

27 LINDALL ST **\$892,500**
 B: Henry Reiph & Emily Whittaker
 S: David M Smallwood & Jennifer A Jones
 Doc#: 00000000951772, Date: 04/30/24
 Mtg: Leader Bank NA \$714,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5344sf
 Prior Sale: \$360,000 (07/09)

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**

21 ALPINE ST U:1 **\$429,000**
 B: Shameek Poddar
 S: John Durst
 Book/Page: 70139/218, Date: 05/03/24
 Mtg: Rockland Tr Co \$386,100
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$325,000 (08/17)

25 FOUNTAIN ST U:304 **\$269,200**
 B: Lorre Mitchell
 S: Ofr Dev LLC
 Book/Page: 70129/25, Date: 05/01/24
 Mtg: Salem Five Mtg Co \$228,820
 Term: 2054
 Use: Condo

18 GREENWICH ST **\$800,000**
 B: Anupama Kumar & Kumarswamy Dugni
 S: Lucas Caruso
 Book/Page: 70136/236, Date: 05/03/24
 Use: 2 Bdrm Row-Middle, Lot: 629sf
 Prior Sale: \$705,000 (07/19)

25 SACHEM ST U:1 **\$860,000**
 B: Ariana Meltzer-Bruhn & Abhinay Ramachandran
 S: 25 Sachem LLC
 Book/Page: 70119/292, Date: 04/30/24
 Mtg: Guaranteed Rate Affin \$688,000
 Term: 2054
 Use: Condo

23 WABENO ST **\$905,000**
 B: Edwin S Medina & Gloria L Londono
 S: Sherley Brice
 Book/Page: 70138/127, Date: 05/03/24
 Use: 2-Family Conventional, Lot: 4726sf
 Prior Sale: \$937,500 (03/24)

104-106 WAYLAND ST **\$1,245,000**
 B: Kalvin E Silva & Victor Silva
 S: My A Luong & Tan V Nguyen
 Book/Page: 70124/298, Date: 05/01/24
 Mtg: Guaranteed Rate Inc \$1,182,750
 Term: 2054
 Use: 3-Family Conventional, Lot: 2937sf
 Prior Sale: \$1,235,000 (12/21)

24 WESTMINSTER AVE **\$115,000**
 B: Dream Development LLC
 S: Boston City Of
 Book/Page: 70133/290, Date: 05/02/24
 Use: County/Municipality Property, Lot: 10077sf

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**

319 A ST U:307 **\$615,000**
 B: Douglas E Mitchell & Gianfranco Gianfrate
 S: Mark W Maclean & Mariya Y Maclean
 Book/Page: 70123/65, Date: 04/30/24
 Mtg: Salem Five Mtg Co \$584,250
 Term: 2054
 Use: Condo
 Prior Sale: \$590,000 (09/16)

64 BAXTER ST U:2 **\$219,500**
 B: Daniel R Bradley
 S: 62 Baxter LLC
 Book/Page: 70116/81, Date: 04/30/24
 Mtg: Amerant Mortgage \$197,550
 Term: 2054
 Use: Condo

346-354 CONGRESS ST U:601 **\$1,975,000**
 B: Samantha Spellman & Alexander Palfrey
 S: John M Robertson & Trisha J Robertson
 Book/Page: 70127/257, Date: 05/01/24
 Mtg: Leader Bank NA \$1,481,250
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1565sf

3 DORCHESTER ST U:3H **\$1,120,000**
 B: Jenny N Vo & Elwin Lian
 S: Brian T Stefanowicz
 Book/Page: 70140/256, Date: 05/03/24
 Mtg: Wells Fargo Bank \$862,500
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 1581sf

621 E 1ST ST U:C1 **\$1,950,000**
 B: Stephen W Murphy & Teresa D Murphy
 S: Shaun M Mchugh, Tr for Mchugh Ft
 Book/Page: 70125/215, Date: 05/01/24
 Mtg: Leader Bank NA \$750,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$1,780,000 (04/20)

519 E 2ND ST U:404 **\$287,400**
 B: Dawa Gyalpo
 S: 519 East 2nd Street LLC
 Book/Page: 70134/107, Date: 05/02/24
 Mtg: Sierra Pacific Mtg \$229,920
 Term: 2054
 Use: Condo

724 E 2ND ST U:3 **\$1,395,000**
 B: Hannah Barnard & Evan Goldsher
 S: Kristina Mcgeary, Tr for Mcgeary Ft
 Book/Page: 70136/317, Date: 05/03/24
 Mtg: Berkshire Bank \$1,255,500
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$1,175,000 (06/19)

734 E 2ND ST U:3 **\$775,000**
 B: Clare Blomberg & Ian King
 S: Victoria S Kidder
 Book/Page: 70120/191, Date: 04/30/24
 Mtg: Cross Country Mtg Inc \$620,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1042sf
 Prior Sale: \$821,000 (07/18)

880 E 2ND ST U:2 **\$508,000**
 B: James Kuo
 S: 880 E 2nd Street LLC
 Book/Page: 70114/228, Date: 04/29/24
 Use: Condo

881 E 2ND ST U:2 **\$1,150,000**
 B: Samuel F Steele
 S: Christopher A Legrow & Kara M Lionetta
 Book/Page: 70127/108, Date: 05/01/24
 Mtg: Guaranteed Rate Inc \$750,030
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$999,000 (04/20)

522 E 3RD ST U:3 **\$525,000**
 B: George Sennott
 S: Andie Keegan
 Book/Page: 70135/59, Date: 05/02/24
 Mtg: Rocket Mortgage LLC \$393,750
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 438sf
 Prior Sale: \$421,000 (02/17)

765-785 E 3RD ST U:407 **\$885,000**
 B: Lauren K Arbeiter
 S: Gigga Watts LLC
 Book/Page: 70137/145, Date: 05/03/24
 Mtg: M&T Bank NA \$635,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: Condo

555 E 5TH ST U:1 **\$1,140,000**
 B: Michael W Merrill
 S: 555 East 5th Street LLC
 Book/Page: 70121/68, Date: 04/30/24
 Mtg: Cambridge Tr Co \$715,000
 Use: Condo

794 E 7TH ST U:A **\$1,075,000**
 B: Alina Z Levine
 S: Gary S Cronk, Tr for Gamarang T
 Book/Page: 70123/219, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$860,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1138sf
 Prior Sale: \$968,000 (08/18)

255 EMERSON ST **\$934,000**
 B: James F Tobin, Tr for James F Tobin Ft
 S: Jennifer Lawrence
 Book/Page: 70119/292, Date: 04/30/24
 Use: 3 Bdrm Semi Detachd, Lot: 1023sf
 Prior Sale: \$580,000 (06/17)

17-19 G ST **\$3,200,000**
 B: Scs Enterprises LLC
 S: Southie Living li LLC
 Book/Page: 70123/37, Date: 04/30/24
 Mtg: Walpole Coop Bank \$2,560,000
 Use: Apartment Bldg - 4-8 Units, Lot: 1515sf
 Prior Sale: \$2,300,000 (02/15)

33 LENNON CT U:31 **\$468,000**
 B: Fahri Begolli
 S: Caroline Mcgowan & Baybutt C Mcgowan
 Book/Page: 70120/161, Date: 04/30/24
 Mtg: Rockland Tr Co \$268,000
 Term: 2039
 Use: 1 Bdrm Condo, Lot: 560sf
 Prior Sale: \$360,000 (08/17)

22 LIBERTY DR U:11G **\$2,100,000**
 B: Patrick C Guerriero, Tr for Charlie Ft
 S: Na Li
 Book/Page: 70138/161, Date: 05/03/24
 Use: 1 Bdrm Condo

22 LIBERTY DR U:7E **\$5,200,000**
 B: Mark Grzelak
 S: Norman A Levenson & Sondra H Levenson
 Book/Page: 70118/232, Date: 04/30/24
 Mtg: Cross Country Mtg Inc \$3,600,000
 Term: 2054
 Use: 2 Bdrm Condo

84 O ST U:3 **\$880,000**
 B: James Murphy & Chelsea Foley
 S: Daniel J Collins Jr
 Book/Page: 70127/42, Date: 05/01/24
 Mtg: Bank of America NA \$580,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1231sf
 Prior Sale: \$779,000 (07/20)

34 VINTON ST **\$1,500,000**
 B: 34 Vinton Street LLC
 S: Skg Realty LLC
 Book/Page: 70134/227, Date: 05/02/24
 Mtg: Rfb Customers Llc \$2,550,000
 Use: 3-Family Decker, Lot: 2461sf
 Prior Sale: \$1,000,000 (01/23)

20 W 5TH ST U:6G **\$1,170,000**
 B: Neal Lee
 S: Julie W Flint
 Book/Page: 70133/45, Date: 05/02/24
 Use: Condo

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**

55 BROADLAWN PARK U:20A **\$480,000**
 B: Victor Grigoros & Elena Grigoros
 S: Melissa E Waltuck, Tr for Dianne J Heitin Irt
 Book/Page: 70122/151, Date: 04/30/24
 Use: 2 Bdrm Condo, Lot: 1103sf
 Prior Sale: \$480,000 (04/24)

42 BRYON RD U:2 **\$180,000**
 B: 42 Bryon LLC
 S: Christopher J Glidden
 Book/Page: 70137/86, Date: 05/03/24
 Use: 2 Bdrm Condo, Lot: 780sf
 Prior Sale: \$180,000 (08/03)

25 BUCHANAN RD **\$985,000**
 B: Monica H Wolf-Patel & Rajan R Patel
 S: Phillip J Decoteau & Nancy R Decoteau
 Book/Page: 70119/65, Date: 04/30/24
 Mtg: US Bank NA \$869,400
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 6650sf
 Prior Sale: \$655,000 (06/17)

23 COURTNEY RD **\$925,000**
 B: Juan M Earls & Joanna B Earls
 S: Samuel Hodes & Jennifer Wang
 Book/Page: 70131/334, Date: 05/02/24
 Mtg: Eastern Bank \$740,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 5000sf
 Prior Sale: \$610,000 (10/17)

104 JOYCE KILMER RD U:1 **\$475,000**
 B: Tanya Jean-Francois
 S: Andrew Medina
 Doc#: 00000000951714, Date: 04/29/24
 Mtg: Rocket Mortgage LLC \$451,250
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 1308sf
 Prior Sale: \$375,000 (07/17)

34 KEITH ST **\$643,000**
 B: Peter O Cannon & Edith R Cannon-Hart
 S: Karen A Keeley & Sarah D Breuer
 Book/Page: 70121/248, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$610,850
 Use: 2 Bdrm Cape Cod, Lot: 4250sf
 Prior Sale: \$300,000 (05/08)

61 WOODARD RD **\$1,150,000**
 B: Courtney G Rogers & Benjamin A Rogers
 S: 1442 Gardenwood LLC
 Book/Page: 70137/52, Date: 05/03/24
 Mtg: Wells Fargo Bank \$920,000
 Term: 2054
 Use: 4 Bdrm Bngl/Cottage, Lot: 5595sf
 Prior Sale: \$761,500 (05/23)

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**

26 AMELIA AVE **\$551,000**
 B: Amanda Purcell & Paul Purcell
 S: Robert F Finn, Tr for Robert F Finn 2013 RET
 Doc#: 00000000951884, Date: 05/03/24
 Mtg: Guaranteed Rate Inc \$523,450
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 3528sf

131 BARTLETT RD **\$1,150,000**
 B: Craig McGrail & Anna McGrail
 S: Patrick A Beckwithjr Jr
 Book/Page: 70135/120, Date: 05/02/24
 Mtg: Cambridge Svgs Bk \$575,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 9315sf
 Prior Sale: \$1,025,000 (03/22)

20 ELMWOOD AVE **\$880,000**
 B: Amar Zebic & Kaitlyn Zebic
 S: Craig L McGrail & Anna T McGrail
 Book/Page: 70117/146, Date: 04/30/24
 Mtg: Cambridge Svgs Bk \$680,000
 Term: 2054
 Use: 5 Bdrm Old Style, Lot: 4250sf
 Prior Sale: \$512,000 (06/17)

26 ELMWOOD AVE **\$865,000**
 B: Nicole Dilger & Tyler D Dilger
 S: Kaylyn Hamel & Christian Austin
 Book/Page: 70122/158, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$615,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 4250sf
 Prior Sale: \$595,000 (03/20)

36 NORTH AVE U:1 **\$530,000**
 B: Devin Galante
 S: Shahnaz Hampton
 Book/Page: 70117/1, Date: 04/30/24
 Mtg: New Fed Mtg Corp \$424,000
 Term: 2054
 Use: 2 Bdrm Condo

3 SEAL HARBOR RD U:835 **\$633,000**
 B: Darovena Myrtaj
 S: Ellen Poveromo, Tr for 42 Davis Street Rt
 Book/Page: 70133/254, Date: 05/02/24
 Mtg: BankESB \$379,800
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$395,000 (11/11)

247 WASHINGTON AVE U:20 **\$380,000**
 B: Anthony Deangelis
 S: Jennifer J Mgowan
 Book/Page: 70132/299, Date: 05/02/24
 Use: 1 Bdrm Condo
 Prior Sale: \$64,000 (01/93)

158 WINTHROP ST **\$1,100,000**
 B: Larissa Putnam & Sean P Broderick
 S: Derek Brodin
 Book/Page: 70124/38, Date: 05/01/24
 Mtg: M&T Bank NA \$880,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 10871sf
 Prior Sale: \$639,900 (09/18)

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**

39 CARL IRMA DR **\$1,375,000**
 B: Christopher H Bayley
 S: Dennis J Aceto
 Book/Page: 36341/342, Date: 05/01/24
 Use: 4 Bdrm Contemporary, Lot: 50965sf
 Prior Sale: \$515,000 (10/22)

36 MAINSAIL LN **\$180,889**
 B: Pamela L Williams
 S: Beverly A Williams
 Book/Page: 36341/248, Date: 05/01/24

10 STURGIS LN **\$880,000**
 B: Luther M Strayer 4th & Emily M Strayer
 S: Timothy A Willman & Peyton C Willman
 Book/Page: 36342/236, Date: 05/01/24
 Mtg: CMG Mortgage Inc \$483,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 39640sf
 Prior Sale: \$15,000 (04/90)

208 TREE TOP CIR **\$200,000**
 B: John C Woodcock Jr & Gail J Woodcock
 S: Jean P Josti & Gail J Woodcock
 Book/Page: 36337/70, Date: 04/29/24

350 WINDSWEEP WAY **\$5,800,000**
 B: Pearl E Bell, Tr for 350 Windswept Way Oyster
 S: David R Andelman, Tr for 350 Windswept Way Rt
 Doc#: 000000001501288, Date: 04/30/24

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**

6 ANDREA RD **\$620,000**
 B: Margaret A Reilly & Elizabeth A Mcguire
 S: Virginia Reilly & Marriann E Moran
 Doc#: 000000001501353, Date: 05/01/24
 Use: 2 Bdrm Ranch, Lot: 15115sf
 Prior Sale: \$550,000 (08/22)

8 ANDREA RD **\$1,008,000**
 B: Patricia Hyland & Robert Hyland
 S: Elizabeth A Mcguire & Margaret A Reilly
 Doc#: 000000001501311, Date: 05/01/24
 Use: 3 Bdrm Ranch, Lot: 11500sf
 Prior Sale: \$869,000 (12/21)

2 BOULDER RD **\$1,150,000**
 B: William Mcdermont
 S: Giovanni Testa, Tr for 2 Boulder Road Rt
 Book/Page: 36346/193, Date: 05/03/24
 Mtg: Salem Five Mtg Co \$920,000
 Term: 2054 Rate: 7.1% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 42863sf
 Prior Sale: \$958,000 (02/24)

5 FLORENCE ST **\$600,000**
 B: Susan P Pina
 S: Andrewld LLC
 Book/Page: 36338/296, Date: 04/30/24
 Mtg: Embrace Home Loans \$579,975
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 16683sf
 Prior Sale: \$465,000 (09/23)

31 HARWOOD DR **\$660,000**
 B: Brian D Hooper, Tr for Hooper Legacy T
 S: Rocheleau Richard A Est & Travis K Rocheleau
 Book/Page: 36338/266, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$495,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 19994sf

7 RAMS HEAD RD **\$1,950,000**
 B: Ucan2024 LLC
 S: Helen C Farrington
 Book/Page: 36346/144, Date: 05/03/24
 Use: Residential-Multiple Bldgs, Lot: 46174sf

825 SCENIC HWY **\$775,000**
 B: Herring Run Motel LLC
 S: Herring Run Corp
 Book/Page: 36345/64, Date: 05/03/24
 Use: Mixed Use-Prim Comm & Other, Lot: 129809sf
 Prior Sale: \$775,000 (04/21)

48 SHIPS VIEW TER U:48 **\$371,000**
 B: Stephanie Hans & William Ladas
 S: Brian D Carlisle & Darlene J Carlisle
 Doc#: 000000001501374, Date: 05/01/24
 Mtg: Inst Svgs Newburyport \$296,800
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1305929sf
 Prior Sale: \$251,000 (11/17)

28 SPURR RD **\$1,225,000**
 B: Patrick J Collins, Tr for Collins Ft
 S: John F Adams & Joy E Adams
 Book/Page: 36342/111, Date: 05/01/24
 Use: 4 Bdrm Conventional, Lot: 3833sf
 Prior Sale: \$274,000 (12/99)

65 STANDISH RD **\$935,000**
 B: Keith Richardson & Cheri Richardson
 S: Sharon Lucido & Joseph A Lucido Jr
 Book/Page: 36345/38, Date: 05/03/24
 Mtg: Ark-La-Tex Fin Svcs \$20

BARNSTABLE REGISTRY

continued

Falmouth

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

REAL ESTATE SALES

- 110 ALDER LN \$1,700,000
B: Owen J Bard & Kristin D Bard
S: Charles L Bardellis, Tr for Cb Rt
Doc#: 000000001501141, Date: 04/29/24
Mtg: Cross Country Mtg Inc \$400,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 16239sf
Prior Sale: \$365,000 (03/94)

- 161 BAY SHORE DR \$2,100,000
B: Robert L Carson, Tr for Osb3 Rt
S: Brian L Champion, Tr for Ann E Vogel T2003
Doc#: 000000001501492, Date: 05/03/24
Use: 4 Bdrm Contemporary, Lot: 29669sf

- BLACKSMITH SHOP RD \$1,875,000
B: Blacksmith Shop Road LLC
S: Donn K Breivogel, Tr for Karob Rt
Doc#: 000000001501273, Date: 04/30/24
Mtg: Samuel Lorusso Sr \$3,032,120

- 716 BLACKSMITH SHOP RD \$625,000
B: Blacksmith Shop Road LLC
S: Donn K Breivogel, Tr for Karob Rt
Doc#: 000000001501271, Date: 04/30/24
Mtg: Samuel Lorusso Sr \$3,032,120
Use: Residential Developable Land, Lot: 214154sf

- 33 DOVE COTTAGE RD \$675,000
B: Graham E Kolodziej & Camille L Kolodziej
S: Lily Williams
Book/Page: 36346/122, Date: 05/03/24
Mtg: Leader Bank NA \$337,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16932sf
Prior Sale: \$162,500 (05/96)

- 44 DUCKIES WAY \$1,050,000
B: Joseph W Dias
S: Kevin Dorney & Joan Dorney
Book/Page: 36346/70, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 20042sf
Prior Sale: \$145,000 (05/16)

- 46 FISHER RD \$875,000
B: Robin Sodano & John Sodano
S: Carole A Dembkowski, Tr for C Dembkowski RET
Book/Page: 36339/255, Date: 04/30/24
Mtg: Cross Country Mtg Inc \$700,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9339sf
Prior Sale: \$199,000 (06/00)

- 90 HILL AND PLAIN RD \$1,270,000
B: Vincent Flaherty & Annette Flaherty
S: Maguire Marilyn Est & Marilyn M Maguire
Book/Page: 36340/71, Date: 04/30/24
Mtg: Fairway Ind Mtg \$500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 61332sf
Prior Sale: \$132,000 (04/99)

- 19 MONTAUK ST \$740,000
B: Mark Keck
S: Jessie L Hughes & Ling Cheung
Doc#: 000000001501265, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 4800sf
Prior Sale: \$290,000 (06/08)

- PINECREST BEACH DR \$155,000
B: Oconnor Developments LLC
S: Wagner Donald F Est & Judith A Farrand
Book/Page: 36335/256, Date: 04/29/24

- 9 ROLLING ACRES LN \$749,900
B: Luisa M Lewis
S: Daniel P Quinn & Hilary A Quinn
Book/Page: 36339/193, Date: 04/30/24
Mtg: Bank of America NA \$200,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 15250sf
Prior Sale: \$423,500 (06/19)

- 19 SACHEM DR \$280,000
B: Adamo J Rufo & Carol M Rufo
S: Richard C Faherty
Book/Page: 36342/7, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 8699sf

- 113 SHOREWOOD DR \$990,000
B: Matthew Callahan & Sandra Giliberto-Callahan
S: Jeffrey Radwick & Denise Domino
Book/Page: 36339/234, Date: 04/30/24
Mtg: Cross Country Mtg Inc \$510,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7802sf
Prior Sale: \$850,000 (07/21)

- 4 JOROBEE LN \$110,000
B: Felipe Ribeiro
S: Gomes Beatrice E Est & Rosetta G Dalomba
Book/Page: 36338/344, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk \$82,500
Term: 2054 Rate: 7.9% Type: Adj
Use: Residential Developable Land, Lot: 41818sf

- 447 MAIN ST \$133,000
B: Cape Chill Holdings LLC
S: Cdmeader LLC
Book/Page: 36342/201, Date: 05/01/24

- 21 MARY WILLET CT \$975,000
B: David S Ladd & Jill S Ladd
S: Richard Pellegrino & Diane Pellegrino
Book/Page: 36346/222, Date: 05/03/24
Mtg: Leader Bank NA \$300,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20075sf
Prior Sale: \$640,000 (06/18)

- 210 PLEASANT BAY RD \$889,000
B: David P Derrico & Dawn N Derrico
S: Sandy McIardly & Clara G McIardly
Doc#: 000000001501247, Date: 04/30/24
Mtg: Keystone Funding \$889,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 40096sf
Prior Sale: \$240,000 (05/15)

- 16 ROUTE 28 \$2,045,000
B: All Cape Property LLC
S: Foster Francis X Est & Francis X Foster 2nd
Book/Page: 36343/186, Date: 05/02/24
Use: Retail-Service, Lot: 42253sf

- 216 ROUTE 28 \$2,045,000
B: All Cape Property LLC
S: Foster Francis X Est & Francis X Foster 2nd
Book/Page: 36343/186, Date: 05/02/24
Use: Retail-Service, Lot: 42253sf

- ROUTE 39 (OFF) \$2,000
B: Laurie P Snowden-Label, Tr for Oh Well Things Change Rt
S: Peter M Barniski
Book/Page: 36336/112, Date: 04/29/24

- 29 SAMOSET RD \$740,000
B: William M Kinkead & Kristen Kinkead
S: Shannon J Scary
Book/Page: 36344/208, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk \$200,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18295sf
Prior Sale: \$175,000 (04/97)

- 41 SAQUATUCKET BLUFFS RD \$3,000,000
B: Scott T Tellier, Tr for Scott Thomas Telleier T
S: William M Crane Jr
Doc#: 000000001501406, Date: 05/02/24
Use: 4 Bdrm Cape Cod, Lot: 30056sf
Prior Sale: \$1,750,000 (09/07)

- 60 W MAIN ST \$2,045,000
B: All Cape Property LLC
S: Foster Francis X Est & Francis X Foster 2nd
Book/Page: 36343/186, Date: 05/02/24

- 76 W MAIN ST \$2,045,000
B: All Cape Property LLC
S: Foster Francis X Est & Francis X Foster 2nd
Book/Page: 36343/186, Date: 05/02/24

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

- 141 DOLPHIN LN \$625,000
B: William Wing & Andrea Wing
S: Marina Zaslavskiy & Yaroslav Zaslavskiy
Book/Page: 36336/156, Date: 04/29/24
Mtg: Guaranteed Rate Inc \$500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$325,000 (05/06)

- 39 GENERAL PATTON DR \$340,000
B: Alj Realty Corp
S: Ronald Oliveira
Book/Page: 36340/108, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$325,000 (11/23)

- 190 HAMDEN CIR \$470,000
B: Kern O Kelly & Jermaine Whitmore
S: Jeorgia A Fowler
Doc#: 000000001501346, Date: 05/01/24
Mtg: Cross Country Mtg Inc \$461,487
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$259,900 (08/16)

- 99 LONGVIEW DR \$590,000
B: Richard Demornaville & Lisa Demornaville
S: Guy E Patston & Hope I Patston
Doc#: 000000001501118, Date: 04/29/24
Use: 3 Bdrm Cape Cod, Lot: 11761sf
Prior Sale: \$240,000 (04/08)

- 307 MAIN ST \$5,100,000
B: 307 Main Four Lp
S: Conrad Watson, Tr for 307 Main Street Nt
Book/Page: 36346/347, Date: 05/03/24
Mtg: Enterprise Bk & Tr Co \$3,817,500
Use: Bank Building, Lot: 83200sf
Prior Sale: \$2,250,000 (08/21)

- 645 MAIN ST \$545,000
B: Marcio Agostini & Laiza Oliveira
S: Rm Cape Capital LLC
Doc#: 000000001501145, Date: 04/29/24
Use: Mixed Use-Prim Res & Comm, Lot: 6098sf
Prior Sale: \$425,000 (02/24)

- 16 MARSH LN \$740,000
B: Glenn F Medeiros & Leah M Medeiros
S: Masha Feldman & Paul Feldman
Doc#: 000000001501195, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 12197sf
Prior Sale: \$450,000 (10/19)

- 70 SCHOONER LN \$669,000
B: Woodsley Sylva
S: Kevin P Schouler
Book/Page: 36337/193, Date: 04/29/24
Mtg: Radius Financial Grp \$656,882
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$348,115 (05/10)

- 94 SEA ST U:3 \$750,000
B: Pji Realty LLC
S: Df & Ry Realty LLC
Book/Page: 36336/240, Date: 04/29/24
Mtg: Eastern Bank \$541,000
Use: 1 Bdrm Condo
Prior Sale: \$400,000 (07/21)

- 94 SEA ST U:4 \$750,000
B: Pji Realty LLC
S: Df & Ry Realty LLC
Book/Page: 36336/240, Date: 04/29/24
Mtg: Eastern Bank \$541,000
Use: 2 Bdrm Condo
Prior Sale: \$400,000 (07/21)

- 94 SEA ST U:5 \$750,000
B: Pji Realty LLC
S: Df & Ry Realty LLC
Book/Page: 36336/240, Date: 04/29/24
Mtg: Eastern Bank \$541,000
Use: 1 Bdrm Condo
Prior Sale: \$400,000 (07/21)

- 46 SPRING ST \$230,000
B: Spring Cape Home LLC
S: Robert G Hoffman & Karen K Hoffman
Book/Page: 36340/273, Date: 04/30/24
Mtg: Unitas Funding Lc \$300,000
Use: 3 Bdrm Conventional, Lot: 3485sf

- 135 W MAIN ST U:26 \$365,000
B: Emily D Gualberto
S: Lewis Bay Realty Invs Inc
Book/Page: 36343/253, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk \$358,388
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$260,000 (12/23)

- 135 W MAIN ST U:39 \$350,000
B: Salomao Date & Valmor L Roncelli
S: Gilberto S Santos
Book/Page: 36339/89, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk \$323,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$260,000 (12/23)

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

- 100 BLACK OAK RD \$660,000
B: Jessie L Chai
S: Michele A Hopkins
Book/Page: 36341/219, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$300,300 (09/16)

- 170 FLUME AVE \$1,360,000
B: George Carvalho & Sarah Carvalho
S: Margaret A Creeth, Tr for Margaret A Creeth RET
Book/Page: 36343/338, Date: 05/02/24
Mtg: Arc Home LLC \$952,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 25700sf
Prior Sale: \$790,000 (02/20)

- 1740 RACE LN \$765,000
B: James M Leblanc & Deborah Riggs-Leblanc
S: Michael J Winn
Book/Page: 36338/317, Date: 04/30/24
Mtg: Guild Mortgage Co \$500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$370,000 (06/13)

- 24 WILD WAY \$370,000
B: Michael A Miklavic
S: Paulo Gualberto
Book/Page: 36347/35, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 40946sf
Prior Sale: \$338,000 (05/24)

FORECLOSURE DEEDS

- 24 WILD WAY \$338,000
B: Paul Gualberto
S: Allan G Curtis & Citizens Bank
Book/Page: 36346/324, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 40946sf

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

- 17 BRANT ROCK RD U:17 \$875,000
B: Shruti Bansal & Atma Kanojia
S: James P Dillon Jr & Maureen Dillon
Doc#: 000000001501278, Date: 04/30/24
Mtg: MIT Federal CU \$700,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$435,000 (05/20)

- 299 COTUIT RD \$610,000
B: Florina D Bishop
S: Jonathan T Fortuna & Kristen M Fortuna
Book/Page: 36343/78, Date: 05/02/24
Mtg: Sierra Pacific Mtg \$400,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 13852sf
Prior Sale: \$400,000 (05/20)

- 19 EQUESTRIAN AVE \$1,075,000
B: Paul Coughlin & Elizabeth Coughlin
S: Jacqueline A Church, Tr for Jacqueline A Church T
Book/Page: 36337/79, Date: 04/29/24
Mtg: Workers Credit Union \$700,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 42776sf
Prior Sale: \$541,750 (09/16)

- 36 GOLD LEAF LN U:36 \$625,000
B: Carole A Dembkowski, Tr for C Dembkowski RET
S: Fred M Earle & Michelle N Earle
Book/Page: 36340/58, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: \$395,000 (10/19)

- 74 HEIGHTS \$1,625,000
B: David B Breed & Marta D Breed
S: Richard G Jackson, Tr for Jackson Ft
Book/Page: 36337/329, Date: 04/30/24

- 3 KETTLE LN U:3 \$435,000
B: Susan L Palanza
S: Maureen Couture
Doc#: 000000001501090, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: \$470,000 (03/24)

- 104 LAKEWOOD DR \$310,000
B: Mark Bannon & Pamela Bannon
S: John J Marsters & Debra A Marsters
Book/Page: 36341/139, Date: 05/01/24
Use: 2 Bdrm Log, Lot: 13504sf
Prior Sale: \$228,000 (11/20)

- 6 SCHOONER LN U:B \$323,800
B: Robert W Nightingale 3rd & Colleen Woods
S: John Zappala, Tr for 6b Schooner Lane Rt
Doc#: 000000001501558, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: \$210,000 (01/24)

- 41 SUMMERSEA RD \$1,432,500
B: Michael Sullivan & Jennifer Sullivan
S: Jeffrey R Grosser, Tr for 41 Summersea Road Rt
Doc#: 000000001501227, Date: 04/30/24
Mtg: Cross Country Mtg Inc \$725,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 12981sf
Prior Sale: \$620,000 (03/15)

- 255 WILLOW BEND DR \$2,125,000
B: John L Maloney & Donna F Maloney
S: Scott Griebel, Tr for Scott M Griebel Lt
Book/Page: 36336/69, Date: 04/29/24
Use: 4 Bdrm CustomDesign, Lot: 18644sf
Prior Sale: \$1,285,000 (11/19)

- 14 WILLOW CIR \$2,495,000
B: Judith R Fargnoli, Tr for Judith R Fargnoli T
S: Silva Development LLC
Book/Page: 36342/130, Date: 05/01/24
Use: Residential Developable Land, Lot: 18734sf

- 46 SPRING ST \$230,000
B: Spring Cape Home LLC
S: Robert G Hoffman & Karen K Hoffman
Book/Page: 36340/273, Date: 04/30/24
Mtg: Unitas Funding Lc \$300,000
Use: 3 Bdrm Conventional, Lot: 3485sf

- 135 W MAIN ST U:26 \$365,000
B: Emily D Gualberto
S: Lewis Bay Realty Invs Inc
Book/Page: 36343/253, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk \$358,388
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$260,000 (12/23)

- 135 W MAIN ST U:39 \$350,000
B: Salomao Date & Valmor L Roncelli
S: Gilberto S Santos
Book/Page: 36339/89, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk \$323,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$260,000 (12/23)

- 178 QUANSET RD \$2,700,000
B: Terry J Stafford, Tr for Stafford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: Residential Undvlpble Land, Lot: 30492sf

- 184 QUANSET RD \$2,700,000
B: Terry J Stafford, Tr for Stafford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: 6 Bdrm Contemporary, Lot: 48787sf

- 100 ROCK HARBOR RD \$18,291
B: Stephen C Witter & Loraine E Witter
S: Peter R Shannon & Corinne H Shannon
Book/Page: 36338/217, Date: 04/30/24
Mtg: Amerant Mortgage \$299,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 49658sf
Prior Sale: \$306,000 (09/19)

- 1740 RACE LN \$765,000
B: James M Leblanc & Deborah Riggs-Leblanc
S: Michael J Winn
Book/Page: 36338/317, Date: 04/30/24
Mtg: Guild Mortgage Co \$500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$370,000 (06/13)

- 24 WILD WAY \$370,000
B: Michael A Miklavic
S: Paulo Gualberto
Book/Page: 36347/35, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 40946sf
Prior Sale: \$338,000 (05/24)

- 24 WILD WAY \$338,000
B: Paul Gualberto
S: Allan G Curtis & Citizens Bank
Book/Page: 36346/324, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 40946sf

- 178 QUANSET RD \$2,700,000
B: Terry J Stafford, Tr for Stafford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: Residential Undvlpble Land, Lot: 23087sf
Prior Sale: \$215,000 (05/98)

- 178 QUANSET RD \$2,700,000
B: Terry J Stafford, Tr for Stafford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: Residential Undvlpble Land, Lot: 30492sf

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Book/Page: 36339/186, Date: 04/30/24
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B: Terry J Stafford, Tr for Stafford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: 6 Bdrm Contemporary, Lot: 48787sf

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B: Stephen C Witter & Loraine E Witter
S: Peter R Shannon & Corinne H Shannon
Book/Page: 36338/217, Date: 04/30/24
Mtg: Amerant Mortgage \$299,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 49658sf
Prior Sale: \$306,000 (09/19)

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B: James M Leblanc & Deborah Riggs-Leblanc
S: Michael J Winn
Book/Page: 36338/317, Date: 04/30/24
Mtg: Guild Mortgage Co \$500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$370,000 (06/13)

- 24 WILD WAY \$370,000
B: Michael A Miklavic
S: Paulo Gualberto
Book/Page: 36347/35, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 40946sf
Prior Sale: \$338,000 (05/24)

- 24 WILD WAY \$338,000
B: Paul Gualberto
S: Allan G Curtis & Citizens Bank
Book/Page: 36346/324, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 40946sf

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Book/Page: 36339/186, Date: 04/30/24
Use: Residential Undvlpble Land, Lot: 30492sf

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B: Terry J Stafford, Tr for Stafford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: 6 Bdrm Contemporary, Lot: 48787sf

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B: Stephen C Witter & Loraine E Witter
S: Peter R Shannon & Corinne H Shannon
Book/Page: 36338/217, Date: 04/30/24
Mtg: Amerant Mortgage \$299,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 49658sf
Prior Sale: \$306,000 (09/19)

- 1740 RACE LN \$765,000
B: James M Leblanc & Deborah Riggs-Leblanc
S: Michael J Winn
Book/Page: 36338/317, Date: 04/30/24
Mtg: Guild Mortgage Co \$500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$370,000 (06/13)

- 24 WILD WAY \$370,0

7 PORTSMOUTH TER..... \$682,500
 B: Sandra Alberico
 S: 7 Portsmouth Terrace LLC
 Book/Page: 36337/125, Date: 04/29/24
 Mtg: Movement Mtg LLC \$325,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 11761sf
 Prior Sale: \$340,000 (12/22)

18 ROUTE 28 \$551,250
 B: Jacob T Dewey
 S: Foster Francis X Est & Francis X Foster 2nd
 Doc#: 00000001501384, Date: 05/02/24
 Mtg: Cape Cod Five Cent Bk \$441,000
 Use: Retail-Service, Lot: 39204sf

32 SHALLOW BROOK RD \$530,000
 B: Ian Stephens
 S: Ruth L Litton & Allan L Ganz
 Doc#: 00000001501220, Date: 04/30/24
 Mtg: TD Bank NA \$424,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 11761sf
 Prior Sale: \$292,000 (07/05)

73 STANDISH WAY..... \$750,000
 B: Taylor Pirog
 S: James T White & Karyn D White
 Book/Page: 36336/108, Date: 04/29/24
 Use: 3 Bdrm Cape Cod, Lot: 5227sf
 Prior Sale: \$365,000 (12/16)

53 W WOODS U:53 \$750,000
 B: James F Dannhauser, Tr for J F Dannhauser 2011 RET
 S: Sheila B Place, Tr for R S Rt
 Doc#: 00000001501412, Date: 05/02/24
 Use: 2 Bdrm Condo
 Prior Sale: \$468,000 (03/18)

712 WILLOW ST \$765,500
 B: Margaret T Sandke, Tr for W E & Margaret T Sandke T
 S: Stephen Oddo & Alecia A Carey
 Book/Page: 36340/139, Date: 04/30/24
 Mtg: CMG Mortgage Inc \$574,125
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 13068sf
 Prior Sale: \$561,000 (05/21)

237 WINSLOW GRAY RD \$499,900
 B: Travis R Moroney & Jillian M Johnson
 S: Samuel C Traywick
 Book/Page: 36342/154, Date: 05/01/24
 Mtg: Cross Country Mtg Inc \$490,845
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 5227sf
 Prior Sale: \$145,000 (04/23)

► FORECLOSURE DEEDS

15 WADSWORTH LN..... \$1,085,000
 B: Paulo V Paraguay
 S: Thiago P Paraguay & Betsy Newell
 Book/Page: 36342/315, Date: 05/01/24
 Mtg: Cape Cod Five Cent Bk \$980,000
 Use: 3 Bdrm Cape Cod, Lot: 42178sf
 Prior Sale: \$155,000 (03/21)

Berkshire Registry

Middle District

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

Becket

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	5
Median Price	\$375,000	\$279,000

► REAL ESTATE SALES

BIG BASS LN L:32A..... \$8,000
 B: Robert M Levine, Tr for Robert M Levine RET
 S: Crystal Pond Hmowners Ass
 Book/Page: 7615/75, Date: 05/02/24
 Use: Residential Developable Land, Lot: 95788sf
 Prior Sale: \$34,100 (02/10)

74 S COVE RD \$150,000
 B: James E Laramy
 S: James E Laramy & Holly E Desantis
 Book/Page: 7615/43, Date: 05/02/24
 Mtg: Trustco Bank \$284,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 82328sf
 Prior Sale: \$234,900 (10/13)

Dalton

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

30 CENTENNIAL AVE..... \$170,000
 B: Robert W Moniz & John D Cooney
 S: Dale Buck & Roger Buck
 Book/Page: 7611/29, Date: 04/29/24
 Mtg: Guild Mortgage Co \$148,495
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 10380sf

1083 SOUTH ST \$249,900
 B: Quinlan H Squires
 S: Huska Florence M Est & William M Huska 3rd
 Book/Page: 7612/104, Date: 04/30/24
 Mtg: Greylock FCU \$237,405
 Term: 2046 Rate: 6.9% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 10001sf

Hinsdale

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	5
Median Price	\$500,000	\$310,000

► REAL ESTATE SALES

122 HOLMES RD..... \$210,000
 B: Landen S Jamula & Alyssa E Mercier
 S: Kimberly Kaczala
 Book/Page: 7613/185, Date: 05/01/24
 Mtg: Greylock FCU \$161,194
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 21780sf
 Prior Sale: \$50,000 (07/19)

346 MICHAELS RD \$472,500
 B: Guy E Patston & Hope I Patston
 S: Margaret C Dimouro
 Book/Page: 7612/9, Date: 04/30/24
 Use: 3 Bdrm Conventional, Lot: 1929708sf
 Prior Sale: \$357,315 (02/07)

155 ROUTE 71 \$837,500
 B: Michael Feder & Sally Feder
 S: Bruno M Cunha & Rachel Dana
 Book/Page: 2895/34, Date: 05/01/24
 Mtg: Nicholas Kafi \$624,143
 Term: 2033

249 S SHORE RD \$85,288
 B: Paul J Bazanchuk & Teresa L Ohare
 S: Mary K Bazanchuk
 Book/Page: 7615/327, Date: 05/03/24
 Use: 2 Bdrm Bngl/Cottage, Lot: 8276sf
 Prior Sale: \$209,000 (08/13)

Lee

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	12
Median Price	\$295,000	\$402,500

► REAL ESTATE SALES

60 S PROSPECT ST \$300,000
 B: D J Mooney
 S: Norma E Maroney RET & William J Maroney 3rd
 Book/Page: 7612/54, Date: 04/30/24
 Mtg: Lee Bank \$270,000
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 2 Bdrm Conventional, Lot: 18731sf
 Prior Sale: \$190,000 (11/14)

365 WATER ST \$222,000
 B: Owen M Hunter
 S: Plankey Ft & Robert J Plankey Jr
 Book/Page: 7610/301, Date: 04/29/24
 Mtg: Greylock FCU \$194,800
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 3 Bdrm Conventional, Lot: 47480sf

Lenox

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	5
Median Price	\$759,000	\$419,000

► REAL ESTATE SALES

27 CHURCH ST \$940,000
 B: Sccd 29 Church LLC
 S: North Sandy Brook LLC
 Book/Page: 7613/246, Date: 05/01/24
 Mtg: Lee Bank \$705,000

29 CHURCH ST \$940,000
 B: Sccd 29 Church LLC
 S: North Sandy Brook LLC
 Book/Page: 7613/246, Date: 05/01/24
 Mtg: Lee Bank \$705,000
 Use: Mixed Use-Prim Comm & Resd, Lot: 8341sf
 Prior Sale: \$1,250,000 (06/21)

31 CHURCH ST \$940,000
 B: Sccd 29 Church LLC
 S: North Sandy Brook LLC
 Book/Page: 7613/246, Date: 05/01/24
 Mtg: Lee Bank \$705,000

27 HOUSATONIC ST \$1,020,000
 B: Sccd 27 Housatonic LLC
 S: North Sandy Brook LLC
 Book/Page: 7614/29, Date: 05/02/24
 Mtg: Lee Bank \$765,000
 Use: Mixed Use-Prim Comm & Resd, Lot: 5445sf
 Prior Sale: \$1,200,000 (04/22)

365 PITTSFIELD AVE..... \$900,000
 B: 600 Merrill Rd LLC
 S: Storan Inc
 Book/Page: 7611/14, Date: 04/29/24

6 ROLLING HLS U:5 \$295,000
 B: James S Cooper & Lori S Coliander
 S: Mary J Ramos
 Book/Page: 7612/22, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$145,000 (10/00)

40 SARGENT BROOK RD \$882,500
 B: Robert D Flynn & Susan D Flynn
 S: Jeffrey B Sagalyn, Tr for Laurel Lake Reaty Nt
 Book/Page: 7611/313, Date: 04/30/24
 Mtg: UBS Bank USA \$770,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 11475sf
 Prior Sale: \$400,000 (06/07)

113-115 WALKER ST U:1 \$276,000
 B: Lawrence R Friedman & Aviva E Wichler
 S: Holly A Terry
 Book/Page: 7613/295, Date: 05/01/24
 Use: Condo

Otis

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	\$487,500	\$181,000

► REAL ESTATE SALES

71 SUGARHOUSE RD..... \$689,000
 B: John L Daniels & Janes M Daniels
 S: Jeffrey A Moss & Karen L Moss
 Book/Page: 7610/282, Date: 04/29/24
 Use: 3 Bdrm Ranch, Lot: 141570sf
 Prior Sale: \$345,000 (08/16)

W CENTER RD \$180,000
 B: Ngozi O Taffe
 S: Tobias Sumner & Carol Robins
 Book/Page: 7615/310, Date: 05/03/24

Pittsfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	60
Median Price	\$239,900	\$267,450

► REAL ESTATE SALES

320 1ST ST..... \$289,000
 B: Dagga Mbye
 S: Bachhoa Nguyen
 Book/Page: 7612/209, Date: 05/01/24
 Mtg: Guild Mortgage Co \$283,765
 Term: 2054
 Use: 5 Bdrm Conventional, Lot: 6360sf
 Prior Sale: \$215,000 (10/21)

15 ALMA ST \$530,000
 B: Scott R Smith & Meghan T Smith
 S: Elaine A Mack
 Book/Page: 7615/271, Date: 05/03/24
 Mtg: Greylock FCU \$265,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 14985sf
 Prior Sale: \$222,500 (01/07)

16 CYNTHIA LN U:16..... \$400,750
 B: Guy E Patston & Hope I Patston
 S: Margaret C Dimouro
 Book/Page: 7613/19, Date: 05/01/24
 Use: 3 Bdrm Condo
 Prior Sale: \$300,000 (04/21)

639 EAST ST..... \$125,000
 B: Johnson Family RE LLC
 S: Frank Bonnevie
 Book/Page: 7612/89, Date: 04/30/24
 Use: Mixed Use-Prim Comm & Resd, Lot: 2004sf

118 ELM ST \$327,000
 B: Kow LLC
 S: Deborah Beligni
 Book/Page: 7613/115, Date: 05/01/24
 Mtg: Greylock FCU \$261,600
 Use: Mixed Use-Prim Res & Comm, Lot: 11238sf
 Prior Sale: \$83,000 (07/14)

9 GASTON DR \$835,000
 B: Kurt D Daignault & Sharon J Wong
 S: Andrew A Matthews, Tr for Andrew A Matthews RET
 Book/Page: 7615/218, Date: 05/03/24
 Use: 4 Bdrm Colonial, Lot: 30492sf
 Prior Sale: \$300,000 (08/93)

137 HIGH ST \$189,900
 B: Suzanne Gammon
 S: Laurie A Odonnell & Stephen M Odonnell
 Book/Page: 7611/203, Date: 04/30/24
 Use: 3 Bdrm Conventional, Lot: 8625sf

49 HOLLY ST \$169,000
 B: Jeanna L Blair & Darlene M Stanfield
 S: Beth A Barzottini
 Book/Page: 7613/52, Date: 05/01/24
 Mtg: Greylock FCU \$113,000
 Term: 2054
 Use: 2 Bdrm Conventional, Lot: 14680sf
 Prior Sale: \$125,500 (10/09)

3 JONES AVE..... \$275,000
 B: Kyle L Gochey & Lilee Getchell
 S: Joanne E Brownt, Tr for Joanne E Brown 2009 RET
 Book/Page: 7612/314, Date: 05/01/24
 Mtg: Greylock FCU \$247,500
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 46609sf
 Prior Sale: \$171,900 (05/18)

198 LEBANON AVE..... \$218,000
 B: Michael S Kalinowsky Jr
 S: Gena A Sherman
 Book/Page: 7613/307, Date: 05/01/24
 Mtg: Guaranteed Rate Inc \$188,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 6621sf

226 LENOX AVE..... \$229,900
 B: Lauren A Cowlin
 S: 3 Greeks LLC
 Book/Page: 7614/241, Date: 05/02/24
 Mtg: Pittsfield Cp Bk \$175,000
 Term: 2054
 Use: 2 Bdrm Conventional, Lot: 7362sf
 Prior Sale: \$120,000 (12/23)

72 LILLIAN ST \$330,000
 B: Patrick Ricchi
 S: Victoria A Standing
 Book/Page: 7613/277, Date: 05/01/24
 Use: 3 Bdrm Ranch, Lot: 8146sf
 Prior Sale: \$75,000 (03/14)

162 MADISON AVE..... \$140,000
 B: Sarah J Jordan
 S: Robs Estate LLC
 Book/Page: 7612/168, Date: 04/30/24
 Mtg: Guild Mortgage Co \$117,012
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 3223sf
 Prior Sale: \$63,000 (12/23)

20 SILVER ST \$190,000
 B: Cheng W Zhu & Li Y Li
 S: Daniel L Guzzo & Melissa D Guzzo
 Book/Page: 7611/285, Date: 04/30/24
 Mtg: Adams Community Bk \$140,000
 Term: 2039
 Use: 2-Family Duplex, Lot: 5184sf
 Prior Sale: \$40,000 (03/03)

200 W HOUSATONIC ST U:25..... \$200,000
 B: Michael D Grady & Karen Grady
 S: Donna M Decker & Maribeth Decker
 Book/Page: 7615/262, Date: 05/03/24
 Use: 2 Bdrm Condo
 Prior Sale: \$108,000 (04/07)

Richmond

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	3
Median Price	\$685,500	\$575,000

► REAL ESTATE SALES

800 LENOX RD..... \$599,000
 B: Richard Berlin & Susanne King
 S: Marie Meehan
 Book/Page: 7615/239, Date: 05/03/24
 Use: Mixed Use-Prim Res & Agricul, Lot: 1026274sf

1916 LENOX RD..... \$2,400,000
 B: Alan L Press & Julie Press
 S: Richard W King & Sharon N King
 Book/Page: 7615/7, Date: 05/02/24
 Mtg: Bank of America NA \$908,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 4 Bdrm Contemporary, Lot: 109771sf
 Prior Sale: \$90,000 (03/16)

65 SUMMIT RD..... \$200,000
 B: Clifford N Hanson
 S: Challes N Hanson
 Book/Page: 7611/241, Date: 04/30/24
 Mtg: Greylock FCU \$228,820
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 3 Bdrm Raised Ranch, Lot: 139392sf

Stockbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	3
Median Price	\$550,000	\$595,000

► REAL ESTATE SALES

6 BEAN HILL RD \$100,000
 B: Nextacre South LLC
 S: Ivan Benjamin
 Book/Page: 7615/1, Date: 05/02/24
 Use: Res Potentially Dvlpble Land, Lot: 958320sf

24 LAKE DR..... \$195,000
 B: Daniel L Bronson & Gena B Bronson
 S: Jason J Hogg, Tr for Jason J Hogg T
 Book/Page: 7611/280, Date: 04/30/24
 Use: Res Potentially Dvlpble Land, Lot: 74052sf

Berkshire Registry

Northern District

Maria T. Ziemba, Register
 65 Park Street, Adams, MA 01220
 Telephone: (413) 743-0035
 Fax: (413) 743-1003
www.masslandrecords.com

Adams

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	9
Median Price	\$140,000	\$200,000

► REAL ESTATE SALES

4 EDMUNDS ST U:M102..... \$165,000
 B: William M Gracyk
 S: Jean V Morin, Tr for Jean V Morin Nt
 Book/Page: 1854/350, Date: 05/01/24
 Use: 2 Bdrm Condo, Lot: 436sf
 Prior Sale: \$210,000 (12/14)

18 VICTORY ST..... \$30,000
 B: Herion Karbunara
 S: Alexandra Management LLC
 Book/Page: 1854/75, Date: 04/29/24
 Use: 3-Family Decker, Lot: 3920sf

Cheshire

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	5
Median Price	\$277,750	\$234,900

► REAL ESTATE SALES

517 N STATE RD \$310,000
 B: Brett Gelinax
 S: Wayne Arnold
 Book/Page: 1854/454, Date: 05/01/24
 Mtg: Guild Mortgage Co \$285,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 13504sf
 Prior Sale: \$76,000 (11/22)

832 S STATE RD..... \$110,000
 B: Paul A Trzcinski
 S: Alan C Thurston
 Book/Page: 1854/291, Date: 04/30/24
 Use: Accessory Land Improved, Lot: 126324sf

Hancock

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	1
Median Price		\$450,000

► REAL ESTATE SALES

COREY RD U:353..... \$152,500
 B: Nancy L Foote, Tr for Nancy L Foote RET
 S: Victor H Drapala & Deborah A Drapala
 Book/Page: 1854/402, Date: 05/01/24
 Use: Condo