

The Commercial Record

RHODE ISLAND REAL ESTATE RECORDS

TOWN & CITY INDEX

(W) = Weekly (B) = Biweekly (M) = Monthly

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TO OUR CUSTOMERS

The Warren Group continues to appreciate your patience as a significant number of municipalities deal with service disruptions at a software provider used to make their real estate records available to the public. The company, Cott Systems, has notified us of additional delays preventing immediate recovery from the disruption. Due to the outage, we continue to be unable to collect the most recent records for nearly three dozen municipalities. We will notify our subscribers once we know when service will be restored, and will publish all affected records in The Commercial Record as soon as is practicable. Please call 617-896-5367 or email customerservice@thewarrengroup.com if you have any questions.

Cassidy Norton
Association Publisher
The Warren Group

TOWNS MISSING DUE TO COLLECTION ISSUES

Records for the following municipalities were not collected this week. All records will be published as they become available.

PORTSMOUTH

PUBLISHED WEEKLY BY



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HOW TO READ THE REAL ESTATE RECORDS

The information appearing in this newspaper is taken from deed and mortgage documents filed at each Town Clerk's office in the state. All property transfers with a sales price of at least \$1,000 and all term-mortgage documents are collected.

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street

address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

Real estate records are organized alphabetically by county, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds or Mortgages).

■ The statistics at the beginning of each town are for all one- to four-family home sales, excluding foreclosure deeds, with a purchase price of \$1,000 and above from January through the most recent complete calendar month.

MARKET STATISTICS THROUGH APRIL

	YTD 2000	YTD 2002
Num of 1-4Fam Sales	65	47
Median Price	\$265,000	\$300,000

• *Year-to-Date (YTD) statistics for all residential, condo, commercial and land transactions within our price range criteria.*

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

▶ REAL ESTATE SALES

315 MAIN ST U:15.....\$98,000

Pleasant Towers Condo
 B:John Doe & Mary Smith
 S:Jane Jones & Thomas Jones
 Vol/Page: 1313/117, Date: 4/12/94, Warranty
 Mtg: Main Street Bank \$70,000
 Term: 2034 Rate: 4.60% Type: Adj
 Mtg Assd to: ABC Mtg Co
 Mtg2: Seller \$8,400
 Prior Sale: \$93,000 (11/90)

- *The first two buyer (B) names and seller (S) names listed on the deed are shown.*
- *Prior sale data (back to 1987) appears only when the address of the new sale matches exactly with the address of the older sale in our database.*

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Whenever we can collect additional details on the mortgage, you may see the term year of the mortgage, the rate and the type of mortgage – i.e. fixed, adjustable, open-end or variable. Any second mortgage filed at the same time as the deed will appear under "mortgages."

■ In most communities, we collect additional property details from the property cards in the town assessor's office. Whenever we can determine that a property is a single-family home, we print the number of bedrooms and building style. Otherwise, the broad classification of residential, commercial and industrial taken from the property card is reported. If the field card is not available at the time we are at the assessor's office, or if we cannot match a sale with a property card, no property details will appear.

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

■ These records are mortgage documents that did not have a deed filed at the same time. For the most part, these are refinanced first mortgages; although some are subordinate mortgages. If the mortgage has been immediately assigned, the assigned lender is also noted or had a purchase price mortgage already combined with a deed.

▶ REAL ESTATE SALES

32 ELM ST\$175,000

B:John Doe & Mary Smith
 S:Jane Jones & Thomas Jones
 Vol/Page: 1617/112, Date: 5/11/94, Warranty
 Mtg:Main Street Mtg Co \$140,000
 Use:3 Bdrm Colonial, Lot:6459sf
 Prior Sale:\$170,000 (9/89)

- *"Use" distinguishes residential homes from land sales and commercial sales.*
- *For residential homes, the number of bedrooms and house style appear when available.*
- *The lot size (Lot) is shown in square feet.*

▶ FORECLOSURE DEEDS

43 MAIN ST\$142,200

B:Main St Bank
 S:John Smith & Main St Bank
 Prior Sale: \$190,000 (11/89)

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

▶ MORTGAGES

102 MAIN ST\$132,000

Jane Jones from Main St Mtg Co
 Term: 2014 Type: Open End
 Mtg Assd to: ABCBank

- *Street address and mortgage amount on the first line are followed by the borrower and lender names.*

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

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

VILLAGE/TOWN GUIDE

VILLAGE	TOWN				
Adamsville	Little Compton	East Warren	Warren	Mapleville	Burrillville
Albion	Lincoln	Elmhurst	Richmond	Matunuck	South Kingstown
Allenton	North Kingstown	Escoheag	West Greenwich	Melville	Portsmouth
Alton	Richmond	Esmond	Smithfield	Merino	Johnston
Annaquatucket	North Kingstown	Fisherville	Exeter	Milville	Exeter
Annavomscutt	Barrington	Fiskeville	Scituate	Mishnock	West Greenwich
Anthony	Coventry	Forestdale	North Smithfield	Misquamicut	Westerly
Arcadia	Exeter	Frenchtown	East Greenwich	Mohegan	Burrillville
Arctic	West Warwick	Galilee	Narragansett	Moosup Valley	Foster
Arkwright	Coventry	Gazzaville	Burrillville	Morgan Mills	Johnston
Ashaway	Hopkinton	Georgiaville	Smithfield	Moscow	Hopkinton
Ashton	Cumberland	Glendale	Burrillville	Mountindale	Smithfield
Austin	Exeter	Grayville	Tiverton	Nannaquaket	Tiverton
Avondale	Westerly	Greene	Coventry	Nasonville	Burrillville
Barberville	Hopkinton	Greenville	Smithfield	Natick	West Warwick
Belleville	North Kingstown	Hamilton	North Kingstown	Nooseneck	West Greenwich
Berkeley	Cumberland	Harmony	Glocester	North Foster	Foster
Bethel	Hopkinton	Harris	West Warwick	North Scituate	Scituate
Bonnet Shores	Narragansett	Harrisville	Burrillville	North Tiverton	Tiverton
Bowdish	Glocester	Haversham	Westerly	Nyatt	Barrington
Bradford	Westerly	Hillsdale	Richmond	Oakland	Burrillville
Branch Village	North Smithfield	Homestead	Portsmouth	Pascoag	Burrillville
Bridgeport	Tiverton	Hope	Scituate	Patience	Portsmouth
Bridgeton	Burrillville	Hope Valley	Hopkinton	Peace Dale	South Kingstown
Bridgetown	South Kingstown	Hughesdale	Johnston	Perryville	South Kingstown
Brudickville	Charlestown	Hummocks	Portsmouth	Phenix	West Warwick
Burr Hill	Warren	Huntsville	Burrillville	Point Judith	Narragansett
Canonchet	Hopkinton	Jackson	Scituate	Potterville	Coventry
Carolina	Richmond	Jericho	West Warwick	Primrose	North Smithfield
Chepachet	Glocester	Jerusalem	Narragansett	Prudence	Portsmouth
Chopmist	Scituate	Kenyon	Richmond	Quidneck	Coventry
Clarkville	Glocester	Kickamuit	Warren	Quidnessett	North Kingstown
Clayville	Scituate	Kingston	South Kingstown	Quonochontaug	Charlestown
Clyde	West Warwick	Lafayette	North Kingstown	Quonset	North Kingstown
Cocumcussoc	North Kingstown	Lewis City	Exeter	Rice City	Coventry
Coggeshall	Warren	Liberty	Exeter	Rockland	Scituate
Cold Spring	North Kingstown	Lime Rock	Lincoln	Rockville	Hopkinton
Crompton	West Warwick	Lippitt	West Warwick	Sachuest	Middletown
Davisville	North Kingstown	Locustville	Hopkinton	Sakonnet	Little Compton
Eagleville	Tiverton	Lonsdale	Lincoln	Saunderstown	North Kingstown
		Manville	Lincoln	Saundersville	Scituate
				Saxonville	Burrillville
				Saylesville	Lincoln
				Scarborough	Narragansett
				Shannock	Richmond
				Simmons ville	Johnston
				Slatersville	North Smithfield
				Slocum	North Kingstown
				South Foster	Foster
				South Warren	Warren
				Spragueville	Smithfield
				Stillmanville	Westerly
				Stillwater	Smithfield
				Summit	Coventry
				Sun Valley	East Greenwich
				Tarkiln	Burrillville
				Tiogue	Coventry
				Touisset	Warren
				Tunipus	Little Compton
				Union Village	North Smithfield
				Usquepaug	Richmond
				Vernon	Foster
				Washington	Coventry
				Watchaug	Charlestown
				Waterford	North Smithfield
				Weekapaug	Westerly
				Wescott	West Warwick
				Weskauge	Narragansett
				West Barrington	Barrington
				West Glocester	Glocester
				West Greenville	Smithfield
				West Kingston	South Kingstown
				Whipple	Burrillville
				Whitman	Coventry
				Wickaboxet	West Greenwich
				Wickford	North Kingstown
				Winnapaug	Westerly
				Wood River Junction	Richmond
				Woodville	Richmond
				Wyoming	Hopkinton
				Yawgoog	Hopkinton

BRISTOL COUNTY

BARRINGTON

TOWN CLERK: MEREDITH J. DESISTO

283 County Rd, Fl 1, Barrington, RI, 02806
Phone: 401-247-1900

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	27
Median Price	\$550,000	\$605,000

► REAL ESTATE SALES

216 MAPLE AVE \$445,000

B: Jacob Apple & Dawn Oliveira
S: Alfred Almeida & Kathleen M Almeida
Vol/Page: 1855/156, Date: 04/24/24
Mtg: CMG Mortgage Inc \$436,939
Use: 2-Family Two Family, Lot: 5136sf
Prior Sale: \$180,000 (03/20)

3 ROBBINS DR \$1,259,100

B: Joshua H Lifton & Allison Lifton
S: Briann Reid & Alexander Ross-Stuat
Vol/Page: 1855/325, Date: 04/29/24
Mtg: Baycoast Mortgage Co \$750,000
Use: 4 Bdrm Colonial, Lot: 32818sf
Prior Sale: \$705,000 (10/20)

7 WALLIS AVE \$435,000

B: Ashley E Leuropa & Miriam E Leuropa
S: Camara Roger J Est & Kennet Camara
Vol/Page: 1855/191, Date: 04/25/24
Mtg: United Wholesale Mtg \$326,250
Use: 3 Bdrm Ranch, Lot: 8185sf

► MORTGAGES

26 GREAT RD \$500,000

Timothy G Fay+ from BayCoast Bank

12 PURITAN AVE \$80,000

Karen M Mcavoy from Bank of America NA

3 ROBBINS DR \$275,000

Joshua H Lifton+ from Baycoast Mortgage Co

7 ROBBINS DR \$150,000

Channsotha Suom+ from Discover Bank

75 SOWAMS RD \$375,000

Susan H Hosey from Navigant Credit Union

BRISTOL

TOWN CLERK: MELISSA CORDEIRO

10 Court St, Bristol, RI, 02809
Phone: 401-253-7000

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	20
Median Price	\$455,000	\$531,000

► REAL ESTATE SALES

58 MONROE AVE \$450,000

B: Maria Cobb & David Beausolei
S: Gillian V Bolus Tr, Tr for Bolus T
Vol/Page: 2242/219, Date: 04/30/24
Mtg: BankNewport \$360,000
Type: Adj
Use: 2 Bdrm Bngl/cottage, Lot: 4809sf
Prior Sale: \$250,000 (02/19)

18 MOUNT HOPE AVE \$925,000

B: Ann Harrington Tr, Tr for A Harrington & Griffin Ft
S: J & K Properties LLC
Vol/Page: 2242/178, Date: 04/30/24
Use: 4 Bdrm Conventional, Lot: 5310sf
Prior Sale: \$150,000 (08/23)

5 MURPHY AVE \$745,000

B: Lindsey H Ambrose & Owen A Kimmel
S: Maria E Veloso & Luis M Veloso
Vol/Page: 2242/144, Date: 04/29/24
Mtg: Centreville Bank \$596,000
Use: 3-Family Mlti-unt Blg, Lot: 7222sf

► MORTGAGES

75 BALLOU BLVD \$500,000

Daponte Bro Realty LLC from Webster Bank

8 BETSY DR \$95,000

Francisco J Farias+ from St Anne's Credit Unio

4 FRANCESCA LN \$456,000

Mark A Calce+ from T2 Financial LLC

44 LISA LN \$42,580

James D Annis from USA HUD

413 METACOM AVE \$80,000

Dominic J Calarco from BayCoast Bank

66 OLIVER ST \$100,000

Kyle M Medina from Baycoast Mortgage Co

15 PAULL ST \$160,000

Gail A Thorpe from Citizens Bank

78 RICHMOND ST \$150,000

Michael Botelho T+ from BankNewport

6 SCOTT LN \$296,194

Gregory J Conti from PHH US Mortgage Corp

45 SHORE RD \$1,425,000

Thomas A Paiseault+ from Bank of Rhode Island

WARREN

TOWN CLERK: SANDREA SPERONI

514 Main St, Fl 1, Warren, RI, 02885
Phone: 401-245-7340

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	15
Median Price	\$441,490	\$415,000

► REAL ESTATE SALES

2 TOUISSET RD \$437,500

B: Anthony Zamiera & Lori R Zamiera
S: Michael Rogers
Vol/Page: 1122/169, Date: 04/26/24
Use: 1 Bdrm Ranch, Lot: 9326sf

► MORTGAGES

435 CHILD ST \$264,000

John C Bento from BankNewport

2 SCOTT CT \$240,000

Scott E Vitullo+ from Webster Bank

KENT COUNTY

COVENTRY

TOWN CLERK: JOANNE AMITRANO

1670 Flat River Rd, Coventry, RI, 02816
Phone: 401-822-9173

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	57
Median Price	\$372,500	\$365,000

► REAL ESTATE SALES

26 BLACK WALNUT DR..... \$380,000

B: Alexis R Beaumier & Drew A Beaumier
S: Lawrence M Spencer
Vol/Page: 2298/834, Date: 04/26/24
Mtg: United Wholesale Mtg \$373,117
Use: 3 Bdrm Raised Ranch, Lot: 14810sf
Prior Sale: \$1,422 (06/15)

24 LAUREL AVE..... \$100,000

B: Melissa Chappell Special
S: Roderick W Chappell Tr, Tr for Roderick W Chappell T
Vol/Page: 2298/743, Date: 04/24/24
Use: 2-Family Two Family, Lot: 16117sf

19 LEAR DR \$156,000

B: Kostantinos Panagopoulos
S: Tempo Holdings LLC
Vol/Page: 2298/695, Date: 04/23/24
Use: Mobile Home
Prior Sale: \$25,000 (10/23)

2 MILTON LN \$119,000

B: Shelley Sanders
S: Hillman Lillian M Est & Linda E Hannah
Vol/Page: 2298/876, Date: 04/26/24
Use: Mobile Home

TIFFANY RD \$800,000

B: D2 Homes Inc
S: Andrea Roach & John Tworog
Vol/Page: 2298/509, Date: 04/22/24

TIOGUE AVE \$800,000

B: D2 Homes Inc
S: Andrea Roach & John Tworog
Vol/Page: 2298/509, Date: 04/22/24

232 TIOGUE AVE..... \$800,000

B: D2 Homes Inc
S: Andrea Roach & John Tworog
Vol/Page: 2298/509, Date: 04/22/24
Use: 3 Bdrm Cape Cod, Lot: 12632sf

29 WESTCOTT WAY U:78..... \$699,925

B: Kurt W Fretz & Christine Fretz
S: Apponaug Properties Inc
Vol/Page: 2298/704, Date: 04/24/24
Mtg: BankNewport \$559,940
Type: Adj
Use: Condo

► FORECLOSURE DEEDS

155 FAIRVIEW AVE \$185,000

B: Re-Up Management LLC
S: Mary R Budziak & Us Bank TNA
Vol/Page: 2298/655, Date: 04/23/24
Mtg: Resmini Cap Inv \$400,000
Use: 2fam-5fam Residence, Lot: 14375sf

► MORTGAGES

15 BESTWICK TRL..... \$16,131

Ronald Laplante from USA HUD

10 DANIEL DR..... \$320,000

Antonio A Goncalves from Guaranteed Rate Inc

155 E SHORE DR \$92,900

Nelia M Tillinghast+ from Citizens Bank

1405 HARKNEY HILL RD..... \$321,000

John J Houle+ from Westerly Community CU

44 HAZARD ST \$110,000

Jason M Couture+ from Citizens Bank

4 KENNEDY DR \$101,323

David Lewis+ from Citizens Bank

8 KNOTTY OAK SHRS..... \$9,365

Derek Tomassi from USA HUD

8 LYNN DR \$55,000

Patience A Breault from Newrez LLC

31 MAPLEWOOD DR \$50,000

Scott J Guthrie+ from Citizens Bank

75 NIBLICK CIR U:75..... \$11,473

Courtney Nelson from USA HUD

1890 PLAINFIELD PIKE \$125,000

Owen G Haynes+ from Centreville Bank

38 S MAIN ST \$40,000

Madeline L Caplette RET+ from Centreville Bank

7 TULIP RD \$3,468

Sean D Eddy+ from USA HUD

15 WOODMIST CIR..... \$21,384

Matthew E Chittim+ from Home Ln & Invest Bk

EAST GREENWICH

TOWN CLERK: LEIGH A. CARNEY

125 Main St, PO Box 111, East Greenwich, RI, 02818
Phone: 401-886-8604

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	21
Median Price	\$575,000	\$650,000

► REAL ESTATE SALES

47 BRIDGE ST U:3 \$612,500

B: Andrew Sharpe & Lauren Sharpe
S: Allen B Gammons Jr
Vol/Page: 1668/25, Date: 04/26/24
Mtg: Centreville Bank \$520,625
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: \$382,500 (12/23)

741 DIVISION ST \$605,000

B: Middleberry Assoc
S: Phyllis A Johnson Tr, Tr for Phyllis A Johnson RET
Vol/Page: 1667/272, Date: 04/22/24

490 HOWLAND RD \$615,000

B: Andrew Hamm & Tracy Hamm
S: Justin Weathers & Pamela J Weathers
Vol/Page: 1668/44, Date: 04/26/24
Mtg: BankNewport \$492,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 18295sf

46 LAFAYETTE DR..... \$790,000

B: Keito Kawasaki & Hanzhang Wang
S: Christopher C Lewin & Ann E Lewin
Vol/Page: 1668/19, Date: 04/26/24
Use: 4 Bdrm Colonial, Lot: 10585sf

29 WESTCOTT WAY \$399,925

B: Kurt W Fretz & Christine Fretz
S: Apponaug Prop Inc
Vol/Page: 1667/312, Date: 04/24/24

► MORTGAGES

47 BRIDGE ST U:7 \$120,000

Linnea S Lovinsky+ from Citizens Bank

80 HOWLAND RD \$415,000

Marc E Marandola from Quest T Co

68 OAKWOOD DR \$328,948

B S Lundin+ from Coastal One CU

1545 SOUTH RD \$100,000

Susan A Illerhues+ from Bank of America NA

43 WESTCOTT WAY U:78..... \$559,940

Kurt W Fretz+ from BankNewport

161 WESTWOOD DR..... \$190,000

Brian J Mcguire+ from Citizens Bank

WARWICK

TOWN CLERK:LYNN D'ABROSCA

3275 Post Rd, Warwick, RI, 02886
Phone:401-738-2006

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	143
Median Price	\$330,000	\$385,000

► REAL ESTATE SALES

206 2ND AVE..... \$415,000

B: Gorgonio L Reyes Urizar & Soany E Alvarado Ramirez
S: Wenbin Zhao
Vol/Page: 10479/203, Date: 04/19/24
Mtg: Mtg Equity Partners \$407,483
Use: 3 Bdrm Raised Ranch, Lot: 11761sf
Prior Sale: \$230,000 (03/20)

161 ARMSTRONG AVE..... \$400,000

B: Sule Popoola
S: Michael S Davis & Pattilou M Davis
Vol/Page: 10483/155, Date: 04/26/24
Mtg: NFM Lending \$392,755
Use: 2 Bdrm Raised Ranch, Lot: 7841sf
Prior Sale: \$249,900 (03/18)

115 ASPINET DR \$580,000

B: David Winslow & Shira Winslow
S: Christine Zych
Vol/Page: 10481/14, Date: 04/23/24
Use: 3 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$377,000 (07/21)

166 BEACH AVE..... \$215,000

B: Excel Prop Solutions Ri L
S: Robert Rinn
Vol/Page: 10482/329, Date: 04/26/24
Mtg: Loan Funder LLC \$258,500
Use: 2-Family Two Family, Lot: 5663sf
Prior Sale: \$195,000 (04/24)

11 CANFIELD CT..... \$410,000

B: Sarah Aldrich
S: Ri Hm LLC
Vol/Page: 10480/95, Date: 04/19/24
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$200,000 (10/23)

84 CANNA ST..... \$440,000

B: Joseph Perry & Sarah Perry
S: Tavares Prop LLC
Vol/Page: 10479/309, Date: 04/19/24
Mtg: Shoreham Bk \$240,000
Use: 2 Bdrm Cape Cod, Lot: 4792sf
Prior Sale: \$250,000 (11/23)

714 CENTERVILLE RD..... \$220,250

B: Hope Taylor
S: Hope Taylor & Lynn A Tortolani
Vol/Page: 10480/257, Date: 04/22/24
Mtg: Arc Home LLC \$262,500
Use: 3 Bdrm Cape Cod, Lot: 32234sf

114 CLAYPOOL DR..... \$385,000

B: Ryan J Mcassey
S: Paul M Seippel & Catherine Seippel
Vol/Page: 10479/325, Date: 04/19/24
Mtg: Pennymac Loan Service \$365,750
Use: 3 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$285,000 (06/21)

163-165 COTTAGE ST U:2 \$362,000

B: Mounica S Bethala
S: Harrington Rlty LLC
Vol/Page: 10483/109, Date: 04/26/24
Mtg: Baycoast Mortgage Co \$325,800
Use: Condo

34 DOWNING LN..... \$617,500

B: Wayne P Jordan & Mae Auger
S: Michele Cracraft Tr, Tr for Maura P Brodeur lrt
Vol/Page: 10479/290, Date: 04/19/24
Use: 3 Bdrm Contemporary, Lot: 45738sf

75 DUDLEY AVE U:225..... \$357,000

B: Erno Druineaud
S: Arthur D Gelinias Jr
Vol/Page: 10480/104, Date: 04/19/24
Mtg: Primary Residentl Mtg \$350,533
Use: Condo

75 DUDLEY AVE U:226..... \$357,000

B: Erno Druineaud
S: Arthur D Gelinias Jr
Vol/Page: 10480/104, Date: 04/19/24
Mtg: Primary Residentl Mtg \$350,533
Use: Condo

5 EAGLE RUN U:C..... \$380,000

B: Justin N Tucker & Ashley E Gigon
S: Madelyn T Mahoney
Vol/Page: 10480/7, Date: 04/19/24
Mtg: Guild Mortgage Co \$342,000
Use: 2 Bdrm Condo
Prior Sale: \$225,000 (09/17)

36 GALANT DR \$385,000

B: Matthew W Cardoso & Jennifer M Laplante
S: Erika L Hansson Durand
Vol/Page: 10481/337, Date: 04/25/24
Mtg: Veterans United Hm Ln \$393,277
Use: 2 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$245,000 (06/19)

GREENBUSH RD L:2..... \$605,000

B: Middleberry Assoc
S: Phyllis A Johnson Tr, Tr for Phyllis A Johnson RET
Vol/Page: 10480/167, Date: 04/22/24

GREENBUSH RD L:3..... \$605,000

B: Middleberry Assoc
S: Phyllis A Johnson Tr, Tr for Phyllis A Johnson RET
Vol/Page: 10480/167, Date: 04/22/24

881 GREENWICH AVE U:22..... \$409,900

B: Binqian Zeng
S: John S Owen Tr, Tr for John S Owen Lt
Vol/Page: 10482/238, Date: 04/26/24
Mtg: JPMorgan Chase Bank \$300,000
Use: 3 Bdrm Condo
Prior Sale: \$388,000 (08/22)

96 HOMELAND AVE..... \$290,000

B: Austin T Macgregor
S: Karen Gardner Tr, Tr for Karen Gardner Lt
Vol/Page: 10481/27, Date: 04/23/24
Mtg: Guaranteed Rate Inc \$261,000
Use: 2 Bdrm Cape Cod, Lot: 6534sf

241 HOXSIE AVE..... \$377,735

B: Jvt48 LLC
S: Diane Shalvey Tr, Tr for Jeanne E Provencal lrt
Vol/Page: 10479/230, Date: 04/19/24
Use: 2 Bdrm Ranch, Lot: 22216sf

50 HOYT ST..... \$370,000

B: William M Zukauskas & Traci P Zukauskas
S: Jesse P Sampson
Vol/Page: 10483/51, Date: 04/26/24
Mtg: Primary Residentl Mtg \$363,298
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$300,000 (09/21)

71 JOHN WICKES AVE \$624,000

B: Ann Lewin & Christopher Lewin
S: Tamra S Gallo & Melissa Freeman Ex
Vol/Page: 10483/87, Date: 04/26/24
Mtg: Navigant Credit Union \$225,000
Use: 2 Bdrm Conventional, Lot: 7841sf
Prior Sale: \$262,000 (12/10)

47 KILLEY AVE..... \$380,000

B: Alicia N Serpa
S: Briana L LINDIA
Vol/Page: 10482/25, Date: 04/26/24
Mtg: Guaranteed Rate Affin \$304,000
Use: 2 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$170,000 (02/21)

156 LONGMEADOW AVE..... \$460,000

B: Gian F Swanson & David E Satterfield
S: Natalie Takana & Daniel A Morel
Vol/Page: 10483/173, Date: 04/26/24
Mtg: Primary Residentl Mtg \$451,668
Use: 3 Bdrm Raised Ranch, Lot: 6970sf

31 MELLON RD..... \$350,000

B: Luis H Moya & Mirna Aviles
S: Gerald C Chanco & Veronica Leonardo
Vol/Page: 10481/327, Date: 04/25/24
Use: 3 Bdrm Ranch, Lot: 18295sf
Prior Sale: \$187,500 (02/23)

292 MERRYMOUNT DR..... \$535,000
 B: Robert Colombi 3rd & Margaret A Leach
 S: Lsf9 Master Participation & Us Bank TNA
 Vol/Page: 10481/182, Date: 04/25/24
 Mtg: Navigant Credit Union \$518,950
 Use: 3 Bdrm Split Level, Lot: 14375sf
 Prior Sale: \$6,898 (01/18)

119 PENDER AVE..... \$390,000
 B: Cameron Griffin-Redmond & Lakin A Griffin-Redmond
 S: South Side LLC
 Vol/Page: 10480/136, Date: 04/22/24
 Mtg: Veterans United Hm Ln \$390,000
 Use: 3 Bdrm Conventional, Lot: 6970sf
 Prior Sale: \$220,000 (03/23)

136 PHILLIPS AVE..... \$308,000
 B: David Lefort
 S: Benjamin Ricci
 Vol/Page: 10481/1, Date: 04/23/24
 Mtg: Antonio Pires \$325,000
 Use: 3 Bdrm Ranch, Lot: 8276sf
 Prior Sale: \$200,000 (03/24)

182 POCAHONTAS DR U:230..... \$775,000
 B: Jessica L Bogosian & Michael P Zannini
 S: Mirna N Ferla
 Vol/Page: 10481/285, Date: 04/25/24
 Use: Condo

182 POCAHONTAS DR U:256..... \$775,000
 B: Jessica L Bogosian & Michael P Zannini
 S: Mirna N Ferla
 Vol/Page: 10481/285, Date: 04/25/24
 Use: Condo

99 POST RD U:D1..... \$345,000
 B: Elizabeth S Dolan
 S: Rose E Reynolds Tr, Tr for Rose Ellen A Reynolds Lt
 Vol/Page: 10482/275, Date: 04/26/24
 Mtg: Washington Tr Co \$245,000
 Use: 2 Bdrm Condo

446 POST RD..... \$765,000
 B: Kobeissi Rlty Corp
 S: Postwar LLC
 Vol/Page: 10480/202, Date: 04/22/24
 Use: Commercial Devlpble Land, Lot: 16117sf
 Prior Sale: \$254,000 (12/14)

480 POST RD U:4..... \$765,000
 B: Kobeissi Rlty Corp
 S: Postwar LLC
 Vol/Page: 10480/202, Date: 04/22/24
 Use: Condo

482 POST RD U:4..... \$765,000
 B: Kobeissi Rlty Corp
 S: Postwar LLC
 Vol/Page: 10480/202, Date: 04/22/24
 Use: Condo

752 QUAKER LN U:A112..... \$260,000
 B: Joseph F Besette Jr
 S: Rwr Re Invest Grp LLC
 Vol/Page: 10482/303, Date: 04/26/24
 Mtg: Movement Mtg LLC \$255,290
 Use: 2 Bdrm Condo
 Prior Sale: \$159,000 (09/23)

187 REYNOLDS AVE..... \$371,000
 B: Lynzi P Deluccia & Jonathan Shideler
 S: Sara M Torres & Dercio D Torres
 Vol/Page: 10481/138, Date: 04/24/24
 Mtg: CMG Home Loans \$338,000
 Use: 3 Bdrm Conventional, Lot: 7405sf
 Prior Sale: \$250,000 (12/20)

112 RIVER ST..... \$410,000
 B: Cheryllee Wells
 S: Timothy J Masse & Maranda R Masse
 Vol/Page: 10479/251, Date: 04/19/24
 Mtg: Norcom Mortgage \$397,700
 Use: 3 Bdrm Cape Cod, Lot: 4792sf
 Prior Sale: \$230,000 (10/18)

1 STAPLES AVE..... \$600,000
 B: John Persico & Robin Sievers
 S: Laplante Estates LLC
 Vol/Page: 10483/195, Date: 04/26/24
 Mtg: United Wholesale Mtg \$480,000
 Use: 3 Bdrm Colonial, Lot: 5663sf

60 STEPHANIE CT..... \$458,000
 B: Andres F Gazzolo
 S: Deschane David A Est & Paul G Deschane
 Vol/Page: 10480/66, Date: 04/19/24
 Mtg: US Bank NA \$366,400
 Use: 2 Bdrm Raised Ranch, Lot: 10890sf

332 TIFFANY AVE..... \$351,000
 B: Harrington Const Inc
 S: Kyle Langlais & Kevin Langlais
 Vol/Page: 10483/137, Date: 04/26/24
 Mtg: Ryanna LLC \$446,000
 Use: 3 Bdrm Raised Ranch, Lot: 9148sf

23 WARREN AVE..... \$395,000
 B: Rodney J Girouard & Linda Girouard
 S: Stephen J Baker & Kerry A Baker
 Vol/Page: 10483/70, Date: 04/26/24
 Mtg: New American Funding \$387,845
 Use: 3 Bdrm Colonial, Lot: 9583sf

18 WARWICK NECK AVE..... \$470,000
 B: Corey E Leandre
 S: King & Goodman LLC
 Vol/Page: 10483/135, Date: 04/26/24
 Use: Mixed Use-prim Res & Comm, Lot: 12197sf
 Prior Sale: \$300,000 (12/17)

141 WINGATE AVE..... \$500,000
 B: Modesto Castillo
 S: Pp Invest LLC
 Vol/Page: 10482/16, Date: 04/25/24
 Mtg: Province Mtg Assoc \$490,943
 Use: 2-Family Two Family, Lot: 4792sf
 Prior Sale: \$339,900 (09/23)

27 WINIFRED AVE..... \$360,000
 B: Gabriel Murphy & Caroline Kashgegian
 S: 207 Mendon Rd LLC
 Vol/Page: 10480/39, Date: 04/19/24
 Mtg: Movement Mtg LLC \$349,200
 Use: 3 Bdrm Ranch, Lot: 7405sf
 Prior Sale: \$309,000 (02/23)

NO STREET GIVEN..... \$689,900
 B: Theresa L Maloney & Robert J Maloney
 S: Stonebridge Crossing Dev
 Vol/Page: 10480/211, Date: 04/22/24

► MORTGAGES

2ND POINT RD..... \$100,000
 America Pro Hm Inc from Auggie Prop

26 ANNE C HOLST CT..... \$300,000
 Thomas J Dillon+ from Bristol Cnty Svgs Bk

140 ARMSTRONG AVE..... \$5,564
 Brian S Kell+ from USA HUD

20 BLACKMORE ST..... \$80,000
 Scott York+ from Cranston Municipal CU

338 BROOKLINE DR..... \$200,000
 Deborah L Poirier+ from Citizens Bank

135 BROOKWOOD RD..... \$50,000
 Sheri Lapre+ from Navigant Credit Union

149 BRUSH NECK AVE..... \$160,000
 Eric T Laitinen+ from Citizens Bank

BURNETT RD L:177..... \$250,000
 Kevin Clynes from JIC Capital LLC

BURNETT RD L:179..... \$250,000
 Kevin Clynes from JIC Capital LLC

BURNETT RD L:180..... \$250,000
 Kevin Clynes from JIC Capital LLC

46 BURNETT RD..... \$250,000
 Kevin Clynes from JIC Capital LLC

250 CENTERVILLE RD..... \$113,224
 Ginny G Hldg LLC from South Eastern Edc

250 CENTERVILLE RD U:11..... \$141,530
 Ginny G Hldg LLC from Washington Tr Co

250 CENTERVILLE RD U:12..... \$131,250
 Ginny G Hldg LLC from Washington Tr Co

51 CLAYTON RD..... \$100,000
 William J Leduc+ from Centreville Bank

61 CRESTWOOD RD..... \$175,000
 Robert M Anderson+ from Centreville Bank

43 DALLAS AVE..... \$186,711
 Brian M Caswell+ from Rocket Mortgage LLC

24 DOWNING LN..... \$545,000
 Mae Auger+ from New American Funding

29 DUDLEY AVE..... \$5,814
 Raphael A Diaz from USA HUD

75 DUDLEY AVE U:225	\$15,000
Erno Druineaud from RI Hsg & Mtg Fin Corp	
75 DUDLEY AVE U:226	\$15,000
Erno Druineaud from RI Hsg & Mtg Fin Corp	
8 ENGLEWOOD LN	\$50,000
Aaron J Frazier+ from BankNewport	
2 FORREST ST	\$63,200
Wendy J Mulligan+ from Newrez LLC	
12 GEORGE ST	\$8,165
Kyle Clark from USA HUD	
1247 GREENWICH AVE	\$10,585
Samantha L Rogers from USA HUD	
5 HIGH ST	\$95,000
Michael R Townsend+ from Rocket Mortgage LLC	
296 HUNT AVE	\$9,082
Lisania A Oquendo+ from USA HUD	
133 JENNIE LN	\$25,000
Melissa-Lynn R Coble from Home Ln & Invest Bk	
116 LONGFELLOW DR	\$75,000
Leonard M Beaudry from Centreville Bank	
156 LONGMEADOW AVE	\$15,000
Gina F Swanson+ from RI Hsg & Mtg Fin Corp	
60 LYMAN AVE	\$35,000
Sean E Fahey+ from Navigant Credit Union	
282 MAIN AVE	\$45,000
Nicole G Cunha from Coastal One CU	
53 MARINE AVE	\$30,000
Jean R Lapointe from Coastal One CU	
499 MEADOW VIEW AVE	\$6,474
Gina M Pickering from USA HUD	
8 MELBOURN RD	\$235,500
Mohammad T Durrani+ from Toyota Fincl Svgs Bk	
312 NAUSAUKET RD	\$90,000
Marjorie Tudino+ from Greenwood CU	
34 OAKHURST AVE	\$183,150
Panla Dowding from Peoples Bank	
5 OAKRIDGE CT	\$8,093
Amanda J Young+ from USA HUD	
182 POCAHONTAS DR	\$669,750
Jessica L Bogosian+ from Navigant Credit Union	
109 PROSPECT ST	\$40,000
Margaret Cook+ from Greenwood CU	
16 REMINGTON ST	\$230,000
Rachel L North from Citizens Bank	
135 RIVERSIDE AVE	\$170,000
Jessica Battey+ from Citizens Bank	
271 STILLWATER DR	\$41,000
Refinement LLC from Ellen M Snyder	
4 SUDBURY ST	\$16,000
Jodilynn Calitri from Greenwood CU	
292 SUMNER AVE	\$15,290
Rebekah Mainor from USA HUD	
117 TOLEDO AVE	\$10,852
Richard C Sosa+ from USA HUD	
3122 W SHORE RD	\$19,440
Christopher R Lariviere+ from USA HUD	

WEST GREENWICH

TOWN CLERK:KELLY LAIHO
 280 Victory Highway, West Greenwich, RI, 02817
 Phone:401-392-3800

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	3
Median Price	\$562,500	\$367,000

► REAL ESTATE SALES

85 KIMBERLY DR	\$669,900
B: Andrew D Leonard & Tanya Duffy	
S: Lsf9 Master Participation & Us Bank TNa	
Vol/Page: 648/227, Date: 04/24/24	
Mtg: Coastal One CU \$602,910	
Use: 3 Bdrm Colonial, Lot: 87120sf	
Prior Sale: \$651,705 (05/19)	

► MORTGAGES

15 CHEYENNE TRL	\$6,090
Danielle L Arruda from Rural Housing Service	
299 HENRY BROWN RD	\$100,000
Amie E Giannola from Discover Bank	
48 JOHN POTTER RD	\$48,100
Andrew D Plante+ from Washington Tr Co	
262 WEAVER HILL RD	\$210,000
Michael P Dugan+ from Citizens Bank	

WEST WARWICK

TOWN CLERK:SARAH RAPOSE
 1170 Main St, West Warwick, RI, 02893
 Phone:401-822-9201

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	42
Median Price	\$325,000	\$337,500

► REAL ESTATE SALES

65 BORDER ST	\$433,000
B: Bradley J Lucas & Cassie M Borg	
S: Kondaur Cap Real Proeprty	
Doc#: 0000002489-1363, Date: 04/29/24	
Mtg: Mortgage Research Ctr \$433,000	
Use: Mixed Use-prim Res & Comm, Lot: 8673sf	
Prior Sale: \$264,900 (11/22)	
COWESETT AVE	\$360,000
B: Cipco Development LLC	
S: Home Designs By Del LLC	
Doc#: 0000002489-1320, Date: 04/24/24	
Mtg: Four Sons Lic \$1,000,000	
65 E GREENWICH AVE	\$299,000
B: Brian T Burns & Christina M Burns	
S: Joseph Lacroix	
Doc#: 0000002489-1351, Date: 04/26/24	
Use: 3 Bdrm Colonial, Lot: 10001sf	
Prior Sale: \$310,000 (04/23)	
278 E GREENWICH AVE	\$360,000
B: Phoebe Lefrancois	
S: Alan Leerancois	
Doc#: 0000002489-1347, Date: 04/26/24	

1657 MAIN ST	\$515,000
B: 1657 Main St LLC	
S: Abel L Lima	
Doc#: 0000002489-1386, Date: 04/30/24	
Mtg: Greenwood CU \$386,250	
Use: Mixed Use-prim Res & Comm, Lot: 16008sf	
1027 PROVIDENCE ST U:8B	\$405,000
B: Cathi J Johnson	
S: Chris Bosse & Kevin Bosse	
Doc#: 0000002489-1366, Date: 04/29/24	
Mtg: Province Mtg Assoc \$309,000	
Use: 2 Bdrm Condo	
Prior Sale: \$379,000 (06/23)	
73 W VALLEY CIR U:73	\$439,900
B: Amanda Egli	
S: Residences West Vly Inc	
Doc#: 0000002489-1340, Date: 04/26/24	
Mtg: Semper Home Loans \$351,920	
Use: Condo	
► MORTGAGES	
126 ACORN LN	\$85,000
Bruce R Leonardo from Washington Tr Co	
52 ANDREWS AVE	\$10,870
Karen A Williams from USA HUD	
COWESETT AVE	\$1,000,000
Cipco Development LLC from Four Sons Lic	
284 COWESETT AVE	\$400,000
Sja Pro LLC from HarborOne Bank	
45 CURSON ST	\$255,000
Quinn Properties LLC from Webster Bank	
270 E GREENWICH AVE	\$280,000
Phoebe Lefrancois from Baycoast Mortgage Co	
387 E GREENWICH AVE	\$90,000
Lorraine A Alfonso from LoanDepot.Com	
650 E GREENWICH AVE U:305	\$35,000
Melissa F Hagan from RI Credit Union	
36 FAIRVIEW AVE	\$103,000
Nathan Hannon+ from Greenwood CU	
10 HARLEY ST	\$227,920
Jennifer L Mccormack+ from Citizens Bank	
6 LAVOIE CT	\$200,000
Heather Martin+ from Paramount Res Mtg Gp	
1207 MAIN ST	\$200,000
Jdm Holdings LLC from Stage Point Fund LLC	
1211 MAIN ST	\$200,000
Jdm Holdings LLC from Stage Point Fund LLC	
1217 MAIN ST	\$200,000
Jdm Holdings LLC from Stage Point Fund LLC	
39 POND ST	\$5,397
Kirk Taylor from USA HUD	
1027 PROVIDENCE ST U:8B	\$15,000
Cathi J Johnston from RI Hsg & Mtg Fin Corp	
79 TURNER DR	\$382,580
James A Fratus from Rocket Mortgage LLC	
16 WILSON ST	\$165,000
Raymond J Carlson+ from Ocean State CU	

NEWPORT COUNTY

JAMESTOWN

TOWN CLERK:ROBERTA J. FAGAN

93 Narragansett Ave, 1st FL, Jamestown, RI, 02835
Phone:401-423-9800

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	5
Median Price	\$872,500	\$950,000

► REAL ESTATE SALES

32 BAYBERRY RD \$1,035,000

B: Jakkes Inc
S: Lelia S Palmieri Tr, Tr for Vivian J Palmieri T
Vol/Page: 1048/274, Date: 04/26/24
Use: 3 Bdrm Colonial, Lot: 8002sf
Prior Sale: \$825,000 (11/20)

44 HOWLAND AVE..... \$203,000

B: Garrett J Bucklin
S: Samantha M Hogan
Vol/Page: 1048/174, Date: 04/22/24
Use: 2 Bdrm Ranch, Lot: 6599sf

► MORTGAGES

63 KEEL AVE..... \$1,110,000

Eleanor M Kerr Family Irt+ from Norcom Mortgage

63 KEEL AVE..... \$1,110,000

Eleanor M Kerr Family Irt+ from USA HUD

10 MAST ST..... \$194,877

Kyle P Tiexiera+ from TD Bank NA

LITTLE COMPTON

TOWN CLERK:CAROL A WORDELL

P O Box 226, 40 Commons, Little Compton, RI, 02837
Phone:401-635-4400

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	7
Median Price	\$600,000	\$674,900

► REAL ESTATE SALES

70 CRANDALL RD \$575,000

B: Crandall Main LLC
S: Janet Hensle
Vol/Page: 402/246, Date: 04/29/24
Use: Mixed Use-prim Res & Comm, Lot: 32200sf

25 OCEAN DR \$290,000

B: Terence P Brennan & Kristine M Brennan
S: John M Brennan Tr, Tr for John V Brennan T
Vol/Page: 402/210, Date: 04/23/24
Use: 2 Bdrm Conventional, Lot: 19166sf

► MORTGAGES

4 CHRETIEN DR \$639,459

Henry R Flores from United Wholesale Mtg

MIDDLETOWN

TOWN CLERK:WENDY J. W. MARSHALL

350 East Main Rd, Middletown, RI, 02842
Phone:401-849-5540

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	20
Median Price	\$700,000	\$682,500

► REAL ESTATE SALES

30 STONY BROOK LN U:1C..... \$815,000

B: Nicholas R Gentile Tr, Tr for N R & Marie A Gentile RET
S: Kristy J Garside Tr, Tr for Irene A Johnson Lt
Vol/Page: 1827/245, Date: 04/26/24
Use: Condo

► MORTGAGES

121 BAILEY AVE..... \$400,000

Pal R Foley+ from Corcoran Peckham Haye

131 BAILEY AVE..... \$400,000

Pal R Foley+ from Corcoran Peckham Haye

181 HONEYMAN AVE \$315,000

181 Honeyman Ave LLC from Max Mtg Lending I Llc

242 MEADOW LN \$400,000

Frank N Benson Jr+ from Citizens Bank

475 TURNER RD \$295,200

Mary Mcgeary from Citizens Bank

111-133 VERON AVE..... \$150,000

Mark Cameron from Citizens Bank

NEWPORT

TOWN CLERK:LAURA C. SWISTAK

43 Broadway, Newport, RI, 02840
Phone:401-845-5334

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	36
Median Price	\$980,000	\$844,500

► REAL ESTATE SALES

AMERICA GOAT IS L:B30..... \$100,000

B: Debra Krim
S: Kenneth J Andsager Tr, Tr for Robert T Galkin T
Vol/Page: 3192/119, Date: 04/16/24

9 BOUGHTON RD \$651,000

B: Boughton Rd Invest LLC
S: Sally R Abbey & Deborah A Morgenthaler Ex
Vol/Page: 3192/173, Date: 04/19/24
Use: 2 Bdrm Bngl/cottage, Lot: 3999sf

123 CARROLL AVE \$1,395,000

B: Stephen A Rondeau Tr, Tr for Karyna L Rondeau RET
S: Robert R Berluti & Michelle M Berluti
Vol/Page: 3192/166, Date: 04/19/24
Use: 3 Bdrm Cape Cod, Lot: 5828sf

15 CLARKE ST U:8-13B \$1,590,000

B: Adam Blumenthal & Judith A Muset
S: Eitan J Sabo
Vol/Page: 3192/70, Date: 04/16/24
Mtg: Navigant Credit Union \$500,000
Use: Condo

5 CONRAD CT \$772,900

B: Christopher Mahoney
S: Lv LLC
Vol/Page: 3192/156, Date: 04/18/24
Use: 4 Bdrm Colonial, Lot: 2252sf
Prior Sale: \$659,000 (07/21)

77 EUSTIS AVE \$1,875,000

B: Deborah F Ricci Tr, Tr for Deborah F Ricci RET
S: Emily M Randolph Tr, Tr for Emily Macgregor Randolph
Vol/Page: 3192/153, Date: 04/18/24
Use: 3 Bdrm Conventional, Lot: 5702sf
Prior Sale: \$925,000 (10/20)

12 TOMPKINS CT \$1,650,000

B: Clifford J Berger Tr, Tr for Berger RET
S: Adam C Zaff & Tiana O Zaff
Vol/Page: 3192/57, Date: 04/16/24
Use: 1-Family, Lot: 3833sf

► MORTGAGES

31 ANNANDALE RD..... \$240,000

Patrick G Durney+ from Citizens Bank

364 BELLEVUE AVE U:D102W \$62,907

Beatrice Witzgall from Syed Mehdi

9 DANIEL ST \$85,000

Joseph A Lalli Jr from Fall River Mun ECU

39 FRIENDS DR \$20,000

Donna Lennox+ from Milford Fed Svgs Bk

20 MCALLISTER ST..... \$193,250

Rebecca H Bronk from Rocket Mortgage LLC

525 SPRING ST..... \$150,000

Thomas L Depettrillo from Carmine J Dellena

TIVERTON

TOWN CLERK:JOAN CHABOT

343 Highland Rd, Tiverton, RI, 02878
Phone:401-625-6703

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	29
Median Price	\$425,865	\$455,000

► REAL ESTATE SALES

41 BLACKBIRD ST..... \$315,000

B: Michelle Ashin Tr, Tr for Michelle Ashin T
S: Karen L Vandermyde & Shelley J Amaral
Vol/Page: 1986/226, Date: 04/25/24
Use: Mobile Home

<p>270 BRAYTON RD \$535,439 B: Mauro S Bispo S: Dbla LLC Vol/Page: 1987/56, Date: 04/29/24 Mtg: Antonio Alameida \$535,439 Use: 4 Bdrm Conventional, Lot: 50094sf Prior Sale: \$257,000 (03/20)</p>	<p>107 LEESHORE LN U:107 \$1,700,000 B: George C Tager Tr, Tr for George C Tager Lt S: Elizabeth A Gormley Vol/Page: 1986/254, Date: 04/26/24 Use: 3 Bdrm Condo Prior Sale: \$1,200,000 (06/21)</p>	<p>289 RIVERSIDE DR..... \$2,000,000 B: Peter J Klianin & Kisten D Klianin S: Thadeus Mocarski Vol/Page: 1986/302, Date: 04/26/24 Mtg: CMG Mortgage Inc \$1,400,000 Use: 3 Bdrm Contemporary, Lot: 5271sf</p>
<p>19 CARDINAL CT \$180,000 B: Cambra Cheryl A Est & Melody G Viveiros S: Cambra Cheryl A Est & Amy S Mello Vol/Page: 1986/296, Date: 04/26/24 Use: Mobile Home</p>	<p>3634 MAIN RD..... \$1,000,000 B: Thomas D Deininger & Marcella R Deininger S: Hillcrest Farm LLC Vol/Page: 1986/246, Date: 04/25/24 Use: Farm Use, Lot: 776109sf</p>	<p>► MORTGAGES</p>
<p>90 FLORENCE ST \$280,000 B: Maissam Algezzi & Darren M Reynolds S: Reynolds Muriel L Est & Peter S Reynolds Vol/Page: 1987/23, Date: 04/26/24 Mtg: Movement Mtg LLC \$210,000 Use: 5 Bdrm Conventional, Lot: 13983sf</p>	<p>212 MEADOW VIEW LN \$220,000 B: Vaz Construction Inc S: Sandywoods Land TLLC Vol/Page: 1986/193, Date: 04/24/24 Use: Residential Open Land, Lot: 17598sf</p>	<p>67 BISMARK AVE \$50,000 Kimberly B Milligan from Navigant Credit Union</p>
<p>1 FRANK DR..... \$450,000 B: Kevin M Koloski & Sabrina Batista S: Peter Thorpe & Jainis Thorpe Vol/Page: 1986/257, Date: 04/26/24 Mtg: Guild Mortgage Co \$441,849 Use: 3 Bdrm Ranch, Lot: 20168sf Prior Sale: \$265,000 (12/16)</p>	<p>226 MEADOW VIEW LN \$220,000 B: Vaz Construction Inc S: Sandywoods Land TLLC Vol/Page: 1986/193, Date: 04/24/24 Mtg: Roso Inv Rlty T \$150,000 Use: Residential Open Land, Lot: 18818sf</p>	<p>152 BLUEBERRY LN..... \$90,000 Joanne B Dahmer from Citizens Bank</p>
		<p>29 CANONICUS ST \$260,988 David R Silva from Rocket Mortgage LLC</p>
		<p>3650 MAIN RD..... \$500,000 Thomas D Deininger+ from Farm Credit East ACA</p>
		<p>27 MIDDLE AVE..... \$150,000 Michelle A Tepfenhat from BankNewport</p>
		<p>216 STONEY HOLLOW RD..... \$50,000 Robert Defreitas+ from BayCoast Bank</p>
		<p>15 TERRACE AVE \$366,715 Donald E Comeau from Newrez LLC</p>



MORTGAGE MARKETSHARE MODULE



Monitor, Analyze and Track Lending Activity.

The Warren Group now gives you the ability to dissect and analyze the mortgage lending market as you define it: by time periods, lending territories, geographic areas, mortgage types, and mortgage amount. Our interactive module allows you to build custom reports to view market trends, monitor competitors, and measure your own market penetration - across multiple time periods, geographies and more. Tell us your objectives and we'll connect you with vital market intelligence to exceed your goals.

The Information You Need, Now On Demand:

- Measure sales performance against competition and market activity
- Identify high-performing competitors
- Locate and target emerging markets
- Determine sales territories and quotas
- Benchmark the productivity of originators and offices
- Track market share trends and rankings
- Demonstrate compliance with the Community Reinvestment Act

INTERESTED IN LEARNING MORE? CALL 617.896.5367 TODAY OR EMAIL DATASOLUTIONS@THEWARRENGROUP.COM

PROVIDENCE COUNTY

BURRILLVILLE

TOWN CLERK:VICKI MARTIN

105 Harrisville Main St, Harrisville, RI, 02830
Phone:401-568-4300

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	26
Median Price	\$334,750	\$365,000

► REAL ESTATE SALES

- 141-143 CENTENNIAL ST \$351,000**
B: Jarrett Duhamel
S: Robert A Bonsignore
Vol/Page: 1328/81, Date: 04/29/24
Mtg: CMG Mortgage Inc \$333,450
Use: Residential-multiple Bldgs, Lot: 37723sf
- 115 COURT HOUSE LN \$498,000**
B: Christopher M Martin
S: Lynn M Landi
Vol/Page: 1328/202, Date: 04/30/24
Mtg: Northpointe Bank \$481,379
Use: 3 Bdrm Raised Ranch, Lot: 76230sf
- 455 E WALLUM LAKE RD \$1,175,000**
B: David Provaznik & Allison Provaznik
S: Eugene Waterman & Elaine B Waterman
Vol/Page: 1328/158, Date: 04/30/24
Mtg: Navy FCU \$1,213,775
Use: 4 Bdrm Colonial, Lot: 164221sf
- 240 HARRISVILLE MAIN ST \$250,000**
B: Bakers Boffins LLC
S: Collectors Shed LLC
Vol/Page: 1328/189, Date: 04/30/24
Mtg: Collectors Shed Llc \$200,000
Use: Industrial Building, Lot: 9583sf
Prior Sale: \$140,000 (03/21)
- 300 HILL RD \$406,000**
B: Kyle J Viens
S: Maureen Helly
Vol/Page: 1328/8, Date: 04/25/24
Mtg: Fall River Five Cents \$324,800
Use: 2 Bdrm Ranch, Lot: 38594sf
Prior Sale: \$300,000 (11/21)
- 173 LYNNE LN \$520,000**
B: Erik R Burmeister
S: Jo-Ann M Parenteau & Jonathan J Keeble
Vol/Page: 1327/314, Date: 04/24/24
Mtg: Semper Home Loans \$416,000
Use: 3 Bdrm Raised Ranch, Lot: 22041sf
Prior Sale: \$344,000 (06/18)
- 54 RAILROAD AVE \$410,000**
B: Amy Fuson
S: East Coast Properties LLC
Vol/Page: 1328/139, Date: 04/29/24
Mtg: Mortgage Research Ctr \$410,000
Use: 3 Bdrm Conventional, Lot: 23348sf
Prior Sale: \$2,135 (09/22)
- 555 SHERMAN FARM RD \$585,000**
B: Marylin Gaudreau & Jason Gaudreau
S: Sebastian Villamil & Olivia Villamil
Vol/Page: 1328/106, Date: 04/29/24
Mtg: Guaranteed Rate Affin \$555,750
Use: 3 Bdrm Raised Ranch, Lot: 87164sf
Prior Sale: \$520,000 (05/22)

- 2252 VICTORY HWY \$615,000**
B: Laura J Dubois & Brandon K Dubois
S: M&a Family Realty LLC
Vol/Page: 1328/54, Date: 04/29/24
Mtg: Radius Financial Grp \$563,186
Use: 5 Bdrm Cape Cod, Lot: 241235sf
Prior Sale: \$336,000 (01/24)
- 2731 VICTORY HWY \$300,000**
B: Premier Prop Group LLC
S: Hanaway Holdings LLC
Vol/Page: 1328/180, Date: 04/30/24
Use: Commercial Building, Lot: 10890sf
Prior Sale: \$200,000 (07/18)
- 25 YOUNGS DR \$555,000**
B: Kyle J Bolton & Cornelia H Bolton
S: Victoria A Young
Vol/Page: 1328/219, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 20038sf

► MORTGAGES

- 34 DONAHUE RD \$55,300**
Julia A Larson from US Small Business
- 1416 E WALLUM LAKE RD \$235,000**
Jeremy Travinon from Mtg Equity Partners
- 290 LYNNE LN \$49,400**
Karen Wholey+ from Citizens Bank
- 50 PARK PL \$677**
Marc P Leplat Jr+ from USA HUD
- 593 WALLUM LAKE RD \$55,000**
Nancy J Roy from Navigant Credit Union
- 632 WHIPPLE AVE \$80,000**
Patrick A Lozeau+ from Navigant Credit Union

CENTRAL FALLS

TOWN CLERK:ALBERTO DEBURGO

580 Broad St, Central Falls, RI, 02863
Phone:401-727-7400

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	2
Median Price	\$305,000	

► REAL ESTATE SALES

- 27-29 AYR ST \$540,000**
B: Jose A Pina
S: Brian Fournier
Vol/Page: 1071/113, Date: 04/23/24
Mtg: New American Funding \$405,000
Use: 2fam-5fam Residence, Lot: 3598sf
- 401 DEXTER ST \$220,000**
B: Diego Gutierrez
S: Paul Houle Tr, Tr for Arthur E Beroit Lt
Vol/Page: 1071/139, Date: 04/24/24
Mtg: NFM Lending \$209,000
Use: 3 Bdrm Conventional, Lot: 3894sf
- 57 GARFIELD ST \$720,000**
B: Rmm Prop Mgmt LLC
S: Providence Mulfam Partner
Vol/Page: 1071/67, Date: 04/23/24
Mtg: Country Bank \$540,000
Use: Apartment Building, Lot: 5149sf
Prior Sale: \$665,294 (03/24)

► MORTGAGES

- 47 EARLE ST \$17,000**
Geneveva Ramirez from Navigant Credit Union
- 98 EARLE ST \$382,580**
Esther Garcia from Guild Mortgage Co
- 103 FOUNDRY ST \$250,000**
Ypr Prop LLC from Mechanics Cp Bk
- 105-107 FOUNDRY ST \$250,000**
Ypr Prop LLC from Mechanics Cp Bk
- 109 FOUNDRY ST \$250,000**
Ypr Prop LLC from Mechanics Cp Bk
- 494 HUNT ST \$5,163**
Victor Dejesus from USA HUD
- 20 TIFFANY ST \$443,630**
Homero Monteiro+ from Mtg Equity Partners

CRANSTON

TOWN CLERK:TRACY A. NELSON

869 Park Avenue, Cranston, RI, 02910
Phone:401-780-3130

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	93
Median Price	\$367,000	\$405,000

► REAL ESTATE SALES

- 43 ARLINGTON AVE \$425,000**
B: Francisco Almonte
S: Romery P Tejada & Madelline E Rodriguez Dep
Vol/Page: 6779/237, Date: 04/23/24
Mtg: Drew Em LLC \$336,000
Use: 2 Bdrm Bngl/cottage, Lot: 3938sf
Prior Sale: \$157,000 (05/17)
- 195 ARMINGTON ST \$635,000**
B: Hector Paulino
S: Mjd Prop LLC
Vol/Page: 6778/247, Date: 04/22/24
Mtg: Total Mtg Svcs \$623,498
Use: 2-Family Two Family, Lot: 6840sf
Prior Sale: \$385,000 (07/22)
- 266 AUBURN ST \$360,000**
B: Romery P-Tejada & Madeline E Deperalta
S: Sharon R Goulet Tr, Tr for James P Mcmahon Relt
Vol/Page: 6779/186, Date: 04/23/24
Mtg: Spindrift Inv \$324,000
Use: 3 Bdrm Conventional, Lot: 5100sf
- 181 AUSDALE RD \$340,000**
B: Christian S Hernandez
S: Pasquale B Aceto
Vol/Page: 6779/265, Date: 04/23/24
Mtg: BankNewport \$325,701
Use: 3 Bdrm Cape Cod, Lot: 6015sf
- 16 GRAY COACH LN U:1604 \$330,000**
B: Bhanu P Baddipadiga
S: Angelo R Pizzi Jr & Stacie L Pizzi
Vol/Page: 6779/295, Date: 04/23/24
Mtg: Coastal One CU \$297,000
Use: 2 Bdrm Condo, Lot: 2078sf

221 OAKLAWN AVE..... \$850,000
 B: Sofia Danelyan & Hayk Balayan
 S: Stephen P Etechells Jr & Ricardo Fernandes
 Vol/Page: 6779/80, Date: 04/22/24
 Mtg: United Wholesale Mtg \$807,500
 Use: 2-Family Two Family, Lot: 38484sf
 Prior Sale: \$380,000 (03/17)

66 ROCKCREST DR \$486,000
 B: Vimal Sukumaran & Katherine B Day
 S: Jeanne V Tang
 Vol/Page: 6779/62, Date: 04/22/24
 Mtg: Total Mtg Svcs \$461,700
 Use: 3 Bdrm Raised Ranch, Lot: 7952sf

131 STONY ACRE DR \$473,500
 B: Jose J Diaz
 S: Derrick E Maloney
 Vol/Page: 6778/316, Date: 04/22/24
 Mtg: First Home Mtg \$446,784
 Use: 3 Bdrm Ranch, Lot: 12816sf

93 WELFARE AVE..... \$417,000
 B: Kirsten E Rioux & Mark Testoni
 S: Jasonapril LLC
 Vol/Page: 6779/39, Date: 04/22/24
 Mtg: Pennymac Loan Service \$409,447
 Use: 3 Bdrm Conventional, Lot: 5000sf
 Prior Sale: \$300,000 (11/23)

► **MORTGAGES**

121 ASHBROOK DR..... \$300,000
 Frank L Ventura+ from Robert C Dumont Ret

BURR ST L:2477 \$331,705
 Antonio Fantini from Members Mtg Co Inc

69 BURR ST \$331,705
 Antonio Fantini from Members Mtg Co Inc

134 CANNON ST \$100,000
 Kelly Tecun+ from Citizens Bank

381 COMSTOCK PKWY \$58,300
 Raymond Soucy+ from Bank of America NA

68 EAGLE DR \$400,000
 Chrysoula Darosa+ from Citizens Bank

20 FREEDOM DR \$170,000
 Donna A Storti from Citizens Bank

57 HARMON AVE..... \$302,844
 Kyle D Russell from Texana Bank NA

200 HOFFMAN AVE U:404 \$130,000
 Rose Y Gergel+ from US Bank NA

98 OLD SPRING RD \$150,000
 Elizabeth J Sharp from Citizens Bank

753 PARK AVE..... \$414,966
 Sandy T Rosario from Carrington Mtg Svcs

28-30 PENDLETON ST \$16,211
 Eneudis A Garcia from USA HUD

50 ROYAL AVE..... \$68,500
 Nnenna O Oronsaye from RI Credit Union

35 SOUTHERN ST \$80,000
 Carlos A Deleon from Fall River Five Cents

131 STONY ACRE DR \$15,000
 Jose J Diaz from RI Hsg & Mtg Fin Corp

CUMBERLAND

TOWN CLERK:SANDRA GIOVANELLI
 45 Broad St, Cumberland, RI, 02864
 Phone:401-728-2400

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	63
Median Price	\$360,000	\$460,000

► **REAL ESTATE SALES**

33 BILTMORE AVE \$575,000
 B: Naf Cash LLC
 S: Laura Dubois & Brandon Dubois
 Vol/Page: 1976/605, Date: 04/26/24
 Use: 3 Bdrm Ranch, Lot: 6360sf
 Prior Sale: \$535,000 (12/23)

3730 DIAMOND HILL RD..... \$596,000
 B: Vincent Klinga
 S: Slim Invest LLC
 Vol/Page: 1976/587, Date: 04/26/24
 Mtg: Leader Bank NA \$476,800
 Use: 2-Family Two Family, Lot: 22738sf
 Prior Sale: \$250,000 (01/23)

1103 HUNTING HILL DR U:1103..... \$529,900
 B: Subramaniyan Saminathan & Seethalakshmi Renganathan
 S: Hunting Hill LLC
 Vol/Page: 1976/366, Date: 04/23/24
 Mtg: Navigant Credit Union \$423,900
 Use: Possible New Construction

47 MAYFAIR RD \$370,000
 B: Victor D Mariaca
 S: William Greenfelder
 Vol/Page: 1976/494, Date: 04/25/24
 Mtg: Primary Residentl Mtg \$361,212
 Use: 3 Bdrm Ranch, Lot: 7318sf

2970 MENDON RD U:2006..... \$486,000
 B: Naveen S Upadhyay & Anju Pandey
 S: David H Deacon & Linda S Deacon
 Vol/Page: 1976/613, Date: 04/26/24
 Mtg: Navigant Credit Union \$350,000
 Use: 3 Bdrm Condo
 Prior Sale: \$292,000 (10/10)

1 SECLUDED CT..... \$570,000
 B: Eric L Depp & Briana L LIndia
 S: Richard H Boucher Tr, Tr for Boucher Family Relt
 Vol/Page: 1976/650, Date: 04/26/24
 Mtg: Guaranteed Rate Affin \$360,000
 Use: 3 Bdrm Raised Ranch, Lot: 22259sf

34 STONEY VIEW DR..... \$422,200
 B: Sandra Abatecola & Joshua Callahan
 S: Bruce P Bouchard
 Vol/Page: 1976/560, Date: 04/26/24
 Mtg: Guild Mortgage Co \$337,760
 Use: 3 Bdrm Ranch, Lot: 4792sf

► **MORTGAGES**

35 ARNOLD DR..... \$73,500
 Randy Mccray+ from Rocket Mortgage LLC

81 COLONIAL AVE \$165,500
 Debora J Andrews from LoanDepot.Com

2545 DIAMOND HILL RD..... \$126,000
 Henry D Vasquez from Navigant Credit Union

3329 DIAMOND HILL RD..... \$300,000
 John Mitchell Jr from Coastal One CU

49 FAIRVIEW AVE..... \$116,200
 Wesley Garvin+ from US Small Business

16 GARDEN ST \$129,400
 Ashley Giacommaro from Citizens Bank

1251 HIGH ST \$81,200
 Linda Farrar from US Small Business

188-A&B HINES RD..... \$50,000
 Sarah L Janson+ from Westerly Community CU

111 MANVILLE HILL RD..... \$287,500
 Daniel J Mcgrath from United Wholesale Mtg

47 MAYFAIR RD \$15,000
 Victor D Mariaca from RI Hsg & Mtg Fin Corp

15 MEADOW AVE \$100,000
 Jorge M Goucalves from Coastal One CU

1 MIMOSA CT \$530,000
 Michael Arico+ from Citizens Bank

25 SOUTHBURY RD \$60,000
 Robert Garland+ from Ocean State CU

106 TITUS ST \$64,000
 James J Harvey+ from RI Credit Union

34 VINEYARD AVE..... \$54,100
 Jean Terry from US Small Business

2 W VALLEY DR..... \$100,000
 Rogers Family Relt+ from Citizens Bank

EAST PROVIDENCE

TOWN CLERK:JILL SEPPE
 145 Taunton Ave, East Providence, RI, 02914
 Phone:401-435-7596

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	76
Median Price	\$355,000	\$399,950

► **REAL ESTATE SALES**

38 9TH ST \$490,000
 B: Gabriel J Torres & Christen A Flowers
 S: Bottom Line Re Solutions
 Vol/Page: 4781/161, Date: 04/24/24
 Mtg: Radius Financial Grp \$367,500
 Use: 3 Bdrm Gambrel, Lot: 5001sf
 Prior Sale: \$190,000 (06/15)

BULLOCKS POINT AVE..... \$51,200
 B: Stephen R Allen & Caroline M Allen
 S: Steven Mcinnis Tr, Tr for Godfrey F Allen Ft
 Vol/Page: 4780/243, Date: 04/22/24

41 BULLOCKS POINT AVE U:1C..... \$270,000
 B: Marilia C Barreira
 S: Tanni Chaudhuri
 Vol/Page: 4781/135, Date: 04/24/24
 Mtg: CMG Home Loans \$254,375
 Use: 1 Bdrm Condo
 Prior Sale: \$206,500 (10/21)

41 GARDEN DR..... \$425,000
 B: Derek J Atkinson & Aimee N Thibault
 S: Vincent Sullivan
 Vol/Page: 4781/195, Date: 04/25/24
 Mtg: St Anne's Credit Unio \$403,750
 Type: Adj
 Use: 3 Bdrm Ranch, Lot: 7906sf
 Prior Sale: \$355,000 (06/22)

81 GARDINER AVE \$355,500
 B: Andrew P Cabral
 S: Joyce A Kazarian
 Vol/Page: 4780/227, Date: 04/22/24
 Mtg: Fall River Five Cents \$259,971
 Use: 3 Bdrm Ranch, Lot: 5001sf

41 HOPPIN AVE \$550,000
 B: Chao H Li & Mu Y Li
 S: Richardo Palumbo
 Vol/Page: 4780/144, Date: 04/22/24
 Mtg: George M Pedro \$140,000

24 LINCOLN AVE \$450,000
 B: Jose Fernandez
 S: Kcls Group LLC
 Vol/Page: 4780/152, Date: 04/22/24
 Mtg: Semper Home Loans \$441,849
 Use: 2-Family Family Flat, Lot: 3202sf
 Prior Sale: \$725,000 (04/22)

1 OFFICE PKWY \$875,000
 B: Ef Prop LLC
 S: Penny & Vincents Ent LLC
 Vol/Page: 4780/255, Date: 04/22/24
 Mtg: Bank of America NA \$743,800
 Use: Commercial Building, Lot: 49658sf

9 RUSSELL AVE..... \$495,000
 B: Jose V Vasquez
 S: Agil Nadirov
 Vol/Page: 4781/211, Date: 04/25/24
 Mtg: Province Mtg Assoc \$486,034
 Use: 2-Family Two Family, Lot: 5362sf
 Prior Sale: \$280,000 (06/23)

102 WARREN AVE..... \$438,000
 B: Yaitza Robles
 S: Stacy T Fernandes & Joao F Fernandes
 Vol/Page: 4781/282, Date: 04/26/24
 Mtg: Guaranteed Rate Inc \$416,100
 Type: Adj
 Use: 5 Bdrm Bngl/cottage, Lot: 5001sf

29 WHAT CHEER AVE..... \$405,000
 B: Joseph Li & Claudia Li
 S: Atwood Prop LLC
 Vol/Page: 4780/187, Date: 04/22/24
 Mtg: Waterstone Mortgage \$392,850
 Use: 3 Bdrm Conventional, Lot: 4683sf
 Prior Sale: \$230,000 (01/24)

► **MORTGAGES**

93 1ST ST \$180,000
 Jic Prop LLC from TD Bank NA

63 ANTHONY ST \$80,000
 Corey J Rodrigues from Citizens Bank

14 BELLEVUE BLVD..... \$75,000
 John Mello+ from Coastal One CU

20 BOWEN ST \$11,039
 Nancy J Nelson+ from USA HUD

34 BRENTWOOD DR..... \$215,000
 Melissa M Leite from Navigant Credit Union

35 BULLOCKS POINT AVE U:8B..... \$7,345
 Caroline Snyder from USA HUD

17 CENTRAL AVE \$10,000
 Jchv Group LLC from Raffrom Investment LI

269 DON AVE..... \$40,000
 John E Thomson+ from Coastal One CU

26 GRIFFITH DR..... \$9,741
 Saribel Cruz+ from USA HUD

6 HARDING AVE..... \$50,000
 Joseph P Lapalme from Navigant Credit Union

136 HOYT AVE \$60,000
 Dennis R Ballou+ from Citizens Bank

24 LINCOLN AVE \$15,000
 Jose Fernandez from RI Hsg & Mtg Fin Corp

44 LYMAN ST \$50,000
 Jeremy Brown+ from Pennymac Loan Service

91 MAIN ST \$375,000
 91 Main St LLC from BankNewport

66 NORTH ST..... \$200,000
 Wade C Prescott+ from Citizens Bank

15-17 PURITAN AVE \$110,000
 Robson M Pinto from TD Bank NA

81 ROGER WILLIAMS AVE..... \$234,000
 Sharon G Collier from CMG Home Loans

29 WHAT CHEER AVE..... \$15,000
 Joseph Li+ from RI Hsg & Mtg Fin Corp

FOSTER

TOWN CLERK:SUSAN M. DILLON
 181 Howard Hill Rd, Foster, RI, 02825
 Phone:401-392-9202

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	11
Median Price	\$545,000	\$470,000

► **MORTGAGES**

15 BRIGGS RD \$35,000
 Priscilla A Viera+ from Centreville Bank

GLOCESTER

TOWN CLERK:JEAN M FECTEAU
 PO Box B, Chepachet, RI, 02814
 Phone:401-568-6206

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	20
Median Price	\$400,467	\$417,500

► **REAL ESTATE SALES**

6 BLUE WATER TER..... \$453,000
 B: Larry W Burkett & Lauren Burkett
 S: Richard J Varner & Keri A Varner
 Vol/Page: 944/235, Date: 04/25/24
 Mtg: Guild Mortgage Co \$407,700
 Use: 3 Bdrm Cape Cod, Lot: 22433sf
 Prior Sale: \$129,675 (05/16)

799 CHESTNUT HILL RD \$755,000
 B: Jo-Ann M Parenteau & Jonathan J Keeble
 S: Matthew L Pease & Jamie L Pease
 Vol/Page: 944/210, Date: 04/25/24
 Mtg: Guild Mortgage Co \$505,000
 Use: 4 Bdrm Colonial, Lot: 382892sf

14 HIGHLAND RD \$1,658
 B: L Brayton Foundry Bldg Co
 S: Glocester Town Of
 Vol/Page: 944/262, Date: 04/26/24
 Use: 3 Bdrm Ranch, Lot: 60984sf

128 OLD QUARRY RD..... \$1,474
 B: Samson R Woods
 S: Glocester Town Of
 Vol/Page: 944/264, Date: 04/26/24
 Use: 3 Bdrm Raised Ranch, Lot: 87120sf
 Prior Sale: \$298,500 (05/12)

2440 PUTNAM PIKE..... \$215,000
 B: Derobbio Development LLC
 S: Chrystal M Smith
 Vol/Page: 944/324, Date: 04/30/24
 Mtg: Axe Capital \$225,000
 Use: 3 Bdrm Ranch, Lot: 14375sf
 Prior Sale: \$150,000 (10/12)

883 REYNOLDS RD..... \$640,000
 B: Matthew A Fitts & Jennifer A Fitts
 S: Robert L Azevedo Tr, Tr for Azevedo Ft
 Vol/Page: 944/267, Date: 04/26/24
 Mtg: Northpointe Bank \$445,000
 Use: 3 Bdrm Colonial, Lot: 174371sf

► **MORTGAGES**

40 COOPER RD \$68,000
 Edward T Fox+ from Discover Bank

200 KEACH DAM RD \$12,409
 Ross M Saylor from USA HUD

2 STONE PATH WAY \$811,480
 Mark Pietros+ from TD Bank NA

JOHNSTON

TOWN CLERK:VINCENT P BACCARI JR
 1385 Hartford Ave, Johnston, RI, 02919
 Phone:401-351-6618

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	48
Median Price	\$350,000	\$397,450

► **REAL ESTATE SALES**

1164 ATWOOD AVE..... \$325,000
 B: Keystone Investments LLC
 S: Lefebvre Peter J Est & Danielle Lefebvre
 Vol/Page: 3234/99, Date: 04/30/24
 Mtg: Stage Point Fund LLC \$328,000
 Use: 2-Family Two Family, Lot: 4356sf

152 BORDEN AVE..... \$460,000
 B: Taylor M Ellero & Austin P Franzosa
 S: Brian G Dinan
 Vol/Page: 3233/98, Date: 04/25/24
 Mtg: Northpoint Mortgage \$410,000
 Use: 3 Bdrm Raised Ranch, Lot: 9583sf
 Prior Sale: \$341,000 (02/21)

34 DIX AVE \$405,000
 B: Tiffany Aubee
 S: Sandra Damico Tr, Tr for Salvatore & O Faiola Irt
 Vol/Page: 3234/11, Date: 04/29/24
 Mtg: Movement Mtg LLC \$290,000
 Use: 3 Bdrm Ranch, Lot: 6098sf

6 FRANCES AVE \$460,000
 B: Vivian A Lopez
 S: Saydel O Bustos
 Vol/Page: 3233/270, Date: 04/29/24
 Mtg: HomeXpress Mtg \$300,000
 Use: 3 Bdrm Split Level, Lot: 7405sf
 Prior Sale: \$250,000 (12/23)

168 MORGAN AVE..... \$445,000
 B: Jennica A Thibodeau
 S: Daniela Pagliaro & Anna Devecchis
 Vol/Page: 3233/231, Date: 04/26/24
 Mtg: NFM Inc \$378,250
 Use: 3 Bdrm Ranch, Lot: 12197sf

SPRUCE ST \$135,000
 B: Jasson Archila
 S: Rinaldo L Urizer Jr
 Vol/Page: 3233/124, Date: 04/26/24
 Mtg: Nadjarian Pro Llc \$450,000

494 WOONASQUATUCKET AVE U:118..... \$203,000
 B: Alexander Morillo
 S: Gail J Sarli Tr, Tr for Gail Jp Sarli T
 Vol/Page: 3233/171, Date: 04/26/24
 Mtg: Lee Lee LLC \$130,000
 Use: Condo

494 WOONASQUATUCKET AVE U:118..... \$149,000
 B: Gail J Sarli
 S: Kevin Saravo & Leanne Saravo
 Vol/Page: 3234/93, Date: 04/30/24
 Use: Condo

► **MORTGAGES**

23 ASHLEY CT \$83,846
 Sreyroth Touch+ from BankNewport

29 ASHLEY CT \$121,000
 Anthony T Richards from Citizens Bank

ATWOOD AVE \$1,760,000
 Atwood Ave Condos LLC from Rockland Tr Co

ATWOOD AVE \$3,080,000
 Atwood Ave Condos LLC from Rockland Tr Co

1510 ATWOOD AVE..... \$283,000
 Veracruz Shabo LLC from Jan Co Inc

1510 ATWOOD AVE..... \$283,000
 Veracruz Shabo LLC from Jan Co Inc

1512 ATWOOD AVE..... \$283,000
 Veracruz Shabo LLC from Jan Co Inc

1512 ATWOOD AVE..... \$283,000
 Veracruz Shabo LLC from Jan Co Inc

8 BROOKWOOD DR \$373,700
 Dimauro RET Ft+ from Citizens Bank

104 BROWN AVE..... \$160,000
 Endjel J Larios+ from Citizens Bank

68 BURNETT ST..... \$190,000
 Crouse Ft+ from Citizens Bank

CENTRAL AVE	\$225,000
Meadow Lands Invs LLC from South Shore Funding	
CENTRAL AVE	\$225,000
Meadow Lands Invs LLC from South Shore Funding	
CENTRAL AVE	\$800,000
Kap Construction Corp from Michelle Savastano	
190 CENTRAL AVE	\$9,840
Greg J Whiting from USA HUD	
2 CHRISTOPHER DR	\$12,371
Toni Quinn from USA HUD	
27 COLONY DR	\$45,000
Joseph W Rotella+ from Navigant Credit Union	
16 COLUMBUS AVE	\$26,785
Nicole Taft+ from USA HUD	
9 COTTAGE ST	\$90,000
Rebecca A Akins+ from Coastal One CU	
38 EAGLE ST	\$17,000
John C Machado+ from RI Credit Union	
9 FERRER RD	\$290,000
Alfred Mekuto 3rd+ from Bank of Rhode Island	
13-1/2 FLADNERS ST	\$100,000
Olakunle S Oloyede from Spring EQ LLC	
5 FOXTAIL DR	\$313,500
Yahaira Placencia T+ from Bank of America NA	
177 GEORGE WATERMAN RD	\$247,500
Claire C Velleca+ from Coastal One CU	
260 GEORGE WATERMAN RD U:304	\$50,000
Nicholas M Pagliarni from HarborOne Bank	
418 GEORGE WATERMAN RD	\$40,000
Anna Aurecchia+ from Washington Tr Co	
80 GOLDEN VIEW DR	\$640,000
Matthew J Dumas+ from ARK LA Tex Svcs LLC	
28 GOLINI DR	\$393,000
Tonya M Ruscetta from Bank of Rhode Island	
11 HARBOARD RD	\$9,486
Cindy E Rodriguez+ from USA HUD	
12 HARISON ST	\$54,900
Savannah Taveras+ from US Small Business	
2 HARRINGTON DR	\$65,000
Michael C Carchia+ from LoanDepot.Com	
10 HARRINGTON DR	\$368,207
Chad Dellaporta from Rocket Mortgage LLC	
40 HARRIS AVE	\$11,631
Kevin Thurber from USA HUD	
1450 HARTFORD AVE	\$9,900,000
1450 Tc LLC from Bank of Rhode Island	
1495 HARTFORD AVE	\$1,180,000
266 Putnam Ave LLC from Navigant Credit Union	
2200 HARTFORD AVE	\$2,000,000
Bearboy Holdings LLC from Bank of Rhode Island	
20 HILTON DR	\$45,000
Christopher Alfano from Navigant Credit Union	
36 HOMESTEAD AVE	\$50,000
Armand Decosta from Citizens Bank	
670 KILLINGLY ST	\$563,500
Blue Ladder Dev LLC from RFLF 7 LLC	
72 MAPLE AVE	\$5,460
Felipe S Artilles from Smart Inv Rlty Lic	
2 MERILINE ST	\$300,000
Jose M Velasco+ from TD Bank NA	
64 MILL ST	\$2,545,750
64 Mill St LLC from RFLF 4 LLC	
59 MULBERRY CIR	\$197,000
Christopher W Springer+ from Washington Tr Co	
9 NUTMEG DR	\$420,000
Alfred Dilibero+ from Citizens Bank	
38 PEZZULLO ST	\$171,000
Gilbert A Batista from Navigant Credit Union	
2424 PLAINFIELD PIKE	\$130,300
Leocadio Hernandez+ from Citizens Bank	
RICE ST	\$247,500
Claire C Velleca+ from Coastal One CU	

50 ROLLINGWOOD DR	\$100,000
Andrea L Thornton from Coastal One CU	
240 ROSEMONT AVE	\$35,000
Michael Dinobile+ from Greenwood CU	
29 ROTARY DR	\$250,000
Lauren Dyer+ from Greenwood CU	
19 SAGE CT	\$443,630
Kei K Lincoln+ from Primary Residentl Mtg	
32 SCENERY LN U:32	\$78,500
Julia M Broome from US Small Business	
188 SIMMONSVILLE AVE	\$51,900
Cara D Greene+ from Coastal One CU	
10 SPRING DR	\$125,000
Pavan G Kage+ from Bank of America NA	
13 SPRING HILL DR	\$42,000
Daniel J Hawkins+ from Nationstar Mtg	
4 SPRING ST	\$350,000
Miko Holdings LLC from WL Properties LLC	
69 STARR ST	\$50,000
Stephen C Conlon+ from Coastal One CU	
41 SUSAN CIR	\$27,856
Louis Isidore from USA HUD	
6 TEVERE DR	\$294,192
Alex Castosa+ from Success Mortgage Part	
32 WINSOR AVE	\$13,507
Eric A Lombardi from USA HUD	

LINCOLN

TOWN CLERK:LILLIAN SILVA
100 Old River Rd, Lincoln, RI, 02865
Phone:401-333-8453

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	31
Median Price	\$427,500	\$480,000

► REAL ESTATE SALES

73 ASH ST	\$385,000
B: Raymond C Facundo & Erin Kappeler	
S: Carlos M Moradel & Yaneris Moradel	
Vol/Page: 2524/304, Date: 04/30/24	
Mtg: Mortgage Research Ctr \$385,000	
Use: 3 Bdrm Conventional, Lot: 5009sf	
Prior Sale: \$235,000 (05/20)	
3 BROWNE HILL CT	\$465,000
B: Ryan J Andrews & Kelsey B Aipalo	
S: Laura K Stokes	
Vol/Page: 2524/79, Date: 04/29/24	
Mtg: Baycoast Mortgage Co \$372,000	
Use: 3 Bdrm Ranch, Lot: 11935sf	
Prior Sale: \$270,000 (04/17)	
HIGHLANDS FLS	\$377,700
B: David Dintenfass & Katherine Dintenfass	
S: Donald E Gaskin Tr, Tr for Gaskin Lt	
Vol/Page: 2524/259, Date: 04/30/24	
21 LAMPERCOCK LN	\$590,000
B: Michael E Hanlon & Susan C Hanlon	
S: Jacob Scott & Eric Buonaccorsi	
Vol/Page: 2524/270, Date: 04/30/24	
Mtg: Rocket Mortgage LLC \$560,500	
Use: 3 Bdrm Colonial, Lot: 39988sf	
Prior Sale: \$410,000 (09/19)	
107 OLD RIVER RD U:136	\$319,066
B: Richard H Boucher & Ann M Boucher	
S: Old Riev Rd Dev LLC	
Vol/Page: 2524/226, Date: 04/30/24	
Use: Condo	

594 RIVER RD	\$650,000
B: James B Re & Kristin B Re	
S: Soha W Osko	
Vol/Page: 2524/154, Date: 04/29/24	
Mtg: Primary Residentl Mtg \$617,500	
Use: 3 Bdrm Conventional, Lot: 50312sf	
Prior Sale: \$177,000 (08/10)	
101 WINTER ST	\$445,000
B: Kelsi V Ensminger	
S: Cayenne Properties LLC	
Vol/Page: 2524/103, Date: 04/29/24	
Mtg: Movement Mtg LLC \$436,939	
Use: 2fam-5fam Residence, Lot: 2483sf	
Prior Sale: \$80,000 (03/18)	
27 WOODWARD RD	\$89,000
B: Virginia Carroll	
S: Leda Bileau	
Vol/Page: 2524/63, Date: 04/26/24	

► MORTGAGES

25 DUCARL DR	\$100,000
Christopher Duarte from Coastal One CU	
50 NEW RIVER RD	\$320,000
New River Holdings LLC from Navigant Credit Union	
16 OAKWOOD AVE	\$50,000
Melissa L Anter from Rocket Mortgage LLC	
107 OLD RIVER RD U:91	\$306,724
Priscilla Sankey from Susan Mcphail	
4 RED BROOK XING	\$80,000
John Zervas+ from Navy FCU	
83 UNION ST	\$6,074
Dina Dumezil from USA HUD	

NORTH PROVIDENCE

TOWN CLERK:MARY ANN DEANGELUS
2000 Smith St, North Providence, RI, 02911
Phone:401-232-0900

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	32
Median Price	\$340,000	\$405,000

► REAL ESTATE SALES

626 SMITHFIELD RD U:404	\$320,000
B: Mark Zurick & Kenniston Yoder	
S: Visionary Grp Inc	
Vol/Page: 3779/275, Date: 04/24/24	
Mtg: Greenwood CU \$304,000	
Type: Adj	
Use: 2 Bdrm Condo	
Prior Sale: \$208,000 (06/23)	
► MORTGAGES	
68 ATLANTIC BLVD	\$20,496
Hugo L Morales from USA HUD	
87 BARRETT AVE	\$207,000
Zaida R Villarreal+ from Citizens Bank	
1349 DOUGLAS AVE	\$427,500
Jide Azeez from Norcom Mortgage	
18 METCALF AVE	\$6,504
Dominique J Abatecola from USA HUD	
6-8 SAINT MARYS RD	\$9,639
Dominic Gomes from USA HUD	
1971 SMITH ST	\$326,062
Justin P Kerns from Lakeview Loan Servic	
36 STONE TRL U:D	\$10,969
Angelia Duran from USA HUD	

NORTH SMITHFIELD

TOWN CLERK: JOANNE BUTTIE

83 Greene St, North Smithfield, RI, 02896
Phone: 401-767-2200

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	12
Median Price	\$410,000	\$372,500

► REAL ESTATE SALES

30 OAK HILL AVE \$438,000

B: Stephen Laferriere & Lisa Laferriere
S: Valerie M Daley
Vol/Page: 989/50, Date: 04/23/24
Use: 3 Bdrm Ranch, Lot: 12153sf
Prior Sale: \$250,250 (11/17)

11 PRIMROSE LN \$384,000

B: Genesis Vargas & Christian D Vargas
S: Jennifer Quinn & Wayne D Demers
Vol/Page: 989/30, Date: 04/22/24
Mtg: Semper Home Loans \$377,044
Use: 2 Bdrm Ranch, Lot: 11805sf
Prior Sale: \$230,000 (08/16)

99 PROVIDENCE PIKE \$435,000

B: Joao Menezes
S: Robert Lafleur
Vol/Page: 989/100, Date: 04/25/24
Mtg: BankNewport \$413,250
Type: Adj
Use: 3 Bdrm Ranch, Lot: 24829sf

78 SCHOOL ST \$145,000

B: Modern Living LLC
S: 401 Home Buyers LLC
Vol/Page: 989/57, Date: 04/23/24
Mtg: Bluedog Capital Partn \$275,000
Use: 3 Bdrm Conventional, Lot: 15769sf
Prior Sale: \$105,000 (02/24)

► MORTGAGES

23 LORRAINE AVE \$61,000

John Schwegler+ from Navigant Credit Union

1313 POUND HILL RD U:1313 \$100,000

Michael R Cote from Navigant Credit Union

11 PRIMROSE LN \$15,000

Christian Vargas+ from RI Hsg & Mtg Fin Corp

78 SCHOOL ST \$275,000

Modern Living LLC from Bluedog Capital Partn

PAWTUCKET

TOWN CLERK: RICHARD J. GOLDSTEIN

137 Roosevelt Ave, Pawtucket, RI, 02860
Phone: 401-728-0500

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	53
Median Price	\$315,000	\$355,000

► REAL ESTATE SALES

35 AMEY ST \$460,000

B: Taylor Pires
S: Arlinda P Brito
Vol/Page: 5082/170, Date: 04/29/24
Mtg: CMG Mortgage Inc \$389,193
Use: 2-Family Two Family, Lot: 5190sf

108 BALCKBURN ST \$410,000

B: Alfred Calvino
S: Mb And T Trucking LLC
Vol/Page: 5081/274, Date: 04/29/24

724 BEVERAGE HILL AVE \$180,000

B: Rachel J Stevenson
S: Isaac Escorcia
Vol/Page: 5081/141, Date: 04/25/24

728 BEVERAGE HILL AVE \$210,000

B: Man H Lei
S: Emanuel M Monteiro
Vol/Page: 5082/194, Date: 04/29/24

22 BORDEN ST \$275,000

B: Elevator Properties Inc
S: Aisha C Durani
Vol/Page: 5083/87, Date: 04/30/24
Mtg: Commercial Lender LLC \$256,500
Use: 3 Bdrm Conventional, Lot: 2898sf
Prior Sale: \$266,000 (06/21)

DRAPER ST \$40,000

B: Daniel Oneil
S: David A Valois
Vol/Page: 5081/248, Date: 04/26/24

55 ELDER ST \$350,000

B: Elizabeth B Tavares
S: Palva Antone E Est & James Palva
Vol/Page: 5082/54, Date: 04/29/24
Mtg: RI Hsg & Mtg Fin Corp \$110,300
Use: 4 Bdrm Cape Cod, Lot: 5000sf

10 HOME ST \$530,000

B: Noellens Remy
S: Ryan C Leclair
Vol/Page: 5081/290, Date: 04/29/24
Mtg: NFM Inc \$498,575
Use: 3-Family Family Flat, Lot: 4500sf
Prior Sale: \$265,000 (12/17)

HURLEY AVE \$351,000

B: New Eng Subcontractors LL
S: Dagostino Domenic Est & Thomas A Dagostino
Vol/Page: 5082/13, Date: 04/29/24

HURLEY AVE \$351,000

B: New Eng Subcontractors LL
S: Dagostino Domenic Est & Thomas A Dagostino
Vol/Page: 5082/13, Date: 04/29/24

HURLEY AVE \$351,000

B: New Eng Subcontractors LL
S: Dagostino Domenic Est & Thomas A Dagostino
Vol/Page: 5082/13, Date: 04/29/24

HURLEY AVE \$351,000

B: New Eng Subcontractors LL
S: Dagostino Domenic Est & Thomas A Dagostino
Vol/Page: 5082/13, Date: 04/29/24

61 JOHN ST \$640,000

B: Malav V Shah
S: Juan G Padin & Janet Padin
Vol/Page: 5081/44, Date: 04/25/24
Mtg: BankNewport \$512,000
Use: 3-Family Family Flat, Lot: 5000sf

77 KING PHILIP RD \$680,000

B: Sofia B Lizarraga & Christopher Radic
S: Sherri Mercurio
Vol/Page: 5081/82, Date: 04/25/24
Mtg: Guild Mortgage Co \$544,000
Use: 3 Bdrm Ranch, Lot: 10018sf
Prior Sale: \$390,000 (08/23)

173 LONDON AVE \$480,000

B: Devon Ferreira & Brittney L Tabicas
S: Manuela F Vicente
Vol/Page: 5082/152, Date: 04/29/24
Mtg: Northpoint Mortgage \$408,000
Use: 2 Bdrm Cape Cod, Lot: 10210sf

448 MINERAL SPRING AVE \$440,000

B: Jaelina Spencer & Juliana Spencer
S: La Nona Construction LLC
Vol/Page: 5081/199, Date: 04/26/24
Mtg: RI Hsg & Mtg Fin Corp \$432,030
Use: Residential Open Land, Lot: 3725sf
Prior Sale: \$50,000 (06/22)

45 MULBERRY ST \$365,000

B: Robert Andrews
S: Alex P Guitierrez
Vol/Page: 5082/320, Date: 04/30/24
Mtg: Semper Home Loans \$358,388
Use: 3 Bdrm Cape Cod, Lot: 4950sf
Prior Sale: \$204,000 (11/23)

54 ORDWAY ST \$337,500

B: Zeric S Gomes & Maria S Gomes
S: Yasliki Adrinkosulos
Vol/Page: 5082/129, Date: 04/29/24
Mtg: NFM Inc \$320,625
Use: 4 Bdrm Cape Cod, Lot: 3800sf

50 PULLEN AVE \$540,000

B: Brion Brito & Nathan Tagliaferro
S: Angela M Simoes & Danny C Simoes
Vol/Page: 5083/62, Date: 04/30/24
Mtg: Cibm Bank \$513,000
Use: 3-Family Family Flat, Lot: 5000sf

200 SISSON ST \$390,000

B: Julio C Castro-Segura & Jonathan E Lopez
S: Stephanie U Mejia
Vol/Page: 5081/153, Date: 04/25/24
Mtg: Primary Resident Mtg \$382,936
Use: 4 Bdrm Conventional, Lot: 4600sf
Prior Sale: \$80,000 (04/16)

33 SOUTH ST \$395,000

B: Pawtucket City Of
S: Zhukayete Mikalai Est & Jenny Marzane
Vol/Page: 5080/350, Date: 04/24/24
Mtg: Rocket Mortgage LLC \$387,845
Use: 4 Bdrm Cape Cod, Lot: 5175sf
Prior Sale: \$220,000 (12/19)

48 WALTHAM ST \$609,000

B: Patrick Halloran
S: Carlos Almeida & Diva Almeida
Vol/Page: 5081/224, Date: 04/26/24
Mtg: Guild Mortgage Co \$588,674
Use: 2-Family Two Family, Lot: 3600sf
Prior Sale: \$420,000 (09/23)

98 WHITTIER RD \$372,000

B: Evangeline Porter & Charles Vieaux
S: Marilyn P Killilea Tr, Tr for Marilyn F Killilea T
Vol/Page: 5083/37, Date: 04/30/24
Mtg: Semper Home Loans \$265,262
Use: 5 Bdrm Bngl/cottage, Lot: 5000sf
Prior Sale: \$276,000 (11/21)

25 WILLOW AVE \$375,000

B: Pawtucket Redevelopemnt A
S: Hammerle Jr Carl Est & James A Biggs
Vol/Page: 5081/73, Date: 04/25/24
Use: Commercial Building, Lot: 20003sf
Prior Sale: \$330,000 (05/20)

784 YORK AVE \$330,000

B: Tellez Investments Inc
S: Pacesetter Properties LLC
Vol/Page: 5082/255, Date: 04/29/24
Mtg: Gerald J Lupien \$355,000
Use: 2-Family Two Family, Lot: 9997sf
Prior Sale: \$200,000 (03/24)

► MORTGAGES

19 ANNETTE AVE \$234,025

Marie E Worthington+ from Peoples Bank

18 BENEDICT ST \$50,000

Joao A Batalau+ from Navigant Credit Union

108 BLACKBURN ST **\$395,342**
 Alfred Calvino from Mortgage Research Ctr

139 BLOOMFIELD ST **\$33,000**
 Margaret D Mon from RI Credit Union

BLOOMINGDALE AVE..... **\$900,000**
 New Eng Subcontractors from Drew Em LLC

9 BRADLEY ST..... **\$388,000**
 Kyle N Dumke+ from United Wholesale Mtg

211 DUNNELL AVE..... **\$150,000**
 Robert Rego from TD Bank NA

55 ELDER ST..... **\$25,000**
 Elizabeth B Tavaers from RI Hsg & Mtg Fin Corp

28 ELIZABETH ST **\$251,322**
 Janna J Lanzi from LoanDepot.Com

60 FAIRMONT AVE..... **\$100,000**
 Antonio P Andrade+ from Coastal One CU

239 GLENWOOD AVE **\$25,000**
 Brendan R Foley+ from Worcester CU

84 GREENE ST..... **\$35,000**
 Lourdes M Moreno+ from Citizens Bank

10 HOME ST..... **\$15,000**
 Noellens Remy from RI Hsg & Mtg Fin Corp

HURLEY AVE..... **\$900,000**
 New Eng Subcontractors from Drew Em LLC

7 IVY ST **\$6,357**
 Kaylor M Bulpitt+ from USA HUD

182 LAFAYETTE ST **\$60,150**
 Joshua Bolton+ from Guaranteed Rate Inc

72 MARTIN ST **\$25,000**
 Nicole Church+ from Navigant Credit Union

448 MINERAL SPRING AVE **\$15,000**
 Juliana Spencer+ from RI Hsg & Mtg Fin Corp

45 MULBERRY ST **\$15,000**
 Robert Anderws from RI Hsg & Mtg Fin Corp

38 ORMS ST **\$46,500**
 Richard M Morel Jr from Nationstar Mtg

137 PARKVIEW DR..... **\$268,000**
 Robin L Nina from Primary Residentl Mtg

47 SANFORD ST **\$40,900**
 Nelida S Barbosa+ from US Small Business

288 SAYLES AVE..... **\$392,000**
 Pioneer Investments LLC from ABL Res Credit Ac

200 SISSON ST..... **\$15,000**
 Julio C Segura+ from RI Hsg & Mtg Fin Corp

98 WHITTIER RD..... **\$15,000**
 Evangeline Porter+ from RI Hsg & Mtg Fin Corp

226 WOODBURY ST **\$71,000**
 Reginald Jean from Citizens Bank

PROVIDENCE

TOWN CLERK:TINA L. MASTROIANNI
 25 Dorrance St, Providence, RI, 02903
 Phone:401-680-5545

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	104	104
Median Price	\$327,500	\$355,000

► **REAL ESTATE SALES**

20 9TH ST **\$569,000**
 B: Julian D Bessinger & Sophia A Johari
 S: Kristin B Re & James B Re
 Vol/Page: 14110/111, Date: 04/24/24
 Mtg: Total Mtg Svcs \$540,550
 Use: 3 Bdrm Conventional, Lot: 4000sf
 Prior Sale: \$430,000 (05/21)

322 ACADEMY AVE..... **\$685,000**
 B: Jeremaine A Lawrence
 S: Gerald K Brennan
 Vol/Page: 14113/342, Date: 04/29/24

464 ACADEMY AVE..... **\$580,000**
 B: Astou Diedhiou & Hawa S Dione
 S: Seth J Goris
 Vol/Page: 14113/195, Date: 04/29/24
 Mtg: Movement Mtg LLC \$522,000
 Use: 2-Family Two Family, Lot: 5000sf
 Prior Sale: \$270,000 (09/20)

216-218 ADELAIDE AVE **\$310,000**
 B: Eric Perez
 S: Eleticia Garcia
 Vol/Page: 14113/16, Date: 04/26/24
 Mtg: Solana Homes LLC \$270,000
 Use: 3-Family Mlti-unt Blg, Lot: 5000sf
 Prior Sale: \$116,500 (06/18)

9 BELLEVUE AVE..... **\$510,000**
 B: Xia Chen & Minghe Lin
 S: Quise Jiang & Qin Weng
 Vol/Page: 14111/342, Date: 04/26/24
 Mtg: Orangepath Fncl Inc \$220,000
 Use: 3-Family Mlti-unt Blg, Lot: 3406sf
 Prior Sale: \$133,600 (03/17)

277 BENEFIT ST **\$600,000**
 B: Charming Shores Ent LLC
 S: Sanjay Grewal
 Vol/Page: 14115/305, Date: 04/30/24

371-375 BENENT ST..... **\$1,642,800**
 B: Abraham Berin & Leah Berin
 S: 373 Bennett LLC
 Vol/Page: 14112/92, Date: 04/26/24

49 CASE LN **\$369,000**
 B: Alicson J Turner & Kevin L Turner
 S: Jdl Investments LLC
 Vol/Page: 14115/141, Date: 04/30/24
 Mtg: Province Mtg Assoc \$350,550
 Use: Residential Open Land, Lot: 2040sf
 Prior Sale: \$89,000 (04/23)

71-73 CLARENCE ST..... **\$575,000**
 B: Eude B De La Rosa
 S: Lv LLC
 Vol/Page: 14111/250, Date: 04/25/24
 Mtg: Primary Residentl Mtg \$564,585
 Use: 3-Family Mlti-unt Blg, Lot: 4000sf

179 COLFAX ST **\$370,000**
 B: Yerlin A Rosario & Clara S Rosario-Delorre
 S: Melody A Sanchez-Morlaes
 Vol/Page: 14114/28, Date: 04/29/24
 Mtg: Paramount Res Mtg Gp \$363,290
 Use: 4 Bdrm Conventional, Lot: 3000sf
 Prior Sale: \$290,000 (02/23)

103 COMMODORE ST **\$380,000**
 B: Juan C Padin & Janet Padin
 S: Merline Vertus Tr, Tr for Mompoint RET
 Vol/Page: 14111/193, Date: 04/25/24
 Mtg: Navigant Credit Union \$80,000
 Use: 3 Bdrm Colonial, Lot: 4385sf
 Prior Sale: \$330,000 (04/23)

17-19 DENISON ST..... **\$590,000**
 B: Altigracia Lazala & Rodolfo Lazala
 S: Lv LLC
 Vol/Page: 14114/230, Date: 04/29/24
 Mtg: NFM Inc \$579,313
 Use: 3-Family Mlti-unt Blg, Lot: 4000sf
 Prior Sale: \$98,000 (12/14)

74 DORA ST **\$408,000**
 B: Amilcar Arreaza & Myrca A Arreaza
 S: Emily Y Claudio
 Vol/Page: 14116/185, Date: 04/30/24
 Mtg: CMG Mortgage Inc \$400,610
 Use: 4 Bdrm Conventional, Lot: 4000sf
 Prior Sale: \$300,000 (11/21)

310 ELMGROVE AVE..... **\$1,217,500**
 B: Alexander Rabens
 S: Birdseye Renovations LLC
 Vol/Page: 14113/119, Date: 04/26/24
 Mtg: Citizens Bank \$810,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 5521sf
 Prior Sale: \$741,501 (05/23)

77 EVERETT AVE..... **\$887,500**
 B: Lane T Sparkman & Throne Sparkman 3rd
 S: Andrea H Denby
 Vol/Page: 14115/219, Date: 04/30/24
 Mtg: Baycoast Mortgage Co \$600,000
 Use: 4 Bdrm Colonial, Lot: 6000sf
 Prior Sale: \$560,000 (08/12)

11 FREMONT ST..... **\$475,000**
 B: Jeng Lu & Jesus A Tirado-Alcaraz
 S: Erin P Avanzo
 Vol/Page: 14115/165, Date: 04/30/24
 Mtg: BankNewport \$451,250
 Type: Adj
 Use: 2 Bdrm Conventional, Lot: 4000sf

472 FRIENDSHIP ST..... **\$615,000**
 B: Fahad V Qureshi
 S: Jeeffrey Infante & Jose T Fernandez
 Vol/Page: 14113/34, Date: 04/26/24
 Mtg: Cross Country Mtg Inc \$60,860
 Use: Residential Open Land, Lot: 4026sf

21 HANNAH ST..... **\$337,000**
 B: Emilia B Perez
 S: Swap Inc
 Vol/Page: 14115/242, Date: 04/30/24
 Use: Residential Open Land, Lot: 3200sf
 Prior Sale: \$360,000 (03/22)

34 HILLHURST AVE **\$436,000**
 B: Paula I Olivo
 S: Rusbert A Acevedo
 Vol/Page: 14111/62, Date: 04/25/24
 Mtg: Primary Residentl Mtg \$428,102
 Use: 2-Family Two Family, Lot: 2200sf

70 JEWETT ST..... **\$50,000**
 B: Kathleen Sztila
 S: David Kitchens
 Vol/Page: 14116/56, Date: 04/30/24
 Use: Residential Open Land, Lot: 4931sf

72 JEWETT ST..... **\$277,000**
 B: Peter K Landers 2nd
 S: David A Kitchens
 Vol/Page: 14116/130, Date: 04/30/24
 Mtg: Navigant Credit Union \$221,600
 Use: 3-Family Mlti-unt Blg, Lot: 3313sf

549-251 JEWETT ST..... **\$610,000**
 B: Petro Dragoumanos
 S: Smart Homes LLC
 Vol/Page: 14111/222, Date: 04/25/24

34 JOHN ST **\$1,250,000**
 B: Abraham Berin & Leah Berin
 S: Emma Baskin & Gennady Baskin
 Vol/Page: 14112/130, Date: 04/26/24
 Mtg: Coastal One CU \$875,000
 Use: 2fam-5fam Residence, Lot: 1831sf

15 JUDITH ST..... **\$475,000**
 B: Rba Properties LLC
 S: Erioc W Chung-Leung Tr, Tr for Earth Pig Lt
 Vol/Page: 14113/248, Date: 04/29/24
 Mtg: Milestone Mtg Solutio \$380,000
 Use: 3-Family Mlti-unt Blg, Lot: 3760sf
 Prior Sale: \$359,900 (03/21)

17 JUDITH ST \$100,000 B: Rba Properties LLC S: Eroic W Chung-Leung Tr, Tr for Earth Pig Lt Vol/Page: 14113/279, Date: 04/29/24 Mtg: Ernie W Leung \$100,000 Use: Residential Open Land, Lot: 3200sf Prior Sale: \$359,900 (03/21)	1000 PROVIDENCE PL U:216 \$449,000 B: Christopher Lowrey S: Michael A Foy & Rachel H Foy Vol/Page: 14113/145, Date: 04/26/24 Mtg: Centreville Bank \$235,000 Use: 2 Bdrm Condo Prior Sale: \$297,500 (05/19)	29 SHERWOOD ST \$275,000 B: M&j Const & Cleaning LLC S: Florio Joan B Est & Dawn Deremer Vol/Page: 14112/67, Date: 04/26/24 Use: 2-Family Two Family, Lot: 6000sf
61 KIMBALL ST \$325,000 B: Lin Cheng & Dan D Liu S: Westerberg Paul Est & Raymond Rapone Vol/Page: 14115/85, Date: 04/30/24 Use: 2-Family Two Family, Lot: 1860sf	1000 PROVIDENCE PL U:371 \$268,000 B: Jung H Gong S: Joseph P Amen Vol/Page: 14112/180, Date: 04/26/24 Mtg: Huntington Natl Bank \$232,850 Type: Adj Use: Condo Prior Sale: \$168,000 (06/19)	70 SILVER LAKE AVE \$200,000 B: Dennis Ciaramello S: Steve Ciaramello & Stephen Ciaramello Vol/Page: 14114/56, Date: 04/29/24 Mtg: Steve Ciaramello \$200,000 Use: Residential-multiple Bldgs, Lot: 5126sf
84 LAURA ST \$510,000 B: Daniel P Castillo S: Wilson C Rodriguez Vol/Page: 14115/187, Date: 04/30/24 Mtg: NFM Inc \$500,762 Use: 2-Family Two Family, Lot: 2150sf Prior Sale: \$276,000 (08/20)	12-14 RIDGEWAY AVE \$499,000 B: Juana Valerio S: Robert J Kielbasa Vol/Page: 14110/241, Date: 04/24/24 Mtg: Province Mtg Assoc \$489,961 Use: 2fam-5fam Residence, Lot: 4160sf Prior Sale: \$380,000 (09/23)	11 SLOCUM ST U:4 \$445,000 B: Timothy W Greenfield S: Girmgle LLC Vol/Page: 14115/133, Date: 04/30/24 Mtg: Nicholas Greenfield \$350,000 Use: 2 Bdrm Condo Prior Sale: \$105,000 (10/16)
21 LINTON ST \$243,000 B: Brian D Coleman S: Carmino O Derobbio Vol/Page: 14113/328, Date: 04/29/24 Mtg: Carmino D Derobbio \$243,000 Use: 3 Bdrm Old Style, Lot: 2450sf	32 RINGGOLD ST \$352,000 B: Andrew B Wales & Barbara Wales S: Rebecca M Nolan Vol/Page: 14111/289, Date: 04/25/24 Mtg: Fairway Ind Mtg \$200,000 Use: 2 Bdrm Old Style, Lot: 1346sf Prior Sale: \$252,000 (08/19)	7-9 SOURCE ST \$1,325,000 B: 7 Spruce St Realty LLC S: P Spruce St LLC Vol/Page: 14116/165, Date: 04/30/24
539 LLOYD AVE \$342,000 B: Alma Gonzales S: Taylor Heidug Jane E Est & Mayfair Hall Vol/Page: 14112/323, Date: 04/26/24	33 RINGGOLD ST \$481,000 B: Natalia Pezzuco S: Gregory R Varatta Vol/Page: 14115/88, Date: 04/30/24 Mtg: JPMorgan Chase Bank \$384,800 Use: 2-Family Two Family, Lot: 1993sf	237-239 STELLA ST \$425,000 B: Blanca L Rojas-Chitay & Maryuri A Zepeda-Rojas S: Cynthia Perez Vol/Page: 14111/140, Date: 04/25/24
16 LOXLEY RD \$560,000 B: Sadhana Bery S: Meredith E Wheeler & Phoenix P Wheeler Vol/Page: 14112/167, Date: 04/26/24 Use: 3 Bdrm Colonial, Lot: 5895sf Prior Sale: \$415,000 (12/21)	35 ROBIN ST \$176,000 B: Juan C Gomez S: Dayshantell Ramirez Vol/Page: 14110/317, Date: 04/24/24 Mtg: Guild Mortgage Co \$132,000 Use: 3-Family Mlti-unt Blg, Lot: 3966sf Prior Sale: \$145,000 (05/13)	72 TOURO ST \$415,000 B: Ryan M Badger S: Vicioso Homes LLC Vol/Page: 14114/78, Date: 04/29/24 Mtg: LoanDepot.Com \$407,483 Use: Residential Open Land, Lot: 3200sf Prior Sale: \$1,945 (10/21)
223 MASSACHUSETTS AVE \$519,000 B: La Nona Construction LLC S: 159 Rutherglen LLC Vol/Page: 14111/30, Date: 04/25/24 Mtg: Stage Point Fund LLC \$535,000 Use: 4 Bdrm Old Style, Lot: 3200sf Prior Sale: \$145,000 (06/18)	44 SARGENT AVE \$805,000 B: Robert J Cox & Alexandra M Falsey S: Jonathan Weinstein Vol/Page: 14113/52, Date: 04/26/24 Mtg: NJ Lenders Corp \$644,000 Use: 3 Bdrm Colonial, Lot: 3364sf Prior Sale: \$475,000 (12/23)	194 VERMONT AVE \$385,000 B: Meredith E Wheeler S: Elizabeth Gomes Vol/Page: 14112/346, Date: 04/26/24 Mtg: Province Mtg Assoc \$346,500 Use: 4 Bdrm Conventional, Lot: 3200sf Prior Sale: \$130,000 (05/10)
PECK ST \$650,000 B: Gabriel Francis & Nicola Francis S: Danley LLC Vol/Page: 14117/188, Date: 04/30/24	25 SASBURY ST \$505,000 B: Argenis Placencia S: Hope & Grace Prop LLC Vol/Page: 14114/273, Date: 04/29/24	1 WAYLAND AVE \$865,000 B: David F Gardner & Debra Gardner S: Alan Maude Tr, Tr for Maude Ft Vol/Page: 14112/126, Date: 04/26/24
55 PEKIN ST \$495,000 B: Catherine Asare S: David Tramontano Vol/Page: 14116/59, Date: 04/30/24 Mtg: Movement Mtg LLC \$486,034 Use: 3-Family Mlti-unt Blg, Lot: 3200sf	10 SHERWOOD ST \$450,000 B: Edward Electric LLC S: Grpmm LLC Vol/Page: 14109/323, Date: 04/24/24 Mtg: Spindrift Inv \$150,000 Use: Commercial Devlpble Land, Lot: 3200sf Prior Sale: \$265,000 (09/20)	30 WINDMILL ST \$370,000 B: Gellin Caceres & Isaias Cordero S: Cs Construction LLC Vol/Page: 14115/311, Date: 04/30/24 Mtg: Guild Mortgage Co \$363,298 Use: 2 Bdrm Cape Cod, Lot: 3992sf Prior Sale: \$5,802 (08/23)
4 PERRIN ST \$20,000 B: Chosen Generation LLC S: Ana Talo Const E Inv LLC Vol/Page: 14114/213, Date: 04/29/24	14 SHERWOOD ST \$450,000 B: Edward Electric LLC S: Grpmm LLC Vol/Page: 14109/323, Date: 04/24/24 Use: Commercial Devlpble Land, Lot: 3200sf Prior Sale: \$265,000 (09/20)	NO STREET GIVEN \$150,000 B: Jacqueline Alvarez S: Grpmm LLC Vol/Page: 14109/276, Date: 04/24/24
8 PERRIN ST \$200,000 B: Maxton Investments LLC S: Ana Talo Const E Inv LLC Vol/Page: 14114/211, Date: 04/29/24	18 SHERWOOD ST \$450,000 B: Edward Electric LLC S: Grpmm LLC Vol/Page: 14109/323, Date: 04/24/24 Mtg: Spindrift Inv \$400,000 Use: Commercial Devlpble Land, Lot: 3200sf Prior Sale: \$265,000 (09/20)	► FORECLOSURE DEEDS
137 PROSPECT ST U:137 \$715,000 B: Marea A Hatheway & David B Murray S: Edward R Goldberg Tr, Tr for Edward R Goldberg T Vol/Page: 14111/278, Date: 04/25/24 Mtg: Thomas A Murray \$500,000 Use: 3 Bdrm Condo, Lot: 5163sf Prior Sale: \$316,000 (08/13)		10 BURLEIGH ST \$155,400 B: Santander Bank Na S: Joseph D Lombardi & Santander Bank Na Vol/Page: 14111/311, Date: 04/26/24
		► MORTGAGES
		332 ACADEMY AVE \$548,000 Jermaine A Lawrence from Baycoast Mortgage Co
		428 ADELAIDE AVE \$160,000 Wellington M Garcia from Coastal One CU
		37 ALMY ST \$160,000 Benjamin Spear from Navigant Credit Union
		25 ARCH ST \$72,800 Akeim M Findlay from Washington Tr Co
		19 BASSWOOD AVE \$430,000 Antonio N Bento Jr from Navigant Credit Union

373-375 BENENTT ST	\$1,155,000
Abraham Berin+ from Coastal One CU	
304 BRANCH AVE	\$75,000
Cornerstone Builders LLC from Marchionte Captl LLC	
236 BROWN ST	\$160,000
Jcv Investments LLC from TD Bank NA	
49 CASE LN	\$15,000
Kevin L Turner Jr+ from RI Hsg & Mtg Fin Corp	
454 CHALKSTONE AVE	\$260,000
Rosandris Javier from Citizens Bank	
1464 CHALKSTONE AVE	\$300,000
S&p Investments LLC from Quirinus Realty Inc	
46 CHAMBERS ST	\$320,000
297 Lowell LLC from Axe Capital	
155 COLFAX ST	\$121,400
Maria Torres from Citizens Bank	
48 COMMODORE ST	\$9,613
Lucie A Dejesus from USA HUD	
108 COMSTOCK AVE	\$53,800
Ludwin A Urena from US Small Business	
517 CRANSTON ST	\$420,000
Marcos A Castro from Carrington Mtg Svcs	
19 DANIEL AVE	\$118,638
Cynthia Kiatamba+ from USA HUD	
117 DANTE ST	\$28,958
Chace Baptista from USA HUD	
26 DE SOTO ST	\$477,000
Maldonaod Pro LLC from Mirsoleiman Moghtader	
32 DE SOTO ST	\$13,554
Alvin R Luciano from USA HUD	
37 DEDHAM AVE	\$8,171
Richard Wyche+ from USA HUD	
17-19 DENISON ST	\$15,000
Rodolfo Lazala+ from RI Hsg & Mtg Fin Corp	
74 DORA ST	\$15,000
Myrcia A Arreza+ from RI Hsg & Mtg Fin Corp	
148 DOYLE AVE	\$18,000
Jic Properties LLC from TD Bank NA	
29 DUNBAR ST	\$4,106
Yazmin Bonilla from USA HUD	
756-758 EDDY ST U:1A	\$1
Etonemkee LLC from OneLocal Bank	
756-758 EDDY ST U:1B	\$1
Etonemkee LLC from OneLocal Bank	
756-758 EDDY ST U:2A	\$1
Etonemkee LLC from OneLocal Bank	
756-758 EDDY ST U:2B	\$1
Etonemkee LLC from OneLocal Bank	
756-758 EDDY ST U:3A	\$1
Etonemkee LLC from OneLocal Bank	
66 EDGEWORTH AVE	\$50,000
Jorge Bravo from Navigant Credit Union	
188 ELMDALE AVE	\$40,000
Bobbette A Reid from Navigant Credit Union	
72-74 FELIX ST	\$242,500
Minghe Lin+ from Orangepath Fncl Inc	
106 FLORENCE ST	\$165,151
Noe G Jeronimo from Cross Country Mtg Inc	
23 GLOSSOP ST	\$6,259
Daniel G Pereira+ from USA HUD	
35 GRAY ST	\$8,498
Keniesha E Mendes from USA HUD	
21 HANNAH ST	\$26,484
Emilia B Perez from Washington Tr Co	
21 HANNAH ST	\$30,806
Emilia B Perez from Washington Tr Co	
21 HANNAH ST	\$269,600
Emilia B Perez from Washington Tr Co	
355 HAWKINS ST	\$7,932
Anuedy L Perez+ from USA HUD	
34 HILLHURST AVE	\$15,000
Paula I Olivo from RI Hsg & Mtg Fin Corp	

10 HILLSIDE AVE	\$100,000
Stephen P Denuccio+ from Citizens Bank	
39 HUBER AVE	\$111,000
Steven Thibault from Navigant Credit Union	
211 JEWETT ST	\$2,000,000
Bryan G Who+ from US Small Business	
249 JEWETT ST	\$457,500
Petro Dragoumanos from Bank of America NA	
78 KENTLAND AVE	\$40,000
Adam J Hermance from Nationstar Mtg	
81 KENTLAND AVE	\$45,000
Audrey D Amado from Coastal One CU	
59 KENYON ST	\$65,100
Scott A Fitzmaurice from US Small Business	
364 KILLINGLY ST	\$81,000
Jeffery Speaks+ from TD Bank NA	
58 LANCASTIRE ST	\$255,000
Francisco I Dionicio from MSA Mortgage LLC	
84 LAURA ST	\$15,000
Daniel Perez-Castillo from RI Hsg & Mtg Fin Corp	
18 LAUREL HILL AVE	\$23,778
Keiser R Contreras from USA HUD	
163 LEDGE ST	\$50,000
Ana Castro from Bank of America NA	
68 LINDY AVE	\$325,000
Miko Holdings LLC from WL Properties LLC	
539 LLOYD AVE U:8	\$302,000
Alma Gonzalez from BankNewport	
768 MANTON AVE	\$300,000
Chosen Generation LLC from Axe Capital	
225 MASSACHUSETTS AVE	\$535,000
La Nona Construction LLC from Stage Point Fund LLC	
22 MILLER AVE	\$380,000
Roserli R Paulino from Jan Co Inc	
378 MOUNT PLEASANT AVE	\$120,000
Nelson E Rodriguez+ from Coastal One CU	
1 NEWCOMB ST	\$12,348
Joan M Medrano from USA HUD	
29 OCEAN ST	\$75,000
Lori A Brown from Citizens Bank	
182 PEACE ST	\$9,992
Yomaris T Deovalles from USA HUD	
47 PENNSYLVANIA AVE	\$175,000
Humberto G Bello from Coastal One CU	
775 POTTERS AVE U:12	\$140,000
Makayla M Angell from Rocket Mortgage LLC	
819 POTTERS AVE	\$306,000
Aura M Vasquez from NFM Inc	
12-14 RIDGEWAY AVE	\$15,000
Juana Valerio from RI Hsg & Mtg Fin Corp	
18 ROSEDALE ST	\$307,500
Edward N Urena from Towne Mortgage Co	
25 SENBURY ST	\$495,853
Argenis Placencia from First Home Mtg	
25 SENBURY ST	\$15,000
Argenis Placencia from RI Hsg & Mtg Fin Corp	
127 SHELDON ST	\$225,000
Jic2 Properties LLC from TD Bank NA	
45 SHERWOOD ST	\$400,000
Edward Electric LLC from Spindrift Inv	
60 SILVER ST	\$8,829
Damy L Dorval from USA HUD	
9 SPRUCE ST	\$965,000
7 Spruce St Realty LLC from Centreville Bank	
83 STERLING AVE	\$13,892
Erika Guzman from USA HUD	
237 STERLING AVE	\$15,000
Blanca L Rojas-Chitay+ from RI Hsg & Mtg Fin Corp	
237 STERLING AVE	\$417,302
Blanca L Rojas-Chitay+ from First Home Mtg	
94 SUMMER ST	\$14,311,940
Summer St Hsg Partners I from Crossroads Ri	

94 SUMMER ST	\$37,100,000
Summer St Hsg Partners I from Bank of America NA	
94 SUMMER ST	\$1,000,000
Summer St Hsg Partners I from Providence Dept Of	
94 SUMMER ST	\$2,500,000
Summer St Hsg Partners I from Providence Dev Agen	
94 SUMMER ST	\$42,000,000
Summer St Hsg Partners I from RI Hsg & Mtg Fin Co	
94 SUMMER ST	\$1,000,000
Summer St Hsg Partners I from RI Hsg & Mtg Fin Co	
94 SUMMER ST	\$4,000,000
Summer St Hsg Partners I from RI Hsg & Mtg Fin Co	
94 SUMMER ST	\$1,500,000
Summer St Hsg Partners I from RI Hsg & Mtg Fin Co	
94 SUMMER ST	\$4,000,000
Summer St Hsg Partners I from Ri Hsg Rersources	
94 SUMMER ST	\$650,000
Summer St Hsg Partners I from Crossroads Ri	
143 VALLEY ST	\$477,000
Maldonaod Pro LLC from Mirsoleiman Moghtader	
68 VIRGINIA LN	\$440,000
Nan Chen from United Wholesale Mtg	
29 W FRIENDSHIP ST	\$12,520
Omar R Cumbie from USA HUD	
64 WALLACE ST U:1	\$200,000
Eurys Villa from US Small Business	
24 WALSH ST	\$950,000
Edward Electric LLC from Spindrift Inv	
49 WEALTH AVE	\$431,250
Rocket Wealth Pro LLC from HomeXpress Mtg	
33 WHITTIER AVE	\$280,000
Michael C Dambra RET+ from Citizens Bank	
30 WINDMILL ST	\$15,000
Isaias Cordero+ from RI Hsg & Mtg Fin Corp	
22 WINTHROP AVE	\$54,000
Alec Marks from Peoples Credit Union	

SCITUATE

TOWN CLERK: MARGARET M LONG
 195 Danielson Pike, North Scituate, RI, 02857
 Phone: 401-647-2822

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	20
Median Price	\$410,000	\$417,500

► REAL ESTATE SALES

87 TRIMTOWN RD	\$586,000
B: Daniel Amatore & Jennifer Amatore	
S: Christine M Demers & James T Demers	
Vol/Page: 888/8, Date: 04/22/24	
Mtg: T2 Financial LLC \$386,000	
Use: 3 Bdrm Colonial, Lot: 58370sf	
Prior Sale: \$354,000 (10/19)	
106 WESTCOTT RD	\$370,000
B: Tyler J Richards	
S: Timothy R Brady	
Vol/Page: 888/58, Date: 04/25/24	
Mtg: Northpointe Bank \$296,000	
Use: 3 Bdrm Ranch, Lot: 31363sf	
Prior Sale: \$227,000 (04/18)	

► MORTGAGES

22 HIGHLAND TER	\$120,000
Sean R Lynch from Citizens Bank	

SMITHFIELD

TOWN CLERK:LYN ANTONUCCIO

64 Farnum Pike, Smithfield, RI, 02917
Phone:401-233-1000

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	22
Median Price	\$420,000	\$472,500

► REAL ESTATE SALES

19 DEER RUN TRL \$575,000

B: Shane Sartini & Allan Sartini
S: Joshua Silva & Erica Silva
Vol/Page: 1498/317, Date: 04/26/24
Mtg: Washington Tr Co \$460,000
Use: 2 Bdrm Ranch, Lot: 26572sf
Prior Sale: \$355,000 (06/20)

15 MAPLEWOOD ORCHARD DR \$549,900

B: Michael J Creed 2nd & Ashley A Gardner
S: Rge Prop LLC
Vol/Page: 1498/227, Date: 04/24/24
Mtg: Province Mtg Assoc \$483,912
Use: 3 Bdrm Split Level, Lot: 12197sf
Prior Sale: \$363,000 (05/23)

10 PHEASANT RUN U:B \$335,000

B: Alexandra F Bessette & Adam C Bessette
S: Sharon T Cardarelli & Curtis S Ruotolo
Vol/Page: 1498/129, Date: 04/23/24
Mtg: Movement Mtg LLC \$335,000
Use: 2 Bdrm Condo
Prior Sale: \$167,750 (08/18)

725 PUTNAM PIKE \$542,000

B: David Persky & Marissa Persky
S: Matthew A Fitts & Jennifer A Fitts
Vol/Page: 1498/267, Date: 04/26/24
Mtg: TD Bank NA \$460,700
Type: Adj
Use: 4 Bdrm Colonial, Lot: 15246sf

► MORTGAGES

51 DOUGLAS CIR..... \$25,710

Marcelo F Assis+ from USA HUD

29 E PROSPECT ST \$250,000

Kevin Clynes from JIC Capital LLC

920 GREENVILLE AVE \$630,000

Louis A Lafazia 3rd from HarborOne Bank

1 GROUSE TRL U:B..... \$60,000

Stacey L Barden from Citizens Bank

36 MAPLECREST DR..... \$300,000

John D Demaio from Guaranteed Rate Affin

9 MEADOW VIEW DR \$258,000

Joyce Marcotte+ from Rocket Mortgage LLC

12 PEACH BLOSSOM LN..... \$150,000

Austin Kane+ from Navigant Credit Union

92 RIDGE RD..... \$60,000

Kenneth Arruda+ from Joseph Almeida

206 RIDGE RD..... \$10,181

Darwin L Salcedo from USA HUD

WOONSOCKET

TOWN CLERK:CHRISTINA HARMON

169 Main St, PO Box B, Woonsocket, RI, 02895
Phone:401-767-9249

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	35
Median Price	\$319,500	\$320,000

► REAL ESTATE SALES

112 4TH AVE..... \$400,000

B: Jeffrey Richard
S: James Mattina
Vol/Page: 2869/173, Date: 04/24/24
Mtg: Primary Residentl Mtg \$380,000
Use: 3-Family Family Flat, Lot: 5500sf
Prior Sale: \$230,000 (11/18)

99 ALLEN ST U:203 \$290,000

B: Jonathan T Stott
S: Mary Chiles
Vol/Page: 2870/236, Date: 04/29/24
Mtg: Movement Mtg LLC \$275,500
Use: 1 Bdrm Condo
Prior Sale: \$167,000 (08/20)

24 BIRCH ST \$625,000

B: 24 Birch LLC
S: Bluefin Properties LLC
Vol/Page: 2869/317, Date: 04/26/24
Mtg: Madison T Co \$500,000
Use: Apartment Building, Lot: 36492sf
Prior Sale: \$1,935,920 (06/20)

305 BROOKHAVEN LN U:305..... \$335,000

B: Cheryl Wyler
S: Anne M Shippey
Vol/Page: 2870/150, Date: 04/29/24
Mtg: Washington Tr Co \$268,000
Use: 2 Bdrm Condo

109 COE ST \$361,000

B: Adelia S Hernandez & Daniel N Balderas
S: Andrea S Davis & Allison M Fagnat
Vol/Page: 2870/264, Date: 04/29/24
Mtg: Paramount Res Mtg Gp \$288,800
Use: 3 Bdrm Conventional, Lot: 7871sf

408 CUMBERLAND HILL RD \$450,000

B: Nabil Nicolas
S: Daw Realty LLC
Vol/Page: 2870/348, Date: 04/30/24
Mtg: Guild Mortgage Co \$441,849
Use: 3-Family Family Flat, Lot: 5780sf
Prior Sale: \$228,000 (06/18)

157 FAIRFIELD AVE..... \$350,000

B: Nicole Lefebvre & Roberto Pires
S: Robert D Herbert Tr, Tr for Herbert Ft
Vol/Page: 2870/64, Date: 04/29/24
Mtg: Rocket Mortgage LLC \$343,660
Use: 3 Bdrm Bngl/cottage, Lot: 11792sf

36 FAIRMOUNT ST \$450,000

B: Haojie Zhang
S: Zhukavets Mikalai M Est & Jenny Marzano
Vol/Page: 2869/349, Date: 04/26/24
Mtg: Washington Trust Mtg \$418,268
Use: Apartment Bldg - 4-8 Units, Lot: 4323sf
Prior Sale: \$224,000 (07/19)

394 KEOUGH ST..... \$416,000

B: Daniel P Vespia & Michelle M Vespia
S: Michelle A Forget
Vol/Page: 2869/281, Date: 04/26/24
Mtg: Guaranteed Rate Affin \$279,450
Use: 3 Bdrm Raised Ranch, Lot: 21600sf

80 MILL ST U:103..... \$280,000

B: Rajes C Shanmugasundaram & Aarthika Thota
S: Lester P Valente & Linda A Valente
Vol/Page: 2870/316, Date: 04/30/24
Mtg: Eastern Bank \$238,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 436sf
Prior Sale: \$161,500 (06/20)

94 MILL ST U:304..... \$266,000

B: Rahul Ramanujam
S: Deepti Tiwari
Vol/Page: 2871/40, Date: 04/30/24
Mtg: Navigant Credit Union \$212,800
Use: 2 Bdrm Condo, Lot: 436sf
Prior Sale: \$135,000 (08/18)

165 MILL ST \$240,000

B: Maplecrest Dr LLC
S: Patricia M Farrell
Vol/Page: 2870/89, Date: 04/29/24
Mtg: Cornerstone Bank \$192,000
Use: Mixed Use-prim Res & Comm, Lot: 2095sf
Prior Sale: \$350,000 (04/13)

533 RIVER ST \$327,900

B: Dino R Silveira & Dilma C Silveira
S: David J Lucchesi & Kimberly Lucchesi
Vol/Page: 2869/214, Date: 04/24/24
Mtg: Northpointe Bank \$321,960
Use: 4 Bdrm Conventional, Lot: 10792sf
Prior Sale: \$24,900 (01/14)

52 SAINT BARNABE ST \$310,000

B: Dillon Marshall
S: Jeanine Saunders Tr, Tr for Marguerite T Deragon RET
Vol/Page: 2870/202, Date: 04/29/24
Mtg: Movement Mtg LLC \$232,500
Use: 2-Family Family Flat, Lot: 5065sf

129 SAINT HUGHES ST \$365,000

B: Albaro A Pocasangre
S: J&d Re-Investments LLC
Vol/Page: 2870/18, Date: 04/26/24
Mtg: NFM Inc \$325,600
Use: 3 Bdrm Ranch, Lot: 7436sf
Prior Sale: \$175,000 (02/18)

102 TEMPLE ST \$375,000

B: Noah J Aurelio & Sarah E Aurelio
S: Matthew D Dubois
Vol/Page: 2870/118, Date: 04/29/24
Mtg: Milestone Mtg Solutio \$356,250
Use: 3 Bdrm Conventional, Lot: 13970sf
Prior Sale: \$199,000 (06/16)

339 VOSE ST..... \$30,000

B: Helping Hands Cmnty Partn
S: John A Dorsey
Vol/Page: 2869/144, Date: 04/24/24
Mtg: Karen Sacchetti \$340,000
Use: 2-Family Family Flat, Lot: 6871sf
Prior Sale: \$32,709 (09/22)

► MORTGAGES

282 ASYLUM ST \$56,753

Yudis Rodriguez+ from Blackstone River FCU

53 BEACON AVE..... \$65,000

Michael Groome RET+ from Roger Malouin

301 BROOKHAVEN LN U:301 \$25,000

Marc A Dubois+ from Blackstone River FCU

38 DUDLEY ST..... \$92,191

Joshua R Lee from USA Veterans Admin

31 EDGEWOOD AVE \$22,247

Boun Phommachanh+ from USA HUD

47 GARDEN ST \$10,937

Catherine Guay+ from USA HUD

177 GASKILL ST \$20,000

Alexander G Moreno+ from Webster Bank

394 KEOUGH ST..... \$15,000

Daniel P Vespia+ from RI Hsg & Mtg Fin Corp

84 MANILA AVE..... \$50,000

Phetsavanh Sinbandith from Navigant Credit Union

311 MOWRY ST \$540,000

Limitless Vision LLC from Logan Finance Corp

533 RIVER ST \$15,000

Dino Silveira+ from RI Hsg & Mtg Fin Corp

333 ROBINSON ST..... \$15,525

Aaron Pease from USA HUD

129 SAINT HUGHES ST \$15,000

A A Melendez-Pocasangre from RI Hsg & Mtg Fin Corp

49 SAINT LEON AVE..... \$292,000

Jonathan L Keefe from LoanDepot.Com

WASHINGTON COUNTY

CHARLESTOWN

TOWN CLERK:AMY ROSE WEINREICH

4540 South County Trail, Charlestown, RI, 02813
Phone:401-364-1200

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	14
Median Price	\$400,000	\$550,000

► MORTGAGES

- 93-A BURDICKVILLE RD \$86,000**
Charles H Brayton+ from Bank of America NA
- 27 HIDDEN MEADOWS DR..... \$534,187**
Christopher F Straight+ from Eastern Bank
- 40 INDIAN CEDAR DR \$18,376**
Michael J Etchells+ from USA HUD

NARRAGANSETT

TOWN CLERK:JANET TARRO

25 Fifth Ave, Narragansett, RI, 02882
Phone:401-782-0624

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	21
Median Price	\$649,750	\$680,000

► REAL ESTATE SALES

- 175 BONNET POINT RD U:364..... \$300,000**
B: Jessica R Pernicone & Brian S Pernicone
S: Alaina Goldberg & Michael Goldberg
Vol/Page: 1030/355, Date: 04/25/24
Use: Condo
Prior Sale: \$170,000 (04/21)
- 175 BONNET SHORES RD U:N31 \$176,662**
B: Debra Disegna & Francis J Pescosolido
S: Steven F Brown & Geraldine A Brown
Vol/Page: 1030/400, Date: 04/25/24
Use: Condo
- 21 ORLANDO DR \$600,000**
B: Jenny Marzano
S: Jayne M Dicandio Tr, Tr for Jayne M Dicandio RET
Vol/Page: 1030/422, Date: 04/26/24
Mtg: Movement Mtg LLC \$480,000
Use: 3 Bdrm Ranch, Lot: 10502sf

► MORTGAGES

- 114 BOON ST U:A..... \$68,803**
Craig R Miller+ from Rockland Tr Co
- 100 CONANICUS RD..... \$150,000**
Kyle Bell from Seaview Realty Llc

- 4 MYSTY RIVER TER..... \$129,610**
Amy L Hickey from Rocket Mortgage LLC
- 32 RIDGE DR..... \$250,000**
Stephen Capasso+ from HarborOne Bank
- 64 SOUTHWEST RD..... \$340,000**
John P Chominsky+ from Washington Tr Co
- 28 STRATFORD AVE..... \$1,612,500**
Thomas W Cody+ from Norcom Mortgage
- 28 STRATFORD AVE..... \$1,612,500**
Thomas W Cody+ from USA HUD

NORTH KINGSTOWN

TOWN CLERK:JEANNETTE ALYWARD

100 Fairway Dr, North Kingstown, RI, 02852
Phone:401-268-1552

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	43
Median Price	\$489,900	\$605,000

► REAL ESTATE SALES

- 15 DUSTY WAY..... \$405,000**
B: Kevin Clynes
S: Doria K Loser Tr, Tr for Doris Kirchner Loser T
Vol/Page: 3627/173, Date: 04/30/24
Mtg: Centreville Bank \$300,000
Type: Adj
Use: Residential Open Land, Lot: 263974sf
Prior Sale: \$389,000 (11/22)
- 96 ELMWOOD DR \$445,000**
B: Aida J Amore
S: George W Hains
Vol/Page: 3627/75, Date: 04/26/24
Use: 3 Bdrm Ranch, Lot: 20150sf
- 68 SHADY LEA RD..... \$599,000**
B: Erik Barro & Leab Feldman
S: Charles H Vernon Tr, Tr for C H & Lori J Vernon lrt
Vol/Page: 3627/120, Date: 04/29/24
Mtg: NFM Inc \$419,300
Use: 3 Bdrm Split Level, Lot: 80150sf
- 76 WILBERT WAY..... \$2,480,000**
B: Sandra L Stamp Tr, Tr for Sandra L Stamp RET
S: Ann Allen & Lawrence Allen
Vol/Page: 3626/321, Date: 04/24/24
Use: 5 Bdrm, Lot: 134600sf
Prior Sale: \$1,250,000 (07/20)

► FORECLOSURE DEEDS

- 10 BROCKSIDE DR \$333,000**
B: William L Campos
S: Peltier Norman J & Deutche Bk Natl T Co Tr
Vol/Page: 3627/62, Date: 04/25/24

► MORTGAGES

- 90 CARDINAL DR U:90..... \$50,000**
Kevin Herold+ from Bank of Rhode Island
- 104 CLEARVIEW DR \$87,211**
Kesley P Hinsley+ from Discover Bank
- 35 COLONIAL RD \$68,600**
Scott W Thompson+ from Bank of America NA
- 102 OAK TREE DR..... \$150,000**
Jose J Rodriguez from Bank of America NA
- 579 PENDAR RD..... \$184,000**
Alan B Toti+ from Peoples Credit Union
- 15 POND ST..... \$15,000**
Bruce E Belden+ from Navy FCU
- 22 WILLIAM ST..... \$70,000**
Bradley Kettlety from Dorothy A Kettlety

RICHMOND

TOWN CLERK:ERIN LIESE

5 Richmond Townhouse Rd, Wyoming, RI, 02898
Phone:401-539-9000

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	12
Median Price	\$429,900	\$427,450

► REAL ESTATE SALES

- 14 BEAVER RIVER SCHOOLHOUSE \$350,000**
B: Carol A Rogers
S: Connor H Mcvay
Vol/Page: 369/518, Date: 04/24/24
Mtg: Centreville Bank \$230,000
Use: 1 Bdrm Ranch, Lot: 55321sf
Prior Sale: \$325,000 (12/22)

► MORTGAGES

- 102 NEW LONDON TPKE..... \$60,000**
Gail Curran from Amerisave Mtg Corp
- 3 WISTERIA LN..... \$100,000**
Lawrence A Anthony 3rd+ from Coastal One CU

SOUTH KINGSTOWN

TOWN CLERK:SUSAN FLYNN

180 High St, Wakefield, RI, 02879
Phone:401-789-9331

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	48
Median Price	\$544,272	\$551,500

► REAL ESTATE SALES

685-C CURTIS CORNER RD \$855,000

B: Raffaella Delforno
S: Auggie Prop LLC
Vol/Page: 1878/511, Date: 04/19/24
Use: 3 Bdrm Ranch, Lot: 30596sf
Prior Sale: \$310,000 (05/23)

5 GALE DR \$460,000

B: Tanya M Donahue & Michael Donahue
S: James E Cannon & Janice Cannon
Vol/Page: 1878/492, Date: 04/19/24
Mtg: Washington Tr Co \$299,000

147 GOOSEBERRY RD..... \$605,000

B: John A Snider
S: Marjorie R Nichols & Margaret R Stedman
Vol/Page: 1878/680, Date: 04/24/24
Mtg: InterCap Lending \$570,000
Use: 2 Bdrm Colonial, Lot: 34848sf

274-F SHANNOCK RD \$545,000

B: Alexander Wesnously
S: James J Ferry & Samantha A Defroff
Vol/Page: 1878/768, Date: 04/26/24
Mtg: BankNewport \$415,000
Use: 3 Bdrm Colonial, Lot: 53579sf
Prior Sale: \$415,000 (10/20)

143 WESTWIND RD..... \$725,000

B: Kevin K Padula & Loren R Padula
S: Jeffrey G Cray & Deborah P Cray
Vol/Page: 1878/463, Date: 04/19/24
Mtg: NFM Lending \$580,000
Use: 4 Bdrm Cape Cod, Lot: 44867sf

50 WINDMILL DR \$925,000

B: Sems Gogcu & William Ponton
S: Jeffrey S Fewless Tr, Tr for Jeffrey S Fewless RET
Vol/Page: 1878/420, Date: 04/18/24
Mtg: Shoreham Bank \$740,000
Use: 4 Bdrm Colonial, Lot: 14375sf

► MORTGAGES

77 CARPENTER DR \$250,000

David M Hebert+ from Webster Bank

130 LEGEND ROCK RD \$10,000

Dana C Coes from Deming S Cross T

720 MIDDLEBRIDGE RD..... \$400,000

Richard J Connor+ from Coastal One CU

172 ROBINSON ST..... \$75,000

Jacquelyn A Cavaco+ from Bank of America NA

404 SHANNOCK RD \$300,000

Raymond R Foster Jr+ from Citizens Bank

4458-AA TOWER HILL RD \$60,000

Casey C Roberts from Dean M Denuccio

41 WOODED GROVE CIR \$200,000

Larry B Silvestri+ from Citizens Bank

30 WOODMARK WAY \$50,000

Philip A Telford+ from Shoreham Bank

WESTERLY

TOWN CLERK:MARY LEBLANC

45 Broad St, Westerly, RI, 02891
Phone:401-348-2505

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	29
Median Price	\$421,000	\$475,000

► REAL ESTATE SALES

7 CASTLE WAY \$545,000

B: Tyler E Hoover & Margaux F Hoover
S: Crisanti Joseph P Est & Mark A Page
Vol/Page: 2024/4659, Date: 04/25/24
Mtg: Westerly Community CU \$436,000
Use: 3 Bdrm Raised Ranch, Lot: 21307sf

3 COMPASS WAY \$589,000

B: Terry L Chambers & Angell R Chambers
S: Steven J Souls & Lisa A Souls
Vol/Page: 2024/4733, Date: 04/26/24

7 COMPASS WAY \$945,000

B: Karyne B Wilner
S: Walter B Chappel & Diane C Chappel
Vol/Page: 2024/4863, Date: 04/30/24

30 GROVE AVE..... \$386,000

B: John A Mastrandrea & Lisa A Mastrandrea
S: Joseph Mastrandrea Tr, Tr for Josephine Mastrandrea RET
Vol/Page: 2024/4897, Date: 04/30/24
Mtg: Coreplus FCU \$250,000
Type: Adj
Use: 2-Family Two Family, Lot: 18240sf

14 MARY LOU AVE \$980,000

B: Melanie B Andrews & Dean H Huh
S: Donna M Anderson Tr, Tr for Donna M Anderson RET
Vol/Page: 2024/4876, Date: 04/30/24
Mtg: Berkshire Bank \$490,000
Use: 4 Bdrm, Lot: 19356sf
Prior Sale: \$387,000 (11/11)

3 ORLEANS CT..... \$1,250,000

B: Todd Boehler & Jennifer Boehler
S: Arthur H Lathrop & Carol A Lathrop
Vol/Page: 2024/4708, Date: 04/26/24
Mtg: Washington Tr Co \$1,000,000
Type: Adj
Use: 4 Bdrm, Lot: 71818sf

186 POTTER HILL RD \$210,000

B: Felix C Tepass
S: Bliven Frank Est & Myra Lamkins
Vol/Page: 2024/4812, Date: 04/29/24
Mtg: Seacoast Mortgage Cor \$199,500
Use: 4 Bdrm Conventional, Lot: 18865sf

2 RIDGE RD..... \$800,000

B: David Kubersmith & Susan Vo
S: Marion H Desilier Tr, Tr for S Shepherd Lt
Vol/Page: 2024/4748, Date: 04/26/24
Use: 3 Bdrm Colonial, Lot: 48787sf

2 RIDGE RD..... \$800,000

B: David Kubersmith & Susan Vo
S: Marion H Desilier Tr, Tr for Marion H Desilier Lt
Vol/Page: 2024/4740, Date: 04/26/24
Use: 3 Bdrm Colonial, Lot: 48787sf

8 SEAWINDS TER U:8..... \$2,734

B: Gary A Eichorn
S: Asb Home Solutions LLC
Vol/Page: 2024/4640, Date: 04/24/24
Use: 2 Bdrm Condo
Prior Sale: \$2,341 (04/24)

90 WEGNER RD \$2,674,000

B: Kevin H Adams & Megan G Adams
S: Eiko Adams Tr, Tr for Charles Adams T
Vol/Page: 2024/4774, Date: 04/26/24

11 WELLS ST \$85,000

B: Feynman Investments LLC
S: Women & Infants Hospital
Vol/Page: 2024/4802, Date: 04/26/24

40 WINNAPAUW RD \$526,000

B: Jim R Boyle & Ellen K Boyle
S: Debra M Alfiero & Kenneth A Hill
Vol/Page: 2024/4652, Date: 04/25/24

► MORTGAGES

9 ANDERSEN CT \$13,448

Carlton E Boyce+ from USA HUD

22 APACHE DR U:B \$20,000

Tanya M Mcguire from RI Credit Union

32 COVE RD \$26,000

Judith Thayer T+ from Westerly Community CU

30 E WOODY HILL RD \$230,000

Denis P Stamand+ from Westerly Community CU

6 MOUNTAIN AVE..... \$150,000

Nathan J Serra from Washington Tr Co

3 TUM A LUM CIR \$412,000

Kelly M Oneil+ from Washington Tr Co

46 VALLEY DR \$348,000

Michael F Cuqua+ from Washington Tr Co

90 WAGNER RD \$2,674,000

Kevin H Adams+ from Eiko Adams