

PLYMOUTH REGISTRY
continued

Scituate

MARKET STATISTICS THROUGH MARCH	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	26 24
Median Price	\$750,000 \$841,500

► **REAL ESTATE SALES**

266 1ST PARISH RD U:266	\$750,000
B: Marilyn S Mccunney S: Timothy Obrien & Deborah Carleton Doc#: 00000000851356, Date: 04/30/24 Mtg: Guaranteed Rate Inc \$595,120 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$420,000 (03/19)	
28 ATLANTIC WAY U:28	\$860,000
B: Susan Chapski, Tr for Susan Chapski T S: Richard G Jackson, Tr for Jackson Ft Book/Page: 58869/126, Date: 05/02/24 Mtg: Coastal Heritage Bank \$200,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$835,000 (06/23)	
264 CLAPP RD	\$1,000,000
B: Paul Reynard & Gretchen Reynard S: Monica Martin Book/Page: 58859/330, Date: 04/30/24 Mtg: CMG Mortgage Inc \$752,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 41993sf Prior Sale: \$835,000 (08/21)	
483 COUNTRY WAY	\$1,750,000
B: Richard G Jackson, Tr for Jackson Ft S: Donald Jacobs & Paula Jacobs Book/Page: 58864/37, Date: 05/01/24 Use: 4 Bdrm Colonial, Lot: 40114sf	
799 COUNTRY WAY	\$750,000
B: Option C Properties LLC S: Robert W Dockendorff, Tr for Dawn Rob T Book/Page: 58874/94, Date: 05/03/24 Mtg: Robert W Dockendorff \$540,000 Term: 2025 Use: 3 Bdrm Ranch, Lot: 10000sf	
803 COUNTRY WAY	\$800,000
B: Option C Properties LLC S: David Dockendorff & Pamela J Dockendorff Book/Page: 58874/54, Date: 05/03/24 Mtg: Bluestone Bank \$600,000 Use: 3 Bdrm Conventional, Lot: 32068sf	
14 FOAM RD	\$540,000
B: Aedan S Roake & Madeline R Vazza S: Mark S Balcom, Tr for Margarita M Balcom lrt Doc#: 00000000851390, Date: 05/01/24 Mtg: Michael L Vazza \$500,000 Term: 2025 Use: 2 Bdrm Ranch, Lot: 5489sf Prior Sale: \$145,000 (03/98)	
124 FRONT ST U:5	\$479,000
B: Erin Devine S: Brian T Burns & Matthew A Lawless Book/Page: 58867/41, Date: 05/01/24 Mtg: Matthew M Devine \$454,100 Term: 2025 Use: 1 Bdrm Condo Prior Sale: \$330,000 (05/21)	
21 IRVING RD	\$565,000
B: Christopher P Martin S: Susan Aguilar, Tr for Martin FT Doc#: 00000000851467, Date: 05/03/24 Mtg: Bank of America NA \$452,000 Term: 2054 Use: 4 Bdrm Conventional, Lot: 10019sf	
24 MAPLE ST	\$790,000
B: Matthew F Cox & Kendall R Johnson S: Joseph R Godzik, Tr for Godzik Ft Book/Page: 58862/104, Date: 04/30/24 Mtg: LoanDepot.Com \$750,500 Term: 2054 Use: 4 Bdrm Split Level, Lot: 40554sf	
16 MURPHYS LN	\$926,000
B: Erin Logan & George Logan S: Paul Mcdonough & Christy Mcdonough Book/Page: 58864/338, Date: 05/01/24 Mtg: Inst Svgs Newburyport \$740,800 Term: 2054 Use: 5 Bdrm Raised Ranch, Lot: 12805sf Prior Sale: \$510,000 (04/16)	

Wareham

MARKET STATISTICS THROUGH MARCH	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	46 43
Median Price	\$330,000 \$425,000

► **REAL ESTATE SALES**

14 1ST AVE	\$250,000
B: Samuel A Zecco S: J & T Zecco Realty Inc Book/Page: 58858/164, Date: 04/30/24 Mtg: Cape Cod Five Cent Bk \$184,900 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 17500sf Prior Sale: \$451,000 (10/23)	
110 CHOCTAW DR	\$268,125
B: Carl F Cavossa Jr S: Midfirst Bank Book/Page: 58852/135, Date: 04/29/24 Use: 3 Bdrm Conventional, Lot: 5000sf Prior Sale: \$285,804 (10/23)	
2587 CRANBERRY HWY	\$330,000
B: Oliveira Investment Inc S: Alj Realty Corp Book/Page: 58862/305, Date: 04/30/24 Mtg: RFLF 4 LLC \$347,000 Use: 2-Family Two Family, Lot: 6464sf Prior Sale: \$137,000 (01/17)	
FEARING HILL RD	\$3,482
B: Robert G Moore, Tr for Wloflor T S: Hamer Ruth I Est & Alfred L Hamer Book/Page: 58872/222, Date: 05/03/24	
3 FIELDSTONE CIR U:3	\$475,000
B: Stephanie A Hamwey S: Katherine Johnson & Samuel Hartman Book/Page: 58861/265, Date: 04/30/24 Mtg: Eastern Bank \$350,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$385,000 (12/22)	
16 GIBBS AVE	\$340,000
B: Oliveira Investment Inc S: Alj Realty Corp Book/Page: 58862/243, Date: 04/30/24 Mtg: RFLF 4 LLC \$356,000 Use: 2-Family Two Family, Lot: 10150sf Prior Sale: \$195,000 (07/16)	
139 GREAT NECK RD	\$440,000
B: Mackenzie Shurtliff & Bryant Salkind S: Norman D Shurtliff Book/Page: 58857/110, Date: 04/30/24 Mtg: Baycoast Mortgage Co \$396,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 44431sf Prior Sale: \$255,000 (06/23)	

153 GREAT NECK RD	\$104,730
B: Lori F Mccurley-Mackay S: Julia A Mackay, Tr for Mackay Ft Book/Page: 58870/171, Date: 05/02/24 Use: 1 Bdrm Cottage, Lot: 10000sf	
158 GREAT NECK RD	\$460,000
B: David Hathaway & Karen Holik-Hathaway S: Robert C Whitcomb, Tr for Whitcomb Ft Book/Page: 58872/73, Date: 05/03/24 Use: 2 Bdrm Cape Cod, Lot: 47916sf	
47 HIGHLAND SHORES DR	\$475,000
B: Michael W Wrotsos & Patricia A Williams S: Mary T Walsh-Johnson Book/Page: 58858/202, Date: 04/30/24 Use: 3 Bdrm Cape Cod, Lot: 5832sf Prior Sale: \$254,900 (07/14)	
10 LOCUST ST	\$500,000
B: Oliveira Investment Inc S: Alj Realty Corp Book/Page: 58862/277, Date: 04/30/24 Mtg: RFLF 7 LLC \$549,000 Use: Residential-Multiple Bldgs, Lot: 2400sf Prior Sale: \$865,000 (04/24)	
10 LOCUST ST	\$865,000
B: Alj Realty Corp S: Raf Re Enterprises LLC Book/Page: 58861/343, Date: 04/30/24 Use: Residential-Multiple Bldgs, Lot: 2400sf Prior Sale: \$195,000 (03/17)	
3 LUNA AVE	\$351,750
B: Robert J Foley & Nicole Foley S: Joseph J Glorioso Book/Page: 58860/228, Date: 04/30/24 Mtg: Novus Home Mtg \$345,378 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 3150sf Prior Sale: \$178,030 (10/17)	
402 MAIN ST	\$380,000
B: Oliveira Investment Inc S: Alj Realty Corp Book/Page: 58862/333, Date: 04/30/24 Mtg: RFLF 7 LLC \$392,000 Use: 2-Family Two Family, Lot: 9768sf Prior Sale: \$340,000 (03/24)	
100 MINOT AVE U:1	\$442,000
B: Zachary L Dirocco & Jennifer A Maoney S: Minot Properties LLC Book/Page: 58860/126, Date: 04/30/24 Mtg: LoanDepot.Com \$392,000 Term: 2054 Use: Condo	
117-B ONSET AVE	\$396,000
B: Nancy E Hoffman, Tr for Nancy E Hoffman Lt S: Ian C Harper Doc#: 00000000851349, Date: 04/30/24 Use: 2 Bdrm Bngl/Cottage, Lot: 7300sf Prior Sale: \$154,100 (12/13)	
10 RED BROOK RD	\$500,000
B: Francis Ellis S: Kirsten U Coletti Book/Page: 58865/28, Date: 05/01/24 Mtg: Kirsten Coletti \$480,000 Use: 2-Family Two Family, Lot: 10100sf Prior Sale: \$160,000 (08/12)	
12 SHELL LN	\$2,300,000
B: John F Deeley Jr & Theresa C Deeley S: Cynthia M Melo, Tr for Cynthia M Melo 2023 T Book/Page: 58872/137, Date: 05/03/24 Use: 3 Bdrm Cape Cod, Lot: 32220sf Prior Sale: \$1,100,000 (03/21)	
13 SHELL LN	\$1,000,000
B: John F Deeley Jr & Theresa C Deeley S: Horatio S Melo, Tr for Horatio S Melo 2023 T Book/Page: 58872/142, Date: 05/03/24 Use: 2 Bdrm Bngl/Cottage, Lot: 13700sf Prior Sale: \$800,000 (03/21)	
7 STOCKTON SHORT CUT ST	\$735,000
B: Kevin M Slack & Kristine P Slack S: Seven Stockton LLC Book/Page: 58861/301, Date: 04/30/24 Mtg: Camden National Bank \$100,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 118483sf Prior Sale: \$300,000 (09/10)	

West Bridgewater

MARKET STATISTICS THROUGH MARCH	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	13 7
Median Price	\$450,000 \$395,000

► **REAL ESTATE SALES**

494 EAST ST	\$565,000
B: Adam J Majenski & Halley K Majenski S: Sean W Hennessy & Brittany L Meny Book/Page: 58865/307, Date: 05/01/24 Mtg: Fairway Ind Mtg \$508,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 44867sf Prior Sale: \$485,000 (12/21)	
104 PROSPECT ST	\$775,000
B: Reynold D Nannan & Elisangela Santos S: Derek Mendes & Pauline Deandrade Book/Page: 58871/313, Date: 05/03/24 Mtg: Camden National Bank \$697,500 Term: 2054 Use: 1-Family Conventional, Lot: 19166sf Prior Sale: \$679,900 (07/22)	
401 W CENTER ST U:B3	\$430,000
B: Lindsay Wolfe S: Brad J Wolfe Book/Page: 58864/218, Date: 05/01/24 Mtg: Fairway Ind Mtg \$307,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$250,000 (03/09)	
585 WALNUT ST	\$650,000
B: Rodrigo M Dos Anjos S: Robert R Parsons Jr & Ann M Parsons Book/Page: 58857/332, Date: 04/30/24 Mtg: Nqm Funding Llc \$485,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 80586sf Prior Sale: \$145,000 (05/97)	

Whitman

MARKET STATISTICS THROUGH MARCH	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	18 15
Median Price	\$430,000 \$525,000

► **REAL ESTATE SALES**

501 AUBURN ST U:303	\$425,000
B: Lauren G Mullen S: Nicholas Demaio Book/Page: 58866/12, Date: 05/01/24 Use: 2 Bdrm Condo Prior Sale: \$225,000 (01/24)	
779 AUBURN ST	\$535,000
B: Nicholas A Maul & Jessica A Buckley S: Daniel Driscoll Book/Page: 58864/297, Date: 05/01/24 Mtg: Fairway Ind Mtg \$525,309 Term: 2054 Use: Residential-Multiple Bldgs, Lot: 10001sf Prior Sale: \$285,000 (10/18)	

456 BEULAH ST	\$750,000
B: Christopher Coviello S: Donald J Stetler & Kathleen Stetler Book/Page: 58863/231, Date: 04/30/24 Mtg: LendSure Mtg \$562,500 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 12558sf Prior Sale: \$170,000 (12/95)	
115 HANCOCK ST	\$505,000
B: Ange Muakadi & Richard N Muakadi S: Lee Moyce & Jenna Moyce Book/Page: 58858/210, Date: 04/30/24 Mtg: NFM Inc \$495,853 Term: 2054 Use: 3 Bdrm Ranch, Lot: 5293sf Prior Sale: \$320,000 (03/19)	
202 HOGG MEMORIAL DR	\$310,000
B: Rapataka LLC S: Robert Olsen Book/Page: 58867/321, Date: 05/01/24 Use: 3 Bdrm Ranch, Lot: 13595sf	
47 MAPLE AVE	\$600,000
B: Thomas Gouveia & Christine M Guinta S: Suzette A Chambers & Anthony Chambers Book/Page: 58862/22, Date: 04/30/24 Mtg: Blue Water Mortgage \$400,000 Term: 2054 Use: 2-Family Conventional, Lot: 8921sf Prior Sale: \$275,000 (07/08)	
218 SOUTH AVE	\$760,000
B: Jason Edgerly & Jamie Edgerly S: Donald J Stetler & Kathleen Stetler Book/Page: 58855/166, Date: 04/29/24 Mtg: LoanDepot.Com \$510,000 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 11752sf Prior Sale: \$189,900 (09/98)	

Worcester Registry

Kathryn A. Toomey, Esq., Register
90 Front St., Worcester, MA 01608

Telephone: (508) 798-7717

Fax: (508) 798-7746

www.worcesterdeeds.com

Athol

MARKET STATISTICS THROUGH MARCH	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	31 21
Median Price	\$250,000 \$275,000

► **REAL ESTATE SALES**

22 ALLEN ST	\$305,000
B: Patrick W Courtemanche & Alieva Sicard-Martinez S: My Three Sons Invs LLC Book/Page: 70447/314, Date: 04/29/24 Mtg: Total Mtg Svcs \$289,750 Term: 2054 Use: 2-Family Duplex, Lot: 7710sf Prior Sale: \$115,000 (12/18)	
74 BROWN ST	\$100,000
B: Penny Mitchell S: Bonnie L Bacigalupo Book/Page: 70444/108, Date: 04/29/24 Mtg: Rocket Mortgage LLC \$80,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 9665sf Prior Sale: \$63,000 (03/97)	
194 CANAL ST	\$190,000
B: Christopher J Gieseke S: Bassett Helen L Est & Kenneth D Bassett Book/Page: 70450/1, Date: 04/30/24 Use: 3 Bdrm Conventional, Lot: 9000sf	
721 CHESTNUT ST	\$299,000
B: Fatima Choujaa, Tr for Fatima Rt S: Fwp Realty Partners LLC Book/Page: 70456/98, Date: 04/30/24 Use: 4 Bdrm Conventional, Lot: 48352sf Prior Sale: \$350,000 (04/24)	
721 CHESTNUT ST	\$350,000
B: Fwp Realty Partners LLC S: Katherine E Dargan & Zachary L Calderwood Book/Page: 70448/356, Date: 04/30/24 Use: 4 Bdrm Conventional, Lot: 48352sf Prior Sale: \$251,000 (01/22)	
132 ELIZABETH ST	\$338,000
B: Edmonde R Jean-Francois & Jade A Charles S: Christopher Cordio Book/Page: 70472/96, Date: 05/03/24 Mtg: Cross Country Mtg Inc \$331,877 Term: 2054 Use: 4 Bdrm Conventional, Lot: 6000sf Prior Sale: \$117,500 (03/23)	
41 FISH ST	\$195,000
B: Elizabeth Raymond S: Shawn T Mitchell Book/Page: 70452/225, Date: 04/30/24 Mtg: Guaranteed Rate Affin \$185,250 Term: 2054 Use: 1 Bdrm Ranch, Lot: 6750sf Prior Sale: \$49,000 (06/10)	
568 HARVARD AVE	\$275,000
B: Maggie Cadran & Santo L Arce Jr S: My Jireh Properties LLC Book/Page: 70463/311, Date: 05/02/24 Mtg: Athol CU \$252,500 Term: 2054 Rate: 6.0% Type: Adj Use: 1 Bdrm Camp/Cabin, Lot: 9000sf Prior Sale: \$130,500 (12/23)	
101 UNITY AVE	\$95,000
B: Central City Prop LLC S: Robert Mayo Book/Page: 70452/108, Date: 04/30/24 Use: 3 Bdrm Colonial, Lot: 9000sf Prior Sale: \$67,000 (12/10)	

Auburn

MARKET STATISTICS THROUGH MARCH	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	39 37
Median Price	\$385,000 \$419,900

► **REAL ESTATE SALES**

11 BANCROFT ST	\$360,000
B: Homeowner Fincl Soln LLC S: Robin G Newcomb, Tr for 11 Bancroft St Auburn Rt Book/Page: 70457/106, Date: 05/01/24 Use: 3 Bdrm Ranch, Lot: 38824sf	

11 BANCROFT ST	\$440,000
B: Edward Isemwami & Grace Neema S: Homeowner Fincl Soln LLC Book/Page: 70457/113, Date: 05/01/24 Mtg: Guild Mortgage Co \$418,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 38824sf Prior Sale: \$360,000 (05/24)	
8 GARDEN ST	\$380,000
B: Blackstone Dev Group LLC S: Mark Gallant Book/Page: 70470/111, Date: 05/03/24 Mtg: County Mortgage LLC \$345,000 Use: 4 Bdrm Cape Cod, Lot: 16500sf Prior Sale: \$267,000 (11/04)	
128 HAMPTON ST	\$435,000
B: Michael A Daring & Kristina L Arsenault S: Zachary Cyr & Kathryn Cyr Book/Page: 70446/352, Date: 04/29/24 Mtg: New American Funding \$365,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 31110sf Prior Sale: \$259,000 (12/18)	
16 MARION AVE	\$175,000
B: Shannon M Butler S: Parenteau William Est & James E Parenteau Book/Page: 70471/261, Date: 05/03/24 Mtg: Baycoast Mortgage Co \$120,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 9677sf Prior Sale: \$35,000 (10/06)	
57 SHORE DR	\$250,000
B: Jonathan Ferrera S: Lisa M Squires & Mark E Johnson Book/Page: 70444/66, Date: 04/29/24 Mtg: Fairway Ind Mtg \$242,500 Term: 2054 Use: 1 Bdrm Cape Cod, Lot: 8220sf	
916 SOUTHBRIDGE ST	\$810,000
B: Eleftheria LLC S: Georgios Pirpiris Book/Page: 70464/228, Date: 05/02/24 Mtg: Georgios Pirpiris \$810,000 Use: Mixed Use-Prim Comm & Other, Lot: 70567sf Prior Sale: \$350,000 (03/01)	

Barre

MARKET STATISTICS THROUGH MARCH	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	9 11
Median Price	\$305,000 \$380,000

► **REAL ESTATE SALES**

HARDWICK RD	\$25,000
B: Katherine R Lathrop S: William J Stelmokas Book/Page: 70459/355, Date: 05/01/24	
75 MECHANIC ST	\$255,000
B: Ag Dream Flip LLC S: Ruskowski Peter A Est & Tammy Norwood Book/Page: 70458/376, Date: 05/01/24 Mtg: Mechanic Lending T \$250,000 Use: 4 Bdrm Ranch, Lot: 25977sf Prior Sale: \$235,000 (11/05)	
SHELDON RD	\$25,000
B: Katherine R Lathrop S: William J Stelmokas Book/Page: 70459/355, Date: 05/01/24	
214 WILLIAMSVILLE RD	\$170,000
B: Harley J Bassett & Christy L Bassett S: Joseph E Bass	

Dudley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	23
Median Price	\$392,000	\$395,500

► **REAL ESTATE SALES**

- 18 BARRY AVE** **\$630,000**
 B: Matthew D Dubois
 S: Raymond L Kelly 3rd
 Book/Page: 70444/357, Date: 04/29/24
 Mtg: Network Funding Corp \$504,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 66211sf
 Prior Sale: \$315,000 (10/13)
- 16 BATES RD** **\$644,500**
 B: Richard B Shorten & Michele M Shorten
 S: Kenneth W Bates & Marsha E Bates
 Book/Page: 70459/237, Date: 05/01/24
 Mtg: Country Bank \$350,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 35115sf

Gardner

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	30
Median Price	\$310,000	\$342,500

► **REAL ESTATE SALES**

- 81 CENTURY WAY U:81** **\$204,900**
 B: John Rice & Judith A Rice
 S: Kara L Belmonte
 Book/Page: 70459/366, Date: 05/01/24
 Use: 2 Bdrm Condo
 Prior Sale: \$125,000 (04/10)
- 23 OLDE COLONIAL DR U:6** **\$259,000**
 B: Brittany Recker
 S: Myranda M Buck
 Book/Page: 70468/66, Date: 05/03/24
 Mtg: United Wholesale Mtg \$220,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$139,500 (10/18)
- 227 PINE ST** **\$340,000**
 B: Miriam Guerrero & Edger N Chirinos
 S: Quach Home Invs LLC
 Book/Page: 70448/14, Date: 04/30/24
 Mtg: Mtg Equity Partners \$333,841
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 9665sf
 Prior Sale: \$70,000 (03/19)

Grafton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	23
Median Price	\$525,000	\$580,000

► **REAL ESTATE SALES**

- 26 ADAMS RD** **\$500,000**
 B: Matthew M Urella & Megan E Urella
 S: Richard M Urella, Tr for Urella Ft
 Book/Page: 70451/338, Date: 04/30/24
 Mtg: Urella Family Trust \$275,000
 Use: 4 Bdrm Cape Cod, Lot: 40511sf
 Prior Sale: \$389,900 (06/17)
- 91 BUTTERCUP LN U:91** **\$566,000**
 B: Varun Kurlawala & Namrata Kurlawala
 S: Vivek Deshmukh & Pranjali Deshmukh
 Book/Page: 70453/99, Date: 04/30/24
 Mtg: Leader Bank NA \$523,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 2970792sf
 Prior Sale: \$321,000 (08/17)
- 31 CORTLAND WAY** **\$910,000**
 B: Gopalakrishna Palimar & Lakshmi Priya R Palimar
 S: Brian M Lamontagne & Erin J Lamontagne
 Book/Page: 70469/82, Date: 05/03/24
 Mtg: Avidia Bank \$764,400
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 73181sf
 Prior Sale: \$635,000 (12/05)
- 105 ELMWOOD ST** **\$620,000**
 B: Gilson J Ferreira & L M Dacruz-Ferreira
 S: Nicholas P Dauteuil
 Book/Page: 70459/272, Date: 05/01/24
 Mtg: OCMBC Inc \$496,000
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 8712sf
 Prior Sale: \$345,000 (04/19)
- 57 LINCOLN LN U:57** **\$599,900**
 B: Amrit S Abrol & Shubbi Taneja
 S: Mark M Tully & Jennifer Tully
 Book/Page: 70453/279, Date: 04/30/24
 Mtg: Centerville Bank \$539,910
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$480,000 (07/21)
- 220 MAGILL DR** **\$920,000**
 B: Karthik Gonuguntla & Ayesha A Shaik
 S: Gary W Butler & Pamela G Butler
 Book/Page: 70472/161, Date: 05/03/24
 Mtg: Huntington Nati Bank \$920,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 15246sf
 Prior Sale: \$550,880 (01/18)
- 20 NELSON ST** **\$781,630**
 B: 20 Nelson Street LLC
 S: Maj Property Invs LLC
 Book/Page: 70457/375, Date: 05/01/24
 Mtg: Cornerstone Bank \$577,500
 Use: Apartment Bldg - 4-8 Units, Lot: 21780sf
 Prior Sale: \$255,000 (09/10)

Harvard

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	7
Median Price	\$1,100,000	\$1,200,000

► **REAL ESTATE SALES**

- OLD LITTLETON RD** **\$40,000**
 B: Solh M Zende & Jacqueline Cancell
 S: Richard M McKeever & Rosemary R McKeever
 Book/Page: 70466/94, Date: 05/02/24
- 87 OLD LITTLETON RD** **\$1,060,000**
 B: Solh M Zende & Jacqueline Cancell
 S: Richard M McKeever & Rosemary R McKeever
 Book/Page: 70466/101, Date: 05/02/24
 Mtg: Winter Hill Fed SB \$550,000
 Term: 2054
 Use: 4 Bdrm Antique, Lot: 107593sf
 Prior Sale: \$925,000 (07/17)

Holden

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	26
Median Price	\$389,500	\$490,500

► **REAL ESTATE SALES**

- 41 JAMIESON RD** **\$525,000**
 B: Alexander W Auclair & Katheren Auclair
 S: Ryan Eason & Reilly Eason
 Book/Page: 70456/35, Date: 04/30/24
 Mtg: Baycoast Mortgage Co \$472,500
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 13494sf
 Prior Sale: \$460,000 (07/22)
- 70 JORDAN RD** **\$790,000**
 B: Robert Reynolds
 S: Jennifer L Chaplin & Steven H Chaplin
 Book/Page: 70450/290, Date: 04/30/24
 Use: 4 Bdrm Colonial, Lot: 15532sf
 Prior Sale: \$535,000 (03/21)
- 27 TEA PARTY CIR U:27** **\$534,900**
 B: Steven H Chaplin & Jennifer L Chaplin
 S: Poets Corner LLC
 Book/Page: 70456/123, Date: 04/30/24
 Mtg: United Liability Co \$401,175
 Term: 2054
 Use: 3 Bdrm Condo
- 100 WYOMING DR** **\$350,000**
 B: Hariadne P Xavier & Isaac V Xavier
 S: Dolan James C Est & Christopher Dolan
 Book/Page: 70453/36, Date: 04/30/24
 Mtg: Cross Country Mtg Inc \$343,660
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 33541sf

Hopedale

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	6
Median Price	\$369,000	\$486,500

► **REAL ESTATE SALES**

- 267 S MAIN ST** **\$561,000**
 B: Desmar Re Ventures LLC
 S: Ann Hutchins
 Book/Page: 70450/282, Date: 04/30/24
 Use: 3 Bdrm Conventional, Lot: 97357sf
 Prior Sale: \$350,000 (03/07)

Hubbardston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	\$392,500	\$435,000

► **REAL ESTATE SALES**

- 40 BIRCHES RD** **\$475,000**
 B: Earl Marr
 S: Ray-Tek Construction LLC
 Book/Page: 69874/310, Date: 11/13/23
 Use: 3 Bdrm Colonial, Lot: 43560sf
- 28 HALE RD** **\$620,000**
 B: Ryan T Quinn & Madison Quinn
 S: Peter Lapierre & Karen Lapierre
 Book/Page: 70098/70, Date: 01/16/24
 Mtg: Mortgage Research Ctr \$607,792
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 80000sf
- 4 LAUREL ST** **\$352,220**
 B: Rohena Inc
 S: Lakeview Loan Servicing L
 Book/Page: 70456/115, Date: 04/30/24
 Use: 4 Bdrm Colonial, Lot: 80000sf
 Prior Sale: \$353,585 (04/24)
- 30 MADISON WAY U:30** **\$395,000**
 B: Roy S Creelman
 S: Elza A Halliday
 Book/Page: 70445/159, Date: 04/29/24
 Mtg: Leader Bank NA \$375,250
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$240,000 (06/18)
- 8 MALONE RD** **\$577,000**
 B: Gary M Fisher, Tr for Keith P Fisher T
 S: Ridgecrest Inv Prop LLC
 Book/Page: 69689/95, Date: 09/27/23
 Use: Residential Developable Land, Lot: 86970sf
 Prior Sale: \$71,000 (04/23)
- 5 NAVAJO ST** **\$422,100**
 B: Craig Hartling & Lesley A Hartling
 S: Platinum Development LLC
 Book/Page: 69967/339, Date: 12/07/23
 Mtg: Fairway Ind Mtg \$400,995
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 34848sf
- 82 OLD PRINCETON RD** **\$517,200**
 B: John F Piver & Rosalie A Piver
 S: Sterling Re Dev Inc
 Book/Page: 69488/142, Date: 08/07/23
 Use: 3 Bdrm Colonial, Lot: 92197sf
- UNDERWOOD RD** **\$85,000**
 B: Robin Mcclamey
 S: Nicholas Senckowski & Kay L Senckowski
 Book/Page: 70468/115, Date: 05/03/24

Lancaster

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	9
Median Price	\$475,000	\$387,500

► **REAL ESTATE SALES**

- 401 RED TAIL WAY U:401** **\$480,000**
 B: Diane Laplante, Tr for Diane Laplante T
 S: Holly Plante, Tr for Unit 58 Rt
 Book/Page: 70454/376, Date: 04/30/24
 Use: 2 Bdrm Condo, Lot: 9583sf
 Prior Sale: \$292,600 (12/14)
- 337 STERLING RD** **\$575,000**
 B: Southern New Eng Conferen
 S: Ellis Jr John A Est & Deborah Ellis
 Book/Page: 70455/31, Date: 04/30/24
 Use: 2 Bdrm Ranch, Lot: 98881sf

Leicester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	14
Median Price	\$352,000	\$412,500

► **REAL ESTATE SALES**

- 18 CARLETON RD** **\$280,000**
 B: Michael Fiorelli
 S: Home Theory LLC
 Book/Page: 70454/362, Date: 04/30/24
 Use: 3 Bdrm Cape Cod, Lot: 41034sf
 Prior Sale: \$145,900 (04/24)

- 61 KING ST** **\$325,000**
 B: Kristin Pike
 S: David R Flink, Tr for Flink Rt
 Book/Page: 70445/328, Date: 04/29/24
 Mtg: Leader Bank NA \$250,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 14985sf

- 290 PINE ST** **\$450,000**
 B: Joshua V Cucufate & Dianne Cucufate
 S: Jose Rivas
 Book/Page: 70450/125, Date: 04/30/24
 Mtg: New American Funding \$441,849
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 85465sf
 Prior Sale: \$339,000 (12/20)

- 838 PLEASANT ST** **\$375,000**
 B: George Poske
 S: John Mcgrail, Tr for Nugent Ft
 Book/Page: 70459/305, Date: 05/01/24
 Use: 2 Bdrm Ranch, Lot: 14985sf
 Prior Sale: \$110,000 (07/93)

- 918 PLEASANT ST** **\$410,000**
 B: Lily Forrester & Sophia Fioretti
 S: Peter W Doane, Tr for Doane-Rochdale lrt
 Book/Page: 70451/247, Date: 04/30/24
 Mtg: Cross Country Mtg Inc \$342,500
 Term: 2054
 Use: 6 Bdrm Colonial, Lot: 43560sf

Mendon

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	3
Median Price	\$555,000	\$437,000

► **REAL ESTATE SALES**

- 15 MOWRY ST** **\$707,000**
 B: Marcelo L Alonso
 S: James Gearheart
 Book/Page: 70465/88, Date: 05/02/24
 Mtg: United Wholesale Mtg \$565,600
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 60113sf
 Prior Sale: \$413,500 (07/15)
- 1 UXBRIDGE RD** **\$870,000**
 B: Milford Downtown LLC
 S: D Francis Murphy Ins Agen
 Book/Page: 70456/30, Date: 04/30/24
 Use: Office Bldg-General, Lot: 352400sf
 Prior Sale: \$315,000 (03/03)

Milford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	35
Median Price	\$491,250	\$560,000

► **REAL ESTATE SALES**

- 1 CARP RD** **\$635,000**
 B: Joseph Lee & Yoko Nakatani
 S: Bruce M Walton & Anne M Walton
 Book/Page: 70445/121, Date: 04/29/24
 Mtg: Leader Bank NA \$565,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 15037sf
- 19 JANOCK RD** **\$633,000**
 B: Denise Child & Nicholas Child
 S: David P Roy, Tr for 19 Janock Road Rt
 Book/Page: 70454/258, Date: 04/30/24
 Use: 4 Bdrm Colonial, Lot: 15002sf
- 29 PAULA RD** **\$610,000**
 B: Mary-Kate Paulina & Garrett Klokman
 S: Truong Paul A Est & Jessica Mcdonald
 Book/Page: 70451/54, Date: 04/30/24
 Mtg: Cross Country Mtg Inc \$574,750
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 9601sf
 Prior Sale: \$392,000 (07/19)
- 57 WHITEWOOD RD** **\$887,000**
 B: May D Lee-Schemmel
 S: Jason C Beard & Rae Beard
 Book/Page: 70461/153, Date: 05/01/24
 Mtg: US Bank NA \$576,550
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 45076sf
 Prior Sale: \$770,000 (08/22)

Millbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	25
Median Price	\$422,500	\$350,000

► **REAL ESTATE SALES**

- 7 CHERRY ST** **\$350,000**
 B: Brett Heino
 S: Gonya Rita M Est & Janet Pepin
 Book/Page: 70463/395, Date: 05/02/24
 Mtg: Norwich Commercial Grp \$245,000
 Term: 2054
 Use: 2-Family Family Flat, Lot: 16988sf
 Prior Sale: \$60,000 (04/90)
- 76 CLEARVIEW TER U:76** **\$596,186**
 B: Mark M Tully & Jennifer A Tully
 S: Czervik Properties LLC
 Book/Page: 70464/271, Date: 05/02/24
 Mtg: Movement Mtg LLC \$363,110
 Term: 2054
 Use: 2 Bdrm Condo
- 78 CLEARVIEW TER U:78** **\$637,836**
 B: John A Saparnis & Carol S Saparnis
 S: Czervik Properties LLC
 Book/Page: 70463/221, Date: 05/02/24
 Use: 2 Bdrm Condo
- 28 RAYBURN DR** **\$620,000**
 B: John Stranieri
 S: Debra A Oconnell
 Book/Page: 70445/71, Date: 04/29/24
 Mtg: Evolve B&T \$522,236
 Term: 2054
 Use: 2 Bdrm Colonial, Lot: 21780sf
 Prior Sale: \$342,000 (11/06)

Millville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	5
Median Price	\$325,000	\$402,000

► **REAL ESTATE SALES**

- 17 CORK CIR U:F** **\$220,000**
 B: Home Wise LLC & Robert Lang Assoc LLC
 S: Rcf 2 Acquisition T & Us Bank TNa Tr
 Book/Page: 70457/220, Date: 05/01/24
 Use: 2 Bdrm Condo
 Prior Sale: \$201,058 (09/23)
- 153 PROVIDENCE ST U:F** **\$63,000**
 B: Ross Renovations LLC
 S: Donna J Castonguay
 Book/Page: 70447/263, Date: 04/29/24
 Mtg: Boston T Financial \$163,000
 Use: 2 Bdrm Condo
 Prior Sale: \$87,000 (05/00)

Northborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	13
Median Price	\$576,000	\$635,000

► **REAL ESTATE SALES**

- 5 BLUEBERRY LN** **\$1,070,000**
 B: Jayanthi Ambady & Rajesh P Pillai
 S: Sreedhar Ekbote & Rajalakshmi Ekbote
 Book/Page: 70447/47, Date: 04/29/24
 Mtg: Avidia Bank \$760,000
 Term: 2044
 Use: 4 Bdrm Colonial, Lot: 20782sf
 Prior Sale: \$673,000 (02/15)
- 13 CHERLYN DR** **\$901,500**
 B: Sakire A Ay & Suat U Ay
 S: Brian G Turner & Ruth S Turner
 Book/Page: 70455/113, Date: 04/30/24
 Mtg: PeoplesBank (Holyoke) \$360,600
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 40698sf
 Prior Sale: \$240,000 (03/95)

- 467 HOWARD ST** **\$1,525,000**
 B: Gregory M Kirber
 S: Mark R Biron & Roberta S Biron
 Book/Page: 70446/89, Date: 04/29/24
 Use: 4 Bdrm Ranch, Lot: 834897sf
 Prior Sale: \$820,000 (09/03)

- 35 MAIN ST U:35** **\$121,750**
 B: Mohammad Arat & Bayan Abulurghol
 S: Habitat For Humanity Metr
 Book/Page: 70461/305, Date: 05/01/24
 Mtg: Middlesex Svgs Bk \$91,300
 Term: 2054
 Use: Charity Property
 Prior Sale: \$121,148 (12/20)

- 1 MEADOWBROOK RD** **\$530,000**
 B: Devin Greene
 S: Steven Greene
 Book/Page: 70465/361, Date: 05/02/24
 Mtg: Cornerstone Bank \$424,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9919sf
 Prior Sale: \$340,000 (06/23)

- 15 WARREN DR** **\$662,000**
 B: Ryan Eason & Reilly Eason
 S: Rachael Konstantinidis & Michalis Konstantinidis
 Book/Page: 70456/168, Date: 04/30/24
 Mtg: Leader Bank NA \$512,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 20059sf
 Prior Sale: \$500,000 (04/20)

- 5 WINN TER U:5** **\$730,000**
 B: Christopher R Grabowski & Avery E Schnell
 S: Marina Gutner & Boris Golubev
 Book/Page: 70444/168, Date: 04/29/24
 Mtg: Leader Bank NA \$574,000
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 16988sf
 Prior Sale: \$472,500 (01/20)

Northbridge

WORCESTER REGISTRY continued

Princeton

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 6
Median Price \$537,500 \$505,000

REAL ESTATE SALES

148 HOUGHTON RD \$925,000
B: Oleg Mirzoev & Seda Avanesova
S: John R Mackenzie Jr & Donna L Mackenzie
Book/Page: 70452/126, Date: 04/30/24
Use: 3 Bdrm Contemporary, Lot: 262667sf
Prior Sale: \$120,000 (11/00)

Royalston

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 4 0
Median Price \$512,500

REAL ESTATE SALES

NE FITZWILLIAM RD \$130,000
B: Ellen Mcdonald
S: Thomas A Gibbons & Richard Clifford
Book/Page: 70452/374, Date: 05/02/24
10 PHILLIPSTON RD \$460,000
B: Aidan C Mayberry & Jillian S Borghardt
S: Joshua J Bean & Alyssa Bean
Book/Page: 70459/374, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 174240sf
Prior Sale: \$115,000 (06/12)

Rutland

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 20 20
Median Price \$547,451 \$487,450

REAL ESTATE SALES

30 EMERALD RD \$639,000
B: John Kelly & Melissa Fuentes
S: Simac Rt & James M Harrity Jr
Book/Page: 70460/128, Date: 05/01/24
Mtg: Cross Country Mtg Inc \$576,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 65340sf
12 JOANNA DR \$600,000
B: William S Tappin & Alison M Tappin
S: Jennifer Dornonkos & Andrew P Dornonkos
Book/Page: 70449/362, Date: 04/30/24
Mtg: Pennymac Loan Service \$480,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 65340sf
Prior Sale: \$165,192 (10/98)

Shrewsbury

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 32 46
Median Price \$584,000 \$620,000

REAL ESTATE SALES

7 ALMONDWOOD CIR \$1,150,000
B: Golam Rahman
S: Joshua Orloffroy & Susan J Orloffroy
Book/Page: 70463/181, Date: 05/02/24
Use: 5 Bdrm Colonial, Lot: 55321sf
Prior Sale: \$755,000 (03/15)
85 COMMONS DR U:103 \$331,000
B: Jahnavi Koppanati
S: Sathyaranyana Atreyam & Meera S Atreyam
Book/Page: 70472/387, Date: 05/03/24
Mtg: Leader Bank NA \$264,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$172,500 (11/16)
35 FARVIEW AVE \$371,000
B: Jennett C Ajjala & Marc Ajjala
S: Margaret L Hawes
Book/Page: 70463/370, Date: 05/02/24
Mtg: Leader Bank NA \$333,900
Term: 2039
Use: 3 Bdrm Ranch, Lot: 10019sf
9 FAULKNER RD \$1,355,000
B: Yi W Kuo
S: Clare M Cox
Book/Page: 70450/397, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: \$377,500 (02/19)

REAL ESTATE SALES

230 GULF ST \$885,000
B: Yuan Yuan & Xuan Yao
S: Mack Rubley & Paula Rubley
Book/Page: 70454/337, Date: 04/30/24
Mtg: Washington Trust Mtg \$708,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 63162sf
Prior Sale: \$554,500 (04/14)

REAL ESTATE SALES

54 MAPLE AVE \$457,000
B: Xiuru Li & Shuzhen Chen
S: Donahue Robert F Est & Robert E Donahue
Book/Page: 70446/37, Date: 04/29/24
Mtg: Metro City Bank \$250,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Ranch, Lot: 9583sf
Prior Sale: \$309,900 (04/19)

REAL ESTATE SALES

40 NEPTUNE DR \$705,000
B: Nidhi Bajpal & Saurabh Mishra
S: Luis P Sparanges
Book/Page: 70454/43, Date: 04/30/24
Mtg: Salem Five Mtg Co \$634,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Colonial, Lot: 24394sf
Prior Sale: \$325,000 (09/10)

REAL ESTATE SALES

6 TURTLE CREEK CIR \$1,400,000
B: Manasa Kotha & Ramakrishna Ventrapragada
S: Mohan K Korgaonkar & Mona M Korgaonkar
Book/Page: 70471/152, Date: 05/03/24
Mtg: Citizens Bank \$1,120,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 27878sf
Prior Sale: \$275,000 (10/03)

REAL ESTATE SALES

12 WHITEHALL CIR \$1,050,000
B: Vijayalakshmi P Sundar & Venkataramanan B Jayasree
S: Steven D Aubin
Book/Page: 70460/53, Date: 05/01/24
Mtg: Digital FCU \$840,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23087sf
Prior Sale: \$630,000 (08/17)

REAL ESTATE SALES

15 WHITEHALL CIR \$1,050,000
B: Sandipan Chakraborty & Ipsita Pal
S: Sharon L Sealy
Book/Page: 70470/343, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 21344sf
Prior Sale: \$322,344 (06/00)

Southborough

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 14 15
Median Price \$851,000 \$1,100,000

REAL ESTATE SALES

14 BANFILL LN \$600,000
B: Naumaan Ansari & Jordyn Ansari
S: A A Ansari, Tr for Summit Rt
Book/Page: 70452/376, Date: 04/30/24
Mtg: Needham Bk \$350,000
Term: 2064 Rate: 7.6% Type: Adj
Use: Residential Developable Land, Lot: 94961sf

REAL ESTATE SALES

5 EASTBROOK FARM LN \$1,830,250
B: Shivani U Raval & Naveen K Macherla
S: Brian-William J Dutko, Tr for Brian-William J Dutko RET
Doc#: 00000000123100, Date: 05/01/24
Mtg: Leader Bank NA \$1,244,570
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50965sf
Prior Sale: \$975,000 (10/00)

REAL ESTATE SALES

49 FLAGG RD \$860,000
B: Yichen Yang & Hong Li
S: Thomas J Beaumont & Susan L Beaumont
Doc#: 00000000123124, Date: 05/03/24
Mtg: US Bank NA \$645,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$239,900 (09/92)

REAL ESTATE SALES

57 SOUTHVILLE RD \$307,020
B: Chaching Co
S: H2n3 Properties LLC
Book/Page: 70466/135, Date: 05/02/24
Mtg: RCN Capital LLC \$412,967
Term: 2025
Use: 2 Bdrm Cape Cod, Lot: 18992sf
Prior Sale: \$200,000 (04/23)

REAL ESTATE SALES

85 BRENTWOOD DR \$490,000
B: Kamel A Bryant & Abigail A Bryant
S: David C Proulx & Jeannine M Proulx
Book/Page: 70469/5, Date: 05/03/24
Mtg: Digital FCU \$460,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 26136sf
Prior Sale: \$134,900 (04/98)

Southbridge

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 23 19
Median Price \$319,000 \$325,000

REAL ESTATE SALES

292 COURNOYER BLVD \$437,500
B: Kady A Bonica
S: Sckd Rt & Donald Cournoyer Jr
Book/Page: 70470/199, Date: 05/03/24
Mtg: New American Funding \$415,625
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 26136sf
Prior Sale: \$134,900 (04/98)

REAL ESTATE SALES

254 DRESSER HILL RD \$285,000
B: Christopher P Boss Jr
S: Brian J Arcoite
Book/Page: 70461/236, Date: 05/01/24
Mtg: New American Funding \$276,450
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25700sf
Prior Sale: \$150,000 (12/15)

REAL ESTATE SALES

204 FISKE ST \$265,100
B: Jordan T Floria
S: Ls19 Master Part T & Us Bank TNa Tr
Book/Page: 70445/383, Date: 04/29/24
Mtg: Navy FCU \$270,697
Term: 2054
Use: 1 Bdrm Conventional, Lot: 9583sf
Prior Sale: \$197,939 (05/18)

REAL ESTATE SALES

395 HIGH ST \$375,000
B: Frank S Kaitibenski & Suzanne M Kaitibenski
S: Arthur H Theodoss & Paulette T Theodoss
Book/Page: 70449/257, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$118,000 (11/95)

REAL ESTATE SALES

47 LENS ST \$475,000
B: Leann V Ramsey & Soledad V Paulino
S: Heavenly Hm Solutions LLC
Book/Page: 70472/197, Date: 05/03/24
Mtg: Security First Mtg Fn \$356,250
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 10019sf
Prior Sale: \$350,000 (02/24)

REAL ESTATE SALES

89 LITCHFIELD AVE \$400,000
B: Yanairys I Cruz & Christian U Colon-Baez
S: Stephanie A Lemieux
Book/Page: 70455/44, Date: 04/30/24
Mtg: Guild Mortgage Co \$392,755
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$35,000 (03/24)

REAL ESTATE SALES

675 MAIN ST \$415,000
B: Jean M Joseph & Mikelang P Joseph
S: Valdemar M Duran
Book/Page: 70466/22, Date: 05/02/24
Mtg: OCMBc Inc \$407,483
Term: 2054
Use: 2-Family Two Family, Lot: 8276sf
Prior Sale: \$237,000 (12/21)

REAL ESTATE SALES

166 MECHANIC ST \$420,000
B: High Altitude LLC
S: Center Of Hope Fndtn Inc
Book/Page: 70452/195, Date: 04/30/24
Use: Mixed Use-Prim Comm & Resd, Lot: 12197sf
Prior Sale: \$60,000 (01/14)

REAL ESTATE SALES

105 NORTH ST \$175,000
B: Daou Properties LLC
S: Skarbros Realty Inc
Book/Page: 70469/174, Date: 05/03/24
Mtg: Skarbros Realty Inc \$175,000
Use: 2-Family Two Family, Lot: 3920sf

REAL ESTATE SALES

17 OLD SOUTH RD U:17 \$210,000
B: Elsa V Espinal
S: Joyce C Varnum
Book/Page: 70472/304, Date: 05/03/24
Mtg: Total Mtg Svcs \$189,000
Term: 2054
Use: 2 Bdrm Condo

REAL ESTATE SALES

7 PEARL ST \$175,000
B: Daou Properties LLC
S: Skarbros Realty Inc
Book/Page: 70469/149, Date: 05/03/24
Mtg: Skarbros Realty Inc \$175,000
Use: 2-Family Two Family, Lot: 16117sf

REAL ESTATE SALES

104 RIVERVIEW PL U:A \$230,000
B: Nicole L Fletcher
S: Heidi Rosenquist
Book/Page: 70447/187, Date: 04/29/24
Mtg: Radius Financial Grp \$215,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$138,000 (07/20)

REAL ESTATE SALES

560 SOUTH ST \$335,000
B: Steven R Taylor
S: Donald W Altieri & Shawmie L Boyce
Book/Page: 70453/319, Date: 04/30/24
Mtg: Baycoast Mortgage Co \$310,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: \$232,000 (10/19)

FORECLOSURE DEEDS

ALPINE DR \$61,983
B: Dcb Realty LLC
S: Rlty Funding Advisors LLC & Dcb Realty LLC
Book/Page: 70451/142, Date: 04/30/24

REAL ESTATE SALES

174 HAMILTON ST \$313,629
B: Resi Mtg Aggregation T & Wilmington Svgs Fund Soc
S: Map Realty Group LLC & Wilmington Svgs Fund Soc
Book/Page: 70459/127, Date: 05/01/24
Use: 3 Bdrm Conventional, Lot: 16117sf
Prior Sale: \$300,000 (10/21)

Spencer

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 18 14
Median Price \$350,000 \$415,000

REAL ESTATE SALES

53 BROOKS POND RD \$50,000
B: Hannah S Fatemi
S: Hmf Re & Restoration LLC
Book/Page: 70460/254, Date: 05/01/24

REAL ESTATE SALES

18 IRVING ST \$350,000
B: Daniel Gladek
S: Lisa M Ethier
Book/Page: 70450/247, Date: 04/30/24
Mtg: Northpoint Mortgage \$262,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 12000sf

REAL ESTATE SALES

21 LAKESHORE DR \$455,000
B: Lori Boucher
S: Birch Tree Realty LLC
Book/Page: 70460/353, Date: 05/01/24
Mtg: Rocket Mortgage LLC \$432,250
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 9450sf
Prior Sale: \$200,000 (06/21)

REAL ESTATE SALES

5 PAULA BAY \$425,000
B: Vanessa Alves
S: Stephanie A Jouki
Book/Page: 70457/230, Date: 05/01/24
Mtg: Radius Financial Grp \$318,750
Term: 2054
Use: 2-Family Duplex, Lot: 9970sf
Prior Sale: \$300,000 (09/21)

REAL ESTATE SALES

103 PLEASANT ST \$375,000
B: John Jillett
S: Aaron D Deraeau
Book/Page: 70460/210, Date: 05/01/24
Mtg: Total Mtg Svcs \$300,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12975sf
Prior Sale: \$104,558 (04/22)

REAL ESTATE SALES

14 VALLEY ST \$25,000
B: 14 Valley Street LLC
S: Joelynn E Durgin, Tr for 14 Vly St Spencer T
Book/Page: 70452/169, Date: 04/30/24
Use: Commercial Devlpble Land, Lot: 33211sf

REAL ESTATE SALES

32 WOODSIDE RD \$301,000
B: Jennifer C Carlson & Eric J Ostruff
S: Federal Hm Loan Mtg Corp
Book/Page: 70468/352, Date: 05/03/24
Mtg: Cibm Bank \$285,950
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 36074sf
Prior Sale: \$104,558 (04/22)

Sturbridge

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 15 17
Median Price \$410,000 \$525,000

REAL ESTATE SALES

120 CEDAR ST \$337,000
B: Antonio Matias & Erin C Blanchard
S: Dwight Dion & Kristal Dupuis
Book/Page: 70465/235, Date: 05/02/24
Mtg: Paramount Res Mtg Gp \$269,600
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 34848sf
Prior Sale: \$139,000 (09/21)

REAL ESTATE SALES

226 CEDAR ST \$233,200
B: Jason R Stjacques & Lesley A Zicko
S: Habitat For Humanity Metr
Book/Page: 70456/331, Date: 04/30/24
Mtg: Berkshire Bank \$226,204
Term: 2054
Use: Charity Property, Lot: 57935sf

REAL ESTATE SALES

25 STURBRIDGE HILLS RD U:25 \$350,000
B: Richard P Van Ron
S: Agnes Ball
Book/Page: 70450/62, Date: 04/30/24
Mtg: Central One FCU \$280,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$184,000 (11/14)

Sutton

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 10 12
Median Price \$437,500 \$717,500

REAL ESTATE SALES

16 HARTNESS RD U:A \$289,900
B: Alexander Segal
S: Glen J Orphin
Book/Page: 70456/242, Date: 04/30/24
Mtg: Guild Mortgage Co \$270,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: \$36,500 (02/96)

REAL ESTATE SALES

77 LINCOLN RD \$250,000
B: David A Grenier & Todd Banfill
S: Grenier Diana S Est & David A Grenier
Book/Page: 70463/144, Date: 05/02/24
Mtg: Dawn E Tomaszewicz \$100,000
Term: 2032
Use: 3 Bdrm Raised Ranch, Lot: 71003sf

REAL ESTATE SALES

17 PUTNAM HILL RD \$400,000
B: Samuel D Richard & Jocelin D Richard
S: Jeffrey Perry & Betsy Perry
Book/Page: 70465/188, Date: 05/02/24
Mtg: Norwich Commercial Grp \$388,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14810sf
Prior Sale: \$236,000 (05/17)

REAL ESTATE SALES

70-R WHITINS RD \$550,000
B: Lackey Dam Properties Inc
S: Edward K Renaud Jr
Book/Page: 70473/36, Date: 05/03/24
Mtg: Stephen Thibodeau \$320,000
Use: Residential Undvlpble Land, Lot: 566280sf
Prior Sale: \$420,000 (05/24)

REAL ESTATE SALES

70-R WHITINS RD \$420,000
B: Edward K Renaud Jr
S: Joanne M Opperwall
Book/Page: 70473/32, Date: 05/03/24
Use: Residential Undvlpble Land, Lot: 566280sf

Templeton

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 18 12
Median Price \$295,500 \$334,500

REAL ESTATE SALES

1 CARRUTH RD \$135,000
B: Richard L Scott
S: Michael Langlois, Tr for Langlois Liing T
Book/Page: 70461/1, Date: 05/01/24
Use: 5 Bdrm Antique, Lot: 43560sf
Prior Sale: \$40,000 (04/22)

REAL ESTATE SALES

162 FRENCH RD \$758,950
B: Joseph Tennyson & Lorrie Tennyson
S: Greenstone Realty LLC
Book/Page: 70454/384, Date: 04/30/24
Mtg: TD Bank NA \$607,160
Term: 2054 Rate: 6.9% Type: Adj
Use: Residential Developable Land

Uxbridge

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 10 6
Median Price \$508,000 \$510,000

REAL ESTATE SALES

5 ARBOR RD \$750,000
B: Jennifer B Cloutier & Brandon J Cloutier
S: Nicholas Ferzoco & Gabrielle Ferzoco
Book/Page: 70457/34, Date: 05/01/24
Mtg: Rocket Mortgage LLC \$375,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 89734sf
Prior Sale: \$625,000 (08/22)

REAL ESTATE SALES

34 CROSS ST \$572,000
B: Milad A Morgan
S: William W Macuga & Edith R Macuga
Book/Page: 70452/51, Date: 04/30/24
Mtg: Fairway Ind Mtg \$457,600
Term: 2054
Use: 2-Family Conventional, Lot: 20094sf

REAL ESTATE SALES

9 MANOR HOUSE LN U:9 \$350,000
B: Nasser Bumpus
S: Cheryl Meader & Michael Manos
Book/Page: 70460/95, Date: 05/01/24
Mtg: Rocket Mortgage LLC \$315,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$169,900 (12/13)

REAL ESTATE SALES

31 POUTS LN U:31 \$514,900
B: Tracy Phan
S: West River Homes LLC
Book/Page: 70461/14, Date: 05/01/24
Mtg: AmWest Funding Corp \$300,000
Term: 2054
Use: Condo

Warren

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 8 5
Median Price \$257,500 \$255,000

REAL ESTATE SALES

13 MILL ST \$980,000
B: 13 Mill Street LLC
S: Skybridge Properties LLC
Book/Page: 70466/182, Date: 05/02/24
Mtg: Country Bank \$735,000
Use: Residential-Multiple Bldgs, Lot: 56631sf
Prior Sale: \$585,000 (10/21)

Webster

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 29 31
Median Price \$335,000 \$395,000

REAL ESTATE SALES

12 CONCORD CT U:B \$415,000
B: Ronald B Bogatkowski & Patricia J Bogatkowski
S: Florence C Doyle
Book/Page: 70461/213, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 11580sf
Prior Sale: \$305,000 (02/23)

REAL ESTATE SALES

30 E MAIN ST \$400,000
B: K & M Holdings LLC
S: J & E Holdings LLC
Book/Page: 70468/1, Date: 05/03/24
Mtg: Nqm Funding Lic \$280,000
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 6380sf
Prior Sale: \$175,000 (02/14)

REAL ESTATE SALES

614 SCHOOL ST.....	\$525,000
B: Nolan Buck & Myranda Buck S: Matson Homes li Inc Book/Page: 70471/312, Date: 05/03/24 Mtg: Total Mtg Svcs \$435,000 Term: 2054 Use: Residential Developable Land, Lot: 58327sf	
SHADY GLEN TER L:26.....	\$100,000
B: Dana G Olson & Tara D Olson S: Greenstone Realty LLC Book/Page: 70459/55, Date: 05/01/24	
SHADY GLEN TER L:27.....	\$100,000
B: Dana G Olson & Tara D Olson S: Greenstone Realty LLC Book/Page: 70459/55, Date: 05/01/24	
SHADY GLEN TER L:28.....	\$100,000
B: Dana G Olson & Tara D Olson S: Greenstone Realty LLC Book/Page: 70459/55, Date: 05/01/24	

Worcester

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	162	156
Median Price	\$365,000	\$394,500

► **REAL ESTATE SALES**

24 BALL ST.....	\$100,000
B: Luong Duong S: Thoi Phan Book/Page: 70467/371, Date: 05/03/24 Use: 3-Family Family Flat, Lot: 12000sf Prior Sale: \$185,100 (10/17)	
3 BAY STATE RD.....	\$645,000
B: Justin Laclair S: 3 Bay State Road LLC Book/Page: 70462/382, Date: 05/02/24 Mtg: Amerant Mortgage \$483,750 Term: 2054 Use: 2-Family Two Family, Lot: 6416sf Prior Sale: \$550,000 (05/23)	
28 BULLARD AVE.....	\$358,000
B: Robert W Donahue & Lindsey K Donahue S: Grant Bullis & Abigail Bullis Book/Page: 70452/279, Date: 04/30/24 Mtg: Leader Bank NA \$347,260 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9027sf Prior Sale: \$315,000 (09/21)	
443 CHANDLER ST.....	\$622,000
B: Ahmad Ghazanfari S: Benjamin D Kaplan Book/Page: 70460/260, Date: 05/01/24 Mtg: Cross Country Mtg Inc \$572,240 Term: 2054 Use: 3-Family Family Flat, Lot: 15310sf Prior Sale: \$252,000 (12/09)	
24 CHEQUESSET RD.....	\$400,000
B: 15 Waban LLC S: Biscaglia Marsha Est & Dawn M Barry Book/Page: 70464/106, Date: 05/02/24 Use: Residential Developable Land, Lot: 7500sf	
26 CHEQUESSET RD.....	\$400,000
B: 15 Waban LLC S: Biscaglia Marsha Est & Dawn M Barry Book/Page: 70464/106, Date: 05/02/24 Use: Residential Developable Land, Lot: 10000sf	
28 CHEQUESSET RD.....	\$400,000
B: 15 Waban LLC S: Biscaglia Marsha Est & Dawn M Barry Book/Page: 70464/106, Date: 05/02/24 Use: Residential Developable Land, Lot: 10000sf	
2 DARTMOUTH ST.....	\$666,000
B: Harish Garre, Tr for Tulasi RET S: Tu T Dao & Khanh Hoang Book/Page: 70471/368, Date: 05/03/24 Mtg: Rockland Tr Co \$499,500 Term: 2054 Use: 3-Family Family Flat, Lot: 6014sf Prior Sale: \$425,000 (10/20)	
13 DIVISION ST.....	\$25,000
B: Anthony J O'Reilly S: Michael T Madulka Book/Page: 70453/307, Date: 04/30/24 Use: Commercial Warehouse, Lot: 2898sf Prior Sale: \$15,000 (05/21)	
190 DOMINION RD.....	\$400,000
B: 15 Waban LLC S: Biscaglia Marsha Est & Dawn M Barry Book/Page: 70464/106, Date: 05/02/24 Mtg: David Hegarty \$450,000 Term: 2025 Use: 3 Bdrm Conventional, Lot: 5000sf	
226 E MOUNTAIN ST.....	\$240,000
B: David J Dufresne, Tr for Green Machine Rt S: Gary Ventura Book/Page: 70472/119, Date: 05/03/24 Use: 2 Bdrm Cape Cod, Lot: 21780sf Prior Sale: \$240,000 (04/24)	
598 FRANKLIN ST.....	\$557,101
B: Wasequq Rahman S: Bombay LLC Book/Page: 70448/44, Date: 04/30/24 Use: 2-Family Two Family, Lot: 11000sf Prior Sale: \$140,000 (04/23)	
160 FREMONT ST U:322.....	\$300,000
B: Teri Christian S: Archana Karanigaokar Book/Page: 70461/77, Date: 05/01/24 Mtg: Prestige Home Mtg LLC \$285,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$168,500 (01/19)	
67 GARRISON AVE.....	\$500,000
B: John S Casilla & Juan I Martinez S: Israel K Lopez & Ilana Lopez Book/Page: 70460/153, Date: 05/01/24 Mtg: Salem Five Mtg Co \$481,792 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 7200sf Prior Sale: \$270,000 (02/18)	
12 HEROULT RD.....	\$355,000
B: Wendy K Brown-Arnold, Tr for Wendy K Brown-Arnold T S: Robin Morton-Callahan Book/Page: 70443/1, Date: 04/29/24 Use: 2 Bdrm Conventional, Lot: 5750sf Prior Sale: \$65,000 (12/96)	
62 HOWLAND TER.....	\$555,000
B: Johnathan R Sanders & Jade C Sanders S: Richard H Grape & Marybeth Grape Book/Page: 70457/151, Date: 05/01/24 Mtg: Northpoint Mortgage \$440,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 10000sf Prior Sale: \$269,900 (02/14)	
4 INVERNESS AVE.....	\$600,000
B: Gm Properties LLC S: Aiello Robert N Est & Dianne I Muzzy Book/Page: 70469/216, Date: 05/03/24 Use: Residential Developable Land, Lot: 7500sf	
52 JAMES ST.....	\$310,000
B: Santos A Veliz Alvarez S: Luis A Delgado & Ada M Mora-Alvarado Doc#: 00000000123112, Date: 05/02/24 Mtg: United Wholesale Mtg \$304,385 Term: 2054 Use: 2 Bdrm Conventional, Lot: 4475sf Prior Sale: \$78,924 (04/97)	

116 LINCOLN ST.....	\$740,000
B: Steve Wakadilo & Nicole Kyalwe-Wakadilo S: Ns Property LLC Book/Page: 70455/141, Date: 04/30/24 Mtg: Drew Mortgage Assn Inc \$555,000 Term: 2054 Use: 3-Family Family Flat, Lot: 4488sf Prior Sale: \$325,000 (10/18)	
4 LUCIAN ST.....	\$690,000
B: Arvind Sampath S: Trinity Est Invs & Dev LL Book/Page: 70447/375, Date: 04/30/24 Mtg: BankESB \$552,000 Term: 2054	
26 MAXWELL ST.....	\$185,000
B: 977felicity LLC S: Daniel Morkeh & Emma Pace Book/Page: 70468/119, Date: 05/03/24 Use: Res Potentially Dvlpble Land, Lot: 5505sf	
95 MAY ST.....	\$680,000
B: Bimal Manandhar & Rinu Manandhar S: Matthew Atanian & Amy Heislen Book/Page: 70453/204, Date: 04/30/24 Mtg: Cross Country Mtg Inc \$510,000 Term: 2054 Use: 3-Family Family Flat, Lot: 6062sf	
18 MOHICAN RD.....	\$345,000
B: John Stenglein S: Anthony Salvatore, Tr for Salvatore lrt Book/Page: 70468/230, Date: 05/03/24 Use: 2 Bdrm Ranch, Lot: 7500sf	
27 MOUNTAINSHIRE DR U:27.....	\$351,000
B: Cleidimar Pepio S: Monica Green Book/Page: 70464/152, Date: 05/02/24 Mtg: Fairway Ind Mtg \$301,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$134,050 (11/14)	
11 NATHANIEL CT.....	\$337,500
B: W & E Landscaping & Paint S: F Carrier Realty LLC Book/Page: 70462/72, Date: 05/01/24 Use: Parking Lot, Lot: 22321sf Prior Sale: \$155,000 (12/19)	
4 NATURAL HISTORY DR.....	\$390,000
B: Samantha K Schoen & Justin Cole S: Jill T Palm Book/Page: 70451/362, Date: 04/30/24 Mtg: Ark-La-Tex Fin Svcs \$312,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 7651sf	
22 PALISADES ST.....	\$565,000
B: David Mercado & Dionne F Mercado S: Emmanuel Ofori-Mensah Book/Page: 70460/12, Date: 05/01/24 Mtg: Nations Direct Mtg \$452,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 5000sf Prior Sale: \$460,000 (09/22)	
42 PARADOX DR.....	\$355,000
B: Nelson Zompetti & Alexis Barrile S: Carole H Jacobson, Tr for C & Julian D Jacobson RET Book/Page: 70470/149, Date: 05/03/24 Mtg: Milestone Mtg Solutio \$330,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 9205sf	
65 PARIS AVE.....	\$485,000
B: Marilyn J Cohodas T & Hightower T Co Na Tr S: Joseph Rodriguez & Yolanda Rodriguez Book/Page: 70452/84, Date: 04/30/24 Use: 3 Bdrm Ranch, Lot: 8901sf Prior Sale: \$108,657 (06/00)	
321 PLANTATION ST U:104.....	\$309,000
B: Brian Legasey S: Marion Hamois Book/Page: 70455/357, Date: 04/30/24 Mtg: Total Mtg Svcs \$247,200 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$155,000 (10/01)	
30 PULLMAN ST.....	\$6,500,000
B: Plmn Holdings LLC S: Pullman Street Realty LLC Book/Page: 70449/22, Date: 04/30/24 Use: Industrial Warehouse, Lot: 285318sf Prior Sale: \$3,001,000 (08/21)	
13 QUEEN ST.....	\$410,000
B: Estarlin H Rijo & Adalgis M Lopez-Torres S: Juan D Guevara & Ana R Tule Book/Page: 70456/69, Date: 04/30/24 Mtg: MSA Mortgage LLC \$307,500 Term: 2054 Use: 3-Family Family Flat, Lot: 7414sf Prior Sale: \$209,000 (09/04)	
32 RENA ST.....	\$400,000
B: Chien I Chang & Hua J Wei S: Hb2 Alternative Hldg LLC Book/Page: 70471/78, Date: 05/03/24 Use: 2 Bdrm Raised Ranch, Lot: 10000sf Prior Sale: \$416,000 (04/24)	
10 RENFREW ST.....	\$600,000
B: Gm Properties LLC S: Aiello Robert N Est & Dianne I Muzzy Book/Page: 70469/216, Date: 05/03/24 Use: 3 Bdrm Ranch, Lot: 24660sf	
35 RICHMOND AVE.....	\$462,500
B: Nicholas Clarke & Monique Girard S: Gretchen E Macdougall Book/Page: 70443/334, Date: 04/29/24 Mtg: Drew Mortgage Assn Inc \$439,375 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 9600sf Prior Sale: \$190,000 (02/15)	
27 ROCKDALE ST.....	\$685,000
B: Duany Lima & Nalzira M Teodoro S: Sebastian Bilentschuk Book/Page: 70470/64, Date: 05/03/24 Mtg: St Marys Credit Union \$513,750 Term: 2054 Use: 3-Family Family Flat, Lot: 7694sf Prior Sale: \$500,000 (04/21)	
30 SCANDINAVIA AVE.....	\$506,000
B: Binta Sowe S: Ravelo Dreams LLC Book/Page: 70470/6, Date: 05/03/24 Mtg: New American Funding \$496,835 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 12000sf Prior Sale: \$325,000 (01/24)	
21 SEATTLE ST.....	\$129,500
B: Ravelo Dreams LLC S: Kla Holdings LLC Book/Page: 70467/101, Date: 05/03/24 Use: Res Potentially Dvlpble Land, Lot: 7050sf	
126 STAFFORD DR.....	\$260,000
B: Binh Q Nguyen & Thao T Cao S: Kelly Nguyen & Let Thach Book/Page: 70456/289, Date: 04/30/24 Mtg: Ross Mortgage Co Inc \$208,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 15000sf Prior Sale: \$270,000 (07/19)	

80 STANTON ST U:28.....	\$238,000
B: David A Tremblay, Tr for Tremblay Ft S: Robert C Zoebisch & Linda Zoebisch Book/Page: 70469/38, Date: 05/03/24 Use: 2 Bdrm Condo Prior Sale: \$176,000 (11/23)	
324 SW CUTOFF.....	\$975,000
B: Landstar Properties LLC S: Ice Glen Holdings LLC Book/Page: 70458/311, Date: 05/01/24 Use: Commercial Warehouse, Lot: 33643sf Prior Sale: \$600,000 (04/23)	
2 VERNON TER.....	\$30,000
B: Aaron Wade S: Milagros Dasilva Book/Page: 70461/148, Date: 05/01/24 Use: Residential Undvlpble Land, Lot: 3660sf Prior Sale: \$6,000 (06/16)	
61-R W MOUNTAIN ST.....	\$6,500,000
B: Plmn Holdings LLC S: Pullman Street Realty LLC Book/Page: 70449/22, Date: 04/30/24	
17 WARD ST.....	\$365,000
B: Jmt Holdings LLC S: Benbo Properties LLC Book/Page: 70466/167, Date: 05/02/24 Mtg: Benbo Properties Llc \$160,695 Term: 2025 Use: 2-Family Two Family, Lot: 2395sf Prior Sale: \$270,000 (06/20)	
48 WATER ST U:307.....	\$489,900
B: Aaron Jeffers & Jennifer Curran S: Olivia Dambrosio & Rachel Scanlon Book/Page: 70462/103, Date: 05/02/24 Use: 2 Bdrm Condo Prior Sale: \$326,500 (07/18)	
152 WEATHERSTONE DR U:152.....	\$365,000
B: Phillip Otoole & Elissa R Meyer S: Laurie V Assad Book/Page: 70469/306, Date: 05/03/24 Mtg: Leader Bank NA \$194,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$145,000 (12/00)	
11 WESTWOOD DR.....	\$1,275,000
B: Richard J Duffy, Tr for Myob T S: Ian C Hurd & Kelly A Hurd Book/Page: 70454/288, Date: 04/30/24 Use: 4 Bdrm Cape Cod, Lot: 24152sf Prior Sale: \$575,000 (07/19)	
1 WILSON ST.....	\$600,000
B: Ms Wilson Property LLC S: Karma Sicho & Tsetan Dolkar Book/Page: 70461/362, Date: 05/01/24 Mtg: Leader Bank NA \$450,000 Use: 3-Family Family Flat, Lot: 2473sf Prior Sale: \$465,000 (06/21)	

Worcester Registry Northern District

Kathleen R. Daigneault, Esq.
166 Boulder Drive, Suite 202
Fitchburg, MA 01420
Telephone: (978) 342-2637
Fax: (978) 345-8665
www.fitchburgdeeds.com

Ashburnham

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	21
Median Price	\$324,950	\$370,000

► **REAL ESTATE SALES**

24 HILLTOP DR.....	\$270,000
B: Ryan Bouvier S: Lynne M Walsh Book/Page: 10756/185, Date: 05/03/24 Use: 2 Bdrm Ranch, Lot: 37638sf Prior Sale: \$80,000 (05/14)	
38 JUMPER RD.....	\$579,900
B: Claudio Fernandes & Gabriela G Vitorino S: Mn 122 Main LLC Book/Page: 10756/141, Date: 05/03/24 Mtg: First Natl Bk \$379,900 Term: 2054 Use: Residential Developable Land, Lot: 135794sf Prior Sale: \$30,000 (04/23)	
LAKESHORE DR.....	\$50,000
B: Ata Construction LLC S: Paul F Harris & Denise A Harris Book/Page: 10754/84, Date: 04/30/24	
519 SUNSET DR.....	\$46,900
B: Paul C Knower, Tr for Knower Lt S: Walter J Zuschlag Book/Page: 10755/278, Date: 05/02/24	

Fitchburg

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	55
Median Price	\$310,000	\$350,000

► **REAL ESTATE SALES**

532 5TH MASSACHUSETTS TPKE.....	\$320,000
B: S D Calderon S: Mustapha Belhim Book/Page: 10755/240, Date: 05/02/24 Mtg: Fall River Five Cents \$290,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 63140sf Prior Sale: \$145,000 (12/15)	
73 AMIOTT ST.....	\$440,000
B: Edward C Lange & Rachel D Lange S: Niccolo Seretto & Kerry Seretto Book/Page: 10753/274, Date: 04/30/24 Mtg: JPMorgan Chase Bank \$350,400 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 15629sf Prior Sale: \$285,000 (08/20)	
160-162 ASHBURNHAM HILL RD.....	\$466,000
B: Delma F Do Prado S: Raquel Cedeno-Morel Book/Page: 10754/57, Date: 04/30/24 Use: 2-Family Two Family, Lot: 10001sf Prior Sale: \$301,925 (12/20)	

520 BLOSSOM ST.....	\$635,000
B: Tameka K Bennett Reid S: Martha Bedard, Tr for 2014 Mcdermott Ft Book/Page: 10754/113, Date: 05/01/24 Mtg: Guild Mortgage Co \$593,750 Term: 2054 Use: 5 Bdrm Colonial, Lot: 43307sf	
35 DANIELS ST.....	\$2,600,000
B: 35 Daniels Street LLC S: Sbc LLC Book/Page: 10754/331, Date: 05/01/24 Use: Manufacturing Building, Lot: 156772sf Prior Sale: \$1,000,000 (10/06)	
432 DANIELS ST.....	\$390,000
B: Mark S Green & Tami L Green S: Jimmy F Hector & Jeff Paul Book/Page: 10756/72, Date: 05/03/24 Mtg: Leominster CJ \$205,000 Term: 2054 Rate: 6.1% Type: Adj Use: 4 Bdrm Ranch, Lot: 6882sf Prior Sale: \$210,000 (10/18)	
74-76 ELIZABETH ST.....	\$495,000
B: Pasquale V Mingione & Alexandra N Hessberger S: Joseph Hopper & Kyra Frickey Book/Page: 10753/339, Date: 04/30/24 Mtg: Cross Country Mtg Inc \$470,250 Term: 2054 Use: 2-Family Two Family, Lot: 5001sf Prior Sale: \$415,000 (11/22)	
98 GIBSON RD.....	\$512,000
B: Miatta Edi-Osagie S: Platinum Development LLC Book/Page: 10755/157, Date: 05/02/24 Mtg: Guild Mortgage Co \$494,912 Term: 2054 Use: Res Potentially Dvlpble Land, Lot: 90984sf	
26 HARTFORD ST.....	\$185,000
B: Blue Oak Development LLC S: Edmands Keith Est & Jesse A Edmands Book/Page: 10755/305, Date: 05/02/24 Mtg: RFL 4 LLC \$215,227 Use: 3 Bdrm Conventional, Lot: 6839sf Prior Sale: \$65,000 (11/97)	
32 INSTITUTE ST.....	\$250,000
B: Berkshire Prop Buyers LLC S: Kilby P Osborn Book/Page: 10755/357, Date: 05/03/24 Use: 5 Bdrm Conventional, Lot: 8185sf Prior Sale: \$65,000 (05/97)	
58 LEROY ST.....	\$440,000
B: Jose G Lux S: Amanda Chiasson & Michael Chiasson Book/Page: 10752/244, Date: 04/29/24 Mtg: Rocket Mortgage LLC \$418,000 Term: 2054 Use: 4 Bdrm Split Level, Lot: 17237sf Prior Sale: \$174,000 (04/17)	
390 MADISON ST.....	\$250,000
B: Elizabeth Matos S: Danielle M Sawyer Book/Page: 10753/83, Date: 04/30/24 Mtg: Cross Country Mtg Inc \$195,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 5532sf Prior Sale: \$350,000 (12/21)	
10 OAK ST.....	\$150,000
B: J Martinez Invs LLC S: David Thompson Book/Page: 10753/183, Date: 04/30/24 Use: 5 Bdrm Conventional, Lot: 8368sf Prior Sale: \$60,000 (04/24)	
86 PHILLIPS ST.....	\$425,000
B: Christopher Kolehmainen S: Mark S Green & Tami L Green Book/Page: 10756/25, Date: 05/03/24 Mtg: Total Mtg Svcs \$403,750 Term: 2054 Use: 2-Family Conventional, Lot: 10729sf Prior Sale: \$96,000 (07/98)	
118 SAINT ANDREW ST.....	\$320,000
B: Rowan V Hong & Leah Maywald S: Karen L Jacob Book/Page: 10754/141, Date: 05/01/24 Mtg: Bay Equity LLC \$250,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 7876sf Prior Sale: \$84,000 (04/96)	

Leominster

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	38
Median Price	\$430,000	\$439,500

► **REAL ESTATE SALES**

160 CENTRAL ST.....	\$640,000
B: Denia Lezama & Oscar Giron S: Joseph M Despinosse Jr Book/Page: 10753/189, Date: 04/30/24 Mtg: Salem Five Mtg Co \$	