

HAMPSHIRE REGISTRY continued

Westhampton

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 3
Median Price \$320,000 \$329,000

REAL ESTATE SALES

68 RESERVOIR RD..... \$420,000
B: Timothy A Reilly
S: Eds Enterprises LLC
Book/Page: 15113/297, Date: 04/19/24
Mtg: Greenfield Svgs \$336,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 347173sf
Prior Sale: \$165,000 (10/22)

Williamsburg

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 2 4
Median Price \$90,750 \$358,800

REAL ESTATE SALES

87 MAIN ST..... \$265,000
B: Douglas W Laroche
S: Torrey Dannie T Est & Misty Torrey
Book/Page: 15112/187, Date: 04/18/24
Mtg: HarborOne Mortgage \$251,750
Term: 2054
Use: 5 Bdrm Conventional, Lot: 10890sf
Prior Sale: \$175,000 (12/20)

Middlesex Registry

Northern District

Richard Howe, Jr., Register
370 Jackson Street
Lowell, MA 01852
Telephone: (978) 322-9000
Fax: (978) 322-9001
www.lowelldeeds.com

Billerica

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 50 42
Median Price \$613,000 \$648,950

REAL ESTATE SALES

41 BOSTON RD U:193..... \$480,000
B: David Z Larsen & Kristine Kim
S: Kevin J Doherty
Book/Page: 38437/130, Date: 04/19/24
Mtg: Lowell Five Cent Svgs \$330,000
Term: 2054 Rate: 6.3% Type: Adj
Use: Condo
Prior Sale: \$255,000 (08/15)

7 CYNTHIA RD..... \$1,200,000
B: Kristofer A Cail & Miroslava V Cail
S: Mark J Mulloy & Gail A Pasquale
Book/Page: 38431/20, Date: 04/16/24
Mtg: United Wholesale Mtg \$150,000
Term: 2054
Use: 2-Family Colonial, Lot: 30052sf
Prior Sale: \$240,000 (05/99)

36 GOVE RD..... \$932,500
B: Hao D Zhu & Shu Feng
S: 36 Gove Road Cbc LLC
Book/Page: 38433/125, Date: 04/17/24
Use: Possible New Construction, Lot: 10193sf

24 GOVERNOR FULLER RD..... \$640,000
B: Jacquelyn Fitzpatrick & Thomas L Fitzpatrick 4th
S: Jeanne M Kunze, Tr for Jeanne M Kunze Ft
Book/Page: 38435/234, Date: 04/18/24
Mtg: EMM Loans LLC \$512,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30248sf

26 ICHABOD LN..... \$830,000
B: Maureen A Onessimo & Michael P Onessimo
S: Richard Hupper, Tr for 26 Ichabod Nt
Book/Page: 38436/53, Date: 04/18/24
Mtg: New Fed Mtg Corp \$525,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 66211sf
Prior Sale: \$550,000 (11/23)

1 LEXINGTON RD..... \$600,000
B: Ashirward Binduheva & Nelushini T Rodrigo
S: Mehboob A Ganchi & Mohsin Ganchi
Book/Page: 38432/51, Date: 04/17/24
Mtg: Freedom Mortgage Corp \$589,132
Term: 2054
Use: 3 Bdrm Split Level, Lot: 27356sf
Prior Sale: \$560,000 (05/23)

5 TURNER RD..... \$350,000
B: Richard L Annese, Tr for Selma Rit
S: Leo G Tammamaro, Tr for Carl RET
Book/Page: 38430/56, Date: 04/16/24
Mtg: Enterprise Bk & Tr Co \$862,500
Use: Residential Undvplble Land, Lot: 16579sf

Carlisle

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 7 4
Median Price \$1,100,000 \$1,160,000

REAL ESTATE SALES

64 PALMER WAY..... \$1,570,000
B: Gregory Ascrizzi & Renee Ascrizzi
S: Dustin M Walters & Katherine V Walters
Book/Page: 38433/169, Date: 04/17/24
Mtg: Leader Bank NA \$766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 89298sf
Prior Sale: \$960,000 (06/19)

142 RUSSELL ST..... \$1,365,000
B: Jansu Cavanagh & William J Cavanagh 4th
S: Laura M Foley
Book/Page: 38429/205, Date: 04/16/24
Mtg: Bank of America NA \$1,092,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 96268sf
Prior Sale: \$434,000 (07/96)

429 SCHOOL ST..... \$1,775,000
B: Christopher Bunker & Allison Bunker
S: Nigel Simpson & Claire Smith
Book/Page: 38433/248, Date: 04/17/24
Use: 3 Bdrm Contemporary, Lot: 110207sf
Prior Sale: \$1,149,000 (09/16)

Chelmsford

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 41 48
Median Price \$585,000 \$650,000

REAL ESTATE SALES

37 CHARLEMONT CT..... \$579,000
B: Christopher Comeau & Kathleen Comeau
S: Nancy Falco & Kimberly A Ring
Book/Page: 38433/290, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$463,200
Term: 2054
Use: 4 Bdrm Ranch, Lot: 25700sf

14 DORAL DR..... \$500,000
B: Richard W Lewis & Jennifer Lewis
S: Gary D Mudgett, Tr for David A Mudgett RET
Book/Page: 38430/197, Date: 04/16/24
Mtg: Middlesex Svgs Bk \$400,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42253sf

1 DREW CIR..... \$880,000
B: Haley Gardner, Tr for Tyler Tribou
S: Andrew R Cyr & Andrea T Cyr
Book/Page: 38435/124, Date: 04/18/24
Mtg: LoanDepot.Com \$528,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 41818sf
Prior Sale: \$455,000 (06/13)

8 GELDING RD..... \$765,000
B: Nicholas A Costa & Katherine G Davis-Costa
S: Scott M Gallant & Ashley M Gallant
Book/Page: 38429/273, Date: 04/16/24
Mtg: Mortgage Research Ctr \$781,447
Term: 2054
Use: 3 Bdrm Ranch, Lot: 40075sf
Prior Sale: \$380,000 (05/17)

7 MCMAHON ST U:7..... \$765,000
B: Vennela Reddy
S: Princeton McMahon LLC
Book/Page: 38437/81, Date: 04/19/24
Mtg: Guaranteed Rate Affin \$688,500
Term: 2054
Use: Condo

15 OAK KNOLL AVE..... \$589,000
B: Holley Bailey & Steven Austin
S: Christopher Tsai & Alyssa M Mooney-Tsai
Book/Page: 38431/48, Date: 04/16/24
Mtg: Leader Bank NA \$471,200
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 23087sf
Prior Sale: \$325,000 (01/16)

11 SAN MATEO DR..... \$668,000
B: Chase B Howard & Khalillah T Howard
S: Ute S Warren
Book/Page: 38437/52, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$518,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 43996sf

Dracut

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 31 29
Median Price \$450,000 \$500,000

REAL ESTATE SALES

7 BERUBE LN..... \$815,000
B: Henry Lubega
S: Berube Lane LLC
Book/Page: 38438/224, Date: 04/19/24
Mtg: Mtg Equity Partners \$800,238
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30414sf

24 CARLE DR..... \$782,900
B: Raghav Aggarwal & Ariel I Shapiro
S: Paul Gaudet & Helen Gaudet
Book/Page: 38438/153, Date: 04/19/24
Mtg: Guaranteed Rate Inc \$626,300
Term: 2054
Use: 3 Bdrm Colonial, Lot: 21362sf
Prior Sale: \$296,192 (07/00)

34 HILLSIDE TER..... \$660,000
B: Dav Lim & Hourpang Lim
S: Syno Tell LLC
Book/Page: 38435/285, Date: 04/18/24
Use: 4 Bdrm Colonial, Lot: 4792sf
Prior Sale: \$45,000 (01/22)

60 KINGS FIELD RD..... \$476,301
B: Gerald Jean & Jean R Baillard
S: Immaculate Mbony & Nelson Mbony
Book/Page: 38429/29, Date: 04/16/24
Mtg: Guaranteed Rate Affin \$452,486
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60113sf
Prior Sale: \$455,000 (08/17)

124 TENNIS PLAZA RD U:21..... \$368,500
B: Samantha M Zizza
S: Matthew C Fagundes
Book/Page: 38434/249, Date: 04/18/24
Mtg: Leader Bank NA \$248,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$224,000 (06/19)

Dunstable

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 2 5
Median Price \$765,000 \$765,000

REAL ESTATE SALES

3 SCHOOL ST..... \$400,000
B: Reinaldo V Demedeiros & Cristiana C Medeiros
S: Thomas W Bowen & Bobbie L Bowen
Book/Page: 38430/284, Date: 04/16/24
Mtg: Cross Country Mtg Inc \$380,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 21318sf

Lowell

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 84 83
Median Price \$437,500 \$462,000

REAL ESTATE SALES

200 BERKELEY AVE..... \$557,500
B: Christopher Torres
S: Manuel Tomas Jr & Maria P Silva
Book/Page: 38430/231, Date: 04/16/24
Mtg: Rocket Mortgage LLC \$527,250
Term: 2044
Use: 3 Bdrm Raised Ranch, Lot: 10454sf

35 BOYNTON ST..... \$520,000
B: Maxwell D Carpio
S: Kendra T Miller
Book/Page: 38433/143, Date: 04/17/24
Mtg: American Nbgd Mtg Acc \$494,000
Term: 2054
Use: 2-Family Two Family, Lot: 2178sf
Prior Sale: \$395,000 (06/21)

17 CHRISTMAN AVE..... \$210,000
B: Syno Tell LLC
S: Landsmart LLC
Book/Page: 38433/138, Date: 04/17/24

23 CHRISTMAN AVE..... \$210,000
B: Jtv Properties LLC
S: Landsmart LLC
Book/Page: 38433/128, Date: 04/17/24

29 CHRISTMAN AVE..... \$210,000
B: Lylt Properties LLC
S: Landsmart LLC
Book/Page: 38433/164, Date: 04/17/24

55 ELENE ST..... \$710,000
B: Phillip J Newman & Correna Newman
S: Rachel M Rapoza
Book/Page: 38437/229, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$639,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12197sf
Prior Sale: \$154,920 (09/22)

110 FLEMING ST..... \$540,000
B: Zane Thistleford & Kristina Thistleford
S: Nancy C Fowler, Tr for Carr RT
Book/Page: 38429/139, Date: 04/16/24
Mtg: Fairway Ind Mtg \$432,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 10019sf

76 FLORENCE AVE..... \$420,000
B: Saran Chhem & Corean Veth
S: Rina Kheav & Rose Nheb
Book/Page: 38438/125, Date: 04/19/24
Mtg: Cross Country Mtg Inc \$357,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6970sf
Prior Sale: \$342,000 (06/19)

32 FRANK TER..... \$440,000
B: Chomai Pech & Arun Pech
S: Pengchun Pech
Book/Page: 38438/194, Date: 04/19/24
Mtg: Salem Five Mtg Co \$410,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: \$237,000 (08/14)

42 MAMMOTH RD..... \$1,285,000
B: Martin R Peal, Tr for Martys Rt
S: 42-48 Mammoth Road LLC
Book/Page: 38436/285, Date: 04/19/24
Mtg: Jeanne DArc CU \$900,000
Term: 2039
Use: Apartment Bldg - 4-8 Units, Lot: 3920sf
Prior Sale: \$1,100,000 (04/22)

34 NEWHALL ST U:405..... \$270,000
B: James S Mcgrath
S: Scott Desrochers
Book/Page: 38437/275, Date: 04/19/24
Mtg: Guaranteed Rate Inc \$187,420
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$139,500 (12/06)

256 SCHOOL ST..... \$459,900
B: Melissa Am & Sean Eap
S: Federal Na
Doc#: 00000000322778, Date: 04/17/24
Mtg: Mtg Equity Partners \$440,475
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3485sf
Prior Sale: \$165,000 (11/03)

Tewksbury

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 35 32
Median Price \$565,000 \$637,500

REAL ESTATE SALES

68 BABICZ RD..... \$630,000
B: Nicholas Abruzzese & Marissa A Rumore
S: Ann M Winn, Tr for Winn Ft
Book/Page: 38433/197, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$567,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf

6 BENSON RD..... \$612,000
B: Cameron Ford & Amanda Ford
S: Massa FT & Joseph Massa Jr
Book/Page: 38430/145, Date: 04/16/24
Mtg: CMG Mortgage Inc \$489,600
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13187sf

195 KENDALL RD..... \$615,000
B: Christine Aldophe
S: Antoine Jean-Baptiste & Juline Jean-Baptiste
Book/Page: 38434/284, Date: 04/18/24
Mtg: Rockland Tr Co \$490,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 43996sf
Prior Sale: \$216,500 (04/99)

28 KENT ST..... \$670,000
B: Dana Hady
S: Judith A Page
Book/Page: 38438/37, Date: 04/19/24
Mtg: Jeanne DArc CU \$536,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 25920sf
Prior Sale: \$204,000 (02/01)

24 RANDOLPH DR U:24..... \$385,000
B: Douglas F Lobo & Sarah J Murphy
S: Barbara J Richards
Book/Page: 38438/69, Date: 04/19/24
Mtg: Nations Direct Mtg \$346,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: \$196,000 (08/15)

Tyngsboro

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 14 16
Median Price \$542,500 \$601,750

REAL ESTATE SALES

84 GROTON RD..... \$1,300,000
B: Brian G Gervais & Ryan F Mccarthy
S: James R Carmichael & Jacqueline J Hayes
Book/Page: 38437/197, Date: 04/19/24
Mtg: Washington Svgs Bk \$550,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 124712sf
Prior Sale: \$288,315 (02/98)

Westford

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 23 25
Median Price \$620,000 \$735,000

REAL ESTATE SALES

1 ABBOT MILL LN..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

2 ABBOT MILL LN..... \$35,805,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill li LLC
Book/Page: 38428/150, Date: 04/16/24
Mtg: Jll Re Capital Lic \$49,033,000
Term: 2031
Use: Apartment Bldg - 9 + Units, Lot: 251515sf

3 ABBOT MILL LN..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

5 ABBOT MILL LN..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

4 FLETCHER RD..... \$1,300,001
B: Ryan S Mccann & Christianna J Mccann
S: Matthew A Sepe & Alicia Towne
Book/Page: 38429/191, Date: 04/16/24
Use: 3 Bdrm Colonial, Lot: 30013sf
Prior Sale: \$186,000 (04/96)

13 LITTLE BEAR HILL RD..... \$385,000
B: Diane R Baker
S: Danny L Baker & Diane R Baker
Book/Page: 38428/261, Date: 04/16/24
Use: 4 Bdrm Colonial, Lot: 40511sf
Prior Sale: \$250,000 (10/90)

99 MAIN ST U:5..... \$685,000
B: Kamlesh P Yadav & Proxi K Yadav
S: Robert A Walker
Book/Page: 38428/284, Date: 04/16/24
Mtg: Cross Country Mtg Inc \$513,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$448,389 (03/05)

122 N MAIN ST..... \$525,000
B: Michael Barno & Patricia Barno
S: Kenneth E Vondal
Book/Page: 38435/154, Date: 04/18/24
Mtg: Guaranteed Rate Inc \$472,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10193sf
Prior Sale: \$125,000 (07/91)

7 OAK ST..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

9 OAK ST..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

11 OAK ST..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

4 PLEASANT ST..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24
Use: Apartment Bldg - 4-8 Units, Lot: 58649sf

6 PLEASANT ST..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24
Use: Parking Lot, Lot: 11343sf

7 PLEASANT ST..... \$46,695,000
B: Abbot Mill Owner LLC & Abbot Mill Tic li Owner L
S: Abbot Mill LLC
Book/Page: 38428/146, Date: 04/16/24

Wilmington

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 30
Median Price \$629,000 \$697,450

REAL ESTATE SALES

28 BURLINGTON AVE U:3..... \$562,000
B: Stephanie Konz & Nicholas Rogers
S: Chia-Te Pan & Jocelyn Pan
Book/Page: 38438/256, Date: 04/19/24
Mtg: Guaranteed Rate Inc \$533,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$375,000 (03/21)

175 LOWELL ST..... \$90,000,000
B: Dogwood T Propco Ma ll Lj
S: Wilmington Lowell Owner L
Book/Page: 38435/28, Date: 04/18/24
Mtg: Deutsche Pfandbriefba \$38,250,000
Use: Industrial Warehouse, Lot: 1513274sf

8-A PARKER ST..... \$420,000
B: Mclintock Re Holdings LLC
S: Tello Daniel C Est & Melissa N Tello
Doc#: 00000000322798, Date: 04/19/24
Use: 3 Bdrm Cape Cod, Lot: 22216sf

15 WEBBER ST..... \$812,500
B: Juan A Santiago-Gonzalez & Larimar Fuentes
S: Michael P Onessimo & Maureen A Onessimo
Book/Page: 38436/9, Date: 04/18/24
Mtg: Movement Mtg LLC \$650,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 16988sf
Prior Sale: \$440,000 (12/15)

8 CHERRY RIDGE RD..... \$680,000
B: Steven In & Yi S In
S: Brunton Alice M Est & Bonnie Oleary
Book/Page: 82677/403, Date: 04/18/24
Use: 3 Bdrm Split Level, Lot: 20416sf

8 HIGH ST U:B1..... \$540,000
B: Milan Shrestha & Priya Dongol
S: Utpal Kumar
Book/Page: 82677/374, Date: 04/18/24
Mtg: Leader Bank NA \$378,000
Term: 2054 Rate: 6.7% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$310,000 (06/16)

17 LEXINGTON DR..... \$327,250
B: Francis X Hallice & Elaine P Hallice
S: Lawsbrook Inc
Book/Page: 27291/315, Date: 05/14/97
Mtg: Homevest Mtg Corp \$180,000
Use: 4 Bdrm Colonial, Lot: 10710sf

843 MAIN ST..... \$1,450,000
B: Daniel Praetorius & Rachele Cox
S: David R Marshall & Elise E Marshall
Book/Page: 82681/406, Date: 04/19/24
Mtg: US Bank NA \$700,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 82178sf

255 SCHOOL ST..... \$710,000
B: Roberta Richards & Michael Richards
S: Christopher J Weitz & Karen A Weitz
Book/Page: 82681/91, Date: 04/19/24
Mtg: Rocket Mortgage LLC \$697,140
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21756sf
Prior Sale: \$425,000 (11/17)

Arlington

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 35 43
Median Price \$1,250,000 \$1,300,000

REAL ESTATE SALES

17 ARIZONA TER U:10..... \$350,000
B: Jose Molinar & Alicia A Molinar
S: Thomas Fedolac
Book/Page: 82669/489, Date: 04/16/24
Use: 1 Bdrm Condo
Prior Sale: \$205,000 (09/18)

26 LORRAINE TER..... \$1,377,500
B: Aaron D Vale & Yingzhao Zhou
S: Jones A George & Santhi George
Book/Page: 82681/63, Date: 04/19/24
Mtg: Cambridge Tr Co \$1,033,125
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 6334sf
Prior Sale: \$640,000 (02/12)

41 MOUNT VERNON ST..... \$1,202,460
B: Seaver Prop LLC
S: Abbott Greta L Est & Edward R Neubauer
Book/Page: 82682/202, Date: 04/19/24
Use: 2-Family Miti-Unt Blg, Lot: 6978sf

48 WEBCOWET RD U:48..... \$1,150,000
B: 48 Webcowet Rd LLC
S: Eleanor T Jenkins, Tr for Eleanor Tracy Jenkins RET
Book/Page: 82668/530, Date: 04/16/24
Use: 3 Bdrm Condo
Prior Sale: \$499,200 (07/02)

Bedford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	16
Median Price	\$787,500	\$1,025,000

► **REAL ESTATE SALES**

- 13 HEMLOCK LN..... \$1,195,000**
B: Daniel J Jordan & Anna S Jordan
S: Sss Prop LLC
Book/Page: 82681/515, Date: 04/19/24
Mtg: United Wholesale Mtg \$1,220,692
Term: 2054
Use: 4 Bdrm Ranch, Lot: 66377sf
Prior Sale: \$730,000 (06/23)
- 63 NEILLIAN WAY U:63..... \$385,000**
B: Angelos Makras & Elliana Budri
S: Andrew L Carroll, Tr for Carroll RET
Book/Page: 82675/51, Date: 04/17/24
Use: Condo

Belmont

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	16
Median Price	\$1,325,000	\$1,447,500

► **REAL ESTATE SALES**

- 10 CUTTER ST..... \$1,275,000**
B: Trent A Nelson & Elaine Kang
S: Mary E Baker
Book/Page: 82673/564, Date: 04/17/24
Mtg: Rockland Fed CU \$1,020,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 5355sf
Prior Sale: \$710,000 (11/14)
- 14-16 PARK RD U:2..... \$1,330,000**
B: Dimitrios M Lekkakias & Audrey Bard
S: 14-16 Park Road LLC
Book/Page: 81853/224, Date: 08/03/23
Mtg: TD Bank NA \$980,000
Term: 2053 Rate: 5.9% Type: Adj
Use: 3 Bdrm Condo

Boxboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	2
Median Price	\$740,000	\$759,000

► **REAL ESTATE SALES**

- 7 OSCEOLA DR..... \$795,000**
B: Brian K Thompson & Jennifer L Rehkamp
S: Carla C Berg
Book/Page: 82682/598, Date: 04/19/24
Mtg: NBKC Bank \$715,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 19166sf
Prior Sale: \$169,000 (05/91)

Burlington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	37
Median Price	\$686,000	\$750,000

► **REAL ESTATE SALES**

- 7 GLEN AVE..... \$575,000**
B: Suresh Pandey & Mandira Lohani
S: Flora C Depaiva & Wendell G Depaiva
Book/Page: 82682/425, Date: 04/19/24
Mtg: Movement Mtg LLC \$460,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10463sf
Prior Sale: \$259,900 (06/10)
- 6 GLORIA CIR..... \$776,000**
B: Halsey J Julien & Joan C Saintvil
S: Sanford M & A Rt & James F Griffin 3rd
Book/Page: 82674/560, Date: 04/17/24
Mtg: Evolve B&T \$620,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20656sf
- 18 PATRIOT RD..... \$780,000**
B: Jinwoo Kim & Juyoung Jung
S: John M Siket Jr & Machel C Siket
Doc#: 00000001954958, Date: 04/16/24
Mtg: Leader Bank NA \$624,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 20164sf
Prior Sale: \$379,900 (09/12)

- 5 RESERVE WAY U:B..... \$1,165,000**
B: Mark Freedland
S: Phyllis M Brick & James L Brick
Book/Page: 82674/364, Date: 04/17/24
Use: 3 Bdrm Condo

Cambridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	13
Median Price	\$1,578,292	\$1,900,000

► **REAL ESTATE SALES**

- 21 AVON ST..... \$2,929,135**
B: Gjam Realty LLC
S: Matisse Sarah S Est & George Matisse
Book/Page: 82675/447, Date: 04/17/24
Use: 3-Family Victorian, Lot: 10899sf
- 165 BRATTLE ST..... \$10,000,000**
B: Sophie A Higgs, Tr for Sorenson Higgs RET
S: Simeon Bruner
Book/Page: 82673/424, Date: 04/17/24
Use: 9 Bdrm Colonial, Lot: 27690sf
- 462 CAMBRIDGE ST U:2..... \$1,630,000**
B: Todd Chapin & Michelle Foppiano
S: 462 Cambridge St Assoc LL
Book/Page: 82682/72, Date: 04/19/24
Use: Condo
- 39 DICKINSON ST U:39..... \$800,000**
B: Jeffrey Wang
S: Bob Nakib
Book/Page: 82669/425, Date: 04/16/24
Use: 2 Bdrm Condo
Prior Sale: \$445,000 (12/14)
- 1 EARHART ST U:101..... \$786,000**
B: Zheming Chen
S: Christopher M Kasdorf
Book/Page: 82682/589, Date: 04/19/24
Use: 1 Bdrm Condo
Prior Sale: \$675,000 (10/18)
- 97-99 ELMWOOD ST U:107..... \$326,000**
B: Semira Worku
S: 95-99 Elmwood St LLC
Book/Page: 82667/566, Date: 04/16/24
Use: Condo
- 97-99 ELMWOOD ST U:209..... \$294,000**
B: Selamawit M Tesema & Kagnew A Mamo
S: 95-99 Elmwood St LLC
Book/Page: 82680/31, Date: 04/19/24
Use: Condo

- 73 GORE ST..... \$1,398,000**
B: Arthur Lacroix & Marie Kibler
S: Steven S Wang & Sue-Jean Lin
Book/Page: 82682/465, Date: 04/19/24
Mtg: Radius Financial Grp \$1,118,400
Term: 2054
Use: 3 Bdrm Row House, Lot: 1064sf
Prior Sale: \$825,000 (07/14)
- 521 GREEN ST..... \$2,000,000**
B: Greenspot LLC
S: Gloria G Thompson, Tr for Thompson Bro Rt
Book/Page: 82678/411, Date: 04/18/24
Use: 3-Family, Lot: 3874sf

- 15-19 MOUNT VERNON ST U:5..... \$600,000**
B: Ann L Irwin & David J Irwin
S: Ann L Irwin & David Walsh Jr
Doc#: 00000001955012, Date: 04/17/24
Mtg: Triangle Credit Union \$275,000
Term: 2049
Use: 2 Bdrm Condo
Prior Sale: \$204,500 (01/96)
- 8-12 MUSEUM WAY U:2126..... \$976,000**
B: Darryl Ho
S: Dushyant W Sahani & Nita D Sahani
Book/Page: 82676/468, Date: 04/18/24
Use: 2 Bdrm Condo
Prior Sale: \$739,000 (08/14)
- 29 OTIS ST U:309..... \$1,160,000**
B: Mark D Demario
S: Bhavika K Shah & Kunal J Shah
Book/Page: 82670/346, Date: 04/16/24
Use: 2 Bdrm Condo
Prior Sale: \$640,000 (05/13)

- 97 THORNDIKE ST U:1..... \$1,115,000**
B: Lauren Poisson & Jean A Poisson
S: 93-97 Thorndike Cambridge
Book/Page: 82678/44, Date: 04/18/24
Mtg: Cambridge Cmnty Dev D \$715,000
Use: Condo
- 89 WASHINGTON AVE..... \$2,500,000**
B: Jessica Gimbel
S: Douglas M Hanna
Book/Page: 82674/1, Date: 04/17/24
Use: 2 Bdrm Colonial, Lot: 3795sf
Prior Sale: \$1,285,200 (10/15)

Concord

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	18
Median Price	\$1,375,000	\$1,426,500

► **REAL ESTATE SALES**

- 93 COOLIDGE RD..... \$2,835,000**
B: Patrick O Johnson & Shelsey W Johnson
S: Melissa Koester
Book/Page: 82679/144, Date: 04/18/24
Mtg: Leader Bank NA \$1,600,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 202839sf
Prior Sale: \$1,600,000 (10/20)
- 218 ELSINORE ST..... \$2,430,000**
B: Vincent Mcsweeney & Kellie Mcsweeney
S: Kendra Carter
Book/Page: 82668/160, Date: 04/16/24
Mtg: Navy FCU \$1,944,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 12178sf
Prior Sale: \$1,740,000 (08/20)
- 1386 MAIN ST..... \$1,070,000**
B: Charles C Ciccariello & Hilary R Manchester
S: Nancy Boone, Tr for 2014 Nancy Boone T
Book/Page: 82683/565, Date: 04/19/24
Use: 4 Bdrm Old Style, Lot: 9360sf
Prior Sale: \$225,000 (01/93)
- 81 POWERS RD..... \$2,632,000**
B: Benjamin Ernst & Jane Waterfall
S: Powers Rd LLC
Book/Page: 82683/151, Date: 04/19/24
Mtg: UBS Bank USA \$1,500,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 24356sf
Prior Sale: \$975,000 (07/23)

Everett

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	\$571,000	\$580,000

► **REAL ESTATE SALES**

- 139 BROADWAY..... \$950,000**
B: Sapala Malden LLC
S: Daniel Murphy & Ellen Murphy
Book/Page: 82664/563, Date: 04/16/24
Mtg: Rockland Tr Co \$712,500
Use: 3-Family Miti-Unt Bldg, Lot: 2239sf
Prior Sale: \$800,000 (05/20)
- 36 COREY ST..... \$820,000**
B: 34 Corey St LLC
S: Linda Cali
Book/Page: 82668/280, Date: 04/16/24
Mtg: Middlesex FSLA \$695,000
Use: 3-Family Miti-Unt Bldg, Lot: 3149sf
Prior Sale: \$45,709 (06/98)
- 29 HARDING AVE..... \$590,000**
B: Thiago V Araujo
S: Nelson Herrera & Santiago L Herrera
Book/Page: 82675/149, Date: 04/17/24
Mtg: Cross Country Mtg Inc \$531,000
Term: 2054
Use: 2-Family Two Family, Lot: 3202sf
Prior Sale: \$380,000 (09/17)
- 46 MYRTLE ST..... \$617,000**
B: Bich N Tran, Tr for Hoa Phan
S: Keith Littlefield
Book/Page: 82677/166, Date: 04/18/24
Mtg: United Wholesale Mtg \$431,900
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3999sf
Prior Sale: \$370,000 (02/24)
- 43 REVERE ST..... \$192,500**
B: Richard G Zaccone Jr
S: Averi L Zaccone & Anthony R Zaccone
Book/Page: 82677/42, Date: 04/18/24
Mtg: Everett Cp Bk \$200,000
Term: 2054
Use: 2-Family Two Family, Lot: 3899sf

Framingham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	68
Median Price	\$615,000	\$650,000

► **REAL ESTATE SALES**

- 150 2ND ST U:211..... \$275,000**
B: Varun Vyas & Meena N Patel
S: David Lewis & Jansulu Nurpeisova
Book/Page: 82683/179, Date: 04/19/24
Use: 2 Bdrm Condo, Lot: 15848sf
Prior Sale: \$280,000 (07/16)

- 76 APPLE D OR RD U:A..... \$509,500**
B: Patricia Conboy
S: Ken S Schulman & Betty J Ruth
Book/Page: 82679/4, Date: 04/18/24
Use: Condo

- 40 BATES RD..... \$680,000**
B: Daniel J Snow
S: Rtz LLC
Book/Page: 82677/135, Date: 04/18/24
Mtg: Oaktree Funding Corp \$578,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 40729sf
Prior Sale: \$300,000 (08/23)

- 52 C ST..... \$284,000**
B: Samantha Lafrance
S: Dianna L Lafrance
Book/Page: 82673/344, Date: 04/17/24
Mtg: Salem Five Mtg Co \$388,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 7492sf

- 27 CRESTWOOD DR..... \$832,000**
B: Aaron Shattuck & Ayla Sessions
S: Robert J Farrell & Aimee J Farrell
Book/Page: 82678/172, Date: 04/18/24
Mtg: Washington Trust Mtg \$232,000
Term: 2044
Use: 4 Bdrm Split Entry, Lot: 20430sf
Prior Sale: \$560,000 (07/18)

- 154 DANFORTH ST..... \$900,000**
B: Daniel H Gorton & Monica S Kenet
S: Elena Kalita
Book/Page: 82673/83, Date: 04/17/24
Mtg: Guaranteed Rate Inc \$500,000
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 10019sf
Prior Sale: \$360,000 (10/02)

- 16 SWIFT RD..... \$675,000**
B: Timothy Smith & Laura Davidian-Smith
S: Mark Smith & Tessie Smith
Book/Page: 82677/113, Date: 04/16/24
Mtg: M&T Bank NA \$440,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14418sf
Prior Sale: \$460,000 (06/19)

- 1002 WINDSOR DR U:1002..... \$390,000**
B: Tareneh Behnoud
S: William Fleming, Tr for William J Fleming 2021 T
Book/Page: 82674/502, Date: 04/17/24
Mtg: Leader Bank NA \$300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$120,000 (12/89)

- 2007 WINDSOR DR U:2007..... \$312,500**
B: Livia P Coelho
S: Anne M Colantonio
Book/Page: 82682/211, Date: 04/19/24
Mtg: Radius Financial Grp \$281,250
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$147,750 (08/14)

Groton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	17
Median Price	\$865,000	\$515,000

► **REAL ESTATE SALES**

- 63 SKYFIELDS DR..... \$1,525,000**
B: Benjamin Siemen & Bethany Siemen
S: Shane I Barlow & Heather Barlow
Book/Page: 82682/170, Date: 04/19/24
Mtg: CMG Mortgage Inc \$991,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 179903sf
Prior Sale: \$844,000 (08/16)

Holliston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	16
Median Price	\$628,500	\$637,500

► **REAL ESTATE SALES**

- 70 BIRCHWOOD RD..... \$1,099,999**
B: Christina Donagher & Kevin Donagher
S: Claro Construction Corp
Book/Page: 82017/246, Date: 09/20/23
Use: 4 Bdrm Gambrel, Lot: 18295sf
- 116 COURTLAND ST..... \$750,000**
B: Samuel J Reinsel & Lindsey C Wagner
S: Fahad Munir
Book/Page: 82668/76, Date: 04/16/24
Mtg: USAA Federal SB \$675,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 156816sf
Prior Sale: \$700,000 (08/22)
- 95 OAK ST..... \$500,000**
B: Turning Pt Hm Buyers LLC
S: Gerald H Gagnon, Tr for Gagnon Ft
Doc#: 00000001954965, Date: 04/16/24
Use: 3 Bdrm Ranch, Lot: 19166sf
- 241 OAK ST..... \$1,100,000**
B: Nicholas Kowal & Kayleigh Kowal
S: Nicholas J Johnson & Michelle L Johnson
Book/Page: 82669/25, Date: 04/16/24
Mtg: Rocket Mortgage LLC \$766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 63162sf
Prior Sale: \$645,000 (10/15)
- 159 PINECREST RD..... \$1,100,000**
B: Kevin Kalia & Godlieve Kalia
S: Claro Construction Corp
Book/Page: 81848/333, Date: 08/02/23
Mtg: Bank of Canton \$700,000
Term: 2053
Use: 4 Bdrm Colonial, Lot: 20909sf
- 8 REBECA LN..... \$1,580,000**
B: Ashkan Fahandejsaadi & Saghi Saadi
S: Elite Home Builders LLC
Book/Page: 82162/570, Date: 11/01/23
Mtg: Bank of America NA \$1,106,000
Term: 2053
Use: 5 Bdrm Colonial, Lot: 34839sf
- 147 TURNER RD U:97..... \$226,000**
B: Inna Lipovetsky, Tr for 655 Plantation Street Rt
S: Ralph A Calderone & Antoinette Calderone
Doc#: 00000001954951, Date: 04/16/24
Use: 1 Bdrm Condo
Prior Sale: \$196,000 (02/24)

Hopkinton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	21
Median Price	\$670,000	\$1,035,000

► **REAL ESTATE SALES**

- 9 WAYSIDE DR U:9..... \$1,000,000**
B: Kinnari A Shah & Rahul M Shah
S: Sudhakar Teegavarapu & Nitu Sankara
Book/Page: 82670/536, Date: 04/16/24
Mtg: PNC Bank \$850,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo

- 52 WESTON LN U:52..... \$884,000**
B: Paul R Donahue, Tr for Paul R Donahue RET
S: The Trails LLC
Book/Page: 82674/182, Date: 04/17/24
Use: Possible New Construction

Hudson

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	15
Median Price	\$562,500	\$625,000

► **REAL ESTATE SALES**

- 64 MANNING ST..... \$515,000**
B: Kyle Fontes
S: Leandres Maria C Est & Luisa Fontes
Book/Page: 82668/114, Date: 04/16/24
Mtg: Digital FCU \$407,931
Term: 2054
Use: 6 Bdrm Conventional, Lot: 10890sf

Lexington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	47
Median Price	\$1,905,000	\$1,600,000

► **REAL ESTATE SALES**

- 18 ALBEMARLE AVE..... \$1,450,000**
B: Ron Perry & Michal P Merlender
S: Albert P Baucells & Maria R Riera
Book/Page: 82666/487, Date: 04/16/24
Use: 3 Bdrm Conventional, Lot: 4050sf
Prior Sale: \$970,000 (06/19)
- 9 AUGUSTUS RD..... \$1,850,000**
B: Shaoran Yu & Yajing Tu
S: Joseph E Reynolds & Betsy P Reynolds
Book/Page: 82683/449, Date: 04/19/24
Mtg: Leader Bank NA \$1,387,500
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Contemporary, Lot: 16371sf
Prior Sale: \$401,600 (07/99)
- 16 BLOOMFIELD ST..... \$2,450,000**
B: William W Irving, Tr for 16 Bloomfield RT
S: Jennifer L Carter
Book/Page: 69415/575, Date: 06/12/17
Use: 5 Bdrm Conventional, Lot: 40018sf
Prior Sale: \$2,344,500 (12/05)

- 72 CARY AVE..... \$1,300,000**
B: Pooja J Bhatiya & Hiral Bhatiya
S: David M Caliri, Tr for Caliri Irt
Doc#: 00000001954983, Date: 04/16/24
Mtg: Cape Cod Cp Bk \$1,040,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 20000sf

- 10 COACH RD..... \$1,310,000**
B: Srikanth Burra & Sriranjani Vishnubhotia
S: Hema Gandhi
Book/Page: 82678/375, Date: 04/18/24
Mtg: Leader Bank NA \$1,048,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 30435sf
Prior Sale: \$705,523 (06/12)

- 55 COOLIDGE AVE..... \$13,312**
B: William E Carlson, Tr for Apple Barn Rt
S: Pilgrim Cong Chrch In Lex
Book/Page: 82675/3, Date: 04/17/24
Use: Religious Property, Lot: 288746sf

- 83 HANCOCK ST..... \$13,312**
B: William E Carlson, Tr for Apple Barn Rt
S: Pilgrim Cong Chrch In Lex
Book/Page: 82675/3, Date: 04/17/24
Use: Residential-Multiple Bldgs, Lot: 32613sf
Prior Sale: \$448,000 (08/95)

- 25 MUNROE RD..... \$2,814,360**
B: Ryan Hill & Rachel Hill
S

MIDDLESEX REGISTRY

continued

100 STATION LNDG U:411 **\$1,018,000**
 B: Gregory Harris & Meghan Searl
 S: James M Leigh, Tr for 100 Sta Lndg Unit 411 Nt
 Book/Page: 82678/533, Date: 04/18/24
 Mtg: Bank of America NA \$500,000
 Term: 2039
 Use: 2 Bdrm Condo
 Prior Sale: \$746,000 (11/15)

29 SUMMER ST U:3..... **\$880,000**
 B: Samuel L Horwich & Lauren H Nastari
 S: Triarchy Development LLC
 Book/Page: 82675/223, Date: 04/17/24
 Mtg: Embrace Home Loans \$650,000
 Term: 2054
 Use: Condo

15 TRAINCROFT..... **\$1,000,000**
 B: Rozmin K Daya & Renat Ishmukhametov
 S: Catherine N Murray, Tr for 15 Traincroft Rd Rt
 Book/Page: 82678/274, Date: 04/18/24
 Use: 3 Bdrm Colonial, Lot: 6075sf

235 WINTHROP ST U:1102..... **\$500,000**
 B: Patrick Mulqueen
 S: Suchitra Goodwin & Matthew Mulqueen
 Doc#: 00000001955095, Date: 04/18/24
 Mtg: Winchester Cp Bk \$475,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$420,000 (05/18)

Melrose

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	30
Median Price	\$735,000	\$860,500

► **REAL ESTATE SALES**

38 1ST ST..... **\$400,000**
 B: Judi A Hayes
 S: Katherine A Ruggiero & Annette R Difilippo
 Book/Page: 82673/235, Date: 04/17/24
 Use: 2-Family Conventional, Lot: 8577sf

188 BOSTON ROCK RD..... **\$635,000**
 B: Joseph F Ignatowicz Jr
 S: Flaherty Evelyn A Est & Robert R Flaherty
 Doc#: 00000001954921, Date: 04/16/24
 Mtg: Jeanne D Arc CU \$508,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 3 Bdrm Garrison, Lot: 6909sf

15 HAWES AVE..... **\$545,000**
 B: Ethan Farris & Kristina Buonopane
 S: John A Macmillan & Nancy L Pica
 Book/Page: 82670/78, Date: 04/16/24
 Mtg: Citizens Bank \$528,650
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5001sf

19 MENDUM ST..... **\$575,000**
 B: 1st Landing Invs LLC
 S: Mackell Donald B Est & Bonnie Walsh
 Book/Page: 82668/503, Date: 04/16/24
 Use: 3 Bdrm Old Style, Lot: 4334sf
 Prior Sale: \$55,000 (06/01)

19 MENDUM ST..... **\$658,000**
 B: Yitang Sun & Hui Huang
 S: First Landing Inv LLC
 Book/Page: 82669/365, Date: 04/16/24
 Use: 3 Bdrm Old Style, Lot: 4334sf
 Prior Sale: \$575,000 (04/24)

40 MORGAN ST U:40..... **\$680,000**
 B: Erin E Ozmat & Jose Maldonado
 S: Leslie Kulpinski
 Book/Page: 82674/451, Date: 04/17/24
 Mtg: Guaranteed Rate Affin \$617,500
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$560,000 (12/22)

4 PATRIOT WAY..... **\$1,360,000**
 B: Sichu Chen & Bichen Wang
 S: Jiahao Wu
 Book/Page: 82680/472, Date: 04/19/24
 Mtg: US Bank NA \$340,000
 Term: 2044
 Use: 4 Bdrm Colonial, Lot: 18992sf
 Prior Sale: \$966,000 (08/19)

36 WAVERLY PL..... **\$600,000**
 B: 36 Waverly Place LLC
 S: Joseph P Oconnor & Theresa M Oconnor
 Book/Page: 82677/295, Date: 04/18/24
 Use: 3 Bdrm Old Style, Lot: 8821sf

Natick

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	47
Median Price	\$730,000	\$850,000

► **REAL ESTATE SALES**

64 ALGONQUIAN DR..... **\$1,700,000**
 B: Raymond J Grant 2nd & Megan L Grant
 S: Jeffrey M Landa & Lynne Picard-Landa
 Book/Page: 82681/15, Date: 04/19/24
 Mtg: Citibank Na \$1,360,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 21144sf
 Prior Sale: \$500,000 (08/96)

20 BROOKDALE RD..... **\$1,715,000**
 B: Ryan Ohara & Jill Ohara
 S: Nardone Corp
 Book/Page: 82678/202, Date: 04/18/24
 Mtg: Citizens Bank \$1,368,750
 Term: 2044 Rate: 5.9% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 12275sf
 Prior Sale: \$550,000 (09/22)

93 E CENTRAL ST U:14..... **\$700,000**
 B: Karen Reukauf & Brian Quiggle
 S: Subramanian N Laljudi & Smitha Hariharan
 Book/Page: 82668/222, Date: 04/16/24
 Mtg: Leader Bank NA \$455,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$330,000 (02/12)

5 LAKEWOOD RD..... **\$2,375,000**
 B: Jamie Y Trish, Tr for Rahul Guha
 S: James E Tinney & Lynn D Tinney
 Doc#: 00000001955032, Date: 04/17/24
 Use: 6 Bdrm Colonial, Lot: 38803sf
 Prior Sale: \$350,000 (06/97)

32 MACARTHUR RD..... **\$963,000**
 B: Trevor J Williamson & Alexandra Williamson
 S: Mc B LLC
 Book/Page: 82668/388, Date: 04/16/24
 Mtg: Movement Mtg LLC \$763,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 10860sf
 Prior Sale: \$620,000 (12/23)

40 NOUVELLE WAY U:N1045..... **\$1,000,000**
 B: Patrick C Fung & Cynthia W Kwan-Fung
 S: Madeleine C Elie, Tr for Madeleine C Elie 2017 T
 Book/Page: 82683/241, Date: 04/19/24
 Mtg: A & D Mortgage LLC \$700,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$601,700 (12/16)

23 SCHOOL ST U:23..... **\$520,000**
 B: Mark Otoole & Barbara Otoole
 S: Scott Brockman & Alison Brockman
 Book/Page: 82670/406, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$442,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$335,000 (08/14)

1 TOWER CT..... **\$1,650,000**
 B: Ragini S Medakkar & Satish S Medakkar
 S: William A Depietri, Tr for Cgp2 Rt
 Book/Page: 82680/521, Date: 04/19/24
 Mtg: Bank of America NA \$675,000
 Term: 2054
 Use: Residential Developable Land, Lot: 10389sf
 Prior Sale: \$575,000 (12/21)

Newton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	61
Median Price	\$1,451,000	\$2,000,000

► **REAL ESTATE SALES**

1412 BEACON ST..... **\$1,575,000**
 B: Richard A Able Jr & Mia L Able
 S: Jessica R Savage
 Book/Page: 82681/146, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$1,260,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 6345sf
 Prior Sale: \$799,000 (06/12)

104 BEETHOVEN AVE..... **\$102,748**
 B: Donald A Berk & Nina D Berk
 S: Sterkur Mosi 104 LLC
 Book/Page: 82676/421, Date: 04/18/24
 Use: 3 Bdrm Old Style, Lot: 15000sf
 Prior Sale: \$1,600,000 (03/23)

3 CEDAR ST..... **\$2,600,000**
 B: Atidov Investment LLC
 S: Jill P Lasman
 Book/Page: 82674/145, Date: 04/17/24
 Mtg: Village Bank \$2,200,000
 Use: 5 Bdrm Colonial, Lot: 15005sf
 Prior Sale: \$1,700,000 (07/04)

53 COUNTRYSIDE RD..... **\$5,800,000**
 B: Yuthica Mahindra
 S: 53 Countryside LLC
 Book/Page: 82678/335, Date: 04/18/24
 Use: 5 Bdrm Contemporary, Lot: 25000sf
 Prior Sale: \$2,450,000 (10/21)

712 DEDHAM ST..... **\$1,100,000**
 B: Ramol Partners LLC
 S: Joseph S Chou
 Book/Page: 82671/333, Date: 04/16/24
 Mtg: Rfb F4 Nb Llc \$880,000
 Use: 4 Bdrm Raised Ranch, Lot: 15000sf

454 DUDLEY RD..... **\$1,700,000**
 B: 454 Dudley Rd LLC
 S: Jody A Sheff, Tr for Sheff Ft
 Book/Page: 82677/337, Date: 04/18/24
 Mtg: Village Bank \$3,100,000
 Use: 3 Bdrm Ranch, Lot: 17085sf

9-11 ELMWOOD ST..... **\$1,403,000**
 B: Siu Tam & Teresa Chow
 S: Abp Prop LLC
 Book/Page: 82681/312, Date: 04/19/24
 Mtg: Rockland Fed CU \$700,000
 Term: 2054
 Use: 2-Family Victorian, Lot: 5386sf

250 HAMMOND POND PKWY U:503S.. **\$565,000**
 B: Luke Martin & Natalia Berfeld
 S: Vitaly Khazansky
 Book/Page: 82680/421, Date: 04/19/24
 Use: 1 Bdrm Condo, Lot: 761642sf
 Prior Sale: \$554,500 (02/24)

249 HIGHLAND ST..... **\$2,870,000**
 B: Nicholas Gregory & Caroline Gregory
 S: Rayan Kafri & Nasim Lalehzarian
 Book/Page: 82668/450, Date: 04/16/24
 Mtg: Steven G Hoch \$1,400,000
 Use: 4 Bdrm Tudor, Lot: 22662sf
 Prior Sale: \$2,350,000 (08/20)

75 LINCOLN ST..... **\$1,850,000**
 B: Amy Manning
 S: Jeffrey L Vaughn & Kathryn R Vaughn
 Book/Page: 82669/336, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$703,000
 Term: 2054
 Use: 7 Bdrm Victorian, Lot: 9720sf
 Prior Sale: \$1,061,000 (05/14)

55-57 LOUISE RD U:55..... **\$1,890,000**
 B: Ying H Low & Alexander Nagrebetsky
 S: Westview Partners Hldg LL
 Book/Page: 82682/385, Date: 04/19/24
 Mtg: Fairway Ind Mtg \$1,499,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: Condo

8 MAGUE PL..... **\$480,000**
 B: Casa D & V LLC
 S: Robert Caruso
 Book/Page: 82671/237, Date: 04/16/24
 Use: 2-Family Old Style, Lot: 8371sf

210 NAHANTON ST U:120..... **\$730,000**
 B: Boris Gelfand & Jane Gelfand
 S: Lois Berkowitz, Tr for Berkowitz Ft
 Book/Page: 82680/120, Date: 04/19/24
 Use: 2 Bdrm Condo, Lot: 1251043sf
 Prior Sale: \$340,000 (08/10)

120 NORTH ST..... **\$1,355,000**
 B: Jiaming Yao & Qi An
 S: Troy A Hines
 Book/Page: 82669/534, Date: 04/16/24
 Mtg: Rockland Fed CU \$1,084,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 10387sf
 Prior Sale: \$795,000 (09/22)

1066 WALNUT ST..... **\$1,830,000**
 B: Zoe O Ofer
 S: David Guberman, Tr for 1066 Walnut St Rt
 Book/Page: 82683/39, Date: 04/19/24
 Use: 4 Bdrm Colonial, Lot: 28709sf

29 WESTGATE RD..... **\$4,300,000**
 B: Donald Morrissey & Sin Y Wong
 S: 29 Westgate Realty LLC
 Book/Page: 82682/243, Date: 04/19/24
 Use: Residential Developable Land, Lot: 12550sf
 Prior Sale: \$1,300,000 (10/21)

36-38 WHITTEMORE RD U:2..... **\$1,900,000**
 B: Jung Y Lee & Eugene Kang
 S: Jason Silverstein & Rachel Silverstein
 Book/Page: 82669/373, Date: 04/16/24
 Mtg: Leader Bank NA \$1,464,000
 Term: 2054
 Use: 4 Bdrm Condo, Lot: 7096sf

170 WOODCLIFF RD..... **\$1,300,000**
 B: Zachary A Dovitz & Sheena A Dovitz
 S: Sukru N Kaymakcalan & Marina Kaymakcalan
 Book/Page: 82678/341, Date: 04/18/24
 Mtg: Leader Bank NA \$1,170,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4981sf
 Prior Sale: \$720,000 (10/14)

Pepperell

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	15
Median Price	\$490,000	\$530,000

► **REAL ESTATE SALES**

30 HASKELL RD..... **\$485,000**
 B: Yadira E Simon
 S: Kate Nakate
 Book/Page: 82680/560, Date: 04/19/24
 Mtg: Federal Savings Bank \$468,813
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 15002sf
 Prior Sale: \$469,000 (04/23)

11-A OAK HILL ST..... **\$300,000**
 B: Roberta M Willson
 S: Roberta M Willson, Tr for R & Norine Moulton RET
 Book/Page: 82681/225, Date: 04/19/24
 Mtg: Roberta M Willson Rev \$203,654
 Use: 4 Bdrm Colonial, Lot: 223750sf

7 ROBINSON RD..... **\$1,013,021**
 B: Frederick Kiggundu & Immaculate Kiggundu
 S: Robinson Hollow LLC
 Book/Page: 82682/108, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$861,067
 Term: 2054
 Use: Residential Developable Land, Lot: 54820sf

141 SHIRLEY ST..... **\$705,000**
 B: Rishi Kumar & Ria Biswas
 S: Trevor Phipps & Christy Walsh
 Book/Page: 82669/589, Date: 04/16/24
 Mtg: Cross Country Mtg Inc \$669,750
 Term: 2054
 Use: 1-Family Colonial, Lot: 89150sf
 Prior Sale: \$295,000 (01/13)

Reading

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	31
Median Price	\$760,000	\$820,000

► **REAL ESTATE SALES**

36 ABIGAIL WAY U:1011..... **\$521,750**
 B: Catherine D Sutherby, Tr for 36 Abigail Wayunit 1011 R
 S: William D Stocks & Janis M Stocks
 Book/Page: 82677/511, Date: 04/18/24
 Use: 1 Bdrm Condo
 Prior Sale: \$400,325 (12/16)

36 ABIGAIL WAY U:3007..... **\$650,000**
 B: John F Dececca & Laura M Dececca
 S: Chrostowski Nancy Est & Peter Liffiton
 Book/Page: 82667/357, Date: 04/16/24
 Mtg: Salem Five Mtg Co \$425,000
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$590,000 (12/21)

7 AUGUSTUS CT U:1010..... **\$515,000**
 B: Gerard Cerrato
 S: Linda R Burke
 Book/Page: 82678/317, Date: 04/18/24
 Use: 1 Bdrm Condo
 Prior Sale: \$353,015 (09/15)

17 BRENTWOOD DR..... **\$806,000**
 B: Edson R Cruz
 S: Youngwook Ahn & Minjeong Lee
 Book/Page: 82682/327, Date: 04/19/24
 Mtg: United Wholesale Mtg \$791,401
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 37000sf
 Prior Sale: \$645,000 (03/21)

8 CROSBY RD..... **\$790,000**
 B: Joseph S Manser & Mara Stewart
 S: Dennis Morel & Diane Morel
 Book/Page: 82680/331, Date: 04/19/24
 Mtg: Cambridge Svgs Bk \$630,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 11914sf
 Prior Sale: \$600,000 (11/23)

49 GAVIN CIR..... **\$1,020,000**
 B: David A Wooldridge & Wendy L Wooldridge
 S: Schneider C R Est & Karissa M Dodier
 Book/Page: 82670/361, Date: 04/16/24
 Mtg: Cambridge Tr Co \$760,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 41569sf

351 GROVE ST..... **\$1,675,000**
 B: William A Sullivan 3rd & Amanda Sullivan
 S: Nova Homebuilders Inc
 Book/Page: 82673/387, Date: 04/17/24
 Use: 4 Bdrm Colonial, Lot: 21588sf

101 HANSCOM AVE..... **\$680,000**
 B: Christine A DeFranco
 S: Rebecca Reilly
 Book/Page: 82677/474, Date: 04/18/24
 Mtg: Rockland Tr Co \$646,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 9914sf
 Prior Sale: \$426,250 (10/12)

62 LONGFELLOW RD..... **\$730,000**
 B: Liam V Flynn & Camille A Ferreol
 S: Dante N Nanni, Tr for Nanni Irt
 Book/Page: 82679/445, Date: 04/19/24
 Mtg: United Wholesale Mtg \$584,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11056sf
 Prior Sale: \$168,500 (10/89)

54 TRACK RD..... **\$1,309,000**
 B: Jason Tharp
 S: Gah Construction LLC
 Book/Page: 82675/285, Date: 04/17/24
 Mtg: Plus Relocat Mtg LLC \$700,000
 Term: 2039
 Use: 2 Bdrm Camp/Cabin, Lot: 7235sf
 Prior Sale: \$460,000 (08/23)

Shirley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	7
Median Price	\$405,000	\$421,000

► **REAL ESTATE SALES**

86 BENJAMIN RD..... **\$511,000**
 B: Kent S Niebuhr
 S: Gainer Mark Randell Est & Mark R Gainer Jr
 Book/Page: 82683/510, Date: 04/19/24
 Mtg: NE Regional Mtg Corp \$371,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 82764sf
 Prior Sale: \$318,500 (03/17)

87 CLARK RD..... **\$425,000**
 B: George M Antonopoulos
 S: Jake F Babineau
 Book/Page: 82669/92, Date: 04/16/24
 Mtg: M&T Bank NA \$200,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 17385sf
 Prior Sale: \$171,000 (03/18)

Somerville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	16
Median Price	\$950,000	\$1,133,500

► **REAL ESTATE SALES**

20 ABERDEEN RD U:3..... **\$794,206**
 B: Margaret S Smith
 S: Emily Jennings
 Book/Page: 82670/472, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$622,500 (07/19)

11 BOWDOIN ST..... **\$1,775,000**
 B: Eitan J Adler & Leah L Adler
 S: Gordon C Marx & Sara L Marx
 Book/Page: 82678/424, Date: 04/18/24
 Mtg: Bank of America NA \$1,000,000
 Term: 2054 Rate: 5.3% Type: Adj
 Use: 4 Bdrm Conventional, Lot: 2145sf
 Prior Sale: \$1,030,000 (12/18)

34-R CLYDE ST..... **\$955,000**
 B: Weitong Sun & Jincheng Wu
 S: Frank Mcfadden, Tr for Clyde St Nt
 Book/Page: 82679/175, Date: 04/18/24
 Mtg: Rocket Mortgage LLC \$716,250
 Term: 2054
 Use: 2-Family Two Family, Lot: 3125sf
 Prior Sale: \$75,000 (06/94)

21 MALVERN AVE U:2..... **\$1,175,000**
 B: Noa Bezaley & Kaitlin S Bohon
 S: Afarin Bellisario
 Book/Page: 82675/17, Date: 04/17/24
 Mtg: Leader Bank NA \$587,500
 Term: 2039
 Use: 3 Bdrm Condo

17 MORGAN ST..... **\$899,500**
 B: Aaron A Ahlstrom & Alessandra W Wingerter
 S: J A Ahlstrom & Catherine Quense
 Book/Page: 82673/251, Date: 04/17/24
 Mtg: J Alexander Ahlstrom \$250,000
 Use: 3 Bdrm Conventional, Lot: 2251sf

148 MORRISON AVE..... **\$1,275,000**
 B: Catherine Collis & Michael L Collis
 S: 148 Morrison Ave LLC
 Book/Page: 82678/286, Date: 04/18/24
 Mtg: Leader Bank NA \$862,500
 Term: 2054
 Use: 3 Bdrm Row-End, Lot: 3536sf
 Prior Sale: \$912,500 (11/22)

20 PUTNAM ST..... **\$1,050,000**
 B: Open Homes LLC
 S: Linda Cali & Kristofer Cali
 Doc#: 00000001954954, Date: 04/16/24
 Use: 2-Family Two Family, Lot: 3802sf
 Prior Sale: \$400,000 (07/11)

56 PUTNAM ST..... **\$1,390,000**
 B: 56 Putnam LLC
 S: Nancy J Shukan, Tr for Glidden Irt
 Book/Page: 82672/295, Date: 04/17/24
 Mtg: Everett Cp Bk \$1,810,075
 Use: 3-Family Family Flat, Lot: 5650sf

508 SOMERVILLE AVE U:3..... **\$1,400,000**
 B: Alexander Ellis & Elizabeth Ellis
 S: 508 Somerville Ave LLC
 Book/Page: 82668/420, Date: 04/16/24
 Use: Condo

131 SUMMER ST..... **\$1,430,000**
 B: 131 Summer St LLC
 S: Eugene A Massie & E C Kennedy-Massie
 Doc#: 00000001955212, Date: 04/19/24
 Use: 2-Family Two Family, Lot: 6210sf
 Prior Sale: \$428,575 (02/08)

41 VERNON ST..... **\$1,050,000**
 B: Jennifer Estremera
 S: Michelle Mazzola, Tr for Bairos Ft
 Book/Page: 82674/382, Date: 04/17/24
 Mtg: Leader Bank NA \$840,000
 Term: 2054
 Use: 2-Family Decker, Lot: 2965sf

63 WATERHOUSE ST U:5..... **\$490,000**
 B: Daniel E Fernandez
 S: Leah M Auclair
 Book/Page: 82680/438, Date: 04/19/24
 Mtg: Leader Bank NA \$441,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$390,000 (04/17)

Stoneham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	23
Median Price	\$710,000	\$750,000

► **REAL ESTATE SALES**

20 GRANT ST..... **\$713,000**
 B: Michael W Brady & Sydney B Brady
 S: Jessica Tremmel, Tr for Timothy Pastika
 Book/Page: 82679/82, Date: 04/18/24
 Mtg: UniBank for Savings \$570,400
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 3 Bdrm Bngl/Cottage, Lot: 8398sf
 Prior Sale: \$536,012 (09/20)

100 LEDGEWOOD DR U:516..... **\$390,500**
 B: Kaitlyn Geraghty
 S: Henry A Sullivan
 Book/Page: 82676/384, Date: 04/18/24
 Mtg: Cross Country Mtg Inc \$195,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$204,000 (10/15)

1 SMITTS WAY..... **\$1,130,000**
 B: Varun Aggarwal & Tanvi Gupta
 S: Ramy Elshaboury & Soha Elshaboury
 Book/Page: 82683/91, Date: 04/19/24
 Mtg: Rockland Fed CU \$904,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 25483sf
 Prior Sale: \$699,800 (07/16)

38 TREMONT ST..... **\$805,000**
 B: Albert Nierenberg & Elsa Nierenberg
 S: Christen Pegoraro & Matthew Pegoraro
 Book/Page: 82668/152, Date: 04/16/24

Watertown

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	14
Median Price	\$1,022,500	\$778,750

► REAL ESTATE SALES

141 COOLIDGE AVE U:213..... \$570,000
 B: Ardian Kadaifciu & Evin Myftiu
 S: Elizabeth Hessler, Tr for Lincoln Watertown Re Nt
 Book/Page: 82684/1, Date: 04/19/24
 Mtg: MSA Mortgage LLC \$399,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$632,500 (12/18)

199 COOLIDGE AVE U:204..... \$665,000
 B: Barney Heath & Elisa Heath
 S: Levine Robert A Est & Alexander J Levine
 Book/Page: 82674/237, Date: 04/17/24
 Mtg: Rockland Tr Co \$631,750
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$680,000 (05/17)

41 ELIOT ST..... \$400,000
 B: James W Miller Jr
 S: Lisa A Miller, Tr for 41-43 Eliot St RET
 Book/Page: 82675/195, Date: 04/17/24
 Mtg: Leader Bank NA \$450,000
 Term: 2054
 Use: 2-Family Family Flat, Lot: 5750sf
 Prior Sale: \$315,000 (01/00)

40 ROYAL ST U:40..... \$975,000
 B: Benjamin A Guaglianone
 S: Xiaoyu Wang
 Book/Page: 82680/594, Date: 04/19/24
 Use: 3 Bdrm Condo
 Prior Sale: \$705,000 (12/20)

172 WESTMINSTER AVE..... \$1,200,000
 B: 172 Westminster Ave LLC
 S: John P McDermott, Tr for McDermott-Watertown Nt
 Book/Page: 82678/585, Date: 04/18/24
 Mtg: JNR Lending T \$2,100,000
 Use: 3 Bdrm Cape Cod, Lot: 11543sf

4 WESTMINSTER AVE..... \$1,200,000
 B: 172 Westminster Ave LLC
 S: John P McDermott, Tr for McDermott-Watertown Nt
 Book/Page: 82678/585, Date: 04/18/24
 Mtg: JNR Lending T \$2,100,000
 Use: 3 Bdrm Cape Cod, Lot: 11543sf

Wayland

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	20
Median Price	\$800,000	\$1,105,500

► REAL ESTATE SALES

8 CUTTING CROSS WAY U:8..... \$1,217,500
 B: James M Gerard & Karen J Gerard
 S: Allison Cohen
 Doc#: 00000001955025, Date: 04/17/24
 Use: 3 Bdrm Condo
 Prior Sale: \$884,000 (06/21)

24 DAVELIN RD..... \$1,350,000
 B: Jonathan Laguitao & Jona Herrera-Lu
 S: Robert F Dugan Jr T & Robert F Dugan Jr
 Book/Page: 82667/234, Date: 04/16/24
 Mtg: Prosperity Home Mtg \$1,000,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 20038sf
 Prior Sale: \$400,000 (08/00)

4 PLAINVIEW RD..... \$2,175,000
 B: Meredith H Helou & Michael J Helou
 S: Christopher A Schuh & Leslie C Schuh
 Book/Page: 82678/131, Date: 04/18/24
 Mtg: M&T Bank NA \$1,740,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 5 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$1,050,000 (03/12)

91 DEAN RD..... \$9,537,000
 B: Deborah Lapidus, Tr for Lulus Kingdom Rt
 S: Robert F Morrissey, Tr for 91 Dean Rd Rt
 Book/Page: 82683/556, Date: 04/19/24
 Use: 6 Bdrm Colonial, Lot: 100946sf
 Prior Sale: \$2,000,000 (06/10)

80 JERICHO RD U:80..... \$699,000
 B: Misuk Legocki
 S: Elizabeth J Johnson, Tr for 80 Jericho Rd Nt
 Book/Page: 82673/551, Date: 04/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$310,000 (05/07)

115 LORING RD..... \$1,601,150
 B: Van Orenstein & Allison Orenstein
 S: Andrew L Forman, Tr for Loring Rd Nt
 Book/Page: 82669/66, Date: 04/16/24
 Mtg: EMM Loans LLC \$1,280,920
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 39440sf

92 COUNTRY DR..... \$3,888,000
 B: Chunhua J Wang
 S: John E Henry & Mary-Beth Henry
 Book/Page: 82681/302, Date: 04/19/24
 Use: 5 Bdrm Colonial, Lot: 60436sf
 Prior Sale: \$2,510,000 (07/06)

80 JERICHO RD U:80..... \$699,000
 B: Misuk Legocki
 S: Elizabeth J Johnson, Tr for 80 Jericho Rd Nt
 Book/Page: 82673/551, Date: 04/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$310,000 (05/07)

115 LORING RD..... \$1,601,150
 B: Van Orenstein & Allison Orenstein
 S: Andrew L Forman, Tr for Loring Rd Nt
 Book/Page: 82669/66, Date: 04/16/24
 Mtg: EMM Loans LLC \$1,280,920
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 39440sf

32 GRAYSON RD..... \$1,470,000
 B: Xinting Wang & Xingyin Lou
 S: Samuel H Allen & Rebecca L Allen
 Doc#: 00000001955209, Date: 04/19/24
 Mtg: US Bank NA \$1,029,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 7832sf
 Prior Sale: \$1,320,000 (08/22)

16 JOHNSON RD..... \$1,420,000
 B: Bryan H Brodek & Konstantina Psachoulia
 S: Brian W Baynes & Jane S Baynes
 Book/Page: 82675/390, Date: 04/17/24
 Use: 3 Bdrm Ranch, Lot: 23231sf
 Prior Sale: \$310,000 (09/97)

94 JOHNSON RD..... \$1,400,000
 B: Robert C Hannon
 S: Glenn Herlihy, Tr for Herlihy 2016 RET
 Book/Page: 82681/580, Date: 04/19/24
 Mtg: Movement Mtg LLC \$635,500
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 35811sf

61 LAKE ST..... \$1,070,000
 B: Joshua Panka
 S: Richard B Fitzgerald & Kathleen M Fitzgerald
 Book/Page: 82667/55, Date: 04/16/24
 Use: 4 Bdrm Old Style, Lot: 7941sf

Woburn

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	38
Median Price	\$605,000	\$732,500

► REAL ESTATE SALES

27 ARLINGTON RD U:4..... \$450,000
 B: Thomas J Skerry Jr & Christina Doyle
 S: Leanne M Aiello
 Book/Page: 82669/460, Date: 04/16/24
 Mtg: Berkshire Bank \$220,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$360,000 (09/21)

22 BERNARD RD..... \$835,000
 B: James A Jackson & Michelle Jackson
 S: Dennis J Agresti, Tr for D J & Jeannine Agresti T
 Book/Page: 82681/341, Date: 04/19/24
 Mtg: Guaranteed Rate Affin \$668,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 16988sf
 Prior Sale: \$75,000 (04/92)

4 CAPOZZI CIR U:4..... \$701,000
 B: Rita Baker
 S: Maureen A Colby, Tr for Maureen A Colby RET
 Book/Page: 82677/305, Date: 04/18/24
 Mtg: Leader Bank NA \$200,000
 Term: 2054
 Use: 2 Bdrm Condo

1046 MAIN ST..... \$780,000
 B: Akshaya Sundaramurthy & Subhash Saravanan
 S: Kaushik R Patel & Nisha Patel
 Doc#: 00000001954971, Date: 04/16/24
 Mtg: Guild Mortgage Co \$741,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 4792sf
 Prior Sale: \$400,000 (12/20)

31 PARK ST..... \$705,000
 B: Daniel Arteaga
 S: Rock & Sons Prop Mgmt LLC
 Book/Page: 82671/45, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$705,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 3920sf
 Prior Sale: \$480,000 (09/23)

2 PATRIOT CIR..... \$785,000
 B: Carlos A Carvajal & Rocio P Barragan
 S: Steven In & Yi S In
 Book/Page: 82669/272, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$745,750
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 11761sf
 Prior Sale: \$470,000 (05/11)

295 SALEM ST U:98..... \$650,000
 B: Joanna K Mcquaid & Kevin T Mcquaid
 S: Orr D Shepherd, Tr for Orr Shepherd 2008 RET
 Book/Page: 82671/141, Date: 04/16/24
 Mtg: Middlesex FSLA \$520,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$480,165 (11/05)

31 PARK ST..... \$705,000
 B: Daniel Arteaga
 S: Rock & Sons Prop Mgmt LLC
 Book/Page: 82671/45, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$705,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 3920sf
 Prior Sale: \$480,000 (09/23)

2 PATRIOT CIR..... \$785,000
 B: Carlos A Carvajal & Rocio P Barragan
 S: Steven In & Yi S In
 Book/Page: 82669/272, Date: 04/16/24
 Mtg: Guaranteed Rate Inc \$745,750
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 11761sf
 Prior Sale: \$470,000 (05/11)

295 SALEM ST U:98..... \$650,000
 B: Joanna K Mcquaid & Kevin T Mcquaid
 S: Orr D Shepherd, Tr for Orr Shepherd 2008 RET
 Book/Page: 82671/141, Date: 04/16/24
 Mtg: Middlesex FSLA \$520,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$480,165 (11/05)

501 COMMERCE DR U:1116..... \$263,215
 B: Lucy M Vivanco
 S: Karen Lane
 Book/Page: 41734/205, Date: 04/19/24
 Mtg: Guaranteed Rate Affin \$223,732
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$145,473 (03/06)

11 HARBOR VILLA AVE..... \$615,000
 B: 11 Harbor Villa Ave LLC
 S: Wentworth Yvonne C Est & Patricia E Buker
 Book/Page: 41734/260, Date: 04/19/24
 Mtg: Henry Li \$300,000
 Term: 2029
 Use: 2 Bdrm Cape Cod, Lot: 5998sf

142 HAWTHORN RD..... \$1,075,000
 B: Michael Beagan & Trisha C Kingsbury
 S: Dorsey P Connolly & Kathryn F Connolly
 Book/Page: 41728/286, Date: 04/17/24
 Mtg: Stephen Kingsbury \$500,000
 Use: 4 Bdrm Colonial, Lot: 9108sf
 Prior Sale: \$630,000 (09/15)

42-44 CENTER ST..... \$1,425,000
 B: 44 Centre Holdings LLC
 S: Sarah F Alger, Tr for 44 Centre St RT
 Book/Page: 1972/19, Date: 04/18/24

DUNHAM ST..... \$3,800,000
 B: Alexander D Hanson & Laura F Hanson
 S: Robert E Landreth & Deborah J Landreth
 Book/Page: 1972/176, Date: 04/17/24

56 FAIRGROUNDS RD..... \$2,150,000
 B: Ruby Fee & Matthew G Fee
 S: Linda M True
 Book/Page: 1972/114, Date: 04/17/24
 Mtg: Cape Cod Five Cent Bk \$1,149,000
 Term: 2054
 Use: 2-Family Cape Cod, Lot: 31799sf
 Prior Sale: \$245,000 (01/96)

7 FALCON CT..... \$2,475,000
 B: C T Schumacher, Tr for C T & J B Schumacher Ft
 S: Robert J Bernstein, Tr for Abc Ft
 Doc#: 00000000179354, Date: 04/19/24
 Use: 3 Bdrm Colonial, Lot: 5227sf
 Prior Sale: \$109,950 (09/97)

3-A FIELD AVE..... \$1,812,500
 B: Christina C Beale
 S: Charles E Davis 3rd & Deborah M Davis
 Book/Page: 1972/73, Date: 04/17/24
 Mtg: Wells Fargo Bank \$1,087,500
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 6534sf
 Prior Sale: \$498,400 (09/07)

45 W CHESTER ST..... \$3,200,000
 B: George Aguiar & Rosina Aguiar
 S: William T Mcgivney & Anne O Mcgivney
 Book/Page: 1972/145, Date: 04/17/24
 Mtg: Bank of America NA \$1,920,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 6098sf
 Prior Sale: \$650,000 (03/10)

1 WALSH ST..... \$4,950,000
 B: One Walsh St LLC
 S: Alta Skye LLC
 Book/Page: 1972/188, Date: 04/18/24
 Use: Residential-Multiple Bldgs, Lot: 6534sf
 Prior Sale: \$3,550,000 (10/21)

Norfolk Registry

William P. O'Donnell, Esq, Register
 649 High Street
 Dedham, MA 02026
 Telephone: (781) 461-6122
 Fax: (781) 326-4742
 www.norfolkdeeds.org

Bellingham

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	30
Median Price	\$465,000	\$434,000

► REAL ESTATE SALES

11-15 CARRIER ST..... \$526,000
 B: Arcanjo Alvarenga & Ana P Alvarenga
 S: Joseph H Brown & Jocelyn P Brown
 Book/Page: 41730/516, Date: 04/18/24
 Mtg: Cross Country Mtg Inc \$447,100
 Term: 2054
 Use: 2-Family Conventional, Lot: 12275sf
 Prior Sale: \$310,000 (11/18)

1 LILY CIR..... \$800,160
 B: Gunjanbhai R Patel & Heta P Shah
 S: Fargon LLC
 Book/Page: 41729/290, Date: 04/17/24
 Mtg: Merrimack Valley CU \$756,160
 Term: 2054 Rate: 6.0% Type: Adj
 Use: Residential Developable Land, Lot: 18069sf

3 LILY CIR..... \$798,488
 B: Martin T Manohar & Priyanka R Rajamani
 S: Fargon LLC
 Book/Page: 41734/79, Date: 04/19/24
 Mtg: Cornerstone Bank \$718,638
 Term: 2054 Rate: 6.0% Type: Adj
 Use: Residential Developable Land, Lot: 15451sf

143 RUTHELLEN RD..... \$360,000
 B: Anna R Grady & Ryan T Mcgrath
 S: Michael A Shaumessy
 Book/Page: 41732/482, Date: 04/19/24
 Mtg: Dean Cp Bk \$288,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 14000sf

501 COMMERCE DR U:1116..... \$263,215
 B: Lucy M Vivanco
 S: Karen Lane
 Book/Page: 41734/205, Date: 04/19/24
 Mtg: Guaranteed Rate Affin \$223,732
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$145,473 (03/06)

11 HARBOR VILLA AVE..... \$615,000
 B: 11 Harbor Villa Ave LLC
 S: Wentworth Yvonne C Est & Patricia E Buker
 Book/Page: 41734/260, Date: 04/19/24
 Mtg: Henry Li \$300,000
 Term: 2029
 Use: 2 Bdrm Cape Cod, Lot: 5998sf

142 HAWTHORN RD..... \$1,075,000
 B: Michael Beagan & Trisha C Kingsbury
 S: Dorsey P Connolly & Kathryn F Connolly
 Book/Page: 41728/286, Date: 04/17/24
 Mtg: Stephen Kingsbury \$500,000
 Use: 4 Bdrm Colonial, Lot: 9108sf
 Prior Sale: \$630,000 (09/15)

42-44 CENTER ST..... \$1,425,000
 B: 44 Centre Holdings LLC
 S: Sarah F Alger, Tr for 44 Centre St RT
 Book/Page: 1972/19, Date: 04/18/24

DUNHAM ST..... \$3,800,000
 B: Alexander D Hanson & Laura F Hanson
 S: Robert E Landreth & Deborah J Landreth
 Book/Page: 1972/176, Date: 04/17/24

56 FAIRGROUNDS RD..... \$2,150,000
 B: Ruby Fee & Matthew G Fee
 S: Linda M True
 Book/Page: 1972/114, Date: 04/17/24
 Mtg: Cape Cod Five Cent Bk \$1,149,000
 Term: 2054
 Use: 2-Family Cape Cod, Lot: 31799sf
 Prior Sale: \$245,000 (01/96)

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 S: Robert J Bernstein, Tr for Abc Ft
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 B: One Walsh St LLC
 S: Alta Skye LLC
 Book/Page: 1972/188, Date: 04/18/24
 Use: Residential-Multiple Bldgs, Lot: 6534sf
 Prior Sale: \$3,550,000 (10/21)

42 RUSSELL ST..... \$2,400,000
 B: Chethan K Srinivasa
 S: Julia K Johnson & Frank I Smizik
 Book/Page: 41732/403, Date: 04/19/24
 Mtg: Wells Fargo Bank \$1,800,000
 Term: 2054
 Use: 2-Family Duplex, Lot: 5789sf

31 VERDALE ST U:1..... \$1,512,650
 B: Jennifer A Lichtman, Tr for 31 Verdale Rt
 S: Stanley Cheren
 Book/Page: 41728/518, Date: 04/17/24
 Mtg: Citizens Bank \$1,137,650
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 3 Bdrm Condo
 Prior Sale: \$1,100,000 (06/16)

Canton

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	37
Median Price	\$825,000	\$850,000

► REAL ESTATE SALES

25 HOLLY WAY..... \$850,000
 B: Manju Sharma & Puneet Sharma
 S: Carl David & Sandra P Mccollin
 Book/Page: 41726/64, Date: 04/16/24
 Mtg: Webster First FCU \$900,000
 Term: 2055
 Use: Accessory Land Improved, Lot: 45010sf
 Prior Sale: \$400,000 (05/21)

20 MEYER TER U:20..... \$520,020
 B: Meaghan A Sanborn & Cody J Hauptman
 S: Kathleen M Sheppard
 Doc#: 00000001534955, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$416,016
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$512,000 (11/23)

95 PLEASANT CIR..... \$500,000
 B: Kathleen M Sheppard
 S: Paul W Connolly & Nicole M Connolly
 Book/Page: 41734/413, Date: 04/19/24
 Mtg: Canton Cp Bk \$250,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 4500sf
 Prior Sale: \$389,000 (06/19)

45 TURTLE BROOK RD U:45..... \$536,000
 B: Mary Finn
 S: Paramjit Singh & Apneet Kaur
 Book/Page: 41727/283, Date: 04/16/24
 Mtg: Radius Financial Grp \$509,200
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$309,000 (01/13)

350 FOREST AVE..... \$1,100,000
 B: Michael P Going & Joanna E Going
 S: Tracy A Govan, Tr for R E & Nancy C Fernald T
 Book/Page: 41731/168, Date: 04/18/24
 Use: 5 Bdrm Cape Cod, Lot: 18121sf

704 JERUSALEM RD..... \$920,000
 B: Jing Hua
 S: Charles K Botts Jr & Denise P Perez-Botts
 Doc#: 00000001534881, Date: 04/18/24
 Mtg: United Wholesale Mtg \$742,775
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 16836sf
 Prior Sale: \$250,000 (05/04)

211 CEDAR ST..... \$750,000
 B: Autumn H Gertz & Tyler D Zentz
 S: Laurel E Bretta, Tr for Taco Rt
 Book/Page: 41731/103, Date: 04/18/24
 Mtg: Guild Mortgage Co \$637,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6193sf

4 HILLSIDE RD..... \$750,000
 B: Wai J Ho & Esther Saul
 S: David R Poole, Tr for Beverly L Poole RET
 Doc#: 00000001534809, Date: 04/17/24
 Mtg: Cross Country Mtg Inc \$525,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 8981sf
 Prior Sale: \$180,000 (01/91)

409 MOUNT VERNON ST..... \$865,000
 B: Donald Lynch 3rd & Bryn Lynch
 S: Stephen G Neshe & Lisa M Neshe
 Doc#: 00000001534821, Date: 04/17/24
 Use: 3 Bdrm Colonial, Lot: 7914sf
 Prior Sale: \$165,000 (05/92)

32 NOBEL RD..... \$680,000
 B: Haiyang Xu & Kin Y Wong
 S: Max Bulian
 Book/Page: 41732/433, Date: 04/19/24
 Mtg: Guaranteed Rate Inc \$476,000
 Term: 2054
 Use