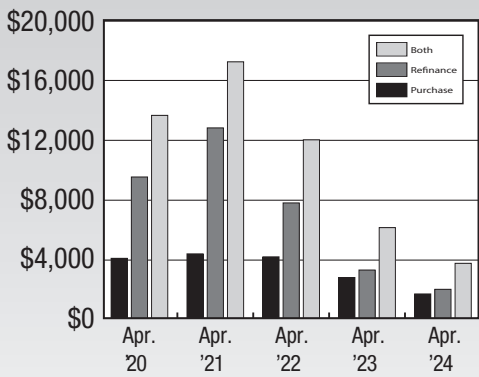
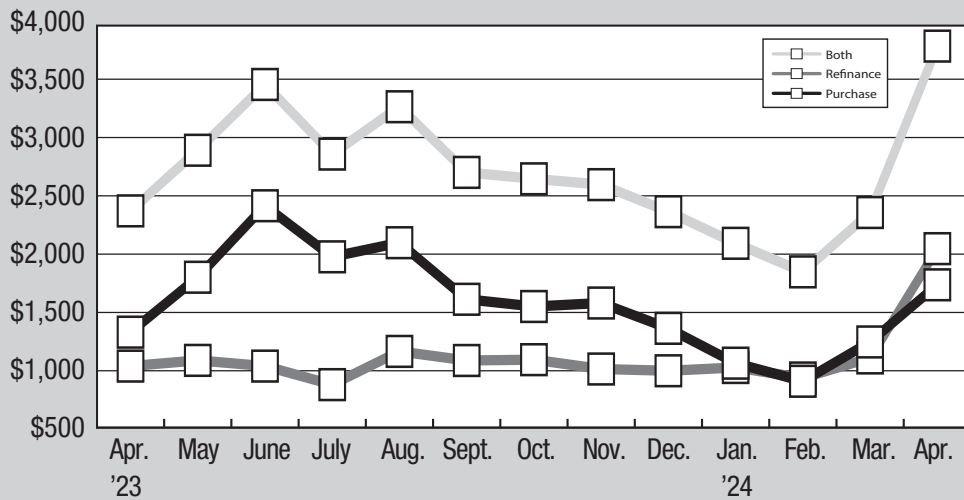


# Official Records

## MASSACHUSETTS MARKET STATISTICS

### Volume of Mortgages for Single-Family Homes



Month	Purchase	Refinance	Both
Apr. 2020	\$4,116	\$9,552	\$13,667
Apr. 2021	\$4,415	\$12,831	\$17,246
Apr. 2022	\$4,216	\$7,819	\$12,035
Apr. 2023	\$2,835	\$3,335	\$6,170
Apr. 2024	\$1,737	\$2,047	\$3,784

Statistics based on single-family home sales Dollar amounts in millions  
Source: The Warren Group

## INDEX

### REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	04/26/24	B9	Franklin	04/26/24
B4	Barnstable	04/26/24	B10	Hampden	04/26/24
B5	Berkshire Middle	04/26/24	B11	Hampshire	04/26/24
B6	Berkshire North	04/26/24	B12	Middlesex North	04/26/24
B6	Berkshire South	04/26/24	B12	Middlesex South	04/26/24
B6	Bristol Fall River	04/26/24	B15	Nantucket	04/26/24
B6	Bristol North	04/26/24	B15	Norfolk	04/26/24
B7	Bristol South	04/26/24	B17	Plymouth	04/26/24
B7	Dukes	04/26/24	B19	Worcester	04/26/24
B8	Essex North	04/26/24	B21	Worcester North	04/26/24
B8	Essex South	04/26/24			

### CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
B22	Voluntary Bankruptcies	B23	State Tax Liens
B22	Chapter 13 Bankruptcies	B23	Attachments
B22	Chapter 11 Bankruptcies	B23	Petitions to Foreclose
B22	Federal Tax Liens	B24	Foreclosure Sales

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## Allston

### MARKET STATISTICS THROUGH MARCH

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

### ► REAL ESTATE SALES

- 198 ALLSTON ST U:15** ..... \$304,000  
B: Thermoil Inc  
S: Michael W Merrill, Tr for M&B Rt  
Book/Page: 70108/180, Date: 04/26/24  
Use: Condo
- 29 BRAINERD RD U:303** ..... \$640,000  
B: Ting T Zhang & Shu Li  
S: John Geraci  
Doc#: 00000000951587, Date: 04/23/24  
Mtg: Rocket Mortgage LLC \$457,500  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 885sf  
Prior Sale: \$530,000 (08/22)

## Boston

### MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	\$3,200,000	\$1,995,000

### ► REAL ESTATE SALES

- 121 BEACH ST U:203** ..... \$920,000  
B: Nashin Pillay & Lara C Ryan  
S: Fleischman Arthur Est & Scott Pollack  
Doc#: 00000000951629, Date: 04/24/24  
Mtg: GuardHill Financial \$736,000  
Term: 2054  
Use: Condo
- 132-134 BEACON ST U:101** ..... \$5,400,000  
B: Robin L Foley, Tr for Hbh Rt  
S: Karl N Beinkampen & Elizabeth A Corrigan  
Book/Page: 70099/174, Date: 04/24/24  
Use: 3 Bdrm Condo, Lot: 2815sf  
Prior Sale: \$4,500,000 (12/18)

- 180 BEACON ST U:16** ..... \$1,920,000  
B: Hoang H Nguyen  
S: Ariene M Rosenberg  
Book/Page: 70093/62, Date: 04/22/24  
Use: 2 Bdrm Condo, Lot: 2220sf
- 414 BEACON ST U:1** ..... \$750,000  
B: Jeb C Sanford & Dianne H Sanford  
S: Dylan R Dittrich  
Book/Page: 70106/183, Date: 04/26/24  
Use: 1 Bdrm Condo, Lot: 734sf  
Prior Sale: \$663,000 (05/16)
- 483 BEACON ST U:24** ..... \$465,000  
B: Jacky K Shi & Darren Shi  
S: Joyce D Kravitsky, Tr for K&H Nt  
Book/Page: 70111/108, Date: 04/26/24  
Use: 1 Bdrm Condo, Lot: 330sf
- 303 BERKELEY ST U:5** ..... \$3,850,000  
B: Leslie Stark & Nicholas Aurigemma  
S: Jessica Dulac  
Book/Page: 70106/48, Date: 04/26/24  
Use: 2 Bdrm Condo, Lot: 1968sf  
Prior Sale: \$3,045,000 (04/20)
- 71 BORDER ST U:1** ..... \$351,500  
B: Liudmila Zaizerskaya  
S: Lucas Deangelo  
Book/Page: 70095/5, Date: 04/23/24  
Use: Condo
- 110 BROAD ST U:304** ..... \$2,352,500  
B: Raquel M Rodriguez, Tr for Raquel M Rodrigues 2013 T  
S: Boulevard Broad St LLC  
Book/Page: 70106/265, Date: 04/26/24  
Use: 2 Bdrm Condo
- 44 CHANDLER ST U:1** ..... \$1,200,000  
B: Alirent LLC & Morroq LLC  
S: Howard L Spiller & Susan B Spiller  
Book/Page: 70098/34, Date: 04/24/24  
Use: 2 Bdrm Condo, Lot: 1156sf  
Prior Sale: \$910,000 (05/16)
- 2 CLARENDON ST U:101** ..... \$1,051,500  
B: Ellen Lospinuso, Tr for P A Lospinuso Adult T  
S: Karen M Duperey, Tr for Unit 101 Two Clarendon Sq  
Book/Page: 70103/46, Date: 04/25/24  
Use: 2 Bdrm Condo, Lot: 796sf  
Prior Sale: \$975,000 (03/20)
- 2 CLARENDON ST U:302** ..... \$750,000  
B: Andrew S Field  
S: William Lunn & Linda Lunn  
Book/Page: 70106/74, Date: 04/26/24  
Mtg: Morgan Stanley Privat \$562,500  
Term: 2054 Rate: 5.9% Type: Adj  
Use: 1 Bdrm Condo, Lot: 711sf  
Prior Sale: \$570,000 (08/15)
- 2 CLARENDON ST U:404** ..... \$675,000  
B: David J Lovely, Tr for David J & D J Lovely RET  
S: Raja H Bobbili, Tr for Bobbili Ft  
Book/Page: 70104/19, Date: 04/25/24  
Use: 1 Bdrm Condo, Lot: 655sf  
Prior Sale: \$592,500 (07/19)

- 39 COMMERCIAL WHARF U:3** ..... \$1,650,000  
B: Louis Cohen & Rebecca Cohen  
S: John Doyle & Janice Doyle  
Book/Page: 70091/261, Date: 04/22/24  
Mtg: Truist Bank \$1,320,000  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 1183sf  
Prior Sale: \$1,400,000 (05/18)
- 46 COMMONWEALTH AVE U:10** ..... \$950,000  
B: Kevin G Mccadden  
S: Nicholas Bellisario & Abigail Bellisario  
Book/Page: 70104/128, Date: 04/25/24  
Use: 1 Bdrm Condo, Lot: 788sf  
Prior Sale: \$779,000 (09/17)
- 132 COMMONWEALTH AVE U:6** ..... \$830,000  
B: Thomas Ohare & Kathryn Peters  
S: Michael Reed  
Book/Page: 70102/148, Date: 04/25/24  
Mtg: Berkshire Bank \$664,000  
Term: 2054  
Use: 1 Bdrm Condo, Lot: 729sf  
Prior Sale: \$451,250 (10/05)
- 405 COMMONWEALTH AVE U:6** ..... \$820,000  
B: Barbara J Gould & Emma M Byrne  
S: Raymond Lucci  
Book/Page: 70091/18, Date: 04/22/24  
Use: 1 Bdrm Condo, Lot: 690sf  
Prior Sale: \$283,000 (05/00)
- 464 COMMONWEALTH AVE U:86** ..... \$444,400  
B: Selwyn C Wies, Tr for 69-14 Park Drive Rt  
S: Michael J Grappo  
Book/Page: 70091/333, Date: 04/22/24  
Use: Condo, Lot: 338sf  
Prior Sale: \$349,000 (11/17)
- 265-275 DARTMOUTH ST U:1D** ..... \$655,000  
B: Guofu Yu & Liyan Xia  
S: Qq Enterprise LLC  
Book/Page: 70105/205, Date: 04/25/24  
Use: 1 Bdrm Condo, Lot: 553sf  
Prior Sale: \$620,000 (08/18)
- 30 E SPRINGFIELD ST U:4** ..... \$855,000  
B: Meagan K Davis & Stepan Dapic  
S: T S Troppy, Tr for Charles A Olivieri Jr  
Book/Page: 70103/182, Date: 04/25/24  
Mtg: Bank of America NA \$726,750  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 777sf  
Prior Sale: \$155,000 (03/97)
- 1 FRANKLIN ST U:4204** ..... \$3,625,000  
B: Ignacio Rodriguez & Joan Rodriguez  
S: David G Offensend & Janet M Offensend  
Book/Page: 70102/77, Date: 04/25/24  
Use: 3 Bdrm Condo
- 1 FRANKLIN ST U:5203** ..... \$4,300,000  
B: Louay Abrass & Amerlie Yi  
S: Joan F Loren, Tr for Joan F Loren Residence T  
Book/Page: 70090/301, Date: 04/22/24  
Mtg: Bank of America NA \$3,000,000  
Term: 2054 Rate: 5.6% Type: Adj  
Use: 3 Bdrm Condo

- 44 GARDEN ST U:2** ..... \$750,000  
B: 44 Garden 2 LLC  
S: Taner H Gokce & Kyle L Henel  
Book/Page: 70111/82, Date: 04/26/24  
Use: 2 Bdrm Condo, Lot: 605sf  
Prior Sale: \$750,000 (04/24)
- 454 HANOVER ST U:5** ..... \$625,000  
B: Gregory J Maguire  
S: Matthew A Garvey  
Doc#: 00000000951582, Date: 04/23/24  
Use: 1 Bdrm Condo, Lot: 646sf
- 2 HAWTHORNE PL U:2A** ..... \$455,000  
B: Park H Bisenbruaun & Maria A Bisenbruaun  
S: Suzanne B Dearborn  
Book/Page: 70090/265, Date: 04/22/24  
Use: 1 Bdrm Condo, Lot: 847sf  
Prior Sale: \$116,790 (01/97)
- 9 MARLBOROUGH ST** ..... \$20,000,000  
B: 9 Marlborough LLC  
S: 11 Marlborough LLC  
Book/Page: 70089/340, Date: 04/22/24  
Use: Apartment Bldg - 9 + Units, Lot: 2128sf  
Prior Sale: \$12,000,000 (02/23)
- 11 MARLBOROUGH ST** ..... \$20,000,000  
B: 9 Marlborough LLC  
S: 11 Marlborough LLC  
Book/Page: 70089/340, Date: 04/22/24  
Use: Apartment Bldg - 9 + Units, Lot: 2128sf  
Prior Sale: \$12,000,000 (02/23)
- 249 MARLBOROUGH ST U:5** ..... \$3,588,000  
B: Kavita Ramanan & Siddharth Ramachandran  
S: Suzanne L Read  
Book/Page: 70108/81, Date: 04/26/24  
Use: 3 Bdrm Condo, Lot: 2035sf
- 512 MASSACHUSETTS AVE U:2** ..... \$740,000  
B: Michael S Thomas & Iaroslav Markov  
S: Hillary Leffue & George Leffue  
Book/Page: 70108/44, Date: 04/26/24  
Mtg: Leader Bank NA \$666,000  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 673sf  
Prior Sale: \$685,000 (06/21)
- MOORE ST** ..... \$15,000  
B: Alena Parunina & Alexander Krasikov  
S: Trichilo Development LLC  
Book/Page: 70099/324, Date: 04/24/24
- 132 MYRTLE ST U:4** ..... \$835,000  
B: 132 Myrtle LLC  
S: Charles Barmonde & Aiden Fitzgerald  
Book/Page: 70096/208, Date: 04/23/24  
Use: 2 Bdrm Condo, Lot: 639sf  
Prior Sale: \$730,000 (08/21)
- 300 PIER 4 BLVD U:PHG** ..... \$8,500,000  
B: 9g Unit LLC  
S: Jeffrey T Newton  
Book/Page: 70098/338, Date: 04/24/24  
Mtg: First Citizen B&T Co \$6,375,000  
Term: 2054 Rate: 5.9% Type: Adj  
Use: 3 Bdrm Condo  
Prior Sale: \$7,346,200 (11/21)

- 19 REVERSE ST U:4** ..... \$644,000  
B: Xiaohui Chen  
S: John L Ryan  
Book/Page: 70107/208, Date: 04/26/24  
Use: 1 Bdrm Condo, Lot: 539sf  
Prior Sale: \$360,000 (06/06)
- 89 REVERSE ST** ..... \$3,260,000  
B: Darren J Langis, Tr for Darren Joseph Langis RET  
S: Adam J Wolfberg & Kelly J Lowery  
Book/Page: 70104/147, Date: 04/25/24  
Mtg: Wells Fargo Bank \$1,450,000  
Term: 2054  
Use: 2-Family Row-Middle, Lot: 944sf  
Prior Sale: \$2,225,000 (07/10)
- 24-26 ROSARIA ST U:24** ..... \$623,000  
B: Phillip R Sciretta  
S: Michael Berry & Kristyn Berry  
Book/Page: 70107/141, Date: 04/26/24  
Mtg: CMG Mortgage Inc \$591,850  
Term: 2054  
Use: 2 Bdrm Condo
- 10 ROWS WHARF U:1003** ..... \$1,970,000  
B: Justin A Kumph  
S: William B Bannick  
Book/Page: 70096/230, Date: 04/23/24  
Mtg: Oaktree Funding Corp \$1,576,000  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 1691sf  
Prior Sale: \$570,000 (07/95)
- 100 SHAWMUT AVE U:1004** ..... \$1,700,000  
B: Kevin Manzolini & Bonnie Manzolini  
S: Div Shawmut LLC  
Book/Page: 70104/31, Date: 04/25/24  
Mtg: Morgan Stanley Privat \$1,275,000  
Term: 2054 Rate: 6.6% Type: Adj  
Use: 2 Bdrm Condo
- 100 SHAWMUT AVE U:1205** ..... \$1,900,000  
B: Thomas Hayman & Judith Hayman  
S: Div Shawmut LLC  
Book/Page: 70106/306, Date: 04/26/24  
Use: 2 Bdrm Condo
- 451 SHAWMUT AVE U:1** ..... \$1,285,000  
B: Victor T Schmidt & Olivia M Schmidt  
S: Adam Lynch & Sarah L Mooradian  
Book/Page: 70091/181, Date: 04/22/24  
Use: 2 Bdrm Condo, Lot: 1080sf  
Prior Sale: \$830,000 (11/16)
- 210 SOUTH ST U:8-5** ..... \$740,000  
B: Sean Postler & David M Postler  
S: Ryan L Powers & Linda See  
Book/Page: 70092/204, Date: 04/22/24  
Mtg: Radius Financial Grp \$703,000  
Term: 2054  
Use: Condo
- 177 STATE ST U:1A** ..... \$3,286,800  
B: Lopdom Ma Corp  
S: Ir Boston Ma LLC  
Book/Page: 70109/217, Date: 04/26/24  
Use: Condo
- 45 TEMPLE ST U:402** ..... \$4,800,000  
B: Arbh402 LLC  
S: Jdmd Owner LLC  
Book/Page: 70097/226, Date: 04/23/24  
Use: 3 Bdrm Condo

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- North Brookfield ..... Worcester
- North Reading ..... Middlesex South
- Northampton ..... Hampshire
- Norborough ..... Worcester
- Northbridge ..... Worcester
- Northfield ..... Franklin
- Norton ..... Bristol North
- Norwell ..... Plymouth
- Norwood ..... Norfolk
- Oak Bluffs ..... Dukes
- Oakham ..... Worcester
- Orange ..... Franklin
- Orleans ..... Barnstable
- Osterville ..... Barnstable
- Otis ..... Berkshire Middle
- Oxford ..... Worcester
- Palmer ..... Hampden
- Paxton ..... Worcester
- Peabody ..... Essex South
- Pelham ..... Hampshire
- Pembroke ..... Plymouth
- Pepperell ..... Middlesex South
- Peru ..... Berkshire Middle
- Petersham ..... Worcester
- Phillipston ..... Worcester
- Pittsfield ..... Berkshire Middle
- Plainfield ..... Hampshire
- Plainville ..... Norfolk
- Plymouth ..... Plymouth
- Plympton ..... Plymouth
- Princeton ..... Worcester
- Provincetown ..... Barnstable
- Quincy ..... Norfolk
- Randolph ..... Norfolk
- Raynham ..... Bristol North
- Reading ..... Middlesex South
- Rehoboth ..... Bristol North
- Revere ..... Suffolk
- Richmond ..... Berkshire Middle
- Rochester ..... Plymouth
- Rockland ..... Plymouth
- Rockport ..... Essex South
- Rosindale ..... Suffolk
- Rowe ..... Franklin
- Rowley ..... Essex South
- Roxbury ..... Suffolk
- Royalston ..... Worcester
- Russell ..... Hampden
- Rutland ..... Worcester
- Salem ..... Essex South
- Salisbury ..... Essex South
- Sandisfield ..... Berkshire South
- Sandwich ..... Barnstable
- Saugus ..... Essex South
- Savoy ..... Berkshire North
- Scituate ..... Plymouth
- Seekonk ..... Bristol North
- Sharon ..... Norfolk
- Sheffield ..... Berkshire South
- Shelburne ..... Franklin
- Sherborn ..... Middlesex South
- Shirley ..... Middlesex South
- Shrewsbury ..... Worcester
- Shutesbury ..... Franklin
- Somerset ..... Bristol Fall River
- Somerville ..... Middlesex South
- South Boston ..... Suffolk
- South Hadley ..... Hampshire

- Southampton ..... Hampshire
- Southborough ..... Worcester
- Southbridge ..... Worcester
- Southwick ..... Hampden
- Spencer ..... Worcester
- Springfield ..... Hampden
- Sterling ..... Worcester
- Stockbridge ..... Berkshire Middle
- Stoneham ..... Middlesex South
- Stoughton ..... Norfolk
- Stow ..... Middlesex South
- Sturbridge ..... Worcester
- Sudbury ..... Middlesex South
- Sunderland ..... Franklin
- Sutton ..... Worcester
- Swampscott ..... Essex South
- Swansea ..... Bristol Fall River
- Taunton ..... Bristol North
- Templeton ..... Worcester
- Tewksbury ..... Middlesex North
- Thorndike ..... Hampden
- Tisbury ..... Dukes
- Tolland ..... Hampden
- Topsfield ..... Essex South
- Townsend ..... Middlesex South
- Truro ..... Barnstable
- Tyngsboro ..... Middlesex North
- Tyringham ..... Berkshire Middle
- Upton ..... Worcester
- Uxbridge ..... Worcester
- Wakefield ..... Middlesex South
- Wales ..... Hampden
- Walpole ..... Norfolk
- Waltham ..... Middlesex South
- Ware ..... Hampshire
- Wareham ..... Plymouth
- Warren ..... Worcester
- Warwick ..... Franklin
- Washington ..... Berkshire Middle
- Watertown ..... Middlesex South
- Wayland ..... Middlesex South
- Webster ..... Worcester
- Wellesley ..... Norfolk
- Wellfleet ..... Barnstable
- Wendell ..... Franklin
- Wenham ..... Essex South
- West Boylston ..... Worcester
- West Bridgewater ..... Plymouth
- West Brookfield ..... Worcester
- West Newbury ..... Essex South
- West Roxbury ..... Suffolk
- West Springfield ..... Hampden
- West Stockbridge ..... Berkshire South
- West Tisbury ..... Dukes
- Westborough ..... Worcester
- Westfield ..... Hampden
- Westford ..... Middlesex North
- Westhampton ..... Hampshire
- Westminster ..... Worcester North
- Weston ..... Middlesex South
- Westport ..... Bristol South
- Westwood ..... Norfolk
- Weymouth ..... Norfolk
- Whately ..... Franklin
- Whitman ..... Plymouth
- Wilbraham ..... Hampden
- Williamsburg ..... Hampshire
- Williamstown ..... Berkshire North
- Wilmington ..... Middlesex North
- Winchendon ..... Worcester
- Winchester ..... Middlesex South
- Windsor ..... Berkshire North
- Winthrop ..... Suffolk

- Woburn ..... Middlesex South
- Worcester ..... Worcester
- Worthington ..... Hampshire
- Wrentham ..... Norfolk
- Yarmouth ..... Barnstable
- Annisquam ..... Gloucester
- Assabet ..... Maynard
- Assonet ..... Freetown
- Auburndale ..... Newton
- Bass River ..... Yarmouth
- Bradford ..... Haverhill
- Brant Rock ..... Marshfield
- Bryantville ..... Pembroke
- Buzzards Bay ..... Bourne
- Byfield ..... Newbury
- Cataumet ..... Bourne
- Cedarville ..... Plymouth
- Chestnut Hill ..... Newton
- Cochituate ..... Natick
- Feeding Hills ..... Agawam
- Fiskdale ..... Sturbridge
- Florence ..... Northampton
- Fort Devens ..... Ayer
- Forestdale ..... Sandwich
- Gilbertville ..... Hardwick
- Glendale ..... Stockbridge
- Gosnold ..... Edgartown
- Green Harbor ..... Marshfield
- Haydenville ..... Northampton
- Humarock ..... Scituate
- Indian Orchard ..... Springfield
- Islington ..... Westwood
- Jefferson ..... Holden
- Leeds ..... Northampton
- Linwood ..... Northbridge
- Magnolia ..... Gloucester
- Manomet ..... Plymouth
- Mill River ..... New Marlboro
- Millers Falls ..... Greenfield
- Monponsett ..... Halifax
- New Seabury ..... Mashpee
- Nutting Lake ..... Billerica
- Ocean Bluff ..... Marshfield
- Onset ..... Wareham
- Pinehurst ..... Billerica
- Pocasset ..... Bourne
- Prides Crossing ..... Beverly
- Sagamore ..... Bourne
- Saxonsville ..... Framingham
- Shattuckville ..... Colrain
- Sheldonville ..... Wrentham
- Siasconset ..... Nantucket
- Teaticket ..... Falmouth
- Three Rivers ..... Palmer
- Turners Falls ..... Greenfield
- Waban ..... Newton
- Waquoit ..... Barnstable
- Waverly ..... Belmont
- Wellington ..... Medford
- Whitinsville ..... Northbridge
- Whods Hole ..... Falmouth
- Woronoco ..... Westfield

# How to Read The Real Estate Records

The information appearing in this newspaper is taken from deed and mortgage documents filed at each of the twenty-one registries of deeds in the state. All property transfers with a sales price of at least \$100 and all term-mortgage documents are collected.

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

Real estate records are organized alphabetically by registry, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds, or Mortgages.) The exception is Suffolk Registry and the City of Boston which appear first.

The statistics at the beginning of each town are for all single-family home sales with a purchase price of \$100 and above from January through the most recent complete calendar month.

MARKET STATISTICS THROUGH FEBRUARY		
	YTD 1993	YTD 1994
Number of Sales	17	23
Median Price	\$47,000	\$85,000

Year-to-Date (YTD) statistics for all single-family home transactions within our price range criteria.

The amount appearing on the same line as the street address is the purchase price from the deed. We print "No Amt Given" when the amount did not appear on the document we review. "No Street Given" appears in place of the street address when it was not available. The volume, page of the deed and filing date appear for all sales.

REAL ESTATE SALES	
<b>315 MAIN ST U:15</b>	<b>\$98,000</b>
Pleasant Towers Condo B:John Doe & Mary Smith S:Jane Jones & Thomas Jones Mtg:Main Street Bank \$70,000 Mtg2:Seller \$8,400 Prior Sale:\$93,000 (11/90)	

The first two buyer (B) names and seller (S) names listed on the deed are shown.

Prior sale data (back to 1982) appears only when the address of the new sale matches exactly with the address of the older sale in our database.

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Any second mortgage (Mtg2) filed at the same time as the deed will also appear here.

REAL ESTATE SALES	
<b>32 ELM ST</b>	<b>\$175,000</b>
B:John Doe & Mary Smith S:Jane Jones & Thomas Jones Mtg:Main Street Mtg Co \$140,000 Use:3 Bdrm Colonial, Lot:6459sf Prior Sale:\$170,000 (9/89)	

"Use" distinguishes residential homes from land sales and commercial sales.

For residential homes, the number of bedrooms and house style appear when available.

The lot size (Lot) is shown in square feet.

In communities where we have a file of all properties from the assessor's office, we provide additional property details when available. This is done by exactly matching the address and seller name from the new sales record with the address and owner name found in the property file. No descriptive data appears whenever there is any doubt that the two records are the same property. The "Use" is based on the code the assessor assigns to each building on a parcel. Whenever there is more than one use code or more than one building on a parcel, we flag these as "Multi-use" and "Multi-bldg" respectively.

FORECLOSURE DEEDS	
<b>43 MAIN ST</b>	<b>\$142,200</b>
B:Main St Bank S:John Smith & Main St Bank Prior Sale:\$190,000 (11/85)	

The prior sale shows the original price paid for the property.

These deeds transfer title to the lender after the mortgage is foreclosed (unless there is a higher bidder at the auction.) The amount in these transactions is usually the amount of the outstanding mortgage that was foreclosed.

Please note: The information contained in this newspaper is taken from public records. While every precaution is taken, no responsibility is assumed for errors or omissions. Readers should confirm any information before taking action.

### KEY TO LABELS

- B** = Buyer
- S** = Seller
- Mtg** = Mortgage lender and amount
- Mtg2** = Second Mortgage
- Use** = Building use
- Bdrm** = bedrooms
- Lot** = lot size in square feet
- YTD** = year-to-date

### KEY TO ABBREVIATIONS

- LP** = Limited Partnership
- Tr** = Trustee
- T** = Trust
- IRT** = Irrevocable Trust
- ReT** = Revocable Trust
- RT** = Realty Trust
- FT** = Family Trust
- NT** = Nominee Trust
- Est** = Estate
- Ex** = Executor

Interested in Mortgage-Only Transactions? Our online records offer a much deeper look into local markets.

- Navigate to [bankerandtradesman.com](http://bankerandtradesman.com)
- Log in to your account
- Click on Real Estate Records under the Real Estate Transactions tab

And get busy putting our mortgage records to work!

**505 TREMONT ST U:207** ..... **\$1,295,000**  
 B: Michael Doore & Stacylyn Doore  
 S: Linda Wu, Tr for P & L Wu Ft  
 Book/Page: 70109/341, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$971,250  
 Term: 2054 Rate: 6.9% Type: Adj  
 Use: 1 Bdrm Condo, Lot: 1012sf  
 Prior Sale: \$635,000 (09/04)

**90 WAREHAM ST U:314** ..... **\$635,000**  
 B: Nicolas Lynch  
 S: George C Karageorgos  
 Book/Page: 70106/313, Date: 04/26/24  
 Mtg: Leader Bank NA \$508,000  
 Term: 2054  
 Use: 1 Bdrm Condo, Lot: 731sf

**74 WARREN AVE U:74** ..... **\$925,000**  
 B: Kevin G Donovan, Tr for Donovan Ft  
 S: Karen Galvin  
 Book/Page: 70103/217, Date: 04/25/24  
 Use: 2 Bdrm Condo, Lot: 940sf  
 Prior Sale: \$870,000 (02/18)

**8 WHITTIER PL U:20F** ..... **\$380,000**  
 B: Whittier Homes LLC  
 S: Fennessy Gail L Est & Sean Fennessy  
 Book/Page: 70092/12, Date: 04/22/24  
 Mtg: H1h2 Capital \$365,300  
 Term: 2025  
 Use: 1 Bdrm Condo, Lot: 806sf

## Brighton

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	\$886,250	\$895,000

### REAL ESTATE SALES

**57 COLBORNE RD U:5** ..... **\$536,000**  
 B: Adam F Shoukian  
 S: Kexi Chen & Tao Lan  
 Book/Page: 70106/116, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$455,600  
 Term: 2054  
 Use: 2 Bdrm Condo, Lot: 760sf  
 Prior Sale: \$488,000 (03/18)

**1669 COMMONWEALTH AVE U:16** ..... **\$450,000**  
 B: Kathleen J Chang  
 S: William C Kadison & Christine L Kadison  
 Book/Page: 70103/143, Date: 04/25/24  
 Mtg: Rocket Mortgage LLC \$225,000  
 Term: 2054  
 Use: 1 Bdrm Condo, Lot: 521sf  
 Prior Sale: \$410,000 (10/17)

**8 CONVERSE ST** ..... **\$735,000**  
 B: Brian C Roman  
 S: Claire M Flibott & Maryann Misiaszek  
 Book/Page: 70108/243, Date: 04/26/24  
 Mtg: First Priority CU \$335,000  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 3209sf

**137 ENGLEWOOD AVE U:27** ..... **\$435,000**  
 B: April L Wagner & Thomas Wagner  
 S: John Griffin  
 Doc#: 00000000951696, Date: 04/26/24  
 Mtg: Newrez LLC \$326,250  
 Term: 2054  
 Use: 1 Bdrm Condo, Lot: 570sf  
 Prior Sale: \$350,000 (03/16)

**12 KILSYTH TER U:24** ..... **\$465,000**  
 B: Raka Kilsyth LLC  
 S: Maria Kuntz  
 Book/Page: 70090/256, Date: 04/22/24  
 Use: 1 Bdrm Condo, Lot: 688sf  
 Prior Sale: \$459,900 (05/18)

**23 MATCHETT ST** ..... **\$1,100,000**  
 B: Sunny Y Duan & Katherine Xia  
 S: William Benson, Tr for Eileen J Mcclellan RET  
 Book/Page: 70096/269, Date: 04/23/24  
 Mtg: United Wholesale Mtg \$880,000  
 Term: 2054  
 Use: 2-Family Two Family, Lot: 6400sf

**180 TELFORD ST U:410** ..... **\$550,000**  
 B: Carl Lebovitz, Tr for Margaret C Lebovitz T  
 S: Clayton Phillips-Dorsett  
 Book/Page: 70108/332, Date: 04/26/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$590,000 (06/21)

## Charlestown

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	9
Median Price	\$1,156,250	\$1,300,000

### REAL ESTATE SALES

**42 8TH ST U:3521** ..... **\$587,500**  
 B: Erin I Curtis  
 S: Diane Morelli & Michael Garabedian  
 Book/Page: 70100/10, Date: 04/24/24  
 Mtg: Cape Cod Five Cent Bk \$332,500  
 Term: 2054  
 Use: 1 Bdrm Condo  
 Prior Sale: \$510,000 (09/21)

**184 BUNKER HILL ST U:3** ..... **\$475,000**  
 B: Drew H Hurwitz  
 S: Andrew McGiloway  
 Book/Page: 70094/172, Date: 04/23/24  
 Mtg: Guaranteed Rate Inc \$375,000  
 Term: 2054  
 Use: Condo

**374-398 BUNKER HILL ST U:113** ..... **\$1,125,000**  
 B: Charles P Ball & Margaret M Mcveoy-Ball  
 S: Charlestown Prop LLC  
 Book/Page: 70091/196, Date: 04/22/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$909,625 (10/16)

**83 MAIN ST U:5** ..... **\$830,000**  
 B: Gaba Group LLC  
 S: Christopher Mastrangelo  
 Book/Page: 70092/54, Date: 04/22/24  
 Use: 3 Bdrm Condo  
 Prior Sale: \$467,000 (09/12)

**8 MONUMENT SQ U:9-4** ..... **\$2,150,000**  
 B: Henry I Lichtblau & Christine M Oneil  
 S: 8-9 Monument Square LLC  
 Book/Page: 70110/93, Date: 04/26/24  
 Use: Condo

**71 SCHOOL ST** ..... **\$1,900,000**  
 B: Bradley Gambling & Nina Gambling  
 S: Daniel J Davies & Erin Davies  
 Book/Page: 70107/255, Date: 04/26/24  
 Mtg: JPMorgan Chase Bank \$1,615,000  
 Term: 2054 Rate: 6.5% Type: Adj  
 Use: 4 Bdrm Colonial, Lot: 1322sf  
 Prior Sale: \$933,500 (02/13)

## Chelsea

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	\$555,000	\$650,000

### REAL ESTATE SALES

**25 2ND ST U:305** ..... **\$450,000**  
 B: Madeline Stevens  
 S: William Eagan  
 Book/Page: 70107/64, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$250,000  
 Term: 2054  
 Use: 1 Bdrm Condo

**46 ADDISON ST U:2** ..... **\$668,000**  
 B: Fiona L Newberry & Linda H Newberry  
 S: Jose Gaviria  
 Book/Page: 70107/248, Date: 04/26/24  
 Use: Condo

**62 BEACON ST U:1** ..... **\$458,000**  
 B: Hannah Bicknell  
 S: Cameron A Bergmann-Good  
 Book/Page: 70101/82, Date: 04/24/24  
 Mtg: Guaranteed Rate Inc \$389,300  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$450,000 (10/22)

**30 TREMONT ST U:3** ..... **\$568,500**  
 B: Robert Cunha  
 S: Ryan J Diloreti & Suzanne A Christie  
 Book/Page: 70102/249, Date: 04/25/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$442,000 (03/17)

**128 WASHINGTON AVE** ..... **\$725,000**  
 B: Luke Bowen  
 S: Kristina M Dubuque  
 Book/Page: 70101/140, Date: 04/24/24  
 Mtg: Guild Mortgage Co \$543,750  
 Term: 2054  
 Use: 2-Family Two Family, Lot: 1158sf  
 Prior Sale: \$585,000 (12/23)

## Dorchester

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	26
Median Price	\$685,000	\$662,500

### REAL ESTATE SALES

**1096 BLUE HILL AVE U:2** ..... **\$1,300,000**  
 B: Clac Boston LLC  
 S: Gjs-1096 Blue Hill Ave Rt & Stamatios Family Prop LLC  
 Book/Page: 70110/312, Date: 04/26/24  
 Mtg: Boston T Lending LLC \$1,050,000  
 Use: 1 Bdrm Condo, Lot: 608sf  
 Prior Sale: \$55,000 (11/08)

**1096 BLUE HILL AVE U:3** ..... **\$1,300,000**  
 B: Clac Boston LLC  
 S: Gjs-1096 Blue Hill Ave Rt & Stamatios Family Prop LLC  
 Book/Page: 70110/312, Date: 04/26/24  
 Mtg: Boston T Lending LLC \$1,050,000  
 Use: 1 Bdrm Condo, Lot: 550sf  
 Prior Sale: \$252,805 (11/08)

**1096 BLUE HILL AVE U:4** ..... **\$1,300,000**  
 B: Clac Boston LLC  
 S: Gjs-1096 Blue Hill Ave Rt & Stamatios Family Prop LLC  
 Book/Page: 70110/312, Date: 04/26/24  
 Mtg: Boston T Lending LLC \$1,050,000  
 Use: 1 Bdrm Condo, Lot: 608sf  
 Prior Sale: \$53,000 (06/09)

**1096 BLUE HILL AVE U:5** ..... **\$1,300,000**  
 B: Clac Boston LLC  
 S: Gjs-1096 Blue Hill Ave Rt & Stamatios Family Prop LLC  
 Book/Page: 70110/312, Date: 04/26/24  
 Mtg: Boston T Lending LLC \$1,050,000  
 Use: 1 Bdrm Condo, Lot: 550sf  
 Prior Sale: \$55,000 (02/09)

**19-23 CLAPP ST U:4** ..... **\$750,000**  
 B: Shilpa Ganesan & Girish Ganesan  
 S: 19-23 Clapp St LLC  
 Book/Page: 70110/283, Date: 04/26/24  
 Mtg: Leader Bank NA \$400,000  
 Term: 2054  
 Use: Condo

**21 ELLINGTON ST** ..... **\$410,000**  
 B: 21 Ellington Street LLC  
 S: Ellington Street Invs LLC  
 Book/Page: 70093/307, Date: 04/23/24  
 Mtg: Rfb Customers Lic \$927,000  
 Use: 3-Family Decker, Lot: 3770sf  
 Prior Sale: \$263,000 (10/11)

**6 GLEASON ST** ..... **\$1,120,000**  
 B: Bryan Mcelhinney  
 S: Aisha Knight  
 Book/Page: 70104/86, Date: 04/25/24  
 Mtg: New Fed Mtg Corp \$1,008,000  
 Term: 2054  
 Use: 3-Family Conventional, Lot: 11013sf

**20 GLENWAY ST** ..... **\$685,832**  
 B: Glenway St Homes LLC  
 S: 20 Glenway Street LLC  
 Book/Page: 70099/244, Date: 04/24/24  
 Mtg: RFLF 7 LLC \$1,525,000  
 Use: 2-Family Conventional, Lot: 4196sf  
 Prior Sale: \$15,000 (07/15)

**3 MELVILLE AVE U:5** ..... **\$680,000**  
 B: Phillip L Rosen  
 S: Dp Homes LLC  
 Book/Page: 70103/4, Date: 04/25/24  
 Mtg: Guaranteed Rate Inc \$180,000  
 Term: 2054  
 Use: Condo

**47 OLDFIELDS RD U:2** ..... **\$640,000**  
 B: Felicia Billingsley & Tyler Billingsley  
 S: Carol Abzaid  
 Book/Page: 70111/34, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$653,760  
 Term: 2054  
 Use: 3 Bdrm Condo, Lot: 2225sf  
 Prior Sale: \$510,000 (05/21)

**61 ROBINSON ST** ..... **\$1,227,500**  
 B: Toan K Nguyen & Yen N Phan  
 S: Darling Washington  
 Book/Page: 70099/249, Date: 04/24/24  
 Mtg: HomeXpress Mtg \$885,000  
 Term: 2054  
 Use: 3-Family Decker, Lot: 3163sf  
 Prior Sale: \$152,500 (11/97)

**141 SAVIN HILL AVE U:A32** ..... **\$560,000**  
 B: Elizabeth Walker  
 S: Gina M Santagati  
 Book/Page: 70102/111, Date: 04/25/24  
 Mtg: JPMorgan Chase Bank \$448,000  
 Term: 2054  
 Use: 2 Bdrm Condo, Lot: 803sf  
 Prior Sale: \$445,000 (09/19)

**106 SAWYER AVE U:1** ..... **\$559,000**  
 B: Corey Mania & Emma Rambo  
 S: Maria P De Savage  
 Book/Page: 70108/1, Date: 04/26/24  
 Mtg: Guild Mortgage Co \$503,100  
 Term: 2054  
 Use: 3 Bdrm Condo, Lot: 961sf  
 Prior Sale: \$349,900 (11/15)

**57-59 SUMNER ST U:A** ..... **\$410,000**  
 B: Jenny Wang  
 S: Jonathan Nguyen  
 Book/Page: 70098/74, Date: 04/24/24  
 Mtg: Guaranteed Rate Inc \$328,000  
 Term: 2054  
 Use: Condo

**173 TRAIN ST U:1** ..... **\$615,000**  
 B: Maura P Conroy  
 S: Renee Mcleod & Christopher Mcleod  
 Book/Page: 70107/168, Date: 04/26/24  
 Mtg: Movement Mtg LLC \$575,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$520,000 (07/20)

**1 WILCUTT RD U:1** ..... **\$760,000**  
 B: Hind Ghaziah & Salallahuddin W Jamal  
 S: Rns Wilcutter LLC  
 Book/Page: 70109/254, Date: 04/26/24  
 Mtg: Rocket Mortgage LLC \$560,000  
 Term: 2054  
 Use: Condo

**29 WOODFORD ST U:1** ..... **\$1,060,793**  
 B: Ton Fang & Luke Quehl  
 S: 29 Woodford St LLC  
 Book/Page: 70109/119, Date: 04/26/24  
 Mtg: PeoplesBank (Holyoke) \$1,007,753  
 Term: 2054 Rate: 6.1% Type: Adj  
 Use: Condo

## East Boston

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	\$575,000	\$940,000

### REAL ESTATE SALES

**490 BENNINGTON ST U:2** ..... **\$749,000**  
 B: Adrian Baker  
 S: 490 Bennington Street LLC  
 Book/Page: 70091/215, Date: 04/22/24  
 Mtg: Washington Trust Mtg \$599,200  
 Term: 2054  
 Use: Condo

**490 BENNINGTON ST U:7** ..... **\$774,000**  
 B: Courtney E Jennings & Scott R Jennings  
 S: 490 Bennington Street LLC  
 Book/Page: 70093/170, Date: 04/23/24  
 Mtg: Rockland Tr Co \$735,300  
 Term: 2054 Rate: 6.8% Type: Adj  
 Use: Condo

**299 MAVERICK ST U:2** ..... **\$689,000**  
 B: John A Zinno Jr  
 S: Brittany Macleod & Sean Macleod  
 Book/Page: 70102/208, Date: 04/25/24  
 Use: Condo

**362 MERIDIAN ST U:1** ..... **\$749,999**  
 B: Christopher Loney & Jose M Suastegui  
 S: Amoropus Construction LLC  
 Book/Page: 70091/148, Date: 04/22/24  
 Mtg: Berkshire Bank \$599,999  
 Term: 2054  
 Use: Condo

**100-102 PRINCETON ST** ..... **\$1,135,000**  
 B: Michael Slabine  
 S: Sandip Beri & Neelima Beri  
 Book/Page: 70107/103, Date: 04/26/24  
 Mtg: Northpoint Mortgage \$935,000  
 Term: 2054  
 Use: 2-Family Conventional, Lot: 2500sf  
 Prior Sale: \$970,000 (03/20)

**294 PRINCETON ST** ..... **\$2,030,000**  
 B: Jae Y Hur  
 S: Lolastar LLC  
 Book/Page: 70105/252, Date: 04/26/24  
 Mtg: Total Mtg Svcs \$507,500  
 Term: 2054  
 Use: 3 Bdrm Conventional, Lot: 2500sf  
 Prior Sale: \$468,000 (01/19)

## Hyde Park

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	23
Median Price	\$572,500	\$575,000

### REAL ESTATE SALES

**7 DELL AVE** ..... **\$840,000**  
 B: Sara Selig, Tr for Sara Selig T  
 S: Patricia Carroll & Hilary Croach  
 Book/Page: 70096/114, Date: 04/23/24  
 Mtg: Cross Country Mtg Inc \$640,000  
 Term: 2054  
 Use: 2-Family Conventional, Lot: 6500sf  
 Prior Sale: \$262,000 (10/99)

SUFFOLK REGISTRY

continued
80 PAUL GORE ST U:1
B: Anand Vasudevan
S: Birila Leivi
Book/Page: 70097/247, Date: 04/23/24
Mtg: Cross Country Mtg Inc \$720,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 1372sf
Prior Sale: \$237,500 (10/00)

Mattapan

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 2 12
Median Price \$362,500 \$407,500

REAL ESTATE SALES

66 COLORADO ST..... \$680,000
B: C R Castillo-Pimentel & Genesis Castillo
S: Tiffany Pham
Doc#: 00000000951591, Date: 04/23/24
Mtg: Guild Mortgage Co \$578,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: \$210,000 (07/16)

71 W SELDEN ST U:6..... \$290,000
B: Dimitrios Grigoriadis & Amalia Grigoriadis
S: Abigail Properties LLC
Doc#: 00000000951687, Date: 04/26/24
Use: 3 Bdrm Condo, Lot: 877sf
Prior Sale: \$225,000 (05/06)

Revere

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 26 28
Median Price \$563,000 \$567,500

REAL ESTATE SALES

14 AMELIA PL..... \$870,000
B: Manuel E Martinez-Pineda & Lilian A Demartinez
S: Bishwo Maharjan & Mira Maharjan
Doc#: 00000000951677, Date: 04/26/24
Mtg: MSA Mortgage LLC \$854,242
Term: 2054
Use: 2-Family Two Family, Lot: 8015sf
Prior Sale: \$550,000 (09/16)

205 FENNO ST..... \$660,000
B: Leslie Canelas
S: Diane M Tessier & Robert L Billingsley Jr
Doc#: 00000000951535, Date: 04/22/24
Mtg: JPMorgan Chase Bank \$594,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 5271sf

74 LOWE ST..... \$590,000
B: Oscar M Ortiz
S: Judith A Hill
Book/Page: 70097/100, Date: 04/23/24
Mtg: United Wholesale Mtg \$560,500
Term: 2054
Use: 2 Bdrm Old Style, Lot: 3354sf

35 MCCOBA ST U:31..... \$345,000
B: Jefonja Pecollari
S: Village Court Condo Assn
Doc#: 00000000951569, Date: 04/23/24
Use: 2 Bdrm Condo

11 PEMBERTON ST..... \$850,000
B: Irma J Rodriguez Lopez & J J Rodriguez Lopez
S: Maria Vieira
Doc#: 00000000951539, Date: 04/22/24
Mtg: United Wholesale Mtg \$760,827
Term: 2054
Use: 4 Bdrm Conventional, Lot: 4269sf
Prior Sale: \$650,000 (05/21)

331 PROCTOR AVE..... \$480,000
B: Dlg Holdings LLC
S: Cowhig Marie D Est & Vincent G Cowhig Jr
Book/Page: 70100/183, Date: 04/24/24
Use: 3 Bdrm Old Style, Lot: 6098sf

274 RESERVOIR AVE..... \$436,000
B: Paul Knowlton
S: Palermo Elena M Est & Lorraine Knowlton
Doc#: 00000000951682, Date: 04/26/24
Mtg: New Fed Mtg Corp \$159,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6055sf

37 SAGAMORE ST U:D..... \$380,000
B: Luz A Gentry & Fabio E Lozano
S: Hughes Sandra P Est & John J Hughes
Book/Page: 70097/290, Date: 04/23/24
Mtg: United Wholesale Mtg \$361,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$235,000 (09/04)

72 SCHOOL ST..... \$1,040,000
B: Farid Kkosravikia & Faraz Torabi
S: Charles P Tringale 3rd, Tr for Charles P Tringale Jr Ft
Book/Page: 70099/105, Date: 04/24/24
Mtg: Jeanne DArc CU \$765,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3-Family Mlti-Unit Bldg, Lot: 5009sf
Prior Sale: \$526,500 (08/04)

Roslindale

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 14 16
Median Price \$685,000 \$655,500

REAL ESTATE SALES

129 GREW AVE U:11..... \$645,000
B: Julio C Andujar
S: Bernard P Wessell
Book/Page: 70103/270, Date: 04/25/24
Mtg: Cross Country Mtg Inc \$612,750
Term: 2054
Use: 3 Bdrm Condo, Lot: 1380sf
Prior Sale: \$235,000 (11/11)

110 KNOLL ST..... \$892,000
B: Ifeoma M Eche
S: Brett C Denhart, Tr for 1066 Granby Road Rt
Book/Page: 70102/285, Date: 04/25/24
Mtg: Rockland Tr Co \$669,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 2-Family Two Family, Lot: 4300sf
Prior Sale: \$270,000 (01/99)

55 MOUNT HOPE ST..... \$1,135,000
B: Magalie Dorange & Jean J Fleurival
S: Joan Menzie-Brown
Book/Page: 70102/12, Date: 04/25/24
Mtg: Rocket Mortgage LLC \$1,114,442
Term: 2054
Use: 2-Family Conventional, Lot: 6800sf
Prior Sale: \$339,900 (06/08)

11 S FAIRVIEW ST U:3L..... \$480,000
B: Ellen P Wolfson
S: Michael G Macrides, Tr for Macrides Nt 2014
Book/Page: 70103/236, Date: 04/25/24
Use: 1 Bdrm Condo, Lot: 658sf
Prior Sale: \$190,000 (02/01)

68 SHERWOOD ST..... \$850,000
B: Karcel Eveillard
S: Diane M Malley
Book/Page: 70105/85, Date: 04/25/24
Mtg: Northpointe Bank \$807,500
Term: 2054
Use: 2-Family Two Family, Lot: 3875sf

Roxbury

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 2 2
Median Price \$677,500 \$860,000

REAL ESTATE SALES

64 ALPINE ST U:203..... \$479,000
B: Julie A Nelson
S: Catalyst Vent & Solidarit
Book/Page: 70096/78, Date: 04/23/24
Mtg: Leader Bank NA \$300,000
Term: 2054
Use: Condo

100 CALUMET ST U:1..... \$891,000
B: Boston Prop Inv Hldg LLC
S: Jaw Investment Prop LLC
Book/Page: 70107/344, Date: 04/26/24
Use: 3 Bdrm Condo, Lot: 1245sf
Prior Sale: \$650,000 (04/21)

100 CALUMET ST U:2..... \$864,000
B: Boston Prop Inv Hldg LLC
S: Jaw Investment Prop LLC
Book/Page: 70107/297, Date: 04/26/24
Use: 3 Bdrm Condo, Lot: 1262sf
Prior Sale: \$630,000 (09/19)

100 CALUMET ST U:3..... \$945,000
B: Boston Prop Inv Hldg LLC
S: Symphony Calument LLC
Book/Page: 70108/36, Date: 04/26/24
Use: 3 Bdrm Condo, Lot: 1262sf
Prior Sale: \$685,000 (07/19)

566 COLUMBUS AVE U:603..... \$2,250,000
B: 566 Building LLC
S: Ckg Columbus LLC
Book/Page: 70102/187, Date: 04/25/24
Use: Condo

3 DOUGLAS PARK U:217..... \$770,000
B: Gctrf LLC
S: Guildford Symphony LLC
Book/Page: 70102/47, Date: 04/25/24
Use: 1 Bdrm Condo, Lot: 690sf
Prior Sale: \$587,500 (02/23)

5 HILTON TER..... \$440,000
B: Donnell Murray & Tena T Robinson
S: Jeffrey E Hobson
Book/Page: 70104/261, Date: 04/25/24
Mtg: First Home Mtg \$425,315
Term: 2054
Use: 2 Bdrm Row-Middle, Lot: 2007sf

17 HOLBORN ST..... \$385,000
B: Earlena Williams
S: Norfolk Design & Const LL
Book/Page: 70108/301, Date: 04/26/24
Mtg: Eastern Bank \$323,720
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4376sf

70-72 NORTHAMPTON ST U:103..... \$235,014
B: Ryan Fess
S: Mario A Zambrano
Book/Page: 70101/45, Date: 04/24/24
Mtg: Boston Redevelop Auth \$163,514
Use: Condo, Lot: 761sf
Prior Sale: \$200,597 (08/17)

72 NORTHAMPTON ST U:205..... \$652,000
B: Alexis Dorst & Jeffrey M Dorst
S: John E Murphy & Jeanette Molk
Book/Page: 70103/303, Date: 04/25/24
Use: Condo

2 PRESBY PL..... \$435,000
B: Venkataramana R Pellakuru & Pavanii Male
S: Calbert Booker & Carolyn A Booker
Book/Page: 70110/196, Date: 04/26/24
Mtg: New American Funding \$413,250
Term: 2054
Use: 3 Bdrm Row-Middle, Lot: 715sf
Prior Sale: \$74,000 (12/96)

2249-2259 WASHINGTON ST..... \$3,000,000
B: Ac Nubian 2249 LLC
S: Youngloo Lee, Tr for Ux Roxbury Nt
Book/Page: 70096/315, Date: 04/23/24
Mtg: Bank of New Hampshire \$5,100,000
Use: Shopping Ctr/Mall, Lot: 12467sf
Prior Sale: \$1,700,000 (02/06)

South Boston

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 9 11
Median Price \$775,000 \$925,000

REAL ESTATE SALES

64 BAXTER ST U:1..... \$930,000
B: Alexis Wagner
S: 62 Baxter LLC
Book/Page: 70109/52, Date: 04/26/24
Mtg: Guild Mortgage Co \$744,000
Term: 2054
Use: Condo

880 E 2ND ST U:1..... \$530,000
B: Mckenzie Dray
S: 880 E 2nd Street LLC
Book/Page: 70098/133, Date: 04/24/24
Mtg: Leader Bank NA \$230,000
Term: 2054
Use: Condo

614 E 3RD ST U:1..... \$749,000
B: Christopher Fisher & Anna Fisher
S: Christopher F Will, Tr for Stoffel-Will RET
Book/Page: 70107/309, Date: 04/26/24
Mtg: Leader Bank NA \$561,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 923sf
Prior Sale: \$571,000 (03/17)

847 E 4TH ST U:3..... \$568,300
B: Anthony Rochte & Mia Rochte
S: Martin St John
Book/Page: 70100/218, Date: 04/24/24
Mtg: Cross Country Mtg Inc \$397,810
Term: 2054
Use: 1 Bdrm Condo, Lot: 612sf
Prior Sale: \$321,500 (03/12)

498 E BROADWAY..... \$2,400,000
B: 498 East Broadway LLC
S: 498 E Broadway LLC
Book/Page: 70103/347, Date: 04/25/24
Use: 3-Family Semi Detached, Lot: 1741sf
Prior Sale: \$825,000 (07/12)

207-209 E ST..... \$3,500,000
B: Mcdewitt Senior Homes LLC
S: Paraclete Inc
Book/Page: 70110/51, Date: 04/26/24
Use: Religious Property, Lot: 15946sf
Prior Sale: \$600,000 (09/08)

1 LEONARD PL U:3..... \$925,000
B: Elizabeth L Bougoulas & Matthew R Gallotto
S: David Rowe & Donna Rowe
Book/Page: 70108/192, Date: 04/26/24
Mtg: Superior Funding Corp \$740,000
Term: 2054
Use: 2 Bdrm Condo

50 LIBERTY DR U:10C..... \$4,300,000
B: Michael R Watts
S: Brian M Goff & Kim A Goff
Book/Page: 70099/50, Date: 04/24/24
Use: 2 Bdrm Condo

169 M ST U:3..... \$875,000
B: Kevin Corcoran & Michaela A Reddy
S: Hope A Aldrich & Amanda A Clark
Book/Page: 70091/41, Date: 04/22/24
Mtg: Fairway Ind Mtg \$718,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo, Lot: 1162sf
Prior Sale: \$595,000 (08/14)

68 MIDDLE ST U:1..... \$577,500
B: Emily F Calabria & C Tattoli-Calabria
S: Gwendolyn Garcia
Book/Page: 70095/27, Date: 04/23/24
Mtg: Fairway Ind Mtg \$462,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 615sf
Prior Sale: \$365,750 (04/16)

202 OLD COLONY AVE..... \$150,000
B: Catholic T Bureau O
S: Notre Dame Edu Center Inc
Book/Page: 70092/311, Date: 04/22/24

33 SLEEPER ST U:306..... \$1,330,000
B: Kian A Seibel
S: Joshua M Berger, Tr for Joshua M Berger Lt
Book/Page: 70099/94, Date: 04/24/24
Use: 2 Bdrm Condo, Lot: 1599sf
Prior Sale: \$1,135,000 (01/20)

33 SLEEPER ST U:602..... \$759,000
B: Eunjin Lee
S: Paul J Mccarthy, Tr for 602 Sleeper Street T
Book/Page: 70097/131, Date: 04/23/24
Mtg: Leader Bank NA \$569,250
Term: 2054
Use: Condo, Lot: 845sf

120 W 7TH ST U:103..... \$790,000
B: Oren Ganor & Ron Leshem
S: Michael M Oleksak & Mary A Oleksak
Book/Page: 70097/131, Date: 04/23/24
Mtg: Bank of America NA \$553,000
Term: 2039
Use: 2 Bdrm Condo, Lot: 1073sf
Prior Sale: \$522,900 (08/13)

183 W 8TH ST U:2..... \$500,000
B: Mikhail Gomer & Svetlana Gomer
S: Wei Yu
Book/Page: 70109/285, Date: 04/26/24
Mtg: Total Mtg Svcs \$150,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 564sf
Prior Sale: \$402,500 (03/17)

55 W BROADWAY U:2..... \$999,000
B: Andrew Lemelman & Judith C Lemelman
S: John Cheney & Barbara Keane
Book/Page: 70100/142, Date: 04/24/24
Mtg: Rocket Mortgage LLC \$300,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1323sf
Prior Sale: \$877,500 (08/18)

West Roxbury

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 31 40
Median Price \$705,000 \$775,000

REAL ESTATE SALES

232 ALLANDALE RD U:2B..... \$1,350,000
B: Jacques P Sasson & Theresa Sasson
S: Laura Annunziata
Book/Page: 70099/218, Date: 04/24/24
Use: 2 Bdrm Condo, Lot: 2745sf
Prior Sale: \$700,000 (10/04)

55 BROADLAWN PARK U:16B..... \$435,000
B: Anna Cohen, Tr for Cohen Winchester St Nt
S: Justin March
Book/Page: 70095/62, Date: 04/23/24
Use: 1 Bdrm Condo, Lot: 761sf
Prior Sale: \$375,000 (10/19)

55 BROADLAWN PARK U:20A..... \$480,000
B: Victor Grigoras & Elena Grigoras
S: Melissa E Waltuck, Tr for Dianne J Heitin Irt
Book/Page: 70103/89, Date: 04/25/24
Mtg: Leader Bank NA \$360,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1103sf
Prior Sale: \$262,000 (07/03)

1981 CENTRE ST U:185..... \$1,300,000
B: Metro Credit Union
S: Youssef E Abourjalil, Tr for 1985 Centre Street Rt
Book/Page: 70094/53, Date: 04/23/24
Use: Condo

29 COWING ST..... \$850,000
B: Alexander Hall & Seana Hall
S: Laleh Taheri
Book/Page: 70099/195, Date: 04/24/24
Mtg: Mortgage Research Ctr \$824,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3364sf
Prior Sale: \$630,000 (10/23)

84 HASTINGS ST..... \$1,000,000
B: Karden LLC
S: King Rt & Edward F King Jr
Book/Page: 70091/108, Date: 04/22/24
Mtg: Cooperative Bank \$1,200,000
Use: 5 Bdrm Colonial, Lot: 5500sf

11 JOHNSON ST..... \$595,000
B: Agdel Hernandez-Colon
S: Norman Rosskothan
Book/Page: 70092/242, Date: 04/22/24
Mtg: Mtg Equity Partners \$535,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5559sf
Prior Sale: \$150,000 (09/97)

183 LAGRANGE ST..... \$785,000
B: Patrick Sharry & Erica Sharry
S: William Dittrich & Kathleen M Dittrich
Book/Page: 70110/166, Date: 04/26/24
Mtg: Leader Bank NA \$667,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5358sf
Prior Sale: \$229,000 (03/99)

5295-5297 WASHINGTON ST..... \$825,000
B: Anthony Conry
S: David W Joseph, Tr for Arthur Joseph Ft
Doc#: 00000000951675, Date: 04/26/24
Mtg: Dedham Inst for Svgs \$577,500
Term: 2054
Use: 3-Family Conventional, Lot: 5726sf

29 COWING ST..... \$850,000
B: Alexander Hall & Seana Hall
S: Laleh Taheri
Book/Page: 70099/195, Date: 04/24/24
Mtg: Mortgage Research Ctr \$824,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3364sf
Prior Sale: \$630,000 (10/23)

84 HASTINGS ST..... \$1,000,000
B: Karden LLC
S: King Rt & Edward F King Jr
Book/Page: 70091/108, Date: 04/22/24
Mtg: Cooperative Bank \$1,200,000
Use: 5 Bdrm Colonial, Lot: 5500sf

11 JOHNSON ST..... \$595,000
B: Agdel Hernandez-Colon
S: Norman Rosskothan
Book/Page: 70092/242, Date: 04/22/24
Mtg: Mtg Equity Partners \$535,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5559sf
Prior Sale: \$150,000 (09/97)

183 LAGRANGE ST..... \$785,000
B: Patrick Sharry & Erica Sharry
S: William Dittrich & Kathleen M Dittrich
Book/Page: 70110/166, Date: 04/26/24
Mtg: Leader Bank NA \$667,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5358sf
Prior Sale: \$229,000 (03/99)

5295-5297 WASHINGTON ST..... \$825,000
B: Anthony Conry
S: David W Joseph, Tr for Arthur Joseph Ft
Doc#: 00000000951675, Date: 04/26/24
Mtg: Dedham Inst for Svgs \$577,500
Term: 2054
Use: 3-Family Conventional, Lot: 5726sf

29 COWING ST..... \$850,000
B: Alexander Hall & Seana Hall
S: Laleh Taheri
Book/Page: 70099/195, Date: 04/24/24
Mtg: Mortgage Research Ctr \$824,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3364sf
Prior Sale: \$630,000 (10/23)

84 HASTINGS ST..... \$1,000,000
B: Karden LLC
S: King Rt & Edward F King Jr
Book/Page: 70091/108, Date: 04/22/24
Mtg: Cooperative Bank \$1,200,000
Use: 5 Bdrm Colonial, Lot: 5500sf

11 JOHNSON ST..... \$595,000
B: Agdel Hernandez-Colon
S: Norman Rosskothan
Book/Page: 70092/242, Date: 04/22/24
Mtg: Mtg Equity Partners \$535,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5559sf
Prior Sale: \$150,000 (09/97)

183 LAGRANGE ST..... \$785,000
B: Patrick Sharry & Erica Sharry
S: William Dittrich & Kathleen M Dittrich
Book/Page: 70110/166, Date: 04/26/24
Mtg: Leader Bank NA \$667,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5358sf
Prior Sale: \$229,000 (03/99)

5295-5297 WASHINGTON ST..... \$825,000
B: Anthony Conry
S: David W Joseph, Tr for Arthur Joseph Ft
Doc#: 00000000951675, Date: 04/26/24
Mtg: Dedham Inst for Svgs \$577,500
Term: 2054
Use: 3-Family Conventional, Lot: 5726sf

Winthrop

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 8 9
Median Price \$679,250 \$710,000

REAL ESTATE SALES

24 BEACON ST U:2..... \$510,000
B: Felicia M Distasio
S: Pdb LLC
Book/Page: 70109/153, Date: 04/26/24
Mtg: Nations Direct Mtg \$484,500
Term: 2054
Use: Condo

GOVERNORS PARK CONDO U:900-39.. \$180,000
B: Kastriot Agolli & Esma Bioshmi
S: Sotiraq Gogu & Jenny Gogu
Book/Page: 70099/32, Date: 04/24/24
Use: Condo

19 NEVADA ST..... \$575,000
B: Charles J Bono
S: Thomas A Cooney & Susan C Cooney
Book/Page: 70109/17, Date: 04/26/24
Mtg: Rocket Mortgage LLC \$546,250
Term: 2054
Use: 4 Bdrm Old Style, Lot: 3566sf
Prior Sale: \$160,000 (07/98)

62 PLEASANT ST U:1..... \$635,000
B: Nicholas Antico & Anthony Frigo
S: Amzar Zebic & Kaitlyn Lynch
Book/Page: 70094/325, Date: 04/23/24
Mtg: Cambridge Svgs Bk \$539,750
Term: 2054
Use: 2 Bdrm Condo

Barnstable Registry

John F. Meade, Esq. Register
P.O. Box 368, Barnstable, MA 02630
Telephone: (508) 362-7733
Fax: (508) 362-5065
www.bcrd.co.barnstable.ma.us

Barnstable

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 7 15
Median Price \$880,000 \$789,000

REAL ESTATE SALES

40 COMMERCE RD..... \$1,050,000
B: Brian R Mandirola & Pamela A Mandirola
S: William F Schoeneck & Kelly A Schoeneck
Book/Page: 36331/127, Date: 04/25/24
Mtg: Windsor Federal Bank \$840,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9583sf
Prior Sale: \$660,000 (12/19)

45 MOCO RD..... \$290,000
B: Jennifer M Parziale
S: Cheryl A Parziale
Book/Page: 36330/347, Date: 04/25/24
Mtg: Rockland Tr Co \$305,150
Term: 2054
Use: 2 Bdrm Ranch, Lot: 16988sf
Prior Sale: \$270,000 (10/06)

172 PEPPERCORN LN..... \$3,200,000
B: 160 Peppercorn LLC
S: Cotuit Lot 76 LLC
Doc#: 00000001500700, Date: 04/22/24
Use: Residential Developable Land, Lot: 221285sf

Bourne

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 39
Median Price \$537,500 \$620,000

REAL ESTATE SALES

4 BARLOWS LANDING RD U:13..... \$180,000
B: Major Barlows Realty LLC
S: Patricia J Antonellis, Tr for Connor James T
Doc#: 00000001500786, Date: 04/23/24
Use: Office Condo Unit, Lot: 163786sf
Prior Sale: \$70,001 (02/12)

36 BENEDICT RD..... \$1,325,000
B: George D Denmark & Lisa Denmark
S: Brian M Buckley, Tr for Buckley Ft
Book/Page: 36332/254, Date: 04/26/24
Use: 5 Bdrm Ranch, Lot: 11805sf
Prior Sale: \$640,000 (01/20)

79 HANDY RD..... \$415,000
B: Nicholas A Wolfrom
S: Sandlot Properties LLC
Book/Page: 36334/26, Date: 04/26/24
Mtg: Fairway Ind Mtg \$315,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8015sf
Prior Sale: \$204,000 (06/19)

**19 DANIEL ST..... \$675,400**  
 B: Shauna K Mcmanus  
 S: Ilona M Geise  
 Book/Page: 36327/77, Date: 04/23/24  
 Mtg: Cape Cod Five Cent Bk \$540,320  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 12232sf  
 Prior Sale: \$205,000 (05/02)

**11 DE COSTA CIR..... \$690,000**  
 B: Keith Loris & Donna Balmuth  
 S: Springwell Properties LLC  
 Book/Page: 36331/171, Date: 04/25/24  
 Use: 4 Bdrm Gambrel, Lot: 24302sf  
 Prior Sale: \$440,000 (01/24)

**74 FALMOUTH LANDING RD..... \$893,631**  
 B: James Occhialini & Lorraine Russo  
 S: Patricia A Evans, Tr for Pe & Cs Rt  
 Book/Page: 36326/209, Date: 04/23/24  
 Use: 3 Bdrm Cape Cod, Lot: 39370sf  
 Prior Sale: \$432,000 (10/09)

**179 GREAT BAY ST..... \$1,441,500**  
 B: Erik Trojan, Tr for Geline Midouin  
 S: Thad Luzzi  
 Doc#: 00000001500710, Date: 04/22/24  
 Mtg: JPMorgan Chase Bank \$1,153,200  
 Term: 2054 Rate: 6.3% Type: Adj  
 Use: 3 Bdrm Contemporary, Lot: 5262sf  
 Prior Sale: \$765,000 (09/23)

**264 JOHN PARKER RD..... \$775,000**  
 B: Zeph S Dannewitz  
 S: Catherine Covert  
 Book/Page: 36332/266, Date: 04/26/24  
 Mtg: Movement Mtg LLC \$697,500  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 74414sf

**10 KENDALL LN..... \$243,000**  
 B: Shawn Avery & Jessica Avery  
 S: Helms Circle LLC  
 Book/Page: 36333/117, Date: 04/26/24  
 Mtg: MA Housing Fin Auth \$235,710  
 Use: 3 Bdrm Conventional, Lot: 12323sf

**38 KENDALL LN..... \$1,365,000**  
 B: Andrea Kotsseas, Tr for Kotsseas Ft  
 S: Helms Circle LLC  
 Book/Page: 36326/38, Date: 04/23/24  
 Use: 3 Bdrm Conventional, Lot: 17842sf

**6 MURIEL LN..... \$200,000**  
 B: Harvest Home Prop LLC  
 S: Thomas G Lee  
 Book/Page: 36331/80, Date: 04/25/24  
 Use: Residential Developable Land, Lot: 8002sf

**435 QUAKER RD..... \$875,000**  
 B: Minal M Caron & Julia T Saraidaridis  
 S: Tavitrans Elizabeth A Est & Deborah Mendel  
 Doc#: 00000001501045, Date: 04/26/24  
 Mtg: Citibank Na \$700,001  
 Term: 2054 Rate: 6.1% Type: Adj  
 Use: 3 Bdrm Cape Cod, Lot: 12502sf  
 Prior Sale: \$400,000 (05/03)

**30 RAINBOW AVE..... \$130,337**  
 B: Stacey J McClarren  
 S: Kristin M Forziati  
 Book/Page: 36334/56, Date: 04/26/24  
 Use: 3 Bdrm Ranch, Lot: 16466sf  
 Prior Sale: \$280,000 (06/17)

**37 REGIS RD..... \$418,500**  
 B: Jan Gadde  
 S: Johnson Carol A Est & Sharon F Johnson  
 Doc#: 00000001501025, Date: 04/26/24  
 Use: 3 Bdrm Ranch, Lot: 17533sf  
 Prior Sale: \$115,000 (06/88)

**16 SHARON ANN LN..... \$1,125,000**  
 B: Aaron Macdougall  
 S: Alex Lapschin & Alexandra Koltun  
 Book/Page: 36323/222, Date: 04/22/24  
 Use: 4 Bdrm Ranch, Lot: 10999sf  
 Prior Sale: \$950,000 (05/23)

**12 SUMMIT LN..... \$1,500,000**  
 B: James A Bonsey & Susan C Bonsey  
 S: Deborah J Foley & James J Foley Jr  
 Book/Page: 36331/20, Date: 04/25/24  
 Mtg: Rocket Mortgage LLC \$766,500  
 Term: 2054  
 Use: 4 Bdrm Contemporary, Lot: 61550sf  
 Prior Sale: \$1,150,000 (10/04)

**346 WALKER ST..... \$1,650,000**  
 B: James M Mckeone & Catherine M Mckeone  
 S: Andrea Minihan, Tr for Jean T King Rt  
 Book/Page: 36329/53, Date: 04/24/24  
 Use: 5 Bdrm Cape Cod, Lot: 17725sf  
 Prior Sale: \$6,000 (04/90)

**22 WEDGEWOOD DR..... \$485,000**  
 B: Jeremy E Raber & Kurt E Raber  
 S: Carol A Wagner  
 Book/Page: 36332/34, Date: 04/25/24  
 Mtg: Keystone Funding \$388,000  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 19715sf

**Harwich**

**MARKET STATISTICS THROUGH MARCH**  

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

**► REAL ESTATE SALES**  
**127 CHURCH ST..... \$1,725,000**  
 B: Marc A Paradis & Geraldine E Paradis  
 S: Michael J Leddy  
 Book/Page: 36331/188, Date: 04/25/24  
 Mtg: Guild Mortgage Co \$725,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 31685sf  
 Prior Sale: \$225,000 (05/22)

**9 COTTAGE AVE..... \$2,850,000**  
 B: William R Crooker & Tiffany A Crooker  
 S: Thomas M Dolan 2000 T & Thomas M Dolan Jr  
 Book/Page: 36327/182, Date: 04/23/24  
 Mtg: Morgan Stanley Privat \$2,137,500  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 6400sf  
 Prior Sale: \$1,100,000 (09/07)

**142 DEPOT RD..... \$534,000**  
 B: Kyla K White & Melissa J Schmidt  
 S: Ryan Fazzino & Elizabeth Fazzino  
 Doc#: 00000001500935, Date: 04/25/24  
 Mtg: Rocket Mortgage LLC \$524,327  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 10454sf  
 Prior Sale: \$326,100 (11/17)

**ROUTE 39 (OFF)..... \$2,000**  
 B: Laurie P Snowden-Lebel, Tr for Oh Well Things Change Rt  
 S: Victoria M Demetrio  
 Book/Page: 36335/26, Date: 04/26/24

**18 SANDPIPER RD..... \$780,000**  
 B: Craig Boudreau & Jennifer Boudreau  
 S: Raymond B Power & Kerriann S Power  
 Doc#: 00000001500684, Date: 04/22/24  
 Mtg: Cibrn Bank \$280,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 10019sf  
 Prior Sale: \$235,000 (09/01)

**3 STEPENSHELL RD..... \$440,000**  
 B: David G Moore  
 S: Charles Moore, Tr for Moore Realty Tli  
 Book/Page: 36335/144, Date: 04/26/24  
 Mtg: American FncI Resrcs \$256,667  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 7220sf

**Hyannis**

**MARKET STATISTICS THROUGH MARCH**  

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

**► REAL ESTATE SALES**  
**38 CARLA RD..... \$710,000**  
 B: Alessandro S Dias  
 S: Darlene L Millard & Karyn L Rudis  
 Book/Page: 36326/209, Date: 04/23/24  
 Mtg: Cross Country Mtg Inc \$674,500  
 Term: 2054  
 Use: 4 Bdrm Cape Cod, Lot: 10890sf

**11 ENTERPRISE RD U:10..... \$201,000**  
 B: Robert K Bob  
 S: Comcast Cable Communicati  
 Doc#: 000000001500671, Date: 04/22/24  
 Use: Retail Condo  
 Prior Sale: \$45,100 (02/97)

**655 MAIN ST..... \$410,000**  
 B: Rm Cape Capital LLC  
 S: David L Colombo, Tr for Cioppino Nt  
 Book/Page: 36331/84, Date: 04/25/24  
 Mtg: MutualOne Bk \$1,133,750  
 Use: Parking Lot, Lot: 6534sf  
 Prior Sale: \$290,000 (05/94)

**500 OCEAN ST U:9..... \$560,000**  
 B: Sarah E Gilliland  
 S: John Lariviere & Diane Lariviere  
 Doc#: 00000001500743, Date: 04/22/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$335,000 (10/17)

**72 PINE ST..... \$650,000**  
 B: Son M Le  
 S: Michaela G Herlihy, Tr for Gyonce Rt  
 Book/Page: 36331/292, Date: 04/25/24  
 Mtg: Rocket Mortgage LLC \$250,000  
 Term: 2054  
 Use: Office Bldg-General, Lot: 10019sf  
 Prior Sale: \$299,000 (12/17)

**488 SOUTH ST..... \$715,000**  
 B: Rm Cape Capital LLC  
 S: David L Colombo, Tr for Casey T  
 Book/Page: 36331/87, Date: 04/25/24  
 Mtg: MutualOne Bk \$1,133,750  
 Use: Restaurant/Bar, Lot: 18731sf  
 Prior Sale: \$90,000 (02/98)

**114 STRAIGHTWAY..... \$530,000**  
 B: Michael E Fish & Brianna L Fish  
 S: Kennedy Joseph B Est & Michael Kennedy  
 Book/Page: 36334/336, Date: 04/26/24  
 Mtg: Cape Cod Five Cent Bk \$455,000  
 Term: 2054 Rate: 7.4% Type: Adj  
 Use: 3 Bdrm Ranch, Lot: 11326sf

**Marstons Mills**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	20
Median Price	\$605,000	\$590,000

**► REAL ESTATE SALES**  
**125 WOODSIDE RD..... \$1,195,000**  
 B: Marshall P Kennedy  
 S: Mark A Simonitsch, Tr for Nancy L Simonitsch RET  
 Book/Page: 36331/342, Date: 04/25/24  
 Use: 4 Bdrm Contemporary, Lot: 36590sf  
 Prior Sale: \$862,000 (07/21)

**Mashpee**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	40
Median Price	\$762,500	\$689,000

**► REAL ESTATE SALES**  
**11 AZALEA LN..... \$1,137,629**  
 B: Steven Nichols & Lisa Nichols  
 S: Bayswater Cott LLC  
 Doc#: 00000001501019, Date: 04/26/24  
 Mtg: JPMorgan Chase Bank \$587,000  
 Term: 2039  
 Use: 2 Bdrm Cottage, Lot: 4667sf

**58 COBBLESTONE CIR..... \$1,282,661**  
 B: David Oconnor  
 S: Bayswater Cott LLC  
 Doc#: 00000001500952, Date: 04/25/24  
 Mtg: Morgan Stanley Privat \$750,000  
 Term: 2054 Rate: 6.0% Type: Adj  
 Use: Accessory Land Improved, Lot: 4452sf

**8 EXECUTIVE DR U:8..... \$630,000**  
 B: Brian M Buckley, Tr for Buckley Ft  
 S: Susan L Palanza  
 Doc#: 00000001501063, Date: 04/26/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$540,000 (06/23)

**17 QUASHNET WOODS DR..... \$650,000**  
 B: Cynthia Franzen  
 S: Charles Teixeira & Kathleen A Teixeira  
 Book/Page: 36329/340, Date: 04/24/24  
 Mtg: Cape Cod Five Cent Bk \$100,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 15115sf  
 Prior Sale: \$310,000 (09/18)

**6 ROLLING GREEN LN U:6..... \$510,000**  
 B: Kathleen A Mchugh  
 S: Richard E Spiers, Tr for Spiers Ft  
 Doc#: 00000001501005, Date: 04/26/24  
 Mtg: Cape Cod Five Cent Bk \$258,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$245,000 (09/09)

**14 TULIP SHELL WAY..... \$1,625,000**  
 B: Wingspan Properties LLC  
 S: Syng H Maher & Patrick R Maher  
 Book/Page: 36332/303, Date: 04/26/24  
 Mtg: Enterprise Bk & Tr Co \$2,126,242  
 Use: 2 Bdrm Ranch, Lot: 21649sf  
 Prior Sale: \$250,000 (08/99)

**10 WEATHER CRESCENT CIR..... \$629,000**  
 B: Evita Caune  
 S: Erik N Atwell, Tr for Penelope P Atwell Lt  
 Book/Page: 36324/246, Date: 04/22/24  
 Mtg: Washington Tr Co \$604,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 10759sf  
 Prior Sale: \$252,100 (04/13)

**8 WOODS EDGE LN U:8..... \$633,000**  
 B: Gail A Leonard  
 S: Marilyn C Frey & Jon L Revelli  
 Doc#: 00000001501014, Date: 04/26/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$374,888 (12/19)

**Orleans**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	17
Median Price	\$1,300,000	\$915,000

**► REAL ESTATE SALES**  
**46 MONUMENT RD..... \$755,000**  
 B: William L Arscott & Jean M Puddister  
 S: Grace Schaefer  
 Book/Page: 36333/329, Date: 04/26/24  
 Mtg: Cape Cod Five Cent Bk \$600,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 56628sf  
 Prior Sale: \$235,000 (04/07)

**36 OLD COLONY WAY U:26..... \$380,000**  
 B: Arthur R Deery & Barbara A Deery  
 S: Brent T Latanzi  
 Book/Page: 36323/234, Date: 04/22/24  
 Mtg: Cape Cod Five Cent Bk \$230,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$175,000 (06/14)

**3 PILGRIM LAKE TER..... \$1,625,000**  
 B: Ann Hallock & Kevin Markey  
 S: Amy M Dykens  
 Book/Page: 36333/186, Date: 04/26/24  
 Use: 4 Bdrm Colonial, Lot: 42689sf  
 Prior Sale: \$560,000 (07/16)

**Provincetown**

**MARKET STATISTICS THROUGH MARCH**  

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

**► REAL ESTATE SALES**  
**4 ATWOOD AVE U:1..... \$945,000**  
 B: Gerard R Ilaria & Steven D Wilkinson  
 S: G B Head 3rd  
 Doc#: 00000001500816, Date: 04/23/24  
 Mtg: Morgan Stanley Privat \$511,000  
 Term: 2054  
 Use: Condo

**286 BRADFORD ST U:A5..... \$1,018,000**  
 B: Daniel Riviello & Michael Warburton  
 S: Brad Mayeaux & Jesse Bilodeau  
 Book/Page: 36334/119, Date: 04/26/24  
 Mtg: Salem Five Mtg Co \$766,000  
 Term: 2054 Rate: 6.1% Type: Adj  
 Use: 2 Bdrm Condo, Lot: 40813sf

**350 BRADFORD ST U:3..... \$1,300,000**  
 B: Joshua B Quinones  
 S: Kathryn A Livelli & Wendy L Hinden  
 Book/Page: 36333/93, Date: 04/26/24  
 Use: 2 Bdrm Condo, Lot: 39188sf

**600 COMMERCIAL ST U:4..... \$890,000**  
 B: Kevin T Locke & Calvillo Camarillo  
 S: Megan A Desomery & Jennifer Gibson  
 Book/Page: 36329/168, Date: 04/24/24  
 Mtg: Cape Cod Five Cent Bk \$640,000  
 Term: 2054  
 Use: 1 Bdrm Condo, Lot: 10280sf  
 Prior Sale: \$548,000 (02/18)

**963 COMMERCIAL ST U:49..... \$350,000**  
 B: Sara M Franklin & Vincenzo Race  
 S: Sandra J Pata, Tr for Provincetown Unit 49 T  
 Book/Page: 36328/177, Date: 04/23/24  
 Mtg: Seamens Savings Bank \$280,000  
 Term: 2054 Rate: 5.9% Type: Adj  
 Use: 1 Bdrm Condo, Lot: 167706sf

**Sandwich**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	57
Median Price	\$635,000	\$650,000

**► REAL ESTATE SALES**  
**18 ARTISAN WAY..... \$575,000**  
 B: Selma Garcia & Vinicius Dasilva  
 S: James H Leavey & Susan A Leavey  
 Doc#: 00000001500731, Date: 04/22/24  
 Mtg: Cape Cod Five Cent Bk \$516,925  
 Term: 2054  
 Use: 4 Bdrm Cape Cod, Lot: 43560sf  
 Prior Sale: \$259,400 (11/02)

**7 ASTRID WAY..... \$1,350,000**  
 B: Alexandra Hebenstreit  
 S: Justin R Tierney & Kristin N Tierney  
 Book/Page: 36327/113, Date: 04/23/24  
 Use: 4 Bdrm Colonial, Lot: 31363sf  
 Prior Sale: \$816,600 (07/22)

**5 LIGHTHOUSE LN..... \$295,000**  
 B: Fabio M Pretti & Ana P Grassioli  
 S: Vincent M Riley  
 Book/Page: 36326/69, Date: 04/23/24  
 Mtg: Cape Cod Five Cent Bk \$221,250  
 Term: 2054 Rate: 8.0% Type: Adj  
 Use: Residential Developable Land, Lot: 40075sf  
 Prior Sale: \$125,000 (05/21)

**95 N SHORE BLVD..... \$3,000,000**  
 B: Shane M Greenstein & Ramna A Rozenfeld  
 S: April W Forbes & Matthew E Forbes  
 Doc#: 00000001501043, Date: 04/26/24  
 Use: 3 Bdrm Gambrel, Lot: 10454sf  
 Prior Sale: \$780,000 (04/21)

**275 PHILLIPS RD..... \$1,850,000**  
 B: Thomas Iovieno  
 S: Karl Zonghi, Tr for D & G Zonghi Rt  
 Book/Page: 36328/57, Date: 04/23/24  
 Use: 3 Bdrm Cape Cod, Lot: 11761sf

**18 SENECA LN..... \$335,000**  
 B: Repurpose Properties LLC  
 S: Charles S Salemm Jr & Lisa J Nekrasz  
 Doc#: 00000001501058, Date: 04/26/24  
 Use: Residential Developable Land, Lot: 25265sf  
 Prior Sale: \$249,000 (09/21)

**100 TUPPER RD..... \$850,000**  
 B: John M Pasquale & Maryalice Pasquale  
 S: Stephen J Keamey  
 Book/Page: 36331/150, Date: 04/25/24  
 Mtg: Cross Country Mtg Inc \$450,000  
 Term: 2054  
 Use: 5 Bdrm Old Style, Lot: 18295sf  
 Prior Sale: \$317,000 (05/11)

**Truro**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	6
Median Price	\$830,000	\$1,635,000

**► REAL ESTATE SALES**  
**8 HILLBOURNE TER..... \$1,420,000**  
 B: Christina M Knowles & Julius J Knowles  
 S: Judy Foreman & Kenneth H Kaplan  
 Book/Page: 36333/317, Date: 04/26/24  
 Use: 3 Bdrm Colonial, Lot: 39204sf  
 Prior Sale: \$815,000 (10/09)

**2 YELLOW BRICK RD..... \$1,600,000**  
 B: Arnold J Greenfield & Suzanne M Slattery  
 S: Stephen G Herbert  
 Book/Page: 36335/30, Date: 04/26/24  
 Mtg: Seamens Savings Bank \$1,280,000  
 Term: 2054 Rate: 5.9% Type: Adj  
 Use: 4 Bdrm Cape Cod, Lot: 40030sf  
 Prior Sale: \$439,000 (11/19)

**Wellfleet**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	10
Median Price	\$1,050,000	\$729,500

**► REAL ESTATE SALES**  
**20 CIRCUIT AVE..... \$2,700,000**  
 B: David F Crockett Jr  
 S: Crockett Family Lp  
 Book/Page: 36323/36, Date: 04/22/24  
 Mtg: Cape Cod Ck Bk \$1,350,000  
 Term: 2054 Rate: 7.0% Type: Adj  
 Use: Residential-Multiple Bldgs, Lot: 40075sf

**Yarmouth**

**MARKET STATISTICS THROUGH MARCH**  

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

**► REAL ESTATE SALES**  
**9 CIRCUIT RD W..... \$371,941**  
 B: Charles Nersinger & Elizabeth Nersinger  
 S: Nicole S Sumner  
 Book/Page: 36328/27, Date: 04/23/24  
 Mtg: Leader Bank NA \$297,552  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 6970sf  
 Prior Sale: \$202,500 (02/18)

**145 DRIFTWOOD LN..... \$1,262,500**  
 B: Robert Sullivan & Linda Demeo  
 S: Joy W Shultz & Todd W Paules  
 Book/Page: 36332/296, Date: 04/26/24  
 Use: 3 Bdrm Cape Cod, Lot: 56553sf  
 Prior Sale: \$581,000 (01/04)

**34 HASTINGS AVE..... \$342,000**  
 B: H2 Asset Solutions Inc  
 S: Malone Dorothy I Est & Susan M Luckfield  
 Book/Page: 36334/190, Date: 04/26/24

BERKSHRE REGISTRY continued

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listings for 52 CHURCHILL CRST U:52, 34 IVY LN, 27 MORGAN ST, 1297 NORTH ST, 263 PECKS RD, 16 PINE ST, 19 PRESTON AVE, 55 ROSE TER, 102 WINDSOR AVE.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listings for 28 MCKINLEY TER, 28 MCKINLEY TER.

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

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 8-10 BURT ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listings for 17 SPRING ST, 82-84 FRIEND ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 37 COREY RD U:803.

Hancock

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 37 COREY RD U:803.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 37 COREY RD U:803.

Lanesboro

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 16 BULL HILL RD.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for ROSENBERG RD.

North Adams

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 708 BARBOUR ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listings for 19 CHURCH ST U:14, 488 E MAIN ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 215 HOUGHTON ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 8 ROCK ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 585 STATE RD.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 20 WASHINGTON AVE.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 585 STATE RD.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listings for 67 BRIER RD, 78 BRIER RD.

Williamstown

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 160 WATER ST U:305.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 160 WATER ST U:305.

Berkshire Registry

Southern District

Michelle Laramée-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230
Telephone: (413) 528-0146
Fax: (413) 528-6878
www.masslandrecords.com

Egremont

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 30 TACONIC LN.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 30 TACONIC LN.

Great Barrington

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 6 DEPOT ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 100 RIVER RD.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 8 NEW MARLBORO SOUTHFIELD R.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 59 RAILROAD ST.

New Marlboro

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 8 NEW MARLBORO SOUTHFIELD R.

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Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 88 HILLSIDE LN.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 29 PIXLEY HILL RD.

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West Stockbridge

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Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 312 MOUNT PLEASANT ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 1183 PRESIDENT AVE.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 90 QUEQUEHAN ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 1553 RODMAN ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 700 SHORE DR U:3-306.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 550 SPRING ST U:3.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 15 SPRUCE ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 545 WALNUT ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 69 NARROWS RD.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 69 NARROWS RD.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 2 BROOKSIDE RD.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 25 DAVIS ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 46 EDMUND ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 128 EVANS ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 195 GIFFORD AVE.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 116 LEWIS AVE.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 91 E MAIN ST.

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Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 221 SMOKE RISE CIR.

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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

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 16 CARMEN AVE.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 16 CARMEN AVE.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 82 CARPENTER ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 11 CHICKADEE WAY.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 130 COLTS WAY.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 108 JAMES ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 24 MANN ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 10-12 OLIVE ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 45 ORR ST.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 17 PLEASANT AVE.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 180 S MAIN ST U:16.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes listing for 81 WEST ST.

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**477 ESTHERBROOK AVE** ..... \$575,000  
 B: Michael Stevens & Jade Hedrick  
 S: Linda J Rose-Bounger & Robert C Bounger  
 Book/Page: 28830/119, Date: 04/26/24  
 Mtg: Cape Cod Five Cent Bk \$315,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 20038sf  
 Prior Sale: \$135,000 (12/90)

**Easton**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	26
Median Price	\$638,000	\$665,000

**► REAL ESTATE SALES**

**2 ADAM ST U:4** ..... \$325,000  
 B: Susan M Bayh-Martino  
 S: Walter T Henley & Lucy A Henley  
 Book/Page: 28831/25, Date: 04/26/24  
 Mtg: New American Funding \$195,000  
 Term: 2054  
 Use: 2 Bdrm Condo

**2 CHRISTINA DR** ..... \$1,100,000  
 B: Nicholas A Giallousis & Kristin Giallousis  
 S: Jason Barbosa  
 Book/Page: 28824/201, Date: 04/22/24  
 Mtg: River Works CU \$880,000  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 31616sf  
 Prior Sale: \$500,000 (04/18)

**15 FOUNDRY ST U:48** ..... \$340,000  
 B: Angel A Agramonte  
 S: Jocelyn Pina & Kwame Lee  
 Doc#: 00000000119972, Date: 04/26/24  
 Mtg: Guild Mortgage Co \$323,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$276,000 (06/22)

**531 FOUNDRY ST** ..... \$630,000  
 B: Hammerhead LLC  
 S: Kelly R Barker & Lisa-Marie Barker  
 Book/Page: 28825/189, Date: 04/23/24  
 Use: 3 Bdrm Antique, Lot: 48352sf  
 Prior Sale: \$215,000 (08/98)

**6 KENBANE ST** ..... \$865,000  
 B: Ryan Schmidt & Janelle Bloom  
 S: Tamara Montgomery  
 Book/Page: 28830/6, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$730,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 46609sf  
 Prior Sale: \$692,000 (07/21)

**10 ROBIN LN** ..... \$879,500  
 B: Allison J Mello & Marissa S Mello  
 S: Timothy M Donovan  
 Book/Page: 28824/228, Date: 04/22/24  
 Mtg: Cross Country Mtg Inc \$703,600  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 83119sf  
 Prior Sale: \$470,000 (06/11)

**270 WASHINGTON ST** ..... \$575,000  
 B: Mjc Property Hld LLC  
 S: Maria L Urdi, Tr for 270-272 Washington Nt  
 Book/Page: 28824/196, Date: 04/22/24  
 Use: Retail-Department Store, Lot: 30065sf  
 Prior Sale: \$10,564 (09/19)

**Mansfield**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	17
Median Price	\$716,750	\$575,000

**► REAL ESTATE SALES**

**26 BELLA VISTA AVE** ..... \$485,000  
 B: Joseph G Cedrone, Tr for Cedrone Ft S  
 S: Chiharu Fujita  
 Book/Page: 28824/177, Date: 04/22/24  
 Use: 2 Bdrm Cape Cod, Lot: 8475sf  
 Prior Sale: \$420,000 (06/22)

**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**

**33 ELM ST** ..... \$423,000  
 B: Faisal Waged  
 S: Eugene Menard, Tr for Elm Rt  
 Book/Page: 28829/102, Date: 04/26/24  
 Mtg: Eugene Menard \$423,000  
 Term: 2034  
 Use: Commercial Building, Lot: 12080sf  
 Prior Sale: \$335,000 (03/22)

**15 GROVE ST** ..... \$1,700,000  
 B: Robin Ross LLC  
 S: Reid Mchoul  
 Book/Page: 28824/82, Date: 04/22/24  
 Mtg: Russo Lending Llc \$816,000  
 Use: Mixed Use-Prim Res & Comm, Lot: 28237sf

**50 JUNIPER RD U:B1** ..... \$175,000  
 B: Dipen A Shah & Abhi Shah  
 S: Stephen C Larose  
 Book/Page: 28831/66, Date: 04/26/24  
 Mtg: Fall River Five Cents \$131,250  
 Term: 2054  
 Use: 1 Bdrm Condo  
 Prior Sale: \$27,000 (12/99)

**27 PINE RD** ..... \$575,000  
 B: Riley Alkins & Ryan Curran  
 S: Elizabeth A Brady  
 Doc#: 00000000119957, Date: 04/25/24  
 Mtg: NFM Inc \$557,750  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 17876sf

**81 TOWNE ST** ..... \$884,000  
 B: James G Chamoun & Victoria E Chamoun  
 S: Alfred D Postle & Dawn N Postle  
 Book/Page: 28828/6, Date: 04/25/24  
 Mtg: Drew Mortgage Assn Inc \$696,000  
 Term: 2054  
 Use: 6 Bdrm Conventional, Lot: 20137sf  
 Prior Sale: \$339,000 (10/11)

**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**

**123 FREEMAN ST** ..... \$550,000  
 B: Jason E Rodrigue & Cheryl A Rodrigue  
 S: Alison L Pappalardo, Tr for Nancy L Hamilton RET  
 Book/Page: 28828/117, Date: 04/25/24  
 Mtg: Province Mtg Assoc \$165,000  
 Term: 2054  
 Use: 2 Bdrm Cape Cod, Lot: 47045sf  
 Prior Sale: \$345,000 (12/04)

**21 JUNIPER RD** ..... \$660,000  
 B: Merari Martinez & Natasha Rosa  
 S: Live & Learn Ventures LLC  
 Book/Page: 28826/191, Date: 04/24/24  
 Mtg: Rocket Mortgage LLC \$637,972  
 Term: 2054  
 Use: 1 Bdrm Bngl/Cottage, Lot: 4356sf  
 Prior Sale: \$130,000 (07/23)

**48 LEONARD ST** ..... \$14,000,000  
 B: Quitable Hld Co LLC  
 S: Leonard St B12 Owner LLC  
 Book/Page: 28826/307, Date: 04/24/24  
 Use: Industrial Warehouse, Lot: 991367sf

**195 S WORCESTER ST** ..... \$580,000  
 B: Amanda Tse & Sopaul Khun  
 S: Steven L Ford Jr & Kristen M Ford  
 Book/Page: 28829/186, Date: 04/26/24  
 Mtg: HarborOne Mortgage \$550,000  
 Term: 2054  
 Use: 3 Bdrm Raised Ranch, Lot: 43560sf  
 Prior Sale: \$200 (09/17)

**SMITH ST** ..... \$100,000  
 B: Victor Rosario  
 S: Norton Historical Society  
 Book/Page: 28830/24, Date: 04/26/24

**W MAIN ST** ..... \$75,000  
 B: North Town Properties LLC  
 S: Jonathan E O'Reilly & Clarence P Rich Jr  
 Book/Page: 28826/148, Date: 04/24/24

**77 W MAIN ST** ..... \$462,500  
 B: North Town Properties LLC  
 S: Jonathan E O'Reilly & Clarence P Rich Jr  
 Book/Page: 28826/146, Date: 04/24/24  
 Use: 2-Family Bngl/Cottage, Lot: 50094sf

**292 W MAIN ST** ..... \$589,000  
 B: Jackin 92 LLC  
 S: 292 Wms LLC  
 Book/Page: 28824/327, Date: 04/22/24  
 Use: Restaurant/Bar, Lot: 191228sf  
 Prior Sale: \$525,000 (07/15)

**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**

**20 BELLOWS RD** ..... \$1,400,000  
 B: 20 Bellows LLC  
 S: T R Thayer, Tr for Thayer Rt  
 Book/Page: 28824/308, Date: 04/22/24  
 Use: Industrial Warehouse, Lot: 59677sf  
 Prior Sale: \$850,000 (05/15)

**486 LEONARD ST** ..... \$620,000  
 B: Johnna Brown & Lawrence Brown 3rd  
 S: Scott Kimball & Anna Kimball  
 Book/Page: 28829/325, Date: 04/26/24  
 Mtg: Guaranteed Rate Affin \$527,000  
 Term: 2054  
 Use: 3 Bdrm Raised Ranch, Lot: 24703sf  
 Prior Sale: \$385,000 (03/18)

**► FORECLOSURE DEEDS**

**101 DINIZ DR** ..... \$754,216  
 B: Mtg Equity Conversion Ass & Us Bank Na Tr  
 S: Lea Fernandes & Mortgage Assets Mtg LLC  
 Book/Page: 28826/180, Date: 04/24/24  
 Use: 1-Family Colonial, Lot: 39256sf  
 Prior Sale: \$99,000 (12/93)

**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**

**10 CLUBHOUSE WAY** ..... \$260,000  
 B: Cassie Fisher  
 S: Desirable Homes LLC  
 Book/Page: 28829/138, Date: 04/26/24  
 Use: Residential Developable Land, Lot: 60000sf

**132 FAIRVIEW AVE** ..... \$375,000  
 B: Elevator Properties Inc  
 S: Mccarrick Catherine Est & Anthony J Costello  
 Book/Page: 28831/98, Date: 04/26/24  
 Mtg: RFLF 7 LLC \$405,000  
 Use: 3 Bdrm Cape Cod, Lot: 55321sf  
 Prior Sale: \$164,500 (07/97)

**5 JUDITH ANN CIR U:5** ..... \$570,000  
 B: Andrea Depatie, Tr for Stone Ft  
 S: Michael P Czech, Tr for Lillian Calise Czech RET  
 Book/Page: 28830/283, Date: 04/26/24  
 Use: 2 Bdrm Condo, Lot: 3000sf  
 Prior Sale: \$438,000 (10/21)

**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**

**87 BROOK HILL DR** ..... \$669,000  
 B: Nicholas Martin & Victoria Martin  
 S: Andrea M Depatie, Tr for Stone Ft  
 Book/Page: 28828/311, Date: 04/25/24  
 Mtg: Guild Mortgage Co \$648,930  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 16117sf

**20 CARLING CIR** ..... \$360,000  
 B: K&M Investments LLC  
 S: Heather A Curtis, Tr for Douglas A Obrien Irt  
 Book/Page: 28824/275, Date: 04/22/24  
 Mtg: Tetrault RE Investmnt \$424,000  
 Use: 4 Bdrm Split Level, Lot: 23087sf

**174 TAUNTON AVE** ..... \$600,000  
 B: Bocada Enterprises Lip  
 S: Nathaniel J Rendine  
 Book/Page: 28828/188, Date: 04/25/24  
 Use: Bank Building, Lot: 25003sf

**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**

**27 3RD ST U:4** ..... \$339,000  
 B: Zachary T Feeney & Marisa A Amato  
 S: Messier Real Estate LLC  
 Book/Page: 28829/221, Date: 04/26/24  
 Mtg: LoanDepot.Com \$328,830  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$220,000 (01/24)

**38 ARBOR WAY** ..... \$665,000  
 B: Alena Serzhan  
 S: Kevin J Lennon & Kristen M Lepito  
 Book/Page: 28827/303, Date: 04/25/24  
 Mtg: Rocket Mortgage LLC \$628,560  
 Term: 2054  
 Use: 4 Bdrm Cape Cod, Lot: 30928sf  
 Prior Sale: \$434,900 (11/02)

**1841 BAY ST** ..... \$302,500  
 B: Rick Riendeau  
 S: Michael T Dias  
 Book/Page: 28825/297, Date: 04/23/24  
 Use: 3 Bdrm Ranch, Lot: 48352sf

**91 BROADWAY** ..... \$520,000  
 B: Ninety One Broadway LLC  
 S: Robert E George, Tr for Robert E George RET  
 Book/Page: 28826/262, Date: 04/24/24  
 Mtg: Bristol Cnty Svgs Bk \$310,000  
 Use: Restaurant/Bar, Lot: 3049sf  
 Prior Sale: \$115,000 (12/92)

**215 HIGH ST U:8** ..... \$455,000  
 B: Margaret Hlvrt  
 S: Canaan Homes LLC  
 Book/Page: 28825/22, Date: 04/22/24  
 Mtg: Rocket Mortgage LLC \$441,350  
 Term: 2054  
 Use: Condo

**55 MILLVIEW ST** ..... \$674,900  
 B: Nelson Hermenegildo & Lizete Hermenegildo  
 S: Aspen Prop Group LLC  
 Book/Page: 28829/154, Date: 04/26/24

**RANDALL ST** ..... \$100,000  
 B: 91 Broadway LLC  
 S: Robert E George  
 Book/Page: 28826/256, Date: 04/24/24

**7 SAINT MARYS SQ** ..... \$580,000  
 B: St Marys Square LLC  
 S: Robert E George, Tr for Randall Rt  
 Book/Page: 28826/223, Date: 04/24/24  
 Mtg: Bristol Cnty Svgs Bk \$405,000  
 Use: Mixed Use-Prim Comm & Resd, Lot: 6970sf

**202 SHORE ST U:A** ..... \$495,000  
 B: Kingsley Abongwa & Judith Mbiah  
 S: Michael Beauchemin  
 Doc#: 00000000119949, Date: 04/23/24  
 Use: Condo

**710 SOMERSET AVE** ..... \$500,000  
 B: Rose C Merisier & Claude Morisset  
 S: Eric M Demoura, Tr for Demoura Ft  
 Book/Page: 28827/74, Date: 04/24/24  
 Mtg: Total Mtg Svcs \$485,000  
 Term: 2054  
 Use: 4 Bdrm Old Style, Lot: 17860sf  
 Prior Sale: \$156,000 (03/12)

**4 STEVENS ST** ..... \$470,000  
 B: Nicholas Tortora  
 S: Ld 2023 LLC  
 Book/Page: 28828/210, Date: 04/25/24  
 Mtg: HarborOne Mortgage \$423,000  
 Term: 2064  
 Use: 3 Bdrm Cape Cod, Lot: 10454sf  
 Prior Sale: \$250,000 (11/23)

**40 TITUS WAY U:B** ..... \$460,000  
 B: Michael Frizzell & Chelsea Gil  
 S: Malloch Const Com Inc  
 Book/Page: 28829/164, Date: 04/26/24  
 Mtg: William Raveis Mtg Co \$451,668  
 Term: 2054  
 Use: Condo

**74 WHITTENTON ST** ..... \$380,000  
 B: David W Cote & Margarida Ricciarelli  
 S: Denise M Whitmore, Tr for Cote Ft  
 Book/Page: 28830/314, Date: 04/26/24  
 Mtg: Bristol Cnty Svgs Bk \$323,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 8276sf

**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](http://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**

**267 HAMLIN ST** ..... \$290,000  
 B: Peter Arruda  
 S: Michael R Alexander, Tr for Theresa M Alexander Lt  
 Book/Page: 14972/69, Date: 04/26/24  
 Use: 1-Family Old Style, Lot: 20473sf

**661 MAIN ST** ..... \$170,000  
 B: Ronald Oliveira  
 S: Joyce M Zieba & Karol C Zieba  
 Book/Page: 14972/27, Date: 04/26/24  
 Mtg: Tailor Rdg RET LLC \$270,000  
 Use: 1-Family Colonial, Lot: 30000sf  
 Prior Sale: \$105,000 (10/17)

**Dartmouth**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	40
Median Price	\$420,000	\$526,000

**► REAL ESTATE SALES**

**501 CHASE RD** ..... \$735,000  
 B: Zachary J Goodheart & Shannon M Grace  
 S: Deborah A Hayes  
 Book/Page: 14969/248, Date: 04/24/24  
 Mtg: Provident Funding \$575,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 107158sf  
 Prior Sale: \$479,000 (07/16)

**1 JOSEPH DR** ..... \$970,000  
 B: Eric J Smith & Emilia A Smith  
 S: Brent S Bundy  
 Book/Page: 14971/235, Date: 04/26/24

**12 LINCOLN ST** ..... \$455,000  
 B: Edgar P Pineda & Joyce A Pineda  
 S: Walter L Amaral, Tr for Amaral Irt  
 Book/Page: 14970/276, Date: 04/25/24  
 Mtg: Baycoast Mortgage Co \$375,000  
 Term: 2054  
 Use: 3 Bdrm Raised Ranch, Lot: 8276sf

**POTOMSKA RD L:9** ..... \$536,250  
 B: Matthew Bellows  
 S: Henrietta N Barnes, Tr for Barnes Lot 9 Rt  
 Doc#: 00000000135900, Date: 01/09/24

**521 SLOCUM RD** ..... \$440,000  
 B: Stephen A Machnik  
 S: Michael C Mitchell & Nicole Mitchell  
 Book/Page: 14969/236, Date: 04/24/24  
 Use: 4 Bdrm Conventional, Lot: 32234sf  
 Prior Sale: \$395,000 (07/23)

**1 STONELEDGE RD** ..... \$750,000  
 B: Jose A Verissimo & Jorge Verissimo  
 S: Stephen H Machnik & Lisa M Decunha  
 Doc#: 00000000136392, Date: 04/24/24  
 Use: 2 Bdrm Cape Cod, Lot: 39204sf

**Fairhaven**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	20
Median Price	\$400,000	\$460,000

**► REAL ESTATE SALES**

**185 COTTONWOOD ST** ..... \$599,800  
 B: Joanne L Garfield  
 S: Relentless Re Group LLC  
 Doc#: 00000000136388, Date: 04/23/24  
 Use: 2 Bdrm Ranch, Lot: 5998sf  
 Prior Sale: \$275,000 (12/23)

**63 GREEN ST** ..... \$445,000  
 B: Relentless Res Group LLC  
 S: Center Trinity Unit Metho  
 Book/Page: 14967/72, Date: 04/22/24  
 Use: Religious Property, Lot: 10947sf

**8 LAWTON ST** ..... \$423,000  
 B: Kendall Chandler  
 S: Blk Properties LLC  
 Book/Page: 14968/153, Date: 04/23/24  
 Mtg: Provident Funding \$338,400  
 Term: 2054  
 Use: 3 Bdrm Conventional, Lot: 3197sf  
 Prior Sale: \$223,000 (12/23)

**► FORECLOSURE DEEDS**

**44 BAYVIEW AVE** ..... \$288,000  
 B: Elizabeth Demeideiros  
 S: Benedicta Konadu & Freedom Mortgage Corp  
 Book/Page: 14970/262, Date: 04/25/24  
 Use: 1 Bdrm Conventional, Lot: 3389sf  
 Prior Sale: \$209,000 (05/19)

**New Bedford**

# 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

- 6 ATHENA CIR** ..... **\$845,000**  
B: Phillip Brown & Suzan Ioglu  
S: Timothy J Cremin, Tr for Cremin Ft  
Book/Page: 17975/133, Date: 04/25/24  
Mtg: Morgan Stanley Privat \$676,000  
Term: 2054 Rate: 6.6% Type: Adj  
Use: 4 Bdrm Split Entry, Lot: 29316sf  
Prior Sale: \$180,000 (04/92)
- 20 COLONIAL DR U:20-6** ..... **\$301,000**  
B: Barakat Botros  
S: L & X Realty Group LLC  
Book/Page: 17972/282, Date: 04/22/24  
Use: 1 Bdrm Condo  
Prior Sale: \$261,500 (04/23)
- 37 ENMORE ST** ..... **\$546,250**  
B: Matthew Mciver  
S: Broderick Joseph T Est & Robert J Osullivan  
Book/Page: 17976/156, Date: 04/26/24  
Mtg: Jeanne D'Arc CJ \$437,000  
Term: 2054 Rate: 6.6% Type: Adj  
Use: 3 Bdrm Colonial, Lot: 8930sf
- 1 POWDER MILL SQ U:104** ..... **\$525,500**  
B: Suzanne E Hyslip  
S: Donald S Wilson, Tr for Wilson Ft  
Book/Page: 17973/2, Date: 04/22/24  
Use: 2 Bdrm Condo  
Prior Sale: \$409,900 (04/06)

## 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

- 92 BEACON ST U:7** ..... **\$265,000**  
B: David P Valley  
S: Carmen R Gonzales  
Book/Page: 17973/286, Date: 04/23/24  
Use: 2 Bdrm Condo  
Prior Sale: \$157,000 (07/20)
- 20 BEACONFIELD ST** ..... **\$460,000**  
B: Marcos A Dias  
S: Francisco Santiago & Maria Correa-Santiago  
Book/Page: 17975/239, Date: 04/25/24  
Mtg: Cross Country Mtg Inc \$345,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 7000sf  
Prior Sale: \$140,000 (08/13)
- 15-17 CLIFTON ST** ..... **\$780,000**  
B: William Giles  
S: Nana N Osei  
Book/Page: 17977/73, Date: 04/26/24  
Mtg: Neighborhood Assistan \$785,585  
Use: 3-Family Family Flat, Lot: 4000sf  
Prior Sale: \$499,900 (01/20)
- 11 DARCUT ST** ..... **\$200,400**  
B: Alan A Polvin, Tr for Iban Properties T  
S: Jeanne T Molloy, Tr for Rw Potvin Drcut St T  
Book/Page: 17976/218, Date: 04/26/24
- 16 DAVIS ST** ..... **\$545,000**  
B: Karla Burgos & Paul Goode  
S: Patricia Jarrell, Tr for Hazel S Belanger lrt  
Book/Page: 17973/63, Date: 04/22/24  
Mtg: JPMorgan Chase Bank \$521,265  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 8500sf
- 88 GROTON ST** ..... **\$515,000**  
B: Christopher A Pocasangre  
S: Manuel Gonsalves & Stacy D Gonsalves  
Book/Page: 17976/310, Date: 04/26/24  
Mtg: MSA Mortgage LLC \$499,550  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 8250sf  
Prior Sale: \$222,500 (01/16)
- 71 MOUNT VERNON ST** ..... **\$560,000**  
B: Josue P Nunez-Lopez & Ida A Nunez  
S: George G Cormier & Claire T Pageau  
Book/Page: 17973/290, Date: 04/23/24  
Mtg: Salem Five Mtg Co \$540,724  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 11180sf
- 24 NEWTON ST** ..... **\$475,000**  
B: Nereida A Del Rosario & Carmen Del Rosario  
S: Yngrid D Otero & Luis G Tejada-Sosa  
Book/Page: 17974/239, Date: 04/24/24  
Mtg: Guild Mortgage Co \$460,750  
Term: 2054  
Use: 2 Bdrm Conventional, Lot: 2567sf  
Prior Sale: \$410,000 (12/22)
- 33-35 PERRY AVE** ..... **\$470,000**  
B: Elvin A Hernandez & Mirta I Galicia-Barillas  
S: Jason Sabatino  
Book/Page: 17974/316, Date: 04/24/24  
Mtg: Total Mtg Svcs \$459,932  
Term: 2054  
Use: 2-Family Family Flat, Lot: 7422sf  
Prior Sale: \$89,000 (11/08)
- 91 SUMMER ST U:7** ..... **\$125,000**  
B: Gerardo A Tejada  
S: Joel Klinker  
Book/Page: 17973/250, Date: 04/23/24  
Use: Condo  
Prior Sale: \$32,500 (07/16)
- 11 WEARE ST** ..... **\$491,000**  
B: Fernando V Colon-Pena & Reimyo O Rosa-Rivera  
S: Jonathan P Santiago  
Book/Page: 17974/78, Date: 04/24/24  
Mtg: Nations Direct Mtg \$482,106  
Term: 2054  
Use: 4 Bdrm Bngl/Cottage, Lot: 11500sf  
Prior Sale: \$230,000 (02/18)

## 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

- 31 ALBION ST** ..... **\$675,000**  
B: Carmen S Gomez-Leon & Megan O Conyers  
S: Joan M Dejesus  
Book/Page: 17973/312, Date: 04/23/24  
Mtg: Guaranteed Rate Inc \$652,471  
Term: 2054  
Use: 3 Bdrm Bngl/Cottage, Lot: 13983sf  
Prior Sale: \$565,000 (05/22)
- 55 ANDERSON DR** ..... **\$595,000**  
B: Jennifer Gomez & Osvaldo Calcano  
S: Lee A Wyrwa  
Book/Page: 17973/41, Date: 04/22/24  
Mtg: Freedom Mortgage Corp \$584,223  
Term: 2054  
Use: 4 Bdrm Split Entry, Lot: 10019sf  
Prior Sale: \$260,000 (12/09)
- 4 BOOTH RD** ..... **\$530,000**  
B: Richard Vazquez Jr & Leslie J Lima  
S: Krista C Digloria & Kelsey Cartwright  
Book/Page: 17976/252, Date: 04/26/24  
Mtg: Salem Cooperative Bk \$477,000  
Term: 2054  
Use: 2 Bdrm Ranch, Lot: 10019sf  
Prior Sale: \$300,000 (08/18)
- 25 CALUMET RD** ..... **\$4,600,000**  
B: Heavenly Invs Iv LLC  
S: Donahue Sales Inc  
Book/Page: 17975/293, Date: 04/25/24  
Mtg: Methuen Cp Bk \$5,600,000  
Use: Industrial Warehouse, Lot: 54537sf
- 9 CRESTSHIRE LN** ..... **\$694,000**  
B: Julia A Friend & John C Collins  
S: Elie Elhachem & Jean P Elhachem  
Book/Page: 17975/86, Date: 04/25/24  
Mtg: Bay Equity LLC \$544,000  
Term: 2054  
Use: 4 Bdrm Gambrel, Lot: 40511sf  
Prior Sale: \$637,000 (10/22)
- 49 HILLCREST AVE** ..... **\$485,000**  
B: Melkin M Reyes-Perez & Yunairis C Matos  
S: Joseph D Ditulio  
Book/Page: 17975/39, Date: 04/25/24  
Mtg: Mtg Equity Partners \$466,800  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 7667sf  
Prior Sale: \$322,000 (06/18)
- 15 MARY LOU ST** ..... **\$545,000**  
B: Uyen Tran, Tr for Duc Le  
S: Salvatore J Piazza & Carmelina J Piazza  
Book/Page: 17976/225, Date: 04/26/24  
Mtg: Rocket Mortgage LLC \$450,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 13547sf
- 10-12 ODILE ST** ..... **\$715,000**  
B: Jose M Serra-Lopez & Doralix A Minaya  
S: Shannon Desrosiers & Ryan Crowley  
Book/Page: 17972/312, Date: 04/22/24  
Mtg: Guaranteed Rate Inc \$697,138  
Term: 2054  
Use: 2-Family Miti-Unt Blg, Lot: 7536sf
- 63 OLD FERRY RD** ..... **\$829,000**  
B: Old Ferry Road LLC  
S: Rock Hard Properties LLC  
Book/Page: 17977/40, Date: 04/26/24  
Mtg: Reading Cp Bk \$621,750  
Use: Residential Developable Land, Lot: 57891sf
- 22 PINE TREE DR U:22** ..... **\$925,000**  
B: Nancy Mahoney, Tr for Nancy Mahoney 204 RET  
S: Paul W Pappas & Lynette L Pappas  
Book/Page: 17975/215, Date: 04/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$700,000 (06/19)
- 1 RIVERVIEW BLVD U:1-1008** ..... **\$449,000**  
B: John Ead  
S: Linda Mele  
Book/Page: 17977/10, Date: 04/26/24  
Use: Condo
- 14 SADIE LN** ..... **\$760,000**  
B: Katherine E Oneil & Joshua P Mckinnon  
S: Parth Patel & Ritaben Patel  
Book/Page: 17972/239, Date: 04/22/24  
Mtg: John J Oneil \$700,000  
Term: 2025  
Use: 3 Bdrm Cape Cod, Lot: 7841sf  
Prior Sale: \$549,900 (02/19)
- 151-153 TENNEY ST** ..... **\$689,000**  
B: Michany Rosado  
S: Miguel C Cabrera  
Book/Page: 17976/272, Date: 04/26/24  
Mtg: American Ngbd Mtg Acc \$516,750  
Term: 2054
- 155-157 TENNEY ST** ..... **\$689,000**  
B: Michany Rosado  
S: Miguel C Cabrera  
Book/Page: 17976/272, Date: 04/26/24  
Use: 3-Family Miti-Unt Blg, Lot: 2701sf  
Prior Sale: \$325,000 (06/19)
- 42 TYLER ST** ..... **\$650,000**  
B: Nazaire Nzikoba & Esperance Uwimana  
S: Aleksandr A Vashchuk & Vera I Vashchuk  
Book/Page: 17974/165, Date: 04/24/24  
Mtg: Salem Five Mtg Co \$617,500  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 31668sf  
Prior Sale: \$301,000 (10/14)
- 10 WREN WAY U:10** ..... **\$785,588**  
B: Roberta Page  
S: Toll Ma Land Iii Lp  
Book/Page: 17977/118, Date: 04/26/24  
Mtg: Toll Brothers Mtg Co \$628,470  
Term: 2054  
Use: Possible New Construction
- 12 WREN WAY U:12** ..... **\$905,096**  
B: Kerri Pinho, Tr for Ckb Methuen Rt  
S: Toll Ma Land Iii Lp  
Book/Page: 17973/267, Date: 04/23/24  
Mtg: Michael D Rosen \$835,708  
Use: Possible New Construction

## 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

- 60 ASHLAND ST** ..... **\$580,000**  
B: Jmt Holdings LLC  
S: Star Ridge Properties LLC  
Book/Page: 17975/195, Date: 04/25/24  
Mtg: Lowell Five Cent Svgs \$484,500  
Use: Mixed Use-Prim Comm & Resd, Lot: 9583sf  
Prior Sale: \$410,000 (11/21)
- 52 FERNVIEW AVE U:12** ..... **\$338,000**  
B: Esperanza C Medrano  
S: Charles M Ludwig & Ashley Ludwig  
Book/Page: 17973/218, Date: 04/23/24  
Mtg: Homebridge Financial \$190,970  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$220,000 (09/18)
- 41 JOHNSON CIR** ..... **\$960,000**  
B: Eric D Moreschi & Sarah Moreschi  
S: Michael W Connolly & Ann M Connolly  
Book/Page: 17976/342, Date: 04/26/24  
Mtg: Salem Five Mtg Co \$768,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 26214sf  
Prior Sale: \$269,000 (09/98)

- 37 KINGSTON ST U:37** ..... **\$360,000**  
B: Joanne F Lynch, Tr for Joanne F Lynch RET  
S: Keith Lomas  
Book/Page: 17975/278, Date: 04/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$235,000 (10/18)
- 79 MOODY ST** ..... **\$805,000**  
S: Douglas Ahern  
Book/Page: 17976/77, Date: 04/26/24  
Mtg: Morgan Stanley Privat \$644,000  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 18674sf  
Prior Sale: \$525,000 (10/23)
- 13 WALKER RD U:1** ..... **\$270,000**  
B: Jason Sabatino  
S: Lsf9 Master Participatio & U S Bank TNa Tr  
Book/Page: 17976/293, Date: 04/26/24  
Use: 2 Bdrm Condo  
Prior Sale: \$168,268 (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.salemedeeds.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

- 25 2ND ST** ..... **\$650,000**  
B: Jennifer L Cole  
S: Tracy Dunn  
Book/Page: 42084/522, Date: 04/25/24  
Mtg: Movement Mtg LLC \$520,000  
Term: 2054  
Use: 3 Bdrm Raised Ranch, Lot: 5000sf  
Prior Sale: \$490,000 (07/22)
- 5-1/2 ALBION ST U:5H** ..... **\$469,000**  
B: Jacqueline Nawa & Nicholas J Nawa  
S: Ellen B Jordan  
Book/Page: 42079/348, Date: 04/22/24  
Mtg: Guaranteed Rate Inc \$375,200  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$280,000 (10/18)
- 21 GLEN DEVIN ST U:21** ..... **\$308,260**  
B: Stephanie M Murray  
S: Stashis Gregory J Est & Darrel R Franks-Stashis  
Book/Page: 42084/217, Date: 04/25/24  
Mtg: Guild Mortgage Co \$299,000  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$280,000 (10/18)
- 45 MACY ST U:108A** ..... **\$295,000**  
B: Alex E Raj & Anita Raj  
S: Jurek Daniel W Est & Carol Tatarinowicz  
Book/Page: 42087/172, Date: 04/26/24  
Mtg: Total Mtg Svcs \$236,000  
Term: 2039  
Use: 2 Bdrm Condo  
Prior Sale: \$161,500 (06/03)
- 210 MAIN ST** ..... **\$750,000**  
B: Robert A Berry 2nd & Sophie K Pallies  
S: Fredric L Baldassari Jr & Tammy Baldassari  
Book/Page: 42079/170, Date: 04/22/24  
Mtg: Inst Svgs Newburyport \$650,000  
Term: 2054  
Use: 3 Bdrm Conventional, Lot: 8480sf  
Prior Sale: \$416,000 (08/19)
- 376 MAIN ST U:4** ..... **\$296,000**  
B: Melissa May-Broyles & Jill May-Broyles  
S: Boyle Timothy K Est & Sharon A Boyle  
Book/Page: 42082/250, Date: 04/24/24  
Use: 1 Bdrm Condo  
Prior Sale: \$167,000 (09/00)
- 31 MILL ST** ..... **\$740,000**  
B: Maria Carvalho & Tony M Carvalho  
S: Nilton Dasilva  
Book/Page: 42078/383, Date: 04/22/24  
Mtg: Cross Country Mtg Inc \$437,400  
Term: 2054  
Use: 2-Family Two Family, Lot: 12220sf  
Prior Sale: \$479,900 (10/19)
- 37 MILLYARD U:107** ..... **\$387,000**  
B: Holly Y Cashman, Tr for Bass Cove Road Rt  
S: Constance J Caras, Tr for Strychalski Lt  
Book/Page: 42078/306, Date: 04/22/24  
Use: 1 Bdrm Condo  
Prior Sale: \$170,000 (06/13)
- 9 SWETTS HL** ..... **\$700,000**  
B: Joel E Schofield & Karen A Schofield  
S: Barbara K Hathaway & Dana B Hathaway  
Book/Page: 42086/328, Date: 04/26/24  
Use: 3 Bdrm Contemporary, Lot: 38634sf  
Prior Sale: \$700,000 (12/20)
- 9 SWETTS HL** ..... **\$1,175,000**  
B: Sandra J Simpson  
S: Joel E Schofield & Karen A Schofield  
Book/Page: 42087/549, Date: 04/26/24  
Use: 3 Bdrm Contemporary, Lot: 38634sf  
Prior Sale: \$700,000 (04/24)

## 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

- 237 DODGE ST** ..... **\$975,000**  
B: Antoni Athanasopoulos  
S: Tropeano Philip L Est & Valerie A Giacalone  
Book/Page: 42084/128, Date: 04/25/24  
Use: 2 Bdrm Ranch, Lot: 143413sf  
Prior Sale: \$850,000 (05/01)
- 10 HOLLY LN** ..... **\$1,350,000**  
B: Cristull W Hasson, Tr for Hasson Ft  
S: Andrew L Meyers & Sharon D Meyers  
Book/Page: 42082/257, Date: 04/24/24  
Use: 4 Bdrm Colonial, Lot: 15516sf  
Prior Sale: \$18,179 (12/95)
- 1 MUSEUM RD** ..... **\$575,000**  
B: Clarizia & Doherty LLC  
S: William T Anderson Jr RET & William T Anderson Jr  
Book/Page: 42085/223, Date: 04/26/24  
Use: 3 Bdrm Cape Cod, Lot: 8181sf

- 340 OLD ESSEX ST** ..... **\$675,000**  
B: Frances Adams & David N Khouri  
S: Ted S Ramsdell  
Book/Page: 42086/546, Date: 04/26/24  
Mtg: United Wholesale Mtg \$525,000  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 12166sf  
Prior Sale: \$125,000 (09/13)
- 29 OLD PLANTERS RD** ..... **\$1,365,000**  
B: Shae M Callahan & William W Humphrey 3rd  
S: Dianna L Azzolina & Ronald Azzolina  
Book/Page: 42084/446, Date: 04/25/24  
Mtg: First Citizen B&T Co \$1,092,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 22041sf  
Prior Sale: \$925,000 (05/06)
- 18 RAILROAD AVE U:1** ..... **\$465,137**  
B: Michael D Rogers  
S: Catherine Limardo  
Book/Page: 42079/35, Date: 04/22/24  
Mtg: Cross Country Mtg Inc \$305,596  
Term: 2054  
Use: 2 Bdrm Condo
- 13 WALNUT AVE** ..... **\$596,000**  
B: Eleanor Zabierek & Peter Zabierek  
S: Diane M Thomas  
Book/Page: 42087/285, Date: 04/26/24  
Use: 3 Bdrm Colonial, Lot: 6499sf  
Prior Sale: \$154,600 (01/99)
- 121 WATER ST U:44** ..... **\$630,000**  
B: Margaret Wermer  
S: Edward F Barbeau & Susan M Barbeau  
Doc#: 00000000650784, Date: 04/24/24  
Use: 3 Bdrm Condo  
Prior Sale: \$365,000 (07/03)
- 17 WHITNEY AVE** ..... **\$790,000**  
B: Steven Cooper, Tr for 17 Whitney Avenue Rt  
S: Jason R Tierney & Laxmi K Tierney  
Book/Page: 42087/52, Date: 04/26/24  
Use: 3 Bdrm Colonial, Lot: 5715sf  
Prior Sale: \$630,000 (01/21)
- 28-A WINTHROP AVE** ..... **\$705,000**  
B: Arielle E Smolin & Tracey L Smolin  
S: Elynn G Ponkey & Susan E Knowlton  
Book/Page: 42085/399, Date: 04/26/24  
Use: 4 Bdrm Cape Cod, Lot: 7902sf

- 31 CEDAR ST** ..... **\$785,000**  
B: Emmaline Beard & Joseph Spak  
S: Robert Daley, Tr for Cedar Rt  
Book/Page: 42079/238, Date: 04/22/24  
Mtg: Salem Five Mtg Co \$667,250  
Term: 2054 Rate: 7.1% Type: Adj  
Use: 4 Bdrm Colonial, Lot: 239580sf
- 38 INGALLS VILLAGE WAY U:16** ..... **\$900,807**  
B: Judith A Hoover, Tr for Jah Rt  
S: Toll Northeast V Corp  
Book/Page: 42081/342, Date: 04/23/24  
Use: Condo

## Boxford

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	10
Median Price	\$809,000	\$894,000

### ► REAL ESTATE SALES

- 31 CEDAR ST** ..... **\$785,000**  
B: Emmaline Beard & Joseph Spak  
S: Robert Daley, Tr for Cedar Rt  
Book/Page: 42079/238, Date: 04/22/24  
Mtg: Salem Five Mtg Co \$667,250  
Term: 2054 Rate: 7.1% Type: Adj  
Use: 4 Bdrm Colonial, Lot: 239580sf
- 38 INGALLS VILLAGE WAY U:16** ..... **\$900,807**  
B: Judith A Hoover, Tr for Jah Rt  
S: Toll Northeast V Corp  
Book/Page: 42081/342, Date: 04/23/24  
Use: Condo

## 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

- 3 BRADSTREET AVE** ..... **\$500,000**  
B: Martha W Rowe  
S: Barbara G Bent, Tr for Bent & Towski Ft  
Book/Page: 42087/14, Date: 04/26/24  
Mtg: Nations Direct Mtg \$400,000  
Term: 2054  
Use: 2 Bdrm Conventional, Lot: 12985sf  
Prior Sale: \$338,000 (07/07)
- 1212 FERNCROFT TOWERS U:1212** ..... **\$457,500**  
B: Valerie E Augenthaler  
S: Lynn A Mcguire & Teresa Flannery  
Book/Page: 42078/450, Date: 04/22/24  
Use: Condo
- 9 FOWLER ST** ..... **\$826,500**  
B: John Ferrara & Jonathan Ferrara  
S: Kelly A Newbegin & Matthew M Newbegin  
Book/Page: 42079/126, Date: 04/22/24  
Mtg: Rocket Mortgage LLC \$785,175  
Term: 2054  
Use: 2-Family Conventional, Lot: 5449sf  
Prior Sale: \$470,000 (12/04)
- 25 PURCHASE ST** ..... **\$499,900**  
B: Betim Luzha  
S: Paul D Moriarty & Particia A Rosenlund  
Book/Page: 42084/471, Date: 04/25/24  
Mtg: United Wholesale Mtg \$374,925  
Term: 2054  
Use: 4 Bdrm Cape Cod, Lot: 6347sf
- 57 SYLVAN ST U:6C** ..... **\$310,000**  
B: Amy E Bozarjian & Kerri J Bozarjian  
S: Walsh Dennis J Est & Eileen Walsh-Phipps  
Book/Page: 42084/140, Date: 04/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$80,000 (11/09)

## 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

- 39 JEWETT ST** ..... **\$795,000**  
S: Nancy A Gray-Smith & Robert T Smith  
Book/Page: 42080/432, Date: 04/23/24  
Mtg: TD Bank NA \$795,000  
Term: 2054 Rate: 6.4% Type: Adj  
Prior Sale: \$150,000 (10/12)
- 7 PINENEEDLE RD** ..... **\$1,299,900**  
B: Alejandro Fernandez & Stefan E Opolski  
S: Russell C Steeves Jr RET & Russell C Stevens Jr  
Mtg: Guaranteed Rate Inc \$1,039,920  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 77026sf  
Prior Sale: \$670,0



**1 GRANT ST U:2** ..... **\$100,000**  
 B: Wendi Comeau  
 S: Hsbc Mortgage Corp Usa  
 Book/Page: 42084/98, Date: 04/25/24  
 Use: 3 Bdrm Condo  
 Prior Sale: \$100,000 (06/10)

**62 HARRISON ST** ..... **\$350,000**  
 B: Leika Duperval & Marie J Oriol-Simplice  
 S: Jaime R Andrade Corp  
 Book/Page: 42088/65, Date: 04/26/24  
 Mtg: MA Housing Fin Auth \$325,000  
 Term: 2054  
 Use: 3 Bdrm Old Style, Lot: 2139sf  
 Prior Sale: \$72,000 (02/13)

**9 JUNEAU AVE U:9** ..... **\$265,000**  
 B: Fadi E Fares  
 S: Mtglq Investors Lp  
 Doc#: 00000000650837, Date: 04/26/24  
 Mtg: Methuen Cp Bk \$212,000  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$120,000 (09/98)

**98 LAUREL AVE** ..... **\$300,000**  
 B: Top-Tier Investments LLC  
 S: Divincenzo Lorato J Est & Cheryl H Paolino  
 Book/Page: 42086/522, Date: 04/26/24  
 Mtg: Mainstreet Lending LI \$300,000  
 Use: 3 Bdrm Old Style, Lot: 5262sf

**60 M ST U:60** ..... **\$445,000**  
 B: Andrew P Rich  
 S: Joseph Andreassi & Ashley Whippen  
 Book/Page: 42084/561, Date: 04/25/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$308,000 (06/19)

**49 MOUNT VERNON ST** ..... **\$565,000**  
 B: Nicole C Heena & Shaun J Heena  
 S: Celestino Basile  
 Book/Page: 42078/469, Date: 04/22/24  
 Mtg: Radius Financial Grp \$508,500  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 8851sf

**26 NIAGARA ST** ..... **\$400,000**  
 B: Elizabeth Coppla & Lucy Hampton  
 S: Fatima S Baez & Tairy E Severino  
 Book/Page: 42080/585, Date: 04/23/24  
 Mtg: Cross Country Mtg Inc \$388,000  
 Term: 2054  
 Use: 3 Bdrm Old Style, Lot: 5001sf  
 Prior Sale: \$315,000 (11/21)

**440 NORTH AVE U:72** ..... **\$190,000**  
 B: Andrew R Ventura  
 S: Paula Erier, Tr for Ns Unit 72 Rt  
 Book/Page: 42087/577, Date: 04/26/24  
 Mtg: American Nbgd Mtg Acc \$169,100  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$30,000 (01/96)

**28 PERKINS CT U:28** ..... **\$465,000**  
 B: Ybelka Y Ortiz  
 S: Nhancale Jose F Est & Juliano M Saranga  
 Book/Page: 42084/309, Date: 04/25/24  
 Mtg: Guaranteed Rate Inc \$372,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$257,000 (10/16)

**629-635 RIVER ST** ..... **\$1,484,000**  
 B: Christie Ruta & Michael Ruta  
 S: George Lagogiannis, Tr for Arfara Rt  
 Book/Page: 42083/50, Date: 04/24/24  
 Mtg: Salem FiveCts Svgs Bk \$1,087,500  
 Use: Apartment Bldg - 4-8 Units, Lot: 6177sf  
 Prior Sale: \$725,000 (02/22)

**18-20 S LINCOLN ST** ..... **\$673,000**  
 B: Nadia L Saintcharles & Marie G Casseau-Simeon  
 S: Pierson Jean-Louis & Ginette Larochelle  
 Book/Page: 42085/8, Date: 04/25/24  
 Use: 2-Family Townhouse, Lot: 11848sf  
 Prior Sale: \$561,000 (03/23)

**113 S RIVERVIEW ST U:113** ..... **\$477,400**  
 B: Samantha Delorey  
 S: Travis Gardner  
 Book/Page: 42086/136, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$327,400  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$277,500 (09/16)

**40 SCHOOL ST U:1** ..... **\$305,000**  
 B: Abdessamad Doujad  
 S: Heidi J Guarino  
 Book/Page: 42078/460, Date: 04/22/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$70,000 (02/09)

**54 TAYLOR ST U:54** ..... **\$430,000**  
 B: Elba Peralta  
 S: Aimee Doty & Joseph Doty  
 Book/Page: 42082/75, Date: 04/24/24  
 Mtg: Norwich Commeral Grp \$408,500  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$242,000 (02/07)

**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**

**6 KINSMAN CT U:8** ..... **\$450,000**  
 B: Shelley Hood & Thomas Hood  
 S: Black Roof Properties LLC  
 Book/Page: 42081/211, Date: 04/23/24  
 Mtg: Berkshire Bank \$405,000  
 Term: 2054  
 Use: Condo

**60 RIVER POINT DR U:60** ..... **\$680,000**  
 B: Matthew Medeiros & Elita Nicholson  
 S: Steven Colan & Margaret Wermer  
 Book/Page: 42087/359, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$544,000  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$600,000 (04/21)

**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**

**16 BULFINCH ST** ..... **\$685,000**  
 B: Evelyn G Linares-Barrios  
 S: Obed M Pojoy  
 Book/Page: 42087/326, Date: 04/26/24  
 Mtg: United Wholesale Mtg \$672,592  
 Term: 2054  
 Use: 2-Family Two Family, Lot: 2983sf  
 Prior Sale: \$560,000 (02/22)

**50 COTTAGE ST** ..... **\$780,000**  
 B: Alfredo S Gonzalez & Gloria C Pojoy-Guzman  
 S: R & J Investments LLC  
 Book/Page: 42080/557, Date: 04/23/24  
 Mtg: MSA Mortgage LLC \$765,872  
 Term: 2054  
 Use: 2-Family Two Family, Lot: 1960sf  
 Prior Sale: \$460,000 (11/23)

**3 COURTNEY TER** ..... **\$680,000**  
 B: Elizabeth Moses  
 S: Erik S Nikonchuk & Meaghan C Nikonchuk  
 Doc#: 00000000650848, Date: 04/26/24  
 Mtg: Salem Five Mtg Co \$612,000  
 Term: 2054 Rate: 6.5% Type: Adj  
 Use: 2 Bdrm Cape Cod, Lot: 10000sf  
 Prior Sale: \$456,900 (01/19)

**32-34 HARVEST ST** ..... **\$778,000**  
 B: Brayan E Estrada Morales  
 S: Carol A Colella, Tr for Carol Adell Colella T  
 Book/Page: 42086/450, Date: 04/26/24  
 Mtg: MSA Mortgage LLC \$763,908  
 Term: 2054  
 Use: 2-Family Two Family, Lot: 5480sf  
 Prior Sale: \$180,000 (02/89)

**8 LAFAYETTE PARK U:185R5** ..... **\$260,000**  
 B: Leuny M Macupido-Moreno  
 S: Valvel Temin  
 Book/Page: 42084/593, Date: 04/25/24  
 Mtg: New Fed Mtg Corp \$234,000  
 Term: 2054  
 Use: Condo

**25 LINWOOD ST** ..... **\$615,000**  
 B: Janilis Fontanez & Amanda Morabito  
 S: Julie M Dempsey, Tr for Timothy & Julie Dempsey T  
 Book/Page: 42087/401, Date: 04/26/24  
 Mtg: Salem Five Mtg Co \$594,474  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 5494sf

**285 LYNN SHORE DR U:305** ..... **\$95,000**  
 B: Walker Capital LLC  
 S: Steven Betterman, Tr for Smb Lt  
 Doc#: 00000000650779, Date: 04/24/24  
 Use: 1 Bdrm Condo, Lot: 11641sf  
 Prior Sale: \$96,500 (04/05)

**30 MARGIN ST U:D** ..... **\$430,000**  
 B: Vilma R Santamaría  
 S: Jarred Ciaccio  
 Book/Page: 42087/132, Date: 04/26/24  
 Mtg: Salem Five Mtg Co \$374,000  
 Term: 2054  
 Use: 2 Bdrm Condo, Lot: 58075sf  
 Prior Sale: \$300,000 (07/18)

**10 PLEASANT ST U:208** ..... **\$360,000**  
 B: Larisa Y Kostenko & Valeriy M Kostenko  
 S: Billiken Investments LLC  
 Book/Page: 42084/374, Date: 04/25/24  
 Use: 2 Bdrm Condo, Lot: 38761sf  
 Prior Sale: \$53,900 (03/97)

**9 UNION PL** ..... **\$390,000**  
 B: Christopher M Bravo & Carolina Londono  
 S: Boberin Rentals LLC  
 Book/Page: 42087/485, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$370,500  
 Term: 2054  
 Use: 2 Bdrm Old Style, Lot: 3271sf  
 Prior Sale: \$42,100 (06/12)

**13 WYOMA ST** ..... **\$616,000**  
 B: Carlos A Mira  
 S: Bay Flow LLC  
 Doc#: 00000000650813, Date: 04/25/24  
 Mtg: MSA Mortgage LLC \$585,200  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 3167sf  
 Prior Sale: \$350,000 (12/23)

**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**

**15 OXBOW RD** ..... **\$700,000**  
 B: Trinity Home Builders LLC  
 S: Patricia J Dalton, Tr for Dalton Ft  
 Book/Page: 42085/489, Date: 04/26/24  
 Use: 4 Bdrm Colonial, Lot: 17511sf

**11 GREGORY ST** ..... **\$2,020,000**  
 B: Grace Bacon, Tr for Grace Bacon 2023 T  
 S: Colleen L Figueroa & Jaime Figueroa  
 Book/Page: 42086/17, Date: 04/26/24  
 Mtg: Natl Grand Bk Marblhd \$1,320,000  
 Term: 2054  
 Use: 5 Bdrm Colonial, Lot: 5330sf  
 Prior Sale: \$890,000 (04/02)

**5 MEADOW LN** ..... **\$903,000**  
 B: Daniel Weatherford & Kristin Weatherford  
 S: Maura A Lockwood  
 Book/Page: 42082/47, Date: 04/24/24  
 Mtg: Salem Five Mtg Co \$607,500  
 Term: 2054  
 Use: 2 Bdrm Cape Cod, Lot: 5322sf  
 Prior Sale: \$455,000 (10/15)

**253 PLEASANT ST** ..... **\$854,000**  
 B: Kevin G Gallagher  
 S: Dean C Bottino & Susan Bottino  
 Book/Page: 42084/177, Date: 04/25/24  
 Mtg: Guaranteed Rate Affin \$454,000  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 5000sf  
 Prior Sale: \$682,000 (10/21)

**12 SUMMER ST U:12** ..... **\$750,000**  
 B: Maura A Lockwood  
 S: Marblehead Re LLC  
 Book/Page: 42083/121, Date: 04/24/24  
 Use: Condo

► **FORECLOSURE DEEDS**

**4-R LINDSEY ST** ..... **\$409,245**  
 B: Rocket Mortgage LLC  
 S: Michelle Brown & Rocket Mortgage LLC  
 Book/Page: 42082/479, Date: 04/24/24  
 Use: 3 Bdrm Colonial, Lot: 5285sf  
 Prior Sale: \$395,000 (05/16)

**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**

**233 LOWELL ST** ..... **\$315,000**  
 B: Mark Sewell, Tr for Eastbound Investment Nt  
 S: Tara Sewell & Nickole Elliott  
 Book/Page: 42079/380, Date: 04/22/24  
 Use: 2 Bdrm Ranch, Lot: 8834sf

**25 OSBORNE ST** ..... **\$755,000**  
 B: Anisa Zepaj & Saimir Zepaj  
 S: John A Ivester, Tr for Advance Rt  
 Book/Page: 42087/264, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$453,000  
 Term: 2054  
 Use: 2-Family Old Style, Lot: 5001sf  
 Prior Sale: \$352,000 (12/02)

**25 PAUL AVE** ..... **\$795,000**  
 B: Robert Socha  
 S: Pamela P Fern, Tr for Brose Fern Ft  
 Book/Page: 42084/385, Date: 04/25/24  
 Mtg: PeoplesBank (Holyoke) \$500,000  
 Term: 2044  
 Use: 3 Bdrm Raised Ranch, Lot: 10010sf

**MARKET STATISTICS THROUGH MARCH**

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

► **REAL ESTATE SALES**

**43 TAYLORS LN** ..... **\$1,465,000**  
 B: Madyson Almeida & Marcos Almeida  
 S: Adva Const Design LLC  
 Book/Page: 42088/3, Date: 04/26/24  
 Mtg: Rocket Mortgage LLC \$1,025,500  
 Term: 2054

**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**

**166 FOREST ST** ..... **\$600,000**  
 B: Arber Myrteza & Gezim Labinoti  
 S: Connie M Kershaw  
 Doc#: 00000000650819, Date: 04/25/24  
 Mtg: MSA Mortgage LLC \$540,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 20051sf  
 Prior Sale: \$83,000 (11/90)

**5 HOLLY GATE CIR U:5** ..... **\$562,500**  
 B: Afshen M Sarraf & Tina Sharifian  
 S: Christo Frances N Est & Scott Lynde  
 Book/Page: 42083/287, Date: 04/25/24  
 Mtg: BankGloucester \$421,875  
 Term: 2054 Rate: 9.0% Type: Adj  
 Use: 2 Bdrm Condo  
 Prior Sale: \$375,000 (08/00)

**241 MAPLE ST** ..... **\$850,000**  
 B: Nica Realty LLC  
 S: Kristina Mustone  
 Book/Page: 42088/135, Date: 04/26/24

**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**

**44 HIGH RD** ..... **\$1,180,000**  
 B: Emily C Baer-Bositis & Zachary K Yocum  
 S: Frances Fay & Richard Fay  
 Book/Page: 42087/63, Date: 04/26/24  
 Mtg: Wright Patman FCJ \$220,000  
 Term: 2054  
 Use: 3 Bdrm Old Style, Lot: 20870sf  
 Prior Sale: \$669,000 (06/07)

**25 WITHINGTON ST** ..... **\$115,795**  
 B: Erin C Connors  
 S: Erin C Connors & Jacklyn M Dubois  
 Book/Page: 42077/565, Date: 04/22/24  
 Use: 3 Bdrm Colonial, Lot: 5001sf  
 Prior Sale: \$710,000 (07/22)

**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**

**53 WARREN ST U:306** ..... **\$665,000**  
 B: Deanna McLaughlin & Walter Staudenmaier  
 S: Robert W Okeefe T-TB & Robert W Okeefe Jr  
 Book/Page: 42086/484, Date: 04/26/24  
 Mtg: Guild Mortgage Co \$266,000  
 Term: 2054  
 Use: 2 Bdrm Condo, Lot: 1sf  
 Prior Sale: \$375,000 (07/10)

**53 WARREN ST U:314** ..... **\$600,000**  
 B: Thomas C Dawe, Tr for Dawn Ft  
 S: Murray Kathleen Anne Est & William A Murray  
 Book/Page: 42086/345, Date: 04/26/24  
 Mtg: Leader Bank NA \$450,000  
 Term: 2054 Rate: 7.0% Type: Adj  
 Use: 2 Bdrm Condo, Lot: 1sf  
 Prior Sale: \$324,000 (10/08)

**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**

**27 CARLTON ST** ..... **\$575,000**  
 B: Jasmine Frere & Maurice Frere  
 S: Jo-Ellen Smith, Tr for Walter Pedra Ft  
 Book/Page: 42088/47, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$536,500  
 Term: 2054  
 Use: 4 Bdrm Cape Cod, Lot: 6016sf

**8 HERBERT AVE** ..... **\$700,000**  
 B: Jillian Obrien & Sean Obrien  
 S: Wall Gwendolynde Est & Sally J Calhoun  
 Book/Page: 42082/353, Date: 04/24/24  
 Mtg: Nations Reliable Lndg \$560,000  
 Term: 2054  
 Use: 3 Bdrm Split Entry, Lot: 15002sf

**7 LEBLANC DR** ..... **\$1,010,000**  
 B: Dennis A Barton & Kathryn D Barton  
 S: Elaine L Donnelly & Michael P Donnelly  
 Book/Page: 42084/142, Date: 04/25/24  
 Mtg: Guaranteed Rate Inc \$530,000  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 13334sf  
 Prior Sale: \$241,000 (07/91)

**5 LEDGEWOOD WAY U:15** ..... **\$432,500**  
 B: Raymond A Forbes & Sandra A Forbes  
 S: Ronald P Fucillo  
 Book/Page: 42082/440, Date: 04/24/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$327,500 (08/17)

**233 LOWELL ST** ..... **\$315,000**  
 B: Mark Sewell, Tr for Eastbound Investment Nt  
 S: Tara Sewell & Nickole Elliott  
 Book/Page: 42079/380, Date: 04/22/24  
 Use: 2 Bdrm Ranch, Lot: 8834sf

**25 OSBORNE ST** ..... **\$755,000**  
 B: Anisa Zepaj & Saimir Zepaj  
 S: John A Ivester, Tr for Advance Rt  
 Book/Page: 42087/264, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$453,000  
 Term: 2054  
 Use: 2-Family Old Style, Lot: 5001sf  
 Prior Sale: \$352,000 (12/02)

**25 PAUL AVE** ..... **\$795,000**  
 B: Robert Socha  
 S: Pamela P Fern, Tr for Brose Fern Ft  
 Book/Page: 42084/385, Date: 04/25/24  
 Mtg: PeoplesBank (Holyoke) \$500,000  
 Term: 2044  
 Use: 3 Bdrm Raised Ranch, Lot: 10010sf

**Rowley**

**MARKET STATISTICS THROUGH MARCH**

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

► **REAL ESTATE SALES**

**17 MAIN ST U:1** ..... **\$510,000**  
 B: Unit 1 17 Main Street LLC  
 S: Boulder Canyon LLC  
 Book/Page: 42079/263, Date: 04/22/24  
 Mtg: North Shore Bank \$382,500  
 Use: Condo

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	10
Median Price	\$807,000	\$1,260,000

► **REAL ESTATE SALES**

**134 INDIAN HILL ST** ..... **\$1,895,000**  
 B: Geoffrey H Garrison & Carolyn G Sharp  
 S: Scott Howard & Karen Reback  
 Book/Page: 42084/272, Date: 04/25/24  
 Mtg: Guaranteed Rate Inc \$644,300  
 Term: 2039  
 Use: 4 Bdrm Colonial, Lot: 234353sf  
 Prior Sale: \$850,000 (09/15)

**463 MAIN ST** ..... **\$1,100,000**  
 B: Kelley E Brennan & Shawn M Kennedy  
 S: Madyson Almeida & Marcos Almeida  
 Book/Page: 42087/291, Date: 04/26/24  
 Mtg: United Wholesale Mtg \$1,100,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 129373sf  
 Prior Sale: \$850,000 (06/21)

**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**

**18 AMERICA WAY U:6AW** ..... **\$595,000**  
 B: Madeline N Woodhouse & Samantha M Woodhouse  
 S: Patricia A Dion, Tr for Patricia A Dion 2017 RET  
 Book/Page: 42086/419, Date: 04/26/24  
 Mtg: Nations Direct Mtg \$565,250  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$380,000 (07/14)

**22 AMERICA WAY U:22** ..... **\$499,000**  
 B: Julian Johnson & Christopher Fraser  
 S: Queen Diane A Est & Jessica Libby  
 Book/Page: 42087/430, Date: 04/26/24  
 Mtg: M&T Bank NA \$239,000  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$300,000 (04/07)

**11 CHURCHILL ST U:501** ..... **\$460,000**  
 B: Suzanne Lucas  
 S: Mabel G Difranza, Tr for Mabel G Difranza T  
 Book/Page: 42078/377, Date: 04/22/24  
 Use: Condo

**8 CURTIS ST U:2** ..... **\$489,000**  
 B: Jason Carpenter & Heather Shanley  
 S: Skomurski Development LLC  
 Book/Page: 42086/74, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$464,550  
 Term: 2054  
 Use: 2 Bdrm Condo, Lot: 3040sf  
 Prior Sale: \$235,000 (12/23)

**396 ESSEX ST U:3** ..... **\$525,000**  
 B: Kelsey Macnaughton  
 S: Kenneth Thompson & Patrick Thompson  
 Book/Page: 42081/66, Date: 04/23/24  
 Mtg: Leader Bank NA \$472,500  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$442,000 (12/21)

**16 LEAVITT ST U:2** ..... **\$385,000**  
 B: Marie-Lilia Fenelon & Fritznel Jean  
 S: Alis G Gabriel & Jill C Gavrilscu  
 Book/Page: 42078/510, Date: 04/22/24  
 Mtg: Rocket Mortgage LLC \$269,500  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$225,000 (01/20)

**4 NORTHEY ST U:2** ..... **\$440,000**  
 B: Vanessa Igoe & Blake Schuller  
 S: Ami E Albernaz & Niklas Rundquist  
 Book/Page: 42086/222, Date: 04/26/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$408,000 (07/22)

**10 RAWLINS ST** ..... **\$401,000**  
 B: Dlg Holdings LLC  
 S: Sec Of Veterans Affairs  
 Book/Page: 42081/410, Date: 04/23/24  
 Use: 2 Bdrm Old Style, Lot: 1755sf  
 Prior Sale: \$256,000 (04/23)

**39 WEATHERLY DR U:39** ..... **\$490,000**  
 B: Angela Mikedis, Tr for 39 Weatherly Drive U39 Rt  
 S: Scott M Clayman, Tr for C & Judith Clayman Ft  
 Book/Page: 42081/114, Date: 04/23/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$305,000 (02/14)

**MARKET STATISTICS THROUGH MARCH**

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

FRANKLIN REGISTRY

continued
250 HOLTSHIRE RD ..... \$235,000
B: Dennis Piragis & Julie Piragis
S: Cathy L Cronin
Book/Page: 8308/48, Date: 04/26/24
Use: 3 Bdrm Old Style, Lot: 1393920sf

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

23 MECHANIC ST ..... \$308,000
B: Rb Realty Associates LLC
S: Bruce C Phillips, Tr for Phillips Int
Book/Page: 8307/42, Date: 04/22/24
Mtg: Bruce C Phillips \$108,000
Use: 3 Bdrm Conventional, Lot: 6098sf
Prior Sale: \$89,900 (05/96)

Sunderland

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 1 3
Median Price \$245,000 \$622,500

REAL ESTATE SALES

180 HADLEY RD ..... \$80,000
B: Todd E Fruth
S: Mariah T Lapiroff
Book/Page: 8308/59, Date: 04/26/24
Use: 3 Bdrm Cape Cod, Lot: 48988sf
Prior Sale: \$342,500 (10/20)

Wendell

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 0 1
Median Price \$375,000

REAL ESTATE SALES

70 BULLARD PASTURE RD ..... \$75,000
B: Mary E Flynn & Jaron M Lyons
S: Adam Sutton
Book/Page: 8307/162, Date: 04/23/24
Mtg: Florence Bank \$330,000
Term: 2054 Rate: 5.6% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 1161135sf
Prior Sale: \$334,500 (01/19)

Whately

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 1 3
Median Price \$400,000 \$529,000

REAL ESTATE SALES

105 CHRISTIAN LN ..... \$200,000
B: Jake Skroski
S: Cynthia A Skroski & Charlotte Tenero
Book/Page: 8308/222, Date: 04/26/24
Use: 3 Bdrm Old Style, Lot: 62117sf

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

20 CASTLE HILL RD U.E. .... \$345,000
B: Michael A Mirski & Joann Juliano-Nadolny
S: Adriane L Hill
Book/Page: 25392/312, Date: 04/23/24
Mtg: CMG Mortgage Inc \$100,000
Term: 2054
Use: 2 Bdrm Condo
540 COOPER ST ..... \$325,000
B: Anna Waite
S: Bruna M Morassi & Edward R Morassi Jr
Book/Page: 25397/310, Date: 04/26/24
Mtg: CMG Mortgage Inc \$255,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10018sf
75-77 HOPE FARMS DR ..... \$370,000
B: Tatyana Gingeruha
S: Neis Ft & Richard A Neis Jr
Book/Page: 25397/600, Date: 04/26/24
Mtg: Greenfield Cp Bk \$296,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 2-Family Townhouse, Lot: 12000sf
418 MEADOW ST U:F11 ..... \$165,000
B: Michael Messier & Melissa Messier
S: Neylon Judith A Est & Pamela J Kappel
Book/Page: 25397/566, Date: 04/26/24
Use: Condo
120 OAK LN ..... \$495,000
B: Murat Karaarslan & Lindsay Karaarslan
S: Plata O Plomo Inc
Book/Page: 25394/158, Date: 04/24/24
Mtg: United Wholesale Mtg \$381,562
Term: 2054
Use: 5 Bdrm Colonial, Lot: 21089sf
Prior Sale: \$200,000 (08/23)
92 POPLAR ST ..... \$2,200,000
B: Car Wash Holdings LLC
S: Prestige World Wide Ent L
Book/Page: 25390/439, Date: 04/22/24
Mtg: Monson Svgs Bk \$1,280,000
Use: Car Wash Facility, Lot: 48154sf
Prior Sale: \$1,100,000 (08/22)

114 S WEST ST ..... \$578,000
B: George Timmons
S: Michael A Mirski
Book/Page: 25392/201, Date: 04/23/24
Mtg: Guild Mortgage Co \$549,100
Term: 2054
Use: 4 Bdrm Split Level, Lot: 26828sf
Prior Sale: \$40,000 (05/92)
304 SILVER ST ..... \$355,000
B: Jonathan Beaty
S: Ahmet Gunay & Canan Gunay
Book/Page: 25396/448, Date: 04/26/24
Mtg: Norwich Commercial Grp \$348,570
Term: 2054
Use: 2-Family Conventional, Lot: 17860sf
Prior Sale: \$303,000 (11/23)
40 STEWART LN ..... \$310,000
B: Sergey Skovorodin & Lyubov V Skovorodina
S: James V Afflitto & Gloria J Afflitto
Book/Page: 25395/344, Date: 04/25/24
Use: 3 Bdrm Ranch, Lot: 9000sf
71 VILLA DR U:26 ..... \$469,900
B: Adriane L Hill
S: Pine Crossing Const Inc
Book/Page: 25392/51, Date: 04/23/24
Use: Condo

Blandford

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 2
Median Price \$250,000 \$364,000

REAL ESTATE SALES

87 CHESTER RD ..... \$535,000
B: American Towers LLC
S: Lloyd J Martin & Mary E Martin
Book/Page: 25394/106, Date: 04/24/24
Use: 3 Bdrm Colonial, Lot: 87120sf
47 NORTH ST ..... \$400,000
B: Shannon Kanelong
S: Michael L Thomas & Kristen E Thomas
Book/Page: 25396/248, Date: 04/26/24
Mtg: CMG Mortgage Inc \$268,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 39204sf
Prior Sale: \$298,500 (09/20)

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

128 OLD PALMER RD ..... \$276,000
B: John A Sciaraffa
S: Jesus Gonzalez & Angela Gasco
Book/Page: 25395/36, Date: 04/25/24
Mtg: TD Bank NA \$251,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 34591sf
Prior Sale: \$174,500 (08/20)

Chester

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 4 2
Median Price \$133,587 \$146,750

REAL ESTATE SALES

674 SKYLINE TRL ..... \$505,000
B: Adam Washburn
S: Keith Orr & Rebecca Orr
Book/Page: 25395/314, Date: 04/25/24
Mtg: Movement Mtg LLC \$502,611
Term: 2054
Use: 4 Bdrm Colonial, Lot: 213880sf
Prior Sale: \$429,000 (11/21)

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

39 ASHGROVE ST ..... \$310,000
B: Kyle Lapiante
S: Sandra J Burgess & Susan M Burgess
Book/Page: 25393/441, Date: 04/24/24
Mtg: Guaranteed Rate Inc \$232,500
Term: 2054
Use: 2-Family Two Family, Lot: 8250sf
BEAUMONT AVE L.B. .... \$100,000
B: Dcl General Const LLC
S: Pamela L Cormier & Richard A Chouinard Jr
Book/Page: 25393/336, Date: 04/24/24
BEAUMONT AVE L.C. .... \$100,000
B: Dcl General Const LLC
S: Pamela L Cormier & Richard A Chouinard Jr
Book/Page: 25393/336, Date: 04/24/24
58 BONNER ST ..... \$319,900
B: Kerry-Ann Mclean
S: Nexius LLC
Book/Page: 25390/477, Date: 04/22/24
Mtg: Freedom Mortgage Corp \$314,105
Term: 2054
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: \$200,000 (10/17)
99 COBB AVE ..... \$267,500
B: Maksim Gladyshev
S: Laurel Placzek & Laurie A Frye
Book/Page: 25393/471, Date: 04/24/24
Mtg: Citizens Bank \$259,475
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16033sf
119 COLONIAL CIR U:C ..... \$189,000
B: Alexander J Provost & Nasia M Torres
S: Thomas J Sawa & Denise Sawa
Book/Page: 25392/167, Date: 04/23/24
Mtg: Citizens Bank \$175,750
Term: 2054
Use: 2 Bdrm Condo
55 EMPIRE ST U:52 ..... \$203,000
B: Lisa J Genetelli
S: Ana E Centeno & Brenda L Roman-Garcia
Book/Page: 25390/81, Date: 04/22/24
Use: 2 Bdrm Condo
Prior Sale: \$130,000 (05/18)
197 GREENWOOD TER U:197 ..... \$175,000
B: Judith Alfano
S: Christine Sanocki, Tr for Canterbury Ft
Book/Page: 25390/287, Date: 04/22/24
Mtg: Members Mtg Co Inc \$131,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$94,900 (09/03)
74 HILTON ST ..... \$295,000
B: Ksm Home Properties LLC
S: Joel R Colon
Book/Page: 25396/468, Date: 04/26/24
Mtg: Deephaven Mtg Llc \$221,250
Use: 2-Family Gambrel, Lot: 10738sf
Prior Sale: \$200,000 (08/21)
73 KAVENEY ST ..... \$279,000
B: Kelly Ryan
S: Normand R Lussier & Denise Y Lussier
Book/Page: 25390/160, Date: 04/22/24
Mtg: Guild Mortgage Co \$269,688
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 6000sf

66 MOORE ST ..... \$500,000
B: Rachael Kwasnik & Donald Weickum Jr
S: Sergey Dikan & Milana Dikan
Book/Page: 25393/422, Date: 04/24/24
Mtg: HarborOne Mortgage \$400,000
Term: 2054
Use: Accessory Land Improved, Lot: 10000sf
Prior Sale: \$85,000 (02/23)
1095 PENDLETON AVE U:1095 ..... \$220,000
B: Susan Barcomb & Michael J Gauthier
S: Emilie Laizer
Book/Page: 25396/293, Date: 04/26/24
Mtg: Polish National CU \$209,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$190,000 (12/22)
286 SZETELA DR ..... \$375,000
B: Jennifer Wallace-Johnson
S: Jan Makselon & Stasia Makselon
Doc#: 00000000236382, Date: 04/23/24
Mtg: Semper Home Loans \$340,862
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16130sf
Prior Sale: \$215,000 (04/23)
75 THOMAS ST ..... \$330,000
B: Wayne L Mecteau Jr & Stefanie L Mecteau
S: Pah Properties LLC
Book/Page: 25393/186, Date: 04/24/24
Mtg: Norwich Commercial Grp \$324,022
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8250sf
Prior Sale: \$92,000 (07/01)
73 YORKTOWN CT U:73 ..... \$210,000
B: Sonya Daviau
S: Kevin J Gagne & Jennifer Gagne
Book/Page: 25395/98, Date: 04/25/24
Mtg: American Nbgd Mtg Acc \$168,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$139,000 (03/07)

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

25 MILL RD ..... \$640,000
B: Timothy M Giguere & Elizabeth R Giguere
S: Maria Russo-Appel & William J Russo-Appel
Doc#: 00000000236399, Date: 04/25/24
Mtg: Fairway Ind Mtg \$576,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 51326sf
Prior Sale: \$320,000 (11/01)
541 PARKER ST ..... \$440,000
B: Hannah Byam-Mooney & Matthew J King
S: David G Abad & Susan E Abad
Book/Page: 25390/44, Date: 04/22/24
Mtg: Westfield Bank \$352,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24866sf
Prior Sale: \$242,000 (11/02)
25 SPEIGHT ARDEN ..... \$389,900
B: Lucia Zachowski
S: Mary L Donohue
Book/Page: 25397/473, Date: 04/26/24
Use: 4 Bdrm Cape Cod, Lot: 13911sf
24 WESTWOOD AVE ..... \$235,000
B: Nicholas A Bordoni
S: Maria J Nassar, Tr for B J Anzalotti-Colby Irt
Mtg: Nations Direct Mtg \$245,471
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: \$107,000 (06/88)
87 VENTURA ST ..... \$110,000
B: Katherine L Hope-Oakley & Kemar A Oakley
S: Paul Hope & Steven Hope
Book/Page: 25397/41, Date: 04/26/24
Use: 3 Bdrm Ranch, Lot: 21875sf
149 WEST AVE ..... \$301,000
B: Keturah M Kreps
S: Chris E Dempsey
Book/Page: 25392/286, Date: 04/23/24
Mtg: USAA Federal SB \$240,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10800sf
Prior Sale: \$104,000 (06/95)

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

25 AMHERST ST ..... \$365,000
B: Julia A Meslener & Daniel J Rosenthal
S: Elise M Roy
Book/Page: 25389/501, Date: 04/22/24
Mtg: Florence Bank \$240,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 8695sf
Prior Sale: \$257,500 (07/11)
52 BELVEDERE AVE ..... \$250,000
B: Aisling Buckley
S: Joyce G Smalley
Book/Page: 25391/170, Date: 04/22/24
Mtg: Guild Mortgage Co \$200,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 5401sf
31 COLUMBUS AVE ..... \$270,000
B: Jane A Heye
S: Smith Madeline R Est & Donna Horne
Book/Page: 25394/508, Date: 04/25/24
Mtg: Guaranteed Rate Inc \$216,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5249sf
67 EDWARD DR ..... \$284,000
B: Brian T Jackson & Heather Handfield
S: Peter N Papineau & Cheryl A Shober
Book/Page: 25391/202, Date: 04/22/24
Mtg: Holyoke CU \$273,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13708sf
24 FAIRFIELD AVE ..... \$450,000
B: John R Oconnell & Daniel C Oconnell
S: Meara Properties LLC & Gallagher Cap Group LLC
Book/Page: 25395/231, Date: 04/25/24
Mtg: Guild Mortgage Co \$427,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6878sf
Prior Sale: \$360,000 (11/23)
151 HOMESTEAD AVE ..... \$500,000
B: Alexander Alfano & Dorothy Forgie
S: Gloria D Neves & Luisa Neves-Jarrett
Book/Page: 25395/261, Date: 04/25/24
Mtg: Westfield Bank \$475,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 12301sf
Prior Sale: \$93,000 (12/94)
14 ORCHARD ST ..... \$271,000
B: Kenneth Revett
S: Daigle Joan M Est & Karen Cadieux
Book/Page: 25396/200, Date: 04/26/24
Mtg: Total Mtg Svcs \$216,800
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5040sf
Prior Sale: \$83,500 (01/99)
9 PREW AVE U:A4 ..... \$95,000
B: Manuel F Lucio & Sook Y Tang
S: Nathan Chung
Book/Page: 25393/355, Date: 04/24/24
Use: 1 Bdrm Condo
Prior Sale: \$80,500 (09/21)

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

308 PINWOOD DR ..... \$625,000
B: Benjamin R Baraldi
S: Kirankumar P Chauhan & Saroj K Chauhan
Book/Page: 25389/591, Date: 04/22/24
Mtg: Fairway Ind Mtg \$300,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 23855sf
Prior Sale: \$219,350 (02/97)
131 WESTERN DR ..... \$640,000
B: Erika Hajati & Raveen Mehendru
S: Jennifer J Langier
Book/Page: 25396/337, Date: 04/26/24
Mtg: PeoplesBank (Holyoke) \$440,000
Term: 2039
Use: 3 Bdrm Colonial, Lot: 9894sf
Prior Sale: \$337,500 (09/16)

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

665 CENTER ST U:204 ..... \$340,000
B: Joseph S Bruno
S: Derek V Rodrigues
Book/Page: 25396/533, Date: 04/26/24
Mtg: Monson Svgs Bk \$323,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$203,000 (08/16)
106 CHAPIN GREENE DR U:106 ..... \$161,000
B: Cornerstone Hmbuying LLC
S: Shannon O Miller
Book/Page: 25396/439, Date: 04/26/24
Mtg: Mike Mancuso \$230,000
Use: 2 Bdrm Condo
Prior Sale: \$100,000 (10/06)

FOCOSI LN L:17 ..... \$25,000
B: Leonildo Ramos
S: Griffin A Robby
Book/Page: 25390/206, Date: 04/22/24

13 LILLIAN ST ..... \$175,000
B: Anthony Gagnon
S: Thomas F Hodgins
Book/Page: 25397/16, Date: 04/26/24
Use: 3 Bdrm, Lot: 5000sf
Prior Sale: \$147,500 (03/24)

142 MARION CIR ..... \$405,000
B: Jennifer Rivera
S: Stebbins Jennie A Est & Cynthia A Pereira
Book/Page: 25391/580, Date: 04/23/24
Mtg: Guaranteed Rate Inc \$396,825
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 46000sf
Prior Sale: \$175,000 (05/92)

158 MUNSING ST ..... \$365,000
B: Megan Delrosario & Mar A Delrosario
S: Leonel Goncalves, Tr for Bertilia Goncalves Irt
Book/Page: 25397/400, Date: 04/26/24
Mtg: United Wholesale Mtg \$292,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20102sf

111 PINE ST ..... \$250,000
B: Shannon K Tucker
S: Jose F Santos & Maria J Santos
Book/Page: 25392/370, Date: 04/23/24
Mtg: Nations Direct Mtg \$245,471
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: \$107,000 (06/88)

87 VENTURA ST ..... \$110,000
B: Katherine L Hope-Oakley & Kemar A Oakley
S: Paul Hope & Steven Hope
Book/Page: 25397/41, Date: 04/26/24
Use: 3 Bdrm Ranch, Lot: 21875sf

149 WEST AVE ..... \$301,000
B: Keturah M Kreps
S: Chris E Dempsey
Book/Page: 25392/286, Date: 04/23/24
Mtg: USAA Federal SB \$240,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10800sf
Prior Sale: \$104,000 (06/95)

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

257 HOVEY RD ..... \$270,000
B: Lauren L Libiszewski
S: John C Durham & Cynthia D Durham
Book/Page: 25389/472, Date: 04/22/24
Mtg: Country Bank \$243,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Old Style, Lot: 20909sf
Prior Sale: \$150,000 (02/18)

18 PALMER RD U:5 ..... \$230,000
B: Blue Oak Development LLC
S: Amanda A Thompson
Book/Page: 25394/120, Date: 04/24/24
Use: 2 Bdrm Condo
Prior Sale: \$149,000 (12/13)

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

17 COUNTRY LN ..... \$490,000
B: Jeffrey D Jacob & Debra J Jacob
S: Lloyd E Lords
Book/Page: 25395/210, Date: 04/25/24
Mtg: First World Mortgage \$506,170
Term: 2054
Use: 3 Bdrm Colonial, Lot: 42253sf
Prior Sale: \$265,000 (02/08)

60 E PALMER PARK DR ..... \$335,000
B: Diane M Santos
S: Cole Brenda Est & Matthew Cole
Book/Page: 25391/64, Date: 04/22/24
Mtg: Equity Prime Mtg \$328,932
Term: 2054
Use: 3 Bdrm Split Level, Lot: 12632sf

39 SMITH ST ..... \$550,000
B: Lake Thompson Realty LLC
S: Kelly Davis & Amy Milligan
Book/Page: 25394/376, Date: 04/25/24
Use: 3 Bdrm Contemporary, Lot: 33977sf
Prior Sale: \$35,000 (12/94)

46 SMITH ST ..... \$415,000
B: Laura R Quintero & Christopher A Patrono
S: Malia Homebuyers LLC
Book/Page: 25396/337, Date: 04/26/24
Mtg: Movement Mtg LLC \$407,483
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 88862sf
Prior Sale: \$135,000 (11/22)

120 STATE ST ..... \$151,000
B: Forever Hm Improvement LL
S: Federal Natl Mtg Assn
Book/Page: 25395/136, Date: 04/25/24
Mtg: Pinnacle Fnci Svc LLC \$201,000
Use: 3 Bdrm Cape Cod, Lot: 57935sf
Prior Sale: \$125,000 (08/18)

Russell

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 4 5
Median Price \$272,500 \$390,000

REAL ESTATE SALES

4 PARK ST ..... \$260,000
B: Derek Vaughan
S: Sean J Zielinski & Felicia Magovern
Book/Page: 25393/245, Date: 04/24/24
Mtg: Fairway Ind Mtg \$255,290
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18750sf
Prior Sale: \$235,000 (04/22)

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

6 SHIRLEY TER ..... \$302,500
B: Kimberly Morrissey
S: Michelle Bertrand
Book/Page: 25396/3, Date: 04/26/24
Mtg: Tricia L Koss \$300,000
Use: 3 Bdrm Ranch, Lot: 17424sf
Prior Sale: \$183,900 (11/09)

247 VINING HILL RD ..... \$289,000
B: Petrona B Hodges & Scott W Hodges
S: Anne D Viets
Book/Page: 25394/443, Date: 04/25/24
Mtg: Westfield Bank \$267,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 36946sf

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

32 ALDREW TER ..... \$262,000
B: Binh T Le
S: Guadalupe M Defriedson & John M Friedson
Book/Page: 25393/388, Date: 04/24/24
Mtg: LoanUnited Com LLC \$209,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9448sf
Prior Sale: \$106,900 (06/12)

339-441 ALLEN ST ..... \$420,000
B: Changin Lee & Suhyun Lee
S: Mindrums Properties LLC
Book/Page: 25395/287, Date: 04/25/24

769 ALLEN ST ..... \$355,000
B: Pamela Gomes & Cherrie Jowers
S: Tavernier Investments LLC
Book/Page: 25390/349, Date: 04/22/24
Mtg: Rocket Mortgage LLC \$165,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9749sf
Prior Sale: \$221,

<b>185 EAST ST</b> .....	<b>\$250,000</b>
B: Mark Lucente S: Bernice C Salvas Book/Page: 25394/8, Date: 04/24/24 Mtg: Fairway Ind Mtg \$237,500 Term: 2054 Use: 2 Bdrm Ranch, Lot: 7501sf Prior Sale: \$95,000 (09/02)	
<b>90 ELIJAH ST</b> .....	<b>\$150,000</b>
B: George Petropulos S: Montes Celestino Est & Daisy Montes Book/Page: 25391/462, Date: 04/23/24 Use: 3 Bdrm Bngl/Cottage, Lot: 3202sf Prior Sale: \$166,400 (03/21)	
<b>76-78 ENFIELD ST</b> .....	<b>\$325,000</b>
B: Marco Reis & Zelia Reis S: Greitcha M Velez Book/Page: 25397/449, Date: 04/26/24	
<b>1 FACTORY RD</b> .....	<b>\$465,000</b>
B: Astro Chemicals Inc S: Burke Hendee Realty LLC Book/Page: 25392/3, Date: 04/23/24 Use: Auto Sales, Lot: 18295sf Prior Sale: \$330,000 (09/16)	
<b>16 FORDHAM ST</b> .....	<b>\$276,000</b>
B: Pedro Alicea 3rd & Yisel J Alvarado S: Chenevert Properties LLC Book/Page: 25397/269, Date: 04/26/24 Mtg: Northpoint Mortgage \$261,950 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10193sf Prior Sale: \$175,000 (02/24)	
<b>53 FOSTER ST</b> .....	<b>\$285,000</b>
B: Shalina B Wray S: James B Morrissey, Tr for Springfield Vent Rt Book/Page: 25393/359, Date: 04/24/24 Mtg: Keystone Funding \$213,750 Term: 2054 Use: 2-Family Two Family, Lot: 3929sf	
<b>166 GRAYSON DR</b> .....	<b>\$280,000</b>
B: Edgardo Rivera S: Francesco Siniscalchi Book/Page: 25393/578, Date: 04/24/24 Mtg: United Wholesale Mtg \$219,780 Term: 2054 Use: 3 Bdrm Ranch, Lot: 5005sf Prior Sale: \$11,000 (10/90)	
<b>246-248 HANCOCK ST</b> .....	<b>\$260,000</b>
B: Omar Awkal S: Oussama Awkal Book/Page: 25391/525, Date: 04/23/24 Mtg: Fairway Ind Mtg \$191,100 Term: 2054 Use: 2-Family Two Family, Lot: 4922sf Prior Sale: \$22,299 (09/13)	
<b>284 HERMITAGE DR</b> .....	<b>\$315,000</b>
B: Sarah Rivera & Elizabeth R Guay S: Murat Karaarslan & Lindsay Karaarslan Book/Page: 25394/133, Date: 04/24/24 Mtg: Movement Mtg LLC \$309,294 Term: 2054 Use: 3 Bdrm Ranch, Lot: 17529sf Prior Sale: \$155,000 (04/16)	
<b>48 INDIAN LEAP ST U:48</b> .....	<b>\$130,000</b>
B: Warren Costa S: Oleg Kogan & Alina Kogan Book/Page: 25396/143, Date: 04/26/24 Mtg: Rocket Mortgage LLC \$117,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$28,500 (09/12)	
<b>25 KAZBECK ST</b> .....	<b>\$270,000</b>
B: Evan Springer & Clayton Springer S: Methuselah Rt & Dominic Kirchner 2nd Book/Page: 25397/365, Date: 04/26/24 Mtg: Guild Mortgage Co \$238,000 Term: 2054	
<b>156 KING ST</b> .....	<b>\$190,000</b>
B: San J Harrison & Crystal J Harrison S: Lachenaier LLC Book/Page: 25392/472, Date: 04/24/24 Mtg: CMG Mortgage Inc \$25,000 Use: 5 Bdrm Old Style, Lot: 5258sf Prior Sale: \$22,000 (06/19)	
<b>221 LAURELTON ST</b> .....	<b>\$250,000</b>
B: Juan A Cintron & Sandra Gomez S: Methuselah Rt & Dominic Kirchner 2nd Book/Page: 25397/58, Date: 04/26/24 Mtg: William Raveis Mtg Co \$235,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 13499sf Prior Sale: \$100,000 (12/23)	
<b>39-41 LYNDAL ST</b> .....	<b>\$116,600</b>
B: Waiwai Rt & Dominic Kirchner 2nd S: Stephen T Kowal & Margaret A Wheat Book/Page: 25397/552, Date: 04/26/24 Mtg: Accounting & Tax Asso \$150,000 Use: 2-Family Two Family, Lot: 5001sf	
<b>34 MACOMBER AVE</b> .....	<b>\$294,800</b>
B: Veronica Morales S: Ramon Rivera & Deborah Rivera Book/Page: 25397/168, Date: 04/26/24 Mtg: Norwich Commercial Grp \$271,133 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 9300sf Prior Sale: \$182,000 (09/17)	
<b>254-256 MAIN ST</b> .....	<b>\$700,000</b>
B: Rafael A Martinez S: Winners O LLC Book/Page: 25397/425, Date: 04/26/24 Mtg: Nqm Funding Llc \$490,000 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 6599sf Prior Sale: \$450,000 (10/22)	
<b>74-78 MANITOBA ST</b> .....	<b>\$340,000</b>
B: Faruq M Stokes & Jae V Perry S: Diane T Sheets & David R Sheets Book/Page: 25395/172, Date: 04/25/24 Mtg: First World Mortgage \$333,841 Term: 2054 Use: 2-Family Duplex, Lot: 5580sf Prior Sale: \$178,000 (12/06)	
<b>46 MARSDEN ST</b> .....	<b>\$260,000</b>
B: Tamarah R Chinn S: William E Higgins Jr & Kelly W Higgins Book/Page: 25396/417, Date: 04/26/24 Mtg: Freedom Mortgage Corp \$255,290 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 5036sf	
<b>126-128 MAYNARD ST</b> .....	<b>\$200,000</b>
B: App Realty TLLC S: Anastaysha Roller, Tr for Yochana R Mitchell Rt Book/Page: 25391/94, Date: 04/22/24 Mtg: H1H2 LLC \$188,000 Use: 2-Family Two Family, Lot: 5001sf Prior Sale: \$74,000 (01/15)	
<b>83 MAZARIN ST</b> .....	<b>\$236,000</b>
B: Michelle Love & Tracey Love S: Judithann M Campbell Book/Page: 25392/283, Date: 04/23/24 Use: 2 Bdrm Old Style, Lot: 5833sf Prior Sale: \$64,000 (11/13)	
<b>14 MEREDITH ST</b> .....	<b>\$165,000</b>
B: Phung Le S: Thuy T Nai Book/Page: 25392/124, Date: 04/23/24 Use: 2 Bdrm Ranch, Lot: 5001sf Prior Sale: \$75,000 (06/07)	
<b>69 MERRIMAC AVE</b> .....	<b>\$175,000</b>
B: Abdullah M Jashaami S: Robert E McNulty Book/Page: 25392/278, Date: 04/23/24 Use: 3 Bdrm Colonial, Lot: 17511sf	

<b>62 MIDWAY ST</b> .....	<b>\$315,000</b>
B: Maria Mead S: Joeliys D Ofray Book/Page: 25396/76, Date: 04/26/24 Mtg: Fairway Ind Mtg \$306,267 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 7000sf Prior Sale: \$163,000 (05/20)	
<b>88 NEWTON RD</b> .....	<b>\$290,000</b>
B: Austin Hamel & Kaitlin Heffner S: Raymond Hamel Book/Page: 25393/156, Date: 04/24/24 Mtg: Movement Mtg LLC \$232,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12720sf Prior Sale: \$190,000 (05/14)	
<b>13-15 NOEL ST</b> .....	<b>\$325,000</b>
B: Ahmat A Hilal S: Lachenaier LLC Book/Page: 25392/447, Date: 04/24/24 Mtg: Citizens Bank \$313,390 Term: 2054 Use: 2-Family Two Family, Lot: 7680sf Prior Sale: \$195,000 (04/22)	
<b>120 PARAMOUNT ST</b> .....	<b>\$320,000</b>
B: Luis E Rivera S: Wendy R Kearney Book/Page: 25397/571, Date: 04/26/24 Mtg: Norwich Commercial Grp \$330,560 Term: 2054 Use: 3 Bdrm Ranch, Lot: 7501sf Prior Sale: \$170,000 (04/17)	
<b>1840 PARKER ST</b> .....	<b>\$360,000</b>
B: Fernando O Walker-Rivera S: Janet Staples Book/Page: 25397/93, Date: 04/26/24 Mtg: Movement Mtg LLC \$353,479 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 12236sf	
<b>362 PARKERVIEW ST</b> .....	<b>\$324,000</b>
B: Oscar Castro S: William Pacheco & Anastasia Pacheco Book/Page: 25397/345, Date: 04/26/24 Mtg: Holyoke CU \$275,400 Term: 2054 Use: 3 Bdrm Ranch, Lot: 6669sf Prior Sale: \$71,450 (01/01)	
<b>41 ROSELLA ST</b> .....	<b>\$257,000</b>
B: Tiburcio Romero-Martinez & Wanda I Colon-Ortiz S: Boland Suzanne Est & Cathryn A Matthews Book/Page: 25395/60, Date: 04/25/24 Mtg: United Wholesale Mtg \$246,380 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10001sf	
<b>115 SANTA BARBARA ST</b> .....	<b>\$210,000</b>
B: Indira M Colon S: Chelsea Wait Book/Page: 25394/545, Date: 04/25/24 Mtg: MA Housing Fin Auth \$180,000 Term: 2054 Use: 1 Bdrm Bngl/Cottage, Lot: 5001sf Prior Sale: \$170,000 (08/22)	
<b>220 SENATOR ST</b> .....	<b>\$390,000</b>
B: Juliana B Ocampo S: Thomas Davis Doc#: 00000000236370, Date: 04/22/24 Mtg: Citizens Bank \$378,510 Term: 2054 Use: 2 Bdrm Raised Ranch, Lot: 12454sf	
<b>663 SUMNER AVE</b> .....	<b>\$240,000</b>
B: North East Const Svcs Inc S: Spring Forth Prop LLC Book/Page: 25393/265, Date: 04/24/24 Mtg: RFLF 7 LLC \$283,500 Use: 2-Family Two Family, Lot: 5349sf Prior Sale: \$218,883 (03/23)	
<b>58 WILBRAHAM AVE</b> .....	<b>\$90,000</b>
B: Jill17 LLC S: Arthur L Ragland 3rd Book/Page: 25394/406, Date: 04/25/24 Mtg: Pinnacle Fnci Svc LLC \$164,000 Use: 3 Bdrm Colonial, Lot: 4539sf Prior Sale: \$59,900 (12/90)	
<b>3 WOODCLIFF ST</b> .....	<b>\$110,000</b>
B: Byron Pelaez & Yamillette D Parra S: Keyshla M Diaz Parra Book/Page: 25389/152, Date: 04/22/24 Use: 3 Bdrm Ranch, Lot: 6260sf Prior Sale: \$122,500 (04/18)	
<b>92 WRENTHAM RD</b> .....	<b>\$319,000</b>
B: Joshua Rios S: David A Bennett & Rena M Bennett Book/Page: 25393/303, Date: 04/24/24 Mtg: PeoplesBank (Holyoke) \$303,050 Term: 2054 Rate: 6.1% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 10001sf	

**► FORECLOSURE DEEDS**

<b>66-68 DEARBORN ST</b> .....	<b>\$81,500</b>
B: Wicked Deals LLC S: Charles Cuffie & Citizens Bank Book/Page: 25395/577, Date: 04/26/24 Use: 2-Family Two Family, Lot: 5001sf	

**Tolland**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	4
Median Price	\$420,000	\$252,500

**► REAL ESTATE SALES**

<b>JEFF MILLER RD L:3</b> .....	<b>\$40,000</b>
B: William T Lovenbury 2nd S: Ryan A Michonski Book/Page: 25396/60, Date: 04/26/24	
<b>82 STONES THROW DR</b> .....	<b>\$448,200</b>
B: Mark Cohen & Helen W Cohen S: Gerald F Devokaitis & Cheryl F Devokaitis Book/Page: 25393/351, Date: 04/24/24 Use: 3 Bdrm Conventional, Lot: 12894sf	

**Wales**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	4
Median Price	\$330,000	\$333,000

**► REAL ESTATE SALES**

<b>HOLLOW RD L:40A1</b> .....	<b>\$50,000</b>
B: John Humphrey S: Lori M Whitman Book/Page: 25390/371, Date: 04/22/24	

**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**

<b>62 GEORGE ST</b> .....	<b>\$238,000</b>
B: Zulimar Rios S: Alycar Investments LLC Book/Page: 25389/421, Date: 04/22/24 Mtg: United Wholesale Mtg \$233,689 Term: 2054 Use: 3 Bdrm Conventional, Lot: 6000sf Prior Sale: \$167,000 (06/22)	
<b>73 HERRMAN ST</b> .....	<b>\$300,000</b>
B: Lou Lou Holdings LLC S: Lee Vergie Mae Est & Kathleen M McDonough Book/Page: 25392/159, Date: 04/23/24 Use: 3 Bdrm Ranch, Lot: 9000sf Prior Sale: \$115,800 (05/99)	

<b>23 JAMES AVE</b> .....	<b>\$375,000</b>
B: Lok B Bhattarai & Balak Thapa S: Islam Niyazov & Gulasar Niyazova Book/Page: 25397/499, Date: 04/26/24 Mtg: Radius Financial Grp \$323,768 Term: 2054 Use: 3 Bdrm Conventional, Lot: 6890sf Prior Sale: \$75,000 (08/12)	
<b>161 NEW BRIDGE ST</b> .....	<b>\$379,000</b>
B: Natalia Varela & Rebecca Arguinzoni S: Angeljoy Co LLC Book/Page: 25397/477, Date: 04/26/24 Mtg: Paramount Res Mtg Gp \$372,135 Term: 2054 Use: 2-Family Family Flat, Lot: 5000sf Prior Sale: \$142,500 (09/21)	
<b>37 SHADY BRK U:37</b> .....	<b>\$457,000</b>
B: Thomas Foley S: Kevin J Conway Book/Page: 25393/342, Date: 04/24/24 Use: 2 Bdrm Condo Prior Sale: \$445,000 (09/22)	
<b>9 WILLARD AVE</b> .....	<b>\$236,000</b>
B: Marties Floating Event Pl S: Masjid Al-Baqi Inc Book/Page: 25397/201, Date: 04/26/24 Mtg: Common Capital Inc \$299,000 Use: Religious Property, Lot: 11570sf Prior Sale: \$150,000 (10/06)	

**Westfield**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

<b>37 BUSCHMANN AVE</b> .....	<b>\$227,000</b>
B: Richard M Stephens Jr S: Thomas Tomasini Book/Page: 25397/225, Date: 04/26/24 Mtg: American Ngbd Mtg Acc \$203,530 Term: 2054 Use: 3 Bdrm Conventional, Lot: 9000sf	
<b>9 CROWN ST</b> .....	<b>\$352,000</b>
B: Joshua C Cyr S: Deborah L Burkott Book/Page: 25390/376, Date: 04/22/24 Mtg: United Wholesale Mtg \$264,000 Term: 2054 Use: 2-Family Family Flat, Lot: 18220sf Prior Sale: \$60,000 (05/96)	
<b>76 MEADOW ST</b> .....	<b>\$237,000</b>
B: Eric K Lacombe S: Kaitlin Davis & Anthony Choquette Book/Page: 25396/583, Date: 04/26/24 Mtg: Freedom Credit Union \$213,300 Term: 2054 Use: 1 Bdrm Conventional, Lot: 9498sf Prior Sale: \$165,000 (08/21)	
<b>100 RACHAEL TER</b> .....	<b>\$632,500</b>
B: Christopher M Bannish & Shannon M Bannish S: Dawn M Bonneau Book/Page: 25393/206, Date: 04/24/24 Mtg: Fairway Ind Mtg \$506,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 27422sf Prior Sale: \$259,000 (09/01)	
<b>1430 RUSSELL RD U:29</b> .....	<b>\$116,000</b>
B: Robin R Sheldon S: Shanna Sharples Book/Page: 25394/202, Date: 04/25/24 Use: 2 Bdrm Condo Prior Sale: \$61,000 (08/02)	
<b>535 RUSSELLVILLE RD</b> .....	<b>\$617,000</b>
B: Kelly A Freeman & Gregory E Freeman S: Cheryl Denardo Book/Page: 25390/511, Date: 04/22/24 Use: 4 Bdrm Conventional, Lot: 466092sf Prior Sale: \$617,000 (04/24)	
<b>535 RUSSELLVILLE RD</b> .....	<b>\$617,000</b>
B: Kelly A Freeman & Gregory E Freeman S: Cheryl Denardo Book/Page: 25390/511, Date: 04/22/24 Mtg: Westfield Bank \$493,600 Term: 2054 Use: 4 Bdrm Conventional, Lot: 466092sf Prior Sale: \$228,000 (02/22)	
<b>3 SHADOW LN</b> .....	<b>\$431,500</b>
B: Todd G Clark & Lisa A Clark S: Gregory E Freeman & Kelly A Freeman Book/Page: 25390/135, Date: 04/22/24 Mtg: PeoplesBank (Holyoke) \$281,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 18580sf Prior Sale: \$248,000 (10/12)	
<b>236 SHAKER RD</b> .....	<b>\$487,500</b>
B: Mariah L Bouchard S: Arshad Mehmood Book/Page: 25397/533, Date: 04/26/24 Mtg: Movement Mtg LLC \$421,626 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 26571sf Prior Sale: \$422,750 (08/22)	
<b>30 SUMMER ST</b> .....	<b>\$210,000</b>
B: Matthew D Blonairz & Patricia Blonairz S: James R Jylka & Katja E Jylka Book/Page: 25395/405, Date: 04/26/24 Mtg: Guaranteed Rate Inc \$203,700 Term: 2054 Use: 3 Bdrm Row House, Lot: 1307sf Prior Sale: \$149,250 (02/19)	

**Westfield**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

<b>45 JAEGER DR</b> .....	<b>\$123,000</b>
B: Martin Millan S: John S Hezik & U S Bank TNa Book/Page: 25396/393, Date: 04/26/24 Use: 3 Bdrm Ranch, Lot: 16800sf	
<b>2138 BOSTON RD</b> .....	<b>\$2,200,000</b>
B: Car Wash Holdings LLC S: Prestige World Wide Ent L Book/Page: 25390/439, Date: 04/22/24 Mtg: Monson Svgs Bk \$1,280,000 Use: Car Wash Facility, Lot: 31859sf Prior Sale: \$1,100,000 (08/22)	
<b>21 BROOKLAWN RD</b> .....	<b>\$375,000</b>
B: Amanda Ingerson S: Sarah Hauser Book/Page: 25394/389, Date: 04/25/24 Use: 3 Bdrm Ranch, Lot: 31158sf Prior Sale: \$242,000 (04/18)	
<b>59 GLENN DR</b> .....	<b>\$390,000</b>
B: Victoria W Kirton S: Connor Courtney Book/Page: 25396/46, Date: 04/26/24 Use: 3 Bdrm Ranch, Lot: 20000sf Prior Sale: \$239,000 (01/20)	

<b>392 MAIN ST</b> .....	<b>\$100,000</b>
B: Greg O Roberts & Joseph M Roberts S: Harold C Lee & Sharon J Lee Book/Page: 25393/69, Date: 04/24/24 Use: 5 Bdrm Conventional, Lot: 28425sf Prior Sale: \$145,000 (06/01)	
<b>417 MOUNTAIN RD</b> .....	<b>\$225,000</b>
B: Positive Spin Re Invs Inc S: Raschi John A Est & Jill Raschi Book/Page: 25393/69, Date: 04/26/24 Mtg: Advanta Ira Admin Llc \$240,000 Use: 2 Bdrm Bngl/Cottage, Lot: 28540sf	
<b>9 RUTH DR</b> .....	<b>\$462,000</b>
B: Alec Upperton & Keandra Upperton S: Barbara J Kirk, Tr for Kirk 2010 Ruth Dr T Book/Page: 25393/509, Date: 04/24/24 Mtg: US Bank NA \$438,900 Term: 2054 Use: 4 Bdrm Colonial, Lot: 22511sf	
<b>3 WESTON ST</b> .....	<b>\$238,500</b>
B: Lucielle A Spindola & Osmar B Spindola S: Jennifer Wallace-Johnson Book/Page: 25392/103, Date: 04/23/24 Mtg: First Natl Bk \$190,800 Term: 2054 Use: 3 Bdrm Conventional, Lot: 5061sf Prior Sale: \$157,000 (06/11)	
<b>12 WILBRAVIEW DR</b> .....	<b>\$350,000</b>
B: Margaret A Treacy S: Alfred W Patrie Jr Book/Page: 25397/454, Date: 04/26/24 Mtg: UniBank for Savings \$280,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 22054sf	

# Hampshire Registry

Mary Olberding, Register  
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Northampton, MA 01060  
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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**

<b>80 AMITY PL U:80</b> .....	<b>\$561,000</b>
B: Arzum Akkas S: Gary A Leaf Book/Page: 15118/259, Date: 04/26/24 Mtg: Bank of America NA \$300,000 Term: 2054 Use: 4 Bdrm Condo, Lot: 7207sf Prior Sale: \$344,000 (09/13)	
<b>161 CHESTNUT ST</b> .....	<b>\$695,800</b>
B: Yg Chestnut 161 LLC S: Melida D Dyer Book/Page: 15114/341, Date: 04/22/24 Use: 2-Family Duplex, Lot: 15750sf Prior Sale: \$315,000 (03/12)	
<b>500 WEST ST U:16</b> .....	<b>\$330,000</b>
B: Musbah Shaeen S: Aaron B St John Book/Page: 15116/125, Date: 04/24/24 Mtg: HarborOne Mortgage \$264,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 6250sf Prior Sale: \$210,000 (08/06)	
<b>15 WINSTON CT U:15</b> .....	<b>\$342,000</b>
B: Andrija Rasin & Irena Stanic-Rasin S: Mark S Bauer & Caroline Bauer Book/Page: 15118/185, Date: 04/26/24 Use: 3 Bdrm Condo, Lot: 5588sf Prior Sale: \$220,000 (08/20)	

**Belchertown**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	13
Median Price		

HAMPSHIRE REGISTRY continued

535 RUSSELLVILLE RD ..... \$617,000
B: Kelly A Freeman & Gregory E Freeman
S: Cheryl Denardo
Book/Page: 15115/19, Date: 04/22/24
Mtg: Westfield Bank \$493,600
Term: 2054

Ware

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 16 13
Median Price \$290,500 \$252,500

REAL ESTATE SALES

35 BACON RD ..... \$379,000
B: Chad Balicki & Megan Berube
S: Christine Stochinski
Book/Page: 15118/213, Date: 04/26/24
Mtg: Community Bank NA \$367,630
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 40001sf
Prior Sale: \$150,000 (08/23)

18 HIGH ST ..... \$110,000
B: Li T Ly
S: Ying X Chen
Book/Page: 15115/85, Date: 04/23/24
Use: 2-Family Two Family, Lot: 5480sf
Prior Sale: \$53,000 (04/19)

1 PLEASANT TER ..... \$165,000
B: Fumi Realty Inc
S: Lynn A Liguornik
Book/Page: 15116/283, Date: 04/24/24
Mtg: Pinnacle FncI Svc LLC \$216,000
Use: 3 Bdrm Cape Cod, Lot: 10001sf

45 SOUTH ST ..... \$310,000
B: Henry Valerio & Iliannette Lugo-Morales
S: Mackenna Hogan
Book/Page: 15115/167, Date: 04/23/24
Mtg: Guaranteed Rate Inc \$304,385
Term: 2054
Use: 4 Bdrm Two Family, Lot: 7200sf
Prior Sale: \$209,000 (07/21)

UPPER NORTH ST L.2 ..... \$135,000
B: Robert Ruckl Jr & Tara N Ruckl
S: Donald Williams
Book/Page: 15117/202, Date: 04/25/24

Williamsburg

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

FORECLOSURE DEEDS

4 MAIN ST ..... \$682,500
B: E Waverly Realty LLC
S: Brewmasters Realty LLC & Florence Bank
Book/Page: 15118/109, Date: 04/25/24
Use: Restaurant/Bar, Lot: 39204sf
Prior Sale: \$1,225,000 (05/19)

Middlesex Registry Northern District

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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:111 ..... \$480,000
B: Shashank Srivastava & Shivangi Rastogi
S: Roberto C Borges-Russo & Johanneryck V Guerra
Book/Page: 38443/153, Date: 04/24/24
Mtg: M&T Bank NA \$336,000
Term: 2054 Rate: 7.4% Type: Adj
Use: Condo
Prior Sale: \$324,900 (06/19)

343 BOSTON RD ..... \$1,250,000
B: Gianni Evangelista
S: Ashleigh G Allard & Thomas A Allard
Book/Page: 38440/77, Date: 04/22/24
Mtg: First Citizen B&T Co \$750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45302sf

6 CALL ST ..... \$875,000
B: Katie J Fay & James M Fay Jr
S: Jmf Realty LLC
Book/Page: 38445/218, Date: 04/25/24
Mtg: Stoneham Cp Bk \$751,275
Term: 2054
Use: 3 Bdrm Old Style, Lot: 47602sf
Prior Sale: \$350,000 (11/23)

FALCON LN L:6 ..... \$400,000
B: 24 Maple Rd LLC
S: Cookemurphy And Cooke LLC
Book/Page: 38445/23, Date: 04/25/24
Use: Industrial Devlpble Land, Lot: 132296sf

15 HARDWOOD DR ..... \$890,000
B: Melanie Palumbo & Brian Palumbo
S: James A Mcinnis & Linda M Mcinnis
Book/Page: 38441/239, Date: 04/23/24
Mtg: Leader Bank NA \$712,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 51649sf
Prior Sale: \$440,000 (12/11)

12 KAMEHA DR ..... \$675,000
B: Roberto Borges-Russo & Johanneryck V Guerra
S: Robert L Miner, Tr for Robert & Linda Miner Ft
Book/Page: 38443/261, Date: 04/24/24
Mtg: Guaranteed Rate Inc \$540,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16740sf

12 PICHOWICZ RD ..... \$565,000
B: Robert C Peck, Tr for Robert C Peck Irt
S: Michael Snowdon & Christian Theriault
Doc#: 00000000322828, Date: 04/23/24
Use: 3 Bdrm Cape Cod, Lot: 15002sf
Prior Sale: \$390,000 (03/24)

14-16 PONDOVER RD ..... \$825,000
B: Francesco A Puopolo
S: David B Heron, Tr for 14-16 Ponderov Road Nt
Book/Page: 38444/213, Date: 04/24/24
Mtg: Guaranteed Rate Inc \$701,250
Term: 2054
Use: 2-Family Townhouse, Lot: 25260sf

12 POST RD ..... \$565,000
B: Ethan J Steinberg
S: Brian J Palumbo
Book/Page: 38440/112, Date: 04/22/24
Mtg: Cross Country Mtg Inc \$435,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 24459sf
Prior Sale: \$335,000 (05/16)

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

212 ACTON ST ..... \$1,240,000
B: Leticia P Alvarez & Daniel G Acsadi
S: 212 Acton Street LLC
Doc#: 00000000322852, Date: 04/26/24
Use: 3 Bdrm Split Entry, Lot: 108900sf
Prior Sale: \$720,000 (06/22)

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

10 AUTUMN LN ..... \$885,000
B: Garrick Cataldo & Margaret Cataldo
S: James E Driscoll & Terry G Driscoll
Book/Page: 38440/37, Date: 04/22/24
Mtg: Inst Svgs Newburyport \$654,150
Term: 2054
Use: 4 Bdrm Colonial, Lot: 67082sf
Prior Sale: \$245,000 (09/97)

8 BARRY DR ..... \$650,000
B: James E Silva & Tayla Silva
S: Marylou Roy, Tr for Silva Ft
Book/Page: 38446/279, Date: 04/25/24
Mtg: Stoneham Cp Bk \$485,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 22651sf

16 CARLETON AVE ..... \$615,000
B: Keenan M Beraldi & Morgan N Dibenedetto
S: Briana Carolan
Book/Page: 38443/119, Date: 04/24/24
Mtg: Guaranteed Rate Inc \$461,250
Term: 2039
Use: 3 Bdrm Conventional, Lot: 10019sf
Prior Sale: \$435,000 (07/20)

146 GRANITEVILLE RD ..... \$545,000
B: Hugo G Olivares & Nancy A Castillo-Ramirez
S: Moriarty Helen S Est & Nicholas Skames
Book/Page: 38448/108, Date: 04/26/24
Mtg: Cross Country Mtg Inc \$490,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 39640sf

4 MURRAY HILL RD ..... \$715,000
B: Nancy E Noyes & Bruce F Offhaus
S: Gary J Biddy & Irene L Biddy
Book/Page: 38440/295, Date: 04/22/24
Use: 3 Bdrm Ranch, Lot: 22651sf

255 NORTH RD U:169 ..... \$420,000
B: Sumit Luthra & Suman Luthra
S: Michael R King & Valerie L King
Book/Page: 38445/77, Date: 04/25/24
Mtg: T2 Financial LLC \$210,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$165,000 (08/13)

255 NORTH RD U:188 ..... \$420,000
B: Sushma F Pisal & Fattessinh D Pisal
S: Rosemarie C Connolly, Tr for Rc Connolly Ft
Book/Page: 38450/39, Date: 04/26/24
Mtg: Berkshire Bank \$357,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$174,500 (12/08)

38 PRESCOTT DR U:38 ..... \$268,714
B: David Gilmore & Linda Gilmore
S: Joseph Servadda & Jenny L Gilmore
Book/Page: 38445/265, Date: 04/25/24
Use: 2 Bdrm Condo
Prior Sale: \$330,000 (12/21)

29 RIVERMEADOW DR ..... \$530,000
B: Sarah Zuraw-Weston & Ian C Weston
S: Keene Gayle E Est & Kim Cassie
Book/Page: 38449/41, Date: 04/26/24
Mtg: Metro Credit Union \$477,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17860sf

16 WAGONTRAIL RD ..... \$790,000
B: Kyle J Leblanc & Anna Leblanc
S: Peter L Nelson
Book/Page: 38446/139, Date: 04/25/24
Mtg: CMG Mortgage Inc \$590,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 50530sf
Prior Sale: \$312,500 (06/98)

263 WELLMAN AVE U:263 ..... \$427,000
B: Rajeswara C Ayyagari & Jhum Sarcar
S: Judith R Ashe
Book/Page: 38451/52, Date: 04/26/24
Mtg: Pentagon FCU \$341,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$225,500 (09/01)

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

1480 BRIDGE ST ..... \$720,000
B: M&B Newlife LLC
S: Dkd Realty LLC
Book/Page: 38450/248, Date: 04/26/24
Mtg: Enterprise Bk & Tr Co \$571,000
Use: Restaurant/Bar, Lot: 43996sf
Prior Sale: \$420,000 (01/17)

12 BROOK ST ..... \$299,000
B: Maritimes & Northeast Pip
S: Leighandra Burgess
Book/Page: 38442/109, Date: 04/23/24
Use: Residential Undvlpble Land, Lot: 274864sf
Prior Sale: \$2,400 (08/19)

4 HAZELWOOD AVE U:14 ..... \$265,000
B: Emilian Group LLC
S: Janet Silverman, Tr for Marjorie A Ducey Irt
Book/Page: 38446/50, Date: 04/25/24
Mtg: Amerant Mortgage \$185,500
Term: 2054
Use: 2 Bdrm Condo

15 REBECCA LN U:15 ..... \$450,000
B: Nhl Gibson
S: Martina Witts, Tr for Stemmler Ft
Book/Page: 38449/112, Date: 04/26/24
Mtg: Enterprise Bk & Tr Co \$275,000
Use: 2 Bdrm Condo, Lot: 436sf
Prior Sale: \$196,322 (03/02)

74 TENNIS PLAZA RD U:16 ..... \$350,000
B: Shawn Paradise
S: Matthew R Furtado & Elana Furtado
Book/Page: 38448/3, Date: 04/26/24
Mtg: Jeanne DArc CU \$280,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$164,500 (05/16)

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

724 BRIDGE ST ..... \$705,000
B: Shubham Dhital & Shiva Dhital
S: Elias Interiano
Book/Page: 38447/257, Date: 04/26/24
Mtg: Guaranteed Rate Inc \$642,200
Term: 2054
Use: 4 Bdrm Conventional, Lot: 4356sf
Prior Sale: \$250,000 (03/22)

20 CLAUDINE DR ..... \$21,000
B: Brent Smith
S: Brent Smith & Jillian Smith
Book/Page: 38444/206, Date: 04/24/24
Use: 3 Bdrm Raised Ranch, Lot: 10019sf
Prior Sale: \$429,900 (06/20)

4 E BURNSIDE AVE ..... \$420,000
B: Carlos L Castro & Maria C Lopez
S: Flip My House LLC
Book/Page: 38450/126, Date: 04/26/24
Mtg: CMG Mortgage Inc \$402,573
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2178sf
Prior Sale: \$200,000 (04/23)

1392 GORHAM ST ..... \$525,000
B: Thomas J Dye & Edward W Shlimon
S: Greenwood Dorothy Est & Darlene M Decker
Book/Page: 38444/1, Date: 04/24/24
Mtg: United Wholesale Mtg \$446,250
Term: 2054
Use: 2-Family Two Family, Lot: 4356sf
Prior Sale: \$40,000 (06/90)

1400 GORHAM ST U:45 ..... \$519,551
B: Sandip R Patel & Niyati S Patel
S: Fahim Husain
Book/Page: 38442/66, Date: 04/23/24
Mtg: Eagle Bank \$235,000
Term: 2034
Use: 3 Bdrm Condo
Prior Sale: \$350,000 (12/19)

11 JEANNE DARCY ST ..... \$280,000
B: Wf Solutions LLC
S: Nancy A Renaud
Book/Page: 38442/105, Date: 04/23/24
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$90,000 (06/00)

52 LAWRENCE DR U:M302 ..... \$420,000
B: Lauren Oppenheim
S: Aghinia H Aziz
Book/Page: 38442/132, Date: 04/23/24
Mtg: Cambridge Svcs Bk \$200,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$199,900 (04/13)

200-A MARKET ST U:315 ..... \$365,000
B: Simon W Nelson
S: Peter A Mcanespie & Colleen Mcanespie
Book/Page: 38448/145, Date: 04/26/24
Mtg: Washington Trust Mtg \$300,000
Term: 2054
Use: 2 Bdrm Condo

16 MERRIMACK ST U:3D ..... \$209,000
B: Jessica L Oneill
S: Jeffrey H Zeisel
Book/Page: 38448/275, Date: 04/26/24
Mtg: Northern Hm Loans LLC \$198,550
Term: 2054
Use: 1 Bdrm Condo

39 PHOEBE AVE ..... \$470,000
B: Marutione LLC
S: Rivera Carmen Eneida Est & Erica Hernandez
Book/Page: 38442/117, Date: 04/23/24
Mtg: 3 Bdrm Cape Cod, Lot: 6970sf
Prior Sale: \$242,000 (10/04)

176 PLEASANT ST ..... \$376,500
B: Raman Chopra, Tr for 176-178 Pleasant St Rt
S: Manuel L Sousa & Maria G Sousa
Book/Page: 38447/140, Date: 04/25/24
Mtg: Enterprise Bk & Tr Co \$670,425
Use: 3-Family Mlti-Unt Bldg, Lot: 4356sf

151 QUEBEC ST ..... \$600,000
B: Fabiano C Ferreira & Elaine C Ferreira
S: Gloria Palermo & William M Palermo
Book/Page: 38446/188, Date: 04/25/24
Mtg: Nations Reliable Lndg \$522,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8276sf

177 STARR AVE ..... \$590,000
B: Louis Stamas
S: Nancy M Kalajian
Book/Page: 38450/77, Date: 04/26/24
Mtg: US Bank NA \$472,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10454sf

77 SUTHERLAND ST ..... \$425,000
B: Syntia Voltaire & Louis M Joseph
S: Milne George Roy Est & Teresa A Colon
Book/Page: 38451/80, Date: 04/26/24
Mtg: Republic State Mtg Co \$403,750
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2178sf

FORECLOSURE DEEDS

74 COSGROVE ST ..... \$295,000
B: Jm Brothers LLC
S: Fonda Forgetta & Wells Fargo Bank
Book/Page: 38443/210, Date: 04/24/24
Mtg: Reading Cp Bk \$221,250
Use: 3 Bdrm Conventional, Lot: 3485sf
Prior Sale: \$135,500 (11/09)

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

81 APACHE WAY U:81 ..... \$480,000
B: Patrick J Magliano & Taylor M Kantner
S: Niravkumar Patel & Reena Patel
Book/Page: 38446/7, Date: 04/25/24
Mtg: Northpointe Bank \$465,600
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: \$337,500 (09/20)

63 FISKE ST ..... \$675,000
B: James Obrien & Hillary Obrien
S: Carlene Jop
Book/Page: 38449/284, Date: 04/26/24
Mtg: Leader Bank NA \$510,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 47480sf

50 GEIGER DR ..... \$739,000
B: Rita Curtis & Elizabeth Curtis
S: American Mktg Invs LLC
Book/Page: 38440/190, Date: 04/22/24
Mtg: Salem Five Mtg Co \$443,400
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$452,000 (04/22)

90 JOHN ST ..... \$615,000
B: Matthew Vanberlo & Lisa Milosh
S: Nicole Hutcheon
Book/Page: 38439/273, Date: 04/22/24
Mtg: Leader Bank NA \$492,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$330,000 (02/14)

830 LIVINGSTON ST U:5 ..... \$318,000
B: Lone Tree Properties LLC
S: Deborah L Leclair, Tr for Stephen P Leclair T
Book/Page: 38450/162, Date: 04/26/24
Use: Condo

215 MERRIMACK MEADOWS LN U:176.... \$475,000
B: Eric M Kalita
S: Lisa G Demos, Tr for 1 Kennedy Circle RET
Book/Page: 38441/270, Date: 04/23/24
Mtg: Luminate Home Loans \$427,500
Term: 2054
Use: Condo

10 MOHAWK DR ..... \$606,022
B: Katrina Jancsy & Ryan M Jancsy
S: Lynne A Carlisle
Doc#: 00000000322842, Date: 04/24/24
Mtg: Guaranteed Rate Inc \$575,720
Term: 2054

250 SHAWSHEN ST ..... \$520,000
B: Charles E Godoy
S: James L Brick
Book/Page: 38450/191, Date: 04/26/24
Use: 4 Bdrm Colonial, Lot: 45738sf
Prior Sale: \$150,000 (09/88)

46 VILLA ROMA DR U:46 ..... \$490,000
B: Vincent Palladino & Linda Palladino
S: Linda A Engstrom, Tr for Linda Engstrom RET
Book/Page: 38448/206, Date: 04/26/24
Mtg: Fall River Five Cents \$392,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: \$225,000 (12/10)

28 WARREN RD ..... \$675,000
B: James Holland & Amy Greensmith
S: Austen J Ebert & Meghan Ebert
Book/Page: 38449/67, Date: 04/26/24
Mtg: Leader Bank NA \$641,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6125sf
Prior Sale: \$512,500 (07/20)

770 MAIN ST ..... \$900,000
B: 770 Main Street LLC
S: Louis Carciofi, Tr for Carciofi Rt
Book/Page: 38446/170, Date: 04/25/24

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

3 BRIDGEVIEW CIR U:43 ..... \$260,000
B: Patrick Sheehy
S: Erin Kunde
Book/Page: 38442/173, Date: 04/23/24
Mtg: Total Mtg Svcs \$234,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$242,500 (04/23)

11 CENTERCREST DR U:11 ..... \$355,000
B: Hala Khalil & Imad Thomas
S: Elizabeth A Maxfield
Book/Page: 38446/90, Date: 04/25/24
Mtg: Enterprise Bk & Tr Co \$319,300
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$249,900 (10/19)

15 EVERGREEN WAY U:15 ..... \$798,844
B: Patricia A Mcnabb, Tr for Patricia A Mcnabb T
S: Toll Northeast V Corp
Book/Page: 38445/257, Date: 04/25/24
Use: Possible New Construction

1 FARWELL RD ..... \$615,000
B: 1 Farwell Road LLC
S: Bridgeview Properties LLC
Book/Page: 38446/219, Date: 04/25/24
Mtg: Enterprise Bk & Tr Co \$478,500
Use: Retail-Service, Lot: 111618sf

73 FROST RD ..... \$225,000
B: Richard Debay, Tr for Rczd Realty Hld T
S: Landry Melvin L Est & Steven Landry
Book/Page: 38449/262, Date: 04/26/24
Use: 3 Bdrm Camp/Cabin, Lot: 8202sf

79 WESTECH DR U:79 ..... \$213,750
B: Westech Unit 79 LLC
S: 79 Westech LLC
Book/Page: 38445/176, Date: 04/25/24
Use: Industrial Condominium
Prior Sale: \$69,900 (12/99)

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

7 COLONEL ROLLS DR ..... \$1,475,000
B: Akbar Saleem & Rabia Akhtar
S: Hartford Road LLC
Book/Page: 38448/48, Date: 04/26/24
Mtg: Leader Bank NA \$875,000
Term: 2054
Use: Residential Developable Land, Lot: 25570sf

17 SANDSTONE RD U:17 ..... \$795,000
B: Robert A Paolini & Roseann Paolini
S: Patricia A Kingston, Tr for Robert P Tisdale T
Book/Page: 38441/177, Date: 04/23/24
Use: 2 Bdrm Condo
Prior Sale: \$490,000 (06/07)

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

5 ENGLEWOOD DR ..... \$756,000
B: Samantha J Delorey & Andrew J Roach
S: William L Klindt 3rd & Samantha J Robie-Klindt
Book/Page: 38447/33, Date: 04/25/24
Mtg: Jeanne DArc CU \$543,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 23087sf
Prior Sale: \$374,900 (09/08)

12 FOREST ST ..... \$884,000
B: Adam Boyd & Kristen Boyd
S: Robert G Peterson, Tr for P&G Realty Tll
Doc#: 00000000322859, Date: 04/26/24
Mtg: USAA Federal SB \$805,545
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9148sf
Prior Sale: \$420,000 (05/23)

13 KENWOOD AVE ..... \$600,000
B: Raymond P Mercuri
S: Mercuri Lena M Est & Raymond J Mercuri
Book/Page: 38448/245, Date: 04/26/24
Mtg: River Works CU \$300,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 22651sf

Middlesex Registry Southern District

Maria C. Curtatone, Register
208 Cambridge Street
East Cambridge, MA 02141
Telephone: (617) 679-6310
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Acton

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales

## Ashland

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	16
Median Price	\$715,000	\$592,500

### ► REAL ESTATE SALES

- 112 CAPTAIN EAMES CIR U:112**..... \$577,000  
 B: Suresh A Siripuram  
 S: William J Walsh Jr & Sherry L Walsh  
 Book/Page: 82705/557, Date: 04/26/24  
 Mtg: Guaranteed Rate Affin \$490,450  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$335,000 (03/18)
- 11 E BLUFF RD U:11**..... \$535,000  
 B: Debanjali Chakraborty & Abhimanyu Sharma  
 S: Meir Mechtlinger & Abigail Leibel  
 Book/Page: 82704/538, Date: 04/26/24  
 Mtg: Rocket Mortgage LLC \$508,250  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$328,000 (06/04)
- 11 FEMIA RD**..... \$969,000  
 B: Paul J Alperin & Rebekah L Goldstein  
 S: Jiaping Gao & Guofeng Zhou  
 Book/Page: 82690/122, Date: 04/23/24  
 Mtg: Fairway Ind Mtg \$726,750  
 Term: 2054  
 Use: 5 Bdrm Garrison, Lot: 30056sf  
 Prior Sale: \$585,000 (08/03)
- 5 MUTLEY RUN**..... \$710,000  
 B: Ashvanti R Selvam & Amaya Pankaj  
 S: Thomas P Brady 3rd & Maria S Brady  
 Doc#: 00000001955595, Date: 04/26/24  
 Mtg: Rockland Fed Cq \$639,000  
 Term: 2054  
 Use: 3 Bdrm Raised Ranch, Lot: 31799sf  
 Prior Sale: \$259,000 (02/00)
- 2 ORCHARD RD**..... \$579,900  
 B: Meir Mechtlinger & Abigail N Leibel  
 S: Julie L Noe  
 Book/Page: 82706/586, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$550,905  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 31363sf  
 Prior Sale: \$135,000 (05/92)
- 243 PLEASANT ST**..... \$620,000  
 B: Jagadishwar Pilla & Shalini Pilla  
 S: Michael Bradshaw & Arva Bradshaw  
 Book/Page: 82694/508, Date: 04/24/24  
 Mtg: Guild Mortgage Co \$601,400  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 17860sf  
 Prior Sale: \$400,000 (08/21)
- 22 WILLIAMS RD**..... \$555,000  
 B: Christopher J Hettlinger & Emily R Dart  
 S: Shelley A Leacu, Tr for John & C Mcgill Ft  
 Book/Page: 82699/401, Date: 04/25/24  
 Mtg: Guaranteed Rate Inc \$444,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 17424sf
- 4 WINTER ST**..... \$590,000  
 B: Johannes Kuosmanen & Teslote E Tadesse  
 S: Alisa Bolton  
 Book/Page: 82687/271, Date: 04/22/24  
 Mtg: Guaranteed Rate Inc \$472,000  
 Term: 2054  
 Use: 3 Bdrm Contemporary, Lot: 30056sf  
 Prior Sale: \$212,500 (11/99)

## Ayer

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	16
Median Price	\$560,000	\$462,500

### ► REAL ESTATE SALES

- 3 EASY ST**..... \$730,000  
 B: Rafik T Roufael  
 S: Peter Dawes & Elizabeth Dawes  
 Book/Page: 82701/385, Date: 04/25/24  
 Mtg: NFM Inc \$475,000  
 Term: 2039  
 Use: 3 Bdrm Ranch, Lot: 13068sf  
 Prior Sale: \$458,000 (04/18)
- 39 WILLARD ST**..... \$224,300  
 B: Turning Pt Hm Buyers LLC  
 S: Anthony J Poirier  
 Book/Page: 82704/519, Date: 04/26/24  
 Use: 2-Family Conventional, Lot: 12197sf

## Bedford

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

### ► REAL ESTATE SALES

- 1301 ALBION RD U:1301**..... \$252,824  
 B: Katelyn Lee & Young J Lee  
 S: Christopher M Rubin  
 Book/Page: 82707/214, Date: 04/26/24  
 Mtg: MA Housing Fin Auth \$226,100  
 Use: 2 Bdrm Condo  
 Prior Sale: \$231,700 (08/21)
- 394 DAVIS RD**..... \$1,493,000  
 B: Vishwanath Parakala & Rajani Tenneti  
 S: Kara A Kerwin, Tr for Davis Road Nt  
 Book/Page: 82696/137, Date: 04/24/24  
 Mtg: Leader Bank NA \$1,045,099  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 21100sf  
 Prior Sale: \$820,000 (08/07)
- 19 FLETCHER RD**..... \$2,115,000  
 B: Guillaume C Gratton & Sophie Lachance  
 S: Rajeev Bhalla & Jacqueline S Bhalla  
 Book/Page: 82695/444, Date: 04/24/24  
 Mtg: Morgan Stanley Privat \$1,560,000  
 Term: 2054 Rate: 5.9% Type: Adj  
 Use: 6 Bdrm Colonial, Lot: 14823sf  
 Prior Sale: \$1,375,000 (06/18)
- 2 GOULD RD**..... \$979,000  
 B: Francis G Kenawell & Kendall Sealey  
 S: Kushal Palkhiwala & Bhavika Shah  
 Book/Page: 82690/144, Date: 04/23/24  
 Use: 3 Bdrm Split Entry, Lot: 46200sf  
 Prior Sale: \$777,000 (09/20)
- 327 OLD BILLERICA RD**..... \$930,000  
 B: Yangli Kang & Aream Jang  
 S: Noufel Saissi & Asmaa Addardouri  
 Book/Page: 82706/230, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$744,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 41182sf  
 Prior Sale: \$570,000 (09/20)
- 52 ROBERTS DR U:52**..... \$437,000  
 B: Kaila A Mcevoy & Alexander Doucette  
 S: Don Q Re Development LLC  
 Book/Page: 82706/145, Date: 04/26/24  
 Mtg: Berkshire Bank \$415,150  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$222,500 (12/23)
- 21 WILDWOOD DR**..... \$1,145,000  
 B: Jiayu Li & Qianru Jin  
 S: Edward S Gray & Judith H Gray  
 Book/Page: 82704/583, Date: 04/26/24  
 Mtg: BankESB \$300,000  
 Term: 2039  
 Use: 4 Bdrm Colonial, Lot: 30026sf

## Belmont

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

### ► REAL ESTATE SALES

- 105-107 BARTLETT AVE**..... \$1,700,000  
 B: Marc O Roudebush, Tr for Marc O Roudebush T  
 S: Lisa D Fownes, Tr for L D Fownes Indenture Of T  
 Doc#: 00000001955584, Date: 04/26/24  
 Use: 2-Family Old Style, Lot: 6364sf  
 Prior Sale: \$12,866 (02/97)
- 39-41 HARVARD RD**..... \$775,000  
 B: Silu Huang & Tao Wang  
 S: Carl Levine, Tr for Carl L Levine RET  
 Book/Page: 82699/440, Date: 04/25/24  
 Use: 2-Family Old Style, Lot: 5547sf  
 Prior Sale: \$775,000 (04/24)
- 39-41 HARVARD RD**..... \$775,000  
 B: Tao Wang & Silu Huang  
 S: Sharon L Duncan & Thomas M Potter  
 Book/Page: 82699/436, Date: 04/25/24  
 Mtg: Wells Fargo Bank \$1,162,500  
 Term: 2054 Rate: 5.9% Type: Adj  
 Use: 2-Family Old Style, Lot: 5547sf  
 Prior Sale: \$920,000 (11/13)
- 12 HOITT RD**..... \$1,355,000  
 B: Lin Liu & Wenjin Luo  
 S: Panosian Arthur H Est & Steven M Panosian  
 Book/Page: 82686/25, Date: 04/22/24  
 Mtg: US Bank NA \$800,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 7039sf
- 10 MARION RD U:1**..... \$1,210,000  
 B: Santhosh Varadarajan & Anurekha Vedaiyan  
 S: Richard Y Pan & HuanKun Shi  
 Book/Page: 82694/589, Date: 04/24/24  
 Mtg: Flagstar Bank FSB \$968,000  
 Term: 2054 Rate: 6.3% Type: Adj  
 Use: Condo
- 32 PARK RD**..... \$1,252,000  
 B: Weijie Chen & Hao Chen  
 S: Michael Dipace  
 Book/Page: 82686/593, Date: 04/22/24  
 Mtg: US Bank NA \$700,000  
 Term: 2054  
 Use: 2-Family Old Style, Lot: 5505sf
- 22 SKAHAN RD U:22**..... \$1,100,000  
 B: Guillaume Chossiere & Isabel H Delima  
 S: Michael C Kenney & Jacquelyn M Kenney  
 Book/Page: 82696/171, Date: 04/24/24  
 Use: Condo
- 81 WOODFALL RD**..... \$2,400,000  
 B: Saul M Montero & Maryam Habibian  
 S: Jonathan C Wilk & Lisa R Wilk  
 Doc#: 00000001955570, Date: 04/26/24  
 Mtg: US Bank NA \$1,920,000  
 Term: 2054 Rate: 6.1% Type: Adj  
 Use: 5 Bdrm Garrison, Lot: 19542sf  
 Prior Sale: \$1,300,000 (08/03)

## Burlington

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

### ► REAL ESTATE SALES

- 339 CAMBRIDGE ST**..... \$635,000  
 B: Jeffrey Langone  
 S: Driscoll Regina M Est & Kathleen Keady  
 Book/Page: 82704/147, Date: 04/26/24  
 Mtg: LoanDepot.Com \$365,000  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 10001sf  
 Prior Sale: \$365,000 (07/13)
- 21 GEDICK RD**..... \$675,000  
 B: 21 Gedick LLC  
 S: Michael J Sacca & Emily C Sacca  
 Book/Page: 82690/266, Date: 04/23/24  
 Mtg: E Cambridge Svgs Bk \$1,138,500  
 Use: 3 Bdrm Ranch, Lot: 20094sf  
 Prior Sale: \$349,000 (11/06)
- 4 MORRISON RD**..... \$1,875,000  
 B: Michael Sacca & Emily Sacca  
 S: Nazir Vincent  
 Book/Page: 82694/536, Date: 04/24/24  
 Mtg: E Cambridge Svgs Bk \$1,350,000  
 Term: 2054  
 Use: Residential Developable Land, Lot: 27499sf  
 Prior Sale: \$700,000 (05/22)
- 2 NICHOLD ST**..... \$1,885,000  
 B: William L Meconi & Kaitlin A Folinus  
 S: Debra A Goldberg, Tr for Top Notch RET  
 Book/Page: 82686/203, Date: 04/22/24  
 Mtg: Leader Bank NA \$766,000  
 Term: 2054  
 Use: Residential Developable Land, Lot: 18295sf
- 4 RESERVE WAY U.A.**..... \$965,000  
 B: Joseph R Reynolds & Betsy P Reynolds  
 S: James B Johnson, Tr for James Bradley Johnson Lt  
 Book/Page: 82684/297, Date: 04/22/24  
 Use: 3 Bdrm Condo
- 4 RESERVE WAY U.B.**..... \$986,000  
 B: Yinyu Xu & Yiming Zhang  
 S: Jared Malladi  
 Book/Page: 82690/585, Date: 04/23/24  
 Mtg: Rocket Mortgage LLC \$300,000  
 Term: 2054  
 Use: Condo

## Cambridge

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

### ► REAL ESTATE SALES

- 64-66 6TH ST**..... \$2,005,000  
 B: Joe Zhu & Yao Chen  
 S: Carol C De Zengottita, Tr for Zengottita Irt  
 Book/Page: 82692/170, Date: 04/23/24  
 Mtg: Berkshire Bank \$1,403,500  
 Term: 2054 Rate: 6.8% Type: Adj
- 93 BELMONT ST**..... \$139,000  
 B: Alan Fincke  
 S: Charles E Letovsky  
 Book/Page: 82702/83, Date: 04/26/24  
 Use: 3-Family Family Flat, Lot: 4640sf  
 Prior Sale: \$390,000 (11/97)
- 93 BELMONT ST**..... \$139,000  
 B: Judith Olson  
 S: Stanley I Letovsky  
 Book/Page: 82703/385, Date: 04/26/24  
 Use: 3-Family Family Flat, Lot: 4640sf  
 Prior Sale: \$139,000 (04/24)
- 41 BOWDOIN ST U:7**..... \$485,000  
 B: Alaina D Monroe  
 S: Margaret M Macmullen, Tr for Margaret M Macmullen RET  
 Book/Page: 82703/275, Date: 04/26/24  
 Mtg: BankESB \$436,500  
 Term: 2054 Rate: 5.5% Type: Adj  
 Use: 1 Bdrm Condo  
 Prior Sale: \$87,000 (06/93)
- 21 CHAUNCY ST U:36**..... \$485,000  
 B: Zheng Gong & Yuge Xiao  
 S: Alessandro Doria & Chiara Gerhardinger  
 Book/Page: 82705/128, Date: 04/26/24  
 Mtg: Cambridge Svgs Bk \$200,000  
 Term: 2054  
 Use: 1 Bdrm Condo  
 Prior Sale: \$237,000 (08/04)

- 195 CONCORD AVE U:11**..... \$474,500  
 B: Wai C Shiu  
 S: Stuart J Farkas  
 Book/Page: 82699/288, Date: 04/25/24  
 Use: Condo
- 10 DANA ST U:409**..... \$800,000  
 B: Samuel M Giannon  
 S: Jiaxuan Wang  
 Book/Page: 82696/574, Date: 04/24/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$762,000 (08/17)
- 325 HARVARD ST**..... \$6,432,500  
 B: William C Hudson & Elizabeth C Hudson  
 S: Iain M Cockburn & Johanna R Cockburn  
 Book/Page: 82686/490, Date: 04/22/24  
 Mtg: Rocket Mortgage LLC \$3,216,250  
 Term: 2054 Rate: 5.9% Type: Adj  
 Use: 3 Bdrm Victorian, Lot: 11093sf  
 Prior Sale: \$2,600,000 (06/11)
- 33 INMAN ST U:2**..... \$785,000  
 B: Ping-Chieh Pao  
 S: Fernando Camargo  
 Book/Page: 82685/409, Date: 04/22/24  
 Mtg: Rockland Tr Co \$525,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$353,000 (09/05)
- 29 LINE ST**..... \$950,000  
 B: 29 Line LLC  
 S: Elaine M Kneeland, Tr for William J Hansis T  
 Book/Page: 82695/319, Date: 04/24/24  
 Use: 4 Bdrm Conventional, Lot: 1722sf
- 32 LOCKE ST**..... \$1,573,000  
 B: Charles Posner & Kelsey Posner  
 S: Sandra J Simpson  
 Book/Page: 82700/493, Date: 04/25/24  
 Mtg: Hingham Inst for Svgs \$750,000  
 Term: 2054 Rate: 6.4% Type: Adj  
 Use: 7 Bdrm Colonial, Lot: 2464sf
- 6 MARIE AVE U:2**..... \$1,175,000  
 B: Aykut Onol & Sezen Onol  
 S: Sa Marie Holdings LLC  
 Book/Page: 82707/350, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$940,000  
 Term: 2054 Rate: 6.6% Type: Adj  
 Use: Condo
- 987 MEMORIAL DR U:673**..... \$465,000  
 B: Victor H Santana  
 S: Catherine Davis  
 Book/Page: 82700/164, Date: 04/25/24  
 Mtg: Total Mtg Svcs \$372,000  
 Term: 2054  
 Use: 1 Bdrm Condo
- 8 NEWELL ST U:8**..... \$1,801,800  
 B: Giovanni Muncipinto & Katherine C Hughes  
 S: Roberto Cremonini & Victoria Mills  
 Book/Page: 82686/436, Date: 04/22/24  
 Mtg: Salem Five Mtg Co \$1,441,440  
 Term: 2054 Rate: 6.5% Type: Adj  
 Use: 4 Bdrm Condo  
 Prior Sale: \$734,500 (12/05)
- 113 OTIS ST**..... \$487,000  
 B: Antonio Mazzola & Julie Steinhilber  
 S: Rossana M Dagostino  
 Book/Page: 82701/165, Date: 04/25/24  
 Use: 4 Bdrm Conventional, Lot: 1300sf
- 39 SARGENT ST U:2**..... \$600,000  
 B: Roger J Magalhaes  
 S: Magalhaes Joan T Est & Debra J Magalhaes  
 Book/Page: 82702/301, Date: 04/26/24  
 Mtg: LoanDepot.Com \$520,000  
 Term: 2054  
 Use: 2 Bdrm Condo, Lot: 3500sf  
 Prior Sale: \$188,000 (10/98)
- 236 WALDEN ST**..... \$2,500,000  
 B: Adam Berinsky & Deirdre Logan  
 S: William C Hudson & Elizabeth C Hudson  
 Book/Page: 82685/145, Date: 04/22/24  
 Mtg: William Canfield Huds \$325,000  
 Use: 4 Bdrm Conventional, Lot: 3600sf  
 Prior Sale: \$2,315,000 (02/20)
- 146 WEBSTER AVE**..... \$1,730,000  
 B: 146 Webster Ave LLC  
 S: Jeremy Seeger  
 Book/Page: 82693/124, Date: 04/23/24  
 Mtg: East West Bank \$865,000  
 Term: 2054 Rate: 7.4% Type: Adj  
 Use: 3-Family Decker, Lot: 1863sf  
 Prior Sale: \$1,375,000 (11/19)
- 27 WEST ST U:3**..... \$990,000  
 B: Claudia Zarazua-Urquidi & Ruben Mancha  
 S: Bria S Suri  
 Book/Page: 82704/195, Date: 04/26/24  
 Mtg: Washington Trust Mtg \$640,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$478,000 (08/06)

## Concord

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	18
Median Price	\$1,375,000	\$1,426,500

### ► REAL ESTATE SALES

- 63 BRUCE RD**..... \$875,000  
 B: Michael E Bushnell, Tr for Meb Bruce Road 63 Rt  
 S: Joan S Healy  
 Book/Page: 82700/56, Date: 04/25/24  
 Mtg: Dedham Inst for Svgs \$1,456,250  
 Use: 3 Bdrm Ranch, Lot: 33504sf  
 Prior Sale: \$219,000 (04/88)
- 8 CONCORD GREENE U:6**..... \$560,000  
 B: Kimberly Middleton  
 S: Valerie S Santullo, Tr for Santullo Ft  
 Book/Page: 82703/211, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$420,000  
 Term: 2054 Rate: 6.5% Type: Adj  
 Use: 2 Bdrm Condo, Lot: 1107295sf  
 Prior Sale: \$236,500 (05/10)
- 27 CONCORD GREENE U:2**..... \$490,000  
 B: Helen Gardner  
 S: Darry E Holt  
 Book/Page: 82694/305, Date: 04/24/24  
 Use: 1 Bdrm Condo, Lot: 1107295sf  
 Prior Sale: \$271,000 (06/07)
- 280 GREAT MEADOWS RD**..... \$2,100,000  
 B: Bettina Warburg-Johnson  
 S: John Moss & Amy Borner  
 Book/Page: 82696/249, Date: 04/24/24  
 Mtg: Marie M Warburg Trust \$2,095,000  
 Use: 3 Bdrm Contemporary, Lot: 204582sf  
 Prior Sale: \$2,000,000 (06/21)
- 1053 MAIN ST**..... \$85,000  
 B: Michele I Mandrioli  
 S: Peter J Mandrioli  
 Book/Page: 82700/368, Date: 04/25/24  
 Use: 5 Bdrm Colonial, Lot: 7471sf  
 Prior Sale: \$11,250 (09/22)
- 1732 MAIN ST U:201**..... \$640,000  
 B: Maureen O Coubrough  
 S: Valeria Busygina & Sergey Pasichnik  
 Book/Page: 82703/535, Date: 04/26/24  
 Mtg: Leader Bank NA \$512,000  
 Term: 2054  
 Use: 2 Bdrm Condo, Lot: 30003sf  
 Prior Sale: \$595,000 (04/23)
- 13 S MEADOW RDG U:13**..... \$1,600,000  
 B: Andrew D Ellis & Emily Segal  
 S: Jon S Richardson & Margaret E Richardson  
 Book/Page: 82700/89, Date: 04/25/24  
 Use: 3 Bdrm Condo, Lot: 34586sf  
 Prior Sale: \$795,000 (10/12)

## Everett

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	\$571,000	\$580,000

### ► REAL ESTATE SALES

- 183 BRADFORD ST**..... \$677,000  
 B: Suarav Gurung & Monika Gurung  
 S: Kimberly H Colantuoni & Michael Colantuoni  
 Book/Page: 82702/334, Date: 04/26/24  
 Mtg: Rocket Mortgage LLC \$629,610  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 4635sf  
 Prior Sale: \$296,000 (07/04)
- 26 MCKINLEY ST**..... \$616,000  
 B: Taylor Barnes  
 S: Douglas Goodwin  
 Book/Page: 82686/568, Date: 04/22/24  
 Mtg: Salem Five Mtg Co \$584,000  
 Term: 2054 Rate: 6.6% Type: Adj  
 Use: 3 Bdrm Old Style, Lot: 3001sf  
 Prior Sale: \$260,000 (05/14)
- 7 PROSPECT ST**..... \$203,750  
 B: Kevin Pineda & Edenilson Granados  
 S: Zoila M Pineda & Jorge A Gutierrez-Trejos  
 Book/Page: 82692/276, Date: 04/23/24  
 Mtg: Rockland Tr Co \$163,000  
 Term: 2054  
 Use: 3 Bdrm Old Style, Lot: 2474sf  
 Prior Sale: \$205,000 (01/09)

## Framingham

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

### ► REAL ESTATE SALES

- 154 BEACON ST**..... \$10,000  
 B: William Herrera & Pola I Herrera  
 S: India Patzleiner  
 Book/Page: 82704/299, Date: 04/26/24  
 Use: 3 Bdrm Conventional, Lot: 15246sf  
 Prior Sale: \$180,000 (05/22)
- 118 BISHOP DR U:118**..... \$340,000  
 B: Luciano H Pereira  
 S: Lsf9 Master Part T & Us Bank TNa Tr  
 Book/Page: 82693/94, Date: 04/23/24  
 Mtg: Cross Country Mtg Inc \$289,000  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$171,851 (07/17)
- 23 BUCKMINSTER ST**..... \$550,000  
 B: African Beer House LLC  
 S: Michelle Lamarque, Tr for Mhl Irt  
 Book/Page: 82693/581, Date: 04/24/24  
 Mtg: Ameritrust Mtg Corp \$408,750  
 Term: 2054  
 Use: 5 Bdrm Conventional, Lot: 6011sf  
 Prior Sale: \$320,000 (04/13)
- 46 COCHITUATE RD U:610**..... \$265,000  
 B: Jamie Dicesare  
 S: Michael R Secor & Mimi C Secor  
 Book/Page: 82700/213, Date: 04/25/24  
 Mtg: Salem Five Mtg Co \$165,000  
 Term: 2054  
 Use: 1 Bdrm Condo  
 Prior Sale: \$74,000 (03/00)
- 89 EDMANDS RD**..... \$765,000  
 B: Vincent Foley  
 S: 89 Edmands Rd LLC  
 Book/Page: 82696/538, Date: 04/24/24  
 Mtg: MSA Mortgage LLC \$612,000  
 Term: 2054  
 Use: 4 Bdrm Old Style, Lot: 61158sf  
 Prior Sale: \$725,000 (12/22)

MIDDLESEX REGISTRY

continued
MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 47
Median Price \$1,905,000 \$1,600,000

Lexington

MARKET STATISTICS THROUGH MARCH

YTD 2023 YTD 2024
Number of 1-Fam Sales 36 47
Median Price \$1,905,000 \$1,600,000

REAL ESTATE SALES

83 ADAMS ST. \$2,837,638
B: Gookwon Suh & Jong D Park
S: 83 Adams Lexington LLC
Book/Page: 82703/411, Date: 04/26/24
Mtg: HSBC Bank \$2,260,000
Term: 2054 Rate: 6.1% Type: Adj
Use: Residential Developable Land, Lot: 20292sf
Prior Sale: \$800,000 (02/23)

65 ALLEN ST. \$3,025,000
B: Linna Ma & Yongkui Han
S: Scott Custom Homes LLC
Book/Page: 82707/314, Date: 04/26/24
Mtg: US Bank NA \$1,850,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 6 Bdrm Colonial, Lot: 58749sf
Prior Sale: \$1,150,000 (11/21)

11 ELIOT RD. \$1,810,000
B: Nicolas R Malet & Pooja Malet
S: Emil Weinberg, Tr for Emil Weinberg RET
Book/Page: 82705/309, Date: 04/26/24
Mtg: Bay Equity LLC \$1,448,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 25519sf
Prior Sale: \$1,000,000 (09/06)

18 EWELL AVE. \$2,150,000
B: Tolga Ozmen & Sarah Ozmen
S: Yining Zhao
Book/Page: 82697/228, Date: 04/24/24
Mtg: Bank of America NA \$1,150,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 7500sf
Prior Sale: \$1,168,000 (09/10)

182 FOLLEN RD. \$2,900,000
B: Mary S Mcnamara
S: Lynn A Garvin, Tr for David A Garvin T
Book/Page: 82704/187, Date: 04/26/24
Use: 5 Bdrm Colonial, Lot: 40018sf
Prior Sale: \$910,052 (06/93)

38 GRAPEVINE AVE. \$1,080,000
B: Hui Zhi & Guangan Hu
S: Daniel B Sacco, Tr for Francis D Sacco RET
Book/Page: 82705/266, Date: 04/26/24
Mtg: US Bank NA \$820,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Colonial, Lot: 29439sf

8 HUTCHINSON RD. \$250,000
B: Vivian E Lin
S: David C Lin & Vivian E Lin
Doc#: 00000001955505, Date: 04/25/24
Mtg: Rocket Mortgage LLC \$718,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 26220sf

90 MIDDLE ST. \$2,360,000
B: Rui Xiao & Yang Lu
S: 90 Middle Development LLC
Doc#: 00000001955603, Date: 04/26/24
Mtg: M&T Bank NA \$1,888,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 10981sf
Prior Sale: \$875,000 (09/22)

4 POTTER POND U:4. \$525,000
B: J A Shephardson & William J Bulman
S: Bream One LLC
Book/Page: 82688/53, Date: 04/22/24
Mtg: Cross Country Mtg Inc \$200,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 435sf
Prior Sale: \$185,000 (12/95)

61 VALLEY RD. \$1,325,000
B: Xiaobin Zhang & Shuning Liu
S: Linna Ma & Yongkui Han
Book/Page: 82706/66, Date: 04/26/24
Mtg: US Bank NA \$1,060,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 12500sf
Prior Sale: \$752,000 (04/15)

Littleton

MARKET STATISTICS THROUGH MARCH

YTD 2023 YTD 2024
Number of 1-Fam Sales 18 12
Median Price \$625,000 \$685,000

REAL ESTATE SALES

93 FOSTER ST. \$700,000
B: Christodoulos Nikolaou & Artemis Nikolaou
S: Paul C Vilcans & Peter T Vilcans
Book/Page: 82699/549, Date: 04/25/24
Mtg: US Bank NA \$525,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 41169sf
Prior Sale: \$700,000 (03/20)

6 QUEEN RD. \$660,000
B: Kathryn E Gould & Douglas S Coffin
S: Linda Lamoreaux
Book/Page: 82696/331, Date: 04/24/24
Use: 2 Bdrm Contemporary, Lot: 3202sf
Prior Sale: \$5,000 (07/12)

Malden

MARKET STATISTICS THROUGH MARCH

YTD 2023 YTD 2024
Number of 1-Fam Sales 27 24
Median Price \$625,000 \$637,500

REAL ESTATE SALES

25-27 BAINBRIDGE ST U:1. \$395,000
B: Zigi Lu
S: Robin A Krolkowksi
Book/Page: 82698/334, Date: 04/25/24
Mtg: Leader Bank NA \$276,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$229,000 (07/04)

115 BELLVALE ST. \$803,000
B: Carly A Bobinsky & Chad T Boudreau
S: Christopher G Luongo
Doc#: 00000001955286, Date: 04/22/24
Mtg: Guaranteed Rate Inc \$762,850
Term: 2054
Use: 2-Family Miti-Unt Blg, Lot: 3502sf
Prior Sale: \$260,000 (09/12)

27 CRESCENT LN. \$715,000
B: Lumeng Yang
S: Indo Renovation Inc
Book/Page: 82696/510, Date: 04/24/24
Mtg: Fairway Ind Mtg \$400,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: \$413,666 (10/23)

41 FAIRVIEW TER. \$821,000
B: Thanh M Bui
S: Peter A Santangelo & Kathleen O Santangelo
Book/Page: 82697/498, Date: 04/25/24
Use: 2-Family Miti-Unt Blg, Lot: 3358sf

103 GRANITE ST. \$685,000
B: Joseph A Hebert & Catherine M Grigicak
S: Mark S Lubofsky & Ellen M Lubofsky
Book/Page: 82692/252, Date: 04/23/24
Mtg: Metro Credit Union \$479,500
Term: 2048
Use: 3 Bdrm Old Style, Lot: 8272sf

176 HAWTHORNE ST. \$1,010,000
B: Morgan Burns & Emily Mayernik
S: Elizabeth M Blanchard, Tr for Mcdonald Rt
Book/Page: 82691/492, Date: 04/23/24
Mtg: Guaranteed Rate Inc \$510,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12502sf

68 LAS CASAS ST. \$865,000
B: Isaac H Smolund & Jessica R Sanford
S: James Dawson & Vicki Ly
Book/Page: 82687/461, Date: 04/22/24
Mtg: Nexbank SSB \$648,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5066sf
Prior Sale: \$620,000 (01/21)

621 MAIN ST. \$640,000
B: Yan Wang & Dinghong Mei
S: Church Of God In Boston
Book/Page: 82702/378, Date: 04/26/24
Mtg: Ken Su \$100,000
Use: Religious Property, Lot: 3206sf
Prior Sale: \$130,000 (11/97)

60 ROCKY NOOK U:60. \$540,000
B: Sankalp G Soni
S: Chao Ma & Sijin Li
Doc#: 00000001955466, Date: 04/25/24
Mtg: Guaranteed Rate Inc \$498,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$421,350 (10/18)

127 RUSSELL ST. \$606,000
B: Jinfang Pan & Zhongwu Chen
S: Regan Paul V Est & Mary A Vanaria
Book/Page: 82696/287, Date: 04/24/24
Mtg: General Mtg Cap Corp \$300,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 4491sf

316 SUMMER ST. \$935,000
B: Central Sd LLC
S: Yorkland Au & Susan Au
Book/Page: 82705/421, Date: 04/26/24
Use: 2-Family Miti-Unt Blg, Lot: 26489sf
Prior Sale: \$220,340 (01/89)

40 TEA PARTY WAY. \$1,060,000
B: Euri A Ayala & Mariette B Ayala
S: Diane Wuest
Book/Page: 82688/476, Date: 04/23/24
Mtg: Guaranteed Rate Inc \$954,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5998sf
Prior Sale: \$760,000 (07/20)

9 TOURO AVE. \$1,100,000
B: Theodore Blake & Kara Carpenter
S: Merrill Lynch T 2007-F1 & Hsbc Bank Usa Na Tr
Book/Page: 82686/527, Date: 04/22/24
Mtg: UBS Bank USA \$1,100,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 10792sf
Prior Sale: \$450,000 (02/11)

59 VALLEY ST U:3G. \$492,000
B: Vicky Chen
S: Sam S Checca, Tr for Sam Checca Ft
Book/Page: 82705/45, Date: 04/26/24
Mtg: Bank of Canton \$368,600
Term: 2054
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: \$90,000 (03/92)

105 WHITNEY RD. \$1,086,000
B: Lane Newman
S: Floyd D Kuehnhoff & Carol A Kuehnhoff
Book/Page: 82703/498, Date: 04/26/24
Use: 3 Bdrm Colonial, Lot: 6300sf
Prior Sale: \$417,500 (08/08)

235 WINTHROP ST U:6604. \$520,000
B: Nita Lemanski & David Lemanski
S: Kimberly Kiley, Tr for 235 Winthrop St Unit 6604
Doc#: 00000001955493, Date: 04/25/24
Use: 2 Bdrm Condo, Lot: 1sf

559 WINTHROP ST. \$570,000
B: Boghos Petrossian, Tr for 559 Winthrop Street Nt
S: Harrington Daniel J Est & Maureen M Harrington
Book/Page: 82701/151, Date: 04/25/24
Use: 3 Bdrm Conventional, Lot: 8050sf

61 PHELPS ST U:61. \$310,000
B: Kathleen D Hepler
S: Lehan Homes LLC
Doc#: 00000001955408, Date: 04/24/24
Mtg: Coastal One CJ \$279,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$185,000 (02/24)

67 RINGOLD ST. \$591,000
B: Xiaowen Kang & Zhao Q Jiang
S: Yvonne Sun
Book/Page: 82690/7, Date: 04/23/24
Mtg: Leader Bank NA \$443,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6942sf
Prior Sale: \$325,000 (10/10)

39 WITHERBEE ST. \$690,000
B: Rui Drumond
S: Sweet Home Prop Mgmt LLC
Book/Page: 82687/305, Date: 04/22/24
Mtg: Fairway Ind Mtg \$552,000
Term: 2054
Use: 2-Family Two Family, Lot: 7569sf
Prior Sale: \$273,500 (10/17)

88 ACTON ST. \$507,250
B: Niladri Sinha & Amelia M Sinha
S: Sarah R Boardman & Sidney V Boardman
Book/Page: 82699/525, Date: 04/25/24
Mtg: Mutual Of Omaha Mtg \$426,090
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12327sf
Prior Sale: \$362,500 (08/18)

14 APPLE RDG U:3. \$475,000
B: Jason Beland
S: Meredith T Palmer
Book/Page: 82690/554, Date: 04/23/24
Mtg: Cross Country Mtg Inc \$451,250
Term: 2054
Use: 2 Bdrm Condo

42 DOUGLAS AVE. \$535,000
B: Maria Copses
S: Blaine J Defreitas, Tr for 42 Douglas Avenue Rt
Book/Page: 82704/358, Date: 04/26/24
Mtg: Keystone Funding \$266,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8015sf

19 GEORGE RD. \$542,000
B: John Moynagh
S: Christopher Kokoros, Tr for E Kokoros T
Book/Page: 82695/580, Date: 04/24/24
Mtg: Rocket Mortgage LLC \$406,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15202sf

5 HILLSIDE ST. \$625,000
B: James Lane & Dana Lane
S: William F Cooper
Book/Page: 82699/183, Date: 04/25/24
Mtg: Total Mtg Svcs \$562,500
Term: 2054
Use: 2-Family Miti-Unt Blg, Lot: 6708sf
Prior Sale: \$235,000 (01/02)

Medford

MARKET STATISTICS THROUGH MARCH

YTD 2023 YTD 2024
Number of 1-Fam Sales 51 31
Median Price \$720,000 \$780,000

REAL ESTATE SALES

8 5TH ST U:2. \$870,000
B: Harrison Voloshin & Kali E Scott
S: Yi Yin & Yankai Zhang
Book/Page: 82693/334, Date: 04/24/24
Mtg: Total Mtg Svcs \$696,000
Term: 2054
Use: Condo

47 CENTRAL AVE. \$140,000
B: Lee A Frabetti
S: Jorge F Feliz & Lee A Frabetti
Book/Page: 82698/396, Date: 04/25/24
Mtg: Citizens Bank \$318,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3591sf
Prior Sale: \$300,000 (12/09)

82 CIRCUIT RD. \$862,000
B: Andre A Teixeira & Camilla L Teixeira
S: K & Mb Investments LLC
Book/Page: 82707/107, Date: 04/26/24
Use: 3 Bdrm Split Level, Lot: 9112sf
Prior Sale: \$500,000 (10/23)

27 HANCOCK ST U:1. \$870,000
B: North America Re Hldg LLC
S: Hancock Springs LLC
Book/Page: 82702/67, Date: 04/26/24
Use: Condo

27 HANCOCK ST U:2. \$980,000
B: North America Re Hldg LLC
S: Hancock Springs LLC
Book/Page: 82702/71, Date: 04/26/24
Use: Condo

320 MIDDLESEX AVE U:F202. \$849,900
B: Christina Fang
S: Wellington Res LLC
Book/Page: 82692/206, Date: 04/23/24
Mtg: M&T Bank NA \$473,000
Term: 2054
Use: Condo

100 STATION LNDG U:611. \$1,110,000
B: Sneha Pradhan
S: Haihong Li & Yingzhu Tao
Book/Page: 82699/224, Date: 04/25/24
Use: 2 Bdrm Condo
Prior Sale: \$990,000 (03/22)

9 TOURO AVE. \$1,100,000
B: Theodore Blake & Kara Carpenter
S: Merrill Lynch T 2007-F1 & Hsbc Bank Usa Na Tr
Book/Page: 82686/527, Date: 04/22/24
Mtg: UBS Bank USA \$1,100,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 10792sf
Prior Sale: \$450,000 (02/11)

59 VALLEY ST U:3G. \$492,000
B: Vicky Chen
S: Sam S Checca, Tr for Sam Checca Ft
Book/Page: 82705/45, Date: 04/26/24
Mtg: Bank of Canton \$368,600
Term: 2054
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: \$90,000 (03/92)

105 WHITNEY RD. \$1,086,000
B: Lane Newman
S: Floyd D Kuehnhoff & Carol A Kuehnhoff
Book/Page: 82703/498, Date: 04/26/24
Use: 3 Bdrm Colonial, Lot: 6300sf
Prior Sale: \$417,500 (08/08)

235 WINTHROP ST U:6604. \$520,000
B: Nita Lemanski & David Lemanski
S: Kimberly Kiley, Tr for 235 Winthrop St Unit 6604
Doc#: 00000001955493, Date: 04/25/24
Use: 2 Bdrm Condo, Lot: 1sf

559 WINTHROP ST. \$570,000
B: Boghos Petrossian, Tr for 559 Winthrop Street Nt
S: Harrington Daniel J Est & Maureen M Harrington
Book/Page: 82701/151, Date: 04/25/24
Use: 3 Bdrm Conventional, Lot: 8050sf

Melrose

MARKET STATISTICS THROUGH MARCH

YTD 2023 YTD 2024
Number of 1-Fam Sales 29 30
Median Price \$735,000 \$860,500

REAL ESTATE SALES

3 EAST ST. \$1,300,000
B: Michael Decoste & Nicole Decoste
S: Christopher M Chauvin & Catherine S Chauvin
Book/Page: 82695/74, Date: 04/24/24
Mtg: Cambridge Svcs Bk \$1,040,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 5188sf
Prior Sale: \$875,000 (06/20)

58 LYNN FELS PKWY. \$1,000,000
B: Stephanie L Faraci & David W Faraci
S: Timothy G Moller & Katie Moller
Book/Page: 82688/1, Date: 04/22/24
Mtg: Citibank Na \$780,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Old Style, Lot: 7884sf
Prior Sale: \$890,000 (04/22)

Natick

MARKET STATISTICS THROUGH MARCH

YTD 2023 YTD 2024
Number of 1-Fam Sales 26 47
Median Price \$730,000 \$850,000

REAL ESTATE SALES

4 BEACON ST. \$805,000
B: Philip Biggs & Diane Biggs
S: Martin P Obrien
Book/Page: 82699/304, Date: 04/25/24
Use: 4 Bdrm Gambrel, Lot: 11330sf
Prior Sale: \$400,000 (12/16)

15 CHESTNUT ST. \$543,600
B: 97 Bacon St Realty LLC
S: Marjorie A Mccormick
Book/Page: 82688/127, Date: 04/22/24
Mtg: MutualOne Bk \$496,000
Use: 4 Bdrm Old Style, Lot: 7200sf

41 HIGHLAND ST. \$1,775,000
B: Daniel Hassing & Allison Hassing
S: 41 Highland LLC
Doc#: 00000001955374, Date: 04/24/24
Mtg: Bloom Family Trust \$1,600,000
Term: 2033
Use: 4 Bdrm Cape Cod, Lot: 11326sf
Prior Sale: \$515,000 (01/23)

8 IRVING RD. \$1,200,000
B: David Law & Rachel P So
S: Yankai Wang & Xin Su
Doc#: 00000001955247, Date: 04/22/24
Mtg: First Colony Mtg Corp \$766,550
Term: 2054
Use: 4 Bdrm Garrison, Lot: 16030sf
Prior Sale: \$915,000 (03/22)

84 KENDALL LN. \$1,189,000
B: Lindsey A Holland & Alexander S Martin
S: Eyes Of The World LLC
Book/Page: 82702/564, Date: 04/26/24
Use: 2 Bdrm Bngl/Cottage, Lot: 15002sf
Prior Sale: \$1,209,000 (04/24)

84 KENDALL LN. \$1,209,000
B: Katelyn E Ward & Andreas C Herdt
S: Eyes Of The World LLC
Book/Page: 82692/475, Date: 04/23/24
Mtg: Cross Country Mtg Inc \$967,200
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Bngl/Cottage, Lot: 15002sf
Prior Sale: \$495,000 (12/21)

14 LEACH LN. \$940,000
B: Richard Joseph & Carol Joseph
S: Robert H Egan
Book/Page: 82690/429, Date: 04/23/24
Use: 4 Bdrm Old Style, Lot: 21466sf
Prior Sale: \$1,000 (05/88)

154 MILL ST. \$675,000
B: Innovation Dev Inc
S: Margaret Costa
Book/Page: 82693/1, Date: 04/23/24
Mtg: Dedham Inst for Svgs \$159,500
Term: 2054
Use: 1 Bdrm Condo

10 SQUIRE CT U:2. \$397,000
B: Brown Beverly Est & Jonathan J Davey
Book/Page: 82700/343, Date: 04/25/24
Mtg: Leader Bank NA \$367,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$75,000 (02/93)

3 VERNON RD. \$910,000
B: Chao Su & Ying Yu
S: Neil S Glickman & Steven J Riel
Book/Page: 82691/31, Date: 04/23/24
Mtg: US Bank NA \$637,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 10467sf
Prior Sale: \$166,000 (11/94)

2 VILLAGE WAY U:7. \$419,900
B: Meenakshi Gupta & Sneha Pingle
S: Mark J Peris
Book/Page: 82699/293, Date: 04/25/24
Use: 2 Bdrm Condo
Prior Sale: \$299,000 (02/24)

20 WESTVIEW RD U:20. \$900,000
B: Fnu L Narayanan & Sindhuja Narasimhan
S: Leiwei Zheng & Yiwen Gong
Book/Page: 82691/297, Date: 04/23/24
Mtg: Berkshire Bank \$766,551
Term: 2054
Use: 3 Bdrm Condo, Lot: 12894sf
Prior Sale: \$701,000 (07/18)

93 WOODLAND ST. \$65,000
B: Chris Cary & Lindsay Cary
S: 89 Woodland LLC
Book/Page: 82707/191, Date: 04/26/24
Use: 4 Bdrm Old Style, Lot: 41870sf
Prior Sale: \$1,295,000 (12/20)

FORECLOSURE DEEDS

76 SPEEN ST. \$597,800
B: Rocket Mortgage LLC
S: Patrick G Hanrahan & Rocket Mortgage LLC
Book/Page: 82687/257, Date: 04/22/24
Use: 4 Bdrm Gambrel, Lot: 5750sf
Prior Sale: \$590,000 (06/22)

78 SPEEN ST. \$597,800
B: Rocket Mortgage LLC
S: Patrick G Hanrahan & Rocket Mortgage LLC
Book/Page: 82687/257, Date: 04/22/24
Use: Accessory Land Improved, Lot: 4857sf
Prior Sale: \$590,000 (06/22)

Newton

MARKET STATISTICS THROUGH MARCH

YTD 2023 YTD 2024
Number of 1-Fam Sales 63 61
Median Price \$1,451,000 \$2,000,000

REAL ESTATE SALES

21 ADAMS ST. \$650,000
B: Richard Sewall
S: Maria Meaney
Doc#: 00000001955565, Date: 04/26/24
Use: 3 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: \$380,000 (01/02)

111 ADENA RD U:111. \$600,000
B: Johanna Godin & Stephen Godin
S: Faye H Weston
Book/Page: 82688/178, Date: 04/22/24
Mtg: Cardinal Fnci Co LP \$480,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 5400sf
Prior Sale: \$235,000 (07/99)

25 BOUND BROOK RD. \$1,400,000
B: Bbr Properties LLC
S: Sheila A Rittenberg, Tr for Sheila A Rittenberg RET
Doc#: 00000001955334, Date: 04/23/24
Use: 3 Bdrm Ranch, Lot: 23750sf

30-32 BRAELAND AVE. \$1,875,000
B: 30-32 Braeland Ave LLC
S: Laureen Guariglia & Gary Burokas
Book/Page: 82696/319, Date: 04/24/24
Use: 2-Family Two Family, Lot: 8842sf

8 BROWNING RD. \$3,450,000
B: 8 Browning LLC
S: Ma Palmer LLC
Book/Page: 82700/409, Date: 04/25/24
Use: 4 Bdrm Colonial, Lot: 9375sf
Prior Sale: \$1,300,000 (06/22)

254 CALIFORNIA ST U:A. \$500,000
B: Nadder Pourrahimi & Hanieh Vahidi
S: Leticia P Alvarez
Book/Page: 82703/49, Date: 04/26/24
Use: 2 Bdrm Condo, Lot: 7200sf
Prior Sale: \$202,000 (03/10)

12-14 COYNE RD U:14. \$2,200,000
B: Marlene Freeman & Scott Freeman
S: Lie Wang & Yiqian An
Book/Page: 82687/539, Date: 04/22/24
Use: 3 Bdrm Condo, Lot: 8532sf

21-23 FRANCIS ST. \$1,525,000
B: Age In Place Living LLC
S: Howard S Forman
Book/Page: 82694/76, Date: 04/24/24
Mtg: First Boston Cnst Hid \$3,400,000

**8 DEBORAH DR** ..... **\$905,000**  
 B: Kelsey Roberson & Nicholas Halloran  
 S: Grace P Mcdonald  
 Book/Page: 82704/315, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$805,000  
 Term: 2054  
 Use: 4 Bdrm Split Level, Lot: 20682sf  
 Prior Sale: \$330,000 (02/98)

**20 GLENMERE CIR** ..... **\$937,860**  
 B: Mark Fumicello & Alexandra Fumicello  
 S: Ryan T Van-Geons & Erin Van-Geons  
 Book/Page: 82696/585, Date: 04/24/24  
 Mtg: Cross Country Mtg Inc \$750,288  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 10001sf  
 Prior Sale: \$480,000 (05/10)

**122 JOHNSON WOODS DR U:202** ..... **\$720,000**  
 B: Catherine N Murray  
 S: Johnson Woods Realty Corp  
 Book/Page: 82685/355, Date: 04/22/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$650,000 (03/24)

**29 PERKINS AVE** ..... **\$1,890,000**  
 B: Ryan T Van Geons & Erin A Van Geons  
 S: Daniel F Costello & Brenna Costello  
 Book/Page: 82703/593, Date: 04/26/24  
 Mtg: Rocket Mortgage LLC \$500,000  
 Term: 2054  
 Use: 5 Bdrm Colonial, Lot: 21000sf  
 Prior Sale: \$815,000 (09/11)

**Shirley**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	7
Median Price	\$405,000	\$421,000

► **REAL ESTATE SALES**

**19 CHAPEL ST** ..... **\$420,000**  
 B: 19 Chapel St LLC  
 S: Katherine Stockdale  
 Book/Page: 82686/134, Date: 04/22/24  
 Use: 2-Family Conventional, Lot: 12598sf  
 Prior Sale: \$420,000 (03/24)

**Somerville**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	16
Median Price	\$950,000	\$1,133,500

► **REAL ESTATE SALES**

**1060 BROADWAY U:1** ..... **\$1,078,800**  
 B: Basis Powderhouse LLC  
 S: Powderhouse Living LLC  
 Book/Page: 82703/122, Date: 04/26/24  
 Use: 1 Bdrm Condo

**1060 BROADWAY U:2** ..... **\$1,078,800**  
 B: Basis Powderhouse LLC  
 S: Powderhouse Living LLC  
 Book/Page: 82703/122, Date: 04/26/24  
 Use: 1 Bdrm Condo

**1060 BROADWAY U:3** ..... **\$1,078,800**  
 B: Basis Powderhouse LLC  
 S: Powderhouse Living LLC  
 Book/Page: 82703/122, Date: 04/26/24  
 Use: 1 Bdrm Condo

**24 ENDICOTT AVE** ..... **\$876,000**  
 B: Megan Barstead & John D Briskie  
 S: Christopher M Benson & Dennise M Harriman  
 Doc#: 00000001955471, Date: 04/25/24  
 Mtg: Salem Five Mtg Co \$788,400  
 Term: 2054 Rate: 6.5% Type: Adj  
 Use: 3 Bdrm Cottage, Lot: 3230sf

**53 FAIRFAX ST** ..... **\$1,116,000**  
 B: Ajayender Beniwal & Priti Beniwal  
 S: Diane T Ledwell & Lynn M Studley  
 Book/Page: 82704/479, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$837,000  
 Term: 2054  
 Use: 2-Family Decker, Lot: 3181sf

**56 GOVERNOR WINTHROP RD** ..... **\$1,269,000**  
 B: Nancy A Scandura  
 S: 54-56 Governor Winthrop L  
 Book/Page: 82705/435, Date: 04/26/24  
 Mtg: Middlesex FSLA \$969,000  
 Term: 2054  
 Use: 2-Family Decker, Lot: 4050sf  
 Prior Sale: \$415,000 (08/02)

**33 MASON ST U:2** ..... **\$1,170,000**  
 B: Carola Endicott & Peter Endicott  
 S: Nell Kelleher & Michael D Bochos  
 Book/Page: 82685/575, Date: 04/22/24  
 Use: 3 Bdrm Condo  
 Prior Sale: \$850,000 (01/20)

**9 MEDFORD ST U:507** ..... **\$560,000**  
 B: Samuel C Lynn  
 S: Qianyun Zhang & Bo Zhu  
 Book/Page: 82701/53, Date: 04/25/24  
 Mtg: CMG Mortgage Inc \$360,000  
 Term: 2054  
 Use: 1 Bdrm Condo

**40-42 MOORE ST U:40** ..... **\$1,750,000**  
 B: David A Zehden & Melis Gokalp  
 S: 42 Moore St LLC  
 Book/Page: 82692/417, Date: 04/23/24  
 Mtg: Guaranteed Rate Inc \$1,400,000  
 Term: 2054 Rate: 6.1% Type: Adj  
 Use: Condo

**185 MORRISON AVE U:G2** ..... **\$849,000**  
 B: Keith Goplerud & Maggie Maybury  
 S: Rosa I Figueroa  
 Book/Page: 82689/22, Date: 04/23/24  
 Mtg: Mutual Of Omaha Mtg \$636,750  
 Term: 2044  
 Use: 2 Bdrm Condo

**7 MOUNTAIN AVE U:3** ..... **\$750,000**  
 B: Alexander M Wasilkoff & Madeline M Kaye  
 S: Michael D Wasilkoff  
 Book/Page: 82707/447, Date: 04/26/24  
 Mtg: Nicolet National Bank \$600,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$485,000 (05/23)

**7 PEARL ST** ..... **\$1,600,000**  
 B: Mo Yang  
 S: Raoul Charles  
 Book/Page: 82684/394, Date: 04/22/24  
 Mtg: Leader Bank NA \$1,186,000  
 Term: 2044  
 Use: 3-Family Decker, Lot: 6150sf  
 Prior Sale: \$40,000 (07/99)

**353 SUMMER ST U:209** ..... **\$925,000**  
 B: Catherine E Chopping  
 S: Benjamin C Sherr  
 Book/Page: 82687/135, Date: 04/22/24  
 Mtg: Leader Bank NA \$740,000  
 Term: 2054  
 Use: 2 Bdrm Condo

**31 TEMPLE ST** ..... **\$1,080,000**  
 B: Shu Deng & Xinhao Ye  
 S: Temple Prop LLC  
 Book/Page: 82697/276, Date: 04/24/24  
 Mtg: TD Bank NA \$767,000  
 Term: 2054 Rate: 6.8% Type: Adj  
 Use: 3-Family Family Flat, Lot: 2865sf  
 Prior Sale: \$595,000 (06/06)

**Stoneham**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	23
Median Price	\$710,000	\$750,000

► **REAL ESTATE SALES**

**10 EMERALD CT** ..... **\$975,000**  
 B: Vajira K Weerasekara & M A Weerasekara  
 S: Vishal Rao  
 Book/Page: 82704/389, Date: 04/26/24  
 Mtg: Cross Country Mtg Inc \$731,250  
 Term: 2054  
 Use: 3 Bdrm Split Entry, Lot: 12384sf  
 Prior Sale: \$497,000 (01/11)

**25 ERICKSON ST** ..... **\$600,000**  
 B: Nicholas D Mariano & Christina T Mariano  
 S: Richard F Gomes, Tr for Gomes Ft  
 Book/Page: 82684/200, Date: 04/22/24  
 Mtg: Movement Mtg LLC \$518,925  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 10001sf

**LINDENWOOD RD** ..... **\$10,000**  
 B: Trudance B Anderson  
 S: Dennis Shea  
 Book/Page: 82687/588, Date: 04/22/24

**91 NORTH ST** ..... **\$665,000**  
 B: Maheshwaran Umamathy & Shreedevi A Kumar  
 S: Michael J Dugan & Marika A Carbone  
 Book/Page: 82706/342, Date: 04/26/24  
 Mtg: Citizens Bank \$580,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 9814sf  
 Prior Sale: \$534,000 (09/21)

**96 SPRING ST** ..... **\$655,000**  
 B: Samantha L Yazejian & Noah Hilbert  
 S: Haggerty Jr Robert F Est & Patricia A Dwyer  
 Book/Page: 82704/450, Date: 04/26/24  
 Mtg: Guaranteed Rate Inc \$589,000  
 Term: 2054  
 Use: 3 Bdrm Old Style, Lot: 5502sf

**WILLIAM ST** ..... **\$10,000**  
 B: Trudance B Anderson  
 S: Dennis Shea  
 Book/Page: 82687/588, Date: 04/22/24

**3 WOODLAND RD U:205** ..... **\$179,500**  
 B: Aelison Dias & Elisia Dias  
 S: Winchester Hospital  
 Book/Page: 82695/279, Date: 04/24/24  
 Mtg: Naveo Credit Union \$134,625  
 Use: Charity Property  
 Prior Sale: \$49,322 (04/92)

**LINDENWOOD RD** ..... **\$10,000**  
 B: Trudance B Anderson  
 S: Dennis Shea  
 Book/Page: 82687/588, Date: 04/22/24

**Stow**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	5
Median Price	\$642,500	\$795,000

► **REAL ESTATE SALES**

**16 ARBOR GLEN DR U:16** ..... **\$240,500**  
 B: Victoria Lomanno & Robert Lomanno  
 S: McDonnell Eileen T Est & Mary Taylor  
 Book/Page: 82691/146, Date: 04/23/24  
 Mtg: Executive Office Of H \$228,400  
 Use: 2 Bdrm Condo  
 Prior Sale: \$150,100 (03/08)

**324 W ACTON RD** ..... **\$640,000**  
 B: Joseph Decdro & Rita P Paulino  
 S: Rebecca J Walbridge & Benjamin Walbridge  
 Book/Page: 82706/375, Date: 04/26/24  
 Mtg: Guaranteed Rate Affin \$512,000  
 Term: 2054  
 Use: 3 Bdrm Raised Ranch, Lot: 40075sf  
 Prior Sale: \$375,000 (06/17)

**Sudbury**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	33
Median Price	\$1,154,500	\$1,025,000

► **REAL ESTATE SALES**

**623 CONCORD RD** ..... **\$800,000**  
 B: Raif Wahba & Marian Wahba  
 S: Pamela M Hollocher, Tr for Pamela M Hollocher RET  
 Book/Page: 82696/216, Date: 04/24/24  
 Mtg: Salem Five Mtg Co \$715,000  
 Term: 2054 Rate: 6.9% Type: Adj  
 Use: 4 Bdrm Antique, Lot: 25265sf

**11 ELSBETH RD** ..... **\$640,000**  
 B: 11 Elsbeth Road LLC  
 S: Frederick W Cunningham & Lynn E Cunningham  
 Book/Page: 82699/486, Date: 04/25/24  
 Use: 3 Bdrm Ranch, Lot: 31799sf

**Wakefield**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	24
Median Price	\$625,500	\$712,500

► **REAL ESTATE SALES**

**21 BONAIR AVE** ..... **\$650,000**  
 B: Mark Dorn & Christine Dorn  
 S: Lorraine E Kelly  
 Book/Page: 82700/261, Date: 04/25/24  
 Mtg: JPMorgan Chase Bank \$455,000  
 Term: 2054  
 Use: 2 Bdrm Cape Cod, Lot: 6808sf

**16 OAK ST** ..... **\$1,000,000**  
 B: Kyle Koziol & Gabriella Koziol  
 S: Benjamin Lum  
 Book/Page: 82690/521, Date: 04/23/24  
 Mtg: Sierra Pacific Mtg \$900,000  
 Term: 2054  
 Use: 2-Family Conventional, Lot: 12001sf  
 Prior Sale: \$549,000 (01/16)

**51 PUTNAM AVE** ..... **\$1,235,000**  
 B: Kevin Xu & Grace He  
 S: Francisco Romero-Ibarra & Doris Romero  
 Book/Page: 82691/395, Date: 04/23/24  
 Mtg: Berkshire Bank \$926,250  
 Term: 2054 Rate: 6.1% Type: Adj  
 Use: 3 Bdrm Cape Cod, Lot: 8002sf  
 Prior Sale: \$532,500 (05/23)

**48 SPRING ST** ..... **\$912,000**  
 B: Jacob Vasapollli & Elizabeth Vasapollli  
 S: Patricia A Carbone, Tr for Kiduff Nt  
 Book/Page: 82697/161, Date: 04/24/24  
 Mtg: Leader Bank NA \$300,000  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 7588sf

**54 WINSHIP DR** ..... **\$1,600,000**  
 B: Robert Vogt & Lindsey Mahoney  
 S: Katherine J Arbour, Tr for Katherine J Arbour RET  
 Book/Page: 82701/188, Date: 04/25/24  
 Mtg: Guaranteed Rate Inc \$1,280,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 13303sf

**Waltham**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	39
Median Price	\$750,000	\$726,000

► **REAL ESTATE SALES**

**61 ABERDEEN AVE** ..... **\$830,000**  
 B: Robert A Quan & Rebekka Hollums  
 S: John Kilfoyle & Rebecca Kilfoyle  
 Doc#: 00000001955544, Date: 04/26/24  
 Mtg: Leader Bank NA \$664,000  
 Term: 2054  
 Use: 4 Bdrm Cape Cod, Lot: 6634sf  
 Prior Sale: \$604,900 (05/18)

**129 BEAL RD** ..... **\$1,220,000**  
 B: Yury Kukushkin & Ekaterina Gushchanskaia  
 S: Vito S Varano  
 Doc#: 00000001955385, Date: 04/24/24  
 Mtg: Leader Bank NA \$927,200  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 7000sf  
 Prior Sale: \$147,000 (11/95)

**65 BENNETT ST** ..... **\$642,500**  
 B: Brendan Ryback & Birgitta Ryback  
 S: Romeo Linea A Est & Stephen Bakula  
 Book/Page: 82700/423, Date: 04/25/24  
 Mtg: Cross Country Mtg Inc \$514,000  
 Term: 2039  
 Use: 2 Bdrm Encl/Cottage, Lot: 5001sf  
 Prior Sale: \$135,500 (08/92)

**99 BREWSTER RD** ..... **\$778,500**  
 B: Antonio Vanaria  
 S: Lucille M Lituri  
 Book/Page: 82691/251, Date: 04/23/24  
 Mtg: Leader Bank NA \$661,725  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 9461sf

**23 DIX ST U:1** ..... **\$825,000**  
 B: Robert G Croy, Tr for Robert G Croy T  
 S: Michael Chu, Tr for Chu Rt  
 Book/Page: 82695/121, Date: 04/24/24  
 Mtg: Rocket Mortgage LLC \$425,000  
 Term: 2054 Rate: 6.5% Type: Adj  
 Use: 3 Bdrm Condo  
 Prior Sale: \$455,000 (11/14)

**49 JACQUELINE RD U:8** ..... **\$346,000**  
 B: Missak Jolakian  
 S: David F Washburn, Tr for David F Washburn lrt  
 Book/Page: 82706/109, Date: 04/26/24  
 Mtg: CMG Mortgage Inc \$286,935  
 Term: 2054  
 Use: 1 Bdrm Condo

**948 MAIN ST U:102** ..... **\$447,900**  
 B: Sez-Hon R Chen  
 S: Curt D Everett Jr  
 Book/Page: 82700/149, Date: 04/25/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$300,000 (09/16)

**38 PIEDMONT AVE** ..... **\$655,000**  
 B: Sandra Jammal  
 S: Akshay Shah  
 Book/Page: 82705/466, Date: 04/26/24  
 Mtg: Citizens Bank \$515,000  
 Term: 2054  
 Use: 2 Bdrm Cape Cod, Lot: 2801sf  
 Prior Sale: \$354,000 (12/15)

**315 PROSPECT HILL RD** ..... **\$1,575,315**  
 B: Bobby L Honeycutt Jr RET & Bobby Lee Honeycutt Jr  
 S: Richard G Baldwin & Cecilia U Baldwin  
 Book/Page: 82701/220, Date: 04/25/24  
 Mtg: Goldman Sachs Bank US \$1,180,000  
 Term: 2054 Rate: 6.4% Type: Adj  
 Use: 4 Bdrm Colonial, Lot: 6926sf  
 Prior Sale: \$1,200,000 (05/19)

**70 SEMINOLE AVE** ..... **\$450,000**  
 B: Jairam Mohanraman & Geetha Panneerselvam  
 S: Charles T Gargone, Tr for Charles T Gargone RET  
 Book/Page: 82687/94, Date: 04/22/24  
 Use: 4 Bdrm Colonial, Lot: 4500sf

**31 SUNSET RD** ..... **\$825,000**  
 B: Li Breite & Ian Redpath  
 S: Raymond D Caron & Allison M Caron  
 Book/Page: 82699/89, Date: 04/25/24  
 Mtg: Fairway Ind Mtg \$660,000  
 Term: 2054 Rate: 6.1% Type: Adj  
 Use: 3 Bdrm Colonial, Lot: 6647sf  
 Prior Sale: \$182,500 (09/90)

**18 WADSWORTH AVE U:2** ..... **\$1,225,000**  
 B: Yang Liu & Naxin Guo  
 S: Matthew C Kung & Zhanling Kong  
 Book/Page: 82702/412, Date: 04/26/24  
 Mtg: Leader Bank NA \$425,000  
 Term: 2054  
 Use: 3 Bdrm Condo

**34 WINTER ST U:B2** ..... **\$750,000**  
 B: Renwei Liu & Yixuan Yu  
 S: John Nance & Alana Nance  
 Book/Page: 82701/536, Date: 04/25/24  
 Mtg: Rocket Mortgage LLC \$510,000  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$660,000 (08/21)

**73 WINTER ST** ..... **\$694,000**  
 B: Paul Siegel & Tonya Yanok  
 S: Paul Pessia & Mary B Pessia  
 Book/Page: 82687/206, Date: 04/22/24  
 Mtg: Metro Credit Union \$555,200  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 13373sf  
 Prior Sale: \$315,000 (12/06)

**Watertown**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	14
Median Price	\$1,022,500	\$778,750

► **REAL ESTATE SALES**

**262 BELMONT ST U:1** ..... **\$815,000**  
 B: Yao Zhang & Tong Gao  
 S: Laurance Diarbakerly  
 Book/Page: 82705/228, Date: 04/26/24  
 Use: Condo

**111 BROOKLINE ST** ..... **\$705,000**  
 B: Marie F Airasian  
 S: Victoria R Keegan, Tr for Victoria R Keegan T  
 Doc#: 00000001955231, Date: 04/22/24  
 Use: 3 Bdrm Ranch, Lot: 5009sf

**28 CHAUNCEY ST** ..... **\$1,310,000**  
 B: Soheil Fathi & Sarah Moridpour  
 S: Paula J Nevins & Brenda C Ryan  
 Doc#: 00000001955306, Date: 04/22/24  
 Mtg: Zillow Home Loans \$1,119,657  
 Term: 2054  
 Use: 2-Family Family Flat, Lot: 7797sf

**66 EDWARD RD** ..... **\$825,000**  
 B: Rebekah Bihun & Adrian Bihun  
 S: Mary E Flynn  
 Book/Page: 82700/456, Date: 04/25/24  
 Mtg: Bmo Bank \$250,000  
 Term: 2054

**80 HOVEY ST** ..... **\$1,610,000**  
 B: Elizabeth Mehrez  
 S: 80 Hovey St LLC  
 Book/Page: 82695/338, Date: 04/24/24  
 Use: 2-Family Townhouse, Lot: 10454sf  
 Prior Sale: \$925,000 (08/18)

**53 OAKLEY RD** ..... **\$845,000**  
 B: Andriy Gladum, Tr for Oakley Road 54 Rt  
 S: Sergei Konoplyov, Tr for S Konoplyov L & Spataru R  
 Book/Page: 82701/322, Date: 04/25/24  
 Use: 3 Bdrm Ranch, Lot: 6011sf  
 Prior Sale: \$345,000 (03/01)

**18 PURVIS ST** ..... **\$1,250,000**  
 B: Efthimios Athanasopoulos  
 S: Hossep H Melkeshian & Rene Melkeshian  
 Book/Page: 82685/269, Date: 04/22/24  
 Use: 2-Family Family Flat, Lot: 6011sf

**Wayland**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	20
Median Price	\$800,000	\$1,105,500

► **REAL ESTATE SALES**

**3 EMMELINE PATH U:3** ..... **\$1,565,000**  
 B: Haina Huang & Zhenghao Zhao  
 S: Tamposi Brothers I LLC  
 Book/Page: 82687/47, Date: 04/22/24  
 Mtg: Citizens Bank \$1,173,750  
 Term: 2054 Rate: 6.3% Type: Adj  
 Use: 3 Bdrm Condo

**11 PICKWICK WAY U:11** ..... **\$926,225**  
 B: Carol A Schiller & Myles S Schiller  
 S: Donald H Winning & Mary S Winning  
 Doc#: 00000001955282, Date: 04/22/24  
 Mtg: Guaranteed Rate Affin \$575,000  
 Term: 2054 Rate: 6.0% Type: Adj  
 Use: 2 Bdrm Condo  
 Prior Sale: \$455,000 (08/08)

**Winchester**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	28
Median Price	\$1,135,000	\$1,375,000

► **REAL ESTATE SALES**

**34 EDWARD DR U:34** ..... **\$950,000**  
 B: Rogerio P Nunes & Mariana A Stefanini  
 S: Linda Kenney-Vaill  
 Book/Page: 82692/334, Date: 04/23/24  
 Mtg: Guaranteed Rate Inc \$550,000  
 Term: 2054  
 Use: 2 Bdrm Condo

**23 LAWSON RD** ..... **\$3,225,000**  
 B: Richard C Brodsky & Wendy A Kampman  
 S: 23 Lawson LLC  
 Book/Page: 82684/244, Date: 04/22/24  
 Mtg: Weichert Fnci Svcs \$387,000  
 Term: 2039  
 Use: 5 Bdrm Colonial, Lot: 13730sf  
 Prior Sale: \$1,525,000 (04/22)

**6 NEWTON ST** ..... **\$380,000**  
 B: Jennifer L Hall  
 S: Kristina L Hall  
 Book/Page: 82695/497, Date: 04/24/24  
 Mtg: Winchester Cp Bk \$500,000  
 Term: 2054 Rate: 6.8% Type: Adj  
 Use: 4 Bdrm Cape Cod, Lot: 10001sf

**33 SARGENT RD** ..... **\$1,855,000**  
 B: Sarah Gould & Robert Gould  
 S: Xueguang Lyu & Xu Zhao  
 Book/Page: 82690/467, Date: 04/23/24  
 Mtg: Winchester Cp Bk \$1,715,875  
 Term: 2054 Rate: 6.5% Type: Adj  
 Use: 5 Bdrm Colonial, Lot: 11404sf  
 Prior Sale: \$999,000 (09/19)

**7 WAINWRIGHT RD U:84** ..... **\$1,267,500**  
 B: Elizabeth Cooper & John Fiske  
 S: Robert A Mcindoe & Margaret T Mcindoe  
 Book/Page: 82703/252, Date: 04/26/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$875,000 (06/06)

**21 WESTLAND AVE** ..... **\$1,725,000**  
 B: Matthew Marotta & Elizabeth Marotta  
 S: Christopher Walendin & Margaret Walendin  
 Book/Page: 82699/137, Date: 04/25/24  
 Mtg: First Citizen B&T Co \$1,131,000  
 Term: 2054 Rate: 6.3% Type: Adj  
 Use: 5 Bdrm Colonial, Lot: 11474sf  
 Prior Sale: \$670,000 (01/13)

**Woburn**

**MARKET STATISTICS THROUGH MARCH**

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

► **REAL ESTATE SALES**

**15 DAY CIR** ..... **\$650,000**  
 B: Grace K Defreitas & Ernane M Dossantos  
 S: Josephine G Albanese, Tr for 15 Day Cir Rt  
 Book/Page: 82688/344, Date: 04/22/24  
 Mtg: United Wholesale Mtg \$567,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 10019sf

**7 HARRISON AVE** ..... **\$1,055,000**  
 B: Costigan Realty LLC  
 S:

**NORFOLK REGISTRY**

continued

**Braintree**

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	53	42	
Median Price	\$615,000	\$672,500	

► **REAL ESTATE SALES**

**42 BRADFORD COMMONS LN U:42** ..... **\$435,000**

B: Linda W King, Tr for King Ft  
S: Callahan James Est & Clare Bouzan  
Book/Page: 41742/234, Date: 04/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$253,650 (08/15)

**416 JOHN MAHAR HWY U:3402** ..... **\$847,500**

B: Alex C Tse & Sofia Lee  
S: Krishna Dasgupta, Tr for Dasgupta T  
Book/Page: 41736/140, Date: 04/22/24  
Mtg: Bank of Canton \$497,500  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$480,000 (05/11)

**10 REED HILL RD** ..... **\$515,000**

B: Ba Q Le  
S: Daniel A Averbukh  
Book/Page: 41735/423, Date: 04/22/24  
Mtg: United Wholesale Mtg \$400,000  
Term: 2054  
Use: 2 Bdrm Bngl/Cottage, Lot: 2731sf  
Prior Sale: \$389,900 (09/21)

**6 TREFTON DR** ..... **\$650,000**

B: Robert J Alessandro  
S: John F Byrnes & Susan C Byrnes  
Book/Page: 41741/404, Date: 04/25/24  
Mtg: Cross Country Mtg Inc \$520,000  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 9026sf  
Prior Sale: \$136,000 (11/94)

**Brookline**

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	12	19	
Median Price	\$2,325,000	\$2,400,000	

► **REAL ESTATE SALES**

**1574 BEACON ST U:3** ..... **\$700,000**

B: Ohad Cohen & Ansuuya Bijur  
S: Rdc-Beacon 1574 LLC  
Book/Page: 41739/424, Date: 04/24/24  
Mtg: Nations Direct Mtg \$390,000  
Term: 2054  
Use: Condo

**1892 BEACON ST U:3** ..... **\$1,000,000**

B: John Edgerton & Heather Upshaw  
S: Francis Curran & Megan P Schaefer-Curran  
Book/Page: 41738/232, Date: 04/23/24  
Use: 3 Bdrm Condo

**40 BROWNE ST U:3** ..... **\$850,000**

B: Lihong Guo & Helen S Zhao  
S: Yi Zhang & Zheng Liu  
Book/Page: 41743/176, Date: 04/26/24  
Use: 2 Bdrm Condo  
Prior Sale: \$800,000 (04/20)

**20 CHAPEL ST U:A503** ..... **\$840,000**

B: Hong Wang  
S: Hongyun Li & Jinyang Zhang  
Book/Page: 41740/447, Date: 04/25/24  
Use: 1 Bdrm Condo  
Prior Sale: \$691,500 (03/20)

**230 CYPRESS ST** ..... **\$1,400,000**

B: Elie On Cypress St LLC  
S: Joram Blum, Tr for Lnt Rt  
Book/Page: 41740/484, Date: 04/25/24  
Mtg: E Cambridge Svcs Bk \$1,050,000  
Use: Office Bldg-General, Lot: 5802sf  
Prior Sale: \$263,000 (12/88)

**83 IVY ST U:43** ..... **\$1,025,000**

B: Kevin H Lin & Trudy Li  
S: Christine Mcconnell, Tr for Mcconnell Ivy Rt  
Book/Page: 41737/527, Date: 04/23/24  
Use: 3 Bdrm Condo  
Prior Sale: \$645,000 (05/14)

**28 JUNIPER ST U:79** ..... **\$530,000**

B: Chen Chu & Miao He  
S: Jia Geng  
Book/Page: 41739/201, Date: 04/24/24  
Use: 1 Bdrm Condo  
Prior Sale: \$500,000 (07/17)

**60 LYMAN RD** ..... **\$8,175,000**

B: Cinray Realty Dev LLC  
S: Rappaport Renee H Est & Jay N Rosenstein  
Book/Page: 41735/30, Date: 04/22/24  
Mtg: Village Bank \$6,131,250  
Use: Residential Developable Land, Lot: 34822sf

**70 LYMAN RD** ..... **\$8,175,000**

B: Cinray Realty Dev LLC  
S: Rappaport Renee H Est & Jay N Rosenstein  
Book/Page: 41735/30, Date: 04/22/24  
Mtg: Village Bank \$6,131,250  
Use: 5 Bdrm Colonial, Lot: 43534sf

**25 MARION ST U:PH3** ..... **\$1,575,000**

B: Marsha Jones  
S: Nancy Ciaranello, Tr for Nancy Ciaranello RET  
Book/Page: 41740/437, Date: 04/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$720,000 (06/05)

**70 PARK ST U:44** ..... **\$880,000**

B: Yu-Hsuan Wu, Tr for Yu-Hsuan Wu T  
S: Dianne Schwartz & James F Mazza  
Book/Page: 41743/270, Date: 04/26/24  
Use: 2 Bdrm Condo  
Prior Sale: \$784,500 (12/23)

**40 PERRY ST** ..... **\$2,300,000**

B: Darlene K Holzworth  
S: Barry P Wilensky, Tr for 40 Perry Street Rt  
Book/Page: 41745/147, Date: 04/26/24  
Use: 3-Family Decker, Lot: 4256sf

**323 SAINT PAUL ST U:2** ..... **\$1,300,000**

B: Daniel J Greenstein  
S: Ennu Capital LLC  
Book/Page: 41739/510, Date: 04/24/24  
Mtg: Alan Greenstein \$700,000  
Term: 2029  
Use: 2 Bdrm Condo  
Prior Sale: \$1,225,000 (03/22)

**626 WASHINGTON ST U:1** ..... **\$1,072,760**

B: Kuong Ly & Bryan Ranger  
S: Kim Passalacqua  
Book/Page: 41741/131, Date: 04/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$810,000 (08/18)

**19 WINCHESTER ST U:803** ..... **\$485,000**

B: Qing Gou  
S: Sherri L Freedman & David Freedman  
Book/Page: 41741/234, Date: 04/25/24  
Use: 1 Bdrm Condo

**111 WINTHROP RD U:2** ..... **\$1,215,000**

B: Daniel Subak  
S: Cerise H Jacobs, Tr for Lim Epstein Nt  
Book/Page: 41739/414, Date: 04/24/24  
Use: Condo

**Canton**

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

► **REAL ESTATE SALES**

**50 COPPERSMITH WAY U:5-312** ..... **\$740,000**

B: Marcia A Sajewicz  
S: Canton Copperworks LLC  
Book/Page: 41738/297, Date: 04/23/24  
Use: Condo

**17 LEHAN ST** ..... **\$925,000**

B: John T Lam & Thuy A Nguyen  
S: Christine R Smith & Justin K Smith  
Book/Page: 41743/103, Date: 04/26/24  
Mtg: Newrez LLC \$525,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 12537sf  
Prior Sale: \$595,000 (01/19)

**3 MEADOWS AVE** ..... **\$760,000**

B: Ian L Anderson & Samantha Anderson  
S: Timothy Mckenna & Christine Smith  
Doc#: 00000001535250, Date: 04/26/24  
Mtg: United Wholesale Mtg \$684,000  
Term: 2054  
Use: 3 Bdrm Raised Ranch, Lot: 10629sf  
Prior Sale: \$435,000 (11/02)

**17 MEYER TER U:17** ..... **\$552,500**

B: John F Kearns 4th & Stephanie V Humby  
S: Abbie Paley  
Doc#: 00000001535229, Date: 04/26/24  
Mtg: Mortgage Corp Eastill \$352,500  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$320,000 (11/06)

**291 WASHINGTON ST** ..... **\$892,000**

B: Bala Nagarajan & Brinda Selvaraj  
S: Edson R Junior  
Book/Page: 41743/515, Date: 04/26/24  
Mtg: Merrimack Valley CU \$847,400  
Term: 2054 Rate: 6.0% Type: Adj  
Use: 2-Family Conventional, Lot: 21780sf  
Prior Sale: \$770,000 (01/23)

**1466 WASHINGTON ST** ..... **\$840,000**

B: Kim Passalacqua  
S: Phillip Gaudette  
Book/Page: 41744/577, Date: 04/26/24  
Use: 4 Bdrm Colonial, Lot: 26260sf

**1657 WASHINGTON ST** ..... **\$940,000**

B: Fatima G Wilder & Francis J Wilder  
S: William Wynn & Hillary Wynn  
Doc#: 00000001535197, Date: 04/25/24  
Use: 4 Bdrm Colonial, Lot: 30884sf  
Prior Sale: \$595,000 (10/04)

**Dedham**

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

► **REAL ESTATE SALES**

**19 ARLINGTON RD** ..... **\$365,000**

B: Ivo Rufo & Marisa Rufo  
S: Paula Howley, Tr for 19 Arlington Road Rt  
Doc#: 00000001535073, Date: 04/23/24  
Mtg: Dedham Inst for Svgs \$328,500  
Term: 2054 Rate: 6.8% Type: Adj  
Use: 2 Bdrm Ranch, Lot: 4850sf

**116 COLBURN ST** ..... **\$650,000**

B: Ana Medina  
S: Eddy Guerrero  
Book/Page: 41745/395, Date: 04/26/24  
Mtg: Total Mtg Svcs \$617,500  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 5264sf  
Prior Sale: \$330,000 (11/14)

**219 CURVE ST** ..... **\$770,000**

B: Bradley S Amus & Randy E Amus  
S: Limerock Development LLC  
Book/Page: 41738/252, Date: 04/23/24  
Mtg: Fairway Ind Mtg \$370,000  
Term: 2054  
Use: 2 Bdrm Conventional, Lot: 5600sf  
Prior Sale: \$415,000 (01/24)

**119 JEFFERSON ST** ..... **\$772,000**

B: Patrick M Korianski & Jacqueline M Chrones  
S: Alex H Kwon & Alice E Lee  
Doc#: 00000001535177, Date: 04/25/24  
Mtg: Guaranteed Rate Inc \$617,600  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 12000sf  
Prior Sale: \$495,000 (10/18)

**234 RIVERSIDE DR** ..... **\$850,000**

B: Ari J Sky & Eve Y Sky  
S: Albertina P Tavares  
Doc#: 00000001535021, Date: 04/22/24  
Mtg: Fairway Ind Mtg \$595,000  
Term: 2054 Rate: 6.4% Type: Adj  
Use: 3 Bdrm Ranch, Lot: 5415sf  
Prior Sale: \$500,000 (01/24)

**175 SCHOOLMASTER LN** ..... **\$2,900,000**

B: Mary Fitzgerald & Craig Fitzgerald  
S: Gohjojo Enterprises LLC  
Book/Page: 41742/168, Date: 04/25/24  
Mtg: Bank of America NA \$2,240,000  
Term: 2054  
Use: 5 Bdrm Colonial, Lot: 50357sf  
Prior Sale: \$2,175,000 (06/21)

**142 SCOTT CIR** ..... **\$962,000**

B: Marissa S Aaron & Samuel W Aaron  
S: Deborah A Doyle, Tr for Mary F Doyle RET  
Book/Page: 41736/88, Date: 04/22/24  
Mtg: Fairway Ind Mtg \$400,000  
Term: 2054  
Use: 3 Bdrm Raised Ranch, Lot: 18366sf

**7 NEFF DR** ..... **\$1,375,000**

B: Matthew R Polster & Brittany E Polster  
S: Andrea Guy & Lawrence Guy  
Book/Page: 41744/422, Date: 04/26/24  
Mtg: USA Alliance FCU \$1,100,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 17828sf  
Prior Sale: \$862,000 (07/22)

**14 RICHARD ST** ..... **\$725,000**

B: Phillip D Jakubowicz & Carissa S Lin  
S: Bryan A Spear & Sheila M Spear  
Book/Page: 41740/178, Date: 04/24/24  
Mtg: Guaranteed Rate Inc \$580,000  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 23653sf  
Prior Sale: \$480,000 (07/19)

**179 SOUTH ST** ..... **\$755,000**

B: Kenneth R Carberry  
S: Lauren M Darling, Tr for Wildman Ft  
Book/Page: 41744/87, Date: 04/26/24  
Use: 4 Bdrm Ranch, Lot: 40000sf  
Prior Sale: \$377,038 (11/12)

**7 SKYLINE DR** ..... **\$601,000**

B: Mary Cole & David Card  
S: Gallagher Sr Leo J Est & Shannon E Reeve  
Book/Page: 41745/155, Date: 04/26/24  
Mtg: US Bank NA \$480,800  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 16827sf

**252 UNION ST U:252** ..... **\$339,900**

B: Sarah Larsen  
S: Erin M Earle  
Book/Page: 41744/499, Date: 04/26/24  
Use: 2 Bdrm Condo  
Prior Sale: \$182,500 (06/15)

**18 SKYLINE DR** ..... **\$601,000**

B: Mary Cole & David Card  
S: Gallagher Sr Leo J Est & Shannon E Reeve  
Book/Page: 41745/155, Date: 04/26/24  
Mtg: US Bank NA \$480,800  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 16827sf

**67 STEVENS DR** ..... **\$655,000**

B: Rachele Mcandrew & Dustin Mcandrew  
S: Gumbs Hm Improvement LLC  
Book/Page: 41743/565, Date: 04/26/24  
Mtg: US Bank NA \$524,000  
Term: 2054  
Use: 3 Bdrm Split Level, Lot: 11892sf  
Prior Sale: \$475,000 (01/24)

**16 ZENAS RD** ..... **\$580,000**

B: Yessica L Amador-Villar & Melvin S Upia  
S: Augusto D Vinatea & Maritza O Rios  
Doc#: 00000001535207, Date: 04/25/24  
Mtg: MSA Mortgage LLC \$464,000  
Term: 2054  
Use: 2 Bdrm Ranch, Lot: 10062sf  
Prior Sale: \$470,000 (11/22)

**7 NEFF DR** ..... **\$1,375,000**

B: Matthew R Polster & Brittany E Polster  
S: Andrea Guy & Lawrence Guy  
Book/Page: 41744/422, Date: 04/26/24  
Mtg: USA Alliance FCU \$1,100,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 17828sf  
Prior Sale: \$862,000 (07/22)

**14 RICHARD ST** ..... **\$725,000**

B: Phillip D Jakubowicz & Carissa S Lin  
S: Bryan A Spear & Sheila M Spear  
Book/Page: 41740/178, Date: 04/24/24  
Mtg: Guaranteed Rate Inc \$580,000  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 23653sf  
Prior Sale: \$480,000 (07/19)

**179 SOUTH ST** ..... **\$755,000**

B: Kenneth R Carberry  
S: Lauren M Darling, Tr for Wildman Ft  
Book/Page: 41744/87, Date: 04/26/24  
Use: 4 Bdrm Ranch, Lot: 40000sf  
Prior Sale: \$377,038 (11/12)

**51 BENJAMIN LANDING LN U:51** ..... **\$362,600**

B: Lisa M Westerman, Tr for Allard-Westerman Rt  
S: Doris Parker  
Book/Page: 41741/226, Date: 04/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$141,900 (12/00)

**41 HANCOCK RD** ..... **\$1,150,000**

B: Durjay Nath & Anindita Sengupta  
S: Sean C Mulvey & Debbie Sarauer  
Book/Page: 41745/213, Date: 04/26/24  
Mtg: Guaranteed Rate Inc \$920,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 21000sf  
Prior Sale: \$550,000 (05/09)

**49 HANCOCK RD** ..... **\$1,150,000**

B: Anand Sahasrabudhe & Swapnal Kulkarni  
S: Michael W Arone & Heather A Arone  
Book/Page: 41741/515, Date: 04/25/24  
Mtg: Fairway Ind Mtg \$862,500  
Term: 2054 Rate: 6.1% Type: Adj  
Use: 4 Bdrm Colonial, Lot: 31733sf  
Prior Sale: \$700,000 (08/06)

**22 MARY ELLEN LN** ..... **\$879,900**

B: Norman Rosskothén & Nadia Rosskothén  
S: Lucius F Sinks & Stacy B Sinks  
Book/Page: 41737/419, Date: 04/23/24  
Mtg: Dedham Inst for Svgs \$475,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 27138sf  
Prior Sale: \$195,920 (04/94)

**18 SKYLINE DR** ..... **\$601,000**

B: Mary Cole & David Card  
S: Gallagher Sr Leo J Est & Shannon E Reeve  
Book/Page: 41745/155, Date: 04/26/24  
Mtg: US Bank NA \$480,800  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 16827sf

**252 UNION ST U:252** ..... **\$339,900**

B: Sarah Larsen  
S: Erin M Earle  
Book/Page: 41744/499, Date: 04/26/24  
Use: 2 Bdrm Condo  
Prior Sale: \$182,500 (06/15)

**46 RICHARDSON DR U:287** ..... **\$906,183**

B: James R Hansen & Arleen M Hansen  
S: Toll Ma Land lli Lp  
Book/Page: 41742/161, Date: 04/25/24  
Use: Condo

**20 VAN KLECK RD** ..... **\$575,000**

B: Stephen Small & Jennifer Small  
S: Alan J Small, Tr for Twenty Van Kleck Road Rt  
Book/Page: 41746/45, Date: 04/26/24  
Mtg: Guaranteed Rate Inc \$521,250  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 16988sf  
Prior Sale: \$145,000 (05/93)

**50 BRUSH HILL RD** ..... **\$650,000**

B: David S Israel & Julie C Burke  
S: Jesse Divalli & Alicia Divalli  
Book/Page: 41738/339, Date: 04/23/24  
Mtg: Bay Equity LLC \$552,500  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 1882sf  
Prior Sale: \$529,000 (12/20)

**131 ELIOT ST U:202** ..... **\$729,000**

B: Millie Chan  
S: 131 Eliot Street LLC  
Book/Page: 41740/555, Date: 04/25/24  
Mtg: Leader Bank NA \$200,000  
Term: 2054  
Use: 2 Bdrm Condo

**25 MCKINNON AVE** ..... **\$1,500,000**

B: Lara Flaherty & Ryan Flaherty  
S: Michael McDonough & Lisa M McDonough  
Book/Page: 41740/148, Date: 04/24/24  
Mtg: Wells Fargo Bank \$770,000  
Term: 2054  
Use: 5 Bdrm Colonial, Lot: 19245sf  
Prior Sale: \$280,000 (09/95)

**71-73 WARREN AVE** ..... **\$1,250,000**



<b>23 MINIHANS LN</b> .....	<b>\$1,020,000</b>
B: Kristi Spaho S: Tyler E Miller & Brittany L Miller Book/Page: 41745/70, Date: 04/26/24 Mtg: MSA Mortgage LLC \$765,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 6474sf Prior Sale: \$660,000 (04/18)	
<b>615 NEWPORT AVE</b> .....	<b>\$713,000</b>
B: Thi T Truong, Tr for Hiep Nguyen S: Trisha C Kingsbury & Michael Beagan Book/Page: 41742/41, Date: 04/25/24 Mtg: United Wholesale Mtg \$499,100 Term: 2054 Use: 3 Bdrm Conventional, Lot: 5881sf Prior Sale: \$325,000 (10/12)	
<b>11 OAK GROVE TER U:101</b> .....	<b>\$670,000</b>
B: Shreosi Ghosh & Catrina W Wang S: Douglas Chandor & Devon Chandor Book/Page: 41737/162, Date: 04/23/24 Mtg: Guild Mortgage Co \$380,000 Term: 2054 Use: 2 Bdrm Condo	
<b>105 S BAYFIELD RD</b> .....	<b>\$725,000</b>
B: Tony N Nguyen & Van M Hua S: Justin Lau & Brigitte Arle Book/Page: 41742/237, Date: 04/25/24 Mtg: United Wholesale Mtg \$580,000 Term: 2054	
<b>50 SPRINGFIELD ST</b> .....	<b>\$339,000</b>
B: Anita T Aidoupolis S: James E Triglia Doc#: 00000001535125, Date: 04/24/24 Mtg: Sierra Pacific Mtg \$271,200 Term: 2054 Use: 3 Bdrm Split Level, Lot: 12500sf	
<b>145 SUOMI RD U:B6</b> .....	<b>\$705,000</b>
B: Niveiditha Anandam S: Sun Y Lee Book/Page: 41736/55, Date: 04/22/24 Use: 3 Bdrm Condo Prior Sale: \$470,000 (06/05)	
<b>115 W SQUANTUM ST U:815</b> .....	<b>\$265,000</b>
B: Jason Lo & Xin Xin S: Jerzy Jerzykiewicz Book/Page: 41735/142, Date: 04/22/24 Use: 1 Bdrm Condo	
<b>257 WEST ST</b> .....	<b>\$570,000</b>
B: Jeanette Won & Erica Lawrence S: Panja Lymyswan Doc#: 00000001535065, Date: 04/23/24 Mtg: Provident Funding \$484,500 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 6185sf Prior Sale: \$305,000 (01/19)	
<b>► FORECLOSURE DEEDS</b>	
<b>475-479 SEA ST U:2</b> .....	<b>\$239,000</b>
B: Ramanvir Saini S: Brian P Deshler & Harborone Mortgage LLC Book/Page: 41742/126, Date: 04/25/24 Mtg: Gurnam Saini \$239,000 Use: 1 Bdrm Condo Prior Sale: \$163,000 (07/14)	

**Randolph**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	43
Median Price	\$500,000	\$540,000

<b>► REAL ESTATE SALES</b>	
<b>5 E PATTERSON AVE</b> .....	<b>\$720,000</b>
B: Weslon P Gomes S: Wells Construction LLC Book/Page: 41617/202, Date: 01/26/24 Mtg: United Wholesale Mtg \$706,959 Term: 2054 Use: Residential Undvlpble Land, Lot: 7358sf	
<b>4 LIND TER</b> .....	<b>\$560,000</b>
B: Cristian A Jaeger S: 4 Lind Terrace LLC Book/Page: 41745/300, Date: 04/26/24 Mtg: BankESB \$504,000 Term: 2054 Rate: 5.5% Type: Adj Use: 2 Bdrm Ranch, Lot: 7500sf Prior Sale: \$300,000 (08/23)	
<b>44 MAZZEO DR</b> .....	<b>\$550,000</b>
B: 26 Mazzeo LLC S: Robin Harwood, Tr for 44 Mazzeo Drive Rt Doc#: 00000001535101, Date: 04/24/24 Use: Indoor Recreation, Lot: 187308sf	
<b>31 MITCHELL ST</b> .....	<b>\$620,000</b>
B: Thuy M Huynh & Tuat V Huynh S: Jcg Investments LLC Book/Page: 41743/479, Date: 04/26/24 Mtg: Rocket Mortgage LLC \$484,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 7500sf Prior Sale: \$353,000 (02/24)	
<b>249 OAK ST</b> .....	<b>\$180,000</b>
B: Stephanie Augustin S: Josephine Spirito, Tr for Spirito Ft Doc#: 00000001525402, Date: 08/21/23 Mtg: Easthampton Svgs Bk \$470,000 Term: 2053 Rate: 4.5% Type: Adj Use: Residential Developable Land, Lot: 43522sf	
<b>2 PELISSIER CIR</b> .....	<b>\$915,000</b>
B: Theory Phat & David Tuyen S: 1928 Investments LLC Book/Page: 41524/155, Date: 11/21/23 Mtg: Rocket Mortgage LLC \$815,500 Term: 2053 Use: 3 Bdrm Conventional, Lot: 19500sf Prior Sale: \$257,500 (02/23)	
<b>12 RESERVOIR DR U:1</b> .....	<b>\$460,000</b>
B: Henry Sanchez S: David H Grossman, Tr for Grossman Reservoir Nt Book/Page: 41744/385, Date: 04/26/24 Mtg: CMG Mortgage Inc \$368,000 Term: 2054 Use: Condo	
<b>8 ROBERT PLUNKETT CIR</b> .....	<b>\$673,000</b>
B: Farley Saint-Surin & Sabrina Saint-Surin S: Adel Velez & Ana Velez Book/Page: 41742/405, Date: 04/25/24 Mtg: Pennymac Loan Service \$605,700 Term: 2054 Use: 4 Bdrm Colonial, Lot: 19122sf Prior Sale: \$332,000 (12/11)	
<b>24 ROCKEFELLER ST</b> .....	<b>\$575,000</b>
B: Kara M Kulpa & Leslie J Woods S: Juan Tzoc & Kristen Tzoc Doc#: 00000001535006, Date: 04/22/24 Mtg: Guaranteed Rate Inc \$475,000 Term: 2054 Use: 3 Bdrm Split Level, Lot: 7200sf Prior Sale: \$348,000 (12/18)	
<b>9 TOSCANO WAY U:9</b> .....	<b>\$550,000</b>
B: Sandra P Silva S: 502 South Main Hldg LLC Book/Page: 41321/150, Date: 07/24/23 Mtg: Movement Mtg LLC \$357,500 Term: 2053 Use: 3 Bdrm Condo	
<b>15 TOSCANO WAY U:15</b> .....	<b>\$567,500</b>
B: Karl Guillaume & Hans Guillaume S: 502 South Main Hldg LLC Book/Page: 41379/93, Date: 08/25/23 Mtg: Movement Mtg LLC \$536,287 Term: 2053 Use: 3 Bdrm Condo	

<b>17 TOSCANO WAY U:17</b> .....	<b>\$550,000</b>
B: Mackenzie Isidor S: 502 South Main Hldg LLC Book/Page: 41544/573, Date: 12/06/23 Mtg: Movement Mtg LLC \$522,500 Term: 2054 Use: 3 Bdrm Condo	
<b>19 TOSCANO WAY U:19</b> .....	<b>\$584,200</b>
B: Jocelyne M Simeon & Marvin G Hyacinthe S: 502 South Main Hldg LLC Book/Page: 41440/143, Date: 10/02/23 Mtg: Movement Mtg LLC \$502,400 Term: 2053 Use: Condo	
<b>21 TOSCANO WAY U:21</b> .....	<b>\$550,000</b>
B: Max Isidor S: 502 South Main Hldg LLC Book/Page: 41488/382, Date: 10/31/23 Mtg: Movement Mtg LLC \$495,000 Term: 2053 Use: Condo	
<b>23 TOSCANO WAY U:23</b> .....	<b>\$580,000</b>
B: Rebecca F Jean-Baptiste S: 502 South Main Hldg LLC Book/Page: 41589/473, Date: 01/05/24 Mtg: Guild Mortgage Co \$522,000 Term: 2054 Use: 3 Bdrm Condo	
<b>25 TOSCANO WAY U:25</b> .....	<b>\$644,795</b>
B: Frances Ninh & Cristian B Gomez S: 502 South Main Hldg LLC Book/Page: 41601/422, Date: 01/16/24 Mtg: Guaranteed Rate Inc \$515,800 Term: 2054 Use: 3 Bdrm Condo	
<b>27 TOSCANO WAY U:27</b> .....	<b>\$602,000</b>
B: Antoinette Ntananga S: 502 South Main Hldg LLC Book/Page: 41653/127, Date: 02/26/24 Mtg: HarborOne Mortgage \$571,900 Term: 2054 Use: 3 Bdrm Condo	
<b>29 TOSCANO WAY U:29</b> .....	<b>\$599,000</b>
B: Marie Delgado S: 502 South Main Hldg LLC Book/Page: 41617/264, Date: 01/26/24 Mtg: Movement Mtg LLC \$80,000 Term: 2054 Use: 3 Bdrm Condo	
<b>31 TOSCANO WAY U:31</b> .....	<b>\$599,900</b>
B: Arash Barmas S: 502 South Main Hldg LLC Book/Page: 41698/442, Date: 03/28/24 Mtg: Guild Mortgage Co \$549,900 Term: 2054 Use: Condo	
<b>33 TOSCANO WAY U:33</b> .....	<b>\$599,900</b>
B: Louis T Ng & Mei H Xiong S: 502 South Main Hldg LLC Book/Page: 41727/127, Date: 04/16/24 Use: Condo	
<b>11 ZANGA CIR</b> .....	<b>\$850,300</b>
B: Alexander Huynh & Andy G Huynh S: Jdg Development LLC Book/Page: 41402/38, Date: 09/08/23 Mtg: Easthampton Svgs Bk \$800,300 Term: 2053 Rate: 7.4% Type: Adj Use: 4 Bdrm Conventional, Lot: 19233sf	

**Sharon**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	23
Median Price	\$647,750	\$675,000

<b>► REAL ESTATE SALES</b>	
<b>15 CEDRUS RD</b> .....	<b>\$665,000</b>
B: Victor Nguyen & Doris Lee S: Christopher J Fahy & Irene K Fahy Book/Page: 41738/145, Date: 04/23/24 Mtg: Freedom Mortgage Corp \$532,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12995sf Prior Sale: \$186,000 (07/98)	

**Stoughton**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	38
Median Price	\$537,500	\$572,500

<b>► REAL ESTATE SALES</b>	
<b>CENTRAL ST</b> .....	<b>\$20,000</b>
B: Harris Land & Tree Co LLC S: Joan E Prevett, Tr for Prevett Ft Book/Page: 41744/67, Date: 04/26/24	
<b>118 CHISHOLM RD</b> .....	<b>\$630,000</b>
B: Sophie C Exil S: Kelly A Berardi, Tr for Soares Ft Book/Page: 41745/98, Date: 04/26/24 Mtg: Onto Mortgage LLC \$618,589 Term: 2054 Use: 3 Bdrm Ranch, Lot: 25727sf	
<b>99 HOLMES AVE</b> .....	<b>\$673,000</b>
B: Robertson Tambi & Grace B Tambi S: John W Lynch Jr & Kathleen M Lynch Book/Page: 41741/81, Date: 04/25/24 Mtg: Mtg Equity Partners \$660,810 Term: 2054 Use: 3 Bdrm Ranch, Lot: 25330sf	
<b>196 PARK ST</b> .....	<b>\$771,700</b>
B: Pierre F Americain & Ange L Esperant S: Moussa Bechara Book/Page: 41742/361, Date: 04/25/24 Mtg: Guaranteed Rate Inc \$757,722 Term: 2054 Use: 2-Family Conventional, Lot: 26328sf Prior Sale: \$600,000 (05/21)	
<b>1578 TURNPIKE ST</b> .....	<b>\$1,825,000</b>
B: Tk Stoughton LLC S: Ny Cap Inv Grp LLC Book/Page: 41743/508, Date: 04/26/24 Use: Gas/Service Station, Lot: 19885sf Prior Sale: \$310,000 (03/24)	
<b>22 WALKER RD</b> .....	<b>\$110,000</b>
B: Cheryl Anzalone & Charlene Douglas S: Bruce Bentham Book/Page: 41743/332, Date: 04/26/24 Use: 4 Bdrm Old Style, Lot: 22399sf	

**Walpole**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	35
Median Price	\$685,000	\$780,000

<b>► REAL ESTATE SALES</b>	
<b>7 SHUFELT RD</b> .....	<b>\$550,000</b>
B: Nadine Sexton-Corletto & Jaime Corletto S: Cheryl A Rodrigue Book/Page: 41740/283, Date: 04/24/24 Mtg: First Home Mtg \$440,000 Term: 2054 Use: 4 Bdrm Conventional, Lot: 28575sf	

<b>950 WEST ST</b> .....	<b>\$788,000</b>
B: Evan F Locke & Lyndsey M Locke S: Peter F Locke 3rd & Marcia A Locke Book/Page: 41745/593, Date: 04/26/24 Mtg: Peter F Locke \$788,000 Use: 3 Bdrm Colonial, Lot: 87120sf Prior Sale: \$214,000 (05/95)	
<b>544 WINTER ST</b> .....	<b>\$592,500</b>
B: Barry J Mccolgan & Patricia R Mccolgan S: Paula J Burke, Tr for Thomas J Mccolgan Jr Irt Book/Page: 41744/593, Date: 04/26/24 Mtg: Fairway Ind Mtg \$406,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 41117sf	

**Wellesley**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	46
Median Price	\$1,775,000	\$2,080,000

<b>► REAL ESTATE SALES</b>	
<b>100 BRISTOL RD</b> .....	<b>\$5,300,000</b>
B: Samantha G Gallup, Tr for Samantha G Gallup RET S: Jeffrey Hatley & Gina Hatley Doc#: 00000001535036, Date: 04/23/24 Mtg: UBS Bank USA \$3,500,000 Term: 2054 Rate: 6.8% Type: Adj Use: 5 Bdrm Colonial, Lot: 26900sf Prior Sale: \$3,761,250 (02/20)	
<b>37 KIRKLAND CIR</b> .....	<b>\$1,505,000</b>
B: Lisa Portney & Marius Socoloschi S: Julie Y Um Book/Page: 41737/565, Date: 04/23/24 Mtg: BankESB \$1,128,750 Term: 2054 Rate: 6.3% Type: Adj Use: 4 Bdrm Colonial, Lot: 14610sf Prior Sale: \$480,000 (08/01)	
<b>11 SHAW RD</b> .....	<b>\$3,150,000</b>
B: Leonard H Freiman & Marjorie R Freiman S: Adam Duval, Tr for Adam Duval Lt Book/Page: 41741/542, Date: 04/25/24 Use: 5 Bdrm Colonial, Lot: 10679sf Prior Sale: \$2,795,000 (03/23)	
<b>148 WESTON RD U:204</b> .....	<b>\$2,625,000</b>
B: Jessica Wolfe & Thomas P Bloch S: Lyx Wellesley Inv LLC Book/Page: 41743/358, Date: 04/26/24 Use: Condo	
<b>374 WESTON RD</b> .....	<b>\$1,300,000</b>
B: Adam Avakian & Jessica Kremen S: Eamon T McMahon Book/Page: 41746/74, Date: 04/26/24 Mtg: Cross Country Mtg Inc \$1,105,000 Term: 2054 Rate: 6.6% Type: Adj Use: 4 Bdrm Colonial, Lot: 17894sf Prior Sale: \$670,000 (08/07)	

**Westwood**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	27
Median Price	\$1,352,000	\$1,230,000

<b>► REAL ESTATE SALES</b>	
<b>64 FIELDSTONE RD</b> .....	<b>\$2,700,000</b>
B: Mark Nygren & Laura Nygren S: Charbel Saghbini & Sandra Saghbini Book/Page: 41744/467, Date: 04/26/24 Use: 4 Bdrm Colonial, Lot: 40320sf Prior Sale: \$1,285,000 (04/22)	
<b>302 HIGH ST</b> .....	<b>\$1,395,000</b>
B: Julie King & Gregory Rossino S: Deborah J Levenson Book/Page: 41739/389, Date: 04/24/24 Mtg: Leader Bank NA \$925,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 30000sf Prior Sale: \$680,000 (06/17)	
<b>130 UNIVERSITY AVE U:1104</b> .....	<b>\$518,000</b>
B: Dongdong Li S: Sunil Dabhiru Book/Page: 41742/11, Date: 04/25/24 Use: 1 Bdrm Condo Prior Sale: \$448,395 (09/19)	
<b>298 WASHINGTON ST U:306</b> .....	<b>\$899,900</b>
B: Neal Minahan & Rita Minahan S: Jane J Huang Book/Page: 41741/291, Date: 04/25/24 Mtg: Goldman Sachs Bank US \$719,920 Term: 2054 Rate: 6.4% Type: Adj Use: 2 Bdrm Condo	

**Weymouth**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	70
Median Price	\$530,000	\$572,500

<b>► REAL ESTATE SALES</b>	
<b>28 APPLE TREE LN</b> .....	<b>\$630,000</b>
B: Gia H Ngo & Uyen T Pham S: Harrison Z Swados & Ilissa J Swados Book/Page: 41742/66, Date: 04/25/24 Mtg: United Wholesale Mtg \$461,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 6440sf Prior Sale: \$419,000 (04/20)	
<b>54 CROSS ST</b> .....	<b>\$466,000</b>
B: Tyler R Sanderson S: Ashley A Lang Book/Page: 41735/506, Date: 04/22/24 Mtg: Guaranteed Rate Inc \$442,700 Term: 2054 Use: 2 Bdrm Cottage, Lot: 5657sf Prior Sale: \$198,000 (10/18)	
<b>22 DOROTHEA DR</b> .....	<b>\$700,000</b>
B: Daniel Gold & Qi Xin S: Judith A Douglas, Tr for Djd Rt Book/Page: 41741/195, Date: 04/25/24 Mtg: US Bank NA \$630,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 27031sf	
<b>25 DURANT RD</b> .....	<b>\$425,000</b>
B: Kaitlin E Shiner S: Eric R St Jacques & Erin St Jacques Book/Page: 41741/425, Date: 04/25/24 Mtg: Radius Financial Grp \$403,750 Term: 2054 Use: 1-Family Cottage, Lot: 5452sf Prior Sale: \$239,500 (11/14)	
<b>23 HIGH ST</b> .....	<b>\$840,000</b>
B: Rilwan Adeduntan S: 1134 Pleasant Street LLC Book/Page: 41741/264, Date: 04/25/24 Mtg: Movement Mtg LLC \$714,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 8200sf Prior Sale: \$270,000 (09/22)	
<b>231 LAKE ST U:D</b> .....	<b>\$325,000</b>
B: Michael Boyle Jr S: David S Israel Book/Page: 41736/343, Date: 04/22/24 Mtg: Guaranteed Rate Inc \$260,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$220,000 (07/19)	

<b>23 MANCHESTER ST</b> .....	<b>\$1,110,000</b>
B: Madeline Kaner S: John R Burns 4th Book/Page: 41745/428, Date: 04/26/24 Mtg: Needham Bk \$721,500 Term: 2054 Rate: 7.9% Type: Adj Use: 3 Bdrm Colonial, Lot: 4668sf Prior Sale: \$1,000,000 (01/24)	
<b>46 MANCHESTER ST</b> .....	<b>\$1,035,292</b>
B: Ivan Yu S: Rockland Meadows LLC Book/Page: 41745/20, Date: 04/26/24 Use: Residential Developable Land, Lot: 4680sf	
<b>383 PINE ST</b> .....	<b>\$443,375</b>
B: Bright Inv Prop LLC S: Francis G Gorman Book/Page: 41737/335, Date: 04/23/24 Mtg: Silver Hill Funding \$485,280 Use: 3 Bdrm Conventional, Lot: 24750sf	
<b>5 RAINBOW LN</b> .....	<b>\$659,000</b>
B: Nancy Carver S: Debora A Symonds Book/Page: 41743/203, Date: 04/26/24 Use: 3 Bdrm Cape Cod, Lot: 7550sf Prior Sale: \$365,000 (06/16)	
<b>46 ROOSEVELT RD</b> .....	<b>\$422,500</b>
B: Mary Marshall & Greg Marshall S: Travis Moulton & Kelley Sanchez Book/Page: 41736/48, Date: 04/22/24 Use: 2 Bdrm Cottage, Lot: 6420sf Prior Sale: \$278,125 (12/18)	
<b>63 SWAN AVE</b> .....	<b>\$640,000</b>
B: Cameron Mclevedge & Haleigh Dion S: Jeffrey Howell & Shauna Mccarthy Book/Page: 41739/595, Date: 04/24/24 Mtg: Mortgage Corp Eastill \$555,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 6345sf Prior Sale: \$428,500 (08/19)	
<b>121 TALL OAKS DR U:P3</b> .....	<b>\$323,000</b>
B: Melanie Reed S: Robert Bernasconi & Virginia Galvao Book/Page: 41743/541, Date: 04/26/24 Use: Condo	
<b>50 WEBSTER ST U:104</b> .....	<b>\$340,000</b>
B: Zarife Zullufi S: Glenboy Real Estate LLC Book/Page: 41737/594, Date: 04/23/24 Use: 2 Bdrm Condo Prior Sale: \$255,000 (12/23)	

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	10
Median Price	\$507,500	\$573,750

<b>► REAL ESTATE SALES</b>	
<b>80 ARCHER ST</b> .....	<b>\$700,000</b>
B: Benjamin Schenone & Haley Schenone S: Miria Enterprises LLC Book/Page: 41743/381, Date: 04/26/24 Mtg	

PLYMOUTH REGISTRY

continued

Carver

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 12 18
Median Price \$487,000 \$509,000

REAL ESTATE SALES

22 DEER HILL LN..... \$740,000
B: Jeremy G Roussell & Amanda E Damery
S: Melissa J Carr & Kevin N Carr
Book/Page: 58839/307, Date: 04/23/24
Mtg: Milestone Mtg Solutio \$540,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 59982sf
Prior Sale: \$369,900 (08/15)

31 MAIN ST..... \$615,250
B: Justine Muir & Tyler Millen
S: Jane A Hogan & John F Buchanan
Book/Page: 58842/202, Date: 04/24/24
Mtg: Rocket Mortgage LLC \$584,487
Term: 2054
Use: 3 Bdrm Colonial, Lot: 101016sf
Prior Sale: \$352,500 (06/08)

14 S MAIN ST..... \$630,000
B: Amy K Baxter & William C Felder
S: Bowmans Point LLC
Book/Page: 58851/197, Date: 04/26/24
Mtg: Ark-La-Tex Fin Svcs \$155,000
Term: 2054
Use: 2 Bdrm Antique, Lot: 92652sf
Prior Sale: \$850,000 (09/05)

Duxbury

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 19 20
Median Price \$905,000 \$858,750

REAL ESTATE SALES

20 CUSHING DR..... \$2,280,000
B: M Driscoll-Greenstein, Tr for Megan D Grnstein RET
S: Ejp Ice House LLC
Book/Page: 58844/238, Date: 04/24/24
Use: Residential Developable Land, Lot: 43049sf
Prior Sale: \$475,000 (01/23)

35 DEER RUN..... \$1,625,000
B: Ryan B Mcgeary & Kristina E Mcgeary
S: John A Rabeni & Melanie M Rabeni
Book/Page: 58846/84, Date: 04/25/24
Mtg: Navy FCU \$1,300,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43920sf
Prior Sale: \$1,025,000 (03/11)

8 EAGLES NEST RD..... \$2,325,000
B: Andrew A Britton, Tr for Andrew A Britton RET
S: Catherine C Pierce
Doc#: 00000000851257, Date: 04/26/24
Mtg: 5 B Partnership Ltd \$1,200,000
Use: 3 Bdrm Cape Cod, Lot: 40871sf
Prior Sale: \$1,350,000 (10/18)

4 ELDER BREWSTER RD..... \$2,900,000
B: John Gaynier & Courtney Gaynier
S: Brian Brew & Caroline Brew
Book/Page: 58842/133, Date: 04/24/24
Mtg: Cape Cod Five Cent Bk \$1,885,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: \$1,915,000 (08/20)

12 JEREMIAH DR..... \$1,388,000
B: Allison E Sweeney & Tyler M Sweeney
S: Sean T Murphy & Elizabeth K Murphy
Book/Page: 58848/185, Date: 04/26/24
Use: 5 Bdrm Colonial, Lot: 40000sf
Prior Sale: \$720,000 (10/19)

111 LORING ST..... \$1,380,000
B: Adam H Earle & Pamela J Earle
S: Jeffrey A Martin & Diane M Martin
Doc#: 00000000851215, Date: 04/26/24
Mtg: Needham Bk \$1,104,000
Term: 2064 Rate: 6.5% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 51326sf
Prior Sale: \$700,000 (02/07)

12 MIDWAY RD..... \$4,300,000
B: Melanie M Rabeni & John A Rabeni
S: Shahrezad M Murphy Lt & Ronald G Murphy Jr
Doc#: 00000000851193, Date: 04/25/24
Mtg: Fairway Ind Mtg \$3,010,000
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 58738sf
Prior Sale: \$1,512,500 (06/18)

100 PARKS ST U:25..... \$380,000
B: Ellen Backstrom & Stephen Spengler
S: Rosalyn Long, Tr for Di-Sdl RET
Book/Page: 58841/260, Date: 04/24/24
Use: 2 Bdrm Condo, Lot: 3049sf
Prior Sale: \$254,000 (05/16)

50 POSSUM RUN..... \$1,950,000
B: Jake Kramer & Kristen Kramer
S: Daniel G Wall & Kathrine R Wall
Book/Page: 58850/180, Date: 04/26/24
Mtg: Morgan Stanley Privat \$1,560,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 57808sf
Prior Sale: \$150,000 (08/19)

East Bridgewater

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 27 12
Median Price \$460,000 \$525,000

REAL ESTATE SALES

17 DAISY LN..... \$949,000
B: Marieclauda Dameflis
S: New View Homes Inc
Book/Page: 58847/23, Date: 04/25/24
Mtg: Fairway Ind Mtg \$711,750
Term: 2054
Use: Residential Developable Land, Lot: 63740sf

395 ELM ST..... \$300,000
B: Normajeau Begley & Joshua Begley
S: Carolyn F Holbrook, Tr for Carolyn F Holbrooke RET
Book/Page: 58837/48, Date: 04/22/24
Use: 3 Bdrm Ranch, Lot: 22000sf

7 SPARLING DR..... \$300,000
B: Victor Rosario
S: Teresa R Superior
Book/Page: 58850/168, Date: 04/26/24

Halifax

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 12 11
Median Price \$539,000 \$525,000

REAL ESTATE SALES

11 A ST..... \$514,900
B: Logan Timpany & Elianny T Diaz
S: Christopher L Lee & Lori A Wright
Book/Page: 58850/81, Date: 04/26/24
Mtg: New Fed Mtg Corp \$463,410
Term: 2054
Use: 2 Bdrm Colonial, Lot: 9000sf
Prior Sale: \$401,000 (01/21)

83 BRANDEIS CIR..... \$342,000
B: David Hillery & Edward M Merrick 3rd
S: Pope Susanne Est & Cindy Speer
Book/Page: 58846/283, Date: 04/25/24
Use: 4 Bdrm Colonial, Lot: 40002sf

27 CEDAR LN..... \$465,000
B: Kara M Cantalupo & Marie Cantalupo
S: Rtb Realty TLLC
Book/Page: 58851/317, Date: 04/26/24
Mtg: North Easton Svgs Bk \$418,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 22466sf
Prior Sale: \$245,000 (11/23)

11 HEADWATERS DR..... \$630,000
B: Brennan D Beeler & Katrina L Beeler
S: Moahn-Twigg Mary E Est & Robert Mohan
Book/Page: 58846/146, Date: 04/25/24
Mtg: Fairway Ind Mtg \$504,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 40000sf
Prior Sale: \$209,900 (08/91)

Hanover

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 25 28
Median Price \$632,000 \$725,000

REAL ESTATE SALES

87 CANDLEWOOD LN..... \$700,000
B: 87 Candlewood LLC
S: Maria A Buzalsky, Tr for Gordon W Buzalsky lrt
Doc#: 00000000851078, Date: 04/22/24
Use: 4 Bdrm Colonial, Lot: 31363sf

16 JOSIAHS LN..... \$1,100,000
B: Kyle Callahan
S: Theresa L Morris, Tr for 16 Josiahs Lane Rt
Book/Page: 58837/36, Date: 04/22/24
Use: 4 Bdrm Colonial, Lot: 31363sf
Prior Sale: \$810,000 (10/21)

351 OLD FARM RD..... \$1,150,000
B: Charles H Knights 3rd & Mikaela O Knights
S: David J Robinson & Maria E Robinson
Book/Page: 58838/92, Date: 04/22/24
Mtg: Fairway Ind Mtg \$920,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30056sf

Hanson

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 19 18
Median Price \$425,000 \$579,900

REAL ESTATE SALES

352 COUNTY RD..... \$670,000
B: Samuel Johnston & Raechel Johnston
S: Gary K Stokes, Tr for G & N Stokes 2023 Rt
Book/Page: 58835/330, Date: 04/22/24
Mtg: Radius Financial Grp \$405,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41351sf
Prior Sale: \$151,500 (08/90)

120 CRESCENT ST..... \$515,000
B: Christopher R Baker & Hillary J Kefe
S: Kathleen Keefe, Tr for Cole 2014 Ft
Book/Page: 58846/318, Date: 04/25/24
Mtg: Sierra Pacific Mtg \$412,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30580sf
Prior Sale: \$184,400 (11/96)

1357 MAIN ST..... \$370,000
B: St Mary Group LLC
S: Kenneth A Jannotta
Book/Page: 58842/38, Date: 04/24/24
Mtg: Rockland Fed CU \$296,000
Use: Restaurant/Bar, Lot: 30530sf
Prior Sale: \$392,500 (01/07)

Hingham

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 35 47
Median Price \$1,300,000 \$1,242,500

REAL ESTATE SALES

41 BREWSTER RD..... \$2,367,000
B: Andrew D Packer & Alison Packer
S: Gerard A Rankin
Book/Page: 58841/37, Date: 04/23/24
Mtg: PNC Bank \$1,525,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Contemporary, Lot: 12500sf
Prior Sale: \$450,000 (08/19)

42 CANTERBURY ST..... \$2,500,000
B: Matthew Stansky & Danielle O Dwyer
S: Joseph F Healey & Kimberly C Spinney
Doc#: 00000000851228, Date: 04/26/24
Use: 4 Bdrm Colonial, Lot: 33595sf
Prior Sale: \$2,160,000 (01/22)

15 HOOVER RD..... \$1,150,000
B: Kassondra Purcell & Seth Purcell
S: Lynda Vanderhoven
Doc#: 00000000851180, Date: 04/25/24
Mtg: William Raveis Mtg Co \$890,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11942sf
Prior Sale: \$545,000 (06/10)

4 PLYMOUTH RIVER RD..... \$1,599,000
B: Sarah Hatfield
S: Michele Garau & Elisabetta Sala
Book/Page: 58847/346, Date: 04/25/24
Mtg: TJC Mortgage Inc \$1,599,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 30000sf
Prior Sale: \$979,000 (08/11)

219 SAINT GEORGE ST..... \$1,700,000
B: Sean Murphy & Elizabeth Murphy
S: Marie V Hoy, Tr for Marie V Hoy T
Doc#: 00000000851233, Date: 04/26/24

Hull

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 12 17
Median Price \$562,500 \$700,000

REAL ESTATE SALES

97 ATLANTIC AVE..... \$525,000
B: Michelle Sousa & Dennis Sousa
S: Candyce Carragher & Barry P Carragher
Book/Page: 58838/134, Date: 04/22/24
Use: 1 Bdrm Bngl/Cottage, Lot: 5859sf
Prior Sale: \$250,000 (11/02)

14 FAIRMOUNT WAY..... \$530,000
B: New View Homes Inc
S: Kevin Raymond
Book/Page: 58849/211, Date: 04/26/24
Mtg: North Easton Svgs Bk \$350,000
Use: 3 Bdrm Colonial, Lot: 2762sf
Prior Sale: \$420,000 (08/18)

142 KENBERMA ST..... \$1,400,000
B: Marc J Roy, Tr for Marc Jean Roy T
S: Mirana Comstock
Book/Page: 58835/323, Date: 04/22/24
Use: 4 Bdrm Victorian, Lot: 7484sf
Prior Sale: \$145,000 (05/95)

Kingston

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 17 14
Median Price \$525,000 \$607,500

REAL ESTATE SALES

38 FORGE RD..... \$850,000
B: Patrick Kerr & Bryanna Kerr
S: Michael T Burzycki & Debra Burzycki
Book/Page: 58845/189, Date: 04/25/24
Mtg: Radius Financial Grp \$680,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 67954sf

HOWLANDS LN L:17-2..... \$400,000
B: Eric J Wilson & Melissa A Wilson
S: Am Kingston LLC
Book/Page: 58843/67, Date: 04/24/24

1 ROYSON DR U:B:7..... \$425,000
B: D&j Warehouse LLC
S: Roysoproperties LLC
Book/Page: 58852/86, Date: 04/26/24
Mtg: Rockland Tr Co \$340,000
Use: Condo

3-7 TREETOP LN U:B:7..... \$382,000
B: Melissa Mckeever
S: Robert M Ruggiero & Janet E Ruggiero
Book/Page: 58847/124, Date: 04/25/24
Mtg: BankESB \$182,000
Term: 2054 Rate: 5.5% Type: Adj
Use: Condo

Lakeville

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 32 19
Median Price \$519,500 \$618,000

REAL ESTATE SALES

31 COUNTRY CLUB LN U:31..... \$585,000
B: Paul W Daly Jr
S: Gary C Flaherty & Margaret M Flaherty
Book/Page: 58837/182, Date: 04/22/24
Use: 2 Bdrm Condo
Prior Sale: \$488,000 (01/21)

80 LEBARON BLVD U:2..... \$475,000
B: Thomas Rousseau
S: Jonathan Velozo
Book/Page: 58849/344, Date: 04/26/24
Use: 2 Bdrm Condo
Prior Sale: \$413,205 (04/22)

15 PICKENS ST..... \$960,000
B: Christopher Marini & Myrlande Pamphine
S: Cynthia Hunnewell & Ralph Hunnewell
Book/Page: 58848/329, Date: 04/26/24
Mtg: Salem Five Mtg Co \$766,550
Term: 2054 Rate: 7.1% Type: Adj
Use: 4 Bdrm Contemporary, Lot: 217668sf
Prior Sale: \$460,000 (10/16)

Marion

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 13
Median Price \$640,000 \$790,000

REAL ESTATE SALES

6 LADY SLIPPER LN..... \$799,000
B: Deborah E Drechsler & Thomas R Drechsler
S: Patricia J Kashgagan, Tr for Clancy Ft
Doc#: 00000000851136, Date: 04/24/24
Mtg: Clinton Svgs Bk \$719,100
Term: 2054
Use: 3 Bdrm Ranch, Lot: 107916sf

Marshfield

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 33 28
Median Price \$640,000 \$721,250

REAL ESTATE SALES

75 GOTHAM HILL DR..... \$570,000
B: William J Maroney & Melissa M Maroney
S: Mattson Carl W Est & Kristin Robinson
Book/Page: 58844/89, Date: 04/24/24
Mtg: LoanDepot.Com \$552,900
Term: 2054
Use: 3 Bdrm Colonial, Lot: 21635sf
Prior Sale: \$154,000 (02/89)

13 MAINSAIL DR U:13..... \$786,000
B: Joseph T Foley & Pamela S Foley
S: Delilah J Dirksen, Tr for Delilah J Dirksen RET
Book/Page: 58836/346, Date: 04/22/24
Use: 2 Bdrm Condo
Prior Sale: \$495,000 (05/17)

Mattapoisett

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 14 15
Median Price \$650,000 \$829,135

REAL ESTATE SALES

32 RENDALL RD..... \$882,500
B: Brendan Ourouke & Katherine M Lord
S: Alan S Alves & Leonia B Alves
Book/Page: 58840/242, Date: 04/23/24
Use: 4 Bdrm Colonial, Lot: 66647sf
Prior Sale: \$672,000 (10/21)

Middleboro

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 29 33
Median Price \$460,000 \$508,000

REAL ESTATE SALES

15 COURT END AVE..... \$496,000
B: Chloe Nickerson & Benjamin Nickerson
S: Julie Iampietro
Book/Page: 58850/122, Date: 04/26/24
Mtg: Norwich Commercial Grp \$436,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6098sf
Prior Sale: \$224,000 (09/14)

5 MILL ST U:A..... \$1,250,000
B: Timothy J Holick, Tr for Dayton Rt
S: Five Mill St Realty LLC
Book/Page: 58843/198, Date: 04/24/24
Mtg: Bluestone Bank \$937,000
Use: Industrial Condominium
Prior Sale: \$925,000 (08/18)

72 OAK ST..... \$520,000
B: Peter R Loranger
S: National Properties LLC
Book/Page: 58849/172, Date: 04/26/24
Mtg: Amerant Mortgage \$510,581
Term: 2054
Use: 2-Family Two Family, Lot: 9583sf
Prior Sale: \$244,000 (02/21)

58 WALNUT ST..... \$780,500
B: Gino Romano
S: Mark S Curry
Book/Page: 58852/12, Date: 04/26/24
Mtg: Bay Equity LLC \$624,400
Term: 2054
Use: 4 Bdrm Gambrel, Lot: 438934sf
Prior Sale: \$439,000 (09/15)

WAREHAM ST (OFF)..... \$375,000
B: S Coast Logistics Pk LLC
S: Robert J Barboza & Michelle Offley
Book/Page: 58850/76, Date: 04/26/24

116 OAK ST..... \$325,000
B: Roso Investment Rt & Ronald Oliveira
S: Brian M Donnelly & Citizens Bank
Book/Page: 58847/172, Date: 04/25/24
Use: 2-Family Two Family, Lot: 21344sf
Prior Sale: \$279,000 (03/07)

Norwell

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

REAL ESTATE SALES

306 GROVE ST..... \$530,000
B: Cai & Yun LLC
S: Merrifield Jean M Est & John F Danehey
Doc#: 00000000851089, Date: 04/23/24
Use: 2 Bdrm Cape Cod, Lot: 58370sf

140 HIGH ST..... \$700,000
B: Abbey M Kingston
S: Mark Kingston & Bernadette Kingston
Book/Page: 58848/284, Date: 04/26/24
Mtg: Camden National Bank \$560,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 59677sf
Prior Sale: \$492,000 (10/16)

Pembroke

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

REAL ESTATE SALES

21 BEECHWOOD AVE..... \$247,500
B: Vvs Hvac & Hm Improvement
S: Resi Credit Opportunities & Wilmington Svgs Fund Soc
Book/Page: 58842/280, Date: 04/24/24
Mtg: Kiavi Funding Inc \$363,600
Use: 1-Family Cape Cod, Lot: 7200sf
Prior Sale: \$290,000 (01/23)

29 BEVERLY WAY..... \$1,029,000
B: Daniel Mclaughlin & Sarah Mclaughlin
S: John M Flynn, Tr for 29 Beverly Way Rt
Book/Page: 58850/211, Date: 04/26/24
Mtg: New Fed Mtg Corp \$529,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 68401sf
Prior Sale: \$405,000 (09/00)

10 CRESCENT AVE..... \$725,000
B: Breno Fiamma & Magen Cook
S: Thomas J Sforza 3rd
Book/Page: 58851/24, Date: 04/26/24
Mtg: Homestead Fund Corp \$580,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 57600sf
Prior Sale: \$465,000 (06/19)

25 LIBERTY DR U:25..... \$640,000
B: John Byrnes & Susan Byrnes
S: Gill Ann M Est & Gerard F Gill
Book/Page: 58847/215, Date: 04/25/24
Use: 2 Bdrm Condo
Prior Sale: \$379,900 (05/07)

RAMSDELL ST L:2492..... \$725,000
B: Breno Fiamma & Magen Cook
S: Thomas J Sforza 3rd
Book/Page: 58851/24, Date: 04/26/24
Mtg: Homestead Fund Corp \$580,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 57600sf
Prior Sale: \$465,000 (06/19)

25 LIBERTY DR U:25..... \$640,000
B: John Byrnes & Susan Byrnes
S: Gill Ann M Est & Gerard F Gill
Book/Page: 58847/215, Date: 04/25/24
Use: 2 Bdrm Condo
Prior Sale: \$379,900 (05/07)

RAMSDELL ST L:2493..... \$725,000
B: Breno Fiamma & Magen Cook
S: Thomas J Sforza 3rd
Book/Page: 58851/24, Date: 04/26/24
Mtg: Homestead Fund Corp \$580,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 57600sf
Prior Sale: \$465,000 (06/19)

246-R WASHINGTON ST U:F23..... \$700,000
B: Sousa & Co Dev LLC
S: 246 Wash LLC
Book/Page: 58851/165, Date: 04/26/24
Mtg: Berkshire Bank \$560,000
Use: Non-residential Condo

246-R WASHINGTON ST U:F24..... \$700,000
B: Sousa & Co Dev LLC
S: 246 Wash LLC
Book/Page: 58851/165, Date: 04/26/24
Mtg: Berkshire Bank \$560,000
Use: Non-residential Condo

599 WASHINGTON ST U:10..... \$550,000
B: Timothy E Sorgi
S: Sharon Laub
Book/Page: 58846/115, Date: 04/25/24
Mtg: Nations Reliable Lndg \$440,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$550,000 (07/23)

Plymouth

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 106 105
Median Price \$527,500 \$600,000

REAL ESTATE SALES

131 BEAVER DAM RD..... \$600,000
B: Marc P Concannon & Marissa A Concannon
S: Debra L Allen
Book/Page: 58835/181, Date: 04/22/24
Mtg: Cambridge Svgs Bk \$570,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 36551sf
Prior Sale: \$265,000 (06/10)

BIRDSONG L:10-662..... \$400,000
B: Barefoot Cottage Co Mlhc
S: Pinehills LLC
Book/Page: 58847/292, Date: 04/25/24

BIRDSONG L:10-663..... \$400,000
B: Barefoot Cottage Co Mlhc
S: Pinehills LLC
Book/Page: 58847/292, Date: 04/25/24

BIRDSONG L:10-664..... \$400

**193 STATE RD U:14..... \$230,000**  
 B: Montana F Aldridge & Dominick C Fellini  
 S: Laura G Halpin  
 Doc#: 00000000851167, Date: 04/24/24  
 Use: Condo

**194 TAYLOR AVE..... \$955,000**  
 B: Karen P Otto, Tr for Karen P Otto Lt  
 S: Stephen H Durham & Mary R Durham  
 Doc#: 00000000851163, Date: 04/24/24  
 Use: 3 Bdrm Colonial, Lot: 6098sf

**5 TIDEVIEW PATH U:2..... \$167,500**  
 B: Alexander Paquette  
 S: Ryan E Hudson  
 Book/Page: 58845/314, Date: 04/25/24  
 Mtg: MA Housing Fin Auth \$143,699  
 Term: 2054  
 Use: Condo  
 Prior Sale: \$100,000 (10/21)

**W LONG POND RD..... \$118,966**  
 B: Abigail G Vieregg & Jeffrey Vieregg  
 S: Charles S Davis 3rd & Betsy R Davis  
 Book/Page: 58839/67, Date: 04/23/24

**7 W TREVOR HL U:7..... \$850,000**  
 B: Deborah Foley  
 S: Sidney Nirenberg & Karen L Thompson  
 Book/Page: 58847/285, Date: 04/25/24  
 Use: 3 Bdrm Condo  
 Prior Sale: \$580,000 (08/18)

**216 WATER ST U:101C..... \$470,000**  
 B: Elizabeth Sprague & Peter Sprague  
 S: Anna Lennon  
 Book/Page: 58840/290, Date: 04/23/24  
 Mtg: Primelending \$325,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$519,900 (05/23)

**216 WATER ST U:301C..... \$525,000**  
 B: Stephen Schulze & Donna Schulze  
 S: Southern Dunes LLC  
 Book/Page: 58850/343, Date: 04/26/24  
 Mtg: Norwich Commercial Grp \$130,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$475,000 (02/22)

**19 WATERVIEW WAY..... \$612,000**  
 B: Michael Reardon & Darlene Reardon  
 S: Susan A Johnson, Tr for Susan A Johnson 2023 T  
 Book/Page: 58837/230, Date: 04/22/24  
 Mtg: UBS Bank USA \$255,000  
 Term: 2054  
 Use: 2 Bdrm, Lot: 3955sf  
 Prior Sale: \$475,000 (02/22)

**► FORECLOSURE DEEDS**

**110 PACKARD ST..... \$315,000**  
 B: 110 Packard St Rt & Christopher Olson  
 S: Thomas M Lounge & Carrington Mtg Svcs LLC  
 Book/Page: 58846/18, Date: 04/25/24  
 Mtg: Herbert Jacobs \$285,000  
 Use: 2 Bdrm Ranch, Lot: 10036sf

**16 PEQUOT TER..... \$377,000**  
 B: Cclm 16 Pequot LLC  
 S: Diane Lyon & Fidelity Bank  
 Book/Page: 58842/104, Date: 04/24/24  
 Mtg: Auggie Properties Llc \$390,000  
 Use: 3 Bdrm Raised Ranch, Lot: 19998sf

**Rochester**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	14
Median Price	\$550,000	\$552,500

**► REAL ESTATE SALES**

**14 ROBINSON RD..... \$860,000**  
 B: Richard A Shelley & Heidi Shelley  
 S: Cheryl A Andrews  
 Book/Page: 58837/13, Date: 04/22/24  
 Mtg: First Citizens Cr Un \$660,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 87556sf  
 Prior Sale: \$475,000 (05/08)

**Rockland**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**556 HINGHAM ST..... \$380,000**  
 B: Agustinus Setiawan & Vera Lumowa  
 S: Sec T Vong & Duc B Phan  
 Book/Page: 58836/34, Date: 04/22/24  
 Mtg: Citadel Servicing \$285,000  
 Term: 2054  
 Use: 3 Bdrm Conventional, Lot: 11632sf  
 Prior Sale: \$260,000 (07/19)

**152-154 LIBERTY ST..... \$450,000**  
 B: Andrewld LLC  
 S: Carlson Robert Paul Est & Patrick M Mcavoy  
 Book/Page: 58844/128, Date: 04/24/24  
 Mtg: Nqm Funding Llc \$360,000  
 Term: 2054  
 Use: 2-Family Mlti-Unt Blg, Lot: 2853sf

**264 TURNER RD..... \$730,000**  
 B: Jane R Davis & Susan B Davis  
 S: Lisa Dechiara & Edwin Vandegrift  
 Book/Page: 58843/268, Date: 04/24/24  
 Mtg: Movement Mtg LLC \$618,468  
 Term: 2054  
 Use: 4 Bdrm Raised Ranch, Lot: 14850sf  
 Prior Sale: \$615,000 (11/21)

**Scituate**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**42 BROOK ST..... \$865,000**  
 B: Michael Prendergast  
 S: Matthew Shanley  
 Book/Page: 58849/272, Date: 04/26/24  
 Mtg: MountainOne Bk \$500,000  
 Term: 2054 Rate: 7.1% Type: Adj  
 Use: 5 Bdrm Raised Ranch, Lot: 15202sf  
 Prior Sale: \$625,000 (06/21)

**19 KATHYS PATH..... \$1,250,000**  
 B: Katy L Boucher & Lynda C Vanderhovsen  
 S: Richard M Kantor  
 Book/Page: 58848/26, Date: 04/25/24  
 Mtg: BankESB \$650,000  
 Term: 2054 Rate: 6.8% Type: Adj  
 Use: 4 Bdrm Colonial, Lot: 30144sf  
 Prior Sale: \$635,000 (07/19)

**15 OLD COLONY WAY..... \$701,000**  
 B: Geoffrey Gordon & Courtney Gordon  
 S: Katherine Dellaquila, Tr for Margaret H Lynch RET  
 Doc#: 00000000851205, Date: 04/25/24  
 Mtg: Cross Country Mtg Inc \$525,750  
 Term: 2054  
 Use: 3 Bdrm Split Level, Lot: 18943sf

**44 SANDY HILL CIR U:44..... \$675,000**  
 B: Thomas Hurley & Alexis Hurley  
 S: Barbara T Davenport, Tr for 44 Sandy Hl Cir Unit F1  
 R  
 Book/Page: 58839/253, Date: 04/23/24  
 Mtg: MountainOne Bk \$641,250  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$539,000 (07/22)

**Wareham**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	43
Median Price	\$330,000	\$425,000

**► REAL ESTATE SALES**

**20 13TH AVE..... \$460,000**  
 B: Troy E Larson & Timothy Y Steadman  
 S: Christopher B Smith  
 Book/Page: 50354/326, Date: 09/28/18  
 Mtg: Bank of England Mtg \$260,000  
 Use: 5 Bdrm Raised Ranch, Lot: 6450sf  
 Prior Sale: \$403,920 (09/07)

**8 13TH ST..... \$129,900**  
 B: Ralph F Pickett  
 S: Glenn A Morrison & Rosalind J Morrison  
 Book/Page: 44849/345, Date: 10/17/14  
 Use: 2 Bdrm Conventional, Lot: 3600sf

**20 13TH ST..... \$355,000**  
 B: Donna King  
 S: Lesley Jr Willie J Est & Kashane M Bacon  
 Book/Page: 58653/228, Date: 02/07/24  
 Mtg: Rockland Fed CU \$135,000  
 Term: 2054  
 Use: 2 Bdrm Conventional, Lot: 3600sf

**30 13TH ST..... \$299,900**  
 B: Paul Costello & Janet A Costello  
 S: AGS Development Corp  
 Book/Page: 57329/90, Date: 10/14/22  
 Use: 1 Bdrm Bngl/Cottage, Lot: 2880sf  
 Prior Sale: \$195,000 (08/22)

**34 13TH ST..... \$440,000**  
 B: Carlos R Figueroa Jr & Melissa T Figueroa  
 S: 34 Thirteenth St Rt & Rudolph J Cabral Sr  
 Book/Page: 58103/140, Date: 07/17/23  
 Mtg: NFM Inc \$352,000  
 Term: 2053  
 Use: 2 Bdrm Ranch, Lot: 5760sf  
 Prior Sale: \$35,000 (05/96)

**47 13TH ST..... \$245,000**  
 B: James M Crowley  
 S: Edward A Caswell & Karen M Caswell  
 Book/Page: 51051/215, Date: 04/30/19  
 Use: 2 Bdrm Bngl/Cottage, Lot: 3600sf  
 Prior Sale: \$245,000 (04/19)

**79 AGAWAM LAKE SHORE DR..... \$400,000**  
 B: Dennis Payne, Tr for D & Nancy J Payne RET  
 S: Philip L Ragusa, Tr for Ragusa Ft  
 Book/Page: 58850/148, Date: 04/26/24  
 Use: 1 Bdrm Cape Cod, Lot: 4558sf  
 Prior Sale: \$17,000 (03/92)

**8 ARROWHEAD DR..... \$469,000**  
 B: Michael A Peck  
 S: Thomas A Carey & Susan M Hastings  
 Book/Page: 58841/73, Date: 04/23/24  
 Use: 3 Bdrm Ranch, Lot: 9040sf

**22 AVENUE A ST..... \$375,000**  
 B: William P Bachant, Tr for Billy Harbor Rt  
 S: Mark Fantasia, Tr for Fantasia Ft  
 Book/Page: 58841/12, Date: 04/23/24  
 Mtg: Maria C Peters \$450,000  
 Use: 1 Bdrm Bngl/Cottage, Lot: 31064sf

**19 BRIARWOOD DR..... \$490,000**  
 B: Kathleen A Travaline, Tr for John T Travaline  
 S: Debra J Kelly  
 Book/Page: 58850/38, Date: 04/26/24  
 Mtg: Semper Home Loans \$190,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 9000sf  
 Prior Sale: \$279,000 (10/14)

**2697 CRANBERRY HWY U:5..... \$325,000**  
 B: Montaser N Kamel  
 S: Leney Kevin Est & Lois Voltmer  
 Book/Page: 58846/183, Date: 04/25/24  
 Mtg: Envoy Mtg LTD \$308,750  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$202,900 (08/19)

**89 EDGEWATER DR..... \$660,000**  
 B: Mario Sigmone Sr  
 S: Nicholle Sigmone & Danielle Sigmone  
 Book/Page: 58848/190, Date: 04/26/24  
 Use: 3 Bdrm Conventional, Lot: 10500sf

**95 EDGEWATER DR..... \$300,000**  
 B: Giro Dibiase & Felicia Dibiase  
 S: Mario Sigmone  
 Book/Page: 58843/222, Date: 04/24/24  
 Use: Residential Developable Land, Lot: 11900sf

**25 FARMERS LN..... \$237,000**  
 B: Michael J Breen & Mary E Breen  
 S: Michael J Breen  
 Book/Page: 58850/4, Date: 04/26/24  
 Mtg: Wells Fargo Bank \$229,890  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 10000sf  
 Prior Sale: \$329,900 (07/15)

**18 FRESHMEADOW DR..... \$180,000**  
 B: Larry Trentin  
 S: Chester Marks  
 Book/Page: 58850/313, Date: 04/26/24  
 Use: Residential Undvlpble Land, Lot: 3200sf  
 Prior Sale: \$52,000 (06/16)

**20 FRESHMEADOW DR..... \$180,000**  
 B: Larry Trentin  
 S: Chester Marks  
 Book/Page: 58850/313, Date: 04/26/24  
 Use: 1 Bdrm Bngl/Cottage, Lot: 4500sf  
 Prior Sale: \$52,000 (06/16)

**1 GAULT RD U:1..... \$185,000**  
 B: Red Pine Properties LLC  
 S: Michael A Gleick  
 Book/Page: 58837/343, Date: 04/22/24  
 Use: 2 Bdrm Condo, Lot: 64904sf  
 Prior Sale: \$150,000 (05/22)

**26 MCKINLEY ST..... \$382,000**  
 B: Gregory S Saucier  
 S: Alfred P Velluci  
 Book/Page: 58849/12, Date: 04/26/24  
 Mtg: Mllestone Mtg Solutio \$324,700  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 9000sf  
 Prior Sale: \$81,500 (01/93)

**177 ONSET AVE..... \$740,000**  
 B: George Westerman & Marilyn Augustyn  
 S: Neary Dorothy M Est & Richard J Neary 2nd  
 Book/Page: 58837/290, Date: 04/22/24  
 Use: Inn/Resort, Lot: 5411sf

**3 STARBOARD DR U:3..... \$599,900**  
 B: John F Diauto & Charlene A Diauto  
 S: Windward Pines II LLC  
 Book/Page: 58847/241, Date: 04/25/24  
 Use: 2 Bdrm Condo

**12 STARBOARD DR U:71..... \$569,900**  
 B: Lisa M Mariotti & Erick C Manda  
 S: Windward Pines II LLC  
 Book/Page: 58841/130, Date: 04/23/24  
 Mtg: Guaranteed Rate Affin \$365,000  
 Term: 2054  
 Use: Condo

**1 WINSLOW LN..... \$403,000**  
 B: Gene Costa  
 S: Inherited Prop Soln LLC  
 Book/Page: 58840/250, Date: 04/23/24  
 Use: 4 Bdrm Colonial, Lot: 13758sf  
 Prior Sale: \$320,000 (04/24)

**1 WINSLOW LN..... \$320,000**  
 B: Inherited Prop Soln LLC  
 S: Edward J Waldron & Patricia D Waldron  
 Book/Page: 58840/248, Date: 04/23/24  
 Use: 4 Bdrm Colonial, Lot: 13758sf  
 Prior Sale: \$275,000 (04/04)

**West Bridgewater**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**147 E CENTER ST..... \$922,000**  
 B: Hayward Farmhouse LLC  
 S: 373 Crescent Street LLC  
 Book/Page: 58851/138, Date: 04/26/24  
 Mtg: Rt Enterprises Llc \$1,325,000  
 Use: 3 Bdrm Cape Cod, Lot: 50094sf  
 Prior Sale: \$750,000 (11/23)

**151 E CENTER ST..... \$922,000**  
 B: Hayward Farmhouse LLC  
 S: 373 Crescent Street LLC  
 Book/Page: 58851/138, Date: 04/26/24  
 Mtg: Rt Enterprises Llc \$1,325,000  
 Use: 2-Family Conventional, Lot: 34412sf  
 Prior Sale: \$750,000 (11/23)

**39 MAOLIS AVE..... \$462,000**  
 B: Devin Mara  
 S: Johnna Brown  
 Book/Page: 58847/72, Date: 04/25/24  
 Mtg: North Easton Svgs Bk \$392,700  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 8712sf  
 Prior Sale: \$392,000 (12/21)

**Whitman**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**22 CHURCHILL AVE U:A2..... \$405,000**  
 B: Mary Dunner  
 S: Megan Carlow & James Carlow  
 Book/Page: 58849/55, Date: 04/26/24  
 Mtg: Movement Mtg LLC \$384,750  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$321,000 (10/21)

**177 PLEASANT ST..... \$595,000**  
 B: Richard Orlandi & Barbara Orlandi  
 S: Karen Macdonald  
 Book/Page: 58846/39, Date: 04/25/24  
 Mtg: Cape Cod Five Cent Bk \$565,250  
 Term: 2054  
 Use: 2-Family Conventional, Lot: 26075sf  
 Prior Sale: \$240,000 (10/01)

**793 SOUTH AVE..... \$460,000**  
 B: Joseph Loud  
 S: Ian J Mcneice & Jessica B Mcneice  
 Book/Page: 58837/56, Date: 04/22/24  
 Mtg: Embrace Home Loans \$444,647  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 7070sf  
 Prior Sale: \$307,000 (02/20)

**Worcester Registry**

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

**Athol**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**33 LAUREL ST..... \$200,000**  
 B: Bryder LLC  
 S: Cin2023 LLC  
 Book/Page: 70439/64, Date: 04/26/24  
 Mtg: Kiavi Funding Inc \$160,000  
 Use: 2-Family Two Family, Lot: 7500sf  
 Prior Sale: \$110,000 (08/23)

**2 MYRTLE ST..... \$294,000**  
 B: Kaylee Steele-Hunter & Samuel Steele-Hunter  
 S: Eamonn F Mohan & Casey M Mohan  
 Book/Page: 70423/245, Date: 04/23/24  
 Mtg: Salem Five Mtg Co \$279,300  
 Term: 2054 Rate: 6.6% Type: Adj  
 Use: 3 Bdrm Colonial, Lot: 16906sf  
 Prior Sale: \$185,000 (10/19)

**539 SANDERS ST..... \$325,000**  
 B: Ana M Sanchez  
 S: Lilian R Davis & Denison Silva  
 Book/Page: 70425/254, Date: 04/23/24  
 Mtg: CMG Mortgage Inc \$314,153  
 Term: 2054  
 Use: 5 Bdrm Conventional, Lot: 12876sf  
 Prior Sale: \$177,000 (03/23)

**Auburn**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**92 BOYCE ST..... \$425,000**  
 B: Alexandra Macdonald & Matthew Ruzzoli  
 S: Felix A Miranda  
 Book/Page: 70419/358, Date: 04/22/24  
 Mtg: CMG Mortgage Inc \$403,750  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 20008sf  
 Prior Sale: \$187,150 (07/01)

**3 JEROME AVE..... \$750,000**  
 B: A3b Properties LLC  
 S: Twohawks LLC  
 Book/Page: 70439/100, Date: 04/26/24  
 Use: Commercial Warehouse, Lot: 22935sf  
 Prior Sale: \$155,000 (09/14)

**Barre**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**300 N BROOKFIELD RD..... \$424,000**  
 B: Joshua Jandreau & Laura Jandreau  
 S: Timothy J Erickson & Britney Erickson  
 Book/Page: 70435/137, Date: 04/25/24  
 Mtg: Movement Mtg LLC \$400,000  
 Term: 2054  
 Use: 5 Bdrm Conventional, Lot: 43485sf  
 Prior Sale: \$304,000 (06/18)

**323 STETSON RD..... \$160,000**  
 B: Matthew P Hubert  
 S: 377 Stetson LLC  
 Book/Page: 70437/101, Date: 04/26/24  
 Mtg: United Wholesale Mtg \$155,000  
 Term: 2054  
 Use: 4 Bdrm Antique, Lot: 65340sf  
 Prior Sale: \$104,000 (11/15)

**Blackstone**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**11 COUNTY ST..... \$362,500**  
 B: Brian Tiza & Samantha Tiza  
 S: Rebecca P Jackson & Edward Taddeo  
 Book/Page: 70437/217, Date: 04/26/24  
 Mtg: Fairway Ind Mtg \$370,293  
 Term: 2054  
 Use: 3 Bdrm Conventional, Lot: 10000sf  
 Prior Sale: \$155,000 (03/18)

**72 ELM ST..... \$138,083**  
 B: Gary L Richard  
 S: Albert R Richard & Aline R Richard  
 Book/Page: 70432/295, Date: 04/25/24  
 Use: 3 Bdrm Cape Cod, Lot: 13195sf

**52 FARM ST..... \$50,000**  
 B: Troy Rheame  
 S: Annie Rheame  
 Book/Page: 70430/280, Date: 04/24/24  
 Use: 3 Bdrm Ranch, Lot: 10045sf

**1 MANN ST..... \$435,000**  
 B: Kelly L Schroeder-Mullett  
 S: Douglas D Martin  
 Doc#: 00000000123085, Date: 04/26/24  
 Mtg: LoanDepot.Com \$391,500  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 8000sf  
 Prior Sale: \$192,500 (09/15)

**Bolton**

**MARKET STATISTICS THROUGH MARCH**

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

**► REAL ESTATE SALES**

**S BOLTON RD..... \$1,000,000**  
 B: Bolton Hill Estates LLC  
 S: East Coast Re Invs LLC  
 Book/Page: 70420/316, Date: 04/22/24  
 Mtg: Enterprise Bk & Tr Co \$3,152,000

**1202 MAIN ST..... \$700,000**  
 B: Gary S Arthur & Carmen Suen  
 S: William J Dutcak Jr & Julie F Dutcak  
 Book/Page: 70420/85, Date: 04/22/24  
 Mtg: Semper Home Loans \$630,000  
 Term: 2054  
 Use: 4 Bdrm Cape Cod, Lot: 173294sf  
 Prior Sale: \$310,000 (06/98)

**Charlton**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	21
Median Price	\$453,400	\$472,000

**► REAL ESTATE SALES**

**14 HANSON RD..... \$630,000**  
 B: Robert W Ellis & Jessica R Ellis  
 S: Luisa M Lewis, Tr for Lewis Lt  
 Book/Page: 70432/315, Date: 04/25/24  
 Mtg: Fairway Ind Mtg \$330,000  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 43342sf  
 Prior Sale: \$162,000 (06/95)

**57 OLD SPENCER RD..... \$787,500**  
 B: Danielle Perron & Jessica Rodier  
 S: Brian English & Jacqueline English  
 Book/Page: 70435/85, Date: 04/25/24  
 Mtg: Novus Home Mtg \$748,125  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 252535sf  
 Prior Sale: \$657,962 (02/22)

**40 STURBRIDGE RD..... \$800,000**  
 B: Anthony Karpowich  
 S: Kbg Realty Properties LLC  
 Book/Page: 70438/264, Date: 04/26/24  
 Mtg: Webster First FCU \$640,000  
 Use: Apartment Bldg - 4-8 Units, Lot: 55260sf  
 Prior Sale: \$456,774 (01/21)

**Clinton**

**MARKET STATISTICS THROUGH MARCH**

**WORCESTER REGISTRY**  
continued

**Holden**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	26
Median Price	\$389,500	\$490,500

► **REAL ESTATE SALES**

- 118 CHAPEL ST..... \$490,000**  
B: Zhao Wang & Sha Zhu  
S: Isaac A Popek & Hannah E Popek  
Book/Page: 70438/144, Date: 04/26/24  
Mtg: Pennymac Loan Service \$367,500  
Term: 2054  
Use: 2-Family Family Flat, Lot: 17860sf  
Prior Sale: \$410,000 (03/22)
- 60 DUXBURY DR..... \$295,000**  
B: Ar Homes LLC  
S: Wilma S Marshall  
Book/Page: 70437/178, Date: 04/26/24  
Use: 3 Bdrm Cape Cod, Lot: 26136sf

**Hubbardston**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	\$392,500	\$435,000

► **REAL ESTATE SALES**

- 91 HALE RD..... \$120,000**  
B: Homestead Re Invest LLC  
S: Robertvan S Santos  
Book/Page: 70438/210, Date: 04/26/24  
Mtg: Universal Capital LLC \$286,000  
Use: 3 Bdrm Ranch, Lot: 113106sf  
Prior Sale: \$90,000 (03/24)

**Leicester**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	14
Median Price	\$352,000	\$412,500

► **REAL ESTATE SALES**

- 18 MAYFLOWER RD..... \$295,000**  
B: Leah Smith  
S: Cody J Smith & Lynn Smith  
Book/Page: 70420/205, Date: 04/22/24  
Mtg: Leader Bank NA \$289,656  
Term: 2054  
Use: 2 Bdrm Ranch, Lot: 14985sf  
Prior Sale: \$170,000 (05/18)

**Mendon**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	3
Median Price	\$555,000	\$437,000

► **REAL ESTATE SALES**

- 71 MILLVILLE RD..... \$714,000**  
B: Nathan Drake  
S: Thomas Ferris  
Book/Page: 70430/42, Date: 04/24/24  
Mtg: LoanDepot.Com \$571,200  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 111078sf  
Prior Sale: \$640,000 (03/23)

**Milford**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	35
Median Price	\$491,250	\$560,000

► **REAL ESTATE SALES**

- 2 COLUMBIA DR..... \$468,000**  
B: Esperanca Riquier, Tr for Kayken Rt  
S: Mark S Strapponi, Tr for Irene A Strapponi Ft  
Book/Page: 70435/270, Date: 04/25/24  
Use: 3 Bdrm Ranch, Lot: 11874sf
- 1 COUNTRY CLUB LN U-C..... \$445,000**  
B: Anthony Tristani  
S: Esperanca Riquier, Tr for Kayken Rt  
Book/Page: 70435/108, Date: 04/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$365,000 (03/22)
- 24 COUNTRY CLUB LN U-B..... \$440,000**  
B: Jordan Weintraub & Sarah Weintraub  
S: Dorothy D Ferranti  
Book/Page: 70434/169, Date: 04/25/24  
Mtg: Onto Mortgage LLC \$396,000  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$247,500 (06/17)
- 3 ESSEX AVE..... \$561,000**  
B: Loizia P Tiburcio & Gabriel G Tiburcio  
S: Carlos Sousa  
Book/Page: 70420/149, Date: 04/22/24  
Mtg: Nations Direct Mtg \$532,000  
Term: 2054  
Use: 3 Bdrm Split Entry, Lot: 12602sf  
Prior Sale: \$270,000 (06/23)
- 69 GODFREY LN U-69..... \$400,000**  
B: Victoria Borodenko  
S: Irene Pagnini  
Book/Page: 70433/151, Date: 04/25/24  
Mtg: Washington Trust Mtg \$65,000  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$259,900 (03/03)
- 20 KODIAK LN U-10..... \$619,900**  
B: Narayana K Mukunda & Jayalakshmi C Gowda  
S: F&d Ctl Realty Corp Inc  
Book/Page: 70435/26, Date: 04/25/24  
Mtg: Leader Bank NA \$371,940  
Term: 2039  
Use: Condo
- 83 MEDWAY RD..... \$599,900**  
B: Alexander Manekas & Romella Shakhverdian  
S: Michael Bregani  
Book/Page: 70421/267, Date: 04/22/24  
Mtg: Inst Svgs Newburyport \$539,910  
Term: 2054  
Use: 2 Bdrm Colonial, Lot: 7405sf
- 73 PINE ST..... \$612,000**  
B: Angel C Cuenca & Blanca D Anguisasca  
S: Bruce C Peloquin, Tr for Peloquin Lt  
Book/Page: 70431/132, Date: 04/24/24  
Mtg: Prestige Home Mtg LLC \$498,168  
Term: 2054  
Use: 2-Family Two Family, Lot: 8799sf  
Prior Sale: \$85,000 (09/94)
- 4 ROGERS ST..... \$492,000**  
B: Margaret A Macgovern & Scott M Macgovern  
S: Thomas G Jones  
Book/Page: 70433/24, Date: 04/25/24  
Mtg: Navy FCU \$452,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 12802sf  
Prior Sale: \$314,000 (06/16)

- 5 SHERWOOD DR..... \$480,000**  
B: Jonathan D Dupnik & Devon Wrinn  
S: Justin M Tucci  
Book/Page: 70433/227, Date: 04/25/24  
Mtg: Leader Bank NA \$432,000  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 10912sf  
Prior Sale: \$300,500 (03/16)

**Millbury**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	25
Median Price	\$422,500	\$350,000

► **REAL ESTATE SALES**

- 9-A BEACH ST..... \$640,000**  
B: Rohith Pattathil & Sheetal S Prasad  
S: Jeffrey R Zucchi, Tr for Jeffrey R Zucchi T  
Book/Page: 70434/327, Date: 04/25/24  
Mtg: Bank Fund Staff FCU \$608,000  
Term: 2054  
Use: 2-Family Family Flat, Lot: 18295sf  
Prior Sale: \$210,000 (08/11)
- 30 W MAIN ST..... \$710,000**  
B: Alex Dasilveira & Bonnie Santiago  
S: Mark A Martocci & Sandra L Vaillancourt  
Book/Page: 70434/113, Date: 04/25/24  
Mtg: OCMB Inc \$532,500  
Term: 2054  
Use: 3-Family Mlti-Unt Bldg, Lot: 9583sf  
Prior Sale: \$375,000 (04/07)

**Millville**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	5
Median Price	\$325,000	\$402,000

► **REAL ESTATE SALES**

- 15 BURNS AVE..... \$460,000**  
B: Brian Keefe & Madeline Keefe  
S: James B McCall & Candace M McCall  
Book/Page: 70427/364, Date: 04/24/24  
Mtg: Guaranteed Rate Inc \$444,647  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 12274sf
- 147 CHESTNUT HILL RD..... \$530,000**  
B: Jason Carroll & Jaclyn Carroll  
S: Christopher R Bach  
Book/Page: 70439/159, Date: 04/26/24  
Mtg: Province Mtg Assoc \$506,976  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 43996sf  
Prior Sale: \$400,000 (05/20)

**North Brookfield**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	8
Median Price	\$306,000	\$383,500

► **REAL ESTATE SALES**

- 39 FULLAM HILL RD..... \$628,000**  
B: Sean P Neylon & Ashley L Neylon  
S: Hart Edward Est & Jaime E Hart  
Book/Page: 70438/76, Date: 04/26/24  
Mtg: Citizens Bank \$502,400  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 463043sf  
Prior Sale: \$30,000 (07/01)
- 64 OLD EAST BROOKFIELD RD..... \$100,000**  
B: Logyn Shea Re Inc  
S: John D Hayes & Alka Sharma  
Book/Page: 70427/241, Date: 04/24/24  
Use: Residential Developable Land, Lot: 377665sf

**Northborough**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	13
Median Price	\$576,000	\$635,000

► **REAL ESTATE SALES**

- 3 LIBERTY DR..... \$878,000**  
B: Danielle Meadows & Kyle Meadows  
S: Thomas H Kannelly Jr & Pamela J Longenbach  
Book/Page: 70429/85, Date: 04/24/24  
Mtg: Rocket Mortgage LLC \$554,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 44000sf  
Prior Sale: \$312,000 (07/99)
- 199 SOUTH ST..... \$900,000**  
B: Mugyenzi Innocent & Sheila Namirembe  
S: Joseph C Tennyson & Lorrrie J Tennyson  
Book/Page: 70424/244, Date: 04/23/24  
Mtg: Fairway Ind Mtg \$720,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 23048sf  
Prior Sale: \$535,900 (04/10)
- 9 SPRUCE HILL DR..... \$899,000**  
B: Brian S King & Jennifer G King  
S: Spruce Hill Assets LLC  
Book/Page: 70437/3, Date: 04/26/24  
Mtg: Leader Bank NA \$694,000  
Term: 2054 Rate: 6.5% Type: Adj  
Use: 5 Bdrm Contemporary, Lot: 183392sf  
Prior Sale: \$605,000 (12/19)

**Northbridge**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	19
Median Price	\$545,000	\$485,000

► **REAL ESTATE SALES**

- 41 COTTAGE ST..... \$520,000**  
B: Kathryn Cyr & Zachary Cyr  
S: Ryan Rouleau & Rita M Haley  
Book/Page: 70427/209, Date: 04/24/24  
Mtg: EMM Loans LLC \$416,000  
Term: 2054  
Use: 3 Bdrm Conventional, Lot: 11761sf  
Prior Sale: \$345,000 (12/19)
- 221 HERITAGE DR U:221..... \$345,000**  
B: Nils J Aldeborgh  
S: Otco Inc  
Book/Page: 70424/102, Date: 04/23/24  
Mtg: Guaranteed Rate Inc \$276,000  
Term: 2054  
Use: 2 Bdrm Condo
- 57 PRENTICE RD..... \$350,000**  
B: Geovanny Cartagena  
S: George Susan A Est & Steven M George  
Book/Page: 70435/63, Date: 04/25/24  
Use: 3 Bdrm Raised Ranch, Lot: 21780sf  
Prior Sale: \$45,000 (10/92)
- 45 ROY ST..... \$280,000**  
B: Justin Metcalf & Kyliagh Corey  
S: Ayer Roberta A Est & David Ayer  
Book/Page: 70425/225, Date: 04/23/24  
Mtg: Prosperity Home Mtg \$266,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 11761sf  
Prior Sale: \$112,900 (03/88)

- 693 SCHOOL ST..... \$40,000**  
B: Bruce L Blair & Linda Blair  
S: Sharon F Blair  
Book/Page: 70418/346, Date: 04/22/24  
Use: 2 Bdrm Ranch, Lot: 8276sf

**Oxford**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	21
Median Price	\$365,000	\$365,000

► **REAL ESTATE SALES**

- 78 DUDLEY RD..... \$330,000**  
B: Karrie Pettiglio & Ryan J Pettiglio  
S: Berkshire Prop Buyers LLC  
Book/Page: 70441/252, Date: 04/26/24  
Mtg: Rockland Tr Co \$313,500  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 11000sf  
Prior Sale: \$162,000 (08/23)
- 8 SANDPIPER LN..... \$45,000**  
B: Thomas A Barry & Patricia R Barry  
S: Penny K Kaligian & Christopher R George  
Book/Page: 70434/152, Date: 04/25/24  
Use: 3 Bdrm Ranch, Lot: 443328sf  
Prior Sale: \$600,000 (02/21)
- 26 THAYER POND DR U:1..... \$100,000**  
B: Katelyn Pimental  
S: Kenneth J Pimental Sr & Donna Pimental  
Book/Page: 70439/281, Date: 04/26/24  
Mtg: Kenneth J Pimental Sr \$75,000  
Term: 2039  
Use: 1 Bdrm Condo  
Prior Sale: \$89,000 (04/17)
- 35-41 WATCH ST..... \$1,000,000**  
B: Lga Properties LLC  
S: V&j LLC  
Book/Page: 70421/209, Date: 04/22/24  
Use: Apartment Bldg - 4-8 Units, Lot: 23816sf  
Prior Sale: \$255,000 (05/21)

**Paxton**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	\$525,000	\$556,000

► **REAL ESTATE SALES**

- 545 PLEASANT ST..... \$450,000**  
B: Maxx W Begin & Lauren A Walsh  
S: Alessandra Montecalvo-Roy & Michael Roy  
Book/Page: 70439/124, Date: 04/26/24  
Mtg: Baycoast Mortgage Co \$425,000  
Term: 2054  
Use: 2 Bdrm Conventional, Lot: 43560sf  
Prior Sale: \$260,500 (10/17)

**Petersham**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	5
Median Price	\$399,000	\$225,000

► **REAL ESTATE SALES**

- 42 BARRE RD..... \$410,500**  
B: Raymond J Massey & Larah A Massey  
S: Stephen F Mitus  
Book/Page: 70430/136, Date: 04/24/24  
Mtg: Guaranteed Rate Inc \$328,400  
Term: 2054  
Use: 4 Bdrm Conventional, Lot: 784080sf  
Prior Sale: \$92,500 (02/10)

**Phillipston**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	\$380,000	\$245,000

► **REAL ESTATE SALES**

- 10 BALDWINVILLE RD..... \$150,000**  
B: Jennifer S Mosher  
S: Jennifer S Mosher & Michael G Mosher  
Book/Page: 70419/19, Date: 04/22/24  
Use: 4 Bdrm Antique, Lot: 548706sf

**Princeton**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	\$537,500	\$505,000

► **REAL ESTATE SALES**

- 47 OLD COLONY RD..... \$335,000**  
B: Abdolnabi S Sabouri & Negar Shivaei  
S: Sholan Homes Inc  
Book/Page: 70431/59, Date: 04/24/24

**Rutland**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	20
Median Price	\$547,451	\$487,450

► **REAL ESTATE SALES**

- 14 ARROWHEAD WAY..... \$743,002**  
B: Michael O Kwarteng & Irene Baffoe  
S: Stoney Brook Estates LLC  
Book/Page: 70428/338, Date: 04/24/24  
Mtg: Bay State Savings Bk \$408,155  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 30005sf
- 176 MAPLE AVE U-6-6..... \$150,000**  
B: Rene R Reeves  
S: Veronica G Mutti & Christine M Peters  
Book/Page: 70437/86, Date: 04/26/24  
Use: 1 Bdrm Condo  
Prior Sale: \$36,950 (03/09)

**Shrewsbury**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	46
Median Price	\$584,000	\$620,000

► **REAL ESTATE SALES**

- 9 EAGLEHEAD TER U-5..... \$357,000**  
B: Ramon C Morales & Fabiola R Silva  
S: Elaine W Ford & Audra F Rosati  
Book/Page: 70421/314, Date: 04/22/24  
Mtg: Total Mtg Svcs \$350,533  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$119,000 (03/98)
- 2 FALCON DR..... \$1,590,000**  
B: Sudhindra R Bobbili & Meghana H Erasani  
S: Rashid M Shaikh, Tr for 7 Sheryl R  
Book/Page: 70421/355, Date: 04/22/24  
Mtg: Cross Country Mtg Inc \$1,192,500  
Term: 2054 Rate: 6.3% Type: Adj  
Use: 4 Bdrm Colonial, Lot: 20473sf

- 23 KINGLET DR..... \$600,000**  
B: Ryan Odonnell & Sarah E Odonnell  
S: Paul S Washburn  
Book/Page: 70435/230, Date: 04/25/24  
Mtg: US Bank NA \$480,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 12632sf  
Prior Sale: \$279,575 (03/14)

- 17 NIGHTINGALE DR..... \$863,000**  
B: Udith Hegde & Maria I Garcia  
S: Thomas M Roque & Jayne M Roque  
Book/Page: 70438/382, Date: 04/26/24  
Mtg: Leader Bank NA \$690,400  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 13939sf  
Prior Sale: \$221,500 (09/97)

- 428 OAK ST..... \$575,000**  
B: Alaa Ali  
S: Russell J Fortier  
Book/Page: 70424/356, Date: 04/23/24  
Mtg: CMG Mortgage Inc \$460,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 11326sf  
Prior Sale: \$122,500 (04/96)

- 16 PROSPECT ST..... \$407,500**  
B: Erion Callo & Esmeralda Callo  
S: Seth P Harlow, Tr for Barbara J Harlow T  
Book/Page: 70441/339, Date: 04/26/24  
Mtg: Northpoint Mortgage \$305,600  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 10454sf

- 16-A PROSPECT ST..... \$407,500**  
B: Esmeralda Callo & Erion Callo  
S: Seth P Harlow, Tr for Barbara J Harlow T  
Book/Page: 70441/307, Date: 04/26/24  
Mtg: Northpoint Mortgage \$326,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 15682sf

- 232 PROSPECT ST..... \$700,000**  
B: Vidas Jocius  
S: William R Cusson Jr & Scott Cusson  
Book/Page: 70428/82, Date: 04/24/24  
Mtg: Leader Bank NA \$560,000  
Term: 2039  
Use: 3 Bdrm Ranch, Lot: 23522sf  
Prior Sale: \$410,000 (07/04)

- 268-268A S QUINSIGAMOND AVE..... \$1,300,000**  
B: Alina Bayer & Sullivan Roberts  
S: John S Savageau & Ann E Savageau  
Book/Page: 70435/165, Date: 04/25/24  
Mtg: TD Bank NA \$973,600  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 10454sf  
Prior Sale: \$510,000 (09/02)

- 7 TORY LN..... \$800,000**  
B: Jessica Jean & Andre Costa  
S: Waqas Qureshi & Fatima Khalid  
Book/Page: 70435/314, Date: 04/26/24  
Mtg: Rockland Fed CU \$640,000  
Term: 2054  
Use: 5 Bdrm Colonial, Lot: 23958sf  
Prior Sale: \$520,000 (03/19)

- 16 VISTA DR..... \$671,000**  
B: Radhika R Gathia & Gaurav N Gandhi  
S: Yungjiang Yin & Yan Hu  
Book/Page: 70441/71, Date: 04/26/24  
Mtg: Guild Mortgage Co \$571,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 9583sf  
Prior Sale: \$380,000 (10/14)

## Uxbridge

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	6
Median Price	\$508,000	\$510,000

### ► REAL ESTATE SALES

<b>6 QUEEN OF ROSES LN U:6</b> .....	<b>\$574,900</b>
B: Dustin H Zentz & Yuhuan Zentz S: Timothy David & Sarah Larsen Book/Page: 70438/291, Date: 04/26/24 Mtg: Central One FCU \$459,920 Term: 2054 Use: 4 Bdrm Condo Prior Sale: \$439,950 (05/21)	
<b>38 TUCKER HILL RD</b> .....	<b>\$750,000</b>
B: Ronald Pouliot & Carol Pouliot S: James M Haynes & Joanne D Haynes Book/Page: 70427/180, Date: 04/24/24 Use: 2 Bdrm Ranch, Lot: 43560sf Prior Sale: \$495,900 (05/19)	
<b>38 WILLIAM WARD ST</b> .....	<b>\$335,500</b>
B: Awem Realty LLC S: Linda A Vecchione, Tr for Vecchione Rt Book/Page: 70423/224, Date: 04/23/24 Use: 1 Bdrm Ranch, Lot: 16082sf	

## Webster

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	31
Median Price	\$335,000	\$395,000

### ► REAL ESTATE SALES

<b>6 KELLY ERIN LN</b> .....	<b>\$435,000</b>
B: Alexis Umama & Jonathan D Umama S: Stephen J Schulze & Donna L Schulze Book/Page: 70439/213, Date: 04/26/24 Mtg: Guild Mortgage Co \$391,500 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 12501sf	
<b>37 LAKESIDE AVE</b> .....	<b>\$90,000</b>
B: Tracey Daignault S: Dakota Daignault Book/Page: 70441/59, Date: 04/26/24 Use: Mobile Home, Lot: 6568sf Prior Sale: \$64,900 (12/15)	
<b>7 NELSON ST</b> .....	<b>\$535,000</b>
B: William Zani & Kiara A Zani S: Lee-Marie Fadavi & Abbas Fadavi Book/Page: 70440/8, Date: 04/26/24 Mtg: Metro Credit Union \$428,000 Term: 2064 Use: 3-Family Mlti-Unt Bldg, Lot: 9570sf Prior Sale: \$88,000 (02/87)	
<b>PEARL ST</b> .....	<b>\$100,000</b>
B: Rousseau Properties LLC S: Webster Ventures LLC Book/Page: 70425/38, Date: 04/23/24	
<b>6 SEARS AVE</b> .....	<b>\$389,000</b>
B: Corey Marsh S: Victor G Lempicki, Tr for V A & Va L Lempicki Irt Book/Page: 70429/117, Date: 04/24/24 Mtg: CMG Mortgage Inc \$377,330 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 10000sf	

## West Brookfield

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	\$341,750	\$334,950

### ► REAL ESTATE SALES

<b>12 NEW BRAINTREE RD</b> .....	<b>\$30,000</b>
B: Richard Priest Jr S: Sabina Priest & Richard Priest Jr Book/Page: 70429/370, Date: 04/24/24 Use: 5 Bdrm Conventional, Lot: 13939sf Prior Sale: \$251,900 (08/19)	

## Westborough

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	19
Median Price	\$625,000	\$780,000

### ► REAL ESTATE SALES

<b>23 WILLOW ST</b> .....	<b>\$460,000</b>
B: Yanguang Wang S: Stefanie G England & Benjamin A England Book/Page: 70433/384, Date: 04/25/24 Mtg: General Mtg Cap Corp \$276,000 Term: 2054 Use: 3 Bdrm Antique, Lot: 16596sf Prior Sale: \$215,000 (11/15)	

## Winchendon

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	23
Median Price	\$345,000	\$382,500

### ► REAL ESTATE SALES

<b>BALDWINVILLE STATE RD</b> .....	<b>\$70,000</b>
B: David Conant S: Khuong T Phan & Nhu Phan Book/Page: 70441/375, Date: 04/26/24	
<b>28 CEDAR ST</b> .....	<b>\$250,000</b>
B: 28 Cedar Street LLC S: Shawn D Niall Book/Page: 70437/205, Date: 04/26/24 Mtg: Glockmahawken Cap Llc \$253,151 Use: 2-Family Two Family, Lot: 10890sf Prior Sale: \$51,000 (11/20)	
<b>43 DOYLE AVE</b> .....	<b>\$558,000</b>
B: Jane A Hogan & John F Buchanan S: Asher Construction LLC Book/Page: 70431/269, Date: 04/25/24 Mtg: Citizens Bank \$255,000 Term: 2054	
<b>131-R RICE RD</b> .....	<b>\$175,000</b>
B: Randall C Heath S: Bungalow Prop Inv LLC Book/Page: 70428/256, Date: 04/24/24 Use: 1 Bdrm Ranch, Lot: 80586sf Prior Sale: \$148,118 (02/23)	
<b>25 WASHINGTON AVE</b> .....	<b>\$375,000</b>
B: Angel Sanchez & Sarah N Sanchez S: Jason R Johnson Book/Page: 70432/367, Date: 04/25/24 Mtg: Guild Mortgage Co \$368,207 Term: 2054 Use: 4 Bdrm Ranch, Lot: 13813sf Prior Sale: \$216,500 (06/20)	

## Worcester

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	162	156
Median Price	\$365,000	\$394,500

### ► REAL ESTATE SALES

<b>46 3RD ST</b> .....	<b>\$465,000</b>
B: Eshna Sengupta S: Lan Ly Book/Page: 70433/284, Date: 04/25/24 Mtg: Harvard University CU \$418,500 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 7002sf Prior Sale: \$160,000 (10/10)	
<b>36 5TH AVE</b> .....	<b>\$45,000</b>
B: Robert Puntieri S: Klama Marek Est & Natalia Obert Book/Page: 70424/295, Date: 04/23/24 Use: Accessory Land Improved, Lot: 5880sf Prior Sale: \$56,000 (07/97)	
<b>66 5TH AVE</b> .....	<b>\$662,000</b>
B: Paul Vrooman Jr S: Klama Marek Est & Natalia Obert Book/Page: 70423/354, Date: 04/23/24 Mtg: Fairway Ind Mtg \$628,900 Term: 2054 Use: 3-Family Family Flat, Lot: 5640sf	
<b>16 ADELLE CIRCUIT</b> .....	<b>\$575,000</b>
B: Jennifer A Chapeton, Tr for 16 Adelle Circuit RET S: Cornerstone Rlty Invs LLC Book/Page: 70431/168, Date: 04/24/24 Mtg: United Wholesale Mtg \$546,250 Use: Residential Developable Land, Lot: 7015sf Prior Sale: \$105,000 (06/22)	
<b>20 CANDLEWOOD ST</b> .....	<b>\$400,000</b>
B: Enoch Odoi S: Wesley P Lacroix Book/Page: 70436/309, Date: 04/26/24 Mtg: New American Funding \$392,755 Term: 2054 Use: 2 Bdrm Ranch, Lot: 8977sf Prior Sale: \$305,000 (06/21)	
<b>36 CASTLE ST</b> .....	<b>\$255,000</b>
B: Gregory Rosa-Mendez S: Michael Obrien Book/Page: 70420/18, Date: 04/22/24 Mtg: Fidelity Cp Bk \$226,000 Term: 2054 Use: Residential Developable Land, Lot: 3747sf Prior Sale: \$400,000 (01/24)	
<b>16 CATALPA CIR</b> .....	<b>\$360,000</b>
B: Freddy G Gomez & Mirian C Jara S: Lizarralde Alvaro Est & Carlos D Lizarralde Book/Page: 70441/162, Date: 04/26/24 Mtg: Total Mtg Svcs \$324,400 Term: 2054 Use: 3 Bdrm Duplex, Lot: 5094sf Prior Sale: \$75,000 (07/95)	
<b>28 CATALPA CIR</b> .....	<b>\$300,000</b>
B: Chau N Nguyen S: Aaron Call & Lieu Call Book/Page: 70421/32, Date: 04/22/24 Mtg: Lieu Call \$250,000 Use: 3 Bdrm Duplex, Lot: 6310sf Prior Sale: \$282,500 (08/21)	
<b>54 CEDAR ST</b> .....	<b>\$875,000</b>
B: Cedamore LLC S: Hampton Properties LLC Book/Page: 70424/271, Date: 04/23/24 Mtg: Country Bank \$4,744,000 Use: Rooming/Boarding House, Lot: 15163sf Prior Sale: \$230,000 (08/20)	
<b>61 CEDAR ST</b> .....	<b>\$980,000</b>
B: Cedamore LLC S: Hampton Properties LLC Book/Page: 70424/286, Date: 04/23/24 Mtg: Country Bank \$4,744,000 Use: Apartment Bldg - 4-8 Units, Lot: 8357sf Prior Sale: \$1,100,000 (12/16)	
<b>62 CEDAR ST</b> .....	<b>\$1,415,000</b>
B: Cedamore LLC S: Hampton Properties LLC Book/Page: 70424/323, Date: 04/23/24 Mtg: Country Bank \$4,744,000 Use: Apartment Bldg - 9 + Units, Lot: 10390sf Prior Sale: \$1,100,000 (12/16)	
<b>66 CEDAR ST</b> .....	<b>\$1,600,000</b>
B: Cedamore LLC S: Hampton Properties LLC Book/Page: 70424/350, Date: 04/23/24 Mtg: Country Bank \$4,744,000 Use: Rooming/Boarding House, Lot: 14289sf Prior Sale: \$350,000 (08/20)	
<b>3 DIAMOND ST</b> .....	<b>\$299,000</b>
B: Artan Ametaj S: Bernier Shirley A Est & Joann T Cross Book/Page: 70437/93, Date: 04/26/24 Use: 3-Family Family Flat, Lot: 2625sf	
<b>226 E MOUNTAIN ST</b> .....	<b>\$240,000</b>
B: David Dufresne, Tr for Green Machine Rt S: Gary Ventura & Deborah Surette Book/Page: 70428/158, Date: 04/24/24 Use: 2 Bdrm Cape Cod, Lot: 21780sf	
<b>44 ELM ST U:404</b> .....	<b>\$280,000</b>
B: Aaron D Krieger S: Michael J Bradbury Book/Page: 70434/26, Date: 04/25/24 Mtg: Clinton Svgs Bk \$271,200 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$143,000 (08/04)	
<b>3 ELY ST</b> .....	<b>\$255,000</b>
B: Gregory Rosa-Mendez S: Michael Obrien Book/Page: 70420/18, Date: 04/22/24 Mtg: Fidelity Cp Bk \$226,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 1227sf Prior Sale: \$400,000 (01/24)	
<b>21 ENGLEWOOD AVE</b> .....	<b>\$525,000</b>
B: Khalil Kum S: Noemi Nunez Book/Page: 70440/153, Date: 04/26/24 Mtg: Guaranteed Rate Inc \$509,250 Term: 2054 Use: 4 Bdrm Conventional, Lot: 6670sf Prior Sale: \$225,000 (05/19)	
<b>76 EVERTON AVE</b> .....	<b>\$350,000</b>
B: Rousseline Daniel & Arsene Desmangles S: David K Oliveira & Jessica C Oliveira Book/Page: 70440/106, Date: 04/26/24 Mtg: Cross Country Mtg Inc \$343,660 Term: 2054 Use: 2 Bdrm Conventional, Lot: 9750sf Prior Sale: \$222,000 (04/19)	
<b>17 FEDERAL ST U:702</b> .....	<b>\$500,000</b>
B: Arti LLC S: Edward F Russo, Tr for 19 Miscoe Road Rt Book/Page: 70423/163, Date: 04/23/24 Mtg: Edward F Russo \$200,000 Use: 2 Bdrm Condo Prior Sale: \$37,500 (09/13)	
<b>17 FEDERAL ST U:703</b> .....	<b>\$500,000</b>
B: Arti LLC S: Edward F Russo, Tr for 19 Miscoe Road Rt Book/Page: 70423/163, Date: 04/23/24 Mtg: Edward F Russo \$200,000 Use: 1 Bdrm Condo Prior Sale: \$52,000 (09/11)	

<b>38 FRUIT ST</b> .....	<b>\$1,070,000</b>
B: Cedamore LLC S: Hampton Properties LLC Book/Page: 70425/50, Date: 04/23/24 Mtg: Country Bank \$4,744,000 Use: Apartment Bldg - 4-8 Units, Lot: 9659sf Prior Sale: \$185,000 (11/15)	
<b>34 GLEZEN ST</b> .....	<b>\$402,000</b>
B: Kaitlyn Daignault & Jason Collins S: Julia A Falcone & Charles P Falcone Book/Page: 70438/170, Date: 04/26/24 Use: 3 Bdrm Ranch, Lot: 5000sf Prior Sale: \$380,000 (04/24)	
<b>9 GRANDVIEW AVE</b> .....	<b>\$435,000</b>
B: Jasmine Occilant & Herta M Occilant S: Sonja J Miller Book/Page: 70421/59, Date: 04/22/24 Mtg: Cross Country Mtg Inc \$421,950 Term: 2054 Use: 3 Bdrm Conventional, Lot: 12195sf Prior Sale: \$223,000 (07/08)	
<b>18 HILLSIDE ST</b> .....	<b>\$767,000</b>
B: Raissa Kitenge & Gracia Kitenge S: Brandon W Vaz & Stephanie Vaz Book/Page: 70438/112, Date: 04/26/24 Mtg: Berkshire Bank \$651,950 Term: 2054 Use: 3-Family Family Flat, Lot: 5080sf Prior Sale: \$575,000 (07/21)	
<b>15 HOUGHTON ST U:12</b> .....	<b>\$225,000</b>
B: Jiaxuan Ye S: Pratibha Shah Book/Page: 70441/223, Date: 04/26/24 Mtg: New American Funding \$112,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$210,000 (02/23)	
<b>33 HUNTINGTON AVE</b> .....	<b>\$360,000</b>
B: William Darling S: Ernest J Malagrida Book/Page: 70424/184, Date: 04/23/24 Mtg: Allied Mortgage Group \$260,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5000sf	
<b>93 KENBERMA RD</b> .....	<b>\$527,000</b>
B: Redwan I Ahmed & Marufa Khandaker S: Catherine Iugi Book/Page: 70421/102, Date: 04/22/24 Mtg: Newrez LLC \$421,600 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 7431sf Prior Sale: \$218,000 (08/08)	
<b>2 LINDA VISTA ST</b> .....	<b>\$350,000</b>
B: Samanta M Martinez & Jeysi A Alvarez S: Russell Joyce M Est & Andrew P Russell Book/Page: 70432/179, Date: 04/25/24 Mtg: Norwich Commercial Grp \$310,000 Term: 2054 Use: 4 Bdrm Conventional, Lot: 11998sf	
<b>531 MAIN ST U:301</b> .....	<b>\$500,000</b>
B: Artl LLC S: Edward F Russo, Tr for 19 Miscoe Road Rt Book/Page: 70423/163, Date: 04/23/24 Mtg: Edward F Russo \$200,000 Use: 1 Bdrm Condo Prior Sale: \$84,900 (07/05)	
<b>531 MAIN ST U:302</b> .....	<b>\$500,000</b>
B: Artl LLC S: Edward F Russo, Tr for 19 Miscoe Road Rt Book/Page: 70423/163, Date: 04/23/24 Mtg: Edward F Russo \$200,000 Use: 1 Bdrm Condo Prior Sale: \$40,000 (03/13)	
<b>531 MAIN ST U:412</b> .....	<b>\$500,000</b>
B: Artl LLC S: Edward F Russo, Tr for 19 Miscoe Road Rt Book/Page: 70423/163, Date: 04/23/24 Mtg: Edward F Russo \$200,000 Use: 1 Bdrm Condo Prior Sale: \$119,421 (01/17)	
<b>18 MASSASOIT RD U:A</b> .....	<b>\$275,000</b>
B: Ecclesia K Muto S: Hayden Judith Ann Est & Michael J Cianci Book/Page: 70440/361, Date: 04/26/24 Mtg: Guaranteed Rate Affin \$233,750 Term: 2054 Use: 2 Bdrm Condo	
<b>18 MIAMI ST</b> .....	<b>\$371,000</b>
B: Patricia R Costa De Sa S: Angel Navedo Book/Page: 70434/391, Date: 04/25/24 Mtg: Leader Bank NA \$352,450 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12857sf Prior Sale: \$80,000 (07/93)	
<b>681 MILLBURY ST</b> .....	<b>\$375,000</b>
B: Flabio U Ruiz & Luz M Carvajal S: Emilia Ibanez & Erin Amoako-Atta Book/Page: 70431/1, Date: 04/24/24 Mtg: Homespire Mortgage \$347,260 Term: 2054 Use: 3 Bdrm Conventional, Lot: 5020sf Prior Sale: \$267,445 (04/22)	
<b>230 PLEASANT ST</b> .....	<b>\$625,000</b>
B: Brett Tetreault S: J&J Re Investments LLC Book/Page: 70440/46, Date: 04/26/24 Mtg: New American Funding \$593,750 Term: 2054 Use: 3-Family Family Flat, Lot: 6894sf Prior Sale: \$280,000 (03/20)	
<b>915 PLEASANT ST</b> .....	<b>\$650,000</b>
B: Eric Fullerton S: Thomas J Randall Jr & Andrea M Randall Book/Page: 70440/72, Date: 04/26/24 Mtg: Cornerstone Bank \$455,000 Term: 2054 Rate: 6.3% Type: Adj Use: 6 Bdrm Colonial, Lot: 28555sf Prior Sale: \$520,000 (04/20)	
<b>57 RAYMOND ST</b> .....	<b>\$285,433</b>
B: Marcelo Bastos S: Leonard Yursha Book/Page: 70441/66, Date: 04/26/24 Use: 3-Family Family Flat, Lot: 5365sf	
<b>253 SAINT NICHOLAS AVE</b> .....	<b>\$415,000</b>
B: Daniel D Castellanos & Margarita Duran S: Widmark Donis Book/Page: 70423/289, Date: 04/23/24 Mtg: Guaranteed Rate Affin \$394,250 Term: 2054 Use: 3 Bdrm Ranch, Lot: 7650sf Prior Sale: \$230,000 (01/21)	
<b>104 SOUTHGATE ST</b> .....	<b>\$565,000</b>
B: Prince Aboagye S: Worcester Dev Project Iii Book/Page: 70427/287, Date: 04/24/24 Mtg: Leader Bank NA \$536,750 Term: 2054 Use: 3-Family Family Flat, Lot: 3645sf Prior Sale: \$302,000 (02/19)	
<b>97 STAFFORD ST</b> .....	<b>\$2,000,000</b>
B: 97 Real Estate LLC S: Cnttd Inc Book/Page: 70434/257, Date: 04/25/24 Mtg: Bluestone Bank \$1,200,000 Use: Restaurant/Bar, Lot: 32920sf Prior Sale: \$562,500 (06/10)	

<b>270 SUNDERLAND RD U:30</b> .....	<b>\$305,000</b>
B: Vishnu P Annapu & Ravi K Mundlapati S: Alec Tributino Book/Page: 70423/397, Date: 04/23/24 Mtg: Guaranteed Rate Inc \$152,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$275,000 (11/22)	
<b>9 TROWBRIDGE CIRCUIT</b> .....	<b>\$361,000</b>
B: Isabel C Fernandez S: Fitzpatrick C H Est & Sean E Fitzgerald Book/Page: 70429/391, Date: 04/24/24 Mtg: Seacoast Mortgage Cor \$412,392 Term: 2054 Use: 3 Bdrm Conventional, Lot: 7570sf	
<b>► FORECLOSURE DEEDS</b>	
<b>8 HOBSON AVE</b> .....	<b>\$335,000</b>
B: Truman 2016 Sc6 Title T & U S Bank Na Tr S: John H Pitney & U S Bank Na Tr Book/Page: 70437/37, Date: 04/26/24 Use: 3 Bdrm Conventional, Lot: 3813sf Prior Sale: \$250,000 (06/06)	
<b>62 WESTMINSTER ST</b> .....	<b>\$614,282</b>
B: Fidelity & Guar Lie T 201 & U S Bank TNa Tr S: Gertrude Mageza & U S Bank TNa Tr Book/Page: 70432/242, Date: 04/25/24 Use: 3-Family Family Flat, Lot: 5680sf Prior Sale: \$190,000 (11/18)	

# Worcester Registry

## Northern District

Kathleen R. Daignault, Esq.  
166 Boulder Drive, Suite 202  
Fitchburg, MA 01420  
Telephone: (978) 342-2637  
Fax: (978) 345-2865  
www.fitchburgdeeds.com

## Fitchburg

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	55
Median Price	\$310,000	\$350,000

### ► REAL ESTATE SALES

<b>2 ARDEN MILLS WAY U:2107</b> .....	<b>\$318,000</b>
B: Sojal S Mahajan S: James C Davis & Dianne C Davis Book/Page: 10750/248, Date: 04/24/24 Mtg: Fairway Ind Mtg \$302,100 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$159,900 (04/16)	
<b>115 CHESTER ST</b> .....	<b>\$469,000</b>
B: Angel Matta & Brenda Zavala S: Juliette Saint Louis & Goldy Saint Louis Book/Page: 10752/50, Date: 04/26/24 Mtg: Nations Reliable Lndg \$460,505 Term: 2054 Use: 2-Family Two Family, Lot: 7013sf Prior Sale: \$247,000 (08/19)	
<b>28 CLIFTON ST</b> .....	<b>\$415,000</b>
B: Natalie Paris S: Jorge Toso Book/Page: 10751/147, Date: 04/26/24 Mtg: Northpointe Bank \$402,550 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 6281sf Prior Sale: \$265,000 (11/23)	

# Credit Records

## Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

*These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.*

**The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).**

### BARNSTABLE

#### Falmouth

MCCELLEAN, Michael, 240 Sandwich Rd, Falmouth, 02536-5606 D:05/03/24 Case#: 24-10855

### BERKSHIRE MIDDLE

#### Pittsfield

GUINEN, Audrey L, 93 Davis St, Pittsfield, 01201 D:04/29/24 Case#: 24-30198

### BERKSHIRE NORTH

#### Florida

MEEHAN, Mark E, 65 Central Shaft Rd, Florida, 01247-9423 D:05/03/24 Case#: 24-30215

### BRISTOL FALL RIVER

#### Fall River

CASTELLO, Natasha A, 393 Meridian St, Fall River, 02720-4611 D:04/26/24 Case#: 24-10787

DAYTER, Jana L, 367 Ferry St, Fall River, 02721-1365 D:04/29/24 Case#: 24-10806

FERREIRA, Peter, 677 Maple St, Fall River, 02720 D:04/29/24 Case#: 24-10794

GONZALEZ-TOMASSINI, A L, 659 Cambridge St, Fall River, 02721 D:04/30/24 Case#: 24-10834

HANOUD, Jeffrey Jr, 2039 Pleasant St U:2, Fall River, 02723-3028 D:04/30/24 Case#: 24-10822

SHADBURN, Judy L, 2100 S Main St U:1102, Fall River, 02724-2161 D:04/30/24 Case#: 24-10833

#### Swansea

RYMSZEWICZ, Jennifer A, 61 Eisenhower Rd, Swansea, 02777 D:04/26/24 Case#: 24-10785

### BRISTOL NORTH

#### Easton

DAVIS, Jessica, 6939 Robert Dr, Easton, 02334 D:04/30/24 Case#: 24-10824

#### Mansfield

DECOFF, Rodney A, 130 Spring St, Mansfield, 02048-2731 D:05/01/24 Case#: 24-10839

#### Rehoboth

BELGARDE, Lillian M, 118 Cedar St, Rehoboth, 02769 D:05/01/24 Case#: 24-10837

### BRISTOL SOUTH

#### Fairhaven

STONE, Crystal Octavia, 117 Spring St, Fairhaven, 02719 D:04/29/24 Case#: 24-10800

#### New Bedford

DIAS, James E Jr, 36 Elaine Ave, New Bedford, 02745 D:05/03/24 Case#: 24-10858

GAMBOA, Jolene N, 27 Chestnut St, New Bedford, 02740 D:04/29/24 Case#: 24-10805

LAFFERTY, Amanda R, 140 State St, New Bedford, 02740 D:04/29/24 Case#: 24-10797

MARQUES, Melissa A, 23 Baylies St U:2N, New Bedford, 02745-5605 D:05/03/24 Case#: 24-10859

### ESSEX NORTH

#### Methuen

NADAR, Abdelkrim, 15 Kirk St, Methuen, 01844-4348 D:05/02/24 Case#: 24-40448

### ESSEX SOUTH

#### Beverly

FOLLANSBEE, Angela M, 15 Thorndike St U:3R, Beverly, 01915-5817 D:04/27/24 Case#: 24-10792

KRISKO, Gary L, 15 Orchard St, Beverly, 01915 D:04/26/24 Case#: 24-10790

#### Haverhill

CEFALO, Allison Foley, 21 Overlook Cir, Haverhill, 01835 D:04/27/24 Case#: 24-40424

SHEDD, Kerry, 468 Hilldale Ave, Haverhill, 01832 D:04/30/24 Case#: 24-40439

#### Peabody

BROWN, Brent, 10 Albert Rd, Peabody, 01960-2502 D:04/29/24 Case#: 24-10807

DIMINO, Thomas F, 47 Hawthorne Cir U:47, Peabody, 01960-2759 D:04/29/24 Case#: 24-10795

#### Salem

KIRKPATRICK, Brett T, 26 Greenway Rd, Salem, 01970 D:04/27/24 Case#: 24-10791

#### Swampscott

DESMET, Jan, 94 Rockland St, Swampscott, 01907-2525 D:05/02/24 Case#: 24-10849

MANTIA, Catherine L, 94 Rockland St, Swampscott, 01907-2525 D:04/29/24 Case#: 24-10804

### FRANKLIN

#### Greenfield

BROWNSTEIN, Robert Mathew, PO Box 803, Greenfield, 01301 D:04/30/24 Case#: 24-30204

#### Orange

HICKS, Arthur D, 519 E River St, Orange, 01364-1811 D:04/30/24 Case#: 24-30206

LAROSE, Richard Albert, 105 N Main St U:A, Orange, 01364 D:04/30/24 Case#: 24-30207

### HAMPDEN

#### Chicopee

LUCIA, Raymond E, 77 Madison St, Chicopee, 01020-2505 D:04/27/24 Case#: 24-30197

### Holyoke

BARRETT, Rebekkah Diane, 1685-1687 Northampton St, Holyoke, 01040-1935 D:05/02/24 Case#: 24-30214

GUSTAFSON, Faith Marie, 105 Saint Kolbe Dr, Holyoke, 01040-4641 D:04/30/24 Case#: 24-30203

PINKNEY, Stacy R, 119 Nonotuck St U:2A, Holyoke, 01040-2524 D:04/29/24 Case#: 24-30200

#### Ludlow

MAKKIYA, Maria F, 122 Barna St, Ludlow, 01056 D:04/30/24 Case#: 24-30208

#### Monson

GOSSELIN, Robert L Jr, 95-B Cote Rd, Monson, 01057-9211 D:04/29/24 Case#: 24-30199

#### Palmer

WONG, Danny Y, 1588 N Main St, Palmer, 01069-1228 D:05/01/24 Case#: 24-30212

#### Springfield

DESMOND, Rachel Nicole, 32 Dunhill St, Springfield, 01151-1924 D:04/26/24 Case#: 24-30196

MCGOWAN, Dora, 128 Middlesex St U:B, Springfield, 01109-2819 D:04/30/24 Case#: 24-30210

#### West Springfield

NUNES, Angela, 104 Hillcrest Ave, West Springfield, 01089-2960 D:04/30/24 Case#: 24-30211

RIOS-MARTINEZ, Miriam D, 1029 Elm St U:2A, West Springfield, 01089-1505 D:04/26/24 Case#: 24-30195

### HAMPSHIRE

#### Amherst

LONGTO, Brandy Phyllis, 182 Rolling Green Dr, Amherst, 01002-2727 D:04/26/24 Case#: 24-30193

#### Hadley

HARRIS, Tina Marie, 24 Main St, Hadley, 01038-9784 D:04/30/24 Case#: 24-30202

### MIDDLESEX NORTH

#### Westford

ONEILL, Theodore Randolph, PO Box 1181, Westford, 01886 D:05/02/24 Case#: 24-40447

### MIDDLESEX SOUTH

#### Acton

LUNDSTROM, Anne, 301 Great Rd, Acton, 01720-4708 D:05/02/24 Case#: 24-40449

LUNDSTROM, Christine, 301 Great Rd, Acton, 01720-4708 D:05/02/24 Case#: 24-40452

#### Cambridge

SASSO, Vincent, 106 Thorndike St, Cambridge, 02141-1745 D:04/30/24 Case#: 24-10811

#### Frammingham

PARRIAO, Sergio F, 5 Old Central Tpke, Frammingham, 01702-6869 D:04/26/24 Case#: 24-40421

#### Hudson

DIMONTE, Michael, 4 Glen Rd, Hudson, 01749-1357 D:04/26/24 Case#: 24-40423

#### Medford

RODRIGUES, Anthony, 165 Grant Ave, Medford, 02155-2763 D:05/01/24 Case#: 24-10843

#### Melrose

ANANDAKRISHNAN, Y, 22 Holbrook Ct, Melrose, 02176 D:04/29/24 Case#: 24-10799

MORECROFT, Stephen Jr, 170 Linwood Ave, Melrose, 02176 D:05/01/24 Case#: 24-10845

#### Natick

SMITH, Lindsey Ryan, 12 Highland St, Natick, 01760-2140 D:04/26/24 Case#: 24-10788

#### North Reading

MASIELLO, Gary Stephen, 17 Swan Pond Rd, North Reading, 01864 D:04/28/24 Case#: 24-10793

#### Stoneham

POWERS, Wilfred S, 133 Franklin St, Stoneham, 02180-1804 D:05/02/24 Case#: 24-10852

#### Woburn

AFZAL, Mohammad, 1 Kimball Ct U:6, Woburn, 01801-6418 D:04/26/24 Case#: 24-10789

LIRETTE, Michael, 1043 Main St, Woburn, 01801 D:05/02/24 Case#: 24-10850

MONTALTO, Cheryl, 40 Union St, Woburn, 01801-4257 D:04/29/24 Case#: 24-10808

### NORFOLK

#### Bellingham

NILSON, Nanci Marie, 65 Caroline Dr, Bellingham, 02019 D:05/02/24 Case#: 24-40453

#### Dedham

REILLY, Sheila D, 19 Oneil Dr, Dedham, 02026-2039 D:04/29/24 Case#: 24-10803

#### Stoughton

RABINOW, David S, 9 Oliva Ct U:9, Stoughton, 02072 D:05/01/24 Case#: 24-10847

### PLYMOUTH

#### Abington

DEJESUS, Shayla L, 240 Plymouth St, Abington, 02351 D:04/29/24 Case#: 24-10810

#### Bridgewater

WERRA, John A, 19 Limestone Dr, Bridgewater, 02324-2658 D:04/30/24 Case#: 24-10814

#### Brockton

FERNANDES, Brandon Michael, 352 Elm St U:1, Brockton, 02072-2258 D:04/30/24 Case#: 24-10818

FUENTES, Earl D, 50 Oak St U:301, Brockton, 02301-1111 D:04/30/24 Case#: 24-10816

WILEY, Mark S, 85 Boylston St, Brockton, 02301 D:04/30/24 Case#: 24-10815

#### Carver

GALLAGHER, Myranda Lee, 8 Shaw Rd, Carver, 02330 D:04/30/24 Case#: 24-10832

#### East Bridgewater

CESARINI, Kathleen M, 206 Whitman St, East Bridgewater, 02333-1924 D:04/29/24 Case#: 24-10796

#### Halifax

TOWNE, Joshua Scott, 55 Pond St, Halifax, 02338 D:05/03/24 Case#: 24-10857

#### Kingston

BOWEN, Joseph A, 2 Evergreen St, Kingston, 02364-1451 D:04/29/24 Case#: 24-10802

### Plymouth

CENTEIO, Cheryl, 46 Colonial Ter, Plymouth, 02360-2969 D:04/30/24 Case#: 24-10827

THOMPSON, April May, 135 Esta Rd, Plymouth, 02360-4964 D:04/26/24 Case#: 24-10783

### SUFFOLK

#### Boston

PANTALEON, Anthony, 36 Aspinwall Rd U:1, Boston, 02124-2029 D:04/30/24 Case#: 24-10836

#### Chelsea

RIOS, Anthony J, 134 Bellingham St, Chelsea, 02150 D:05/01/24 Case#: 24-10846

#### Dorchester

LOWE, Paul N 2nd, 23 Thetford Ave U:1, Dorchester, 02124-4313 D:04/30/24 Case#: 24-10835

MCKAY, Charnra, 105 Fuller St U:3, Dorchester, 02124-3747 D:04/30/24 Case#: 24-10829

#### Mattapan

BROWN, Gabriel J, 27 Elizabeth St, Mattapan, 02126-2443 D:05/01/24 Case#: 24-10844

### WORCESTER

#### Barre

GEORGE, John F, 40 Root Rd, Barre, 01005 D:04/30/24 Case#: 24-40440

#### Hopedale

LANNIBOIS, Audra K, 91 Laurelwood Dr U:91, Hopedale, 01747-1953 D:04/29/24 Case#: 24-40426

#### Spencer

GENTILE, Nicole M, 350 Main St U:20, Spencer, 01562-1921 D:05/03/24 Case#: 24-40456

#### Uxbridge

HOPE, Michael K, 9 Carney St, Uxbridge, 01569-1807 D:04/29/24 Case#: 24-40430

#### Webster

THOMAS, Denise L, 28 Joyce St, Webster, 01570 D:05/03/24 Case#: 24-40455

#### West Brookfield

OLSON, Gerald P, 46 Madden Rd, West Brookfield, 01585-2619 D:05/01/24 Case#: 24-40443

#### Worcester

BERNIER, Shane P, 50 Commonwealth Ave, Worcester, 01604-1909 D:04/30/24 Case#: 24-40434

BERTHIAUNE, Nicole, 222 Brooks St, Worcester, 01606-3313 D:04/30/24 Case#: 24-40436

### WORCESTER NORTH

#### Fitchburg

GRIFFITH, Mariah Lynn, 62 Normandy Rd, Fitchburg, 01420-6320 D:04/30/24 Case#: 24-40432

#### Leominster

MOORE, Andrea, 141 Bayberry Hill Ln U:141, Leominster, 01453 D:04/26/24 Case#: 24-40422

## Chapter 13 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

*These allow for an adjustment of debt. An individual with a regular income proposes a plan to pay off debts from future earnings over a period of time between three to five years. Usually these payments are in full satisfaction of the debt, but may be a percentage of them. Upon completion, the debtor receives a discharge of all debts covered by the plan except child support and alimony, if applicable.*

**The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#)**

### BARNSTABLE

#### Centerville

GRUMBLEY, Jeffrey G, 67 N Precinct Rd, Centerville, 02632 D:04/30/24 Case#: 24-10820

#### Harwich

RAMOS-DOOLEY, Paulette A, 359 Great Western Rd, Harwich, 02645 D:04/29/24 Case#: 24-10809

#### Yarmouth

ZANNELLA, Louis A 3rd, 30 Wharf Ln, Yarmouth, 02675 D:04/26/24 Case#: 24-10784

### BERKSHIRE MIDDLE

#### Becket

ANELLO, Heather, 732 Main St, Becket, 01223 D:04/29/24 Case#: 24-30201

### BRISTOL FALL RIVER

#### Fall River

FOLGADO, Sarah E, 312 Durfee St U:1A, Fall River, 02720-2404 D:04/30/24 Case#: 24-10825

## FRANKLIN

**Buckland**

HANNAFEST LLC, PO Box 192, Buckland, 01338  
D:04/22/24 Tax:941 Amt: \$8,977

## MIDDLESEX NORTH

**Carlisle**

HERWECK, Matthew, 157 Berry Corner Rd, Carlisle,  
01741-1452 D:04/24/24 Tax:6672 Amt: \$63,904

**Dunstable**

LAMARRE, Robert, 1048 Main St, Dunstable, 01827  
D:04/24/24 Tax:1040 Amt: \$58,180

**Westford**

WILSON, Robert H & WILSON, Kristina N, 5 Cranberry Dr,  
Westford, 01886 D:04/24/24 Tax:1040 Amt: \$50,988

## MIDDLESEX SOUTH

**Burlington**

BUA LLC, 101 Middlesex Tpke, Burlington, 01803-  
4934 D:04/24/24 Tax:940 Amt: \$100

**Malden**

CHIBANE, Samir, 60 Kimball St, Malden, 02148-1628  
D:04/24/24 Tax:1040 Amt: \$10,515

**Pepperell**

BEAUBIEN, Debbie A & BEAUBIEN, Allen J, 60 Kimball  
St, Pepperell, 01463 D:04/24/24 Tax:1040 Amt:  
\$26,177

**Somerville**

KEOHANE, Michael S, 283 Lowell St, Somerville,  
02145 D:04/24/24 Tax:1040 Amt: \$38,174

**Stoneham**

DICO PLUMBING & HEATING L, 15 Arnold Rd,  
Stoneham, 02180-3032 D:04/24/24 Tax:940 Amt:  
\$57,266

**Waltham**

CATALANOTTO, Roselle, 138 Ellison Park, Waltham,  
02452-6181 D:04/24/24 Tax:1040 Amt: \$36,080

**Woburn**

STACK, Paul A & STACK, Joyce K, 62 Washington St,  
Woburn, 01801 D:04/24/24 Tax:1040 Amt: \$74,553

## NORFOLK

**Weymouth**

HOGAN, Richard, 34 Stillman St, Weymouth, 02189-  
1540 D:04/24/24 Tax:1040 Amt: \$8,279

HOGAN, Richard & HOGAN, Melissa, 34 Stillman St,  
Weymouth, 02189-1540 D:04/24/24 Tax:1040 Amt:  
\$76,273

HOGAN, Melissa, 34 Stillman St, Weymouth, 02189-  
1540 D:04/24/24 Tax:1040 Amt: \$10,160

OFHELLY, Brian W, 1008 Pleasant St U:27, Weymouth,  
02189-2536 D:04/26/24 Tax:1040 Amt: \$5,868

## PLYMOUTH

**Brockton**

RUSSELL, David F, 165 Belmont St, Brockton, 02301  
D:04/23/24 Tax:1120 Amt: \$21,298

**Carver**

XRDS COLLISION & AUTO REP, 78 N Main St, Carver,  
02330-1128 D:04/23/24 Tax:941 Amt: \$6,973

**Kingston**

MANNA MAIDS INC, 54 Grove St, Kingston, 02364-  
1336 D:04/23/24 Tax:941 Amt: \$15,406

## SUFFOLK

**Charlestown**

BECKER, Leif, 73 Chelsea St, Charlestown, 02129-  
2029 D:04/25/24 Tax:1040 Amt: \$65,165

**Dorchester**

TECH AUTO SERVICES CORP, 1287 Dorchester Ave,  
Dorchester, 02122-2914 D:04/25/24 Tax:1120  
Amt: \$84,102

**East Boston**

LCP CLEANING SVCS CORP, PO Box 174, East Boston,  
02128 D:04/23/24 Tax:941 Amt: \$28,166

## WORCESTER

**Grafton**

ADCOCK, Charles F & ADCOCK, Deborah P, 116 Old  
Westboro Rd, Grafton, 01536 D:04/24/24 Tax:1040  
Amt: \$16,671

**Northborough**

BRACAMONTES, Jose G, 11 King St, Northborough,  
01532-2107 D:04/24/24 Tax:1040 Amt: \$131,627

## WORCESTER NORTH

**Leominster**

CIUFFO, Lina, PO Box 75, Leominster, 01453  
D:04/23/24 Tax:6672 Amt: \$18,100

## State Tax Liens

Filed: Registry of Deeds

*Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.*

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

## BARNSTABLE

**Hyannis**

959 BEARSES INC, 959 Bearses Way, Hyannis,  
02601-2230 D:04/24/24 Amt:\$29,623

**Wellfleet**

BAPPS TAPS LLC, 545 State Hwy, Wellfleet, 02642-  
2548 D:04/24/24 Amt:\$40,888

GIBBS, Gail, 3053 State Hwy, Wellfleet, 02642-2116  
D:04/24/24 Amt:\$12,893

## BRISTOL FALL RIVER

**Fall River**

NATURES MEDICINES INC, 482 Globe St, Fall River,  
02724-2641 D:04/25/24 Amt:\$310,179

TRAVERS, Keith, 19 Josephine Dr, Fall River, 02720-  
1524 D:04/25/24 Amt:\$11,799

## BRISTOL NORTH

**Mansfield**

SEVASTOS, Antonios, 193 Lawndale Rd, Mansfield,  
02048-1647 D:04/25/24 Amt:\$12,277

SEVASTOS, Maria, 193 Lawndale Rd, Mansfield,  
02048-1647 D:04/25/24 Amt:\$12,277

**Norton**

B FIT NORTON INC, 41 Pleasant St, Norton, 02766-  
2033 D:04/25/24 Amt:\$9,264

**Seekonk**

KAPPATOS, Panagis, 159 Elm St, Seekonk, 02771-  
1720 D:04/25/24 Amt:\$128,848

**Taunton**

JEROME, Jean G, 41 Crossover Ln, Taunton, 02780-  
7735 D:04/25/24 Amt:\$11,950

JOSA, Fabienne, 41 Crossover Ln, Taunton, 02780-  
7735 D:04/25/24 Amt:\$20,085

REPLENSKI, Christopher, 99 Hart St, Taunton, 02780-  
3614 D:04/25/24 Amt:\$10,836

## BRISTOL SOUTH

**New Bedford**

MEDIROS, Robert, 60 Erin Ct, New Bedford, 02745-  
1960 D:04/24/24 Amt:\$28,248

TNT CONEY IS HOTDOGS INC, 109 Rounds St, New  
Bedford, 02740-2457 D:04/24/24 Amt:\$3,038

WHATS COOKIN LLC, 4437 Acushnet Ave, New  
Bedford, 02745-4705 D:04/24/24 Amt:\$14,510

## ESSEX NORTH

**Lawrence**

DURARTE, Mercedes, 8 Crestshire Dr, Lawrence,  
01843-3306 D:04/24/24 Amt:\$17,462

JAVIER, Dominga, 17 Kendrick St, Lawrence, 01841-  
2732 D:04/22/24 Amt:\$8,201

KING TIRE SHOP SVCS INC, 357 Jackson St,  
Lawrence, 01841-1234 D:04/24/24 Amt:\$2,861

TEJADA, Eddy R, 32 Sheridan St, Lawrence, 01841-  
1928 D:04/24/24 Amt:\$91,453

VAKA LLC, 337 Essex St, Lawrence, 01840-1410  
D:04/24/24 Amt:\$68,952

## ESSEX SOUTH

**Beverly**

HILLIOS, Laura, 3 Pillowlace Ln, Beverly, 01915-1321  
D:04/26/24 Amt:\$11,149

**Hamilton**

YEJI HAMILTON HOP LLC, 40 Railroad Ave, Hamilton,  
01982-2219 D:04/26/24 Amt:\$8,044

**Ipswich**

JR SABRINA INC, 32 Central St, Ipswich, 01938-1947  
D:04/26/24 Amt:\$8,929

**Newbury**

AYER, William, 49 Main St, Newbury, 01922-1212  
D:04/26/24 Amt:\$6,969

**Newburyport**

BIENVENUE, Brian, 19 Summit Pl, Newburyport,  
01950-3803 D:04/26/24 Amt:\$44,345

**Peabody**

CHE-CHE LLC, 77 Main St, Peabody, 01960-5550  
D:04/26/24 Amt:\$7,228

JIMENEZ, Marvin, 16 Plymouth Rd, Peabody, 01960-  
3408 D:04/26/24 Amt:\$36,031

**Salisbury**

WHITELY, Kareem, 187 N End Blvd, Salisbury, 01952-  
2102 D:04/26/24 Amt:\$9,659

**Saugus**

LINDSEY, David, 10 Sim Rd, Saugus, 01906-3982  
D:04/26/24 Amt:\$4,221

SANTILLAN INC, 114 Broadway, Saugus, 01906-1027  
D:04/26/24 Amt:\$50,141

**Swampscott**

GROSS, Neil, 200 Vantage Ter, Swampscott, 01907-  
1271 D:04/26/24 Amt:\$9,703

HILLIOS, Demetrios, 432 Humphrey St, Swampscott,  
01907-2544 D:04/26/24 Amt:\$11,149

**West Newbury**

TELTSA RESTAURANT GRP IN, 33 Main St, West  
Newbury, 01985-1830 D:04/26/24 Amt:\$26,298

## FRANKLIN

**Montague**

HOISINGTON, Bernice, 7 Turner Rd, Montague, 01351  
D:04/26/24 Amt:\$13,218

## HAMPDEN

**Springfield**

ALDOMARE, Salvatore P & Makers Pizza, 178 Shady  
Brook Ln, Springfield, 01118-2432 D:04/25/24  
Amt:\$12,205

**West Springfield**

PEJ IX INC, 352 Riverdale Rd, West Springfield, 01089  
D:04/25/24 Amt:\$50,452

## HAMPSHIRE

**Easthampton**

SIV, Alexander, 254 Loudville Rd, Easthampton,  
01027-9741 D:04/24/24 Amt:\$4,000

**Northampton**

LARKIN, Andrew, 53 Clark Rd, Northampton, 01060  
D:04/24/24 Amt:\$24,560

**Ware**

ASHDEVALY LOGISTICS LLC, 47 Old Gilbertville Rd,  
Ware, 01082-9338 D:04/24/24 Amt:\$16,569

## MIDDLESEX NORTH

**Billerica**

RAO 3rd, Joseph, 622 Boston Rd, Billerica, 01821-  
3715 D:04/24/24 Amt:\$10,637

SAUCE COCKTAILS CATERING, 876 Boston Rd,  
Billerica, 01821-6207 D:04/24/24 Amt:\$6,479

**Lowell**

DAVIS, James, 201 Thorndike Rd, Lowell, 01853  
D:04/24/24 Amt:\$19,793

DAVIS, Jovell, 759 Stevens St, Lowell, 01851-4936  
D:04/24/24 Amt:\$14,220

## MIDDLESEX SOUTH

**Ashby**

MARTINS, Carlos H, 951 Erickson Rd, Ashby, 01431-  
2062 D:04/24/24 Amt:\$26,052

MARTINS, Karine, 951 Erickson Rd, Ashby, 01431-  
2062 D:04/24/24 Amt:\$26,052

**Burlington**

BBB BAKERY & PIZZERIA COR, 45 Winn St, Burlington,  
01803-4872 D:04/24/24 Amt:\$11,565

BRADY, Thomas, 6 Maple Ridge Dr, Burlington,  
01803-4233 D:04/24/24 Amt:\$13,370

**Cambridge**

ROBERT, Riley M, 229 Rindge Ave, Cambridge,  
02140-3211 D:04/24/24 Amt:\$18,464

## FRAMINGHAM

BARBOSA, Hugo L, 154 2nd St, Framingham, 01702-  
7013 D:04/24/24 Amt:\$2,028

DENNIS R BROWN PC, 869 Concord Rd, Framingham,  
01752-5619 D:04/24/24 Amt:\$193,320

LAWRENCE, Allan, 168 Old Connecticut Path,  
Framingham, 01701-7838 D:04/24/24 Amt:\$7,264

MAZATLAN LLC, 1656 Worcester St, Framingham,  
01701 D:04/24/24 Amt:\$18,921

**Hudson**

G & C FOOD SERVICES CORP, 280 Washington St,  
Hudson, 01749-2735 D:04/24/24 Amt:\$14,360

**Malden**

AV SEALS LABOR GROUP LLC, 452 Salem St, Malden,  
02148-4344 D:04/24/24 Amt:\$167,336

FALCO PAINTING & CLEANING, 25 Bent Ave, Malden,  
02148-5903 D:04/24/24 Amt:\$3,795

FERREIRA, Josmar F, 25 Bent Ave, Malden, 02148-  
5903 D:04/24/24 Amt:\$1,000

KINGS BIBIS PIZZERIA INC, 298 Lebanon St, Malden,  
02148-1707 D:04/24/24 Amt:\$51,077

WEBBER, Charles, 452 Salem St, Malden, 02148-  
4344 D:04/24/24 Amt:\$167,336

**Medford**

MARLEY, Erin, 24 Burnside St, Medford, 02155-4050  
D:04/24/24 Amt:\$24,575

**Natick**

THORSEN, Kurtis, 21 Western Ave, Natick, 01760-  
4846 D:04/24/24 Amt:\$11,561

**Newton**

CAMMEROTA, Kelly, 38 S Gate Park, Newton, 02465-  
1616 D:04/24/24 Amt:\$11,783

NUNES, Ernani F, 306 Austin St, Newton, 02465-2502  
D:04/24/24 Amt:\$20,058

QUINTANILLA, Nicholas, 38 S Gate Park, Newton,  
02465-1616 D:04/24/24 Amt:\$11,783

**Stoneham**

BARRUCCI, John, 222 Central St, Stoneham, 02180-  
4116 D:04/24/24 Amt:\$22,423

PIGNONES CAFE LLC, 2 Marion St, Stoneham, 02180-  
1445 D:04/24/24 Amt:\$27,601

**Townsend**

NORTHEAST FLOOR CVRING SU, 241 Main St,  
Townsend, 01469-1000 D:04/24/24 Amt:\$15,637

**Waltham**

AF CONST SERVICES INC, 14 Lexington St, Waltham,  
02452-4416 D:04/24/24 Amt:\$1,731

ALMEIDA, Thiago Q, 14 Lexington St, Waltham,  
02452-4416 D:04/24/24 Amt:\$1,731

ALPHA MINER PARTNERS LLC, 800 South St,  
Waltham, 02453-1478 D:04/24/24 Amt:\$7,490

**Woburn**

GIBSON, Benjamin, 10002 Inwood Dr, Woburn,  
01801-5180 D:04/24/24 Amt:\$14,381

GIBSON, Shannon, 10002 Inwood Dr, Woburn, 01801-  
5180 D:04/24/24 Amt:\$14,381

KOLLIAS, Xeni, 10 Liana St, Woburn, 01801-5320  
D:04/24/24 Amt:\$5,981

## NORFOLK

**Dedham**

DG RESTAURANT INC, 320 Washington St, Dedham,  
02026-1829 D:04/24/24 Amt:\$10,035

**Foxboro**

GARRIGAN, Lori, 16 Cedar St, Foxboro, 02035-3106  
D:04/24/24 Amt:\$54,526

GARRIGAN, Robert, 16 Cedar St, Foxboro, 02035-  
3106 D:04/24/24 Amt:\$54,526

**Franklin**

CREATE SOME FUN LLC, 5 Vine St, Franklin, 02038-  
2550 D:04/24/24 Amt:\$829

**Medway**

HAPPY HATTER DINER LLC, 98 Main St, Medway,  
02053-1801 D:04/24/24 Amt:\$7,085

**Needham**

FITZGERALD, Robert, 145 Stratford Rd, Needham,  
02492-1455 D:04/24/24 Amt:\$22,532

SPENCE, Kerry, 145 Stratford Rd, Needham, 02492-  
1455 D:04/24/24 Amt:\$22,532

## ESSEX NORTH

## Lawrence

17 Hall St  
Owner:Andres Guzman L:Freedom Mtg Corp  
Case#:24 SM 001671 Filing Date:04/26/24

## North Andover

13 Annis St  
Owner:Christopher P Rozzi L:Cambridge Tr Co  
Case#:24 SM 001693 Filing Date:04/29/24

## ESSEX SOUTH

## Georgetown

8 Spofford St  
Owner:Matthew D Newhall L:Rocket Mtg LLC  
Case#:24 SM 001642 Filing Date:04/24/24

## Haverhill

93 Merrill Ave  
Owner:Jodi J Holmes L:Structured Asset Securitl  
Case#:24 SM 001667 Filing Date:04/25/24

## Salem

16 Pleasant St  
Owner:Jean M Schork L:Hanscom Fcu  
Case#:24 SM 001688 Filing Date:04/29/24

## Wenham

1 Dambrosio Way  
Owner:Maurice F Kelley L:Gmacm Home Equity Ln Tr 2  
Case#:24 SM 001647 Filing Date:04/24/24

## FRANKLIN

## Colrain

68 Jacksonville Rd  
Owner:Nicholas A Giard L:Matrix Financial Services  
Case#:24 SM 001685 Filing Date:04/29/24

## Greenfield

119 Shelburne Rd  
Owner:Shawn S Fitzherbert L:Pennymac Ln Services LLC  
Case#:24 SM 001662 Filing Date:04/25/24

## HAMPDEN

## Chicopee

32 Marble Ave  
Owner:Iana Shabayev L:M & T Bk  
Case#:24 SM 001698 Filing Date:04/29/24

## 162 E Main St

Owner:Kawrin Polanco L:Lakeview Ln Servicing LLC  
Case#:24 SM 001687 Filing Date:04/29/24

## East Longmeadow

37 Thompson St  
Owner:William I Rogers L:Metropolitan Life Insuran  
Case#:24 SM 001661 Filing Date:04/25/24

## Springfield

23 Jardine St  
Owner:Carroll Alvarado L:Wells Fargo Bk Na  
Case#:24 SM 001650 Filing Date:04/25/24

## 38-40 Forest Park Ave

Owner:Okey Ikwibie L:Structured Asset Investme  
Case#:24 SM 001653 Filing Date:04/25/24

## 74 Wrenwood St

Owner:George Bruce L:Mclp Asset Co Inc  
Case#:24 SM 001660 Filing Date:04/25/24

## HAMPSHIRE

## Ware

26 Church St  
Owner:Brenda A Brownell L:Sec Us Dept Of Agricultur  
Case#:24 SM 001697 Filing Date:04/29/24

## MIDDLESEX NORTH

## Chelmsford

29 Regina Dr  
Owner:Margaret A Mcphee L:Us Alliance Fcu  
Case#:24 SM 001646 Filing Date:04/24/24

## 120 Main St

Owner:Valias R Herold Jr L:Rra Cp Opportunity Tr 1  
Case#:24 SM 001681 Filing Date:04/29/24

## MIDDLESEX SOUTH

## Acton

201 High St  
Owner:Kyre A Cluett L:Southstate Bk Na  
Case#:24 SM 001679 Filing Date:04/26/24

## Ashland

8 Windsor Dr  
Owner:Christopher A Phillips L:Truist Bk  
Case#:24 SM 001695 Filing Date:04/29/24

## Marlborough

20 Pioneer Trl U:20  
Owner:Mark A Walter L:Wells Fargo Bk Na  
Case#:24 SM 001659 Filing Date:04/25/24

## 30 Huntington Ave

Owner:Andrea Fernandes L:Nationstar Mtg LLC  
Case#:24 SM 001674 Filing Date:04/26/24

## Newton

30 Abbott St  
Owner:Steven Barry L:Rocket Mtg LLC  
Case#:24 SM 001648 Filing Date:04/24/24

## Wakefield

15 Meadow View Rd  
Owner:Joselinda Donovan L:Pnc Bk Na  
Case#:24 SM 001686 Filing Date:04/26/24

## Waltham

36 Jacqueline Rd U:F  
Owner:Beverly Ortiz L:Nationstar Mtg LLC  
Case#:24 SM 001656 Filing Date:04/25/24

## Winchester

31 Forest Cir  
Owner:Mark Menezes L:Nationstar Mtg LLC  
Case#:24 SM 001672 Filing Date:04/26/24

## NORFOLK

0 Zzz  
Owner:Maria C Felix L:Newrez LLC  
Case#:24 SM 001673 Filing Date:04/26/24

## Norwood

71 Adams St  
Owner:Robert R Bixby L:Phh Mtg Corp  
Case#:24 SM 001644 Filing Date:04/24/24

## 0 Zzz

Owner:Kevin J Turner L:M & T Bk  
Case#:24 SM 001699 Filing Date:04/29/24

## PLYMOUTH

## Brockton

21 Arlene St  
Owner:Olga Mancortes L:Mtg Assets Management LLC  
Case#:24 SM 001676 Filing Date:04/26/24

## 23 River St

Owner:Antonio Dupervil L:Structured Asset Mtg Inve  
Case#:24 SM 001677 Filing Date:04/26/24

## 29 South St

Owner:Jonathan G Xavier L:Emm Loans LLC  
Case#:24 SM 001657 Filing Date:04/25/24

## 264 Court St

Owner:Margrette J Baptiste L:Carrington Mtg Ln Tr Seri  
Case#:24 SM 001692 Filing Date:04/29/24

## Plymouth

45 Kristin Rd  
Owner:Burke Joyce A Est L:Mtg Assets Management LLC  
Case#:24 SM 001680 Filing Date:04/26/24

## Wareham

5 10th Ave  
Owner:Christine Spano L:Citizens Bk Na  
Case#:24 SM 001666 Filing Date:04/25/24

## 32 Bay Pointe Dr

Owner:Mccarthy Cynthia A Est L:Mtg Assets Management LLC  
Case#:24 SM 001683 Filing Date:04/29/24

## NORFOLK

## 0 Zzz

Owner:Joseph A Pecevich L:Eastern Bk  
Case#:24 SM 001700 Filing Date:04/29/24

## SUFFOLK

## Boston

3 Nottighman St  
Owner:Nancy L Jamison L:Jpmorgan Chase Bk Na  
Case#:24 SM 001669 Filing Date:04/26/24

## 6-8 Heathcote Rd

Owner:Magalie Cineus L>Select Portfolio Servicing Inc  
Case#:24 SM 001658 Filing Date:04/25/24

## 33 Worcester Sq U:5

Owner:Damien Niam L:Wells Fargo Bk Na  
Case#:24 SM 001655 Filing Date:04/25/24

## 265-D Norfolk St

Owner:Yosheba L Johnson L:Bear Stearns Asset Backed  
Case#:24 SM 001675 Filing Date:04/26/24

## 671 Tremont St U:3

Owner:Jeffrey M Lane L:Truman 2021 Sc9 Title Tr  
Case#:24 SM 001694 Filing Date:04/29/24

## Dorchester

## 64 Greenwood St

Owner:Sedeisha Williams L:Lakeview Ln Servicing LLC  
Case#:24 SM 001663 Filing Date:04/25/24  
Lis Penden - Foreclosure

## Mattapan

KABA, Aicha, 56 Ormond St, Mattapan, 02126  
D:04/22/24 Case#: 00000000002

Petition to Frcl-Court Filing

## 749 Morton St

Owner:Charlie Deloatch L:Rali 2006qa9  
Case#:24 SM 001689 Filing Date:04/29/24

## WORCESTER

## Athol

655 Hapgood St  
Owner:Nannette P Marino L:Midfirst Bk  
Case#:24 SM 001665 Filing Date:04/25/24

## Auburn

650 Oxford St  
Owner:Bruce J Grici L:Nationstar Mtg LLC  
Case#:24 SM 001649 Filing Date:04/24/24

## Dudley

11 Delaney Ave  
Owner:Ashley A Hinton L>Select Portfolio Servicing Inc  
Case#:24 SM 001668 Filing Date:04/25/24

## Gardner

111 Green St  
Owner:Maria Georgakopoulos L:Lakeview Ln Servicing LLC  
Case#:24 SM 001670 Filing Date:04/26/24

## Lancaster

28 Burbank Ln  
Owner:William D Oteri L:Finance Of America Revers  
Case#:24 SM 001691 Filing Date:04/29/24

## Northborough

22 Copley Dr  
Owner:Karen A Thornton L:Truman 2016 Sc6 Title Tr  
Case#:24 SM 001696 Filing Date:04/29/24

## Northbridge

405 Church St  
Owner:Carl E Homicil L:Midfirst Bk  
Case#:24 SM 001643 Filing Date:04/24/24

## Sterling

7 Wilder Ln  
Owner:Joseph Morris L:Freedom Mtg Corp  
Case#:24 SM 001654 Filing Date:04/25/24

## Worcester

2 Lyford St  
Owner:Juan A Diaz Lopez L:First Citizens Bk And Tr  
Case#:24 SM 001664 Filing Date:04/25/24

## 16 Bedford Ave

Owner:Ifeanyi T Obiocha L:Vrmtg Asset Tr  
Case#:24 SM 001678 Filing Date:04/26/24

## 74 Copperfield Rd

Owner:Mary K Nzuki L:Newrez LLC  
Case#:24 SM 001684 Filing Date:04/29/24

## WORCESTER NORTH

## Fitchburg

21 Bernard Dr  
Owner:Leger Teresa M Est L:Seattle Bk  
Case#:24 SM 001682 Filing Date:04/29/24

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Case#:24 SM 001682 Filing Date:04/29/24

## 21 Bernard Dr

Owner:Leger Teresa M Est L:Seattle Bk  
Case#:24 SM 001682 Filing Date:04/29/24

## BERKSHIRE MIDDLE

## Pittsfield

05/28/24 10:00 AM 23 Eberon Ave  
Owner:Scott Baker  
Lender:Rocket Mortgage Deposit:\$5,000  
Doc#:"D:09/06/19  
Source:Berkshire Eagle (04/30/24)  
Atty:Korde & Associates Pc 978-256-1500

## 05/28/24 11:00 AM 34 Marshall Ave

Owner:Luis Ludizaca  
Lender:Berkshire Bank Deposit:\$5,000  
Doc#:"D:10/01/08  
Source:Berkshire Eagle (05/02/24)  
Atty:Korde & Associates Pc 978-256-1500

## BERKSHIRE NORTH

## Hancock

06/20/24 01:00 PM 88 Birch Grove Rd  
Owner:Shirley A Laroche  
Lender:Citizens Bank Deposit:\$5,000  
Doc#:"D:12/09/16  
Source:Berkshire Eagle (04/30/24)  
Atty:Brock & Scott Pllc 401-217-8701

## BRISTOL NORTH

## Attleboro

06/21/24 11:00 AM 21 Pridemark Ln  
Owner:Tanya L Lithway  
Lender:Bank United Deposit:\$5,000  
Doc#:"D:10/24/08  
Source:Sun Chronicle (the) (05/02/24)  
Atty:Brock & Scott Pllc 401-217-8701

## Mansfield

06/28/24 10:00 AM 267 Otis St  
Owner:Ricot Cadet & Rose Cadet  
Lender:Lakeview Loan Servicing LLC Deposit:\$5,000  
Doc#:"D:05/25/11  
Source:Boston Herald (04/29/24)  
Atty:Brock & Scott Pllc 401-217-8701

## Taunton

05/24/24 02:00 PM 39 Oak St  
Owner:Shirley M Vincent  
Lender:Us Bank Na Deposit:\$5,000  
Doc#:"D:07/14/05  
Source:Taunton Daily Gazette (04/29/24)  
Atty:Korde & Associates Pc 978-256-1500

## 06/21/24 10:00 AM 100 Dwinell Rd

Owner:William J Shivers Jr & Zena R Shivers  
Lender:Freedom Mortgage Corp Deposit:\$5,000  
Doc#:"D:01/19/21  
Source:Taunton Daily Gazette (04/26/24)  
Atty:Brock & Scott Pllc 401-217-8701

## BRISTOL SOUTH

## New Bedford

05/30/24 09:00 AM 174 Norwell St  
Owner:Mary B Connolly  
Lender:Wilmington Savings Fund Society FSB  
Deposit:\$5,000  
Doc#:"D:07/01/13  
Source:Standard Times (the) (05/02/24)  
Atty:Harmon Law Offices Pc 617-558-0500

## ESSEX NORTH

## Lawrence

05/29/24 03:00 PM 15-17 Gale St  
Owner:Ismail M Katende  
Lender:Lakeview Loan Servicing LLC Deposit:\$5,000  
Doc#:"D:08/15/19  
Source:Lawrence Eagle Tribune (05/01/24)  
Atty:Harmon Law Offices Pc 617-558-0500

## ESSEX SOUTH

## Boxford

06/13/24 04:00 PM 12 W Parish Ln  
Owner:Kurt Edwards & Angela Edwards  
Lender:Merrimack Valley Credit Union Deposit:\$5,000  
Doc#:"D:06/05/13  
Source:Haverhill Gazette (05/02/