

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.berkshiremiddledeeds.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: Greystone 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: Greystone 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: Greystone 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 Realty 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: Greystone 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 Bonnerie
 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: Greystone 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: Greystone 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: Greystone 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: Greystone 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: 18

BERKSHIRE REGISTRY
continued

Table with 2 columns: Property Address and Price. Includes entries for 26 PEARL ST (\$540,000), 35 PINE ST (\$502,500), 3 REED ST (\$495,000), 453 STOCKBRIDGE RD (\$1,365,000), and 29 WYANTENUCK ST (\$240,000).

Monterey

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes REAL ESTATE SALES and 121 PIXLEY RD (\$365,000).

Sheffield

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes REAL ESTATE SALES and 1507 HOME RD (\$360,000).

Bristol Registry

Fall River District

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

Fall River

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes REAL ESTATE SALES and 50 BEACON ST (\$539,000).

Table with 2 columns: Property Address and Price. Includes entries for 33 DANFORTH ST (\$355,000), 22 FROST ST (\$430,000), 239 JEPSON ST (\$345,000), 394 KILBURN ST (\$1,200,000), 227 LAWRENCE ST (\$335,000), 40 MONTAUP ST (\$110,000), 453 MONTGOMERY ST (\$415,000), 321 N MAIN ST (\$510,000), 504 PECKHAM ST (\$437,500), 506 PECKHAM ST (\$437,500), 365-367 PRESIDENT AVE (\$632,000), 606 PROSPECT ST (\$570,000), 564 S ALMOND ST (\$419,000), 510 STATE AVE (\$327,000), 381 TECUMSEH ST (\$437,900), 340 VALE ST (\$158,000), 542 WALNUT ST UG (\$275,000), 646 BIRCH ST (\$590,000), and 173 CARTER ST (\$386,669).

Table with 2 columns: Property Address and Price. Includes entries for 528 WHIPPLE ST (\$405,000), Freetown MARKET STATISTICS THROUGH MARCH, 18 COUNTY RD (\$100,000), 26-A COUNTY RD (\$910,000), 22-A DOCTOR BRALEY RD (\$335,000), 22-A DOCTOR BRALEY RD (\$400,000), 8 WALNUT ST (\$485,000), Somerset MARKET STATISTICS THROUGH MARCH, 240 CENTRE ST (\$585,000), 432 MOHAWK RD (\$350,000), Swansea MARKET STATISTICS THROUGH MARCH, 38 COLLINS AVE (\$485,000), 28 FAWN RD (\$400,000), 2 MEADOWBROOK AVE (\$417,000), 90 MERLIN DR (\$270,000), 54 MILDRED AVE (\$440,000), 246 OCEAN GROVE AVE (\$148,000), and 76 RIDGE LN (\$625,000).

Bristol Registry
Northern District

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

Attleboro

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes REAL ESTATE SALES and 417 BROWN ST U:1 (\$325,000).

Berkley

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes REAL ESTATE SALES and 365 FOREST ST (\$275,000).

Dighton

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes REAL ESTATE SALES and 365 FOREST ST (\$275,000).

Easton

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes REAL ESTATE SALES and 459 BAY RD (\$762,500).