

**BERKSHIRE REGISTRY**  
continued

<b>26 PEARL ST</b> .....	<b>\$540,000</b>
B: Cameron J Mcclusky & Julia R Lemyre S: Keith A Pelletier & Christine L Pelletier Book/Page: 2895/183, Date: 05/01/24 Mtg: Sofi Bank Na \$513,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 46130sf Prior Sale: \$476,100 (10/23)	
<b>35 PINE ST</b> .....	<b>\$502,500</b>
B: Mary R Smith S: Andres W Johansson & Amalae F Mccloud Book/Page: 2896/126, Date: 05/03/24 Mtg: Affinity Federal CU \$401,600 Term: 2054 Use: 3 Bdrm Conventional, Lot: 5227sf Prior Sale: \$150,000 (12/21)	
<b>3 REED ST</b> .....	<b>\$495,000</b>
B: Emily Zelenovic S: Erik T Raymond & Amy D Raymond Book/Page: 2896/60, Date: 05/03/24 Mtg: Lee Bank \$396,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10890sf Prior Sale: \$191,000 (05/17)	
<b>453 STOCKBRIDGE RD</b> .....	<b>\$1,365,000</b>
B: Cdcsb Thornewood Inc S: David R Thorne & Terry L Thorne Book/Page: 2894/291, Date: 04/30/24 Mtg: Greylock FCU \$1,203,000 Use: Inn/Resort, Lot: 118919sf Prior Sale: \$38,000 (06/09)	
<b>29 WYANTENUCK ST</b> .....	<b>\$240,000</b>
B: Frederick D Stevens & Anna White S: Forte Vera C Est & Antoine Alston Book/Page: 2895/106, Date: 05/01/24 Use: 3 Bdrm Ranch, Lot: 31799sf	

**Monterey**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	\$475,000	\$1,400,000

► **REAL ESTATE SALES**

<b>121 PIXLEY RD</b> .....	<b>\$365,000</b>
B: Jorge L Roman & Nataly E Marquez S: Samantha Kaye & Anne M Hart Book/Page: 2896/80, Date: 05/03/24 Mtg: Greylock FCU \$292,000 Term: 2054 Rate: 6.9% Type: Adj Use: 5 Bdrm Old Style, Lot: 20473sf Prior Sale: \$167,000 (10/15)	
<b>163 PIXLEY RD</b> .....	<b>\$436,000</b>
B: Todd J Finkle S: Harry J Desmond & Holly M Desmond Book/Page: 2895/54, Date: 05/01/24 Mtg: Greylock FCU \$400,000 Term: 2054 Rate: 6.5% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 176723sf Prior Sale: \$59,700 (05/01)	

**Sheffield**

**MARKET STATISTICS THROUGH MARCH**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	10
Median Price	\$382,000	\$294,950

► **REAL ESTATE SALES**

<b>1507 HOME RD</b> .....	<b>\$360,000</b>
B: Souie LLC S: Hitchcock Thomas M Est & Anthony P Doyle Book/Page: 2896/122, Date: 05/03/24 Use: 3 Bdrm Ranch, Lot: 1208354sf	
<b>600 WEST RD</b> .....	<b>\$298,597</b>
B: Kristie Leigh S: Eichstedt Peter J Est & Kelly S Bressette Book/Page: 2895/267, Date: 05/02/24 Mtg: Cross Country Mtg Inc \$222,544 Term: 2054 Use: 4 Bdrm Conventional, Lot: 21780sf	

**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**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	49
Median Price	\$379,900	\$385,000

► **REAL ESTATE SALES**

<b>50 BEACON ST</b> .....	<b>\$539,000</b>
B: Marou El-Lakis S: Rebeca A Garcia & Jessica M Garcia Book/Page: 11513/184, Date: 05/03/24 Mtg: Fall River Five Cents \$404,250 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 2574sf Prior Sale: \$456,000 (11/22)	
<b>646 BIRCH ST</b> .....	<b>\$590,000</b>
B: Orgelio P Soares S: Rebelo Dos Anjos LLC Book/Page: 11511/61, Date: 05/01/24 Mtg: Total Mtg Svcs \$579,313 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 3859sf Prior Sale: \$327,500 (08/20)	
<b>173 CARTER ST</b> .....	<b>\$386,669</b>
B: Dna Investments LLC S: John B Souza Book/Page: 11511/196, Date: 05/01/24 Use: 2 Bdrm Ranch, Lot: 6286sf Prior Sale: \$279,000 (05/08)	

<b>33 DANFORTH ST</b> .....	<b>\$355,000</b>
B: India Cote S: Hollie Bagg Book/Page: 11513/307, Date: 05/03/24 Mtg: Milestone Mtg Solutio \$362,632 Term: 2054 Use: 3 Bdrm Conventional, Lot: 4347sf Prior Sale: \$32,000 (03/16)	
<b>22 FROST ST</b> .....	<b>\$430,000</b>
B: Jacob R Pereira & Kim Le S: Pintos Homes LLC Book/Page: 11513/207, Date: 05/03/24 Mtg: Baycoast Mortgage Co \$400,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 5410sf Prior Sale: \$190,000 (10/23)	
<b>239 JEPSON ST</b> .....	<b>\$345,000</b>
B: Trista M Pierce & Andrew W Cummings S: Cassidy D Gomes Book/Page: 11510/60, Date: 04/30/24 Mtg: Total Mtg Svcs \$338,751 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 3620sf Prior Sale: \$239,000 (10/20)	
<b>394 KILBURN ST</b> .....	<b>\$1,200,000</b>
B: Anchor Mgmt Prop LLC S: Berkshire Mills LLC Book/Page: 11511/286, Date: 05/01/24 Mtg: Richard Silverstein \$750,000 Term: 2034 Use: Manufacturing Building, Lot: 92347sf Prior Sale: \$475,000 (09/04)	
<b>227 LAWRENCE ST</b> .....	<b>\$335,000</b>
B: Luxor Renovations LLC S: Charissa M Affonso & Aaron M Affonso Book/Page: 11511/236, Date: 05/01/24 Mtg: Tetrauit RE Investmnt \$330,044 Use: 2-Family Two Family, Lot: 7170sf Prior Sale: \$205,000 (04/14)	
<b>40 MONTAUP ST</b> .....	<b>\$110,000</b>
B: Milton E Cordeiro S: Francisco E Cordeiro Book/Page: 11513/252, Date: 05/03/24 Mtg: Northpointe Bank \$70,000 Term: 2039 Use: 3 Bdrm Conventional, Lot: 3433sf Prior Sale: \$96,000 (12/14)	
<b>453 MONTGOMERY ST</b> .....	<b>\$415,000</b>
B: Paulina Feitelberg & Drew Guay S: Stephen J Smith, Tr for Smith FT Book/Page: 11509/334, Date: 04/30/24 Mtg: Baycoast Mortgage Co \$365,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 5462sf	
<b>185 MOTT ST</b> .....	<b>\$365,000</b>
B: Cristian S Gonzalez & Raquel D Batista S: Michael R Ferreira Book/Page: 11508/321, Date: 04/29/24 Mtg: United Wholesale Mtg \$356,125 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 3807sf Prior Sale: \$174,500 (08/16)	
<b>321 N MAIN ST</b> .....	<b>\$510,000</b>
B: Vidalia Resendes S: Hamie Hamie & Ali Jaaafar Book/Page: 11510/324, Date: 05/01/24 Use: 1-Family Colonial, Lot: 9187sf Prior Sale: \$510,000 (05/22)	
<b>504 PECKHAM ST</b> .....	<b>\$437,500</b>
B: Around The Clock Svcs Inc S: Dtr Corp Book/Page: 11511/37, Date: 05/01/24 Mtg: Maria O Do Couto \$850,000 Use: 3-Family Mlti-Unt Blg, Lot: 1912sf Prior Sale: \$128,000 (05/18)	
<b>506 PECKHAM ST</b> .....	<b>\$437,500</b>
B: Around The Clock Svcs Inc S: Dtr Corp Book/Page: 11511/45, Date: 05/01/24 Mtg: Maria O Do Couto \$850,000 Use: 3-Family Mlti-Unt Blg, Lot: 2174sf Prior Sale: \$60,000 (03/18)	
<b>365-367 PRESIDENT AVE</b> .....	<b>\$632,000</b>
B: John P Mcdonald S: Shayla M Borges Book/Page: 11509/14, Date: 04/29/24 Mtg: Baycoast Mortgage Co \$600,400 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 5602sf Prior Sale: \$507,000 (12/21)	
<b>606 PROSPECT ST</b> .....	<b>\$570,000</b>
B: Jose L Garcia S: Alan Costa & Robert Costa Book/Page: 11509/184, Date: 04/30/24 Mtg: Fall River Five Cents \$513,000 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 10890sf	
<b>564 S ALMOND ST</b> .....	<b>\$419,000</b>
B: Alexis Moreira & Calvin Roldan S: Susan M Hohl, Tr for Marion J Wilson Irt Book/Page: 11509/223, Date: 04/30/24 Mtg: Milestone Mtg Solutio \$398,050 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5902sf	
<b>510 STATE AVE</b> .....	<b>\$327,000</b>
B: Phil Ponte S: Brian L Viveiros Sr Book/Page: 11509/9, Date: 04/29/24 Use: 5 Bdrm Colonial, Lot: 5663sf Prior Sale: \$340,000 (06/18)	
<b>381 TECUMSEH ST</b> .....	<b>\$437,900</b>
B: Steven Morris & Tameka M Morris S: A O Utizhungo-Delgado Doc#: 00000000055167, Date: 05/02/24 Mtg: Norwich Commercial Grp \$429,968 Term: 2054 Use: 4 Bdrm Colonial, Lot: 5419sf	
<b>340 VALE ST</b> .....	<b>\$158,000</b>
B: Sparky Enterprises LLC S: Innovative Investmets Cor Book/Page: 11513/110, Date: 05/03/24 Mtg: Superior Mngmnt Svcs \$266,400	
<b>542 WALNUT ST U:C</b> .....	<b>\$275,000</b>
B: Ryan Lyons S: Anthony Figueiredo Book/Page: 11510/84, Date: 04/30/24 Mtg: Fall River Five Cents \$220,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$175,000 (10/19)	
<b>929 WALNUT ST</b> .....	<b>\$610,000</b>
B: Olinda Dias & Maria A Dias S: Eric D Correira, Tr for J&a Pereira Irt Book/Page: 11512/330, Date: 05/03/24 Mtg: Guild Mortgage Co \$573,400 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 5001sf	
<b>985-987 WALNUT ST</b> .....	<b>\$665,000</b>
B: Alda Maclachlan & Julio S Brito S: Glorivree Rivera Book/Page: 11512/37, Date: 05/02/24 Mtg: Rocket Mortgage LLC \$631,750 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 5001sf Prior Sale: \$400,000 (08/22)	

<b>528 WHIPPLE ST</b> .....	<b>\$405,000</b>
B: Jean L Henry & Mona Henry S: Mateo Acosta & Doyniry Francisco Book/Page: 11510/162, Date: 04/30/24 Mtg: Guaranteed Rate Inc \$397,664 Term: 2054 Use: 3 Bdrm Gambrel, Lot: 5001sf Prior Sale: \$214,900 (12/18)	
<b>Freetown</b>	
<b>MARKET STATISTICS THROUGH MARCH</b>	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	16 13
Median Price	\$457,000 \$455,000
► <b>REAL ESTATE SALES</b>	
<b>COUNTY RD L:83</b> .....	<b>\$100,000</b>
B: Millenium Investments Inc S: Twin Boys LLC Book/Page: 11513/51, Date: 05/03/24	
<b>18 COUNTY RD</b> .....	<b>\$100,000</b>
B: Mark Connolly S: Twin Boys LLC Book/Page: 11513/55, Date: 05/03/24 Use: Residential Undviple Land, Lot: 29185sf Prior Sale: \$25,000 (03/17)	
<b>26-A COUNTY RD</b> .....	<b>\$910,000</b>
B: Eric P Southerland & Helena Martins S: Margaret Wilkinson Book/Page: 11511/1, Date: 05/01/24 Mtg: EMM Loans LLC \$529,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 82764sf	
<b>22-A DOCTOR BRALEY RD</b> .....	<b>\$335,000</b>
B: Protin Nt & Richard H Kendrick Sr S: Joann Kendrick Book/Page: 11510/198, Date: 04/30/24 Use: Mixed Use-Prim Res & Comm, Lot: 236531sf Prior Sale: \$335,000 (10/13)	
<b>22-A DOCTOR BRALEY RD</b> .....	<b>\$400,000</b>
B: Joann Kendrick S: Robin L Kendrick, Tr for Protin Nt Book/Page: 11510/208, Date: 04/30/24 Mtg: Baycoast Mortgage Co \$200,000 Term: 2054 Use: Mixed Use-Prim Res & Comm, Lot: 236531sf Prior Sale: \$335,000 (04/24)	
<b>8 WALNUT ST</b> .....	<b>\$485,000</b>
B: Jonathan L Satell & Alyxis Polisky S: Roberto Gomes Book/Page: 11509/259, Date: 04/30/24 Mtg: Equity Resources Inc \$460,750 Term: 2054 Use: 4 Bdrm Conventional, Lot: 69696sf Prior Sale: \$226,500 (09/19)	
<b>Somerset</b>	
<b>MARKET STATISTICS THROUGH MARCH</b>	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	28 29
Median Price	\$380,000 \$435,000
► <b>REAL ESTATE SALES</b>	
<b>240 CENTRE ST</b> .....	<b>\$585,000</b>
B: Wes K Jooseph S: Rita C Jankowski Book/Page: 11509/292, Date: 04/30/24 Mtg: New Fed Mtg Corp \$497,250 Term: 2054 Use: 2-Family Two Family, Lot: 24829sf	
<b>432 MOHAWK RD</b> .....	<b>\$350,000</b>
B: N2 Investments LLC S: Nasiff Louise A Est & Kenneth R Nasiff Book/Page: 11509/282, Date: 04/30/24 Mtg: 365 Investments Lic \$400,000 Use: 3 Bdrm Raised Ranch, Lot: 10019sf	
<b>Swansea</b>	
<b>MARKET STATISTICS THROUGH MARCH</b>	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	33 30
Median Price	\$425,000 \$423,000
► <b>REAL ESTATE SALES</b>	
<b>38 COLLINS AVE</b> .....	<b>\$485,000</b>
B: Jeffrey J Viveiros & Brittany Nail S: Jennifer L Valcourt & Mackenzie Valcourt Book/Page: 11513/128, Date: 05/03/24 Mtg: Fall River Mun ECU \$435,000 Term: 2054 Rate: 5.3% Type: Adj Use: 3 Bdrm Colonial, Lot: 15682sf Prior Sale: \$356,000 (06/19)	
<b>28 FAWN RD</b> .....	<b>\$400,000</b>
B: Jamie L Ponte S: Harold J Messenger & Debra C Messenger Book/Page: 11509/44, Date: 04/29/24 Mtg: Guild Mortgage Co \$337,848 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 44867sf Prior Sale: \$145,000 (05/10)	
<b>2 MEADOWBROOK AVE</b> .....	<b>\$417,000</b>
B: Patrick M Sullivan S: Nancy A Cordeiro, Tr for Francis M Mcleod Irt Book/Page: 11508/177, Date: 04/29/24 Mtg: HarborOne Mortgage \$393,300 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 17860sf	
<b>90 MERLIN DR</b> .....	<b>\$270,000</b>
B: Sweet Home Solutions LLC S: David P Deiss Book/Page: 11512/153, Date: 05/02/24 Mtg: Alpha Real Est Lndg \$290,000 Use: 3 Bdrm Ranch, Lot: 17860sf Prior Sale: \$130,000 (02/96)	
<b>54 MILDRED AVE</b> .....	<b>\$440,000</b>
B: Susan T Cote S: Katherine A Zorabedian & Gail M Aguiar Book/Page: 11511/337, Date: 05/01/24 Mtg: Fairway Ind Mtg \$374,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 7841sf Prior Sale: \$90,000 (11/04)	
<b>246 OCEAN GROVE AVE</b> .....	<b>\$148,000</b>
B: Inkwell Prop Group LLC S: Paul D Dedrick Book/Page: 11510/116, Date: 04/30/24 Mtg: BayCoast Bank \$74,000 Use: Retail-Department Store, Lot: 3042sf Prior Sale: \$40,000 (05/92)	
<b>76 RIDGE LN</b> .....	<b>\$625,000</b>
B: David Souza & Aubrie P Souza S: Shawn M Warshauer & Sandra Warshauer Book/Page: 11510/237, Date: 04/30/24 Mtg: First Home Mtg \$593,750 Term: 2054 Use: 3 Bdrm Colonial, Lot: 35719sf Prior Sale: \$173,100 (12/96)	

**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**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	52
Median Price	\$425,000	\$495,000

► **REAL ESTATE SALES**

<b>417 BROWN ST U:1</b> .....	<b>\$325,000</b>
B: Sean M Obrien S: Joseph D Pichette & Cara Pichette Book/Page: 28832/91, Date: 04/29/24 Use: 2 Bdrm Condo Prior Sale: \$167,500 (12/16)	
<b>1 CLIFTON ST</b> .....	<b>\$150,000</b>
B: Tjt Builders LLC S: Pioneer Investments LLC Book/Page: 28841/178, Date: 05/03/24	
<b>15 COLEMAN AVE</b> .....	<b>\$825,000</b>
B: Mohammad A Punjwani & Shoheera M Punjwani S: Jose Dominicano Book/Page: 28841/281, Date: 05/03/24 Mtg: William Raveis Mtg Co \$766,400 Term: 2054	
<b>825 COUNTY ST</b> .....	<b>\$412,500</b>
B: Jeffrey Pugsley & Lauren Kelly S: Daniel M Jette Book/Page: 28835/25, Date: 04/30/24 Mtg: Fall River Five Cents \$288,750 Term: 2054 Use: 2 Bdrm Ranch, Lot: 15820sf Prior Sale: \$190,000 (01/03)	
<b>855 COUNTY ST</b> .....	<b>\$150,000</b>
B: Tavares Hm Solutions Inc S: Stephen R Egerton, Tr for Sre T Book/Page: 28835/185, Date: 04/30/24 Use: 2-Family Cape Cod, Lot: 12001sf	
<b>60 FLORENCE ST</b> .....	<b>\$452,000</b>
B: Amy Mccarthy S: Scott P Oconnell, Tr for Oconnell Ft Book/Page: 28838/148, Date: 05/01/24	
<b>19 GLEN EAGLE CIR</b> .....	<b>\$450,000</b>
B: Michael W Sikora & Kerry L Sikora S: Pamela M Sikora, Tr for 19 Glen Eagle Cir Rt Book/Page: 28834/11, Date: 04/30/24 Mtg: Pamelao Sikora \$380,000 Use: 3 Bdrm Gambrel, Lot: 26534sf	
<b>255 HIGHLAND AVE</b> .....	<b>\$590,000</b>
B: Ryan Mcbride & Jessica Mcbride S: Debra A Joubert & Thomas M Joubert Book/Page: 28837/286, Date: 05/01/24 Mtg: Rockland Tr Co \$530,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 16000sf Prior Sale: \$145,000 (10/97)	
<b>53 HILLCREST DR</b> .....	<b>\$550,555</b>
B: Susan C Tague & Brian W Tague S: Waterfield Taryshh G Est & Michelle Richmond Book/Page: 28833/96, Date: 04/29/24 Mtg: Axos Bank \$400,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 12000sf Prior Sale: \$99,000 (11/92)	
<b>1186 PARK ST</b> .....	<b>\$210,000</b>
B: Solomon Chauvin S: William E Collins Jr & Berty A Collins Book/Page: 28835/334, Date: 04/30/24 Mtg: Briy LLC \$270,000 Use: 3 Bdrm Conventional, Lot: 22614sf Prior Sale: \$130,300 (12/96)	
<b>1 PHILLIPS ST</b> .....	<b>\$299,999</b>
B: Nada Yousif S: T&m Investments LLC Book/Page: 28836/315, Date: 05/01/24 Mtg: Cardinal FncI Co LP \$347,651 Term: 2054 Use: 3 Bdrm Conventional, Lot: 36988sf Prior Sale: \$5,000 (08/23)	
<b>153 POND ST U:G</b> .....	<b>\$352,000</b>
B: Eric Lederman S: James Ahern Book/Page: 28833/62, Date: 04/29/24 Mtg: Total Mtg Svcs \$315,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$214,000 (11/20)	
<b>180 S MAIN ST U:14</b> .....	<b>\$240,875</b>
B: Saravath Mengseng S: Paula Bacchi Book/Page: 28836/88, Date: 04/30/24 Mtg: Citizens Bank \$210,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$142,000 (01/22)	
<b>36 THACHER ST</b> .....	<b>\$530,000</b>
B: Scott Jarvis & Josephine Jarvis S: Brian Ward Book/Page: 28839/303, Date: 05/02/24 Mtg: Salem Five Mtg Co \$530,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 15170sf Prior Sale: \$430,000 (12/22)	
<b>3 ZACHARY LN</b> .....	<b>\$565,000</b>
B: Andrew R Underwood & Sophia K Underwood S: Kelsy Hodde Book/Page: 28834/289, Date: 04/30/24 Mtg: Fairway Ind Mtg \$520,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 21742sf Prior Sale: \$308,000 (09/16)	
► <b>FORECLOSURE DEEDS</b>	
<b>28 QUINCY WAY U:28</b> .....	<b>\$235,000</b>
B: Maria Mainini S: Bayron Tamayo & Us Bank TCom Book/Page: 28838/30, Date: 05/01/24 Use: 2 Bdrm Condo Prior Sale: \$230,000 (10/05)	

**Berkley**

**MARKET STATISTICS THROUGH MARCH</**



<b>15 TWIN BROOKS DR</b> .....	<b>\$650,000</b>
B: Naf Cash LLC S: Marc Cohen, Tr for Cohen FT Book/Page: 28836/51, Date: 04/30/24 Use: 3 Bdrm Ranch, Lot: 12277sf Prior Sale: \$281,359 (04/02)	
<b>67 VILLAGE ST U:67</b> .....	<b>\$461,600</b>
B: Jacqueline L Lamoriello & Filip Kotov S: Jill M Israel Book/Page: 28833/127, Date: 04/29/24 Mtg: Vincent Lamoriello \$417,438 Use: 2 Bdrm Condo Prior Sale: \$282,000 (05/04)	
<b>76 VILLAGE ST U:76</b> .....	<b>\$419,500</b>
B: Alexander Kerr & Emily Lent S: Gunnar Barthe Book/Page: 28838/39, Date: 05/01/24 Mtg: Radius Financial Grp \$335,600 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$228,000 (10/19)	
<b>93 VILLAGE ST U:93</b> .....	<b>\$450,000</b>
B: Andrew J Repuyan & Rebecca J Alpidre S: John M Hancock Book/Page: 28838/93, Date: 05/01/24 Mtg: Freedom Mortgage Corp \$463,700 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$249,900 (01/16)	
<b>796 WASHINGTON ST</b> .....	<b>\$700,000</b>
B: Trung P Nguyen S: Hai N Nguyen & Thuy Nguyen Book/Page: 28832/260, Date: 04/29/24 Use: 3 Bdrm Colonial, Lot: 14400sf Prior Sale: \$280,000 (06/10)	
<b>8 WHITTIER LN U:8</b> .....	<b>\$339,500</b>
B: Rosalyn Long, Tr for DI-PJI RET S: Felicia A Mcparland Book/Page: 28832/225, Date: 04/29/24 Use: 2 Bdrm Condo Prior Sale: \$190,000 (04/09)	

**Mansfield**

<b>MARKET STATISTICS THROUGH MARCH</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	17
Median Price	\$716,750	\$575,000

► **REAL ESTATE SALES**

<b>277 CENTRAL ST</b> .....	<b>\$630,000</b>
B: Jeffrey Pezzone & Kaitlyn Collins S: Yucel Ozcan & Kimberly K Ozcan Book/Page: 28835/303, Date: 04/30/24 Mtg: Radius Financial Grp \$535,500 Term: 2054 Use: 4 Bdrm Conventional, Lot: 22075sf Prior Sale: \$355,000 (12/20)	
<b>10 COOPER RD</b> .....	<b>\$875,000</b>
B: Jay P Look & Genessa R Look S: Thomas F Peel & Nancy M Peel Book/Page: 28834/123, Date: 04/30/24 Mtg: Embrace Home Loans \$612,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 37771sf Prior Sale: \$233,700 (01/98)	
<b>81 COPELAND DR</b> .....	<b>\$545,000</b>
B: Nicholas J Riccio S: Hn Rt & Robert F Hugents Jr Book/Page: 28834/344, Date: 04/30/24 Mtg: Mechanics Cp Bk \$432,000 Use: Office Bldg-General, Lot: 11880sf Prior Sale: \$237,500 (01/92)	
<b>177 OLD ELM ST</b> .....	<b>\$1,300,000</b>
B: Al-Noor Academy Inc S: Robert H Saquet, Tr for Saquet Ft Book/Page: 28840/165, Date: 05/02/24 Use: Mixed Use-Prim Res & Forest, Lot: 1437480sf	
<b>31 VILLAGE RD</b> .....	<b>\$640,000</b>
B: Carolyn Bryan & Timothy Bryan S: Ned Rosenblant & Michelle Rosenblant Book/Page: 28832/24, Date: 04/29/24 Mtg: Guaranteed Rate Affin \$544,000 Term: 2054 Use: 4 Bdrm Raised Ranch, Lot: 21768sf Prior Sale: \$370,000 (06/04)	

**North Attleboro**

<b>MARKET STATISTICS THROUGH MARCH</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	34
Median Price	\$500,000	\$474,500

► **REAL ESTATE SALES**

<b>2 AL PACE DR U:B</b> .....	<b>\$290,000</b>
B: Kuo Y Liang S: Megan Conery & Robert Tomaczyc Book/Page: 28833/255, Date: 04/30/24 Use: 2 Bdrm Condo Prior Sale: \$200,000 (02/20)	
<b>124 ANAWAN RD</b> .....	<b>\$671,000</b>
B: Jacob Carlson & Allison Carlson S: Kevin Pothier & Linda Pothier Book/Page: 28835/74, Date: 04/30/24 Mtg: Fairway Ind Mtg \$637,450 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 15955sf Prior Sale: \$301,075 (02/12)	
<b>29 BUCKLIN ST</b> .....	<b>\$520,000</b>
B: Juliann M Deforest & Samuel D Deforest 5th S: Christopher G Barnes & Kimberly A Barnes Book/Page: 28841/1, Date: 05/03/24 Mtg: Radius Financial Grp \$494,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 7500sf Prior Sale: \$375,000 (02/20)	
<b>22 CHURCH ST</b> .....	<b>\$1,200,000</b>
B: My Dream Homes Rity 2 Inc S: Church Realty LLC Book/Page: 28834/223, Date: 04/30/24 Mtg: Coastal One CU \$780,000 Use: Rooming/Boarding House, Lot: 12280sf Prior Sale: \$949,000 (12/20)	
<b>132 CRESCENT AVE</b> .....	<b>\$450,000</b>
B: John Flannery & Patrick Flannery S: Cortney L Regan Book/Page: 28838/322, Date: 05/01/24 Mtg: Guaranteed Rate Inc \$441,849 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10000sf Prior Sale: \$252,500 (06/14)	
<b>49 FALES RD</b> .....	<b>\$375,000</b>
B: Mark S Blanchette S: Fauteus Joseph L Est & James L Hagerty Book/Page: 28841/128, Date: 05/03/24 Use: 3 Bdrm Ranch, Lot: 46609sf	
<b>62 GALWAY DR</b> .....	<b>\$705,000</b>
B: Kelsy Hodde & Justin Hodde S: Lsf9 Master Part T & Us Bank TNa Tr Book/Page: 28835/133, Date: 04/30/24 Mtg: Norwich Commercial Grp \$529,100 Term: 2054 Use: 3 Bdrm Colonial, Lot: 111514sf Prior Sale: \$400,000 (02/17)	

<b>60 MCKEON DR</b> .....	<b>\$570,000</b>
B: Alyssa Glavin & Daniel Glavin S: Mark A Prew & Kelsey L Prew Book/Page: 28839/204, Date: 05/02/24 Mtg: Guild Mortgage Co \$541,500 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 15603sf Prior Sale: \$332,500 (12/18)	
<b>68 N WASHINGTON ST U:507</b> .....	<b>\$300,000</b>
B: Mark L Baker S: Ann L Magliozzi Book/Page: 28840/281, Date: 05/03/24 Use: 2 Bdrm Condo Prior Sale: \$64,900 (10/94)	
<b>180 PARK ST U:25</b> .....	<b>\$565,000</b>
B: Kapil Nagdia & Swati Jangid S: Vincent Parrziale & Cheryl Reardon Book/Page: 28835/49, Date: 04/30/24 Mtg: Rockland Tr Co \$485,000 Term: 2054 Rate: 7.0% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$540,000 (08/23)	
<b>7 REGENT ST U:K</b> .....	<b>\$330,000</b>
B: Kathryn L Staley S: Shayna N Erickson Book/Page: 28832/296, Date: 04/29/24 Mtg: Milestone Mtg Solutio \$253,600 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$170,000 (08/18)	
<b>90 SPRICE ST</b> .....	<b>\$641,900</b>
B: Oaksana Djula S: Catons Property Mgmt LLC Book/Page: 28841/222, Date: 05/03/24	
<b>90 SPRUCE ST</b> .....	<b>\$600,000</b>
B: Catons Property Mgmt LLC S: Roger M Sarazin & Sandra S Rappaport Book/Page: 28841/220, Date: 05/03/24 Mtg: Guild Mortgage Co \$481,425 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 21269sf Prior Sale: \$600,000 (07/23)	

**Norton**

<b>MARKET STATISTICS THROUGH MARCH</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	19
Median Price	\$500,000	\$565,000

► **REAL ESTATE SALES**

<b>162 GODFREY DR U:162</b> .....	<b>\$540,000</b>
B: Wendy Siga S: Martha J Degiacomo & William A Degiacomo Book/Page: 28835/217, Date: 04/30/24 Mtg: Go Mortgage Llc \$220,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$360,000 (07/07)	
<b>4 LISA DR</b> .....	<b>\$585,000</b>
B: New Era LLC S: Big O Investments LLC Book/Page: 28835/113, Date: 04/30/24 Mtg: Briyy LLC \$468,000 Use: 3 Bdrm Colonial, Lot: 20007sf Prior Sale: \$585,000 (04/24)	
<b>38 OWEN RD U:38</b> .....	<b>\$610,000</b>
B: Hilda C Nieves & Severo Nieves Jr S: Linda K Grosser Book/Page: 28833/329, Date: 04/30/24 Use: 2 Bdrm Condo Prior Sale: \$442,350 (12/06)	
<b>67 POWER ST</b> .....	<b>\$636,000</b>
B: Brian Fate S: Robert J Brown, Tr for R J & Karen S Brown lrt Book/Page: 28838/68, Date: 05/01/24 Mtg: Radius Financial Grp \$425,000 Term: 2054 Use: 4 Bdrm Ranch, Lot: 20168sf Prior Sale: \$365,000 (01/17)	
<b>391 RESERVOIR ST</b> .....	<b>\$540,000</b>
B: Jeannette S Gutierrez S: Kevin M Daly, Tr for Daly Ft Book/Page: 28840/65, Date: 05/02/24 Mtg: LoanDepot.Com \$244,200 Term: 2054 Use: 3 Bdrm Colonial, Lot: 11250sf Prior Sale: \$87,000 (07/87)	
<b>292 W MAIN ST</b> .....	<b>\$585,000</b>
B: Jackin 92 LLC S: 292 Wms LLC Book/Page: 28834/2, Date: 04/30/24 Use: Restaurant/Bar, Lot: 191228sf Prior Sale: \$589,000 (04/24)	

► **FORECLOSURE DEEDS**

<b>4 LISA DR</b> .....	<b>\$585,000</b>
B: Big O Investments LLC S: Earl Mcmann & Nationstar Mortgage LLC Book/Page: 28834/276, Date: 04/30/24 Use: 3 Bdrm Colonial, Lot: 20007sf Prior Sale: \$437,500 (12/15)	

**Raynham**

<b>MARKET STATISTICS THROUGH MARCH</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	17
Median Price	\$485,000	\$625,000

► **REAL ESTATE SALES**

<b>75 BARBARA RD</b> .....	<b>\$540,000</b>
B: Neivn Braganca & Caitlin Geary S: Patrick Mund & Kimberly Mund Book/Page: 28837/85, Date: 05/01/24 Mtg: Cross Country Mtg Inc \$320,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 15002sf Prior Sale: \$350,000 (06/19)	
<b>BROADWAY</b> .....	<b>\$45,000</b>
B: 768-770 Broadway LLC S: Pierre M Coll, Tr for Colsc T Book/Page: 28839/341, Date: 05/02/24	
<b>768 BROADWAY</b> .....	<b>\$1,855,000</b>
B: 768-770 Broadway LLC S: Raynham Depot LLC Book/Page: 28839/343, Date: 05/02/24 Mtg: South Shore Bank \$2,335,000 Use: Commercial Devlpble Land, Lot: 23522sf Prior Sale: \$620,000 (07/04)	
<b>770 BROADWAY</b> .....	<b>\$1,855,000</b>
B: 768-770 Broadway LLC S: Raynham Depot LLC Book/Page: 28839/343, Date: 05/02/24 Mtg: South Shore Bank \$2,335,000 Use: Mixed Use-Prim Comm & Other, Lot: 117612sf Prior Sale: \$1,850,000 (07/04)	
<b>999 BROADWAY</b> .....	<b>\$410,000</b>
B: Pmg Northeast LLC S: Nouria Energy Corp Book/Page: 28839/27, Date: 05/01/24 Use: 4 Bdrm Ranch, Lot: 27443sf Prior Sale: \$410,000 (11/22)	

<b>9 FAIR LN</b> .....	<b>\$820,000</b>
B: Ryan Daley & Brooke Rodrigue S: Kerrie Brum & William Brum Book/Page: 28833/41, Date: 04/29/24 Mtg: Rockland Fed CU \$656,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 44880sf	
<b>38 PRINCESS LN</b> .....	<b>\$915,000</b>
B: Ann Keefe & Frank Keefe S: Bruce Zeidman Book/Page: 28838/245, Date: 05/01/24 Mtg: JPMorgan Chase Bank \$732,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 40001sf Prior Sale: \$250,000 (01/05)	

**Rehoboth**

<b>MARKET STATISTICS THROUGH MARCH</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	28
Median Price	\$649,900	\$608,703

► **REAL ESTATE SALES**

<b>21 CROSS ST</b> .....	<b>\$845,000</b>
B: Arielle Eloi & Abdiel H Eloi S: Gagandeep Kaur Book/Page: 28837/211, Date: 05/01/24 Mtg: CMG Mortgage Inc \$760,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 66534sf Prior Sale: \$791,000 (10/22)	
<b>156 NEW ST</b> .....	<b>\$691,999</b>
B: Patrick Mund & Kimberly Mund S: Carolyn Lowe & Jeffrey Lowe Book/Page: 28838/345, Date: 05/01/24 Mtg: Cape Cod Five Cent Bk \$518,900 Term: 2054 Use: 4 Bdrm Conventional, Lot: 131874sf Prior Sale: \$370,000 (09/14)	
<b>REYNOLDS AVE</b> .....	<b>\$532,000</b>
B: Yuri Wozny & Leanne Gagnon S: Susan Angel Book/Page: 28840/262, Date: 05/03/24	
<b>19 TORI LEIGH LN</b> .....	<b>\$825,000</b>
B: Amego Inc S: Bailey Kent & Joshua Kent Book/Page: 28838/128, Date: 05/01/24 Mtg: M&T Bank NA \$660,000 Use: 4 Bdrm Ranch, Lot: 99204sf Prior Sale: \$519,500 (03/19)	
<b>39 YVONNE LN</b> .....	<b>\$576,308</b>
B: Barry Alves & Raeanne M Alves S: Sh End Phase LLC Book/Page: 28841/32, Date: 05/03/24 Mtg: Citizens Bank \$185,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 7543sf	

**Seekonk**

<b>MARKET STATISTICS THROUGH MARCH</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	26
Median Price	\$390,000	\$490,000

► **REAL ESTATE SALES**

<b>9 COLONIAL RD</b> .....	<b>\$617,000</b>
B: Shane M Pina & Laura A Pina S: Dennis J Ogrady, Tr for Ogrady Ft Book/Page: 28837/262, Date: 05/01/24 Mtg: Guild Mortgage Co \$524,450 Term: 2054 Use: 3 Bdrm Split Level, Lot: 14418sf	
<b>715 COUNTY ST</b> .....	<b>\$775,000</b>
B: Dimitri P German & Carolina R Leon S: Jason P Costa & Sarah E Costa Book/Page: 28841/153, Date: 05/03/24 Mtg: Mega Cap Funding Inc \$736,250 Term: 2054 Use: 3 Bdrm Colonial, Lot: 32409sf Prior Sale: \$610,000 (02/21)	
<b>FALL RIVER AVE</b> .....	<b>\$50,000</b>
B: Kevin Larginho & Lisa Larginho S: Sell Stuck Land LLC Book/Page: 28831/295, Date: 04/29/24	
<b>45 INDUSTRIAL CT</b> .....	<b>\$3,075,000</b>
B: 45 Industrial Partners LL S: 45 Industrial LLC Book/Page: 28839/201, Date: 05/02/24 Use: Commercial Warehouse, Lot: 209524sf Prior Sale: \$1,150,000 (12/20)	
<b>15 PIMENTAL DR</b> .....	<b>\$525,000</b>
B: Shawn A Giatas & Jennifer Sweeney S: Karen M Rowland Book/Page: 28837/115, Date: 05/01/24 Mtg: Digital FCU \$420,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 22608sf	
<b>41 RICHARD CIR</b> .....	<b>\$1,150,000</b>
B: Ashley Delcorno & Frank Delcorno S: Denise L Decaporable & Kenneth F Decaporable Book/Page: 28832/233, Date: 04/29/24 Mtg: Digital FCU \$930,000 Term: 2054 Use: Residential-Multiple Bldgs, Lot: 76012sf Prior Sale: \$135,000 (06/02)	
<b>3 ROSE ANN CT</b> .....	<b>\$900,000</b>
B: Subtain A Zia & Maheen Rana S: Edward Ribeiro & Marylou Ribeiro Book/Page: 28834/63, Date: 04/30/24 Mtg: US Bank NA \$720,000 Term: 2044 Use: 3 Bdrm Ranch, Lot: 24829sf Prior Sale: \$183,000 (06/19)	

**Taunton**

<b>MARKET STATISTICS THROUGH MARCH</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	67
Median Price	\$423,400	\$471,000

► **REAL ESTATE SALES**

<b>47 BUFFALO WAY U:47</b> .....	<b>\$456,000</b>
B: Sirgrid Harrop S: Deborah S Ahearn & Howard W Carter Book/Page: 28839/237, Date: 05/02/24 Use: 2 Bdrm Condo Prior Sale: \$340,000 (06/05)	
<b>155 CRAVEN CT</b> .....	<b>\$725,000</b>
B: Justin Adams & Emilie Adams S: Malessa A Strachan & Kathleen A Tony Book/Page: 28841/67, Date: 05/03/24 Mtg: Mortgage Research Ctr \$725,000 Term: 2054 Use: 5 Bdrm Ranch, Lot: 30492sf Prior Sale: \$450,000 (11/07)	
<b>31 CULLEN ST</b> .....	<b>\$495,000</b>
B: Tess M Arikian-O'Connell & Kelan J O'Connell S: Shawna Kavanagh Book/Page: 28831/337, Date: 04/29/24 Mtg: Guild Mortgage Co \$396,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 22651sf Prior Sale: \$266,000 (05/19)	

<b>19 GRANT ST</b> .....	<b>\$450,000</b>
B: Erik Roman S: Olivia G Reardon Book/Page: 28834/43, Date: 04/30/24 Mtg: Warren S Oberg Irrevo \$360,000 Term: 2054 Use: 2 Bdrm Old Style, Lot: 3049sf Prior Sale: \$368,000 (05/21)	
<b>24 GREYLOCK AVE</b> .....	<b>\$380,000</b>
B: Nicholas Sentiger & Katherine Sentiger S: Winders Bill R Est & Cheryl Mcpherson Book/Page: 28835/274, Date: 04/30/24 Mtg: United Wholesale Mtg \$368,600 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 3485sf	
<b>70 HENRIETTA WAY</b> .....	<b>\$650,000</b>
B: Oia G Reardon & Timothy J Gambrellada S: Clarewood Homes Inc Book/Page: 28835/155, Date: 04/30/24 Mtg: North Easton Svgs Bk \$570,000 Term: 2054 Use: Residential Developable Land, Lot: 115434sf	
<b>5 LYNN ST</b> .....	<b>\$605,000</b>
B: Hannatu T White & Anita N Lot S: Mason Walker, Tr for Walker Ft Book/Page: 28839/56, Date: 05/01/24 Mtg: NFM Inc \$594,041 Term: 2054 Use: 3 Bdrm Colonial, Lot: 16988sf Prior Sale: \$400,000 (07/05)	
<b>30 MILLVIEW ST</b> .....	<b>\$649,900</b>
B: Karen H Tong & Helder A Magalhaes S: Jt Builders LLC Book/Page: 28836/93, Date: 04/30/24 Mtg: Citizens Bank \$617,400 Term: 2054	
<b>51 PLAIN ST</b> .....	<b>\$400,000</b>
B: Claudia J Beck & Gabrielle R Beck S: Mariano M Pimentel Jr & Robin M Pimentel Book/Page: 28832/266, Date: 04/29/24 Mtg: CMG Mortgage Inc \$360,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12197sf Prior Sale: \$105,000 (08/97)	
<b>116 SHORES ST U:A</b> .....	<b>\$475,000</b>
B: Joseph O Adewale & Mary A Adewale S: David Berdos Book/Page: 28836/60, Date: 04/30/24 Mtg: Fall River Five Cents \$451,250 Term: 2054 Use: Condo	
<b>139 STAPLES ST</b> .....	<b>\$350,000</b>
B: Ronald Oliveira S: Christopher H Truelson Book/Page: 28837/323, Date: 05/01/24 Mtg: Tailor Rdg REIT LLC \$380,000 Use: 3 Bdrm Raised Ranch, Lot: 25700sf Prior Sale: \$373,000 (07/19)	
<b>54 SUMMER ST</b> .....	<b>\$591,000</b>
B: Brendan Leveron S: Reginald X Hector & Richard R Hector Book/Page: 28836/149, Date: 04/30/24 Mtg: Radius Financial Grp \$472,800 Term: 2054 Use: 4 Bdrm Old Style, Lot: 31363sf Prior Sale: \$415,000 (09/19)	
<b>90 TANIA DR</b> .....	<b>\$211,205</b>
B: Michael J Breen Jr & Kerrin L Breen S: Michael J Breen & Mary E Breen Book/Page: 28840/232, Date: 05/03/24 Use: 4 Bdrm Colonial, Lot: 25265sf Prior Sale: \$435,000 (04/04)	
<b>51 THRASHER ST</b> .....	<b>\$415,000</b>
B: Jean L Jeune &	



**BRISTOL REGISTRY**  
continued

<b>151 DAVID ST.....</b>	<b>\$665,000</b>
B: Omar Cardona S: Bradley J Kerrigan Book/Page: 14974/75, Date: 04/30/24 Mtg: Fairway Ind Mtg \$631,750 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 3916sf Prior Sale: \$430,000 (04/21)	
<b>207 DAWSON ST.....</b>	<b>\$440,000</b>
B: Luis A Paguada & Mariela V Guardado S: Lisa L Pacheco Book/Page: 14978/216, Date: 05/03/24 Mtg: Amerant Mortgage \$432,030 Term: 2054 Use: 2-Family Two Family, Lot: 4744sf	
<b>137-139 DEANE ST.....</b>	<b>\$470,000</b>
B: Estela De La Cruz S: Flor Pineda Book/Page: 14976/205, Date: 05/01/24 Mtg: Logan Finance Corp \$376,000 Term: 2054 Use: 3-Family Mlti-Unt Bldg, Lot: 5894sf Prior Sale: \$249,900 (10/16)	
<b>346 DURFEE ST.....</b>	<b>\$415,000</b>
B: Barbara Kucko S: Nooh Joseph D Est & William W Harvey Book/Page: 14973/332, Date: 04/30/24 Use: 3 Bdrm Raised Ranch, Lot: 9361sf Prior Sale: \$194,000 (02/02)	
<b>27-29 EMMA ST.....</b>	<b>\$540,000</b>
B: Antonio Carvalh S: Yahweh Properties LLC Book/Page: 14976/290, Date: 05/02/24 Mtg: Blue Water Mortgage \$513,000 Term: 2054 Use: 2-Family Two Family, Lot: 4979sf	
<b>70 EUGENIA ST.....</b>	<b>\$180,000</b>
B: Adriana Ferreira & Jose P Ferreira S: Maria Moura & Jose Farias Book/Page: 14976/18, Date: 05/01/24 Use: 2-Family Two Family, Lot: 4914sf Prior Sale: \$70,000 (09/98)	
<b>FILLMORE ST.....</b>	<b>\$115,000</b>
B: Blk Properties LLC S: Maria J Mimoso, Tr for Maria J Mimoso T Book/Page: 14978/196, Date: 05/03/24	
<b>196 GRINNELL ST.....</b>	<b>\$365,000</b>
B: Aaron S Victor & Grissel Rodriguez S: Rolando Perry & Michelle L Wright Book/Page: 14977/266, Date: 05/03/24 Mtg: Cross Country Mtg Inc \$358,388 Term: 2054 Use: 3 Bdrm Cottage, Lot: 1851sf Prior Sale: \$154,000 (10/15)	
<b>223 GRINNELL ST.....</b>	<b>\$425,000</b>
B: Jska LLC S: Jose F Costa & Lidia Costa Book/Page: 14978/31, Date: 05/03/24 Use: 3-Family Mlti-Unt Bldg, Lot: 3054sf	
<b>MILL ST.....</b>	<b>\$170,000</b>
B: Ark Investment Group LLC S: James A Bargasse, Tr for William H Carney Lodge No Book/Page: 14974/132, Date: 04/30/24	
<b>248-250 N FRONT ST.....</b>	<b>\$386,600</b>
B: Lopez Holdings LLC S: Joaquim Lourenco & Maria I Lourenco Book/Page: 14978/48, Date: 05/03/24 Use: Mixed Use-Prim Res & Comm, Lot: 5998sf Prior Sale: \$120,000 (01/15)	
<b>63 NAUTILUS ST.....</b>	<b>\$494,500</b>
B: Sohayla Jabbamia S: James Kalife Book/Page: 14977/123, Date: 05/02/24 Mtg: Guild Mortgage Co \$370,875 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 6586sf Prior Sale: \$376,000 (11/23)	
<b>NORTH ST.....</b>	<b>\$170,000</b>
B: Ark Investment Group LLC S: James A Bargasse, Tr for William H Carney Lodge No Book/Page: 14974/132, Date: 04/30/24	
<b>2108 PHILLIPS RD U:18.....</b>	<b>\$160,000</b>
B: Middleboro Ark LLC S: Ryan Alves Book/Page: 14974/137, Date: 04/30/24 Use: 2 Bdrm Condo Prior Sale: \$89,500 (07/21)	
<b>323 REED ST.....</b>	<b>\$435,000</b>
B: Neil G Bowman & Ely M Bowman S: Peter G Corchado & Marjorie Corchado Book/Page: 14973/286, Date: 04/30/24 Mtg: Milestone Mtg Solutio \$435,000 Term: 2054 Use: 3 Bdrm Cottage, Lot: 6996sf Prior Sale: \$92,500 (03/89)	
<b>937 RODNEY FRENCH BLVD.....</b>	<b>\$420,000</b>
B: Elsa Ascenso S: Edneuzza S Farias, Tr for E Paraiba-Farias Irt Book/Page: 14975/56, Date: 04/30/24	
<b>166 RYAN ST.....</b>	<b>\$395,000</b>
B: George Williamson & Annabella Williamson S: Antonio M Goncalves Jr & Manuel A Goncalves Book/Page: 14975/156, Date: 04/30/24 Mtg: Rockland Fed CU \$216,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 7806sf	
<b>2036 SHAWMUT AVE.....</b>	<b>\$457,000</b>
B: Rochelle L Sokoll & Philip R Smith S: Joseph Cyr & Janice M Alander-Cyr Book/Page: 14972/254, Date: 04/29/24 Mtg: Guild Mortgage Co \$200,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10990sf Prior Sale: \$259,900 (02/17)	
<b>1 SMITH ST.....</b>	<b>\$75,000</b>
B: Brendon Botelho S: Florentina Mendoza & Alberto Deleon Book/Page: 14976/136, Date: 05/01/24 Mtg: Thomas Miu \$205,000 Term: 2025	
<b>14 TIMBERLANE RD.....</b>	<b>\$28,000</b>
B: Taylor A Medeiros S: Justin J Cortes Book/Page: 14972/119, Date: 04/29/24 Mtg: First Citizens Cr Un \$304,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 27208sf Prior Sale: \$306,000 (06/20)	
<b>1100 VICTORIA ST.....</b>	<b>\$505,000</b>
B: Alan R Olivier S: Paul S Desousa & Irene Desousa Book/Page: 14974/326, Date: 04/30/24 Mtg: Milestone Mtg Solutio \$404,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 8024sf Prior Sale: \$369,900 (05/21)	

<b>44 WINSOR ST.....</b>	<b>\$498,000</b>
B: Edilson A Debritto & Fernanda M Semedo S: Rajiah A Denny Book/Page: 14977/48, Date: 05/02/24 Mtg: Total Mtg Svcs \$473,000 Term: 2054 Use: 3-Family Mlti-Unt Bldg, Lot: 3315sf Prior Sale: \$220,000 (06/20)	

**Westport**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	26
Median Price	\$562,000	\$680,000

► **REAL ESTATE SALES**

<b>65 BAYBERRY DR.....</b>	<b>\$599,900</b>
B: Mackenzie Valcourt & Jennifer L Valcourt S: Brian K Pelland Book/Page: 14978/97, Date: 05/03/24 Mtg: EMM Loans LLC \$589,033 Term: 2054 Use: 2-Family Raised Ranch, Lot: 20013sf Prior Sale: \$357,000 (06/18)	
<b>11 BEEDEN PL.....</b>	<b>\$485,000</b>
B: Michael R Ferreira & Michelle Ferreira S: Gerlad A Viveiros Book/Page: 14973/200, Date: 04/30/24 Mtg: Fall River Five Cents \$388,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 19049sf Prior Sale: \$132,000 (10/99)	
<b>765 DIVISION RD.....</b>	<b>\$900,000</b>
B: Michael E Levalley S: Claude Yama & Signe Yama Book/Page: 14974/185, Date: 04/30/24 Mtg: Fall River Five Cents \$576,000 Term: 2054 Use: 3 Bdrm Studio, Lot: 77101sf Prior Sale: \$415,000 (04/21)	
<b>130 HIGHLAND AVE.....</b>	<b>\$682,500</b>
B: Benjamin Silvia & Jeanna Burke S: Raymond F Nunes Jr & Anne C Nunes Book/Page: 14973/114, Date: 04/29/24 Mtg: Provident Funding \$580,125 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 40016sf Prior Sale: \$180,000 (06/96)	
<b>4 PERSEVERANCE LN.....</b>	<b>\$742,500</b>
B: David Lynch & Steffanie Lynch S: Goerge F Dean & Alan M Dean Book/Page: 14975/227, Date: 05/01/24 Mtg: Baycoast Mortgage Co \$100,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 36200sf	

**Dukes Registry**

Paulo C. DeOliveira, Register  
Box 5231, Edgartown, MA 02539  
Telephone: (508) 627-4025  
Fax: (508) 627-7821

**Chilmark**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	2
Median Price		\$4,475,000

► **REAL ESTATE SALES**

<b>BEACH LOT.....</b>	<b>\$430,000</b>
B: 25 Carls Way LLC S: Kevin W Kennedy Book/Page: 1680/33, Date: 04/30/24	

**Edgartown**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	6
Median Price	\$1,667,500	\$2,150,000

► **REAL ESTATE SALES**

<b>4 FOWLER AVE.....</b>	<b>\$1,300,000</b>
B: Joshua Baker & Dana L Nachbar S: William J Dunn Jr Book/Page: 1679/944, Date: 04/29/24 Mtg: Baycoast Mortgage Co \$900,000 Term: 2054 Use: 1 Bdrm, Lot: 10000sf Prior Sale: \$5,000 (09/94)	
<b>S WATER ST U:461.....</b>	<b>\$2,000</b>
B: James O Howell & April Howell S: Carolyn Graham Book/Page: 1680/244, Date: 05/02/24 Use: Condo	
<b>62 S WATER ST.....</b>	<b>\$4,500,000</b>
B: David A Croteau & Mary E Croteau S: Edward Dangler 3rd & Bonni J Widdoes Book/Page: 1680/369, Date: 05/03/24 Mtg: Winchester Svgs Bk \$2,700,000 Term: 2054 Use: 4 Bdrm, Lot: 5761sf Prior Sale: \$3,100,000 (11/16)	
<b>28 VICKERS ST.....</b>	<b>\$1,900,000</b>
B: Boathouse Properties LLC S: Karen R Figueroa, Tr for Vickers Way Associates Rt Book/Page: 1680/198, Date: 05/01/24 Mtg: Rockland Tr Co \$1,520,000 Use: 4 Bdrm Contemporary, Lot: 22216sf	

**Oak Bluffs**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	\$1,235,000	\$1,225,000

► **REAL ESTATE SALES**

<b>OLINDA AVE.....</b>	<b>\$394,000</b>
B: Nicole E Debettencourt S: Frances M Webb Book/Page: 1680/162, Date: 05/01/24 Mtg: Marthas Vineyard Ban \$256,100 Term: 2039 Rate: 8.5% Type: Adj	

<b>18 TOWANTICUT ST.....</b>	<b>\$1,500,000</b>
B: Emil Vlahov S: Maureen Gallagher Book/Page: 1679/918, Date: 04/29/24 Mtg: Rockland Tr Co \$1,200,000 Term: 2054 Rate: 6.8% Type: Adj Use: Mixed Use-Prim Res & Comm, Lot: 12318sf Prior Sale: \$247,000 (11/98)	

**Tisbury**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	5
Median Price	\$1,050,000	\$850,000

► **REAL ESTATE SALES**

<b>CROWELL LN L:1.....</b>	<b>\$725,000</b>
B: Wdth Lot 1 LLC S: Elizabeth P Backus-Wojdak Book/Page: 1680/119, Date: 05/01/24 Mtg: CCG Fund 1 LLC \$2,200,000	
<b>CROWELL LN L:3.....</b>	<b>\$700,000</b>
B: Wdth Lot 3 LLC S: Jean-Philippe Artru Book/Page: 1680/55, Date: 05/01/24 Mtg: CCG Fund 1 LLC \$2,185,000	

**West Tisbury**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	\$1,300,000	\$2,300,000

► **REAL ESTATE SALES**

<b>41 HIDDEN VILLAGE RD.....</b>	<b>\$2,400,000</b>
B: Grant Mitchell & Sam Mitchell S: John W Poduska Sr & Susan M Poduska Book/Page: 1680/1, Date: 04/30/24 Mtg: Leader Bank NA \$1,920,000 Term: 2054 Use: 3 Bdrm Contemporary, Lot: 131116sf	
<b>149 VINEYARD MEADOWS FARM RD.....</b>	<b>\$1,700,000</b>
B: Edmlison A Dasilva S: Leslia A Nolte, Tr for Leslie Andrea Nolte RET Book/Page: 1680/290, Date: 05/02/24 Mtg: OCMBC Inc \$1,360,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 60984sf	

**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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	28
Median Price	\$871,000	\$1,030,000

► **REAL ESTATE SALES**

<b>117 BELLEVUE RD.....</b>	<b>\$1,748,000</b>
B: Elena B Frankel S: Vas Realty LLC Book/Page: 17981/31, Date: 05/01/24 Use: 3 Bdrm Cape Cod, Lot: 124582sf Prior Sale: \$730,000 (06/22)	
<b>4 COURTNEY LN.....</b>	<b>\$1,225,000</b>
B: Sujit Jalgaonkar & Supriya Gawas S: Xiaopeng Yang & Bing Zhao Book/Page: 17978/248, Date: 04/30/24 Mtg: T2 Financial LLC \$980,000 Term: 2054 Rate: 7.0% Type: Adj Use: 4 Bdrm Colonial, Lot: 10019sf Prior Sale: \$749,900 (12/13)	
<b>170 HAVERHILL ST U:117.....</b>	<b>\$227,298</b>
B: Nicholas J Maniscalco S: Anne M Kannam Book/Page: 17980/69, Date: 04/30/24 Use: 2 Bdrm Condo Prior Sale: \$135,000 (04/05)	
<b>167 HIDDEN RD.....</b>	<b>\$1,150,000</b>
B: Pike School Inc S: Robert B Marcus, Tr for Marcus Ft Book/Page: 17982/193, Date: 05/03/24 Use: 4 Bdrm Cape Cod, Lot: 30013sf	
<b>1 POWDER MILL SQ U:310.....</b>	<b>\$449,000</b>
B: Sayward Allen S: Christopher Mcneill & Teresa Mcneill-Balian Book/Page: 17978/327, Date: 04/30/24 Use: 1 Bdrm Condo Prior Sale: \$400,000 (11/20)	
<b>27 ROBERT DR U:27.....</b>	<b>\$1,600,000</b>
B: Linda L Demarco S: Yvon Cormier, Tr for Ca Int Book/Page: 17981/84, Date: 05/01/24 Use: 3 Bdrm Condo	

**Lawrence**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	14
Median Price	\$445,000	\$457,500

► **REAL ESTATE SALES**

<b>208-210 ABBOTT ST.....</b>	<b>\$880,000</b>
B: Barbara Tigere S: Joshua M Medina Book/Page: 17982/201, Date: 05/03/24 Mtg: Mtg Equity Partners \$836,000 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 4847sf Prior Sale: \$294,000 (05/15)	
<b>24 AMES ST.....</b>	<b>\$395,000</b>
B: Ruben J Munoz S: Christopher S Mcadam Book/Page: 17979/51, Date: 04/30/24 Mtg: American Ngdb Mtg Acc \$335,750 Term: 2054 Use: 5 Bdrm Conventional, Lot: 5000sf Prior Sale: \$138,000 (08/00)	

<b>50-52 BODWELL ST.....</b>	<b>\$480,000</b>
B: Wf Solutions LLC S: Kenneth P Mixon & Marjorie Lenotte Book/Page: 17980/143, Date: 04/30/24 Use: 2-Family Family Flat, Lot: 11417sf	
<b>300 COLONIAL RD.....</b>	<b>\$550,000</b>
B: Luzmel Ramos & Grenyer M Ramos S: Jency Fernandez & Noelia D Fernandez Book/Page: 17977/234, Date: 04/29/24 Mtg: Mtg Equity Partners \$522,500 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 11500sf Prior Sale: \$259,900 (07/15)	
<b>17 HALL ST.....</b>	<b>\$485,000</b>
B: Aura B Hiraldo, Tr for Eva L Trinidad S: Perla M Guzman & Andres Guzman Book/Page: 17979/281, Date: 04/30/24 Mtg: Mtg Equity Partners \$460,750 Term: 2054 Use: 4 Bdrm Conventional, Lot: 3034sf Prior Sale: \$359,000 (10/21)	
<b>321 LOWELL ST.....</b>	<b>\$650,000</b>
B: Manuel Garcia & Maria C Ambrocio S: Juan M Padilla, Tr for Jmp Rt Book/Page: 17982/227, Date: 05/03/24 Mtg: Guild Mortgage Co \$638,226 Term: 2054 Use: Accessory Land Improved, Lot: 2617sf Prior Sale: \$50,000 (04/21)	
<b>44 S BOWDOIN ST.....</b>	<b>\$450,000</b>
B: Mariely A Perez & Luis A Gonzalez S: Shaun P Mclellan Book/Page: 17977/299, Date: 04/29/24 Mtg: Cambridge Svgs Bk \$436,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 7700sf	
<b>161-163 UNION ST.....</b>	<b>\$830,000</b>
B: Rony Pena S: Matias Villa Book/Page: 17982/347, Date: 05/03/24 Mtg: Reading Cp Bk \$622,500	
<b>167 UNION ST.....</b>	<b>\$830,000</b>
B: Rony Pena S: Matias Villa Book/Page: 17982/347, Date: 05/03/24	
<b>116 WEARE ST.....</b>	<b>\$440,000</b>
B: Lynette Alvarez S: Joel R Deleon Book/Page: 17979/186, Date: 04/30/24 Mtg: New Fed Mtg Corp \$380,545 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 3600sf Prior Sale: \$335,000 (11/20)	

**Methuen**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	58
Median Price	\$480,000	\$505,000

► **REAL ESTATE SALES**

<b>20 AEGEAN DR U:9.....</b>	<b>\$350,000</b>
B: Sr Flooring LLC S: Robert E Plunkett & Catherine Plunkett Book/Page: 17979/211, Date: 04/30/24 Mtg: Enterprise Bk & Tr Co \$280,000 Use: Industrial Condominium	
<b>20 AGNES TER.....</b>	<b>\$510,000</b>
B: Valerie Alba S: Joseph S Maroun Jr & Christopher J Maroun Book/Page: 17978/4, Date: 04/29/24 Mtg: Onto Mortgage LLC \$492,978 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12502sf	
<b>80 AMES ST.....</b>	<b>\$470,000</b>
B: Angel M Guzman & Marie A Guzman S: Alan R Nault Doc#: 00000000129928, Date: 04/30/24 Mtg: Total Mtg Svcs \$461,487 Term: 2054 Use: 2 Bdrm Ranch, Lot: 13983sf Prior Sale: \$48,124 (05/19)	
<b>9 ARTHUR ST.....</b>	<b>\$489,000</b>
B: Pin Saengrat & Marivanh Saengrat S: John R Canavan Book/Page: 17978/276, Date: 04/30/24 Mtg: Guild Mortgage Co \$464,550 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5009sf Prior Sale: \$219,000 (10/12)	
<b>45 CHRISTOPHER DR U:93.....</b>	<b>\$375,000</b>
B: Jerson C Espallait Jr & Myrna J Percibal S: Juan Gonzalez Book/Page: 17979/137, Date: 04/30/24 Mtg: American Ngdb Mtg Acc \$356,250 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$187,000 (09/18)	
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