

SUFFOLK REGISTRY

continued
32 BURNETT ST U:3 \$550,000
18 CUSTER ST U:1 \$564,000
26 EDGE HILL ST \$665,000
46 SEDGWICK ST U:1 \$800,000
46 SEDGWICK ST U:3 \$860,000
73 SHERIDAN ST U:B1 \$998,000
2 WYMAN PL \$1,291,000

Mattapan

MARKET STATISTICS THROUGH MARCH
Number of 1-Fam Sales 2 12
Median Price \$362,500 \$407,500
REAL ESTATE SALES
93 W SELDEN ST \$580,000
93 W SELDEN ST \$608,543
658 WALK HILL ST \$497,000
1162-R WASHINGTON ST \$620,000
32 WESTMORE RD \$537,600

Revere

MARKET STATISTICS THROUGH MARCH
Number of 1-Fam Sales 26 28
Median Price \$563,000 \$567,500
REAL ESTATE SALES
46 ARNOLD ST \$625,000
56 ATWOOD ST \$460,000
23 AVON ST \$390,000
5 CAMPBELL CT U:1 \$1,162,000
20 CHAMBERLAIN AVE \$835,000
35 HICHBORN ST \$865,000
35 HICHBORN ST \$374,000

24 LARKIN ST \$665,000
355 MOUNTAIN AVE U:1 \$2,680,000
355 MOUNTAIN AVE U:2 \$2,680,000
355 MOUNTAIN AVE U:3 \$2,680,000
454 PARK AVE \$1,078,000
121 WALNUT ST \$1,075,000
35 S HANCOCK ST \$757,000
406-408 E 3RD ST U:1 \$1,035,000
531 E 5TH ST \$2,050,000
191 L ST U:2 \$675,000
52 O ST U:3 \$755,000
31 PRIMROSE ST U:1 \$675,000
68 ROWE ST \$1,200,000
874-878 SOUTH ST U:4 \$715,000

Roslindale

MARKET STATISTICS THROUGH MARCH
Number of 1-Fam Sales 14 16
Median Price \$685,000 \$655,500
REAL ESTATE SALES
108 FLORENCE ST \$1,240,000
57-57R BURRELL ST \$1,110,000
16 FOREST ST U:1 \$369,000
25 FOUNTAIN ST U:405 \$269,200
38 MORELAND ST U:1 \$266,000
5 SACHEM ST U:3 \$905,000
136-140 SHAWMUT AVE U:6B \$3,150,000
2989 WASHINGTON ST \$1,340,000

Roxbury

MARKET STATISTICS THROUGH MARCH
Number of 1-Fam Sales 2 2
Median Price \$677,500 \$860,000
REAL ESTATE SALES
428 BAKER ST \$751,000
452 BAKER ST \$747,000
44 PIERPONT RD \$1,005,000
11 BRYANT RD \$1,700,000
16 BRIGGS AVE \$370,000
11 BRYANT RD \$1,700,000
45 CARNOSTIE RD U:45 \$629,000
146 CLAY POND RD \$516,000

South Boston

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 9 11
Median Price \$775,000 \$925,000
REAL ESTATE SALES
39 A ST U:13 \$1,062,000
64 BAXTER ST U:3 \$1,490,000
127 BOLTON ST \$2,049,000
260 BOLTON ST U:1 \$875,000
637 E 1ST ST U:106 \$980,000
406-408 E 3RD ST U:1 \$1,035,000
531 E 5TH ST \$2,050,000
191 L ST U:2 \$675,000
52 O ST U:3 \$755,000
114 P ST U:2 \$1,700,000
5-7 AVALON RD \$1,050,000
428 BAKER ST \$751,000
452 BAKER ST \$747,000
44 PIERPONT RD \$1,005,000
11 BRYANT RD \$1,700,000
16 BRIGGS AVE \$370,000
11 BRYANT RD \$1,700,000
45 CARNOSTIE RD U:45 \$629,000
146 CLAY POND RD \$516,000

4925 WASHINGTON ST U:302 \$340,000
358 WELD ST \$893,000
12 LINCOLN ST \$753,500
55 MOORE ST \$550,000
584 SHIRLEY ST \$842,000

Winthrop

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 8 9
Median Price \$679,250 \$710,000
REAL ESTATE SALES
207 COTTAGE PARK RD \$1,055,000
12 LINCOLN ST \$753,500
55 MOORE ST \$550,000
584 SHIRLEY ST \$842,000

Barnstable Registry

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Barnstable

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 7 15
Median Price \$880,000 \$789,000
REAL ESTATE SALES
1374 MAIN ST \$875,000

Bourne

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 39
Median Price \$537,500 \$620,000
REAL ESTATE SALES
12 BENNETS NECK DR \$895,000
16 BRIGGS AVE \$370,000
11 BRYANT RD \$1,700,000
45 CARNOSTIE RD U:45 \$629,000
146 CLAY POND RD \$516,000

12 NYE LN \$567,500
12 PENELOPE RD \$866,000
3 RED BROOK POND DR \$324,990

Brewster

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 21 19
Median Price \$653,000 \$700,000
REAL ESTATE SALES
14 BRADFORD RD \$900,000
1573-1577 MAIN ST \$1,250,000

Centerville

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 27 23
Median Price \$535,000 \$599,900
REAL ESTATE SALES
121 BEECH LEAF ISLAND RD \$1,250,000
28 QUISSET RD \$715,000
293 RIVER VIEW LN \$540,000

Chatham

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 19 15
Median Price \$799,000 \$1,150,000
REAL ESTATE SALES
67 CAPRI LN \$3,400,000
251 CROWELL RD \$900,000
21 HUNTER RISE \$2,800,000
1930 MAIN ST U:1930 \$1,800,000

Cotuit

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 10
Median Price \$715,000 \$607,500
REAL ESTATE SALES
244 SANTUIT RD \$1,000,000
339 AIRLINE RD \$691,111

Dennis

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 39 56
Median Price \$570,000 \$655,000
REAL ESTATE SALES
339 AIRLINE RD \$691,111

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 Orouрке & Megan Orouрке
 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: 36313/84, 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)

Eastham
MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

80 BLUE HERON WAY..... \$432,750
 B: Kebre O Parchment & Angela M Parchment
 S: David J Kiklis & Susan E Kiklis
 Book/Page: 36322/289, Date: 04/19/24
 Mtg: Seamens Savings Bank \$355,750
 Term: 2054 Rate: 5.9% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 22216sf

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 Judycki & 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)

Falmouth
MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

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)

394 DAVISVILLE RD..... \$1,220,000
 B: Lilly T Kallinich
 S: Margaret M Erickson, Tr for Margaret Mary Erickson T
 Book/Page: 36313/332, Date: 04/16/24
 Use: 3 Bdrm Cape Cod, Lot: 22499sf
 Prior Sale: \$760,000 (08/23)

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 Weccal & Amy K Weccal
 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

Harwich
MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

78 KENDRICK RD..... \$1,050,000
 B: Kevin Clark & Megan Clark
 S: Joseph F Barry, Tr for Joseph F Barry RET
 Book/Page: 36322/72, Date: 04/19/24
 Mtg: Berkshire Bank \$995,315
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 93285sf

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 Llc \$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 Llc \$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)

Hyannis
MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	22
Median Price	\$521,000	\$535,000

► REAL ESTATE SALES

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 & Ketii 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:I..... \$1,000,000
 B: 102 Ga 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 Ga Orleans LLC
 S: James A Hadawar & Sheila H Hadawar
 Book/Page: 36322/45, Date: 04/19/24
 Use: Retail Condo

102 ROUTE 6A U:L..... \$1,000,000
 B: 102 Ga Orleans LLC
 S: James A Hadawar & Sheila H Hadawar
 Book/Page: 36322/45, Date: 04/19/24
 Use: Non-residential Condo

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

102 ROUTE 6A U:N..... \$1,000,000
 B: 102 Ga 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: Travares 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 & Salih 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 Hannooosh & Sarah B Hannooosh
 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)

Berkshire Registry Middle District
 Patricia M. Harris, Register
 Court House, 44 Bank Row
 Pittsfield, MA 01201
 Telephone: (413) 443-7438
 Fax: (413) 448-6025
 www.berkshiremiddledeeds.com

Dalton
MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	11
Median Price	\$292,500	\$275,000

► REAL ESTATE SALES

45 MAIN ST..... \$1,300,000
 B: Sugar Hl Rlty Of Braintree
 S: Ga Hc Reit Ll Dalron Alf
 Book/Page: 7604/303, Date: 04/17/24
 Mtg: Celtic Bank \$1,289,000
 Term: 2049
 Use: Residential-Other, Lot: 807951sf
 Prior Sale: \$8,936,450 (12/12)

50-52 OFF MAIN ST..... \$1,300,000
 B: Sugar Hl Rlty Of Braintree
 S: Ga Hc Reit Ll Dalron Alf
 Book/Page: 7604/303, Date: 04/17/24
 Use: 2-Family Townhouse, Lot: 13120sf
 Prior Sale: \$8,936,450 (12/12)

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: