

ESSEX REGISTRY

continued
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
43 Hope Street, Greenfield, MA 01301
Telephone: (413) 772-0239
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: 8304/340, 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: 8306/20, 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: 04/17/24
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 Orourke
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 Beneitone
S: Patricia Convery
Book/Page: 8303/110, Date: 04/16/24
Use: 2 Bdrm Contemporary, Lot: 52272sf
Prior Sale: \$114,500 (07/93)

Hampden Registry

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436 Dwight Street
Springfield, MA 01103
Telephone: (413) 755-1722
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Westfield Satellite Office

Westfield City Hall
59 Court Street
Westfield, MA 01085
Telephone: (413) 568-2290
Fax: (413) 568-4869
www.registryofdeeds.co.hampden.ma.us

Agawam

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 45 37
Median Price \$314,000 \$325,000

REAL ESTATE SALES

85 COOPER ST \$435,000
B: Jayden D Cho & Jiwon Hwang
S: Peggy C Risley & Michael J Risley
Book/Page: 25385/488, Date: 04/17/24
Mtg: Cross Country Mtg Inc \$348,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 33800sf
Prior Sale: \$192,900 (05/03)
84 NORRIS ST \$325,000
B: Philemon Kosgei & Hellen J Kipsang
S: Fred U Sisson Jr & Theresa R Sisson
Book/Page: 25388/343, Date: 04/19/24
Mtg: Polish National CU \$315,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7350sf
Prior Sale: \$190,000 (03/18)
74 PLEASANT DR \$275,000
B: Ryan S Stork
S: Stuart W Stork & Polly A Stork
Book/Page: 25387/137, Date: 04/18/24
Mtg: Berkshire Bank \$220,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 16875sf
Prior Sale: \$226,100 (04/23)
SHOEMAKER LN \$75,000
B: Ltm Realty LLC
S: 444 Shoemaker Ma LLC
Book/Page: 25383/304, Date: 04/16/24

Brimfield

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 7 4
Median Price \$335,000 \$360,250

REAL ESTATE SALES

WARREN RD L:9 \$45,000
B: Genise Jackson
S: Ruben Sosa
Book/Page: 25385/246, Date: 04/17/24

Chicopee

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 64 75
Median Price \$267,500 \$269,000

REAL ESTATE SALES

12 9TH AVE \$100,000
B: Gerard J Roy, Tr for Gjr Int
S: Poli Jr Robert F Est & Frank J Poli
Book/Page: 25387/315, Date: 04/19/24
Use: 1 Bdrm Bngl/Cottage, Lot: 17050sf
Prior Sale: \$55,000 (03/93)
93 BEELER AVE \$470,000
B: Arthur W Boutin & Melanie C Boutin
S: Timothy B Martin & France M Martin
Book/Page: 25388/182, Date: 04/19/24
Mtg: Alden CU \$190,000
Term: 2044
Use: 4 Bdrm Ranch, Lot: 11578sf
51 BLANCHARD ST \$140,000
B: Pah Properties LLC
S: Woytych Carol A Est & Sarah Day
Book/Page: 25383/225, Date: 04/16/24
Mtg: Kiavi Funding Inc \$199,500
Use: 4 Bdrm Cape Cod, Lot: 6650sf
Prior Sale: \$87,000 (04/92)
590 BROADWAY ST \$340,000
B: Marvin Ventura
S: Ivan Carrasquillo & Iliam Casillas
Book/Page: 25386/409, Date: 04/18/24
Mtg: American Pacific Mtg \$272,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 13500sf
Prior Sale: \$165,000 (04/23)
134 FARNSWORTH ST \$280,000
B: Todd S Allegretto
S: Zakory Christian & Kristian Nelson
Book/Page: 25384/273, Date: 04/16/24
Mtg: Fairway Ind Mtg \$224,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6023sf
Prior Sale: \$245,000 (09/22)
31 RUSKIN ST \$488,500
B: Pawel A Karbarz
S: Arthur W Boutin & Melanie C Boutin
Book/Page: 25388/83, Date: 04/19/24
Mtg: Members Mtg Co Inc \$237,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 38332sf
Prior Sale: \$290,000 (01/17)
88 SKEELE ST \$243,750
B: Michael F Lacoste
S: Lawrence L Lacoste, Tr for Norman L Lacoste RET
Book/Page: 25388/317, Date: 04/19/24
Use: 3-Family Family Flat, Lot: 13860sf
175 SZETELA DR \$340,000
B: Christopher R Dupont & Tracy A Dupont
S: Mark S Lukas & Susan M Lukas
Doc#: 00000000236344, Date: 04/17/24
Use: 3 Bdrm Ranch, Lot: 10000sf
40 WEST ST \$377,500
B: 40 West Street Prop LLC
S: Md Realty LLC
Book/Page: 25384/19, Date: 04/16/24
Use: Retail-Service, Lot: 9071sf
Prior Sale: \$80,000 (03/03)
49 WILSON AVE \$323,000
B: Raghdah H Aldoghani
S: Pezda Thomas R Est & Sharon L Szady
Book/Page: 25386/561, Date: 04/18/24
Mtg: Windsor Federal Bank \$258,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11370sf
127 WOODCREST CIR \$275,000
B: Mohammed Alkhabi & Dhuha Almaliki
S: Fahmia A Charanek & Jaafar Hamadeh
Book/Page: 25387/74, Date: 04/18/24
Mtg: Jaafar Hamadeh \$245,000
Term: 2034
Use: 3 Bdrm Ranch, Lot: 7332sf
Prior Sale: \$78,500 (04/00)

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 23 38
Median Price \$464,900 \$410,000

REAL ESTATE SALES

73 CAPTAIN RD \$1,125,000
B: Jonathan A Breton, Tr for Herka Diamond Nt
S: Alexander Farhadi & Samantha Farhadi
Book/Page: 25388/405, Date: 04/19/24
Use: 5 Bdrm Split Level, Lot: 41761sf
Prior Sale: \$1,075,000 (08/21)
28 CONNECTICUT AVE \$9,986
B: Alex Vilkhovoy
S: Frank Di Benedetto
Book/Page: 25386/194, Date: 04/18/24
28 FARMINGTON AVE \$558,000
B: Michael Harper & Caroline Dusel
S: Quentin Sweeney & Marissa Sweeney
Book/Page: 25388/223, Date: 04/19/24
Mtg: Florence Bank \$446,400
Term: 2054
Use: 5 Bdrm Colonial, Lot: 9900sf
Prior Sale: \$525,000 (06/22)
29 LONGVIEW DR \$436,000
B: Craig Kasprzak & Judit Torok
S: Carol C Spelman & Howard D Strickler
Doc#: 00000000236337, Date: 04/16/24
Mtg: Fairway Ind Mtg \$348,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10858sf
Prior Sale: \$160,000 (11/95)
138 MAPLE RD \$368,000
B: Jenna Schwartz & Margaret Schwartz
S: Gregory L Oconnor & Mary P Oconnor
Book/Page: 25386/248, Date: 04/18/24
Use: 3 Bdrm Colonial, Lot: 5459sf
Prior Sale: \$172,000 (03/02)

East Longmeadow

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 28 32
Median Price \$361,825 \$320,000

REAL ESTATE SALES

76 ALPINE AVE \$220,000
B: Michael Carabetta
S: Richard P Brent, Tr for Richard H Brent RET
Book/Page: 25388/275, Date: 04/19/24
Mtg: Brian P Sears \$220,000
Use: 2 Bdrm Old Style, Lot: 25200sf
286 BENTON DR \$300,000
B: Center For Human Dev Inc
S: Mpt Development LLC
Book/Page: 25386/1, Date: 04/17/24
Use: Commercial Devlpble Land, Lot: 89658sf
60 HIGHLANDVIEW AVE \$475,000
B: Kristina M Ranieri
S: Jim F Arroyo & Claudia Arroyo
Book/Page: 25389/65, Date: 04/19/24
Mtg: Norwich Commercial Grp \$380,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10000sf
Prior Sale: \$378,900 (09/20)

Holyoke

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 39 29
Median Price \$245,000 \$280,000

REAL ESTATE SALES

151 BEECH ST \$155,000
B: Coterie Investment Group
S: Joseph Lynskey & Helen Wright
Book/Page: 25386/485, Date: 04/18/24
Mtg: Commercial Lender LLC \$154,000
Term: 2025
Use: 3 Bdrm Row House, Lot: 2274sf
93 CHAPIN ST \$280,000
B: Kenyatta R Titus
S: Aldo Properties LLC
Book/Page: 25385/365, Date: 04/17/24
Mtg: Northpoint Mortgage \$259,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 8150sf
Prior Sale: \$70,000 (10/23)
59 CHERRY ST \$65,000
B: B & B Real Estate LLC
S: Edward C Brunelle & John P Brunelle
Book/Page: 25388/15, Date: 04/19/24
Use: Office Bldg-General, Lot: 7113sf
Prior Sale: \$47,000 (07/93)

17-19 GATES ST \$462,000
B: Germika L Davis
S: Amanda Bialas & Adam Bialas
Book/Page: 25385/324, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$438,900
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 10890sf
Prior Sale: \$92,000 (06/17)
19 GREENWOOD AVE \$335,000
B: Michael J Gaugh & Alexandra M Field
S: Brett A Scott & Mia Scott
Book/Page: 25383/310, Date: 04/16/24
Use: 2 Bdrm Colonial, Lot: 4718sf
Prior Sale: \$223,000 (06/18)
7 STANFORD ST \$410,000
B: Markeisha Hill & Christopher Sailor
S: Gretchen Siegchrist & Benjamin Kurtzman
Book/Page: 25385/566, Date: 04/17/24
Mtg: Prestige Home Mtg LLC \$402,573
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9130sf
Prior Sale: \$274,000 (07/15)

15 VILLAGE RD \$255,000
B: Sunscape Investments LLC
S: Hohenberger Ann T Est & Paul Hohenberger Jr
Book/Page: 25388/410, Date: 04/19/24
Use: 3 Bdrm Ranch, Lot: 9448sf
108 W MEADOWVIEW RD \$380,985
B: Brett A Scott & Mia L Scott
S: Macmillan Patricia L Est & Betsy M Stevens
Book/Page: 25383/525, Date: 04/16/24
Mtg: Greenfield Cp Bk \$304,788
Term: 2054 Rate: 5.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 16749sf

MARKET STATISTICS THROUGH MARCH
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Median Price \$464,900 \$410,000

Longmeadow

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
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S: Quentin Sweeney & Marissa Sweeney
Book/Page: 25388/223, Date: 04/19/24
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29 LONGVIEW DR \$436,000
B: Craig Kasprzak & Judit Torok
S: Carol C Spelman & Howard D Strickler
Doc#: 00000000236337, Date: 04/16/24
Mtg: Fairway Ind Mtg \$348,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10858sf
Prior Sale: \$160,000 (11/95)
138 MAPLE RD \$368,000
B: Jenna Schwartz & Margaret Schwartz
S: Gregory L Oconnor & Mary P Oconnor
Book/Page: 25386/248, Date: 04/18/24
Use: 3 Bdrm Colonial, Lot: 5459sf
Prior Sale: \$172,000 (03/02)

Ludlow

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 35
Median Price \$302,000 \$305,000

REAL ESTATE SALES

214 AMERICO ST \$375,000
B: Melissa Premo
S: Bho Realty LLC
Book/Page: 25383/488, Date: 04/16/24
Mtg: United Wholesale Mtg \$275,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 21345sf
Prior Sale: \$240,000 (11/23)
BALSAM HILL RD L:60 \$170,000
B: Wacław Plewa & Władysława Plewa
S: Nelson G Duarte
Book/Page: 25388/209, Date: 04/19/24
59 CHAPIN GREENE DR U:59 \$255,000
B: Kimberly S Anderson & Robert Anderson
S: Joyce F Kenyon
Book/Page: 25387/203, Date: 04/18/24
Use: 2 Bdrm Condo
Prior Sale: \$82,250 (06/91)
158 HIGHLAND AVE \$280,000
B: Jose Marchi & Catherine Marchi
S: Jaime I Thayer-Awonyi & Daniel Awonyi
Book/Page: 25388/535, Date: 04/19/24
Mtg: Northern Mtg Svcs Lic \$271,600
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: \$139,900 (07/15)
175 SEWALL ST \$243,000
B: Susana A Williams
S: Manuel D Silva
Book/Page: 25384/524, Date: 04/17/24
Mtg: United Wholesale Mtg \$216,727
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6632sf
Prior Sale: \$15



**163 MOULTON HILL RD..... \$465,000**  
 B: Normand Baril, Tr for N Jr & Diane Baril Lt  
 S: Laurie A Jacobsen  
 Book/Page: 25388/26, Date: 04/19/24  
 Use: 4 Bdrm Ranch, Lot: 222592sf  
 Prior Sale: \$149,000 (04/12)

**Palmer**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	27
Median Price	\$252,450	\$301,000

► **REAL ESTATE SALES**

**7 CRAWFORD ST..... \$448,000**  
 B: Christopher J Besancon  
 S: Vision Inv Rental Prop LL  
 Book/Page: 25388/38, Date: 04/19/24  
 Mtg: Movement Mtg LLC \$439,885  
 Term: 2054  
 Use: Apartment Bldg - 4-8 Units, Lot: 16117sf  
 Prior Sale: \$220,000 (11/13)

**3014 PINE ST U:3014..... \$220,000**  
 B: Andrea J Osborne  
 S: Anne L Bernardin, Tr for Anne L Bernardin RET  
 Book/Page: 25384/141, Date: 04/16/24  
 Mtg: Baycoast Mortgage Co \$198,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$122,000 (10/15)

**2038 PLEASANT ST..... \$210,000**  
 B: Eric M Gilbert  
 S: Karen L Noakes  
 Book/Page: 25386/534, Date: 04/18/24  
 Mtg: Country Bank \$100,000  
 Term: 2054  
 Use: 3 Bdrm Conventional, Lot: 9148sf  
 Prior Sale: \$185,000 (11/06)

**102 STATE ST..... \$370,000**  
 B: Jennica Huff & Cheryl Benasutti  
 S: Nicholas Mardirosian & Heidi Mardirosian  
 Book/Page: 25383/43, Date: 04/16/24  
 Use: 4 Bdrm Cape Cod, Lot: 163350sf  
 Prior Sale: \$255,000 (08/20)

**Southwick**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	15
Median Price	\$245,000	\$410,000

► **REAL ESTATE SALES**

**103 FEEDING HILLS RD..... \$220,000**  
 B: Shirley M Moccio, Tr for Moccio Ft  
 S: Danette Peters  
 Book/Page: 25385/123, Date: 04/17/24  
 Use: 3 Bdrm Ranch, Lot: 125116sf

**9 GARGON TER..... \$240,000**  
 B: William F Lavigne & Lee Lavigne  
 S: Michael Tefts  
 Book/Page: 25383/3, Date: 04/16/24  
 Mtg: Westfield Bank \$160,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 26572sf

**SILVERGRASS LN L:17..... \$160,000**  
 B: Hamelin Framing Inc  
 S: Fiore Realty Holdings LLC  
 Book/Page: 25387/320, Date: 04/19/24

**Springfield**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	222	189
Median Price	\$240,000	\$260,000

► **REAL ESTATE SALES**

**127 ABBOTT ST..... \$168,000**  
 B: Lucas Giusto, Tr for Naples Homes Buyers T  
 S: Elaine A Mendrala & Christina M Goyette  
 Book/Page: 25385/260, Date: 04/17/24  
 Mtg: Jdkg Properties Lc \$270,000  
 Use: 3 Bdrm Ranch, Lot: 10001sf

**339 ABBOTT ST..... \$165,000**  
 B: Millennia Development LLC  
 S: Sonia Velazquez  
 Book/Page: 25388/596, Date: 04/19/24  
 Mtg: North Shore Landing G \$140,400  
 Use: 2 Bdrm Bngl/Cottage, Lot: 5001sf  
 Prior Sale: \$150,000 (04/21)

**153-155 ARNOLD AVE..... \$360,000**  
 B: Tony & Tong LLC  
 S: Fatima Marques & Jose Marques  
 Book/Page: 25387/27, Date: 04/18/24  
 Mtg: Hoang Vo \$210,000  
 Term: 2026  
 Use: 2-Family Duplex, Lot: 5001sf  
 Prior Sale: \$205,900 (09/18)

**17-19 BANBURY ST..... \$385,000**  
 B: Xiumei Ye  
 S: Nicholas E Hurlin, Tr for Donaldsons Dev T  
 Book/Page: 25383/186, Date: 04/16/24  
 Mtg: General Mtg Cap Corp \$288,750  
 Term: 2054

**52 BERKSHIRE ST..... \$460,000**  
 B: Nery G Rodriguez & Adela E Deleon  
 S: Buitrago & Ballesteros LL  
 Book/Page: 25385/128, Date: 04/17/24  
 Mtg: Rockland Tr Co \$414,000  
 Term: 2054  
 Use: 3-Family Miti-Unt Blg, Lot: 5175sf  
 Prior Sale: \$365,000 (08/22)

**517 BOSTON RD..... \$284,000**  
 B: Mental Health Assn Inc  
 S: Shwee-Tian Chou  
 Book/Page: 25385/225, Date: 04/17/24  
 Mtg: Polish National CU \$459,200  
 Term: 2049  
 Use: Mixed Use-Prim Res & Comm, Lot: 18452sf

**1165 BRADLEY RD..... \$405,500**  
 B: Hong S Jang & Ji Y Kim  
 S: Joseph J Deburro & Kristen H Deburro  
 Book/Page: 25388/282, Date: 04/19/24  
 Mtg: Radius Financial Grp \$324,400  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 16910sf  
 Prior Sale: \$185,000 (08/08)

**114-116 BRECKWOOD CIR..... \$315,000**  
 B: Sharnett T Thomas  
 S: Karl-Marx Delphonse  
 Book/Page: 25386/597, Date: 04/18/24  
 Mtg: United Wholesale Mtg \$299,250  
 Term: 2054  
 Use: 2-Family Duplex, Lot: 11243sf  
 Prior Sale: \$282,000 (08/22)

**30 BRIANNA LN..... \$390,000**  
 B: Stephen Crapello & Emily C Daenzer  
 S: Joseph Zarlenigo & Denise Zarlenigo  
 Book/Page: 25384/201, Date: 04/16/24  
 Mtg: Prosperity Home Mtg \$340,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 10955sf  
 Prior Sale: \$141,800 (04/92)

**6 BROOKBURN ST..... \$330,000**  
 B: Margaretta F Robert  
 S: Ilyssa O Zippin  
 Book/Page: 25388/323, Date: 04/19/24  
 Mtg: Freedom Credit Union \$247,500  
 Term: 2054  
 Use: 2 Bdrm Old Style, Lot: 10001sf  
 Prior Sale: \$191,500 (06/23)

**642 COOLEY ST..... \$237,157**  
 B: Abby Wilson  
 S: Sarah A Baiye  
 Book/Page: 25389/17, Date: 04/19/24  
 Mtg: Cross Country Mtg Inc \$230,042  
 Term: 2054  
 Use: 2 Bdrm Old Style, Lot: 31202sf  
 Prior Sale: \$254,650 (03/22)

**72 DRUID HILL RD..... \$265,000**  
 B: Teilyn Lopez  
 S: Anne M White  
 Book/Page: 25388/31, Date: 04/19/24  
 Mtg: CMG Mortgage Inc \$246,500  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 12018sf  
 Prior Sale: \$191,458 (10/06)

**79 ELAINE CIR..... \$590,000**  
 B: Carlos A Rosado 3rd & Christina M Rosado  
 S: Grahams Construction Inc  
 Book/Page: 25383/464, Date: 04/16/24  
 Mtg: United Wholesale Mtg \$560,500  
 Term: 2054  
 Use: 5 Bdrm Ranch, Lot: 16544sf

**14 FAIRFIELD ST..... \$280,000**  
 B: Nathan Andary  
 S: Michael R Ferrier  
 Book/Page: 25385/44, Date: 04/17/24  
 Mtg: Fairway Ind Mtg \$224,000  
 Term: 2054 Rate: 5.6% Type: Adj  
 Use: 7 Bdrm Colonial, Lot: 7196sf  
 Prior Sale: \$155,000 (05/19)

**18 FENWAY DR..... \$346,500**  
 B: Anwar L Thomas Jr & Keyona Thomas  
 S: Santana Real Estate Inc  
 Book/Page: 25383/546, Date: 04/16/24  
 Mtg: Fairway Ind Mtg \$353,949  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 10393sf  
 Prior Sale: \$229,571 (12/23)

**23 FOSTER ST..... \$250,000**  
 B: Ramona Flores  
 S: Belvid Realty Group LLC  
 Book/Page: 25388/434, Date: 04/19/24  
 Mtg: United Wholesale Mtg \$245,471  
 Term: 2054  
 Use: 4 Bdrm Old Style, Lot: 5423sf  
 Prior Sale: \$150,000 (07/22)

**125 FRANK B MURRAY ST..... \$525,000**  
 B: Glaze Realty LLC  
 S: Carlos Melendez, Tr for 621-625 Center Street Rt  
 Book/Page: 25388/474, Date: 04/19/24  
 Mtg: New Valley B & T \$695,000  
 Use: Commercial Warehouse, Lot: 16492sf  
 Prior Sale: \$825,000 (09/22)

**HAMPSHIRE ST..... \$30,000**  
 B: Tadeusz Bukowski  
 S: Little Eagle LLC  
 Book/Page: 25387/531, Date: 04/19/24

**184-186 MAIN ST..... \$280,000**  
 B: Paradise 1971 Star Rlty L  
 S: Hanna Kucharczyk  
 Book/Page: 25388/574, Date: 04/19/24  
 Mtg: Equity Based Cap Lic \$324,000  
 Use: Restaurant/Bar, Lot: 3903sf  
 Prior Sale: \$90,000 (11/11)

**39 MASSACHUSETTS AVE..... \$400,000**  
 B: Jose H Quintana & Jose Quintana-Rodriguez  
 S: Yellowbrick Property LLC  
 Book/Page: 25388/503, Date: 04/19/24  
 Use: 2-Family Two Family, Lot: 6469sf  
 Prior Sale: \$92,670 (04/10)

**383 NOTTINGHAM ST..... \$358,000**  
 B: Lissette Saillant  
 S: Snhst LLC  
 Book/Page: 25387/330, Date: 04/19/24  
 Mtg: Movement Mtg LLC \$351,515  
 Term: 2054  
 Use: 2-Family Two Family, Lot: 5001sf  
 Prior Sale: \$187,500 (09/21)

**23 PRESTON ST..... \$256,280**  
 B: Emmanuel Tirado  
 S: Melvin Cordero & Genavieva C Alejandro  
 Book/Page: 25384/178, Date: 04/16/24  
 Mtg: Ctlm Bank \$251,637  
 Term: 2054  
 Use: 3 Bdrm Old Style, Lot: 10001sf  
 Prior Sale: \$165,000 (06/19)

**49 RIMMON AVE..... \$280,000**  
 B: Christopher A Rodriguez & Jessica L Sandstrom  
 S: Elizel Martinez  
 Book/Page: 25388/245, Date: 04/19/24  
 Mtg: Country Bank \$271,600  
 Term: 2054  
 Use: 2 Bdrm Bngl/Cottage, Lot: 4744sf  
 Prior Sale: \$250,000 (12/21)

**239 SAINT JAMES BLVD..... \$340,000**  
 B: Tyler Rae  
 S: Tok Chang & Eric Chang  
 Book/Page: 25386/505, Date: 04/18/24  
 Mtg: Citizens Bank \$238,000  
 Term: 2054  
 Use: 2-Family Two Family, Lot: 6294sf  
 Prior Sale: \$145,000 (10/23)

**74 TEMPLE ST U:1..... \$141,000**  
 B: Erion Haxhimihali & Emirjona Haxhimihali  
 S: Javier Fortin  
 Book/Page: 25386/29, Date: 04/18/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$87,900 (06/21)

**124-126 WESTFORD CIR..... \$310,000**  
 B: Plastoid LLC  
 S: Onota Rental LLC  
 Book/Page: 25382/357, Date: 04/16/24  
 Use: 2-Family Two Family, Lot: 5105sf  
 Prior Sale: \$76,100 (06/14)

**995 WORTHINGTON ST..... \$1,900,000**  
 B: Guidewire Inc  
 S: Mental Health Assn Inc  
 Book/Page: 25388/149, Date: 04/19/24  
 Mtg: Westfield Bank \$8,182,900

**225 BUTTERNUT HOLLOW RD..... \$475,000**  
 B: Matthew N Slowick & Kelsey P Slowick  
 S: Timothy E Slowick & David A Slowick  
 Book/Page: 25387/560, Date: 04/19/24  
 Mtg: Polish National CU \$275,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 166778sf

**26 EXETER ST..... \$380,000**  
 B: Brianna M Brush & Justin T Brush  
 S: Matthew N Slowick & Kelsey P Slowick  
 Book/Page: 25386/435, Date: 04/18/24  
 Mtg: PeoplesBank (Holyoke) \$361,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 12500sf  
 Prior Sale: \$105,000 (04/14)

**35 LANCASTER AVE..... \$297,000**  
 B: Alisha Orwat  
 S: Susan M Vandal & Steven L Vandal  
 Book/Page: 25386/303, Date: 04/18/24  
 Mtg: HarborOne Mortgage \$272,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 10000sf

**6 PRIMROSE ST..... \$283,000**  
 B: Suk Rai & Pratikshya Subba  
 S: Arpc LLC  
 Book/Page: 25384/225, Date: 04/16/24  
 Mtg: Radius Financial Grp \$240,550  
 Term: 2054  
 Use: 4 Bdrm Conventional, Lot: 7000sf  
 Prior Sale: \$132,000 (12/23)

**714 ROGERS AVE..... \$132,000**  
 B: Joanne J Hamel & James A Ytinsky  
 S: John J Yitinsky & Joyce O Lynch  
 Book/Page: 25386/17, Date: 04/17/24  
 Use: 3 Bdrm Ranch, Lot: 20910sf

**Westfield**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	45
Median Price	\$272,000	\$350,000

► **REAL ESTATE SALES**

**181 GUN CLUB RD..... \$533,500**  
 B: Tang Properties LLC  
 S: Nancy R Pezzini-Pasquini & Linda Pezzini  
 Book/Page: 25097/471, Date: 07/28/23  
 Use: 2 Bdrm Conventional, Lot: 31402sf

**183 GUN CLUB RD..... \$533,500**  
 B: Tang Properties LLC  
 S: Nancy R Pezzini-Pasquini & Linda Pezzini  
 Book/Page: 25097/471, Date: 07/28/23  
 Use: 1 Bdrm Conventional, Lot: 67082sf

**14 MATHER ST..... \$373,000**  
 B: Rebekah L Hoffman & Joshua A Hoffman  
 S: Mj Real Estate LLC  
 Book/Page: 25383/351, Date: 04/16/24  
 Mtg: Movement Mtg LLC \$366,244  
 Term: 2054  
 Use: 3 Bdrm Conventional, Lot: 8850sf  
 Prior Sale: \$180,000 (06/23)

**97 MECHANIC ST..... \$232,000**  
 B: Francis A Hastings & Laura L Hastings  
 S: Lou M Sanchez & Ashley Collins  
 Book/Page: 25385/81, Date: 04/17/24  
 Mtg: Fairway Ind Mtg \$227,797  
 Term: 2054  
 Use: 3 Bdrm Conventional, Lot: 5890sf  
 Prior Sale: \$71,000 (02/97)

**400 NORTH RD..... \$460,000**  
 B: Kevin Dansereau & Meghan Mccarthy  
 S: Daniel Gilbert & Mary-Jane F Gilbert  
 Book/Page: 25386/389, Date: 04/18/24  
 Mtg: Polish National CU \$430,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 309276sf

**324 RUSSELL RD U:201..... \$150,000**  
 B: Antonio Hernandez & Melissa R House  
 S: Price Cynthia Taylor Est & Alexander J Price  
 Book/Page: 25383/317, Date: 04/16/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$109,900 (12/19)

**400 NORTH RD..... \$460,000**  
 B: Kevin Dansereau & Meghan Mccarthy  
 S: Daniel Gilbert & Mary-Jane F Gilbert  
 Book/Page: 25386/389, Date: 04/18/24  
 Mtg: Polish National CU \$430,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 309276sf

**3 BRANCH RD..... \$444,900**  
 B: Deborah J Bozak, Tr for D J Bozak Eclaration Of T  
 S: Scott W Jacobs, Tr for Joyce M Butler 2010 RET  
 Book/Page: 25383/172, Date: 04/16/24  
 Use: 4 Bdrm Colonial, Lot: 47480sf

**102 SANDALWOOD DR U:102..... \$554,900**  
 B: Bryan D Jamgochian & Lucy T Jamgochian  
 S: Ac Homebuilding LLC  
 Book/Page: 25383/453, Date: 04/16/24  
 Use: Possible New Construction

**Wilbraham**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	28
Median Price	\$387,000	\$445,000

► **REAL ESTATE SALES**

**2205 BOSTON RD U:G65..... \$310,000**  
 B: Brooke C Vartanian  
 S: Joan P Bouchard  
 Book/Page: 25385/157, Date: 04/17/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$115,500 (11/93)

**3 BRANCH RD..... \$444,900**  
 B: Deborah J Bozak, Tr for D J Bozak Eclaration Of T  
 S: Scott W Jacobs, Tr for Joyce M Butler 2010 RET  
 Book/Page: 25383/172, Date: 04/16/24  
 Use: 4 Bdrm Colonial, Lot: 47480sf

**60 COUNTRY CORNERS RD..... \$925,000**  
 B: David Sandak & Allegra Sandak  
 S: Kira Kmetz & Raghavan Manmatha  
 Book/Page: 15110/241, Date: 04/16/24  
 Use: 4 Bdrm Contemporary, Lot: 17613sf  
 Prior Sale: \$875,000 (09/23)

**306 NORTHAMPTON RD..... \$339,000**  
 B: At1n1 LLC  
 S: North Pleasant St Partner  
 Book/Page: 15111/122, Date: 04/16/24  
 Mtg: Greenfield Cp Bk \$254,250  
 Term: 2049  
 Use: 3 Bdrm Colonial, Lot: 38328sf  
 Prior Sale: \$205,000 (03/15)

**22-24 NUTTING AVE..... \$750,000**  
 B: Eastern Realty LLC  
 S: Acs 22-24 Nutting Ave Inc  
 Book/Page: 15114/47, Date: 04/19/24  
 Mtg: Greenfield Svgs \$1,160,000  
 Term: 2029  
 Use: 3-Family Family Flat, Lot: 12795sf  
 Prior Sale: \$481,700 (12/13)

**28-30 NUTTING AVE..... \$750,000**  
 B: Eastern Realty LLC  
 S: Acs 28-30 Nutting Ave In  
 Book/Page: 15114/74, Date: 04/19/24  
 Mtg: Greenfield Svgs \$1,160,000  
 Term: 2029  
 Use: 3-Family Family Flat, Lot: 12760sf  
 Prior Sale: \$481,700 (12/13)

**Belchertown**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	13
Median Price	\$390,000	\$364,000

► **REAL ESTATE SALES**

**122 FEDERAL ST..... \$570,000**  
 B: Greige Belchertown Rlty L  
 S: Federal Bld LLC  
 Book/Page: 15113/123, Date: 04/19/24  
 Mtg: New Valley B & T \$456,000  
 Use: Gas Station, Lot: 18387sf

**620 FEDERAL ST..... \$420,000**  
 B: Susan R Coates, Tr for D & Susan Coates Lt  
 S: Timothy E Spears & Luisa Feng  
 Book/Page: 15113/218, Date: 04/19/24  
 Use: 3 Bdrm Ranch, Lot: 13068sf  
 Prior Sale: \$375,000 (10/21)

**479 FRANKLIN ST..... \$574,900**  
 B: Ryan Donoghue & Jessica Coleman  
 S: Kara F Kirchner  
 Book/Page: 15111/35, Date: 04/16/24  
 Mtg: Fairway Ind Mtg \$546,155  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 110294sf  
 Prior Sale: \$345,000 (10/15)

**17 SABIN ST..... \$710,000**  
 B: John E Nelson & Patricia M Nelson  
 S: Laliberte Home Bldrs Inc  
 Book/Page: 15111/268, Date: 04/17/24  
 Mtg: HarborOne Mortgage \$300,000  
 Term: 2054  
 Use: Residential Developable Land, Lot: 42053sf

**Cummington**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	1
Median Price	\$380,000	\$769,000

► **REAL ESTATE SALES**

**88 NASH RD..... \$455,000**  
 B: Cameren R Granger  
 S: Delbert H Robbins & Gloria A Robbins  
 Book/Page: 15114/14, Date: 04/19/24  
 Mtg: TD Bank NA \$395,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 165528sf  
 Prior Sale: \$19,000 (12/96)

**Easthampton**

**MARKET STATISTICS THROUGH MARCH**  

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	21
Median Price	\$351,000	\$375,000