

ESSEX REGISTRY

continued

Topsfield

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	7	8	
Median Price	\$856,000	\$891,250	

► REAL ESTATE SALES

130 PERKINS ROW.....	\$1,050,000
B: Bryan J Ciborowski & Danielle Pierce	
S: Elizabeth M Buccafusca & Robert J Buccafusca	
Book/Page: 42074/370, Date: 04/18/24	
Mtg: Leader Bank NA \$840,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 4 Bdrm Colonial, Lot: 40502sf	
Prior Sale: \$562,000 (10/09)	

Wenham

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	5	8	
Median Price	\$855,000	\$986,500	

► REAL ESTATE SALES

144 GRAPEVINE RD.....	\$1,787,000
B: Craig Hornung & Lauren Hornung	
S: Jagruti C Patel & Rahul M Patel	
Book/Page: 42070/24, Date: 04/16/24	
Mtg: Berkshire Bank \$1,429,600	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 77027sf	
Prior Sale: \$1,500,000 (01/05)	
62 MAIN ST.....	\$1,025,000
B: Molly Fitzgerald & Claire Sinz	
S: Alice D Osgood, Tr for Alice D Osgood 2011 RET	
Book/Page: 42074/425, Date: 04/18/24	
Mtg: Cross Country Mtg Inc \$768,750	
Term: 2054	
Use: 5 Bdrm Old Style, Lot: 40001sf	
Prior Sale: \$594,000 (06/16)	

Franklin Registry

Scott A. Cote. Register
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Fax: (413) 774-7150
www.franklindeeds.com
or www.masslandrecords.com

Ashfield

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	2	3	
Median Price	\$167,250	\$665,000	

► REAL ESTATE SALES

535 CUMMINGTON RD.....	\$105,000
B: James Bacon	
S: George Paradee	
Book/Page: 8304/57, Date: 04/16/24	
Use: Mixed Use-Prim Res & Agricul, Lot: 2580930sf	
449 MAIN ST.....	\$510,000
B: Craig Gibson & Rachel Gibson	
S: Susan A Gambino	
Book/Page: 8304/61, Date: 04/16/24	
Mtg: Greenfield Svgs \$360,000	
Term: 2054 Rate: 5.6% Type: Adj	
Use: 6 Bdrm Colonial, Lot: 87120sf	

Bernardston

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	1	2	
Median Price	\$370,000	\$304,500	

► REAL ESTATE SALES

84 BALD MOUNTAIN RD.....	\$340,000
B: Robert Graves	
S: Eric M Boliski & Adrienne L Boliski	
Book/Page: 8304/267, Date: 04/17/24	
Mtg: Norwich Commercial Grp \$311,355	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 58806sf	
Prior Sale: \$88,500 (05/01)	

Colrain

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	3	1	
Median Price	\$250,000	\$127,000	

► REAL ESTATE SALES

GILBERT DR L:16.....	\$83,400
B: David Weinstein & Lauren Ockene	
S: Stowe Farm Cmnty Hmowners	
Book/Page: 8305/319, Date: 04/19/24	
N GREEN RIVER RD.....	\$20,500
B: Keith Ludwigsen	
S: Patience Lewe, Tr for Lowe Int	
Book/Page: 8304/13, Date: 04/16/24	

Conway

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	3	1	
Median Price	\$382,500	\$285,000	

► REAL ESTATE SALES

1076 ROARING BROOK RD.....	\$650,000
B: Roaring Brook Camp LLC	
S: New England Church Of God	
Book/Page: 8304/236, Date: 04/17/24	

Erving

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	1	7	
Median Price	\$275,000	\$335,000	

► REAL ESTATE SALES

21 E MAIN ST.....	\$268,000
B: Ryan A Bailey & Cheryl Bailey	
S: John D McAuley	
Book/Page: 8305/276, Date: 04/19/24	
Mtg: Total Mtg Svcs \$250,874	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 14767sf	
Prior Sale: \$70,000 (06/07)	

Greenfield

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	23	22	
Median Price	\$265,000	\$282,450	

► REAL ESTATE SALES

42 CLEVELAND ST.....	\$90,000
B: Rural Development Inc	
S: TM Properties Inc	
Book/Page: 8304/294, Date: 04/17/24	
Use: 3 Bdrm Old Style, Lot: 8712sf	
Prior Sale: \$104,304 (02/90)	
7 COOKE ST.....	\$140,000
B: Scherrer Holdings LLC	
S: Kaminski Kevin P Est & Elaine Wysocki	
Book/Page: 8305/233, Date: 04/19/24	
Use: 2 Bdrm Cape Cod, Lot: 11879sf	
104 COUNTRY SIDE RD U:104.....	\$316,000
B: Ellen M Berson & Mark L Berson	
S: John R & E P Anderso RET & John R Anderson Jr	
Book/Page: 8303/302, Date: 04/16/24	
Use: 2 Bdrm Condo	
Prior Sale: \$189,000 (08/18)	
100 FAIRVIEW E.....	\$272,000
B: Pioneer Vly Redevel LLC	
S: Pioneer Vly Redevel LLC	
Book/Page: 8305/204, Date: 04/18/24	
73 FERRANTE AVE.....	\$385,000
B: Jeanne T Canteen	
S: Kenneth F Sigsworth, Tr for Sigsworth Int	
Book/Page: 8305/121, Date: 04/18/24	
Use: 3 Bdrm Ranch, Lot: 14959sf	
Prior Sale: \$126,000 (07/92)	
20 FREDERICK RD.....	\$339,000
B: Michael Mccormack & Jessa Mccormack	
S: Judith A Karpinski & Joan E Karpinski	
Book/Page: 8305/345, Date: 04/19/24	
Mtg: Union Home Mortgage \$322,050	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 20721sf	
169 OLD ALBANY RD.....	\$800,000
B: Old Albany Rd LLC	
S: Jeanne T Canteen	
Book/Page: 8304/258, Date: 04/17/24	
Use: Mixed Use-Prim Res & Forest, Lot: 893111sf	
30-R WALNUT ST.....	\$125,000
B: Edward L Funk, Tr for Edward L Funk Int	
S: Ragus LLC	
Book/Page: 8191/207, Date: 07/14/23	
Mtg: Mark A Wightman \$125,000	
Term: 2053	
Use: Accessory Land Improved, Lot: 47058sf	
Prior Sale: \$25,000 (06/08)	

Hawley

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	0	1	
Median Price		\$225,000	

► REAL ESTATE SALES

124 E HAWLEY RD.....	\$425,000
B: 124 E Hawley Rd LLC	
S: Lien Vuong	
Book/Page: 8305/163, Date: 04/18/24	
Mtg: Greenfield Cp Bk \$318,750	
Use: 3 Bdrm Log, Lot: 239580sf	
Prior Sale: \$325,000 (11/21)	

Leverett

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	2	4	
Median Price	\$262,000	\$497,500	

► REAL ESTATE SALES

475 LONG PLAIN RD.....	\$140,000
B: Si C Zhu	
S: Hong T Cai	
Book/Page: 8306/340, Date: 04/17/24	
Use: 3 Bdrm Split Entry, Lot: 73939sf	
Prior Sale: \$155,000 (02/20)	

Montague

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	9	9	
Median Price	\$240,000	\$300,000	

► REAL ESTATE SALES

411 FEDERAL ST.....	\$300,000
B: Anne L Moore	
S: Justin D Killeen	
Book/Page: 8306/129, Date: 04/19/24	
Mtg: Florence Bank \$100,000	
Term: 2054 Rate: 5.4% Type: Adj	
Use: 3 Bdrm Conventional, Lot: 32060sf	
Prior Sale: \$170,000 (10/19)	

Orange

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	16	17	
Median Price	\$276,500	\$308,000	

► REAL ESTATE SALES

67 FOUNTAIN ST.....	\$175,000
B: Dpm Consult LLC	
S: Bruce A Gabrenas	
Book/Page: 8304/129, Date: 04/16/24	
Mtg: Kiavi Funding Inc \$230,600	
Use: 3 Bdrm Old Style, Lot: 10890sf	
Prior Sale: \$70,632 (05/04)	
171 ROYALSTON RD.....	\$100,000
B: Joshua B Smith	
S: Tracey M Hachey	
Book/Page: 8304/104, Date: 04/16/24	
Use: 1 Bdrm Colonial, Lot: 44867sf	
Prior Sale: \$42,000 (12/03)	

23 STONE VALLEY RD.....	\$154,732
B: Jean Maurin	
S: Pennymac Loan Svcs LLC	
Book/Page: 8306/121, Date: 04/19/24	
Use: 2 Bdrm Split Entry, Lot: 25072sf	
Prior Sale: \$162,800 (02/24)	

WALNUT HILL RD.....	\$45,000
B: Bell Point LLC	
S: Jacques A Istel	
Book/Page: 8305/271, Date: 04/19/24	

► FORECLOSURE DEEDS

78 CHENEY ST.....	\$160,298
B: 1900 Capital TI & Us Bank TNa Tr	
S: Ellen L Adams & 1900 Capial TI	
Book/Page: 8304/206, Date: 04/16/24	
Use: 3 Bdrm Old Style, Lot: 11326sf	
Prior Sale: \$149,000 (03/09)	

Shelburne

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	2	1	
Median Price	\$675,000	\$375,000	

► REAL ESTATE SALES

169 OLD ALBANY RD.....	\$800,000
B: Old Albany Rd LLC	
S: Jeanne T Canteen	
Book/Page: 8304/258, Date: 04/17/24	
7 WARREN CT.....	\$400,000
B: T W Flanders	
S: Kathleen T Orouрке	
Book/Page: 8306/47, Date: 04/19/24	
Mtg: Greenfield Cp Bk \$200,000	
Term: 2054 Rate: 5.8% Type: Adj	
Use: 2-Family Conventional, Lot: 25700sf	

Shutesbury

MARKET STATISTICS THROUGH MARCH			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	2	2	
Median Price	\$315,950	\$543,750	

► REAL ESTATE SALES

309 MONTAGUE RD.....	\$372,000
B: Bryan D Benetione	
S: Patricia Convery	
Book/Page: 8303/110, Date: 04/16/24	
Use: 2 Bdrm Contemporary, Lot: 52272sf	
Prior Sale: \$114,500 (07/93)	