

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: Elies 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)

Lanesboro

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	5
Median Price	\$162,500	\$322,500

► REAL ESTATE SALES

580 S MAIN ST U-9 **\$115,000**
B: Michael F Mcneil
S: Christopher Offstedt
Book/Page: 1853/100, Date: 04/16/24
Use: Condo

North Adams

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	17
Median Price	\$198,500	\$217,500

► REAL ESTATE SALES

62-64 CHARLES ST **\$45,000**
B: G Randolph LLC
S: David C Field
Book/Page: 1853/6, Date: 04/16/24
Mtg: Mako International \$71,429
Use: 2-Family Conventional, Lot: 16204sf
Prior Sale: \$35,000 (04/23)

14 PARK AVE..... **\$157,500**

B: Nina Zotcavage
S: Joshua M Stedman & Amber R Stedman
Book/Page: 1853/284, Date: 04/17/24
Mtg: Greylock FCU \$65,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Old Style, Lot: 3833sf
Prior Sale: \$112,000 (05/20)

263 WALKER ST **\$295,000**

B: Stacey L Cantoni
S: Elizabeth A Cimonetti & Donna M Neville
Book/Page: 1853/206, Date: 04/17/24
Mtg: Greylock FCU \$292,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 16204sf

35 WHITMAN ST..... **\$345,000**

B: Patrick Gaffey
S: Wayne Santelli
Book/Page: 1853/139, Date: 04/16/24
Mtg: Greylock FCU \$310,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Old Style, Lot: 8146sf
Prior Sale: \$142,000 (12/14)

Berkshire Registry

Southern District

Michelle Laramee-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

Bristol Registry

Fall River District

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

Fall River

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	49
Median Price	\$379,900	\$385,000

► REAL ESTATE SALES

144 BAILEY ST **\$100,000**

B: A-Hayden Realty LLC
S: Kyle M Duff
Book/Page: 11501/337, Date: 04/18/24
Use: Residential Developable Land, Lot: 8751sf

464 BANK ST U:1 **\$185,000**

B: Judene Mckenzie
S: Teves Ana P Est & Cynthia Cordeiro
Book/Page: 11501/224, Date: 04/18/24
Mtg: United Wholesale Mtg \$179,450
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$136,500 (08/21)

138 BEATTIE ST U:2..... **\$257,000**

B: Jesse R Goffredo
S: Robert E Darling & Renee Darling
Book/Page: 11500/105, Date: 04/16/24
Mtg: Guild Mortgage Co \$244,150
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$166,000 (11/04)

909 DWELLY ST **\$500,000**

B: Emerson O Neves
S: Samantha Saucier & Aaron Mello
Book/Page: 11502/281, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$490,943
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4003sf
Prior Sale: \$436,500 (03/23)

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 Rdg REIT LLC \$240,000
Use: 3 Bdrm Conventional, Lot: 2470sf
Prior Sale: \$69,000 (11/12)

PELHAM ST **\$165,000**

B: Jhon Abad & Marlene Abad
S: Marino Z Benevides
Book/Page: 11499/240, Date: 04/16/24

1084 PINE ST U:6..... **\$283,500**

B: Jaesean S Khuth
S: Dianne M Scott
Book/Page: 11500/147, Date: 04/16/24
Mtg: Plains Commerce Bank \$269,325
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$183,000 (01/19)

186 STAFFORD RD **\$425,000**

B: Jacquez Holdings LLC
S: Oir LLC
Book/Page: 11502/174, Date: 04/19/24
Use: Auto Repair, Lot: 13900sf
Prior Sale: \$165,000 (06/16)

40 VESTAL ST **\$365,000**

B: Cassidy Morrow & Nicolas Tavares
S: Donald J Silva & Lorynn A Silva
Book/Page: 11502/206, Date: 04/19/24
Mtg: Freedom Mortgage Corp \$358,388
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5898sf

Freetown

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	13
Median Price	\$457,000	\$455,000

► REAL ESTATE SALES

4 ABRAHAM AVE..... **\$575,000**

B: Charles D Harding & Alyson M Harding
S: Brandon F Dwane
Book/Page: 11502/183, Date: 04/19/24
Mtg: Alltrust CU \$405,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 17511sf
Prior Sale: \$475,000 (09/22)

4 CAPTAIN HARRIS DR **\$2,700,000**

B: Kristin E Teves, Tr for Oakland St Rt
S: Joseph Delgado & Isabel Delgado
Book/Page: 11502/311, Date: 04/19/24
Mtg: Fall River Five Cents \$766,000
Term: 2054
Use: 1-Family Colonial, Lot: 70132sf
Prior Sale: \$177,500 (05/98)

79 CLIFF DR **\$1,200,000**

B: Richard Garelick & Doreen Garelick
S: Kristin E Teves, Tr for Oakland St Rt
Book/Page: 11502/143, Date: 04/19/24
Use: 3 Bdrm Colonial, Lot: 10454sf
Prior Sale: \$785,000 (05/21)

165 S MAIN ST **\$500,000**

B: Swamp Yankee LLC
S: Rezendes Family Lp No 1
Book/Page: 11502/160, Date: 04/19/24
Use: Mixed Use-Prim Comm & Other, Lot: 496584sf
Prior Sale: \$6,400 (08/93)

Somerset

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	29
Median Price	\$380,000	\$435,000

► REAL ESTATE SALES

64 CHANDLER DR **\$423,500**

B: Bojana Roman & John F Roman Jr
S: Paul E Coteo Incorporated
Book/Page: 11502/12, Date: 04/18/24
Mtg: CMG Mortgage Inc \$291,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$320,000 (02/24)

FRANKLIN RD **\$25,000**

B: Randy Aguir & Brooke A Tarvis
S: David Desousa
Book/Page: 11501/334, Date: 04/18/24

871 PROSPECT ST..... **\$720,000**

B: Thomas Silva & Kirsten Silva
S: Family Homes Const Co Inc
Book/Page: 11482/50, Date: 03/14/24
Mtg: United Wholesale Mtg \$576,000
Term: 2054
Use: Residential Developable Land, Lot: 20147sf

540 SOUTH ST..... **\$530,000**

B: Christopher Minkle
S: Debra Swauger & Steven Swauger
Book/Page: 11501/41, Date: 04/17/24
Mtg: Milestone Mtg Solutio \$547,490
Term: 2054
Use: 3 Bdrm Colonial, Lot: 23522sf

275 WILBUR AVE..... **\$8,000,000**

B: Freedom Re Management LLC
S: Patrick J Hines, Tr for Prc Hines Realt T
Book/Page: 11502/239, Date: 04/19/24
Mtg: Somerset Shell Inc \$800,000
Term: 2049
Use: Mixed Use-Prim Comm & Other, Lot: 17860sf
Prior Sale: \$250,000 (12/11)

Swansea

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	30
Median Price	\$425,000	\$423,000

► REAL ESTATE SALES

148 BURNSIDE DR **\$450,000**

B: Craig J Thibault & Nicole L Dussault
S: Michelle Pellerim & Thomas J Proc
Book/Page: 11499/275, Date: 04/16/24
Mtg: Northpointe Bank \$441,849
Term: 2054
Use: 4 Bdrm Ranch, Lot: 17424sf

95 JAFFREY ST **\$438,000**

B: Kyle Julius & Carey Julius
S: Guillet Linda A Est & Michael C Normandin
Book/Page: 11501/279, Date: 04/18/24
Mtg: United Wholesale Mtg \$452,454
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10019sf

46 MAGNOLIA DR..... **\$789,900**

B: Luis Mendes & Gorete Mendes
S: Gp Builders LLC
Book/Page: 11501/323, Date: 04/18/24
Use: 3 Bdrm Cape Cod, Lot: 16553sf

115 MILFORD RD **\$400,000**

B: Raymond A Powell
S: Mazurak Jr John Est & Kristen A Kearns
Book/Page: 11499/89, Date: 04/16/24
Mtg: Milestone Mtg Solutio \$270,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 34848sf

Bristol Registry

Northern District

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

Attleboro

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	52
Median Price	\$425,000	\$495,000

► REAL ESTATE SALES

118 BERWICK RD **\$520,000**

B: Allison Foster & Mark Foster 2nd
S: Madeline Santala
Book/Page: 28819/277, Date: 04/17/24
Mtg: Movement Mtg LLC \$494,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 41344sf

21 CASEY WAY U:21 **\$427,000**

B: Mohammad Altaf & Nazia Kousar
S: Peter Fraenkel & Sandra Fraenkel
Book/Page: 28817/124, Date: 04/16/24
Mtg: Nations Reliable Lndg \$339,200
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$258,000 (04/06)

23 CLIFTON ST **\$795,000**

B: Jeffrey Yoke & Sharon Yoke
S: Eastside Plastering LLC
Book/Page: 28817/85, Date: 04/16/24
Mtg: Leader Bank NA \$300,050
Term: 2054
Use: 3 Bdrm Conventional, Lot: 30454sf
Prior Sale: \$320,000 (12/22)

7 DAILEY ST U:H **\$258,700**

B: Patrick Mcmorran & Jennifer Mcmorran
S: Robert Leslie L Est & Marilyn G Roberts
Book/Page: 28819/50, Date: 04/17/24
Mtg: Guild Mortgage Co \$181,090
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$205,900 (01/05)

77 KENNEDY DR..... **\$619,000**

B: Tamer Abdellatif
S: Mohammad A Chaudhry & Sadia Chaudhry
Book/Page: 28821/141, Date: 04/18/24
Mtg: Navigant Credit Union \$487,200
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 16200sf

42 LAURA DR **\$662,500**

B: Harinder S Johar
S

North Attleboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	34
Median Price	\$500,000	\$474,500

► REAL ESTATE SALES

212 FISHER ST U:8	\$275,000
B: Ghalib Aziz & Aisha Aziz S: Meaghan Jeffers Book/Page: 28822/169, Date: 04/19/24 Mtg: Leader Bank NA \$220,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$230,000 (05/21)	
26 ORIOLE DR	\$1,050,000
B: Michael Dimitriou & Alexis Dimitriou S: Douglas B Dunlevy & Wendy D Dunlevy Book/Page: 28822/295, Date: 04/19/24 Mtg: Needham Bk \$840,000 Term: 2054 Use: 4 Bdrm CustomDesign, Lot: 26292sf Prior Sale: \$680,000 (05/18)	

Norton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	19
Median Price	\$500,000	\$565,000

► REAL ESTATE SALES

DEAN ST	\$559,000
B: Lobisser & Ferreira Const S: Katherine Maceachern Book/Page: 28822/244, Date: 04/19/24	
91 DEAN ST	\$631,000
B: Douglas W Tilley & Joyce M Tilley S: John Carroll & Mary Carroll Book/Page: 28822/247, Date: 04/19/24 Use: 3 Bdrm Raised Ranch, Lot: 38000sf Prior Sale: \$391,000 (07/17)	
283 E MAIN ST U:19	\$481,000
B: Kaitlyn L Stone & Ian Whalen S: Christine L Hagg, Tr for Hagg RET Book/Page: 28823/76, Date: 04/19/24 Mtg: Radius Financial Grp \$456,950 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$260,000 (06/11)	
3 VILLAGE WAY U:F	\$372,000
B: Melinda Feuer S: Matthew Redihan Book/Page: 28823/279, Date: 04/19/24 Mtg: Cross Country Mtg Inc \$293,600 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$353,000 (05/22)	

Raynham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	17
Median Price	\$485,000	\$625,000

► REAL ESTATE SALES

112 CARVER ST	\$452,500
B: Brian Moruzzi S: Solo Realty LLC Book/Page: 28817/63, Date: 04/16/24 Mtg: HarborOne Mortgage \$452,500 Term: 2054 Use: 2 Bdrm Ranch, Lot: 11456sf Prior Sale: \$320,000 (11/23)	
60 MEGHAN CIR	\$938,000
B: Thomas E Curran & Erica J Curran S: Doe Run Development LLC Book/Page: 28820/200, Date: 04/18/24 Mtg: Baycoast Mortgage Co \$525,000 Term: 2054	
507 PARK PL U:507	\$300,000
B: Dianne Scott S: Smith Stephen M Est & Judith M Baker Book/Page: 28818/37, Date: 04/16/24 Mtg: United Wholesale Mtg \$244,200 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$77,900 (06/98)	
PINE ST	\$2,943,000
B: Ew Pine Estates LLC S: Thomas P Carney, Tr for Brothers Rt Book/Page: 28819/176, Date: 04/17/24	
PINE ST L:1	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:10	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:2	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:3	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:4	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:5	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:6	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:7	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:8	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
PINE ST L:9	\$1,550,000
B: Ew Pine Estates LLC S: Dennis J Carney, Tr for Carney Pine Street T Book/Page: 28819/219, Date: 04/17/24	
WILDWOOD PATH L:2	\$275,000
B: Boston Signature Bldrs In S: Locust St Land LLC Book/Page: 28822/108, Date: 04/19/24 Mtg: Raymond C Green T \$550,000	

► FORECLOSURE DEEDS

306 PARK PL U:306	\$243,895
B: Pennymac Loan Svcs LLC S: Matthew Moquin & Pennymac Loan Svcs LLC Book/Page: 28822/95, Date: 04/19/24 Use: 1 Bdrm Condo Prior Sale: \$146,000 (06/17)	

Rehoboth

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	28
Median Price	\$649,900	\$608,703

► REAL ESTATE SALES

166 MOULTON ST	\$650,000
B: Zachary R Chaves & Veronica L Chaves S: Junett Boutin Book/Page: 28816/191, Date: 04/16/24 Mtg: Rocket Mortgage LLC \$487,500 Term: 2054 Use: 3 Bdrm Conventional, Lot: 616261sf Prior Sale: \$155,000 (06/96)	
MURIEL WAY L:7	\$200,000
B: Tuscan Homes LLC S: Ralph Zuckeberg, Tr for R Zuckeberg Lifetime T Book/Page: 28819/1, Date: 04/17/24	
2 MYLA WAY U:2	\$550,000
B: Junett Boutin S: Ronald H Lavoie, Tr for R H & Cecile M Lavoie Ft Book/Page: 28817/112, Date: 04/16/24 Use: 3 Bdrm Condo, Lot: 3000sf Prior Sale: \$345,000 (10/17)	
17 SLATER ST	\$240,000
B: Michael J Newman & Dimitri Lyssikatos S: Linda A Smalley Book/Page: 28823/243, Date: 04/19/24 Use: 3 Bdrm Conventional, Lot: 167593sf Prior Sale: \$93,000 (07/98)	
114 SOPHIA DR	\$642,380
B: Alan Brauneis & Dina Brauneis S: Alan Brauneis & Jose E Coelho Book/Page: 28823/49, Date: 04/19/24 Use: 2 Bdrm Ranch, Lot: 8703sf Prior Sale: \$499,093 (09/21)	

Seekonk

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	26
Median Price	\$390,000	\$490,000

► REAL ESTATE SALES

1078 TAUNTON AVE	\$185,000
B: Cd Properties LLC S: Deivid R De Oliveira Book/Page: 28819/141, Date: 04/17/24 Mtg: Joseph Swift \$400,000 Use: Residential Developable Land, Lot: 23914sf Prior Sale: \$899,000 (03/18)	

Taunton

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

29 5TH AVE	\$110,000
B: Malloch Const Com Inc S: Joshua B Cabral, Tr for Cabral Family Powers lrt Book/Page: 28494/291, Date: 07/19/23 Mtg: Marcelino Leite \$110,000 Use: Residential Undvplble Land, Lot: 7841sf	
29 5TH AVE	\$575,000
B: Noslens B Desouza & Daniel S Diniz S: Malloch Const Com Inc Book/Page: 28743/182, Date: 02/09/24 Mtg: Plaza Home Mtg \$564,585 Term: 2054 Use: Residential Undvplble Land, Lot: 7841sf Prior Sale: \$110,000 (07/23)	
156 ALFRED LORD BLVD	\$760,000
B: Harmelle Louima & Lunie Louima S: Live & Learn Ventures LLC Book/Page: 28760/39, Date: 02/26/24 Mtg: NFM Inc \$608,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 72745sf	
10 AYLAS CIR	\$679,900
B: Ricardo Melo & Mnichaela Oliveira S: Antonio S Bairos, Tr for A L E Rt Book/Page: 28562/197, Date: 09/07/23 Mtg: Merrimack Valley CU \$543,920 Term: 2053 Rate: 5.6% Type: Adj Use: 3 Bdrm Ranch, Lot: 30056sf	
15 AYLAS CIR	\$675,000
B: Luke Correira & Kayleigh Correira S: Antonio S Bairos, Tr for A L E Rt Book/Page: 28524/221, Date: 08/09/23 Mtg: Rocket Mortgage LLC \$540,000 Term: 2053 Use: 3 Bdrm Ranch, Lot: 35284sf	
60 BRIDGET DR	\$650,000
B: Leonard Costa S: Clarewood Homes Inc Book/Page: 28784/18, Date: 03/15/24 Mtg: United Wholesale Mtg \$200,000 Term: 2054 Use: Residential Developable Land, Lot: 15246sf Prior Sale: \$446,900 (05/20)	
BURT ST	\$15,000
B: Stephen Cain & Marilyn Cain S: Linsley Family LP Book/Page: 28823/324, Date: 04/19/24	
912 CASWELL ST	\$545,000
B: Daniel M Macdonald & Timothy P Macdonald S: Ctlab LLC Book/Page: 28820/304, Date: 04/18/24 Mtg: Rocket Mortgage LLC \$526,810 Term: 2054 Use: 2 Bdrm Old Style, Lot: 25700sf Prior Sale: \$200,000 (11/18)	
83 COLONIAL DR	\$480,000
B: Gwenn Kelley S: Matthew P Sheehan Book/Page: 28823/53, Date: 04/19/24 Mtg: William Raveis Mtg Co \$288,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 15682sf Prior Sale: \$395,000 (04/21)	
46 DUBLIN DR U:46	\$379,000
B: Elizabeth Charmant S: Richard W Stanley, Tr for Stanley Ft Book/Page: 28744/196, Date: 02/12/24 Use: 3 Bdrm Condo	
8 GUSHEE LN	\$165,000
B: Carlos A Condinho & Linda M Condinho S: Cooperative Production In Book/Page: 28818/13, Date: 04/16/24 Use: 3 Bdrm Split Level, Lot: 6534sf Prior Sale: \$475,000 (12/23)	

55 HAMLIN ST U:2A	\$469,000
B: Anilton C Neves & Terri Neves S: Hamlen 2020 LLC Book/Page: 28748/142, Date: 02/15/24 Mtg: Better Mortgage Corp \$375,200 Term: 2054 Use: 3 Bdrm Condo	
55 HAMLIN ST U:2B	\$489,000
B: Bayleigh E Benner & Steven Bruckbauer S: Hamlen 2020 LLC Book/Page: 28753/180, Date: 02/20/24 Mtg: Milestone Mtg Solutio \$474,330 Term: 2054 Use: 3 Bdrm Condo	
215 HIGH ST U:10	\$453,400
B: Emmanuel Owusu & Jessica Bonsu S: Canaan Homes LLC Book/Page: 28817/308, Date: 04/16/24 Mtg: Mortgage Research Ctr \$453,400 Term: 2054 Use: Condo	
215 HIGH ST U:4	\$457,500
B: Guerby Leonce & Vanessa Osirus S: Canaan Homes LLC Book/Page: 28521/226, Date: 08/07/23 Mtg: CMG Mortgage Inc \$449,213 Term: 2053 Use: 3 Bdrm Condo	
215 HIGH ST U:5	\$462,000
B: Farah D Massenet S: Canaan Homes LLC Book/Page: 28604/292, Date: 10/11/23 Mtg: Bayshore Mtg Funding \$451,668 Term: 2053 Use: 3 Bdrm Condo	
215 HIGH ST U:6	\$451,500
B: Jimmy Pierre & Jean Pierre S: Canaan Homes LLC Book/Page: 28518/212, Date: 08/03/23 Mtg: Rocket Mortgage LLC \$436,500 Term: 2053 Use: 3 Bdrm Condo	
215 HIGH ST U:7	\$460,000
B: Jahmeelah Bai-Grandson S: Canaan Homes LLC Book/Page: 28538/246, Date: 08/21/23 Mtg: Movement Mtg LLC \$451,668 Term: 2053 Use: 3 Bdrm Condo	
170 HIGHLAND ST U:116D	\$180,500
B: Constitution Prop LLC S: Rosemarie Haselton Book/Page: 28821/176, Date: 04/18/24 Mtg: Bank of Canton \$153,922 Use: 2 Bdrm Condo Prior Sale: \$107,000 (07/01)	
1 KARENA DR U:2-1	\$225,000
B: Jazmin Wallace & Dallas Obrien S: Mauro Delemos Book/Page: 28738/201, Date: 02/06/24 Mtg: United Wholesale Mtg \$220,924 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$112,500 (06/03)	
98 LAWTON AVE	\$570,000
B: Ruby R Santa S: Ivnaliss Figueroa Book/Page: 28818/144, Date: 04/16/24 Use: 3 Bdrm Raised Ranch, Lot: 15246sf Prior Sale: \$345,000 (11/20)	
40 LEONAS LN	\$675,000
B: Aaron Shumway & Maddison Shumway S: Antonio S Bairos, Tr for A L E Rt Book/Page: 28629/312, Date: 10/31/23 Mtg: Fairway Ind Mtg \$454,000 Term: 2053 Use: Residential Developable Land, Lot: 30492sf	
15 MELLO FARM RD	\$669,900
B: Michael N McLaughlin & Paula C McLaughlin S: Aspen Prop Holdings LLC Book/Page: 28512/50, Date: 07/31/23 Mtg: HarborOne Mortgage \$647,542 Term: 2053 Use: 3 Bdrm Raised Ranch, Lot: 18295sf	
15 PEARL ST	\$470,000
B: Cisto V Lopes & Lynda Pham S: Beauvais lrt & Leo A Beauvais Jr Book/Page: 28823/260, Date: 04/19/24 Mtg: Total Mtg Svcs \$454,313 Term: 2054 Use: 3 Bdrm Old Style, Lot: 8712sf	
93-1/2 PLAIN ST	\$150,000
B: Ullah Properties LLC S: Roger Chekrallah, Tr for Chekrallah Rt Book/Page: 28718/112, Date: 01/17/24 Use: Retail-Service, Lot: 4356sf	
118 ROUND ST	\$1,046,500
B: Steven L Ford & Kristen M Ford S: Hawthorne Development Inc Book/Page: 28815/88, Date: 04/12/24 Mtg: United Wholesale Mtg \$746,500 Term: 2054 Use: Residential Developable Land, Lot: 105415sf	
126 ROUND ST	\$697,000
B: Manuel Rodrigues & Tammy Silva S: Hawthorne Development Inc Book/Page: 28558/76, Date: 09/01/23 Mtg: Cornerstone Bank \$652,000 Term: 2053 Use: 3 Bdrm Cape Cod, Lot: 151589sf	
134 ROUND ST	\$715,050
B: Michael Robicheau & Miranda Robicheau S: Hawthorne Development Inc Book/Page: 28788/309, Date: 03/21/24 Mtg: LoanDepot.Com \$390,050 Term: 2054 Use: Residential Developable Land, Lot: 442134sf	
192 RUN BROOK CIR	\$669,900
B: Joshua Delvecchio & Danielle Delvecchio S: Aspen Prop Holdings LLC Book/Page: 28730/167, Date: 01/30/24 Mtg: Mortgage Research Ctr \$629,900 Term: 2054 Use: Residential Developable Land, Lot: 31363sf	
TREMONT ST L:6	\$160,000
B: B2 Builders Inc S: Spellman-Malloch Real Est Book/Page: 28823/246, Date: 04/19/24 Mtg: Marcelino Leite \$150,000	
TREMONT ST L:7	\$160,000
B: B2 Builders Inc S: Spellman-Malloch Real Est Book/Page: 28823/311, Date: 04/19/24 Mtg: Marcelino Leite \$150,000	
26 VINSON ST	\$573,000
B: Jean P Beaubrun & Marie C Beaubrun S: Aspen Prop Holdings LLC Book/Page: 28763/104, Date: 02/28/24 Mtg: CMG Mortgage Inc \$503,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 18295sf	
37 WELLESLEY CIR U:37	\$385,000
B: Margareta Lambert & Margareta Leblanc S: Henrique S Sousa, Tr for 35-37 Wellesley Circle Rt Book/Page: 28563/228, Date: 09/07/23 Use: 3 Bdrm Condo	

Bristol Registry

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

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

► REAL ESTATE SALES

23 DARLING ST	\$324,500
B: Donald Senna & David A Senna S: Child & Family Svcs Inc Book/Page: 14963/218, Date: 04/17/24 Use: Auto Sales, Lot: 7880sf Prior Sale: \$2,125,000 (04/21)	
325 COTTAGE ST	\$520,000
B: Samuel Joseph S: Victor M Lopez & Erick Lopez Book/Page: 14965/280, Date: 04/19/24 Mtg: United Wholesale Mtg \$510,581 Term: 2054 Use: 2-Family Two Family, Lot: 3459sf Prior Sale: \$410,000 (11/22)	
1501 E RODNEY FRENCH BLVD	\$436,000
B: Gatia V Mccarthy S: Rare Opportunity LLC Book/Page: 14964/8, Date: 04/17/24 Mtg: Amerant Mortgage \$348,800 Term: 2054 Use: 2 Bdrm Ranch, Lot: 19606sf Prior Sale: \$315,000 (10/23)	
244 EUGENIA ST	\$610,000
B: Baclair Mbouadeu S: Scott A Boudreau Book/Page: 14962/149, Date: 04/16/24 Mtg: Guild Mortgage Co \$488,000 Term: 2054 Use: 3-Family Mlti-Unt Bldg, Lot: 4487sf Prior Sale: \$335,000 (02/20)	
77 FERN ST	\$452,000
B: Linda Dalrymple, Tr for Dalrymple Ft S: Olga D Almeida Book/Page: 14966/44, Date: 04/19/24 Mtg: Citizens Bank \$262,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 3759sf Prior Sale: \$325,000 (07/22)	
65 FOREST ST	\$448,000
B: Ireland Daniel & Myriam Daniel S: Fa Home Solutions LLC Book/Page: 14963/29, Date: 04/16/24 Mtg: CMG Mortgage Inc \$418,000 Term: 2054 Use: 3 Bdrm Cottage, Lot: 33	

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 Samuek 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 & Xiuzhi 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 Svgs \$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 Svgs \$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-Unt 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: Zendko 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 Svgs 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-Unt 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: Antle Cheryl A Est & Luke J Antle
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 Hurlay & 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..... \$390,000
B: Kathleen Bailor
S: David Sheehan & Krystina Tourillott
Book/Page: 42076/390, Date: 04/19/24
Mtg: Salem Five Mtg Co \$370,500
Term: 2054
5 CONNER RD..... \$125,000
B: Christopher M Dejesus & Michael L Dejesus
S: Christopher M Dejesus & Jodi S Dejesus
Book/Page: 42072/466, Date: 04/17/24
Use: 4 Bdrm Split Level, Lot: 15002sf
Prior Sale: \$405,000 (09/13)
4 DUCK POND RD U:214..... \$450,000
B: Gennaro Dambrosio, Tr for Dpr RET
S: Lynn Kalmes & Jeffrey Kalmes
Doc#: 00000000650666, Date: 04/16/24
Use: 3 Bdrm Condo
Prior Sale: \$106,000 (07/92)
12 PLEASANT ST U:3..... \$360,000
B: Adam Savino
S: Amanda Bouffard
Book/Page: 42072/176, Date: 04/17/24
Mtg: Metro Credit Union \$342,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$231,000 (07/19)

- 37 WELLMAN ST U:2..... \$442,000
B: Haylie E Miller
S: Amanda G Richards
Book/Page: 42074/253, Date: 04/18/24
Mtg: Dedham Inst for Svgs \$419,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$165,000 (04/18)

Danvers

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

REAL ESTATE SALES

- 39 BURLEY FARM RD..... \$1,283,500
B: Milton Alfaro & Kelly Hawkes
S: Alan C Zani, Tr for Zani Burley Farm Rd T
Book/Page: 42070/118, Date: 04/16/24
Mtg: Salem Five Mtg Co \$898,450
Term: 2054 Rate: 6.8% Type: Adj
Use: 9 Bdrm Colonial, Lot: 59242sf
Prior Sale: \$200,000 (11/95)
307 LOCUST ST..... \$400,000
B: Jaime G Lopez
S: Polly T Falitte, Tr for 307 Locust Street RET
Book/Page: 42073/334, Date: 04/17/24
Use: 3 Bdrm Colonial, Lot: 17999sf
Prior Sale: \$163,000 (09/91)

FORECLOSURE DEEDS

- 4 CORTLAND RD..... \$601,000
B: Vitavera Realty LLC
S: Debra J Marticio & Us Bank TCom
Book/Page: 42073/456, Date: 04/18/24
Use: 4 Bdrm Colonial, Lot: 20125sf

Essex

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 2 4
Median Price \$1,502,500 \$679,500

REAL ESTATE SALES

- 10 JOHN WISE AVE..... \$510,000
B: Julian Bailii & Vilka Bailii
S: Conrad Edith Margaret Est & Linda J Johnson
Book/Page: 42072/60, Date: 04/17/24
Mtg: MSA Mortgage LLC \$382,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 76230sf

Georgetown

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

REAL ESTATE SALES

- 300 ANDOVER ST..... \$1,160,000
B: Candice R Mcveigh & John M Mcveigh
S: David O Kazmer & Nancy M Kazmer
Book/Page: 42077/307, Date: 04/19/24
Mtg: Meredith Vlg Svgs Bk \$986,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 80075sf
Prior Sale: \$640,000 (10/14)

Gloucester

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

REAL ESTATE SALES

- 19 BEACON ST..... \$600,000
B: Morgan Flynn-Alling & Cameron Stoker
S: Daniel B Savage & Tina Savage
Book/Page: 42076/475, Date: 04/19/24
Mtg: Mutual Of Omaha Mtg \$539,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2119sf
Prior Sale: \$539,000 (10/21)

37 E MAIN ST..... \$799,000

- B: John P Budrow
S: Tyler M Levy
Book/Page: 42072/541, Date: 04/17/24
Mtg: Cross Country Mtg Inc \$559,300
Term: 2054
Use: 2-Family Two Family, Lot: 3690sf
Prior Sale: \$382,500 (09/16)

18 SARGENT ST U:1..... \$1,400,000

- B: Prime Storage Gloucester
S: B & G LLC
Book/Page: 42069/326, Date: 04/16/24
Use: Industrial Condominium
Prior Sale: \$390,000 (07/15)

20 STANWOOD AVE..... \$433,000

- B: Ariana A Contreras & Scott S Hartigan
S: Haight Joanne Est & David Haight
Book/Page: 42075/520, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$411,350
Term: 2054
Use: 2 Bdrm Colonial, Lot: 6800sf
Prior Sale: \$45,000 (09/07)

Groveland

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

REAL ESTATE SALES

- CENTER ST L:1..... \$330,000
B: Cw Collins Corp
S: Martha Cutrumbes
Book/Page: 42072/417, Date: 04/17/24

Hamilton

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

REAL ESTATE SALES