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#: 000000000129894, 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 Turrisi & Allyson Turrisi
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 Mlti-Unt Blg, 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 Marchard-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 Mlti-Unt Blg, 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 Hurley & 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 Bailer
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#: 000000000650666, 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 Falite, 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 Balili & Yllka Balili
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 Condominum
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

24 WOODBURY ST **$1,650,000**
B: Lloyd H Coffin 3rd & Susan Coffin
S: William W Gribbell
Book/Page: 42071/93, Date: 04/16/24
Use: 4 Bdrm Ranch, Lot: 88862sf
Prior Sale: $525,000 (06/14)

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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 Mlti-Unt Blg, 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
Prior Sale: $185,000 (06/13)

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 Inglese, 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 Patsos
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 Mlti-Unt Blg, 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 Tarpy
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: Mullane 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: Vasalia 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 Assnlnc $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 & Ifeanyichukwu Amogu
Doc#: 000000000650656, 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
B: Acie Avery
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 Mlti-Unt Blg, 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#: 000000000650675, 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: Cirlo 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 Roosenmberg
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 NELLS POND RD..... $700,000
B: Einar A Gomez-Gomez
S: Katheryn 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#: 000000000650737, Date: 04/19/24
Mtg: Corcoran Trask Ln Llc $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: Mcmanus Jean M Est & Lauren J Mcmanus
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#: 000000000650702, 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)

Manchester

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

20 BROOK ST $1,025,000
B: Sawmill Brk 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)

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

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)

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)

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

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 li 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 Yassini-Fard
S: Alicia Kalil
Book/Page: 42071/49, Date: 04/16/24
Mtg: Parvanch 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)

Peabody

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

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

Rowley

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

149 WETHERSFIELD ST..... $560,000
B: Robert T St Peter-Blair
S: Janet Powers
Book/Page: 42077/2, Date: 04/19/24
Mtg: Inst Svgs Newburyport $532,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 10950sf

Salem

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

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 Mcgauley
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 Vangelist, Tr for Melanson FT
Book/Page: 42074/103, Date: 04/18/24
Mtg: Drew Mortgage Assnlnc $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#: 000000000650652, Date: 04/16/24
Mtg: Inst Svgs Newburyport $340,000
Term: 2054

32 VALIANT WAY U:32..... $570,000
B: Fenel J Fevrin Sr & Christa Frederick
S: Elisabeth V Moreno
Book/Page: 42072/372, Date: 04/17/24
Mtg: Cross Country Mtg Inc $513,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $410,000 (12/19)

21 WEATHERLY DR U:21..... $493,000
B: Valery Fyodorov & Natalya Veksler
S: Michelle G Bouras, Tr for R P & J R Gaudette Irt
Book/Page: 42073/272, Date: 04/17/24
Use: 2 Bdrm Condo
Prior Sale: $317,000 (09/03)

Saugus

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

1 ESSEX ST U:1 ..... $300,000
B: One Essex Street LLC
S: Carl N Surabian & Ronald H Surabian
Book/Page: 42076/189, Date: 04/19/24
Use: Condo

Swampscott

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

56 BALANCEY ST U:2..... $939,000
B: Nancy L Digiulio, Tr for Nancy L Digiulio T
S: Ig Investments LLC
Doc#: 000000000650726, Date: 04/19/24
Use: Condo

56 BLANEY ST U:2 ..... $939,000
B: Nancy L Digiulio, Tr for Nancy L Digiulio T
S: Ig Investments LLC
Book/Page: 42075/389, Date: 04/19/24
Use: Condo

15 LITTLES POINT RD $2,000,000
B: Madeleine E Pisto & Matthew M Pisto
S: S J Baletsa & Richard W Olson
Book/Page: 42077/106, Date: 04/19/24
Mtg: Bank of America NA $1,400,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Old Style, Lot: 13809sf
Prior Sale: $930,000 (06/17)

35 LITTLES POINT RD U:W101..... $3,000,000
B: White Court Wiskers LLC
S: Lth White Court LLC
Book/Page: 41894/358, Date: 12/06/23
Mtg: Lth White Court Llc $1,500,000
Term: 2024
Use: 3 Bdrm Condo

35 LITTLES POINT RD U:W201..... $3,300,000
B: Arthur J Hiller, Tr for Arthur J Hiller RET
S: Cc White Court LLC
Book/Page: 41952/286, Date: 01/17/24
Use: 3 Bdrm Condo

20 OCEAN AVE $1,200,000
B: Abdelhafid Zarouite & Lois M Zarouite
S: Andre Sanchez, Tr for Sanchez FT
Book/Page: 42069/439, Date: 04/16/24
Use: 8 Bdrm Colonial, Lot: 24350sf

33 PLYMOUTH AVE $680,000
B: Emily English & Jane English
S: James E Finlay, Tr for Helen L Finlay RET
Book/Page: 42074/569, Date: 04/18/24
Mtg: Rocket Mortgage LLC $646,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7144sf
Prior Sale: $420,000 (11/23)

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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 & Adrianne L Boliski
Book/Page: 8304/267, Date: 04/17/24
Mtg: Norwich Commercal 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 Redev LLC
S: Pioneer Vly Redev 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 Tl & Us Bank TNa Tr
S: Ellen L Adams & 1900 Capial Tli
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 & Illiam 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 Allegreto
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#: 000000000236344, 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 Alkhabi & 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)

East Longmeadow

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	32
Median Price	$361,825	$320,000

► REAL ESTATE SALES

76 ALPINE AVE $220,000
B: Michael Carabetta
S: Richard P Brent, Tr for Richard H Brent RET
Book/Page: 25388/275, Date: 04/19/24
Mtg: Brian P Sears $220,000
Use: 2 Bdrm Old Style, Lot: 25200sf

286 BENTON DR $300,000
B: Center For Human Dev Inc
S: Mpt Development LLC
Book/Page: 25386/1, Date: 04/17/24
Use: Commercial Devlpble Land, Lot: 89658sf

60 HIGHLANDVIEW AVE $475,000
B: Kristina M Ranieri
S: Jim F Arroyo & Claudia Arroyo
Book/Page: 25389/65, Date: 04/19/24
Mtg: Norwich Commercal Grp $380,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10000sf
Prior Sale: $378,900 (09/20)

Holyoke

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	29
Median Price	$245,000	$280,000

► REAL ESTATE SALES

151 BEECH ST $155,000
B: Coterie Investment Group
S: Joseph Lynskey & Helen Wright
Book/Page: 25386/485, Date: 04/18/24
Mtg: Commercial Lender LLC $154,000
Term: 2025
Use: 3 Bdrm Row House, Lot: 2274sf

93 CHAPIN ST $280,000
B: Kenyatta R Titus
S: Aldo Properties LLC
Book/Page: 25385/365, Date: 04/17/24
Mtg: Northpoint Mortgage $259,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 8150sf
Prior Sale: $70,000 (10/23)

59 CHERRY ST $65,000
B: B & B Real Estate LLC
S: Edward C Brunelle & John P Brunelle
Book/Page: 25388/15, Date: 04/19/24
Use: Office Bldg-General, Lot: 7113sf
Prior Sale: $47,000 (07/93)

17-19 GATES ST $462,000
B: Germika L Davis
S: Amanda Bialas & Adam Bialas
Book/Page: 25385/324, Date: 04/17/24
Mtg: Guaranteed Rate Inc $438,900
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 10890sf
Prior Sale: $92,000 (06/17)

19 GREENWOOD AVE $335,000
B: Michael J Gaugh & Alexandra M Field
S: Brett A Scott & Mia Scott
Book/Page: 25383/310, Date: 04/16/24
Use: 2 Bdrm Colonial, Lot: 4718sf
Prior Sale: $223,000 (06/18)

7 STANFORD ST $410,000
B: Markeisha Hill & Christopher Sailor
S: Gretchen Siegchrist & Benjamin Kurtzman
Book/Page: 25385/566, Date: 04/17/24
Mtg: Prestige Home Mtg LLC $402,573
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9130sf
Prior Sale: $274,000 (07/15)

15 VILLAGE RD $255,000
B: Sunscape Investments LLC
S: Hohenberger Ann T Est & Paul Hohenberger Jr
Book/Page: 25388/410, Date: 04/19/24
Use: 3 Bdrm Ranch, Lot: 9448sf

108 W MEADOWVIEW RD $380,985
B: Brett A Scott & Mia L Scott
S: Macmillan Patricia L Est & Betsy M Stevens
Book/Page: 25383/525, Date: 04/16/24
Mtg: Greenfield Cp Bk $304,788
Term: 2054 Rate: 5.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 16749sf

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 Farhadi
Book/Page: 25388/405, Date: 04/19/24
Use: 5 Bdrm Split Level, Lot: 41761sf
Prior Sale: $1,075,000 (08/21)

28 CONNECTICUT AVE $9,986
B: Alex Vilkhovoy
S: Frank Di Benedetto
Book/Page: 25386/194, Date: 04/18/24

28 FARMINGTON AVE $558,000
B: Michael Harper & Caroline Dusel
S: Quentin Sweeney & Marissa Sweeney
Book/Page: 25388/223, Date: 04/19/24
Mtg: Florence Bank $446,400
Term: 2054
Use: 5 Bdrm Colonial, Lot: 9900sf
Prior Sale: $525,000 (06/22)

29 LONGVIEW DR $436,000
B: Craig Kasprzak & Judit Torok
S: Carol C Spelman & Howard D Strickler
Doc#: 000000000236337, Date: 04/16/24
Mtg: Fairway Ind Mtg $348,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10858sf
Prior Sale: $160,000 (11/95)

138 MAPLE RD $368,000
B: Jenna Schwartz & Margaret Schwartz
S: Gregory L Oconnor & Mary P Oconnor
Book/Page: 25386/248, Date: 04/18/24
Use: 3 Bdrm Colonial, Lot: 5459sf
Prior Sale: $172,000 (03/02)

Ludlow

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	35
Median Price	$302,000	$305,000

► REAL ESTATE SALES

214 AMERICO ST $375,000
B: Melissa Premo
S: Bho Realty LLC
Book/Page: 25383/488, Date: 04/16/24
Mtg: United Wholesale Mtg $275,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 21345sf
Prior Sale: $240,000 (11/23)

BALSAM HILL RD L:60 ..... $170,000
B: Waclaw Plewa & Wladyslawa Plewa
S: Nelson G Duarte
Book/Page: 25388/209, Date: 04/19/24

59 CHAPIN GREENE DR U:59 ..... $255,000
B: Kimberly S Anderson & Robert Anderson
S: Joyce F Kenyon
Book/Page: 25387/203, Date: 04/18/24
Use: 2 Bdrm Condo
Prior Sale: $82,250 (06/91)

158 HIGHLAND AVE $280,000
B: Jose Marchi & Catherine Marchi
S: Jaime I Thayer-Awoniyi & Daniel Awoniyi
Book/Page: 25388/535, Date: 04/19/24
Mtg: Northern Mtg Svcs Llc $271,600
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $139,900 (07/15)

175 SEWALL ST $243,000
B: Susana A Williams
S: Manuel D Silva
Book/Page: 25384/524, Date: 04/17/24
Mtg: United Wholesale Mtg $216,727
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6632sf
Prior Sale: $150,000 (01/09)

15 VICTOR ST $349,000
B: Eric E Rivas & Stephanie A Rivas
S: Darlene L Kennedy
Book/Page: 25385/461, Date: 04/17/24
Mtg: Freedom Credit Union $290,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10800sf
Prior Sale: $265,300 (10/23)

Monson

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	5
Median Price	$304,000	$327,500

► REAL ESTATE SALES

ALDRICH RD L:1 ..... $59,000
B: Lisa Borlen
S: John O Mumford & June H Mumford
Book/Page: 25382/362, Date: 04/16/24

1 LAKESHORE DR $439,900
B: Ryan Cox
S: Timothy Marquis
Book/Page: 25387/161, Date: 04/18/24
Mtg: Prestige Home Mtg LLC $431,931
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 60113sf
Prior Sale: $152,000 (08/23)

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