)

Middlesex Registry

Northern District

Richard Howe, Jr., Register
370 Jackson Street
Lowell, MA 01852
Telephone: (978) 322-9000
Fax: (978) 322-9001
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Billerica

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	42
Median Price	\$613,000	\$648,950

► **REAL ESTATE SALES**

41 BOSTON RD U:193 \$480,000
B: David Z Larsen & Kristine Kim
S: Kevin J Doherty
Book/Page: 38437/130, Date: 04/19/24
Mtg: Lowell Five Cent Svgs \$330,000
Term: 2054 Rate: 6.3% Type: Adj
Use: Condo
Prior Sale: \$255,000 (08/15)

7 CYNTHIA RD \$1,200,000
B: Kristofer A Cali & Miroslava V Cali
S: Mark J Mulloy & Gail A Pasquale
Book/Page: 38431/20, Date: 04/16/24
Mtg: United Wholesale Mtg \$150,000
Term: 2054
Use: 2-Family Colonial, Lot: 30052sf
Prior Sale: \$240,000 (05/99)

36 GOVE RD \$932,500
B: Hao D Zhu & Shu Feng
S: 36 Gove Road Cbc LLC
Book/Page: 38433/125, Date: 04/17/24
Use: Possible New Construction, Lot: 10193sf

24 GOVERNOR FULLER RD \$640,000
B: Jacquelyn Fitzpatrick & Thomas L Fitzpatrick 4th
S: Jeanne M Kunze, Tr for Jeanne M Kunze Ft
Book/Page: 38435/234, Date: 04/18/24
Mtg: EMM Loans LLC \$512,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30248sf

26 ICHABOD LN \$830,000
B: Maureen A Onessimo & Michael P Onessimo
S: Richard Hupper, Tr for 26 Ichabod Nt
Book/Page: 38436/53, Date: 04/18/24
Mtg: New Fed Mtg Corp \$525,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 66211sf
Prior Sale: \$550,000 (11/23)

1 LEXINGTON RD \$600,000
B: Ashirward Binduheva & Nelushini T Rodrigo
S: Mehboob A Ganchi & Mohsin Ganchi
Book/Page: 38432/51, Date: 04/17/24
Mtg: Freedom Mortgage Corp \$589,132
Term: 2054
Use: 3 Bdrm Split Level, Lot: 27356sf
Prior Sale: \$560,000 (05/23)

5 TURNER RD \$350,000
B: Richard L Annese, Tr for Selma Rit
S: Leo G Tammaro, Tr for Carl RET
Book/Page: 38430/56, Date: 04/16/24
Mtg: Enterprise Bk & Tr Co \$862,500
Use: Residential Undvplble Land, Lot: 16579sf

Carlisle

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	4
Median Price	\$1,100,000	\$1,160,000

► **REAL ESTATE SALES**

64 PALMER WAY \$1,570,000
B: Gregory Ascrizzi & Renee Ascrizzi
S: Dustin M Walters & Katherine V Walters
Book/Page: 38433/169, Date: 04/17/24
Mtg: Leader Bank NA \$766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 89298sf
Prior Sale: \$960,000 (06/19)

142 RUSSELL ST \$1,365,000
B: Jansu Cavanagh & William J Cavanagh 4th
S: Laura M Foley
Book/Page: 38429/205, Date: 04/16/24
Mtg: Bank of America NA \$1,092,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 96268sf
Prior Sale: \$434,000 (07/96)

429 SCHOOL ST \$1,775,000
B: Christopher Bunker & Allison Bunker
S: Nigel Simpson & Claire Smith
Book/Page: 38433/248, Date: 04/17/24
Use: 3 Bdrm Contemporary, Lot: 110207sf
Prior Sale: \$1,149,000 (09/16)

Chelmsford

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	48
Median Price	\$585,000	\$650,000

► **REAL ESTATE SALES**

37 CHARLEMONT CT \$579,000
B: Christopher Comeau & Kathleen Comeau
S: Nancy Falco & Kimberly A Ring
Book/Page: 38433/290, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$463,200
Term: 2054
Use: 4 Bdrm Ranch, Lot: 25700sf

14 DORAL DR \$500,000
B: Richard W Lewis & Jennifer Lewis
S: Gary D Mudgett, Tr for David A Mudgett RET
Book/Page: 38430/197, Date: 04/16/24
Mtg: Middlesex Svgs Bk \$400,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42253sf

1 DREW CIR \$880,000
B: Haley Gardner, Tr for Tyler Tribou
S: Andrew R Cyr & Andrea T Cyr
Book/Page: 38435/124, Date: 04/18/24
Mtg: LoanDepot.Com \$528,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 41818sf
Prior Sale: \$455,000 (06/13)

8 GELDING RD \$765,000
B: Nicholas A Costa & Katherine G Davis-Costa
S: Scott M Gallant & Ashley M Gallant
Book/Page: 38429/273, Date: 04/16/24
Mtg: Mortgage Research Ctr \$781,447
Term: 2054
Use: 3 Bdrm Ranch, Lot: 40075sf
Prior Sale: \$380,000 (05/17)

7 MCMAHON ST U:7 \$765,000
B: Vennela Reddy
S: Princeton McMahon LLC
Book/Page: 38437/81, Date: 04/19/24
Mtg: Guaranteed Rate Affin \$688,500
Term: 2054
Use: Condo

15 OAK KNOLL AVE \$589,000
B: Holley Bailey & Steven Austin
S: Christopher Tsai & Alyssa M Mooney-Tsai
Book/Page: 38431/48, Date: 04/16/24
Mtg: Leader Bank NA \$471,200
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 23087sf
Prior Sale: \$325,000 (01/16)

11 SAN MATEDO DR \$668,000
B: Chase B Howard & Khalillah T Howard
S: Ute S Warren
Book/Page: 38437/52, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$518,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 43996sf

Dracut

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	29
Median Price	\$450,000	\$500,000

► **REAL ESTATE SALES**

7 BERUBE LN \$815,000
B: Henry Lubega
S: Berube Lane LLC
Book/Page: 38438/224, Date: 04/19/24
Mtg: Mtg Equity Partners \$800,238
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30414sf

24 CARLE DR \$782,900
B: Raghav Aggarwal & Ariel I Shapiro
S: Paul Gaudet & Helen Gaudet
Book/Page: 38438/153, Date: 04/19/24
Mtg: Guaranteed Rate Inc \$626,300
Term: 2054
Use: 3 Bdrm Colonial, Lot: 21362sf
Prior Sale: \$296,192 (07/00)

34 HILLSIDE TER \$660,000
B: Dav Lim & Hourpang Lim
S: Syno Tell LLC
Book/Page: 38435/285, Date: 04/18/24
Use: 4 Bdrm Colonial, Lot: 4792sf
Prior Sale: \$45,000 (01/22)

60 KINGS FIELD RD \$476,301
B: Gerald Jean & Jean R Baillard
S: Immaculate Mbony & Nelson Mbony
Book/Page: 38429/29, Date: 04/16/24
Mtg: Guaranteed Rate Affin \$452,486
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60113sf
Prior Sale: \$455,000 (08/17)

124 TENNIS PLAZA RD U:21 \$368,500
B: Samantha M Zizza
S: Matthew C Fagundes
Book/Page: 38434/249, Date: 04/18/24
Mtg: Leader Bank NA \$248,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$224,000 (06/19)

Dunstable

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	5
Median Price	\$765,000	\$765,000

► **REAL ESTATE SALES**

3 SCHOOL ST \$400,000
B: Reinaldo V Demedeiros & Cristiana C Medeiros
S: Thomas W Bowen & Bobbie L Bowen
Book/Page: 38430/284, Date: 04/16/24
Mtg: Cross Country Mtg Inc \$380,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 21318sf

Lowell

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	83
Median Price	\$437,500	\$462,000

► **REAL ESTATE SALES**

200 BERKELEY AVE \$557,500
B: Christopher Torres
S: Manuel Tomas Jr & Maria P Silva
Book/Page: 38430/231, Date: 04/16/24
Mtg: Rocket Mortgage LLC \$527,250
Term: 2044
Use: 3 Bdrm Raised Ranch, Lot: 10454sf

35 BOYNTON ST \$520,000
B: Maxwell D Carpio
S: Kendra T Miller
Book/Page: 38433/143, Date: 04/17/24
Mtg: American Nbgd Mtg Acc \$494,000
Term: 2054
Use: 2-Family Two Family, Lot: 2178sf
Prior Sale: \$395,000 (06/21)

17 CHRISTMAN AVE \$210,000
B: Syno Tell LLC
S: Landsmart LLC
Book/Page: 38433/138, Date: 04/17/24

23 CHRISTMAN AVE \$210,000
B: Jtv Properties LLC
S: Landsmart LLC
Book/Page: 38433/128, Date: 04/17/24

29 CHRISTMAN AVE \$210,000
B: Lyt Properties LLC
S: Landsmart LLC
Book/Page: 38433/164, Date: 04/17/24

55 ELENE ST \$710,000
B: Phillip J Newman & Correna Newman
S: Rachel M Rapoza
Book/Page: 38437/229, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$639,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12197sf
Prior Sale: \$154,920 (09/22)

110 FLEMING ST \$540,000
B: Zane Thistleford & Kristina Thistleford
S: Nancy C Fowler, Tr for Carr RT
Book/Page: 38429/139, Date: 04/16/24
Mtg: Fairway Ind Mtg \$432,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 10019sf

76 FLORENCE AVE \$420,000
B: Saran Chhem & Corean Veth
S: Rina Kheav & Rose Nheb
Book/Page: 38438/125, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$357,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6970sf
Prior Sale: \$342,000 (06/19)

32 FRANK TER \$440,000
B: Chornai Pech & Arun Pech
S: Pengchun Pech
Book/Page: 38438/194, Date: 04/19/24
Mtg: Salem Five Mtg Co \$410,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: \$237,000 (08/14)

42 MAMMOTH RD \$1,285,000
B: Martin R Peal, Tr for Martys Rt
S: 42-48 Mammoth Road LLC
Book/Page: 38436/285, Date: 04/19/24
Mtg: Jeanne DArc CU \$900,000
Term: 2039
Use: Apartment Bldg - 4-8 Units, Lot: 3920sf
Prior Sale: \$1,100,000 (04/22)

34 NEWHALL ST U:405 \$270,000
B: James S Mcgrath
S: Scott Desrochers
Book/Page: 38437/275, Date: 04/19/24
Mtg: Guaranteed Rate Inc \$187,420
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$139,500 (12/06)

256 SCHOOL ST \$459,900
B: Melissa Am & Sean Eap
S: Federal Na
Doc#: 00000000322778, Date: 04/17/24
Mtg: Mtg Equity Partners \$440,475
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3485sf
Prior Sale: \$165,000 (11/03)

Tewksbury

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	32
Median Price	\$565,000	\$637,500

► **REAL ESTATE SALES**

68 BABICZ RD \$630,000
B: Nicholas Abruzzese & Marissa A Rumore
S: Ann M Winn, Tr for Winn Ft
Book/Page: 38433/197, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$567,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf

6 BENSON RD \$612,000
B: Cameron Ford & Amanda Ford
S: Massa FT & Joseph Massa Jr
Book/Page: 38430/145, Date: 04/16/24
Mtg: CMG Mortgage Inc \$489,600
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13187sf

195 KENDALL RD \$615,000
B: Christine Aldophe
S: Antoine Jean-Baptiste & Juline Jean-Baptiste
Book/Page: 38434/284, Date: 04/18/24
Mtg: Rockland Tr Co \$490,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 43996sf
Prior Sale: \$216,500 (04/99)

28 KENT ST \$670,000
B: Dana Hady
S: Judith A Page
Book/Page: 38438/37, Date: 04/19/24
Mtg: Jeanne DArc CU \$536,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 25920sf
Prior Sale: \$204,000 (02/01)

24 RANDOLPH DR U:24 \$385,000
B: Douglas F Lobo & Sarah J Murphy
S: Barbara J Richards
Book/Page: 38438/69, Date: 04/19/24
Mtg: Nations Direct Mtg \$346,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: \$196,000 (08/15)

Tyngsboro

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	16
Median Price	\$542,500	\$601,750

► **REAL ESTATE SALES**

84 GROTON RD \$1,300,000
B: Brian G Gervais & Ryan F Mccarthy
S: James R Carmichael & Jacqueline J Hayes
Book/Page: 38437/197, Date: 04/19/24
Mtg: Washington Svgs Bk \$550,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 124712sf
Prior Sale: \$288,315 (02/98)

Westford

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	25
Median Price	\$620,000	\$735,000

► **REAL ESTATE SALES**

1 ABBOT MILL LN \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

2 ABBOT MILL LN \$35,805,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill li LLC
Book/Page: 38428/150, Date: 04/16/24
Mtg: Jll Re Capital Lic \$49,033,000
Term: 2031
Use: Apartment Bldg - 9 + Units, Lot: 251515sf

3 ABBOT MILL LN \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

5 ABBOT MILL LN \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

4 FLETCHER RD \$1,300,001
B: Ryan S Mccann & Christianna J Mccann
S: Matthew A Sepe & Alicia Towne
Book/Page: 38429/191, Date: 04/16/24
Use: 3 Bdrm Colonial, Lot: 30013sf
Prior Sale: \$186,000 (04/96)

13 LITTLE BEAR HILL RD \$385,000
B: Diane R Baker
S: Danny L Baker & Diane R Baker
Book/Page: 38428/261, Date: 04/16/24
Use: 4 Bdrm Colonial, Lot: 40511sf
Prior Sale: \$250,000 (10/90)

99 MAIN ST U:5 \$685,000
B: Kamlesh P Yadav & Proxi K Yadav
S: Robert A Walker
Book/Page: 38428/284, Date: 04/16/24
Mtg: Cross Country Mtg Inc \$513,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$448,389 (03/05)

122 N MAIN ST \$525,000
B: Michael Barno & Patricia Barno
S: Kenneth E Vondal
Book/Page: 38435/154, Date: 04/18/24
Mtg: Guaranteed Rate Inc \$472,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10193sf
Prior Sale: \$125,000 (07/91)

7 OAK ST \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

9 OAK ST \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

11 OAK ST \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

4 PLEASANT ST \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24
Use: Apartment Bldg - 4-8 Units, Lot: 58649sf

6 PLEASANT ST \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24
Use: Parking Lot, Lot: 11343sf

7 PLEASANT ST \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

28 BURLINGTON AVE U:3 \$562,0

Bedford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	16
Median Price	\$787,500	\$1,025,000

▶ REAL ESTATE SALES

13 HEMLOCK LN.....	\$1,195,000
B: Daniel J Jordan & Anna S Jordan S: Sss Prop LLC Book/Page: 82681/515, Date: 04/19/24 Mtg: United Wholesale Mtg \$1,220,692 Term: 2054 Use: 4 Bdrm Ranch, Lot: 66377sf Prior Sale: \$730,000 (06/23)	
63 NEILLIAN WAY U:63.....	\$385,000
B: Angelos Makras & Elliana Budri S: Andrew L Carroll, Tr for Carroll RET Book/Page: 82675/51, Date: 04/17/24 Use: Condo	

Belmont

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	16
Median Price	\$1,325,000	\$1,447,500

▶ REAL ESTATE SALES

10 CUTTER ST.....	\$1,275,000
B: Trent A Nelson & Elaine Kang S: Mary E Baker Book/Page: 82673/564, Date: 04/17/24 Mtg: Rockland Fed CU \$1,020,000 Term: 2054 Use: 4 Bdrm Old Style, Lot: 5355sf Prior Sale: \$710,000 (11/14)	
14-16 PARK RD U:2.....	\$1,330,000
B: Dimitrios M Lekkakias & Audrey Bard S: 14-16 Park Road LLC Book/Page: 81853/224, Date: 08/03/23 Mtg: TD Bank NA \$980,000 Term: 2053 Rate: 5.9% Type: Adj Use: 3 Bdrm Condo	

Boxboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	2
Median Price	\$740,000	\$759,000

▶ REAL ESTATE SALES

7 OSCEOLA DR.....	\$795,000
B: Brian K Thompson & Jennifer L Rehkamp S: Carla C Berg Book/Page: 82682/598, Date: 04/19/24 Mtg: NBKC Bank \$715,500 Term: 2054 Use: 3 Bdrm Conventional, Lot: 19166sf Prior Sale: \$169,000 (05/91)	

Burlington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	37
Median Price	\$686,000	\$750,000

▶ REAL ESTATE SALES

7 GLEN AVE.....	\$575,000
B: Suresh Pandey & Mandira Lohani S: Flora C Depaiva & Wendell G Depaiva Book/Page: 82682/425, Date: 04/19/24 Mtg: Movement Mtg LLC \$460,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 10463sf Prior Sale: \$259,900 (06/10)	
6 GLORIA CIR.....	\$776,000
B: Halsey J Julien & Joan C Saintvil S: Sanford M & A Rt & James F Griffin 3rd Book/Page: 82674/560, Date: 04/17/24 Mtg: Evolve B&T \$620,800 Term: 2054 Use: 3 Bdrm Ranch, Lot: 20656sf	
18 PATRIOT RD.....	\$780,000
B: Jinwoo Kim & Juyoung Jung S: John M Siket Jr & Machel C Siket Doc#: 00000001954958, Date: 04/16/24 Mtg: Leader Bank NA \$624,000 Term: 2054 Use: 3 Bdrm Garrison, Lot: 20164sf Prior Sale: \$379,900 (09/12)	
5 RESERVE WAY U:B.....	\$1,165,000
B: Mark Freedland S: Phyllis M Brick & James L Brick Book/Page: 82674/364, Date: 04/17/24 Use: 3 Bdrm Condo	

Cambridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	13
Median Price	\$1,578,292	\$1,900,000

▶ REAL ESTATE SALES

21 AVON ST.....	\$2,929,135
B: Gjam Realty LLC S: Matisse Sarah S Est & George Matisse Book/Page: 82675/447, Date: 04/17/24 Use: 3-Family Victorian, Lot: 10899sf	
165 BRATTLE ST.....	\$10,000,000
B: Sophie A Higgs, Tr for Sorenson Higgs RET S: Simeon Bruner Book/Page: 82673/424, Date: 04/17/24 Use: 9 Bdrm Colonial, Lot: 27690sf	
462 CAMBRIDGE ST U:2.....	\$1,630,000
B: Todd Chapin & Michelle Foppiano S: 462 Cambridge St Assoc LL Book/Page: 82682/72, Date: 04/19/24 Use: Condo	
39 DICKINSON ST U:39.....	\$800,000
B: Jeffrey Wang S: Bob Nakib Book/Page: 82669/425, Date: 04/16/24 Use: 2 Bdrm Condo Prior Sale: \$445,000 (12/14)	
1 EARHART ST U:101.....	\$786,000
B: Zheming Chen S: Christopher M Kasdorf Book/Page: 82682/589, Date: 04/19/24 Use: 1 Bdrm Condo Prior Sale: \$675,000 (10/18)	
97-99 ELMWOOD ST U:107.....	\$326,000
B: Semira Worku S: 95-99 Elmwood St LLC Book/Page: 82667/566, Date: 04/16/24 Use: Condo	
97-99 ELMWOOD ST U:209.....	\$294,000
B: Selamawit M Tesema & Kagnew A Mamo S: 95-99 Elmwood St LLC Book/Page: 82680/31, Date: 04/19/24 Use: Condo	

73 GORE ST.....	\$1,398,000
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B: Arthur Lacroix & Marie Kibler
S: Steven S Wang & Sue-Jean Lin
Book/Page: 82682/465, Date: 04/19/24
Mtg: Radius Financial Grp \$1,118,400
Term: 2054
Use: 3 Bdrm Row House, Lot: 1064sf
Prior Sale: \$825,000 (07/14)

521 GREEN ST.....	\$2,000,000
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B: Greenspot LLC
S: Gloria G Thompson, Tr for Thompson Bro Rt
Book/Page: 82678/411, Date: 04/18/24
Use: 3-Family, Lot: 3874sf

15-19 MOUNT VERNON ST U:5.....	\$600,000
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B: Ann L Irwin & David J Irwin
S: Ann L Irwin & David Walsh Jr
Doc#: 00000001955012, Date: 04/17/24
Mtg: Triangle Credit Union \$275,000
Term: 2049
Use: 2 Bdrm Condo
Prior Sale: \$204,500 (01/96)

8-12 MUSEUM WAY U:2126.....	\$976,000
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B: Darryl Ho
S: Dushyant W Sahani & Nita D Sahani
Book/Page: 82676/468, Date: 04/18/24
Use: 2 Bdrm Condo
Prior Sale: \$739,000 (08/14)

29 OTIS ST U:309.....	\$1,160,000
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B: Mark D Demario
S: Bhavika K Shah & Kunal J Shah
Book/Page: 82670/346, Date: 04/16/24
Use: 2 Bdrm Condo
Prior Sale: \$640,000 (05/13)

97 THORNDIKE ST U:1.....	\$1,115,000
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B: Lauren Poisson & Jean A Poisson
S: 93-97 Thorndike Cambridge
Book/Page: 82678/44, Date: 04/18/24
Mtg: Cambridge Cmnty Dev D \$715,000
Use: Condo

89 WASHINGTON AVE.....	\$2,500,000
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B: Jessica Gimbel
S: Douglas M Hanna
Book/Page: 82674/1, Date: 04/17/24
Use: 2 Bdrm Colonial, Lot: 3795sf
Prior Sale: \$1,285,200 (10/15)

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

93 COOLIDGE RD.....	\$2,835,000
B: Patrick O Johnson & Shelsey W Johnson S: Melissa Koester Book/Page: 82679/144, Date: 04/18/24 Mtg: Leader Bank NA \$1,600,000 Term: 2054 Use: 5 Bdrm Old Style, Lot: 202839sf Prior Sale: \$1,600,000 (10/20)	
218 ELSINORE ST.....	\$2,430,000
B: Vincent Mcsweeney & Kellie Mcsweeney S: Kendra Carter Book/Page: 82668/160, Date: 04/16/24 Mtg: Navy FCU \$1,944,000 Term: 2054 Rate: 5.6% Type: Adj Use: 4 Bdrm Colonial, Lot: 12178sf Prior Sale: \$1,740,000 (08/20)	
1386 MAIN ST.....	\$1,070,000
B: Charles C Ciccariello & Hilary R Manchester S: Nancy Boone, Tr for 2014 Nancy Boone T Book/Page: 82683/565, Date: 04/19/24 Use: 4 Bdrm Old Style, Lot: 9360sf Prior Sale: \$225,000 (01/93)	
81 POWERS RD.....	\$2,632,000
B: Benjamin Ernst & Jane Waterfall S: Powers Rd LLC Book/Page: 82683/151, Date: 04/19/24 Mtg: UBS Bank USA \$1,500,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 24356sf Prior Sale: \$975,000 (07/23)	

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

139 BROADWAY.....	\$950,000
B: Sapala Malden LLC S: Daniel Murphy & Ellen Murphy Book/Page: 82664/563, Date: 04/16/24 Mtg: Rockland Tr Co \$712,500 Use: 3-Family Miti-Unt Bldg, Lot: 2239sf Prior Sale: \$800,000 (05/20)	
36 COREY ST.....	\$820,000
B: 34 Corey St LLC S: Linda Cali Book/Page: 82668/280, Date: 04/16/24 Mtg: Middlesex FSLA \$695,000 Use: 3-Family Miti-Unt Bldg, Lot: 3149sf Prior Sale: \$45,709 (06/98)	
29 HARDING AVE.....	\$590,000
B: Thiago V Araujo S: Nelson Herrera & Santiago L Herrera Book/Page: 82675/149, Date: 04/17/24 Mtg: Cross Country Mtg Inc \$531,000 Term: 2054 Use: 2-Family Two Family, Lot: 3202sf Prior Sale: \$380,000 (09/17)	
46 MYRTLE ST.....	\$617,000
B: Bich N Tran, Tr for Hoa Phan S: Keith Littlefield Book/Page: 82677/166, Date: 04/18/24 Mtg: United Wholesale Mtg \$431,900 Term: 2054 Use: 3 Bdrm Old Style, Lot: 3999sf Prior Sale: \$370,000 (02/24)	
43 REVERE ST.....	\$192,500
B: Richard G Zaccone Jr S: Averi L Zaccone & Anthony R Zaccone Book/Page: 82677/42, Date: 04/18/24 Mtg: Everett Cp Bk \$200,000 Term: 2054 Use: 2-Family Two Family, Lot: 3899sf	

Framingham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	68
Median Price	\$615,000	\$650,000

▶ REAL ESTATE SALES

150 2ND ST U:211.....	\$275,000
B: Varun Vyas & Meena N Patel S: David Lewis & Jansulu Nurpeisova Book/Page: 82683/179, Date: 04/19/24 Use: 2 Bdrm Condo, Lot: 15848sf Prior Sale: \$280,000 (07/16)	

76 APPLE D OR RD U:A.....	\$509,500
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B: Patricia Conboy
S: Ken S Schulman & Betty J Ruth
Book/Page: 82679/4, Date: 04/18/24
Use: Condo

40 BATES RD.....	\$680,000
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B: Daniel J Snow
S: Rtz LLC
Book/Page: 82677/135, Date: 04/18/24
Mtg: Oaktree Funding Corp \$578,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 40729sf
Prior Sale: \$300,000 (08/23)

52 G ST.....	\$284,000
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B: Samantha Lafrance
S: Dianna L Lafrance
Book/Page: 82673/344, Date: 04/17/24
Mtg: Salem Five Mtg Co \$388,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 7492sf

27 CRESTWOOD DR.....	\$832,000
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B: Aaron Shattuck & Ayla Sessions
S: Robert J Farrell & Aimee J Farrell
Book/Page: 82678/172, Date: 04/18/24
Mtg: Washington Trust Mtg \$232,000
Term: 2044
Use: 4 Bdrm Split Entry, Lot: 20430sf
Prior Sale: \$560,000 (07/18)

154 DANFORTH ST.....	\$900,000
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B: Daniel H Gorton & Monica S Kenet
S: Elena Kalita
Book/Page: 82673/83, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$500,000
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 10019sf
Prior Sale: \$360,000 (10/02)

16 SWIFT RD.....	\$675,000
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B: Timothy Smith & Laura Davidian-Smith
S: Mark Smith & Tessie Smith
Book/Page: 82677/113, Date: 04/16/24
Mtg: M&T Bank NA \$440,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14418sf
Prior Sale: \$460,000 (06/19)

1002 WINDSOR DR U:1002.....	\$390,000
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B: Tareneh Behnoud
S: William Fleming, Tr for William J Fleming 2021 T
Book/Page: 82674/502, Date: 04/17/24
Mtg: Leader Bank NA \$300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$120,000 (12/89)

2007 WINDSOR DR U:2007.....	\$312,500
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B: Livia P Coelho
S: Anne M Colantonio
Book/Page: 82682/211, Date: 04/19/24
Mtg: Radius Financial Grp \$281,250
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$147,750 (08/14)

Groton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	17
Median Price	\$865,000	\$515,000

▶ REAL ESTATE SALES

63 SKYFIELDS DR.....	\$1,525,000
B: Benjamin Siemen & Bethany Siemen S: Shane I Barlow & Heather Barlow Book/Page: 82682/170, Date: 04/19/24 Mtg: CMG Mortgage Inc \$991,250 Term: 2054 Use: 4 Bdrm Colonial, Lot: 179903sf Prior Sale: \$844,000 (08/16)	
83 HANCOCK ST.....	\$13,312
B: William E Carlson, Tr for Apple Barn Rt S: Pilgrim Cong Chrch In Lex Book/Page: 82675/3, Date: 04/17/24 Use: Religious Property, Lot: 288746sf	
25 MUNROE RD.....	\$2,814,360
B: Ryan Hill & Rachel Hill S: 25 Munroe Road LLC Doc#: 00000001955199, Date: 04/19/24 Mtg: Leader Bank NA \$1,950,000 Term: 2054 Rate: 6.5% Type: Adj Use: 4 Bdrm Colonial, Lot: 13650sf Prior Sale: \$1,050,000 (05/23)	
5 WINSTON RD.....	\$1,100,000
B: 5 Winston LLC S: Hutchinson Edward H Est & Stephen Hutchinson Doc#: 00000001955124, Date: 04/18/24 Use: 3 Bdrm Cape Cod, Lot: 14833sf	

Holliston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	16
Median Price	\$628,500	\$637,500

▶ REAL ESTATE SALES

70 BIRCHWOOD RD.....	\$1,099,999
B: Christina Donagher & Kevin Donagher S: Claro Construction Corp Book/Page: 82017/246, Date: 09/20/23 Use: 4 Bdrm Gambrel, Lot: 18295sf	
116 COURTLAND ST.....	\$750,000
B: Samuel J Reinsel & Lindsey C Wagner S: Fahad Munir Book/Page: 82668/76, Date: 04/16/24 Mtg: USAA Federal SB \$675,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 156816sf Prior Sale: \$700,000 (08/22)	
95 OAK ST.....	\$500,000
B: Turning Pt Hm Buyers LLC S: Gerald H Gagnon, Tr for Gagnon Ft Doc#: 00000001954965, Date: 04/16/24 Use: 3 Bdrm Ranch, Lot: 19166sf	
241 OAK ST.....	\$1,100,000
B: Nicholas Kowal & Kayleigh Kowal S: Nicholas J Johnson & Michelle L Johnson Book/Page: 82669/25, Date: 04/16/24 Mtg: Rocket Mortgage LLC \$766,550 Term: 2054 Use: 4 Bdrm Colonial, Lot: 63162sf Prior Sale: \$645,000 (10/15)	
159 PINECREST RD.....	\$1,100,000
B: Kevin Kalia & Godlieve Kalia S: Claro Construction Corp Book/Page: 81848/333, Date: 08/02/23 Mtg: Bank of Canton \$700,000 Term: 2053 Use: 4 Bdrm Colonial, Lot: 20909sf	
8 REBECA LN.....	\$1,580,000
B: Ashkan Fahandejsaadi	

MIDDLESEX REGISTRY

continued

100 STATION LNDG U:411 \$1,018,000
 B: Gregory Harris & Meghan Searl
 S: James M Leigh, Tr for 100 Sta Lndg Unit 411 Nt
 Book/Page: 82678/533, Date: 04/18/24
 Mtg: Bank of America NA \$500,000
 Term: 2039
 Use: 2 Bdrm Condo
 Prior Sale: \$746,000 (11/15)

29 SUMMER ST U:3 \$880,000
 B: Samuel L Horwich & Lauren H Nastari
 S: Triarchy Development LLC
 Book/Page: 82675/223, Date: 04/17/24
 Mtg: Embrace Home Loans \$650,000
 Term: 2054
 Use: Condo

15 TRAINCROFT \$1,000,000
 B: Rozmin K Daya & Renat Ishmukhametov
 S: Catherine N Murray, Tr for 15 Traincroft Rd Rt
 Book/Page: 82678/274, Date: 04/18/24
 Use: 3 Bdrm Colonial, Lot: 6075sf

235 WINTHROP ST U:1102 \$500,000
 B: Patrick Mulqueen
 S: Suchitra Goodwin & Matthew Mulqueen
 Doc#: 00000001955095, Date: 04/18/24
 Mtg: Winchester Cp Bk \$475,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$420,000 (05/18)

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

38 1ST ST \$400,000
 B: Judi A Hayes
 S: Katherine A Ruggiero & Annette R Difilippo
 Book/Page: 82673/235, Date: 04/17/24
 Use: 2-Family Conventional, Lot: 8577sf

188 BOSTON ROCK RD \$635,000
 B: Joseph F Ignatowicz Jr
 S: Flaherty Evelyn A Est & Robert R Flaherty
 Doc#: 00000001954921, Date: 04/16/24
 Mtg: Jeanne DArc CU \$508,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 3 Bdrm Garrison, Lot: 6909sf

15 HAWES AVE \$545,000
 B: Ethan Farris & Kristina Buonopane
 S: John A Macmillan & Nancy L Pica
 Book/Page: 82670/78, Date: 04/16/24
 Mtg: Citizens Bank \$528,650
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5001sf

19 MENDUM ST \$575,000
 B: 1st Landing Invs LLC
 S: Mackell Donald B Est & Bonnie Walsh
 Book/Page: 82668/503, Date: 04/16/24
 Use: 3 Bdrm Old Style, Lot: 4334sf
 Prior Sale: \$55,000 (06/01)

19 MENDUM ST \$658,000
 B: Yitang Sun & Hui Huang
 S: First Landing Inv LLC
 Book/Page: 82669/365, Date: 04/16/24
 Use: 3 Bdrm Old Style, Lot: 4334sf
 Prior Sale: \$575,000 (04/24)

40 MORGAN ST U:40 \$680,000
 B: Erin E Ozmat & Jose Maldonado
 S: Leslie Kulpinski
 Book/Page: 82674/451, Date: 04/17/24
 Mtg: Guaranteed Rate Affin \$617,500
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$560,000 (12/22)

4 PATRIOT WAY \$1,360,000
 B: Sichu Chen & Bichen Wang
 S: Jiahao Wu
 Book/Page: 82680/472, Date: 04/19/24
 Mtg: US Bank NA \$340,000
 Term: 2044
 Use: 4 Bdrm Colonial, Lot: 18992sf
 Prior Sale: \$966,000 (08/19)

36 WAVERLY PL \$600,000
 B: 36 Waverly Place LLC
 S: Joseph P Oconnor & Theresa M Oconnor
 Book/Page: 82677/295, Date: 04/18/24
 Use: 3 Bdrm Old Style, Lot: 8821sf

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

64 ALGONQUIAN DR \$1,700,000
 B: Raymond J Grant 2nd & Megan L Grant
 S: Jeffrey M Landa & Lynne Picard-Landa
 Book/Page: 82681/15, Date: 04/19/24
 Mtg: Citibank Na \$1,360,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 21144sf
 Prior Sale: \$500,000 (08/96)

20 BROOKDALE RD \$1,715,000
 B: Ryan Ohara & Jill Ohara
 S: Nardone Corp
 Book/Page: 82678/202, Date: 04/18/24
 Mtg: Citizens Bank \$1,368,750
 Term: 2044 Rate: 5.9% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 12275sf
 Prior Sale: \$550,000 (09/22)

93 E CENTRAL ST U:14 \$700,000
 B: Karen Reukauf & Brian Quiggle
 S: Subramanian N Laljudi & Smitha Hariharan
 Book/Page: 82668/222, Date: 04/16/24
 Mtg: Leader Bank NA \$455,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$330,000 (02/12)

5 LAKEWOOD RD \$2,375,000
 B: Jamie Y Trish, Tr for Rahul Guha
 S: James E Tinney & Lynn D Tinney
 Doc#: 00000001955032, Date: 04/17/24
 Use: 6 Bdrm Colonial, Lot: 38803sf
 Prior Sale: \$350,000 (06/97)

32 MACARTHUR RD \$963,000
 B: Trevor J Williamson & Alexandra Williamson
 S: Mc B LLC
 Book/Page: 82668/388, Date: 04/16/24
 Mtg: Movement Mtg LLC \$763,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 10860sf
 Prior Sale: \$620,000 (12/23)

40 NOUVELLE WAY U:N1045 \$1,000,000
 B: Patrick C Fung & Cynthia W Kwan-Fung
 S: Madeleine C Elie, Tr for Madeleine C Elie 2017 T
 Book/Page: 82683/241, Date: 04/19/24
 Mtg: A & D Mortgage LLC \$700,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$601,700 (12/16)

23 SCHOOL ST U:23 \$520,000
 B: Mark Otoole & Barbara Otoole
 S: Scott Brockman & Alison Brockman
 Book/Page: 82670/406, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$442,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$335,000 (08/14)

1 TOWER CT \$1,650,000
 B: Ragini S Medakkar & Satish S Medakkar
 S: William A Depietri, Tr for Cgp2 Rt
 Book/Page: 82680/521, Date: 04/19/24
 Mtg: Bank of America NA \$675,000
 Term: 2054
 Use: Residential Developable Land, Lot: 10389sf
 Prior Sale: \$575,000 (12/21)

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

1412 BEACON ST \$1,575,000
 B: Richard A Able Jr & Mia L Able
 S: Jessica R Savage
 Book/Page: 82681/146, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$1,260,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 6345sf
 Prior Sale: \$799,000 (06/12)

104 BEETHOVEN AVE \$102,748
 B: Donald A Berk & Nina D Berk
 S: Sterkur Mosi 104 LLC
 Book/Page: 82676/421, Date: 04/18/24
 Use: 3 Bdrm Old Style, Lot: 15000sf
 Prior Sale: \$1,600,000 (03/23)

3 CEDAR ST \$2,600,000
 B: Atidtov Investment LLC
 S: Jill P Lasman
 Book/Page: 82674/145, Date: 04/17/24
 Mtg: Village Bank \$2,200,000
 Use: 5 Bdrm Colonial, Lot: 15005sf
 Prior Sale: \$1,700,000 (07/04)

53 COUNTRYSIDE RD \$5,800,000
 B: Yuthica Mahindra
 S: 53 Countryside LLC
 Book/Page: 82678/335, Date: 04/18/24
 Use: 5 Bdrm Contemporary, Lot: 25000sf
 Prior Sale: \$2,450,000 (10/21)

712 DEDHAM ST \$1,100,000
 B: Ramol Partners LLC
 S: Joseph S Chou
 Book/Page: 82671/333, Date: 04/16/24
 Mtg: Rfb F4 Nb Llc \$880,000
 Use: 4 Bdrm Raised Ranch, Lot: 15000sf

454 DUDLEY RD \$1,700,000
 B: 454 Dudley Rd LLC
 S: Jody A Sheff, Tr for Sheff Ft
 Book/Page: 82677/337, Date: 04/18/24
 Mtg: Village Bank \$3,100,000
 Use: 3 Bdrm Ranch, Lot: 17085sf

9-11 ELMWOOD ST \$1,403,000
 B: Siu Tam & Teresa Chow
 S: Abp Prop LLC
 Book/Page: 82681/312, Date: 04/19/24
 Mtg: Rockland Fed CU \$700,000
 Term: 2054
 Use: 2-Family Victorian, Lot: 5386sf

250 HAMMOND POND PKWY U:503S .. \$565,000
 B: Luke Martin & Natalia Berfeld
 S: Vitaly Khazansky
 Book/Page: 82680/421, Date: 04/19/24
 Use: 1 Bdrm Condo, Lot: 761642sf
 Prior Sale: \$554,500 (02/24)

249 HIGHLAND ST \$2,870,000
 B: Nicholas Gregory & Caroline Gregory
 S: Rayan Kafri & Nasim Lalehzarian
 Book/Page: 82668/450, Date: 04/16/24
 Mtg: Steven G Hoch \$1,400,000
 Use: 4 Bdrm Tudor, Lot: 22662sf
 Prior Sale: \$2,350,000 (08/20)

75 LINCOLN ST \$1,850,000
 B: Amy Manning
 S: Jeffrey L Vaughn & Kathryn R Vaughn
 Book/Page: 82669/336, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$703,000
 Term: 2054
 Use: 7 Bdrm Victorian, Lot: 9720sf
 Prior Sale: \$1,061,000 (05/14)

55-57 LOUISE RD U:55 \$1,890,000
 B: Ying H Low & Alexander Nagrebetsky
 S: Westview Partners Hldg LL
 Book/Page: 82682/385, Date: 04/19/24
 Mtg: Fairway Ind Mtg \$1,499,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: Condo

8 MAGUE PL \$480,000
 B: Casa D & V LLC
 S: Robert Caruso
 Book/Page: 82671/237, Date: 04/16/24
 Use: 2-Family Old Style, Lot: 8371sf

210 NAHANTON ST U:120 \$730,000
 B: Boris Gelfand & Jane Gelfand
 S: Lois Berkowitz, Tr for Berkowitz Ft
 Book/Page: 82680/120, Date: 04/19/24
 Use: 2 Bdrm Condo, Lot: 1251043sf
 Prior Sale: \$340,000 (08/10)

120 NORTH ST \$1,355,000
 B: Jiaming Yao & Qi An
 S: Troy A Hines
 Book/Page: 82669/534, Date: 04/16/24
 Mtg: Rockland Fed CU \$1,084,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 10387sf
 Prior Sale: \$795,000 (09/22)

1066 WALNUT ST \$1,830,000
 B: Zoe O Ofer
 S: David Guberman, Tr for 1066 Walnut St Rt
 Book/Page: 82683/39, Date: 04/19/24
 Use: 4 Bdrm Colonial, Lot: 28709sf

29 WESTGATE RD \$4,300,000
 B: Donald Morrissey & Sin Y Wong
 S: 29 Westgate Realty LLC
 Book/Page: 82682/243, Date: 04/19/24
 Use: Residential Developable Land, Lot: 12550sf
 Prior Sale: \$1,300,000 (10/21)

36-38 WHITTEMORE RD U:2 \$1,900,000
 B: Jung Y Lee & Eugene Kang
 S: Jason Silverstein & Rachel Silverstein
 Book/Page: 82669/373, Date: 04/16/24
 Mtg: Leader Bank NA \$1,464,000
 Term: 2054
 Use: 4 Bdrm Condo, Lot: 7096sf

170 WOODCLIFF RD \$1,300,000
 B: Zachary A Dovitz & Sheena A Dovitz
 S: Sukru N Kaymakcalan & Marina Kaymakcalan
 Book/Page: 82678/341, Date: 04/18/24
 Mtg: Leader Bank NA \$1,170,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4981sf
 Prior Sale: \$720,000 (10/14)

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

30 HASKELL RD \$485,000
 B: Yadira E Simon
 S: Kate Nakate
 Book/Page: 82680/560, Date: 04/19/24
 Mtg: Federal Savings Bank \$468,813
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 15002sf
 Prior Sale: \$469,000 (04/23)

11-A OAK HILL ST \$300,000
 B: Roberta M Willson
 S: Roberta M Willson, Tr for R & Norine Moulton RET
 Book/Page: 82681/225, Date: 04/19/24
 Mtg: Roberta M Willson Rev \$203,654
 Use: 4 Bdrm Colonial, Lot: 223750sf

7 ROBINSON RD \$1,013,021
 B: Frederick Kiggundu & Immaculate Kiggundu
 S: Robinson Hollow LLC
 Book/Page: 82682/108, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$861,067
 Term: 2054
 Use: Residential Developable Land, Lot: 54820sf

141 SHIRLEY ST \$705,000
 B: Rishi Kumar & Ria Biswas
 S: Trevor Phipps & Christy Walsh
 Book/Page: 82669/589, Date: 04/16/24
 Mtg: Cross Country Mtg Inc \$669,750
 Term: 2054
 Use: 1-Family Colonial, Lot: 89150sf
 Prior Sale: \$295,000 (01/13)

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

36 ABIGAIL WAY U:1011 \$521,750
 B: Catherine D Sutherby, Tr for 36 Abigail Wayunit 1011 R
 S: William D Stocks & Janis M Stocks
 Book/Page: 82677/511, Date: 04/18/24
 Use: 1 Bdrm Condo
 Prior Sale: \$400,325 (12/16)

36 ABIGAIL WAY U:3007 \$650,000
 B: John F Dececca & Laura M Dececca
 S: Chrostowski Nancy Est & Peter Liffiton
 Book/Page: 82667/357, Date: 04/16/24
 Mtg: Salem Five Mtg Co \$425,000
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$590,000 (12/21)

7 AUGUSTUS CT U:1010 \$515,000
 B: Gerard Cerrato
 S: Linda R Burke
 Book/Page: 82678/317, Date: 04/18/24
 Use: 1 Bdrm Condo
 Prior Sale: \$353,015 (09/15)

17 BRENTWOOD DR \$806,000
 B: Edson R Cruz
 S: Youngwook Ahn & Minjeong Lee
 Book/Page: 82682/327, Date: 04/19/24
 Mtg: United Wholesale Mtg \$791,401
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 37000sf
 Prior Sale: \$645,000 (03/21)

8 CROSBY RD \$790,000
 B: Joseph S Manser & Mara Stewart
 S: Dennis Morel & Diane Morel
 Book/Page: 82680/331, Date: 04/19/24
 Mtg: Cambridge Svgs Bk \$630,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 11914sf
 Prior Sale: \$600,000 (11/23)

49 GAVIN CIR \$1,020,000
 B: David A Wooldridge & Wendy L Wooldridge
 S: Schneider C R Est & Karissa M Dodier
 Book/Page: 82670/361, Date: 04/16/24
 Mtg: Cambridge Tr Co \$760,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 41569sf

351 GROVE ST \$1,675,000
 B: William A Sullivan 3rd & Amanda Sullivan
 S: Nova Homebuilders Inc
 Book/Page: 82673/387, Date: 04/17/24
 Use: 4 Bdrm Colonial, Lot: 21588sf

101 HANSCON AVE \$680,000
 B: Christine A DeFranco
 S: Rebecca Reilly
 Book/Page: 82677/474, Date: 04/18/24
 Mtg: Rockland Tr Co \$646,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 9914sf
 Prior Sale: \$426,250 (10/12)

62 LONGFELLOW RD \$730,000
 B: Liam V Flynn & Camille A Ferreol
 S: Dante N Nanni, Tr for Nanni Irt
 Book/Page: 82679/445, Date: 04/19/24
 Mtg: United Wholesale Mtg \$584,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11056sf
 Prior Sale: \$168,500 (10/89)

54 TRACK RD \$1,309,000
 B: Jason Tharp
 S: Gah Construction LLC
 Book/Page: 82675/285, Date: 04/17/24
 Mtg: Plus Relocat Mtg LLC \$700,000
 Term: 2039
 Use: 2 Bdrm Camp/Cabin, Lot: 7235sf
 Prior Sale: \$460,000 (08/23)

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

86 BENJAMIN RD \$511,000
 B: Kent S Niebuhr
 S: Gainer Mark Randell Est & Mark R Gainer Jr
 Book/Page: 82683/510, Date: 04/19/24
 Mtg: NE Regional Mtg Corp \$371,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 82764sf
 Prior Sale: \$318,500 (03/17)

87 CLARK RD \$425,000
 B: George M Antonopoulos
 S: Jake F Babineau
 Book/Page: 82669/92, Date: 04/16/24
 Mtg: M&T Bank NA \$200,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 17385sf
 Prior Sale: \$171,000 (03/18)

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

20 ABERDEEN RD U:3 \$794,206
 B: Margaret S Smith
 S: Emily Jennings
 Book/Page: 82670/472, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$622,500 (07/19)

11 BOWDOIN ST \$1,775,000
 B: Eitan J Adler & Leah L Adler
 S: Gordon C Marx & Sara L Marx
 Book/Page: 82678/424, Date: 04/18/24
 Mtg: Bank of America NA \$1,000,000
 Term: 2054 Rate: 5.3% Type: Adj
 Use: 4 Bdrm Conventional, Lot: 2145sf
 Prior Sale: \$1,030,000 (12/18)

34-R CLYDE ST \$955,000
 B: Weitong Sun & Jincheng Wu
 S: Frank Mcfadden, Tr for Clyde St Nt
 Book/Page: 82679/175, Date: 04/18/24
 Mtg: Rocket Mortgage LLC \$716,250
 Term: 2054
 Use: 2-Family Two Family, Lot: 3125sf
 Prior Sale: \$75,000 (06/94)

21 MALVERN AVE U:2 \$1,175,000
 B: Noa Bezaley & Kaitlin S Bohon
 S: Afarin Bellisario
 Book/Page: 82675/17, Date: 04/17/24
 Mtg: Leader Bank NA \$587,500
 Term: 2039
 Use: 3 Bdrm Condo

17 MORGAN ST \$899,500
 B: Aaron A Ahlstrom & Alessandra W Wingerter
 S: J A Ahlstrom & Catherine Quense
 Book/Page: 82673/251, Date: 04/17/24
 Mtg: J Alexander Ahlstrom \$250,000
 Use: 3 Bdrm Conventional, Lot: 2251sf

148 MORRISON AVE \$1,275,000
 B: Catherine Collis & Michael L Collis
 S: 148 Morrison Ave LLC
 Book/Page: 82678/286, Date: 04/18/24
 Mtg: Leader Bank NA \$862,500
 Term: 2054
 Use: 3 Bdrm Row-End, Lot: 3536sf
 Prior Sale: \$912,500 (11/22)

20 PUTNAM ST \$1,050,000
 B: Open Homes LLC
 S: Linda Cali & Kristofer Cali
 Doc#: 00000001954954, Date: 04/16/24
 Use: 2-Family Two Family, Lot: 3802sf
 Prior Sale: \$400,000 (07/11)

56 PUTNAM ST \$1,390,000
 B: 56 Putnam LLC
 S: Nancy J Shukan, Tr for Glidden Irt
 Book/Page: 82672/295, Date: 04/17/24
 Mtg: Everett Cp Bk \$1,810,075
 Use: 3-Family Family Flat, Lot: 5650sf

508 SOMERVILLE AVE U:3 \$1,400,000
 B: Alexander Ellis & Elizabeth Ellis
 S: 508 Somerville Ave LLC
 Book/Page: 82668/420, Date: 04/16/24
 Use: Condo

131 SUMMER ST \$1,430,000
 B: 131 Summer St LLC
 S: Eugene A Massie & E C Kennedy-Massie
 Doc#: 00000001955212, Date: 04/19/24
 Use: 2-Family Two Family, Lot: 6210sf
 Prior Sale: \$428,575 (02/08)

41 VERNON ST \$1,050,000
 B: Jennifer Estremera
 S: Michelle Mazzola, Tr for Bairos Ft
 Book/Page: 82674/382, Date: 04/17/24
 Mtg: Leader Bank NA \$840,000
 Term: 2054
 Use: 2-Family Decker, Lot: 2965sf

63 WATERHOUSE ST U:5 \$490,000
 B: Daniel E Fernandez
 S: Leah M Auclair
 Book/Page: 82680/438, Date: 04/19/24
 Mtg: Leader Bank NA \$441,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$390,000 (04/17)

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

20 GRANT ST \$713,000
 B: Michael W Brady & Sydney B Brady
 S: Jessica Tremmel, Tr for Timothy Pastika
 Book/Page: 82679/82, Date: 04/18/24
 Mtg: UniBank for Savings \$570,400
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 3 Bdrm Bngl/Cottage, Lot: 8398sf
 Prior Sale: \$536,012 (09/20)

100 LEDGEWOOD DR U:516 \$390,500
 B: Kaitlyn Geraghty
 S: Henry A Sullivan
 Book/Page: 82676/384, Date: 04/18/24
 Mtg: Cross Country Mtg Inc \$195,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$204,000 (10/15)

1 SMITTS WAY \$1,130,000
 B: Varun Aggarwal & Tanvi Gupta
 S: Ramy Elshaboury & Soha Elshaboury
 Book/Page: 82683/91, Date: 04/19/24
 Mtg: Rockland Fed CU \$904,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 25483sf
 Prior Sale: \$699,800 (07/16)

38 TREMONT ST \$805,000
 B: Albert Nierenberg & Elsa Nierenberg
 S: Christen Pegoraro & Matthew Pegoraro
 Book/Page: 82668/152, Date: 04/16/24
 Use: 2 Bdrm Cape Cod, Lot: 7000sf
 Prior Sale: \$285,000 (05/12)

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

37 ELIOT DR \$750,000
 B: Brian Hart & Emily Hart
 S: Peter M Hurley, Tr for 37 Eliot Dr Rt
 Book/Page: 82673/58, Date: 04/17/24
 Mtg: NFM Inc \$500,000
 Term: 2054
 Use: 3 Bdrm Garrison, Lot: 66647sf

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

- 141 COOLIDGE AVE U:213..... \$570,000**
 B: Ardian Kadaifciu & Evin Myftiu
 S: Elizabeth Hessler, Tr for Lincoln Watertown Re Nt
 Book/Page: 82684/1, Date: 04/19/24
 Mtg: MSA Mortgage LLC \$399,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$632,500 (12/18)
- 199 COOLIDGE AVE U:204..... \$665,000**
 B: Barney Heath & Elisa Heath
 S: Levine Robert A Est & Alexander J Levine
 Book/Page: 82674/237, Date: 04/17/24
 Mtg: Rockland Tr Co \$631,750
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$680,000 (05/17)
- 41 ELIOT ST..... \$400,000**
 B: James W Miller Jr
 S: Lisa A Miller, Tr for 41-43 Eliot St RET
 Book/Page: 82675/195, Date: 04/17/24
 Mtg: Leader Bank NA \$450,000
 Term: 2054
 Use: 2-Family Family Flat, Lot: 5750sf
 Prior Sale: \$315,000 (01/00)
- 40 ROYAL ST U:40..... \$975,000**
 B: Benjamin A Guaglianone
 S: Xiaoyu Wang
 Book/Page: 82680/594, Date: 04/19/24
 Use: 3 Bdrm Condo
 Prior Sale: \$705,000 (12/20)
- 172 WESTMINSTER AVE..... \$1,200,000**
 B: 172 Westminster Ave LLC
 S: John P McDermott, Tr for McDermott-Watertown Nt
 Book/Page: 82678/585, Date: 04/18/24
 Mtg: JNR Lending T \$2,100,000
 Use: 3 Bdrm Cape Cod, Lot: 11543sf

Wayland

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

- 8 CUTTING CROSS WAY U:8..... \$1,217,500**
 B: James M Gerard & Karen J Gerard
 S: Allison Cohen
 Doc#: 00000001955025, Date: 04/17/24
 Use: 3 Bdrm Condo
 Prior Sale: \$884,000 (06/21)
- 24 DAVELIN RD..... \$1,350,000**
 B: Jonathan Laguitao & Jona Herrera-Lu
 S: Robert F Dugan Jr T & Robert F Dugan Jr
 Book/Page: 82667/234, Date: 04/16/24
 Mtg: Prosperity Home Mtg \$1,000,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 20038sf
 Prior Sale: \$400,000 (08/00)
- 4 PLAINVIEW RD..... \$2,175,000**
 B: Meredith H Helou & Michael J Helou
 S: Christopher A Schuh & Leslie C Schuh
 Book/Page: 82678/131, Date: 04/18/24
 Mtg: M&T Bank NA \$1,740,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 5 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$1,050,000 (03/12)

Weston

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

- 92 COUNTRY DR..... \$3,888,000**
 B: Chunhua J Wang
 S: John E Henry & Mary-Beth Henry
 Book/Page: 82681/302, Date: 04/19/24
 Use: 5 Bdrm Colonial, Lot: 60436sf
 Prior Sale: \$2,510,000 (07/06)
- 91 DEAN RD..... \$9,537,000**
 B: Deborah Lapidus, Tr for Lulus Kingdom Rt
 S: Robert F Morrissey, Tr for 91 Dean Rd Rt
 Book/Page: 82683/556, Date: 04/19/24
 Use: 6 Bdrm Colonial, Lot: 100946sf
 Prior Sale: \$2,000,000 (06/10)
- 80 JERICHO RD U:80..... \$699,000**
 B: Misuk Legocki
 S: Elizabeth J Johnson, Tr for 80 Jericho Rd Nt
 Book/Page: 82673/551, Date: 04/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$310,000 (05/07)
- 115 LORING RD..... \$1,601,150**
 B: Van Orenstein & Allison Orenstein
 S: Andrew L Forman, Tr for Loring Rd Nt
 Book/Page: 82669/66, Date: 04/16/24
 Mtg: EMM Loans LLC \$1,280,920
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 39440sf

Winchester

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

- 132 CAMBRIDGE ST..... \$1,275,000**
 B: Jeremy M Oprea & Anne K Matsko
 S: New England Hm Buyers LLC
 Book/Page: 82679/221, Date: 04/18/24
 Mtg: Matsko Family Trust \$1,147,500
 Term: 2032
 Use: 3 Bdrm Colonial, Lot: 11225sf
 Prior Sale: \$600,000 (08/23)
- 32 GRAYSON RD..... \$1,470,000**
 B: Xinting Wang & Xingyin Lou
 S: Samuel H Allen & Rebecca L Allen
 Doc#: 00000001955209, Date: 04/19/24
 Mtg: US Bank NA \$1,029,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 7832sf
 Prior Sale: \$1,320,000 (08/22)
- 16 JOHNSON RD..... \$1,420,000**
 B: Bryan H Brodek & Konstantina Psachoulia
 S: Brian W Baynes & Jane S Baynes
 Book/Page: 82675/390, Date: 04/17/24
 Use: 3 Bdrm Ranch, Lot: 23231sf
 Prior Sale: \$310,000 (09/97)
- 94 JOHNSON RD..... \$1,400,000**
 B: Robert C Hannon
 S: Glenn Herlihy, Tr for Herlihy 2016 RET
 Book/Page: 82681/580, Date: 04/19/24
 Mtg: Movement Mtg LLC \$635,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 35811sf

- 61 LAKE ST..... \$1,070,000**
 B: Joshua Panka
 S: Richard B Fitzgerald & Kathleen M Fitzgerald
 Book/Page: 82667/55, Date: 04/16/24
 Use: 4 Bdrm Old Style, Lot: 7941sf

Woburn

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	38
Median Price	\$605,000	\$732,500

► REAL ESTATE SALES

- 27 ARLINGTON RD U:4..... \$450,000**
 B: Thomas J Skerry Jr & Christina Doyle
 S: Leanne M Aiello
 Book/Page: 82669/460, Date: 04/16/24
 Mtg: Berkshire Bank \$220,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$360,000 (09/21)
- 22 BERNARD RD..... \$835,000**
 B: James A Jackson & Michelle Jackson
 S: Dennis J Agresti, Tr for D J & Jeannine Agresti T
 Book/Page: 82681/341, Date: 04/19/24
 Mtg: Guaranteed Rate Affin \$668,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 16988sf
 Prior Sale: \$75,000 (04/92)
- 4 CAPOZZI CIR U:4..... \$701,000**
 B: Rita Baker
 S: Maureen A Colby, Tr for Maureen A Colby RET
 Book/Page: 82677/305, Date: 04/18/24
 Mtg: Leader Bank NA \$200,000
 Term: 2054
 Use: 2 Bdrm Condo
- 1046 MAIN ST..... \$780,000**
 B: Akshaya Sundaramurthy & Subhash Saravanan
 S: Kaushik R Patel & Nisha Patel
 Doc#: 00000001954971, Date: 04/16/24
 Mtg: Guild Mortgage Co \$741,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 4792sf
 Prior Sale: \$400,000 (12/20)
- 31 PARK ST..... \$705,000**
 B: Daniel Arteaga
 S: Rock & Sons Prop Mgmt LLC
 Book/Page: 82671/45, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$705,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 3920sf
 Prior Sale: \$480,000 (09/23)
- 2 PATRIOT CIR..... \$785,000**
 B: Carlos A Carvajal & Rocio P Barragan
 S: Steven In & Yi S In
 Book/Page: 82669/272, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$745,750
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 11761sf
 Prior Sale: \$470,000 (05/11)
- 295 SALEM ST U:98..... \$650,000**
 B: Joanna K Mcquaid & Kevin T Mcquaid
 S: Orr D Shepherd, Tr for Orr Shepherd 2008 RET
 Book/Page: 82671/141, Date: 04/16/24
 Mtg: Middlesex FSLA \$520,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$480,165 (11/05)

Nantucket Registry

Jennifer H. Ferreira, Register
 16 Broad Street
 Nantucket, MA 02554
 Telephone: (508) 228-7250
 Fax: (508) 325-5331
www.nantucketdeeds.com

Nantucket

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	24
Median Price	\$2,060,000	\$3,610,000

► REAL ESTATE SALES

- 42-44 CENTER ST..... \$1,425,000**
 B: 44 Centre Holdings LLC
 S: Sarah F Alger, Tr for 44 Centre St RT
 Book/Page: 1972/19, Date: 04/18/24
- DUNHAM ST..... \$3,800,000**
 B: Alexander D Hanson & Laura F Hanson
 S: Robert E Landreth & Deborah J Landreth
 Book/Page: 1972/176, Date: 04/17/24
- 56 FAIRGROUNDS RD..... \$2,150,000**
 B: Ruby Fee & Matthew G Fee
 S: Linda M True
 Book/Page: 1972/114, Date: 04/17/24
 Mtg: Cape Cod Five Cent Bk \$1,149,000
 Term: 2054
 Use: 2-Family Cape Cod, Lot: 31799sf
 Prior Sale: \$245,000 (01/96)
- 7 FALCON CT..... \$2,475,000**
 B: C T Schumacher, Tr for C T & J B Schumacher Ft
 S: Robert J Bernstein, Tr for Abc Ft
 Doc#: 00000000179354, Date: 04/19/24
 Use: 3 Bdrm Colonial, Lot: 5227sf
 Prior Sale: \$109,950 (09/97)
- 3-A FIELD AVE..... \$1,812,500**
 B: Christina C Beale
 S: Charles E Davis 3rd & Deborah M Davis
 Book/Page: 1972/73, Date: 04/17/24
 Mtg: Wells Fargo Bank \$1,087,500
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 6534sf
 Prior Sale: \$498,400 (09/07)
- 45 W CHESTER ST..... \$3,200,000**
 B: George Aguilar & Rosina Aguilar
 S: William T Mcgivney & Anne O Mcgivney
 Book/Page: 1972/145, Date: 04/17/24
 Mtg: Bank of America NA \$1,920,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 6098sf
 Prior Sale: \$650,000 (03/10)
- 1 WALSH ST..... \$4,950,000**
 B: One Walsh St LLC
 S: Alta Skye LLC
 Book/Page: 1972/188, Date: 04/18/24
 Use: Residential-Multiple Bldgs, Lot: 6534sf
 Prior Sale: \$3,550,000 (10/21)

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

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

- 11-15 CARRIER ST..... \$526,000**
 B: Arcanjo Alvarenga & Ana P Alvarenga
 S: Joseph H Brown & Jocelyn P Brown
 Book/Page: 41730/516, Date: 04/18/24
 Mtg: Cross Country Mtg Inc \$447,100
 Term: 2054
 Use: 2-Family Conventional, Lot: 12275sf
 Prior Sale: \$310,000 (11/18)
- 1 LILY CIR..... \$800,160**
 B: Gunjanbhai R Patel & Heta P Shah
 S: Fargon LLC
 Book/Page: 41729/290, Date: 04/17/24
 Mtg: Merrimack Valley CU \$756,160
 Term: 2054 Rate: 6.0% Type: Adj
 Use: Residential Developable Land, Lot: 18069sf
- 3 LILY CIR..... \$798,488**
 B: Martin T Manohar & Priyanka R Rajamani
 S: Fargon LLC
 Book/Page: 41734/79, Date: 04/19/24
 Mtg: Cornerstone Bank \$718,638
 Term: 2054 Rate: 6.0% Type: Adj
 Use: Residential Developable Land, Lot: 15451sf
- 143 RUTHELLEN RD..... \$360,000**
 B: Anna R Grady & Ryan T Mcgrath
 S: Michael A Shaumessy
 Book/Page: 41732/482, Date: 04/19/24
 Mtg: Dean Cp Bk \$288,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 14000sf

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

- 102 ARNOLD ST..... \$750,000**
 B: Vi A Huynh & Baduy Nguyen
 S: Anthony J Holmes & Amy C Holmes
 Book/Page: 41726/141, Date: 04/16/24
 Mtg: Equity Prime Mtg \$656,287
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 16792sf
 Prior Sale: \$384,000 (04/07)
- 501 COMMERCE DR U:1116..... \$263,215**
 B: Lucy M Vivanco
 S: Karen Lane
 Book/Page: 41734/205, Date: 04/19/24
 Mtg: Guaranteed Rate Affin \$223,732
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$145,473 (03/06)
- 11 HARBOR VILLA AVE..... \$615,000**
 B: 11 Harbor Villa Ave LLC
 S: Wentworth Yvonne C Est & Patricia E Buker
 Book/Page: 41734/260, Date: 04/19/24
 Mtg: Henry Li \$300,000
 Term: 2029
 Use: 3 Bdrm Cape Cod, Lot: 5998sf
- 142 HAWTHORN RD..... \$1,075,000**
 B: Michael Beagan & Trisha C Kingsbury
 S: Dorsey P Connolly & Kathryn F Connolly
 Book/Page: 41728/286, Date: 04/17/24
 Mtg: Stephen Kingsbury \$500,000
 Use: 4 Bdrm Colonial, Lot: 9108sf
 Prior Sale: \$630,000 (09/15)

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

- 51 ADDINGTON RD U:1..... \$2,000,000**
 B: Hagai Benshabat & Jessica K Benshabat
 S: Cc Addington 51 LLC
 Book/Page: 41734/454, Date: 04/19/24
 Use: Condo
- 22 CHESTNUT PL U:503..... \$555,000**
 B: Cagan Gurer & Funda Bozkurt-Gurer
 S: Joyce S Winer, Tr for Carol P Feldman Irt
 Book/Page: 41726/17, Date: 04/16/24
 Use: 1 Bdrm Condo
- 54 LELAND RD..... \$1,450,000**
 B: David Suskin & Heidi L Suskin
 S: Raymond Kwong & Judy Cheng
 Book/Page: 41733/327, Date: 04/19/24
 Mtg: Navy FCU \$1,160,000
 Term: 2054
 Use: 3 Bdrm Garrison, Lot: 6904sf
- 97 MASON TER U:1..... \$840,000**
 B: Stephen B Thompson & Jessica E Cronin
 S: Philip Ball
 Book/Page: 41733/34, Date: 04/19/24
 Mtg: Cross Country Mtg Inc \$560,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$650,000 (08/16)
- 33 POND AVE U:201..... \$602,500**
 B: Mu Y Mei
 S: May Al-Naib
 Book/Page: 41727/75, Date: 04/16/24
 Use: 1 Bdrm Condo
 Prior Sale: \$280,000 (06/11)
- 33 POND AVE U:33NR01..... \$652,000**
 B: Attic Brook House LLC
 S: Atlantic-Brook House Rity
 Book/Page: 41727/332, Date: 04/16/24
 Use: Condo

- 42 RUSSELL ST..... \$2,400,000**
 B: Chethan K Srinivasa
 S: Julia K Johnson & Frank I Smizik
 Book/Page: 41732/403, Date: 04/19/24
 Mtg: Wells Fargo Bank \$1,800,000
 Term: 2054
 Use: 2-Family Duplex, Lot: 5789sf
- 31 VERDALE ST U:1..... \$1,512,650**
 B: Jennifer A Lichtman, Tr for 31 Verdale Rt
 S: Stanley Cheren
 Book/Page: 41728/518, Date: 04/17/24
 Mtg: Citizens Bank \$1,137,650
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 3 Bdrm Condo
 Prior Sale: \$1,100,000 (06/16)

Canton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	37
Median Price	\$825,000	\$850,000

► REAL ESTATE SALES

- 25 HOLLY WAY..... \$850,000**
 B: Manju Sharma & Puneet Sharma
 S: Carl David & Sandra P Mccollin
 Book/Page: 41726/64, Date: 04/16/24
 Mtg: Webster First FCU \$900,000
 Term: 2055
 Use: Accessory Land Improved, Lot: 45010sf
 Prior Sale: \$400,000 (05/21)
- 20 MEYER TER U:20..... \$520,020**
 B: Meaghan A Sanborn & Cody J Hauptman
 S: Kathleen M Sheppard
 Doc#: 00000001534955, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$416,016
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$512,000 (11/23)
- 95 PLEASANT CIR..... \$500,000**
 B: Kathleen M Sheppard
 S: Paul W Connolly & Nicole M Connolly
 Book/Page: 41734/413, Date: 04/19/24
 Mtg: Canton Cp Bk \$250,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 4500sf
 Prior Sale: \$389,000 (06/19)
- 45 TURTLE BROOK RD U:45..... \$536,000**
 B: Mary Finn
 S: Paramjit Singh & Apneet Kaur
 Book/Page: 41727/283, Date: 04/16/24
 Mtg: Radius Financial Grp \$509,200
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$309,000 (01/13)

Cohasset

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	9
Median Price	\$1,100,000	\$1,305,000

► REAL ESTATE SALES

- 350 FOREST AVE..... \$1,100,000**
 B: Michael P Going & Joanna E Going
 S: Tracy A Govan, Tr for R E & Nancy C Fernald T
 Book/Page: 41731/168, Date: 04/18/24
 Use: 5 Bdrm Cape Cod, Lot: 18121sf
- 704 JERUSALEM RD..... \$920,000**
 B: Jing Hua
 S: Charles K Botts Jr & Denise P Perez-Botts
 Doc#: 00000001534881, Date: 04/18/24
 Mtg: United Wholesale Mtg \$742,775
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 16836sf
 Prior Sale: \$250,000 (05/04)

Dedham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	36
Median Price	\$587,500	\$705,000

► REAL ESTATE SALES

- 211 CEDAR ST..... \$750,000**
 B: Autumn H Gertz & Tyler D Zentz
 S: Laurel E Bretta, Tr for Taco Rt
 Book/Page: 41731/103, Date: 04/18/24
 Mtg: Guild Mortgage Co \$637,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6193sf
- 4 HILLSIDE RD..... \$750,000**
 B: Wai J Ho & Esther Saul
 S: David R Poole, Tr for Beverly L Poole RET
 Doc#: 00000001534809, Date: 04/17/24
 Mtg: Cross Country Mtg Inc \$525,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 8981sf
 Prior Sale: \$180,000 (01/91)
- 409 MOUNT VERNON ST..... \$865,000**
 B: Donald Lynch 3rd & Bryn Lynch
 S: Stephen G Neshe & Lisa M Neshe
 Doc#: 00000001534821, Date: 04/17/24
 Use: 3 Bdrm Colonial, Lot: 7914sf
 Prior Sale: \$165,000 (05/92)
- 32 NOBEL RD..... \$680,000**
 B: Haiyang Xu & Kin Y Wong
 S: Max Bulian
 Book/Page: 41732/433, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$476,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 8270sf
 Prior Sale: \$419,000 (03/17)

NORFOLK REGISTRY

continued

Medfield

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 9 15
Median Price \$885,000 \$835,000

REAL ESTATE SALES

8 ARNOLD DR..... \$800,000
B: Marc M Bowles & Anna R Cristofori
S: Heather A Todd
Book/Page: 41728/562, Date: 04/17/24
Mtg: Equity Resources Inc \$640,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 20003sf
Prior Sale: \$465,000 (12/10)

94 GREEN ST..... \$1,030,000
B: Paul S Scace & Christina L Scace
S: Simone Le
Book/Page: 41728/349, Date: 04/17/24
Mtg: Garden State Home Loa \$900,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 21636sf
Prior Sale: \$665,000 (12/18)

100 N MEADOWS RD..... \$1,050,000
B: 540 Hillside Avenue LLC
S: 100 North Meadows LLC
Book/Page: 41729/331, Date: 04/17/24
Use: Auto Repair, Lot: 21972sf
Prior Sale: \$500,000 (03/17)

29 PINE ST..... \$960,000
B: Jonathan P Kaplan & Maureen M Kaplan
S: Rodney H Landis & Melissa Landis
Doc#: 00000001534749, Date: 04/16/24
Mtg: Washington Trust Mtg \$550,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 49502sf
Prior Sale: \$830,000 (11/21)

86 PLAIN ST..... \$1,950,000
B: Faceoff Holdings LLC
S: Niels G Borgstein & Karen I Borgstein-Bos
Book/Page: 41732/549, Date: 04/19/24
Mtg: Circle Invs Llc \$2,950,000
Use: 4 Bdrm Contemporary, Lot: 647228sf
Prior Sale: \$950,000 (11/06)

9 ROBINSON RD..... \$1,525,000
B: Xavier F Russo & Andrea E Russo
S: Michael F Ripp, Tr for 9 Robinson Rd Rt
Book/Page: 41727/559, Date: 04/17/24
Mtg: Bmo Bank Na \$1,220,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 94016sf
Prior Sale: \$1,020,000 (04/11)

Milis

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 18
Median Price \$638,500 \$612,500

REAL ESTATE SALES

45 AUBURN RD..... \$850,000
B: Eleanor C Murphy & Ali Yordem
S: Rebecca L Bussaglia
Book/Page: 41732/360, Date: 04/19/24
Mtg: Guaranteed Rate Inc \$660,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 35719sf
Prior Sale: \$440,000 (04/09)

132 ISLAND RD..... \$705,000
B: Bennett K Bishop & Cynthia P Bishop
S: Quinzani Ft & Robert J Quinzani Jr
Book/Page: 41732/166, Date: 04/19/24
Mtg: Needham Bk \$480,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 62726sf
Prior Sale: \$174,900 (05/92)

14 KEY ST U:14..... \$423,500
B: Gyani S Gokarakonda
S: Catherine A Sweeney, Tr for 14 Key Street Rt
Doc#: 00000001534833, Date: 04/17/24
Mtg: Berkshire Bank \$317,625
Term: 2054 Rate: 7.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$225,000 (04/03)

48 RICHARDSON DR U:288..... \$1,082,064
B: Joseph M Topale & Laurie R Topale
S: Toll Ma Land Ili Lp
Book/Page: 41733/86, Date: 04/19/24
Use: Condo

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

415 ADAMS ST..... \$980,000
B: Antonette Alston & Erin Alston
S: Cornelius F Kiley & Barbara F Kiley
Book/Page: 41729/115, Date: 04/17/24
Mtg: US Bank NA \$1,408,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8555sf

6-8 BELVOIR RD..... \$880,000
B: Brian Donnelly & Emily Regan
S: Khita Pottinger
Book/Page: 41729/236, Date: 04/17/24
Mtg: EMM Loans LLC \$704,000
Term: 2054
Use: 2-Family Mlti-Unt Bldg, Lot: 4500sf
Prior Sale: \$569,900 (10/16)

60 COLUMBINE RD..... \$3,150,000
B: Christopher Brooks & Courtney Kieman
S: Adam J Zucker, Tr for Branch-Elliman-Zucker Lt
Book/Page: 41730/399, Date: 04/17/24
Mtg: US Bank NA \$1,408,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 66647sf
Prior Sale: \$1,325,000 (12/15)

131 ELIOT ST U:105..... \$745,000
B: Howard T Ware 3rd & Nancy D Grant
S: 131 Eliot Street LLC
Book/Page: 41727/483, Date: 04/17/24
Use: 2 Bdrm Condo

35 PAGODA ST..... \$775,000
B: Christopher Sellers & Madelyn Driscoll
S: Kristina Iwai
Book/Page: 41733/181, Date: 04/19/24
Mtg: NFM Inc \$520,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: \$662,500 (11/20)

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

24 BRADFORD ST..... \$1,725,000
B: Jonathan C Wolff 2nd & Kristina Carlson
S: Patrick Geraghty & Kathleen Geraghty
Book/Page: 41726/325, Date: 04/16/24
Use: 4 Bdrm Colonial, Lot: 11238sf
Prior Sale: \$1,150,000 (08/20)

8 DAWSON DR..... \$2,840,000
B: Joshua L Kahn & Emily I Kahn
S: J Derenzo Properties LLC
Book/Page: 41366/387, Date: 08/18/23
Mtg: Winter Hill Fed SB \$1,200,000
Term: 2053 Rate: 6.5% Type: Adj
Use: 6 Bdrm Colonial, Lot: 10846sf
Prior Sale: \$1,015,000 (12/22)

18 EDGEWOOD ST..... \$1,399,000
B: Nathan Abelman & Rachel O Abelman
S: Noreen C Kavanaugh & David Kavanaugh
Book/Page: 41731/296, Date: 04/18/24
Mtg: Leader Bank NA \$649,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7405sf
Prior Sale: \$267,000 (11/89)

GEORGE ST..... \$6,000
B: Robert J Riley & Mary Riley
S: Robert R & M McIntosh RET & Robert R Mcintosh Jr
Book/Page: 41731/538, Date: 04/18/24

11 JULIA RD..... \$1,501,000
B: Mary H Johnson & Jukka-Pekka J Onnela
S: Frada F Salo, Tr for Robert L Salo RET
Book/Page: 41725/423, Date: 04/16/24
Mtg: Harvard College \$800,000
Use: 4 Bdrm Raised Ranch, Lot: 11151sf
Prior Sale: \$295,000 (08/94)

21 KENNEY ST..... \$2,750,000
B: Stephen Melia & Brooke Melia
S: Cmj Properties Corp
Book/Page: 41728/444, Date: 04/17/24
Mtg: M&T Bank NA \$1,950,000
Term: 2054 Rate: 6.0% Type: Adj

152 VALLEY RD..... \$1,055,000
B: Kleckner Charles 2nd & Alyssa Charles
S: John S Zajonc, Tr for 152 Valley Road Rt
Book/Page: 41726/228, Date: 04/16/24
Mtg: Warsaw Fed Sla Assn \$844,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10324sf

222 WEBSTER ST..... \$800,000
B: Webster Street Lndg LLC
S: 222-224 Webster LLC
Book/Page: 41734/269, Date: 04/19/24
Mtg: Clearedge Lending Llc \$500,000
Term: 2054
Use: 2-Family Two Family, Lot: 5227sf
Prior Sale: \$2,005,000 (08/22)

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

83 FRUIT ST..... \$680,000
B: Dylan Martinelli & Randi Ruderman
S: Pamela M Peppard
Book/Page: 41731/322, Date: 04/18/24
Mtg: Steven Ruderman \$679,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30146sf
Prior Sale: \$337,000 (11/11)

29 TURNER ST..... \$725,000
B: Jonathan M Kinsky & Caitlin Kinsky
S: William C Brace & Melanie A Brace
Book/Page: 41730/585, Date: 04/18/24
Mtg: Citibank Na \$580,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 56307sf
Prior Sale: \$344,500 (06/13)

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

1 LENOX ST U:216..... \$525,000
B: Julia Stavins
S: Marjorie G Gold
Book/Page: 41726/383, Date: 04/16/24
Use: 2 Bdrm Condo
Prior Sale: \$453,900 (08/06)

15 ROCKHILL ST..... \$500,000
B: Molly R Henage
S: Manuel W Pine & Carol Pine
Book/Page: 41729/498, Date: 04/17/24
Mtg: First Home Mtg \$425,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 6971sf

785 WASHINGTON ST U:306..... \$525,000
B: Robert F Mcelroy & Kathleen M Mcelroy
S: Elinor L Dilorio, Tr for Elinor L Dilorio T
Book/Page: 41731/134, Date: 04/18/24
Use: 2 Bdrm Condo

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

9 DARROW ST..... \$510,000
B: Brigido Ramirez-Espinosa & Cara M Norris-Ramirez
S: Sharon Massaadi
Book/Page: 41731/212, Date: 04/18/24
Mtg: Cross Country Mtg Inc \$408,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 4779sf
Prior Sale: \$162,500 (05/98)

220 E SQUANTUM ST..... \$120,000
B: Robert Napolitano
S: Thomas Napolitano
Book/Page: 41730/188, Date: 04/18/24
Use: 3-Family Family Flat, Lot: 11545sf
Prior Sale: \$725,000 (03/16)

153 EDGEWATER DR..... \$530,000
B: Jeffrey Hannon & Matthew Logan
S: Ruth J Ryan, Tr for Ryan Norfolk County Rt
Book/Page: 41727/215, Date: 04/16/24
Mtg: Jeffrey Hannon \$265,000
Use: 1 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: \$165,000 (12/10)

25 FOSTER ST..... \$1,350,000
B: Foster Street Owner LLC
S: Cleveland Properties LLC
Book/Page: 41729/324, Date: 04/17/24
Use: Office Bldg-General, Lot: 7303sf
Prior Sale: \$550,000 (06/15)

511 HANCOCK ST U:603..... \$750,000
B: Sze Fong
S: Nq3 Development LLC
Book/Page: 41734/311, Date: 04/19/24
Use: Condo

2 MAYFLOWER RD..... \$580,000
B: William Joseph
S: Largey Norma A Est & Dianne M Brown
Doc#: 00000001534785, Date: 04/16/24
Mtg: LoanDepot.Com \$569,494
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 3680sf

502 SEA ST U:502..... \$620,000
B: Pablo F Macedo & Berta F Collarte
S: Jeffrey M Johnson & Deborah A Johnson
Book/Page: 41731/176, Date: 04/18/24
Mtg: Rocket Mortgage LLC \$465,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$334,400 (03/07)

10 SEAPORT DR U:2508..... \$480,000
B: Shishir Ramesha
S: Jay Weinberg
Book/Page: 41731/66, Date: 04/18/24
Mtg: Premia Mortgage LLC \$432,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$285,000 (06/13)

230 WILLARD ST U:312..... \$325,000
B: Kendrick T Evans
S: Robert G Fontana
Book/Page: 41732/269, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$292,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$236,000 (11/18)

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

29 AMELIAN RD..... \$705,000
B: Delita Goodridge & Michael Goodridge
S: Stephen E Williams & Tori A Williams
Book/Page: 41733/433, Date: 04/19/24
Mtg: American Airlines FCU \$564,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: \$600,000 (01/22)

59 HIGHLAND GLEN DR U:334..... \$280,000
B: Bashirat Shittu
S: Jill C Mackenzie
Doc#: 00000001534930, Date: 04/19/24
Mtg: Metro Credit Union \$252,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$173,000 (09/18)

20 MILL HILL ST..... \$765,000
B: Hung T Pham-Do, Tr for Hajs RET
S: Linda Nguyen
Book/Page: 41733/94, Date: 04/19/24
Use: 4 Bdrm Raised Ranch, Lot: 22614sf
Prior Sale: \$530,000 (10/18)

114 NORTH ST..... \$570,000
B: Teresa Pina
S: David J Calixte & Ivy N Watts-Calixte
Book/Page: 41726/169, Date: 04/16/24
Mtg: Rockland Tr Co \$280,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 6000sf
Prior Sale: \$500,000 (05/21)

33 TOSCANO WAY U:33..... \$599,900
B: Louis T Ng & Mei H Xiong
S: 502 South Main Hldg LLC
Book/Page: 41727/127, Date: 04/16/24
Use: Condo

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

BAREFOOT HILL RD..... \$850,000
B: Daniel J Cohen & Sara M Cohen
S: Robert M Soffer & Doreen M Soffer
Book/Page: 41734/34, Date: 04/19/24

14-R BRADFORD AVE..... \$905,000
B: Aaron Schacht & Rachel Schacht
S: Douglas S Kast & Susan T Kast
Book/Page: 41729/91, Date: 04/17/24
Mtg: HarborOne Mortgage \$810,000
Term: 2054
Use: 2-Family Duplex, Lot: 19633sf
Prior Sale: \$45,000 (02/93)

11 HILLSIDE AVE..... \$952,500
B: Robert Evers & Lauren Evers
S: Linda L Kay
Book/Page: 41733/302, Date: 04/19/24
Mtg: Leader Bank NA \$862,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31210sf

2 PLEASANT PARK RD..... \$630,000
B: Zachary J Burkett & Catherine Piper
S: Condon Kathleen M Est & Melissa A Howitt
Book/Page: 41732/304, Date: 04/19/24
Mtg: HarborOne Mortgage \$504,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20392sf

11 REEVE RD..... \$1,150,000
B: Xichen Lyu & Yiyang Liu
S: Laurie R Topale
Book/Page: 41726/335, Date: 04/16/24
Mtg: US Bank NA \$920,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20154sf
Prior Sale: \$710,000 (01/05)

19 SWIFT LN..... \$1,500,000
B: Victor Abkevich & Sarah Abkevich
S: Dennis H Sherman, Tr for 19 Swift Ln Rt
Book/Page: 41730/545, Date: 04/18/24
Mtg: Bank of America NA \$788,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 5 Bdrm Colonial, Lot: 48513sf
Prior Sale: \$475,000 (06/96)

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

55 BREWSTER RD U:55..... \$610,000
B: Ivy Watts-Calixte
S: Teresa B Delaney
Book/Page: 41727/448, Date: 04/17/24
Mtg: Leader Bank NA \$360,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$352,700 (02/12)

16 ELDERWOOD DR U:16..... \$400,000
B: John P Bastiani Jr
S: Susan K Casteel & Michael R Kimmelman
Doc#: 00000001534761, Date: 04/16/24
Use: 2 Bdrm Condo
Prior Sale: \$240,500 (09/03)

116 GILBERT DR..... \$711,000
B: Caleigh Q Wright & Trevor D Wright
S: Edward D Segel
Book/Page: 41729/61, Date: 04/17/24
Mtg: Guild Mortgage Co \$604,350
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 20438sf
Prior Sale: \$635,000 (01/22)

67 WESTVIEW DR..... \$610,000
B: John Finney & Mary A Finney
S: Calabrese Faith M Est & Jennifer A Graziano
Book/Page: 41732/511, Date: 04/19/24
Mtg: Fairway Ind Mtg \$514,250
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30976sf

67 WOODBINE RD..... \$610,000
B: Cynthia Kline
S: David Prudden & Laura Prudden
Book/Page: 41732/135, Date: 04/19/24
Use: 3 Bdrm Colonial, Lot: 10193sf
Prior Sale: \$119,400 (11/88)

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

112 LEWIS AVE..... \$710,000
B: Kevin Toth & Alexandra Giandomenico
S: Gerald T Murphy & Kathleen K Murphy
Book/Page: 41732/201, Date: 04/19/24
Mtg: Leader Bank NA \$532,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8319sf
Prior Sale: \$445,000 (07/16)

495 LINCOLN RD..... \$369,900
B: Walpole Sportsmans Assn
S: 21 Rocky Lane LLC
Book/Page: 41728/27, Date: 04/17/24
Mtg: Rockland Fed CU \$258,930
Use: Residential Developable Land, Lot: 218628sf

6 LITCHFIELDS WAY..... \$1,700,000
B: David Aubuchon
S: Rdz Associates LLC
Book/Page: 41729/158, Date: 04/17/24
Mtg: Bank of NY Mellon \$750,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 20264sf
Prior Sale: \$650,000 (10/18)

1121 MAIN ST..... \$560,000
B: Daniel J Gibson & Deborah A Fryxell
S: Rose-Marie Doherty
Book/Page: 41733/362, Date: 04/19/24
Mtg: Keystone Funding \$504,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 57499sf

16 PELICAN DR U:16..... \$920,000
B: Meghan C Cole & Tyler D Coady
S: Joshua V Fulco & Lucy H Fulco
Book/Page: 41733/207, Date: 04/19/24
Mtg: Canton Cp Bk \$552,000
Term: 2054
Use: 4 Bdrm Condo
Prior Sale: \$445,000 (07/11)

1206 PENNINGTON DR U:1206..... \$630,000
B: Timothy F Ryan
S: Debra Hurwitz, Tr for Jane Lara Morris Lt
Book/Page: 41732/472, Date: 04/19/24
Use: 2 Bdrm Condo

93 PINE ST..... \$768,000
B: Edward F Timmerman 2nd & Adrienne E Timmerman
S: Paul Painten, Tr for Painten Ft
Doc#: 00000001534765, Date: 04/16/24
Mtg: Guaranteed Rate Affin \$652,800
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 21278sf
Prior Sale: \$150,500 (01/95)

15 PINNACLE DR..... \$826,417
B: Brian E Martin
S: Wall Street Dev Corp
Book/Page: 41732/342, Date: 04/19/24
B: Daniel J Cohen & Sara M Cohen
S: Robert M Soffer & Doreen M Soffer
Prior Sale: \$75,000 (03/23)

30 ROSE COURT WAY U:30..... \$801,500
B: Patricia M Cicalese & Wesley S Chused
S: Christopher J Perry & Jane E Kokernak
Book/Page: 41726/90, Date: 04/16/24
Use: 2 Bdrm Condo
Prior Sale: \$705,000 (06/21)

120 SOUTH ST..... \$1,010,000
B: Arcadia Brothers LLC
S: Mario Gomes, Tr for 120 South Street Rt
Book/Page: 41729/443, Date: 04/17/24
Use: Commercial Warehouse, Lot: 40500sf
Prior Sale: \$215,000 (05/15)

126 SOUTH ST..... \$1,010,000
B: Arcadia Brothers LLC
S: Mario Gomes, Tr for 120 South Street Rt
Book/Page: 41729/443, Date: 04/17/24
Use: 3 Bdrm Conventional, Lot: 16300sf
Prior Sale: \$260,000 (05/15)

58 CURVE ST..... \$1,357,500
B: Emile Delcourt & Catherine R Delcourt
S: Ellen S Hallor
Book/Page: 41731/357, Date: 04/18/24
Mtg: Eastern Bank \$675,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9800sf

3 CYPRESS RD..... \$2,030,000
B: Bbd 3 Cypress LLC
S: Christopher P Lawler, Tr for Cypress Road Rt
Book/Page: 41733/535, Date: 04/19/24
Mtg: Village Bank \$3,433,000
Use: Residential Developable Land, Lot: 23069sf

11 CYPRESS RD..... \$2,900,000
B: Ares M Michaelides & Lynn M Berardelli
S: Christopher P Lawler, Tr for Christopher P Lawler RET
Book/Page: 41730/512, Date: 04/18/24
Use: 7 Bdrm Colonial, Lot: 26321sf
Prior Sale: \$1,050,000 (06/96)

121 GLEN RD..... \$2,800,000
B: Kenneth P Ritchie & Anna K Perocchi
S: Lawrence E Scott, Tr for Lawrence E Scott 2019 RET
Book/Page: 41727/21, Date: 04/16/24
Mtg: Citibank Na \$1,600,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 42556sf
Prior Sale: \$875,000 (11/97)

35 GRANTLAND RD..... \$2,399,000
B: Longhao Yan & Heng Feng
S: Kane Built Inc
Book/Page: 41733/573, Date: 04/19/24
Mtg: Citibank Na \$1,679,300
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Split Level, Lot: 15511sf
Prior Sale: \$909,000 (06/23)

37 LIVERMORE RD..... \$3,700,000
B: Thomas M Greene, Tr for 37 Livermore Rd Rt
S: Zachary S Martin & Laurel G Martin
Book/Page: 41731/9, Date: 04/18/24
Use: 5 Bdrm Colonial, Lot: 15892sf
Prior Sale: \$2,850,000 (08/15)

29 SHERIDAN RD..... \$1,829,000
B: Raluca Pancratov & Panagiotis Ntziachristos
S: Kimberly A Fox
Book/Page: 41726/469, Date: 04/16/24
Mtg: Guild Mortgage Co \$1,279,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 36051sf
Prior Sale: \$465,000 (06/91)

32 STANDISH CIR..... \$2,300,000
B: Edward G Roche
S: 32 Standish Circle

Table with real estate listings for 395 GREEN ST, 109 HIGH ST, 612 RANDOLPH ST, 202 TALL OAKS DR U:D, 16 VOLUSIA RD, and 6 WOODCREST CT U:A.

Wrentham

Table with market statistics and real estate sales for Wrentham, including listings for 566 HANCOCK ST, 300 LAFAYETTE AVE, and 13 CLINTON ST.

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

Table with market statistics and real estate sales for Abington, including listings for 218 REGENCY LN U:218, 101 RICE ST, and 40 ROBBINS AVE.

Bridgewater

Table with market statistics through March and real estate sales for Bridgewater, including listings for 4 LATHAM TER, 14 MICHAEL RD U:14, and 18 OLD CEDAR VLG U:18.

Brockton

Table with market statistics through March and real estate sales for Brockton, including listings for 106 BATTLES ST, 41 CAMBO ST, and 103 CLAREMOUNT AVE.

Table with real estate listings for 39 THATCHER ST, 126 THURBER AVE, and 22 WILLEY ST.

Carver

Table with market statistics through March and real estate sales for Carver, including listings for FULLER ST, 3 OLD MAIN ST, and 42 PRISCILLA MULLINS WAY.

Duxbury

Table with market statistics through March and real estate sales for Duxbury, including listings for 25 KINGSTOWN WAY, 15 LADY SLIPPER LN, and 114 ONION HILL RD.

FORECLOSURE DEEDS

Table with foreclosure deeds for 25 KINGSTOWN WAY.

East Bridgewater

Table with market statistics through March and real estate sales for East Bridgewater, including listings for 31 DOUGLAS DR U:31, 181 POND ST, and 373 UNION ST.

Halifax

Table with market statistics through March and real estate sales for Halifax, including listings for 30 HOLMES ST and 10 BLAIR DR.

Table with real estate listings for 10 LANTERN LN, 11 MADISON RD, and 111 PALMER MILL RD.

Hanover

Table with market statistics through March and real estate sales for Hanover, including listings for 732 CENTER ST, 326 HANOVER ST, and 11 MILESTONE WAY U:11.

Hanson

Table with market statistics through March and real estate sales for Hanson, including listings for 252 GORWIN DR, 11 SYDNEY LN, and 22 RAYNOR DR U:22.

Hingham

Table with market statistics through March and real estate sales for Hingham, including listings for 25 CHARLES ST, 95 WOMPATUCK RD, and 769 PLAIN ST U:G.

Hull

Table with market statistics through March and real estate sales for Hull, including listings for 158 ATLANTIC AVE, 94 PACKARD AVE, and 16 RIVERS EDGE RD U:16.

Kingston

Table with market statistics through March and real estate sales for Kingston, including listings for 95 BENSON ST and MILLER ST (OFF).

Table with real estate listings for 248 MAIN ST, 42 SMITHS LN, and 40 MAIN ST.

Lakeville

Table with market statistics through March and real estate sales for Lakeville, including listings for 17 CENTRAL AVE and 40 MAIN ST.

Marion

Table with market statistics through March and real estate sales for Marion, including listings for DANIELLE DR L:1, DANIELLE DR L:2, and 565 DELANO RD.

Marshfield

Table with market statistics through March and real estate sales for Marshfield, including listings for 15 CRANE RD, 71 DONALD RD, and 937 WEBSTER ST.

Mattapoisett

Table with market statistics through March and real estate sales for Mattapoisett, including listings for 7 NORTH ST and 95 BENSON ST.

Middleboro

Table with market statistics through March and real estate sales for Middleboro, including listings for 95 BENSON ST and MILLER ST (OFF).

PLYMOUTH REGISTRY
continued

485-WAREHAM ST **\$1,250,000**
B: Neven LLC
S: Leo H Boutiette 3rd & Katelynn M Boutiette
Book/Page: 58825/254, Date: 04/17/24
Use: Mixed Use-Prim Res & Comm, Lot: 63340sf
Prior Sale: \$339,000 (06/16)

485-R WAREHAM ST **\$1,250,000**
B: Neven LLC
S: Leo H Boutiette 3rd & Katelynn M Boutiette
Book/Page: 58825/254, Date: 04/17/24
Use: Mixed Use-Prim Comm & Agri, Lot: 226512sf

19 WHISPERING PNES **\$850,000**
B: John Mcdonald & Carol Mcdonald
S: Christopher M Mccabe & Amanda E Kirka
Book/Page: 58821/336, Date: 04/16/24
Use: 4 Bdrm Colonial, Lot: 80436sf
Prior Sale: \$555,000 (05/20)

Norwell

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	12
Median Price	\$775,000	\$822,500

► **REAL ESTATE SALES**

293 CROSS ST **\$861,000**
B: X Bros Bldg & Const Inc
S: Taylor Roth
Doc#: 00000000850991, Date: 04/17/24
Use: 4 Bdrm Raised Ranch, Lot: 186437sf
Prior Sale: \$775,000 (07/22)

18 HITCHING POST LN **\$2,300,000**
B: Frederick N Jurgens & Stacy K Jurgens
S: Hitching Post 18 LLC
Book/Page: 58825/37, Date: 04/17/24
Mtg: US Bank NA \$1,100,000
Term: 2054 Rate: 5.9% Type: Adj
Use: Res Potentially Dvlpble Land, Lot: 32382sf

138 LINCOLN ST **\$1,495,000**
B: Mary N Turgeon & John J Turgeon
S: Richard Fitzwilliam & Kathleen Joyce
Book/Page: 58826/250, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$595,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 54886sf
Prior Sale: \$850,000 (07/14)

285 PROSPECT ST **\$914,000**
B: Alyce Fernley & Ryan Link
S: John Mackenzie & Brittany Mackenzie
Book/Page: 58825/340, Date: 04/17/24
Mtg: JPMorgan Chase Bank \$685,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 45738sf
Prior Sale: \$785,000 (10/22)

Pembroke

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	23
Median Price	\$541,000	\$610,000

► **REAL ESTATE SALES**

48 HOBOMOCK ST **\$600,000**
B: Thomas Chaber & Rebecca Hunziker
S: 4 Girls Properties LLC
Book/Page: 58832/119, Date: 04/19/24
Mtg: Shoreham Bank \$480,000
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 40000sf
Prior Sale: \$302,000 (09/23)

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**

26 AVENUE B **\$580,000**
B: William Jacobs & Tara Jacobs
S: Emma B Mitchell, Tr for Emma B Mitchell Rt
Book/Page: 58830/136, Date: 04/19/24
Use: 3 Bdrm Ranch, Lot: 6970sf
Prior Sale: \$295,000 (08/07)

19 BARQUENTINE DR **\$551,000**
B: James F Chance & Kimberly Chance
S: Patrick Comerford & Christina Comerford
Doc#: 00000000851039, Date: 04/19/24
Mtg: Presidential Bank FSB \$569,183
Term: 2054
Use: 4 Bdrm Garrison, Lot: 10019sf
Prior Sale: \$305,000 (06/17)

606 BOURNE RD **\$522,000**
B: Douglas Esposito & Meredith Jefferson
S: India J Rose & Sterling Bishop
Book/Page: 58822/141, Date: 04/16/24
Mtg: Rockland Tr Co \$506,340
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7841sf
Prior Sale: \$450,000 (07/22)

310 COURT ST U:1 **\$80,000**
B: Margaret M Walsh
S: Samantha A Puglia
Book/Page: 58828/1, Date: 04/18/24
Use: 2 Bdrm Condo
Prior Sale: \$335,000 (09/20)

4 DUBOIS WAY **\$625,000**
B: Aaron M Soto & Emma Soto
S: Joseph E Julio
Book/Page: 58828/244, Date: 04/18/24
Mtg: Cross Country Mtg Inc \$500,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 30017sf
Prior Sale: \$34,000 (10/18)

33 FLINTLOCKE DR **\$535,000**
B: Michael C Anderson & Ashley M Anderson
S: Matthew R Hope
Book/Page: 58831/42, Date: 04/19/24
Mtg: Radius Financial Grp \$350,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 11413sf
Prior Sale: \$265,000 (08/12)

12 FOREST EDGE **\$1,150,000**
B: Michael P Carey & Athena W Carey
S: Scott M Drew & Janice M Drew
Book/Page: 58821/45, Date: 04/16/24
Use: 3 Bdrm Contemporary, Lot: 29582sf
Prior Sale: \$580,000 (12/20)

5 HAWTHORNE RD **\$597,900**
B: David Melnick & Dena Melnick
S: Whitman Homes Inc
Book/Page: 58824/255, Date: 04/17/24

28 KATES GLN U:28 **\$647,500**
B: Mary A Conte
S: Jacqueline S Tauber
Book/Page: 58830/273, Date: 04/19/24
Use: 2 Bdrm Condo
Prior Sale: \$417,000 (11/10)

8 MILFORD ST **\$331,000**
B: Harvest Home Prop LLC
S: Ashley Eldridge
Book/Page: 58825/227, Date: 04/17/24
Use: 3 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: \$241,400 (01/15)

6 STONE GATE DR **\$249,900**
B: Waleed Shah & Anum Shah
S: Augustini Diodato
Book/Page: 58821/54, Date: 04/16/24
Mtg: Cape Cod Five Cent Bk \$664,110
Term: 2054
Use: Residential Developable Land, Lot: 12110sf
Prior Sale: \$260,000 (05/22)

60 TINKERS BLF U:60TB **\$1,049,191**
B: Andrew J Walker & Begona Garcia
S: Ridge Development LLC
Book/Page: 58828/238, Date: 04/18/24
Use: 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**

53 CLAPP RD **\$760,000**
B: John L Antoni & Carina S Antoni
S: Long Built Homes Inc
Book/Page: 58504/191, Date: 12/04/23
Mtg: Milestone Mtg Solutio \$608,000
Term: 2054
Use: Residential Developable Land, Lot: 110599sf

7 HAYLEY CIR U:34 **\$701,500**
B: Arnold Kanter & Margery Kanter
S: Plumb Corner LLC
Book/Page: 58822/212, Date: 04/16/24
Use: Condo

15 HIGGINSON LN **\$890,000**
B: Caterina F Swanson & Jared M Swanson
S: Melanie B Hannack, Tr for Melanie B Hannack Lt
Book/Page: 58823/282, Date: 04/16/24
Mtg: Ally Bank \$620,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 89734sf
Prior Sale: \$605,000 (05/19)

Rockland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	14
Median Price	\$435,000	\$445,000

► **REAL ESTATE SALES**

48 CAREY ST **\$701,000**
B: Edward D Segel
S: James F Wheeler
Book/Page: 58825/335, Date: 04/17/24
Use: Residential Developable Land, Lot: 179903sf
Prior Sale: \$240,000 (07/21)

50 LINDEN ST **\$475,000**
B: Kevin Driscoll
S: Sean M Powell & Kevin D Esancy
Book/Page: 58826/110, Date: 04/17/24
Mtg: CMG Mortgage Inc \$380,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 2967sf
Prior Sale: \$308,000 (06/20)

91 PAYSON AVE **\$450,000**
B: Michael Doherty & Lily Christie
S: William E Christie, Tr for Rbc Rt
Book/Page: 58834/25, Date: 04/19/24
Mtg: LoanDepot.Com \$370,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 16543sf

Scituate

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	24
Median Price	\$750,000	\$841,500

► **REAL ESTATE SALES**

14 OLD COUNTRY WAY U:C **\$675,000**
B: Sharon L Drillio
S: Malloy Hall LLC
Book/Page: 58828/148, Date: 04/18/24
Mtg: Reading Cp Bk \$375,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Condo

41 REBECCA RD **\$942,000**
B: Phantika T Cusanno & John C Cusanno
S: Fabiana Yee
Book/Page: 58832/231, Date: 04/19/24
Mtg: Nexbank SSB \$740,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Colonial, Lot: 3746sf
Prior Sale: \$555,000 (07/20)

37 SANDY HILL CIR U:37 **\$895,000**
B: Richard J Fitzwilliam & Kathleen M Joyce
S: Sharon L Drillio
Book/Page: 58827/295, Date: 04/18/24
Mtg: CMG Mortgage Inc \$150,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$689,000 (01/22)

62 SEAVIEW AVE **\$945,000**
B: Erin O Brien
S: Benjamin T Doherty & Caylee A Doherty
Doc#: 00000000851043, Date: 04/19/24
Use: 4 Bdrm Colonial, Lot: 10019sf
Prior Sale: \$640,000 (02/20)

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**

72 BURGESS POINT RD **\$2,925,000**
B: 72 Burgess Point LLC
S: Kevin P Meehan
Book/Page: 58829/110, Date: 04/18/24
Use: 8 Bdrm Colonial, Lot: 123275sf
Prior Sale: \$2,925,000 (10/20)

72 BURGESS POINT RD **\$4,200,000**
B: Ali Loffi & Denise Loffi
S: Henry V Dejesus Jr & Judith Dejesus
Book/Page: 58829/270, Date: 04/18/24
Mtg: Citizens Bank \$2,650,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 8 Bdrm Colonial, Lot: 123275sf
Prior Sale: \$2,925,000 (04/24)

25 CIRCUIT AVE **\$385,000**
B: Kevin T Perkins
S: Carol D Lamarre
Book/Page: 58824/346, Date: 04/17/24
Mtg: Guild Mortgage Co \$378,026
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 3274sf
Prior Sale: \$197,000 (08/18)

43 LEISURE LN **\$409,000**
B: Peter C Nelson
S: Donald G Bright & Donna M Bright
Book/Page: 58821/186, Date: 04/16/24
Mtg: Guild Mortgage Co \$210,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13000sf
Prior Sale: \$121,000 (12/99)

3 VIEW ST **\$317,000**
B: Dana Schneider, Tr for Lms T
S: John J Maloney Jr
Book/Page: 58826/324, Date: 04/17/24
Use: 1 Bdrm Bngl/Cottage, Lot: 9980sf
Prior Sale: \$155,000 (08/19)

14 WINSLOW LN **\$550,000**
B: Justin Clark & Melissa Clark
S: Deborah J Cornish
Book/Page: 58831/333, Date: 04/19/24
Mtg: Milestone Mtg Solutio \$440,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30839sf
Prior Sale: \$451,000 (07/21)

West Bridgewater

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	7
Median Price	\$450,000	\$395,000

► **REAL ESTATE SALES**

17 BELMONT ST **\$799,000**
B: Stephanie K Lamb & Joseph Leblanc
S: Daniel Gill
Book/Page: 58832/97, Date: 04/19/24
Mtg: New Fed Mtg Corp \$479,400
Term: 2054
Use: Residential Developable Land, Lot: 29185sf
Prior Sale: \$112,000 (09/21)

Whitman

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	15
Median Price	\$430,000	\$525,000

► **REAL ESTATE SALES**

877 AUBURNVILLE WAY U:A3 **\$475,000**
B: Constance D Nix & Brian D Dabek
S: Donna P Martin
Book/Page: 58833/1, Date: 04/19/24
Mtg: BankESB \$380,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$420,000 (06/21)

383 WASHINGTON ST **\$450,000**
B: Joseph M Bradley & Sarah Bradley
S: Patricia Russ
Book/Page: 58833/271, Date: 04/19/24
Mtg: Craig Russ \$200,000
Use: 3 Bdrm Old Style, Lot: 11879sf
Prior Sale: \$450,000 (08/23)

Worcester Registry

Kathryn A. Toomey, Esq., Register
90 Front St., Worcester, MA 01608
Telephone: (508) 798-7717
Fax: (508) 798-7746
www.worcesterdeeds.com

Athol

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	21
Median Price	\$250,000	\$275,000

► **REAL ESTATE SALES**

41 AUBURN PL **\$380,000**
B: Danielle B Littles & Gary Littles
S: Athol Realty Invs LLC
Book/Page: 70410/338, Date: 04/18/24
Mtg: Leader Bank NA \$190,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11970sf
Prior Sale: \$155,000 (01/23)

366 BRICKYARD RD **\$340,000**
B: Joseph Blanchet & Anne Blanchet
S: Phillip E Hart
Book/Page: 70415/159, Date: 04/19/24
Mtg: Guaranteed Rate Inc \$306,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43996sf
Prior Sale: \$200,000 (04/20)

91 COTTAGE ST U:B **\$240,000**
B: Matthew Carbonari & Shima Roy
S: Murilo Silva & Myllene B Silva
Book/Page: 70407/304, Date: 04/17/24
Mtg: Washington Trust Mtg \$228,000
Term: 2054
Use: Condo

19 KENDALL ST **\$50,000**
B: Tcs Home Group LLC
S: Soracchi Michael W Est & Joseph W Auger
Book/Page: 70407/58, Date: 04/17/24
Use: 4 Bdrm Colonial, Lot: 6000sf
Prior Sale: \$121,500 (04/24)

Auburn

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	37
Median Price	\$385,000	\$419,900

► **REAL ESTATE SALES**

296 CENTRAL ST **\$525,000**
B: Daniel Furbish Jr & Kobay M Furbish
S: Susan L Giargiari, Tr for Twenty One Haskell St Rt
Book/Page: 70402/353, Date: 04/16/24
Mtg: Fairway Ind Mtg \$446,250
Term: 2054
Use: 2-Family Two Family, Lot: 16124sf
Prior Sale: \$340,000 (08/14)

2702 FOREST PARK DR U:2702 **\$350,000**
B: Scott Blair & June Blair
S: Janna Gentossio & Patrick Gentatossio
Book/Page: 70409/92, Date: 04/18/24
Use: 2 Bdrm Condo
Prior Sale: \$177,000 (07/16)

87 SHORE DR **\$390,000**
B: Kevin Kirk & Yasmin Kirk
S: Lindsey Giroux
Book/Page: 70401/60, Date: 04/16/24
Mtg: Guaranteed Rate Inc \$351,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 11200sf
Prior Sale: \$380,000 (02/23)

206 WEST ST **\$222,000**
B: Bombay LLC
S: Judith A Regan
Book/Page: 70398/315, Date: 04/16/24
Mtg: RFLF 7 LLC \$281,000
Term: 2025
Use: 3 Bdrm Conventional, Lot: 40488sf
Prior Sale: \$140,000 (08/99)

4 WESTEC DR **\$4,800,000**
B: Barry R Lundgren, Tr for 4 Westec Drive Rt
S: Ruth B Weber, Tr for Weber Rt
Book/Page: 70403/170, Date: 04/17/24
Use: Manufacturing Building, Lot: 213444sf
Prior Sale: \$375,000 (08/98)

Barre

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	11
Median Price	\$305,000	\$380,000

► **REAL ESTATE SALES**

176 SUMMER ST **\$250,000**
B: Christine M Morrison & Jared Morrison
S: Pamela K Marciniowski
Book/Page: 70406/47, Date: 04/17/24
Mtg: Fidelity Cp Bk \$237,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 20856sf

Berlin

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	\$390,500	\$615,000

► **REAL ESTATE SALES**

19 WHEELER HILL RD U:19 **\$760,270**
B: Jorge Cao & Amy Cao
S: Homes At Highland Rdg LLC
Book/Page: 70401/339, Date: 04/16/24
Use: 2 Bdrm Condo

Blackstone

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	12
Median Price	\$435,000	\$412,500

► **REAL ESTATE SALES**

40 FEDERAL ST **\$635,000**
B: Carolyn Bouthillier & Joseph Bouthillier
S: Weslynn LLC
Book/Page: 70405/368, Date: 04/17/24
Mtg: Rocket Mortgage LLC \$90,000
Term: 2039
Use: 3 Bdrm Cape Cod, Lot: 76761sf
Prior Sale: \$115,000 (10/22)

332 MAIN ST **\$320,000**
B: Bruno Antunes & Edelinda I Baptista
S: Appleton Grove LLC
Book/Page: 70416/312, Date: 04/19/24
Mtg: Amerisave Mtg Corp \$310,400
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3190sf
Prior Sale: \$190,000 (10/23)

Bolton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	\$664,950	\$800,000

► **REAL ESTATE SALES**

63 SUNSET RIDGE LN U:63 **\$800,000**
B: Claire M Smith & Nigel D Simpson
S: Brian E Mygatt & Jill M Normandin
Book/Page: 70411/109, Date: 04/18/24
Use: 2 Bdrm Condo
Prior Sale: \$700,000 (12/23)

Boylston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	3
Median Price	\$740,000	\$590,000

► **REAL ESTATE SALES**

405 GREEN ST **\$1,050,000**
B: Aubrey L Petersilie & Matthew J Petersilie
S: Hasan M Usmani & Ghazala Usmani
Book/Page: 70415/255, Date: 04/19/24
Mtg: Citizens Bank \$766,551
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 147158sf
Prior Sale: \$560,000 (03/14)

Brookfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	4
Median Price	\$207,500	\$350,000

► **REAL ESTATE SALES**

5 LINCOLN ST EXT **\$31,000**
B: David Fromm
S: Brookfield Town Of
Book/Page: 69417/31, Date: 07/21/23
Use: Residential Undvlpble Land, Lot: 13939sf

3 LONG HILL RD **\$550,000**
B: Andrew W Mulligan & Krystal A Mulligan
S: Marcia M Terry & David A Terry Jr
Book/Page: 70416/308, Date: 04/19/24
Use: 3 Bdrm Contemporary, Lot: 70341sf

17 TOWN FARM RD **\$215,000**
B: Richard Chaffee
S: Ingrid B Kiley
Book/Page: 70403/5, Date: 04/16/24
Use: 2 Bdrm Contemporary, Lot: 51401sf
Prior Sale: \$164,000 (05/01)

158 GEORGE HILL RD..... \$188,000
 B: Sander Prop Mgmt LLC
 S: Lemay Steven M Est & Kenneth A Lemay
 Book/Page: 70407/130, Date: 04/17/24
 Mtg: RFL4 LLC \$319,500
 Term: 2025
 Use: 2 Bdrm Conventional, Lot: 11326sf

35 GORDON CIR U:35..... \$385,000
 B: Ricardo Alfonso & Eileen Orta-Alfonso
 S: Madhu Sheri & E Talamanchipatnam
 Book/Page: 70414/1, Date: 04/19/24
 Mtg: Movement Mtg LLC \$175,000
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 446926sf
 Prior Sale: \$300,000 (08/21)

39 GORDON CIR U:39..... \$435,000
 B: Yiming Zhang & Katherine Zhang
 S: Tammy J Pearce & Charles F Pearce
 Book/Page: 70417/224, Date: 04/19/24
 Use: 2 Bdrm Condo, Lot: 446926sf
 Prior Sale: \$88,000 (10/97)

6 LOTTIE DR..... \$850,000
 B: Henok H Mehari & Meda N Mehari
 S: Kevin Anderson & Julia Anderson
 Book/Page: 70416/143, Date: 04/19/24
 Mtg: Jeanne DArc CU \$668,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 54886sf
 Prior Sale: \$585,000 (03/18)

29 VALLEY VIEW DR..... \$1,090,000
 B: Frank A Cincotta & Kathy L Cincotta
 S: Pratikumar D Sheth, Tr for Sheth Ft
 Book/Page: 70416/38, Date: 04/19/24
 Mtg: Mutual Of Omaha Mtg \$590,000
 Term: 2044
 Use: 4 Bdrm Colonial, Lot: 40511sf
 Prior Sale: \$646,000 (12/13)

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**

128 BRITNEY DR..... \$735,000
 B: Lori A Muir
 S: Heather A Demma & Michael Demma
 Book/Page: 70415/350, Date: 04/19/24
 Mtg: Amerant Mortgage \$550,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 20000sf
 Prior Sale: \$422,100 (07/16)

60 HEATHER CIR..... \$675,000
 B: Jason F Erminelli & Kerensa A Erminelli
 S: David A Wood, Tr for David A Wood RET
 Book/Page: 70409/258, Date: 04/18/24
 Mtg: CMG Mortgage Inc \$455,625
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 21780sf

122 JOEL SCOTT DR..... \$812,000
 B: Andrew Sawyer & Brenda J Sawyer
 S: Dana R Oliver
 Book/Page: 70398/196, Date: 04/16/24
 Mtg: Envoy Mtg LTD \$609,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20000sf
 Prior Sale: \$422,321 (11/13)

1594 MAIN ST..... \$119,849
 B: Jefferson Sta Realty LLC
 S: John E Gardner & Warren G Gardner Jr
 Doc#: 00000000123053, Date: 04/17/24
 Use: Auto Repair, Lot: 27860sf

248 PRINCETON ST..... \$435,000
 B: Mathew J Bydlinski & Laura E Scully
 S: Kerensa Erminelli & Jason Erminelli
 Book/Page: 70406/141, Date: 04/17/24
 Mtg: Northpoint Mortgage \$348,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 16612sf
 Prior Sale: \$248,000 (09/04)

216 RESERVOIR ST U:205..... \$322,000
 B: Gary S Goldman
 S: Daniel J Ferguson, Tr for Ferguson Ft
 Book/Page: 70414/91, Date: 04/19/24
 Use: 1 Bdrm Condo
 Prior Sale: \$250,000 (05/08)

1 TORREY LN..... \$369,900
 B: Nathan C Palmiero
 S: Alison M Tappin
 Book/Page: 70400/387, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$351,405
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 100984sf
 Prior Sale: \$219,900 (12/18)

42 VILLAGE WAY U:42..... \$385,000
 B: Andrew K Bailey & Autumn Mongeon
 S: Janet R Foss
 Book/Page: 70410/315, Date: 04/18/24
 Mtg: N Brookfield Svgs Bk \$373,450
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$112,500 (03/94)

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**

27 PROGRESS ST U:27..... \$435,000
 B: Messias B Donascimento & Kezia A Desouza
 S: Alicia Sayewich & Daniel R Iacovelli
 Book/Page: 70399/381, Date: 04/16/24
 Mtg: Cardinal Fnci Co LP \$421,950
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 12240sf
 Prior Sale: \$169,000 (10/08)

219-221 S MAIN ST..... \$590,000
 B: Cristiane A Jalles & Rafael B Jalles
 S: Rafael F Desouza & Janaina F Desouza
 Book/Page: 70400/186, Date: 04/16/24
 Mtg: United Wholesale Mtg \$560,500
 Term: 2054
 Use: 2-Family Conventional, Lot: 36908sf
 Prior Sale: \$550,000 (06/23)

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**

118 NEW WESTMINSTER RD..... \$415,000
 B: Russell S Adams Jr & Rachel A Andler
 S: Ryan P Morin
 Book/Page: 70416/365, Date: 04/19/24
 Mtg: Keystone Funding \$402,550
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 88712sf
 Prior Sale: \$378,000 (08/23)

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**

700 BLUE HERON DR U:700..... \$530,500
 B: Robert T Murphy 2nd & Theresa Gerene
 S: Gogolin Jr Edward L Est & Pamela J Gogolin
 Book/Page: 70413/317, Date: 04/19/24
 Use: 2 Bdrm Condo, Lot: 9583sf
 Prior Sale: \$310,000 (10/15)

855 BROCKELMAN RD..... \$970,000
 B: Michael Andretich & Sandra Andretich
 S: Pam Short
 Book/Page: 70401/249, Date: 04/16/24
 Mtg: JPMorgan Chase Bank \$556,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 258746sf
 Prior Sale: \$266,879 (04/97)

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**

10 FERNCROFT RD..... \$382,000
 B: Horacio Mays & Skye Griffin
 S: Holly J Pagan & Victor Pagan Jr
 Book/Page: 70402/380, Date: 04/16/24
 Mtg: Baycoast Mortgage Co \$375,081
 Term: 2054
 Use: 2 Bdrm Split Entry, Lot: 13809sf
 Prior Sale: \$260,000 (01/20)

75 HUNTOON MEMORIAL HWY U:4-7..... \$228,500
 B: Kyle Hamparsoomian
 S: Kaitlyn P Hakenson & Michelle L Sheperd
 Book/Page: 70409/296, Date: 04/18/24
 Mtg: Leader Bank NA \$217,075
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$215,000 (09/22)

329 MAIN ST..... \$400,000
 B: Jorge Z Ramirez & Juana L Cobo
 S: Van K Nguyen & Paul Bartorelli
 Book/Page: 70404/173, Date: 04/17/24
 Mtg: Total Mtg Svcs \$392,755
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 32670sf
 Prior Sale: \$191,000 (11/23)

455 MAIN ST..... \$761,000
 B: Francisco Deoliveira & Julia Kotlinska
 S: Lucas G Delima & Dianne M Delima
 Book/Page: 70402/52, Date: 04/16/24
 Mtg: Metro Credit Union \$608,800
 Term: 2053
 Use: 3-Family Conventional, Lot: 7362sf
 Prior Sale: \$520,000 (12/21)

4 NEWFIELD ST..... \$231,000
 B: Christopher S Mconally
 S: Timothy P Fahey & Jacob P Fahey
 Book/Page: 70412/52, Date: 04/18/24
 Mtg: Millbury CU \$214,000
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 7492sf
 Prior Sale: \$100,000 (11/87)

13 WINSLOW AVE..... \$470,000
 B: Sean Hurley & Gina Hurley
 S: Expert Renovations LLC
 Book/Page: 70417/108, Date: 04/19/24
 Mtg: Mortgage Research Ctr \$470,000
 Term: 2054
 Use: 1 Bdrm Ranch, Lot: 37592sf
 Prior Sale: \$300,000 (10/23)

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**

47 MOWRY ST..... \$500,000
 B: Olivia J Tortolini
 S: Alan Lopez & Abigail Lopez
 Book/Page: 70407/250, Date: 04/17/24
 Mtg: New American Funding \$450,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 91476sf
 Prior Sale: \$309,000 (05/18)

14 SIMMONS DR..... \$585,000
 B: Michelle Mcphee
 S: Christopher Allison & Kristen Allison
 Book/Page: 70417/320, Date: 04/19/24
 Mtg: Fairway Ind Mtg \$468,000
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 12001sf
 Prior Sale: \$366,000 (07/18)

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**

80 CLEARVIEW TER U:80..... \$628,897
 B: Gary W Butler & Pamela G Butler
 S: Czervik Properties LLC
 Book/Page: 70411/255, Date: 04/18/24
 Use: 2 Bdrm Condo

78-80 MAIN ST..... \$20,000
 B: Michael A Mason
 S: Heidi A Mason
 Book/Page: 70411/60, Date: 04/18/24
 Use: Residential-Multiple Bldgs, Lot: 26136sf
 Prior Sale: \$230,000 (09/09)

162 W MAIN ST..... \$600,000
 B: Michael R Baldarelli & Nicole J Baldarelli
 S: Edward J Wilson & Barbara A Wilson
 Book/Page: 70395/398, Date: 04/16/24
 Mtg: Pennymac Loan Service \$250,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$139,000 (07/91)

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**

3 CENTRAL ST..... \$420,000
 B: Patrick A Cipriano
 S: David W Nelson & Janet L Nelson
 Book/Page: 70411/333, Date: 04/18/24
 Mtg: Cross Country Mtg Inc \$405,982
 Term: 2054
 Use: 3-Family Conventional, Lot: 15246sf
 Prior Sale: \$78,000 (08/95)

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**

340 BRIGHAM ST..... \$715,000
 B: Eric B Heikkila & Jessica A Lutz
 S: Kurt A Blacker & Elizabeth M Blacker
 Book/Page: 70398/223, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$267,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$445,000 (08/18)

281 GREEN ST..... \$861,000
 B: Tushar T Patel & Kinjal C Patel
 S: Mary A Conte
 Book/Page: 70407/218, Date: 04/17/24
 Mtg: T2 Financial LLC \$688,800
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 82176sf
 Prior Sale: \$289,900 (01/94)

6 HILLSIDE RD..... \$265,000
 B: Care-Plan Health Svcs LLC
 S: Whiteacre Properties LLC
 Book/Page: 70414/225, Date: 04/19/24
 Use: 2 Bdrm Conventional, Lot: 3794sf
 Prior Sale: \$160,000 (05/23)

39 PLEASANT ST U:A11..... \$306,000
 B: Keyur Shah & Foram Patel
 S: Nikola K Nikolov & Ekaterina D Atanasova
 Book/Page: 70415/16, Date: 04/19/24
 Use: 2 Bdrm Condo, Lot: 8712sf
 Prior Sale: \$123,000 (12/12)

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**

143 CLUBHOUSE LN U:143..... \$560,000
 B: Jeffrey D Jackson
 S: Virginia L Corbin
 Book/Page: 70406/13, Date: 04/17/24
 Mtg: Leader Bank NA \$392,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$405,695 (08/05)

96 EBEN CHAMBERLAIN RD..... \$1,300,000
 B: Anthony J Tomasetta
 S: Cora Lane Group LLC
 Book/Page: 69731/32, Date: 10/06/23
 Mtg: Washington Trust Mtg \$975,000
 Term: 2053 Rate: 7.1% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 113256sf

GENIVIEVE DR..... \$50,000
 B: J & F Marinella Dev Corp
 S: Outlaw Two LLC
 Book/Page: 70412/312, Date: 04/18/24

95 HERITAGE DR U:95..... \$295,500
 B: Robert G Burns Jr
 S: T&Jd LLC
 Book/Page: 70398/381, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$155,000 (12/18)

66 MIKES WAY U:66..... \$599,900
 B: Neil Kosciak & Jaime Kosciak
 S: Henaull Builders Inc
 Book/Page: 69877/282, Date: 11/14/23
 Mtg: Northpoint Mortgage \$387,850
 Term: 2053
 Use: 3 Bdrm Condo

68 MIKES WAY U:68..... \$599,999
 B: Mark Nicholas
 S: Henaull Builders Inc
 Book/Page: 69918/65, Date: 11/22/23
 Mtg: Easthampton Svgs Bk \$359,999
 Term: 2043
 Use: 3 Bdrm Condo

1843 PROVIDENCE RD..... \$638,700
 B: Thomas J Woods
 S: 13 Gables Inc
 Book/Page: 70406/249, Date: 04/17/24
 Mtg: US Bank NA \$200,000
 Term: 2044
 Use: Accessory Land Improved, Lot: 41382sf

17 VALERIE RUN..... \$800,000
 B: Jashiben Patel
 S: D & F Afonso Builders Inc
 Book/Page: 70293/47, Date: 03/15/24
 Mtg: Nations Direct Mtg \$600,000
 Term: 2054
 Use: Residential Developable Land, Lot: 40075sf

62 VALERIE RUN..... \$799,900
 B: Vito M Pendola
 S: D & F Afonso Builders Inc
 Book/Page: 70063/346, Date: 01/04/24
 Mtg: Prestige Home Mtg LLC \$752,900
 Term: 2054
 Use: Accessory Land Improved, Lot: 67082sf

65 VALERIE RUN..... \$824,900
 B: Deep S Phachu & Erika L Faircloth
 S: D & F Afonso Builders Inc
 Book/Page: 70252/354, Date: 03/04/24
 Mtg: Huntington Natl Bank \$824,900
 Term: 2054 Rate: 6.9% Type: Adj
 Use: Residential Developable Land, Lot: 42689sf

31 VIEWPOINT WAY U:87..... \$559,155
 B: Michelle R Mattei, Tr for Rajotte Rt
 S: Stone Hill Partners LLC
 Book/Page: 70398/302, Date: 04/16/24
 Use: Condo

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**

20 BALLARD ST..... \$350,000
 B: Chelsea Rybak & Steven Rybak
 S: Leveillee Mildred R Est & David J Leveillee
 Book/Page: 70414/371, Date: 04/19/24
 Mtg: Amerant Mortgage \$339,500
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 13500sf

63 DEPOT RD U:63..... \$395,000
 B: Joseph M Ramos Jr & Mary K Ramos
 S: Suzann Gavin, Tr for Depot Road Rt
 Book/Page: 70402/320, Date: 04/16/24
 Mtg: Leader Bank NA \$316,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$1,225,000 (12/23)

10 LAMBERT CIR..... \$480,000
 B: Melissa L Roman & Christian Roman
 S: Melissa L Dube & Andrew J Dube
 Book/Page: 70400/291, Date: 04/16/24
 Mtg: Drew Mortgage Assninc \$456,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 40909sf
 Prior Sale: \$256,500 (03/11)

Princeton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	\$537,500	\$505,000

► **REAL ESTATE SALES**

OLD COLONY RD..... \$215,000
 B: Paul J Kuokkanen
 S: Sholan Homes Inc
 Book/Page: 70417/143, Date: 04/19/24

Royalston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	0
Median Price	\$512,500	

► **REAL ESTATE SALES**

BLISS HILL RD L:2..... \$40,000
 B: Pollyana K Pascoal
 S: Jose L Desousa & Leda M Desousa
 Book/Page: 70401/241, Date: 04/16/24

Rutland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	20
Median Price	\$547,451	\$487,450

► **REAL ESTATE SALES**

95 GLENWOOD PL EXT..... \$775,000
 B: Michael Demma & Heather Demma
 S: Thomas K Patten
 Book/Page: 70416/239, Date: 04/19/24
 Mtg: Drew Mortgage Assninc \$610,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 263974sf
 Prior Sale: \$577,453 (01/22)

Shrewsbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	46
Median Price	\$584,000	\$620,000

► **REAL ESTATE SALES**

4 ASHLEY DR U:4..... \$499,000
 B: Michael Mulvihill & Judy Mulvihill
 S: Charles P Holden, Tr for Patricia M Heald RET
 Book/Page: 70417/28, Date: 04/19/24
 Use: 2 Bdrm Condo
 Prior Sale: \$282,000 (06/12)

7 BONNIE DELL LN..... \$1,100,000
 B: Francesca L Micelli & Anthony S Salamone
 S: John J Berberian, Tr for Berberian Lt
 Book/Page: 70402/124, Date: 04/16/24
 Mtg: Keystone Funding \$550,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 44867sf
 Prior Sale: \$420,000 (12/95)

444 MAIN ST..... \$766,000
 B: Rumali Medagoda
 S: Ricardo P Rosim & Raquel F Custodio
 Book/Page: 70415/113, Date: 04/19/24
 Mtg: Cambridge Svgs Bk \$608,800
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 22651sf
 Prior Sale: \$650,000 (02/23)

8 MAURY LN..... \$415,000
 B: Charles P Falcone & Julia A Falcone
 S: Virginia F Falcone & Linda R Falcone
 Book/Page: 70408/186, Date: 04/17/24
 Mtg: Total Mtg Svcs \$394,250
 Term: 2054

136 OLD MILL RD..... \$975,000
 B: Harshil Patel & Kosha Patel
 S: Renfrew St LLC
 Book/Page: 70403/131, Date: 04/17/24
 Mtg: Newburyport Five Cent \$734,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 16553sf
 Prior Sale: \$300,000 (01/08)

24-26 WILDER RD..... \$640,000
 B: Madeline J Farens & Christopher J Farens
 S: Richard T Ellison 3rd & Gretchen Schultz-Ellison
 Book/Page: 70401/283, Date: 04/16/24
 Mtg: Bay Equity LLC \$512,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 17860sf
 Prior Sale: \$481,000 (12/21)

Southborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	15
Median Price	\$851,000	\$1,100,000

► **REAL ESTATE SALES**

19 MAPLECREST DR..... \$879,000
 B: Almog Avital
 S: James A Rizzitano & Kimberlee I Rizzitano
 Book/Page: 70403/23, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$703,200
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 16074sf
 Prior Sale: \$235,000 (08/96)

20 SEARS RD..... \$1,250,000
 B: Sandra E Delbridge
 S: Louise M Depietri, Tr for Louise M Depietri T
 Book/Page: 70405/319, Date: 04/17/24
 Use: Residential Developable Land, Lot: 74923sf

Southbridge

WORCESTER REGISTRY
continued

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**

99 W RIVER ST **\$30,000**
 B: Kyle J Mcnamara
 S: Glenn H Fowler, Tr for Glenn H Fowler T
 Book/Page: 70417/248, Date: 04/19/24

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**

54 CARNEY ST **\$460,000**
 B: Bear I Mccolloch & Courtney R Mccolloch
 S: Jennifer L Stolk
 Book/Page: 70411/207, Date: 04/18/24
 Mtg: Cardinal Fnci Co LP \$460,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 26097sf
 Prior Sale: \$259,900 (07/19)

13 MENDON ST **\$130,000**
 B: Samuel J Lopez
 S: Jimmy Lee, Tr for Lee Ft
 Book/Page: 70406/285, Date: 04/17/24
 Use: Retail-Service, Lot: 1224sf
 Prior Sale: \$86,500 (11/03)

129 QUAKER HWY U-16 **\$200,000**
 B: Wals Properties LLC
 S: Tracy L Morton
 Book/Page: 70414/208, Date: 04/19/24
 Use: 2 Bdrm Condo
 Prior Sale: \$102,000 (03/02)

16 SEAGRAVE ST U-16 **\$325,000**
 B: Karla M Turcios
 S: Frida Tovar
 Book/Page: 70411/306, Date: 04/18/24
 Mtg: Cross Country Mtg Inc \$315,250
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$139,000 (03/13)

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**

BEMIS RD L-155 **\$89,900**
 B: Marc Ventura
 S: Stasia Couture
 Book/Page: 70416/195, Date: 04/19/24

380 BRIMFIELD RD **\$30,000**
 B: Craig Decell
 S: Michael Starsiak
 Book/Page: 70417/309, Date: 04/19/24
 Use: Mobile Home, Lot: 21344sf

51 NELSON ST **\$255,300**
 B: Gerald Syas
 S: Timothy V Flouton
 Book/Page: 70404/255, Date: 04/17/24
 Mtg: Nations Direct Mtg \$241,584
 Term: 2054
 Use: 2-Family Conventional, Lot: 12196sf
 Prior Sale: \$160,000 (09/23)

180 TEEL RD **\$520,000**
 B: Wayne A Corliss & Joyce A Corliss
 S: Jennifer Kaiser
 Book/Page: 70405/1, Date: 04/17/24
 Mtg: Avidia Bank \$416,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 426496sf
 Prior Sale: \$525,000 (01/22)

184 SCHOOL ST **\$385,000**
 B: Megan Praznovsky & Edward W Alderman
 S: Melissa Hagemeyer, Tr for Zbh Rt
 Book/Page: 70414/257, Date: 04/19/24
 Mtg: Leader Bank NA \$308,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 12632sf
 Prior Sale: \$187,500 (06/23)

TEEL RD **\$7,500**
 B: Jim R Moore
 S: Donald M Haas
 Book/Page: 70398/99, Date: 04/16/24

180 TEEL RD **\$520,000**
 B: Wayne A Corliss & Joyce A Corliss
 S: Jennifer Kaiser
 Book/Page: 70405/1, Date: 04/17/24
 Mtg: Avidia Bank \$416,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 426496sf
 Prior Sale: \$525,000 (01/22)

29 GODDARD ST **\$500,000**
 B: Esteban A Bueno & Carolina U Ventura
 S: Scudder Bay Capital LLC
 Book/Page: 70399/101, Date: 04/16/24
 Mtg: Prestige Home Mtg LLC \$490,943
 Term: 2054
 Use: 3-Family Mlti-Unit Bldg, Lot: 14592sf
 Prior Sale: \$190,000 (06/15)

340 THOMPSON RD **\$12,700,000**
 B: Umass Mem Health Care Inc
 S: Hubbard Health Systems Re
 Book/Page: 70411/96, Date: 04/18/24
 Use: Other Exempt, Lot: 369389sf
 Prior Sale: \$160,000 (01/90)

12 WAKEFIELD AVE **\$445,000**
 B: Mary T Cuzzupe & Brian R Tyndall
 S: Shannon Belseth & Andrew Belseth
 Book/Page: 70402/81, Date: 04/16/24
 Mtg: Hanscom FCU \$356,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10532sf
 Prior Sale: \$240,000 (02/13)

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**

1 BOYDEN ST **\$382,000**
 B: Carmen E Cruz
 S: Ghassan Nayfeh & Rajaa Chamoun
 Book/Page: 70410/370, Date: 04/18/24
 Mtg: Keystone Funding \$375,081
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 6984sf
 Prior Sale: \$120,000 (03/20)

29 GODDARD ST **\$500,000**
 B: Esteban A Bueno & Carolina U Ventura
 S: Scudder Bay Capital LLC
 Book/Page: 70399/101, Date: 04/16/24
 Mtg: Prestige Home Mtg LLC \$490,943
 Term: 2054
 Use: 3-Family Mlti-Unit Bldg, Lot: 14592sf
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 Mtg: Hanscom FCU \$356,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10532sf
 Prior Sale: \$240,000 (02/13)

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**

84 HILLSIDE VILLAGE DR U-84 **\$560,000**
 B: Thomas E Cecil & Patricia B Cecil
 S: Allan J Fish, Tr for Evelyn E Fish lrt
 Book/Page: 70400/378, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$329,900 (10/04)

38 LAUREL ST **\$450,000**
 B: Robert P Jameson & Alexandra F Olah
 S: Laurel Wilkinson & Patrick Phillips
 Book/Page: 70408/12, Date: 04/17/24
 Mtg: TD Bank NA \$405,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10532sf
 Prior Sale: \$240,000 (02/13)

West Brookfield

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	\$341,750	\$334,950

► **REAL ESTATE SALES**

84 E MAIN ST **\$342,500**
 B: Chanlyn Basham & Tyler Pscioneri
 S: Jonathan T Smith & Deborah L Smith
 Book/Page: 70401/158, Date: 04/16/24
 Mtg: Country Bank \$269,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 2 Bdrm Cape Cod, Lot: 77972sf

53 HUNT RD **\$325,000**
 B: Ryan Hibbard
 S: Anna M Hibbard, Tr for Hibbard Rt
 Book/Page: 70402/306, Date: 04/16/24
 Mtg: Bradley G Hibbard \$225,000
 Term: 2039
 Use: 3 Bdrm Cape Cod, Lot: 90605sf

19 RIDGEWOOD CIR **\$315,000**
 B: Evan Leasca
 S: Irina J Yershov
 Book/Page: 70415/299, Date: 04/19/24
 Mtg: Country Bank \$268,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 39204sf
 Prior Sale: \$162,500 (11/02)

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 B: Evan Leasca
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 Book/Page: 70415/299, Date: 04/19/24
 Mtg: Country Bank \$268,000
 Term: 2054 Rate: 6.0% Type: Adj
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 Use: 3 Bdrm Ranch, Lot: 39204sf
 Prior Sale: \$162,500 (11/02)

19 RIDGEWOOD CIR **\$315,000**
 B: Evan Leasca
 S: Irina J Yershov
 Book/Page: 70415/299, Date: 04/19/24
 Mtg: Country Bank \$268,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 39204sf
 Prior Sale: \$162,500 (11/02)

19 RIDGEWOOD CIR **\$315,000**
 B: Evan Leasca
 S: Irina J Yershov
 Book/Page: 70415/299, Date: 04/19/24
 Mtg: Country Bank \$268,000
 Term:

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#).

BARNSTABLE

Yarmouth

KOCZELA, Carolyn A, 881 Route 28, Yarmouth, 02664-5208 D:04/25/24 Case#: 24-10772

BRISTOL FALL RIVER

Fall River

CASTELLO, Natasha A, 393 Meridian St, Fall River, 02720-4611 D:04/26/24 Case#: 24-10787

CASTRO, Verna M, 631 Orswell St, Fall River, 02721-2419 D:04/19/24 Case#: 24-10730

OCONNELL, Simone V, 56 Saint Mary St U:1S, Fall River, 02720-1210 D:04/23/24 Case#: 24-10750

Swansea

RYMSZEWICZ, Jennifer A, 61 Eisenhower Rd, Swansea, 02777 D:04/26/24 Case#: 24-10785

BRISTOL NORTH

Easton

CAMPBELL, Adalizia, 2 Kilsyth Rd, Easton, 02375 D:04/20/24 Case#: 24-10731

Taunton

PUJOLS, Willis, 104 Hart St, Taunton, 02780 D:04/24/24 Case#: 24-10765

BRISTOL SOUTH

Acushnet

COOK, Erika J, 21 Nyes Ln, Acushnet, 02743 D:04/24/24 Case#: 24-10763

Dartmouth

MEDEIROS, Theresa E, 7 Spyglass Ln, Dartmouth, 02748 D:04/25/24 Case#: 24-10773

ESSEX SOUTH

Beverly

KRISKO, Gary L, 15 Orchard St, Beverly, 01915 D:04/26/24 Case#: 24-10790

Danvers

POLAND, Edward G, 10 Berry St, Danvers, 01923 D:04/25/24 Case#: 24-10769

Essex

II, Frank K Mcclelland, 8 Luffkin Point Rd, Essex, 01929 D:04/25/24 Case#: 24-10779

Haverhill

DAIAZ, Omar Armando, 40 Eudora St U:40, Haverhill, 01832 D:04/23/24 Case#: 24-40407

Lynn

FERNANDES, Jodie M, 43 Kingswood Ln, Lynn, 01905-3118 D:04/22/24 Case#: 24-10736

LOPEZ, Stephanie, 15 Geneva Ave, Lynn, 01905 D:04/23/24 Case#: 24-10748

Salem

NUNEZ, Judith, 5 Orchard Ter, Salem, 01970 D:04/22/24 Case#: 24-10737

Saugus

COOK, Robert J Jr , 14 Birchbrook Ave, Saugus, 01906 D:04/25/24 Case#: 24-10771

HAMPDEN

Chicopee

DAIAZ-BURGOS, Rosa, 65 Broadway St U:12, Chicopee, 01020-2616 D:04/25/24 Case#: 24-30191

WEAVER, Kristopher R, 53 Cross St, Chicopee, 01013-3915 D:04/25/24 Case#: 24-30192

Palmer

BOURGEOIS, Kenneth A, 28 Saint John St, Palmer, 01069 D:04/19/24 Case#: 24-30179

Springfield

BESS, Matthew Eugene, 188 Allen Ridge Rd, Springfield, 01118 D:04/23/24 Case#: 24-30183

DESMOND, Rachel Nicole, 32 Dunhill St, Springfield, 01151-1924 D:04/26/24 Case#: 24-30196

MOLYNEUX, Melissa Ann, 49 Bessemer St, Springfield, 01104 D:04/25/24 Case#: 24-30188

RICHARDS, Victoria O, 86 Redden St, Springfield, 01119 D:04/19/24 Case#: 24-30180

West Springfield

RIOS-MARTINEZ, Miriam D, 1029 Elm St U:2A, West Springfield, 01089-1505 D:04/26/24 Case#: 24-30195

HAMPSHIRE

Amherst

LONGTO, Brandy Phyllis, 182 Rolling Green Dr, Amherst, 01002-2727 D:04/26/24 Case#: 24-30193

Northampton

LAFLECHE, Nicole M, 491 Bridge Rd U:622, Northampton, 01062-1087 D:04/25/24 Case#: 24-30187

MIDDLESEX NORTH

Billerica

GUEVARA, Roger, 72 Pond St, Billerica, 01821-1226 D:04/24/24 Case#: 24-40415

Chelmsford

DICKINSON, Albert A, 114 Gorham St, Chelmsford, 01824-3236 D:04/22/24 Case#: 24-40402

Lowell

KHALOTI, Mohamed, 3 River Pl U:A1910, Lowell, 01852-1006 D:04/19/24 Case#: 24-40395

MIDDLESEX SOUTH

Everett

LOZADA, Sandra, 18 Parkview Rd, Everett, 02149 D:04/25/24 Case#: 24-10777

Framingham

PARRIAO, Sergio F, 5-A Old Central Tpk, Framingham, 01702-6869 D:04/26/24 Case#: 24-40421

Hudson

DIMONTE, Michael, 4 Glen Rd, Hudson, 01749-1357 D:04/26/24 Case#: 24-40423

Natick

SMITH, Lindsey Ryan, 12 Highland St, Natick, 01760-2140 D:04/26/24 Case#: 24-10788

Wakefield

LACROIX, Richard, 6 Millbrook Ln, Wakefield, 01880 D:04/21/24 Case#: 24-10732

Waltham

BORAKS, Steven, 403 River St, Waltham, 02453-5479 D:04/23/24 Case#: 24-10749

Woburn

AFZAL, Mohammad, 1 Kimball Ct U:6, Woburn, 01801-6418 D:04/26/24 Case#: 24-10789

NORFOLK

Franklin

EDWARDS, Sheila, 223 Glen Meadow Rd U:7, Franklin, 02038-1343 D:04/19/24 Case#: 24-40400

Holbrook

CLARKE, Yvonne A, 176 Longmeadow Dr, Holbrook, 02343-2237 D:04/24/24 Case#: 24-10761

HANNAH-SANTO, Shalunda R, 31 Washington Cir, Holbrook, 02343 D:04/25/24 Case#: 24-10775

Norwood

WILLING, Laura J, 122 Pellana Rd, Norwood, 02062 D:04/22/24 Case#: 24-10741

PLYMOUTH

Brockton

MOLINA, Carlos, 305 Copeland St, Brockton, 02301-7024 D:04/24/24 Case#: 24-10766

NAU, Stephane J, 81 Colonel Bell Dr U:7, Brockton, 02301 D:04/25/24 Case#: 24-10767

Kingston

PRATT, Andrew, 51 Christmas Tree Ln, Kingston, 02364 D:04/22/24 Case#: 24-10744

Middleboro

HIGGINS, Eric M, 38 France St, Middleboro, 02346 D:04/23/24 Case#: 24-10747

Norwell

BEACON ROCK VENTURES INC, 147 Pine St, Norwell, 02061 D:04/22/24 Case#: 24-10738

PALZKILL, Patrick, 147 Pine St, Norwell, 02061 D:04/22/24 Case#: 24-10739

Plymouth

THOMPSON, April May, 135 Esta Rd, Plymouth, 02360-4964 D:04/26/24 Case#: 24-10783

Rockland

PAOLINI, Heather, 147-149 Myrtle St, Rockland, 02370-1723 D:04/22/24 Case#: 24-10742

SUFFOLK

Boston

MILLER, Jamaul, 7 Avenue De Lafayette U:120284, Boston, 02112-5000 D:04/25/24 Case#: 24-10780

Brighton

CLARK, Erica L, 31 Jette Ct U:765, Brighton, 02135-4445 D:04/25/24 Case#: 24-10776

Dorchester

RUIZ, Sonia A, 67-69 Alexander St, Dorchester, 02125-2726 D:04/25/24 Case#: 24-10781

WILLIAMS, Theresa A, 65 Ocean View Dr, Dorchester, 02125-3590 D:04/22/24 Case#: 24-10735

Jamaica Plain

BARCZYN, Lidia, 19 Myrtle St, Jamaica Plain, 02114-4509 D:04/25/24 Case#: 24-10770

Roslindale

LANGLEY, Paul H, 2 Hazelmere Rd, Roslindale, 02131 D:04/23/24 Case#: 24-10746

WORCESTER

Charlton

ROBIDOUX, Matthew C, 44 Stafford St, Charlton, 01507-1901 D:04/23/24 Case#: 24-40410

Clinton

BERNIER, John Marshall, 111 Beech St, Clinton, 01510 D:04/19/24 Case#: 24-40401

Gardner

CORMIER, Cynthia, 37 Sawyer St, Gardner, 01440 D:04/22/24 Case#: 24-40405

Hopedale

BUTTERWORTH, Sue Carol, 100 Hopedale St U:9, Hopedale, 01747-1704 D:04/23/24 Case#: 24-40411

North Brookfield

KAY, Heather Marie, 3 Saint Claire Ave, North Brookfield, 01535-1922 D:04/25/24 Case#: 24-40416

Oxford

JACQUES, Denise A, 23 Wheelock St, Oxford, 01540-2150 D:04/25/24 Case#: 24-40417

Royalston

WILLE, Jennifer H, 49 Norcross Rd, Royalston, 01368 D:04/22/24 Case#: 24-40403

Worcester

CABRERA, Jeremy, 45 Grand St U:407, Worcester, 01610-1633 D:04/19/24 Case#: 24-40394

DWUMFOUR, Agnes, 171 Mill St, Worcester, 01603-2047 D:04/23/24 Case#: 24-40409

HALLIDAY, Michael G Jr , 50 Franklin St, Worcester, 02110 D:04/19/24 Case#: 24-40397

HDAY SERVICES LLC, 0 Zzz, Worcester, 01613 D:04/19/24 Case#: 24-40398

ROCHELLE DAVENPORT, 56 Edgeworth St, Worcester, 01605-3253 D:04/19/24 Case#: 24-40396

WORCESTER NORTH

Leominster

MOORE, Andrea, 141 Bayberry Hill Ln U:141, Leominster, 01453 D:04/26/24 Case#: 24-40422

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

Hyannis

KIDD, Kevin R, 20 Sunset Ter, Hyannis, 02601 D:04/21/24 Case#: 24-10734

Yarmouth

ZANNELLA, Louis A 3rd , 30 Wharf Ln, Yarmouth, 02675 D:04/26/24 Case#: 24-10784

BERKSHIRE MIDDLE

Dalton

WALAT, Carolyn F, 356 North St, Dalton, 01226 D:04/22/24 Case#: 24-30181

BERKSHIRE NORTH

Florida

HOHN, David Alan, 54 Church Rd, Florida, 01343 D:04/25/24 Case#: 24-30189

BRISTOL NORTH

Attleboro

MEDEIROS, Jessica Lynn, 18 Cumberland St, Attleboro, 02703 D:04/19/24 Case#: 24-10728

BRISTOL SOUTH

New Bedford

LEAHY, James, 180 Potter St, New Bedford, 02740 D:04/24/24 Case#: 24-10762

ESSEX SOUTH

Haverhill

CARLSON, Jeremy M, 128 Warrenton Rd, Haverhill, 01832 D:04/25/24 Case#: 24-40420

Newburyport

DESCHAMPS, Rachel M, 134 State St U:8, Newburyport, 01950-6632 D:04/25/24 Case#: 24-10774

HAMPDEN

Springfield

FRANCO, Edna, 93 Santa Barbara St, Springfield, 01104-3116 D:04/24/24 Case#: 24-30184

Innis

INNIS, Gideon, 47 Grand St, Springfield, 01108 D:04/23/24 Case#: 24-30182

MENZIE, Jermaine, 87 Garfield St, Springfield, 01108 D:04/26/24 Case#: 24-30194

SANABRIA, Nicole, 18 Southern Rd, Springfield, 01129 D:04/25/24 Case#: 24-30190

SMITH, Stacey Nicole, 43 Pasco Rd, Springfield, 01151 D:04/25/24 Case#: 24-30186

HAMPSHIRE

Northampton

MCNALLY, Regina Marie, 48 Cahillane Ter, Northampton, 01062 D:04/25/24 Case#: 24-30185

MIDDLESEX NORTH

Dracut

COLLETT, Michelle, 11 Florence St, Dracut, 01826 D:04/25/24 Case#: 24-40418

Tewksbury

WRIGHT, Kerry Marie, 106 Sesame St, Tewksbury, 01876 D:04/19/24 Case#: 24-40399

MIDDLESEX SOUTH

Acton

SULLO, Daryl J, 62 Maple St, Acton, 01720 D:04/24/24 Case#: 24-40414

Framingham

PAVESI, Felipe, 31 Torrey St U:1, Framingham, 01702-6732 D:04/24/24 Case#: 24-40413

Marlborough

KAZERANI, Fariborz, 108 Violetwood Cir U:108, Marlborough, 01752 D:04/23/24 Case#: 24-40406

Natick

EVANS, Robert P Jr , 17 Kinsman Pl, Natick, 01760 D:04/24/24 Case#: 24-10764

NORFOLK

Avon

PEZZA, Jamie A, 235 Pond St, Avon, 02322 D:04/26/24 Case#: 24-10786

Quincy

LANGAIGNE, Frances A, 12 Hodgkinson St, Quincy, 0

Charlestown

GLICK, Staci, 33 N Mead St, Charlestown, 02129-1448 D:04/17/24 Tax:1040 Amt: \$18,613

Dorchester

RODRIGUEZ, Roosevelt & PERALTA, Laura, 54 Edson St, Dorchester, 02124 D:04/17/24 Tax:1040 Amt: \$25,088

GB & SON PAINTING INC, 322 Talbot Ave, Dorchester, 02124-3502 D:04/17/24 Tax:940 Amt: \$17,952

Revere

GENESIS CLEAN SVCS CORP, 82 Reservoir Ave, Revere, 02151-5811 D:04/17/24 Tax:1120 Amt: \$1,260,220

VALENTIN & SONS CONST INC, 150 Arnold St, Revere, 02151-3343 D:04/18/24 Tax:1120 Amt: \$16,937

South Boston

TWOSMITH CAPITAL CORP, 22 Boston Wharf Rd, South Boston, 02210-1838 D:04/18/24 Tax:941 Amt: \$115,345

Winthrop

BARBOSA, Mia S, 86 Lincoln St, Winthrop, 02152 D:04/17/24 Tax:1040 Amt: \$127,594

WORCESTER**Auburn**

COUGHLIN, Michael J, 7-A Montclair Dr, Auburn, 01501-3218 D:04/16/24 Tax:1040 Amt: \$206,559

Grafton

WEBER, Edward & WEBER, Deborah, 10 Main St, Grafton, 01560-1106 D:04/16/24 Tax:1040 Amt: \$13,215

Holden

SMITH, William S, 451 Highland St, Holden, 01520 D:04/16/24 Tax:1040 Amt: \$160,485

Leicester

BEAUREGARD, Naomi A & BEAUREGARD, Matthew D, 1 Merrick St, Leicester, 01611 D:04/16/24 Tax:1040 Amt: \$5,363

Milford

NATURAL STONE & SUPPLIES, 45 Pond St, Milford, 01757-3419 D:04/16/24 Tax:6721 Amt: \$41,719

Northbridge

THE CLEAR FACTOR INC, 235 Union St, Northbridge, 01588-1972 D:04/17/24 Tax:1120 Amt: \$11,416

Paxton

LATOUR, Scott, 13 Holbrook Ln, Paxton, 01612-1039 D:04/17/24 Tax:1040 Amt: \$6,563

Worcester

ROCHE, Matthew, 18 Spruce Rd, Worcester, 01613 D:04/16/24 Tax:1040 Amt: \$64,552

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**Harwich**

TERRY, Zachariah, 4 Skipper Shea Ln, Harwich, 02645-2859 D:04/17/24 Amt:\$119,886

TERRYS TV & APPLIANCES IN, 181 Route 137, Harwich, 02645-1320 D:04/17/24 Amt:\$173,234

Marstons Mills

MAROTTA, Vito, 28 Hamblins Hayway, Marstons Mills, 02648-1419 D:04/17/24 Amt:\$21,402

Osterville

BALLARD, Andrew, 980 Main St, Osterville, 02655-2045 D:04/17/24 Amt:\$11,266

ELI, Helen, 1063 Main St, Osterville, 02655-1537 D:04/17/24 Amt:\$4,213

Sandwich

KYTTLLE, Megan, 30 Gully Ln, Sandwich, 02537-1304 D:04/17/24 Amt:\$10,584

KYTTLLE, William, 30 Gully Ln, Sandwich, 02537-1304 D:04/17/24 Amt:\$12,752

BRISTOL FALL RIVER**Fall River**

ATLAS SMOKE SHOP, 155 Hope St, Fall River, 02721-1311 D:04/17/24 Amt:\$279,873

HOULIHAN, Michael, 72 Pitman St, Fall River, 02723-2819 D:04/17/24 Amt:\$8,771

Freetown

FALL BRK CHILD DEV CTR IN, 12 Crossroads Dr, Freetown, 02717-1256 D:04/17/24 Amt:\$28,257

BRISTOL NORTH

FOOTMAN, Christopher, 55 Williams St, Taunton, 02780-2706 D:04/17/24 Amt:\$14,013

DUKES**Tisbury**

AAY MARTHAS VINEYARD GLAS, 19 Beach Rd, Tisbury, 02568-2600 D:04/16/24 Amt:\$3,510

LEONE, Erin, 636 Franklin St, Tisbury, 02568-5204 D:04/16/24 Amt:\$4,125

ESSEX SOUTH**Newburyport**

MENERY, Robert, 5 Woodman Way, Newburyport, 01950-3592 D:04/17/24 Amt:\$192,161

Salem

FLAVIN, Gabriel, 16 Summer St, Salem, 01970-3316 D:04/17/24 Amt:\$26,902

PICHARDO, Milciades, 16 Hersey St, Salem, 01970-4519 D:04/17/24 Amt:\$5,332

Saugus

WELLS, Paul, 350 Main St, Saugus, 01906-3146 D:04/17/24 Amt:\$11,276

HAMPDEN**Holland**

CORRIVEAU, Jane, 7 Hisgen Rd, Holland, 01521-2819 D:04/18/24 Amt:\$43,951

Holyoke

ANDERSON, Latanya, 1 Sullivan Rd, Holyoke, 01040-2841 D:04/18/24 Amt:\$7,839

FIESTA CAFE LLC, 305 Main St, Holyoke, 01040-5704 D:04/18/24 Amt:\$20,793

MONTANO, Juan, 57 Elm St, Holyoke, 01040-4501 D:04/18/24 Amt:\$16,864

Ludlow

MAD WINGS INC, 319 East St, Ludlow, 01056-3006 D:04/18/24 Amt:\$3,573

Palmer

RUSSOS LKSIDE SEAFOOD & S, 702 River St, Palmer, 01069-9628 D:04/18/24 Amt:\$10,022

Russell

SHEA, Brian, 1500 General Knox Rd, Russell, 01071-9739 D:04/18/24 Amt:\$12,303

SHEA, Cheryl, 1500 General Knox Rd, Russell, 01071-9739 D:04/18/24 Amt:\$12,303

Southwick

DOOLITTLE, Nicholas, 119 N Lake Ave, Southwick, 01077-9670 D:04/18/24 Amt:\$9,205

Springfield

CASA VALLARTA SPRFIELD LL, 302 Cooley St, Springfield, 01128-1144 D:04/18/24 Amt:\$6,789

LATINOS CUISINE LLC, 793 Boston Rd, Springfield, 01119-1300 D:04/18/24 Amt:\$188,590

RAMOS, Jose, 56 Putnam Rd, Springfield, 01101 D:04/18/24 Amt:\$14,144

HAMPSHIRE**Easthampton**

ROYAL GOODS TRANSPORT INC, 10 Bayberry Dr, Easthampton, 01027-2751 D:04/19/24 Amt:\$11,968

Westhampton

ETCHELLS, Marc, 125 Main Rd, Westhampton, 01027-9680 D:04/19/24 Amt:\$14,799

MIDDLESEX NORTH**Lowell**

LEI, Sam, 63 Belvidere Cir, Lowell, 01852-4301 D:04/19/24 Amt:\$18,757

TORRES, Oscar A, 263 Westford Rd, Lowell, 01879-2529 D:04/19/24 Amt:\$19,303

MIDDLESEX SOUTH**Cambridge**

FERNANDES, Oliver, 15 Pearl St, Cambridge, 02139-4048 D:04/17/24 Amt:\$5,139

LACASSE, Andrew, 15 Bishop Richard Allen Dr, Cambridge, 02139-3524 D:04/17/24 Amt:\$13,478

SWIFT, Reginald, 9 Hunting St, Cambridge, 02141-1010 D:04/17/24 Amt:\$7,401

UGLJESA, Alesandra, 313 Elm St, Cambridge, 02139-1427 D:04/17/24 Amt:\$23,898

Everett

DEOLIVEIRA CARPENTRY INC, 211 Bradford Rd, Everett, 02149 D:04/17/24 Amt:\$10,583

Hudson

GARZIA, Gregory, 12 Lincoln St, Hudson, 01749-2116 D:04/17/24 Amt:\$100,402

Malden

DESOUZA, Jose, 53 Summit St, Malden, 02148-2011 D:04/17/24 Amt:\$22,438

LOPES, Edson, 38 Cliff St, Malden, 02148-1841 D:04/17/24 Amt:\$5,519

LOPES, Kesia B, 38 Cliff Rd, Malden, 02176-5700 D:04/17/24 Amt:\$5,519

SOUZA, Selma, 53 Summit St, Malden, 02148-2011 D:04/17/24 Amt:\$22,438

Marlborough

DACOSTA, Enio R, 175 Maple St, Marlborough, 01752-3269 D:04/17/24 Amt:\$2,538

Medford

GRANT, Sheila, 50 Oakland Rd, Medford, 02148-2838 D:04/17/24 Amt:\$5,348

SOTIROS TSIANTOULAS, 21 Rita Dr, Medford, 02155-1144 D:04/17/24 Amt:\$14,818

Melrose

TRAN, Chi, 296 Main St, Melrose, 02176-5222 D:04/17/24 Amt:\$7,444

Somerville

FORTISSIMO COFFEEHOUSE LL, 75 Bow St, Somerville, 02143-2921 D:04/17/24 Amt:\$4,923

Waltham

NORTH EAST RESPONSE SVCS, 83 Felton St, Waltham, 02453-4120 D:04/17/24 Amt:\$4,157

Watertown

KASSA, Kelley, 14 Keenan St, Watertown, 02472-2905 D:04/17/24 Amt:\$8,880

Winchester

MOHEYDEEN, Khaled, 21 Fairmount St, Winchester, 01890-1305 D:04/17/24 Amt:\$9,062

Woburn

TPOB CONSULTING LLC, 23 Totman Dr, Woburn, 01801-5401 D:04/17/24 Amt:\$7,396

NANTUCKET**Nantucket**

FOGGY BOTTOM KITCHEN LLC, 147 Orange St, Nantucket, 02554-4026 D:04/16/24 Amt:\$7,569

NORFOLK**Braintree**

BRAINTREE MOOSE LODGE NO, 175 Howard St, Braintree, 02184-1151 D:04/17/24 Amt:\$16,510

WANDELL, Christopher, 550 Liberty St, Braintree, 02184-7332 D:04/17/24 Amt:\$8,122

Brookline

SEAFAN TCORP, 258 Harvard St, Brookline, 02446-2904 D:04/17/24 Amt:\$6,922

Canton

KYRIAZIS, Vasiliios, 40 Emerson Rd, Canton, 02021-2497 D:04/17/24 Amt:\$25,750

Norwood

RAS LAW PC, 7 Upland Woods Cir, Norwood, 02062-3173 D:04/17/24 Amt:\$7,991

SZCZEBAK, Richard, 7 Upland Woods Cir, Norwood, 02062-3173 D:04/17/24 Amt:\$7,863

Quincy

RIGGS, Christopher, 23 Sunnyside Rd, Quincy, 02169-1224 D:04/17/24 Amt:\$11,369

RIGGS, Corrina, 86 Cliff St, Quincy, 02169-1422 D:04/17/24 Amt:\$11,369

Walpole

ROADPLATE GROUP LLC, 2019 Main St, Walpole, 02081-1421 D:04/17/24 Amt:\$193,675

Westwood

EVANS, Pearly, 256 Washington St, Westwood, 02090-1330 D:04/17/24 Amt:\$9,677

OLIVEIRA, John, 378 Clapboardtree St, Westwood, 02090-2507 D:04/17/24 Amt:\$3,304

Abington

DEMARCO, John, 174 Washington St, Abington, 02351-2414 D:04/17/24 Amt:\$11,835

Bridgewater

SAINT CYR, Marie, 85 3 Rivers Dr, Bridgewater, 02324 D:04/17/24 Amt:\$8,845

SAINT CYR, Mozart, 85 3 Rivers Dr, Bridgewater, 02324 D:04/17/24 Amt:\$8,845

Brockton

ALARCON DRYWALL INC, 254 Falconer Ave, Brockton, 02301-6327 D:04/17/24 Amt:\$193,929

JIMENEZ, Alexis R, 292 Howard St, Brockton, 02302-1018 D:04/17/24 Amt:\$11,905

MCHUGH, John, 59 Richard Rd, Brockton, 02343-2009 D:04/17/24 Amt:\$26,447

SETTLEMENT, Cardis, 35 Wilson St, Brockton, 02301-5859 D:04/17/24 Amt:\$6,226

WHITE, Rebecca, 54 N Main St, Brockton, 02301-3907 D:04/17/24 Amt:\$14,847

Carver

FRESH & FRIENDLY SEAFOOD, 145 Main St, Carver, 02330-1374 D:04/17/24 Amt:\$4,779

Rockland

KIMBALL, Dawn, 8 Magnolia Dr, Rockland, 02370-2642 D:04/17/24 Amt:\$15,505

KIMBALL, Edward, 8 Magnolia Dr, Rockland, 02370-2642 D:04/17/24 Amt:\$4,186

Wareham

JANULEWICZ, Daniel, 96 Maple Springs Rd, Wareham, 02571-1202 D:04/17/24 Amt:\$10,431

SUFFOLK**Boston**

ALBANY ROAD RE HOLDINGS, 155 Federal St, Boston, 02110-1727 D:04/17/24 Amt:\$137,847

ERDEM LLC, 145 E Berkeley St, Boston, 02118-2207 D:04/17/24 Amt:\$48,481

OLUKOGA, Olumide, 69 Homestead Rd, Boston, 02205 D:04/17/24 Amt:\$12,556

THAITATION LLC, 129 Jersey St, Boston, 02215-5116 D:04/17/24 Amt:\$58,397

Brighton

DISHA CORP, 415 Washington St, Brighton, 02135-2731 D:04/17/24 Amt:\$3,325

Dorchester

MCDONALD, Ronald, 33 Pearl St, Dorchester, 02125-1815 D:04/17/24 Amt:\$49,477

STALEX RESTAURANT LLC, 140 Norfolk St, Dorchester, 02124-3301 D:04/17/24 Amt:\$7,737

VALLEJO, Juan, 565 Washington St, Dorchester, 02124-2031 D:04/17/24 Amt:\$9,758

East Boston

DAMASCENO, Alia, 262 Havre St, East Boston, 02128-3028 D:04/17/24 Amt:\$162,452

Jamaica Plain

MR V DISC AUTO PARTS INC, 362 Centre St, Jamaica Plain, 02130-1208 D:04/17/24 Amt:\$2,624

Revere

VALENTINS GENERAL CONTRAC, 46 Fernwood Rd, Revere, 01906-3123 D:04/17/24 Amt:\$40,598

Roxbury

E&J AUTO CTR AND TIRE INC, 216 Warren St, Roxbury, 02119-2260 D:04/17/24 Amt:\$20,972

WORCESTER**Barre**

HYDRO CUTTER INC, 175 Town Farm Rd, Barre, 01005-9292 D:04/17/24 Amt:\$10,315

Boylston

TOOMY, Robert, 108 Warren St, Boylston, 01505-1540 D:04/17/24 Amt:\$7,482

Charlton

PELLETIER, Christina, 61 Hollywood Dr, Charlton, 01507-5353 D:04/17/24 Amt:\$3,868

Millville

DULAC, David, 12 Snow St, Millville, 01529-1728 D:04/17/24 Amt:\$22,708

Paxton

BRIEN, Daniel, 11 Woodland Rd, Paxton, 01520-2568 D:04/17/24 Amt:\$5,778

Southborough

MALLEGGI, Marcello, 6 Wolfpen Ln, Southborough, 01772-1129 D:04/17/24 Amt:\$13,340

Spencer

BAKER, Daniel, 30 Prospect St, Spencer, 01562-2570 D:04/17/24 Amt:\$2,794

Sterling

BRENNAN, David, 46 Redstone Hill Rd, Sterling, 01564-1460 D:04/17/24 Amt:\$8,083

Worcester

Newton

78 Adams St
Owner:Rosemaria G Altieri L:Rcf 2 Acquisition Tr
Case#:24 SM 001628 Filing Date:04/24/24

North Reading

10 Boxwood Rd
Owner:Norma Diorio L:Citizens Bk Na
Case#:24 SM 001621 Filing Date:04/23/24

Reading

16 Nugent Ln
Owner:David Nugent L:Newtek Small Business Finance Inc
Case#:24 SM 001609 Filing Date:04/23/24

Waltham

19-21 Eddy St
Owner:Raul Santiago L:Wells Fargo Bk Na
Case#:24 SM 001557 Filing Date:04/18/24

Winchester

37 Canterbury Rd
Owner:Eileen M Riley L:Citizens Bk Na
Case#:24 SM 001614 Filing Date:04/23/24

NANTUCKET**Nantucket**

63 Tom Nevers Rd
Owner:Louis A Delpidio L:Citizens Bk Na
Case#:24 SM 001597 Filing Date:04/22/24

NORFOLK**Bellingham**

221 Ruthellen Rd
Owner:Aislyn Bertone L:Nationstar Mtg LLC
Case#:24 SM 001555 Filing Date:04/18/24

Canton

814 Washington St
Owner:Gadyflor St Clair L:Lakeview Ln Servicing LLC
Case#:24 SM 001560 Filing Date:04/18/24

Cohasset

14 Nichols Rd
Owner:Carol J Slanetz L:Sanford Financial Tr
Case#:24 SM 001633 Filing Date:04/24/24

Foxboro

16 Pleasant St
Owner:Barbara J Giuliano L:Option One Mtg Ln Tr 2005
Case#:24 SM 001601 Filing Date:04/22/24

28 Spruce St

Owner:Victor R Panzieri Jr L:Pennymac Ln Services LLC
Case#:24 SM 001612 Filing Date:04/23/24

Holbrook

15 Kalmia Rd
Owner:Rose M Perry L:Nrz Pass-Through Tr XVII
Case#:24 SM 001631 Filing Date:04/24/24

Quincy

5 Overlook Rd
Owner:Michael Orla L:Novastar Mtg Funding Tr S
Case#:24 SM 001546 Filing Date:04/17/24

Walpole

2 Breezewood Ln
Owner:Kimberly Silva L:M & T Bk
Case#:24 SM 001604 Filing Date:04/22/24

Weymouth

25 Richmond St
Owner:Daniel P Marini L:Midfirst Bk
Case#:24 SM 001547 Filing Date:04/17/24

74 Federal St

Owner:Jonathan P Perry L:Santander Bk Na
Case#:24 SM 001565 Filing Date:04/19/24

575 Union St

Owner:Adalberto Rodriguez L:Jp Morgan Mtg Acquisition
Case#:24 SM 001622 Filing Date:04/23/24

Wrentham

563 East St
Owner:Elinor M Ruprecht L:Mortgage Assets Managemen
Case#:24 SM 001618 Filing Date:04/23/24

PLYMOUTH**Bridgewater**

519 High St
Owner:Paula J Collins L:Citigroup Mtg Ln Tr 2021-
Case#:24 SM 001550 Filing Date:04/17/24

Brockton

15 Michael Dr
Owner:Michael J McCormack L:Freedom Mtg Corp
Case#:24 SM 001584 Filing Date:04/22/24

16 Lynn Rd

Owner:Gail A Fiandaca L:Phh Mtg Corp
Case#:24 SM 001561 Filing Date:04/18/24

18 Henry St

Owner:Geoffrey S Warren L:Newrez LLC
Case#:24 SM 001574 Filing Date:04/19/24

24 Washburn St

Owner:Alphonso Hall L:First Horizon Alternative
Case#:24 SM 001617 Filing Date:04/23/24

East Bridgewater

36 Oakwood Ter
Owner:William M Donahue L:Structured Asset Investme
Case#:24 SM 001598 Filing Date:04/22/24

Hanover

131 Hillside Dr
Owner:Karen B Connolly L:Coastal Heritage Bk
Case#:24 SM 001566 Filing Date:04/18/24

136 Water St

Owner:Kristofer T Mccann L:Wells Fargo Bk Na
Case#:24 SM 001588 Filing Date:04/22/24

Kingston

3 Chilton Ave
Owner:Tamara L Huber L:Santander Bk Na
Case#:24 SM 001625 Filing Date:04/23/24

Middleboro

23 Holly Tree Ln
Owner:Anthony J Keaney L:Angela S Chin
Case#:24 SM 001564 Filing Date:04/18/24

Pembroke

4 Silverwood Rd
Owner:Leanne Riccio L:Santander Bk Na
Case#:24 SM 001636 Filing Date:04/24/24

Plymouth

536 White Cliff Dr U-536
Owner:Beverly N Clarke L:Cwabs Inc Series 2006-17
Case#:24 SM 001579 Filing Date:04/19/24

Wareham

50 Avenue A St
Owner:Robert J Mari L:Phh Mtg Corp
Case#:24 SM 001624 Filing Date:04/23/24

SUFFOLK**Boston**

40 Traveler St
Owner:Feng Wang L:Athene Annuity And Life C
Case#:24 SM 001556 Filing Date:04/18/24

1161 Commonwealth Ave

Owner:Lawrence P Novak L:Truman Capital Mtg Ln Tr
Case#:24 SM 001639 Filing Date:04/24/24

Dorchester

27 Fairmount St
Owner:Cory Tang L:Metropolitan Life Insuran
Case#:24 SM 001596 Filing Date:04/22/24

33 Vassar St U-2

Owner:Clyde Charles L:Bcat 2020-3tt
Case#:24 SM 001558 Filing Date:04/18/24

Hyde Park

1891-1893 Hyde Park Ave
Owner:Myisha C Louissaint L:Newrez LLC
Case#:24 SM 001632 Filing Date:04/24/24

Jamaica Plain

64 Orcharhill Rd
Owner:Brian K Wells L:Obx 2022-Inv3 Tr
Case#:24 SM 001573 Filing Date:04/19/24

Mattapan

55 Wildwood St
Owner:Ethel M President L:Wells Fargo Bk Na
Case#:24 SM 001576 Filing Date:04/19/24

Revere

90 Oxford St
Owner:Omar Pineda L:Magnolia Boardman LLC
Case#:24 SM 001607 Filing Date:04/23/24

WORCESTER**Dudley**

12 Railroad Ave
Owner:Ricardo L Ayala L:Lakeview Ln Servicing LLC
Case#:24 SM 001586 Filing Date:04/22/24

Grafton

5 Lincoln Ln U:5
Owner:Jason Macdonald L:Lakeview Ln Servicing LLC
Case#:24 SM 001567 Filing Date:04/19/24

Leicester

75 Huntoon Memorial Hwy
Owner:Conrad Mlynarski L:Santander Bk Na
Case#:24 SM 001553 Filing Date:04/18/24

Northbridge

513 Church St
Owner:Ricky W Nelson L:Norwich Commercial Group
Case#:24 SM 001594 Filing Date:04/22/24

Rutland

1 Colonial Dr
Owner:Matthew Boutin Jr L:Wells Fargo Bk Na
Case#:24 SM 001597 Filing Date:04/22/24

Sutton

365 Putnam Hill Rd
Owner:Timothy M Rafferty L:Rra Cp Opportunity Tr 2
Case#:24 SM 001615 Filing Date:04/23/24

Templeton

48 Orchard Ln
Owner:Bryan M Cote L:Maribor Income Tr
Case#:24 SM 001552 Filing Date:04/18/24

Uxbridge

329 Millville Rd
Owner:Scott M Lemon L:Rocket Mtg LLC
Case#:24 SM 001590 Filing Date:04/22/24

Worcester

9 Crestan Dr
Owner:Timothy Graves L:Wells Fargo Bk Na
Case#:24 SM 001577 Filing Date:04/19/24

11 Rice Ln U:3

Owner:Cournoyer Sheila D Est L:Hometown Bk
Case#:24 SM 001638 Filing Date:04/24/24

64 Stockton St

Owner:Steven T Shade L:Jpmorgan Chase Bk Na
Case#:24 SM 001554 Filing Date:04/18/24

72 Kenberma Rd

Owner:Alual K Chol L:Pennymac Ln Services LLC
Case#:24 SM 001637 Filing Date:04/24/24

WORCESTER NORTH**Lunenburg**

158 Whalom Rd
Owner:Chad C Terry L:Us Bk Na
Case#:24 SM 001571 Filing Date:04/19/24

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**Brewster**

05/21/24 12:00 PM 737 1000 Oaks Dr
Owner:Toshiko Maguire
Lender:Bank of New York Mellon Deposit:\$5,000
Doc#:D:12/14/05
Source:Cape Cod Times (04/23/24)
Atty:Harmon Law Offices Pc 617-558-0500

Centerville

05/21/24 01:00 PM 396 Huckins Neck Rd
Owner:Matthew B Wake
Lender:US Bank NA Deposit:\$5,000
Doc#:D:03/29/13
Source:Barnstable Patriot (04/19/24)
Atty:Harmon Law Offices Pc 617-558-0500

05/31/24 11:00 AM 12 Pond St

Owner:Diane H Babbitt
Lender:Cape Cod Cooperative Bank Deposit:\$20,000
Doc#:D:01/06/20
Source:Cape Cod Times (04/19/24)
Atty:Samuel H Crowell

Dennis

05/15/24 12:00 PM 23 Knox Rd
Owner:Beverly A Thompson
Lender:Wilmington Savings Fund Society FSB
Deposit:\$5,000
Doc#:D:05/15/06
Source:Cape Cod Times (04/23/24)
Atty:Korde & Associates Pc 978-256-1500

05/17/24 12:00 PM 56 Center St U:1-5

Owner:Officialsped LLC
Lender:Metropolitan Life Ins Deposit:\$10,000
Doc#:D:06/22/22
Source:Cape Cod Times (04/24/24)
Atty:Piker L Eiker Pllc 520-730-6034

06/13/24 12:00 PM 37 Calvin Dr

Owner:Trude E Maloney
Lender:Santander Bank NA Deposit:\$5,000
Doc#:D:12/06/16
Source:Cape Cod Times (04/24/24)
Atty:Brook & Scott Pllc 401-217-8701

Hyannis

05/15/24 01:00 PM 135 W Main St U:43
Owner:Cynthia Correia
Lender:MTGLO Investors LP Deposit:\$5,000
Doc#:D:11/05/02
Source:Cape Cod Times (04/23/24)
Atty:Korde & Associates Pc 978-256-1500

BERKSHIRE MIDDLE**Lenox**

05/16/24 11:00 AM 127 Housatonic St
Owner:Lillian R Martin
Lender:Wilmington Savings Fund Society FSB
Deposit:\$5,000
Doc#:D:12/05/08
Source:Berkshire Eagle (04/25/24)
Atty:Korde & Associates Pc 978-256-1500

BERKSHIRE NORTH**North Adams**

05/15/24 11:00 AM 94-96 Liberty St U:2-4
Owner:Libertygranted LLC
Lender:US Bank NA Deposit:\$10,000
Doc#:D:09/14/20
Source:Berkshire Eagle (04/24/24)
Atty:Friedman Vartolo Llp

BRISTOL FALL RIVER**Fall River**

06/13/24 10:00 AM 1830 Bay St
Owner:Christina Botelho & Maurice Bouchard
Lender:Newrez LLC Deposit:\$5,000
Doc#:D:10/31/17
Source:The Herald News (04/24/24)
Atty:Brook & Scott Pllc 401-217-8701

BRISTOL NORTH**Taunton**

06/12/24 09:00 AM 94 Indian Trl
Owner:Jonathan A Mcgann
Lender:Bank United Deposit:\$5,000
Doc#:D:04/25/11
Source:Taunton Daily Gazette (04/24/24)
Atty:Brook & Scott Pllc 401-217-8701

BRISTOL SOUTH**New Bedford**

05/16/24 12:00 PM 26 Peckham St
Owner:Antonio Lopes & Jose M Fernandes
Lender:MTGLO Investors LP Deposit:\$10,000
Doc#:D:01/07/05
Source:Standard Times (the) (04/25/24)
Atty:Guaetta And Benson Llc
05/23/24 09:00 AM 458 Mill St
Owner:Kevin A Silva
Lender:Land Home Financial Services Inc Deposit:\$5,000
Doc#:D:12/18/17
Source:Standard Times (the) (04/25/24)
Atty:Harmon Law Offices Pc 617-558-0500

ESSEX NORTH**Lawrence**

05/22/24 11:00 AM 101 Everett St
Owner:Kevin M Brouillard
Lender:Deutsche Bank Deposit:\$5,000
Doc#:D:04/12/06
Source:Lawrence Eagle Tribune (04/25/24)
Atty:Korde & Associates Pc 978-256-1500

ESSEX SOUTH**Georgetown**

05/10/24 11:00 AM 222 E Main St
Owner:Asaram Realty LLC
Lender:BankGloucester (Gloucester Coop Bank)
Deposit:\$10,000
Doc#:D:10/25/19
Source:Newburyport News (04/19/24)
Atty:Regnante Sterio LLP 781-486-6222

Peabody

05/22/24 12:00 PM 8 Coolidge Ave
Owner:Stephen R Kent & Cynthia M Kent
Lender:Wilmington Savings Fund Society FSB
Deposit:\$5,000
Doc#:D:07/25/05
Source:Salem Evening News (04/24/24)
Atty:Korde & Associates Pc 978-256-1500

Rowley

05/20/24 03:00 PM 15 Mill River Ln
Owner:Matthew Nichols & Melissa Nichols
Lender:US Bank NA Deposit:\$5,000
Doc#:D:05/10/05
Source:Newburyport News (04/22/24)
Atty:Harmon Law Offices Pc 617-558-0500

Saugus

05/20/24 01:00 PM 33 Longwood Ave
Owner:Joseph Vara & Diana Vara
Lender:Salem Five Cents Savings Bank Deposit:\$5,000
Doc#:D:07/29/94
Source:Daily Item (04/22/24)
Atty:Harmon Law Offices Pc 617-558-0500

FRANKLIN**Bernardston**

06/12/24 11:00 AM 90 Bald Mountain Rd
Owner:Paul E Gunn Jr & Judith M Barlett-Gunn
Lender:US Bank NA Deposit:\$5,000
Doc#:D:01/24/07
Source:Greenfield Recorder (04/23/24)
Atty:Brook & Scott Pllc 401-217-8701

HAMPDEN**Agawam**

05/09/24 10:00 AM 340 Regency Park Dr U:26
Owner:John D Sullivan
Lender:Federal Home Loan Mortgage Corp
Deposit:\$10,000
Doc#:D:09/23/05
Source:Republican (the) (04/19/24)
Atty:Doonan Graves & Longoria 978-921-2670

Chicopee

05/20/24 05:00 PM 106 Medford St
Owner:Ali Y Alataa
Lender:Wells Fargo Bank NA Deposit:\$5,000
Doc#:D:10/22/14
Source:Republican (the) (04/22/24)
Atty:Harmon Law Offices Pc 617-558-0500

05/23/24 10:00 AM 561 Granby Rd

Owner:Mark Rosansky & Diane M Rosansky
Lender:Lakeview Loan Servicing LLC Deposit:\$10,000
Doc#:D:07/07/22
Source:Republican (the) (04/25/24)
Atty:Marinosci Law Group Pc 401-234-9200

East Longmeadow

05/22/24 10:00 AM 3 Townview Cir
Owner:Cynthia A Raschilla
Lender:Carrington Mortgage Services LLC Deposit:\$10,000
Doc#:D:02/23/17
Source:Republican (the) (04/24/24)
Atty:Marinosci Law Group Pc 401-234-9200

Longmeadow

06/11/24 04:00 PM 27 Massachusetts Ave
Owner:Lewis O Roy & Lorree M Roy
Lender:Citizens Bank Deposit:\$5,000
Doc#:D:06/06/03
Source:Republican (the) (04/24/24)
Atty:Brook & Scott Pllc 401-217-8701

Springfield

05/14/24 11:00 AM 19 Eldert St
Owner:Carlos J Tirado & Natividad Tirado
Lender:Newrez LLC Deposit:\$10,000
Doc#:D:09/13/04
Source:Republican (the) (04/23/24)
Atty:Guaetta And Benson Llc

05/16/24 10:00 AM 40-42 Ivanhoe St

Owner:Damaen Melbourne
Lender:Wilmington Trust NA Deposit:\$10,000
Doc#:D:11/30/01
Source:Boston Herald (04/19/24)
Atty:Doonan Graves & Longoria 978-921-2670

05/16/24 11:00 AM 123 Bay St

Owner:Willie J Smith
Lender:CELINK Deposit:\$5,000
Doc#:D:11/20/08
Source:Republican (the) (04/25/24)
Atty:Orlans Pc 781-790-7800

05/16/24 11:00 AM 143 Fountain St

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