

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

Palmer

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

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

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

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

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

Southwick

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	15
Median Price	\$245,000	\$410,000

► **REAL ESTATE SALES**

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

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

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

Springfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	222	189
Median Price	\$240,000	\$260,000

► **REAL ESTATE SALES**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

West Springfield

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

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

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

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

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

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

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

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

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

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

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

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

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

Wilbraham

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

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

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

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

Hampshire Registry

Mary Olberding, Register
 60 Railroad Avenue
 Northampton, MA 01060
 Telephone: (413) 584-3637
 Fax: (413) 584-4136

www.hampshiredeeds.com
 or www.masslandrecords.com

Amherst

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

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

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

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

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

Belchertown

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

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

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

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

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

Cummington

MARKET STATISTICS THROUGH MARCH

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

HAMPSHIRE REGISTRY

continued

Westhampton

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

REAL ESTATE SALES

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

Williamsburg

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

REAL ESTATE SALES

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

Middlesex Registry

Northern District

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

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

REAL ESTATE SALES

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

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

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

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

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

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

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

Carlisle

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

REAL ESTATE SALES

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

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

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

Chelmsford

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

REAL ESTATE SALES

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

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

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

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

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

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

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

Dracut

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

REAL ESTATE SALES

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

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

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

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

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

Dunstable

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

REAL ESTATE SALES

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

Lowell

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

REAL ESTATE SALES

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

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

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

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

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

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

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

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

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

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

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

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

Tewksbury

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

REAL ESTATE SALES

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

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

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

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

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

Tyngsboro

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

REAL ESTATE SALES

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

Westford

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

REAL ESTATE SALES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Wilmington

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 30
Median Price \$629,000 \$697,450

REAL ESTATE SALES

28 BURLINGTON AVE U:3..... \$562,000
B: Stephanie Konz & Nicholas Rogers
S: Chia-Te Pan & Jocelyn Pan
Book/Page: 38438/256, Date: 04/19/24
Mtg: Guaranteed Rate Inc \$533,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$375,000 (03/21)

175 LOWELL ST..... \$90,000,000
B: Dogwood T Proppo Ma li LJ
S: Wilmington Lowell Owner L
Book/Page: 38435/28, Date: 04/18/24
Mtg: Deutsche Pfandbriefba \$38,250,000
Use: Industrial Warehouse, Lot: 1513274sf

8-A PARKER ST..... \$420,000
B: Mclintock Re Holdings LLC
S: Tello Daniel C Est & Melissa N Tello
Doc#: 00000000322798, Date: 04/19/24
Use: 3 Bdrm Cape Cod, Lot: 22216sf

15 WEBBER ST..... \$812,500
B: Juan A Santiago-Gonzalez & Larimar Fuentes
S: Michael P Onessimo & Maureen A Onessimo
Book/Page: 38436/9, Date: 04/18/24
Mtg: Movement Mtg LLC \$650,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 16988sf
Prior Sale: \$440,000 (12/15)

8 CHERRY RIDGE RD..... \$680,000
B: Steven In & Yi S In
S: Brunton Alice M Est & Bonnie Oleary
Book/Page: 82677/403, Date: 04/18/24
Use: 3 Bdrm Split Level, Lot: 20416sf

8 HIGH ST U:B1..... \$540,000
B: Milan Shrestha & Priya Dongol
S: Utpal Kumar
Book/Page: 82677/374, Date: 04/18/24
Mtg: Leader Bank NA \$378,000
Term: 2054 Rate: 6.7% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$310,000 (06/16)

17 LEXINGTON DR..... \$327,250
B: Francis X Hallice & Elaine P Hallice
S: Lawsbrook Inc
Book/Page: 27291/315, Date: 05/14/97
Mtg: Homevest Mtg Corp \$180,000
Use: 4 Bdrm Colonial, Lot: 10710sf

843 MAIN ST..... \$1,450,000
B: Daniel Praetorius & Rachele Cox
S: David R Marshall & Elise E Marshall
Book/Page: 82681/406, Date: 04/19/24
Mtg: US Bank NA \$700,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 82178sf

255 SCHOOL ST..... \$710,000
B: Roberta Richards & Michael Richards
S: Christopher J Weitz & Karen A Weitz
Book/Page: 82681/91, Date: 04/19/24
Mtg: Rocket Mortgage LLC \$697,140
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21756sf
Prior Sale: \$425,000 (11/17)

Arlington

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 35 43
Median Price \$1,250,000 \$1,300,000

REAL ESTATE SALES

17 ARIZONA TER U:10..... \$350,000
B: Jose Molinar & Alicia A Molinar
S: Thomas Fedolac
Book/Page: 82669/489, Date: 04/16/24
Use: 1 Bdrm Condo
Prior Sale: \$205,000 (09/18)

26 LORRAINE TER..... \$1,377,500
B: Aaron D Vale & Yingzhao Zhou
S: Jones A George & Santhi George
Book/Page: 82681/63, Date: 04/19/24
Mtg: Cambridge Tr Co \$1,033,125
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 6334sf
Prior Sale: \$640,000 (02/12)

41 MOUNT VERNON ST..... \$1,202,460
B: Seaver Prop LLC
S: Abbott Greta L Est & Edward R Neubauer
Book/Page: 82682/202, Date: 04/19/24
Use: 2-Family Miti-Unt Blg, Lot: 6978sf

48 WEBCOWET RD U:48..... \$1,150,000
B: 48 Webcowet Rd LLC
S: Eleanor T Jenkins, Tr for Eleanor Tracy Jenkins RET
Book/Page: 82668/530, Date: 04/16/24
Use: 3 Bdrm Condo
Prior Sale: