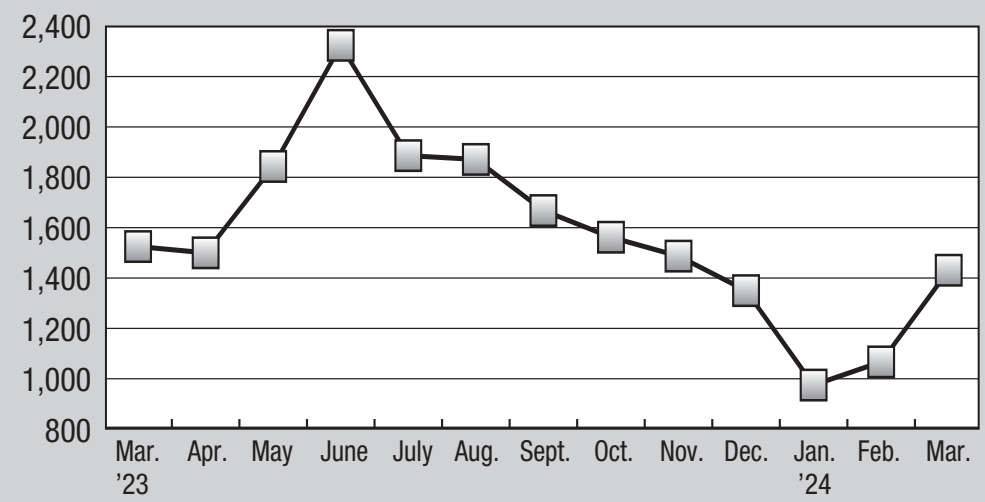
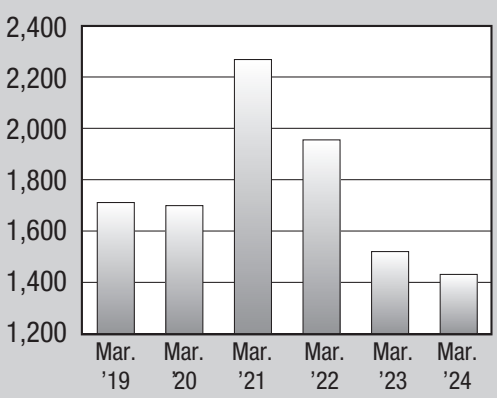
Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Condo Sales





Year	Number of Sales	Change Prior Year
Mar. 2019	1,711	-7.76%
Mar. 2020	1,699	-0.7%
Mar. 2021	2,268	33.49%
Mar. 2022	1,955	-13.8%
Mar. 2023	1,520	-22.25%
Mar. 2024	1,431	-5.86%

- Statistics based on condo sales of more than $1,000
- Source: The Warren Group

INDEX

REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	05/03/24
B5	Barnstable	05/03/24
B7	Berkshire Middle	05/03/24
B7	Berkshire North	05/03/24
B7	Berkshire South	05/03/24
B8	Bristol Fall River	05/03/24
B8	Bristol North	05/03/24
B9	Bristol South	05/03/24
B10	Dukes	05/03/24
B10	Essex North	05/03/24
B11	Essex South	05/03/24
B13	Franklin	05/03/24
B13	Hampden	05/03/24
B15	Hampshire	05/03/24
B16	Middlesex North	05/03/24
B17	Middlesex South	05/03/24
B21	Nantucket	05/03/24
B21	Norfolk	05/03/24
B24	Plymouth	05/03/24
B26	Worcester	05/03/24
B29	Worcester North	05/03/24

CREDIT RECORDS

PAGE	CREDIT RECORDS
B30	Voluntary Bankruptcies
B30	Chapter 13 Bankruptcies
B30	Chapter 11 Bankruptcies
B30	Federal Tax Liens
B30	State Tax Liens
B31	Attachments
B31	Petitions to Foreclose
B32	Foreclosure Sales

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HBRA, Home Builders and Remodelers of Mass.
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Allston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	0
Median Price	$875,000	

► REAL ESTATE SALES

244 BRIGHTON AVE U:304 ..... $625,000
B: Hunter D Stusnick & Nina Sayles
S: Peter Colbert
Book/Page: 70138/290, Date: 05/03/24
Use: 1 Bdrm Condo, Lot: 850sf
Prior Sale: $565,000 (12/20)

6-8 RIVERDALE ST $920,000
B: Bingzhang Huang
S: Margaret M Charbonnier & Rita A Marshall
Book/Page: 70135/163, Date: 05/02/24
Use: 2-Family Semi Detachd, Lot: 2078sf

15-17 WADSWORTH ST $1,300,000
B: Jinyan Liu & Jing Li
S: Gregory Hummel
Book/Page: 70123/143, Date: 04/30/24
Mtg: US Bank NA $910,000
Term: 2054
Use: 2-Family Conventional, Lot: 3342sf
Prior Sale: $500,000 (03/03)

Boston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	$3,200,000	$1,995,000

► REAL ESTATE SALES

575 ALBANY ST $6,662,500
B: 575 Albany Street LLC
S: Mept & Lmp 575 Albany St
Book/Page: 70115/95, Date: 04/29/24
Mtg: Hingham Inst for Svgs $4,995,000
Use: Commercial Warehouse, Lot: 8998sf

32 APPLETON ST U:2 ..... $2,975,000
B: Hannah Coffin
S: Eric C Seitz & Margaret E Corcoran
Book/Page: 70129/263, Date: 05/01/24
Use: 3 Bdrm Condo

1 AVERY ST U:17B $2,215,000
B: Zhi Zuo
S: Anthony N Tregurtha
Book/Page: 70118/223, Date: 04/30/24
Use: 3 Bdrm Condo, Lot: 1862sf
Prior Sale: $1,750,000 (12/22)

150-152 BAYSWATER ST U:1 ..... $585,000
B: Kristen L Standish
S: Jeffrey M Pezzone
Book/Page: 70118/273, Date: 04/30/24
Mtg: Citizens Bank $535,000
Term: 2054
Use: 2 Bdrm Condo

180 BEACON ST U:2D $850,000
B: Katherine L Gundry
S: Ralph J Rotman, Tr for 180 Beacon 2d T
Book/Page: 70112/26, Date: 04/29/24
Mtg: Mutual Of Omaha Mtg $510,000
Term: 2039
Use: 1 Bdrm Condo, Lot: 785sf
Prior Sale: $585,000 (11/14)

212 BEACON ST U:1 ..... $3,200,000
B: Michael Higgins
S: Dennis P Cameron & Sandra R Cameron
Book/Page: 70139/80, Date: 05/03/24
Mtg: Guild Mortgage Co $1,100,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Condo, Lot: 1740sf
Prior Sale: $2,930,000 (07/17)

330 BEACON ST U:24 ..... $635,000
B: Ebk Real Estate LLC
S: James A Champy, Tr for 1945 RT
Book/Page: 70140/33, Date: 05/03/24
Use: Condo

534 BEACON ST U:601 ..... $650,000
B: Petia Koutev & Christine Koutev
S: Steven Dang & Ashley Dang
Book/Page: 70140/142, Date: 05/03/24
Use: 1 Bdrm Condo, Lot: 489sf
Prior Sale: $299,200 (06/11)

1 BOND ST $3,025,000
B: Keegan L Mendez
S: Jedburg Holdings LLC
Book/Page: 70116/255, Date: 04/30/24
Use: 3 Bdrm Row-End, Lot: 825sf
Prior Sale: $2,320,000 (04/15)

40 BRADFORD ST $3,050,000
B: Aaron C Von Staats & Teresa A Von Staats
S: Robert R Mcbride
Book/Page: 70122/271, Date: 04/30/24
Use: 3 Bdrm Row-Middle, Lot: 940sf
Prior Sale: $3,000,000 (12/19)

80 BROAD ST U:1009 ..... $660,000
B: Joge A Schwarz & Susan K Caverly
S: Dean Cerullo & Joselita Cerullo
Book/Page: 70113/242, Date: 04/29/24
Mtg: Bangor Savings Bank $450,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 596sf
Prior Sale: $610,000 (03/17)

50 BROADLAWN PARK U:207 ..... $385,000
B: Naren Raveendran
S: Debra Smigel
Book/Page: 70117/239, Date: 04/30/24
Use: Condo

56 BROADLAWN PARK U:207 ..... $385,000
B: Naren Raveendran
S: Debra Smigel
Book/Page: 70117/239, Date: 04/30/24
Use: Condo

234 CAUSEWAY ST U:815 ..... $937,500
B: Paul Donovan & Maria Sullivan
S: Matthew Fragomeni & Kaitlin Brodrick
Book/Page: 70121/200, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 1120sf
Prior Sale: $875,000 (11/18)

1 CHARLES ST S U:7B $2,100,000
B: David Downing
S: John J Isaza, Tr for One Charles 2022 Rt
Book/Page: 70125/337, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 1480sf
Prior Sale: $1,895,000 (12/22)

14 CLAREMONT PARK $3,791,500
B: Masaya Okoshi & Johanna Okoshi
S: Jmp Holland Rlty Grp LLC
Book/Page: 70121/32, Date: 04/30/24
Use: 2-Family Row-Middle, Lot: 1980sf
Prior Sale: $3,560,000 (10/23)

75 CLARENDON ST U:606 ..... $1,340,000
B: Sarah A Halloran
S: Christopher Zammito, Tr for Cdz Rt
Book/Page: 70138/306, Date: 05/03/24
Mtg: Guaranteed Rate Affin $890,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 976sf
Prior Sale: $1,250,000 (03/21)

54 COMMONWEALTH AVE U:6 ..... $3,550,000
B: Justin Denten, Tr for Commonwealth Prop T
S: Comber Company Inc
Book/Page: 70138/135, Date: 05/03/24
Use: 1 Bdrm Condo, Lot: 2049sf
Prior Sale: $1,205,000 (01/99)

341 COMMONWEALTH AVE U:PH $6,075,000
B: Joshua D Marantz & Jing Marantz
S: 341 Comm Avenue LLC
Book/Page: 70139/343, Date: 05/03/24
Mtg: Leader Bank NA $2,500,000
Term: 2054
Use: Condo

345 COMMONWEALTH AVE U:10 ..... $2,000,000
B: Aicchof 4 Inc
S: Nicholas Schappler & Meaghan Schappler
Book/Page: 70120/343, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 1125sf
Prior Sale: $1,900,000 (07/22)

67 COTTAGE ST U:3 ..... $475,000
B: Jacob Miner
S: 190 Norfolk LLC
Book/Page: 70134/325, Date: 05/02/24
Mtg: Leader Bank NA $396,000
Term: 2054
Use: 1 Bdrm Condo

4 DERNE ST U:2 ..... $585,000
B: Anthony Tzortzis
S: David G Saliba, Tr for Gilda V Saliba Ft
Book/Page: 70121/212, Date: 04/30/24
Mtg: Cross Country Mtg Inc $285,000
Term: 2054
Use: Office Condo Unit, Lot: 564sf

240 DEVONSHIRE ST U:4710 ..... $2,535,000
B: Joshua M Berger & Regina Salvat
S: Mcaf Winthrop LLC
Book/Page: 70114/190, Date: 04/29/24
Mtg: UBS Bank USA $1,335,000
Term: 2054 Rate: 6.0% Type: Adj
Use: Condo

511 E 5TH ST U:1R $960,000
B: Kelsey E Sullivan & Brett A Scheller
S: Erin B Swim
Book/Page: 70141/229, Date: 05/03/24
Mtg: Guaranteed Rate Inc $672,000
Term: 2054
Use: 2 Bdrm Condo

81 E BROOKLINE ST U:4 ..... $650,000
B: Samantha Chua & Theresa Lim
S: Anand Singla
Book/Page: 70115/206, Date: 04/30/24
Mtg: Guaranteed Rate Inc $450,000
Term: 2054
Use: Condo, Lot: 634sf
Prior Sale: $325,000 (09/10)

75 E DEDHAM ST $6,662,500
B: 575 Albany Street LLC
S: Mept & Lmp 575 Albany St
Book/Page: 70115/95, Date: 04/29/24

85 E INDIA ROW U:19H $840,000
B: Renato Ascoll & Maria S Martorelli
S: Rachael S Rosselli
Book/Page: 70118/142, Date: 04/30/24
Use: 1 Bdrm Condo, Lot: 876sf
Prior Sale: $613,750 (08/13)

85 E INDIA ROW U:2H $720,000
B: Margaret Oneill-Dee
S: Erin E Odonnell
Book/Page: 70137/43, Date: 05/03/24
Use: 1 Bdrm Condo, Lot: 875sf
Prior Sale: $624,000 (01/20)

85 E INDIA ROW U:7E $754,000
B: Steven V Calabrese, Tr for Steven V Calabrese Lt
S: Gregory W Okeeffe, Tr for Go-2-11 RET
Book/Page: 70125/201, Date: 05/01/24
Use: 1 Bdrm Condo, Lot: 868sf
Prior Sale: $729,000 (06/15)

20 FAYETTE ST U:2 ..... $1,300,000
B: Cristina Gavrilescu & Milan Borkovec
S: Andreas Goutopoulos & Bridget R Cook
Book/Page: 70131/256, Date: 05/02/24
Use: 2 Bdrm Condo, Lot: 1120sf
Prior Sale: $1,200,000 (07/20)

114 FENWAY U:G1 ..... $510,000
B: Robert Patorti & Lisa Patorti
S: Zachary G Brill
Book/Page: 70130/116, Date: 05/01/24
Mtg: Fairway Ind Mtg $408,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 770sf
Prior Sale: $505,000 (08/18)

80 FENWOOD RD U:810 ..... $633,000
B: Marc T Dixon & Juli K Dixon
S: Pui M Lai
Book/Page: 70120/319, Date: 04/30/24
Use: Condo

112 FULTON ST U:5A $1,302,000
B: David Paolisso & Alison Wiggin
S: John Delosa
Book/Page: 70118/310, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 1240sf
Prior Sale: $650,000 (06/01)

87 GAINSBOROUGH ST U:107 ..... $820,000
B: Astero Boston LLC
S: Bruce Gorsky, Tr for 87 Gainsborough 107 Rt
Book/Page: 70129/329, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 825sf
Prior Sale: $776,667 (07/18)

30 HANCOCK ST U:4 ..... $1,175,000
B: Arvids A Ziedonis & Rosemarie H Ziedonis
S: Dylan Kyriakakis & Meg Kyriakakis
Book/Page: 70119/299, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 947sf
Prior Sale: $989,000 (03/21)

TOWN/REGISTRY GUIDE

Town Name	Registry
Abington	Plymouth
Acton	Middlesex South
Acushnet	Bristol South
Adams	Berkshire North
Agawam	Hampden
Alford	Berkshire South
Allston	Suffolk
Amesbury	Essex South
Amherst	Hampshire
Andover	Essex North
Aquinnah	Dukes
Arlington	Middlesex South
Ashburnham	Worcester North
Ashby	Middlesex South
Ashfield	Franklin
Ashland	Middlesex South
Athol	Worcester
Attleboro	Bristol North
Auburn	Worcester
Avon	Norfolk
Ayer	Middlesex South
Barnstable	Barnstable
Barre	Worcester
Becket	Berkshire Middle
Bedford	Middlesex South
Belchertown	Hampshire
Bellingham	Norfolk
Belmont	Middlesex South
Berkley	Bristol North
Berlin	Worcester
Bernardston	Franklin
Beverly	Essex South
Billerica	Middlesex North
Blackstone	Worcester
Blandford	Hampden
Bolton	Worcester
Boston	Suffolk
Bourne	Barnstable
Boxboro	Middlesex South
Boxford	Essex South
Boylston	Worcester
Braintree	Norfolk
Brewster	Barnstable
Bridgewater	Plymouth
Brighton	Suffolk
Brimfield	Hampden
Brockton	Plymouth
Brookfield	Worcester
Brookline	Norfolk
Buckland	Franklin
Burlington	Middlesex South
Cambridge	Middlesex South
Canton	Norfolk
Carlisle	Middlesex North
Carver	Plymouth
Centerville	Barnstable
Charlemont	Franklin
Charlestown	Suffolk
Charlton	Worcester
Chatham	Barnstable
Chelmsford	Middlesex North
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Cheshire	Berkshire North
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Chesterfield	Hampshire
Chicopee	Hampden
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Clarksburg	Berkshire North
Clinton	Worcester
Cohasset	Norfolk
Colrain	Franklin
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Cotuit	Barnstable
Cummington	Hampshire
Dalton	Berkshire Middle
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Dartmouth	Bristol South
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Essex	Essex South
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Falmouth	Barnstable
Fitchburg	Worcester North
Florida	Berkshire North
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Framingham	Middlesex South
Franklin	Norfolk
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Georgetown	Essex South
Gill	Franklin
Gloucester	Essex South
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Grafton	Worcester
Gosnold	Dukes
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Granville	Hampden
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Greenfield	Franklin
Greenwich	Hampshire
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Hanson	Plymouth
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Harvard	Worcester
Harwich	Barnstable
Hatfield	Hampshire
Haverhill	Essex South
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Heath	Franklin
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Holyoke	Hampden
Hopedale	Worcester
Hopkinton	Middlesex South
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Hudson	Middlesex South
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Leyden	Franklin
Lincoln	Middlesex South
Littleton	Middlesex South
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Lowell	Middlesex North
Ludlow	Hampden
Lunenburg	Worcester North
Lynn	Essex South
Lynnfield	Essex South
Malden	Middlesex South
Manchester	Essex South
Mansfield	Bristol North
Marblehead	Essex South
Marion	Plymouth
Marlborough	Middlesex South
Marshfield	Plymouth
Marstons Mills	Barnstable
Mashpee	Barnstable
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Mattapoisett	Plymouth
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Medfield	Norfolk
Medford	Middlesex South
Medway	Norfolk
Melrose	Middlesex South
Mendon	Worcester
Merrimac	Essex South
Methuen	Essex North
Middleboro	Plymouth
Middlefield	Hampshire
Middleton	Essex South
Milford	Worcester
Millbury	Worcester
Millis	Norfolk
Millville	Worcester
Milton	Norfolk
Monroe	Franklin
Monson	Hampden
Montague	Franklin
Monterey	Berkshire South
Montgomery	Hampden
Mt Washington	Berkshire South
Nahant	Essex South
Nantucket	Nantucket
Natick	Middlesex South
Needham	Norfolk
New Ashford	Berkshire North
New Bedford	Bristol South
New Braintree	Worcester
New Marlboro	Berkshire South
New Salem	Franklin
Newbury	Essex South
Newburyport	Essex South
Newton	Middlesex South
Norfolk	Norfolk
North Adams	Berkshire North
North Andover	Essex North
North Attleboro	Bristol North
North Brookfield	Worcester
North Reading	Middlesex South
Northampton	Hampshire
Norhborough	Worcester
Northbridge	Worcester
Northfield	Franklin
Norton	Bristol North
Norwell	Plymouth
Norwood	Norfolk
Oak Bluffs	Dukes
Oakham	Worcester
Orange	Franklin
Orleans	Barnstable
Osterville	Barnstable
Otis	Berkshire Middle
Oxford	Worcester
Palmer	Hampden
Paxton	Worcester
Peabody	Essex South
Pelham	Hampshire
Pembroke	Plymouth
Pepperell	Middlesex South
Peru	Berkshire Middle
Petersham	Worcester
Phillipston	Worcester
Pittsfield	Berkshire Middle
Plainfield	Hampshire
Plainville	Norfolk
Plymouth	Plymouth
Plympton	Plymouth
Princeton	Worcester
Provincetown	Barnstable
Quincy	Norfolk
Randolph	Norfolk
Raynham	Bristol North
Reading	Middlesex South
Rehoboth	Bristol North
Revere	Suffolk
Richmond	Berkshire Middle
Rochester	Plymouth
Rockland	Plymouth
Rockport	Essex South
Roslindale	Suffolk
Rowe	Franklin
Rowley	Essex South
Roxbury	Suffolk
Royalston	Worcester
Russell	Hampden
Rutland	Worcester
Salem	Essex South
Salisbury	Essex South
Sandisfield	Berkshire South
Sandwich	Barnstable
Saugus	Essex South
Savoy	Berkshire North
Scituate	Plymouth
Seekonk	Bristol North
Sharon	Norfolk
Sheffield	Berkshire South
Shelburne	Franklin
Sherborn	Middlesex South
Shirley	Middlesex South
Shrewsbury	Worcester
Shutesbury	Franklin
Somerset	Bristol Fall River
Somerville	Middlesex South
South Boston	Suffolk
South Hadley	Hampshire
Southampton	Hampshire
Southborough	Worcester
Southbridge	Worcester
Southwick	Hampden
Spencer	Worcester
Springfield	Hampden
Sterling	Worcester
Stockbridge	Berkshire Middle
Stoneham	Middlesex South
Stoughton	Norfolk
Stow	Middlesex South
Sturbridge	Worcester
Sudbury	Middlesex South
Sunderland	Franklin
Sutton	Worcester
Swampscott	Essex South
Swansea	Bristol Fall River
Taunton	Bristol North
Templeton	Worcester
Tewksbury	Middlesex North
Thorndike	Hampden
Tisbury	Dukes
Tolland	Hampden
Topsfield	Essex South
Townsend	Middlesex South
Truro	Barnstable
Tyngsboro	Middlesex North
Tyringham	Berkshire Middle
Upton	Worcester
Uxbridge	Worcester
Wakefield	Middlesex South
Wales	Hampden
Walpole	Norfolk
Waltham	Middlesex South
Ware	Hampshire
Wareham	Plymouth
Warren	Worcester
Warwick	Franklin
Washington	Berkshire Middle
Watertown	Middlesex South
Wayland	Middlesex South
Webster	Worcester
Wellesley	Norfolk
Wellfleet	Barnstable
Wendell	Franklin
Wenham	Essex South
West Boylston	Worcester
West Bridgewater	Plymouth
West Brookfield	Worcester
West Newbury	Essex South
West Roxbury	Suffolk
West Springfield	Hampden
West Stockbridge	Berkshire South
West Tisbury	Dukes
Westborough	Worcester
Westfield	Hampden
Westford	Middlesex North
Westhampton	Hampshire
Westminster	Worcester North
Weston	Middlesex South
Westport	Bristol South
Westwood	Norfolk
Weymouth	Norfolk
Whately	Franklin
Whitman	Plymouth
Wilbraham	Hampden
Williamsburg	Hampshire
Williamstown	Berkshire North
Wilmington	Middlesex North
Winchendon	Worcester
Winchester	Middlesex South
Windsor	Berkshire North
Winthrop	Suffolk
Woburn	Middlesex South
Worcester	Worcester
Worthington	Hampshire
Wrentham	Norfolk
Yarmouth	Barnstable

Village	Town
Annisquam	Gloucester
Assabet	Maynard
Assonet	Freetown
Auburndale	Newton
Bass River	Yarmouth
Bradford	Haverhill
Brant Rock	Marshfield
Bryantville	Pembroke
Buzzards Bay	Bourne
Byfield	Newbury
Cataumet	Bourne
Cedarville	Plymouth
Chestnut Hill	Newton
Cochituate	Natick
Feeding Hills	Agawam
Fiskdale	Sturbridge
Florence	Northampton
Fort Devens	Ayer
Forestdale	Sandwich
Gilbertville	Hardwick
Glendale	Stockbridge
Gosnold	Edgartown
Green Harbor	Marshfield
Haydenville	Northampton
Humarock	Scituate
Indian Orchard	Springfield
Islington	Westwood
Jefferson	Holden
Leeds	Northampton
Linwood	Northbridge
Magnolia	Gloucester
Manomet	Plymouth
Mill River	New Marlboro
Millers Falls	Greenfield
Monponsett	Halifax
New Seabury	Mashpee
Nutting Lake	Billerica
Ocean Bluff	Marshfield
Onset	Wareham
Pinehurst	Billerica
Pocasset	Bourne
Prides Crossing	Beverly
Sagamore	Bourne
Saxonville	Framingham
Shattuckvile	Colrain
Sheldonville	Wrentham
Siasconset	Nantucket
Teaticket	Falmouth
Three Rivers	Palmer
Turners Falls	Greenfield
Waban	Newton
Waquoit	Barnstable
Waverly	Belmont
Wellington	Medford
Whitinsville	Northbridge
Woods Hole	Falmouth
Woronoco	Westfield

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How to Read The Real Estate Records

The information appearing in this newspaper is taken from deed and mortgage documents filed at each of the twenty-one registries of deeds in the state. All property transfers with a sales price of at least $100 and all term-mortgage documents are collected.

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

Real estate records are organized alphabetically by registry, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds, or Mortgages.) The exception is Suffolk Registry and the City of Boston which appear first.

■ The statistics at the beginning of each town are for all single-family home sales with a purchase price of $100 and above from January through the most recent complete calendar month.

MARKET STATISTICS THROUGH FEBRUARY

	YTD 1993	YTD 1994
Number of Sales	17	23
Median Price	$47,000	$85,000

• Year-to-Date (YTD) statistics for all single-family home transactions within our price range criteria.

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

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Any second mortgage (Mtg2) filed at the same time as the deed will also appear here.

► REAL ESTATE SALES

315 MAIN ST U:15. . . . . $98,000
Pleasant Towers Condo
B:John Doe & Mary Smith
S:Jane Jones & Thomas Jones
Mtg:Main Street Bank $70,000
Mtg2:Seller $8,400
Prior Sale:$93,000 (11/90)

• The first two buyer (B) names and seller (S) names listed on the deed are shown.

• Prior sale data (back to 1982) appears only when the address of the new sale matches exactly with the address of the older sale in our database.

■ In communities where we have a file of all properties from the assessor's office, we provide additional property details when available. This is done by exactly matching the address and seller name from the new sales record with the address and owner name found in the property file. No descriptive data appears whenever there is any doubt that the two records are the same property.

The "Use" is based on the code the assessor assigns to each building on a parcel. Whenever there is more than one use code or more than one building on a parcel, we flag these as "Multi-use" and "Multi-bldg" respectively.

► REAL ESTATE SALES

32 ELM ST $175,000
B:John Doe & Mary Smith
S:Jane Jones & Thomas Jones
Mtg:Main Street Mtg Co $140,000
Use:3 Bdrm Colonial, Lot:6459sf
Prior Sale:$170,000 (9/89)

• "Use" distinguishes residential homes from land sales and commercial sales.

• For residential homes, the number of bedrooms and house style appear when available.

• The lot size (Lot) is shown in square feet.

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

► FORECLOSURE DEEDS

43 MAIN ST $142,200
B:Main St Bank
S:John Smith & Main St Bank
Prior Sale:$190,000 (11/85)

• The prior sale shows the original price paid for the property.

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

KEY TO LABELS
B = Buyer
S = Seller
Mtg = Mortgage lender and amount
Mtg2 = Second Mortgage
Use = Building use
Bdrm = bedrooms
Lot = lot size in square feet
YTD = year-to-date

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

Interested in Mortgage-Only Transactions?
Our online records offer a much deeper look into local markets.
■ Navigate to bankerandtradesman.com
■ Log in to your account
■ Click on Real Estate Records under the Real Estate Transactions tab
And get busy putting our mortgage records to work!

37-1/2 HANSON ST $4,300,000
B: Dhb Realty LLC
S: David H Baldwin, Tr for J&d Rt
Book/Page: 70119/239, Date: 04/30/24
Mtg: Hingham Inst for Svgs $2,600,000
Use: Mixed Use-Prim Comm & Resd, Lot: 1100sf
Prior Sale: $280,000 (01/93)

660 HARRISON AVE $6,662,500
B: 575 Albany Street LLC
S: Mept & Lmp 575 Albany St
Book/Page: 70115/95, Date: 04/29/24
Use: Office Bldg-Medical, Lot: 21869sf
Prior Sale: $12,000,000 (12/14)

9 HAWTHORNE PL U:17F $505,000
B: Kimberly C Hoffman
S: James F Guiliano, Tr for Francis J Guiliano T
Book/Page: 70126/305, Date: 05/01/24
Mtg: Leominster CU $404,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Condo, Lot: 545sf
Prior Sale: $275,000 (01/03)

9 HAWTHORNE PL U:9A $500,000
B: Borja S Culla & Paraskevi Kolovou
S: Mengyi Wang
Book/Page: 70113/165, Date: 04/29/24
Mtg: Guaranteed Rate Inc $450,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 847sf
Prior Sale: $345,000 (06/11)

1 HUNTINGTON AVE U:1503. . . . . $2,825,000
B: Skydump LLC
S: Ruth Shefer, Tr for Joshua Shefer T
Book/Page: 70112/103, Date: 04/29/24
Use: 2 Bdrm Condo, Lot: 2100sf
Prior Sale: $1,450,000 (08/00)

2 JOY ST. $6,850,000
B: 2 Joy Street LLC
S: Charles & Joy St Owner LL
Book/Page: 70137/214, Date: 05/03/24
Use: Apartment Bldg - 9 + Units, Lot: 3750sf
Prior Sale: $5,160,000 (07/21)

55 LAGRANGE ST U:1409. . . . . $890,000
B: Mehmet Kis & Asli B Kis
S: Rehmiyan Z Khan
Book/Page: 70120/292, Date: 04/30/24
Use: Condo

50 LIBERTY DR U:3D. $2,700,000
B: Roger H Ingwersen & Deborah W Ingwersen
S: James R Matthews, Tr for J R Matthews Grantor T
Book/Page: 70111/322, Date: 04/29/24
Use: Condo

150 LINCOLN ST U:5C. $996,000
B: Esin E Enhos
S: Christopher M Lynch, Tr for Raquel M Rodriguez 2013 T
Book/Page: 70113/333, Date: 04/29/24
Mtg: Bethpage FCU $846,600
Term: 2054 Rate: 7.0% Type: Adj
Use: 1 Bdrm Condo, Lot: 1290sf
Prior Sale: $737,500 (12/15)

62 N MARGIN ST U:2. . . . . $679,000
B: Elizabeth Dawson & Phillip Kelly
S: Jeffrey M Berlin & Robyne L Tanner
Book/Page: 70136/164, Date: 05/03/24
Mtg: Radius Financial Grp $585,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 710sf
Prior Sale: $550,000 (01/17)

360 NEWBURY ST U:708. . . . . $1,385,000
B: Yu Y Huang
S: Ursula Schneeberger
Book/Page: 70133/80, Date: 05/02/24
Use: 2 Bdrm Condo, Lot: 1127sf
Prior Sale: $1,080,000 (05/15)

342-344 NORTH ST U:4A $562,500
B: Diane Delaney & Steven J Delaney
S: Helen Oneill
Doc#: 000000000951781, Date: 04/30/24
Mtg: Winchester Svgs Bk $262,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 1 Bdrm Condo, Lot: 493sf
Prior Sale: $450,000 (10/19)

51 PARK DR U:6. . . . . $315,000
B: Mengfen B Shyong & Fow-Sen P Choa
S: Elsie Chan, Tr for 51 Park Drive Rt
Book/Page: 70124/210, Date: 05/01/24
Use: Condo, Lot: 296sf
Prior Sale: $152,388 (06/05)

137 PETERBOROUGH ST U:8. . . . . $739,000
B: Qiongyao Tou
S: Jau-Yen Chu & Ming I Sun
Book/Page: 70116/302, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 810sf
Prior Sale: $432,000 (04/24)

137 PETERBOROUGH ST U:8. . . . . $432,000
B: Jau-Yen Chu & Ming I Sun
S: Kel-Fal LLC
Book/Page: 70116/292, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 810sf
Prior Sale: $432,000 (06/12)

64 QUEENSBERRY ST U:111 . . . . . $480,000
B: Angelina Kljat
S: Andrew Lamuda & Phoebe Lamuda
Book/Page: 70122/60, Date: 04/30/24
Use: 1 Bdrm Condo, Lot: 450sf
Prior Sale: $379,000 (05/16)

25 RIDGEWAY LN U:5. . . . . $640,000
B: Sean Calabro & Derick Buffum
S: Tara J Forde
Book/Page: 70138/214, Date: 05/03/24
Mtg: Guild Mortgage Co $512,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 545sf
Prior Sale: $437,000 (05/10)

50 RIVER ST $3,600,000
B: Franklin Cap Partners Inc
S: Daniel V Calano & Kate F Thompson
Book/Page: 70126/73, Date: 05/01/24
Use: 3 Bdrm Row-End, Lot: 760sf
Prior Sale: $2,700,000 (06/15)

48 ROSEBERY RD U:48 . . . . . $735,000
B: Damali Omolade
S: Lorenza Jackson & Lokita R Jackson
Book/Page: 70128/110, Date: 05/01/24
Mtg: Leader Bank NA $677,000
Term: 2054
Use: Condo

38 S RUSSELL ST U:3. . . . . $1,625,000
B: Fuyuki Fujiwara
S: Lauren E Sherman & Theodora C Sauer 3rd
Book/Page: 70137/302, Date: 05/03/24
Use: 2 Bdrm Condo

150 SEAPORT BLVD U:17D $4,612,500
B: Stephen M Fay, Tr for Louis Vitali Irt 2024
S: 150 Seaport LLC
Book/Page: 70128/309, Date: 05/01/24
Use: 2 Bdrm Condo

43 SHEAFE ST $2,700,000
B: Peter J Culpo
S: Vincenzo Tinnirello, Tr for Tinnirello Ft
Book/Page: 70125/25, Date: 05/01/24
Mtg: Jeanne DArc CU $1,999,995
Term: 2054 Rate: 6.9% Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 870sf

13-19 STANHOPE ST. $8,600,000
B: Destiny Ma Properties LLC
S: 13-19 Stanhope Street LLC
Book/Page: 70118/107, Date: 04/30/24
Mtg: Bank of America NA $5,800,000
Use: Apartment Bldg - 9 + Units, Lot: 4420sf
Prior Sale: $400,000 (12/94)

7 STARLING ST $1,650,000
B: Kendrick Osborn
S: Cad Builders LLC
Book/Page: 70136/139, Date: 05/03/24
Mtg: Leader Bank NA $1,485,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 14116sf

430 STUART ST U:26E $3,900,000
B: Joshua D Werner, Tr for Sfobos Rt
S: Ts Residences Hld LLC
Book/Page: 70112/203, Date: 04/29/24
Use: Condo

430 STUART ST U:26J. $5,200,000
B: Daniela C Roseman, Tr for Daniela Corte Roseman T
S: Ts Residences Hld LLC
Book/Page: 70138/253, Date: 05/03/24
Use: Condo

151 TREMONT ST U:24E $1,585,000
B: Tejdeep S Bawa & Sonia Karia
S: Mark W Lorenzo, Tr for Antonio V Lorenzo RET
Book/Page: 70123/101, Date: 04/30/24
Mtg: Rockland Fed CU $1,268,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Condo, Lot: 1460sf
Prior Sale: $380,000 (04/92)

151 TREMONT ST U:8P $1,080,000
B: Yuk L Sze
S: Tanya Vysotsky & George Vysotsky
Book/Page: 70127/89, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 1160sf

232 W CANTON ST U:2. . . . . $1,160,000
B: Kathleen M Kirby & Neil Kirby
S: Joan R Dassin, Tr for Joan Rosalie Dassin RET
Book/Page: 70121/180, Date: 04/30/24
Use: 1 Bdrm Condo, Lot: 802sf
Prior Sale: $855,000 (03/16)

80 W CONCORD ST U:5. . . . . $960,000
B: Christopher Miner
S: Mari Stefano
Book/Page: 70140/76, Date: 05/03/24
Mtg: Cross Country Mtg Inc $360,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 920sf
Prior Sale: $870,000 (06/20)

122 W CONCORD ST U:1 . . . . . $2,689,000
B: Jane A Bell
S: Brian Alexander & Alannah Alexander
Book/Page: 70119/125, Date: 04/30/24
Mtg: Bank of America NA $1,600,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 3 Bdrm Condo, Lot: 1810sf
Prior Sale: $2,530,000 (07/22)

210 W SPRINGFIELD ST U:1 . . . . . $2,700,000
B: Golden Sox T & Nt TSvcs LLC Tr
S: 210 West Sprfield St LLC
Book/Page: 70134/304, Date: 05/02/24
Use: Condo

191 WASHINGTON ST U:621. . . . . $832,000
B: Duyen Hoang & Talya M Le
S: Siying He
Book/Page: 70133/216, Date: 05/02/24
Use: 2 Bdrm Condo

580 WASHINGTON ST U:11A. $1,250,000
B: Christopher R Sklarin & Alexis R Abramson
S: Karen J Kearns & Marilyn H Smith
Book/Page: 70124/171, Date: 05/01/24
Mtg: Ledyard Natl Bk $1,000,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 1370sf
Prior Sale: $1,848,300 (12/16)

21 WELLINGTON ST $2,325,000
B: 21 Wellington Street LLC
S: Judith G Kee, Tr for 21 Wellington Street Rt
Book/Page: 70138/44, Date: 05/03/24
Mtg: Winchester Svgs Bk $3,093,750
Use: Apartment Bldg - 4-8 Units, Lot: 1980sf

8 WHITTIER PL U:16D $535,000
B: Michael Sinclair & Riley Sinclair
S: Beale Stockbridge & Whitt
Book/Page: 70116/315, Date: 04/30/24
Mtg: Leader Bank NA $481,500
Term: 2054
Use: 1 Bdrm Condo, Lot: 891sf
Prior Sale: $524,000 (03/15)

Brighton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	$886,250	$895,000

► REAL ESTATE SALES

300 ALLSTON ST U:513 . . . . . $775,000
B: Arkady Y Gusev & Tatiana A Gusev
S: Arman Altincatal & Anna Babayan-Altincatal
Book/Page: 70137/1, Date: 05/03/24
Use: 2 Bdrm Condo, Lot: 1080sf
Prior Sale: $495,000 (07/13)

105 BIGELOW ST U:2 . . . . . $530,000
B: Aalok S Shah & Kusumika Shah
S: Thevar LLC
Book/Page: 70128/211, Date: 05/01/24
Mtg: Harvard University CU $480,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 877sf
Prior Sale: $422,000 (07/17)

15 COLBORNE RD U:3 . . . . . $435,000
B: Logan Cuddemi
S: Alex Zwetchkenbaum
Book/Page: 70138/4, Date: 05/03/24
Mtg: Nations Direct Mtg $391,500
Term: 2054
Use: 1 Bdrm Condo, Lot: 539sf
Prior Sale: $330,000 (06/16)

1999 COMMONWEALTH AVE U:4. . . . . $369,000
B: Bingyu Lin & Puhan Li
S: Hop S Cheung
Book/Page: 70123/58, Date: 04/30/24
Use: 1 Bdrm Condo, Lot: 565sf
Prior Sale: $138,000 (05/02)

63 COREY RD U:2. . . . . $439,000
B: Christopher Harris & Noreen Dolan-Harris
S: Benjamin Tweed
Book/Page: 70122/25, Date: 04/30/24
Mtg: E Cambridge Svgs Bk $289,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 660sf
Prior Sale: $367,500 (08/19)

280 COREY RD U:23. . . . . $565,000
B: Minyi Lin
S: Emanuel Friedman, Tr for Dej Rt
Book/Page: 70125/160, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 690sf
Prior Sale: $260,000 (08/04)

90 KILSYTH RD U:2 . . . . . $470,000
B: Edward Farhi & Sophia Hartog
S: Sean Markes
Book/Page: 70137/95, Date: 05/03/24
Use: 1 Bdrm Condo, Lot: 639sf
Prior Sale: $286,000 (08/14)

9 KILSYTH TER. $805,000
B: Edward Yankovski
S: Myra Lerman, Tr for Myra Lerman RET
Book/Page: 70133/4, Date: 05/02/24
Use: 3 Bdrm Ranch, Lot: 6847sf
Prior Sale: $138,500 (01/94)

4 NANTASKET AVE. $1,225,000
B: James H Yu & Melanie V Snider
S: Brandy Henry & Brian Henry
Book/Page: 70137/286, Date: 05/03/24
Use: 3 Bdrm Colonial, Lot: 8899sf
Prior Sale: $690,000 (07/15)

44 NONANTUM ST. $1,230,000
B: Philip Schreiber
S: Edward P Lyon & Stephanie A Lyon
Book/Page: 70133/94, Date: 05/02/24
Mtg: Eastern Bank $840,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2-Family Conventional, Lot: 4142sf
Prior Sale: $255,000 (08/88)

27 UNION ST U:3 . . . . . $675,000
B: Kevin Storms
S: Eric D Wheatcraft
Book/Page: 70135/14, Date: 05/02/24
Use: 3 Bdrm Condo, Lot: 999sf
Prior Sale: $134,000 (09/87)

156 WASHINGTON ST $1,250,000
B: David K Young
S: Wai F Young & Yuk W Young
Doc#: 000000000951862, Date: 05/02/24
Mtg: Towne Mortgage Co $800,000
Term: 2054
Use: 3-Family Conventional, Lot: 6790sf

► FORECLOSURE DEEDS

300-304 WARREN ST. $1,210,000
B: Weston Residentials LLC
S: Alemnesh Groom & Oneunited Bank
Book/Page: 70128/158, Date: 05/01/24
Mtg: Rd W SPV LLC $1,600,000

Charlestown

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	9
Median Price	$1,156,250	$1,300,000

► REAL ESTATE SALES

106 13TH ST U:115 . . . . . $625,000
B: Paco Realty Corp
S: Brett A Scheller
Book/Page: 70141/129, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $572,000 (05/22)

45 1ST AVE U:211 . . . . . $638,000
B: Jennifer Mccabe
S: Eric Fortin & Suzanne P Pearsall
Book/Page: 70127/194, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $590,000 (04/24)

42 8TH ST U:5214 . . . . . $385,000
B: Christopher Barry & Robert Barry
S: Frances M Hogan
Book/Page: 70123/20, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $392,000 (12/04)

20 ALLSTON ST U:1 . . . . . $850,000
B: Samuel P Canales & Lauren W Canales
S: David Miller & Charlotte Miller
Book/Page: 70134/167, Date: 05/02/24
Mtg: Guaranteed Rate Inc $765,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $750,000 (09/19)

56 BALDWIN ST $1,900,000
B: Udayan Singh & Neha Jhala
S: Brendan Miller & Marcie Miller
Book/Page: 70140/191, Date: 05/03/24
Mtg: Rockland Fed CU $1,500,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Row-Middle, Lot: 1540sf
Prior Sale: $1,280,000 (05/17)

168 BUNKER HILL ST. $1,151,000
B: Becky Berggren & Daniel Blake
S: Robert D Mccormick Jr & Maura Mccormick
Book/Page: 70118/191, Date: 04/30/24
Mtg: Provident Funding $730,000
Term: 2054
Use: 3 Bdrm Semi Detachd, Lot: 1280sf
Prior Sale: $399,000 (01/11)

65 CHELSEA ST U:407. . . . . $1,100,000
B: Daniel F Dwyer & Marybeth C Dwyer
S: J A Shepardson & William J Bulman
Book/Page: 70125/292, Date: 05/01/24
Mtg: Guaranteed Rate Inc $825,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $940,000 (11/20)

87 HIGH ST U:2. . . . . $855,000
B: Jackson F Posnik & Taylor A Erickson
S: Katherine F Reynolds & Paul M Lazdowsk
Book/Page: 70118/49, Date: 04/30/24
Mtg: Guaranteed Rate Inc $740,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $613,000 (10/16)

397 MAIN ST U:1. . . . . $480,000
B: John Hickey
S: Aimee Provencher
Book/Page: 70132/231, Date: 05/02/24
Mtg: Movement Mtg LLC $380,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $278,000 (01/14)

8 MONUMENT SQ U:9-2 . . . . . $1,724,000
B: Ann Gildea
S: 8-9 Monument Square LLC
Book/Page: 70132/312, Date: 05/02/24
Use: Condo

22 MONUMENT SQ U:4. . . . . $2,105,000
B: Noah Funderburk & Heidi Funderburk
S: Duncan A Donahue & Thomas S Fortier
Book/Page: 70121/124, Date: 04/30/24
Mtg: Rocket Mortgage LLC $1,196,280
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $275,000 (10/94)

30 MONUMENT SQ U:204. . . . . $1,225,000
B: Charles C Duncan & Laura R Ment
S: Joseph H Smith & Emily French
Book/Page: 70136/31, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $900,000 (08/19)

30 MONUMENT SQ U:209. . . . . $875,000
B: 30 Monument Square LLC
S: Edward F Kennedy Jr & Linda A Kennedy
Book/Page: 70129/235, Date: 05/01/24
Use: 1 Bdrm Condo
Prior Sale: $600,000 (09/14)

17 MYSTIC ST U:2. . . . . $1,320,000
B: William S Target
S: Maidson Re Group LLC
Book/Page: 70137/259, Date: 05/03/24
Use: 3 Bdrm Condo
Prior Sale: $925,000 (03/23)

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SUFFOLK REGISTRY
continued

166-168 SALEM ST U:6 ..... **$639,000**
B: Allenoff LLC
S: 166-168 Salem St Boston L
Book/Page: 70131/155, Date: 05/02/24
Use: Condo

29 SOLEY ST **$1,550,000**
B: Katherine Lazdowski & Paul Lazdowski
S: Janet B Roundtree, Tr for Janet B Roundtree Lt
Book/Page: 70127/223, Date: 05/01/24
Mtg: Salem Five Mtg Co $890,000
Term: 2054
Use: 4 Bdrm Row-Middle, Lot: 1167sf

Chelsea

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	$555,000	$650,000

► REAL ESTATE SALES

46 ADDISON ST U:1 ..... **$575,000**
B: Matthew Colonero
S: Jose Gaviria
Book/Page: 70113/215, Date: 04/29/24
Mtg: Fairway Ind Mtg $475,000
Term: 2054
Use: Condo

82 BLOSSOM ST **$750,000**
B: Juan L Bonilla
S: Jose G Soliz
Book/Page: 70117/281, Date: 04/30/24
Mtg: Citizens Bank $736,008
Term: 2054
Use: 2-Family Two Family, Lot: 3400sf
Prior Sale: $148,000 (03/09)

200 CAPTAINS ROW U:205 ..... **$468,000**
B: Grace Gillach & Katherine Zhuravytsky
S: Anthony J Spera & Leslie R Spera
Book/Page: 70117/30, Date: 04/30/24
Mtg: M&T Bank NA $351,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $170,000 (12/04)

157 CHESTNUT ST U:401 ..... **$615,000**
B: Jason Interiano
S: 163 Chestnut LLC
Book/Page: 70113/289, Date: 04/29/24
Mtg: MSA Mortgage LLC $263,000
Term: 2054
Use: Condo

60 DUDLEY ST U:322 ..... **$430,097**
B: Olivia Mcsherry
S: Maxwell J Barr
Book/Page: 70120/94, Date: 04/30/24
Mtg: Leader Bank NA $322,572
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $400,000 (05/23)

157 STRATMAN ST U:203 ..... **$510,000**
B: Christopher Stratmann & Rebecca Stratmann
S: 163 Chestnut LLC
Book/Page: 70130/35, Date: 05/01/24
Use: Condo

237 WALNUT ST **$1,100,000**
B: Stephen Farnum & Shari Farnum
S: Perlera Properties LLC
Book/Page: 70116/31, Date: 04/30/24
Use: 3-Family Mlti-Unt Blg, Lot: 1800sf
Prior Sale: $1,100,000 (03/24)

► FORECLOSURE DEEDS

271 WASHINGTON AVE **$392,000**
B: Jcg Investments LLC
S: Jean P Christophe & Citimortgage Inc
Book/Page: 70131/178, Date: 05/02/24
Use: 2-Family Two Family, Lot: 6360sf
Prior Sale: $383,000 (01/14)

Dorchester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	26
Median Price	$685,000	$662,500

► REAL ESTATE SALES

9-11 ADANAC TER **$1,000,000**
B: Arthur H Campbell 4th & Dana M Vasars
S: Nancy Mcfeeley, Tr for Perruzzi Ft
Book/Page: 70137/102, Date: 05/03/24
Use: 2-Family Conventional, Lot: 5170sf
Prior Sale: $280,000 (03/17)

47 BUTTONWOOD ST **$1,546,450**
B: Anh N Truong, Tr for Diep N Truong
S: 47 Buttonwood Street LLC
Book/Page: 70122/200, Date: 04/30/24
Mtg: Guaranteed Rate Inc $465,000
Term: 2054
Use: 3-Family Decker, Lot: 2800sf
Prior Sale: $1,300,000 (08/19)

67 CEYLON ST **$470,000**
B: Joao Dossantos
S: Louis Myers & Larmont Myers
Book/Page: 70122/116, Date: 04/30/24
Mtg: First Home Mtg $495,506
Term: 2054
Use: 2-Family Conventional, Lot: 3813sf

38 EDWIN ST U:1 ..... **$683,000**
B: Brian A Dupre & Emily J Stewart
S: Matthew J Taylor & Kim Taylor
Book/Page: 70121/1, Date: 04/30/24
Mtg: Bay Equity LLC $614,700
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $652,000 (08/21)

9 ESMOND ST **$4,215,000**
B: Svgc Esmond LLC
S: Helge Esmond LLC
Book/Page: 70139/255, Date: 05/03/24
Mtg: Digital FCU $3,161,250
Use: Apartment Bldg - 9 + Units, Lot: 5395sf
Prior Sale: $2,100,000 (08/17)

16 EVERETT AVE U:GD **$237,000**
B: Aspinwall Properties LLC
S: Joshua Grant
Book/Page: 70121/188, Date: 04/30/24
Use: Condo, Lot: 468sf
Prior Sale: $99,900 (05/04)

101 HANCOCK ST **$1,265,000**
B: Thuong Huyng, Tr for Nam Truong
S: Tinh T Tran, Tr for Phoebe Nguyen
Book/Page: 70119/41, Date: 04/30/24
Mtg: Leader Bank NA $885,500
Term: 2054
Use: 3-Family Decker, Lot: 2998sf
Prior Sale: $770,000 (09/16)

4 KEVIN RD U:1 ..... **$565,000**
B: Craig T Keller & Dustin K Dresel
S: Cody Rogers
Book/Page: 70112/340, Date: 04/29/24
Mtg: United Wholesale Mtg $520,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $515,000 (01/24)

173 MAGNOLIA ST U:2 ..... **$525,000**
B: Tarunkumar Vazirani & Ria Bhambhaney
S: 173 Mags LLC
Book/Page: 70114/117, Date: 04/29/24
Mtg: Leader Bank NA $315,000
Term: 2054
Use: Condo

85 MINOT ST **$850,000**
B: John C Crowe & Dylan C Knox
S: Yvon Jean-Jacques Jr & Lauren L Mancini
Book/Page: 70117/175, Date: 04/30/24
Mtg: Cross Country Mtg Inc $807,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2568sf
Prior Sale: $137,000 (05/96)

59 MONADNOCK ST U:1 ..... **$374,900**
B: Charissa L Zapata-Walker
S: Linda Woodbury
Book/Page: 70119/194, Date: 04/30/24
Mtg: Guaranteed Rate Affin $299,920
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo, Lot: 1088sf
Prior Sale: $89,900 (01/00)

888-A MORTON ST **$310,000**
B: S-888 Morton Street Rt & Stamatos Family Prop LLC
S: Ella Debnam & Millard Debnam
Book/Page: 70129/92, Date: 05/01/24
Use: Restaurant/Bar, Lot: 3428sf
Prior Sale: $340,000 (08/07)

265 NORFOLK ST U:D **$445,000**
B: Liriano R Pena
S: Yosheba L Johnson
Book/Page: 70125/346, Date: 05/01/24
Mtg: Guaranteed Rate Inc $436,939
Term: 2054
Use: 2 Bdrm Condo, Lot: 1514sf
Prior Sale: $235,000 (08/05)

8 OAKHURST ST U:3 ..... **$529,900**
B: Selam Mola
S: 8 Oakhurst Realty LLC
Book/Page: 70114/323, Date: 04/29/24
Mtg: Metro Credit Union $439,070
Term: 2054
Use: Condo

8 OAKHURST ST U:4 ..... **$500,000**
B: Riley Pihl & Karen Zeise
S: 8 Oakhurst Realty LLC
Book/Page: 70137/223, Date: 05/03/24
Mtg: Leader Bank NA $375,000
Term: 2054
Use: Condo

97 OAKTON AVE **$670,000**
B: 97 Oakton Ave LLC
S: Frankie And Peter LLC
Book/Page: 70115/41, Date: 04/29/24
Mtg: Rfb Customers Llc $1,136,000
Use: 3 Bdrm Colonial, Lot: 5138sf
Prior Sale: $600,000 (10/22)

32 PEARL ST U:2 ..... **$765,000**
B: Ujjwal Bhaskar & Natalia E Tokuhama
S: 32 Pearl Street LLC
Book/Page: 70119/4, Date: 04/30/24
Mtg: JPMorgan Chase Bank $612,000
Term: 2054
Use: Condo

33 PEARL ST **$1,400,000**
B: 33 Pearl Street LLC
S: Patricia M Mcdonald
Book/Page: 70123/265, Date: 04/30/24
Mtg: OneLocal Bank $3,800,000
Use: 4 Bdrm Colonial, Lot: 9750sf

19 PEVERELL ST U:1 ..... **$681,000**
B: Nicholas Simmons & Ana E Lopez
S: James & June Realty I LLC
Book/Page: 70124/222, Date: 05/01/24
Mtg: Fairway Ind Mtg $544,800
Term: 2054
Use: Condo

109 SAWYER AVE U:3 ..... **$575,000**
B: Jennifer Burton
S: Katherine Flanders
Book/Page: 70139/300, Date: 05/03/24
Mtg: Bank of America NA $460,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1120sf
Prior Sale: $450,000 (07/18)

22-24 TILESBORO ST **$930,000**
B: Kristen Casasanta & Alan Nguyen
S: Richard W Gibbs, Tr for R & R T
Book/Page: 70125/63, Date: 05/01/24
Mtg: United Wholesale Mtg $883,500
Term: 2054
Use: 2-Family Conventional, Lot: 4938sf

TOLMAN ST **$680,000**
B: Chi L Pham & Nhung Nguyen
S: Nathan J Cooper, Tr for Bailey Street 2004 Rt
Book/Page: 70128/18, Date: 05/01/24

46 TORREY ST **$825,000**
B: Vinicio Coj & Blanca Coj
S: Genuvie Mendes
Book/Page: 70128/280, Date: 05/01/24
Mtg: Cambridge Svgs Bk $618,750
Term: 2054
Use: 2-Family Conventional, Lot: 5610sf

88 WALES ST U:3 ..... **$535,000**
B: Nathan Bishop
S: Celiberti Realty LLC
Book/Page: 70119/165, Date: 04/30/24
Mtg: Prosperity Home Mtg $508,250
Term: 2054
Use: Condo

52 WITHINGTON ST U:1 ..... **$580,000**
B: Hannah J Orujev & Joshua D Zak
S: 52 Withington Street LLC
Book/Page: 70131/281, Date: 05/02/24
Mtg: Jeanne DArc CU $464,000
Term: 2054 Rate: 6.4% Type: Adj
Use: Condo

22-24 WRENTHAM ST **$1,150,000**
B: Mong T Nguyen & Cuong V Nguyen
S: Anthony D Lucas
Book/Page: 70129/291, Date: 05/01/24
Mtg: United Wholesale Mtg $862,500
Term: 2054
Use: 2-Family Conventional, Lot: 3150sf
Prior Sale: $130,000 (07/94)

East Boston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	$575,000	$940,000

► REAL ESTATE SALES

8 BROOKS ST **$500,000**
B: 8 Brooks Street LLC
S: Elvis B Marquez
Book/Page: 70121/337, Date: 04/30/24
Mtg: First Boston Cnst Hld $680,000
Use: Retail-Service, Lot: 1462sf

277 HAVRE ST **$960,000**
B: Alex Hamric
S: Angel Martinez
Book/Page: 70131/87, Date: 05/02/24
Use: 3-Family Semi Detachd, Lot: 1440sf
Prior Sale: $72,000 (08/96)

51 JEFFRIES ST U:1 ..... **$550,000**
B: Kelly A Daigle & Paul J Daigle
S: 51 Jeffries Street LLC
Doc#: 000000000951819, Date: 05/01/24
Mtg: Merrimack Valley CU $255,000
Term: 2054 Rate: 6.0% Type: Adj
Use: Condo

42 LEXINGTON ST **$1,100,000**
B: Fei Yu
S: Margaret M Mcweeney
Book/Page: 70120/121, Date: 04/30/24
Mtg: Jeanne DArc CU $814,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 3-Family Decker, Lot: 2500sf
Prior Sale: $30,000 (12/99)

33 LEYDEN ST U:1 ..... **$559,900**
B: Michelle Schulke & Nicole Schulke
S: 33 Leyden Street LLC
Book/Page: 70141/190, Date: 05/03/24
Mtg: M&T Bank NA $509,900
Term: 2054
Use: Condo

91 LEYDEN ST **$950,000**
B: Doma Sherpa
S: Adam Wheeler
Book/Page: 70113/33, Date: 04/29/24
Mtg: Fairway Ind Mtg $665,000
Term: 2054
Use: 2-Family Conventional, Lot: 6695sf
Prior Sale: $195,000 (05/09)

87-89 MARION ST U:1 ..... **$655,000**
B: Justus Tulowiecki & Marlee Poupard
S: Eq Equity LLC
Book/Page: 70117/112, Date: 04/30/24
Mtg: Harvard University CU $555,000
Term: 2054
Use: Condo

87-89 MARION ST U:2 ..... **$599,000**
B: Byron Georgellis
S: Eg Equity LLC
Book/Page: 70132/199, Date: 05/02/24
Use: Condo

207 MAVERICK ST U:R3 ..... **$800,000**
B: 207 Maverick St Rlty LLC
S: 207 East Boston Rlty LLC
Book/Page: 70126/231, Date: 05/01/24
Mtg: Rockland Tr Co $640,000
Use: Condo

34 MORRIS ST **$750,000**
B: 34 Morris Street LLC
S: Morris Street LLC
Book/Page: 70128/74, Date: 05/01/24
Mtg: RFLF 4 LLC $1,141,000
Use: 3-Family Decker, Lot: 1500sf
Prior Sale: $362,500 (09/13)

124 PRINCETON ST **$685,000**
B: Shackleford Inv Group LLC
S: Princeadam Family Lp
Book/Page: 70125/117, Date: 05/01/24
Use: 5 Bdrm Colonial, Lot: 2500sf

41 WORDSWORTH ST U:2 ..... **$685,000**
B: John J Merullo & Anthony S Merullo 3rd
S: Stage LLC
Book/Page: 70126/192, Date: 05/01/24
Mtg: Cambridge Svgs Bk $585,000
Term: 2054
Use: Condo

Hyde Park

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	23
Median Price	$572,500	$575,000

► REAL ESTATE SALES

56 CENTRAL AVE **$975,000**
B: Vineesha S Sow
S: Jean W Samedi
Book/Page: 70139/124, Date: 05/03/24
Mtg: Rockland Tr Co $900,000
Term: 2054
Use: 2-Family Conventional, Lot: 4838sf
Prior Sale: $580,000 (12/20)

100 FULTON ST U:39 ..... **$75,000**
B: Brian Casey & Michelle Casey
S: John Delosa
Book/Page: 70123/27, Date: 04/30/24
Use: Condo

352 HUNTINGTON AVE **$780,000**
B: Edwin J Soto & Chrismeiry M Concepcion
S: Edgar A Ventura
Book/Page: 70127/96, Date: 05/01/24
Mtg: Guild Mortgage Co $753,967
Term: 2054
Use: 2-Family Conventional, Lot: 4242sf
Prior Sale: $780,000 (05/24)

352 HUNTINGTON AVE **$780,000**
B: Edwin J Soto & Crismeiry M Concepcion
S: Edgar A Ventura
Book/Page: 70125/124, Date: 05/01/24
Use: 2-Family Conventional, Lot: 4242sf
Prior Sale: $132,000 (05/96)

804 HYDE PARK AVE **$2,250,000**
B: 804 Hyde Park Assoc LLC
S: 804 Hpa LLC
Book/Page: 70135/218, Date: 05/03/24
Mtg: Crowd Lending Fund $625,000
Use: 5 Bdrm Colonial, Lot: 11371sf
Prior Sale: $1,000,000 (03/22)

264 NEPONSET VALLEY PKWY **$2,350,000**
B: Bp Hp LLC & Jp Hp LLC
S: Tk Hyde Park LLC
Book/Page: 70112/135, Date: 04/29/24
Mtg: Mechanics Cp Bk $1,880,000
Use: Gas/Service Station, Lot: 22624sf
Prior Sale: $3,325,000 (03/23)

6-8 PINE AVE U:6 ..... **$841,000**
B: Gilbert Youssef & Andrea C Youssef
S: Neal R Lee
Book/Page: 70127/305, Date: 05/01/24
Mtg: Guaranteed Rate Inc $300,000
Term: 2039
Use: 3 Bdrm Condo

1734-1738 RIVER ST **$2,200,000**
B: Skd Real Property LLC
S: Del Monaco Realty Inc
Doc#: 000000000951890, Date: 05/03/24

4 STONEHILL RD **$511,000**
B: Jeison Peralta & Mariam Guerrero
S: Sharon M Germano & Gail Lang-Rubenstein
Book/Page: 70130/251, Date: 05/02/24
Mtg: Rockland Tr Co $477,785
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5524sf

19 TACOMA ST **$700,000**
B: Jesse Cronin-Connolly & Marian Cronin-Connolly
S: Jonathan R Winegar-Mendez
Book/Page: 70132/67, Date: 05/02/24
Use: 3 Bdrm Colonial, Lot: 5500sf

► FORECLOSURE DEEDS

16-18 ADAMS ST **$500,310**
B: Cwabs Inc & Bk Of Ny Mellon Tr
S: Marie Pierre & Bk Of Ny Mellon Tr
Doc#: 000000000951852, Date: 05/02/24
Use: 2-Family Two Family, Lot: 5066sf
Prior Sale: $273,000 (04/07)

Jamaica Plain

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	9
Median Price	$1,219,000	$850,000

► REAL ESTATE SALES

801 BOYLSTON ST **$39,100,000**
B: Ferrado Offices LLC
S: Asb & Blatteis 801 Boylst
Book/Page: 70124/248, Date: 05/01/24

21 BURROUGHS ST U:2 ..... **$925,000**
B: Kate E Thornburg
S: Patricia K Boyd
Book/Page: 70121/240, Date: 04/30/24
Mtg: Gene S Trausch And Ma $925,000
Use: 3 Bdrm Condo, Lot: 1855sf
Prior Sale: $678,000 (09/04)

226-228 CHESTNUT AVE **$1,400,000**
B: Christina Levy & Marc Levy
S: Dustin P Carter, Tr for R-C Rt
Book/Page: 70126/227, Date: 05/01/24
Use: 2-Family Conventional, Lot: 11116sf

37 FOREST HILLS ST U:1 ..... **$1,022,000**
B: Ann M Foran
S: Patrick M Boyle & Marissa R Hamrick
Book/Page: 70132/151, Date: 05/02/24
Mtg: Rocket Mortgage LLC $766,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1768sf
Prior Sale: $735,000 (08/18)

14 GAY HEAD ST **$725,000**
B: Joseph C Middleton & Pamela Jaques
S: Carolyn Nikkal
Book/Page: 70133/11, Date: 05/02/24
Mtg: Metro Credit Union $525,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 2870sf
Prior Sale: $100,000 (01/97)

59 JAMAICA ST U:2 ..... **$625,000**
B: Michael D Eisenbrey & Sabrina L Lingeman
S: Kelly M Latendresse & Edward W Mcgowan
Book/Page: 70118/319, Date: 04/30/24
Mtg: Harvard University CU $500,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 862sf
Prior Sale: $405,000 (09/16)

9 MOSS HILL RD **$2,000,000**
B: Yuxin Fu-Koch & George K Koch
S: Stephen Freidberg
Book/Page: 70132/266, Date: 05/02/24
Mtg: Radius Financial Grp $862,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 8472sf
Prior Sale: $1,025,000 (08/10)

54 MOSSDALE RD **$1,335,000**
B: Karima Ridgley
S: Sean J Connor & Lisa Connor
Book/Page: 70139/43, Date: 05/03/24
Mtg: Cross Country Mtg Inc $1,134,750
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10573sf
Prior Sale: $400,000 (07/01)

21 PLAINFIELD ST U:1 ..... **$625,000**
B: Melinda Freitas
S: Thomas W Doe
Book/Page: 70114/54, Date: 04/29/24
Mtg: Cambridge Svgs Bk $593,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 1002sf
Prior Sale: $278,000 (06/07)

61 REVERE ST U:3 ..... **$1,375,000**
B: Katharine Kilmurray
S: Nicola Foster & Jonathan Foster
Book/Page: 70137/13, Date: 05/03/24
Use: Condo

394 RIVERWAY U:1 ..... **$630,000**
B: Haowen Wu & Jiyue Huang
S: Durante Enterprises Inc
Book/Page: 70120/62, Date: 04/30/24
Mtg: East West Bank $378,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo, Lot: 970sf
Prior Sale: $500,000 (12/19)

91-93 ROSSMORE RD U:3 ..... **$670,000**
B: Rachel M Sowinski
S: Elizabeth M Hanson & Alexander G Protosevich
Book/Page: 70127/4, Date: 05/01/24
Mtg: Guaranteed Rate Inc $536,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1082sf
Prior Sale: $570,000 (11/21)

97 WACHUSETT ST U:1 ..... **$555,000**
B: Jean L Gnall
S: Melissa H Rocklen
Book/Page: 70120/227, Date: 04/30/24
Mtg: Mllestone Mtg Solutio $405,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 757sf
Prior Sale: $280,000 (06/15)

Mattapan

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	12
Median Price	$362,500	$407,500

► REAL ESTATE SALES

54-56 CEDAR ST U:54-3 ..... **$359,000**
B: Vi Tran
S: Valerie Herpe & Olivier J Herpe
Book/Page: 70125/253, Date: 05/01/24
Mtg: BankESB $287,200
Term: 2054 Rate: 5.5% Type: Adj
Use: 3 Bdrm Condo, Lot: 875sf
Prior Sale: $290,000 (09/19)

590 HARVARD ST **$590,000**
B: Jin C Tan
S: Miller Lois Jean Est & Van B Miller
Doc#: 000000000951768, Date: 04/30/24
Mtg: Rockland Tr Co $440,000
Use: 2-Family Two Family, Lot: 5400sf

4 HAZELTON ST **$625,000**
B: Sharon Hitchman & Verla Bogle
S: Joyce A White & Robert G White
Book/Page: 70120/261, Date: 04/30/24
Mtg: Prime Lending Inc $593,750
Term: 2054
Use: 5 Bdrm Colonial, Lot: 7200sf

52 OLD MORTON ST **$815,000**
B: Ilka Alcantara
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 70141/35, Date: 05/03/24
Mtg: Eastern Bank $699,525
Term: 2054
Use: 2-Family Two Family, Lot: 5080sf
Prior Sale: $431,777 (05/19)

70 SAINT GREGORY ST **$775,000**
B: Kristyn Berry & Michael Berry
S: Jane Taylor, Tr for Jane Taylor Lt
Doc#: 000000000951750, Date: 04/30/24
Mtg: MIT Federal CU $697,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4268sf
Prior Sale: $179,300 (06/99)

53 SAVANNAH AVE **$657,000**
B: Carol Abizaid
S: 53 Savannah Ave LLC
Doc#: 000000000951711, Date: 04/29/24
Mtg: Leader Bank NA $492,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4200sf
Prior Sale: $385,000 (10/23)

1058 WASHINGTON ST U:2 ..... **$477,000**
B: Heather Brigham
S: Duy C Le & Melissa J Le
Book/Page: 70114/283, Date: 04/29/24
Mtg: Cambridge Svgs Bk $384,000
Term: 2054
Use: 3 Bdrm Condo

24 WELLINGTON HILL ST **$1,135,000**
B: Dominique N Jones & Delando Delevante
S: David A Josephs & Charmine R Josephs
Doc#: 000000000951799, Date: 05/01/24
Mtg: Mtg Equity Partners $1,114,442
Term: 2054
Use: 3-Family Decker, Lot: 6750sf
Prior Sale: $230,000 (04/24)

Revere

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	28
Median Price	$563,000	$567,500

► REAL ESTATE SALES

40 AVALON ST **$560,000**
B: Manuel H Vazquez & Jakelynea P Maldonaldo
S: Elaine V Covino
Book/Page: 70140/291, Date: 05/03/24
Mtg: Prime Lending Inc $549,857
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2614sf

55 CAMPBELL AVE **$575,000**
B: Ma Nh Home Buyers LLC
S: Sharon Liggiero & Rose A Liggiero
Book/Page: 70122/285, Date: 04/30/24
Mtg: Melissa Bonito $815,000
Use: 2-Family Two Family, Lot: 5532sf

88 KIMBALL AVE **$790,000**
B: Hercilia Garcia & Carlos E Garcia
S: Dibenedetto Laura L Est & Antonio M Dibenedetto
Book/Page: 70115/245, Date: 04/30/24
Mtg: Cross Country Mtg Inc $632,000
Term: 2054
Use: 2-Family Two Family, Lot: 5009sf

70 MARSHALL ST **$610,000**
B: Vicente Santos
S: Francesco Defronzo
Doc#: 000000000951784, Date: 04/30/24
Mtg: Velocity Comm Cap LLC $457,500
Use: 3 Bdrm Ranch, Lot: 10324sf

376 OCEAN AVE U:214 ..... **$505,000**
B: Jean C Giraldo & Elissa Mogauro
S: Andres Castano, Tr for Castano Ft
Book/Page: 70122/242, Date: 04/30/24
Mtg: Total Mtg Svcs $454,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $264,400 (05/05)

376 OCEAN AVE U:315 ..... **$475,000**
B: Lema Sharifi & Suraya Sharifi
S: Ronald J Amidon 3rd & Lauren J Amidon
Book/Page: 70140/40, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $210,000 (05/02)

510 REVERE BEACH BLVD U:505 ..... **$241,000**
B: Lauren Gourlay
S: Gail Gourlay, Tr for Josephine A Rodman RET
Book/Page: 70136/302, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $265,000 (01/08)

292 SALEM ST U:204 ..... **$450,000**
B: Christopher V Sciortino
S: Karen D Coombes
Book/Page: 70117/206, Date: 04/30/24
Mtg: Bay Equity LLC $360,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $213,000 (12/12)

54 SOUTH AVE **$570,000**
B: Madeline D Gerrard & Sean K Mock
S: Gennaro Dambrosio, Tr for Ranese Irt
Book/Page: 70112/299, Date: 04/29/24
Mtg: Leader Bank NA $484,500
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 3790sf

279 SUFFOLK AVE U:2 ..... **$830,000**
B: Alexander C Lemaire & Katelyn Lemaire
S: Natacha Munoz
Book/Page: 70126/163, Date: 05/01/24
Mtg: Fairway Ind Mtg $664,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $635,000 (10/21)

91 TUSCANO AVE **$860,000**
B: Nabil Ammar & Kaoutar Manne
S: Leonardo Caradonna
Doc#: 000000000951876, Date: 05/03/24
Mtg: Genhome Mortgage Corp $688,000
Term: 2054
Use: 2-Family Two Family, Lot: 7275sf

770 WASHINGTON AVE U:404 ..... **$560,000**
B: Antonella G Martone
S: Dahlia Eisenberg
Book/Page: 70118/95, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $460,000 (07/18)

Roslindale

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	16
Median Price	$685,000	$655,500

► REAL ESTATE SALES

59 BRADWOOD ST U:1 ..... **$665,500**
B: Ashley Lucas & Zania Campos
S: James A Edwards & Monika Montrymowicz
Book/Page: 70126/127, Date: 05/01/24
Mtg: Cambridge Svgs Bk $532,400
Term: 2054
Use: 2 Bdrm Condo, Lot: 1098sf
Prior Sale: $490,000 (05/20)

738 HYDE PARK AVE **$750,000**
B: Marie S Pierre & Georgina Dominique
S: Can LLC
Book/Page: 70121/43, Date: 04/30/24
Mtg: New Fed Mtg Corp $562,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 5894sf
Prior Sale: $420,000 (03/23)

73 KNOLL ST **$710,000**
B: B & A Contracting Inc
S: Allen Jr William S Est & Caitlin A Hammond
Book/Page: 70121/167, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 10000sf

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27 LINDALL ST **$892,500**
B: Henry Relph & Emily Whittaker
S: David M Smallwood & Jennifer A Jones
Doc#: 000000000951772, Date: 04/30/24
Mtg: Leader Bank NA $714,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5344sf
Prior Sale: $360,000 (07/09)

Roxbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	2
Median Price	$677,500	$860,000

► REAL ESTATE SALES

21 ALPINE ST U:1 ..... **$429,000**
B: Shameek Poddar
S: John Durst
Book/Page: 70139/218, Date: 05/03/24
Mtg: Rockland Tr Co $386,100
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $325,000 (08/17)

25 FOUNTAIN ST U:304 ..... **$269,200**
B: Lorre Mitchell
S: Ofr Dev LLC
Book/Page: 70129/25, Date: 05/01/24
Mtg: Salem Five Mtg Co $228,820
Term: 2054
Use: Condo

18 GREENWICH ST **$800,000**
B: Anupama Kumar & Kumarswamy Dugni
S: Lucas Caruso
Book/Page: 70136/236, Date: 05/03/24
Use: 2 Bdrm Row-Middle, Lot: 629sf
Prior Sale: $705,000 (07/19)

25 SACHEM ST U:1 ..... **$860,000**
B: Ariana Meltzer-Bruhn & Abhinay Ramachandran
S: 25 Sachem LLC
Book/Page: 70130/72, Date: 05/01/24
Mtg: Guaranteed Rate Affin $688,000
Term: 2054
Use: Condo

23 WABENO ST **$905,000**
B: Edwind S Medina & Gloria L Londono
S: Sherley Brice
Book/Page: 70138/127, Date: 05/03/24
Use: 2-Family Conventional, Lot: 4726sf
Prior Sale: $937,500 (03/24)

104-106 WAYLAND ST **$1,245,000**
B: Kalvin E Silva & Victor Silva
S: My A Luong & Tan V Nguyen
Book/Page: 70124/298, Date: 05/01/24
Mtg: Guaranteed Rate Inc $1,182,750
Term: 2054
Use: 3-Family Conventional, Lot: 2937sf
Prior Sale: $1,235,000 (12/21)

24 WESTMINSTER AVE **$115,000**
B: Dream Development LLC
S: Boston City Of
Book/Page: 70133/290, Date: 05/02/24
Use: County/Municipality Property, Lot: 10077sf

South Boston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	11
Median Price	$775,000	$925,000

► REAL ESTATE SALES

319 A ST U:307 ..... **$615,000**
B: Douglas E Mitchell & Gianfranco Gianfrate
S: Mark W Maclean & Mariya Y Maclean
Book/Page: 70123/65, Date: 04/30/24
Mtg: Salem Five Mtg Co $584,250
Term: 2054
Use: Condo
Prior Sale: $590,000 (09/16)

64 BAXTER ST U:2 ..... **$219,500**
B: Daniel R Bradley
S: 62 Baxter LLC
Book/Page: 70116/81, Date: 04/30/24
Mtg: Amerant Mortgage $197,550
Term: 2054
Use: Condo

346-354 CONGRESS ST U:601 ..... **$1,975,000**
B: Samantha Spellman & Alexander Palfrey
S: John M Robertson & Trisha J Robertson
Book/Page: 70127/257, Date: 05/01/24
Mtg: Leader Bank NA $1,481,250
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 1565sf

3 DORCHESTER ST U:3H **$1,120,000**
B: Jenny N Vo & Elwin Lian
S: Brian T Stefanowicz
Book/Page: 70140/256, Date: 05/03/24
Mtg: Wells Fargo Bank $862,500
Term: 2054
Use: 3 Bdrm Condo, Lot: 1581sf

621 E 1ST ST U:C1 ..... **$1,950,000**
B: Stephen W Murphy & Teresa D Murphy
S: Shaun M Mchugh, Tr for Mchugh Ft
Book/Page: 70125/215, Date: 05/01/24
Mtg: Leader Bank NA $750,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $1,780,000 (04/20)

519 E 2ND ST U:404 ..... **$287,400**
B: Dawa Gyalpo
S: 519 East 2nd Street LLC
Book/Page: 70134/107, Date: 05/02/24
Mtg: Sierra Pacific Mtg $229,920
Term: 2054
Use: Condo

724 E 2ND ST U:3 ..... **$1,395,000**
B: Hannah Barnard & Evan Goldsher
S: Kristina Mcgeary, Tr for Mcgeary Ft
Book/Page: 70136/317, Date: 05/03/24
Mtg: Berkshire Bank $1,255,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $1,175,000 (06/19)

734 E 2ND ST U:3 ..... **$775,000**
B: Clare Blomberg & Ian King
S: Victoria S Kidder
Book/Page: 70120/191, Date: 04/30/24
Mtg: Cross Country Mtg Inc $620,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 906sf
Prior Sale: $339,000 (05/06)

862 E 2ND ST U:3 ..... **$875,000**
B: Amanda N Robinson
S: Christopher Andrews & Kristen Andrews
Book/Page: 70140/105, Date: 05/03/24
Mtg: Guaranteed Rate Inc $700,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1042sf
Prior Sale: $821,000 (07/18)

880 E 2ND ST U:2 ..... **$508,000**
B: James Kuo
S: 880 E 2nd Street LLC
Book/Page: 70114/228, Date: 04/29/24
Use: Condo

881 E 2ND ST U:2 ..... **$1,150,000**
B: Samuel F Steele
S: Christopher A Legrow & Kara M Lionetta
Book/Page: 70127/108, Date: 05/01/24
Mtg: Guaranteed Rate Inc $750,030
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $999,000 (04/20)

522 E 3RD ST U:3 ..... **$525,000**
B: George Sennott
S: Andie Keegan
Book/Page: 70135/59, Date: 05/02/24
Mtg: Rocket Mortgage LLC $393,750
Term: 2054
Use: 1 Bdrm Condo, Lot: 438sf
Prior Sale: $421,000 (02/17)

765-785 E 3RD ST U:407 ..... **$885,000**
B: Lauren K Arbeiter
S: Gigga Watts LLC
Book/Page: 70137/145, Date: 05/03/24
Mtg: M&T Bank NA $635,000
Term: 2054 Rate: 5.8% Type: Adj
Use: Condo

555 E 5TH ST U:1 ..... **$1,140,000**
B: Michael W Merrill
S: 555 East 5th Street LLC
Book/Page: 70121/68, Date: 04/30/24
Mtg: Cambridge Tr Co $715,000
Use: Condo

794 E 7TH ST U:A **$1,075,000**
B: Alina Z Levine
S: Gary S Cronk, Tr for Gamarang T
Book/Page: 70123/219, Date: 04/30/24
Mtg: Guaranteed Rate Inc $860,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1138sf
Prior Sale: $968,000 (08/18)

255 EMERSON ST **$934,000**
B: James F Tobin, Tr for James F Tobin Ft
S: Jennifer Lawrence
Book/Page: 70119/292, Date: 04/30/24
Use: 3 Bdrm Semi Detachd, Lot: 1023sf
Prior Sale: $580,000 (06/17)

17-19 G ST **$3,200,000**
B: Scs Enterprises LLC
S: Southie Living Ii LLC
Book/Page: 70123/37, Date: 04/30/24
Mtg: Walpole Coop Bank $2,560,000
Use: Apartment Bldg - 4-8 Units, Lot: 1515sf
Prior Sale: $2,300,000 (02/15)

33 LENNON CT U:31 ..... **$468,000**
B: Fahri Begolli
S: Caroline Mcgowan & Baybutt C Mcgowan
Book/Page: 70120/161, Date: 04/30/24
Mtg: Rockland Tr Co $268,000
Term: 2039
Use: 1 Bdrm Condo, Lot: 560sf
Prior Sale: $360,000 (08/17)

22 LIBERTY DR U:11G **$2,100,000**
B: Patrick C Guerriero, Tr for Charlie Ft
S: Na Li
Book/Page: 70138/161, Date: 05/03/24
Use: 1 Bdrm Condo

22 LIBERTY DR U:7E **$5,200,000**
B: Mark Grzelak
S: Norman A Levenson & Sondra H Levenson
Book/Page: 70118/232, Date: 04/30/24
Mtg: Cross Country Mtg Inc $3,600,000
Term: 2054
Use: 2 Bdrm Condo

84 O ST U:3 ..... **$880,000**
B: James Murphy & Chelsea Foley
S: Daniel J Collins Jr
Book/Page: 70127/42, Date: 05/01/24
Mtg: Bank of America NA $580,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Condo, Lot: 1231sf
Prior Sale: $779,000 (07/20)

34 VINTON ST **$1,500,000**
B: 34 Vinton Street LLC
S: Skg Realty LLC
Book/Page: 70134/227, Date: 05/02/24
Mtg: Rfb Customers Llc $2,550,000
Use: 3-Family Decker, Lot: 2461sf
Prior Sale: $1,000,000 (01/23)

20 W 5TH ST U:6G **$1,170,000**
B: Neal Lee
S: Julie W Flint
Book/Page: 70133/45, Date: 05/02/24
Use: Condo

West Roxbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	40
Median Price	$705,000	$775,000

► REAL ESTATE SALES

55 BROADLAWN PARK U:20A **$480,000**
B: Victor Grigoras & Elena Grigoras
S: Melissa E Waltuck, Tr for Dianne J Heitin Irt
Book/Page: 70122/151, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 1103sf
Prior Sale: $480,000 (04/24)

42 BRYON RD U:2 ..... **$180,000**
B: 42 Bryon LLC
S: Christopher J Glidden
Book/Page: 70137/86, Date: 05/03/24
Use: 2 Bdrm Condo, Lot: 780sf
Prior Sale: $180,000 (08/03)

25 BUCHANAN RD **$985,000**
B: Monica H Wolf-Patel & Rajan R Patel
S: Phillip J Decoteau & Nancy R Decoteau
Book/Page: 70119/65, Date: 04/30/24
Mtg: US Bank NA $869,400
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Colonial, Lot: 6650sf
Prior Sale: $655,000 (06/17)

23 COURTNEY RD **$925,000**
B: Juan M Earls & Joanna B Earls
S: Samuel Hodes & Jennifer Wang
Book/Page: 70131/334, Date: 05/02/24
Mtg: Eastern Bank $740,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $610,000 (10/17)

104 JOYCE KILMER RD U:1 ..... **$475,000**
B: Tanya Jean-Francois
S: Andrew Medina
Doc#: 000000000951714, Date: 04/29/24
Mtg: Rocket Mortgage LLC $451,250
Term: 2054
Use: 3 Bdrm Condo, Lot: 1308sf
Prior Sale: $375,000 (07/17)

34 KEITH ST **$643,000**
B: Peter O Cannon & Edith R Cannon-Hart
S: Karen A Keeley & Sarah D Breuer
Book/Page: 70121/248, Date: 04/30/24
Mtg: Guaranteed Rate Inc $610,850
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 4250sf
Prior Sale: $300,000 (05/08)

61 WOODARD RD **$1,150,000**
B: Courtney G Rogers & Benjamin A Rogers
S: 1442 Development LLC
Book/Page: 70137/52, Date: 05/03/24
Mtg: Wells Fargo Bank $920,000
Term: 2054
Use: 4 Bdrm Bngl/Cottage, Lot: 5595sf
Prior Sale: $761,500 (05/23)

Winthrop

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	9
Median Price	$679,250	$710,000

► REAL ESTATE SALES

26 AMELIA AVE **$551,000**
B: Amanda Purcell & Paul Purcell
S: Robert F Finn, Tr for Robert F Finn 2013 RET
Doc#: 000000000951884, Date: 05/03/24
Mtg: Guaranteed Rate Inc $523,450
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 3528sf

131 BARTLETT RD **$1,150,000**
B: Craig Mcgrail & Anna Mcgrail
S: Patrick A Beckwithjr Jr
Book/Page: 70135/120, Date: 05/02/24
Mtg: Cambridge Svgs Bk $575,000
Term: 2054
Use: 2-Family Two Family, Lot: 9315sf
Prior Sale: $1,025,000 (03/22)

20 ELMWOOD AVE **$880,000**
B: Amar Zebic & Kaitlyn Zebic
S: Craig L Mcgrail & Anna T Mcgrail
Book/Page: 70117/146, Date: 04/30/24
Mtg: Cambridge Svgs Bk $680,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 4250sf
Prior Sale: $512,000 (06/17)

26 ELMWOOD AVE **$865,000**
B: Nicole Dilger & Tyler D Dilger
S: Kaylyn Hamel & Christian Austin
Book/Page: 70122/158, Date: 04/30/24
Mtg: Guaranteed Rate Inc $615,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4250sf
Prior Sale: $595,000 (03/20)

36 NORTH AVE U:1 ..... **$530,000**
B: Devin Galante
S: Shahnaz Hampton
Book/Page: 70117/1, Date: 04/30/24
Mtg: New Fed Mtg Corp $424,000
Term: 2054
Use: 2 Bdrm Condo

3 SEAL HARBOR RD U:835 ..... **$633,000**
B: Darovena Myrtaj
S: Ellen Poveromo, Tr for 42 Davis Street Rt
Book/Page: 70133/254, Date: 05/02/24
Mtg: BankESB $379,800
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $395,000 (11/11)

247 WASHINGTON AVE U:20 ..... **$380,000**
B: Anthony Deangelis
S: Jennifer J Mcgowan
Book/Page: 70132/299, Date: 05/02/24
Use: 1 Bdrm Condo
Prior Sale: $64,000 (01/93)

158 WINTHROP ST **$1,100,000**
B: Larissa Putnam & Sean P Broderick
S: Derek Brodin
Book/Page: 70124/38, Date: 05/01/24
Mtg: M&T Bank NA $880,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10871sf
Prior Sale: $639,900 (09/18)

Barnstable Registry

John F. Meade, Esq. Register
P.O. Box 368, Barnstable, MA 02630
Telephone: (508) 362-7733
Fax: (508) 362-5065
www.bcrd.co.barnstable.ma.us

Barnstable

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	15
Median Price	$880,000	$789,000

► REAL ESTATE SALES

39 CARL IRMA DR **$1,375,000**
B: Christopher H Bayley
S: Dennis J Aceto
Book/Page: 36341/342, Date: 05/01/24
Use: 4 Bdrm Contemporary, Lot: 50965sf
Prior Sale: $515,000 (10/22)

36 MAINSAIL LN **$180,889**
B: Pamela L Williams
S: Beverly A Williams
Book/Page: 36341/248, Date: 05/01/24

10 STURGIS LN **$880,000**
B: Luther M Strayer 4th & Emily M Strayer
S: Timothy A Willman & Peyton C Willman
Book/Page: 36342/236, Date: 05/01/24
Mtg: CMG Mortgage Inc $483,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 39640sf
Prior Sale: $15,000 (04/90)

208 TREE TOP CIR **$200,000**
B: John C Woodcock Jr & Gail J Woodcock
S: Jean P Josti & Gail J Woodcock
Book/Page: 36337/70, Date: 04/29/24

350 WINDSWEPT WAY **$5,800,000**
B: Pearl E Bell, Tr for 350 Windswept Way Oyster
S: David R Andelman, Tr for 350 Windswept Way Rt
Doc#: 000000001501288, Date: 04/30/24

Bourne

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	39
Median Price	$537,500	$620,000

► REAL ESTATE SALES

6 ANDREA RD **$620,000**
B: Margaret A Reilly & Elizabeth A Mcguire
S: Virginia Reilly & Mariann E Moran
Doc#: 000000001501353, Date: 05/01/24
Use: 2 Bdrm Ranch, Lot: 15115sf
Prior Sale: $550,000 (08/22)

8 ANDREA RD **$1,008,000**
B: Patricia Hyland & Robert Hyland
S: Elizabeth A Mcguire & Margaret A Reilly
Doc#: 000000001501311, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 11500sf
Prior Sale: $869,000 (12/21)

2 BOULDER RD **$1,150,000**
B: William Mcdermont
S: Giovanni Testa, Tr for 2 Boulder Road Rt
Book/Page: 36346/193, Date: 05/03/24
Mtg: Salem Five Mtg Co $920,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 42863sf
Prior Sale: $958,000 (02/24)

5 FLORENCE ST **$600,000**
B: Susan P Pina
S: Andrewld LLC
Book/Page: 36338/296, Date: 04/30/24
Mtg: Embrace Home Loans $579,975
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16683sf
Prior Sale: $465,000 (09/23)

31 HARWOOD DR **$660,000**
B: Brian D Hooper, Tr for Hooper Legacy T
S: Rocheleau Richard A Est & Travis K Rocheleau
Book/Page: 36338/266, Date: 04/30/24
Mtg: Guaranteed Rate Inc $495,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 19994sf

7 RAMS HEAD RD **$1,950,000**
B: Ucan2024 LLC
S: Helen C Farrington
Book/Page: 36346/144, Date: 05/03/24
Use: Residential-Multiple Bldgs, Lot: 46174sf

825 SCENIC HWY **$775,000**
B: Herring Run Motel LLC
S: Herring Run Corp
Book/Page: 36345/64, Date: 05/03/24
Use: Mixed Use-Prim Comm & Other, Lot: 129809sf
Prior Sale: $775,000 (04/21)

48 SHIPS VIEW TER U:48 ..... **$371,000**
B: Stephanie Hans & William Ladas
S: Brian D Carlisle & Darlene J Carlisle
Doc#: 000000001501374, Date: 05/01/24
Mtg: Inst Svgs Newburyport $296,800
Term: 2054
Use: 2 Bdrm Condo, Lot: 1305929sf
Prior Sale: $251,000 (11/17)

28 SPURR RD **$1,225,000**
B: Patrick J Collins, Tr for Collins Ft
S: John F Adams & Joy E Adams
Book/Page: 36342/111, Date: 05/01/24
Use: 4 Bdrm Conventional, Lot: 3833sf
Prior Sale: $274,000 (12/99)

65 STANDISH RD **$935,000**
B: Keith Richardson & Cheri Richardson
S: Sharon Lucido & Joseph A Lucido Jr
Book/Page: 36345/38, Date: 05/03/24
Mtg: Ark-La-Tex Fin Svcs $200,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 43734sf

Brewster

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	19
Median Price	$653,000	$700,000

► REAL ESTATE SALES

180 BLUEBERRY POND DR **$893,290**
B: Cape RETreat LLC
S: 180 Blueberry Pond LLC
Doc#: 000000001501125, Date: 04/29/24
Use: 6 Bdrm Contemporary, Lot: 29200sf
Prior Sale: $649,000 (04/18)

128 CHILTON LN U:128 ..... **$476,000**
B: Samuel Rosenzweig, Tr for 93 Chilton Ln Rt
S: Leo J Corcoran
Book/Page: 36345/179, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $370,000 (06/22)

100 FLETCHER LN U:H **$290,000**
B: Peter Vaillancourt & Karen Vaillancourt
S: Brian C Sawyer & Andrea C Sawyer
Book/Page: 36342/13, Date: 05/01/24
Use: 1 Bdrm Condo
Prior Sale: $151,000 (04/04)

133 MILLSTONE RD **$684,000**
B: Aleksei Uspensky & Ekaterina Uspenskaya
S: Noah M Ehrenpreis, Tr for 133 Millstone Road Rt
Book/Page: 36346/217, Date: 05/03/24
Use: 2 Bdrm Bngl/Cottage, Lot: 95832sf
Prior Sale: $389,500 (01/21)

32 SACHEMUS TRL U:32 ..... **$814,000**
B: Donna Errede, Tr for Brent Steuerwald Irt
S: Edward R Ducharme & Mary K Ducharme
Book/Page: 36339/319, Date: 04/30/24
Use: 2 Bdrm Condo

212 YANKEE DR **$237,900**
B: Natan J Cordeiro
S: Vanessa Greene, Tr for Brewster Affordable Hsng
Book/Page: 36344/251, Date: 05/02/24
Mtg: Cape Cod Cp Bk $214,100
Term: 2054
Use: County/Municipality Property, Lot: 20491sf
Prior Sale: $80,500 (01/95)

Centerville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	23
Median Price	$535,000	$599,900

► REAL ESTATE SALES

111 PINE TREE DR **$995,000**
B: Timothy Oneil & Nell Oneil
S: 111 Pine Tree Dr Rlty LLC
Doc#: 000000001501459, Date: 05/02/24
Mtg: US Bank NA $794,000
Term: 2054 Rate: 6.8% Type: Adj
Use: Residential Developable Land, Lot: 21344sf
Prior Sale: $217,500 (02/23)

8 WATERSIDE DR **$685,000**
B: Lewis Bay Realty Invs Inc
S: Hocking Barbara A Est & Marc Hocking
Doc#: 000000001501443, Date: 05/02/24
Use: 4 Bdrm Contemporary, Lot: 20473sf
Prior Sale: $399,000 (04/02)

Chatham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	15
Median Price	$799,000	$1,150,000

► REAL ESTATE SALES

1934 MAIN ST U:1934 ..... **$1,700,000**
B: Richard F Creeth, Tr for Richard F Creeth RET
S: Evergreen Deals LLC
Book/Page: 36344/93, Date: 05/02/24
Use: Condo

27 STOUGHTON LN **$1,500,000**
B: Able Capital Mgmt LLC
S: Down The Rd Bch House LLC
Book/Page: 36339/228, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 11300sf
Prior Sale: $1,330,000 (05/22)

14 WINDSONG LNDG **$1,665,000**
B: Lane C Davis & Sarah C Davis
S: Todd Riddle & Laural Riddle
Book/Page: 36338/178, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 10029sf
Prior Sale: $1,370,000 (05/21)

Cotuit

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	10
Median Price	$715,000	$607,500

► REAL ESTATE SALES

170 FOREST HILLS RD **$750,000**
B: Catini Emp Ma One LLC
S: Donald Flick, Tr for Santuit Newtown Rt
Book/Page: 36340/104, Date: 04/30/24

Dennis

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	56
Median Price	$570,000	$655,000

► REAL ESTATE SALES

7 BEACHPLUM LN **$600,000**
B: Kevin Larkin & Christina Larkin
S: James T Doyle & Deborah A Doyle
Book/Page: 36346/37, Date: 05/03/24
Mtg: Bethpage FCU $480,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 6534sf
Prior Sale: $225,000 (04/15)

194 CAPTAIN CHASE RD U:4 ..... **$230,000**
B: Charles Percy & Mary A Percy
S: Diane M Evans
Doc#: 000000001501526, Date: 05/03/24
Use: 1 Bdrm Condo
Prior Sale: $140,000 (08/20)

8 CLARK CIR **$529,050**
B: James T Newton
S: Paul Bernstein, Tr for Joan M Passero Rt
Book/Page: 36339/160, Date: 04/30/24
Mtg: Rockland Fed CU $264,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13504sf

41 GRACES WAY **$464,900**
B: John F Handel, Tr for Christopher Handel Rt
S: Donna C Wrenn
Doc#: 000000001501307, Date: 05/01/24
Use: 2 Bdrm Ranch, Lot: 7841sf
Prior Sale: $248,000 (03/05)

59 MAIN ST U:32-3 ..... **$465,000**
B: Richard Catalano
S: Mary E Chamberlain
Doc#: 000000001501317, Date: 05/01/24
Use: Condo

141 MAIN ST U:9 ..... **$170,000**
B: Ana L Connolly & Daniel P Connolly
S: Kaleb Abebe & Charlene Abebe
Book/Page: 36340/33, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $97,900 (05/21)

394 MAIN ST **$778,750**
B: All Cape Property LLC
S: Francis X Foster Ii T & Francis X Foster 2nd
Doc#: 000000001501389, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk $623,000
Use: Retail-Service, Lot: 42689sf

ROUTE 134 U:8 ..... **$80,000**
B: Richard D Harrington
S: Bessie B Coletti
Doc#: 000000001501333, Date: 05/01/24
Use: Condo

59 ROUTE 6A U:22-1 ..... **$525,000**
B: Donald Boyer, Tr for Patricia M Boyer Lt
S: Joanna Ross & Stephen J Ross
Doc#: 000000001501399, Date: 05/02/24
Mtg: NBKC Bank $393,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $232,500 (04/12)

► FORECLOSURE DEEDS

96 CHARLES ST **$360,000**
B: Pristine Cape Cod Rentals
S: Christopher M Martin & Cape Cod Five Cents Svgs
Book/Page: 36337/149, Date: 04/29/24
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: $267,000 (02/19)

Eastham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	15
Median Price	$702,500	$725,000

► REAL ESTATE SALES

25 HIGH TIDE PL **$828,500**
B: Mark Filadelfo & Nadia Filadelfo
S: Dana K Barrile & Joanne P Galloway
Doc#: 000000001501322, Date: 05/01/24
Use: 4 Bdrm Cape Cod, Lot: 25700sf

15 OAKWOOD XING **$938,500**
B: Brandon Beldengreen-Karas & Julia Beldengreen-Karas
S: Julius Smith, Tr for Julius H Smith Lt
Book/Page: 36345/251, Date: 05/03/24
Mtg: Cape Cod Five Cent Bk $647,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 25700sf
Prior Sale: $390,000 (06/15)

20 PHAIR RD **$580,000**
B: Andrea Harmsen & Sven Harmsen
S: Mark Dowgert
Book/Page: 36339/57, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $435,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 24394sf
Prior Sale: $124,000 (08/04)

3085 STATE HWY **$1,092,700**
B: Inn Love With Cape Cod LL
S: Edson Cape Inn LLC
Book/Page: 36339/127, Date: 04/30/24
Mtg: Seamens Savings Bank $1,225,000
Use: Inn/Resort, Lot: 52185sf
Prior Sale: $969,500 (06/19)

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BARNSTABLE REGISTRY
continued

Falmouth

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	87	68
Median Price	$630,000	$690,000

▶ REAL ESTATE SALES

110 ALDER LN **$1,700,000**
B: Owen J Bard & Kristin D Bard
S: Charles L Bardelis, Tr for Cb Rt
Doc#: 000000001501141, Date: 04/29/24
Mtg: Cross Country Mtg Inc $400,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 16239sf
Prior Sale: $365,000 (03/94)

161 BAY SHORE DR **$2,100,000**
B: Robert L Carson, Tr for Osb3 Rt
S: Brian L Champion, Tr for Ann E Vogel T2003
Doc#: 000000001501492, Date: 05/03/24
Use: 4 Bdrm Contemporary, Lot: 29669sf

BLACKSMITH SHOP RD **$1,875,000**
B: Blacksmith Shop Road LLC
S: Donn K Breivogel, Tr for Karob Rt
Doc#: 000000001501273, Date: 04/30/24
Mtg: Samuel Lorusso Sr $3,032,120

716 BLACKSMITH SHOP RD **$625,000**
B: Blacksmith Shop Road LLC
S: Donn K Breivogel, Tr for Karob Rt
Doc#: 000000001501271, Date: 04/30/24
Mtg: Samuel Lorusso Sr $3,032,120
Use: Residential Developable Land, Lot: 214154sf

33 DOVE COTTAGE RD **$675,000**
B: Graham E Kolodziej & Camille L Kolodziej
S: Lily Williams
Book/Page: 36346/122, Date: 05/03/24
Mtg: Leader Bank NA $337,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16932sf
Prior Sale: $162,500 (05/96)

44 DUCKIES WAY **$1,050,000**
B: Joseph W Dias
S: Kevin Dorney & Joan Dorney
Book/Page: 36346/70, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 20042sf
Prior Sale: $145,000 (05/16)

46 FISHER RD **$875,000**
B: Robin Sodano & John Sodano
S: Carole A Dembkowski, Tr for C Dembkowski RET
Book/Page: 36339/255, Date: 04/30/24
Mtg: Cross Country Mtg Inc $700,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9339sf
Prior Sale: $199,000 (06/00)

90 HILL AND PLAIN RD **$1,270,000**
B: Vincent Flaherty & Annette Flaherty
S: Maguire Marilyn Est & Marilyn M Maguire
Book/Page: 36340/71, Date: 04/30/24
Mtg: Fairway Ind Mtg $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 61332sf
Prior Sale: $132,000 (04/99)

19 MONTAUK ST **$740,000**
B: Mark Keck
S: Jessie L Hughes & Ling Cheung
Doc#: 000000001501265, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 4800sf
Prior Sale: $290,000 (06/08)

PINECREST BEACH DR **$155,000**
B: Oconnor Developments LLC
S: Wagner Donald F Est & Judith A Farrand
Book/Page: 36335/256, Date: 04/29/24

9 ROLLING ACRES LN **$749,900**
B: Luisa M Lewis
S: Daniel P Quinn & Hilary A Quinn
Book/Page: 36339/193, Date: 04/30/24
Mtg: Bank of America NA $200,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 15250sf
Prior Sale: $423,500 (06/19)

19 SACHEM DR **$280,000**
B: Adamo J Rufo & Carol M Rufo
S: Richard C Faherty
Book/Page: 36342/7, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 8699sf

113 SHOREWOOD DR **$990,000**
B: Matthew Callahan & Sandra Giliberto-Callahan
S: Jeffrey Radwick & Denise Domino
Book/Page: 36339/234, Date: 04/30/24
Mtg: Cross Country Mtg Inc $510,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7802sf
Prior Sale: $850,000 (07/21)

Harwich

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	36
Median Price	$655,000	$709,500

▶ REAL ESTATE SALES

15 CORA LN **$1,100,000**
B: Christian A Mcmahan & Ariane B Mcmahan
S: Luigi Sirignano & Lori Sirignano
Doc#: 000000001501233, Date: 04/30/24
Mtg: Rollstone Bk & Tr $880,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: $535,000 (05/17)

4 JOROBEE LN **$110,000**
B: Felipe Ribeiro
S: Gomes Beatrice E Est & Rosetta G Dalomba
Book/Page: 36338/344, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $82,500
Term: 2054 Rate: 7.9% Type: Adj
Use: Residential Developable Land, Lot: 41818sf

447 MAIN ST **$133,000**
B: Cape Chill Holdings LLC
S: Cdmeader LLC
Book/Page: 36342/201, Date: 05/01/24

21 MARY WILLET CT **$975,000**
B: David S Ladd & Jill S Ladd
S: Richard Pellegrino & Diane Pellegrino
Book/Page: 36346/222, Date: 05/03/24
Mtg: Leader Bank NA $300,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20075sf
Prior Sale: $640,000 (06/18)

210 PLEASANT BAY RD **$889,000**
B: David P Derrico & Dawn N Derrico
S: Sandy Mclardy & Clara G Mclardy
Doc#: 000000001501247, Date: 04/30/24
Mtg: Keystone Funding $889,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 40096sf
Prior Sale: $240,000 (05/15)

16 ROUTE 28 ..... **$2,045,000**
B: All Cape Property LLC
S: Foster Francis X Est & Francis X Foster 2nd
Book/Page: 36343/186, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk $806,000
Use: Retail-Service, Lot: 75359sf

216 ROUTE 28 ..... **$2,045,000**
B: All Cape Property LLC
S: Foster Francis X Est & Francis X Foster 2nd
Book/Page: 36343/186, Date: 05/02/24
Use: Retail-Service, Lot: 42253sf

ROUTE 39 (OFF) **$2,000**
B: Laurie P Snowden-Lebel, Tr for Oh Well Things Change Rt
S: Peter M Bartniski
Book/Page: 36336/112, Date: 04/29/24

29 SAMOSET RD **$740,000**
B: William M Kinkead & Kristen Kinkead
S: Shannon J Scarry
Book/Page: 36344/208, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk $200,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18295sf
Prior Sale: $175,000 (04/97)

41 SAQUATUCKET BLUFFS RD **$3,000,000**
B: Scott T Tellier, Tr for Scott Thomas Telleier T
S: William M Crane Jr
Doc#: 000000001501406, Date: 05/02/24
Use: 4 Bdrm Cape Cod, Lot: 30056sf
Prior Sale: $1,750,000 (09/07)

60 W MAIN ST **$2,045,000**
B: All Cape Property LLC
S: Foster Francis X Est & Francis X Foster 2nd
Book/Page: 36343/186, Date: 05/02/24

76 W MAIN ST **$2,045,000**
B: All Cape Property LLC
S: Foster Francis X Est & Francis X Foster 2nd
Book/Page: 36343/186, Date: 05/02/24

Hyannis

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	22
Median Price	$521,000	$535,000

▶ REAL ESTATE SALES

141 DOLPHIN LN **$625,000**
B: William Wing & Andrea Wing
S: Marina Zaslavskiy & Yaroslav Zaslavskiy
Book/Page: 36336/156, Date: 04/29/24
Mtg: Guaranteed Rate Inc $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $325,000 (05/06)

39 GENERAL PATTON DR **$340,000**
B: Alj Realty Corp
S: Ronald Oliveira
Book/Page: 36340/108, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 7405sf
Prior Sale: $325,000 (11/23)

190 HAMDEN CIR **$470,000**
B: Kern O Kelly & Jermaine Whitmore
S: Jeorgia A Fowler
Doc#: 000000001501346, Date: 05/01/24
Mtg: Cross Country Mtg Inc $461,487
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10890sf
Prior Sale: $259,900 (08/16)

99 LONGVIEW DR **$590,000**
B: Richard Demornaville & Lisa Demornaville
S: Guy E Patston & Hope I Patston
Doc#: 000000001501118, Date: 04/29/24
Use: 3 Bdrm Cape Cod, Lot: 11761sf
Prior Sale: $240,000 (04/08)

307 MAIN ST **$5,100,000**
B: 307 Main Four Lp
S: Conrad Watson, Tr for 307 Main Street Nt
Book/Page: 36346/347, Date: 05/03/24
Mtg: Enterprise Bk & Tr Co $3,817,500
Use: Bank Building, Lot: 83200sf
Prior Sale: $2,250,000 (08/21)

645 MAIN ST **$545,000**
B: Marcio Agostini & Laiza Oliveira
S: Rm Cape Capital LLC
Doc#: 000000001501145, Date: 04/29/24
Use: Mixed Use-Prim Res & Comm, Lot: 6098sf
Prior Sale: $425,000 (02/24)

16 MARSH LN **$740,000**
B: Glenn F Medeiros & Leah M Medeiros
S: Masha Feldman & Paul Feldman
Doc#: 000000001501195, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 12197sf
Prior Sale: $450,000 (10/19)

70 SCHOONER LN **$669,000**
B: Woodsley Sylva
S: Kevin P Schouler
Book/Page: 36337/193, Date: 04/29/24
Mtg: Radius Financial Grp $656,882
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $348,115 (05/10)

94 SEA ST U:3 ..... **$750,000**
B: Pjl Realty LLC
S: Df & Ry Realty LLC
Book/Page: 36336/240, Date: 04/29/24
Mtg: Eastern Bank $541,000
Use: 1 Bdrm Condo
Prior Sale: $400,000 (07/21)

94 SEA ST U:4 ..... **$750,000**
B: Pjl Realty LLC
S: Df & Ry Realty LLC
Book/Page: 36336/240, Date: 04/29/24
Mtg: Eastern Bank $541,000
Use: 2 Bdrm Condo
Prior Sale: $400,000 (07/21)

94 SEA ST U:5 ..... **$750,000**
B: Pjl Realty LLC
S: Df & Ry Realty LLC
Book/Page: 36336/240, Date: 04/29/24
Mtg: Eastern Bank $541,000
Use: 1 Bdrm Condo
Prior Sale: $400,000 (07/21)

94 SEA ST U:6 ..... **$750,000**
B: Pjl Realty LLC
S: Df & Ry Realty LLC
Book/Page: 36336/240, Date: 04/29/24
Mtg: Eastern Bank $541,000
Use: 1 Bdrm Condo
Prior Sale: $400,000 (07/21)

46 SPRING ST **$230,000**
B: Spring Cape Home LLC
S: Robert G Hoffman & Karen K Hoffman
Book/Page: 36340/273, Date: 04/30/24
Mtg: Unitas Funding Llc $300,000
Use: 3 Bdrm Conventional, Lot: 3485sf

135 W MAIN ST U:26 ..... **$365,000**
B: Emily D Gualberto
S: Lewis Bay Realty Invs Inc
Book/Page: 36343/253, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk $358,388
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $260,000 (12/23)

135 W MAIN ST U:39 ..... **$350,000**
B: Salomao Date & Valmor L Roncelli
S: Gilberto S Santos
Book/Page: 36339/89, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $323,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $260,000 (12/23)

Marstons Mills

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	20
Median Price	$605,000	$590,000

▶ REAL ESTATE SALES

100 BLACK OAK RD **$660,000**
B: Jessie L Chai
S: Michele A Hopkins
Book/Page: 36341/219, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $300,300 (09/16)

170 FLUME AVE **$1,360,000**
B: George Carvalho & Sarah Carvalho
S: Margaret A Creeth, Tr for Margaret A Creeth RET
Book/Page: 36343/338, Date: 05/02/24
Mtg: Arc Home LLC $952,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 25700sf
Prior Sale: $790,000 (02/20)

1740 RACE LN **$765,000**
B: James M Leblanc & Deborah Riggs-Leblanc
S: Michael J Winn
Book/Page: 36338/317, Date: 04/30/24
Mtg: Guild Mortgage Co $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $370,000 (06/13)

24 WILD WAY **$370,000**
B: Michael A Miklavic
S: Paulo Gualberto
Book/Page: 36347/35, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 40946sf
Prior Sale: $338,000 (05/24)

▶ FORECLOSURE DEEDS

24 WILD WAY **$338,000**
B: Paul Gualberto
S: Allan G Curtis & Citizens Bank
Book/Page: 36346/324, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 40946sf

Mashpee

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	40
Median Price	$762,500	$689,000

▶ REAL ESTATE SALES

17 BRANT ROCK RD U:17 ..... **$875,000**
B: Shruti Bansal & Atma Kanojia
S: James P Dillon Jr & Maureen Dillon
Doc#: 000000001501278, Date: 04/30/24
Mtg: MIT Federal CU $700,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $435,000 (05/20)

299 COTUIT RD **$610,000**
B: Florina D Bishop
S: Jonathan T Fortuna & Kristen M Fortuna
Book/Page: 36343/78, Date: 05/02/24
Mtg: Sierra Pacific Mtg $400,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 13852sf
Prior Sale: $400,000 (05/20)

19 EQUESTRIAN AVE **$1,075,000**
B: Paul Coughlin & Elizabeth Coughlin
S: Jacqueline A Church, Tr for Jacqueline A Church T
Book/Page: 36337/79, Date: 04/29/24
Mtg: Workers Credit Union $700,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 42776sf
Prior Sale: $541,750 (09/16)

36 GOLD LEAF LN U:36 ..... **$625,000**
B: Carole A Dembkowski, Tr for C Dembkowski RET
S: Fred M Earle & Michelle N Earle
Book/Page: 36340/58, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $395,000 (10/19)

74 HEIGHTS **$1,625,000**
B: David B Breed & Marta D Breed
S: Richard G Jackson, Tr for Jackson Ft
Book/Page: 36337/329, Date: 04/30/24

3 KETTLE LN U:3 ..... **$435,000**
B: Susan L Palanza
S: Maureen Couture
Doc#: 000000001501090, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $470,000 (03/24)

104 LAKEWOOD DR **$310,000**
B: Mark Bannon & Pamela Bannon
S: John J Marsters & Debra A Marsters
Book/Page: 36341/139, Date: 05/01/24
Use: 2 Bdrm Log, Lot: 13504sf
Prior Sale: $228,000 (11/20)

6 SCHOONER LN U:B **$323,800**
B: Robert W Nightingale 3rd & Colleen Woods
S: John Zappala, Tr for 6b Schooner Lane Rt
Doc#: 000000001501558, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $210,000 (01/24)

41 SUMMERSEA RD **$1,432,500**
B: Michael Sullivan & Jennifer Sullivan
S: Jeffrey R Grosser, Tr for 41 Summersea Road Rt
Doc#: 000000001501227, Date: 04/30/24
Mtg: Cross Country Mtg Inc $725,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 12981sf
Prior Sale: $620,000 (03/15)

255 WILLOW BEND DR **$2,125,000**
B: John L Maloney & Donna F Maloney
S: Scott Griebel, Tr for Scott M Griebel Lt
Book/Page: 36336/69, Date: 04/29/24
Use: 4 Bdrm CustomDesign, Lot: 18644sf
Prior Sale: $1,285,000 (11/19)

14 WILLOW CIR **$2,495,000**
B: Judith R Fargnoli, Tr for Judith R Fargnoli T
S: Silva Development LLC
Book/Page: 36342/130, Date: 05/01/24
Use: Residential Developable Land, Lot: 18734sf

Orleans

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	17
Median Price	$1,300,000	$915,000

▶ REAL ESTATE SALES

34 NAMSKAKET RD **$923,000**
B: Johan M Trumpy, Tr for Allison G Trumpy
S: David P Koharski
Book/Page: 36342/284, Date: 05/01/24
Mtg: Morgan Stanley Privat $692,250
Term: 2054
Use: 4 Bdrm Old Style, Lot: 138521sf

176 QUANSET RD **$2,700,000**
B: Terry J Stalford, Tr for Stalford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: Residential Undvlpble Land, Lot: 23087sf
Prior Sale: $215,000 (05/98)

178 QUANSET RD **$2,700,000**
B: Terry J Stalford, Tr for Stalford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: Residential Undvlpble Land, Lot: 30492sf

184 QUANSET RD **$2,700,000**
B: Terry J Stalford, Tr for Stalford Ft
S: William C Benjamin, Tr for Blue Heron Rt
Book/Page: 36339/186, Date: 04/30/24
Use: 6 Bdrm Contemporary, Lot: 48787sf

100 ROCK HARBOR RD **$18,291**
B: Stephen C Witter & Loraine E Witter
S: Peter R Shannon & Corinne H Shannon
Book/Page: 36338/217, Date: 04/30/24
Mtg: Amerant Mortgage $299,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 49658sf
Prior Sale: $306,000 (09/19)

Osterville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	11
Median Price	$1,350,000	$1,100,000

▶ REAL ESTATE SALES

9 GUNSTOCK RD **$635,000**
B: Robert J Marchione & Linda J Marchione
S: Carol A Montana, Tr for 9 Gunstock Road Rt
Book/Page: 36346/19, Date: 05/03/24
Use: 2 Bdrm Ranch, Lot: 15246sf
Prior Sale: $185,000 (03/11)

54 HINCKLEY CIR **$625,900**
B: Shaun Mclaughlin
S: Patricia Donnelly & Lucille Donnelly
Book/Page: 36346/253, Date: 05/03/24
Mtg: New Fed Mtg Corp $532,015
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12197sf

22 MANOR WAY **$1,595,000**
B: Aft Osterville LLC
S: James X Kiladis, Tr for Anna Kiladis RET
Book/Page: 36344/76, Date: 05/02/24
Use: 4 Bdrm Cape Cod, Lot: 23087sf

Provincetown

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	0
Median Price	$2,075,000	

▶ REAL ESTATE SALES

100 ALDEN ST U:230 ..... **$615,000**
B: Shannon Scarry
S: Russell Herakovich, Tr for William T Vukowich RET
Book/Page: 36346/153, Date: 05/03/24
Use: 2 Bdrm Condo, Lot: 115643sf
Prior Sale: $575,000 (09/19)

120-A COMMERCIAL ST **$1,500,000**
B: Scott R Liddell
S: Russell Herakovich, Tr for William T Vukowich RET
Book/Page: 36343/25, Date: 05/01/24
Mtg: Cross Country Mtg Inc $1,200,000
Term: 2054
Use: Residential Undvlpble Land, Lot: 2544sf
Prior Sale: $20,000 (08/95)

167 COMMERCIAL ST U:2 ..... **$700,000**
B: 167 Commercial Street LLC
S: Cohorts Inc
Book/Page: 36336/75, Date: 04/29/24
Use: Retail Condo, Lot: 10934sf
Prior Sale: $150,000 (06/96)

21 DEWEY AVE U:1 ..... **$470,778**
B: Elizabeth Sanford
S: Macarena M Mclardy
Doc#: 000000001501108, Date: 04/29/24
Use: 1 Bdrm Condo, Lot: 10800sf
Prior Sale: $182,000 (05/20)

STANDISH ST U:C32 ..... **$1,200,000**
B: Standish Properties LLC
S: 28-32 Standish Street LLC
Book/Page: 36342/186, Date: 05/01/24
Use: Condo

4 WHORFS CT **$1,500,000**
B: Scott R Liddell
S: Russell Herakovich, Tr for William T Vukowich RET
Book/Page: 36343/25, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 2722sf
Prior Sale: $150,000 (04/90)

3 PILGRIMS LNDG **$4,300,000**
B: 692 North Robertson Blvd
S: 3 Pilgrims Landing LLC
Book/Page: 36343/132, Date: 05/02/24

Sandwich

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	57
Median Price	$635,000	$650,000

▶ REAL ESTATE SALES

2 CARLETON DR W **$950,000**
B: Ella James Seaside Vent L
S: Timothy J Schiavoni, Tr for Spurk Ft
Book/Page: 36343/141, Date: 05/02/24
Use: 2 Bdrm Cape Cod, Lot: 55757sf

62 GULLY LN **$645,000**
B: James S Slowey & Donna M Slowey
S: John R Stifler & Kathleen M Tannian
Book/Page: 36338/198, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: $164,000 (06/98)

10 LICHEN LN **$900,000**
B: Richard P Carroll & Roseann S Carroll
S: Larry Gretzinger & Diane Gretzinger
Doc#: 000000001501325, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 27878sf
Prior Sale: $575,000 (02/20)

8 MOON COMPASS LN **$642,000**
B: Robert F Engelbrecht & Lynette Engelbrecht
S: Deborah R Leblanc & James M Leblanc
Doc#: 000000001501200, Date: 04/30/24
Mtg: Guild Mortgage Co $577,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30928sf
Prior Sale: $132,000 (04/96)

168 N SHORE BLVD U:12 ..... **$585,000**
B: Green Tree Homes LLC
S: Scott T Tellier, Tr for Tellier Nt
Doc#: 000000001501283, Date: 04/30/24
Mtg: Legions Capital Inc $438,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $350,000 (01/07)

141 ROUTE 6A **$625,000**
B: Jacob T Dewey
S: Francois Foster Ft & Francis X Foster 2nd
Book/Page: 36343/156, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk $500,000
Use: Office Bldg-General, Lot: 13504sf
Prior Sale: $355,000 (09/98)

264 ROUTE 6A **$1,535,000**
B: Joshua Fitzmaurice & John Huerth
S: 264 Rt 6a LLC
Doc#: 000000001501499, Date: 05/03/24
Mtg: Leader Bank NA $1,228,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 88427sf
Prior Sale: $775,000 (10/20)

8 SPINNAKER ST **$600,000**
B: Matthew Yadgood & Alfred F Gallugi Jr
S: Michael D Rhault & Kathleen A Rhault
Doc#: 000000001501445, Date: 05/02/24
Mtg: Cross Country Mtg Inc $570,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 27007sf
Prior Sale: $400,000 (11/20)

Truro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	6
Median Price	$830,000	$1,635,000

▶ REAL ESTATE SALES

102 CASTLE RD **$395,000**
B: Thomas J Nadeau
S: Joseph C Dunn
Book/Page: 36345/102, Date: 05/03/24
Use: Residential Developable Land, Lot: 92347sf
Prior Sale: $90,000 (01/94)

4 PERRY RD **$815,000**
B: Cole M Cook
S: Hannah P Dexter
Book/Page: 36346/76, Date: 05/03/24
Use: 2 Bdrm Cape Cod, Lot: 40024sf
Prior Sale: $650,000 (10/21)

Wellfleet

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	10
Median Price	$1,050,000	$729,500

▶ REAL ESTATE SALES

125 CAHOON HOLLOW RD **$905,000**
B: Robert Lieberman & Lauren M Osborne
S: William A Warren & Gwendolyn B Warren
Book/Page: 36346/280, Date: 05/03/24
Mtg: Cape Cod Five Cent Bk $305,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 37026sf

210 LIEUTENANT ISLAND RD **$1,455,000**
B: M S Seplow & Yvonne M Fausett
S: Theresa Dehm & Kathryn Okeefe
Book/Page: 36346/248, Date: 05/03/24
Use: 2 Bdrm Contemporary, Lot: 65776sf

Yarmouth

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	62
Median Price	$528,500	$572,500

▶ REAL ESTATE SALES

20 BLISCOTT AVE **$300,000**
B: Richard M Rebelo & Katie C Rebelo
S: Sand Dollar Prop LLC
Book/Page: 36339/285, Date: 04/30/24
Use: 1 Bdrm Ranch, Lot: 9583sf
Prior Sale: $265,000 (08/22)

222 BUCK ISLAND RD U:5-6 ..... **$319,000**
B: Megan J Nichols
S: Patricia W Baumann & Paul K Baumann
Book/Page: 36336/31, Date: 04/29/24
Mtg: Cape Cod Five Cent Bk $286,780
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $115,000 (08/12)

300 BUCK ISLAND RD U:15B **$365,000**
B: Natalie H Whitfield
S: Michelle Higgins & Donna L Knapp
Doc#: 000000001501136, Date: 04/29/24
Mtg: William Raveis Mtg Co $315,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $130,000 (01/12)

74 CHIPPING GREEN CIR **$595,000**
B: Scott G Dyer & Julie A Dyer
S: William Lewis & Marcia Lewis
Book/Page: 36346/171, Date: 05/03/24
Mtg: TD Bank NA $476,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12632sf
Prior Sale: $330,000 (06/17)

36 COVEVIEW DR **$660,000**
B: Alj Realty Corp
S: Pilgrim Hill Holdings LLC
Book/Page: 36340/236, Date: 04/30/24
Mtg: RFLF 4 LLC $728,000
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: $630,000 (04/24)

36 COVEVIEW DR **$630,000**
B: Pilgrim Hill Holdings LLC
S: Nicholas C Collatos & Dianne F Collatos
Book/Page: 36340/171, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: $175,000 (05/96)

78 DRIVING TEE CIR **$965,000**
B: Harley H Hoyt & Tina A Hoyt
S: Dawson Isabel A Est & Ann M Grainger
Doc#: 000000001501178, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 17860sf
Prior Sale: $260,000 (02/93)

3 GINGER PLUM LN **$550,000**
B: Fred G Kelly Sr & Marianne R Kelly
S: Timothy D Gering & Deborah A Gering
Doc#: 000000001501254, Date: 04/30/24
Mtg: Fairway Ind Mtg $440,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: $56,250 (02/95)

25 LAKE RD E **$399,900**
B: Jane E Philipson & Joseph J Demayo
S: Awv Homes & Dev LLC
Book/Page: 36345/329, Date: 05/03/24
Mtg: Leader Bank NA $379,905
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 4792sf
Prior Sale: $235,000 (12/23)

7 LESLIE LN **$1,050,000**
B: Joshua P Lindauer & Patricia A Lindauer
S: Jocelyn D Biondo
Doc#: 000000001501257, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $840,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14375sf
Prior Sale: $368,000 (08/10)

265-267 OLD TOWN HOUSE RD **$565,500**
B: Charles A Brennan
S: Anthony T Cutler
Book/Page: 36339/44, Date: 04/30/24
Use: 2-Family Duplex, Lot: 8276sf
Prior Sale: $385,000 (06/21)

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7 PORTSMOUTH TER **$682,500**
B: Sandra Alberico
S: 7 Portsmouth Terrace LLC
Book/Page: 36337/125, Date: 04/29/24
Mtg: Movement Mtg LLC $325,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 11761sf
Prior Sale: $340,000 (12/22)

18 ROUTE 28 ..... **$551,250**
B: Jacob T Dewey
S: Foster Francis X Est & Francis X Foster 2nd
Doc#: 000000001501384, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk $441,000
Use: Retail-Service, Lot: 39204sf

32 SHALLOW BROOK RD **$530,000**
B: Ian Stephens
S: Ruth L Litton & Allan L Ganz
Doc#: 000000001501220, Date: 04/30/24
Mtg: TD Bank NA $424,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Ranch, Lot: 11761sf
Prior Sale: $292,000 (07/05)

73 STANDISH WAY **$750,000**
B: Taylor Pirog
S: James T White & Karyn D White
Book/Page: 36336/108, Date: 04/29/24
Use: 3 Bdrm Cape Cod, Lot: 5227sf
Prior Sale: $365,000 (12/16)

53 W WOODS U:53 ..... **$750,000**
B: James F Dannhauser, Tr for J F Dannhauser 2011 RET
S: Shelia B Place, Tr for R S Rt
Doc#: 000000001501412, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $468,000 (03/18)

712 WILLOW ST **$765,500**
B: Margaret T Sandke, Tr for W E & Margaret T Sandke T
S: Stephen Oddo & Alecia A Carey
Book/Page: 36340/139, Date: 04/30/24
Mtg: CMG Mortgage Inc $574,125
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13068sf
Prior Sale: $561,000 (05/21)

237 WINSLOW GRAY RD **$499,900**
B: Travis R Moroney & Jillian M Johnson
S: Samuel C Traywick
Book/Page: 36342/154, Date: 05/01/24
Mtg: Cross Country Mtg Inc $490,845
Term: 2054
Use: 2 Bdrm Ranch, Lot: 5227sf
Prior Sale: $145,000 (04/23)

► FORECLOSURE DEEDS

15 WADSWORTH LN **$1,085,000**
B: Paulo V Paraguay
S: Thiago P Paraguay & Betsy Newell
Book/Page: 36342/315, Date: 05/01/24
Mtg: Cape Cod Five Cent Bk $980,000
Use: 3 Bdrm Cape Cod, Lot: 42178sf
Prior Sale: $155,000 (03/21)

Berkshire Registry

Middle District

Patricia M. Harris, Register
Court House, 44 Bank Row
Pittsfield, MA 01201
Telephone: (413) 443-7438
Fax: (413) 448-6025
www.berkshiremiddledeeds.com

Becket

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	5
Median Price	$375,000	$279,000

► REAL ESTATE SALES

BIG BASS LN L:32A **$8,000**
B: Robert M Levine, Tr for Robert M Levine RET
S: Crystal Pond Hmowners Ass
Book/Page: 7615/75, Date: 05/02/24
Use: Residential Developable Land, Lot: 95788sf
Prior Sale: $34,100 (02/10)

74 S COVE RD **$150,000**
B: James E Laramy
S: James E Laramy & Holly E Desantis
Book/Page: 7615/43, Date: 05/02/24
Mtg: Trustco Bank $284,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 82328sf
Prior Sale: $234,900 (10/13)

Dalton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	11
Median Price	$292,500	$275,000

► REAL ESTATE SALES

30 CENTENNIAL AVE **$170,000**
B: Robert W Moniz & John D Cooney
S: Dale Buck & Roger Buck
Book/Page: 7611/29, Date: 04/29/24
Mtg: Guild Mortgage Co $148,495
Term: 2054
Use: 3 Bdrm Old Style, Lot: 10380sf

1083 SOUTH ST **$249,900**
B: Quinlan H Squires
S: Huska Florence M Est & William M Huska 3rd
Book/Page: 7612/104, Date: 04/30/24
Mtg: Greylock FCU $237,405
Term: 2046 Rate: 6.9% Type: Adj
Use: 2 Bdrm Ranch, Lot: 10001sf

Hinsdale

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	5
Median Price	$500,000	$310,000

► REAL ESTATE SALES

122 HOLMES RD **$210,000**
B: Landen S Jamula & Alyssa E Mercier
S: Kimberly Kaczala
Book/Page: 7613/185, Date: 05/01/24
Mtg: Greylock FCU $161,194
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $50,000 (07/19)

346 MICHAELS RD **$472,500**
B: Guy E Patston & Hope I Patston
S: Margaret C Dimouro
Book/Page: 7612/9, Date: 04/30/24
Use: 3 Bdrm Conventional, Lot: 1929708sf
Prior Sale: $357,315 (02/07)

155 ROUTE 71 ..... **$837,500**
B: Michael Feder & Sally Feder
S: Bruno M Cunha & Rachel Dana
Book/Page: 2895/34, Date: 05/01/24
Mtg: Nicholas Kafi $624,143
Term: 2033

249 S SHORE RD **$85,288**
B: Paul J Bazanchuk & Teresa L Ohare
S: Mary K Bazanchuk
Book/Page: 7615/327, Date: 05/03/24
Use: 2 Bdrm Bngl/Cottage, Lot: 8276sf
Prior Sale: $209,000 (08/13)

Lee

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	12
Median Price	$295,000	$402,500

► REAL ESTATE SALES

60 S PROSPECT ST **$300,000**
B: D J Mooney
S: Norma E Maroney RET & Wiliam J Maroney 3rd
Book/Page: 7612/54, Date: 04/30/24
Mtg: Lee Bank $270,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 2 Bdrm Conventional, Lot: 18731sf
Prior Sale: $190,000 (11/14)

365 WATER ST **$222,000**
B: Owen M Hunter
S: Plankey Ft & Robert J Plankey Jr
Book/Page: 7610/301, Date: 04/29/24
Mtg: Greylock FCU $194,800
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Conventional, Lot: 47480sf

Lenox

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	5
Median Price	$759,000	$419,000

► REAL ESTATE SALES

27 CHURCH ST **$940,000**
B: Sccd 29 Church LLC
S: North Sandy Brook LLC
Book/Page: 7613/246, Date: 05/01/24
Mtg: Lee Bank $705,000

29 CHURCH ST **$940,000**
B: Sccd 29 Church LLC
S: North Sandy Brook LLC
Book/Page: 7613/246, Date: 05/01/24
Mtg: Lee Bank $705,000
Use: Mixed Use-Prim Comm & Resd, Lot: 8341sf
Prior Sale: $1,250,000 (06/21)

31 CHURCH ST **$940,000**
B: Sccd 29 Church LLC
S: North Sandy Brook LLC
Book/Page: 7613/246, Date: 05/01/24
Mtg: Lee Bank $705,000

27 HOUSATONIC ST **$1,020,000**
B: Sccd 27 Housatonic LLC
S: North Sandy Brook LLC
Book/Page: 7614/29, Date: 05/02/24
Mtg: Lee Bank $765,000
Use: Mixed Use-Prim Comm & Resd, Lot: 5445sf
Prior Sale: $1,200,000 (04/22)

365 PITTSFIELD AVE **$900,000**
B: 600 Merrill Rd LLC
S: Storan Inc
Book/Page: 7611/14, Date: 04/29/24

6 ROLLING HLS U:5 ..... **$295,000**
B: James S Cooper & Lori S Coliander
S: Mary J Ramos
Book/Page: 7612/22, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $145,000 (10/00)

40 SARGENT BROOK RD **$882,500**
B: Robert D Flynn & Susan D Flynn
S: Jeffrey B Sagalyn, Tr for Laurel Lake Reaty Nt
Book/Page: 7611/313, Date: 04/30/24
Mtg: UBS Bank USA $770,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 11475sf
Prior Sale: $400,000 (06/07)

113-115 WALKER ST U:1 ..... **$276,000**
B: Lawrence R Friedman & Aviva E Wichler
S: Holly A Terry
Book/Page: 7613/295, Date: 05/01/24
Use: Condo

Otis

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	$487,500	$181,000

► REAL ESTATE SALES

71 SUGARHOUSE RD **$689,000**
B: John L Daniels & Janes M Daniels
S: Jeffrey A Moss & Karen L Moss
Book/Page: 7610/282, Date: 04/29/24
Use: 3 Bdrm Ranch, Lot: 141570sf
Prior Sale: $345,000 (08/16)

W CENTER RD **$180,000**
B: Ngozi O Taffe
S: Tobias Sumner & Carol Robins
Book/Page: 7615/310, Date: 05/03/24

Pittsfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	60
Median Price	$239,900	$267,450

► REAL ESTATE SALES

320 1ST ST **$289,000**
B: Dagga Mbye
S: Bachhoa Nguyen
Book/Page: 7612/209, Date: 05/01/24
Mtg: Guild Mortgage Co $283,765
Term: 2054
Use: 5 Bdrm Conventional, Lot: 6360sf
Prior Sale: $215,000 (10/21)

15 ALMA ST **$530,000**
B: Scott R Smith & Meghan T Smith
S: Elaine A Mack
Book/Page: 7615/271, Date: 05/03/24
Mtg: Greylock FCU $265,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 14985sf
Prior Sale: $222,500 (01/07)

16 CYNTHIA LN U:16 ..... **$400,750**
B: Andrew Schmidt & Karl R Schmidt
S: Joan Bassin
Book/Page: 7613/19, Date: 05/01/24
Use: 3 Bdrm Condo
Prior Sale: $300,000 (04/21)

639 EAST ST **$125,000**
B: Johnson Family RE LLC
S: Frank Bonnevie
Book/Page: 7612/89, Date: 04/30/24
Use: Mixed Use-Prim Comm & Resd, Lot: 2004sf

118 ELM ST **$327,000**
B: Kow LLC
S: Deborah Beligni
Book/Page: 7613/115, Date: 05/01/24
Mtg: Greylock FCU $261,600
Use: Mixed Use-Prim Res & Comm, Lot: 11238sf
Prior Sale: $83,000 (07/14)

9 GASTON DR **$835,000**
B: Kurt D Daignault & Sharon J Wong
S: Andrew A Matthews, Tr for Andrew A Matthews RET
Book/Page: 7615/218, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 30492sf
Prior Sale: $300,000 (08/93)

137 HIGH ST **$189,900**
B: Suzanne Gammon
S: Laurie A Odonnell & Stephen M Odonnell
Book/Page: 7611/203, Date: 04/30/24
Use: 3 Bdrm Conventional, Lot: 8625sf

49 HOLLY ST **$169,000**
B: Jeanna L Blair & Darlene M Stanfield
S: Beth A Barzottini
Book/Page: 7613/52, Date: 05/01/24
Mtg: Greylock FCU $113,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 14680sf
Prior Sale: $125,500 (10/09)

3 JONES AVE **$275,000**
B: Kyle L Gochey & Lillee Getchell
S: Joanne E Brownt, Tr for Joanne E Brown 2009 RET
Book/Page: 7612/314, Date: 05/01/24
Mtg: Greylock FCU $247,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 46609sf
Prior Sale: $171,900 (05/18)

198 LEBANON AVE **$218,000**
B: Michael S Kalinowsky Jr
S: Gena A Sherman
Book/Page: 7613/307, Date: 05/01/24
Mtg: Guaranteed Rate Inc $188,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6621sf

226 LENOX AVE **$229,900**
B: Lauren A Cowlin
S: 3 Greeks LLC
Book/Page: 7614/241, Date: 05/02/24
Mtg: Pittsfield Cp Bk $175,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 7362sf
Prior Sale: $120,000 (12/23)

72 LILLIAN ST **$330,000**
B: Patrick Ricchi
S: Victora A Standring
Book/Page: 7613/277, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 8146sf
Prior Sale: $75,000 (03/14)

162 MADISON AVE **$140,000**
B: Sarah J Jordan
S: Robs Estate LLC
Book/Page: 7612/168, Date: 04/30/24
Mtg: Guild Mortgage Co $117,012
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3223sf
Prior Sale: $63,000 (12/23)

20 SILVER ST **$190,000**
B: Cheng W Zhu & Li Y Li
S: Daniel L Guzzo & Melissa D Guzzo
Book/Page: 7611/285, Date: 04/30/24
Mtg: Adams Community Bk $140,000
Term: 2039
Use: 2-Family Duplex, Lot: 5184sf
Prior Sale: $40,000 (03/03)

200 W HOUSATONIC ST U:25 ..... **$200,000**
B: Michael D Grady & Karen Grady
S: Donna M Decker & Maribeth Decker
Book/Page: 7615/262, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $108,000 (04/07)

Richmond

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	3
Median Price	$685,500	$575,000

► REAL ESTATE SALES

800 LENOX RD **$599,000**
B: Richard Berlin & Susanne King
S: Marie Meehan
Book/Page: 7615/239, Date: 05/03/24
Use: Mixed Use-Prim Res & Agricul, Lot: 1026274sf

1916 LENOX RD **$2,400,000**
B: Alan L Press & Julie Press
S: Richard W King & Sharon N King
Book/Page: 7615/7, Date: 05/02/24
Mtg: Bank of America NA $908,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Contemporary, Lot: 109771sf
Prior Sale: $90,000 (03/16)

65 SUMMIT RD **$200,000**
B: Clifford N Hanson
S: Chalies N Hanson
Book/Page: 7611/241, Date: 04/30/24
Mtg: Greylock FCU $228,820
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 139392sf

Stockbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	3
Median Price	$550,000	$595,000

► REAL ESTATE SALES

6 BEAN HILL RD **$100,000**
B: Nextacre South LLC
S: Ivan Benjamin
Book/Page: 7615/1, Date: 05/02/24
Use: Res Potentially Dvlpble Land, Lot: 958320sf

24 LAKE DR **$195,000**
B: Daniel L Bronson & Gena B Bronson
S: Jason J Hogg, Tr for Jason J Hogg T
Book/Page: 7611/280, Date: 04/30/24
Use: Res Potentially Dvlpble Land, Lot: 74052sf

Berkshire Registry

Northern District

Maria T. Ziemba, Register
65 Park Street, Adams, MA 01220
Telephone: (413) 743-0035
Fax: (413) 743-1003
www.masslandrecords.com

Adams

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	9
Median Price	$140,000	$200,000

► REAL ESTATE SALES

4 EDMUNDS ST U:M102 ..... **$165,000**
B: William M Gracyk
S: Jean V Morin, Tr for Jean V Morin Nt
Book/Page: 1854/350, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 436sf
Prior Sale: $210,000 (12/14)

18 VICTORY ST **$30,000**
B: Herion Karbunara
S: Alexandra Management LLC
Book/Page: 1854/75, Date: 04/29/24
Use: 3-Family Decker, Lot: 3920sf

Cheshire

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	5
Median Price	$277,750	$234,900

► REAL ESTATE SALES

517 N STATE RD **$310,000**
B: Brett Gelinas
S: Wayne Arnold
Book/Page: 1854/454, Date: 05/01/24
Mtg: Guild Mortgage Co $285,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13504sf
Prior Sale: $76,000 (11/22)

832 S STATE RD **$110,000**
B: Paul A Trzcinski
S: Alan C Thurston
Book/Page: 1854/291, Date: 04/30/24
Use: Accessory Land Improved, Lot: 126324sf

Hancock

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	1
Median Price		$450,000

► REAL ESTATE SALES

COREY RD U:353 ..... **$152,500**
B: Nancy L Foote, Tr for Nancy L Foote RET
S: Victor H Drapala & Deborah A Drapala
Book/Page: 1854/402, Date: 05/01/24
Use: Condo

37 COREY RD U:518 ..... **$117,500**
B: Robert C Jordan & Anne M Jordan
S: Marlaina H Cataldi
Book/Page: 1833/925, Date: 08/25/23
Mtg: Pittsfield Cp Bk $67,500
Term: 2033
Use: 1 Bdrm Condo
Prior Sale: $99,000 (07/09)

9212 MOUNTAINSIDE DR U:9212 ..... **$630,000**
B: James Shepheard-Walwyn & Carol Shepheard-Walwyn
S: Brendan V Walsh & Melissa A Walsh
Book/Page: 1854/182, Date: 04/30/24
Mtg: UBS Bank USA $400,000
Term: 2054
Use: 4 Bdrm Condo
Prior Sale: $365,000 (05/18)

Lanesboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	5
Median Price	$162,500	$322,500

► REAL ESTATE SALES

12 BANGOR ST **$388,000**
B: Gregory N Newman
S: Lawrence Prince & Renee Prince
Book/Page: 1854/364, Date: 05/01/24
Mtg: Greylock FCU $308,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Ranch, Lot: 29969sf
Prior Sale: $277,000 (10/21)

North Adams

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	17
Median Price	$198,500	$217,500

► REAL ESTATE SALES

50 BRACEWELL AVE **$52,000**
B: Castro S Nyame
S: Provincetown Screenwritin
Book/Page: 1854/583, Date: 05/03/24
Use: 2-Family Conventional, Lot: 3790sf
Prior Sale: $27,500 (01/20)

195 EAGLE ST **$200,000**
B: Lorraine Cote & Laurie Gonzales
S: Jorge E Acosta & Claudia E Acosta
Book/Page: 1854/307, Date: 05/01/24
Mtg: Rocket Mortgage LLC $193,325
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4835sf
Prior Sale: $160,000 (04/23)

22 MARIETTA ST **$25,000**
B: Moss Home Solutions LLC
S: Anthony Loguidice
Book/Page: 1854/531, Date: 05/02/24
Use: 3 Bdrm Old Style, Lot: 5837sf
Prior Sale: $35,000 (10/16)

429 RESERVOIR RD **$330,000**
B: Eric Cardinal
S: Paul Curro
Book/Page: 1854/420, Date: 05/01/24
Mtg: Guild Mortgage Co $324,022
Term: 2054
Use: 3 Bdrm Ranch, Lot: 68041sf
Prior Sale: $165,000 (11/21)

336 WALNUT ST **$5,000**
B: James M Pedro
S: Timothy F Giumarra
Book/Page: 1854/560, Date: 05/02/24
Use: 3-Family Mlti-Unt Blg, Lot: 8712sf
Prior Sale: $18,500 (10/11)

Savoy

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price	$154,950	$135,000

► REAL ESTATE SALES

23 JACKSON RD **$200,000**
B: Kaitlyn Dobbert
S: Garrett W Lasage
Book/Page: 1854/622, Date: 05/03/24
Mtg: Adams Community Bk $170,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Bngl/Cottage, Lot: 56628sf
Prior Sale: $112,000 (04/17)

Williamstown

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	$411,500	$330,000

► REAL ESTATE SALES

189 STRATTON RD U:E2 ..... **$200,000**
B: Tammy A Raina
S: David M Leja & Anne H Leja
Book/Page: 1854/254, Date: 04/30/24
Mtg: Adams Community Bk $160,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $132,000 (08/12)

Windsor

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	4
Median Price	$272,950	$535,000

► REAL ESTATE SALES

183 WORTHINGTON RD **$20,000**
B: George B Thorn & Peggy A Thorn
S: Andrew N Schmidt
Book/Page: 1854/89, Date: 04/29/24
Use: 2 Bdrm Cape Cod, Lot: 251341sf
Prior Sale: $65,000 (10/00)

Berkshire Registry

Southern District

Michelle Laramee-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230
Telephone: (413) 528-0146
Fax: (413) 528-6878
www.masslandrecords.com

Alford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	0
Median Price		

► REAL ESTATE SALES

155 ROUTE 71 ..... **$837,500**
B: Michael Feder & Sally Feder
S: Bruno M Cunha & Rachel Dana
Book/Page: 2895/34, Date: 05/01/24
Mtg: Nicholas Kafi $624,143
Term: 2033
Use: Res Potentially Dvlpble Land, Lot: 602435sf
Prior Sale: $950,000 (09/18)

Egremont

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	$640,000	$931,250

► REAL ESTATE SALES

148 HILLSDALE RD **$305,500**
B: Caitlin L Scott
S: Brown Robert A Est & Douglas S Brown
Book/Page: 2895/344, Date: 05/03/24
Mtg: Total Mtg Svcs $295,724
Term: 2054
Use: 2 Bdrm Ranch, Lot: 30492sf
Prior Sale: $205,000 (05/07)

Great Barrington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	12
Median Price	$421,500	$512,500

► REAL ESTATE SALES

36 CASTLE LN **$411,500**
B: Sophie Morris
S: Gregory P Dilisio & Laurie M Hahrrison
Book/Page: 2895/254, Date: 05/02/24
Use: 2 Bdrm Conventional, Lot: 5663sf
Prior Sale: $225,000 (07/07)

21 E MOUNTAIN RD **$115,000**
B: Peter J Most, Tr for Most Ft
S: Lois Green
Book/Page: 2894/280, Date: 04/30/24
Use: Residential Developable Land, Lot: 131551sf

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BERKSHIRE REGISTRY
continued

26 PEARL ST **$540,000**
B: Cameron J Mcclusky & Julia R Lemyre
S: Keith A Pelletier & Christine L Pelletier
Book/Page: 2895/183, Date: 05/01/24
Mtg: Sofi Bank Na $513,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 46130sf
Prior Sale: $476,100 (10/23)

35 PINE ST **$502,500**
B: Mary R Smith
S: Andres W Johansson & Amalae F Mccloud
Book/Page: 2896/126, Date: 05/03/24
Mtg: Affinity Federal CU $401,600
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5227sf
Prior Sale: $150,000 (12/21)

3 REED ST **$495,000**
B: Emily Zelenovic
S: Erik T Raymond & Amy D Raymond
Book/Page: 2896/60, Date: 05/03/24
Mtg: Lee Bank $396,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: $191,000 (05/17)

453 STOCKBRIDGE RD **$1,365,000**
B: Cdcsb Thornewood Inc
S: David R Thorne & Terry L Thorne
Book/Page: 2894/291, Date: 04/30/24
Mtg: Greylock FCU $1,203,000
Use: Inn/Resort, Lot: 118919sf
Prior Sale: $38,000 (06/09)

29 WYANTENUCK ST **$240,000**
B: Frederick D Stevens & Anna White
S: Forte Vera C Est & Antoine Alston
Book/Page: 2895/106, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 31799sf

Monterey

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	$475,000	$1,400,000

► REAL ESTATE SALES

121 PIXLEY RD **$365,000**
B: Jorge L Roman & Nataly E Marquez
S: Samantha Kaye & Anne M Hart
Book/Page: 2896/80, Date: 05/03/24
Mtg: Greylock FCU $292,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 5 Bdrm Old Style, Lot: 20473sf
Prior Sale: $167,000 (10/15)

163 PIXLEY RD **$436,000**
B: Todd J Finkle
S: Harry J Desmond & Holly M Desmond
Book/Page: 2895/54, Date: 05/01/24
Mtg: Greylock FCU $400,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 176723sf
Prior Sale: $59,700 (05/01)

Sheffield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	10
Median Price	$382,000	$294,950

► REAL ESTATE SALES

1507 HOME RD **$360,000**
B: Souie LLC
S: Hitchcock Thomas M Est & Anthony P Doyle
Book/Page: 2896/122, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 1208354sf

600 WEST RD **$298,597**
B: Kristie Leigh
S: Eichstedt Peter J Est & Kelly S Bressette
Book/Page: 2895/267, Date: 05/02/24
Mtg: Cross Country Mtg Inc $222,544
Term: 2054
Use: 4 Bdrm Conventional, Lot: 21780sf

Bristol Registry
Fall River District

Bernard J. McDonald III, Register
441 North Main Street
Fall River, MA 02720
Telephone: (508) 673-1651
Fax: (508) 673-7633
www.fallriverdeeds.com

Fall River

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	49
Median Price	$379,900	$385,000

► REAL ESTATE SALES

50 BEACON ST **$539,000**
B: Marou El-Lakis
S: Rebeca A Garcia & Jessica M Garcia
Book/Page: 11513/184, Date: 05/03/24
Mtg: Fall River Five Cents $404,250
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2574sf
Prior Sale: $456,000 (11/22)

646 BIRCH ST **$590,000**
B: Orgelio P Soares
S: Rebelo Dos Anjos LLC
Book/Page: 11511/61, Date: 05/01/24
Mtg: Total Mtg Svcs $579,313
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3859sf
Prior Sale: $327,500 (08/20)

173 CARTER ST **$386,669**
B: Dna Investments LLC
S: John B Souza
Book/Page: 11511/196, Date: 05/01/24
Use: 2 Bdrm Ranch, Lot: 6286sf
Prior Sale: $279,000 (05/08)

33 DANFORTH ST **$355,000**
B: India Cote
S: Hollie Bagg
Book/Page: 11513/307, Date: 05/03/24
Mtg: Mllestone Mtg Solutio $362,632
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4347sf
Prior Sale: $32,000 (03/16)

22 FROST ST **$430,000**
B: Jacob R Pereira & Kim Le
S: Pintos Homes LLC
Book/Page: 11513/207, Date: 05/03/24
Mtg: Baycoast Mortgage Co $400,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5410sf
Prior Sale: $190,000 (10/23)

239 JEPSON ST **$345,000**
B: Trista M Pierce & Andrew W Cummings
S: Cassidy D Gomes
Book/Page: 11510/60, Date: 04/30/24
Mtg: Total Mtg Svcs $338,751
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3620sf
Prior Sale: $239,000 (10/20)

394 KILBURN ST **$1,200,000**
B: Anchor Mgmt Prop LLC
S: Berkshire Mills LLC
Book/Page: 11511/286, Date: 05/01/24
Mtg: Richard Silverstein $750,000
Term: 2034
Use: Manufacturing Building, Lot: 92347sf
Prior Sale: $475,000 (09/04)

227 LAWRENCE ST **$335,000**
B: Luxor Renovations LLC
S: Charissa M Affonso & Aaron M Affonso
Book/Page: 11511/236, Date: 05/01/24
Mtg: Tetrault RE Investmnt $330,044
Use: 2-Family Two Family, Lot: 7170sf
Prior Sale: $205,000 (04/14)

40 MONTAUP ST **$110,000**
B: Milton E Cordeiro
S: Francisco E Cordeiro
Book/Page: 11513/252, Date: 05/03/24
Mtg: Northpointe Bank $70,000
Term: 2039
Use: 3 Bdrm Conventional, Lot: 3433sf
Prior Sale: $96,000 (12/14)

453 MONTGOMERY ST **$415,000**
B: Paulina Feitelberg & Drew Guay
S: Stephen J Smith, Tr for Smith FT
Book/Page: 11509/334, Date: 04/30/24
Mtg: Baycoast Mortgage Co $365,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5462sf

185 MOTT ST **$365,000**
B: Cristian S Gonzalez & Raquel D Batista
S: Michael R Ferreira
Book/Page: 11508/321, Date: 04/29/24
Mtg: United Wholesale Mtg $356,125
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 3807sf
Prior Sale: $174,500 (08/16)

321 N MAIN ST **$510,000**
B: Vidalia Resendes
S: Hamie Hamie & Ali Jaaafar
Book/Page: 11510/324, Date: 05/01/24
Use: 1-Family Colonial, Lot: 9187sf
Prior Sale: $510,000 (05/22)

504 PECKHAM ST **$437,500**
B: Around The Clock Svcs Inc
S: Dtr Corp
Book/Page: 11511/37, Date: 05/01/24
Mtg: Maria O Do Couto $850,000
Use: 3-Family Mlti-Unt Blg, Lot: 1912sf
Prior Sale: $128,000 (05/18)

506 PECKHAM ST **$437,500**
B: Around The Clock Svcs Inc
S: Dtr Corp
Book/Page: 11511/45, Date: 05/01/24
Mtg: Maria O Do Couto $850,000
Use: 3-Family Mlti-Unt Blg, Lot: 2174sf
Prior Sale: $60,000 (03/18)

365-367 PRESIDENT AVE **$632,000**
B: John P Mcdonald
S: Shayla M Borges
Book/Page: 11509/14, Date: 04/29/24
Mtg: Baycoast Mortgage Co $600,400
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5602sf
Prior Sale: $507,000 (12/21)

606 PROSPECT ST **$570,000**
B: Jose L Garcia
S: Alan Costa & Robert Costa
Book/Page: 11509/184, Date: 04/30/24
Mtg: Fall River Five Cents $513,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 10890sf

564 S ALMOND ST **$419,000**
B: Alexis Moreira & Calvin Roldan
S: Susan M Hohl, Tr for Marion J Wilson Irt
Book/Page: 11509/223, Date: 04/30/24
Mtg: Mllestone Mtg Solutio $398,050
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5902sf

510 STATE AVE **$327,000**
B: Phil Ponte
S: Brian L Viveiros Sr
Book/Page: 11509/9, Date: 04/29/24
Use: 5 Bdrm Colonial, Lot: 5663sf
Prior Sale: $340,000 (06/18)

381 TECUMSEH ST **$437,900**
B: Steven Morris & Tameka M Morris
S: A Q Utizhungo-Delgado
Doc#: 000000000055167, Date: 05/02/24
Mtg: Norwich Commercal Grp $429,968
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5419sf

340 VALE ST **$158,000**
B: Sparky Enterprises LLC
S: Innovative Investmets Cor
Book/Page: 11513/110, Date: 05/03/24
Mtg: Superior Mngmnt Srvcs $266,400

542 WALNUT ST U:C **$275,000**
B: Ryan Lyons
S: Anthony Figueiredo
Book/Page: 11510/84, Date: 04/30/24
Mtg: Fall River Five Cents $220,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $175,000 (10/19)

929 WALNUT ST **$610,000**
B: Olinda Dias & Maria A Dias
S: Eric D Correira, Tr for J&a Pereira Irt
Book/Page: 11512/330, Date: 05/03/24
Mtg: Guild Mortgage Co $573,400
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5001sf

985-987 WALNUT ST **$665,000**
B: Alda Maclachlan & Julio S Brito
S: Glorivee Rivera
Book/Page: 11512/37, Date: 05/02/24
Mtg: Rocket Mortgage LLC $631,750
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5001sf
Prior Sale: $400,000 (08/22)

528 WHIPPLE ST **$405,000**
B: Jean L Henry & Mona Henry
S: Mateo Acosta & Doyniry Francisco
Book/Page: 11510/162, Date: 04/30/24
Mtg: Guaranteed Rate Inc $397,664
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 5001sf
Prior Sale: $214,900 (12/18)

Freetown

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	13
Median Price	$457,000	$455,000

► REAL ESTATE SALES

COUNTY RD L:83 ..... **$100,000**
B: Millenium Investments Inc
S: Twin Boys LLC
Book/Page: 11513/51, Date: 05/03/24

18 COUNTY RD **$100,000**
B: Mark Connolly
S: Twin Boys LLC
Book/Page: 11513/55, Date: 05/03/24
Use: Residential Undvlpble Land, Lot: 29185sf
Prior Sale: $25,000 (03/17)

26-A COUNTY RD **$910,000**
B: Eric P Southerland & Helena Martins
S: Margaret Wilkinson
Book/Page: 11511/1, Date: 05/01/24
Mtg: EMM Loans LLC $529,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 82764sf

22-A DOCTOR BRALEY RD **$335,000**
B: Protin Nt & Richard H Kendrick Sr
S: Joann Kendrick
Book/Page: 11510/198, Date: 04/30/24
Use: Mixed Use-Prim Res & Comm, Lot: 236531sf
Prior Sale: $335,000 (10/13)

22-A DOCTOR BRALEY RD **$400,000**
B: Joann Kendrick
S: Robin L Kendrick, Tr for Protin Nt
Book/Page: 11510/208, Date: 04/30/24
Mtg: Baycoast Mortgage Co $200,000
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 236531sf
Prior Sale: $335,000 (04/24)

8 WALNUT ST **$485,000**
B: Jonathan L Satell & Alyxis Polisky
S: Roberto Gomes
Book/Page: 11509/259, Date: 04/30/24
Mtg: Equity Resources Inc $460,750
Term: 2054
Use: 4 Bdrm Conventional, Lot: 69696sf
Prior Sale: $226,500 (09/19)

Somerset

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	29
Median Price	$380,000	$435,000

► REAL ESTATE SALES

240 CENTRE ST **$585,000**
B: Wes K Jooseph
S: Rita C Jankowski
Book/Page: 11509/292, Date: 04/30/24
Mtg: New Fed Mtg Corp $497,250
Term: 2054
Use: 2-Family Two Family, Lot: 24829sf

432 MOHAWK RD **$350,000**
B: N2 Investments LLC
S: Nasiff Louise A Est & Kenneth R Nasiff
Book/Page: 11509/282, Date: 04/30/24
Mtg: 365 Investments Llc $400,000
Use: 3 Bdrm Raised Ranch, Lot: 10019sf

Swansea

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	30
Median Price	$425,000	$423,000

► REAL ESTATE SALES

38 COLLINS AVE **$485,000**
B: Jeffrey J Viveiros & Brittany Nail
S: Jennifer L Valcourt & Mackenzie Valcourt
Book/Page: 11513/128, Date: 05/03/24
Mtg: Fall River Mun ECU $435,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 3 Bdrm Colonial, Lot: 15682sf
Prior Sale: $356,000 (06/19)

28 FAWN RD **$400,000**
B: Jamie L Ponte
S: Harold J Messenger & Debra C Messenger
Book/Page: 11509/44, Date: 04/29/24
Mtg: Guild Mortgage Co $337,848
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 44867sf
Prior Sale: $145,000 (05/10)

2 MEADOWBROOK AVE **$417,000**
B: Patrick M Sullivan
S: Nancy A Cordeiro, Tr for Francis M Mcleod Irt
Book/Page: 11508/177, Date: 04/29/24
Mtg: HarborOne Mortgage $393,300
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 17860sf

90 MERLIN DR **$270,000**
B: Sweet Home Solutions LLC
S: David P Deiss
Book/Page: 11512/153, Date: 05/02/24
Mtg: Alpha Real Est Lndg $290,000
Use: 3 Bdrm Ranch, Lot: 17860sf
Prior Sale: $130,000 (02/96)

54 MILDRED AVE **$440,000**
B: Susan T Cote
S: Katherine A Zorabedian & Gail M Aguiar
Book/Page: 11511/337, Date: 05/01/24
Mtg: Fairway Ind Mtg $374,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 7841sf
Prior Sale: $90,000 (11/04)

246 OCEAN GROVE AVE **$148,000**
B: Inkwell Prop Group LLC
S: Paul D Dedrick
Book/Page: 11510/116, Date: 04/30/24
Mtg: BayCoast Bank $74,000
Use: Retail-Department Store, Lot: 3042sf
Prior Sale: $40,000 (05/92)

76 RIDGE LN **$625,000**
B: David Souza & Aubrie P Souza
S: Shawn M Warshauer & Sandra Warshauer
Book/Page: 11510/237, Date: 04/30/24
Mtg: First Home Mtg $593,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 35719sf
Prior Sale: $173,100 (12/96)

Bristol Registry
Northern District

Barry J. Amaral, Register of Deeds
11 Court Street, Taunton, MA 02780
Telephone: (508) 822-0502
Fax: (508) 880-4975
www.tauntondeeds.com

Attleboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	52
Median Price	$425,000	$495,000

► REAL ESTATE SALES

417 BROWN ST U:1 ..... **$325,000**
B: Sean M Obrien
S: Joseph D Pichette & Cara Pichette
Book/Page: 28832/91, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $167,500 (12/16)

1 CLIFTON ST **$150,000**
B: Tjt Builders LLC
S: Pioneer Investments LLC
Book/Page: 28841/178, Date: 05/03/24

15 COLEMAN AVE **$825,000**
B: Mohammad A Punjwani & Shoheera M Punjwani
S: Jose Domiciano
Book/Page: 28841/281, Date: 05/03/24
Mtg: William Raveis Mtg Co $766,400
Term: 2054

825 COUNTY ST **$412,500**
B: Jeffrey Pugsley & Lauren Kelly
S: Daniel M Jette
Book/Page: 28835/25, Date: 04/30/24
Mtg: Fall River Five Cents $288,750
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15820sf
Prior Sale: $190,000 (01/03)

855 COUNTY ST **$150,000**
B: Tavares Hm Solutions Inc
S: Stephen R Egerton, Tr for Sre T
Book/Page: 28835/185, Date: 04/30/24
Use: 2-Family Cape Cod, Lot: 12001sf

60 FLORENCE ST **$452,000**
B: Amy Mccarthy
S: Scott P Oconnell, Tr for Oconnell Ft
Book/Page: 28838/148, Date: 05/01/24

19 GLEN EAGLE CIR **$450,000**
B: Michael W Sikora & Kerry L Sikora
S: Pamela M Sikora, Tr for 19 Glen Eagle Cir Rt
Book/Page: 28834/11, Date: 04/30/24
Mtg: Pameloa Sikora $380,000
Use: 3 Bdrm Gambrel, Lot: 26534sf

255 HIGHLAND AVE **$590,000**
B: Ryan Mcbridge & Jessica Mcbridge
S: Debra A Joubert & Thomas M Joubert
Book/Page: 28837/286, Date: 05/01/24
Mtg: Rockland Tr Co $530,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16000sf
Prior Sale: $145,000 (10/97)

53 HILLCREST DR **$550,555**
B: Susan C Tague & Brian W Tague
S: Waterfield Taryshh G Est & Michelle Richmond
Book/Page: 28833/96, Date: 04/29/24
Mtg: Axos Bank $400,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12000sf
Prior Sale: $99,000 (11/92)

1186 PARK ST **$210,000**
B: Solomon Chauvin
S: William E Collins Jr & Berly A Collins
Book/Page: 28835/334, Date: 04/30/24
Mtg: Briry LLC $270,000
Use: 3 Bdrm Conventional, Lot: 22614sf
Prior Sale: $130,300 (12/96)

1 PHILLIPS ST **$299,999**
B: Nada Yousif
S: T&m Investments LLC
Book/Page: 28836/315, Date: 05/01/24
Mtg: Cardinal Fncl Co LP $347,651
Term: 2054
Use: 3 Bdrm Conventional, Lot: 36988sf
Prior Sale: $5,000 (08/23)

153 POND ST U:G **$352,000**
B: Eric Lederman
S: James Ahern
Book/Page: 28833/62, Date: 04/29/24
Mtg: Total Mtg Svcs $315,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $214,000 (11/20)

180 S MAIN ST U:14 ..... **$240,875**
B: Soravath Mengseng
S: Paula Bacci
Book/Page: 28836/88, Date: 04/30/24
Mtg: Citizens Bank $210,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $142,000 (01/22)

36 THACHER ST **$530,000**
B: Scott Jarvis & Josephine Jarvis
S: Brian Ward
Book/Page: 28839/303, Date: 05/02/24
Mtg: Salem Five Mtg Co $530,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15170sf
Prior Sale: $430,000 (12/22)

123 WEST ST **$150,000**
B: Tjt Builders LLC
S: Pioneer Investments LLC
Book/Page: 28841/194, Date: 05/03/24

3 ZACHARY LN **$565,000**
B: Andrew R Underwood & Sophia K Underwood
S: Kelsy Hodde
Book/Page: 28834/289, Date: 04/30/24
Mtg: Fairway Ind Mtg $520,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 21742sf
Prior Sale: $308,000 (09/16)

► FORECLOSURE DEEDS

28 QUINCY WAY U:28 ..... **$235,000**
B: Maria Mainini
S: Bayron Tamayo & Us Bank TCom
Book/Page: 28838/30, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $230,000 (10/05)

Berkley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	9
Median Price	$503,750	$520,000

► REAL ESTATE SALES

FORREST ST L:2 ..... **$100,000**
B: Malloch Const Com Inc
S: Susan R Peabody
Book/Page: 28831/283, Date: 04/29/24

HAYSTACK LN L:3 ..... **$240,000**
B: Melanie Costa
S: Haystack Ln LLC
Book/Page: 28832/120, Date: 04/29/24

19 MACOMBER ST **$882,000**
B: Brian E Leopold, Tr for Leopold Asset Protection
S: Claudette M Boucher
Book/Page: 28841/259, Date: 05/03/24
Mtg: Rockland Fed CU $300,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 272250sf

18 PADELFORD ST **$530,000**
B: Blanche T Madill
S: Alexander K Proctor & Kerri Proctor
Book/Page: 28832/51, Date: 04/29/24
Mtg: Guaranteed Rate Inc $424,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 27878sf
Prior Sale: $385,000 (07/20)

53 PARSONS WALK **$730,000**
B: Cody M Gibb & Veronica A Camara
S: Kevin M Slack & Kristine P Slack
Book/Page: 28834/175, Date: 04/30/24
Mtg: United Wholesale Mtg $430,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 40075sf
Prior Sale: $265,091 (06/02)

Dighton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	10
Median Price	$431,503	$541,250

► REAL ESTATE SALES

365 FOREST ST **$275,000**
B: 365 Forest St LLC
S: Steven A Torres
Book/Page: 28832/118, Date: 04/29/24
Use: 3 Bdrm Ranch, Lot: 26136sf

1624 OLD WILLIAMS ST **$280,000**
B: Samuel Collins & Alexia Collins
S: Kenneth J Berube & Kim Berube
Book/Page: 28833/259, Date: 04/30/24
Mtg: Churchill Mortgage Co $266,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 267023sf
Prior Sale: $445,000 (08/05)

168 WINTER ST **$490,000**
B: Joseph Dematos Jr
S: Cameron P Barrus & Robert H Barrus
Book/Page: 28835/239, Date: 04/30/24
Mtg: Movement Mtg LLC $417,175
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8712sf
Prior Sale: $450,000 (11/22)

Easton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	26
Median Price	$638,000	$665,000

► REAL ESTATE SALES

459 BAY RD **$762,500**
B: Ray A Lennon
S: Catherine M Adler & Ellen J Dehm
Book/Page: 28833/321, Date: 04/30/24
Use: 4 Bdrm Raised Ranch, Lot: 32300sf
Prior Sale: $197,200 (03/97)

1 BRENTWOOD DR **$900,000**
B: Daniel P Matanes & Victoria C Carter
S: Patricia M Durant & Michael J Grassia
Book/Page: 28837/236, Date: 05/01/24
Mtg: Eastern Bank $720,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30158sf
Prior Sale: $607,000 (12/15)

63 DEPOT ST **$550,000**
B: Christine A Canazano & James M Bjorklund 2nd
S: Andrew D Heath
Book/Page: 28835/192, Date: 04/30/24
Mtg: United Wholesale Mtg $503,662
Term: 2054
Use: 3 Bdrm Colonial, Lot: 65340sf

93 GASLIGHT LN U:93 ..... **$455,000**
B: Joseph M Desrosiers & Sarah A Tantllo
S: Sean C Mcgarry, Tr for Mcgarry Ft
Book/Page: 28832/192, Date: 04/29/24
Mtg: Guaranteed Rate Inc $385,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $307,000 (12/20)

2 JANET RD U:8 ..... **$330,000**
B: Budhapriyavilas Bansode
S: Danielle N Grace
Book/Page: 28840/289, Date: 05/03/24
Mtg: Movement Mtg LLC $313,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $286,000 (06/21)

66 KATHLEEN GRANT RD **$639,500**
B: Vicki G Dowley & William T Dowley
S: Arlene M Giannaros, Tr for C A Rt
Book/Page: 28834/169, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 11267sf
Prior Sale: $286,820 (08/02)

14 MORSE RD **$850,000**
B: Nicole C Bromley & James B Hamilton 3rd
S: Todd Hamilton, Tr for Morse Farm Rt
Book/Page: 28839/244, Date: 05/02/24
Mtg: Fairway Ind Mtg $766,550
Term: 2054 Rate: 6.1% Type: Adj
Use: Residential Developable Land, Lot: 44431sf

4 NANCY RD U:6 ..... **$310,000**
B: Alez W Zaniboni & Stephanie Zaniboni
S: Marybeth Mcdonald
Book/Page: 28836/22, Date: 04/30/24
Mtg: New American Funding $220,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $222,000 (03/07)

11 NANCY RD U:2 ..... **$240,000**
B: Drew Bailey
S: Kellie Balestrieri, Tr for Michele Obrien 2021 RET
Book/Page: 28832/139, Date: 04/29/24
Mtg: New American Funding $232,800
Term: 2054
Use: 1 Bdrm Condo

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15 TWIN BROOKS DR **$650,000**
B: Naf Cash LLC
S: Marc Cohen, Tr for Cohen FT
Book/Page: 28836/51, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 12277sf
Prior Sale: $281,359 (04/02)

67 VILLAGE ST U:67 ..... **$461,600**
B: Jacqueline L Lamoriello & Filip Kotov
S: Jill M Israel
Book/Page: 28833/127, Date: 04/29/24
Mtg: Vincent Lamoriello $417,438
Use: 2 Bdrm Condo
Prior Sale: $282,000 (05/04)

76 VILLAGE ST U:76 ..... **$419,500**
B: Alexander Kerr & Emily Lent
S: Gunnar Barthe
Book/Page: 28838/39, Date: 05/01/24
Mtg: Radius Financial Grp $335,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $228,000 (10/19)

93 VILLAGE ST U:93 ..... **$450,000**
B: Andrew J Repuyan & Rebecca J Alpide
S: John M Hancock
Book/Page: 28838/93, Date: 05/01/24
Mtg: Freedom Mortgage Corp $463,700
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $249,900 (01/16)

796 WASHINGTON ST **$700,000**
B: Trung P Nguyen
S: Hai N Nguyen & Thuy Nguyen
Book/Page: 28832/260, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 14400sf
Prior Sale: $280,000 (06/10)

8 WHITTIER LN U:8 ..... **$339,500**
B: Rosalyn Long, Tr for DI-Pjl RET
S: Felicia A Mcparland
Book/Page: 28832/225, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $190,000 (04/09)

Mansfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	17
Median Price	$716,750	$575,000

► REAL ESTATE SALES

277 CENTRAL ST **$630,000**
B: Jeffrey Pezzone & Kaitlyn Collins
S: Yucel Ozcan & Kimberly K Ozcan
Book/Page: 28835/303, Date: 04/30/24
Mtg: Radius Financial Grp $535,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 22075sf
Prior Sale: $355,000 (12/20)

10 COOPER RD **$875,000**
B: Jay P Look & Genessa R Look
S: Thomas F Peel & Nancy M Peel
Book/Page: 28834/123, Date: 04/30/24
Mtg: Embrace Home Loans $612,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 37771sf
Prior Sale: $233,700 (01/98)

81 COPELAND DR **$545,000**
B: Nicholas J Riccio
S: Hn Rt & Robert F Hugents Jr
Book/Page: 28834/344, Date: 04/30/24
Mtg: Mechanics Cp Bk $432,000
Use: Office Bldg-General, Lot: 11880sf
Prior Sale: $237,500 (01/92)

177 OLD ELM ST **$1,300,000**
B: Al-Noor Academy Inc
S: Robert H Saquet, Tr for Saquet Ft
Book/Page: 28840/165, Date: 05/02/24
Use: Mixed Use-Prim Res & Forest, Lot: 1437480sf

31 VILLAGE RD **$640,000**
B: Carolyn Bryan & Timothy Bryan
S: Ned Rosenblant & Michelle Rosenblant
Book/Page: 28832/24, Date: 04/29/24
Mtg: Guaranteed Rate Affin $544,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 21768sf
Prior Sale: $370,000 (06/04)

North Attleboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	34
Median Price	$500,000	$474,500

► REAL ESTATE SALES

2 AL PACE DR U:B **$290,000**
B: Kuo Y Liang
S: Megan Conery & Robert Tomaczyk
Book/Page: 28833/255, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $200,000 (02/20)

124 ANAWAN RD **$671,000**
B: Jacob Carlson & Allison Carlson
S: Kevin Pothier & Linda Pothier
Book/Page: 28835/74, Date: 04/30/24
Mtg: Fairway Ind Mtg $637,450
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15955sf
Prior Sale: $301,075 (02/12)

29 BUCKLIN ST **$520,000**
B: Juliann M Deforest & Samuel D Deforest 5th
S: Christopher G Barnes & Kimberly A Barnes
Book/Page: 28841/1, Date: 05/03/24
Mtg: Radius Financial Grp $494,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7500sf
Prior Sale: $375,000 (02/20)

22 CHURCH ST **$1,200,000**
B: My Dream Homes Rlty 2 Inc
S: Church Realty LLC
Book/Page: 28834/223, Date: 04/30/24
Mtg: Coastal One CU $780,000
Use: Rooming/Boarding House, Lot: 12280sf
Prior Sale: $949,000 (12/20)

132 CRESCENT AVE **$450,000**
B: John Flannery & Patrick Flannery
S: Cortney L Regan
Book/Page: 28838/322, Date: 05/01/24
Mtg: Guaranteed Rate Inc $441,849
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $252,500 (06/14)

49 FALES RD **$375,000**
B: Mark S Blanchette
S: Fauteus Joseph L Est & James L Hagerty
Book/Page: 28841/128, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 46609sf

62 GALWAY DR **$705,000**
B: Kelsy Hodde & Justin Hodde
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 28835/133, Date: 04/30/24
Mtg: Norwich Commercal Grp $529,100
Term: 2054
Use: 3 Bdrm Colonial, Lot: 111514sf
Prior Sale: $400,000 (02/17)

60 MCKEON DR **$570,000**
B: Alyssa Glavin & Daniel Glavin
S: Mark A Prew & Kelsey L Prew
Book/Page: 28839/204, Date: 05/02/24
Mtg: Guild Mortgage Co $541,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15603sf
Prior Sale: $332,500 (12/18)

68 N WASHINGTON ST U:507 ..... **$300,000**
B: Mark L Baker
S: Ann L Magliozzi
Book/Page: 28840/281, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $64,900 (10/94)

180 PARK ST U:25 ..... **$565,000**
B: Kapil Nagdia & Swati Jangid
S: Vincent Parrziale & Cheryl Reardon
Book/Page: 28835/49, Date: 04/30/24
Mtg: Rockland Tr Co $485,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $540,000 (08/23)

7 REGENT ST U:K **$330,000**
B: Kathryn L Staley
S: Shayna N Erickson
Book/Page: 28832/296, Date: 04/29/24
Mtg: Mllestone Mtg Solutio $253,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $170,000 (08/18)

90 SPRICE ST **$641,900**
B: Oaksana Djula
S: Catons Property Mgmt LLC
Book/Page: 28841/222, Date: 05/03/24

90 SPRUCE ST **$600,000**
B: Catons Property Mgmt LLC
S: Roger M Sarazin & Sandra S Rappaport
Book/Page: 28841/220, Date: 05/03/24
Mtg: Guild Mortgage Co $481,425
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 21269sf
Prior Sale: $600,000 (07/23)

Norton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	19
Median Price	$500,000	$565,000

► REAL ESTATE SALES

162 GODFREY DR U:162 ..... **$540,000**
B: Wendy Sila
S: Martha J Degiacomo & William A Degiacomo
Book/Page: 28835/217, Date: 04/30/24
Mtg: Go Mortgage Llc $220,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $360,000 (07/07)

4 LISA DR **$585,000**
B: New Era LLC
S: Big O Investments LLC
Book/Page: 28835/113, Date: 04/30/24
Mtg: Briry LLC $468,000
Use: 3 Bdrm Colonial, Lot: 20007sf
Prior Sale: $585,000 (04/24)

38 OWEN RD U:38 ..... **$610,000**
B: Hilda C Nieves & Severo Nieves Jr
S: Linda K Grosser
Book/Page: 28833/329, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $442,350 (12/06)

67 POWER ST **$636,000**
B: Brian Fate
S: Robert J Brown, Tr for R J & Karen S Brown Irt
Book/Page: 28838/68, Date: 05/01/24
Mtg: Radius Financial Grp $425,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 20168sf
Prior Sale: $365,000 (01/17)

391 RESERVOIR ST **$540,000**
B: Jeannette S Gutierrez
S: Kevin M Daly, Tr for Daly Ft
Book/Page: 28840/65, Date: 05/02/24
Mtg: LoanDepot.Com $244,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11250sf
Prior Sale: $87,000 (07/87)

292 W MAIN ST **$585,000**
B: Jackin 92 LLC
S: 292 Wms LLC
Book/Page: 28834/2, Date: 04/30/24
Use: Restaurant/Bar, Lot: 191228sf
Prior Sale: $589,000 (04/24)

► FORECLOSURE DEEDS

4 LISA DR **$585,000**
B: Big O Investments LLC
S: Earl Mcmann & Nationstar Mortgage LLC
Book/Page: 28834/276, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 20007sf
Prior Sale: $437,500 (12/15)

Raynham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	17
Median Price	$485,000	$625,000

► REAL ESTATE SALES

75 BARBARA RD **$540,000**
B: Neivn Braganca & Caitlin Geary
S: Patrick Mund & Kimberly Mund
Book/Page: 28837/85, Date: 05/01/24
Mtg: Cross Country Mtg Inc $320,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15002sf
Prior Sale: $350,000 (06/19)

BROADWAY **$45,000**
B: 768-770 Broadway LLC
S: Pierre M Coll, Tr for Colsac T
Book/Page: 28839/341, Date: 05/02/24

768 BROADWAY **$1,855,000**
B: 768-770 Broadway LLC
S: Raynham Depot LLC
Book/Page: 28839/343, Date: 05/02/24
Mtg: South Shore Bank $2,335,000
Use: Commercial Devlpble Land, Lot: 23522sf
Prior Sale: $620,000 (07/04)

770 BROADWAY **$1,855,000**
B: 768-770 Broadway LLC
S: Raynham Depot LLC
Book/Page: 28839/343, Date: 05/02/24
Mtg: South Shore Bank $2,335,000
Use: Mixed Use-Prim Comm & Other, Lot: 117612sf
Prior Sale: $1,850,000 (07/04)

999 BROADWAY **$410,000**
B: Pmg Northeast LLC
S: Nouria Energy Corp
Book/Page: 28839/27, Date: 05/01/24
Use: 4 Bdrm Ranch, Lot: 27443sf
Prior Sale: $410,000 (11/22)

9 FAIR LN **$820,000**
B: Ryan Daley & Brooke Rodrigue
S: Kerrie Brum & William Brum
Book/Page: 28833/41, Date: 04/29/24
Mtg: Rockland Fed CU $656,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44880sf

38 PRINCESS LN **$915,000**
B: Ann Keefe & Frank Keefe
S: Bruce Zeidman
Book/Page: 28838/245, Date: 05/01/24
Mtg: JPMorgan Chase Bank $732,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40001sf
Prior Sale: $250,000 (01/05)

Rehoboth

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	28
Median Price	$649,900	$608,703

► REAL ESTATE SALES

21 CROSS ST **$845,000**
B: Arielle Eloi & Abdiel H Eloi
S: Gagandeep Kaur
Book/Page: 28837/211, Date: 05/01/24
Mtg: CMG Mortgage Inc $760,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 66534sf
Prior Sale: $791,000 (10/22)

156 NEW ST **$691,999**
B: Patrick Mund & Kimberly Mund
S: Carolynn Lowe & Jeffrey Lowe
Book/Page: 28838/345, Date: 05/01/24
Mtg: Cape Cod Five Cent Bk $518,900
Term: 2054
Use: 4 Bdrm Conventional, Lot: 131874sf
Prior Sale: $370,000 (09/14)

REYNOLDS AVE **$532,000**
B: Yuri Wozny & Leanne Gagnon
S: Susan Angel
Book/Page: 28840/262, Date: 05/03/24

19 TORI LEIGH LN **$825,000**
B: Amego Inc
S: Bailey Kent & Joshua Kent
Book/Page: 28838/128, Date: 05/01/24
Mtg: M&T Bank NA $660,000
Use: 4 Bdrm Ranch, Lot: 99204sf
Prior Sale: $519,500 (03/19)

39 YVONNE LN **$576,308**
B: Barry Alves & Raeanne M Alves
S: Sh End Phase LLC
Book/Page: 28841/32, Date: 05/03/24
Mtg: Citizens Bank $185,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7543sf

Seekonk

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	26
Median Price	$390,000	$490,000

► REAL ESTATE SALES

9 COLONIAL RD **$617,000**
B: Shane M Pina & Laura A Pina
S: Dennis J Ogrady, Tr for Ogrady Ft
Book/Page: 28837/262, Date: 05/01/24
Mtg: Guild Mortgage Co $524,450
Term: 2054
Use: 3 Bdrm Split Level, Lot: 14418sf

715 COUNTY ST **$775,000**
B: Dimitri P German & Carolina R Leon
S: Jason P Costa & Sarah E Costa
Book/Page: 28841/153, Date: 05/03/24
Mtg: Mega Cap Funding Inc $736,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 32409sf
Prior Sale: $610,000 (02/21)

FALL RIVER AVE **$50,000**
B: Kevin Larguinho & Lisa Larguinho
S: Sell Stuck Land LLC
Book/Page: 28831/295, Date: 04/29/24

45 INDUSTRIAL CT **$3,075,000**
B: 45 Industrial Partners LL
S: 45 Industrial LLC
Book/Page: 28839/201, Date: 05/02/24
Use: Commercial Warehouse, Lot: 209524sf
Prior Sale: $1,150,000 (12/20)

15 PIMENTAL DR **$525,000**
B: Shawn A Giatas & Jennifer Sweeney
S: Karen M Rowland
Book/Page: 28837/115, Date: 05/01/24
Mtg: Digital FCU $420,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 22608sf

41 RICHARD CIR **$1,150,000**
B: Ashley Delcorno & Frank Delcorno
S: Denise L Decaporale & Kenneth F Decaporale
Book/Page: 28832/233, Date: 04/29/24
Mtg: Digital FCU $930,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 76012sf
Prior Sale: $135,000 (06/02)

3 ROSE ANN CT **$900,000**
B: Subtain A Zia & Maheen Rana
S: Edward Ribeiro & Marylou Ribeiro
Book/Page: 28834/63, Date: 04/30/24
Mtg: US Bank NA $720,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 24829sf
Prior Sale: $183,000 (06/19)

Taunton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	67
Median Price	$423,400	$471,000

► REAL ESTATE SALES

47 BUFFALO WAY U:47 ..... **$456,000**
B: Sirgrid Harrop
S: Deborah S Ahearn & Howard W Carter
Book/Page: 28839/237, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $340,000 (06/05)

155 CRAVEN CT **$725,000**
B: Justin Adams & Emilie Adams
S: Malessa A Strachan & Kathleen A Tonry
Book/Page: 28841/67, Date: 05/03/24
Mtg: Mortgage Research Ctr $725,000
Term: 2054
Use: 5 Bdrm Ranch, Lot: 30492sf
Prior Sale: $450,000 (11/07)

31 CULLEN ST **$495,000**
B: Tess M Arikian-Oconnell & Kelan J Oconnell
S: Shawna Kavanagh
Book/Page: 28831/337, Date: 04/29/24
Mtg: Guild Mortgage Co $396,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 22651sf
Prior Sale: $266,000 (05/19)

19 GRANT ST **$450,000**
B: Erik Roman
S: Olivia G Reardon
Book/Page: 28834/43, Date: 04/30/24
Mtg: Warren S Oberg Irrevo $360,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3049sf
Prior Sale: $368,000 (05/21)

24 GREYLOCK AVE **$380,000**
B: Nicholas Sentiger & Katherine Sentiger
S: Winders Bill R Est & Cheryl Mcpherson
Book/Page: 28835/274, Date: 04/30/24
Mtg: United Wholesale Mtg $368,600
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3485sf

70 HENRIETTA WAY **$650,000**
B: Olia G Reardon & Timothy J Gambradella
S: Clarewood Homes Inc
Book/Page: 28835/155, Date: 04/30/24
Mtg: North Easton Svgs Bk $570,000
Term: 2054
Use: Residential Developable Land, Lot: 115434sf

5 LYNN ST **$605,000**
B: Hannatu T White & Anita N Lot
S: Mason Walker, Tr for Walker Ft
Book/Page: 28839/56, Date: 05/01/24
Mtg: NFM Inc $594,041
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16988sf
Prior Sale: $400,000 (07/05)

30 MILLVIEW ST **$649,900**
B: Karen H Tong & Helder A Magalhaes
S: Jt Builders LLC
Book/Page: 28836/93, Date: 04/30/24
Mtg: Citizens Bank $617,400
Term: 2054

51 PLAIN ST **$400,000**
B: Claudia J Beck & Gabrielle R Beck
S: Mariano M Pimentel Jr & Robin M Pimentel
Book/Page: 28832/266, Date: 04/29/24
Mtg: CMG Mortgage Inc $360,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12197sf
Prior Sale: $105,000 (08/97)

116 SHORES ST U:A **$475,000**
B: Joseph O Adewale & Mary A Adewale
S: David Berdos
Book/Page: 28836/60, Date: 04/30/24
Mtg: Fall River Five Cents $451,250
Term: 2054
Use: Condo

139 STAPLES ST **$350,000**
B: Ronald Oliveira
S: Christopher H Truelson
Book/Page: 28837/323, Date: 05/01/24
Mtg: Tailor Rdg REIT LLC $380,000
Use: 3 Bdrm Raised Ranch, Lot: 25700sf
Prior Sale: $373,000 (07/19)

54 SUMMER ST **$591,000**
B: Brendan Leveron
S: Reginald X Hector & Richard R Hector
Book/Page: 28836/149, Date: 04/30/24
Mtg: Radius Financial Grp $472,800
Term: 2054
Use: 4 Bdrm Old Style, Lot: 31363sf
Prior Sale: $415,000 (09/19)

90 TANIA DR **$211,205**
B: Michael J Breen Jr & Kerrin L Breen
S: Michael J Breen & Mary E Breen
Book/Page: 28840/232, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 25265sf
Prior Sale: $435,000 (04/04)

51 THRASHER ST **$415,000**
B: Jean L Jeune & Marie Salomon
S: Manuela Zabala
Book/Page: 28835/94, Date: 04/30/24
Mtg: NFM Inc $394,250
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 9148sf
Prior Sale: $215,000 (05/13)

249 WILLIAMS ST **$385,000**
B: Granite Start LLC
S: Melanic Neil
Book/Page: 28834/210, Date: 04/30/24
Use: 3 Bdrm Old Style, Lot: 12632sf

33 WOODBINE ST **$600,000**
B: Romeo Grey & Marie Cao
S: Richard P Rodrigues & Matthew S Leblanc
Book/Page: 28838/300, Date: 05/01/24
Mtg: Mortgage Research Ctr $612,900
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7405sf
Prior Sale: $540,000 (05/22)

Bristol Registry

Southern District

Sherrilynn M. Mello, Register
25 North Sixth Street
New Bedford, MA 02740
Telephone: (508) 993-2603
Fax: (508) 997-4250
www.newbedforddeeds.com

Dartmouth

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	40
Median Price	$420,000	$526,000

► REAL ESTATE SALES

16 ALDEN AVE **$375,000**
B: Ronald Oliveira
S: Kyle D Harding, Tr for Robert E Harding RET
Book/Page: 14975/97, Date: 04/30/24
Mtg: Tailor Rdg REIT LLC $360,500
Use: 2 Bdrm Conventional, Lot: 5227sf

73 CENTER ST **$180,000**
B: Theresa C Medeiros & Frank A Medeiros
S: Deborah C Amaral
Book/Page: 14977/261, Date: 05/03/24
Use: 2 Bdrm Ranch, Lot: 16117sf

870 FAUNCE CORNER RD **$799,000**
B: Elizabeth Letourneau & Duarte Corte-Real
S: Durval J Silva & Elizabeth Silva
Book/Page: 14978/274, Date: 05/03/24
Mtg: CMG Mortgage Inc $639,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 60113sf
Prior Sale: $46,000 (12/97)

50 LAKEWOOD RD **$500,000**
B: Mario Relvinha Jr & Melissa Relvinha
S: Gerard P Gauvin
Book/Page: 14974/146, Date: 04/30/24
Mtg: Baycoast Mortgage Co $475,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 60113sf
Prior Sale: $92,000 (07/87)

14 MARIAL DR **$947,500**
B: Michael J Mello, Tr for Mello & Mckniight Ft
S: Christopher R Nunes & Jennifer A Nunes
Book/Page: 14973/270, Date: 04/30/24
Use: 5 Bdrm Colonial, Lot: 20473sf
Prior Sale: $750,000 (08/20)

246 MCCABE ST **$430,000**
B: Almen Ramirez & Kelley Ramirez
S: Sharen W Robertson
Book/Page: 14978/66, Date: 05/03/24
Mtg: Newrez LLC $400,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 15246sf
Prior Sale: $124,900 (12/10)

34 MISHAUM POINT RD **$700,000**
B: Michael A Kehoe, Tr for Mishaum Point Rd Rt
S: Fernando A Lemos & Diane R Lemos
Book/Page: 14972/203, Date: 04/29/24
Use: Residential Developable Land, Lot: 130244sf

516 OLD FALL RIVER RD **$499,100**
B: Hunter J Pimental
S: Eric P Southerland
Book/Page: 14974/101, Date: 04/30/24
Mtg: Baycoast Mortgage Co $484,127
Term: 2054
Use: 2 Bdrm Ranch, Lot: 125888sf
Prior Sale: $270,000 (08/08)

38 ROBERT ST **$520,000**
B: Walter Neves
S: Robert Ferreira
Book/Page: 14974/248, Date: 04/30/24
Mtg: BankESB $494,000
Term: 2054
Use: 5 Bdrm Family Flat, Lot: 7841sf
Prior Sale: $107,500 (11/06)

285 STATE RD **$2,000,000**
B: 285 State Rd Realty LLC
S: Smm Mart LLC
Book/Page: 14972/298, Date: 04/29/24
Mtg: Global Companies Llc $2,000,000
Use: Commercial Use, Lot: 28314sf
Prior Sale: $850,000 (08/15)

Fairhaven

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	20
Median Price	$400,000	$460,000

► REAL ESTATE SALES

6 CHARITY STEVENS LN **$295,000**
B: Jarealty Group Prop LLC
S: Relentless Re Group LLC
Doc#: 000000000136431, Date: 05/03/24
Mtg: G Capital LLC $400,000
Use: 3 Bdrm Raised Ranch, Lot: 15046sf
Prior Sale: $207,505 (05/24)

6 CHARITY STEVENS LN **$207,505**
B: Relentless Re Group LLC
S: Alferes Gerald B Est & Jerome G Alferes
Doc#: 000000000136429, Date: 05/03/24
Use: 3 Bdrm Raised Ranch, Lot: 15046sf
Prior Sale: $47,062 (10/00)

41 GRANDVIEW AVE **$618,000**
B: Dina E Pienta & David Odonahoe
S: Paul R Amadio & Donita Coburn-Amadio
Book/Page: 14978/152, Date: 05/03/24
Use: 2 Bdrm Conventional, Lot: 7841sf
Prior Sale: $525,000 (07/22)

New Bedford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	91
Median Price	$345,000	$375,000

► REAL ESTATE SALES

91-93 ADAMS ST **$120,000**
B: Ruben M Almeida
S: Jeffrey M Hathaway
Book/Page: 14975/180, Date: 04/30/24
Use: Residential Developable Land, Lot: 4195sf
Prior Sale: $50,000 (08/22)

155-157 ADAMS ST **$455,000**
B: Ashly A Bautista
S: Maria E Martinez
Book/Page: 14974/223, Date: 04/30/24
Mtg: Total Mtg Svcs $446,758
Term: 2054
Use: 2-Family Two Family, Lot: 3367sf
Prior Sale: $180,000 (12/15)

161 AQUIDNECK ST **$359,000**
B: Natasha M Martin
S: Jay M Godwin & Candace L Godwin
Book/Page: 14975/126, Date: 04/30/24
Mtg: Guild Mortgage Co $318,477
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3598sf
Prior Sale: $164,900 (06/14)

247 ASHLEY BLVD **$570,000**
B: Nuias B Depina & Vanusa Brandao
S: Antonio Debarros
Book/Page: 14978/120, Date: 05/03/24
Mtg: Total Mtg Svcs $541,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2705sf
Prior Sale: $270,000 (05/18)

865 ASHLEY BLVD **$575,000**
B: Gomez LLC
S: Brenda L Gomes
Book/Page: 14973/81, Date: 04/29/24
Mtg: Bristol Cnty Svgs Bk $431,250
Use: Retail-Service, Lot: 11992sf
Prior Sale: $400,000 (02/08)

478 BEDFORD ST **$237,650**
B: Kevin Raposo
S: Arsenault Jean C Est & Kathryn A Arsenault
Book/Page: 14978/184, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 4591sf
Prior Sale: $262,000 (02/07)

164 CHESTNUT ST **$430,000**
B: Erik T Reis
S: Four Generations Prop LLC
Book/Page: 14977/302, Date: 05/03/24
Mtg: Westport Federal CrUn $344,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $325,000 (11/23)

6 CLEVELAND ST **$465,000**
B: Alex Pacheco
S: Maria J Martins
Book/Page: 14978/248, Date: 05/03/24

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BRISTOL REGISTRY
continued

151 DAVID ST **$665,000**
B: Omar Cardona
S: Bradley J Kerrigan
Book/Page: 14974/75, Date: 04/30/24
Mtg: Fairway Ind Mtg $631,750
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 3916sf
Prior Sale: $430,000 (04/21)

207 DAWSON ST **$440,000**
B: Luis A Paguada & Mariela V Guardado
S: Lisa L Pacheco
Book/Page: 14978/216, Date: 05/03/24
Mtg: Amerant Mortgage $432,030
Term: 2054
Use: 2-Family Two Family, Lot: 4744sf

137-139 DEANE ST **$470,000**
B: Estela De La Cruz
S: Flor Pineda
Book/Page: 14976/205, Date: 05/01/24
Mtg: Logan Finance Corp $376,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5894sf
Prior Sale: $249,900 (10/16)

346 DURFEE ST **$415,000**
B: Barbara Kucko
S: Nooth Joseph D Est & William W Harvey
Book/Page: 14973/332, Date: 04/30/24
Use: 3 Bdrm Raised Ranch, Lot: 9361sf
Prior Sale: $194,000 (02/02)

27-29 EMMA ST **$540,000**
B: Antonio Carvalh
S: Yahweh Properties LLC
Book/Page: 14976/290, Date: 05/02/24
Mtg: Blue Water Mortgage $513,000
Term: 2054
Use: 2-Family Two Family, Lot: 4979sf

70 EUGENIA ST **$180,000**
B: Adriana Ferreira & Jose P Ferreira
S: Maria Moura & Jose Farias
Book/Page: 14976/18, Date: 05/01/24
Use: 2-Family Two Family, Lot: 4914sf
Prior Sale: $70,000 (09/98)

FILLMORE ST **$115,000**
B: Blk Properties LLC
S: Maria J Mimoso, Tr for Maria J Mimoso T
Book/Page: 14978/196, Date: 05/03/24

196 GRINNELL ST **$365,000**
B: Aaron S Victor & Grissel Rodriguez
S: Rolando Perry & Michelle L Wright
Book/Page: 14977/266, Date: 05/03/24
Mtg: Cross Country Mtg Inc $358,388
Term: 2054
Use: 3 Bdrm Cottage, Lot: 1851sf
Prior Sale: $154,000 (10/15)

223 GRINNELL ST **$425,000**
B: Jska LLC
S: Jose F Costa & Lidia Costa
Book/Page: 14978/31, Date: 05/03/24
Use: 3-Family Mlti-Unt Blg, Lot: 3054sf

MILL ST **$170,000**
B: Ark Investment Group LLC
S: James A Bargasse, Tr for Willian H Carney Lodge No
Book/Page: 14974/132, Date: 04/30/24

248-250 N FRONT ST **$386,600**
B: Lopez Holdings LLC
S: Joaquim Lourenco & Maria I Lourenco
Book/Page: 14978/48, Date: 05/03/24
Use: Mixed Use-Prim Res & Comm, Lot: 5998sf
Prior Sale: $120,000 (01/15)

63 NAUTILUS ST **$494,500**
B: Sohayla Jabbarnia
S: James Kalife
Book/Page: 14977/123, Date: 05/02/24
Mtg: Guild Mortgage Co $370,875
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6586sf
Prior Sale: $376,000 (11/23)

NORTH ST **$170,000**
B: Ark Investment Group LLC
S: James A Bargasse, Tr for Willian H Carney Lodge No
Book/Page: 14974/132, Date: 04/30/24

2108 PHILLIPS RD U:18 ..... **$160,000**
B: Middleboro Ark LLC
S: Ryan Alves
Book/Page: 14974/137, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $89,500 (07/21)

323 REED ST **$435,000**
B: Neil G Bowman & Elly M Bowman
S: Peter G Corchado & Marjorie Corchado
Book/Page: 14973/286, Date: 04/30/24
Mtg: Mllestone Mtg Solutio $435,000
Term: 2054
Use: 3 Bdrm Cottage, Lot: 6996sf
Prior Sale: $92,500 (03/89)

937 RODNEY FRENCH BLVD **$420,000**
B: Elsa Ascenso
S: Edneuza S Farias, Tr for E Paraiba-Farias Irt
Book/Page: 14975/56, Date: 04/30/24

166 RYAN ST **$395,000**
B: George Williamson & Annabella Williamson
S: Antonio M Goncalves Jr & Manuel A Goncalves
Book/Page: 14975/156, Date: 04/30/24
Mtg: Rockland Fed CU $216,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 7806sf

2036 SHAWMUT AVE **$457,000**
B: Rochelle L Sokoll & Philip R Smith
S: Joseph Cyr & Janice M Alander-Cyr
Book/Page: 14972/254, Date: 04/29/24
Mtg: Guild Mortgage Co $200,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10990sf
Prior Sale: $259,900 (02/17)

1 SMITH ST **$75,000**
B: Brendon Botelho
S: Florentina Mendoza & Alberto Deleon
Book/Page: 14976/136, Date: 05/01/24
Mtg: Thomas Miu $205,000
Term: 2025

14 TIMBERLANE RD **$28,000**
B: Tayler A Medeiros
S: Justin J Cortes
Book/Page: 14972/119, Date: 04/29/24
Mtg: First Citizens Cr Un $304,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 27208sf
Prior Sale: $306,000 (06/20)

1100 VICTORIA ST **$505,000**
B: Alan R Olivier
S: Paul S Desousa & Irene Desousa
Book/Page: 14974/326, Date: 04/30/24
Mtg: Mllestone Mtg Solutio $404,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 8024sf
Prior Sale: $369,900 (05/21)

44 WINSOR ST **$498,000**
B: Edilson A Debrito & Fernanda M Semedo
S: Rajiah A Denny
Book/Page: 14977/48, Date: 05/02/24
Mtg: Total Mtg Svcs $473,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3315sf
Prior Sale: $220,000 (06/20)

Westport

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	26
Median Price	$562,000	$680,000

► REAL ESTATE SALES

65 BAYBERRY DR **$599,900**
B: Mackenzie Valcourt & Jennifer L Valcourt
S: Brian K Pelland
Book/Page: 14978/97, Date: 05/03/24
Mtg: EMM Loans LLC $589,033
Term: 2054
Use: 2-Family Raised Ranch, Lot: 20013sf
Prior Sale: $357,000 (06/18)

11 BEEDEN PL **$485,000**
B: Michael R Ferreira & Michelle Ferreira
S: Gerlad A Viveiros
Book/Page: 14973/200, Date: 04/30/24
Mtg: Fall River Five Cents $388,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 19049sf
Prior Sale: $132,000 (10/99)

765 DIVISION RD **$900,000**
B: Michael E Levalley
S: Claude Yama & Signe Yama
Book/Page: 14974/185, Date: 04/30/24
Mtg: Fall River Five Cents $576,000
Term: 2054
Use: 3 Bdrm Studio, Lot: 77101sf
Prior Sale: $415,000 (04/21)

130 HIGHLAND AVE **$682,500**
B: Benjamin Silvia & Jeanna Burke
S: Raymond F Nunes Jr & Anne C Nunes
Book/Page: 14973/114, Date: 04/29/24
Mtg: Provident Funding $580,125
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 40016sf
Prior Sale: $180,000 (06/96)

4 PERSEVERANCE LN **$742,500**
B: David Lynch & Steffanie Lynch
S: Goerge F Dean & Alan M Dean
Book/Page: 14975/227, Date: 05/01/24
Mtg: Baycoast Mortgage Co $100,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 36200sf

Dukes Registry

Paulo C. DeOliveira, Register
Box 5231, Edgartown, MA 02539
Telephone: (508) 627-4025
Fax: (508) 627-7821

Chilmark

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	2
Median Price		$4,475,000

► REAL ESTATE SALES

BEACH LOT **$430,000**
B: 25 Carls Way LLC
S: Kevin W Kennedy
Book/Page: 1680/33, Date: 04/30/24

Edgartown

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	6
Median Price	$1,667,500	$2,150,000

► REAL ESTATE SALES

4 FOWLER AVE **$1,300,000**
B: Joshua Baker & Dana L Nachbar
S: William J Dunn Jr
Book/Page: 1679/944, Date: 04/29/24
Mtg: Baycoast Mortgage Co $900,000
Term: 2054
Use: 1 Bdrm, Lot: 10000sf
Prior Sale: $5,000 (09/94)

S WATER ST U:461 ..... **$2,000**
B: James O Howell & April Howell
S: Carolyn Graham
Book/Page: 1680/244, Date: 05/02/24
Use: Condo

62 S WATER ST **$4,500,000**
B: David A Croteau & Mary E Croteau
S: Edward Dangler 3rd & Bonni J Widdoes
Book/Page: 1680/369, Date: 05/03/24
Mtg: Winchester Svgs Bk $2,700,000
Term: 2054
Use: 4 Bdrm, Lot: 5761sf
Prior Sale: $3,100,000 (11/16)

28 VICKERS ST **$1,900,000**
B: Boathouse Properties LLC
S: Karen R Figueroa, Tr for Vickers Way Associates Rt
Book/Page: 1680/198, Date: 05/01/24
Mtg: Rockland Tr Co $1,520,000
Use: 4 Bdrm Contemporary, Lot: 22216sf

Oak Bluffs

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	$1,235,000	$1,225,000

► REAL ESTATE SALES

OLINDA AVE **$394,000**
B: Nicole E Debettencourt
S: Frances M Webb
Book/Page: 1680/162, Date: 05/01/24
Mtg: Marthas Vineyard Ban $256,100
Term: 2039 Rate: 8.5% Type: Adj

18 TOWANTICUT ST **$1,500,000**
B: Emil Vlahov
S: Maureen Gallagher
Book/Page: 1679/918, Date: 04/29/24
Mtg: Rockland Tr Co $1,200,000
Term: 2054 Rate: 6.8% Type: Adj
Use: Mixed Use-Prim Res & Comm, Lot: 12318sf
Prior Sale: $247,000 (11/98)

Tisbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	5
Median Price	$1,050,000	$850,000

► REAL ESTATE SALES

CROWELL LN L:1 ..... **$725,000**
B: Wcdh Lot 1 LLC
S: Elizabeth P Backus-Wojdak
Book/Page: 1680/119, Date: 05/01/24
Mtg: CCG Fund 1 LLC $2,200,000

CROWELL LN L:3 ..... **$700,000**
B: Wcdh Lot 3 LLC
S: Jean-Philippe Artru
Book/Page: 1680/55, Date: 05/01/24
Mtg: CCG Fund 1 LLC $2,185,000

West Tisbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	$1,300,000	$2,300,000

► REAL ESTATE SALES

41 HIDDEN VILLAGE RD **$2,400,000**
B: Grant Mitchell & Sam Mitchell
S: John W Poduska Sr & Susan M Poduska
Book/Page: 1680/1, Date: 04/30/24
Mtg: Leader Bank NA $1,920,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 131116sf

149 VINEYARD MEADOWS FARM RD. **$1,700,000**
B: Edmilson A Dasilva
S: Leslia A Nolte, Tr for Leslie Andrea Nolte RET
Book/Page: 1680/290, Date: 05/02/24
Mtg: OCMBC Inc $1,360,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 60984sf

Essex Registry

Northern District

M. Paul Iannuccillo, Register
1 Union Street, Suite 402
Lawrence, MA 01843
Telephone: (978) 557-1900
Fax: (978) 688-4679
www.lawrencedeeds.com

Andover

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	28
Median Price	$871,000	$1,030,000

► REAL ESTATE SALES

117 BELLEVUE RD **$1,748,000**
B: Elena B Frankel
S: Vas Realty LLC
Book/Page: 17981/31, Date: 05/01/24
Use: 3 Bdrm Cape Cod, Lot: 124582sf
Prior Sale: $730,000 (06/22)

4 COURTNEY LN **$1,225,000**
B: Sujit Jalgaonkar & Supriya Gawas
S: Xiaopeng Yang & Bing Zhao
Book/Page: 17978/248, Date: 04/30/24
Mtg: T2 Financial LLC $980,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 10019sf
Prior Sale: $749,900 (12/13)

170 HAVERHILL ST U:117 ..... **$227,298**
B: Nicholas J Maniscalco
S: Anne M Kannam
Book/Page: 17980/69, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $135,000 (04/05)

167 HIDDEN RD **$1,150,000**
B: Pike School Inc
S: Robert B Marcus, Tr for Marcus Ft
Book/Page: 17982/193, Date: 05/03/24
Use: 4 Bdrm Cape Cod, Lot: 30013sf

1 POWDER MILL SQ U:310 ..... **$449,000**
B: Sayward Allen
S: Christopher Mcneill & Teresa Mcneill-Balian
Book/Page: 17978/327, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $400,000 (11/20)

27 ROBERT DR U:27 ..... **$1,600,000**
B: Linda L Demarco
S: Yvon Cormier, Tr for Ca Int
Book/Page: 17981/84, Date: 05/01/24
Use: 3 Bdrm Condo

Lawrence

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	14
Median Price	$445,000	$457,500

► REAL ESTATE SALES

208-210 ABBOTT ST **$880,000**
B: Barbara Tigere
S: Joshua M Medina
Book/Page: 17982/201, Date: 05/03/24
Mtg: Mtg Equity Partners $836,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 4847sf
Prior Sale: $294,000 (05/15)

24 AMES ST **$395,000**
B: Ruben J Munoz
S: Christopher S Mcadam
Book/Page: 17979/51, Date: 04/30/24
Mtg: American Ngbd Mtg Acc $335,750
Term: 2054
Use: 5 Bdrm Conventional, Lot: 5000sf
Prior Sale: $138,000 (08/00)

50-52 BODWELL ST **$480,000**
B: Wf Solutions LLC
S: Kenneth P Mixon & Marjorie Lenotte
Book/Page: 17980/143, Date: 04/30/24
Use: 2-Family Family Flat, Lot: 11417sf

300 COLONIAL RD **$550,000**
B: Luzmel Ramos & Grenyer M Ramos
S: Jensy Fernandez & Noelia D Fernandez
Book/Page: 17977/234, Date: 04/29/24
Mtg: Mtg Equity Partners $522,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 11500sf
Prior Sale: $259,900 (07/15)

17 HALL ST **$485,000**
B: Aura B Hiraldo, Tr for Eva L Trinidad
S: Perla M Guzman & Andres Guzman
Book/Page: 17979/281, Date: 04/30/24
Mtg: Mtg Equity Partners $460,750
Term: 2054
Use: 4 Bdrm Conventional, Lot: 3034sf
Prior Sale: $359,000 (10/21)

321 LOWELL ST **$650,000**
B: Manuel Garcia & Maria C Ambrocio
S: Juan M Padilla, Tr for Jmp Rt
Book/Page: 17982/227, Date: 05/03/24
Mtg: Guild Mortgage Co $638,226
Term: 2054
Use: Accessory Land Improved, Lot: 2617sf
Prior Sale: $50,000 (04/21)

44 S BOWDOIN ST **$450,000**
B: Mariely A Perez & Luis A Gonzalez
S: Shaun P Mclellan
Book/Page: 17977/299, Date: 04/29/24
Mtg: Cambridge Svgs Bk $436,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7700sf

161-163 UNION ST **$830,000**
B: Rony Pena
S: Matias Villa
Book/Page: 17982/347, Date: 05/03/24
Mtg: Reading Cp Bk $622,500

167 UNION ST **$830,000**
B: Rony Pena
S: Matias Villa
Book/Page: 17982/347, Date: 05/03/24

116 WEARE ST **$440,000**
B: Lynette Alvarez
S: Joel R Deleon
Book/Page: 17979/186, Date: 04/30/24
Mtg: New Fed Mtg Corp $380,545
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 3600sf
Prior Sale: $335,000 (11/20)

Methuen

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	58
Median Price	$480,000	$505,000

► REAL ESTATE SALES

20 AEGEAN DR U:9 ..... **$350,000**
B: Sr Flooring LLC
S: Robert E Plunkett & Catherine Plunkett
Book/Page: 17979/211, Date: 04/30/24
Mtg: Enterprise Bk & Tr Co $280,000
Use: Industrial Condominum

20 AGNES TER **$510,000**
B: Valerie Alba
S: Joseph S Maroun Jr & Christopher J Maroun
Book/Page: 17978/4, Date: 04/29/24
Mtg: Onto Mortgage LLC $492,978
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12502sf

80 AMES ST **$470,000**
B: Angel M Guzman & Marie A Guzman
S: Alan R Nault
Doc#: 000000000129928, Date: 04/30/24
Mtg: Total Mtg Svcs $461,487
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13983sf
Prior Sale: $48,124 (05/19)

9 ARTHUR ST **$489,000**
B: Pin Saengrat & Marivanh Saengrat
S: John R Canavan
Book/Page: 17978/276, Date: 04/30/24
Mtg: Guild Mortgage Co $464,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5009sf
Prior Sale: $219,000 (10/12)

45 CHRISTOPHER DR U:93 ..... **$375,000**
B: Jerson C Espaillat Jr & Myrna J Percibal
S: Juan Gonzalez
Book/Page: 17979/137, Date: 04/30/24
Mtg: American Ngbd Mtg Acc $356,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $187,000 (09/18)

29-A ELM ST **$510,000**
B: Francisco A Ventura & Nelkis M Ventura
S: Delores J Hanson, Tr for Hanson Ft
Book/Page: 17982/121, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 12937sf

2 GERAMAT WAY **$920,000**
B: Ryan Poulin & Natalia Poulin
S: Jr Builders Inc
Book/Page: 17982/43, Date: 05/03/24
Mtg: Guaranteed Rate Affin $620,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 43604sf
Prior Sale: $550,000 (12/23)

26 HOPKINS CIR U:26 ..... **$675,000**
B: William Haneffant, Tr for Haneffant Ft
S: Jennifer Borislow, Tr for Margaret Kurth Rt
Book/Page: 17980/235, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $463,143 (12/13)

527 LOWELL ST **$660,000**
B: Angelina Adames
S: Taylor L Leger
Book/Page: 17980/146, Date: 04/30/24
Mtg: American Ngbd Mtg Acc $648,045
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 7100sf
Prior Sale: $408,500 (01/21)

25 MADISON ST **$520,000**
B: Miguel A Bulux-Lopez & Sonia M Mayorga
S: Amy Brennan
Book/Page: 17978/307, Date: 04/30/24
Mtg: Primelending $510,581
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5009sf
Prior Sale: $165,000 (02/12)

40 PALERMO ST **$400,000**
B: Daniel Lisio
S: Pankauski Bruce V Est & Susan C Hubbard
Book/Page: 17981/49, Date: 05/01/24
Mtg: Amerant Mortgage $370,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19384sf

107 PELHAM ST **$485,000**
B: Carla R De Souza
S: Orlando S Rivera & Iraida P Cintron
Book/Page: 17981/129, Date: 05/02/24
Mtg: United Wholesale Mtg $460,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11500sf
Prior Sale: $195,000 (09/12)

945 RIVERSIDE DR U:1C **$350,000**
B: Arianna Lesslie & Blake Ward
S: Thomas E Perkins, Tr for 945 Rivside Dr RET
Book/Page: 17979/12, Date: 04/30/24
Mtg: Mtg Equity Partners $332,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $129,900 (05/01)

► FORECLOSURE DEEDS

10 ROSEWOOD RD **$310,000**
B: Jm Brothers LLC
S: James A Napolitano & Wilmington Saving Fund So
Book/Page: 17982/79, Date: 05/03/24
Mtg: Reading Cp Bk $232,500
Use: 2 Bdrm Ranch, Lot: 9104sf

North Andover

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	28
Median Price	$683,750	$705,000

► REAL ESTATE SALES

31 ANDREW CIR **$400,000**
B: Jill Casaccio & James Casaccio
S: Suk H Rivard
Book/Page: 17979/313, Date: 04/30/24
Mtg: Cross Country Mtg Inc $384,615
Term: 2054
Use: 1 Bdrm Row House, Lot: 3001sf
Prior Sale: $205,000 (09/09)

36 APPLEDORE LN **$1,110,000**
B: Tian Z Feng & Shangdong Feng
S: David W Stroh & Jane C Vonmaltzahn
Book/Page: 17982/131, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 40328sf
Prior Sale: $661,000 (03/15)

45 AVERY PARK DR **$1,065,000**
B: Michael Rattigan & Cara Rattigan
S: John Lunde & Elaine I Lunde
Book/Page: 17982/136, Date: 05/03/24
Mtg: Cornerstone Bank $852,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $732,400 (04/02)

93 BONNY LN **$1,450,000**
B: Feng Chen & Wenfang Wang
S: Alan Lebovidge
Book/Page: 17980/43, Date: 04/30/24
Mtg: MLD Mortgage Inc $650,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 79715sf

172 CHESTNUT ST U:10 ..... **$330,000**
B: Zachary J Hachey
S: Susan M Whirty Maffei, Tr for Whirty Rt
Book/Page: 17980/6, Date: 04/30/24
Mtg: Cross Country Mtg Inc $290,000
Term: 2054
Use: Condo

172 CHESTNUT ST U:9 ..... **$401,000**
B: Ralph Palermo
S: Andrew Silva & Rosemary Silva
Book/Page: 17980/246, Date: 05/01/24
Use: Condo

10 DEWEY ST **$425,000**
B: Nicholas J Salvatore
S: Joseph A Burturlia, Tr for Betty Joe T
Doc#: 000000000129942, Date: 05/03/24
Mtg: Equity Prime Mtg $451,652
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6499sf

84 E WATER ST **$430,000**
B: Trevor Phillips & Kimberly Phillips
S: Merrimack Vly Buliders In
Book/Page: 17979/74, Date: 04/30/24
Mtg: Guild Mortgage Co $355,000
Term: 2054
Use: 2 Bdrm Row House, Lot: 3023sf
Prior Sale: $285,000 (01/24)

32 FOX HILL RD **$1,325,000**
B: Mary Latona & Alexander Hanscom
S: William A Sullivan 3rd
Doc#: 000000000129933, Date: 04/30/24
Use: 5 Bdrm Contemporary, Lot: 25121sf

68 JEFFERSON ST U:C **$255,000**
B: Christine Bibeau
S: Jeanne Renken, Tr for Lamphier Ft
Book/Page: 17981/309, Date: 05/03/24
Mtg: Inst Svgs Newburyport $204,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $52,000 (11/92)

24 MEADOWOOD RD **$780,000**
B: Niraj Nagpal & Anjali Budhani
S: Shahzad Zafar & Syeda T Shahzad
Book/Page: 17980/307, Date: 05/01/24
Mtg: Guaranteed Rate Inc $624,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 5001sf
Prior Sale: $434,000 (04/07)

75 MILL POND **$530,000**
B: Kelly Burns
S: Donna M Corrigan & Richard Corrigan
Book/Page: 17979/256, Date: 04/30/24
Mtg: Salem Five Mtg Co $477,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Row House, Lot: 3502sf
Prior Sale: $375,000 (06/18)

50 PHILLIPS CT U:50 ..... **$235,000**
B: Arenas Investments LLC
S: Edward C Andruss
Book/Page: 17982/5, Date: 05/03/24
Mtg: Back2life Homes Llc $280,000
Use: 3 Bdrm Condo

175 SALEM ST **$869,900**
B: Bryan E Sharkey & Celina E Sharkey
S: Peter P Devlin & Arlene A Curran
Book/Page: 17979/161, Date: 04/30/24
Mtg: Ally Bank $765,900
Term: 2054
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $275,000 (06/96)

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Essex Registry

Southern District

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Salem, MA 01970
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Fax: (978) 744-5865
www.salemdeeds.com

Amesbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	15
Median Price	$531,500	$515,000

► REAL ESTATE SALES

4 COUNTRY LN $725,000
B: Chelsea Boudreau & Rebekah Boudreau
S: Jessica Scotti & Nicholas Scotti 4th
Book/Page: 42101/31, Date: 05/03/24
Mtg: Mega Cap Funding Inc $711,868
Term: 2054
Use: 3 Bdrm Colonial, Lot: 45302sf
Prior Sale: $605,000 (07/21)

73 KIMBALL RD $615,000
B: Marilyn Johnston & William C Johnston
S: Chelsea Boudreau & Rebekah Boudreau
Book/Page: 42100/228, Date: 05/03/24
Mtg: Guaranteed Rate Inc $570,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20034sf
Prior Sale: $275,000 (01/17)

66 MADISON ST $575,000
B: Yaw Darman
S: Beauregard Invs LLC
Book/Page: 42092/398, Date: 04/30/24
Mtg: Eastern Bank $517,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 14270sf
Prior Sale: $192,875 (12/19)

60 MERRIMAC ST U:802 ..... $760,000
B: Patricia A Kenny & Henry J Sullivan Sr
S: Cary K Handler & Robert N Handler
Book/Page: 42100/475, Date: 05/03/24
Use: 1 Bdrm Condo
Prior Sale: $569,000 (12/21)

60 MERRIMAC ST U:806 ..... $726,000
B: John Skibbee & Kirsten Skibbee
S: Patricia A Kenny & Henry A Sullivan Jr
Book/Page: 42100/391, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $439,000 (09/15)

Beverly

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	33
Median Price	$677,500	$685,000

► REAL ESTATE SALES

44 BRIDGE ST $630,000
B: Kacie A Patrick & Michael L Swears
S: Amanda B Diefenbacher & Donn Diefenbacher
Book/Page: 42090/348, Date: 04/29/24
Mtg: Amerant Mortgage $380,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2670sf
Prior Sale: $355,000 (11/16)

75 CABOT ST U:7 ..... $340,000
B: Carla-Ann G Femino
S: Jennifer Karampatsos
Book/Page: 42099/98, Date: 05/03/24
Mtg: Inst Svgs Newburyport $240,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $160,500 (05/14)

378 CABOT ST $622,000
B: Anthony M Pallazola
S: Allison M Maden
Book/Page: 42098/150, Date: 05/02/24
Use: 2-Family Two Family, Lot: 4665sf
Prior Sale: $89,500 (02/96)

16 CORNING ST $1,075,000
B: Leah Mullen
S: Jeanne Johnstone & Lisa Vecchio
Book/Page: 42092/119, Date: 04/30/24
Mtg: John Mullen $300,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13930sf
Prior Sale: $1,052,615 (08/23)

8 DOLLOFF AVE $800,000
B: Molly E Kelley
S: Mpm Companies LLC
Book/Page: 42098/178, Date: 05/02/24
Mtg: Leader Bank NA $400,000
Term: 2054
Use: Accessory Land Improved, Lot: 5009sf
Prior Sale: $200,000 (07/23)

217 GREENWOOD AVE $734,500
B: Christine Meade & Andrew Elliot
S: Susan Zampell, Tr for 217 Greenwood Ave RET
Doc#: 000000000651023, Date: 05/03/24
Mtg: Amerant Mortgage $661,050
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15290sf

582 HALE ST U:2 ..... $1,122,500
B: Melissa Hunt
S: Mark A Chapman & Roberta C Chapman
Book/Page: 42096/473, Date: 05/01/24
Mtg: Baxter CU $898,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $854,500 (10/20)

66 HASKELL ST U:PE $815,000
B: Walter Stone & James S Thompson
S: Gayle E Kekeisen, Tr for Kekeisen Ft
Book/Page: 42089/599, Date: 04/29/24
Mtg: Reading Cp Bk $815,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $500,000 (11/15)

21 MULBERRY ST U:1 ..... $430,000
B: Daniel D Dunajski
S: James J Ring
Book/Page: 42088/513, Date: 04/29/24
Mtg: North Shore Bank $322,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $236,500 (05/06)

Boxford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	10
Median Price	$809,000	$894,000

► REAL ESTATE SALES

77 HERRICK RD $950,000
B: Andrew P James & Rebecca R James
S: Willard E Cook Jr RET & Williard E Cook Jr
Book/Page: 42096/429, Date: 05/01/24
Mtg: Fairway Ind Mtg $725,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 107593sf
Prior Sale: $383,000 (04/99)

44 INGALLS VILLAGE WAY U:19 ..... $1,170,960
B: Robet J Katseff, Tr for R & Debra L Katseff Jret
S: Toll Northeast V Corp
Book/Page: 42094/468, Date: 05/01/24
Use: Condo

5 KING JOHN DR $750,000
B: Carl Ojala 3rd
S: Gail L Burnett, Tr for Burnett Ft
Book/Page: 42099/4, Date: 05/03/24
Mtg: Salem Five Mtg Co $656,250
Term: 2054 Rate: 7.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 87120sf

9 MILL RD $850,000
B: Hannah Jadovich & Peter S Jadovich
S: John H Gately & Kelsey Gately
Book/Page: 42093/155, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $680,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: $740,200 (05/21)

Danvers

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	27
Median Price	$615,000	$640,000

► REAL ESTATE SALES

16 BAYVIEW AVE $645,000
B: Molly Wilburn & Samuel Y Wilburn
S: Caitlin Kinsky & Jonathan Kinsky
Book/Page: 42098/287, Date: 05/02/24
Mtg: North Shore Bank $571,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3563sf
Prior Sale: $438,000 (02/19)

10 CHATHAM LN $520,000
B: 10 Chatham Lane Cbc LLC
S: North Street Dev LLC
Book/Page: 42099/211, Date: 05/03/24
Mtg: Newburyport Five Cent $1,010,100
Use: Residential Developable Land, Lot: 80704sf

37 CONSTITUTION LN U:13 ..... $575,000
B: Peggy L Villella
S: Deanna Sauchuk & Peter Sauchuk
Book/Page: 42099/546, Date: 05/03/24
Mtg: Inst Svgs Newburyport $460,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $379,900 (09/19)

11 GREENLEAF DR $1,010,000
B: Joseph Davis & Gisella Zayas
S: Robin E Muller & Vicki L Whichard
Book/Page: 42100/33, Date: 05/03/24
Mtg: Merrimack Valley CU $710,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Split Level, Lot: 15072sf
Prior Sale: $649,000 (01/19)

3 LOBAO DR $900,000
B: Nadia E Attario & Bouchaib Baubakraouy
S: Gladchuck Realty LLC
Book/Page: 42090/289, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 18151sf
Prior Sale: $700,000 (01/24)

35 LOCUST ST U:3 ..... $360,000
B: Tyler F Macrae
S: Admir Kanani
Book/Page: 42093/371, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $200,000 (07/18)

320 NEWBURY ST U:703 ..... $455,000
B: George Finn & Nancy Finn
S: Richard S Gilmore
Doc#: 000000000650911, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $136,500 (09/89)

38 SHERWOOD AVE $650,000
B: Hope D Lounsbury
S: Jorgen Forsaker
Book/Page: 42096/520, Date: 05/02/24
Mtg: Guaranteed Rate Inc $630,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18125sf
Prior Sale: $500,000 (06/18)

57 SYLVAN ST U:4B $296,000
B: Katherine A Grondin
S: Wrenn Susan M Est & Evangelia Bouras
Book/Page: 42099/586, Date: 05/03/24
Mtg: Amerant Mortgage $220,000
Term: 2054
Use: 1 Bdrm Condo

151 SYLVAN ST $400,000
B: Thomas H Silveria
S: Janice L Flynn, Tr for Janice L Flynn Nt
Book/Page: 42092/376, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 10751sf

Essex

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	4
Median Price	$1,502,500	$679,500

► REAL ESTATE SALES

28 APPLE ST $1,250,000
B: Jocelyn H Fifield & Timothy D Fifield
S: Priscilla A Malboeuf
Book/Page: 42092/189, Date: 04/30/24
Mtg: Leader Bank NA $1,000,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 14375sf
Prior Sale: $650,000 (01/19)

130 BLUEBERRY LN $775,000
B: Jennifer D Burgess & Thomas P Corliss 3rd
S: Brodie Blueberry LLC
Book/Page: 42093/5, Date: 04/30/24
Mtg: Movement Mtg LLC $620,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 40890sf
Prior Sale: $625,500 (08/20)

GIDDEN WOOD $214,000
B: Essex Cnty Grnbelt Assn I
S: Jennifer Emerson, Tr for 68 Grove Street T
Book/Page: 42092/511, Date: 04/30/24

GROVE ST $214,000
B: Essex Cnty Grnbelt Assn I
S: Jennifer Emerson, Tr for 68 Grove Street T
Book/Page: 42092/511, Date: 04/30/24

15 GROVE ST U:15 ..... $425,000
B: Caabs Realty LLC
S: Steven Pascucci & Patricia A Wysocki
Book/Page: 42088/409, Date: 04/29/24
Mtg: Probuilder Fncl LLC $315,000
Use: 3 Bdrm Condo, Lot: 10200sf

LAUREL LN $90,500
B: Manchester Essex Conserva
S: Beth F Knowlton & William A Knowlton
Book/Page: 42095/42, Date: 05/01/24

LAUREN LN $214,000
B: Essex Cnty Grnbelt Assn I
S: Jennifer Emerson, Tr for 68 Grove Street T
Book/Page: 42092/511, Date: 04/30/24

2 SCHOOL ST $800,000
B: Leo Provost
S: Allison Provost & Leo Provost
Book/Page: 42089/463, Date: 04/29/24
Mtg: Cape Ann Svgs Bk $298,000
Term: 2054
Use: 2-Family Conventional, Lot: 17777sf
Prior Sale: $145,000 (10/97)

2 SCHOOL ST U:1 ..... $672,500
B: Yvonne S Robbins & Rory M Tiernan
S: Leo Provost
Book/Page: 42089/512, Date: 04/29/24
Mtg: Inst Svgs Newburyport $447,500
Term: 2054
Use: Condo

Georgetown

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	13
Median Price	$680,000	$652,000

► REAL ESTATE SALES

10 HILLSIDE DR U:45 ..... $1,025,000
B: Manh Thai, Tr for Manh Thai & N Nguyen RET
S: Philip J Trapani, Tr for Philip J Trapani Lt
Book/Page: 42096/157, Date: 05/01/24
Use: Condo

9 LARKSPUR CIR U:9 ..... $799,000
B: Paula Figelski & Diane Hamer
S: Michael A Kane, Tr for M A & Patricia F Kane Lt
Book/Page: 42093/381, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $645,820 (01/06)

Gloucester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	14
Median Price	$540,000	$537,500

► REAL ESTATE SALES

29 CLIFF RD $420,000
B: Kara M Rice & Scott C Rice
S: 25-29 Cliff Rd Nt & James J Banks Jr
Doc#: 000000000650906, Date: 04/30/24
Mtg: James J Jr Banks $200,000
Term: 2054
Use: Residential Developable Land, Lot: 11753sf

116 E MAIN ST U:2 ..... $875,000
B: Denise Sheridan, Tr for Denise M Sheridan Lt
S: Valerina Gloucester LLC
Book/Page: 42100/281, Date: 05/03/24
Use: Condo

6 MADISON CT U:2 ..... $600,000
B: Suzanne C Marston
S: Theresa M Testaverde
Book/Page: 42093/81, Date: 04/30/24
Use: 3 Bdrm Condo, Lot: 6007sf
Prior Sale: $325,000 (03/15)

114-R MAGNOLIA AVE $25,000
B: Lawrence Miller
S: Tano Almela & Wendee C Almela
Book/Page: 42100/270, Date: 05/03/24
Use: Accessory Land Improved, Lot: 146362sf

7 MANSFIELD ST U:2 ..... $430,000
B: Drew M Luster & Leah S Thompson
S: Yvonne S Robbins
Book/Page: 42089/277, Date: 04/29/24
Mtg: Cape Ann Svgs Bk $382,700
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $188,000 (02/14)

MOUNT HUNGER $214,000
B: Essex Cnty Grnbelt Assn I
S: Jennifer Emerson, Tr for 68 Grove Street T
Book/Page: 42092/511, Date: 04/30/24

6 MYSTIC AVE $673,000
B: Anneke Beaulieu & Eric J Beaulieu
S: Michael J Erwin, Tr for 6 Mystic Avenue Rt
Book/Page: 42094/149, Date: 04/30/24
Mtg: Guaranteed Rate Inc $527,000
Term: 2054
Use: 2-Family Two Family, Lot: 5300sf
Prior Sale: $354,500 (07/04)

8 MYSTIC AVE $530,000
B: Kayla Lynch & Timothy Lynch
S: Francis R Edmonds
Book/Page: 42095/325, Date: 05/01/24
Mtg: Salem Five Mtg Co $500,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 4700sf
Prior Sale: $315,000 (06/16)

29 ORCHARD ST $475,000
B: Christopher Lowe & Lisa Lowe
S: Anthony R White & Stacey L Albano
Book/Page: 42094/561, Date: 05/01/24
Mtg: Cape Ann Svgs Bk $405,000
Use: 3 Bdrm Colonial, Lot: 5676sf
Prior Sale: $125,000 (06/10)

28 PROSPECT ST $435,000
B: Christopher L Smith & Shannon M Smith
S: Jennifer M Fernandes & Thomas Fernandes Jr
Book/Page: 42101/71, Date: 05/03/24
Mtg: Cross Country Mtg Inc $420,481
Term: 2054
Use: 2-Family Two Family, Lot: 2462sf
Prior Sale: $280,000 (07/02)

345 WASHINGTON ST U:2 ..... $630,000
B: Alison L Feehan & Ian Morris
S: Karen A Koretsky
Book/Page: 42097/547, Date: 05/02/24
Mtg: Leader Bank NA $567,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $460,000 (01/20)

541 WASHINGTON ST $549,000
B: Equity TCo
S: Karen M Elliot
Book/Page: 42093/96, Date: 04/30/24
Use: 2 Bdrm Conventional, Lot: 4940sf
Prior Sale: $274,000 (02/13)

677 WESTERN AVE $140,000
B: Eric J Loiacano, Tr for Reln Rt
S: Steve Calas
Book/Page: 42088/573, Date: 04/29/24
Use: Residential Developable Land, Lot: 67518sf
Prior Sale: $100,000 (08/97)

Groveland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	$590,000	$625,000

► REAL ESTATE SALES

1203 ALYSSA DR U:1203 ..... $450,000
B: Domenic R Delgreco & Nancy A Delgreco
S: Kelley A Conely, Tr for Stehlin Ft
Book/Page: 42093/230, Date: 04/30/24
Mtg: Guaranteed Rate Inc $300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $389,900 (07/05)

15 PINEWOOD LN $800,000
B: Brian P Cassidy & Denise H Cassidy
S: Josephine E Edelmann & Richard J Edelmann
Book/Page: 42093/446, Date: 04/30/24
Mtg: US Bank NA $785,510
Term: 2054
Use: 3 Bdrm Ranch, Lot: 28671sf

14 ROLLINS ST $620,000
B: Renee Hieb
S: David R Wilbur
Book/Page: 42097/473, Date: 05/02/24
Mtg: Leader Bank NA $550,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 22041sf

Hamilton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	9
Median Price	$625,000	$857,500

► REAL ESTATE SALES

275 ECHO COVE RD $940,000
B: Cody I Frisch
S: Christine A Green & Richard S Green
Book/Page: 42092/113, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 20168sf
Prior Sale: $663,000 (04/20)

Haverhill

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	50
Median Price	$485,000	$525,000

► REAL ESTATE SALES

10 8TH AVE U:3 ..... $515,000
B: Julius Ejenavi & Jennifer Ossai
S: Snow Cassell LLC
Book/Page: 42091/297, Date: 04/30/24
Mtg: NBKC Bank $489,250
Term: 2054
Use: Condo

480 AMESBURY RD $315,000
B: Benchmark Executives Inc
S: Barbara Lowes, Tr for 480 Amesbury Road Rt
Book/Page: 42093/321, Date: 04/30/24
Use: 2 Bdrm Old Style, Lot: 15533sf

29 BELMONT ST U:29 ..... $580,000
B: Evan Parrish & Abigail Petersen
S: Bradford Unlimited Corp
Book/Page: 42098/450, Date: 05/03/24
Mtg: CMG Mortgage Inc $535,800
Term: 2054
Use: Condo

CORLISS HILL RD L:D3 ..... $185,000
B: Philip R Rice, Tr for Rice Properties Lt
S: Elaine M Wozny & Paul M Wozny
Book/Page: 42094/127, Date: 04/30/24

7 DENWORTH BELL CIR U:7 ..... $611,500
B: Kimberly W Garrett & Robert M Garrett
S: Anthony Cenca & Luz M Suarez
Book/Page: 42092/430, Date: 04/30/24
Mtg: Guaranteed Rate Inc $250,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $332,000 (08/17)

25 EASTLAND TER $692,300
B: Cathryn R Oneil & William W Oneil
S: Ashleigh Mutty & Lewis A Mutty Jr
Book/Page: 42092/255, Date: 04/30/24
Mtg: Blue Water Mortgage $623,070
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9514sf
Prior Sale: $426,000 (08/18)

173 FARRWOOD DR U:173 ..... $415,900
B: Opendoor Property J LLC
S: Duplissa Carmine A Est & Joseph H Lepordo 3rd
Book/Page: 42094/12, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $265,000 (08/20)

288 GROVELAND ST U:B1 ..... $381,400
B: Ellie Bean Realty LLC
S: Maydal LLC
Book/Page: 42093/589, Date: 04/30/24
Mtg: Salem FiveCts Svgs Bk $285,750
Use: Condo

288 GROVELAND ST U:B2 ..... $381,400
B: Ellie Bean Realty LLC
S: Maydal LLC
Book/Page: 42093/589, Date: 04/30/24
Mtg: Salem FiveCts Svgs Bk $285,750
Use: Condo

46 HANCOCK ST $626,000
B: Andy S Batista
S: Saul Santiago Jr
Book/Page: 42094/388, Date: 05/01/24
Mtg: MLD Mortgage Inc $614,661
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 4500sf
Prior Sale: $40,000 (07/98)

110 HUNTERS RUN PL U:110 ..... $345,000
B: June M Ferrante
S: Marie E Garceau, Tr for M E Garceau Nt
Book/Page: 42099/50, Date: 05/03/24
Mtg: Evolve B&T $205,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $159,900 (11/16)

6 JUNIPER WOOD DR $650,000
B: Nicholas B Kletti & Audrey M Retelle
S: Mary P Kelley
Book/Page: 42091/5, Date: 04/29/24
Use: 3 Bdrm Cape Cod, Lot: 30570sf
Prior Sale: $241,000 (07/99)

430 KINGSBURY AVE $725,000
B: Danyelle Desjardins & Richard K Rosum
S: Kimberly Garrett & Robert Garrett
Book/Page: 42090/269, Date: 04/29/24
Mtg: First Seacoast Bank $250,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 24171sf
Prior Sale: $356,500 (11/11)

60 LINWOOD ST $535,000
B: Jared R Mitchell & Jessie A Mitchell
S: Dana P Riviezzo & Jillian Riviezzo
Book/Page: 42093/58, Date: 04/30/24
Mtg: New American Funding $481,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 24259sf
Prior Sale: $315,000 (02/19)

31 MERCURY TER U:31 ..... $450,000
B: Julianne Gordon
S: Sarah E Forward & Jason F Guarente
Book/Page: 42094/359, Date: 05/01/24
Mtg: Nations Direct Mtg $424,860
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $245,000 (07/19)

15 QUIMBY ST $585,000
B: Adrian Nkrondem & Eunice A Nkrondem
S: Thomas J Minion, Tr for Thomas J Minion Access Ft
Book/Page: 42094/186, Date: 04/30/24
Mtg: Cross Country Mtg Inc $417,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 11435sf

RIVERVIEW AVE L:713-18 ..... $6,000
B: Andrew J Stasinos
S: Robert S Longmuir & Sandra L Longmuir
Book/Page: 42089/301, Date: 04/29/24

7 S CENTRAL ST $275,000
B: South Ctrl Chestnut LLC
S: 3-7 South Ctrl Street LLC
Book/Page: 42096/212, Date: 05/01/24
Mtg: Merrimack Valley CU $235,000
Use: Res Potentially Dvlpble Land, Lot: 7540sf
Prior Sale: $300,000 (05/23)

9 S CHESTNUT ST $275,000
B: S Central Chestnut LLC
S: 3-7 S Central St LLC
Doc#: 000000000650950, Date: 05/01/24
Mtg: Merrimack Valley CU $235,000
Use: Res Potentially Dvlpble Land, Lot: 11130sf
Prior Sale: $300,000 (05/23)

23 S PROSPECT ST $585,000
B: Robert Braccia
S: James R Anderson
Book/Page: 42094/14, Date: 04/30/24
Mtg: Cross Country Mtg Inc $468,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 12990sf
Prior Sale: $325,000 (08/16)

52 SHERIDAN ST U:52 ..... $430,000
B: Yessica V Desanchez & Danny R Gutierrez
S: M J Sullivan-Scanlon & Sarah E Scanlon
Book/Page: 42094/431, Date: 05/01/24
Mtg: Mtg Equity Partners $412,800
Term: 2054
Use: 4 Bdrm Condo

547 W LOWELL AVE $750,000
B: Fabian Mendez
S: Bridgeport Realty LLC
Book/Page: 42092/520, Date: 04/30/24
Mtg: Berkshire Bank $651,200
Term: 2054
Use: 3 Bdrm Old Style, Lot: 17999sf
Prior Sale: $180,000 (09/23)

Ipswich

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	13
Median Price	$699,900	$875,000

► REAL ESTATE SALES

45 PINESWAMP RD $75,000
B: Essex Cnty Grnbelt Assn I
S: Michael Dos Santos & Shawna Dos Santos
Book/Page: 42099/415, Date: 05/03/24
Use: Residential Developable Land, Lot: 1932444sf
Prior Sale: $425,000 (11/20)

22 PRIMROSE LN U:22 ..... $995,000
B: Laurie A Leichthammer
S: 30 Town Farm Road LLC
Book/Page: 42095/390, Date: 05/01/24
Use: 3 Bdrm Condo

35 RIVER RD U:35 ..... $1,325,000
B: John Delosa
S: Jill S Parks, Tr for Jill Parks RET
Book/Page: 42097/590, Date: 05/02/24
Use: 2 Bdrm Condo, Lot: 2500sf
Prior Sale: $1,280,000 (06/23)

81 TOPSFIELD RD $690,000
B: Nancy A Gray-Smith & Robert T Smith
S: Janice A Bogasky & William W Bogasky
Book/Page: 42089/306, Date: 04/29/24
Use: 3 Bdrm Ranch, Lot: 21671sf
Prior Sale: $360,000 (11/06)

31 WATER ST $480,000
B: Glovers Landing Hldg LLC
S: Charles G Hazen, Tr for Charles G Hazen Lt
Book/Page: 42095/161, Date: 05/01/24
Use: 4 Bdrm Camp/Cabin, Lot: 3350sf

► FORECLOSURE DEEDS

18 NORTHRIDGE RD $1,157,896
B: Citigroup Mtg Loa T 2019- & US Bank NA Tr
S: Mark Celentanoo & Us Bank TNa
Book/Page: 42096/275, Date: 05/01/24
Use: 2 Bdrm Conventional, Lot: 10420sf
Prior Sale: $800,000 (10/04)

Lynn

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	62
Median Price	$510,000	$545,000

► REAL ESTATE SALES

13 ADAMS CT $965,000
B: Simratroop Dhillon & Harjinder Singh
S: Ambrocio E Chavez Mendez
Book/Page: 42097/25, Date: 05/02/24
Mtg: Eastern Bank $772,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2-Family Two Family, Lot: 4309sf
Prior Sale: $890,000 (12/23)

404 BROADWAY U:304 ..... $336,000
B: Thomas M Eustace
S: Michael J Carlucci & Vera J Carlucci
Book/Page: 42094/222, Date: 04/30/24
Mtg: Movement Mtg LLC $246,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 113794sf
Prior Sale: $157,000 (06/03)

11 CHILDS ST $900,000
B: Bienvenido Rosario
S: Cynthia A Lawrence-Bishop
Book/Page: 42092/542, Date: 04/30/24
Mtg: Salem Five Mtg Co $883,698
Term: 2054
Use: 2-Family Two Family, Lot: 3708sf
Prior Sale: $487,000 (07/17)

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ESSEX REGISTRY
continued

17 DIBBLE RD **$689,000**
B: Wesley Deleon & Ligia Macario
S: Audrey J Adams
Book/Page: 42096/113, Date: 05/01/24
Mtg: Ark-La-Tex Fin Svcs $609,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13787sf
Prior Sale: $169,000 (12/90)

30 EMPIRE ST **$650,000**
B: 30 Empire Street LLC
S: Geoff B Brehob
Book/Page: 42097/253, Date: 05/02/24
Mtg: Geoffrey B Brehob $620,000
Use: 3-Family Mlti-Unt Blg, Lot: 1749sf
Prior Sale: $150,000 (01/10)

52 EUTAW AVE **$550,000**
B: Limarys Ortiz
S: Sophia Phum
Book/Page: 42092/588, Date: 04/30/24
Mtg: Sierra Pacific Mtg $540,038
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4390sf
Prior Sale: $115,000 (03/11)

2 FERNWOOD AVE **$515,000**
B: Glen F Grondin & Jessica Grondin
S: Stephen Hunt
Book/Page: 42090/154, Date: 04/29/24
Mtg: United Wholesale Mtg $497,811
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5510sf
Prior Sale: $205,000 (12/08)

11 GLEN CT U:11 ..... **$590,000**
B: Duy Nguyen & Anh N Vanphan
S: Milton Alfaro
Book/Page: 42090/98, Date: 04/29/24
Mtg: Rocket Mortgage LLC $520,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 12088sf
Prior Sale: $420,000 (10/17)

35 GOLDTHWAIT ST **$800,000**
B: Corey Mastrocola
S: Jrd Property Mgmt LLC
Book/Page: 42092/346, Date: 04/30/24
Mtg: Pennymac Loan Service $696,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4950sf
Prior Sale: $485,000 (05/19)

3 HUDSON TER **$460,000**
B: Jesus E Rridriguez & Gloria H Castro
S: Antonio Gonzalez-Oneil
Doc#: 000000000650983, Date: 05/02/24
Mtg: MSA Mortgage LLC $368,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 3788sf
Prior Sale: $254,000 (01/18)

43 KIRTLAND ST **$1,000,000**
B: Kishor Duwal
S: Nicholas Musto, Tr for 43 Kirkland Street Rt
Book/Page: 42100/192, Date: 05/03/24
Mtg: Jeanne DArc CU $750,000
Term: 2054 Rate: 6.8% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 4750sf

200 LOCUST ST U:407 ..... **$410,000**
B: James N Friedman
S: Diane L Thistle & Ralph V Camerlengo
Book/Page: 42099/427, Date: 05/03/24
Mtg: Guaranteed Rate Inc $185,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 207848sf
Prior Sale: $255,000 (01/19)

66 MANNING RD **$375,000**
B: Katherine Lozano & Valdrim Xhemajli
S: Alberto Lozano & Pureza Olaya
Book/Page: 42098/221, Date: 05/02/24
Mtg: Cross Country Mtg Inc $356,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6512sf
Prior Sale: $320,000 (10/04)

31 MARTIN RD **$450,000**
B: Bernadette F Ferrairo & Joseph D Ferrairo
S: Stephen T Vesey, Tr for Ferrairo Rt
Book/Page: 42097/362, Date: 05/02/24
Use: 4 Bdrm Split Level, Lot: 7522sf
Prior Sale: $290,000 (06/05)

72 MICHIGAN AVE **$551,500**
B: Maria J Campos-Lituma & Julian M Restrepo
S: Michaela N Duffy
Book/Page: 42094/332, Date: 05/01/24
Mtg: United Wholesale Mtg $536,601
Term: 2054
Use: 3 Bdrm Ranch, Lot: 4401sf
Prior Sale: $347,500 (06/18)

56 SAGAMORE ST U:2 ..... **$290,000**
B: Joel Klinker
S: Joi Turman
Book/Page: 42088/357, Date: 04/29/24
Use: 2 Bdrm Condo, Lot: 4703sf
Prior Sale: $140,000 (10/15)

16 SANDERSON AVE **$595,000**
B: Salwa Nalwanga & Remilekun S Odumuyiwa
S: Maria M Hernandez & Luis J Martinez
Book/Page: 42098/154, Date: 05/02/24
Mtg: Cross Country Mtg Inc $571,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5407sf
Prior Sale: $310,000 (11/16)

712-714 SUMMER ST **$700,000**
B: Rolfi E Deleon & Ernestina O Mauricio
S: Amanda Howell & James J Mcquaid 4th
Book/Page: 42098/267, Date: 05/02/24
Mtg: Rockland Tr Co $525,000
Term: 2054
Use: 2-Family Two Family, Lot: 3632sf
Prior Sale: $155,000 (01/15)

30 TIMSON ST **$625,000**
B: Francisca Y Bonilla & Daniel E Murillo-Robles
S: Claudio A Fernandes & Gabriela G Vitorino
Book/Page: 42090/388, Date: 04/29/24
Mtg: Salem Five Mtg Co $593,750
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Old Style, Lot: 4240sf
Prior Sale: $334,000 (03/22)

465 WASHINGTON ST **$1,133,000**
B: Oac 465 Washington St LLC
S: Emerald Capital LLC
Book/Page: 42100/261, Date: 05/03/24
Use: Office Bldg-General, Lot: 9445sf
Prior Sale: $910,000 (05/24)

10 WILLIAMS AVE **$405,000**
B: Ten Wavenue Realty LLC
S: Cooney Lauraine K Est & Susan F Hebrank
Book/Page: 42100/574, Date: 05/03/24
Mtg: Savings Bank (The) $403,750
Use: 3 Bdrm Old Style, Lot: 2038sf

► FORECLOSURE DEEDS

2 MURRAY ST **$275,000**
B: Billiken Investments LLC
S: Paul D Greenleaf & Federal Hm Loan Mtg Corp
Book/Page: 42096/183, Date: 05/01/24
Mtg: Michael Diplatzi $277,673
Use: 2 Bdrm Old Style, Lot: 4802sf
Prior Sale: $74,900 (05/97)

465 WASHINGTON ST **$910,000**
B: Emerald Capital LLC
S: Light Matters Collaborati & Emerald Cap Lending Iii L
Book/Page: 42100/256, Date: 05/03/24
Use: Office Bldg-General, Lot: 9445sf
Prior Sale: $910,000 (11/23)

Lynnfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	14
Median Price	$1,162,500	$882,500

► REAL ESTATE SALES

19 DUNSTAN RD **$750,000**
B: Christen E Pegoraro & Matthew L Pegoraro
S: Susanne Bryant, Tr for 19 Dunstan Rd Rt
Doc#: 000000000651028, Date: 05/03/24
Mtg: Cross Country Mtg Inc $450,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 16727sf

8 TOWNSEND RD **$1,300,000**
B: Deanna Hartsog & Matthew Hartsog
S: C W Bain & Carole E Bain
Book/Page: 42092/20, Date: 04/30/24
Mtg: Presidential Bank FSB $1,300,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40432sf

Manchester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	6
Median Price	$707,500	$890,000

► REAL ESTATE SALES

69 BRIDGE ST **$2,995,000**
B: Albert H Staton Iii Lt & Albert H Staton 3rd
S: Eli Almog, Tr for C&e Swan T
Book/Page: 42095/378, Date: 05/01/24
Use: 4 Bdrm Decker, Lot: 149546sf
Prior Sale: $1,280,000 (08/18)

GLOUCESTER LINE **$25,000**
B: Lawrence Miller
S: Tano Almela & Wendee C Almela
Book/Page: 42100/270, Date: 05/03/24

1 PINE ST **$775,000**
B: Annmarie Brady & Patrick M Brady
S: Jeffrey H Parker & Susan E Parker
Book/Page: 42092/90, Date: 04/30/24
Use: 4 Bdrm Old Style, Lot: 8551sf
Prior Sale: $752,000 (11/23)

Marblehead

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	33
Median Price	$830,000	$986,000

► REAL ESTATE SALES

7 CALUMET LN **$1,357,000**
B: Alexandra D Stone & Lawrence H Stone 2nd
S: Jennifer Calienes
Book/Page: 42098/102, Date: 05/02/24
Mtg: Cross Country Mtg Inc $1,085,600
Term: 2054 Rate: 8.4% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 15183sf
Prior Sale: $30,000 (09/22)

26 CEDAR ST U:1 ..... **$790,000**
B: Francesca Dube & Justin N Dube
S: Kelly Lorenz & Sean Lorenz
Book/Page: 42095/501, Date: 05/01/24
Mtg: Movement Mtg LLC $690,000
Term: 2054
Use: 3 Bdrm Condo

7 CLIFF ST U:7 ..... **$1,250,000**
B: Timothy Wadlow
S: Heather Orenstein & Julian Orenstein
Book/Page: 42089/141, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $1,180,000 (12/20)

8 EDGEMERE RD **$1,600,000**
B: Heather Orenstein & Julian B Orenstein
S: Suzanne I Dempsey, Tr for Dempsey Rt
Book/Page: 42089/430, Date: 04/29/24
Mtg: First Cmnty Mtg Inc $766,550
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 16800sf

15 HIGGINS RD **$950,000**
B: Malgorzata Dzienisowicz
S: Natalya Veksler & Valerey Fyodorov
Doc#: 000000000650941, Date: 05/01/24
Mtg: Guaranteed Rate Inc $570,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 6211sf
Prior Sale: $599,000 (08/16)

6 MAY ST **$710,000**
B: Elton Lika
S: Ann M Worrick
Book/Page: 42090/304, Date: 04/29/24
Mtg: Mtg Equity Partners $300,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5850sf
Prior Sale: $415,000 (09/07)

218 WASHINGTON ST U:1 ..... **$410,000**
B: Susan E Swaine, Tr for Susan E Swaine RET
S: Kathleen L Ohara, Tr for Kathleen Lowell Ohara RET
Book/Page: 42092/282, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $175,000 (09/14)

257 WASHINGTON ST U:3 ..... **$369,000**
B: Melissa Weinand & Nicholas Weinand
S: Strongwater LLC
Book/Page: 42093/148, Date: 04/30/24
Use: Retail Condo
Prior Sale: $207,000 (03/16)

Merrimac

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	$535,000	$630,000

► REAL ESTATE SALES

26 CHURCH ST **$875,000**
B: Cooper J Paul & Nicole O Paul
S: Holly A Moran
Book/Page: 42098/35, Date: 05/02/24
Mtg: CMG Mortgage Inc $410,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 59790sf
Prior Sale: $373,000 (12/16)

19 W MAIN ST U:15 ..... **$420,000**
B: Alyssa T Belanger & Brian R Tierney
S: Thomas L Mahoney
Doc#: 000000000650977, Date: 05/02/24
Mtg: Allanach&Mortgage Grp $325,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $255,900 (11/22)

Middleton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	7
Median Price	$825,000	$1,005,000

► REAL ESTATE SALES

154 BOSTON ST **$1,225,000**
B: Ardit Risilia
S: Gsdc Development Corp
Book/Page: 42098/2, Date: 05/02/24
Mtg: Cross Country Mtg Inc $724,000
Term: 2054
Use: 1 Bdrm Cottage, Lot: 27325sf
Prior Sale: $430,000 (08/23)

9 CASHMAN WAY U:9 ..... **$925,000**
B: James T Claffey & Patricia Claffey
S: Reade David Alexander Est & Robert Reade
Book/Page: 42092/8, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: $789,900 (05/19)

5 MASI MEADOW LN U:B **$533,123**
B: Sandra Mcneil
S: Karen J Milordi & Robert F Milordi
Book/Page: 42094/420, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $312,000 (03/04)

39 MEADOW DR **$790,000**
B: Allen C Chang & Alice Tsao
S: Bruce G Patti & Jessica L Patti
Book/Page: 42092/568, Date: 04/30/24
Mtg: Ross Mortgage Co Inc $590,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15002sf
Prior Sale: $429,000 (07/15)

Nahant

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	3
Median Price	$850,000	$915,000

► REAL ESTATE SALES

151 BASS POINT RD **$2,350,000**
B: Ryan J Madigan & Ashley C Mcdonnell
S: 818 Design & Dev LLC
Book/Page: 42090/49, Date: 04/29/24
Mtg: Guaranteed Rate Inc $1,880,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 6882sf
Prior Sale: $990,000 (06/22)

29 SHERMAN AVE **$600,000**
B: Lisa Y Brodbeck
S: F&d New Development LLC
Doc#: 000000000650916, Date: 04/30/24
Mtg: Provident Funding $450,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 1350sf
Prior Sale: $362,000 (06/18)

Newbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	13
Median Price	$808,750	$715,000

► REAL ESTATE SALES

17 WITHINGTON ST **$800,000**
B: James Carroll & Scott Sherman
S: Elizabeth Miller
Book/Page: 42093/292, Date: 04/30/24
Mtg: Inst Svgs Newburyport $130,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 5001sf
Prior Sale: $430,000 (04/18)

Newburyport

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	27
Median Price	$802,000	$950,000

► REAL ESTATE SALES

13 FOX RUN DR **$1,340,000**
B: Caitlyn Galvin & Devin Galvin
S: John D Hirschfeld, Tr for Hirschfeld Irt
Book/Page: 42100/103, Date: 05/03/24
Mtg: US Bank NA $1,072,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 20000sf

34 HALE ST **$1,800,000**
B: John W Mauger & Leah S Mauger
S: Alan M Weiner, Tr for 34 Hale Newburyport Rt
Book/Page: 42090/585, Date: 04/29/24
Mtg: Navy FCU $1,440,000
Term: 2054
Use: Residential Developable Land, Lot: 11900sf
Prior Sale: $525,000 (11/22)

341 HIGH ST U:3 ..... **$645,000**
B: Wendy L Abel & Peter D Mcdonnell
S: Olivelucy LLC
Book/Page: 42095/312, Date: 05/01/24
Use: Condo

5 RAWSON HILL RD **$1,510,000**
B: Mark R Hempton, Tr for Hempton Ft
S: Rebekah Stafford, Tr for Stafford-Thomas Ft
Book/Page: 42096/337, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 10002sf
Prior Sale: $799,899 (12/16)

30 TEMPLE ST **$1,255,750**
B: Kara L Goodrich
S: Susan Coolidge, Tr for 30 Temple Street Rt
Book/Page: 42100/147, Date: 05/03/24
Mtg: Inst Svgs Newburyport $695,750
Term: 2054
Use: 2 Bdrm Conventional, Lot: 2170sf
Prior Sale: $560,000 (04/15)

18 WASHINGTON ST **$1,425,000**
B: James E Simek & Rhonda Simek
S: Rsn Realty LLC
Book/Page: 42097/523, Date: 05/02/24
Mtg: Fairway Ind Mtg $270,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 2550sf
Prior Sale: $775,000 (04/22)

23 WOODMAN WAY U:23 ..... **$675,000**
B: Gerald Lazaris & Joanne Lazaris
S: Gayla Chase & Stephen Chase
Book/Page: 42097/293, Date: 05/02/24
Mtg: Service Credit Union $375,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $557,000 (01/21)

Peabody

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	44
Median Price	$545,000	$617,500

► REAL ESTATE SALES

13 ANNE DR **$708,750**
B: Albertus Mertoguno
S: Richard S Epstein
Book/Page: 42100/331, Date: 05/03/24
Mtg: Rocket Mortgage LLC $531,562
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 15002sf
Prior Sale: $199,900 (03/96)

2 BERKLEY ST **$480,000**
B: Jurisdised Agencies LLC
S: Mary A Voisine
Doc#: 000000000650874, Date: 04/29/24
Use: 3 Bdrm Ranch, Lot: 5001sf
Prior Sale: $127,500 (09/97)

3 BLUEBERRY WAY U:3 ..... **$535,000**
B: Kevin A Gabel
S: Arleigh K Kennedy, Tr for Arleigh K Kennedy T
Book/Page: 42092/340, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $348,500 (12/18)

45 DONNA ST **$755,000**
B: Mary R Durham & Stephen H Durham
S: Carl E Giordano
Book/Page: 42096/24, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 15046sf
Prior Sale: $355,000 (03/06)

6 EDGEHILL RD **$692,500**
B: David Pena & Marie Aja
S: Joseph D Ferrairo & Bernadette F Ferrairo
Doc#: 000000000650937, Date: 05/01/24
Mtg: Salem Five Mtg Co $623,250
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 23553sf
Prior Sale: $315,000 (11/01)

1 EDYTHE LN **$785,000**
B: Laura Lopez
S: Donna M Kieran
Book/Page: 42091/454, Date: 04/30/24
Use: 4 Bdrm Garrison, Lot: 10001sf

16 KITTREDGE ST **$615,000**
B: Alyssa A Zaroda & Anthony L Zaroda
S: Becker Shirley E Est & Karen M Sharp
Book/Page: 42089/66, Date: 04/29/24
Mtg: Guild Mortgage Co $553,500
Term: 2054
Use: 3 Bdrm Split Level, Lot: 6050sf

11 LEDGEWOOD WAY U:12 ..... **$500,000**
B: Harsha Jattani
S: Amy C Drago, Tr for 12 Forest Lane Rt
Book/Page: 42101/118, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $322,000 (08/17)

57 NEWBURY ST **$13,877,000**
B: Giri Peabody 57 LLC
S: Hit Portfolio I Owner LLC
Book/Page: 42099/489, Date: 05/03/24
Mtg: Androscoggin BK $12,191,506
Use: Hotel, Lot: 73181sf
Prior Sale: $10,090,609 (03/15)

59 NEWBURY ST **$17,678,000**
B: Giri Bar Harbor Kebo Inc
S: Hit Portfolio I Owner LLC
Book/Page: 42099/485, Date: 05/03/24
Mtg: Androscoggin BK $15,763,878
Use: Hotel, Lot: 87991sf
Prior Sale: $13,059,655 (03/15)

9 NORFOLK AVE **$685,000**
B: Ricardo Martinez & Anatalia Martinez
S: Nicholas S Pepe, Tr for Pepe Ft
Book/Page: 42090/180, Date: 04/29/24
Mtg: United Wholesale Mtg $672,592
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4500sf
Prior Sale: $318,500 (08/12)

5 PEQUOT RD **$580,000**
B: Nancy E Pierce
S: Carolyn K Mack, Tr for Carolyn K Mack Rt
Book/Page: 42090/145, Date: 04/29/24
Mtg: William E Pierce Jr $585,000
Use: 3 Bdrm Ranch, Lot: 15002sf

Rockport

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	$555,008	$742,500

► REAL ESTATE SALES

338 GRANITE ST **$440,000**
B: Kathleen C Tuke
S: Leslie E Wind
Book/Page: 42090/434, Date: 04/29/24
Use: Mixed Use-Prim Res & Comm, Lot: 16339sf

6-R HIGH STREET CT **$561,000**
B: Anita I Sullivan
S: Paige M Eaton & April Ferraro
Book/Page: 42096/382, Date: 05/01/24
Mtg: Federal Savings Bank $841,500
Term: 2109 Rate: 7.9% Type: Adj
Use: 4 Bdrm Conventional, Lot: 6399sf

7 JERDENS LN **$519,000**
B: Damon Alcorn & Anne M Oneill
S: Paula Deen
Book/Page: 42096/342, Date: 05/01/24
Mtg: Fairway Ind Mtg $295,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10006sf

122 SOUTH ST **$850,000**
B: Irene Desmond
S: Henry A Ashdon
Book/Page: 42093/555, Date: 04/30/24
Use: Residential-Multiple Bldgs, Lot: 27626sf
Prior Sale: $355,000 (09/99)

47 SQUAM HILL RD **$675,000**
B: Rachel Mckechnie & Finnian Webster-Jelmberg
S: Deborah K Brown & Walter Papalegis Jr
Book/Page: 42096/4, Date: 05/01/24
Mtg: Cape Ann Svgs Bk $500,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 15067sf
Prior Sale: $147,000 (07/95)

Rowley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	8
Median Price	$895,000	$845,000

► REAL ESTATE SALES

52 HARRISON CIR **$865,000**
B: Benjamin Julian & Samantha Julian
S: Molly Kelley
Book/Page: 42097/367, Date: 05/02/24
Mtg: Cape Ann Svgs Bk $692,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 132310sf
Prior Sale: $700,000 (10/20)

316 MAIN ST **$840,000**
B: Ferguson Fl Rentals LLC
S: Equity TCo
Book/Page: 42095/531, Date: 05/01/24
Use: 3-Family Family Flat, Lot: 174127sf
Prior Sale: $510,000 (10/19)

Salem

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	22
Median Price	$551,500	$650,000

► REAL ESTATE SALES

18 AMERICA WAY **$600,000**
B: Jillian M Perry & Nicholas J Perry
S: Hoffman Evelyn Est & Mark N Hoffman
Book/Page: 42097/423, Date: 05/02/24

43 APPLETON ST **$836,000**
B: Bosa Management LLC
S: Matthew Definis
Book/Page: 42093/55, Date: 04/30/24
Use: 2-Family Mlti-Unt Blg, Lot: 4552sf
Prior Sale: $550,000 (10/18)

11 BARTON SQ U:201 ..... **$520,000**
B: Bradley L Munn
S: Michelle K Mcdonagh
Book/Page: 42099/189, Date: 05/03/24
Use: Condo
Prior Sale: $229,000 (04/13)

22 BEACH AVE **$1,050,000**
B: Sonia Arista & Peter Raslavicus
S: Campbell B Seamans & Dale H Seamans
Book/Page: 42099/149, Date: 05/03/24
Use: 3 Bdrm Old Style, Lot: 3345sf
Prior Sale: $215,000 (07/94)

33 BEAVER ST **$205,000**
B: Bloom Homes LLC
S: Ruth A Simpson
Book/Page: 42098/576, Date: 05/03/24
Use: 3 Bdrm Old Style, Lot: 1459sf
Prior Sale: $680,000 (01/17)

2 BENTLEY ST **$226,000**
B: Lorin Moustakis
S: Christopher J Moustakis & Elise Moustakis
Book/Page: 42089/385, Date: 04/29/24
Mtg: Members Mtg Co Inc $231,675
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2348sf
Prior Sale: $105,000 (09/97)

11 CHURCH ST U:403 ..... **$465,000**
B: N C Cormier-Dagostino & Matthew D Dagostino
S: Wilkens Edward J Est & Jill W Atkins
Book/Page: 42095/454, Date: 05/01/24
Mtg: New American Funding $345,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $400,000 (06/19)

12 CLIFF ST **$685,000**
B: Danielle Waldmann & Jace Waldmann
S: Paul Haney & Peter J Poon-Kwong
Book/Page: 42090/479, Date: 04/29/24
Mtg: Movement Mtg LLC $650,750
Term: 2054
Use: 4 Bdrm Old Style, Lot: 3080sf
Prior Sale: $375,000 (07/19)

8 CURTIS ST U:1 ..... **$488,000**
B: Mallory Zarrow
S: Skomurski Development LLC
Book/Page: 42092/146, Date: 04/30/24
Mtg: Leader Bank NA $374,398
Term: 2054
Use: 2 Bdrm Condo, Lot: 3040sf
Prior Sale: $335,000 (12/23)

14 DANIELS ST U:6 ..... **$470,000**
B: Jennifer N Rouvina
S: Jacqueline Crowley
Book/Page: 42089/328, Date: 04/29/24
Mtg: Cross Country Mtg Inc $430,000
Term: 2054
Use: Condo

67 DUNLAP ST **$2,000**
B: Christopher J Moustakis
S: Elise Moustakis & Lorin Moustakis
Book/Page: 42091/499, Date: 04/30/24
Use: 2-Family Mlti-Unt Blg, Lot: 6199sf

2-A HARRISON RD **$515,000**
B: Jason Mcadam
S: Atlije Lika & Murat Lika
Book/Page: 42089/187, Date: 04/29/24
Mtg: Mark Bourdeau $494,613

107 LEACH ST U:2 ..... **$675,000**
B: Amanda Diefenbacher
S: North Shore Prop Grp LLC
Book/Page: 42093/114, Date: 04/30/24
Mtg: Members Mtg Co Inc $325,000
Term: 2054
Use: Condo

10 NORMAN ST U:201 ..... **$520,000**
B: Bradley L Munn
S: Michelle K Mcdonagh
Book/Page: 42099/189, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $185,000 (03/08)

32-34 NORTHEY ST **$665,000**
B: Stefanie Set & Jonathan Set
S: Daniel D Sabin, Tr for 32-34 Northey Street Rt
Book/Page: 42091/115, Date: 04/30/24
Mtg: Guaranteed Rate Affin $532,000
Term: 2054
Use: 2-Family Townhouse, Lot: 4400sf

3 PERSHING RD **$700,000**
B: Nicholas R Ballor
S: Patricia A Russell & William E Russell Jr
Book/Page: 42093/418, Date: 04/30/24
Mtg: Guaranteed Rate Inc $595,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10502sf
Prior Sale: $213,500 (11/02)

4 PICKERING ST **$1,275,000**
B: Campbell B Seamans & Dale H Seamans
S: Josephine T Smith & Stanley M Smith
Book/Page: 42099/458, Date: 05/03/24
Use: 3 Bdrm Colonial, Lot: 4487sf

65 WASHINGTON ST U:504 ..... **$699,000**
B: Sandra Trainor, Tr for Daniel W Trainor
S: Manxia Xu
Book/Page: 42089/218, Date: 04/29/24
Use: 2 Bdrm Condo, Lot: 22442sf

17 WINTER ST **$3,250,000**
B: Winter Street Salem LLC
S: Jeffrey Barrows
Book/Page: 42093/476, Date: 04/30/24
Mtg: Inst Svgs Newburyport $2,437,500
Use: Apartment Bldg - 9 + Units, Lot: 8433sf

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Salisbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	6
Median Price	$299,900	$687,500

► REAL ESTATE SALES

123 BRIDGE RD **$375,000**
B: James Materkowski
S: Sterling Ventures LLC
Book/Page: 42095/478, Date: 05/01/24
Mtg: North Shore Bank $262,500
Use: Commercial Devlpble Land, Lot: 47210sf
Prior Sale: $459,266 (04/24)

24 LOCUST ST **$659,500**
B: Stacey M Hoggard
S: Nowa Exchange Prop LLC
Book/Page: 42100/357, Date: 05/03/24
Mtg: Inst Svgs Newburyport $527,600
Term: 2054
Use: Mobile Home, Lot: 25378sf
Prior Sale: $312,000 (08/18)

118 RABBIT RD **$650,000**
B: Port Development LLC
S: Tindle Rt & Robert F Tindle Jr
Book/Page: 42098/318, Date: 05/02/24
Mtg: Acorn St Capital Llc $2,250,000
Use: Commercial Devlpble Land, Lot: 57255sf
Prior Sale: $40,000 (05/97)

122 RABBIT RD **$625,000**
B: Port Development LLC
S: Rabbit Road Nt & Robert F Tindle Jr
Book/Page: 42098/323, Date: 05/02/24
Mtg: Acorn St Capital Llc $2,250,000
Use: Mixed Use-Prim Comm & Other, Lot: 224656sf
Prior Sale: $300,000 (10/99)

Saugus

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	37
Median Price	$600,000	$671,000

► REAL ESTATE SALES

70 BOW ST **$715,000**
B: Andre Fernandes & Samantha R Fernandes
S: Mjb Enterprises LLC
Book/Page: 42093/325, Date: 04/30/24
Mtg: United Wholesale Mtg $702,049
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5253sf
Prior Sale: $485,000 (09/23)

71 BRISTOW ST **$595,000**
B: Samrina Lamichhane
S: Hayley A Carlson & Michelle M Johnson
Book/Page: 42100/63, Date: 05/03/24
Mtg: Guaranteed Rate Inc $535,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: $485,000 (10/21)

9 BROADWAY U:215 ..... **$340,000**
B: Dianne Famigletti & Mitchell Kazimierczyk
S: Carol Varone & Michael Varone
Book/Page: 42089/416, Date: 04/29/24
Use: 1 Bdrm Condo
Prior Sale: $130,000 (07/14)

62 FAIRMOUNT AVE **$825,000**
B: Ernest A Saccoccio & Gina M Saccoccio
S: Billiken Investments LLC
Book/Page: 42089/3, Date: 04/29/24
Mtg: Guaranteed Rate Inc $783,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8577sf
Prior Sale: $395,000 (10/23)

88 GREAT WOODS RD **$775,000**
B: Michael Chiulli Jr & Kelly L Proulx
S: Kathleen A Slowey & Thomas F Slowey
Book/Page: 42095/536, Date: 05/01/24
Mtg: NBKC Bank $581,250
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 14366sf

28 HERBERT AVE **$1,325,000**
B: Elanny S De Almeida & Tiago S De Almeida
S: 24 Bow Inv Prop LLC
Book/Page: 42089/31, Date: 04/29/24
Mtg: United Wholesale Mtg $1,060,000
Term: 2054
Use: Residential Developable Land, Lot: 27861sf

50 OAKLANDVALE AVE **$801,000**
B: Millhill LLC
S: Thomas E Ciulla, Tr for Anna M Ciulla 2018 RET
Doc#: 000000000650934, Date: 05/01/24
Use: 4 Bdrm Ranch, Lot: 10707sf

83 RIVERBANK RD **$625,000**
B: Giselle P Astine & Iecio J Astine
S: Jason Scaduto
Doc#: 000000000650883, Date: 04/29/24
Mtg: United Wholesale Mtg $593,750
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 8499sf
Prior Sale: $359,222 (11/23)

17 VENICE AVE **$900,000**
B: Omar R Leaon & Isabel C Catano
S: Yureidy Medina & Edison A Mejia
Book/Page: 42100/440, Date: 05/03/24
Mtg: MSA Mortgage LLC $855,000
Term: 2054
Use: 2-Family Split Entry, Lot: 7645sf
Prior Sale: $675,000 (04/18)

177 WINTER ST U:2 ..... **$445,000**
B: Ellen A Lanasa & Raymond Minami
S: Diane M Whitham
Doc#: 000000000650922, Date: 04/30/24
Mtg: Movement Mtg LLC $454,567
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $122,500 (07/90)

Swampscott

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	10
Median Price	$722,500	$747,500

► REAL ESTATE SALES

1 CAPSTAN WAY U:1 ..... **$505,000**
B: Julia Houlden
S: Stacey Lee & Tim H Lee
Book/Page: 42097/166, Date: 05/02/24
Mtg: Leader Bank NA $415,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $450,000 (04/22)

25 VAUGHAN PL **$835,000**
B: Phuoc-Tien H Phan & Huy H Tong
S: John M Mcnicholas
Doc#: 000000000650945, Date: 05/01/24
Mtg: NFM Inc $584,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12850sf

Topsfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	$856,000	$891,250

► REAL ESTATE SALES

86 HOWLETT ST **$500,000**
B: Robert Hardy & Laura Sevigny
S: Robert F Knowles
Book/Page: 42093/574, Date: 04/30/24
Use: 3 Bdrm Antique, Lot: 174240sf
Prior Sale: $450,000 (11/22)

57 PERKINS ROW **$500,000**
B: Kevin Whelan & Catherine Whelan
S: Natalie M Whelan
Doc#: 000000000650887, Date: 04/29/24
Mtg: Natalie M Whelan $500,000
Use: 4 Bdrm Ranch, Lot: 352836sf
Prior Sale: $1,150,000 (08/22)

9 RIVER RD **$1,200,000**
B: Stephen Vercollone & Taylor Vercollone
S: Robert E Hardy
Book/Page: 42092/380, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 98010sf
Prior Sale: $400,000 (07/02)

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

162 CHERRY ST **$850,000**
B: Erica Christensen & Jennifer Lawrence
S: Davis Harriet P Est & Charles E Davis
Book/Page: 42093/525, Date: 04/30/24
Mtg: Guild Mortgage Co $420,000
Term: 2054
Use: 5 Bdrm Antique, Lot: 90966sf
Prior Sale: $490,000 (06/89)

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

JOHN FORD RD **$875,000**
B: Trinity Est Alliance LLC
S: Gale A Bulissa & David R Bulissa
Book/Page: 8309/222, Date: 04/30/24

Deerfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	$400,000	$415,295

► REAL ESTATE SALES

797 RIVER RD **$300,000**
B: Daniel J Momaney
S: Brian Zamojski
Book/Page: 8309/338, Date: 04/30/24
Mtg: Greenfield Svgs $285,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 3-Family Conventional, Lot: 15246sf
Prior Sale: $229,000 (08/21)

117 SANDGULLY RD **$450,000**
B: Deborah Rivera & Ramon Rivera
S: Pasiecnik Janes M Est & Justine Pasiecnik
Book/Page: 8309/121, Date: 04/29/24
Mtg: Norwich Commercal Grp $360,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 74806sf

Gill

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	1
Median Price	$500,000	$250,000

► REAL ESTATE SALES

26 FRENCH KING HWY **$260,000**
B: Ariana Walker
S: Paul W Waldron & Jacqueline M Waldron
Book/Page: 8311/344, Date: 05/03/24
Mtg: Geneva Financial LLC $255,290
Term: 2054
Use: 2-Family Conventional, Lot: 10890sf
Prior Sale: $45,000 (04/95)

PISGAH MOUNTAIN RD **$85,000**
B: The Nature Conser Vancy
S: Richard H Sanger & Amy L Wilson
Book/Page: 8310/326, Date: 05/01/24

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

636 BERNARDSTON RD **$570,000**
B: Zachary J Domes & Ellen M Wildhagen
S: Ellen M Berson
Book/Page: 8309/265, Date: 04/30/24
Mtg: CMG Mortgage Inc $370,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 71552sf

50 E CLEVELAND ST **$375,000**
B: Marilyn Gonzalez & Doroteo C Bartolon
S: Ivan Urgin & Tatiana Urgin
Book/Page: 8310/346, Date: 05/01/24
Mtg: Greenfield Svgs $230,000
Term: 2054
Use: 2-Family Duplex, Lot: 15216sf
Prior Sale: $235,000 (12/20)

100 FAIRVIEW ST E **$319,000**
B: Arthur Morgan & Tammy Sachse
S: Pioneer Vly Redev LLC
Book/Page: 8310/134, Date: 04/30/24
Mtg: Mortgage Research Ctr $276,970
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13952sf
Prior Sale: $105,000 (07/93)

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

JUGGLER MEADOW RD **$16,000**
B: Grant Firl & Julia Firl
S: Charles F Roger
Book/Page: 8311/87, Date: 05/02/24

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

FEDERAL ST U:2501A **$175,000**
B: Sea Gull Properties LLC
S: Kathleen H Carr
Book/Page: 8311/131, Date: 05/03/24
Use: Condo

66 MAIN ST **$579,000**
B: Dustin Spear & Jon-Marc Seimon
S: Cedric A Pilard & Caroline M Wampole
Book/Page: 8310/268, Date: 05/01/24
Use: 2-Family Colonial, Lot: 31145sf
Prior Sale: $325,900 (09/16)

89 MORMON HOLLOW RD **$200,000**
B: Brian E Foley
S: James F Demers
Book/Page: 8309/191, Date: 04/30/24
Mtg: Greenfield Svgs $125,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 666599sf
Prior Sale: $200,000 (12/20)

43 X ST **$215,000**
B: Julia Morse
S: Gertrude W Saville, Tr for Saville Int
Book/Page: 8309/303, Date: 04/30/24
Use: 2 Bdrm Old Style, Lot: 4356sf
Prior Sale: $195,000 (11/22)

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

MARJORIE ST L:2 ..... **$35,000**
B: Barkley Enterprises LLC
S: 73 Willard Rd LLC
Book/Page: 8311/157, Date: 05/03/24

45 OAKLAWN AVE **$360,000**
B: Francisco J Gonzalez & Celina N Gonzalez
S: Michael L Rivard & Denise A Rivard
Book/Page: 8312/32, Date: 05/03/24
Mtg: Total Mtg Svcs $371,880
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 22489sf
Prior Sale: $220,000 (09/18)

14-18 PLEASANT ST **$370,000**
B: David A Boyd
S: Steven Hickey & Kistin Mccarthy
Book/Page: 8310/292, Date: 05/01/24
Mtg: Leominster CU $277,500
Term: 2054 Rate: 6.0% Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 19602sf
Prior Sale: $169,900 (06/16)

314 S MAIN ST **$400,000**
B: William A Mitchell & Shawn T Mitchell
S: Andres D Ramirez
Book/Page: 8310/160, Date: 04/30/24
Mtg: United Wholesale Mtg $366,300
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 11031sf
Prior Sale: $349,000 (11/22)

Rowe

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	2
Median Price	$258,700	$270,000

► REAL ESTATE SALES

HAZELTON RD **$3,500**
B: Clayton C Miller & Ellen B Miller
S: Margaret L Smith
Book/Page: 8310/52, Date: 04/30/24

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

66 LITTLE MOHAWK RD **$200,000**
B: Matthew E Hinkell & Amy L Hinkell
S: Marcella T Hinkell
Book/Page: 8311/200, Date: 05/03/24
Mtg: Northeast Home Loan $160,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 165528sf

PATTEN RD (OFF) **$230,000**
B: Allan Smith
S: Hitor LLC
Book/Page: 8309/35, Date: 04/29/24

416 S SHELBURNE RD **$270,500**
B: Jacob A Manners
S: Laura L Manners
Book/Page: 8310/192, Date: 05/01/24
Mtg: Geneva Financial LLC $220,187
Term: 2054
Use: 3 Bdrm Conventional, Lot: 87120sf
Prior Sale: $230,000 (06/22)

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

36 LAUREL DR S **$98,000**
B: Last Star Camp LLC
S: Edmund T Hodgen Jr
Book/Page: 8310/281, Date: 05/01/24

Sunderland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	3
Median Price	$245,000	$622,500

► REAL ESTATE SALES

232 N SILVER LN **$462,500**
B: Jonathan M Atkins & Aubrianne E Kane
S: Ronald Page & Kelly J Page
Book/Page: 8311/174, Date: 05/03/24
Mtg: Holyoke CU $446,313
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21741sf
Prior Sale: $243,000 (03/06)

125 PLUMTREE RD **$330,000**
B: Brody Wood
S: Joseph P Oconnor
Book/Page: 8311/311, Date: 05/03/24
Mtg: Allanach&Mortgage Grp $272,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 21780sf
Prior Sale: $203,400 (08/15)

Hampden Registry

Cheryl A. Coakley Rivera, Esq., Register
436 Dwight Street
Springfield, MA 01103
Telephone: (413) 755-1722
Fax: (413) 731-8190

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

27 ADAMS ST **$275,000**
B: Joshua J Fraser
S: Fraser James D Est & James A Fraser
Book/Page: 25398/498, Date: 04/29/24
Mtg: Guild Mortgage Co $248,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf

178 BROOKFIELD LN U:178 ..... **$296,000**
B: Lisa Cecchini
S: Carole J Handler
Book/Page: 25403/540, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $210,000 (12/19)

192 BROOKFIELD LN U:192 ..... **$250,000**
B: Christopher Herberger & Meghan Fallon
S: Kevin Martin
Book/Page: 25402/411, Date: 04/30/24
Mtg: Freedom Credit Union $237,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $138,000 (10/18)

28 CARMEL LN **$335,000**
B: Michael A Osowiecki & Maryrose V Osowiecki
S: Douglas C Johnson
Book/Page: 25402/80, Date: 04/30/24
Mtg: Polish National CU $318,250
Term: 2054
Use: 2 Bdrm Ranch, Lot: 21961sf
Prior Sale: $219,900 (04/14)

12 CASTLE HILL RD U:H **$315,000**
B: Joanne T Mason
S: Athena Sheehan
Book/Page: 25401/297, Date: 04/30/24
Mtg: Westfield Bank $190,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $220,000 (09/07)

128 COREY COLONIAL U:128 ..... **$228,000**
B: Jordan Magnolia
S: Margaret A Burns
Book/Page: 25401/437, Date: 04/30/24
Mtg: Better Mortgage Corp $221,160
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $154,000 (06/17)

4 MAPLE VIEW LN U:E **$315,100**
B: Abby L Citro
S: Elias Family Lp
Book/Page: 25404/63, Date: 05/01/24
Mtg: HarborOne Mortgage $252,080
Term: 2054
Use: 2 Bdrm Condo

15 PATRIOT LN **$527,000**
B: Gary W Chirgwin Jr & Morgan V Dibacco
S: Michael J Oleksak & Rita A Oleksak
Book/Page: 25402/260, Date: 04/30/24
Mtg: Guaranteed Rate Inc $421,600
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20037sf
Prior Sale: $207,000 (06/99)

63 PLANTATION DR U:63 ..... **$258,000**
B: Jeffrey Duggan
S: Zachary Dominique & Savannah Marcotte
Book/Page: 25404/24, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $200,000 (10/21)

111 PLANTATION DR U:111 ..... **$270,000**
B: Mackenzy Ryan
S: Samuel J Bonk & Lindsey Bonk
Book/Page: 25406/387, Date: 05/03/24
Mtg: Fairway Ind Mtg $216,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $150,000 (05/20)

153 REGENCY PARK DR U:153 ..... **$150,000**
B: Tyler A Moccio
S: Baxter Jr Lawrence B Est & Michael L Baxter
Book/Page: 25404/515, Date: 05/02/24
Mtg: Freedom Credit Union $145,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $27,000 (07/95)

254 REGENCY PARK DR U:254 ..... **$100,000**
B: Stephanie Nettles
S: Robert W Donnelly
Book/Page: 25399/194, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $90,000 (09/10)

SUFFIELD ST **$180,000**
B: Andri Tverdokhlib
S: Judith N Schachte, Tr for Jhnec T
Book/Page: 25402/367, Date: 04/30/24

305 SUFFIELD ST **$350,000**
B: Mass Veterinary Svcs LLC
S: Vet Properties LLC
Book/Page: 25400/81, Date: 04/30/24
Mtg: Salem FiveCts Svgs Bk $175,000
Use: Commercial Building, Lot: 11569sf
Prior Sale: $135,000 (09/12)

WARREN ST **$15,000**
B: Gary Dionne & Amber Dionne
S: Jock Elwin A Est & Daniel Jock
Book/Page: 25404/406, Date: 05/02/24

45 ZACKS WAY **$700,000**
B: Shelly J Goncalves, Tr for Unfolding Beauty T
S: Robert E King
Book/Page: 25399/570, Date: 04/29/24
Use: 3 Bdrm Ranch, Lot: 20135sf
Prior Sale: $390,000 (12/17)

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:3-1 ..... **$15,000**
B: Misty L Farrell
S: Bell Point LLC
Book/Page: 25405/144, Date: 05/02/24

Chester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	2
Median Price	$133,587	$146,750

► REAL ESTATE SALES

115 LYON HILL RD **$70,000**
B: Nicholas J Chiusano
S: Irene M Shedd
Book/Page: 25404/166, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 460429sf

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

190 ASSELIN ST **$345,000**
B: Katelyn Kirby & David W Beyer
S: Nathan Howell
Book/Page: 25401/264, Date: 04/30/24
Mtg: Homestead Fund Corp $327,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13127sf
Prior Sale: $160,150 (11/19)

343 CHICOPEE ST U:36 ..... **$164,000**
B: Michael P Benninati & Kathleen A Benninati
S: Christie L Kapusta
Book/Page: 25402/239, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $76,000 (04/15)

107 EDWARD ST **$170,000**
B: Robert Rojowski
S: Jonathan S Dean
Book/Page: 25401/25, Date: 04/30/24
Mtg: BankESB $136,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 19164sf
Prior Sale: $190,000 (06/20)

2 GARDNER RD **$400,000**
B: David Olczuk
S: Grajko Barbara Est & Jolanta Korenkiewicz
Book/Page: 25403/41, Date: 04/30/24
Mtg: Mtg Markets CUSO LLC $320,000
Term: 2054
Use: 2-Family Duplex, Lot: 10000sf
Prior Sale: $85,000 (05/03)

106 GARLAND ST **$350,000**
B: Jose Lopez
S: Bernash Realty LLC & Kmak LLC
Book/Page: 25401/156, Date: 04/30/24
Mtg: Mortgage Research Ctr $350,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $215,000 (01/24)

43 LARIVIERE DR **$375,000**
B: Shannon M Moineau & Thaddeus D Goff
S: Annemarie Begley-Gibson
Book/Page: 25401/467, Date: 04/30/24
Mtg: Florence Bank $300,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15000sf
Prior Sale: $285,000 (10/07)

1329 MEMORIAL DR **$1,200,000**
B: Sevv Realty LLC
S: Dslp Memorial Drive LLC
Book/Page: 25403/554, Date: 05/01/24
Mtg: Dslp Mem Drive Llc $900,000
Use: Retail-Service, Lot: 85378sf

24 PENDLETON AVE **$275,000**
B: Antonio D Pitts
S: Skyspec LLC
Book/Page: 25402/505, Date: 04/30/24
Mtg: Movement Mtg LLC $280,912
Term: 2054
Use: 3 Bdrm Old Style, Lot: 11566sf
Prior Sale: $142,000 (12/23)

11 REED AVE **$355,000**
B: Xiumei Ye
S: Yekaterina A Alekseyeva
Book/Page: 25406/255, Date: 05/03/24
Mtg: General Mtg Cap Corp $266,250
Term: 2054
Use: 3-Family Family Flat, Lot: 2925sf
Prior Sale: $69,900 (06/02)

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HAMPDEN REGISTRY
continued

20 SANFORD ST **$278,000**
B: Sha-Taisja L Jones & Azeez Bolaji
S: Richard R Benoit
Book/Page: 25407/66, Date: 05/03/24
Mtg: CMG Mortgage Inc $264,100
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5500sf
Prior Sale: $118,000 (12/88)

585 SHERIDAN ST U:17 ..... **$270,000**
B: Osarodion O Igbinomwanhia
S: Joseph W Zakrzewski 3rd & Saritha Perdumbadarakalam
Book/Page: 25399/477, Date: 04/29/24
Mtg: Ark-La-Tex Fin Svcs $189,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $144,900 (01/05)

27 WALTER ST **$290,000**
B: Michael J Goncalves & Luana S Antunes
S: Gary R Bernashe & Barbara M Bernashe
Book/Page: 25401/499, Date: 04/30/24
Mtg: Norwich Commercal Grp $261,000
Term: 2054
Use: 2-Family Two Family, Lot: 7200sf

50 WHEATLAND AVE **$275,000**
B: Jjj17 LLC
S: Florence C Jacksen
Book/Page: 25401/61, Date: 04/30/24
Mtg: Pinnacle Fncl Svc LLC $287,000
Use: 2-Family Two Family, Lot: 5879sf
Prior Sale: $213,000 (12/06)

► FORECLOSURE DEEDS

125 CHATEAUGAY ST **$158,000**
B: Pah Properties LLC
S: Ruth E Turcotte & M&t Bank
Doc#: 000000000236413, Date: 04/30/24
Mtg: Della Ripa Real Estat $210,000
Term: 2026
Use: 2 Bdrm Cape Cod, Lot: 15260sf
Prior Sale: $161,500 (09/11)

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

33 AVERY ST **$356,000**
B: Michael P Hearing
S: Agnieszka Kloskowska
Book/Page: 25400/381, Date: 04/30/24
Mtg: Westfield Bank $256,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 15053sf
Prior Sale: $195,000 (06/16)

126 GATES AVE **$290,000**
B: Timothy D Gillette
S: Trevor C Kirk & Taylor-Ann K Kirk
Book/Page: 25398/593, Date: 04/29/24
Mtg: Movement Mtg LLC $244,200
Term: 2054
Use: 3 Bdrm Old Style, Lot: 15000sf
Prior Sale: $200,000 (02/20)

139 GLYNN FARMS DR **$926,000**
B: Martinson Antwi-Boasiako & Mabel Antwi-Boasiako
S: Giuliano Basile & Daria V Basile
Book/Page: 25399/96, Date: 04/29/24
Use: 3 Bdrm Contemporary, Lot: 61344sf
Prior Sale: $700,000 (03/23)

30 ORCHARD RD **$525,000**
B: Erica L Moulton
S: Robert S Songini, Tr for Elaine A Songini RET
Book/Page: 25402/139, Date: 04/30/24
Mtg: Berkshire Bank $375,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 27500sf

118 PARKER ST **$408,000**
B: Austin Shea & Thaisa Shea
S: Jessica M Valadares
Book/Page: 25402/432, Date: 04/30/24
Mtg: Movement Mtg LLC $387,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 33572sf
Prior Sale: $144,200 (09/18)

2 PINE ST **$301,000**
B: Kristen M Smith
S: Michael A Taylor
Book/Page: 25399/116, Date: 04/29/24
Mtg: Guaranteed Rate Affin $290,954
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 9817sf
Prior Sale: $199,000 (04/19)

622 PROSPECT ST **$232,000**
B: Ebak Projects LLC
S: Doris H Alleman
Book/Page: 25399/204, Date: 04/29/24
Use: 3 Bdrm Ranch, Lot: 37026sf

Granville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	4
Median Price	$269,000	$355,000

► REAL ESTATE SALES

11 NORTH LN **$490,000**
B: Lauren Lane & Eric Lane
S: John W Corrigan & Deborah J Corrigan
Book/Page: 25402/547, Date: 04/30/24
Mtg: Rocket Mortgage LLC $416,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 236966sf
Prior Sale: $44,000 (10/02)

231 SILVER ST **$380,000**
B: Joel Meissner
S: Eric D Lane & Lauren Lane
Book/Page: 25400/402, Date: 04/30/24
Mtg: Norwich Commercal Grp $323,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 108900sf
Prior Sale: $274,900 (03/16)

Hampden

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	12
Median Price	$340,000	$372,500

► REAL ESTATE SALES

34 BAYBERRY RD **$409,900**
B: Anthony Decesare & Mary Decesare
S: Joshua D Binney
Book/Page: 25399/12, Date: 04/29/24
Mtg: Navy FCU $389,405
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 40000sf
Prior Sale: $138,000 (05/96)

21 MARTIN FARMS RD **$418,000**
B: Patrick E Raymond & Kerry E Raymond
S: John A Donaruma, Tr for John & Sara Donaruma Ft
Doc#: 000000000236450, Date: 05/02/24
Mtg: United Wholesale Mtg $267,150
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 30000sf
Prior Sale: $141,000 (04/95)

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

CANAL ST **$57,000**
B: Onkar Properties LLC
S: Grace James Realty LLC
Book/Page: 25399/113, Date: 04/29/24

23 DILLON AVE **$140,000**
B: Patricia Gilligan & Vasilios A Karsaliakos
S: Gilligan Elaine P Est & Matthew L Gilligan
Book/Page: 25402/183, Date: 04/30/24
Mtg: Movement Mtg LLC $112,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5245sf

11 HEMLOCK DR **$510,000**
B: John P Hanley & Linda L Hanley
S: Aaron D Thayer & Heather A Thayer
Book/Page: 25400/521, Date: 04/30/24
Mtg: Fairway Ind Mtg $320,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 23862sf
Prior Sale: $280,000 (01/10)

39 MOSS AVE **$276,000**
B: Kassandra M Jean-Marie
S: Sarah E St Pierre
Book/Page: 25406/58, Date: 05/03/24
Mtg: TD Bank NA $261,250
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10890sf
Prior Sale: $220,000 (02/22)

649 S SUMMER ST **$750,000**
B: Onkar Properties LLC
S: Grace James Realty LLC
Book/Page: 25399/45, Date: 04/29/24
Use: Apartment Bldg - 9 + Units, Lot: 6395sf
Prior Sale: $580,000 (01/19)

104 SAINT JAMES AVE **$410,000**
B: Alan M Vieu Jr & Aidmarie Vieu
S: David E Obrien, Tr for David E Obrien RET
Book/Page: 25404/267, Date: 05/01/24
Mtg: Freedom Mortgage Corp $376,475
Term: 2054
Use: 2-Family Two Family, Lot: 11487sf

56 TAYLOR ST **$270,000**
B: Erik Williams
S: Stephanie Saad
Book/Page: 25403/503, Date: 05/01/24
Use: 4 Bdrm Row House, Lot: 3720sf
Prior Sale: $77,000 (01/24)

78 VERMONT ST **$445,000**
B: Gaelin M Ryan & Sonny R Lalchandani
S: Real Jacques & Laurie Y Jacques
Book/Page: 25406/411, Date: 05/03/24
Mtg: Greenfield Svgs $356,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 15002sf
Prior Sale: $125,000 (12/99)

53 WESTFIELD RD **$320,000**
B: Caitlyn Waddell
S: Karen M Croteau
Book/Page: 25404/1, Date: 05/01/24
Mtg: Westfield Bank $304,000
Term: 2054
Use: 2-Family Two Family, Lot: 5894sf
Prior Sale: $125,000 (08/90)

Longmeadow

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	38
Median Price	$464,900	$410,000

► REAL ESTATE SALES

95 DUNSANY DR **$585,000**
B: Ma Dunsany LLC
S: Brian J Danahey & Diane M Danahey
Book/Page: 25405/279, Date: 05/02/24
Use: 3 Bdrm Ranch, Lot: 15120sf

19 ELIZABETH CIR **$693,000**
B: Stephanie M Gomes-Ganhao & Scott J Gomes-Ganhao
S: Maria J Nassar, Tr for B J Anzalotti-Colby Irt
Doc#: 000000000236456, Date: 05/03/24
Mtg: PeoplesBank (Holyoke) $658,350
Term: 2054
Use: 4 Bdrm Colonial, Lot: 18957sf

69 GREENACRE AVE **$485,000**
B: Stephanie K Dimichele & Jessica A Orcutt
S: A R Fanelli, Tr for Russell & Lee Faneleli Lt
Book/Page: 25405/72, Date: 05/02/24
Mtg: First World Mortgage $403,065
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8253sf

55 KNOLLWOOD CIR **$432,000**
B: Kerry Brown & Marissa Brown
S: Sandra M Dibona
Doc#: 000000000236423, Date: 04/30/24
Mtg: William Raveis Mtg Co $345,600
Term: 2044
Use: 4 Bdrm Ranch, Lot: 17171sf
Prior Sale: $168,000 (03/97)

44 LAWNWOOD AVE **$325,000**
B: Ryan W Gendron & Caroline G Lussier
S: Thomas Jagodowski
Book/Page: 25403/70, Date: 05/01/24
Mtg: Movement Mtg LLC $285,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: $199,500 (06/18)

1195 LONGMEADOW ST **$413,750**
B: Timothy R Cejka & Crystal Cejka
S: Alfred J Albano Jr & Sarah R Lapolice
Book/Page: 25404/363, Date: 05/02/24
Mtg: Guaranteed Rate Affin $331,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Old Style, Lot: 18547sf
Prior Sale: $285,000 (07/19)

338 MAPLE RD **$390,000**
B: Rachel A Harrington & Brian R Bak
S: Sara Sarno
Book/Page: 25401/134, Date: 04/30/24
Mtg: Westfield Bank $355,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $212,000 (10/18)

41 SHAKER RD **$550,000**
B: Caitlin B Thunfors
S: Plata O Plomo Inc
Book/Page: 25405/288, Date: 05/02/24
Mtg: Florence Bank $440,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 15387sf
Prior Sale: $340,000 (10/23)

33 WOOLWORTH ST **$435,000**
B: Thi P Tran
S: Min H Cho
Book/Page: 25406/575, Date: 05/03/24
Mtg: Dinesh Patel $200,000
Use: 3 Bdrm Ranch, Lot: 16615sf
Prior Sale: $339,000 (12/19)

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

28 DEER HILL CIR **$500,000**
B: Erika L Pouliot & Sam R Pouliot
S: Jillian Bowyer
Book/Page: 25405/101, Date: 05/02/24
Mtg: Polish National CU $394,400
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43255sf
Prior Sale: $445,000 (06/21)

17 LAKEVIEW AVE **$250,000**
B: Vernon Peabody Jr & Pamela Peabody
S: Cory Batista
Book/Page: 25406/480, Date: 05/03/24
Mtg: Mortgage Research Ctr $255,375
Term: 2054
Use: 2-Family, Lot: 5000sf
Prior Sale: $143,000 (08/05)

13 WATERS EDGE U:13 ..... **$260,000**
B: Ashley Park & Amy Park
S: George Leastman & Sophia Leastman
Book/Page: 25406/298, Date: 05/03/24
Mtg: Radius Financial Grp $208,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $117,500 (05/19)

134 YALE ST **$91,000**
B: Elzbieta Kloc
S: Giza Chester J Est & Anne B Clement
Book/Page: 25403/530, Date: 05/01/24
Use: 4 Bdrm Ranch, Lot: 9000sf

134 YALE ST **$91,000**
B: Elzbieta Kloc
S: Ashley A Preman
Book/Page: 25403/533, Date: 05/01/24
Use: 4 Bdrm Ranch, Lot: 9000sf
Prior Sale: $91,000 (05/24)

Monson

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	5
Median Price	$304,000	$327,500

► REAL ESTATE SALES

378 BOSTON RD W **$305,000**
B: Daniel S Marti
S: T & Son Property LLC
Book/Page: 25405/163, Date: 05/02/24
Mtg: Union Home Mortgage $274,500
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 236531sf
Prior Sale: $185,000 (04/22)

SILVER ST L:2 ..... **$45,000**
B: Frank D Johnson Jr & Joan E Simmons
S: Bell Point LLC
Book/Page: 25401/521, Date: 04/30/24

1 WAID RD **$403,500**
B: Thomas J Jagodowski
S: Norman Waterhouse
Book/Page: 25403/283, Date: 05/01/24
Mtg: Movement Mtg LLC $277,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 69260sf
Prior Sale: $120,000 (11/96)

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

1045 CIRCLE DR **$358,000**
B: Casey Daviau & Francesco Teta 4th
S: Thomas Griffiths
Book/Page: 25402/284, Date: 04/30/24
Mtg: Northpoint Mortgage $286,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 17424sf
Prior Sale: $228,000 (04/19)

68 JIM ASH RD **$355,000**
B: Erica M Nason & Jakob Harrison
S: Jacob P Stokowski & Melissa A Dion
Doc#: 000000000236429, Date: 04/30/24
Mtg: Movement Mtg LLC $332,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: $195,000 (02/17)

2066 PALMER RD U:2066 ..... **$255,000**
B: Tavernier Investments LLC
S: Michael A Langone & Michael J Langone
Book/Page: 25407/394, Date: 05/03/24
Mtg: Tailor Rdg REIT LLC $355,000
Use: 2 Bdrm Condo

2070 PALMER RD **$255,000**
B: Tavernier Investments LLC
S: Michael A Langone & Michael J Langone
Book/Page: 25407/394, Date: 05/03/24

2072 PALMER RD U:2072 ..... **$255,000**
B: Tavernier Investments LLC
S: Michael A Langone & Michael J Langone
Book/Page: 25407/394, Date: 05/03/24
Use: 4 Bdrm Condo

1063-1065 PARK ST **$350,000**
B: 1063 Park Street LLC
S: Stephen T Masley Jr
Book/Page: 25403/318, Date: 05/01/24
Mtg: Sfb Lending Llc $350,000
Term: 2034
Use: Apartment Bldg - 4-8 Units, Lot: 7405sf
Prior Sale: $59,000 (12/92)

1422 PARK ST **$338,400**
B: Nathan W Jensen
S: David A Bren
Book/Page: 25401/95, Date: 04/30/24
Mtg: David A Bren $265,127
Term: 2039
Use: Mixed Use-Prim Comm & Other, Lot: 37462sf
Prior Sale: $40,000 (12/97)

1041 PINE ST **$415,000**
B: Asley M Rodriguez & Jose L Rodriguez-Santiago
S: Veteran Stan LLC
Book/Page: 25401/2, Date: 04/30/24
Mtg: Northpoint Mortgage $407,483
Term: 2054
Use: 2-Family Family Flat, Lot: 13504sf
Prior Sale: $72,000 (12/22)

13 S HIGH ST **$175,000**
B: Stephen G Fellers
S: David E Granger
Book/Page: 25406/477, Date: 05/03/24
Use: 3 Bdrm Conventional, Lot: 9148sf
Prior Sale: $144,000 (02/10)

► FORECLOSURE DEEDS

2054 BRIDGE ST **$100,000**
B: Rooster Hld Group LLC
S: Tap 2 Table Prop Corp & 2054 Bridge St LLC
Book/Page: 25398/225, Date: 04/29/24
Use: Restaurant/Bar, Lot: 17424sf
Prior Sale: $100,000 (01/22)

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

9 OVERLOOK LN **$1,150,000**
B: Jeffrey J Webster & Meaghan Webster
S: Peter J Pappas & Julie A Pappas
Book/Page: 25400/3, Date: 04/30/24
Mtg: Movement Mtg LLC $766,250
Term: 2054
Use: 6 Bdrm Contemporary, Lot: 41307sf
Prior Sale: $140,000 (12/18)

5 PINE KNL **$492,000**
B: James R Vollinger & Sarah E Hoyle
S: Susan Paul
Book/Page: 25404/232, Date: 05/01/24
Mtg: Liberty Bk $344,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 40000sf
Prior Sale: $279,900 (02/05)

7 PINE KNL **$465,000**
B: Peter A Rocca, Tr for P A & Joanne F Rocca Lt
S: Scott J Citro & Abby L Citro
Book/Page: 25403/347, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 53504sf
Prior Sale: $319,000 (06/14)

20 SILVERGRASS LN **$170,000**
B: Wendy S Abraham, Tr for Wendy S Abraham 2022 T
S: Hamelin Framing Inc
Book/Page: 25401/494, Date: 04/30/24
Use: Residential Developable Land, Lot: 30013sf

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

66 BARRISON ST **$280,000**
B: Robert H Flenke
S: Robert G Flenke & Tracy A Flenke
Book/Page: 25406/533, Date: 05/03/24
Mtg: Rocket Mortgage LLC $218,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10001sf
Prior Sale: $52,000 (08/01)

76 BILTMORE ST **$150,000**
B: Chenevert Properties LLC
S: Daniel J Ravish Jr
Doc#: 000000000236434, Date: 05/01/24
Mtg: Vincent Gioventino Fa $200,000
Use: 2 Bdrm Ranch, Lot: 10999sf

739 BOSTON RD **$4,722,707**
B: Bar Cw Springfield LLC
S: Store Master Funding Xii
Book/Page: 25405/548, Date: 05/03/24

879 BOSTON RD **$600,000**
B: Noorzad Realty LLC
S: Boston Road Assoc LLC
Book/Page: 25405/10, Date: 05/02/24
Use: Retail-Service, Lot: 16026sf
Prior Sale: $375,000 (09/18)

34 BRUNSWICK ST **$280,000**
B: Jenny Diaz
S: De Leon Holdings LLC
Book/Page: 25405/388, Date: 05/02/24
Mtg: Paramount Res Mtg Gp $270,858
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4169sf
Prior Sale: $182,500 (06/23)

89 CARROLL ST **$300,000**
B: Yahaira Alonso-Santiago & Alfredo A Diaz
S: Sybel Gonzalez
Book/Page: 25403/450, Date: 05/01/24
Mtg: William Raveis Mtg Co $291,000
Term: 2054
Use: 1 Bdrm Cape Cod, Lot: 10001sf
Prior Sale: $200,000 (02/24)

124 CATHARINE ST **$238,000**
B: Wilson M Tamay & Marcia R Naula
S: James C Voltz
Book/Page: 25401/342, Date: 04/30/24
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $60,000 (07/90)

275 CHESTNUT ST U:1 ..... **$300,000**
B: 275 Chestnut LLC
S: Ymca Of Greater Sprfield
Book/Page: 25404/469, Date: 05/02/24
Use: Charity Property
Prior Sale: $500,000 (12/18)

72 CLEMENT ST **$295,000**
B: Sarah Whitlock & Pilar T Reyes
S: Maa Property LLC
Book/Page: 25401/104, Date: 04/30/24
Mtg: Homestead Fund Corp $280,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7000sf
Prior Sale: $172,900 (06/23)

66 CRYSTAL AVE **$275,000**
B: Rony R Mazariegos
S: Keys Upgrade LLC
Book/Page: 25405/344, Date: 05/02/24
Mtg: Movement Mtg LLC $257,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4204sf
Prior Sale: $175,000 (10/23)

276 DICKINSON ST **$302,500**
B: Joel P Tirado & Kiara F Zapata-Flores
S: Real Est Invs Northeast L
Book/Page: 25407/151, Date: 05/03/24
Mtg: Movement Mtg LLC $297,020
Term: 2034
Use: 3 Bdrm Colonial, Lot: 3746sf
Prior Sale: $50,000 (05/23)

29 E ALVORD ST **$170,000**
B: Thomas Sliwa & Mariah Peets
S: Harriet Rossi
Book/Page: 25407/327, Date: 05/03/24
Mtg: Movement Mtg LLC $136,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7723sf
Prior Sale: $90,000 (05/13)

51 EMERSON ST **$336,000**
B: Coral Vega
S: Aleyssa Centeno & Marilyn Centeno-Ortiz
Book/Page: 25407/249, Date: 05/03/24
Mtg: Paramount Res Mtg Gp $166,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: $178,000 (08/96)

103 EMERSON ST **$312,500**
B: Alice Martinez-Balseca
S: Edward L Giza
Book/Page: 25399/220, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 8002sf
Prior Sale: $112,000 (08/95)

103 FEDERAL ST **$2,215,000**
B: 99 Federal Street LLC
S: Hp Rum LLC
Book/Page: 25400/458, Date: 04/30/24
Mtg: Savings Bank (The) $1,661,250
Use: Apartment Bldg - 9 + Units, Lot: 9784sf
Prior Sale: $1,850,000 (08/23)

122 GARNET ST **$312,000**
B: Zaid Jalil & Meghan Pereira
S: William T Mulrooney
Book/Page: 25406/591, Date: 05/03/24
Mtg: Luso FCU $249,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9435sf
Prior Sale: $157,000 (06/08)

55 GLENOAK DR **$300,000**
B: Christopher S Heaney & Catherine Heaney
S: Joshua L Messer
Book/Page: 25399/397, Date: 04/29/24
Mtg: Teachers FCU $260,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 11025sf
Prior Sale: $183,000 (09/14)

60 GRAND ST **$294,900**
B: Deolinda Andrade
S: Ibrahim M Aljashaam
Book/Page: 25402/322, Date: 04/30/24
Mtg: Guild Mortgage Co $274,900
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5088sf
Prior Sale: $110,000 (07/23)

19 GREENE PL **$130,000**
B: Joejoe Properties LLC
S: Naji K Naji
Book/Page: 25399/429, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 3393sf
Prior Sale: $65,000 (12/16)

37 GROVELAND ST **$200,000**
B: Dreamwake Homes Inc
S: Steven Q Truong, Tr for Hoa T Lam
Book/Page: 25406/503, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 5001sf
Prior Sale: $66,000 (09/15)

40 HALIFAX CT U:H **$262,000**
B: Eric Gordenstein
S: Diptiman Bose
Book/Page: 25406/337, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $153,450 (07/14)

260-262 HANCOCK ST **$300,000**
B: Soriano Market LLC
S: Amalfy Reyes
Book/Page: 25407/5, Date: 05/03/24
Mtg: TD Bank NA $270,000
Use: Mixed Use-Prim Comm & Resd, Lot: 4151sf
Prior Sale: $160,000 (11/05)

94 HOLLY ST **$345,000**
B: Jalen Merced
S: Lori Arpin & Barbara J Khan
Book/Page: 25404/173, Date: 05/01/24
Mtg: Navy FCU $352,417
Term: 2054
Use: 2-Family Two Family, Lot: 7601sf

67 HOLLYWOOD ST **$170,000**
B: Ct Assets 2 LLC & Onyx Investments LLC
S: Kelli L Phillps
Book/Page: 25405/122, Date: 05/02/24
Mtg: Erik Szyluk $260,000
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $69,784 (04/99)

55-57 HORACE ST **$385,000**
B: Finly Turnier
S: Alfredo Vega & Ramona Fernandez
Book/Page: 25404/203, Date: 05/01/24
Mtg: Fairway Ind Mtg $346,500
Term: 2054
Use: 2-Family Two Family, Lot: 4800sf
Prior Sale: $72,000 (12/00)

24 KATHLEEN ST **$275,000**
B: Marco A Negron-Marrero & Nelly V Crespo
S: Kerriann D Baugh
Book/Page: 25404/115, Date: 05/01/24
Mtg: MA Housing Fin Auth $259,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18805sf
Prior Sale: $224,000 (06/20)

29-31 LEDYARD ST **$370,000**
B: Carlos Ruiz
S: Pontiac LLC
Book/Page: 25400/424, Date: 04/30/24
Use: 2-Family Two Family, Lot: 5502sf
Prior Sale: $100,000 (04/18)

1645 MAIN ST **$250,000**
B: Main & Taylor LLC
S: New Eng Farm Workers Coun
Book/Page: 25407/294, Date: 05/03/24
Mtg: David Leason $440,000
Term: 2026
Use: Office Bldg-General, Lot: 6604sf
Prior Sale: $650,000 (12/08)

54 MALCOLM RD **$143,617**
B: Alexandria K Johnson
S: John B Mason & Sandra L Johnson
Book/Page: 25406/440, Date: 05/03/24
Mtg: Norwich Commercal Grp $114,055
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12672sf

91-93 MALDEN ST **$310,000**
B: Luis E Zambrano
S: Jessica L Chiba
Book/Page: 25404/420, Date: 05/02/24
Mtg: Amerant Mortgage $304,385
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5027sf
Prior Sale: $225,000 (07/21)

94 MASSACHUSETTS AVE **$435,000**
B: Gary M Troncoso
S: D & M Realty & Invs LLC
Book/Page: 25404/298, Date: 05/01/24
Mtg: Guaranteed Rate Inc $413,250
Term: 2054
Use: 2-Family Two Family, Lot: 6469sf
Prior Sale: $150,000 (05/23)

127 MILLBROOK RD **$380,000**
B: Louisa Morris
S: Joejoe Properties LLC
Book/Page: 25407/226, Date: 05/03/24
Mtg: Norwich Commercal Grp $350,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13861sf
Prior Sale: $168,000 (01/24)

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27 MORTIMER ST **$165,000**
B: Edward C Kennedy
S: Bates Peggy Bowling Est & Terina M Simmons
Book/Page: 25401/543, Date: 04/30/24
Mtg: Windsor Federal Bank $132,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf

101 MULBERRY ST U:505 ..... **$49,500**
B: Xiuyu Ma
S: Wei Q Ni
Book/Page: 25406/572, Date: 05/03/24
Use: 1 Bdrm Condo
Prior Sale: $49,500 (07/22)

21 OAK GROVE AVE **$345,000**
B: Dorca Marquez & Jeicol L Marquez
S: Beverley A Cunningham
Book/Page: 25402/216, Date: 04/30/24
Mtg: Guaranteed Rate Inc $338,751
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7802sf
Prior Sale: $198,000 (05/19)

249 OAK GROVE AVE **$365,000**
B: Jacob Montalvo
S: Genevieve Const Dev Grp I
Book/Page: 25399/260, Date: 04/29/24
Mtg: Paramount Res Mtg Gp $358,388
Term: 2054
Use: 2-Family Two Family, Lot: 7000sf
Prior Sale: $225,000 (06/23)

258-260 ORANGE ST **$390,000**
B: Rawam Ebrahim
S: Meg Realty LLC
Book/Page: 25402/54, Date: 04/30/24
Use: 3-Family Mlti-Unt Blg, Lot: 5062sf

453 PAGE BLVD **$180,400**
B: Tawnya Kopec & Kayley Kopec
S: Enos Thomas Arthur Est & Loretta M Enos
Book/Page: 25399/438, Date: 04/29/24
Mtg: Rocket Mortgage LLC $174,988
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: $68,000 (07/97)

278 PHELAND ST **$285,000**
B: Sean R Agustynowicz
S: James Fiore
Book/Page: 25405/187, Date: 05/02/24
Mtg: Fairway Ind Mtg $270,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6299sf
Prior Sale: $135,000 (01/24)

71-73 PRICE ST **$375,000**
B: Yarangelis S Aguilera
S: Xaver Sierra
Book/Page: 25401/385, Date: 04/30/24
Mtg: United Wholesale Mtg $363,298
Term: 2054
Use: 2-Family Duplex, Lot: 5018sf
Prior Sale: $315,000 (05/22)

245 QUINCY ST **$40,000**
B: Northern Flooring & Remod
S: Owens Lee A Est & Cubby S Owens Sr
Book/Page: 25403/354, Date: 05/01/24

127-129 RANNEY ST **$273,000**
B: Marlon P Fernandez
S: Spring Forth Prop LLC
Book/Page: 25406/226, Date: 05/03/24
Mtg: MSA Mortgage LLC $259,350
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $218,781 (03/23)

32 RIDGEWOOD PL **$1,500,000**
B: 26 Ridgewood LLC
S: Cutchins Programs For Chi
Book/Page: 25399/380, Date: 04/29/24
Use: Charity Property, Lot: 11151sf
Prior Sale: $75,000 (11/97)

26 RIDGEWOOD TER **$1,500,000**
B: 26 Ridgewood LLC
S: Cutchins Programs For Chi
Book/Page: 25399/380, Date: 04/29/24
Use: Charity Property, Lot: 27966sf
Prior Sale: $275,000 (11/97)

195 RIVERTON RD **$260,000**
B: Joaquina Rival & Mary Pothier
S: Thomas W Sacco
Book/Page: 25403/260, Date: 05/01/24
Mtg: Salem Five Mtg Co $218,762
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4604sf
Prior Sale: $137,000 (11/18)

266 ROSEWELL ST **$265,000**
B: Mildred V Velez Vega
S: Nashalie L Delgado
Book/Page: 25398/66, Date: 04/29/24
Mtg: Movement Mtg LLC $257,050
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5249sf
Prior Sale: $226,000 (03/23)

68 S BRANCH PKWY **$444,000**
B: Michael P Mccool & Molly Mccool
S: Nancy Winterhalter
Book/Page: 25399/148, Date: 04/29/24
Mtg: Greatr Springfield CU $421,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 50917sf
Prior Sale: $295,000 (06/18)

19 SCHUYLER ST **$250,000**
B: Anne M Leutsch & Andrea G Leutsch
S: Napolitano Roofing Of Ma
Book/Page: 25401/346, Date: 04/30/24
Use: 2 Bdrm Bngl/Cottage, Lot: 5001sf
Prior Sale: $110,000 (09/23)

75 SHAMROCK ST **$150,000**
B: Maria F Alban & Angel O Alban
S: Kristen B Kenyon
Book/Page: 25400/503, Date: 04/30/24
Use: 3 Bdrm Old Style, Lot: 6612sf

754 WHITE ST **$289,000**
B: Felicia Copeland
S: Antonio F Basile
Book/Page: 25399/311, Date: 04/29/24
Mtg: United Wholesale Mtg $283,765
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $58,000 (12/12)

WILBER ST **$33,000**
B: Viktor Savonin
S: Norman Couture, Tr for Rock Ridge T
Book/Page: 25400/277, Date: 04/30/24

4-6 WOLCOTT ST **$270,000**
B: Jose A Rosario
S: Jose A Pena & Celia Pena
Book/Page: 25403/508, Date: 05/01/24
Mtg: Paramount Res Mtg Gp $265,109
Term: 2054
Use: 2-Family Two Family, Lot: 4522sf
Prior Sale: $105,000 (08/04)

30-32 WOODSIDE TER **$369,900**
B: Jaqueline S Da Silva
S: Edwin Mendez
Book/Page: 25399/345, Date: 04/29/24
Mtg: Berkshire Bank $351,405
Term: 2054
Use: 2-Family Two Family, Lot: 6242sf
Prior Sale: $305,000 (08/22)

► FORECLOSURE DEEDS

1577 BAY ST **$50,000**
B: Pah Properties LLC
S: Chun-Keung Wong & Jpmorgan Chase Bank Ba
Book/Page: 25399/547, Date: 04/29/24
Mtg: Joseph Cardaropoli $180,000
Use: 3 Bdrm Cape Cod, Lot: 10224sf

West Springfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	46
Median Price	$284,950	$316,500

► REAL ESTATE SALES

485 BIRNIE AVE **$280,000**
B: Ag Brothers LLC
S: Bruce A Stone & Pamela J Herrlein
Book/Page: 25402/540, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 24520sf
Prior Sale: $170,000 (02/09)

66 CLARENCE ST **$235,000**
B: Vasim Shaikh
S: Tommy Seidell
Book/Page: 25406/511, Date: 05/03/24
Mtg: Homestead Fund Corp $223,250
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 13286sf
Prior Sale: $127,500 (07/14)

42 MASSASOIT AVE **$170,000**
B: Mohanad M Jumaah
S: Gabriel Quaglia & Angelo Quaglia
Book/Page: 25400/323, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 19576sf
Prior Sale: $81,500 (05/98)

147 SQUASSICK RD **$425,000**
B: Sautam Saha & Sandepa Saha
S: Stephen G Wilson & Susan M Wilson
Book/Page: 25401/321, Date: 04/30/24
Mtg: Westfield Bank $305,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: $325,000 (12/06)

VINE ST L:20 ..... **$10,000**
B: 83 Worthen Street Inc
S: West Springfield Town Of
Book/Page: 25399/470, Date: 04/29/24
Use: County/Municipality Property, Lot: 5672sf

231 WESTERN AVE U:2A2 ..... **$125,000**
B: Buildex Construction Inc
S: CGS Realty LLC
Book/Page: 25403/215, Date: 05/01/24
Use: Condo

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

1251 E MOUNTAIN RD **$565,000**
B: Power Global Inc
S: Richard J Morini, Tr for Richard J Morini Lt
Book/Page: 25402/376, Date: 04/30/24
Mtg: Woori America Bank $410,000
Use: Child Care Facility, Lot: 50094sf

10 GREENWOOD ST U:G **$165,000**
B: Matthew Buchanan
S: Zolgalys Sanchez
Book/Page: 25405/43, Date: 05/02/24
Mtg: Radius Financial Grp $168,547
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $145,000 (12/23)

32 HARVEST MOON LN **$734,000**
B: Sally Annasiry
S: Darren F Lecrenski
Book/Page: 25402/106, Date: 04/30/24
Mtg: Radius Financial Grp $697,300
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 23274sf
Prior Sale: $545,000 (08/18)

209 LOCKHOUSE RD **$800,000**
B: Dm United Realty LLC
S: Morais Enterprises LLC
Book/Page: 25399/504, Date: 04/29/24
Mtg: Morais Enterprises Ll $640,000
Use: Commercial Warehouse, Lot: 403801sf
Prior Sale: $420,000 (11/22)

589 MONTGOMERY RD **$200,000**
B: Daniel Cioch & Elaine Cioch
S: Trudy M Weaver & Lois J Bailey
Book/Page: 25405/97, Date: 05/02/24
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $50,000 (03/91)

50 NORTH RD **$416,200**
B: Samuel F Provo Jr & Elizabeth Provo
S: William M Beattie & Michele B Mayhew
Book/Page: 25403/378, Date: 05/01/24
Mtg: BankESB $176,125
Term: 2054
Use: 6 Bdrm Colonial, Lot: 43996sf
Prior Sale: $349,900 (11/06)

123 OLD FARM RD **$450,000**
B: Michael A Raiford & Aisha S Cintron
S: Michael Seklecki & Jacqueline Seklecki
Book/Page: 25401/409, Date: 04/30/24
Mtg: Fairway Ind Mtg $427,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 22000sf
Prior Sale: $340,000 (03/21)

15 RAYMOND CIR **$565,000**
B: James Pratt & Katelyn Bartish
S: Roy E Frye & Mary V Frye
Book/Page: 25401/570, Date: 04/30/24
Mtg: Westfield Bank $525,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24747sf
Prior Sale: $61,000 (05/92)

25 TANNERY RD U:G **$180,000**
B: Vadim Martynyuk & Darina Martynyuk
S: Yelena S Pavlenko
Book/Page: 25405/423, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $120,000 (02/16)

111 UNION ST U:8 ..... **$250,000**
B: Tyler F Plane
S: Rachel N Bunce
Book/Page: 25407/354, Date: 05/03/24
Mtg: Movement Mtg LLC $150,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $208,900 (11/21)

139 UNION ST U:3 ..... **$249,900**
B: Larry S Kelly
S: James R Vollinger
Book/Page: 25404/32, Date: 05/01/24
Mtg: Mortgage Research Ctr $245,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: $165,000 (08/19)

141 WESTERN CIR **$325,000**
B: Matthew Lein & Kathleen Lein
S: Sokolowski William F Est & Barbara Eisner
Book/Page: 25403/3, Date: 04/30/24
Mtg: Norwich Commercal Grp $270,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: $200,000 (01/08)

12 WORONOCO AVE **$320,000**
B: Yelizaveta Belyakova
S: Jeffrey W Thackeray, Tr for Thackeray Ft
Book/Page: 25405/448, Date: 05/02/24
Mtg: Radius Financial Grp $288,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 9362sf
Prior Sale: $97,000 (01/87)

22 WORONOCO AVE **$210,000**
B: Sky Blue Properties LLC
S: Frank Doshna
Book/Page: 25402/577, Date: 04/30/24
Mtg: Pinnacle Fncl Svc LLC $245,000
Use: 4 Bdrm Conventional, Lot: 6062sf

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

38 BLACKSMITH RD **$473,000**
B: George D Leastman & Sophia R Leastman
S: Borys Bakum & Devon L Bakum
Book/Page: 25407/31, Date: 05/03/24
Mtg: Florence Bank $378,400
Term: 2054
Use: 5 Bdrm Colonial, Lot: 28057sf
Prior Sale: $235,000 (06/99)

57 BRAINARD RD **$410,000**
B: Antonio Sebastiao
S: Thomas S Sophinos & Jodi L Sophinos
Book/Page: 25398/445, Date: 04/29/24
Use: 3 Bdrm Ranch, Lot: 20000sf
Prior Sale: $295,000 (10/08)

11 LAUREL LN **$875,000**
B: Catalina O Albornoz
S: Mary E Scott
Book/Page: 25402/159, Date: 04/30/24
Mtg: Fairway Ind Mtg $766,550
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 65793sf
Prior Sale: $800,000 (04/06)

51 MANCHONIS RD **$263,000**
B: Yeshiva D Davis & Tanya D Hart
S: W M Kavanagh Furniture Co
Book/Page: 25405/215, Date: 05/02/24
Mtg: United Wholesale Mtg $249,850
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20625sf
Prior Sale: $155,000 (07/12)

7 SUNRISE GLN U:7 ..... **$521,800**
B: Dominic F Ragucci & Janice M Ragucci
S: 2301 Boston Road LLC
Book/Page: 25407/120, Date: 05/03/24
Mtg: HarborOne Mortgage $271,800
Term: 2054
Use: Possible New Construction

Hampshire Registry

Mary Olberding, Register
60 Railroad Avenue
Northampton, MA 01060
Telephone: (413) 584-3637
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Amherst

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	16
Median Price	$500,000	$529,000

► REAL ESTATE SALES

35 CANTON AVE **$789,000**
B: Galina Melman
S: G S Grant-Hansen, Tr for Grant-Hansen Families RET
Book/Page: 15122/68, Date: 04/30/24
Use: 4 Bdrm Contemporary, Lot: 24900sf
Prior Sale: $522,500 (07/18)

8 CRANBERRY LN **$460,000**
B: Minsuk Cha & Minyoung Cha
S: Keely Hartley
Book/Page: 15121/135, Date: 04/30/24
Mtg: Radius Financial Grp $345,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10489sf
Prior Sale: $335,000 (04/21)

170 E HADLEY RD U:69 ..... **$265,000**
B: Guojin He
S: Parisa Nassiri
Book/Page: 15125/55, Date: 05/03/24
Mtg: Guaranteed Rate Inc $198,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 7175sf
Prior Sale: $160,000 (11/18)

435 HENRY ST **$570,000**
B: Sheila Carel & Roland Carel
S: Alexander I Marquardt & Alice M Cherry
Book/Page: 15125/110, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 52702sf
Prior Sale: $295,000 (07/18)

1 POETS CORNER RD **$588,000**
B: John Feffer & Karin Lee
S: Honeyulyne Stavropulos & Paul Stavropulos
Book/Page: 15122/311, Date: 05/01/24
Use: 5 Bdrm Colonial, Lot: 14800sf
Prior Sale: $389,000 (05/12)

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

29 EUGENE DR **$675,000**
B: Bandith Vorasane
S: Kathryn A Kelley
Book/Page: 15122/273, Date: 05/01/24
Mtg: Greenfield Svgs $524,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 49658sf
Prior Sale: $214,500 (12/96)

126 KENNEDY RD **$432,150**
B: Matthew G Mueller & Jaime A Mueller
S: Michael A Palazzo & Carla J Palazzo
Book/Page: 15121/163, Date: 04/30/24
Mtg: Westfield Bank $410,543
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20717sf
Prior Sale: $177,000 (11/00)

85 N MAIN ST U:15 ..... **$315,000**
B: Karen Devine
S: Hui H Wu
Book/Page: 15124/310, Date: 05/03/24
Mtg: TD Bank NA $165,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $146,000 (06/14)

7 OLD PELHAM RD **$320,000**
B: Jing Yang
S: Jason M Carter & Diana M Carter
Book/Page: 15121/235, Date: 04/30/24
Mtg: Members Advantage Mtg $238,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 43996sf
Prior Sale: $112,000 (07/99)

22 RAYMOND DR **$305,000**
B: Alexander Scalfano & Alexandra Scalfano
S: Tyrone Stinson & Barbara J Stinson
Book/Page: 15125/177, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 43242sf
Prior Sale: $240,000 (09/17)

45 WEST ST **$365,000**
B: William D Ingram & Madisen Bang
S: John P Budz & Judy A Surniak
Book/Page: 15121/282, Date: 04/30/24
Mtg: Members Advantage Mtg $365,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 40781sf
Prior Sale: $200,000 (03/24)

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

WORTHINGTON RD (OFF) **$20,000**
B: George B Thorn & Peggy A Thorn
S: Andrew N Schmidt
Book/Page: 1854/89, Date: 04/29/24

Easthampton

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

26-28 FEDERAL ST **$450,000**
B: Michael D Ginsberg
S: Kmak LLC & Rg East St LLC
Book/Page: 15124/74, Date: 05/02/24
Mtg: Guaranteed Rate Inc $434,981
Term: 2054
Use: 2-Family Duplex, Lot: 10019sf
Prior Sale: $290,000 (10/23)

40-1/2 HOLYOKE ST **$310,000**
B: Pettie Four LLC
S: 413 LLC
Book/Page: 15122/173, Date: 05/01/24
Mtg: Greenfield Cp Bk $181,500
Use: Mixed Use-Prim Comm & Resd, Lot: 4792sf
Prior Sale: $209,000 (06/07)

4 LIBERTY ST **$650,000**
B: Lennox & Bennett LLC
S: A-Z Storage & Prop LLC
Book/Page: 15123/250, Date: 05/02/24
Mtg: Greenfield Svgs $430,000
Use: Mixed Use-Prim Comm & Resd, Lot: 14109sf
Prior Sale: $270,000 (10/04)

11 PLAZA AVE **$400,000**
B: Laura Carr & William Carr
S: Alexander N Buendo
Book/Page: 15124/45, Date: 05/02/24
Mtg: HarborOne Mortgage $300,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9148sf
Prior Sale: $164,000 (10/19)

Granby

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	9
Median Price	$252,375	$350,000

► REAL ESTATE SALES

7 BITTERSWEET LN **$697,316**
B: Olivier F Doisneau & Melissa L Obrien
S: Frank J Szela & Cheryl A Krueger
Book/Page: 15124/105, Date: 05/02/24
Mtg: Florence Bank $557,853
Term: 2039
Use: 4 Bdrm Cape Cod, Lot: 39975sf
Prior Sale: $345,000 (04/02)

CHICOPEE ST L:1 ..... **$65,000**
B: Kotowicz Custom Homes LLC
S: Edward C Shyloski & Sons
Book/Page: 15120/72, Date: 04/29/24

Hadley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	$467,500	$572,500

► REAL ESTATE SALES

15 MORNING STAR DR **$552,000**
B: Robert L Bailey & Sara R Sigel
S: Alan Vleu Jr & Aidmarie Vleu
Book/Page: 15122/344, Date: 05/01/24
Mtg: Bank of America NA $152,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 43068sf
Prior Sale: $343,500 (02/20)

76 N MAPLE ST **$432,500**
B: Newell Ct LLC
S: Shane R Conklin & Roselee J Conklin
Book/Page: 15123/199, Date: 05/02/24
Use: 3 Bdrm Raised Ranch, Lot: 56572sf
Prior Sale: $195,000 (04/02)

229 RIVER DR **$510,000**
B: Norwottuck Rentals LLC
S: Shane Conklin
Book/Page: 15123/203, Date: 05/02/24
Use: 2-Family Family Flat, Lot: 15682sf
Prior Sale: $350,000 (03/21)

231 RIVER DR **$510,000**
B: Norwottuck Rentals LLC
S: Shane Conklin
Book/Page: 15123/203, Date: 05/02/24
Use: 2-Family Two Family, Lot: 15682sf
Prior Sale: $425,000 (03/21)

171 ROCKY HILL RD **$475,000**
B: Elizabeth Prager & Megan Morrow
S: Daniel J Albert Jr & Thomas E Nasiatka
Book/Page: 15122/84, Date: 04/30/24
Mtg: HarborOne Mortgage $380,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 24836sf
Prior Sale: $375,000 (03/21)

Hatfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	3
Median Price		$425,000

► REAL ESTATE SALES

138 CHESTNUT ST **$335,000**
B: Lauren Gottschalk
S: Motyka Jane M Est & Francis L Motyka
Book/Page: 15123/335, Date: 05/02/24
Mtg: Greenfield Svgs $251,250
Term: 2054 Rate: 5.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 85513sf

Huntington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	$306,000	$229,000

► REAL ESTATE SALES

118 NORWICH LK **$350,000**
B: Randolph J Merritt & Sherri B Merritt
S: Henry Wielgosz Jr
Book/Page: 15124/137, Date: 05/02/24
Use: 3 Bdrm Camp/Cabin, Lot: 26136sf

7 ROCKYBROOK DR **$324,900**
B: Allison Brown & Scott Besancon
S: Cornerstone Hmbuying LLC
Book/Page: 15124/342, Date: 05/03/24
Mtg: Guild Mortgage Co $308,655
Term: 2054
Use: 4 Bdrm Split Level, Lot: 25120sf
Prior Sale: $52,000 (05/23)

Northampton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	24
Median Price	$388,000	$377,500

► REAL ESTATE SALES

1237 BURTS PIT RD **$285,000**
B: Ismael Alvarado
S: Carmen L Montes
Book/Page: 15123/274, Date: 05/02/24
Use: 3 Bdrm Ranch, Lot: 20390sf
Prior Sale: $104,900 (12/98)

130 COLES MEADOW RD **$571,650**
B: Holly A Moran & James Moran
S: Bruce M Weinraub, Tr for Bruce M Weinraub RET
Book/Page: 15124/145, Date: 05/02/24
Mtg: Digital FCU $457,320
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 352836sf
Prior Sale: $427,000 (12/06)

1095 FLORENCE RD **$280,000**
B: Day Farm LLC
S: Duga 3rd Paula Est & George Bucala
Book/Page: 14982/153, Date: 10/11/23
Use: 5 Bdrm Conventional, Lot: 54450sf

10 HAWLEY ST U:2B **$695,000**
B: Pranab K Banerjee & Deborah E Banerjee
S: Oconnell Hawley LLC
Book/Page: 15125/167, Date: 05/03/24
Use: Condo

1 MOSER ST U:A1 ..... **$925,000**
B: Hugh C Hilliard 3rd
S: Janet S Taft
Book/Page: 15121/3, Date: 04/30/24
Use: Condo

9 POMEROY TER U:9200 ..... **$602,500**
B: Pepelope Burke
S: Rishi P Chhatwal
Book/Page: 15125/30, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $555,000 (09/21)

9 SHERMAN AVE U:E **$856,500**
B: Laurie B Winston, Tr for Laurie B Winston 2008 RET
S: Sovereign Builders Inc
Book/Page: 15120/265, Date: 04/29/24
Use: Condo

WESTHAMPTON RD L:37 ..... **$69,000**
B: Edmond A Jazab & Patricia A Duffy
S: Susan E Lavallee
Book/Page: 15120/207, Date: 04/29/24

Plainfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	1
Median Price		$345,000

► REAL ESTATE SALES

168 GRANT ST **$875,000**
B: Trinity Est Alliance LLC
S: Gale A Bulissa & David R Bulissa
Book/Page: 15120/270, Date: 04/30/24

191 RIVER RD **$55,000**
B: Cynthia E Rosendale, Tr for Rosedale Int
S: Lawrence J Kardynal
Book/Page: 15121/187, Date: 04/30/24
Use: 1-Family Camp/Cabin, Lot: 417740sf

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HAMPSHIRE REGISTRY
continued

South Hadley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	23
Median Price	$340,000	$365,000

▶ REAL ESTATE SALES

14 GRANT ST **$222,000**
B: Robert J Schroeter
S: Mary L Lesperance
Book/Page: 15121/71, Date: 04/30/24
Use: 2-Family Duplex, Lot: 3000sf

410 RIVER RD **$440,000**
B: Danielle Rossoni & Agathe Hoffer-Schaefer
S: Karen S Sutherland
Book/Page: 15120/153, Date: 04/29/24
Mtg: PNC Bank $308,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 41508sf

11 SAN SOUCI DR **$120,000**
B: April G Whalen
S: Michael C Bean
Book/Page: 15123/223, Date: 05/02/24
Use: Residential Developable Land, Lot: 30481sf
Prior Sale: $192,500 (07/04)

Ware

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	13
Median Price	$290,500	$252,500

▶ REAL ESTATE SALES

95-97 NORTH ST **$390,000**
B: Darin Witt
S: Citadel Projects LLC
Book/Page: 15124/272, Date: 05/03/24
Mtg: Members Advantage Mtg $370,500
Term: 2054
Use: 2-Family Two Family, Lot: 10799sf
Prior Sale: $160,000 (03/23)

SHERMAN HILL RD **$48,000**
B: John T Conner
S: Gordon W Richards 3rd
Book/Page: 15124/97, Date: 05/02/24

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

HATHAWAY RD **$270,000**
B: Jennifer M Milikowsky & Tylan Calcagni
S: Susan E Lavallee, Tr for Francis B Rauch Lt
Book/Page: 15120/191, Date: 04/29/24

47 SOUTHAMPTON RD **$250,000**
B: Amy J Florek
S: Lorraine W Spencer, Tr for Spencer 2007 RET
Book/Page: 15125/103, Date: 05/03/24
Use: 2 Bdrm Ranch, Lot: 65340sf

Middlesex Registry

Northern District

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

8 ALPINE ST **$600,000**
B: Scott Caira & Donna Caira
S: Michelle Baratta
Book/Page: 38459/112, Date: 05/01/24
Mtg: Norwich Commercal Grp $250,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7980sf
Prior Sale: $229,900 (07/09)

41 BOSTON RD U:421 ..... **$500,000**
B: Akhilesh Sasankan & Anjali Sajeevan
S: Amy Curtice
Book/Page: 38452/31, Date: 04/29/24
Use: Condo, Lot: 693910sf
Prior Sale: $500,000 (02/24)

30 HAMILTON AVE **$730,000**
B: Corin Porter & Jennifer Stone
S: Hovannes J Piranosian & Ashley D Piranosian
Book/Page: 38465/37, Date: 05/03/24
Mtg: Republic State Mtg Co $584,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 5001sf
Prior Sale: $700,000 (06/22)

9 HARVARD RD **$530,000**
B: Christopher T Elliott & Christina J Spinos
S: Elizabeth M Lawrenson, Tr for Winnett Rt
Book/Page: 38455/138, Date: 04/30/24
Mtg: Movement Mtg LLC $424,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6233sf
Prior Sale: $137,000 (03/96)

45 OSSAMEQUIN RD **$875,000**
B: Patrick Greenberg
S: Todd D Woodbury & Jeanne Woodbury
Doc#: 000000000322879, Date: 04/30/24
Mtg: Everett Financial $375,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 36399sf
Prior Sale: $300,000 (08/02)

8 PUTNAM RD **$510,000**
B: Jyoti Jain & Abhinav Palhade
S: 8 Putnam Rd Billerica LLC
Doc#: 000000000322883, Date: 04/30/24
Mtg: Rockland Tr Co $382,500
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 15398sf
Prior Sale: $325,000 (03/24)

9 S MUNROE RD **$605,000**
B: Andrea Francis & Nicholas Francis
S: Stacy Deveau
Book/Page: 38453/42, Date: 04/29/24
Mtg: CMG Mortgage Inc $618,007
Term: 2054
Use: 3 Bdrm Colonial, Lot: 13125sf
Prior Sale: $326,500 (08/15)

26 SKYLINE DR **$850,000**
B: Elizabeth M Noel
S: David T Macpherson
Book/Page: 38462/261, Date: 05/02/24
Mtg: Embrace Home Loans $500,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 25600sf
Prior Sale: $500,000 (11/23)

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

581 RUTLAND ST **$1,140,333**
B: Gregory Zurlo & Miriam Garber
S: Nadia Puttini, Tr for Nadia Puttini RET 2017
Book/Page: 38459/264, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: $527,400 (03/00)

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

48 AUGUSTA WAY U:48 ..... **$745,000**
B: William P Walker, Tr for William P Walker T
S: Sawyer Charles L Est & Jessica S Batsevitsky
Book/Page: 38462/234, Date: 05/02/24
Use: 3 Bdrm Condo
Prior Sale: $279,000 (07/99)

13 CEDAR ST **$565,000**
B: Elisa Turilli & Andrew Cazeau
S: Cdg Investments LLC
Book/Page: 38458/32, Date: 04/30/24
Mtg: Provident Funding $508,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: $438,721 (12/23)

8 CRAIG RD **$510,000**
B: Dennis T Monahan & Lorene A Monahan
S: Waldroup Barbara O Est & Craig S Waldroup
Book/Page: 38457/27, Date: 04/30/24
Mtg: Guaranteed Rate Inc $484,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23087sf
Prior Sale: $227,900 (12/12)

19 DELWOOD RD **$740,000**
B: Paxton Wasilefsky & Marcus Giese
S: Black Sun Investments LLC
Book/Page: 38455/49, Date: 04/30/24
Mtg: Cross Country Mtg Inc $629,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: $360,000 (12/23)

8 LADY SLIPPER LN **$1,415,000**
B: Jane P Line, Tr for Jane P Lin RET
S: Charles D Micol & Shayna R Micol
Book/Page: 38466/164, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 104544sf
Prior Sale: $695,000 (06/12)

181 LITTLETON RD U:20 ..... **$375,000**
B: Julie Bak
S: Linda J Leney
Book/Page: 38460/47, Date: 05/01/24
Mtg: M&T Bank NA $80,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $252,000 (12/19)

189 LITTLETON RD U:5 ..... **$320,000**
B: Jaideep K Kacham
S: Jessica Laroche
Book/Page: 38466/288, Date: 05/03/24
Mtg: Guaranteed Rate Inc $304,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $195,000 (11/19)

133 MIDDLESEX ST **$1,200,000**
B: Robert Sutton & Lora Magliocco
S: M D Dolan Distributee Ft & James F Dolan 2nd
Book/Page: 38466/39, Date: 05/03/24
Mtg: Berkshire Bank $960,000
Term: 2054
Use: 2-Family Conventional, Lot: 30928sf

189 MIDDLESEX ST **$570,000**
B: Thida S Roth & Paul S Roth
S: Lambert Lougbo & Estere Koffi-Lougbo
Book/Page: 38453/8, Date: 04/29/24
Mtg: Rocket Mortgage LLC $320,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7405sf
Prior Sale: $274,900 (08/16)

3 PAILET DR U:10 ..... **$240,000**
B: Yago H Kovalski
S: Maureen Hansen & Dawn Capezzuto
Doc#: 000000000322917, Date: 05/03/24
Mtg: First Natl Bk $188,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $83,400 (01/16)

100 PINE HILL RD **$1,073,100**
B: Elizabethe A Hayden & Eric H Khatchatourian
S: Bettencourt Inv Group LLC
Book/Page: 38464/203, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 46174sf
Prior Sale: $625,000 (12/21)

20 SMITH ST **$655,000**
B: Pam C Davou & Idorenyin P Davou
S: Damian Cordero
Book/Page: 38457/119, Date: 04/30/24
Mtg: Total Mtg Svcs $630,503
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43124sf
Prior Sale: $382,500 (04/18)

180 TYNGSBORO RD U:5C **$255,000**
B: Orly Kolatkar & Avishay Kolatkar
S: Donald Axon, Tr for Donna Axon Supplemental T
Book/Page: 38459/141, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $102,000 (06/14)

287 WELLMAN AVE U:287 ..... **$475,000**
B: Terry Z Gani
S: Teresa Baker-Opland
Book/Page: 38455/213, Date: 04/30/24
Mtg: MIT Federal CU $380,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $420,000 (11/21)

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

67 BERUBE LN **$760,000**
B: Denamarie Deramo & Rachel Deramo
S: Berube Lane LLC
Book/Page: 38457/294, Date: 04/30/24
Mtg: New Fed Mtg Corp $600,000
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 20066sf

247 BROADWAY RD U:40 ..... **$430,000**
B: Gustavo R Picanco & Stela B Picanco
S: Bettencourt Inv Group LLC
Book/Page: 38454/25, Date: 04/29/24
Mtg: Cross Country Mtg Inc $408,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $260,000 (01/22)

261 BROADWAY RD U:29 ..... **$365,000**
B: David Durandisse & Tony Francois
S: Denamarie Deramo
Book/Page: 38456/262, Date: 04/30/24
Mtg: Guild Mortgage Co $273,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $215,000 (09/04)

32 HAMBLETT AVE **$450,000**
B: Ariel Medina-Camacho & Elizabeth Vasquez
S: Ronald Cooper Jr & Jennifer Cooper
Book/Page: 38466/103, Date: 05/03/24
Mtg: Mega Cap Funding Inc $441,849
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6663sf
Prior Sale: $84,900 (04/96)

21 HAMPSON ST **$770,000**
B: Maria Lopez & Marvin Hercules
S: Briseidy Borgos & Ramon Borgos
Book/Page: 38453/199, Date: 04/29/24
Use: 2-Family Two Family, Lot: 15887sf
Prior Sale: $420,000 (07/18)

27 HOOVER ST **$465,000**
B: Roy Valdez
S: Patricia A Lacourse
Book/Page: 38457/66, Date: 04/30/24
Mtg: Freedom Mortgage Corp $437,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 15000sf

42 LANNON AVE **$500,000**
B: Veronica Ochoa
S: Robert R Ducheneau Jr
Book/Page: 38458/101, Date: 04/30/24
Mtg: First Natl Bk $400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11475sf
Prior Sale: $103,600 (06/93)

381 SLADEN ST **$525,000**
B: Richard L Langford Jr & Roseli O Langford
S: Priscilla A Harbour, Tr for Priscilla A Harbour T
Book/Page: 38455/276, Date: 04/30/24
Mtg: HarborOne Mortgage $498,750
Term: 2054
Use: 4 Bdrm Ranch, Lot: 35118sf

85 TENNIS PLAZA RD U:9 ..... **$350,000**
B: Gueshnael Louis & Widzer Louis
S: Caffrey William C Est & Carolyn A Caffrey
Book/Page: 38460/164, Date: 05/01/24
Mtg: Republic State Mtg Co $339,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $218,000 (09/18)

115 TENNIS PLAZA RD U:16 ..... **$395,000**
B: Nicholas Dys
S: Cristen M Mackey
Book/Page: 38458/283, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $222,900 (08/05)

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

120-R ACRES RIVER ST **$642,857**
B: Mcgovern Legacy Re Hldg L
S: Hugh E Mcgovern, Tr for Susan Mcgovern Ft
Book/Page: 38455/13, Date: 04/30/24

HOLLIS ST (OFF) **$71,429**
B: Mcgovern Legacy Re Hldg L
S: Hugh E Mcgovern, Tr for Susan Mcgovern Ft
Book/Page: 38455/39, Date: 04/30/24

383 MAIN ST **$357,143**
B: Mcgovern Legacy Re Hldg L
S: Hugh E Mcgovern, Tr for Susan Mcgovern Ft
Book/Page: 38455/7, Date: 04/30/24
Use: Mixed Use-Prim Res & Agricul, Lot: 653400sf

50 RIVER ST **$1,214,285**
B: Mcgovern Legacy Re Hldg L
S: Hugh E Mcgovern, Tr for Susan Mcgovern Ft
Book/Page: 38455/21, Date: 04/30/24
Use: Mixed Use-Prim Res & Agricul, Lot: 3484800sf

61 WESTFORD ST **$974,900**
B: Edward C Perron & Deanna M Perron
S: Linda Ferris, Tr for Rivard Ft
Book/Page: 38462/153, Date: 05/02/24
Use: 3 Bdrm Colonial, Lot: 91912sf
Prior Sale: $295,000 (08/96)

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

1 19TH ST U:1 ..... **$257,000**
B: Vijay Raman & Smitha Rangegowda
S: Richard S Ou
Book/Page: 38459/87, Date: 05/01/24
Mtg: Leader Bank NA $179,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $125,000 (02/19)

84 A ST **$540,000**
B: Sylvie Wanjiru & Dominic Njenga
S: Charlene J Radzik & Nathan T Aguiar
Book/Page: 38458/68, Date: 04/30/24
Mtg: St Marys Bank $513,000
Term: 2054
Use: 2-Family Two Family, Lot: 7405sf

98 A ST **$400,000**
B: Karina C Men & Saranette C Men
S: Somsanith Vannabouthong & Bounkanh Vannaboutathong
Book/Page: 38452/164, Date: 04/29/24
Mtg: Homestead Fund Corp $380,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 3920sf
Prior Sale: $73,720 (04/97)

106 A ST **$530,000**
B: Saran Meng & Gima Mean
S: Century Builder Corp
Book/Page: 38461/199, Date: 05/02/24
Mtg: Rocket Mortgage LLC $520,400
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6098sf
Prior Sale: $350,000 (11/23)

414 ANDOVER ST **$730,000**
B: Norberto Silva & Margarida Silva
S: Eugene Sdoia, Tr for 414 Andover Street Rt
Book/Page: 38452/231, Date: 04/29/24
Mtg: Lowell Five Cent Svgs $400,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 16117sf
Prior Sale: $282,500 (04/01)

7 COURT ST U:7 ..... **$550,000**
B: Liora Norwich
S: Madjack7 LLC
Book/Page: 38453/264, Date: 04/29/24
Mtg: Berkshire Bank $440,000
Term: 2054
Use: Condo

11 COURT ST U:11 ..... **$549,800**
B: Rachel L Salles
S: Madjack7 LLC
Book/Page: 38466/205, Date: 05/03/24
Mtg: Cross Country Mtg Inc $439,840
Term: 2054
Use: Condo

192 FREDA LN **$625,000**
B: Adriana C Dasilva-Souza & Wolney A Desouza
S: Elielson S Jesus & Mary A Ribeiro
Book/Page: 38453/92, Date: 04/29/24
Mtg: Homebridge Financial $584,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $295,000 (10/15)

29 GAGNON RD **$620,000**
B: Arleigh K Kennedy & Jesse M Wilson
S: Timothy P Connors & Joyce H Connors
Book/Page: 38465/89, Date: 05/03/24
Mtg: Guaranteed Rate Inc $496,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 26136sf
Prior Sale: $199,000 (10/00)

75 GATES ST U:75 ..... **$588,000**
B: Lisa Scaramuzzi
S: Fernando Ramos & Luciana Ramos
Book/Page: 38460/94, Date: 05/01/24
Mtg: Cross Country Mtg Inc $470,400
Term: 2054
Use: 4 Bdrm Condo

36-38 HIGHLAND AVE **$760,000**
B: Mary A Ribeiro & Elielson S Jesus
S: Libia M Machado
Book/Page: 38454/56, Date: 04/29/24

130 JOHN ST U:144 ..... **$455,000**
B: Tanya Rudakevych & Alexandra Locke
S: Andrew D Kenney & Heather D Kenney
Book/Page: 38465/290, Date: 05/03/24
Mtg: Fairway Ind Mtg $364,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $399,900 (06/21)

52 LAWRENCE DR U:M513 ..... **$385,000**
B: Daniel Mahlman & Diana Mahlman
S: Nicole A Blute & James J Blute
Book/Page: 38457/185, Date: 04/30/24
Mtg: US Bank NA $170,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $312,500 (12/22)

256-C MARKET ST U:3408 ..... **$295,000**
B: Jonah Palmer
S: Molica Abel
Book/Page: 38459/42, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $189,900 (10/19)

3 MEGHANN LN **$600,000**
B: Tyler Dempsey & Lauren Beville
S: Denise M Toppin
Book/Page: 38455/85, Date: 04/30/24
Mtg: Bank of America NA $570,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12197sf
Prior Sale: $257,000 (08/11)

39 N BILLERICA RD U:12 ..... **$237,000**
B: Roderick Luong & Jason Luong
S: Carmine Giuggio 3rd & Michael Giuggio
Book/Page: 38459/52, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $104,000 (10/14)

238-240 PLEASANT ST **$650,000**
B: Mordecai Ebhohon
S: Lsf9 Master Part T & Us Bank TTr
Book/Page: 38454/84, Date: 04/29/24
Mtg: Movement Mtg LLC $617,500
Term: 2054

255 ROGERS ST U:2 ..... **$315,000**
B: Matthew Power
S: Rachel Garabedian
Book/Page: 38452/267, Date: 04/29/24
Mtg: Metro Credit Union $267,750
Term: 2064
Use: 2 Bdrm Condo
Prior Sale: $195,000 (04/20)

355 ROGERS ST **$563,000**
B: Felipe C Dafonseca & Taysa O Cuoto
S: Joseph S Manser 4th & Mara L Stewart
Book/Page: 38466/66, Date: 05/03/24
Mtg: Cross Country Mtg Inc $547,893
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5663sf
Prior Sale: $382,400 (10/20)

41 SCHOOL ST U:B **$310,000**
B: Seraphine B Nyuyki
S: Nathan Wong & Abigail Gagnon
Book/Page: 38466/239, Date: 05/03/24
Mtg: Citizens Bank $264,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $273,000 (08/22)

79 SCHOOL ST **$450,000**
B: 81 School St Lowell LLC
S: Matthew J Sandelli
Book/Page: 38464/32, Date: 05/03/24
Use: Residential Developable Land, Lot: 8276sf

81 SCHOOL ST **$450,000**
B: 81 School St Lowell LLC
S: Matthew J Sandelli
Book/Page: 38464/32, Date: 05/03/24
Use: 3 Bdrm Conventional, Lot: 8712sf
Prior Sale: $140,000 (04/09)

311 STEVENS ST **$784,400**
B: Silvana Dosreis & Euter P Dasilva
S: Joe A Deoliveira & Simone P Deoliveira
Book/Page: 38452/192, Date: 04/29/24
Mtg: Cross Country Mtg Inc $549,080
Term: 2054
Use: 2-Family Two Family, Lot: 6534sf
Prior Sale: $704,000 (09/22)

162 TOWNSEND AVE **$516,500**
B: Rezwan Islam
S: Halinne Gulizia & Derek Gulizia
Book/Page: 38459/166, Date: 05/01/24
Mtg: Rocket Mortgage LLC $507,144
Term: 2054
Use: 3 Bdrm Conventional, Lot: 10890sf
Prior Sale: $360,000 (09/19)

86-92 W 6TH ST **$385,000**
B: Mohammed A Hakim & Jahanara B Jani
S: Aaron Burr
Book/Page: 38461/271, Date: 05/02/24

48 WANNALANCIT ST **$1,440,000**
B: Vinfen Corp
S: Atlantis Investments LLC
Book/Page: 38461/155, Date: 05/02/24
Use: 5 Bdrm Conventional, Lot: 12632sf
Prior Sale: $799,000 (07/23)

35 WETHERBEE AVE **$668,200**
B: Jennifer Bruce & Jennifer Munro
S: Brent Mccarthy
Book/Page: 38465/122, Date: 05/03/24
Mtg: Stonewater Mtg Corp $300,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 9583sf
Prior Sale: $360,000 (08/20)

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

200 CART PATH RD **$745,000**
B: Lauren Conlon & Stephen G Conlon
S: Robert A Paolini & Roseann Paolini
Book/Page: 38464/117, Date: 05/03/24
Mtg: Guaranteed Rate Inc $596,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: $195,000 (06/90)

10 CARTER ST **$2,976,300**
B: 10 Carter Street LLC
S: Mohammed S Abu-Zahra, Tr for Two S Rt
Book/Page: 38459/70, Date: 05/01/24
Use: Industrial Warehouse, Lot: 757508sf

78 COOLIDGE ST **$795,000**
B: Aakash Sham
S: Kenneth P Watkins & Sarah A Watkins
Book/Page: 38464/272, Date: 05/03/24
Mtg: JPMorgan Chase Bank $636,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10937sf
Prior Sale: $468,000 (06/19)

154 HERITAGE DR U:154 ..... **$495,000**
B: Kimarie Falzano, Tr for Cuoco Ft Ii
S: Susan E Hyder-Pratt, Tr for Linda L Otoole 2024 RET
Book/Page: 38459/253, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $148,000 (02/87)

1 LUMBER LN **$2,976,300**
B: 10 Carter Street LLC
S: Mohammed S Abu-Zahra, Tr for Two S Rt
Book/Page: 38459/70, Date: 05/01/24

280 ROGERS ST **$655,000**
B: Lynn Sy-Nguyen & Toan Nguyen
S: Eileen L Foley, Tr for Foley Ft
Book/Page: 38459/202, Date: 05/01/24
Mtg: JPMorgan Chase Bank $150,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 53579sf
Prior Sale: $364,900 (02/15)

58 SANDALWOOD CIR **$1,035,000**
B: Jeffrey Dulgarian
S: Steven P Murphy & Erica M Murphy
Book/Page: 38456/154, Date: 04/30/24
Mtg: Guaranteed Rate Inc $921,375
Term: 2054
Use: 3 Bdrm Ranch, Lot: 45738sf
Prior Sale: $510,000 (03/11)

14 SHANDEL DR **$685,000**
B: Brian Meehan & Emily Meehan
S: Sean T Daly & Jeannie Crane
Book/Page: 38465/155, Date: 05/03/24
Mtg: Navy FCU $339,187
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 48352sf
Prior Sale: $340,000 (04/10)

865 SHAWSHEEN ST **$580,000**
B: Neil D Mccarthy & Kimberly A Mccarthy
S: Brooke K Avila & Alexander W Coucci
Book/Page: 38457/144, Date: 04/30/24
Mtg: Nations Direct Mtg $530,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13842sf
Prior Sale: $430,000 (11/20)

667 SOUTH ST **$675,000**
B: Richard L Molander
S: Mary C Burns
Book/Page: 38465/224, Date: 05/03/24
Mtg: Sierra Pacific Mtg $540,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44431sf

131 VERNON ST **$490,000**
B: Luis Pineiros & Kerrin Pineiros
S: Stephen E Baker & Sara E Baker
Book/Page: 38455/175, Date: 04/30/24
Mtg: William Raveis Mtg Co $465,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6218sf
Prior Sale: $291,000 (01/20)

31 VIRGINIA RD **$690,000**
B: Milly Mukasa
S: Nancy Ventura & Jose P Baires
Book/Page: 38457/264, Date: 04/30/24
Mtg: Republic State Mtg Co $655,500
Term: 2054
Use: 3 Bdrm Two Story, Lot: 40095sf
Prior Sale: $405,000 (10/19)

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▶ FORECLOSURE DEEDS

18 8TH ST **$476,000**
B: Wolfpack Properties LLC
S: Dawn M Surette & Carrington Mtg Svcs LLC
Book/Page: 38464/184, Date: 05/03/24
Use: 3 Bdrm Raised Ranch, Lot: 19200sf
Prior Sale: $185,000 (10/98)

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

29 WILLOWDALE RD **$650,000**
B: Marta A Bonilla
S: Franklin G Barahona & Ledi D Escalante
Book/Page: 38465/261, Date: 05/03/24
Mtg: NFM Inc $638,226
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 41334sf
Prior Sale: $490,000 (09/20)

118 WILLOWDALE RD **$525,000**
B: Mark Brodeur & Karalyn Brodeur
S: William R Caunter
Book/Page: 38457/1, Date: 04/30/24
Mtg: Evolve B&T $498,750
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 10707sf
Prior Sale: $179,900 (08/99)

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

100 DUNSTABLE RD **$515,000**
B: Mouafak Khabazeh
S: Debra E Daniels
Book/Page: 38456/100, Date: 04/30/24
Mtg: Enterprise Bk & Tr Co $386,250
Use: 4 Bdrm Gambrel, Lot: 40032sf

128 MAIN ST U:2 ..... **$785,000**
B: Sharon Cuoco & Albert Cuoco
S: 124 Msw LLC
Book/Page: 38457/102, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 260489sf

67 N MAIN ST **$950,000**
B: Albert Kovera
S: Westford Historic Rlty LL
Book/Page: 38460/219, Date: 05/01/24
Mtg: Cross Country Mtg Inc $855,000
Term: 2054
Use: 5 Bdrm Victorian, Lot: 60984sf

37 PLAIN RD **$935,000**
B: Rupinder Singh & Manmeet Matharu
S: Pranab K Banerjee & Deborah E Banerjee
Book/Page: 38464/247, Date: 05/03/24
Mtg: Merrimack Valley CU $785,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 40467sf
Prior Sale: $537,500 (06/13)

12 WHITE PINE KNL U:12 ..... **$327,000**
B: Dawn E Michanowicz & John K Bryan 3rd
S: Travis S Harris & Tracy K Harris
Book/Page: 38457/228, Date: 04/30/24
Mtg: HarborOne Mortgage $228,900
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $299,500 (10/22)

7 WINDSOR WAY **$850,000**
B: Ebin Cherian & Meera R Abraham
S: Dona M Agraz
Book/Page: 38452/78, Date: 04/29/24
Mtg: Leader Bank NA $680,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20255sf

13 WOODRIDGE LN U:13 ..... **$685,000**
B: Marie Rideout, Tr for Marie Rideout RET
S: Eileen English
Book/Page: 38463/167, Date: 05/03/24
Use: 3 Bdrm Condo
Prior Sale: $625,000 (05/22)

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

38 BOUTWELL ST **$640,000**
B: Zohar E Shushan
S: Paul F Sheehan, Tr for K Sheehan Sole Benefit T
Book/Page: 38462/112, Date: 05/02/24
Mtg: Movement Mtg LLC $260,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 17424sf
Prior Sale: $360,000 (01/17)

65 CHESTNUT ST **$660,000**
B: Imogen M Thomas & Christopher D Butler
S: Luke A Craig, Tr for Craig Ft
Book/Page: 38466/130, Date: 05/03/24
Mtg: Guaranteed Rate Inc $594,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 44431sf
Prior Sale: $453,000 (03/19)

59 CHURCH ST **$581,000**
B: James C Rollins & Elizabeth Rollins
S: Mchugh Rt & Richard J Mchugh Jr
Doc#: 000000000322893, Date: 05/01/24
Mtg: United Wholesale Mtg $464,800
Term: 2054
Use: 3 Bdrm Conventional, Lot: 22651sf

121 GROVE AVE **$843,000**
B: Michael J Dennis & Alysha M Dennis
S: Stephen Long & Nancy Long
Book/Page: 38464/212, Date: 05/03/24
Mtg: Dana Farber Cancer $200,000
Use: 4 Bdrm Raised Cape, Lot: 9148sf
Prior Sale: $599,900 (10/17)

4 OXBOW DR **$820,000**
B: Rachel Leblanc & Aaron Phelps
S: Janice M Lyons, Tr for Janice M Lyons Lt
Book/Page: 38456/7, Date: 04/30/24
Mtg: Leader Bank NA $656,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 27878sf

Middlesex Registry

Southern District

Maria C. Curtatone, Register
208 Cambridge Street
East Cambridge, MA 02141
Telephone: (617) 679-6310
Fax: (617) 617-577-1289
www.cambridgedeeds.com
or www.masslandrecords.com

Acton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	16
Median Price	$950,000	$923,350

▶ REAL ESTATE SALES

124 AUDUBON DR U:124 ..... **$575,000**
B: Warren Clark
S: Louise B Higginbotham
Book/Page: 82726/106, Date: 05/01/24
Mtg: Movement Mtg LLC $425,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $308,000 (10/08)

4 CROSS ST **$298,600**
B: Moz Prop Solutions Inc
S: Julie A Bak
Book/Page: 82722/431, Date: 05/01/24
Mtg: William F Willett $479,600
Use: 3 Bdrm Ranch, Lot: 18750sf

384 GREAT RD U:B101 ..... **$225,000**
B: Marty Desouza & Kaleigh Souza
S: Hong Jin, Tr for Jin Yao Ft
Book/Page: 82711/25, Date: 04/29/24
Mtg: Hanscom FCU $180,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $92,000 (06/13)

386 GREAT RD U:B13 ..... **$250,000**
B: Olga Ohayon & Moshe Y Ohayon
S: Janice Hoffman, Tr for Janice Hoffman Lt
Book/Page: 82729/516, Date: 05/02/24
Use: 1 Bdrm Condo
Prior Sale: $182,500 (01/22)

22 HEMLOCK LN **$810,000**
B: Fiona S Koshy & Phil Abraham
S: Murtuza S Bootwala & Nilam A Kapasi
Book/Page: 82731/27, Date: 05/02/24
Mtg: Northpoint Mortgage $648,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30739sf
Prior Sale: $450,000 (09/13)

78 LIBERTY ST **$600,000**
B: Lauren Donohue & Trevor Donohue
S: Shanji Zhang
Book/Page: 82710/483, Date: 04/29/24
Mtg: CMG Mortgage Inc $480,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17500sf
Prior Sale: $300,000 (12/12)

103 NEWTOWN RD **$950,000**
B: Benjamin Huang
S: Andrew J Wiseman & Christine M Fox
Book/Page: 82723/473, Date: 05/01/24
Mtg: Cross Country Mtg Inc $855,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44867sf
Prior Sale: $535,000 (01/20)

6 WINTERBERRY PATH U:6 ..... **$750,000**
B: Amy L Happ
S: Robert W Starensier & Kathryn Starensier
Book/Page: 82734/336, Date: 05/03/24
Mtg: Middlesex Svgs Bk $525,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $645,000 (10/05)

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 ALTON ST U:17 ..... **$1,150,000**
B: Michael D Ledoux, Tr for Michael D Ledoux RET
S: Brandon M Carter & Alexandra T Carter
Book/Page: 82711/520, Date: 04/29/24
Mtg: Leader Bank NA $450,000
Term: 2054
Use: 4 Bdrm Condo

65-71 BEACON ST U:67 ..... **$800,000**
B: Linda Kelsey & Timothy W Kelsey
S: Harlow Development LLC
Book/Page: 82715/363, Date: 04/30/24
Mtg: Cambridge Svgs Bk $600,000
Term: 2054
Use: Condo

5-7 BROOKDALE RD **$1,102,000**
B: Christopher Hoffman & Pooja S Hoffman
S: Elizabeth A Carbone, Tr for Joseph C Baran 2018 Irt
Book/Page: 82729/261, Date: 05/02/24
Mtg: Leader Bank NA $936,700
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 4561sf

54 CANDIA ST **$1,005,000**
B: Martina R Condon & Jeffrey R Condon
S: Nelson Chin & Michelle L Chin
Book/Page: 82736/165, Date: 05/03/24
Mtg: MSA Mortgage LLC $753,750
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 8019sf
Prior Sale: $540,000 (08/13)

4 COURT STREET PL U:4 ..... **$1,075,000**
B: Mark Tucker & Ashira L Weinstein
S: Dimitri P Hautot & Ambre N Hautot
Book/Page: 82715/391, Date: 04/30/24
Mtg: Morgan Stanley Privat $511,000
Term: 2054
Use: 3 Bdrm Condo

311 LAKE ST **$1,000,000**
B: Jessica Dicker
S: Francis L Lahiff, Tr for Lahiff Ft
Book/Page: 82717/332, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 9348sf

11-13 LOWELL ST U:13A **$1,051,000**
B: Juan S Sanchez & Natalia Stewart
S: 11-13 Lowell Realty LLC
Book/Page: 82725/221, Date: 05/01/24
Mtg: Citibank Na $893,350
Term: 2054
Use: Condo

11-13 LOWELL ST U:13B **$1,265,000**
B: Parita R Varma & Shiv J Shukla
S: 11-13 Lowell Realty LLC
Book/Page: 82721/386, Date: 04/30/24
Mtg: Guaranteed Rate Inc $999,000
Term: 2054 Rate: 6.3% Type: Adj
Use: Condo

275 MASSACHUSETTS AVE **$805,000**
B: Fan Zhang & Fushuang Liu
S: Louis S Test, Tr for Macleod Rt
Book/Page: 82720/281, Date: 04/30/24
Use: Office Bldg-General, Lot: 3385sf
Prior Sale: $125,000 (03/93)

990 MASSACHUSETTS AVE U:12 ..... **$675,000**
B: Marie R Conlon & Stephen B Conlon
S: Marianne R Tompkins, Tr for Union Wharf 2019 T
Book/Page: 82721/35, Date: 04/30/24
Mtg: Leader Bank NA $405,000
Term: 2054
Use: Condo

6-8 MAYNARD ST U:6 ..... **$615,000**
B: Alvaro Rodriguez & Amy J Mulholland
S: Deborah A Odonnell, Tr for Deborah A Odonnell RET
Book/Page: 82721/272, Date: 04/30/24
Mtg: Embrace Home Loans $553,500
Term: 2054
Use: Condo

15 MYSTIC VIEW TER **$1,301,888**
B: Jack R Kirsch & Casey R Corrado
S: Salvatore J Muccio, Tr for Judith Yarow 1995 RET
Book/Page: 82717/461, Date: 04/30/24
Mtg: Movement Mtg LLC $900,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9117sf
Prior Sale: $515,000 (04/06)

70 SILK ST **$631,900**
B: Vincent C Baudoin & Coline Baudoin-Canil
S: Laura Ricci
Book/Page: 82715/489, Date: 04/30/24
Mtg: Guaranteed Rate Inc $505,520
Term: 2054
Use: 2 Bdrm Row House, Lot: 3798sf

55 SUTHERLAND RD U:55 ..... **$800,000**
B: Mingyu Liu & Michael Y Sun
S: Ravitha Amarasingham, Tr for Ravitha Amarasingham RET
Book/Page: 82736/216, Date: 05/03/24
Mtg: Guild Mortgage Co $300,000
Term: 2039
Use: Condo

24 SWAN PL U:B **$1,050,000**
B: Szu H Sharon Lin
S: Nitin Gupta & Smita Gupta
Book/Page: 82734/36, Date: 05/03/24
Mtg: Leader Bank NA $577,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $662,500 (08/15)

10 SWAN ST U:2 ..... **$991,000**
B: David Jarzombek & Amisha Divadkar
S: James Wyllie, Tr for Wyllie RET
Book/Page: 82729/198, Date: 05/02/24
Mtg: Guaranteed Rate Inc $541,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $650,000 (10/16)

32 VALENTINE RD **$1,030,000**
B: Yair Bentovim & Lital Bentovim
S: Huamao Lin & Jing Kang
Book/Page: 82730/211, Date: 05/02/24
Mtg: Leader Bank NA $530,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 5571sf
Prior Sale: $479,000 (09/04)

Ashby

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	7
Median Price	$392,500	$425,000

▶ REAL ESTATE SALES

191 DAMON RD **$781,000**
B: Caitlin R Ascher
S: Jenny G Murphy, Tr for Jenny G Murphy RET
Book/Page: 82714/422, Date: 04/30/24
Mtg: E Cambridge Svgs Bk $341,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 66647sf
Prior Sale: $322,000 (09/17)

1342 RICHARDSON RD **$725,000**
B: Matthew P Campbell & Gwennie B Campbell
S: Victoria L Marble & Josh A Marble
Book/Page: 82723/111, Date: 05/01/24
Mtg: Guild Mortgage Co $500,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 692473sf
Prior Sale: $369,000 (07/06)

495 WHEELER RD **$630,000**
B: Evan J Woollacott & Kelsey L Scamman
S: Elizabeth R Woollacott, Tr for Elizabeth R Woollacott Lt
Book/Page: 82732/425, Date: 05/03/24
Mtg: LoanDepot.Com $504,000
Term: 2054
Use: Mixed Use-Prim Res & Agricul, Lot: 442875sf
Prior Sale: $445,000 (04/01)

Ashland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	16
Median Price	$715,000	$592,500

▶ REAL ESTATE SALES

4-C FAWN RIDGE RD **$8,500**
B: James A Hopkins & Krispen L Hopkins
S: Hopkinton Area Land T Inc
Book/Page: 82711/575, Date: 04/29/24

Ayer

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	16
Median Price	$560,000	$462,500

▶ REAL ESTATE SALES

402 AUTUMN RIDGE DR U:402 ..... **$500,000**
B: Douglas A Ruby & Patricia L Ruby
S: Karen A Morano
Book/Page: 82726/274, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $389,900 (06/06)

6 BRIGGS CIR **$825,000**
B: Anji Prakash & Vipul Krishna
S: Ayer Development LLC
Book/Page: 82721/187, Date: 04/30/24
Mtg: New American Funding $766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10071sf

10 BRIGGS CIR **$887,138**
B: Arti Vaishnavi
S: Ayer Development LLC
Book/Page: 82733/154, Date: 05/03/24
Use: Residential Developable Land, Lot: 10023sf

58 PLEASANT ST **$120,000**
B: Kimberly Sanders & Kerry Lomartire
S: Lomartire Janet T Est & James S Cooper
Book/Page: 82729/74, Date: 05/02/24
Use: 2 Bdrm Conventional, Lot: 16117sf
Prior Sale: $110,000 (05/09)

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

15 FLETCHER RD U:15 ..... **$775,000**
B: Somya Chhajlani
S: Michele A Myers
Book/Page: 82714/486, Date: 04/30/24
Mtg: Leader Bank NA $100,000
Term: 2054
Use: 2 Bdrm Condo

24 MEADOWBROOK RD **$890,000**
B: Prashant P Pawar & Trupti More
S: Jill S Scanlon, Tr for Edelstein Ft
Book/Page: 82735/457, Date: 05/03/24
Mtg: Guaranteed Rate Inc $712,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 40877sf

18 MITCHELL GRANT WAY U:18 ..... **$1,250,000**
B: 18 Mitchell Grant Rt & Richard J Davis Jr
S: Guillaume C Gratton & Sophie Lachance
Book/Page: 82715/304, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: $915,000 (05/21)

375 NORTH RD **$1,170,000**
B: Rhiana Carignan
S: William P Walker, Tr for William P Walker T
Book/Page: 82729/502, Date: 05/02/24
Use: 4 Bdrm Colonial, Lot: 40045sf
Prior Sale: $370,400 (09/97)

75 PAGE RD U:27 ..... **$700,000**
B: Omega A Bonnell-Bradley & Sharon L Bonnell-Bradley
S: Rebecca G Neale & Thom Neale
Book/Page: 82709/287, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $531,000 (04/21)

57 WILDWOOD DR **$995,000**
B: Yumeng Jiang & Ji Shi
S: Neil F Mccarron Jr & Joan P Mccarron
Book/Page: 82718/145, Date: 04/30/24
Mtg: Bank of America NA $700,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 4 Bdrm Garrison, Lot: 40010sf

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

11 ADAMS ST **$2,800,000**
B: Thomas Moriarty
S: Pamela Saidnawey
Book/Page: 82730/444, Date: 05/02/24
Use: 4 Bdrm Colonial, Lot: 8877sf
Prior Sale: $935,000 (05/03)

57 BURNHAM ST **$1,830,000**
B: Satya V Devarakonda & Deepti Bandari
S: 57-59 Burnham St LLC
Book/Page: 82717/372, Date: 04/30/24
Mtg: Leader Bank NA $1,464,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2-Family Old Style, Lot: 4572sf
Prior Sale: $1,175,000 (05/23)

90 COMMON ST U:90 ..... **$994,000**
B: Blaise A Aguirre
S: Ann M Connelly RET & Thomas J Connelly Jr
Book/Page: 82711/335, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $580,000 (07/02)

61 DARTMOUTH ST U:1 ..... **$669,000**
B: Bill Wheatle & Abigail Leistra
S: Lucas Tragos, Tr for 61 Dartmouth St Unit 1 Rt
Book/Page: 82716/414, Date: 04/30/24
Mtg: US Bank NA $535,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $249,400 (04/00)

29 FROST RD **$1,599,000**
B: Eric A King & Sushmita Datari
S: Ousama E Shamma & Abier Z Shamma
Book/Page: 82710/299, Date: 04/29/24
Mtg: Guaranteed Rate Inc $1,199,250
Term: 2054
Use: 3 Bdrm Garrison, Lot: 6710sf
Prior Sale: $629,000 (07/01)

12 MARION RD U:2 ..... **$823,000**
B: Drasti Kanakia & Ankit Shah
S: Richard Y Pan & Huankun Shi
Book/Page: 82715/31, Date: 04/30/24
Mtg: MIT Federal CU $740,700
Term: 2054
Use: Condo

25 PAYSON RD U:25 ..... **$1,245,000**
B: Karen M Salvucci, Tr for Karen M Salvucci T
S: Amir R Anbardar & Atena Yousefi
Book/Page: 82726/93, Date: 05/01/24
Use: Condo

36 RUTLEDGE RD **$2,000,000**
B: Stephen Pisuk & Michelle Pisuk
S: Constance Q Page
Book/Page: 82715/65, Date: 04/30/24
Mtg: Leader Bank NA $700,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 10698sf

90 SCHOOL ST **$1,976,000**
B: Tara L Naylor & Stephen H Cleaver
S: Anne M Paulsen & Frederick S Paulsen
Book/Page: 82736/122, Date: 05/03/24
Mtg: Guaranteed Rate Inc $1,580,800
Term: 2054 Rate: 6.3% Type: Adj
Use: 5 Bdrm Old Style, Lot: 13829sf

27 WELLINGTON LN **$1,450,000**
B: Michael Cooke & Elysia Cooke
S: Elizabeth W Pew, Tr for 27 Wellington Ln Rt
Book/Page: 82730/244, Date: 05/02/24
Mtg: Cambridge Svgs Bk $1,000,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 1 Bdrm Colonial, Lot: 8453sf

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

81 TOKATAWAN SPRING LN **$1,350,000**
B: Mark P Berry & Wendy M Berry
S: Lorraine G Carlson, Tr for Carlson Rt
Book/Page: 82736/368, Date: 05/03/24
Mtg: Cardinal Fncl Co LP $862,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 165093sf
Prior Sale: $800,000 (06/14)

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

14 ARDMORE AVE **$675,000**
B: Michelle J Boland & Marianna Wells
S: Amandeep Minhas & Shefali Minhas
Book/Page: 82736/72, Date: 05/03/24
Mtg: Dedham Inst for Svgs $607,500
Term: 2064
Use: 3 Bdrm Ranch, Lot: 7501sf
Prior Sale: $616,500 (03/21)

10 FERNGLADE RD **$590,000**
B: Winston Kenneth LLC
S: Venditti Alma B Est & Gerald Rowinsky
Book/Page: 82716/207, Date: 04/30/24
Mtg: Lowell Five Cent Svgs $562,000
Use: 4 Bdrm Cape Cod, Lot: 10001sf
Prior Sale: $62,000 (07/13)

20 GREENWOOD RD **$875,000**
B: Samantha Caram
S: Stephen S Parker & Maureen O Parker
Book/Page: 82719/445, Date: 04/30/24
Mtg: Guild Mortgage Co $612,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 26951sf
Prior Sale: $570,000 (11/07)

8 KNOLLWOOD CT U:8 ..... **$700,000**
B: Stephanie Devasto & Robert P Devasto
S: Scott Whalen, Tr for Gavin Lt
Book/Page: 82723/541, Date: 05/01/24
Mtg: M&T Bank NA $560,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo

2 SAVIN ST **$983,500**
B: Douglas Marsden & Deborah Marsden
S: Nicole S Huff
Book/Page: 82715/432, Date: 04/30/24
Mtg: Rocket Mortgage LLC $766,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 19998sf
Prior Sale: $826,000 (10/21)

12 WASHINGTON AVE **$881,000**
B: Elias J Christopoulos
S: Washington Ave Prop LLC
Book/Page: 82714/386, Date: 04/30/24
Mtg: Cross Country Mtg Inc $540,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 19998sf
Prior Sale: $695,000 (12/23)

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

122 AUBURN ST **$1,875,000**
B: Seth Fraden & Joyce Peetermans
S: Robert Buckley & Denise Duffy
Book/Page: 82733/475, Date: 05/03/24
Use: 2 Bdrm Conventional, Lot: 2597sf
Prior Sale: $380,000 (07/03)

12 BOW ST **$2,225,000**
B: Bee Club Re Holdings Inc
S: Carrie Vik & Susana Vik
Book/Page: 82737/55, Date: 05/03/24
Mtg: Carrie Vik $1,100,000
Use: Mixed Use-Prim Comm & Resd, Lot: 1505sf
Prior Sale: $2,200,000 (06/21)

220 BRATTLE ST **$2,420,000**
B: John K Oliverio & Fiona N Romeri
S: Gary M Seligson & Amy Seligson
Book/Page: 82715/194, Date: 04/30/24
Mtg: First Citizen B&T Co $1,936,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 5 Bdrm Colonial, Lot: 10101sf
Prior Sale: $682,500 (10/96)

21 CHAUNCY ST U:3B **$410,000**
B: Zolina LLC
S: Naveed Rahman, Tr for Naveed Rahman 2020 RET
Book/Page: 82733/98, Date: 05/03/24
Use: 1 Bdrm Condo
Prior Sale: $274,000 (04/12)

14 CONCORD AVE U:712 ..... **$500,000**
B: Rohan Kapur & Varianny Kapur
S: Miller Jeffrey D Est & Samuel H Avrett
Book/Page: 82714/374, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $342,500 (10/06)

773 CONCORD AVE U:104 ..... **$850,000**
B: Dachuan Lu & Hengyu Ai
S: Xiaoen Wang & Bianling Liu
Doc#: 000000001955940, Date: 05/02/24
Mtg: General Mtg Cap Corp $400,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $600,000 (07/15)

2 EARHART ST U:904 ..... **$1,010,000**
B: Joonmo Ku
S: Stanley M Cohen
Book/Page: 82720/35, Date: 04/30/24
Mtg: Morgan Stanley Privat $808,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $589,000 (09/08)

55 ELLERY ST U:3 ..... **$903,000**
B: Alberto Ovalle & Yating Fan
S: Ann R Smith
Book/Page: 82714/308, Date: 04/30/24
Mtg: Leader Bank NA $669,000
Term: 2054
Use: 2 Bdrm Condo

97-99 ELMWOOD ST U:308 ..... **$1,195,000**
B: Gilbert Wieboldt
S: 95-99 Elmwood St LLC
Book/Page: 82723/30, Date: 05/01/24
Use: Condo

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MIDDLESEX REGISTRY
continued

97-99 ELMWOOD ST U:311 ..... **$790,450**
B: Natalia Vlasenko
S: 95-99 Elmwood Street LLC
Book/Page: 82731/427, Date: 05/02/24
Mtg: Rocket Mortgage LLC $120,000
Term: 2039
Use: Condo

40 FAIRMONT ST **$1,300,000**
B: Philip S Muirhead & Irmak I Turan
S: Sujata Ghosh & Saikat Guha
Book/Page: 82707/488, Date: 04/29/24
Mtg: Washington Trust Mtg $838,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Conventional, Lot: 2009sf
Prior Sale: $1,150,000 (11/22)

50 FOLLEN ST U:207 ..... **$880,000**
B: Yang LLC
S: Xg 50 Follen St LLC
Book/Page: 82716/292, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $1,350,000 (04/21)

127 FRESH POND PKWY **$1,398,000**
B: Shumeng Qian
S: Robert G Goulet & Joseph M Doherty
Book/Page: 82731/569, Date: 05/02/24
Mtg: Rocket Mortgage LLC $600,000
Term: 2054
Use: 2-Family Two Family, Lot: 4723sf

14 GREENOUGH AVE **$2,200,000**
B: 14 Greenough LLC
S: Jane D Craig
Book/Page: 82733/454, Date: 05/03/24
Use: 3 Bdrm Conventional, Lot: 3999sf

85 GRISWOLD ST U:2 ..... **$2,420,000**
B: Michael B Meisel & Nicole M Pereira
S: 85 Griswold Street LLC
Doc#: 000000001956026, Date: 05/03/24
Mtg: Citizens Bank $1,880,000
Term: 2054 Rate: 6.1% Type: Adj
Use: Condo

19 LEONARD AVE U:2 ..... **$1,775,000**
B: Jacob D Isaacson & Caroline F Lucas
S: 19 Leonard Avenue LLC
Book/Page: 82724/183, Date: 05/01/24
Mtg: Rockland Tr Co $700,000
Term: 2054
Use: Condo

27 LINE ST **$1,225,000**
B: Nevin Menias & Nicola Tawfik
S: Marijane T Connell & Michael J Connell
Book/Page: 82725/419, Date: 05/01/24
Mtg: Washington Trust Mtg $918,750
Term: 2054
Use: 2-Family Two Family, Lot: 1722sf

184 MAGAZINE ST U:2 ..... **$1,195,000**
B: Giuseppe Ardito & Kelly Shaw
S: Amy R Brager
Doc#: 000000001955635, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $203,618 (02/96)

6 MARIE AVE U:3 ..... **$1,326,100**
B: Zachary Chapasko & Ami Vyas
S: SA Marie Holdings LLC
Book/Page: 82723/64, Date: 05/01/24
Mtg: Rockland Fed CU $915,000
Term: 2054
Use: Condo

989 MEMORIAL DR U:291 ..... **$2,585,000**
B: Charles A Broh & Jennifer L Hochschild
S: Henry G Berg, Tr for Mary G Berg Rt
Book/Page: 82716/524, Date: 04/30/24
Mtg: Harvard College $96,044
Use: 3 Bdrm Condo
Prior Sale: $1,405,000 (02/10)

221 MOUNT AUBURN ST U:508 ..... **$1,700,000**
B: Cola G Parker & Harold W Anderson 3rd
S: Dorothy W Gillerman
Book/Page: 82729/249, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $850,000 (05/10)

215 NORFOLK ST U:3 ..... **$255,000**
B: John D Manson
S: Jas Homeownership LLC
Book/Page: 82717/574, Date: 04/30/24
Mtg: Cambridge Svgs Bk $235,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $236,550 (12/20)

44-46 PLYMOUTH ST U:1 ..... **$1,050,000**
B: Celine Estrada & Alex Wang
S: 46 Ply LLC
Book/Page: 82721/69, Date: 04/30/24
Mtg: Augusto J Estrada $868,978
Use: Condo

194-R PROSPECT ST U:194R **$1,650,000**
B: Lily Devaraj & Anjan Devaraj
S: Peter J Martin & Suzanne W Martin
Book/Page: 82730/162, Date: 05/02/24
Mtg: Cross Country Mtg Inc $770,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $275,000 (09/05)

223 PUTNAM AVE U:4 ..... **$213,399**
B: Jas Homeownership LLC
S: Matthew Weeman & Elin B Weeman
Book/Page: 82720/595, Date: 04/30/24
Mtg: Cambridge, City of $246,399
Use: 2 Bdrm Condo
Prior Sale: $165,000 (02/13)

318 RINDGE AVE U:313 ..... **$910,000**
B: Evgeny Platonov & Iryna Vlasenko
S: Natalia Vlasenko
Book/Page: 82731/267, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $350,000 (09/09)

44 RUSSELL ST **$3,115,000**
B: 44 Russell St LLC
S: James A Hastie & Jan M Hastie
Book/Page: 82711/445, Date: 04/29/24
Mtg: Rockland Tr Co $1,440,000
Use: 2-Family Two Family, Lot: 11207sf

218 THORNDIKE ST U:106 ..... **$875,000**
B: Daniel J Kats
S: Theo F Guilfoy & John M Ratliff
Book/Page: 82735/515, Date: 05/03/24
Mtg: Washington Trust Mtg $766,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $465,000 (12/12)

11 WALNUT AVE U:B **$1,875,000**
B: Javier Barrientos & Dean J Ventola
S: Thomas V Erlach
Book/Page: 82714/519, Date: 04/30/24
Mtg: Bank of America NA $1,500,000
Term: 2054 Rate: 5.5% Type: Adj
Use: Condo

14 WARE ST U:44 ..... **$700,000**
B: Anant K Sundaram & Faith E Beasley
S: John D Kendrick
Doc#: 000000001956034, Date: 05/03/24
Use: 1 Bdrm Condo

401 WASHINGTON ST U:5 ..... **$915,000**
B: Jing Sun & Jingran Song
S: Bin Xiao & Kexin Zheng
Book/Page: 82715/133, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $860,000 (06/20)

191 WINDSOR ST U:191 ..... **$210,120**
B: Jas Homeownership LLC
S: Zoia R Krastanova
Book/Page: 82712/37, Date: 04/29/24
Mtg: Cambridge, City of $435,120
Use: 3 Bdrm Condo
Prior Sale: $135,000 (03/02)

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

40 BALLS HILL RD **$4,675,000**
B: Balls Hill Rd LLC
S: Churchill G Franklin & Janet H Franklin
Book/Page: 82717/514, Date: 04/30/24
Use: 5 Bdrm Cape Cod, Lot: 113106sf

118 CHESTNUT ST **$1,735,000**
B: Derek Rodenbeck & Tamara Freilich
S: Kathleen M Obrien
Book/Page: 82733/185, Date: 05/03/24
Mtg: CMG Mortgage Inc $1,735,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23485sf

28 CONANT ST **$1,300,000**
B: Joseph Rovine & Sumi Fasolo
S: Patrick F Henning & Ruth J Henning
Book/Page: 82715/346, Date: 04/30/24
Use: 3 Bdrm Contemporary, Lot: 4579sf
Prior Sale: $400,000 (01/05)

13 CONCORD GREENE U:3 ..... **$645,000**
B: Karine Zakarian & Alfred M Zakarian
S: Andrew T Shvets & Tetiana Shvets
Book/Page: 82735/45, Date: 05/03/24
Mtg: Winchester Svgs Bk $451,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1107295sf
Prior Sale: $405,500 (04/19)

104 LAWS BROOK RD **$1,271,500**
B: Ashbrook Properties LLC
S: Nicole Bouzan, Tr for Cannava Ft
Book/Page: 82730/487, Date: 05/02/24
Use: 3 Bdrm Old Style, Lot: 21761sf
Prior Sale: $230,000 (07/96)

353 LAWS BROOK RD **$810,000**
B: Justin Rich & Trevelyn A Lough
S: Timothy C Seston & Sarah H Zimmerli
Book/Page: 82721/343, Date: 04/30/24
Mtg: Rocket Mortgage LLC $310,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20000sf
Prior Sale: $635,000 (02/23)

271 MONSEN RD **$2,350,000**
B: Lihua Wu
S: Liwu Kuang
Book/Page: 82712/509, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 33114sf
Prior Sale: $1,489,900 (10/17)

145 MONUMENT ST **$2,827,500**
B: David J Brown, Tr for 145 Monument St Rt
S: Philip R Reilly & Nancy L Reilly
Book/Page: 82710/155, Date: 04/29/24
Use: 6 Bdrm Colonial, Lot: 16951sf

120 RIVERDALE RD **$1,650,000**
B: Jason Rogers & Lauren G Rogers
S: David M Fivek & Gretchen Voss
Book/Page: 82723/591, Date: 05/01/24
Mtg: TD Bank NA $1,237,500
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 15663sf
Prior Sale: $672,000 (06/06)

83 RIVERSIDE AVE **$1,650,000**
B: Tara L Johnson & Adam Morris-Cohen
S: Eric D Bird & Derek M Isaacowitz
Book/Page: 82723/299, Date: 05/01/24
Mtg: Guild Mortgage Co $1,320,000
Term: 2054
Use: 2-Family Two Family, Lot: 13485sf
Prior Sale: $690,000 (09/08)

57 SHAGBARK RD **$1,059,000**
B: Courtney L Gilbert & Trevor B Bertin
S: Lefebvre Jeannette P Est & Marie-Elena Lefebvre
Doc#: 000000001955780, Date: 04/30/24
Mtg: Guaranteed Rate Inc $868,380
Term: 2054 Rate: 6.5% Type: Adj
Use: 5 Bdrm Colonial, Lot: 24356sf

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

6 ENGLEWOOD AVE **$815,000**
B: Alex G Cheung & Khin G Lee
S: James C Kirby
Book/Page: 82710/408, Date: 04/29/24
Mtg: Cambridge Svgs Bk $555,000
Term: 2054
Use: 2-Family Two Family, Lot: 5253sf
Prior Sale: $140,000 (02/95)

411 FERRY ST **$675,000**
B: Anibal Carranza, Tr for 411-415 Ferry Street Rt
S: Bruce J Mackey & Lois R Mackey
Book/Page: 82730/561, Date: 05/02/24
Mtg: Bruce J Mackey $425,000
Use: Retail-Service, Lot: 3899sf

12 HAMILTON ST U:7 ..... **$390,000**
B: Jun M Wu & Yueqing Mei
S: Kelsey Hichens
Book/Page: 82710/271, Date: 04/29/24
Mtg: Leader Bank NA $250,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $340,000 (12/23)

25 MYRTLE ST U:25 ..... **$850,000**
B: Yaska D Pereira
S: Giovanni Dipierro
Book/Page: 82718/507, Date: 04/30/24
Mtg: Cross Country Mtg Inc $765,000
Term: 2054
Use: 4 Bdrm Condo

39 PARLIN ST U:307 ..... **$540,000**
B: Yueh C Ko
S: Emily W Lee, Tr for Lee-Zhu Ft
Book/Page: 82731/524, Date: 05/02/24
Mtg: East West Bank $324,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $300,000 (03/21)

12 WOODLAND ST U:23 ..... **$240,000**
B: Michael J Payne
S: Donna Digiovanni
Book/Page: 82720/130, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $59,900 (06/91)

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

82 ALEXANDER ST **$655,000**
B: Maria Iselin & William Iselin
S: Ramon L White & Nirka Rosa
Book/Page: 82715/262, Date: 04/30/24
Mtg: Guaranteed Rate Inc $266,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8756sf

19 AUDUBON RD **$665,000**
B: Daniel W Mboweni & Katarina L Mboweni
S: Raymond Bauters & Isabella Bauters
Book/Page: 82709/521, Date: 04/29/24
Mtg: Guaranteed Rate Inc $405,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7492sf
Prior Sale: $390,000 (09/17)

12 BELLWOOD WAY **$610,000**
B: Tiago H Silva & Julie V Silva
S: Joao C Barros
Book/Page: 82709/451, Date: 04/29/24
Mtg: First Natl Bk $488,000
Term: 2039
Use: 3 Bdrm Split Level, Lot: 22825sf
Prior Sale: $490,000 (10/20)

25 CREST RD **$1,100,000**
B: Timothy K Ridge
S: Harry Groome & Marguerite Groome
Doc#: 000000001955993, Date: 05/03/24
Mtg: Cross Country Mtg Inc $770,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21432sf
Prior Sale: $1,013,000 (02/22)

42 GREGORY RD **$637,000**
B: Katherine Poulson & S D Pinzon
S: Richard Catalano
Book/Page: 82719/206, Date: 04/30/24
Mtg: Movement Mtg LLC $552,695
Term: 2054
Use: 3 Bdrm Ranch, Lot: 26702sf
Prior Sale: $345,000 (11/09)

51 JOSEPH RD **$775,000**
B: John G Cummings & Lisa M Cummings
S: Simon D Welsby & Patricia R Welsby
Book/Page: 82715/463, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $609,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25788sf
Prior Sale: $450,000 (12/17)

19 LONGVIEW RD **$650,000**
B: Christina L Edrehi & Brandon T Lang
S: Barbara Baxter, Tr for 19 Longview Rd Rt
Book/Page: 82718/205, Date: 04/30/24
Mtg: Sofi Bank Na $520,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 9148sf

12 MAPLE LN **$715,000**
B: Liliana Bratsis & George Bratsis
S: Christopher Brooks & June Brooks
Book/Page: 82717/341, Date: 04/30/24
Mtg: MSA Mortgage LLC $607,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 19602sf
Prior Sale: $520,000 (04/19)

4 MARIAN RD U:A **$420,000**
B: Yuriy Tarasula
S: Sheila A Masciari, Tr for 4a Marian Road Rt
Book/Page: 82724/147, Date: 05/01/24
Mtg: Rocket Mortgage LLC $336,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $349,000 (03/18)

4 MAYHEW ST **$450,000**
B: Vinod R Patel
S: 4 Mayhew LLC
Book/Page: 82717/23, Date: 04/30/24
Use: 3-Family Mlti-Unt Blg, Lot: 10062sf
Prior Sale: $500,000 (07/22)

2 MECHANIC ST **$780,000**
B: Catherine Nakirya
S: Rafael M Dacruz & Sabrina C Dacruz
Book/Page: 82734/504, Date: 05/03/24
Mtg: Mtg Equity Partners $702,000
Term: 2054
Use: 2-Family Two Family, Lot: 4051sf
Prior Sale: $234,379 (07/16)

69 NICHOLAS RD U:B **$233,000**
B: Govinda R Pavuluri & Anusha Dhanekula
S: Piece Of The Earth LLC
Doc#: 000000001956037, Date: 05/03/24
Mtg: Jeanne DArc CU $186,400
Term: 2054 Rate: 6.4% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $116,817 (09/20)

180 RIVERPATH DR U:180 ..... **$955,000**
B: Jeffrey S Baker & Dian M Vittori
S: Michael G Mcauliffe & Margaret Mcauliffe
Book/Page: 82714/149, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: $677,625 (04/16)

91 SCHOOL ST **$975,000**
B: Sarah Henry & Gregory Edmonston
S: Keith Lavery & Chadd Bernier
Book/Page: 82716/227, Date: 04/30/24
Mtg: Cambridge Svgs Bk $767,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8756sf
Prior Sale: $571,525 (04/18)

9 TARA RD **$620,000**
B: Rebecca Berkowitz
S: Chloe Kim & John Lee
Book/Page: 82726/511, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 8102sf
Prior Sale: $325,000 (05/16)

15 TOWNSEND TER **$625,000**
B: Santino Fierimonte & Angela Rubino
S: Mary M Smith
Doc#: 000000001955751, Date: 04/30/24
Mtg: Guaranteed Rate Inc $562,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25918sf

22 WATSON PL **$765,000**
B: Wenjie Yang & Yanting Zeng
S: Jpk Realty LLC
Doc#: 000000001956005, Date: 05/03/24
Mtg: Leader Bank NA $573,750
Term: 2054
Use: 2-Family Two Family, Lot: 8059sf
Prior Sale: $245,000 (08/12)

506 WINDSOR DR U:506 ..... **$400,000**
B: Connor Hanlon & Elizabeth Hanlon
S: Stuchins Melissa Beth Est & Jay Murphy
Book/Page: 82731/234, Date: 05/02/24
Mtg: Leader Bank NA $320,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $285,500 (10/05)

150 WINTHROP ST **$525,000**
B: Claudiano C Costa & Larisse Costa
S: Larry J Guardiani, Tr for Guardiani Lt
Book/Page: 82726/365, Date: 05/01/24
Mtg: Prestige Home Mtg LLC $472,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11413sf

▶ FORECLOSURE DEEDS

450 EDGELL RD **$504,000**
B: Tbf LLC
S: Mary P Piso & Mortgage Assets Mgmt LLC
Book/Page: 82718/38, Date: 04/30/24
Use: 3 Bdrm Gambrel, Lot: 35589sf

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

459 CHICOPEE ROW **$516,800**
B: Olivia Birdsall & Eric Eads
S: Hammond Joan Theresa Est & Debora L Hammond
Book/Page: 82725/119, Date: 05/01/24
Mtg: Embrace Home Loans $416,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 49658sf

151 DUCK POND DR **$1,400,000**
B: Brian Mcpartland & Sarah Mcpartland
S: Kenneth D Stiles, Tr for Kenneth Daniel Stiles RET
Book/Page: 82721/573, Date: 04/30/24
Mtg: Cross Country Mtg Inc $1,120,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41382sf
Prior Sale: $834,900 (02/14)

95 HUMMINGBIRD LN U:95 ..... **$839,900**
B: Paul D Edson & Melody J Edson
S: Moulton Construction Corp
Book/Page: 82735/32, Date: 05/03/24
Use: 3 Bdrm Condo

41 LAKESIDE DR **$600,000**
B: Marianna A Murphy & Joshua P Rabbitt
S: Christine E Rabbitt
Book/Page: 82728/244, Date: 05/02/24
Mtg: Main Street Bank (MA) $480,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20038sf
Prior Sale: $100,000 (12/98)

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

40 HARGRAVE AVE **$707,000**
B: Oleg Tsybulski
S: Pocas Olimpio Pinto Est & Benjamin Pocas
Book/Page: 82731/462, Date: 05/02/24
Mtg: Vontive Inc $645,350
Use: Apartment Bldg - 4-8 Units, Lot: 30492sf
Prior Sale: $135,000 (02/93)

55 JOHNSON DR **$1,260,000**
B: Michael Mckenna & Elizabeth Mckenna
S: Ray Oquendo & Norabell Oquendo
Book/Page: 82718/267, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $1,008,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 127631sf
Prior Sale: $762,000 (07/11)

544 PRENTICE ST **$620,000**
B: Megan Postemski & Weston Conner
S: Mahendra K Shakya & Subarna Shakya
Book/Page: 82714/95, Date: 04/30/24
Mtg: Washington Trust Mtg $496,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 93654sf
Prior Sale: $205,000 (01/99)

66 WEDGEWOOD DR **$586,000**
B: Rachel Prosser & Thompson Scott-Ludwig
S: Aynur Kashgari & Maimaitiyim Mutalilifu
Book/Page: 82727/296, Date: 05/01/24
Mtg: M&T Bank NA $468,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19166sf
Prior Sale: $510,000 (12/22)

20 WHITNEY ST **$1,500,000**
B: Whitney Company LLC
S: Junction St LLC
Book/Page: 82711/67, Date: 04/29/24
Mtg: Dedham Inst for Svgs $1,125,000
Use: Industrial Warehouse, Lot: 47480sf
Prior Sale: $1,000,000 (07/13)

90 WILLOWGATE RISE **$830,000**
B: Nolan J Lantieri & Michaela K Lantieri
S: Kathryn D Youngen, Tr for Youngen Nt
Book/Page: 82711/412, Date: 04/29/24
Mtg: Guaranteed Rate Inc $664,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 38768sf
Prior Sale: $450,000 (09/09)

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

33 APPLE TREE HILL RD U:33 ..... **$430,000**
B: Ilknur Icke & Sibel Icke
S: Christopher Tatro & Allison Kaplan
Book/Page: 82712/5, Date: 04/29/24
Mtg: Norwich Commercal Grp $387,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $245,000 (11/02)

6 CEDAR ST **$200,000**
B: Main St Crossing LLC
S: Dennis S Katz, Tr for Katz Rt
Book/Page: 82718/307, Date: 04/30/24
Mtg: MutualOne Bk $2,850,000
Use: 3 Bdrm Old Style, Lot: 8398sf
Prior Sale: $150,000 (12/97)

18 FOREST LN U:18 ..... **$560,000**
B: James M Chojnowski & Michaela E Chojnowski
S: Barbara Klein, Tr for Pennock Rd Rt
Book/Page: 82715/97, Date: 04/30/24
Mtg: United Wholesale Mtg $448,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $454,900 (05/19)

6 KIMBALL RD **$1,400,000**
B: Heather B Bearfield
S: Jon Ippolito & Miranda Ippolito
Book/Page: 82714/445, Date: 04/30/24
Mtg: United Wholesale Mtg $650,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30501sf
Prior Sale: $1,259,000 (11/21)

44-46 MAIN ST **$3,600,000**
B: Main St Crossing LLC
S: Hopkinton Drug Realty LLC
Book/Page: 82718/298, Date: 04/30/24

48-52 MAIN ST **$3,600,000**
B: Main St Crossing LLC
S: Hopkinton Drug Realty LLC
Book/Page: 82718/298, Date: 04/30/24
Mtg: MutualOne Bk $2,850,000
Use: Retail-Service, Lot: 50456sf

16 OLD FARM RD **$3,795,000**
B: 8 Queen Anne Road Rt & Tamkin & Hochberg Llp Tr
S: Michael J Egan, Tr for Michael J Egan RET
Book/Page: 82731/205, Date: 05/02/24
Use: Res Potentially Dvlpble Land, Lot: 62474sf
Prior Sale: $150,000 (10/09)

18 OLD FARM RD **$3,795,000**
B: 8 Queen Anne Road Rt & Tamkin & Hochberg Llp Tr
S: Michael J Egan, Tr for Michael J Egan RET
Book/Page: 82731/205, Date: 05/02/24
Use: Residential Developable Land, Lot: 86175sf
Prior Sale: $150,000 (07/09)

8 QUEEN ANNE RD **$3,795,000**
B: 8 Queen Anne Road Rt & Tamkin & Hochberg Llp Tr
S: Michael J Egan, Tr for Michael J Egan RET
Book/Page: 82731/205, Date: 05/02/24
Use: 4 Bdrm Colonial, Lot: 86362sf
Prior Sale: $1,050,000 (07/09)

35 SMITH RD **$1,715,000**
B: Sumit Gaurav & Natasha Gaurav
S: Idival Amaro
Book/Page: 82718/71, Date: 04/30/24
Mtg: Merrimack Valley CU $1,372,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 45002sf
Prior Sale: $990,000 (01/13)

63 WESTON LN U:63 ..... **$699,000**
B: Gregory Board, Tr for Gregory Board 2021 RET
S: Trails LLC
Book/Page: 82721/490, Date: 04/30/24
Mtg: JPMorgan Chase Bank $200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $684,000 (06/23)

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

66-66A BROAD ST **$500,000**
B: Anaya & Kiaan LLC
S: Daigneault Albert J Est & Mary J Daigneault
Book/Page: 82709/328, Date: 04/29/24
Mtg: Rockland Tr Co $368,000
Use: Mixed Use-Prim Res & Comm, Lot: 15073sf

66-A BROAD ST **$500,000**
B: Anaya & Kiaan LLC
S: Daigneault Albert J Est & Mary J Daigneault
Book/Page: 82709/328, Date: 04/29/24

28 CHESTNUT ST **$1,250,000**
B: Patrick Sullivan
S: Brett N Taylor
Book/Page: 82732/98, Date: 05/03/24
Mtg: Citadel Servicing $780,000
Term: 2054
Use: Residential Developable Land, Lot: 60360sf

98 COTTAGE ST **$505,000**
B: Mackenzie Luppold & Daniel Nyberg
S: Jan D Sitler
Book/Page: 82736/422, Date: 05/03/24
Mtg: E Cambridge Svgs Bk $380,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7200sf
Prior Sale: $130,000 (12/93)

17 EATON DR **$565,000**
B: Crystal Estrela & Zachary Avery
S: William J Bonner & Michael F Bonner
Book/Page: 82710/364, Date: 04/29/24
Mtg: EMM Loans LLC $494,375
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 16664sf

19 OLD STOW RD **$1,100,000**
B: Matthew Geary & Caitlin Geary
S: Heather A Astapoveh Jr & Robert W Astapoveh Jr
Book/Page: 82729/108, Date: 05/02/24
Use: 5 Bdrm Colonial, Lot: 40871sf
Prior Sale: $565,000 (12/09)

14 PACKARD ST **$715,000**
B: Samuel R Baltrus
S: Laura E Styn
Book/Page: 82714/168, Date: 04/30/24
Mtg: Berkshire Bank $355,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 56553sf
Prior Sale: $465,000 (11/13)

40 PLANT AVE **$751,000**
B: Taylor D Cusher & Michael A Cusher
S: Dougherty Marilyn I Est & Caitlin Geary
Book/Page: 82723/441, Date: 05/01/24
Mtg: Northpoint Mortgage $511,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 19085sf
Prior Sale: $400,000 (08/17)

12 RUTHELLEN RD **$670,000**
B: Darien Mather & Jack Sternal
S: Mary L Donahue
Book/Page: 82718/368, Date: 04/30/24
Mtg: Richard Sternal $480,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15000sf

35 SCHOOL ST U:B **$550,000**
B: Mark Baranoff
S: Christopher Buckley & Kelley Furman
Book/Page: 82731/384, Date: 05/02/24
Mtg: Embrace Home Loans $495,000
Term: 2054
Use: 4 Bdrm Condo
Prior Sale: $295,000 (03/07)

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7 SHAY RD **$650,000**
B: Matthew Dougherty & Lainie Dougherty
S: Neal M Dougherty, Tr for Mmc-Shay Rt
Book/Page: 82725/460, Date: 05/01/24
Mtg: Fairway Ind Mtg $425,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40118sf

20 SUMMER ST **$790,000**
B: Swand Properties LLC
S: Zenaide Percuoco, Tr for Testamentary T Article 3
Book/Page: 82724/322, Date: 05/01/24
Use: 2-Family Family Flat, Lot: 9548sf

28 SUMMER ST **$423,938**
B: David Rodrigues & Velma M Braga-Rodrigues
S: Adelia D Constantine & Maria L Cauley
Book/Page: 82716/296, Date: 04/30/24
Mtg: Avidia Bank $200,000
Term: 2054
Use: 2-Family Family Flat, Lot: 10890sf

90 WARNER ST **$625,000**
B: Stephen Whippie
S: Matthew N Dougherty & Lainie Dougherty
Book/Page: 82714/565, Date: 04/30/24
Mtg: Northpoint Mortgage $593,750
Term: 2054
Use: 3 Bdrm Conventional, Lot: 14497sf
Prior Sale: $290,500 (04/14)

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

76 BEDFORD ST U:1 ..... **$490,000**
B: Custance Holdings LLC
S: Newmar Realty LLC
Book/Page: 82720/233, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $367,500
Use: Retail Condo, Lot: 821sf

76 BEDFORD ST U:2 ..... **$590,000**
B: Custance Holdings LLC
S: Ag Prime Realty LLC
Book/Page: 82720/500, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $442,500
Use: Retail Condo, Lot: 821sf
Prior Sale: $490,000 (01/87)

23 BLUEBERRY LN **$3,300,000**
B: Chaohui Su
S: Antonius M Bunt & Christine Bunt
Doc#: 000000001955658, Date: 04/29/24
Use: 5 Bdrm Mansion, Lot: 38276sf
Prior Sale: $655,000 (06/06)

321 CONCORD AVE **$680,000**
B: Homes Development Corp
S: Priscilla V Turnquist
Book/Page: 82733/274, Date: 05/03/24
Use: 2 Bdrm Conventional, Lot: 20292sf

3 CRAWFORD RD **$3,250,000**
B: Nicholas Hoffer & Wendi L Hoffer
S: Seaver Prop LLC
Book/Page: 82716/454, Date: 04/30/24
Mtg: JPMorgan Chase Bank $2,600,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 6 Bdrm Colonial, Lot: 19420sf
Prior Sale: $1,378,000 (03/22)

10 ELLISON RD **$1,270,500**
B: Vijay R Gupta & Swapna Araveti
S: Rahul Sarvadevabhatla & Lalitha Sarvadevabhatla
Doc#: 000000001956017, Date: 05/03/24
Mtg: Guaranteed Rate Inc $1,016,400
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 9787sf
Prior Sale: $837,000 (07/18)

65 FIFER LN U:65 ..... **$1,027,000**
B: Kenneth W Prescott & Sandra L Hackman
S: Susan D Erdos, Tr for Erdos Rt
Book/Page: 82725/184, Date: 05/01/24
Mtg: Cambridge Svgs Bk $816,800
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Condo, Lot: 435sf

108 GROVE ST **$2,056,000**
B: Kan Lin & Wenping Chen
S: Scott E Damsky & Wendy B Damsky
Book/Page: 82716/63, Date: 04/30/24
Mtg: Washington Trust Mtg $1,306,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 29875sf
Prior Sale: $1,025,000 (06/05)

1475 MASSACHUSETTS AVE U:219 ..... **$374,884**
B: Charles A Waehler
S: Stacey A Omeara
Book/Page: 82724/594, Date: 05/01/24
Use: 1 Bdrm Condo, Lot: 435sf
Prior Sale: $308,000 (04/20)

40 REED ST **$1,480,000**
B: Jin Chen & Zhang Weng
S: Robert B Caravana, Tr for 40 Reed St Nt
Book/Page: 82710/518, Date: 04/29/24
Mtg: Fairway Ind Mtg $766,500
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 12325sf
Prior Sale: $80,000 (05/91)

41 SCHOOL ST **$1,100,000**
B: North Shore Res Dev Inc
S: Jeffrey W Ruberti & Monica Grewal
Doc#: 000000001955863, Date: 05/01/24
Use: 2 Bdrm Ranch, Lot: 37840sf
Prior Sale: $485,000 (10/11)

3 WACHUSETT CIR **$1,750,000**
B: Robert G Hesse & Anne G Lindseth
S: Philip G Cormier & Catherine D Cormier
Book/Page: 82730/24, Date: 05/02/24
Mtg: Guaranteed Rate Inc $900,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12569sf
Prior Sale: $697,000 (12/01)

498 WALTHAM ST **$1,100,000**
B: Ji Qi
S: Douglas G Williams & Nancy J Williams
Book/Page: 82734/162, Date: 05/03/24
Mtg: US Bank NA $770,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Conventional, Lot: 16371sf
Prior Sale: $160,000 (06/95)

20 YOUNG ST **$1,000,000**
B: B & E Homes LLC
S: Hun G Kua & Lindsey H Kua
Book/Page: 82723/221, Date: 05/01/24
Use: 3 Bdrm Split Level, Lot: 10000sf
Prior Sale: $570,000 (08/10)

Lincoln

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	2
Median Price	$1,228,000	$2,215,500

► REAL ESTATE SALES

140 LINCOLN RD U:311 ..... **$575,000**
B: Margaretha M Eckhardt
S: Diana A Cowles
Book/Page: 82710/91, Date: 04/29/24
Mtg: Cambridge Svgs Bk $517,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $440,000 (07/21)

12 OLD WINTER ST **$1,005,000**
B: Maura Kelly
S: Jane C Thomas
Book/Page: 82725/555, Date: 05/01/24
Use: 2 Bdrm Cape Cod, Lot: 38768sf

72 WINTER ST **$2,106,000**
B: William Settel
S: Harrison R Shulman & Emma S Shulman
Book/Page: 82732/196, Date: 05/03/24
Mtg: Berkshire Bank $1,684,800
Term: 2054
Use: 3 Bdrm, Lot: 82311sf
Prior Sale: $1,455,000 (04/20)

Littleton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	12
Median Price	$625,000	$685,000

► REAL ESTATE SALES

29 HARWOOD AVE **$710,000**
B: Tucker Kinne & Hayley Aydelott
S: Richard P Cail & Elisabeth S Cail
Book/Page: 82712/598, Date: 04/30/24
Mtg: Radius Financial Grp $604,000
Term: 2054
Use: 3 Bdrm Antique, Lot: 43560sf
Prior Sale: $375,000 (09/14)

17 HOUGHTON LN **$682,000**
B: Katherine M Hart & William J Uricchio
S: Peter P Lento
Book/Page: 82725/411, Date: 05/01/24
Use: 2-Family Cape Cod, Lot: 14375sf
Prior Sale: $180,000 (08/94)

32 LAWRENCE ST **$970,000**
B: Robert V Schalkwyk & Shauna L Morrison
S: Judith D Burkhart
Book/Page: 82718/114, Date: 04/30/24
Mtg: Amerant Mortgage $560,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40319sf
Prior Sale: $505,000 (04/12)

18 WASHINGTON DR **$810,000**
B: Jungyeon Lee
S: Kerry A Mceachern
Book/Page: 82709/302, Date: 04/29/24
Mtg: Leader Bank NA $480,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10001sf
Prior Sale: $555,000 (06/18)

1 WORCESTER DR **$335,184**
B: Sara B Carlisle
S: Graham Knowland
Book/Page: 82725/272, Date: 05/01/24
Use: 3 Bdrm Colonial, Lot: 52925sf
Prior Sale: $575,000 (10/14)

Malden

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	24
Median Price	$625,000	$637,500

► REAL ESTATE SALES

38 BAYRD ST **$671,000**
B: Prashidha Pokhrel & Puja S Koirala
S: Sandra Mcneil
Book/Page: 82708/583, Date: 04/29/24
Mtg: Guaranteed Rate Inc $536,800
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5410sf
Prior Sale: $169,900 (12/94)

245 BRYANT ST **$1,750,000**
B: Acdc 245 Bryant LLC
S: Congregaton Agudas Achim-
Book/Page: 82727/209, Date: 05/01/24
Mtg: City Of Malden $1,750,000
Use: Religious Property, Lot: 39735sf

11 COLEMAN ST **$817,000**
B: Manuel G Rivas & Jose G Rivas
S: Luiz C Ferreira
Doc#: 000000001955982, Date: 05/03/24
Mtg: New Fed Mtg Corp $766,854
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 8054sf
Prior Sale: $415,000 (10/03)

20-30 DANIELS ST U:217 ..... **$363,000**
B: Michael Zhilin & Yevgeniya Zhilin
S: Yantong Xie
Book/Page: 82717/414, Date: 04/30/24
Mtg: Leader Bank NA $310,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $279,000 (06/17)

30 FRANKLIN ST U:329 ..... **$507,000**
B: Terrence Ki & Tiffany Chin
S: Arthur J Kriete
Book/Page: 82726/548, Date: 05/01/24
Mtg: Leader Bank NA $481,650
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $240,000 (06/14)

30 FRANKLIN ST U:418 ..... **$420,000**
B: Jeremy S Goldenberg
S: April C Turner
Book/Page: 82715/536, Date: 04/30/24
Mtg: UBS Bank USA $100,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $228,000 (09/05)

204-210 HIGHLAND AVE U:206 ..... **$660,000**
B: Terry E Netusil, Tr for Anthony R Pacciarotti
S: Bernard H Mcgovern, Tr for 204-210 Highland Ave RT
Book/Page: 82734/469, Date: 05/03/24
Use: Condo

85 HOME ST **$800,000**
B: Steter Prop LLC
S: James W Laporte
Book/Page: 82713/27, Date: 04/30/24
Mtg: James W Laporte $600,000
Use: 2-Family Mlti-Unt Blg, Lot: 6364sf

67 MADISON ST **$774,225**
B: Peter Lucas
S: Robert P Chase
Book/Page: 82715/165, Date: 04/30/24
Mtg: Rocket Mortgage LLC $696,802
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 3650sf
Prior Sale: $620,000 (08/18)

104-R MAIN ST **$360,000**
B: 104-118 Main St LLC
S: Mei T Huang
Book/Page: 82723/468, Date: 05/01/24
Use: 3 Bdrm Old Style, Lot: 3851sf
Prior Sale: $80,000 (04/12)

502 SALEM ST **$625,000**
B: Brian S Kraszewski & Lacy A Kraszewski
S: Geoffrey T Quach & Christina T Vo
Book/Page: 82724/434, Date: 05/01/24
Mtg: Rocket Mortgage LLC $500,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 21754sf
Prior Sale: $264,000 (11/05)

77 SUMMIT ST **$650,000**
B: Gabriel D Demoraes & Lauren A Demoraes
S: Jessica Royster
Doc#: 000000001956013, Date: 05/03/24
Mtg: Fall River Five Cents $560,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4961sf
Prior Sale: $275,000 (09/02)

71 WILLIAMS ST **$600,000**
B: Susan Giordano & Walter Sass
S: Patrick Grenberg
Doc#: 000000001955639, Date: 04/29/24
Use: 3 Bdrm Old Style, Lot: 10241sf
Prior Sale: $75,000 (08/95)

Marlborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	33
Median Price	$527,500	$585,000

► REAL ESTATE SALES

37 ANDREWS RD **$750,000**
B: Cesar F Deabreu
S: Cheryl A Johnston
Book/Page: 82731/362, Date: 05/02/24
Mtg: QS Lending T $600,000
Use: 4 Bdrm Colonial, Lot: 18436sf

46 DANJOU DR **$915,000**
B: Brian Coache & Laura E Styn
S: Diana Cruz-Thomas
Book/Page: 82720/415, Date: 04/30/24
Mtg: Embrace Home Loans $465,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 32810sf
Prior Sale: $547,500 (12/10)

480 FARM RD **$650,000**
B: Kaylyn Hamel & Christian Austin
S: Krishna Ramachandra & Uma Ramachandra
Book/Page: 82730/343, Date: 05/02/24
Mtg: Guaranteed Rate Inc $325,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15549sf
Prior Sale: $170,000 (06/95)

15 FRONT ST **$815,000**
B: Lorenzo Micali
S: Steven M Spiegel
Book/Page: 82709/583, Date: 04/29/24
Mtg: Steven M Spiegel $741,075
Term: 2027
Use: Apartment Bldg - 4-8 Units, Lot: 10614sf
Prior Sale: $390,000 (08/11)

102 KINGS VIEW RD **$510,000**
B: Farah P Colon & Jovanny A Colon
S: Rodney F Calloway & Sharon V Boston-Calloway
Book/Page: 82721/106, Date: 04/30/24
Mtg: Salem Five Mtg Co $500,762
Term: 2054
Use: 3 Bdrm Ranch, Lot: 24261sf
Prior Sale: $318,500 (02/19)

13 MAPLE ST **$710,000**
B: Eduardo De La Cruz & Domingo De La Cruz
S: Hanna Gomez
Book/Page: 82730/582, Date: 05/02/24
Mtg: American Fncl Resrcs $703,129
Term: 2054
Use: 3-Family Family Flat, Lot: 2895sf
Prior Sale: $550,000 (12/20)

43 PHEASANT HILL RD **$530,000**
B: Elia E Paxton & Jaime R Gonzalez
S: Patricia Ward, Tr for Ward Ft
Book/Page: 82736/318, Date: 05/03/24
Mtg: Prestige Home Mtg LLC $503,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10030sf

454 PLEASANT ST **$610,000**
B: Juan F Grijalva
S: Ian Fouts & Aimee Drew
Book/Page: 82726/481, Date: 05/01/24
Mtg: United Wholesale Mtg $594,041
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20614sf
Prior Sale: $305,000 (10/11)

150 SIMPSON RD **$565,000**
B: Katherine A Perl & Walter F Gagne Jr
S: Bonita S Hill
Book/Page: 82732/48, Date: 05/03/24
Mtg: Norwich Commercal Grp $536,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21407sf

38 UNION ST **$215,000**
B: Santos Gomez
S: Lorraine M Guimond
Book/Page: 82736/556, Date: 05/03/24
Use: 2 Bdrm Cape Cod, Lot: 5600sf

Maynard

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	14
Median Price	$505,000	$597,590

► REAL ESTATE SALES

4 APPLE RDG U:4 ..... **$540,000**
B: Daniel A Nolan & Natalie M Hrabrick
S: Patricia Peruta
Book/Page: 82734/585, Date: 05/03/24
Mtg: Jeanne DArc CU $486,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $340,000 (07/21)

Medford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	31
Median Price	$720,000	$780,000

► REAL ESTATE SALES

2 4TH ST **$1,290,000**
B: F A Hidalgo-Maldonado
S: Taylor Thompson & Phuong Luong
Book/Page: 82712/372, Date: 04/30/24
Mtg: Rockland Tr Co $967,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 2-Family Duplex, Lot: 10224sf
Prior Sale: $1,199,000 (09/21)

72 ALMONT ST **$565,000**
B: Progress Property LLC
S: Dennis J Brault, Tr for Dennis J Brault Irt
Book/Page: 82724/219, Date: 05/01/24
Mtg: Unitas Funding Llc $600,000
Use: 3 Bdrm Conventional, Lot: 3531sf
Prior Sale: $217,500 (03/00)

12 BENNETT ST **$930,000**
B: Jiahui S Liu
S: Super Funky LLC
Book/Page: 82717/490, Date: 04/30/24
Mtg: Leader Bank NA $651,000
Term: 2054
Use: 2-Family Two Family, Lot: 3160sf
Prior Sale: $510,000 (02/16)

11 BONNER AVE **$800,000**
B: 11 Bonner Avenue LLC
S: 11 & 11a Bonner Ave LLC
Book/Page: 82731/308, Date: 05/02/24
Mtg: LendingOne LLC $1,290,000
Term: 2025
Use: 2-Family Two Family, Lot: 3960sf
Prior Sale: $395,000 (11/10)

41 BURBANK RD **$1,110,000**
B: Charles D Earley & Cecilia A Carlowicz
S: Andrew S Liss & Jennifer A Mertz
Book/Page: 82711/97, Date: 04/29/24
Mtg: TD Bank NA $999,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Colonial, Lot: 6000sf
Prior Sale: $390,000 (07/10)

22 HARRIS RD **$1,625,000**
B: Ghazala E Alam & Syed H Nawab
S: 22 Harris Realty LLC
Book/Page: 82729/291, Date: 05/02/24
Mtg: Guaranteed Rate Affin $1,056,250
Term: 2054 Rate: 7.5% Type: Adj
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $975,000 (08/22)

50 HICKS AVE U:6 ..... **$564,900**
B: Robert Carney & Emily N Carney
S: Dorothy T Farnsworth
Book/Page: 82709/203, Date: 04/29/24
Mtg: Guild Mortgage Co $508,410
Term: 2054
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $120,000 (08/87)

190 HIGH ST U:102 ..... **$456,000**
B: Margaret Clayton
S: Jayne M Center & Brian Center
Doc#: 000000001955767, Date: 04/30/24
Mtg: Mid-Island Mortgage C $300,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $240,000 (11/10)

89 HUME AVE U:89 ..... **$626,000**
B: Weihao Zhu & Yulei Zhang
S: Fergal Glynn, Tr for F T F Glynn & N A Odrisco
Book/Page: 82716/95, Date: 04/30/24
Mtg: MLD Mortgage Inc $416,000
Term: 2044
Use: 2 Bdrm Condo
Prior Sale: $300,000 (03/06)

320 MIDDLESEX AVE U:F302 ..... **$869,900**
B: Moussa P Benmedjkoune
S: Wellington Res LLC
Book/Page: 82721/76, Date: 04/30/24
Mtg: Leader Bank NA $550,000
Term: 2054
Use: Condo

7 POOLE ST **$1,130,000**
B: Adam Rhodes-Rogan & A Dastgheib-Beheshti
S: Ashley T Mondello & Kevin P Morrissey
Book/Page: 82716/585, Date: 04/30/24
Mtg: Linda Rhodes $230,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 3657sf
Prior Sale: $356,775 (09/11)

30 REVERE BEACH PKWY U:507 ..... **$520,000**
B: Jodie-Marie Fernandes
S: Yunpeng Chen & Jingwen Peng
Book/Page: 82730/499, Date: 05/02/24
Mtg: Cambridge Svgs Bk $416,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $345,000 (03/17)

90 S BORDER RD **$1,360,000**
B: James Christianson & Grace Christianson
S: John A Thulin, Tr for Thulin 2020 T
Book/Page: 82713/48, Date: 04/30/24
Mtg: Guild Mortgage Co $1,088,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 7001sf
Prior Sale: $260,000 (07/94)

15 SAINT CLEMENTS RD U:1 ..... **$685,000**
B: Kaiti Chou, Tr for Lai-Chou Ft
S: Kevin M Douglas & Steven J Langton
Book/Page: 82728/597, Date: 05/02/24
Use: Condo

500 SALEM ST U:706 ..... **$565,000**
B: Lina Yen & Ingrid Yen
S: Johan Gace & Imelda Fransiana
Book/Page: 82733/465, Date: 05/03/24
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $450,000 (02/23)

6 TALBOT ST **$1,049,000**
B: James Kremer & Denise Sirias
S: Ronald R Ricard 2nd
Book/Page: 82726/404, Date: 05/01/24
Mtg: Navy FCU $839,200
Term: 2054 Rate: 5.5% Type: Adj
Use: 3 Bdrm Colonial, Lot: 4160sf
Prior Sale: $165,000 (11/11)

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

61 GOSS AVE **$975,000**
B: Michael Obrien & Jessica L Obrien
S: Scott F Colborne & Judith A Colborne
Book/Page: 82717/233, Date: 04/30/24
Mtg: Northern Hm Loans LLC $650,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 6599sf

89 LEBANON ST **$650,000**
B: Pawo Tashi & Sonam Choetso
S: Nicholas Tomaszczuk & Melissa Tomaszczuk
Book/Page: 82726/457, Date: 05/01/24
Mtg: Leader Bank NA $520,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 5741sf
Prior Sale: $300,000 (06/04)

94 N CEDAR PARK **$1,650,000**
B: Christopher M Mcdermott & Lucy Mcdermott
S: Frederick C Smith & Karin E Smith
Book/Page: 82729/432, Date: 05/02/24
Mtg: JPMorgan Chase Bank $990,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Gambrel, Lot: 35920sf
Prior Sale: $1,104,000 (08/18)

106 W FOSTER ST U:1 ..... **$1,290,000**
B: David E Kafafian & Caroline E Kafafian
S: 106 West Foster LLC
Book/Page: 82725/575, Date: 05/01/24
Mtg: First Citizen B&T Co $1,020,000
Term: 2054 Rate: 5.9% Type: Adj
Use: Condo

16 WILLOW ST U:410 ..... **$455,000**
B: Sheila M Geehan
S: Shirley M Lake & Cynthia A Augusta-Lake
Book/Page: 82719/169, Date: 04/30/24
Mtg: Movement Mtg LLC $215,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $263,032 (08/06)

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

25 ALGONQUIAN DR **$1,350,000**
B: Richard J Fahey & Rosemary L Fahey
S: Elaine R Becker
Book/Page: 82715/566, Date: 04/30/24
Use: 4 Bdrm Contemporary, Lot: 22538sf
Prior Sale: $377,100 (04/97)

5 AZALEA CIR **$2,250,000**
B: Qiuwei Huang, Tr for Rainbow Bridge Lt
S: Mindy C Lightman-Dobrow
Book/Page: 82715/523, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 171626sf
Prior Sale: $1,546,925 (04/06)

46 BEACON ST **$2,100,000**
B: Kadri N Jabri & Nicole M Jabri
S: Coppellotti Const LLC
Book/Page: 82719/27, Date: 04/30/24
Mtg: Weichert Fncl Svcs $1,575,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14401sf
Prior Sale: $675,000 (06/23)

9 COUNTRYSIDE RD **$1,100,000**
B: Nathaniel Taylor & Katharine Adamson
S: Richard A Mullane & Mary Erickson
Book/Page: 82729/470, Date: 05/02/24
Mtg: Needham Bk $766,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40132sf
Prior Sale: $615,000 (07/10)

40 HIGHLAND ST **$700,000**
B: Coppellotti Const LLC
S: Dorothy A Patton, Tr for 40 Highland Street Rt
Book/Page: 82733/486, Date: 05/03/24
Mtg: Needham Bk $1,410,000
Use: 4 Bdrm Gambrel, Lot: 96703sf

8 MARION ST U:2 ..... **$405,000**
B: Molly Flaherty & Hunter Schryver
S: Jeffrey J Raider
Book/Page: 82718/432, Date: 04/30/24
Mtg: North Shore Bank $384,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $360,500 (06/18)

10 NOUVELLE WAY U:S503 ..... **$525,000**
B: Edith R Torres
S: Stephen D Richman & Susan H Richman
Book/Page: 82719/57, Date: 04/30/24
Mtg: Mllestone Mtg Solutio $420,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $268,900 (05/10)

14 OAK KNOLL RD **$1,551,044**
B: Yacov Kogan & Rufina Kogan
S: Arthur Fine Homes LLC
Book/Page: 82725/281, Date: 05/01/24
Mtg: United Wholesale Mtg $944,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 8952sf
Prior Sale: $552,500 (03/23)

11 PINE ST **$630,000**
B: Yunyan Zou & Yue Zhang
S: James A Depaolo Jr
Book/Page: 82736/589, Date: 05/03/24
Mtg: General Mtg Cap Corp $345,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10141sf

95 PINE ST **$1,084,000**
B: Marc Stroum & Rachel Perez
S: Benjamin Tengelsen & Laura Tengelsen
Book/Page: 82720/150, Date: 04/30/24
Mtg: Radius Financial Grp $542,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20399sf
Prior Sale: $600,000 (01/18)

12 ROUNDWOOD RD **$1,220,000**
B: Enze Chen & Rachel Chen
S: Edward A Cogan, Tr for Cogan Rt
Doc#: 000000001956000, Date: 05/03/24
Mtg: Guaranteed Rate Inc $976,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 20107sf
Prior Sale: $740,000 (12/15)

11 SUNDANCE WAY **$1,530,000**
B: Pamela Z Kutchukian & Peter Kutchukian
S: Olivier L De-Weck & Lynn Deweck
Book/Page: 82724/279, Date: 05/01/24
Mtg: Jennifer S Ewing $1,224,000
Use: 4 Bdrm Colonial, Lot: 55234sf
Prior Sale: $749,900 (08/01)

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MIDDLESEX REGISTRY
continued

21 SYLVESTER RD **$920,000**
B: Mark Vitello & Katherine L Vitello
S: Michael Vrotsos & Patricia A Williams
Doc#: 000000001955649, Date: 04/29/24
Mtg: Leader Bank NA $736,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11800sf
Prior Sale: $145,000 (03/95)

2 TRAVIS RD **$720,000**
B: Tony Azar & Abir J Gerios
S: Bassem N Bishay & Mireille Bishay
Book/Page: 82718/336, Date: 04/30/24
Mtg: Freedom Mortgage Corp $576,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9940sf
Prior Sale: $317,000 (07/06)

12 WALNUT ST U:3 ..... **$350,000**
B: John Weagraff, Tr for John Weagraff T
S: Edward Bishop & Piers H Master
Book/Page: 82728/436, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $185,000 (08/07)

186 WOODLAND ST **$550,000**
B: Woodland Peak Dev LLC
S: Marilyn A Seuffert, Tr for Bruce P Seuffert T
Book/Page: 82711/164, Date: 04/29/24
Mtg: Loan Funder LLC $840,000
Term: 2025
Use: 4 Bdrm Bngl/Cottage, Lot: 9069sf

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

81 ANNAWAN RD **$2,205,000**
B: Mark D Fuller & Charlotte Rizzi
S: Paul E Hardy Jr & Susan R Hardy
Book/Page: 82719/90, Date: 04/30/24
Mtg: JPMorgan Chase Bank $1,000,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12560sf
Prior Sale: $769,000 (06/00)

15 ASHCROFT RD **$1,260,000**
B: Jason J Hou & Ella K Hou
S: David R Beidler & Devon R Beidler
Book/Page: 82735/168, Date: 05/03/24
Mtg: New Fed Mtg Corp $635,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5330sf
Prior Sale: $650,000 (07/10)

160 ASPEN AVE **$1,425,000**
B: Yujoong Kim & Ji E Kim
S: Freudberg Rita Lea Est & Jeffrey Freudberg
Book/Page: 82708/37, Date: 04/29/24
Mtg: General Mtg Cap Corp $862,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15012sf

6 AUBURN TER **$985,000**
B: Christopher Hedenberg & Elizabeth Vassallo
S: James W Walsh & Kevin J Walsh
Book/Page: 82719/541, Date: 04/30/24
Mtg: Guaranteed Rate Inc $788,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 4326sf

1716 BEACON ST **$2,221,000**
B: Wei Zhang
S: Bradford P Wand & Erin E Wand
Book/Page: 82720/185, Date: 04/30/24
Mtg: Guaranteed Rate Inc $1,888,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 10526sf
Prior Sale: $1,394,000 (12/15)

280 BOYLSTON ST U:608 ..... **$550,000**
B: Vladislav Gankin, Tr for U608-280 Boylston St Rt
S: Valery Gankin, Tr for 260-608 Boylston St Rt
Book/Page: 82727/72, Date: 05/01/24
Use: 1 Bdrm Condo, Lot: 194106sf
Prior Sale: $478,000 (06/21)

41 CENTRAL AVE U:43 ..... **$1,690,000**
B: Anne Fleming & Maxwell Tejo
S: 41 Central Ave LLC
Book/Page: 82725/512, Date: 05/01/24
Mtg: E Cambridge Svgs Bk $900,000
Term: 2054
Use: Condo

28 CHANDLER PL **$730,000**
B: 28 Chandler Pl Newton LLC
S: Colleen Schmidlein, Tr for Mary D Prendergast Irt
Book/Page: 82707/480, Date: 04/29/24
Use: 2 Bdrm Old Style, Lot: 5391sf

33 CHARLESBANK RD U:33 ..... **$381,000**
B: Alay Patel
S: Gamer Arlene J Est & Robert A Nolan
Book/Page: 82722/258, Date: 05/01/24
Mtg: Leader Bank NA $285,750
Use: 1 Bdrm Condo, Lot: 55324sf

947-949 CHESTNUT ST U:2 ..... **$635,000**
B: Jared Hoffman
S: Ying Yu & Xiaobo Bai
Book/Page: 82724/330, Date: 05/01/24
Mtg: Guaranteed Rate Inc $571,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 11415sf
Prior Sale: $545,000 (07/18)

607 COMMONWEALTH AVE **$1,700,000**
B: Shira B Schwartzberg & Jonathan Brown
S: Lee Mcintyre & Josephine Hernandez
Doc#: 000000001955976, Date: 05/03/24
Mtg: Bank of America NA $855,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6008sf
Prior Sale: $660,000 (04/03)

8-10 COYNE RD U:8 ..... **$1,650,000**
B: Xiao Wang & Dang Ding
S: Andrew Lyasoff & Hannelore A Lyasoff
Book/Page: 82730/546, Date: 05/02/24
Use: 3 Bdrm Condo, Lot: 6000sf
Prior Sale: $1,150,000 (02/16)

114 DANE HILL RD **$2,011,000**
B: Sabrina Weeks
S: Peter C Horstmann & Kari K Horstmann
Doc#: 000000001955692, Date: 04/29/24
Use: 4 Bdrm Cape Cod, Lot: 9890sf
Prior Sale: $557,500 (07/00)

54 DAY ST **$1,335,000**
B: 54 Day St LLC
S: Douglas G Mcglathery, Tr for Ruth A Mcglathery 2024 T
Book/Page: 82714/85, Date: 04/30/24
Use: 3 Bdrm Tudor, Lot: 9820sf

141 ELIOT ST **$1,223,000**
B: Ryan Mahan & Sarina Mahan
S: Thomas B Kilgore & C A Moynihan-Kilgore
Book/Page: 82711/553, Date: 04/29/24

2 HAMMOND POND PKWY U:501 ..... **$949,000**
B: Gennady Baskin & Emma Baskin
S: Lori J Jacobson, Tr for 2 Hammond Pond Pkwy Rt
Book/Page: 82716/199, Date: 04/30/24
Use: 3 Bdrm Condo, Lot: 175950sf

38 HARRINGTON ST **$1,355,000**
B: Mohamed Ali
S: Alexandra Rufo, Tr for Zjmafltl Lawrence Ft
Book/Page: 82718/402, Date: 04/30/24
Mtg: MLD Mortgage Inc $349,590
Term: 2054
Use: 2-Family Two Family, Lot: 5770sf
Prior Sale: $150,000 (01/99)

68 HARTFORD ST U:70 ..... **$1,775,000**
B: Viola Zhu & Daniel Hoover
S: Aspinwall Dev Group LLC
Book/Page: 82729/392, Date: 05/02/24
Mtg: Cross Country Mtg Inc $1,242,500
Term: 2054 Rate: 6.4% Type: Adj
Use: Condo

65 HIGH ST U:1 ..... **$1,575,000**
B: Hong M Lee & Hee J Lee
S: 65 High Nuf LLC
Book/Page: 82729/582, Date: 05/02/24
Mtg: Leader Bank NA $510,000
Term: 2054
Use: 4 Bdrm Condo, Lot: 15265sf
Prior Sale: $1,265,000 (09/18)

4 KNOWLES ST U:4 ..... **$2,350,000**
B: Yingqian Ma
S: HG Chestnut Hill LLC
Book/Page: 82723/404, Date: 05/01/24
Use: Condo

31 LANCASTER RD **$2,400,000**
B: Christopher J Mcanally & Vivian Mcanally
S: Lancaster Investments LLC
Book/Page: 82727/335, Date: 05/01/24
Mtg: Total Mtg Svcs $500,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8164sf
Prior Sale: $1,225,000 (10/22)

383 LANGLEY RD U:3 ..... **$532,500**
B: Tian H Xu & Hongsheng Jin
S: Alivelu M Ramisetty
Book/Page: 82712/471, Date: 04/30/24
Mtg: Leader Bank NA $399,375
Term: 2054
Use: 2 Bdrm Condo, Lot: 32670sf
Prior Sale: $360,000 (09/15)

31 MELVILLE AVE **$780,000**
B: 31 Melville LLC
S: Fredda S Purgalin
Doc#: 000000001955788, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 6931sf
Prior Sale: $249,000 (07/95)

25 OAK TER **$1,460,000**
B: Deniz Karakoyunlu & Sarah Groves
S: Cynthia R Dockrell
Book/Page: 82727/360, Date: 05/01/24
Mtg: Leader Bank NA $560,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 4884sf

74 OBER RD U:74 ..... **$1,050,000**
B: Brian Kalish & Marykate Omalley
S: Gale W Minot
Book/Page: 82724/386, Date: 05/01/24
Mtg: Bmo Bank Na $840,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 217965sf
Prior Sale: $815,000 (03/18)

560 PARKER ST **$1,875,000**
B: Jiangmin Chen & Ying Chen
S: Paulo J Martins & Helena A Santos-Martins
Book/Page: 82721/441, Date: 04/30/24
Mtg: JPMorgan Chase Bank $1,375,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11120sf
Prior Sale: $1,294,464 (06/16)

12-14 PENNSYLVANIA AVE **$1,400,000**
B: Westview Partners Hldg LL
S: Joseph G Cosgrove, Tr for Cosgrove Ft
Book/Page: 82721/145, Date: 04/30/24
Mtg: Village Bank $4,500,000
Use: 2-Family Duplex, Lot: 9425sf

18-20 PENNSYLVANIA AVE **$1,400,000**
B: Westview Partners Hldg LL
S: Joseph G Cosgrove, Tr for Cosgrove Ft
Book/Page: 82721/148, Date: 04/30/24
Mtg: Village Bank $4,500,000
Use: 2-Family Two Family, Lot: 7830sf

75 PRESCOTT ST **$1,305,000**
B: 75 Prescott Street LLC
S: Sallyann Arpino, Tr for Psn Rt
Book/Page: 82727/396, Date: 05/01/24
Mtg: Needham Bk $978,750
Use: 3-Family Colonial, Lot: 18652sf

253 RIVERVIEW AVE **$1,050,000**
B: Quinn Construction Corp
S: Douglas F Micciantuono, Tr for 253 Riverview Ave Rt
Book/Page: 82714/595, Date: 04/30/24
Mtg: Village Bank $600,000
Use: Office Bldg-General, Lot: 8000sf
Prior Sale: $500,000 (01/07)

10 ROSE DR **$850,000**
B: Nathan Wong & Yue Wu
S: Susan J Rudek
Doc#: 000000001955669, Date: 04/29/24
Mtg: Leader Bank NA $720,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4513sf
Prior Sale: $175,000 (02/91)

8 RUSSELL RD **$1,005,000**
B: Xiaofei E Wang & Yingjian Wang
S: Terry R Hackford, Tr for Terry Reece Hackford Ft
Book/Page: 82719/344, Date: 04/30/24
Mtg: US Bank NA $800,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Old Style, Lot: 4486sf

19 SARGENT PARK **$3,850,000**
B: Matthew P Jordan & Jenna Jordan
S: Sargent Park LLC
Book/Page: 82719/311, Date: 04/30/24
Mtg: Morgan Stanley Privat $2,720,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 9740sf
Prior Sale: $1,155,000 (09/21)

45 VERNDALE RD **$2,035,000**
B: Susan Greene & Wendy Berry
S: Russell H Lightman & Nancy E Lightman
Doc#: 000000001955677, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 8538sf

2096 WASHINGTON ST **$890,000**
B: Xiaoyu Wu & Chang Su
S: Jin X Chen & Hui L Yu-Chen
Doc#: 000000001955740, Date: 04/30/24
Mtg: JPMorgan Chase Bank $640,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10260sf
Prior Sale: $358,000 (08/11)

North Reading

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	16
Median Price	$652,500	$1,022,500

► REAL ESTATE SALES

203 CENTRAL ST **$730,000**
B: 203 Central Street LLC
S: Cooperative For Human Svc
Doc#: 000000001955868, Date: 05/01/24
Use: Other Exempt, Lot: 33106sf
Prior Sale: $550,000 (07/00)

1 DUANE DR **$1,195,000**
B: Daryn C Firicano
S: Palma Prop LLC
Book/Page: 82710/570, Date: 04/29/24
Mtg: Cross Country Mtg Inc $300,000
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 63728sf
Prior Sale: $600,000 (07/23)

15 MACINTYRE DR **$1,825,000**
B: David Simm & Amanda Simm
S: Michael F Sullivan & Jennifer A Sullivan
Book/Page: 82713/586, Date: 04/30/24
Mtg: Blue Water Mortgage $1,200,000
Term: 2039
Use: 5 Bdrm Colonial, Lot: 57935sf
Prior Sale: $995,000 (06/10)

270 MAIN ST U:9 ..... **$262,000**
B: Nikki Edry & Paul Edry
S: Joseph G Riley Jr
Book/Page: 82714/129, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $168,000 (08/18)

280 MARTINS LNDG U:304 ..... **$471,395**
B: Caron A Crovo
S: Pulte Hm Of New Eng LLC
Book/Page: 82730/331, Date: 05/02/24
Use: Condo

280 MARTINS LNDG U:312 ..... **$587,445**
B: Sergio Coviello
S: Pulte Hm Of New Eng LLC
Book/Page: 82734/387, Date: 05/03/24
Mtg: Salem Five Mtg Co $293,500
Term: 2054 Rate: 6.5% Type: Adj
Use: Condo

280 MARTINS LNDG U:313 ..... **$722,840**
B: Jennifer Landis & Mark Landis
S: Pulte Hm Of New Eng LLC
Book/Page: 82724/370, Date: 05/01/24
Use: Condo

280 MARTINS LNDG U:501 ..... **$803,710**
B: Carolyn B Mottolo, Tr for Lynnfield Melch Rt
S: Pulte Hm Of New Eng LLC
Book/Page: 82726/295, Date: 05/01/24
Use: Condo

280 MARTINS LNDG U:509 ..... **$671,210**
B: Antonio K Isaac
S: Pulte Hm Of New Eng LLC
Book/Page: 82736/35, Date: 05/03/24
Mtg: Pulte Mortgage Corp $469,847
Term: 2064
Use: Condo

280 MARTINS LNDG U:8510 ..... **$678,150**
B: Nancy A Legere
S: Pulte Hm Of New Eng LLC
Book/Page: 82709/384, Date: 04/29/24
Use: Condo

15 PARK ST **$500,000**
B: Th Builders LLC
S: Jane A Raymond, Tr for Confalone Ft
Doc#: 000000001955916, Date: 05/02/24
Mtg: RK Burlington Lending $450,000
Use: 2-Family Conventional, Lot: 27007sf

10 SULLIVAN RD **$785,000**
B: Erik Nikonchuk & Meaghan Nikonchuk
S: William B Agassounon
Doc#: 000000001955641, Date: 04/29/24
Mtg: Cross Country Mtg Inc $400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21344sf
Prior Sale: $232,500 (10/09)

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

10 CROSS ST **$325,000**
B: Daniel Moriarty
S: Calawa Mary A Est & Alan P Calawa
Book/Page: 82722/138, Date: 05/01/24
Mtg: Total Mtg Svcs $308,750
Term: 2054
Use: 4 Bdrm Old Style, Lot: 10389sf
Prior Sale: $249,000 (07/06)

68 HEALD ST **$500,000**
B: Keely V Moore & Christopher C Cook Jr
S: Keith W Hallbourg & Cheryl J Hallbourg
Book/Page: 82715/225, Date: 04/30/24
Mtg: Guaranteed Rate Inc $490,943
Term: 2054
Use: 2 Bdrm Ranch, Lot: 43856sf
Prior Sale: $270,000 (06/23)

34 LOWELL RD U:24 ..... **$290,000**
B: Kathryn E Bellomo
S: Mary L Seiler
Book/Page: 82724/553, Date: 05/01/24
Mtg: Cross Country Mtg Inc $230,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $130,000 (06/13)

21 SHEFFIELD ST **$573,500**
B: Bettina N Johnson
S: David J Novak
Book/Page: 82710/26, Date: 04/29/24
Mtg: Guild Mortgage Co $484,004
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 42859sf
Prior Sale: $183,000 (06/88)

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

10 ABIGAIL WAY U:2008 ..... **$595,000**
B: Peter Lattanzi, Tr for Schermerhorn & Cummings F
S: Matthew P Lordan, Tr for Maureen P Lordan Irt
Book/Page: 82719/391, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $445,385 (07/16)

62 ABIGAIL WAY U:4007 ..... **$470,000**
B: Kevin Downey
S: Sheila M Geehan
Book/Page: 82708/530, Date: 04/29/24
Mtg: Berkshire Bank $376,000
Term: 2054
Use: 2 Bdrm Condo

7 AUGUSTUS CT U:3004 ..... **$495,000**
B: Mary J Odonnell
S: Janet M Spellman, Tr for Spellman Ft
Book/Page: 82714/284, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $353,845 (08/15)

19 CRITERION RD **$705,000**
B: Megan Sullivan
S: Jennifer T Taladua
Book/Page: 82716/256, Date: 04/30/24
Mtg: United Wholesale Mtg $455,000
Term: 2054
Use: 2 Bdrm Split Level, Lot: 5001sf
Prior Sale: $387,000 (08/05)

19 DUSTIN RD **$855,000**
B: Keenan Sunderwirth & Stefan Herlitz
S: Philip C Odonnell & Kathleen A Odonnell
Book/Page: 82715/139, Date: 04/30/24
Mtg: Cross Country Mtg Inc $598,500
Term: 2054
Use: 2 Bdrm Colonial, Lot: 8999sf

334 FRANKLIN ST **$1,445,000**
B: Cristina N Ortiz & Miguel A Gomez
S: Linda L Demarco
Book/Page: 82726/204, Date: 05/01/24
Mtg: Movement Mtg LLC $1,136,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20181sf

30 JOHNSON WOODS DR U:30 ..... **$1,315,000**
B: Aparna Ramaswami & Karthik Ramaswami
S: Johnson Woods Realty Corp
Book/Page: 82719/269, Date: 04/30/24
Mtg: Rocket Mortgage LLC $665,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $1,176,000 (12/23)

75 JOHNSON WOODS DR U:75 ..... **$1,425,000**
B: Samuel E Morgan & Carey A Morgan
S: Johnson Woods Realty Corp
Book/Page: 82730/102, Date: 05/02/24
Mtg: American Internet Mtg $700,000
Term: 2054
Use: 3 Bdrm Condo

15 LONGWOOD RD **$1,450,000**
B: Christopher V Shumake & Kathryn L Shumake
S: Rkaco LLC
Doc#: 000000001956009, Date: 05/03/24
Mtg: Total Mtg Svcs $766,550
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 21832sf
Prior Sale: $600,000 (06/23)

45 PUTNAM RD **$1,125,000**
B: Peter S Login & Suhashini Sarkar
S: Barry E Spear & Tara L Spear
Book/Page: 82714/198, Date: 04/30/24
Mtg: Guaranteed Rate Inc $900,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 10589sf
Prior Sale: $410,000 (07/01)

20 SANDRA LN **$1,520,000**
B: Pamela Mayers & Patrick Mayers
S: Michael L Ciaccio & Joanne M Ciaccio
Book/Page: 82713/495, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 16252sf
Prior Sale: $182,000 (02/95)

17 STURGES RD **$760,000**
B: Theresa Cigliano & Nicholas Laferriere
S: 17 Sturges Road Rt & C H W Schubarth Jr
Book/Page: 82725/372, Date: 05/01/24
Mtg: Guaranteed Rate Inc $722,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10010sf

Sherborn

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	9
Median Price	$1,049,550	$999,000

► REAL ESTATE SALES

11 AMES DR **$1,300,000**
B: Anatoly Kazakin & Elizabeth Chertavian
S: Susan C Foss, Tr for Susan C Foss T
Book/Page: 82722/562, Date: 05/01/24
Mtg: United Wholesale Mtg $1,040,000
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 87556sf
Prior Sale: $847,500 (03/18)

35 BRUSH HILL RD **$765,000**
B: Karanjodh S Meen & Carey A Houston
S: Livingston Carroll & Donna M Bryant
Book/Page: 82733/292, Date: 05/03/24
Mtg: Guaranteed Rate Affin $688,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 87120sf
Prior Sale: $203,000 (07/91)

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

395 ALEWIFE BROOK PKWY U:3H **$820,000**
B: Fernando J Vall-Llobera
S: 395 Abp LLC
Doc#: 000000001956045, Date: 05/03/24
Mtg: Fairway Ind Mtg $738,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Condo

58 ALPINE ST U:58 ..... **$1,375,000**
B: Craig Martek & Kelly Stover
S: 4 Princeton LLC
Book/Page: 82710/244, Date: 04/29/24
Mtg: Leader Bank NA $1,100,000
Term: 2054
Use: Condo

79 BENTON RD U:1 ..... **$1,015,000**
B: Sean Ogrady & Katharine Ogrady
S: Stephen Tang & Alyssa Kim
Book/Page: 82733/562, Date: 05/03/24
Mtg: Leader Bank NA $812,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $940,000 (01/21)

21 BURNSIDE AVE **$1,650,000**
B: 21 Black Pearl LLC
S: Miriam Elmer, Tr for Brunside T
Book/Page: 82714/477, Date: 04/30/24
Use: 3-Family Family Flat, Lot: 3193sf

13 CLYDE ST **$1,800,000**
B: Clyde Rei LLC
S: 13 Clyde Street LLC
Doc#: 000000001955805, Date: 04/30/24
Use: 2-Family Two Family, Lot: 7014sf
Prior Sale: $365,000 (12/11)

111 ELM ST U:2 ..... **$1,950,000**
B: Marc Abrams & Angela Abrams
S: 111 Elm Realty LLC
Book/Page: 82728/226, Date: 05/02/24
Use: Condo

10 FLORENCE TER U:1 ..... **$750,000**
B: Alexander Sghia-Hughes
S: Jordan Hubbard & Sean Hubbard
Book/Page: 82718/583, Date: 04/30/24
Mtg: Envoy Mtg LTD $350,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $660,000 (12/22)

54-56 GOVERNOR WINTHROP RD U:1 ..... **$1,120,000**
B: Benjamin A Diner & Karishma Roopchand
S: 54-56 Governor Winthrop L
Book/Page: 82726/171, Date: 05/01/24
Mtg: Guaranteed Rate Inc $600,000
Term: 2054
Use: Condo

39 HANCOCK ST **$1,125,000**
B: Elston Enterprises LLC
S: Savage Troy Justin Est & Christopher R Stallard
Book/Page: 82730/62, Date: 05/02/24
Mtg: Digital FCU $950,000
Use: 2-Family Two Family, Lot: 3021sf
Prior Sale: $665,500 (09/03)

23 HARVARD ST U:1 ..... **$1,187,000**
B: Robert Paolini & Rachel Bowers
S: Daniel J Mchale & Michelle Mchale
Book/Page: 82734/421, Date: 05/03/24
Mtg: US Bank NA $949,600
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $499,000 (08/10)

14 MALVERN AVE **$1,700,000**
B: Ny A Ranaivozanany
S: N Blvd LLC
Book/Page: 82708/573, Date: 04/29/24
Use: 2-Family Decker, Lot: 3300sf
Prior Sale: $1,700,000 (03/24)

402 MEDFORD ST U:1 ..... **$924,900**
B: Tianyu Sun & Shuang Wang
S: Stacie E Dodgson
Book/Page: 82736/275, Date: 05/03/24
Mtg: United Nations FCU $625,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo

51 OLIVER ST U:3 ..... **$1,120,000**
B: Mark J Kurtz Jr & Alison P Klemencic
S: Ying Tian
Book/Page: 82712/525, Date: 04/30/24
Mtg: Guaranteed Rate Inc $896,000
Term: 2054
Use: 3 Bdrm Condo

46 PINCKNEY ST U:52 ..... **$630,000**
B: Jean-Pierre Roussarie & Gregory D Barrett
S: Samuel B Dinning & Janice Rottenberg
Book/Page: 82734/201, Date: 05/03/24
Mtg: First Cmnty Mtg Inc $567,000
Term: 2054
Use: Condo

192 WASHINGTON ST **$1,142,500**
B: 192 Wa Somerville LLC
S: 192 Wa St Somerville LLC
Book/Page: 82735/87, Date: 05/03/24
Mtg: Middlesex FSLA $2,323,375
Use: 2-Family Decker, Lot: 4900sf
Prior Sale: $1,049,900 (08/23)

25 WINDSOR RD U:25 ..... **$1,210,000**
B: Paul Handorff & Meena Boppana
S: Elizabeth C Co, Tr for Elizabeth C Co RET
Book/Page: 82713/402, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: $499,900 (08/12)

77 WINSLOW AVE U:79 ..... **$665,000**
B: Jacob R Johnson & Taylor Johnson
S: James P Douglas, Tr for 79 Winslow Avenue Rt
Book/Page: 82727/164, Date: 05/01/24
Mtg: Leader Bank NA $532,000
Term: 2054 Rate: 6.8% Type: Adj
Use: Condo

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

5 AVON ST **$497,000**
B: Amy Best & Nicholas Best
S: Joseph G Nicholson
Book/Page: 82726/58, Date: 05/01/24
Mtg: Sierra Pacific Mtg $472,150
Term: 2054
Use: 2 Bdrm Old Style, Lot: 4874sf

19 GARDEN RD **$1,050,000**
B: Dino Bulic & Almir Bulic
S: Michael Ganzak & Brittany Ganzak
Book/Page: 82710/200, Date: 04/29/24
Mtg: Berkshire Bank $945,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 10289sf
Prior Sale: $644,000 (11/16)

244 NORTH ST **$790,000**
B: Muna Rajchal & Tilak Shilpakar
S: Paul D Hubert Jr
Book/Page: 82736/476, Date: 05/03/24
Mtg: Superior Funding Corp $553,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17350sf
Prior Sale: $575,000 (05/20)

15 SPRING ST **$520,000**
B: T&z Realty LLC
S: Norden Helen L Est & Miguel E Norden
Doc#: 000000001955647, Date: 04/29/24
Use: 5 Bdrm Old Style, Lot: 10306sf

Stow

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	5
Median Price	$642,500	$795,000

► REAL ESTATE SALES

34 MEETING HOUSE LN U:319 ..... **$380,000**
B: Elizabeth Eng & Keith Eng
S: Karen E Hanson & Carl M Purinton
Book/Page: 82718/548, Date: 04/30/24
Mtg: EMM Loans LLC $342,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $185,000 (10/10)

34 MEETING HOUSE LN U:C22 ..... **$380,000**
B: Elizabeth Eng & Keith Eng
S: Karen E Hanson & Carl M Purinton
Book/Page: 82718/548, Date: 04/30/24
Use: Condo Parking-Residential
Prior Sale: $18,000 (08/02)

41 OLD BOLTON RD **$1,050,000**
B: 41 Old Bolton LLC
S: Larry Escobedo & Kelly R Escobedo
Book/Page: 82715/56, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 65340sf
Prior Sale: $800,000 (05/19)

Sudbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	33
Median Price	$1,154,500	$1,025,000

► REAL ESTATE SALES

41 CODMAN DR **$2,750,000**
B: Nadia A Osaimi
S: Raymond D Liberatore & Claudia L Liberatore
Book/Page: 82716/498, Date: 04/30/24
Use: 5 Bdrm, Lot: 60220sf
Prior Sale: $1,300,000 (04/06)

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401 EMERY LN U:406 ..... **$454,999**
B: Thomas J Long & Marianne P Long
S: Pulte Hm Of New Eng LLC
Book/Page: 82733/371, Date: 05/03/24
Mtg: Movement Mtg LLC $341,249
Term: 2054
Use: 2 Bdrm Condo

GOODNOW RD **$675,000**
B: Goodnow Partners LLC
S: Christopher S Tarantino & Trisha M Tarantino
Book/Page: 82727/59, Date: 05/01/24

66 GOODNOW RD **$4,000,000**
B: Joseph P Mammola
S: Jodi Swinburne
Book/Page: 82710/160, Date: 04/29/24
Mtg: JPMorgan Chase Bank $2,500,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 6 Bdrm, Lot: 535713sf
Prior Sale: $4,000,000 (04/22)

141 LANDHAM RD **$850,000**
B: Zifeng Song
S: Brady M Adams, Tr for K M Trujillo-Adams
Book/Page: 82716/28, Date: 04/30/24
Mtg: Wells Fargo Bank $797,500
Term: 2054
Use: 4 Bdrm Victorian, Lot: 73105sf
Prior Sale: $815,000 (09/22)

10 MEACHEN LN **$1,900,000**
B: Marc R Labbe & Erika C Labbe
S: Deborah L Mueller, Tr for Deborah L Mueller 2018 T
Book/Page: 82719/576, Date: 04/30/24
Mtg: Wells Fargo Bank $1,100,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42613sf
Prior Sale: $965,000 (07/98)

157 NOBSCOT RD U:157 ..... **$1,100,000**
B: Beverly F Blatz, Tr for Beverly F Blatz 2020 T
S: Sheila B Giglio, Tr for Crowell 2017 RET
Book/Page: 82711/267, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $765,000 (10/07)

4 REVERE RD **$1,163,000**
B: Ruijia Niu & Kaiqi Li
S: Maile Reddy & Chaitanya Reddy
Book/Page: 82722/219, Date: 05/01/24
Mtg: Guaranteed Rate Inc $825,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 54462sf
Prior Sale: $900,000 (06/21)

48 WILLARD GRANT RD **$1,250,000**
B: John R Coombs & Margaret K Coombs
S: Rachael Macedo & Karyn J Hylan
Book/Page: 82718/230, Date: 04/30/24
Mtg: PNC Bank $925,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Split Level, Lot: 43485sf
Prior Sale: $700,000 (04/17)

Townsend

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	16
Median Price	$525,000	$430,000

► REAL ESTATE SALES

9 EMERY RD **$470,000**
B: Ebere Abosi
S: Kinfolk LLC
Book/Page: 82722/46, Date: 05/01/24
Mtg: Guaranteed Rate Inc $461,487
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 23492sf
Prior Sale: $237,500 (12/23)

5 TURNPIKE RD U:214 ..... **$98,000**
B: Brianna M Romanow
S: Elena T Bleakley, Tr for Robill Realty Tlii
Book/Page: 82719/406, Date: 04/30/24
Mtg: Keystone Funding $88,200
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $35,000 (08/03)

Wakefield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	24
Median Price	$625,500	$712,500

► REAL ESTATE SALES

14 CARRIAGE LN **$1,617,000**
B: Joseph Imbasciano & Victoria Imbasciano
S: Arthur D Rodrigues, Tr for Amr Rt
Doc#: 000000001955717, Date: 04/30/24
Mtg: Guild Mortgage Co $766,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8011sf
Prior Sale: $975,000 (07/09)

11 CENTRAL ST **$855,000**
B: Cameron M Moniz & Dylan M Shaffer
S: Teresa M Barton, Tr for Rosemarie G Bellandi RET
Book/Page: 82715/579, Date: 04/30/24

28 COURT ST **$910,000**
B: Xiao M Huang & Amanda M Huang
S: Marie E Rudzinsky, Tr for Rudzinsky Int
Book/Page: 82729/338, Date: 05/02/24
Use: 3 Bdrm Colonial, Lot: 5798sf

19 GREEN ST **$718,000**
B: Biswash Thakuri & Nutan Rana
S: Donna M Cognon, Tr for Donna M Cognon RET
Book/Page: 82731/112, Date: 05/02/24
Mtg: Total Mtg Svcs $679,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7680sf
Prior Sale: $410,000 (07/13)

16 GREGORY RD **$850,000**
B: Karin E Smith
S: Mary E Callahan, Tr for W R & Mary E Callahan T
Book/Page: 82731/161, Date: 05/02/24
Mtg: Cross Country Mtg Inc $467,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12436sf

OLD NAHANT RD **$398,000**
B: Giannelli Mgmt & Dev Corp
S: Carol Burkhart, Tr for Allen Wakefield Rt
Book/Page: 82733/417, Date: 05/03/24

1 OVERLOOK RD **$1,250,000**
B: Timothy Finn Jr & Thomas Finn
S: David Masse
Book/Page: 82720/295, Date: 04/30/24
Mtg: Nations Reliable Lndg $1,000,000
Term: 2054
Use: 2-Family Conventional, Lot: 9496sf
Prior Sale: $630,000 (09/23)

Waltham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	39
Median Price	$750,000	$726,000

► REAL ESTATE SALES

204 CLOCKTOWER DR U:302 ..... **$569,900**
B: Maria S Kryatova
S: Jeffrey W Murphy & Amanda C Murphy
Book/Page: 82711/207, Date: 04/29/24
Mtg: BankESB $440,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $442,000 (09/20)

70 FAIRMONT AVE **$670,000**
B: Mac Prop Group LLC
S: Patricia Paragona
Book/Page: 82723/263, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 7200sf

28 FARNSWORTH AVE **$810,000**
B: First Landing Invs LLC
S: Blv V Reo LLC
Book/Page: 82728/301, Date: 05/02/24
Use: 2-Family Two Family, Lot: 5650sf
Prior Sale: $620,000 (02/19)

28 FARNSWORTH AVE **$851,500**
B: Royal Residence Group LLC
S: First Landing Invs LLC
Book/Page: 82730/449, Date: 05/02/24
Mtg: G Capital LLC $911,000
Use: 2-Family Two Family, Lot: 5650sf
Prior Sale: $810,000 (05/24)

9 JACQUELINE RD U:D **$430,000**
B: Rajender Ranga
S: Neil P Fitzgerald & Evoni Fitzgerald
Book/Page: 82719/476, Date: 04/30/24
Mtg: United Nations FCU $344,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $99,900 (04/97)

501 LEXINGTON ST U:59 ..... **$730,000**
B: Jiyuan Liu & Yan Liu
S: David J Biggs & Ellen G Biggs
Book/Page: 82720/87, Date: 04/30/24
Mtg: Washington Trust Mtg $584,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $189,900 (09/95)

420 LINCOLN ST **$775,000**
B: 420 Lincoln Street LLC
S: Joseph P Chiasson & William P Chiasson
Book/Page: 82728/554, Date: 05/02/24
Mtg: Watertown Svgs Bk $1,931,250
Use: 3 Bdrm Ranch, Lot: 11169sf

39 MARLBOROUGH RD **$1,005,000**
B: Dawnny S Fong
S: Kathryn Gustafson & Kraig Gustafson
Book/Page: 82714/233, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 5401sf
Prior Sale: $435,000 (12/09)

73 ORANGE ST U:2 ..... **$850,000**
B: Debora I Schnitzer & Robert D Slate
S: Douglas B Hunt
Book/Page: 82717/536, Date: 04/30/24
Mtg: Washington Trust Mtg $250,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $400,000 (12/14)

61 PARMENTER RD U:2 ..... **$832,000**
B: Akshay V Dandekar & Siddhee A Sahasrabudhe
S: Jonathan Speen & Rachel Dill
Book/Page: 82710/333, Date: 04/29/24
Mtg: Cambridge Svgs Bk $665,600
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $649,000 (04/18)

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

2-10 BIGELOW AVE **$1,200,000**
B: 2-8 Bigelow Ave LLC
S: Bigelow Avenue Group LLC
Book/Page: 82725/3, Date: 05/01/24
Mtg: Bigelow Ave Grp Llc $998,000

41 GILBERT ST **$1,020,000**
B: Meghan Bliss-Moreau
S: David A Mcnutt & Cynthia Mcnutt
Book/Page: 82709/475, Date: 04/29/24
Mtg: Fairway Ind Mtg $862,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4008sf
Prior Sale: $736,400 (04/19)

24 LADD ST U:24 ..... **$507,500**
B: Julie Leprevost
S: Robert J Fei
Book/Page: 82726/583, Date: 05/01/24
Mtg: Fairway Ind Mtg $406,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $398,500 (06/18)

8 MELVILLE TER **$810,000**
B: Adam S Scopetski & Erin Scopetski
S: John F Beatty, Tr for Beatty Gift Ft
Book/Page: 82725/329, Date: 05/01/24
Mtg: Rockland Tr Co $760,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2-Family Family Flat, Lot: 3180sf

489 MOUNT AUBURN ST **$2,219,000**
B: Diocese Armenian Chrch Am
S: Jean S Righellis, Tr for Shapazian Righellis Nt
Doc#: 000000001955756, Date: 04/30/24
Use: Mixed Use-Prim Res & Comm, Lot: 6186sf

113 SPRUCE ST U:113 ..... **$575,000**
B: Michael Battista & Hazel Roy
S: Michele Battista
Book/Page: 82730/136, Date: 05/02/24
Mtg: Watertown Svgs Bk $325,000
Use: 2 Bdrm Condo, Lot: 5663sf

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

71 HILLSIDE DR U:71 ..... **$718,000**
B: Marilyn P Baldwin, Tr for Marilyn P Baldwin T
S: Mary L Tanski
Doc#: 000000001955761, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $369,000 (08/12)

252 OLD CONNECTICUT PATH **$830,000**
B: Dustin Mulcahey & Kelsey Boor-Mulcahey
S: Ralph E Bryant Jr & Elizabeth A Bryant
Book/Page: 82724/74, Date: 05/01/24
Mtg: JPMorgan Chase Bank $664,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 48787sf

2 PICKWICK WAY U:2 ..... **$850,000**
B: Roberta G Leis, Tr for Two Pickwick Rt
S: Misch Robert C Est & Kathe M Tuttman
Doc#: 000000001955888, Date: 05/01/24
Mtg: US Bank NA $765,000
Term: 2054 Rate: 7.6% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $415,000 (11/95)

Weston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	22
Median Price	$1,675,000	$2,625,000

► REAL ESTATE SALES

45 BUCKSKIN DR **$2,800,000**
B: Buckskin LLC
S: Eric B Yogel, Tr for 45 Buckskin Drive Rt
Book/Page: 82730/208, Date: 05/02/24
Use: 4 Bdrm Colonial, Lot: 65663sf
Prior Sale: $443,200 (06/93)

26 BULLARD RD **$2,050,000**
B: Yukun Zhang & Tong Jian
S: Hillary T Berbeco, Tr for Hillary T Berbeco RET
Book/Page: 82711/483, Date: 04/29/24
Mtg: Needham Bk $600,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 41818sf
Prior Sale: $710,000 (04/90)

31 CIRCLE DR **$1,800,000**
B: Tianyue LLC
S: Taylor Joan K Est & Stacey T Brenner
Book/Page: 82719/529, Date: 04/30/24
Use: 4 Bdrm Split Level, Lot: 37752sf

268 COUNTRY DR **$4,300,000**
B: Julian Dillan LLC
S: Able Business Concept LLC
Doc#: 000000001955688, Date: 04/29/24
Use: 5 Bdrm Ranch, Lot: 70890sf
Prior Sale: $4,000,000 (07/20)

1 MYLES STANDISH RD **$4,285,000**
B: Kieron Matthews & Susan Matthews
S: Maura C Zimmerman, Tr for Maura C Zimmerman 2008 T
Doc#: 000000001955674, Date: 04/29/24
Use: 5 Bdrm Colonial, Lot: 80473sf
Prior Sale: $2,850,000 (12/04)

Winchester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	28
Median Price	$1,135,000	$1,375,000

► REAL ESTATE SALES

111 ARLINGTON ST **$1,250,000**
B: 111 Arlington Street LLC
S: John F Keane, Tr for Arlington Street 111 Rt
Doc#: 000000001955950, Date: 05/02/24
Mtg: G Capital LLC $1,730,000
Use: 3 Bdrm Cape Cod, Lot: 13512sf

46 CLARK ST **$790,000**
B: Dylan Dautel & Renee Dautel
S: Galante Brayden Shea Est & Dennis J Galante Jr
Book/Page: 82736/447, Date: 05/03/24
Mtg: Cross Country Mtg Inc $750,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 6438sf

36-38 CROSS ST **$1,100,000**
B: Ssorc Prop LLC
S: Humphrey Jr Richard E Est & Mary F Priante
Book/Page: 82713/531, Date: 04/30/24
Mtg: Middlesex FSLA $1,527,000
Use: 2-Family Conventional, Lot: 14858sf

64 HIGHLAND AVE U:5 ..... **$485,000**
B: Zevahn Garfall & Debra Cerundolo
S: Lidia Aratyn & Henrik Aratyn
Book/Page: 82730/535, Date: 05/02/24
Use: 1 Bdrm Condo
Prior Sale: $300,000 (01/17)

10 NORFOLK RD **$2,300,000**
B: Lucio Tozzi & Deborah Bell-Tozzi
S: 10 Norfolk LLC
Doc#: 000000001955665, Date: 04/29/24
Mtg: Stifel Bank & Trust $1,300,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 5 Bdrm Colonial, Lot: 10106sf
Prior Sale: $700,000 (05/22)

114 POND ST **$1,299,000**
B: Mengying Zhang & Hongjie Chen
S: Karin S Mahious, Tr for 114 Pond Street Rt
Book/Page: 82736/504, Date: 05/03/24
Mtg: Fairway Ind Mtg $649,500
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 11796sf
Prior Sale: $279,900 (05/96)

17 RUSSELL RD **$1,025,000**
B: Chen Jiang
S: Jonathan T Blair & Rebecca L Blair
Book/Page: 82718/62, Date: 04/30/24
Use: 3 Bdrm Old Style, Lot: 5057sf
Prior Sale: $775,000 (05/19)

200 SWANTON ST U:322 ..... **$362,500**
B: Susanna Suh
S: Denise J Basteri
Book/Page: 82717/195, Date: 04/30/24
Mtg: Guaranteed Rate Inc $253,750
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $168,725 (08/08)

200 SWANTON ST U:607 ..... **$348,000**
B: Peggy S Fong, Tr for Peggy S Fong RET li
S: Youssef Elfiky
Book/Page: 82719/241, Date: 04/30/24
Use: 2 Bdrm Condo

118 WENDELL ST **$1,700,000**
B: Onsel Gulbiten
S: Frank Asaro, Tr for Rvj Rt
Book/Page: 82735/196, Date: 05/03/24
Mtg: Guaranteed Rate Affin $350,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9627sf
Prior Sale: $850,000 (06/23)

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

4 BRIDLE PATH U:4 ..... **$900,000**
B: Eric Noya & Maria Noya
S: Yunzhe Li
Book/Page: 82717/186, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $750,000 (03/23)

16-A BUTTARO RD **$850,000**
B: Daniel E Helm & Amy Helm
S: Chad Oclair
Book/Page: 82714/246, Date: 04/30/24
Mtg: Fairway Ind Mtg $743,750
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 15682sf
Prior Sale: $300,000 (12/20)

48 CARTER ST **$485,000**
B: Melissa J Mandracchia & Gil Amor
S: Robert J Deteso, Tr for 48 Carter St T
Book/Page: 82713/352, Date: 04/30/24
Use: 1 Bdrm Bngl/Cottage, Lot: 12632sf

28 CRANSTON CIR **$525,000**
B: Robert P Toussaint Sr & Karen Toussaint
S: Christopher Wackrow & Daniel E Wackrow
Doc#: 000000001955871, Date: 05/01/24
Mtg: New Fed Mtg Corp $515,490
Term: 2051
Use: 2 Bdrm Ranch, Lot: 8276sf

47 DERBY DR U:47 ..... **$814,900**
B: Kenneth B Bushmich, Tr for Bushmich Ft Of 2022
S: West Woburn Dev Corp
Book/Page: 82736/111, Date: 05/03/24
Use: 2 Bdrm Condo

11 DOUGLASS GRN U:11 ..... **$800,000**
B: David Heinold & Jerilyn Heinold
S: Margerie Dever-Connors, Tr for Elaine C Dever Irt
Book/Page: 82734/260, Date: 05/03/24
Mtg: Cross Country Mtg Inc $600,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $465,000 (07/09)

30 FOREST PARK RD **$650,000**
B: Jian Deng
S: Kiklis Dorothy C Est & Michael L Kiklis
Book/Page: 82712/239, Date: 04/29/24
Mtg: East West Bank $390,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 5 Bdrm Conventional, Lot: 17424sf
Prior Sale: $76,500 (11/91)

72 HAMMOND PL U:72 ..... **$620,000**
B: Yawen Tang & Zhiyu Yan
S: Lori N Davis, Tr for Nunziato Rt
Book/Page: 82720/450, Date: 04/30/24
Mtg: Guaranteed Rate Inc $496,000
Term: 2054
Use: Condo

95 MIDDLE ST **$920,000**
B: Annie Leng & Lih M Shaw
S: Kenneth B Bushmich, Tr for Bushmich Ft
Book/Page: 82720/556, Date: 04/30/24
Mtg: Guaranteed Rate Inc $644,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25700sf
Prior Sale: $270,000 (08/99)

64-66 MOUNT PLEASANT ST U:2 ..... **$570,000**
B: Julia R Danalevich
S: Heather K Janules
Book/Page: 82733/231, Date: 05/03/24
Mtg: Movement Mtg LLC $484,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $305,000 (01/17)

16 PERRY ST **$1,149,000**
B: Yunchuan Chong & Jiahuan Fu
S: Robert Gould & Sarah Gould
Book/Page: 82722/1, Date: 04/30/24
Mtg: General Mtg Cap Corp $645,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 3 Bdrm Colonial, Lot: 4792sf
Prior Sale: $615,000 (08/17)

114 PINE ST **$630,000**
B: Louis Schenk & Elena Higgins
S: Heather A Lane
Book/Page: 82721/307, Date: 04/30/24
Mtg: Guaranteed Rate Affin $504,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 7841sf

93 RUSSELL ST **$805,000**
B: Dipen Nepal & Salina Bhatta
S: Rogerio P Nunes
Doc#: 000000001955784, Date: 04/30/24
Mtg: Leader Bank NA $400,000
Term: 2034
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: $348,000 (02/15)

2 STRATTON DR U:1202 ..... **$276,800**
B: Mirela Stefa & Elton Stefa
S: Pulte Hm Of New Eng LLC
Book/Page: 82730/385, Date: 05/02/24
Use: Condo

Nantucket Registry

Jennifer H. Ferreira, Register
16 Broad Street
Nantucket, MA 02554
Telephone: (508) 228-7250
Fax: (508) 325-5331
www.nantucketdeeds.com

Nantucket

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	24
Median Price	$2,060,000	$3,610,000

► REAL ESTATE SALES

19 CYNTHIA LN **$1,495,000**
B: 19 Cynthia Ln LLC
S: Appleton Properties LLC
Book/Page: 1973/286, Date: 05/02/24
Mtg: Rockland Tr Co $1,196,000
Use: 2-Family Colonial, Lot: 3485sf
Prior Sale: $875,000 (04/19)

169 GRANT AVE **$875,000**
B: Trinity Est Alliance LLC
S: Gale A Bulissa & David R Bulissa
Book/Page: 8309/222, Date: 04/30/24
Mtg: Norway Savings Bank $1,520,000

13 HONEYSUCKLE PATH **$1,985,000**
B: Nantucket Cottage Hospita
S: Nantucket Prop Owner LLC
Doc#: 000000000179433, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 3920sf

5 INDIGO DR **$2,349,000**
B: Nantucket Cottage Hospita
S: Nantucket Prop Owner LLC
Doc#: 000000000179427, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 3920sf

7 INDIGO DR **$1,866,000**
B: Nantucket Cottage Hospita
S: Nantucket Prop Owner LLC
Doc#: 000000000179430, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 3920sf

1 PARK CIR U:A **$900,000**
B: David Guevara & Maryia Rubina
S: 1a Park Cir LLC
Book/Page: 1973/147, Date: 04/29/24
Mtg: Cape Cod Five Cent Bk $700,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $535,000 (06/16)

67 SQUAM RD **$10,700,000**
B: Sagebrush Migration LLC
S: Sandhurst Mv LLC
Doc#: 000000000179461, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 238709sf
Prior Sale: $8,680,000 (10/20)

6 TOWADDY LN **$2,500,000**
B: Susan H Eelman
S: Burr W Sullivan & Elzabeth C Sullivan
Book/Page: 1973/124, Date: 04/29/24
Mtg: 1992 Irrevocable T $2,318,851
Term: 2039
Use: 3 Bdrm Ranch, Lot: 8276sf
Prior Sale: $1,830,000 (10/21)

Norfolk Registry

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649 High Street
Dedham, MA 02026
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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

4 LILY CIR **$876,152**
B: Ramalingam Marappan & Shalini Mohankumar
S: Fargon LLC
Book/Page: 41758/598, Date: 05/03/24
Mtg: United Nations FCU $657,114
Term: 2054 Rate: 7.1% Type: Adj
Use: Residential Developable Land, Lot: 15603sf

1099 S MAIN ST **$250,000**
B: Scott Dwyer
S: Fowler Virginia A Est & Julie A Wheeler
Doc#: 000000001535538, Date: 05/02/24
Use: 2-Family Cape Cod, Lot: 16836sf

Braintree

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	42
Median Price	$615,000	$672,500

► REAL ESTATE SALES

69 AMHERST RD **$735,000**
B: Anthony Fontes & Brittany S Fontes
S: Kristofer Strobel & Kathryn Mclean
Book/Page: 41757/398, Date: 05/03/24
Mtg: Leader Bank NA $678,125
Term: 2054
Use: 5 Bdrm Split Level, Lot: 9435sf
Prior Sale: $571,000 (11/20)

78 BEECHWOOD RD **$580,000**
B: Lily Horrigan & John Elworthy
S: Marcello A Peretti
Book/Page: 41749/444, Date: 04/30/24
Mtg: Liberty Bay CU $551,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Old Style, Lot: 7662sf

501 COMMERCE DR U:2211 ..... **$450,000**
B: Matthew Levinson & Cody Leach
S: Wei Shen
Book/Page: 41751/346, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $233,000 (11/13)

285 FRANKLIN ST **$810,000**
B: Zenghui Wu
S: 285 Franklin Street LLC
Book/Page: 41748/77, Date: 04/29/24
Mtg: JPMorgan Chase Bank $510,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9126sf
Prior Sale: $360,000 (10/23)

791 GRANITE ST **$759,900**
B: Peter Le & Kitsum Li
S: Brook Hoffman & Megan K Krueger
Book/Page: 41753/402, Date: 05/01/24
Mtg: Rockland Tr Co $721,905
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 15394sf
Prior Sale: $730,000 (04/22)

64-R HANCOCK ST **$1,300,000**
B: Lins Realty Group LLC
S: 64 Hancock Street LLC
Book/Page: 41754/498, Date: 05/01/24

414 JOHN MAHAR HWY U:A109 ..... **$450,000**
B: Katelyn M Schindler
S: Matthew R Schindler & John F Schindler
Book/Page: 41759/206, Date: 05/03/24
Use: 1 Bdrm Condo
Prior Sale: $378,500 (01/20)

16 OLD COACH RD **$875,000**
B: Jimmy Wang & Amy Li
S: James R Marum & Joanne E Marum
Book/Page: 41750/418, Date: 04/30/24
Mtg: Leader Bank NA $700,000
Term: 2054 Rate: 7.5% Type: Adj
Use: 5 Bdrm Split Level, Lot: 23801sf
Prior Sale: $170,000 (05/97)

22 QUINCY AVE **$880,000**
B: Cl Property Invs LLC
S: Supplies On Demand Corp
Book/Page: 41754/329, Date: 05/01/24
Mtg: Rockland Tr Co $440,000
Use: Retail-Service, Lot: 8407sf
Prior Sale: $337,500 (06/11)

34 ROBERT ST **$785,000**
B: Ivy V Pham & Chase J Balayo
S: Matthew O White & Joyce M White
Book/Page: 41751/372, Date: 04/30/24
Mtg: United Wholesale Mtg $456,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6756sf
Prior Sale: $345,000 (02/05)

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NORFOLK REGISTRY
continued

105 SCHOOL ST **$768,000**
B: Timothy J Dodd & Inga Oganyan
S: Damon C Reinold & Paula F Reinold
Book/Page: 41753/600, Date: 05/01/24
Mtg: Movement Mtg LLC $652,800
Term: 2054
Use: 3 Bdrm Old Style, Lot: 8699sf
Prior Sale: $402,500 (07/10)

1349 WASHINGTON ST **$566,000**
B: Bunnoe LLC
S: David E Lungari, Tr for Lungari Ft
Book/Page: 41751/154, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 6072sf

Brookline

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	19
Median Price	$2,325,000	$2,400,000

► REAL ESTATE SALES

1394-1396 BEACON ST **$3,655,000**
B: 1396 Redhouse LLC
S: Clifford V Miller Inc
Book/Page: 41751/490, Date: 04/30/24
Use: Mixed Use-Prim Res & Comm, Lot: 2818sf

1574 BEACON ST U:PH2 ..... **$2,700,000**
B: Mariana Pargendler
S: Rdc-Beacon 1574 LLC
Book/Page: 41751/463, Date: 04/30/24
Use: Condo

120 BEACONSFIELD RD U:15 ..... **$843,000**
B: Neal Ghosh & Rachel Ghosh
S: Roman Viktorov, Tr for Tamila Viktorov Ft
Book/Page: 41756/60, Date: 05/02/24
Mtg: Rocket Mortgage LLC $495,000
Term: 2054
Use: 2 Bdrm Condo

120 BEACONSFIELD RD U:T2 ..... **$700,000**
B: Mauricio R Vasquez
S: Timothy P Roach, Tr for Timothy P Roach T
Book/Page: 41756/468, Date: 05/02/24
Mtg: Leader Bank NA $607,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $305,000 (07/99)

22 CHESTNUT PL U:110 ..... **$582,500**
B: Li Hsu & Ching Hsu
S: Vladislav Gankin
Book/Page: 41753/572, Date: 05/01/24
Use: 1 Bdrm Condo
Prior Sale: $329,900 (12/05)

19 COLUMBIA ST **$2,850,000**
B: Brian M Lin & Eva Andres-Mateos
S: Martin Teicher, Tr for Martin Teicher T
Book/Page: 41749/297, Date: 04/30/24
Mtg: BankESB $2,137,500
Term: 2054
Use: 2-Family Victorian, Lot: 5449sf
Prior Sale: $316,000 (11/95)

63 COREY RD U:2 ..... **$439,000**
B: Christopher Harris & Noreen Dolan-Harris
S: Benjamin Tweed & Victoria D Patlajan
Book/Page: 41751/501, Date: 04/30/24
Mtg: E Cambridge Svgs Bk $289,000
Term: 2054
Use: Condo

195 CYPRESS ST U:2 ..... **$980,000**
B: Christy Talisse & Charles Talisse
S: James A Auditore
Book/Page: 41755/191, Date: 05/01/24
Use: 3 Bdrm Condo
Prior Sale: $800,000 (08/18)

14 EGMONT ST **$1,850,000**
B: Brendan Miller & Marcie Miller
S: Asa Nixon
Book/Page: 41759/343, Date: 05/03/24

15 EUSTON ST U:1A **$1,100,000**
B: Elena Noda, Tr for Elena Noda RET
S: James Aldrich & Abigail Aldrich
Book/Page: 41751/72, Date: 04/30/24
Use: Condo

33 POND AVE U:308 ..... **$554,500**
B: Lianping Jin
S: Jessica Sanders
Book/Page: 41749/289, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $420,000 (06/14)

50 SAINT PAUL ST U:4 ..... **$795,000**
B: Yan-Yu Huang, Tr for Yang-Yu Huang RET
S: Chieun Kim, Tr for 50 Saint Paul Rt
Book/Page: 41750/552, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $695,000 (02/21)

30 STEARNS RD U:201 ..... **$865,000**
B: Wonjae Yang & Ashley Choi
S: Jonathan Chen
Book/Page: 41751/160, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $700,000 (08/22)

8 STETSON ST **$3,850,000**
B: Bruce Ehrlich & Lori Ehrlich
S: 53 Dwight St Brkline LLC
Book/Page: 41748/215, Date: 04/29/24
Use: 3 Bdrm Old Style, Lot: 5262sf
Prior Sale: $1,921,000 (07/22)

5 WASHBURN TER U:3 ..... **$1,245,000**
B: Kayla J Fox & Marc A Fox
S: Victoria V Medoff & Evan J Medoff
Book/Page: 41755/546, Date: 05/02/24
Mtg: Citibank Na $933,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $474,500 (02/05)

457 WASHINGTON ST U:3 ..... **$585,000**
B: Jason Beshansky
S: Pauline Chao & Stephen P Sand
Book/Page: 41750/515, Date: 04/30/24
Mtg: Radius Financial Grp $468,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $130,000 (02/00)

7 WELLINGTON TER **$850,000**
B: Rachel Shapiro & Robert G Martel
S: Robert G Martel & Rachel Shapiro
Book/Page: 41746/320, Date: 04/29/24
Use: 2-Family Old Style, Lot: 6255sf
Prior Sale: $320,000 (08/89)

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

40 GREEN LODGE ST **$600,000**
B: Nelson Demoraes Jr & Carla D Moraes
S: Osullivan Elaine Est & Joseph Pangraze
Book/Page: 41759/146, Date: 05/03/24
Mtg: Movement Mtg LLC $480,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 62880sf

71 HIGHLAND ST **$595,000**
B: Joshua M Blundon & Natalie A Murphy
S: John Mcneice & Vandella Hill
Book/Page: 41751/401, Date: 04/30/24
Mtg: Cross Country Mtg Inc $400,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8484sf
Prior Sale: $448,000 (08/21)

64 MAPLE ST U:F **$570,000**
B: Narendra R Rathod & Hinal Singhi
S: Ponza 64 LLC
Book/Page: 41754/562, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $570,000 (05/24)

64 MAPLE ST U:F **$570,000**
B: Narendra R Rathod & Hinal Singhi
S: Ponza 64 LLC
Doc#: 000000001535482, Date: 05/01/24
Mtg: Leader Bank NA $427,500
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $375,000 (11/14)

71 MORTON ST **$995,000**
B: Robert Curran & Katherine Kenney
S: Furbogh LLC
Book/Page: 41748/387, Date: 04/29/24
Mtg: Fairway Ind Mtg $766,550
Term: 2054
Use: 3 Bdrm Split Level, Lot: 14265sf
Prior Sale: $520,000 (10/23)

25 PINE ST U:D **$355,000**
B: Angelo C Graffeo
S: Gerald Carlson, Tr for Cassandra Trant T
Book/Page: 41750/192, Date: 04/30/24
Mtg: Baycoast Mortgage Co $266,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $183,500 (01/10)

200 REVERE ST U:4104 ..... **$545,000**
B: Paige Mckenna
S: Morgan C Dolympia, Tr for Dolympia Ft
Book/Page: 41756/358, Date: 05/02/24
Mtg: Leader Bank NA $473,000
Term: 2054
Use: 1 Bdrm Condo

4 WASHINGTON ST **$8,700,000**
B: Pp Canton LLC
S: Andrea M Traut, Tr for Skiendiel T
Book/Page: 41748/316, Date: 04/29/24
Mtg: Dedham Inst for Svgs $12,000,000
Use: Shopping Ctr/Mall, Lot: 435600sf

Cohasset

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	9
Median Price	$1,100,000	$1,305,000

► REAL ESTATE SALES

31 CHITTENDEN LN U:31 ..... **$1,360,000**
B: Patricia A Ross
S: John P Reardon Jr & Jane K Reardon
Book/Page: 41754/266, Date: 05/01/24
Mtg: Workers Credit Union $726,000
Term: 2053
Use: 3 Bdrm Condo
Prior Sale: $1,360,000 (07/23)

106 DOANE ST **$945,000**
B: Angela Card
S: Malcolm C Thomas
Book/Page: 41749/322, Date: 04/30/24
Mtg: M&T Bank NA $756,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Gambrel, Lot: 58806sf
Prior Sale: $532,500 (01/14)

9 LEDGEWOOD DR **$1,360,000**
B: Bryan L Card
S: Frederick Winsmann & Katelyn Winsmann
Doc#: 000000001535345, Date: 04/30/24
Mtg: Bank of America NA $1,020,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 5 Bdrm Garrison, Lot: 19998sf
Prior Sale: $842,000 (06/19)

181 LINDEN DR **$1,800,000**
B: Justine Han & Andrew Fraser
S: Page T Tredennick
Book/Page: 41753/430, Date: 05/01/24
Mtg: TD Bank NA $1,440,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 23984sf
Prior Sale: $1,750,000 (06/21)

2 STRATFORD TER **$2,450,000**
B: John Williams & Kathryn Williams
S: Bryan L Card, Tr for Bryan & Angela Card Ft
Book/Page: 41747/304, Date: 04/29/24
Use: 1-Family Gambrel, Lot: 40075sf
Prior Sale: $1,575,000 (08/18)

10 WINDY HILL RD **$1,925,000**
B: Matthew R Yohe, Tr for Diana L Yohe 2024 Irt
S: Elizabeth Vigeant & Shaun Vigeant
Doc#: 000000001535401, Date: 04/30/24
Mtg: Matthew Yohe $1,279,507
Term: 2054
Use: 4 Bdrm Split Level, Lot: 20029sf
Prior Sale: $1,745,000 (10/21)

Dedham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	36
Median Price	$587,500	$705,000

► REAL ESTATE SALES

309 CEDAR ST **$715,000**
B: Mark D Lee & Annie Sheu-Lee
S: Misael S Lourenco
Book/Page: 41759/32, Date: 05/03/24
Mtg: US Bank NA $640,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9716sf
Prior Sale: $470,000 (09/23)

12 CHERRY LN **$1,500,000**
B: William C Gilmore & Barbara D Gilmore
S: Stuart C Sayre & Wendy Sayre
Doc#: 000000001535369, Date: 04/30/24
Use: 3 Bdrm Cape Cod, Lot: 9476sf
Prior Sale: $1,315,000 (09/23)

46 CLARK ST **$700,000**
B: An T Ngu & Janie Lee
S: Peter J Dorson & Robin Nikora-Dorson
Book/Page: 41750/461, Date: 04/30/24
Mtg: First Home Mtg $595,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 3692sf
Prior Sale: $335,000 (04/02)

989 EAST ST U:401 ..... **$499,000**
B: Kimberlee C Carey, Tr for Cunningham Irt
S: Catherine T Basile, Tr for Theresa M Basile Irt
Book/Page: 41750/126, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $304,500 (06/04)

30 ELMVIEW PL **$410,000**
B: Escazu Development LLC
S: Michael J Hurley & Linda M Hurley
Book/Page: 41754/396, Date: 05/01/24
Mtg: Centreville Bank $419,250
Use: 3 Bdrm Conventional, Lot: 9141sf
Prior Sale: $140,000 (11/96)

431 WHITING AVE **$1,048,000**
B: Yuchu Liu
S: Nicola J Schumacher & Sean Moore
Book/Page: 41758/511, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 6024sf

Dover

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	13
Median Price	$1,750,000	$1,950,999

► REAL ESTATE SALES

2 STAGECOACH LN **$1,200,000**
B: Steven Ellis & Robin Ellis
S: Patricia J Kirby & Jonathan F Kirby
Book/Page: 41751/304, Date: 04/30/24
Use: County/Municipality Property, Lot: 87586sf
Prior Sale: $2,200,000 (01/14)

141 WALPOLE ST **$1,155,000**
B: Debra R Mazewski-Lewis
S: Alex Hood & Margaret M Hood
Book/Page: 41750/318, Date: 04/30/24
Mtg: Guild Mortgage Co $766,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 44518sf
Prior Sale: $857,000 (09/21)

Foxboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	17
Median Price	$592,950	$650,000

► REAL ESTATE SALES

32 BAKER ST **$843,000**
B: Pablo Moreira & Tara Moreira
S: Marsha L Getter
Book/Page: 41750/486, Date: 04/30/24
Mtg: Berkshire Bank $674,400
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 19825sf

31 CHESTNUT ST **$770,000**
B: Barry Wicks
S: Douglas A King
Book/Page: 41748/37, Date: 04/29/24
Mtg: M&T Bank NA $554,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 18326sf
Prior Sale: $650,000 (07/06)

41 ELM ST U:D3 ..... **$456,000**
B: Arsalan Khalid
S: Barbara E Donaldson
Book/Page: 41758/427, Date: 05/03/24
Use: 2 Bdrm Condo

15 HILL ST **$770,000**
B: Alexander Bobbyn & Nichole Bobbyn
S: Brook Meadow Const LLC & Taj Construction LLC
Doc#: 000000001535336, Date: 04/30/24
Mtg: United Wholesale Mtg $616,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20002sf
Prior Sale: $420,000 (12/23)

250 MECHANIC ST **$540,000**
B: Maria Romaniuk & Vasyl Hrytsiv
S: Marildson M Desouza & Erica P Goncalves
Doc#: 000000001535599, Date: 05/03/24
Mtg: Ark-La-Tex Fin Svcs $513,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15120sf
Prior Sale: $332,000 (09/18)

52 MORSE ST **$690,000**
B: James J Mcquaid 4th & Amanda Howell
S: Deborah A Gavin
Book/Page: 41757/3, Date: 05/02/24
Mtg: Guaranteed Rate Inc $290,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 39740sf
Prior Sale: $490,000 (11/17)

6 SHEA LN U:B **$750,000**
B: John Nicklas & Laurie A Nicklas
S: King-Foxboro LLC
Book/Page: 41759/63, Date: 05/03/24
Mtg: United Wholesale Mtg $569,531
Term: 2054
Use: 3 Bdrm Condo, Lot: 20597sf
Prior Sale: $388,500 (10/21)

Franklin

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	29
Median Price	$527,500	$650,000

► REAL ESTATE SALES

5 ASHBURY DR **$930,000**
B: Ellen Lupfer & Christopher Lupfer
S: Mcnulty Ft & David F Mcnulty Jr
Book/Page: 41756/301, Date: 05/02/24
Mtg: Fairway Ind Mtg $744,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $295,000 (06/99)

134 BROOKVIEW RD U:134 ..... **$780,000**
B: Apurva M Mehta & Nidhi B Mehta
S: Marissa B Peoples
Book/Page: 41750/95, Date: 04/30/24
Mtg: Sharon & Crescent Uni $726,750
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $639,925 (07/19)

811 FRANKLIN CROSSING RD U:811 ..... **$180,000**
B: Jonathan Obrien & Haley Matthews
S: Lester Quan
Book/Page: 41759/302, Date: 05/03/24
Mtg: Rockland Tr Co $171,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $157,500 (09/02)

7 MARTHAS WAY **$727,000**
B: Eric Kushi & Lauren Kushi
S: Ray S Baker 3rd
Book/Page: 41756/233, Date: 05/02/24
Mtg: Cornerstone Bank $527,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Colonial, Lot: 20369sf
Prior Sale: $475,000 (08/20)

27 WORSTED ST U:1B **$295,000**
B: Rodney Delarosa Jr
S: Kurt Reinhard
Doc#: 000000001535298, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $209,000 (10/22)

Holbrook

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	16
Median Price	$437,500	$512,500

► REAL ESTATE SALES

20 HEMLOCK RD **$442,000**
B: Marc Pierre Jr
S: Thomas Gouveia
Book/Page: 41750/440, Date: 04/30/24
Mtg: Bay Equity LLC $419,900
Term: 2054
Use: 4 Bdrm Ranch, Lot: 10019sf
Prior Sale: $95,000 (10/94)

6 HOLLY RD **$430,000**
B: Fadi A Fadlallah & Melony Murphy
S: Tyler M Richards
Book/Page: 41751/421, Date: 04/30/24
Mtg: Mortgage Corp Eastlll $200,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5009sf
Prior Sale: $200,000 (12/20)

17 KALMIA RD **$380,000**
B: Ryan Morrissey
S: Jesse J Charest
Book/Page: 41747/427, Date: 04/29/24
Mtg: Merrimack Valley CU $361,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Ranch, Lot: 5009sf
Prior Sale: $236,000 (12/05)

585 SOUTH ST **$299,950**
B: Altus Re Investments LLC
S: Joan M Scanlan
Book/Page: 41758/363, Date: 05/03/24
Mtg: Lima One Capital LLC $308,000
Term: 2025
Use: Residential Undvlpble Land, Lot: 8886sf
Prior Sale: $101,700 (02/97)

11 WASHINGTON CIR **$550,000**
B: Russell Centamore & Kendall Centamore
S: Lauren Walsh, Tr for Walsh Ft
Book/Page: 41756/102, Date: 05/02/24
Mtg: Mortgage Corp Eastlll $425,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7405sf

Medfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	15
Median Price	$885,000	$835,000

► REAL ESTATE SALES

16 DAMON RD U:17 ..... **$1,050,000**
B: Bonnie Mineo & Morris K Mcclintock
S: Medfield Holdings LLC
Book/Page: 41751/98, Date: 04/30/24
Mtg: Needham Bk $1,000,000
Term: 2064 Rate: 6.9% Type: Adj
Use: Condo

16 EVERGREEN WAY **$1,370,000**
B: Daniel Jun & Yiming Xu
S: Susan Chapski, Tr for Susan Chapski T
Book/Page: 41750/257, Date: 04/30/24
Mtg: US Bank NA $1,020,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 24842sf
Prior Sale: $213,000 (09/93)

13 REMSEN AVE **$560,000**
B: Chelsea Shortsleeve & Michael W Shortsleeve
S: Gregory Belloli, Tr for 13 Remsen Avenue Nt
Book/Page: 41753/580, Date: 05/01/24
Mtg: Leader Bank NA $532,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10167sf

Medway

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	16
Median Price	$614,500	$622,500

► REAL ESTATE SALES

9 CRESTVIEW AVE **$950,000**
B: Charles A Newth & Michelle R Hockman
S: Arnold G Johnson Jr & Deborah L Johnson
Book/Page: 41754/149, Date: 05/01/24
Mtg: Primelending $644,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 22869sf
Prior Sale: $271,000 (05/97)

181 HOLLISTON ST **$510,000**
B: Caleb B Smith & Rachel Smith
S: Lynn M Hancock, Tr for Hancock Realty Irt
Book/Page: 41759/245, Date: 05/03/24
Mtg: Fall River Five Cents $385,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 124146sf

143 VILLAGE ST U:B **$280,000**
B: Susan D Kenney, Tr for Prosper Rt
S: Kelsey M Schindler
Book/Page: 41753/58, Date: 05/01/24
Use: 1 Bdrm Condo
Prior Sale: $189,000 (06/19)

Millis

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	18
Median Price	$638,500	$612,500

► REAL ESTATE SALES

14 HEMLOCK CIR U:14 ..... **$400,000**
B: Kristen M Iantosca
S: Michael R Kerr & Durga K Kerr
Book/Page: 41751/314, Date: 04/30/24
Mtg: Cambridge Svgs Bk $360,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $245,000 (04/17)

10 HERITAGE PATH **$286,300**
B: Kathleen J Oconnor
S: Nancy E Naughton & Robert M Greene
Book/Page: 41758/534, Date: 05/03/24
Mtg: Hsng & Livable Commun $271,985
Use: 3 Bdrm Colonial, Lot: 8712sf
Prior Sale: $94,500 (08/96)

14 MAY RD **$1,039,000**
B: George Georgaklis & Arianne Daniel
S: Emerson Place Dev LLC
Book/Page: 41747/255, Date: 04/29/24
Mtg: Fairway Ind Mtg $831,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15709sf

18 MAY RD **$1,089,000**
B: Mark D Bussaglia & Rebecca L Bussaglia
S: Emerson Builders LLC
Book/Page: 41747/402, Date: 04/29/24
Mtg: CMG Mortgage Inc $650,000
Term: 2054
Use: Residential Developable Land, Lot: 15113sf
Prior Sale: $285,000 (09/23)

246 PLAIN ST U:B **$540,000**
B: Michael Boyle & Man M Boyle
S: Michelle R Hockman
Book/Page: 41747/216, Date: 04/29/24
Use: 3 Bdrm Condo
Prior Sale: $263,500 (11/10)

44 RICHARDSON DR U:286 ..... **$1,001,156**
B: David S Katz & Deborah S Katz
S: Toll Ma Land Iii Lp
Book/Page: 41756/587, Date: 05/02/24
Mtg: Northpoint Mortgage $750,867
Term: 2054
Use: Condo

6 WINDCREST LN **$1,005,000**
B: Kyle Wessling & Colby Wessling
S: Matthew J Stone & Sara K Payton-Stone
Book/Page: 41754/173, Date: 05/01/24
Mtg: Cross Country Mtg Inc $804,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 26136sf
Prior Sale: $622,000 (11/17)

Milton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	29
Median Price	$918,000	$900,000

► REAL ESTATE SALES

40 CHERYL DR **$3,500,000**
B: Brendan Feeney & Ann Feeney
S: Adrienne E Sullivan & Brendan M Sullivan
Book/Page: 41758/342, Date: 05/03/24
Use: 4 Bdrm Ranch, Lot: 40001sf
Prior Sale: $700,000 (03/06)

131 ELIOT ST U:409 ..... **$830,000**
B: Luke Panarese
S: 131 Eliot Street LLC
Book/Page: 41749/476, Date: 04/30/24
Use: 2 Bdrm Condo

123 VALENTINE RD **$965,000**
B: Michael T Crowell
S: Anurag Yadav
Book/Page: 41758/24, Date: 05/03/24
Mtg: Fairway Ind Mtg $766,550
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20007sf
Prior Sale: $650,000 (08/18)

27 WENDELL PARK **$1,675,000**
B: Shawn F Driscoll Jr & Jennifer L Driscoll
S: Elizabeth A Rooney, Tr for Rooney Ft
Book/Page: 41750/292, Date: 04/30/24
Mtg: Shawn Driscoll $1,600,000
Use: 4 Bdrm Colonial, Lot: 9649sf
Prior Sale: $659,000 (07/19)

55 WESTVALE RD **$1,000,000**
B: Michael Q Leclair & Laura Leclair
S: Kirsten L Hughes, Tr for Rosemary H Lewis RET
Book/Page: 41750/364, Date: 04/30/24
Mtg: OneLocal Bank $500,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7871sf
Prior Sale: $232,500 (05/94)

Needham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	32
Median Price	$1,324,500	$1,342,000

► REAL ESTATE SALES

77 BOOTH ST **$2,000,000**
B: Daniel Schawbel & Amy Shatten
S: Medha N Munshi, Tr for Medha N Munshi RET
Book/Page: 41750/135, Date: 04/30/24
Use: 5 Bdrm Colonial, Lot: 13704sf
Prior Sale: $777,900 (08/01)

190 BROOKLINE ST **$1,157,500**
B: Wrecking Crew LLC
S: Judy W Lau & Chuck A Lau
Book/Page: 41750/83, Date: 04/30/24
Use: 3 Bdrm Cape Cod, Lot: 12415sf
Prior Sale: $223,000 (05/91)

27 CAROL RD **$2,585,000**
B: Alan E Brand & Suzanne N Brand
S: Met Development LLC
Doc#: 000000001535567, Date: 05/02/24
Use: Residential Developable Land, Lot: 10062sf
Prior Sale: $850,000 (06/23)

443 CENTRAL AVE **$825,000**
B: Ultimate Properties LLC
S: Vincent A Brown, Tr for Aurora T Brown T
Book/Page: 41746/472, Date: 04/29/24
Mtg: Enterprise Bk & Tr Co $1,814,250
Use: 4 Bdrm Old Style, Lot: 64164sf

365 CHARLES RIVER ST **$1,050,000**
B: 365 Charles River St LLC
S: Kozak George P Est & Anne K Kozak
Book/Page: 41751/123, Date: 04/30/24
Mtg: Village Bank $3,200,500
Use: 4 Bdrm Cape Cod, Lot: 47480sf

32 EMERSON RD **$1,025,000**
B: Erica K Bond, Tr for Erica K Bond RET
S: Christian D Manders, Tr for Sam Bass Warner Jr T
Book/Page: 41749/366, Date: 04/30/24
Use: 3 Bdrm Old Style, Lot: 6970sf
Prior Sale: $549,000 (09/03)

802 GREENDALE AVE **$910,000**
B: 802 Greendale Ave LLC
S: Gail M Nannini, Tr for Chippisi Norfolk Rt
Book/Page: 41750/43, Date: 04/30/24
Mtg: Village Bank $2,242,500
Use: 3 Bdrm Conventional, Lot: 61681sf
Prior Sale: $60,953 (08/94)

1206 GREENDALE AVE U:230 ..... **$590,000**
B: David Kavanaugh & Noreen Kavanaugh
S: Tommy Thomas & Bindu Thomas
Book/Page: 41749/153, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $390,000 (12/22)

93 HAWTHORN AVE **$1,300,000**
B: David B Gibson & Abigail Z Gibson
S: William Hadge, Tr for Nuccio Rt
Doc#: 000000001535425, Date: 04/30/24
Mtg: UBS Bank USA $963,750
Term: 2054
Use: 3 Bdrm Garrison, Lot: 7405sf

160 JARVIS CIR **$2,500,000**
B: Shabbi S Khan & Naima Qureshi
S: Marino Land Dev LLC
Doc#: 000000001535373, Date: 04/30/24
Mtg: Wells Fargo Bank $1,837,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 10106sf
Prior Sale: $1,100,000 (10/22)

24 JAYNE RD **$951,000**
B: 314 Oakland LLC
S: Ike Nnah
Book/Page: 41749/236, Date: 04/30/24
Mtg: Needham Bk $1,688,250
Use: 3 Bdrm Ranch, Lot: 11238sf
Prior Sale: $800,000 (11/22)

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71 MAPLE ST **$950,000**
B: Needham Enterprises LLC
S: Michael G Tramontozzi, Tr for 71-73 Maple Street Rt
Book/Page: 41753/286, Date: 05/01/24
Mtg: Needham Bk $2,200,000
Use: 2-Family Two Family, Lot: 7841sf
Prior Sale: $550,000 (09/13)

78 MORNINGSIDE RD **$2,675,000**
B: Mark Irving & Rebecca Irving
S: Tower Hill Builders Inc
Book/Page: 41758/389, Date: 05/03/24
Mtg: Morgan Stanley Privat $1,000,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 13024sf
Prior Sale: $900,000 (03/23)

13 PLYMOUTH RD **$1,250,000**
B: Carolyne Godon & Gage Boon
S: Alan E Brand & Suzanne N Brand
Book/Page: 41754/49, Date: 05/01/24
Mtg: Fairway Ind Mtg $1,000,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 6970sf

9 TURTLEBROOK WAY **$625,000**
B: Irar TCo
S: Michael C Thompson, Tr for Ann & Andrew Thompson Irt
Book/Page: 41753/398, Date: 05/01/24

89 WILSHIRE PARK **$1,680,000**
B: Mary K Bynum & David Aznavorian
S: Donald P Lankiewicz & Carol F Lankiewicz
Book/Page: 41758/464, Date: 05/03/24
Mtg: Cross Country Mtg Inc $1,143,100
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8712sf
Prior Sale: $815,000 (06/13)

Norfolk

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	12
Median Price	$737,450	$730,000

► REAL ESTATE SALES

258-260 DEDHAM ST **$2,400,000**
B: 250-8 Dedham St LLC
S: John Mcternan, Tr for Eagle Brook Rt
Book/Page: 41755/94, Date: 05/01/24
Mtg: Sharon & Crescent Uni $1,250,000
Use: Restaurant/Bar, Lot: 101128sf

4 GROVE AVE **$445,000**
B: Naengnoi Correia & Wayne Correia
S: Lux Jr Thomas A Est & Virginia Lux
Doc#: 000000001535356, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 11280sf
Prior Sale: $168,500 (03/97)

Norwood

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	30
Median Price	$575,700	$617,500

► REAL ESTATE SALES

254 DEAN ST **$850,000**
B: Winstreet Realty LLC
S: 254 Sk Realty LLC
Book/Page: 41757/313, Date: 05/03/24
Mtg: Northern Bk & Tr $1,940,000
Use: Restaurant/Bar, Lot: 8496sf
Prior Sale: $600,000 (05/19)

15 HOWARD ST U:2 ..... **$690,000**
B: Alexander Zoraian & Elizabeth Burke
S: Joseph R Gulla
Book/Page: 41753/215, Date: 05/01/24
Use: Condo

38 MONROE ST E **$595,000**
B: Jonathan P Healey & Sabrina Dorronsoro
S: Walsh Mark B Est & Karon A Walsh
Doc#: 000000001535430, Date: 04/30/24
Mtg: Guaranteed Rate Inc $535,500
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 6010sf

88 PROSPECT AVE **$475,000**
B: Jason S Donaldson, Tr for Coalie Rt
S: Joanne A Kale
Book/Page: 41747/492, Date: 04/29/24
Mtg: Frank J Digennaro $475,000
Use: 3 Bdrm Cape Cod, Lot: 9230sf

12 ROCK CT **$585,000**
B: Jacquelyn M Salerno & Luis M Lara
S: Salerno Carmela Est & Jessica L Libby
Book/Page: 41751/540, Date: 04/30/24
Mtg: Rockland Tr Co $395,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7200sf
Prior Sale: $320,000 (02/14)

87 WALPOLE ST **$1,127,099**
B: Phil Decoteau & Nancy Decoteau
S: Victor J Babel, Tr for Victor J Babel RET
Book/Page: 41751/264, Date: 04/30/24
Mtg: Drew Mortgage Assnlnc $766,550
Term: 2054
Use: 5 Bdrm Colonial, Lot: 16346sf
Prior Sale: $309,000 (03/94)

Plainville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	$510,000	$560,000

► REAL ESTATE SALES

15 MELCHER ST **$450,000**
B: Whm Capital LLC & Property Haven LLC
S: Amego Inc
Book/Page: 41747/524, Date: 04/29/24
Use: Other Exempt, Lot: 16988sf
Prior Sale: $436,500 (06/06)

Quincy

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	66
Median Price	$580,500	$663,500

► REAL ESTATE SALES

24 BAXTER AVE **$525,000**
B: Timothy J Donovan
S: Dianne Swan, Tr for Perry Ft Of 1996
Book/Page: 41753/253, Date: 05/01/24
Mtg: Leader Bank NA $445,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5538sf

133 COMMANDER SHEA BLVD U:303 .. **$264,000**
B: David M Kirby
S: Niloofar Roshanfekr
Book/Page: 41750/223, Date: 04/30/24
Use: Condo
Prior Sale: $240,000 (06/21)

12 CONNELL ST **$1,005,000**
B: Enkeleda Gjoni & Arjan Avdiu
S: Donna Nguyen & Rocky Huynh
Book/Page: 41747/548, Date: 04/29/24
Mtg: EMM Loans LLC $804,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 10103sf
Prior Sale: $565,000 (09/22)

100 COVE WAY U:801 ..... **$350,000**
B: Bochen Jiang & Elizabeth H Dong
S: Lee-Anne Parsons
Book/Page: 41757/501, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $210,000 (08/01)

200 COVE WAY U:509 ..... **$377,500**
B: Mohamad N Barakat, Tr for Barakat Ft
S: Rita Prajapati
Book/Page: 41752/540, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $267,000 (08/04)

35 DESMOINES RD U:501 ..... **$320,000**
B: James Lim
S: Daniel Pareene
Book/Page: 41754/25, Date: 05/01/24
Mtg: Evolve B&T $240,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $201,000 (01/24)

41 DORCHESTER ST **$905,000**
B: Richard Walsh
S: James Smith
Doc#: 000000001535360, Date: 04/30/24
Mtg: Ark-La-Tex Fin Svcs $724,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3416sf
Prior Sale: $207,000 (09/10)

80 GRAHAM ST **$600,000**
B: Quyen T Chau
S: Phuc V Le
Book/Page: 41749/45, Date: 04/30/24
Mtg: United Wholesale Mtg $500,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4965sf
Prior Sale: $365,000 (03/18)

40 GREENLEAF ST U:506 ..... **$585,000**
B: Patricia Puliafico
S: Beth W Kucera, Tr for Weixler Ft
Book/Page: 41749/382, Date: 04/30/24
Mtg: Rockland Tr Co $305,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $155,000 (09/94)

511 HANCOCK ST U:305 ..... **$788,000**
B: Austin Mancenido & Nghi Ly
S: Nq3 Development LLC
Book/Page: 41758/253, Date: 05/03/24
Use: Condo

41 MOORE ST **$572,500**
B: Golden Dragon Hldg LLC
S: Damien Rush & Kerrianne Doneghey
Book/Page: 41758/2, Date: 05/03/24
Use: 2 Bdrm Bngl/Cottage, Lot: 7188sf
Prior Sale: $310,000 (01/17)

179 PRESIDENTS LN U:3H **$369,000**
B: Bruce Donath, Tr for Donath Ft
S: Arthur Foley & Christopher Foley
Book/Page: 41749/586, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $226,000 (03/07)

140 QUINCY AVE U:4 ..... **$395,000**
B: Quyen Ly
S: Tsimafei Shyshpar & Olivia Sulin
Book/Page: 41747/354, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: $307,500 (08/18)

366 QUINCY AVE U:403 ..... **$400,000**
B: Ryan A Perez & En L Chan
S: Huan Q Yuan & Ni J Xu
Book/Page: 41750/150, Date: 04/30/24
Mtg: United Wholesale Mtg $358,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $218,000 (06/06)

160 QUINCY SHORE DR U:114 ..... **$599,000**
B: Helen K Li
S: Brandon K Koo & Carrie S Zhang
Book/Page: 41756/524, Date: 05/02/24
Mtg: Rocket Mortgage LLC $479,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $360,000 (03/16)

14 RUTHVEN ST **$315,000**
B: Pad Ventures Group LLC
S: James J Vey & Diane Vey
Book/Page: 41752/367, Date: 05/01/24
Mtg: Rfb F4 Nb Llc $150,400
Use: 4 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: $200,000 (04/20)

171-173 SAFFORD ST **$650,000**
B: Kevin Chan & Terrie Y Chen
S: Wing C Lee & Moy F Lee
Book/Page: 41750/345, Date: 04/30/24
Use: 2-Family Two Family, Lot: 5000sf

285 STATE ST **$115,000**
B: Vida Real Evangelical Ctr
S: Vb-S1 Assets LLC
Book/Page: 41755/70, Date: 05/01/24
Use: Telephone Relay Tower, Lot: 244126sf
Prior Sale: $558,472 (07/15)

46 TINSON RD U:9A **$495,000**
B: Christopher Shanahan, Tr for Unit 9 Tinson Rt
S: Juliana B King
Book/Page: 41756/438, Date: 05/02/24
Use: Condo

35 WARWICK ST **$930,000**
B: Roland Zhou & Tracey M Stadelmann
S: Melissa C Newman & Hilario L Coimbra
Book/Page: 41747/1, Date: 04/29/24
Mtg: Guaranteed Rate Inc $680,000
Term: 2039
Use: 3 Bdrm Bngl/Cottage, Lot: 5081sf
Prior Sale: $576,500 (05/18)

500 WASHINGTON ST U:804 ..... **$465,000**
B: Xiaofeng Huang
S: Jcg Investments LLC
Book/Page: 41754/306, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $310,000 (01/24)

211 WEST ST U:4A **$425,000**
B: Patrick Bridge
S: Ann Doherty & Michael Gagen
Book/Page: 41756/324, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $360,000 (08/21)

230 WILLARD ST U:603 ..... **$300,000**
B: Zhen Z Chen & Oscar G Lee
S: Wu L Chan
Book/Page: 41749/526, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $313,000 (01/21)

Randolph

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	43
Median Price	$500,000	$540,000

► REAL ESTATE SALES

10 BAYBERRY LN **$700,000**
B: Charles Denis & Yanick Denis
S: Edward Migueles, Tr for Migueles RET
Doc#: 000000001535307, Date: 04/29/24
Mtg: Embrace Home Loans $639,072
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12000sf
Prior Sale: $167,500 (06/94)

159 BITTERSWEET LN U:117 ..... **$265,000**
B: Chung H George
S: Maria T Jean
Doc#: 000000001535439, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $150,000 (03/17)

4 HARRIETTE ST S **$385,000**
B: Jacqueline I Davis
S: Joseph A Estella, Tr for 4 South Harriette St T
Book/Page: 41747/32, Date: 04/29/24
Mtg: Guaranteed Rate Inc $308,000
Term: 2054
Use: Accessory Land Improved, Lot: 5694sf

59 HIGHLAND GLEN DR U:303 ..... **$285,000**
B: Serena W Jean
S: Constitution Prop LLC
Doc#: 000000001535392, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $215,000 (12/23)

161-163 LIBERTY ST **$955,000**
B: Michael Sellers
S: Alquidamia Alvarez
Book/Page: 41759/172, Date: 05/03/24
Mtg: Movement Mtg LLC $764,000
Term: 2054
Use: 2-Family Family Flat, Lot: 17160sf
Prior Sale: $425,000 (10/17)

15 LORI LN **$555,000**
B: Edson Cardoso & Lionilde Andrade
S: Antonio A Fonseca & Maria F Fragoso
Book/Page: 41747/126, Date: 04/29/24
Mtg: Guaranteed Rate Inc $538,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12000sf

7 MARION ST **$550,000**
B: Chioma Nnaji
S: Nicole Cummings & Cheryl V Cummings-Inniss
Book/Page: 41752/14, Date: 04/30/24
Mtg: Guaranteed Rate Inc $606,430
Term: 2054
Use: 2 Bdrm Conventional, Lot: 9495sf
Prior Sale: $269,000 (10/14)

705-707 N MAIN ST **$500,000**
B: Patricia Mccroary & Anthony Mccroary
S: Kenneth L Rice Jr
Doc#: 000000001535303, Date: 04/29/24
Mtg: American Fncl Resrcs $375,000
Term: 2054
Use: 2-Family Family Flat, Lot: 9625sf

24 NELSON DR U:1B **$255,000**
B: Hein H Zaw & Theingi Win
S: Ruby S Morris
Book/Page: 41752/127, Date: 05/01/24
Mtg: Rocket Mortgage LLC $229,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $35,000 (04/97)

140 NORTH ST **$295,000**
B: Khen H Tran, Tr for Thanh Doan
S: Susan M Murphy
Book/Page: 41751/94, Date: 04/30/24
Use: 3 Bdrm Conventional, Lot: 7000sf
Prior Sale: $103,225 (05/99)

37 TOSCANO WAY U:37 ..... **$599,900**
B: Valentine L Adjetey & Tatiana Antoine
S: 502 South Main Hldg LLC
Book/Page: 41757/563, Date: 05/03/24
Mtg: Needham Bk $569,905
Term: 2054
Use: Condo

41 WEST ST U:A1 ..... **$225,000**
B: Ashley N Philibert
S: Manoj Ravikumar & Thrisha Kasula
Book/Page: 41754/423, Date: 05/01/24
Mtg: Total Mtg Svcs $218,250
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $153,000 (03/21)

Sharon

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	23
Median Price	$647,750	$675,000

► REAL ESTATE SALES

2423 BAY RD **$950,000**
B: Samir Banjanovic & Erin S Banjanovic
S: S D Rabinowitz & Linda Rabinowitz
Book/Page: 41758/280, Date: 05/03/24
Mtg: Guaranteed Rate Inc $860,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 60984sf
Prior Sale: $439,900 (08/02)

18 BAYBERRY DR U:4 ..... **$285,000**
B: Muhammad A Bajwa
S: Michael J Holleran, Tr for Declaration Of T
Book/Page: 41748/261, Date: 04/29/24
Mtg: T2 Financial LLC $199,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $70,000 (09/98)

22 BERKSHIRE AVE **$703,000**
B: Yuanbing Li
S: Xiaohui Yu & Wenlong Lu
Book/Page: 41750/590, Date: 04/30/24
Mtg: Mega Cap Funding Inc $562,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10097sf
Prior Sale: $450,000 (06/18)

8 SHARON AVE **$800,000**
B: Kevin J Kilduff, Tr for Brian D Sullivan Irt
S: Vincent Megna & Suzanne Megna
Book/Page: 41750/33, Date: 04/30/24

8 TRIPHAMMER RD **$1,110,000**
B: Jie Zong & Wei Guo
S: Efim Birger, Tr for Fidelis Fides Rt
Doc#: 000000001535617, Date: 05/03/24
Mtg: US Bank NA $856,800
Term: 2054 Rate: 6.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 22389sf
Prior Sale: $252,004 (06/97)

Stoughton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	38
Median Price	$537,500	$572,500

► REAL ESTATE SALES

594 CANTON ST **$500,000**
B: Mark Terry & Lisa Rappoli
S: William E Cottle, Tr for William E Cottle Ft
Book/Page: 41753/530, Date: 05/01/24
Mtg: Stoughton Cp Bk $400,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2-Family Conventional, Lot: 23483sf

191 COPPERWOOD DR U:191 ..... **$470,000**
B: Anatoly Pikovsky
S: Jiaan Liao
Book/Page: 41758/46, Date: 05/03/24
Mtg: Fall River Five Cents $260,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $295,000 (12/15)

80 COTTONWOOD DR U:80 ..... **$397,000**
B: Gloria Hogan
S: Steven Sharad, Tr for Sharad Irt
Doc#: 000000001535532, Date: 05/02/24
Mtg: Cross Country Mtg Inc $377,150
Term: 2054
Use: 2 Bdrm Condo

277 CUSHING ST **$435,000**
B: Ds Dev Realty Group LLC
S: Kelly M Odonnell
Book/Page: 41754/593, Date: 05/01/24
Mtg: Crowd Lending Fund $469,750
Use: 2 Bdrm Ranch, Lot: 11186sf

26 JESSICA DR U:G **$366,000**
B: Debra Holmes
S: Dina Kedski, Tr for Roscia Ft
Book/Page: 41747/585, Date: 04/29/24
Mtg: Leader Bank NA $304,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $180,000 (09/08)

131 LAKE DR **$672,000**
B: Marie C Kennedy
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 41749/470, Date: 04/30/24
Use: 2 Bdrm Old Style, Lot: 3999sf
Prior Sale: $783,357 (08/18)

65 MCCORMICK TER U:5 ..... **$315,000**
B: Mike Lee & Eleanor Lee
S: Alan M Levin
Book/Page: 41756/161, Date: 05/02/24
Use: 2 Bdrm Condo

555 PAGE ST U:101 ..... **$347,000**
B: Andrew T Colamaria
S: Alan Yekta
Book/Page: 41749/272, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $305,000 (10/21)

76 SUMMER AVE U:6 ..... **$300,000**
B: Flavio B Delima & Nara L Lima
S: Nabil Nemr & Lydia Mikhail
Book/Page: 41751/570, Date: 04/30/24
Mtg: A & D Mortgage LLC $225,000
Term: 2064
Use: 2 Bdrm Condo
Prior Sale: $221,000 (10/20)

10 YOUNGS WAY **$230,000**
B: Ana L Smith
S: Brian C Smith
Book/Page: 41752/392, Date: 05/01/24
Use: 4 Bdrm Cape Cod, Lot: 25003sf
Prior Sale: $525,000 (08/13)

Walpole

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	35
Median Price	$685,000	$780,000

► REAL ESTATE SALES

92 AUDUBON DR **$965,000**
B: James T Sarno Jr & Katherine J Sarno
S: Neal R Patel
Book/Page: 41753/20, Date: 05/01/24
Mtg: Guaranteed Rate Inc $750,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 20113sf
Prior Sale: $500,000 (10/11)

7 BERKELEY DR **$1,869,000**
B: Anthony Pepe & Diane Pepe
S: Ronald Compagnone, Tr for Compagnone Rt
Book/Page: 41749/169, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 42020sf
Prior Sale: $323,350 (11/13)

282 HIGH ST **$525,000**
B: 282 High LLC
S: Alana Bednarz
Book/Page: 41748/228, Date: 04/29/24
Mtg: Rockland Tr Co $393,750
Use: 3 Bdrm Conventional, Lot: 90605sf
Prior Sale: $375,000 (09/20)

70 LAKE AVE **$317,000**
B: Disipio Dev Group LLC
S: Pelletier Claire L Est & Diane Mcmackin
Book/Page: 41751/294, Date: 04/30/24
Use: 3 Bdrm Conventional, Lot: 5200sf

11 OAK HILL DR **$680,000**
B: Christina Giardini & Pedro H Giardini
S: Morriarty Daniel M Est & Susan M Bois
Book/Page: 41757/528, Date: 05/03/24
Mtg: Rockland Tr Co $646,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16415sf

590 WASHINGTON ST **$350,000**
B: Garden Path Estates LLC
S: Hebard Corinne A Est & Barbara Maiewski
Book/Page: 41753/461, Date: 05/01/24
Mtg: OneLocal Bank $862,500
Use: 2 Bdrm Conventional, Lot: 16601sf

Wellesley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	46
Median Price	$1,775,000	$2,080,000

► REAL ESTATE SALES

28 BANCROFT RD **$2,127,000**
B: Joshua King & Morgan King
S: Jeffrey Goldman & Amy Goldman
Book/Page: 41747/83, Date: 04/29/24
Mtg: Robert C King $1,700,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 15885sf
Prior Sale: $1,119,000 (07/15)

34 CHESTERTON RD **$3,025,000**
B: Katelyn Champion & Thomas Champion
S: Barry Gallup & Samantha Gallup
Book/Page: 41753/47, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 11448sf
Prior Sale: $2,950,000 (08/23)

52 COTTONWOOD RD **$1,450,000**
B: Vihann Kong & Julie L Kong
S: Gigliotti Vincenzina Est & Paul Gigliotti
Doc#: 000000001535411, Date: 04/30/24
Mtg: Nations Direct Mtg $760,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10000sf

76 CREST RD **$2,040,000**
B: Tracy Schubert & Jay Smith
S: Wiley Mccarthy, Tr for Wiley Mccarthy RET
Doc#: 000000001535610, Date: 05/03/24
Mtg: Salem Five Mtg Co $1,550,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 17270sf
Prior Sale: $366,500 (08/89)

6 FISHER AVE **$1,201,000**
B: Chen Dong
S: Lorianne Sainsbury-Wong & Wilkins Wong
Book/Page: 41753/356, Date: 05/01/24
Mtg: East West Bank $720,600
Term: 2054 Rate: 7.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 10213sf
Prior Sale: $1,160,000 (10/22)

135 GLEN RD **$2,800,000**
B: Lars Bonefeld & Rosana Bonefeld
S: David P Mooney, Tr for Mooney Ft
Book/Page: 41755/26, Date: 05/01/24
Mtg: United Wholesale Mtg $1,960,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 37320sf
Prior Sale: $1,175,000 (08/99)

10 PLEASANT ST U:10 ..... **$2,030,000**
B: Stephen W Cross & Samantha N Cross
S: Carlos Cintron & Ada Cintron
Book/Page: 41753/138, Date: 05/01/24
Mtg: M&T Bank NA $1,500,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Condo
Prior Sale: $1,400,000 (07/20)

32 UPWEY RD **$2,455,000**
B: Joanna Laplaca
S: Nathan Walsh & Judith Walsh
Book/Page: 41756/223, Date: 05/02/24
Use: 4 Bdrm Colonial, Lot: 17730sf
Prior Sale: $1,153,000 (08/12)

580 WASHINGTON ST U:306 ..... **$3,000,000**
B: Eric Slifka & Laurie Slifka
S: Nancy K Belsky, Tr for Nancy K Belsky T
Book/Page: 41755/525, Date: 05/02/24
Use: 2 Bdrm Condo

594 WASHINGTON ST U:4 ..... **$716,000**
B: Maura G Howley
S: Christine Axbey
Book/Page: 41751/194, Date: 04/30/24
Mtg: Movement Mtg LLC $500,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $680,000 (02/22)

148 WESTON RD U:106 ..... **$2,500,000**
B: Linda Mooney & David Mooney
S: Lyx Wellesley Inv LLC
Book/Page: 41755/371, Date: 05/02/24
Use: Condo

250 WESTON RD **$1,050,000**
B: Brendon-Silva LLC
S: Susan E Murrey, Tr for Murrey 2023 Funding T
Book/Page: 41755/247, Date: 05/02/24
Mtg: Rockland Tr Co $1,859,611
Use: 3 Bdrm Colonial, Lot: 10123sf
Prior Sale: $315,000 (10/97)

Westwood

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	27
Median Price	$1,352,000	$1,230,000

► REAL ESTATE SALES

1391 HIGH ST **$1,015,000**
B: William Klemmer & Katherine Longo
S: Kjtp LLC
Book/Page: 41758/221, Date: 05/03/24
Mtg: Guaranteed Rate Inc $812,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 35344sf
Prior Sale: $830,123 (03/24)

8 SMITH DR **$1,635,000**
B: Jonathan Speen & Rachel Dill
S: Danny Slingerland & Marlene M Vincent
Book/Page: 41756/264, Date: 05/02/24
Mtg: Amerant Mortgage $350,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 37654sf
Prior Sale: $1,220,000 (05/20)

133 STANFORD DR **$1,140,000**
B: Patrick Mccaffrey & Julia Mccaffrey
S: M R Setayesh
Book/Page: 41746/566, Date: 04/29/24
Mtg: Morgan Stanley Privat $912,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 66572sf

298 WASHINGTON ST U:204 ..... **$865,000**
B: James S Tsavaris & Irene O Darras
S: Michael J Higer, Tr for Michael J Higer Lt
Book/Page: 41748/72, Date: 04/29/24
Use: 2 Bdrm Condo

115 WHITEWOOD RD **$1,070,000**
B: Michael Ross & Lindsey Ross
S: Anita Mepani & Amol Mepani
Book/Page: 41750/561, Date: 04/30/24
Mtg: Guaranteed Rate Inc $749,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 40436sf
Prior Sale: $940,000 (06/23)

Weymouth

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	70
Median Price	$530,000	$572,500

► REAL ESTATE SALES

304 BROAD ST **$651,000**
B: Georgeanna M Lent
S: Tara J Hally
Doc#: 000000001535472, Date: 05/01/24
Mtg: LoanDepot.Com $553,350
Term: 2054
Use: 3 Bdrm Conventional, Lot: 31700sf
Prior Sale: $462,000 (03/20)

100 CEDAR ST **$650,000**
B: James Walsh & Eoin L Walsh
S: Seth Purcell & Kassondra Purcell
Book/Page: 41759/370, Date: 05/03/24
Mtg: Cross Country Mtg Inc $500,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8030sf
Prior Sale: $465,000 (07/18)

14 DOUGLAS ST **$1,065,000**
B: Paul Ryan & Sarah Fryc
S: Darrell Q Bishop & Nicole G Holtz
Book/Page: 41759/397, Date: 05/03/24
Mtg: Cross Country Mtg Inc $765,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4860sf
Prior Sale: $999,999 (05/22)

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NORFOLK REGISTRY
continued

604 EAST ST **$845,000**
B: Jonida Taraj
S: Leonardo D Silva & Tatiana Silva
Book/Page: 41749/175, Date: 04/30/24
Mtg: Salem Five Mtg Co $722,100
Term: 2054
Use: 2-Family Conventional, Lot: 9200sf
Prior Sale: $505,000 (08/17)

54 FEDERAL ST **$355,000**
B: Zhaoyang Yang
S: Mtg Equity Conversi T 201 & US Bank NA Tr
Book/Page: 41754/293, Date: 05/01/24
Use: 2 Bdrm Conventional, Lot: 23300sf
Prior Sale: $359,546 (01/24)

32-36 GRANITE ST **$1,240,000**
B: Gavin Williams, Tr for Gw Granite Street T
S: Chi M Kwong, Tr for 32-36 Granite Street Rt
Book/Page: 41750/392, Date: 04/30/24
Mtg: Brian A Williams $1,000,000
Term: 2049
Use: Apartment Bldg - 4-8 Units, Lot: 9500sf
Prior Sale: $800,000 (04/17)

GREEN ST **$700,000**
B: Zoroaster Homes LLC
S: 20 Humphrey Street LLC
Doc#: 000000001535284, Date: 04/29/24
Mtg: Erik T Potter $500,000

GREEN ST **$375,000**
B: 6 Swan LLC
S: First Landing Invs LLC
Book/Page: 41754/454, Date: 05/01/24

124 GREEN ST **$335,000**
B: Silver Homes LLC
S: Robert S Rose
Book/Page: 41752/99, Date: 05/01/24
Use: 3 Bdrm Antique, Lot: 20250sf
Prior Sale: $367,500 (05/24)

124 GREEN ST **$367,500**
B: First Landing Invs LLC
S: Silver Homes LLC
Book/Page: 41752/542, Date: 05/01/24
Mtg: Unitas Funding Llc $425,000
Use: 3 Bdrm Antique, Lot: 20250sf
Prior Sale: $120,000 (01/96)

9-11 KEITH ST **$430,000**
B: Sammy Maian Inv LLC
S: Anton Cela
Book/Page: 41755/148, Date: 05/01/24
Mtg: Tvc Funding Vi Llc $565,693
Use: 2-Family Conventional, Lot: 5725sf
Prior Sale: $396,900 (11/22)

76 KINGMAN ST **$605,000**
B: Angela Ferragamo & Daniel Sangeorge
S: Charles P White & Lindsay White
Book/Page: 41752/504, Date: 05/01/24
Mtg: Fairway Ind Mtg $484,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10920sf
Prior Sale: $417,500 (08/18)

117 LAMBERT AVE **$650,000**
B: Angerina H Wu
S: Karuna Timilsina & Rita Timilsina
Book/Page: 41753/491, Date: 05/01/24
Mtg: United Wholesale Mtg $508,800
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11100sf
Prior Sale: $501,000 (10/20)

10 LYME ST **$848,000**
B: Nicholas Albert & Alicia Albert
S: Christopher J Martinson & Cassandra Burke
Book/Page: 41758/199, Date: 05/03/24
Mtg: Leader Bank NA $678,400
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12562sf
Prior Sale: $405,000 (10/16)

851 MAIN ST U:16 ..... **$335,000**
B: Annisya Bagdonas
S: Alexandra L Accardi, Tr for Main St Rt
Book/Page: 41756/453, Date: 05/02/24
Use: Office Condo Unit
Prior Sale: $195,000 (12/14)

61 PINE ST **$550,000**
B: Alison Blackman
S: Jeffrey R Turell, Tr for Turell Ft
Book/Page: 41749/547, Date: 04/30/24
Mtg: First Home Mtg $495,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11216sf

84 RESERVOIR RUN **$750,000**
B: Griswald Brooks & Tamari Kirtadze
S: Allison M Lydon, Tr for Lydon Ft
Doc#: 000000001535605, Date: 05/03/24
Mtg: Navy FCU $627,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 16095sf
Prior Sale: $180,000 (05/91)

9 TARA DR U:12 ..... **$277,900**
B: James M Connors
S: Shukui Guan & Hongqin Wang
Book/Page: 41750/508, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $121,000 (03/12)

77 WASHINGTON ST **$900,000**
B: Napoli Landing LLC
S: Weymouth Group Realty LLC
Doc#: 000000001535313, Date: 04/29/24
Mtg: Middlesex Svgs Bk $650,000
Use: Restaurant/Bar, Lot: 3025sf

238-250 WASHINGTON ST **$2,000,000**
B: Capital Inv Group LLC
S: 238 Washington Street LLC
Doc#: 000000001535418, Date: 04/30/24
Use: Shopping Ctr/Mall, Lot: 47854sf

► FORECLOSURE DEEDS

61 VERONICA LN **$432,000**
B: Vrmtg Asset T & Us Bank TNa Tr
S: John P Malonson & U S Bank TNa
Book/Page: 41751/20, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 10341sf
Prior Sale: $405,000 (12/04)

Wrentham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	10
Median Price	$507,500	$573,750

► REAL ESTATE SALES

15 DANA DR **$735,000**
B: Rebecca L Dangelo & Terje A Bratlie
S: Michael J Shruhan & Deborah A Shruhan
Book/Page: 41758/484, Date: 05/03/24
Mtg: Guild Mortgage Co $535,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 30131sf

80 EAGLEBROOK BLVD **$290,201**
B: Meriane Wasef & Angele Tawadros
S: Smith Jeffrey Est & Lynda Dragsbaek
Book/Page: 41757/256, Date: 05/03/24
Mtg: Guild Mortgage Co $275,690
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9444sf
Prior Sale: $194,600 (06/17)

50 GREEN ST **$1,350,000**
B: Samuel Hyde
S: Rita K Zizza
Book/Page: 41754/540, Date: 05/01/24
Use: Residential-Multiple Bldgs, Lot: 217811sf
Prior Sale: $280,000 (02/94)

40 REED FULTON AVE **$269,500**
B: Lakshmana S Doddipatla & Durga Sala
S: Park Place Wrentham LLC
Book/Page: 41751/37, Date: 04/30/24
Mtg: Navigant Credit Union $962,600
Term: 2054
Use: Residential Developable Land, Lot: 25453sf

105 REED FULTON AVE **$269,500**
B: Andrew Desimone & Emily Desimone
S: Park Place Wrentham LLC
Book/Page: 41748/169, Date: 04/29/24
Mtg: Coastal One CU $939,200
Term: 2054
Use: Residential Developable Land, Lot: 26248sf

Plymouth Registry

John R. Buckley Jr., Esq., Register
50 Obery St, Plymouth, MA 02360
Telephone: (508) 830-9200
Fax: (508) 830-9280
www.regdeeds.co.plymouth.ma.us

Brockton Satellite Office
For recordings and rundowns of unregistered land:
32 Belmont St.
Brockton, MA 02301
Telephone: (508) 586-6998
Fax: (508) 588-0240

Rockland Satellite Office
900 Hingham Street – Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800
Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	21
Median Price	$520,000	$630,000

► REAL ESTATE SALES

143 CENTRE AVE U:143 ..... **$415,000**
B: Jamie Bolstad
S: Matthew Pelham
Book/Page: 58867/118, Date: 05/01/24
Mtg: Cross Country Mtg Inc $332,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $351,000 (03/22)

12 KING AVE **$893,950**
B: Samantha Williams & Michael Williams Jr
S: Guy R Barthelemy
Book/Page: 58866/91, Date: 05/01/24
Mtg: HarborOne Mortgage $670,463
Term: 2044
Use: 4 Bdrm Colonial, Lot: 30909sf
Prior Sale: $492,000 (10/05)

466 PLYMOUTH ST **$750,000**
B: 466 Plymouth St LLC
S: Mary Elizabeth Rourke Int & Edward J Rourke Jr
Book/Page: 58863/345, Date: 05/01/24
Mtg: Bluestone Bank $900,000
Use: 5 Bdrm Colonial, Lot: 41363sf

29 THAXTER AVE **$409,000**
B: Robert Samuels
S: Susan J Sullin & Donna Campbell
Book/Page: 58866/289, Date: 05/01/24
Mtg: K & A Realty Inv $448,000
Use: 4 Bdrm Colonial, Lot: 11742sf

Bridgewater

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	35
Median Price	$606,500	$570,000

► REAL ESTATE SALES

33 ELMWOOD CRES **$855,000**
B: Smith Vioselin & Christine M Vioselin
S: Holt Maureen K Est & Paul C Kelly
Book/Page: 58863/95, Date: 04/30/24
Mtg: Amerant Mortgage $684,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 18500sf
Prior Sale: $90,000 (01/99)

30 HAYWARD ST **$450,000**
B: Jeffrey T Farley
S: Cristina Denly
Book/Page: 58868/321, Date: 05/02/24
Mtg: HarborOne Mortgage $422,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20000sf
Prior Sale: $137,000 (08/87)

35 JENNIFER CIR **$750,000**
B: Patricia Mcdonald
S: Carl E Aiello & Kellie A Aiello
Book/Page: 58864/16, Date: 05/01/24
Use: 3 Bdrm Colonial, Lot: 20816sf
Prior Sale: $470,000 (10/05)

90 LONGVIEW DR **$725,000**
B: Isaias Roman & Crystal Roman
S: Juana Torres, Tr for 90 Longview Dr Rt
Book/Page: 58868/287, Date: 05/02/24
Mtg: Guild Mortgage Co $543,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23554sf
Prior Sale: $544,500 (03/20)

156 PARK AVE **$500,000**
B: Mahmoud Elhashash & Mostafa Elhashash
S: Scott F Campbell & Ruth M Campbell
Book/Page: 58874/81, Date: 05/03/24
Use: Residential-Multiple Bldgs, Lot: 25900sf
Prior Sale: $255,000 (07/09)

90 PINE RIDGE DR **$639,900**
B: Jessica Timulty
S: Romaine D Gayle & Rochelle R Gayle
Book/Page: 58873/142, Date: 05/03/24
Mtg: Radius Financial Grp $300,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 82737sf
Prior Sale: $510,000 (12/20)

6 WESTWOOD LN **$929,900**
B: Jinhua Jia
S: Ecosta Development LLC
Book/Page: 58862/16, Date: 04/30/24
Use: Accessory Land Improved, Lot: 63345sf

Brockton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	121	99
Median Price	$431,900	$454,000

► REAL ESTATE SALES

15 ANGELA TER **$540,000**
B: Margarette Aurelien & Armando Sanjous
S: James H Bullock & Cheryl M Bullock
Book/Page: 58854/217, Date: 04/29/24
Mtg: United Wholesale Mtg $521,977
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13839sf
Prior Sale: $310,000 (05/05)

33 AUBURN ST **$277,574**
B: Nashua Chaperon & Joseph Chaperon
S: Lance D Deans & Claudina V Callwood-Deans
Book/Page: 58865/112, Date: 05/01/24
Mtg: Rocket Mortgage LLC $218,274
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6429sf
Prior Sale: $155,000 (02/16)

113 BELCHER AVE **$475,000**
B: Dtr Corp
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 58874/1, Date: 05/03/24
Mtg: Tailor Rdg REIT LLC $455,000
Use: 6 Bdrm Colonial, Lot: 9601sf
Prior Sale: $360,000 (09/21)

27 BLAINE ST **$539,900**
B: Obiageli Ukatu
S: Jean M Philemond & Claudie Philemond
Book/Page: 58862/185, Date: 04/30/24
Mtg: LendSure Mtg $377,930
Term: 2054
Use: 2-Family Two Family, Lot: 6464sf
Prior Sale: $410,000 (07/23)

43 BLAINE ST **$310,000**
B: Jq Development LLC
S: Delton H Garner
Book/Page: 58862/160, Date: 04/30/24
Use: 2 Bdrm Colonial, Lot: 6787sf
Prior Sale: $70,000 (03/93)

20 BROOKVILLE AVE **$310,000**
B: Austin L Peters & Amanda M Quigley
S: James Quigley, Tr for R & J Quigley Ft
Book/Page: 58861/36, Date: 04/30/24
Mtg: Guild Mortgage Co $290,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10402sf

40 CALMAR ST **$670,000**
B: Elvis C Debarros & Valdo G Debarros
S: Manuel C Barros & Maria F Barros
Book/Page: 58856/93, Date: 04/29/24
Mtg: Embrace Home Loans $657,864
Term: 2054
Use: 2-Family Two Family, Lot: 4661sf
Prior Sale: $74,000 (05/98)

8 CHURCHILL AVE **$460,900**
B: Francisco Andrade & Natalina Vicente
S: Patricio Centeio
Book/Page: 58866/254, Date: 05/01/24
Mtg: Rocket Mortgage LLC $442,376
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7410sf
Prior Sale: $300,000 (07/20)

30 COLONEL BELL DR U:30 ..... **$375,000**
B: Kedra Miller
S: Zanco Realty Group LLC
Book/Page: 58859/205, Date: 04/30/24
Mtg: United Wholesale Mtg $318,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $159,900 (06/02)

16 DEED CIR **$365,000**
B: Isabel Lopez & Whitney Lopez
S: James Romano & Jean Nelson
Doc#: 000000000851351, Date: 04/30/24
Mtg: Rocket Mortgage LLC $328,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9927sf

29 DRAPER ST **$685,000**
B: Nora Francois & Joseph Francois
S: P & L Custom Hm Bldrs LLC
Book/Page: 58862/166, Date: 04/30/24
Mtg: Freedom Mortgage Corp $574,887
Term: 2054
Use: Residential Developable Land, Lot: 6909sf
Prior Sale: $160,000 (03/23)

40 HUDSON ST **$152,408**
B: Carl F Stewart Jr
S: Jennifer O Stewart & Carl F Stewart Jr
Book/Page: 58869/168, Date: 05/02/24
Mtg: Rocket Mortgage LLC $358,160
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9688sf
Prior Sale: $148,300 (08/09)

7 MARTIN ST U:104 ..... **$165,000**
B: Patricia M Petitpas, Tr for 7 Main St 104 Rt
S: Ffox Property Mgmt LLC
Doc#: 000000000851471, Date: 05/03/24
Use: Condo

28 MASSASOIT AVE **$540,000**
B: Iris Contreras
S: Tmc Group LLC
Book/Page: 58867/325, Date: 05/01/24
Mtg: Cross Country Mtg Inc $551,610
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10119sf
Prior Sale: $320,000 (08/23)

27 MELLEN ST **$586,000**
B: Yvelande Merisier & Inovil Merisier
S: Thomas J Simpson Jr & Caren A Simpson
Book/Page: 58863/157, Date: 04/30/24
Mtg: Newrez LLC $536,629
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 5663sf

65 N QUINCY ST **$435,000**
B: Virgilio Coimbra
S: Susan Wurtz
Book/Page: 58865/67, Date: 05/01/24
Mtg: HarborOne Mortgage $435,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7379sf
Prior Sale: $72,000 (05/94)

111 OAK LN U:5 ..... **$260,000**
B: Jose D Da Silva
S: Robin M Carbonara
Book/Page: 58862/144, Date: 04/30/24
Mtg: Monteiro Invs Llc $195,000
Term: 2025
Use: 2 Bdrm Condo
Prior Sale: $174,000 (04/05)

116 OAK LN U:10 ..... **$268,000**
B: Daniel G Depina
S: Fitz Denton
Book/Page: 58864/137, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $198,500 (08/23)

221 OAK ST U:16-32 ..... **$300,000**
B: Marlena Monteiro-Jones
S: Mikael L Beal Sr
Doc#: 000000000851340, Date: 04/30/24
Mtg: Liberty Bay CU $285,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $157,000 (10/16)

20 PACKARD ST **$710,000**
B: Kyara Christie & Maria I Dacosta
S: Lavishnest LLC
Book/Page: 58861/224, Date: 04/30/24
Mtg: Guild Mortgage Co $697,140
Term: 2054
Use: 2-Family Two Family, Lot: 6416sf
Prior Sale: $135,000 (05/10)

28 S LEYDEN ST **$275,000**
B: Jcb Auto Repair & Towing
S: Beverly Stevenson
Book/Page: 58866/343, Date: 05/01/24
Mtg: Capital Finance Llc $220,000
Use: 4 Bdrm Colonial, Lot: 9178sf
Prior Sale: $205,000 (01/11)

11 TRUDY TER U:11 ..... **$300,000**
B: Kenia Peronel
S: Nora Francois
Book/Page: 58862/61, Date: 04/30/24
Mtg: First Home Mtg $209,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $215,000 (07/19)

97 W CHESTNUT ST **$650,000**
B: Toussaint Desinor
S: Ryan Gadles, Tr for Vision Group Rt
Book/Page: 58863/30, Date: 04/30/24
Mtg: Rocket Mortgage LLC $617,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4069sf
Prior Sale: $157,500 (12/12)

227 W ELM ST U:1 ..... **$205,000**
B: Otano Properties LLC
S: Jonathan Dawber
Book/Page: 58864/156, Date: 05/01/24
Mtg: Stephen K Glickman $164,000
Use: 2 Bdrm Condo
Prior Sale: $70,500 (05/15)

921 WARREN AVE **$865,000**
B: Maria Dasilva & Francisco S Aires
S: Joseph Goncalves
Book/Page: 58861/73, Date: 04/30/24
Mtg: Total Mtg Svcs $849,332
Term: 2054
Use: 3-Family Family Flat, Lot: 5380sf
Prior Sale: $157,350 (06/13)

WINTER ST (OFF) **$45,000**
B: David Cruise
S: Ann Stathakis, Tr for Paul & Ann Stathakis RET
Book/Page: 58870/84, Date: 05/02/24

► FORECLOSURE DEEDS

15 PARK RD **$280,000**
B: Freeport Rt & James L Keough
S: Renee M Chase & Us Bank TNa
Book/Page: 58862/219, Date: 04/30/24
Use: 2 Bdrm Bngl/Cottage, Lot: 7514sf
Prior Sale: $215,000 (04/04)

Carver

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	18
Median Price	$487,000	$509,000

► REAL ESTATE SALES

27 CEDAR DR **$355,000**
B: Natasha M Bessemer
S: Kevin Moran
Book/Page: 58858/135, Date: 04/30/24
Mtg: Mllestone Mtg Solutio $301,750
Term: 2054
Use: 2 Bdrm Cottage, Lot: 5227sf
Prior Sale: $299,900 (10/23)

4 DOREEN WAY **$405,000**
B: Skylar L Barnes & Andrew M Pollini-Mills
S: Brian Brabant
Book/Page: 58853/257, Date: 04/29/24
Mtg: LoanDepot.Com $392,850
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13068sf
Prior Sale: $123,833 (01/18)

66 MAIN ST U:7 ..... **$14,000**
B: Perry Hearn
S: Ridge Jr Paul E Est & Matthew Ridge
Book/Page: 58867/148, Date: 05/01/24
Use: Office Condo Unit
Prior Sale: $7,000 (05/96)

23 OLD CENTER ST **$720,000**
B: Romany Wahib
S: Jlk Realty & Dev LLC
Book/Page: 58859/306, Date: 04/30/24
Mtg: NFM Inc $576,000
Term: 2054

96 S MEADOW RD **$655,000**
B: Ashley E Graca & Daniel A Newhall
S: Scott A Oriola & Kristin L Oriola
Book/Page: 58866/183, Date: 05/01/24
Mtg: Cross Country Mtg Inc $555,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 64469sf
Prior Sale: $48,000 (05/98)

25 WAREHAM ST **$325,000**
B: Ronald Oliveira
S: Martin Noel R Est & Warren C Martin
Book/Page: 58860/298, Date: 04/30/24
Mtg: Tailor Rdg REIT LLC $375,000
Use: 4 Bdrm Raised Ranch, Lot: 30492sf

Duxbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	20
Median Price	$905,000	$858,750

► REAL ESTATE SALES

28 APPLE HILL LN **$1,020,000**
B: Anthony Gonzalez & David Pacheco
S: Megan D Razzolini & John T Razzolini
Book/Page: 58854/7, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 19166sf
Prior Sale: $680,000 (12/18)

263 MARSHALL ST **$3,550,000**
B: Kevin Moran & Brooke Hartley
S: Scott R Salisbury & Kristin M Salisbury
Book/Page: 58867/184, Date: 05/01/24
Mtg: James E Hartley Jr $3,600,000
Use: 4 Bdrm Conventional, Lot: 31465sf
Prior Sale: $1,965,000 (09/19)

126 TREMONT ST **$750,000**
B: Robert Palma
S: Oliver Triebel, Tr for Jennifer Triebel
Book/Page: 58857/32, Date: 04/30/24
Use: Retail-Service, Lot: 13068sf
Prior Sale: $342,000 (08/10)

416 WASHINGTON ST **$2,875,000**
B: Michael Phalen & Allison Phalen
S: Megan D Greenstein, Tr for Megan D-Greenstein RET
Book/Page: 58854/19, Date: 04/29/24
Mtg: James S Phalen $1,900,000
Use: 5 Bdrm Conventional, Lot: 21345sf
Prior Sale: $829,000 (08/03)

East Bridgewater

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	12
Median Price	$460,000	$525,000

► REAL ESTATE SALES

755 CRESCENT ST **$501,000**
B: Jeffrey Chessia & Megab Martins
S: Denise M Denley & Harold F Denley
Book/Page: 58873/217, Date: 05/03/24
Mtg: Washington Trust Mtg $475,950
Term: 2054

912 CRESCENT ST **$560,000**
B: Shane N Delucia & Kendall N Martigneti
S: Peter D Bailey & Sherri J Bailey
Book/Page: 58866/223, Date: 05/01/24
Mtg: Radius Financial Grp $470,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 54450sf
Prior Sale: $138,500 (11/94)

Halifax

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	11
Median Price	$539,000	$525,000

► REAL ESTATE SALES

59 PARADISE LN **$315,000**
B: Cledir G Ferreira
S: Michael P Smith & Donnalee A Smith
Book/Page: 58862/90, Date: 04/30/24
Use: 2 Bdrm Conventional, Lot: 13610sf

112 RIVER ST **$735,000**
B: Mason G Walker & Martina N Walker
S: Loyal Bros Const Inc
Book/Page: 58868/1, Date: 05/01/24
Mtg: LoanDepot.Com $560,896
Term: 2054
Use: 4 Bdrm Conventional, Lot: 124917sf
Prior Sale: $370,000 (04/23)

Hanover

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	28
Median Price	$632,000	$725,000

► REAL ESTATE SALES

111 HERITAGE WAY **$700,000**
B: Russell Lebarre & Sarah Lebarre
S: Stephen P Kirby & Bonnie L Kirby
Book/Page: 58855/263, Date: 04/29/24
Mtg: Nationstar Mtg $549,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 34848sf
Prior Sale: $243,500 (08/98)

9 SIMMONS RD **$900,000**
B: Eduardo Deoliveira
S: John T Pensoneault & Cherie K Pensoneault
Book/Page: 58871/12, Date: 05/02/24
Mtg: United Wholesale Mtg $869,962
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43124sf
Prior Sale: $229,000 (12/92)

3 TOLMAN RD **$1,210,000**
B: Sean Mcgrath & Amanda Mcgrath
S: Bryan W Marcotte & Brett A Marcotte
Book/Page: 58854/116, Date: 04/29/24
Mtg: Guaranteed Rate Inc $766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60984sf
Prior Sale: $759,900 (07/18)

718 WEBSTER ST **$785,000**
B: Sheridan Staples & Sean F Staples
S: Michael Clarkson
Book/Page: 58860/203, Date: 04/30/24
Mtg: Berkshire Bank $667,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30492sf
Prior Sale: $379,900 (08/13)

72 WINDWARD LN **$1,489,999**
B: Adam F Jacobs & Chelsea Jacobs
S: Larry A Quinzani & Linda C Kakulski
Book/Page: 58858/340, Date: 04/30/24
Mtg: Camden National Bank $766,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 38333sf
Prior Sale: $1,015,000 (03/19)

Hingham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	47
Median Price	$1,300,000	$1,242,500

► REAL ESTATE SALES

2 ACCORD LN **$640,000**
B: Yang Zhao & Shaoping Qi
S: Robert Riker
Book/Page: 58861/179, Date: 04/30/24
Mtg: Cathay Bank $416,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 2 Bdrm Ranch, Lot: 20500sf
Prior Sale: $620,000 (01/23)

2 BACKRIVER RD U:2 ..... **$1,310,000**
B: Frederick F Raymond & Jean M Raymond
S: Rachel Tyler
Book/Page: 58854/246, Date: 04/29/24
Use: 3 Bdrm Condo
Prior Sale: $1,015,000 (12/20)

6 BEL AIR DR **$1,815,000**
B: Thomas P Defalco & Danielle M Russell
S: William G Horte, Tr for William M Horte Irt
Book/Page: 58855/297, Date: 04/29/24
Mtg: Cooperative Bank $766,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21668sf

67 BLACK ROCK DR U:67 ..... **$2,850,000**
B: Stephen Coyle & Chezmin Coyle
S: David M Joy & Michele Keenan-Joy
Book/Page: 58858/231, Date: 04/30/24
Mtg: Citibank Na $2,564,715
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $1,185,000 (05/10)

69 BLACK ROCK DR U:69 ..... **$2,600,000**
B: Taun Ha-Ngoc, Tr for Tuan Ha-Ngoc 2010 T
S: Kathleen M Bochman
Book/Page: 58859/283, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: $1,220,000 (12/11)

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34 CANTERBURY ST **$1,800,000**
B: Melissa Ortega & Sandro Junkovic
S: Benoy J Zachariah & Nina Zachariah
Doc#: 000000000851456, Date: 05/03/24
Mtg: Guaranteed Rate Inc $1,440,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42178sf

36 HOWLAND LN **$1,125,000**
B: Matthew L Robinson & Carty F Cannon
S: Bryan Cahn & Caitlin Boodro
Book/Page: 58871/252, Date: 05/03/24
Mtg: Prosperity Home Mtg $900,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 20246sf
Prior Sale: $865,000 (05/21)

71 LINCOLN ST **$1,920,000**
B: Andrew J Haycock & Alyssa V Haycock
S: Cole RET & George A Cole 3rd
Book/Page: 58860/46, Date: 04/30/24
Mtg: Guaranteed Rate Affin $1,200,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 24167sf
Prior Sale: $350,000 (01/98)

130 LINCOLN ST **$1,114,100**
B: Opendoor Property J LLC
S: Taylor Wood & Britney B Wood
Book/Page: 58856/172, Date: 04/29/24
Use: 3 Bdrm Cape Cod, Lot: 29956sf
Prior Sale: $865,000 (02/21)

457 MAIN ST **$2,300,000**
B: Hannah Daniel & William Daniel
S: Jjf Investments LLC
Book/Page: 58856/133, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 13120sf
Prior Sale: $600,000 (11/21)

212 OTIS ST **$2,120,000**
B: Stephen Morris & Lauren Morris
S: Elizabeth A Harling
Book/Page: 58869/262, Date: 05/02/24
Mtg: United Wholesale Mtg $1,620,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20370sf
Prior Sale: $451,000 (01/11)

7 PIONEER RD **$1,365,000**
B: Amy M Feinberg & Vincent M Bertram
S: Mark S Sandler & Theresa A Sandler
Book/Page: 58873/185, Date: 05/03/24
Mtg: Movement Mtg LLC $1,065,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Colonial, Lot: 14250sf
Prior Sale: $315,000 (05/01)

158 STAYNER DR U:158 ..... **$1,300,000**
B: Rachel C Tyler, Tr for Rct 2024 T
S: Devin Ruiz & Elyse Ruiz
Book/Page: 58858/335, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: $1,035,000 (08/20)

13 WOMPATUCK RD **$2,620,000**
B: Elizabeth E Vigeant & Shaun M Vigeant
S: Greenman Industries Inc
Book/Page: 58869/309, Date: 05/02/24
Mtg: M&T Bank NA $1,763,750
Term: 2054 Rate: 6.0% Type: Adj
Use: 5 Bdrm Contemporary, Lot: 12656sf
Prior Sale: $730,000 (12/21)

Hull

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	17
Median Price	$562,500	$700,000

► REAL ESTATE SALES

17 J ST **$630,000**
B: Leeann A Manning & Geoffrey P Manning
S: Dauntless Path LLC
Book/Page: 58860/250, Date: 04/30/24
Mtg: Guaranteed Rate Inc $315,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7340sf
Prior Sale: $440,000 (09/23)

1163 NANTASKET AVE **$637,500**
B: Jeffrey Senez
S: Cronin 3 LLC
Book/Page: 58866/164, Date: 05/01/24
Mtg: Mutual Of Omaha Mtg $605,625
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9779sf

Kingston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	14
Median Price	$525,000	$607,500

► REAL ESTATE SALES

26 CHARLES DR **$949,900**
B: Daniel P Quinn & Hillary A Quinn
S: Briarwood Const Corp
Book/Page: 58863/190, Date: 04/30/24
Mtg: LoanDepot.Com $873,908
Term: 2054
Use: Residential Developable Land, Lot: 14014sf

53 COLE ST **$460,000**
B: Alastair Crippen & Daisy Farrell
S: Richard J Emmetts & Gretchen E Emmetts
Book/Page: 58861/160, Date: 04/30/24
Mtg: Rockland Tr Co $360,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 4000sf
Prior Sale: $145,000 (07/00)

479 ELM ST **$521,500**
B: Craig R Swinimer & Alyssa B Hoffman
S: Kenneth T Monahan Jr & Christina H Anop
Book/Page: 58873/245, Date: 05/03/24
Mtg: Drew Mortgage Assnlnc $469,350
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $109,900 (06/92)

23 INDIAN POND RD **$625,000**
B: Hayley Stilson & Matthew Redihan
S: Lawrence T Reed, Tr for Dorothy M Reed T
Book/Page: 58856/55, Date: 04/29/24
Mtg: Navigant Credit Union $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23080sf
Prior Sale: $145,000 (12/95)

Lakeville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	19
Median Price	$519,500	$618,000

► REAL ESTATE SALES

17 4TH AVE **$140,000**
B: Benjamin Roughan
S: 17 4th Avenue LLC
Book/Page: 58868/313, Date: 05/02/24
Use: 2 Bdrm Cottage, Lot: 5400sf
Prior Sale: $200,000 (09/02)

14 ANACONDA DR **$400,000**
B: Michael G Rousseau
S: Doris A Forand & Margaret P Andrews
Book/Page: 58855/133, Date: 04/29/24
Mtg: North Easton Svgs Bk $360,000
Use: 4 Bdrm Gambrel, Lot: 34000sf

16 ANACONDA DR **$5,000**
B: Michael G Rousseau, Tr for 16 Anaconda Dr T
S: Doris A Forand, Tr for Doris A Forand RET
Book/Page: 58855/6, Date: 04/29/24
Use: Residential Undvlpble Land, Lot: 30056sf

352 BEDFORD ST **$1,000,000**
B: Westport Cd Realty LLC
S: Paul K Winberg, Tr for Winberg Ft
Book/Page: 58865/346, Date: 05/01/24
Use: Retail-Equipment, Lot: 21000sf

19 CAPTAINS WAY **$5,000**
B: Michael G Rousseau, Tr for 19 Captains Way T
S: Doris A Forand, Tr for Doris A Forand RET
Book/Page: 58854/313, Date: 04/29/24
Use: Residential Undvlpble Land, Lot: 30056sf

FERNDALE RD **$10,000**
B: Haley Caramanica
S: Louis R Vermette, Tr for Loudom Rt
Book/Page: 58858/24, Date: 04/30/24

100 LEBARON BLVD U:100-7 ..... **$589,000**
B: Alicia Ricciuto
S: Residences LLC
Book/Page: 58869/23, Date: 05/02/24
Mtg: BankESB $529,000
Term: 2054
Use: 2 Bdrm Condo

13 SOUTH AVE **$610,000**
B: 13 South Ave Holdings LLC
S: Ruth A Diauto
Book/Page: 58865/187, Date: 05/01/24
Mtg: RFLF 7 LLC $518,500
Use: 3 Bdrm Ranch, Lot: 7000sf

14 SOUTH AVE **$610,000**
B: 13 South Ave Holdings LLC
S: Ruth A Diauto
Book/Page: 58865/187, Date: 05/01/24
Mtg: RFLF 7 LLC $518,500
Use: Accessory Land Improved, Lot: 7700sf

63 SOUTHWORTH ST **$570,000**
B: Shane E Westgate
S: David B Thomas Jr
Book/Page: 58860/100, Date: 04/30/24
Mtg: LoanDepot.Com $300,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 70436sf

Marion

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	13
Median Price	$640,000	$790,000

► REAL ESTATE SALES

596 POINT RD **$2,742,268**
B: 596 Point Road LLC
S: Lot 11 Nt & Charles A Coolidge 3rd
Doc#: 000000000851433, Date: 05/02/24
Use: 3 Bdrm Conventional, Lot: 121420sf

155 SPRING ST **$600,000**
B: James B Simmions Jr & Suzana Leite-Simmions
S: Choung Pham
Book/Page: 58859/113, Date: 04/30/24
Mtg: CMG Mortgage Inc $480,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 21731sf
Prior Sale: $275,000 (11/20)

Marshfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	28
Median Price	$640,000	$721,250

► REAL ESTATE SALES

EAMES WAY **$25,000**
B: John Wilson Jr & Joanne Wilson
S: St Lukes Episcopal Church
Book/Page: 58871/225, Date: 05/03/24

29 SALT MEADOW WAYE **$700,000**
B: Alexander J Hagan & Kesley A Hostnik
S: Anderson Jr Thomas H Est & Thomas K Anderson
Book/Page: 58872/249, Date: 05/03/24
Mtg: Coastal Heritage Bank $595,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 28043sf

1 SEAFLOWER LN **$870,000**
B: Grainne Murray & Michele Balderson
S: Wells Mcdonald
Doc#: 000000000851369, Date: 04/30/24
Mtg: William Raveis Mtg Co $696,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21041sf
Prior Sale: $499,000 (04/18)

6 SMOKE HILL RIDGE RD **$894,527**
B: Michael Clancy & Shannon Clancy
S: Richard A Baiardi & Robbin A Baiardi
Book/Page: 58870/105, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk $715,622
Term: 2054
Use: 5 Bdrm Colonial, Lot: 49658sf
Prior Sale: $524,900 (09/04)

174 STANDISH ST **$700,000**
B: Jeffrey Lanchester & Laura Lanchester
S: Jeanne Lanchester & Martin A St
Doc#: 000000000851281, Date: 04/29/24
Mtg: OneLocal Bank $560,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: $274,900 (06/99)

Mattapoisett

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	15
Median Price	$650,000	$829,135

► REAL ESTATE SALES

MARTHAS VINEYARD DR L:10 ..... **$265,000**
B: Long Built Homes Inc
S: Farland Estates Iii LLC
Book/Page: 58870/149, Date: 05/02/24

9 SEAMARSH WAY **$1,500,000**
B: Jonathan Barry
S: Ghassan J Dehni & Ana S Dehni
Book/Page: 58872/301, Date: 05/03/24
Mtg: Wells Fargo Bank $1,200,000
Term: 2054 Rate: 6.8% Type: Adj

12 SHAGBARK CIR **$1,183,185**
B: John F Drew & Leslie M Drew
S: Long Built Homes Inc
Book/Page: 58863/73, Date: 04/30/24
Mtg: First Citizens Cr Un $200,000
Term: 2054
Use: Residential Developable Land, Lot: 15203sf

Middleboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	33
Median Price	$460,000	$508,000

► REAL ESTATE SALES

11 BECCA LN **$725,000**
B: William Dillon
S: Richard N Leduc, Tr for Eleven Becca Lane Rt
Book/Page: 58872/272, Date: 05/03/24
Mtg: US Bank NA $225,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 29507sf
Prior Sale: $366,000 (11/10)

1 CLAYTON RD **$400,000**
B: Debra A Beaulieu, Tr for Mel-Dina Rt
S: Michael S Benton, Tr for Marino Family Nt
Book/Page: 58856/158, Date: 04/29/24
Use: Residential Developable Land, Lot: 65340sf

2 ERICA AVE **$466,803**
B: Noah B Petitt & Valeria E Petitt
S: Mark A Petitt & Karen Petitt
Book/Page: 58864/120, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 14375sf
Prior Sale: $480,000 (06/22)

HARPER LN L:7 ..... **$475,000**
B: William R Logan, Tr for L & B Rt
S: Patricia A Freitas
Book/Page: 58868/87, Date: 05/01/24

HARPER LN L:7 ..... **$230,000**
B: Zachary R Arruda
S: William R Logan, Tr for L & B Rt
Book/Page: 58868/123, Date: 05/02/24

HARPER LN L:8 ..... **$475,000**
B: William R Logan, Tr for L & B Rt
S: Patricia A Freitas
Book/Page: 58868/87, Date: 05/01/24

MILLER ST (OFF) L:12 ..... **$327,500**
B: Michael A Degiso & Sandra A Degiso
S: Nicholas J Demarco & Suzanna D Demarco
Book/Page: 58871/308, Date: 05/03/24

PEBBLE BROOK DR L:12 ..... **$327,500**
B: Michael A Degiso & Sandra A Degiso
S: Nicholas J Demarco & Suzanna D Demarco
Book/Page: 58871/308, Date: 05/03/24

PURCHASE ST **$495,000**
B: Andrew Sproule & Kirstyn Sproule
S: Ranaldi Deborah Jean Est & Jennifer L Karamanian
Book/Page: 58853/184, Date: 04/29/24

81 SCHOOL ST **$495,000**
B: Jesse G Macdonald & Jilianne I Macdonald
S: Ryan Daley & Brooke Rodrigue
Book/Page: 58854/162, Date: 04/29/24
Mtg: Fairway Ind Mtg $480,150
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8712sf
Prior Sale: $358,500 (08/20)

13 SOUTHWICK ST **$510,000**
B: Dylan Allen
S: Charles W Pierce Jr
Book/Page: 58859/78, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $459,000
Term: 2054
Use: 2-Family Two Family, Lot: 8712sf
Prior Sale: $387,500 (05/06)

2 TERRACE RD **$660,000**
B: Mkj Services LLC
S: Jessica Schroeder, Tr for Carter Ft
Book/Page: 58860/156, Date: 04/30/24
Mtg: Crowd Lending Fund $495,000
Use: 3 Bdrm Ranch, Lot: 27443sf
Prior Sale: $140,000 (10/20)

W GROVE ST (OFF) **$400,000**
B: Vmd Mb Industrial LLC
S: Kathleen R Bunch, Tr for Moranville Ft
Book/Page: 58857/221, Date: 04/30/24

79 WAREHAM ST **$490,000**
B: Valentina B Guillaume & Enock L Rodriguez
S: Susan A Hahn
Book/Page: 58873/311, Date: 05/03/24
Mtg: Guaranteed Rate Inc $481,124
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9583sf
Prior Sale: $291,000 (10/15)

151 WAREHAM ST **$360,000**
B: 151 Wareham Street LLC
S: J Sylvia Rt & James Gouveia Jr
Book/Page: 58873/240, Date: 05/03/24
Use: Mixed Use-Prim Res & Comm, Lot: 60000sf

26 WEBSTER ST **$365,000**
B: Vincent J Falconeiri, Tr for Mas Rt
S: Karol-Ann Sample
Book/Page: 58873/1, Date: 05/03/24
Mtg: North Easton Svgs Bk $325,000
Use: 4 Bdrm Dutch Colonl, Lot: 7405sf

Norwell

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	12
Median Price	$775,000	$822,500

► REAL ESTATE SALES

103 BRIGANTINE CIR **$1,327,000**
B: Sarah E Henning & Alexander D Henning
S: Andrew W Lowry, Tr for A W & Jamie G C-Lowry RET
Book/Page: 58860/334, Date: 04/30/24
Mtg: Mtg Equity Partners $1,061,600
Term: 2054
Use: 4 Bdrm Colonial, Lot: 51401sf
Prior Sale: $692,250 (04/13)

111 STETSON RD **$1,200,000**
B: Brian Gowin & Kristen Gowin
S: Maureen Murphy
Book/Page: 58866/66, Date: 05/01/24
Mtg: Salem Five Mtg Co $960,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 56192sf
Prior Sale: $902,500 (01/23)

239 WASHINGTON ST U:10 ..... **$910,000**
B: Michael Dean & Mary Dean
S: Kevin A Landrigan, Tr for Kevin A Landrigan 2016 Ft
Book/Page: 58858/51, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $475,000 (07/10)

Pembroke

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	23
Median Price	$541,000	$610,000

► REAL ESTATE SALES

6 BELLE RD **$475,000**
B: Maureen Gallagher
S: K & D Projects LLC
Book/Page: 58856/191, Date: 04/29/24
Use: 2 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: $260,041 (01/24)

120 FAIRWOOD DR **$875,000**
B: Charles White & Lindsay A White
S: Michael L Omelia & Janet B Omelia
Book/Page: 58870/22, Date: 05/02/24
Mtg: Movement Mtg LLC $766,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 41200sf
Prior Sale: $146,500 (12/93)

128 TAYLOR ST **$795,000**
B: Kenneth D Morrisino Jr & Ani R Morrisino
S: Sean C Sullivan & Kathleen M Sullivan
Book/Page: 58861/137, Date: 04/30/24
Mtg: Rockland Tr Co $545,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 36895sf
Prior Sale: $457,000 (10/17)

Plymouth

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	105
Median Price	$527,500	$600,000

► REAL ESTATE SALES

26 AERO PARK DR **$1,823,357**
B: 25 Aero Park LLC
S: Boj Construction LLC
Book/Page: 58863/277, Date: 04/30/24
Mtg: Rockland Tr Co $5,500,000
Use: Industrial Warehouse, Lot: 124508sf

20 BANCROFTS LNDG **$630,000**
B: Richard G Havens & Rose M Havens
S: David P Willett & Andrea M Willett
Book/Page: 58858/100, Date: 04/30/24

44 BAY FARM DR **$780,000**
B: Helton Deoliveira
S: Cheryl A Burr & Robert M Burr Jr
Book/Page: 58863/253, Date: 04/30/24
Mtg: Paramount Res Mtg Gp $663,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 60074sf
Prior Sale: $186,914 (08/97)

17 CHAPEL HILL DR U:4 ..... **$229,900**
B: Brian Shanahan & Pamela Shanahan
S: Kaitlin M Ketcham
Book/Page: 58867/158, Date: 05/01/24
Mtg: Wintrust Mtg Corp $137,940
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $65,000 (04/21)

CITATION DR L:17-026 ..... **$250,000**
B: Zachary Nigro
S: Pierre M Coll, Tr for Pond Nt
Book/Page: 58867/317, Date: 05/01/24

5 DUCK PLAIN RD **$455,000**
B: Anna Bregoli & Dylan A Bonneau
S: Amanda M Wetterberg & Michael L Wetterberg
Book/Page: 58869/189, Date: 05/02/24
Mtg: Rockland Tr Co $441,350
Term: 2054
Use: 2 Bdrm Garrison, Lot: 24790sf
Prior Sale: $400,000 (11/22)

62 ELLISVILLE RD **$810,000**
B: Michelle White
S: Eric E Kiesewetter & Krisztina Kiesewetter
Book/Page: 58866/150, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 22176sf
Prior Sale: $345,000 (03/01)

126 ELLISVILLE RD **$475,000**
B: Frances Barbaro
S: Ironhouse Realty Corp
Book/Page: 58861/212, Date: 04/30/24
Use: Residential Developable Land, Lot: 135171sf

123 FAIRVIEW LN **$910,000**
B: William Foniri & Kaitlyn Foniri
S: Charles L Woods & Debra L Woods
Book/Page: 58855/26, Date: 04/29/24
Mtg: Guaranteed Rate Inc $710,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 63123sf
Prior Sale: $399,000 (12/12)

93 HATHERLY RISE U:93 ..... **$945,000**
B: Melanie J Berg & Maureen K Mccune
S: Timothy Hazelton & Coby Hazelton
Book/Page: 58864/267, Date: 05/01/24
Mtg: Cape Cod Five Cent Bk $300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $569,198 (06/20)

7 HAWTHORNE **$637,900**
B: Thomas Deangelis & Marybeth Deangelis
S: Whitman Homes Inc
Book/Page: 58858/290, Date: 04/30/24
Mtg: JPMorgan Chase Bank $250,000
Term: 2039

6 JACOBS LADDER **$750,000**
B: Nicholas M Senckowski & Kay L Senckowski
S: Donna Payzant, Tr for Miller Ft
Book/Page: 58856/329, Date: 04/29/24
Mtg: LoanDepot.Com $600,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 80111sf
Prior Sale: $181,150 (03/96)

38 KESTREL HTS **$1,175,396**
B: Travis L Stricker, Tr for T & Nancy Stricker Lt
S: Toll Ma Land Lp
Book/Page: 58872/208, Date: 05/03/24

871 LONG POND RD **$575,000**
B: Stacey A Pires & Adilson Pires
S: Oliveria Investment Inc
Doc#: 000000000851274, Date: 04/29/24
Mtg: LoanDepot.Com $564,585
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 60074sf
Prior Sale: $365,000 (09/23)

102-R MANOMET POINT RD **$613,500**
B: Christopher R Guerrero & Hernan A Guerrero Jr
S: Heather Carvalho
Book/Page: 58858/110, Date: 04/30/24
Mtg: Mtg Equity Partners $551,537
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20870sf
Prior Sale: $301,500 (08/10)

16 MCCLELLAN DR **$785,000**
B: Sandra J Scott & Sharon A Currier
S: Barbara Michalek
Book/Page: 58856/23, Date: 04/29/24
Mtg: Rockland Tr Co $100,000
Term: 2039
Use: 4 Bdrm Gambrel, Lot: 20434sf

11 MEADOWBROOK DR **$610,900**
B: Jamie J Sloniecki & Robyn Sloniecki
S: Whitman Homes Inc
Book/Page: 58865/301, Date: 05/01/24

15 MEADOWBROOK DR **$634,905**
B: Kathleen A Pitts
S: Whitman Homes Inc
Book/Page: 58872/53, Date: 05/03/24

53 MYLES STANDISH DR **$607,000**
B: Jessica Farina & Nicholas Farina
S: Brian E Leopold, Tr for Leopold Asset Protection
Book/Page: 58873/55, Date: 05/03/24
Mtg: Mortgage Research Ctr $607,000
Term: 2054

4 OUTLOOK E U:4 ..... **$890,662**
B: David J Robinson & Marla E Robinson
S: Ridge Development LLC
Book/Page: 58870/60, Date: 05/02/24
Use: Condo

15 OWLS NEST **$880,587**
B: David R Drucker, Tr for Drucker & Norin RET
S: Toll Ma Land Lp
Book/Page: 58855/113, Date: 04/29/24
Use: Residential Developable Land, Lot: 6003sf

17 OWLS NEST **$881,995**
B: Richard Krieger, Tr for Krieger RET
S: Toll Ma Land Lp
Book/Page: 58867/229, Date: 05/01/24
Mtg: Toll Bros Mortgage Co $531,995
Term: 2054
Use: Residential Developable Land, Lot: 6020sf

223 SANDWICH ST **$575,000**
B: Marc Hoffman & Lisa Hoffman
S: Amy L Watt, Tr for 223 Sandwich Street Rt
Book/Page: 58873/179, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 57024sf
Prior Sale: $335,000 (05/07)

260 SANDWICH ST **$510,000**
B: Michael G Shine & Laura A Shine
S: Gregory Crone
Book/Page: 58872/94, Date: 05/03/24
Mtg: Guaranteed Rate Inc $408,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 13068sf
Prior Sale: $370,000 (07/23)

SAQUISH WESTERN PT **$16,500**
B: Npv Rt & Northeast Prop Vent LLC T
S: Pauline E Robertson
Book/Page: 58862/1, Date: 04/30/24

13 SLEEPY HOLLOW DR **$684,000**
B: Kate T Bilezikian, Tr for Sleepy Hollow Rt
S: Hildegard Schimpf
Book/Page: 58855/225, Date: 04/29/24
Mtg: Oyster Way Fncl Llc $490,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 24790sf

242 SUMMER ST **$520,000**
B: Mariah Grispi
S: King L Rudolph, Tr for Rudolph Ft
Book/Page: 58854/252, Date: 04/29/24
Mtg: Cape Cod Five Cent Bk $460,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30017sf
Prior Sale: $299,000 (12/03)

83 WHITE HORSE RD **$430,000**
B: Jonathan J Bosse
S: Sarah E Drane
Doc#: 000000000851460, Date: 05/03/24
Mtg: United Wholesale Mtg $332,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 4792sf
Prior Sale: $169,500 (03/11)

7 WHITE OAK DR **$535,000**
B: Barry M Paylor & Shirley A Paylor
S: Bernadette I Niedermann
Book/Page: 58863/131, Date: 04/30/24
Mtg: Mortgage Corp EastIll $310,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 21305sf
Prior Sale: $115,000 (03/95)

3 WINTERBERRY WAY U:3 ..... **$750,000**
B: Jonathan Mcmath & Anne Mcmath
S: Stabile Hm At Redbrook LL
Book/Page: 58868/23, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 8613sf

Rochester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	14
Median Price	$550,000	$552,500

► REAL ESTATE SALES

BISHOP RD L:1 ..... **$250,000**
B: Craig Elder & Sarah Elder
S: Marc T Wilson
Book/Page: 58871/6, Date: 05/02/24

84 NEW BEDFORD RD **$1,100,000**
B: Buzzards Bay Coalition In
S: Mark A Paul
Book/Page: 58872/62, Date: 05/03/24
Use: Mixed Use-Prim Res & Agricul, Lot: 1507176sf
Prior Sale: $75,000 (08/22)

127 WALNUT PLAIN RD **$682,500**
B: Daniel R Rutledge & Courtney P Medeiros
S: Alexander B Doubrava & Renata P Dedoubrava
Book/Page: 58870/296, Date: 05/02/24
Mtg: Bristol Cnty Svgs Bk $546,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 84506sf
Prior Sale: $583,000 (05/22)

Rockland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	14
Median Price	$435,000	$445,000

► REAL ESTATE SALES

74 GEORGE ST **$380,000**
B: 205 Bedford Street LLC
S: Brian R Donovan & Kevin M Donovan
Book/Page: 58870/213, Date: 05/02/24
Mtg: Crowd Lending Fund $393,600
Use: 2-Family Conventional, Lot: 9240sf
Prior Sale: $157,900 (05/97)

119 GROVE ST **$260,000**
B: Flavio B Delima & Nara L Delima
S: Tullis Family LP
Book/Page: 58870/318, Date: 05/02/24

135 GROVE ST U:129 ..... **$220,000**
B: Rildo A Dossantos & Lucileide Lage
S: Bruce W Hall, Tr for Bruce W Hall T
Book/Page: 58866/117, Date: 05/01/24
Mtg: First Natl Bk $173,280
Term: 2054
Use: 2 Bdrm Condo, Lot: 194713sf

604 LIBERTY ST **$440,000**
B: Taylor G Wolffer
S: Sarah Lebarre & Russell Lebarre
Book/Page: 58854/39, Date: 04/29/24
Mtg: Fairway Ind Mtg $329,400
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9282sf
Prior Sale: $310,000 (11/18)

3 MILLENIUM WAY U:3 ..... **$520,000**
B: Edwin W Vandegrift & Lisa Dechiara
S: 3 Millennium LLC
Book/Page: 58868/58, Date: 05/01/24
Mtg: United Wholesale Mtg $150,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 72310sf
Prior Sale: $198,000 (01/16)

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PLYMOUTH REGISTRY
continued

Scituate

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	24
Median Price	$750,000	$841,500

► REAL ESTATE SALES

266 1ST PARISH RD U:266 ..... $750,000
B: Marilyn S Mccunney
S: Timothy Obrien & Deborah Carleton
Doc#: 000000000851356, Date: 04/30/24
Mtg: Guaranteed Rate Inc $595,120
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $420,000 (03/19)

28 ATLANTIC WAY U:28 ..... $860,000
B: Susan Chapski, Tr for Susan Chapski T
S: Richard G Jackson, Tr for Jackson Ft
Book/Page: 58869/126, Date: 05/02/24
Mtg: Coastal Heritage Bank $200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $835,000 (06/23)

264 CLAPP RD $1,000,000
B: Paul Reynard & Gretchen Reynard
S: Monica Martin
Book/Page: 58859/330, Date: 04/30/24
Mtg: CMG Mortgage Inc $752,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 41993sf
Prior Sale: $835,000 (08/21)

483 COUNTRY WAY $1,750,000
B: Richard G Jackson, Tr for Jackson Ft
S: Donald Jacobs & Paula Jacobs
Book/Page: 58864/37, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 40114sf

799 COUNTRY WAY $750,000
B: Option C Properties LLC
S: Robert W Dockendorff, Tr for Dawn Rob T
Book/Page: 58874/94, Date: 05/03/24
Mtg: Robert W Dockendorff $540,000
Term: 2025
Use: 3 Bdrm Ranch, Lot: 10000sf

803 COUNTRY WAY $800,000
B: Option C Properties LLC
S: David Dockendorff & Pamela J Dockendorff
Book/Page: 58874/54, Date: 05/03/24
Mtg: Bluestone Bank $600,000
Use: 3 Bdrm Conventional, Lot: 32068sf

14 FOAM RD $540,000
B: Aedan S Roake & Madeline R Vazza
S: Mark S Balcom, Tr for Margarita M Balcom Irt
Doc#: 000000000851390, Date: 05/01/24
Mtg: Michael L Vazza $500,000
Term: 2025
Use: 2 Bdrm Ranch, Lot: 5489sf
Prior Sale: $145,000 (03/98)

124 FRONT ST U:5 ..... $479,000
B: Erin Devine
S: Brian T Burns & Matthew A Lawless
Book/Page: 58867/41, Date: 05/01/24
Mtg: Matthew M Devine $454,100
Term: 2025
Use: 1 Bdrm Condo
Prior Sale: $330,000 (05/21)

21 IRVING RD $565,000
B: Christopher P Martin
S: Susan Aguilar, Tr for Martin FT
Doc#: 000000000851467, Date: 05/03/24
Mtg: Bank of America NA $452,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 10019sf

24 MAPLE ST $790,000
B: Matthew F Cox & Kendall R Johnson
S: Joseph R Godzik, Tr for Godzik Ft
Book/Page: 58862/104, Date: 04/30/24
Mtg: LoanDepot.Com $750,500
Term: 2054
Use: 4 Bdrm Split Level, Lot: 40554sf

16 MURPHYS LN $926,000
B: Erin Logan & George Logan
S: Paul Mcdonough & Christy Mcdonough
Book/Page: 58864/338, Date: 05/01/24
Mtg: Inst Svgs Newburyport $740,800
Term: 2054
Use: 5 Bdrm Raised Ranch, Lot: 12805sf
Prior Sale: $510,000 (04/16)

Wareham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	43
Median Price	$330,000	$425,000

► REAL ESTATE SALES

14 1ST AVE $250,000
B: Samuel A Zecco
S: J & T Zecco Realty Inc
Book/Page: 58858/164, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $184,900
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 17500sf
Prior Sale: $451,000 (10/23)

110 CHOCTAW DR $268,125
B: Carl F Cavossa Jr
S: Midfirst Bank
Book/Page: 58852/135, Date: 04/29/24
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $285,804 (10/23)

2587 CRANBERRY HWY $330,000
B: Oliveira Investment Inc
S: Alj Realty Corp
Book/Page: 58862/305, Date: 04/30/24
Mtg: RFLF 4 LLC $347,000
Use: 2-Family Two Family, Lot: 6464sf
Prior Sale: $137,000 (01/17)

FEARING HILL RD $3,482
B: Robert G Moore, Tr for Wlofhr T
S: Hamer Ruth I Est & Alfred L Hamer
Book/Page: 58872/222, Date: 05/03/24

3 FIELDSTONE CIR U:3 ..... $475,000
B: Stephanie A Hamwey
S: Katherine Johnson & Samuel Hartman
Book/Page: 58861/265, Date: 04/30/24
Mtg: Eastern Bank $350,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $385,000 (12/22)

16 GIBBS AVE $340,000
B: Oliveira Investment Inc
S: Alj Realty Corp
Book/Page: 58862/243, Date: 04/30/24
Mtg: RFLF 4 LLC $356,000
Use: 2-Family Two Family, Lot: 10150sf
Prior Sale: $195,000 (07/16)

139 GREAT NECK RD $440,000
B: Mackenzie Shurtleff & Bryant Salkind
S: Norman D Shurtleff
Book/Page: 58857/110, Date: 04/30/24
Mtg: Baycoast Mortgage Co $396,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 44431sf
Prior Sale: $255,000 (06/23)

153 GREAT NECK RD $104,730
B: Lori F Mccurley-Mackay
S: Julia A Mackay, Tr for Mackay Ft
Book/Page: 58870/171, Date: 05/02/24
Use: 1 Bdrm Cottage, Lot: 10000sf

158 GREAT NECK RD $460,000
B: David Hathaway & Karen Holik-Hathaway
S: Robert C Whitcomb, Tr for Whitcomb Ft
Book/Page: 58872/73, Date: 05/03/24
Use: 2 Bdrm Cape Cod, Lot: 47916sf

47 HIGHLAND SHORES DR $475,000
B: Michael W Vrotsos & Patricia A Williams
S: Mary T Walsh-Johnson
Book/Page: 58858/202, Date: 04/30/24
Use: 3 Bdrm Cape Cod, Lot: 5832sf
Prior Sale: $254,900 (07/14)

10 LOCUST ST $500,000
B: Oliveira Investment Inc
S: Alj Realty Corp
Book/Page: 58862/277, Date: 04/30/24
Mtg: RFLF 7 LLC $549,000
Use: Residential-Multiple Bldgs, Lot: 2400sf
Prior Sale: $865,000 (04/24)

10 LOCUST ST $865,000
B: Alj Realty Corp
S: Raf Re Enterprises LLC
Book/Page: 58861/343, Date: 04/30/24
Use: Residential-Multiple Bldgs, Lot: 2400sf
Prior Sale: $195,000 (03/17)

3 LUNA AVE $351,750
B: Robert J Foley & Nicole Foley
S: Joseph J Glorioso
Book/Page: 58860/228, Date: 04/30/24
Mtg: Novus Home Mtg $345,378
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 3150sf
Prior Sale: $178,030 (10/17)

402 MAIN ST $380,000
B: Oliveira Investment Inc
S: Alj Realty Corp
Book/Page: 58862/333, Date: 04/30/24
Mtg: RFLF 7 LLC $392,000
Use: 2-Family Two Family, Lot: 9768sf
Prior Sale: $340,000 (03/24)

100 MINOT AVE U:1 ..... $442,000
B: Zachary L Dirocco & Jennifer A Maoney
S: Minot Properties LLC
Book/Page: 58860/126, Date: 04/30/24
Mtg: LoanDepot.Com $392,000
Term: 2054
Use: Condo

117-B ONSET AVE $396,000
B: Nancy E Hoffman, Tr for Nancy E Hoffman Lt
S: Ian C Harper
Doc#: 000000000851349, Date: 04/30/24
Use: 2 Bdrm Bngl/Cottage, Lot: 7300sf
Prior Sale: $154,100 (12/13)

10 RED BROOK RD $500,000
B: Francis Ellis
S: Kirsten U Coletti
Book/Page: 58865/28, Date: 05/01/24
Mtg: Kirsten Coletti $480,000
Use: 2-Family Two Family, Lot: 10100sf
Prior Sale: $160,000 (08/12)

12 SHELL LN $2,300,000
B: John F Deeley Jr & Theresa C Deeley
S: Cynthia M Melo, Tr for Cynthia M Melo 2023 T
Book/Page: 58872/137, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 32220sf
Prior Sale: $1,100,000 (03/21)

13 SHELL LN $1,000,000
B: John F Deeley Jr & Theresa C Deeley
S: Horatio S Melo, Tr for Horatio S Melo 2023 T
Book/Page: 58872/142, Date: 05/03/24
Use: 2 Bdrm Bngl/Cottage, Lot: 13700sf
Prior Sale: $800,000 (03/21)

7 STOCKTON SHORT CUT ST $735,000
B: Kevin M Slack & Kristine P Slack
S: Seven Stockton LLC
Book/Page: 58861/301, Date: 04/30/24
Mtg: Camden National Bank $100,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 118483sf
Prior Sale: $300,000 (09/10)

West Bridgewater

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	7
Median Price	$450,000	$395,000

► REAL ESTATE SALES

494 EAST ST $565,000
B: Adam J Majenski & Hailey K Majenski
S: Sean W Hennessy & Brittany L Menyo
Book/Page: 58865/307, Date: 05/01/24
Mtg: Fairway Ind Mtg $508,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 44867sf
Prior Sale: $485,000 (12/21)

104 PROSPECT ST $775,000
B: Reynold D Nannan & Elisangela Santos
S: Derek Mendes & Pauline Deandrade
Book/Page: 58871/313, Date: 05/03/24
Mtg: Camden National Bank $697,500
Term: 2054
Use: 1-Family Conventional, Lot: 19166sf
Prior Sale: $679,900 (07/22)

401 W CENTER ST U:B3 ..... $430,000
B: Lindsay Wolfe
S: Brad J Wolfe
Book/Page: 58864/218, Date: 05/01/24
Mtg: Fairway Ind Mtg $307,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $250,000 (03/09)

585 WALNUT ST $650,000
B: Rodrigo M Dos Anjos
S: Robert R Parsons Jr & Ann M Parsons
Book/Page: 58857/332, Date: 04/30/24
Mtg: Nqm Funding Llc $485,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 80586sf
Prior Sale: $145,000 (05/97)

Whitman

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	15
Median Price	$430,000	$525,000

► REAL ESTATE SALES

501 AUBURN ST U:303 ..... $425,000
B: Lauren G Mullen
S: Nicholas Demaio
Book/Page: 58866/12, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $225,000 (01/24)

779 AUBURN ST $535,000
B: Nicholas A Maul & Jessica A Buckley
S: Daniel Driscoll
Book/Page: 58864/297, Date: 05/01/24
Mtg: Fairway Ind Mtg $525,309
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 10001sf
Prior Sale: $285,000 (10/18)

456 BEULAH ST $750,000
B: Christopher Coviello
S: Donald J Stetler & Kathleen Stetler
Book/Page: 58863/231, Date: 04/30/24
Mtg: LendSure Mtg $562,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 12558sf
Prior Sale: $170,000 (12/95)

115 HANCOCK ST $505,000
B: Ange Muakadi & Richard N Muakadi
S: Lee Moyce & Jenna Moyce
Book/Page: 58858/210, Date: 04/30/24
Mtg: NFM Inc $495,853
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5293sf
Prior Sale: $320,000 (03/19)

202 HOGG MEMORIAL DR $310,000
B: Rapataka LLC
S: Robert Olsen
Book/Page: 58867/321, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 13595sf

47 MAPLE AVE $600,000
B: Thomas Gouveia & Christine M Guinta
S: Suzette A Chambers & Anthony Chambers
Book/Page: 58862/22, Date: 04/30/24
Mtg: Blue Water Mortgage $400,000
Term: 2054
Use: 2-Family Conventional, Lot: 8921sf
Prior Sale: $275,000 (07/08)

218 SOUTH AVE $760,000
B: Jason Edgerly & Jamie Edgerly
S: Donald J Stetler & Kathleen Stetler
Book/Page: 58855/166, Date: 04/29/24
Mtg: LoanDepot.Com $510,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 11752sf
Prior Sale: $189,900 (09/98)

Worcester Registry

Kathryn A. Toomey, Esq., Register
90 Front St., Worcester, MA 01608
Telephone: (508) 798-7717
Fax: (508) 798-7746
www.worcesterdeeds.com

Athol

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	21
Median Price	$250,000	$275,000

► REAL ESTATE SALES

22 ALLEN ST $305,000
B: Patrick W Courtemanche & Alivea Sicard-Martinez
S: My Three Sons Invs LLC
Book/Page: 70447/314, Date: 04/29/24
Mtg: Total Mtg Svcs $289,750
Term: 2054
Use: 2-Family Duplex, Lot: 7710sf
Prior Sale: $115,000 (12/18)

74 BROWN ST $100,000
B: Penny Mitchell
S: Bonnie L Bacigalupo
Book/Page: 70444/108, Date: 04/29/24
Mtg: Rocket Mortgage LLC $80,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9665sf
Prior Sale: $63,000 (03/97)

194 CANAL ST $190,000
B: Christopher J Gieseke
S: Bassett Helen L Est & Kenneth D Bassett
Book/Page: 70450/1, Date: 04/30/24
Use: 3 Bdrm Conventional, Lot: 9000sf

721 CHESTNUT ST $299,000
B: Fatima Choujaa, Tr for Fatima Rt
S: Fwp Realty Partners LLC
Book/Page: 70456/98, Date: 04/30/24
Use: 4 Bdrm Conventional, Lot: 48352sf
Prior Sale: $350,000 (04/24)

721 CHESTNUT ST $350,000
B: Fwp Realty Partners LLC
S: Katherine E Dargan & Zachary L Calderwood
Book/Page: 70448/356, Date: 04/30/24
Use: 4 Bdrm Conventional, Lot: 48352sf
Prior Sale: $251,000 (01/22)

132 ELIZABETH ST $338,000
B: Edmonde R Jean-Francois & Jade A Charles
S: Christopher Cordio
Book/Page: 70472/96, Date: 05/03/24
Mtg: Cross Country Mtg Inc $331,877
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6000sf
Prior Sale: $117,500 (03/23)

41 FISH ST $195,000
B: Elizabeth Raymond
S: Shawn T Mitchell
Book/Page: 70452/225, Date: 04/30/24
Mtg: Guaranteed Rate Affin $185,250
Term: 2054
Use: 1 Bdrm Ranch, Lot: 6750sf
Prior Sale: $49,000 (06/10)

568 HARVARD AVE $275,000
B: Maggie Cadran & Santo L Arce Jr
S: My Jireh Properties LLC
Book/Page: 70463/311, Date: 05/02/24
Mtg: Athol CU $252,500
Term: 2054 Rate: 6.0% Type: Adj
Use: 1 Bdrm Camp/Cabin, Lot: 9000sf
Prior Sale: $130,500 (12/23)

101 UNITY AVE $95,000
B: Central City Prop LLC
S: Robert Mayo
Book/Page: 70452/108, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 9000sf
Prior Sale: $67,000 (12/10)

Auburn

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	37
Median Price	$385,000	$419,900

► REAL ESTATE SALES

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

11 BANCROFT ST $440,000
B: Edward Isemwami & Grace Neema
S: Homeowner Fincl Soln LLC
Book/Page: 70457/113, Date: 05/01/24
Mtg: Guild Mortgage Co $418,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 38824sf
Prior Sale: $360,000 (05/24)

8 GARDEN ST $380,000
B: Blackstone Dev Group LLC
S: Mark Gallant
Book/Page: 70470/111, Date: 05/03/24
Mtg: County Mortgage LLC $345,000
Use: 4 Bdrm Cape Cod, Lot: 16500sf
Prior Sale: $267,000 (11/04)

128 HAMPTON ST $435,000
B: Michael A Daring & Kristina L Arsenault
S: Zachary Cyr & Kathryn Cyr
Book/Page: 70446/352, Date: 04/29/24
Mtg: New American Funding $365,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 31110sf
Prior Sale: $259,000 (12/18)

16 MARION AVE $175,000
B: Shannon M Butler
S: Parenteau William Est & James E Parenteau
Book/Page: 70471/261, Date: 05/03/24
Mtg: Baycoast Mortgage Co $120,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9677sf
Prior Sale: $35,000 (10/06)

57 SHORE DR $250,000
B: Jonathan Ferrera
S: Lisa M Squires & Mark E Johnson
Book/Page: 70444/66, Date: 04/29/24
Mtg: Fairway Ind Mtg $242,500
Term: 2054
Use: 1 Bdrm Cape Cod, Lot: 8220sf

916 SOUTHBRIDGE ST $810,000
B: Eleftheria LLC
S: Georgios Pirpiris
Book/Page: 70464/228, Date: 05/02/24
Mtg: Georgios Pirpiris $810,000
Use: Mixed Use-Prim Comm & Other, Lot: 70567sf
Prior Sale: $350,000 (03/01)

Barre

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	11
Median Price	$305,000	$380,000

► REAL ESTATE SALES

HARDWICK RD $25,000
B: Katherine R Lathrop
S: William J Stelmokas
Book/Page: 70459/355, Date: 05/01/24

75 MECHANIC ST $255,000
B: Ag Dream Flip LLC
S: Ruskowski Peter A Est & Tammy Norwood
Book/Page: 70458/376, Date: 05/01/24
Mtg: Mechanic Lending T $250,000
Use: 4 Bdrm Ranch, Lot: 25977sf
Prior Sale: $235,000 (11/05)

SHELDON RD $25,000
B: Katherine R Lathrop
S: William J Stelmokas
Book/Page: 70459/355, Date: 05/01/24

214 WILLIAMSVILLE RD $170,000
B: Harley J Bassett & Christy L Bassett
S: Joseph E Bassett & Diane O Bassett
Book/Page: 70468/269, Date: 05/03/24
Mtg: Joseph E Bassett $142,000
Use: 3 Bdrm Cape Cod, Lot: 539994sf
Prior Sale: $118,000 (05/94)

Berlin

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	$390,500	$615,000

► REAL ESTATE SALES

22 WHEELER HILL RD U:22 ..... $689,000
B: Gregory Stamas & Janet A Stamas
S: Homes At Highland Rdg LLC
Book/Page: 70447/217, Date: 04/29/24
Mtg: BankESB $551,200
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo

Blackstone

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	12
Median Price	$435,000	$412,500

► REAL ESTATE SALES

6 MASON ST $418,000
B: Robert Ryan & Rebekah Wilson
S: Robert J Ring Jr
Book/Page: 70455/284, Date: 04/30/24
Mtg: Total Mtg Svcs $410,428
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8685sf
Prior Sale: $280,000 (11/19)

32 STAPLES LN $440,000
B: William E Egan
S: Stanely Tyks, Tr for Walter C & F M Tyks Jft
Book/Page: 70469/344, Date: 05/03/24
Mtg: Dean Cp Bk $350,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15700sf

Bolton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	$664,950	$800,000

► REAL ESTATE SALES

148 CENTURY MILL RD $839,000
B: Zhiyun Zhao
S: Matthew J Post & Miranda L Post
Book/Page: 70451/124, Date: 04/30/24
Use: 3 Bdrm Raised Ranch, Lot: 84942sf
Prior Sale: $499,900 (07/17)

Boylston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	3
Median Price	$740,000	$590,000

► REAL ESTATE SALES

188 CROSS ST $570,000
B: Basant Doss & Mariam Z Doss
S: Jocelyn Ryan & Keith Adams
Book/Page: 70449/123, Date: 04/30/24
Mtg: Guaranteed Rate Affin $456,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 28156sf
Prior Sale: $355,000 (08/19)

19-A STOCKTON ST $323,000
B: Eric Cassie
S: Alexandra Weill
Book/Page: 70464/245, Date: 05/02/24
Mtg: Mortgage Research Ctr $323,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 10600sf
Prior Sale: $80,000 (07/01)

Charlton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	21
Median Price	$453,400	$472,000

► REAL ESTATE SALES

125 BLOOD RD $369,000
B: Joshua Faford & Christine Faford
S: Paul M Faford
Book/Page: 70453/237, Date: 04/30/24
Mtg: Cornerstone Bank $357,930
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 26001sf

93 CENTER DEPOT RD U:53 ..... $220,000
B: Danielle T Lubin
S: Karen Jansen
Book/Page: 70455/167, Date: 04/30/24
Mtg: Provident Funding $160,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $175,500 (10/23)

78 DANIELS RD $705,000
B: Nancy Pawluczonek & Anthony Pawluczonek
S: Richard P Harvey & Laraine M Harvey
Book/Page: 70473/79, Date: 05/03/24
Mtg: HarborOne Mortgage $550,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 161172sf

138 OLD WORCESTER RD $265,000
B: Michael R Robidoux
S: Erik Goff & Penny J Morgan
Book/Page: 70451/201, Date: 04/30/24
Mtg: Webster First FCU $257,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 1 Bdrm Camp/Cabin, Lot: 26358sf
Prior Sale: $126,500 (11/04)

140 SANDERSDALE RD $70,000
B: Aec Construction LLC
S: Rebecca J Reynolds
Book/Page: 70462/30, Date: 05/01/24
Use: 4 Bdrm Old Style, Lot: 52708sf
Prior Sale: $75,000 (11/92)

Clinton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	13
Median Price	$481,250	$400,000

► REAL ESTATE SALES

617 DEVENWOOD WAY U:617 ..... $390,000
B: Michael A Doran
S: Dmitry Alper & Margarita Plisova
Book/Page: 70463/32, Date: 05/02/24
Mtg: Guaranteed Rate Inc $330,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $375,000 (10/23)

639 DEVENWOOD WAY U:639 ..... $375,000
B: Christopher Byars & Sarah Plisinski
S: Christopher J Arnold & Marielizabeth A Mckeon
Book/Page: 70453/4, Date: 04/30/24
Mtg: Guild Mortgage Co $318,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $230,000 (11/16)

509 HIGH ST $637,500
B: Joshua C Everleigh & Carl A Everleigh
S: Michael V Donofrio, Tr for Donofrio Ft
Book/Page: 70455/385, Date: 04/30/24
Mtg: South Shore Bank $337,500
Term: 2054 Rate: 7.3% Type: Adj
Use: 2-Family Two Family, Lot: 7799sf

300 RIDGEFIELD CIR U:C $410,000
B: Noah Starr & Rachael M Starr
S: Hilbert Sandra J Est & Dawn Peto
Book/Page: 70452/136, Date: 04/30/24
Mtg: Movement Mtg LLC $305,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $122,900 (09/98)

515 RIDGEFIELD CIR U:C $425,000
B: Kyle M Sandman
S: Janet M Bronschilde
Book/Page: 70456/208, Date: 04/30/24
Mtg: NBKC Bank $430,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $225,000 (10/03)

69 SUMMIT ST $545,000
B: Brandon Cormier
S: Wilfredo Vazquez Jr
Book/Page: 70450/150, Date: 04/30/24
Mtg: Jeanne DArc CU $490,500
Term: 2054 Rate: 6.4% Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 20614sf
Prior Sale: $310,000 (05/16)

Douglas

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	12
Median Price	$460,000	$459,950

► REAL ESTATE SALES

11 CASWELL CT $435,000
B: Nicholas M Saletnick
S: Michael Iacovelli & Lauren E Fraine
Book/Page: 70454/219, Date: 04/30/24
Mtg: NFM Inc $427,121
Term: 2054
Use: 2 Bdrm Ranch, Lot: 27556sf
Prior Sale: $395,000 (05/22)

34 POTTER RD $420,000
B: Edward K Renaud Jr
S: Joanne M Opperwall
Book/Page: 70473/32, Date: 05/03/24
Use: 2-Family Cape Cod, Lot: 2449814sf

34 POTTER RD $550,000
B: Lackey Dam Properties Inc
S: Edward K Renaud Jr
Book/Page: 70473/36, Date: 05/03/24
Mtg: Stephen Thibodeau $320,000
Use: 2-Family Cape Cod, Lot: 2449814sf
Prior Sale: $420,000 (05/24)

59 SW MAIN ST $565,000
B: Janice Whitlow
S: Zachary Bousquet & Traciann Giacobbi
Book/Page: 70461/206, Date: 05/01/24
Use: 4 Bdrm Ranch, Lot: 147668sf
Prior Sale: $360,000 (08/18)

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Dudley

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

18 BARRY AVE **$630,000**
B: Matthew D Dubois
S: Raymond L Kelly 3rd
Book/Page: 70444/357, Date: 04/29/24
Mtg: Network Funding Corp $504,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 66211sf
Prior Sale: $315,000 (10/13)

16 BATES RD **$644,500**
B: Richard B Shorten & Michele M Shorten
S: Kenneth W Bates & Marsha E Bates
Book/Page: 70459/237, Date: 05/01/24
Mtg: Country Bank $350,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 35115sf

Gardner

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

81 CENTURY WAY U:81 ..... **$204,900**
B: John Rice & Judith A Rice
S: Kara L Belmonte
Book/Page: 70459/366, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $125,000 (04/10)

23 OLDE COLONIAL DR U:6 ..... **$259,000**
B: Brittany Recker
S: Myranda M Buck
Book/Page: 70468/66, Date: 05/03/24
Mtg: United Wholesale Mtg $220,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $139,500 (10/18)

227 PINE ST **$340,000**
B: Miriam Guerrero & Edger N Chirinos
S: Quach Home Invs LLC
Book/Page: 70448/14, Date: 04/30/24
Mtg: Mtg Equity Partners $333,841
Term: 2054
Use: 4 Bdrm Conventional, Lot: 9665sf
Prior Sale: $70,000 (03/19)

Grafton

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

26 ADAMS RD **$500,000**
B: Matthew M Urella & Megan E Urella
S: Richard M Urella, Tr for Urella Ft
Book/Page: 70451/338, Date: 04/30/24
Mtg: Urella Family Trust $275,000
Use: 4 Bdrm Cape Cod, Lot: 40511sf
Prior Sale: $389,900 (06/17)

91 BUTTERCUP LN U:91 ..... **$566,000**
B: Varun Kurlawala & Namrata Kurlawala
S: Vivek Deshmukh & Pranjali Deshmukh
Book/Page: 70453/99, Date: 04/30/24
Mtg: Leader Bank NA $523,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 2970792sf
Prior Sale: $321,000 (08/17)

31 CORTLAND WAY **$910,000**
B: Gopalakrishna Palimar & Lakshmipriya R Palimar
S: Brian M Lamontagne & Erin J Lamontagne
Book/Page: 70469/82, Date: 05/03/24
Mtg: Avidia Bank $764,400
Term: 2054
Use: 4 Bdrm Colonial, Lot: 73181sf
Prior Sale: $635,000 (12/05)

105 ELMWOOD ST **$620,000**
B: Gilson J Ferreira & L M Dacruz-Ferreira
S: Nicholas P Dauteuil
Book/Page: 70459/272, Date: 05/01/24
Mtg: OCMBC Inc $496,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 8712sf
Prior Sale: $345,000 (04/19)

57 LINCOLN LN U:57 ..... **$599,900**
B: Amrit S Abrol & Shubbhi Taneja
S: Mark M Tully & Jennifer Tully
Book/Page: 70453/279, Date: 04/30/24
Mtg: Centerville Bank $539,910
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $480,000 (07/21)

220 MAGILL DR **$920,000**
B: Karthik Gonuguntla & Ayesha A Shaik
S: Gary W Butler & Pamela G Butler
Book/Page: 70472/161, Date: 05/03/24
Mtg: Huntington Natl Bank $920,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 15246sf
Prior Sale: $550,880 (01/18)

20 NELSON ST **$781,630**
B: 20 Nelson Street LLC
S: Maj Property Invs LLC
Book/Page: 70457/375, Date: 05/01/24
Mtg: Cornerstone Bank $577,500
Use: Apartment Bldg - 4-8 Units, Lot: 21780sf
Prior Sale: $255,000 (09/10)

Harvard

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

OLD LITTLETON RD **$40,000**
B: Solh M Zendeh & Jacqueline Cancell
S: Richard M Mckeever & Rosemary R Mckeever
Book/Page: 70466/94, Date: 05/02/24

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

Holden

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

41 JAMIESON RD **$525,000**
B: Alexander W Auclair & Katheren Auclair
S: Ryan Eason & Reilly Eason
Book/Page: 70456/35, Date: 04/30/24
Mtg: Baycoast Mortgage Co $472,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13494sf
Prior Sale: $460,000 (07/22)

70 JORDAN RD **$790,000**
B: Robert Reynolds
S: Jennifer L Chaplin & Steven H Chaplin
Book/Page: 70450/290, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 15532sf
Prior Sale: $535,000 (03/21)

27 TEA PARTY CIR U:27 ..... **$534,990**
B: Steven H Chaplin & Jennifer L Chaplin
S: Poets Corner LLC
Book/Page: 70456/123, Date: 04/30/24
Mtg: United Liability Co $401,175
Term: 2054
Use: 3 Bdrm Condo

100 WYOMING DR **$350,000**
B: Hariadne P Xavier & Isaac V Xavier
S: Dolan James C Est & Christopher Dolan
Book/Page: 70453/36, Date: 04/30/24
Mtg: Cross Country Mtg Inc $343,660
Term: 2054
Use: 3 Bdrm Ranch, Lot: 33541sf

Hopedale

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

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

Hubbardston

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

40 BIRCHES RD **$475,000**
B: Earl Marr
S: Ray-Tek Construction LLC
Book/Page: 69874/310, Date: 11/13/23
Use: 3 Bdrm Colonial, Lot: 43560sf

28 HALE RD **$620,000**
B: Ryan T Quinn & Madison Quinn
S: Peter Lapierre & Karen Lapierre
Book/Page: 70098/70, Date: 01/16/24
Mtg: Mortgage Research Ctr $607,792
Term: 2054
Use: 3 Bdrm Colonial, Lot: 80000sf

4 LAUREL ST **$352,220**
B: Rohena Inc
S: Lakeview Loan Servicing L
Book/Page: 70456/115, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 80000sf
Prior Sale: $353,585 (04/24)

30 MADISON WAY U:30 ..... **$395,000**
B: Roy S Creelman
S: Elza A Halliday
Book/Page: 70445/159, Date: 04/29/24
Mtg: Leader Bank NA $375,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $240,000 (06/18)

8 MALONE RD **$577,000**
B: Gary M Fisher, Tr for Keith P Fisher T
S: Ridgecrest Inv Prop LLC
Book/Page: 69689/95, Date: 09/27/23
Use: Residential Developable Land, Lot: 86970sf
Prior Sale: $71,000 (04/23)

5 NAVAJO ST **$422,100**
B: Craig Hartling & Lesley A Hartling
S: Platinum Development LLC
Book/Page: 69967/339, Date: 12/07/23
Mtg: Fairway Ind Mtg $400,995
Term: 2054
Use: 3 Bdrm Split Level, Lot: 34848sf

82 OLD PRINCETON RD **$517,200**
B: John F Piver & Rosalie A Piver
S: Sterling Re Dev Inc
Book/Page: 69488/142, Date: 08/07/23
Use: 3 Bdrm Colonial, Lot: 92197sf

UNDERWOOD RD **$85,000**
B: Robin Mcclarney
S: Nicholas Senckowski & Kay L Senckowski
Book/Page: 70468/115, Date: 05/03/24

Lancaster

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

401 RED TAIL WAY U:401 ..... **$480,000**
B: Diane Laplante, Tr for Diane Laplante T
S: Holly Plante, Tr for Unit 58 Rt
Book/Page: 70454/376, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 9583sf
Prior Sale: $292,600 (12/14)

337 STERLING RD **$575,000**
B: Southern New Eng Conferen
S: Ellis Jr John A Est & Deborah Ellis
Book/Page: 70455/31, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 98881sf

Leicester

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

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

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

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

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

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

Mendon

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

15 MOWRY ST **$707,000**
B: Marcelo L Alonso
S: James Gearheart
Book/Page: 70465/88, Date: 05/02/24
Mtg: United Wholesale Mtg $565,600
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 60113sf
Prior Sale: $413,500 (07/15)

1 UXBRIDGE RD **$870,000**
B: Milford Downtown LLC
S: D Francis Murphy Ins Agen
Book/Page: 70456/30, Date: 04/30/24
Use: Office Bldg-General, Lot: 352400sf
Prior Sale: $315,000 (03/03)

Milford

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

1 CARP RD **$635,000**
B: Joseph Lee & Yoko Nakatani
S: Bruce M Walton & Anne M Walton
Book/Page: 70445/121, Date: 04/29/24
Mtg: Leader Bank NA $565,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15037sf

19 JANOCK RD **$633,000**
B: Denise Child & Nicholas Child
S: David P Roy, Tr for 19 Janock Road Rt
Book/Page: 70454/258, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 15002sf

29 PAULA RD **$610,000**
B: Mary-Kate Paulina & Garrett Klokman
S: Truong Paul A Est & Jessica Mcdonald
Book/Page: 70451/54, Date: 04/30/24
Mtg: Cross Country Mtg Inc $574,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 9601sf
Prior Sale: $392,000 (07/19)

57 WHITEWOOD RD **$887,000**
B: May D Lee-Schemmel
S: Jason C Beard & Rae Beard
Book/Page: 70461/153, Date: 05/01/24
Mtg: US Bank NA $576,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 45076sf
Prior Sale: $770,000 (08/22)

Millbury

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

7 CHERRY ST **$350,000**
B: Brett Heino
S: Gonya Rita M Est & Janet Pepin
Book/Page: 70463/395, Date: 05/02/24
Mtg: Norwich Commercal Grp $245,000
Term: 2054
Use: 2-Family Family Flat, Lot: 16988sf
Prior Sale: $60,000 (04/90)

76 CLEARVIEW TER U:76 ..... **$596,186**
B: Mark M Tully & Jennifer A Tully
S: Czervik Properties LLC
Book/Page: 70464/271, Date: 05/02/24
Mtg: Movement Mtg LLC $363,110
Term: 2054
Use: 2 Bdrm Condo

78 CLEARVIEW TER U:78 ..... **$637,836**
B: John A Saparnis & Carol S Saparnis
S: Czervik Properties LLC
Book/Page: 70463/221, Date: 05/02/24
Use: 2 Bdrm Condo

28 RAYBURN DR **$620,000**
B: John Stranieri
S: Debra A Oconnell
Book/Page: 70445/71, Date: 04/29/24
Mtg: Evolve B&T $522,236
Term: 2054
Use: 2 Bdrm Colonial, Lot: 21780sf
Prior Sale: $342,000 (11/06)

Millville

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

17 CORK CIR U:F **$220,000**
B: Home Wise LLC & Robert Lang Assoc LLC
S: Rcf 2 Acquisition T & Us Bank TNa Tr
Book/Page: 70457/220, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $201,058 (09/23)

153 PROVIDENCE ST U:F **$63,000**
B: Ross Renovations LLC
S: Donna J Castonguay
Book/Page: 70447/263, Date: 04/29/24
Mtg: Boston T Financial $163,000
Use: 2 Bdrm Condo
Prior Sale: $87,000 (05/00)

Northborough

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

5 BLUEBERRY LN **$1,070,000**
B: Jayanthy Ambady & Rajesh P Pillai
S: Sreedhar Ekbote & Rajalakshmi Ekbote
Book/Page: 70447/47, Date: 04/29/24
Mtg: Avidia Bank $760,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 20782sf
Prior Sale: $673,000 (02/15)

13 CHERLYN DR **$901,500**
B: Sakire A Ay & Suat U Ay
S: Brian G Turner & Ruth S Turner
Book/Page: 70455/113, Date: 04/30/24
Mtg: PeoplesBank (Holyoke) $360,600
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40698sf
Prior Sale: $240,000 (03/95)

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

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

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

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

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

Northbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	19
Median Price	$545,000	$485,000

► REAL ESTATE SALES

22 ARTHUR DR U:3 ..... **$500,000**
B: Lucas D Araujo & Maria L Araujo
S: Brad A Reardon
Book/Page: 70472/50, Date: 05/03/24
Use: Condo

MIKES WAY L:1 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:2 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:3 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:4 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:5 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:6 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

224 SCHOOL ST **$356,000**
B: Jessica B Gately & Drew Gately
S: Bruce M Lamothe, Tr for Bruce M Lamothe T - 2013
Book/Page: 70464/340, Date: 05/02/24
Mtg: Movement Mtg LLC $320,400
Term: 2054
Use: 4 Bdrm Conventional, Lot: 26572sf

213 SHANNON DR **$720,000**
B: William A Degiacomo & Martha J Degiacomo
S: Annette M Fernandez
Book/Page: 70457/176, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 21780sf
Prior Sale: $479,900 (04/07)

56 SUSANNE DR **$440,000**
B: Jhonathan V Silva & Leonice C Silva
S: William L Zwiebel, Tr for Zwiebel Ft
Book/Page: 70471/355, Date: 05/03/24
Mtg: Frankie Invs Llc $436,017
Use: 3 Bdrm Raised Ranch, Lot: 15682sf

74 VALERIE RUN **$799,000**
B: Vibhuti Rehal & Gurjeet S Rehal
S: D & F Afonso Builders Inc
Book/Page: 70471/192, Date: 05/03/24
Mtg: Guaranteed Rate Inc $639,200
Term: 2054
Use: Residential Developable Land, Lot: 56628sf

Oakham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price	$468,750	$368,000

► REAL ESTATE SALES

506 GAFFNEY RD **$680,000**
B: Bruce M Walton & Anne M Walton
S: Juli E Sansoucy
Book/Page: 70451/162, Date: 04/30/24
Mtg: Milford Fed Svgs Bk $200,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 164657sf
Prior Sale: $285,000 (12/10)

1322 N BROOKFIELD RD **$750,000**
B: Elizabeth Nguyen
S: G Felixova-Velazquez
Book/Page: 70467/374, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 850727sf
Prior Sale: $125,000 (09/07)

Oxford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	21
Median Price	$365,000	$365,000

► REAL ESTATE SALES

6 HISTORY DR **$640,000**
B: William Boss & Tina Boss
S: Cor Group LLC
Book/Page: 70455/89, Date: 04/30/24
Mtg: UniBank for Savings $260,000
Term: 2039
Use: Residential Developable Land, Lot: 20802sf

394 MAIN ST **$467,500**
B: Alexis Nevalsky & Noah Craft
S: Sharon Cygielnik
Book/Page: 70450/100, Date: 04/30/24
Mtg: Bank of Canton $397,375
Term: 2054
Use: 2-Family Split Level, Lot: 10454sf
Prior Sale: $268,000 (09/16)

11 NEW ST **$410,000**
B: Emelie Hayden
S: Cns Investment Group LLC
Book/Page: 70452/175, Date: 04/30/24
Mtg: Drew Mortgage Assnlnc $203,501
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13068sf
Prior Sale: $215,000 (08/22)

916 SOUTHBRIDGE RD **$810,000**
B: Eleftheria LLC
S: Georgios Pirpiris
Book/Page: 70464/228, Date: 05/02/24
Mtg: Georgios Pirpiris $810,000
Use: Commercial Building, Lot: 43603sf
Prior Sale: $350,000 (03/01)

244 SUTTON AVE **$515,000**
B: Christopher D Olliney & Hailey M Edwards
S: Scott E Lucier, Tr for Lucier Irt
Book/Page: 70464/30, Date: 05/02/24
Mtg: Northpoint Mortgage $463,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 60103sf
Prior Sale: $275,000 (07/03)

14 THAYER POND DR U:10 ..... **$205,500**
B: Kyle Skillings
S: Leslie C Schuemann & Bruce Charette
Book/Page: 70453/69, Date: 04/30/24
Mtg: UniBank for Savings $195,225
Term: 2054
Use: 1 Bdrm Condo

8 WALCOTT ST **$350,000**
B: Benjamin C Vigeant & Sarah E Stafinski
S: Jack J Cadarette
Book/Page: 70450/368, Date: 04/30/24
Mtg: CMG Mortgage Inc $339,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12600sf
Prior Sale: $225,000 (09/11)

Paxton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	$525,000	$556,000

► REAL ESTATE SALES

443 MARSHALL ST **$740,000**
B: Thomas V Heath, Tr for Sharon L Trippi
S: Pierre B Farley & Jennifer A Farley
Book/Page: 70463/340, Date: 05/02/24
Mtg: Northpoint Mortgage $340,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 98768sf
Prior Sale: $427,450 (08/04)

3 ROLLINGRIDGE LN **$427,000**
B: Joseph W St Laurent & Jesse St Laurent
S: Betty A Oneil
Book/Page: 70445/254, Date: 04/29/24
Mtg: CMG Mortgage Inc $419,265
Term: 2054
Use: 3 Bdrm Ranch, Lot: 28651sf
Prior Sale: $279,000 (07/06)

Petersham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	5
Median Price	$399,000	$225,000

► REAL ESTATE SALES

204 EAST ST **$450,000**
B: Global Roots Farm LLC
S: Rices Roots Farm LLC
Book/Page: 70455/333, Date: 04/30/24

Phillipston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	$380,000	$245,000

► REAL ESTATE SALES

885 ROYALSTON RD **$460,000**
B: Aidan C Mayberry & Jillian S Borghardt
S: Joshua J Bean & Alyssa Bean
Book/Page: 70459/374, Date: 05/01/24
Mtg: Total Mtg Svcs $437,000
Term: 2054

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WORCESTER REGISTRY
continued

Princeton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	$537,500	$505,000

► REAL ESTATE SALES

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

Royalston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	0
Median Price	$512,500	

► REAL ESTATE SALES

NE FITZWILLIAM RD $130,000
B: Ellen Mcdonald
S: Thomas A Gibbons & Richard Clifford
Book/Page: 70462/374, Date: 05/02/24

10 PHILLIPSTON RD $460,000
B: Aidan C Mayberry & Jillian S Borghardt
S: Joshua J Bean & Alyssa Bean
Book/Page: 70459/374, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 174240sf
Prior Sale: $115,000 (06/12)

Rutland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	20
Median Price	$547,451	$487,450

► REAL ESTATE SALES

30 EMERALD RD $639,000
B: John Kelly & Melissa Fuentes
S: Simac Rt & James M Harrity Jr
Book/Page: 70460/128, Date: 05/01/24
Mtg: Cross Country Mtg Inc $576,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 65340sf

12 JOANNA DR $600,000
B: William S Tappin & Alison M Tappin
S: Jennifer Domonkos & Andrew P Domonkos
Book/Page: 70449/362, Date: 04/30/24
Mtg: Pennymac Loan Service $480,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 65340sf
Prior Sale: $165,192 (10/98)

Shrewsbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	46
Median Price	$584,000	$620,000

► REAL ESTATE SALES

7 ALMONDWOOD CIR $1,150,000
B: Golam Rahman
S: Joshua Onffroy & Susan J Onffroy
Book/Page: 70463/181, Date: 05/02/24
Use: 5 Bdrm Colonial, Lot: 55321sf
Prior Sale: $755,000 (03/15)

85 COMMONS DR U:103 ..... $331,000
B: Jahnavi Koppanati
S: Sathyanarayana Atreyam & Meera S Atreyam
Book/Page: 70472/387, Date: 05/03/24
Mtg: Leader Bank NA $264,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $172,500 (11/16)

35 FARVIEW AVE $371,000
B: Jennett C Aijala & Marc Aijala
S: Margaret L Hawes
Book/Page: 70463/370, Date: 05/02/24
Mtg: Leader Bank NA $333,900
Term: 2039
Use: 3 Bdrm Ranch, Lot: 10019sf

9 FAULKNER RD $1,355,000
B: Yi W Kuo
S: Clare M Cox
Book/Page: 70450/397, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $377,500 (02/19)

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

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

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

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

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

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

Southborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	15
Median Price	$851,000	$1,100,000

► REAL ESTATE SALES

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

5 EASTBROOK FARM LN $1,830,250
B: Shivani U Raval & Naveen K Macherla
S: Brian-William J Dutko, Tr for Brian-William J Dutko RET
Doc#: 000000000123100, Date: 05/01/24
Mtg: Leader Bank NA $1,244,570
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50965sf
Prior Sale: $975,000 (10/00)

49 FLAGG RD $860,000
B: Yichen Yang & Hong Li
S: Thomas J Beaumont & Susan L Beaumont
Doc#: 000000000123124, Date: 05/03/24
Mtg: US Bank NA $645,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $239,900 (09/92)

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

Southbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	19
Median Price	$319,000	$325,000

► REAL ESTATE SALES

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

292 COURNOYER BLVD $437,500
B: Kady A Bonica
S: Sckd Rt & Donald Cournoyer Jr
Book/Page: 70470/199, Date: 05/03/24
Mtg: New American Funding $415,625
Term: 2054

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

204 FISKE ST $265,100
B: Jordan T Floria
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 70445/383, Date: 04/29/24
Mtg: Navy FCU $270,697
Term: 2054
Use: 1 Bdrm Conventional, Lot: 9583sf
Prior Sale: $197,939 (05/18)

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

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

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

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

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

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

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

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

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

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

► FORECLOSURE DEEDS

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

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

Spencer

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	14
Median Price	$350,000	$415,000

► REAL ESTATE SALES

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

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

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

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

103 PLEASANT ST $375,000
B: John Jillett
S: Aaron D Deraleau
Book/Page: 70460/210, Date: 05/01/24
Mtg: Total Mtg Svcs $300,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12975sf
Prior Sale: $204,900 (05/16)

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

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

Sturbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	17
Median Price	$410,000	$525,000

► REAL ESTATE SALES

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

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

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

Sutton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	12
Median Price	$437,500	$717,500

► REAL ESTATE SALES

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

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

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

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

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

Templeton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	12
Median Price	$295,500	$334,500

► REAL ESTATE SALES

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

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

Uxbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	6
Median Price	$508,000	$510,000

► REAL ESTATE SALES

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

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

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

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

Warren

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	5
Median Price	$257,500	$255,000

► REAL ESTATE SALES

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

Webster

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	31
Median Price	$335,000	$395,000

► REAL ESTATE SALES

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

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

61 OLD WORCESTER RD $210,000
B: Donna M Cleaves
S: Robert W Gould Jr & James R Gould
Book/Page: 70461/232, Date: 05/01/24
Use: 3 Bdrm Cape Cod, Lot: 20038sf

3 PARK ST $290,000
B: Diego Tamayo
S: Jose D Morales
Book/Page: 70470/224, Date: 05/03/24
Mtg: Guild Mortgage Co $275,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6016sf

31 UPPER GORE RD $340,000
B: Joshua R Cournoyer & Peter Cournoyer
S: Kirk Irrevocabke T & Richard D Kirk Jr
Book/Page: 70453/162, Date: 04/30/24
Mtg: Guaranteed Rate Affin $367,222
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15000sf

179 UPPER GORE RD $984,900
B: Daisy Lane LLC
S: Janet S Konkel RET & Robert E Konkel Sr
Book/Page: 70452/207, Date: 04/30/24
Use: Accessory Land Improved, Lot: 3310560sf

West Boylston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	7
Median Price	$463,500	$538,800

► REAL ESTATE SALES

74 BUNKERHILL PKWY $405,000
B: Jaime Desanti
S: Kirsten L Fletcher, Tr for Hesemeyer Ft
Book/Page: 70472/18, Date: 05/03/24
Mtg: Country Bank $355,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 25628sf

166 MAPLE ST $425,500
B: Frederic D Corazzini 3rd
S: Girard Rachel M Est & Denise G Sullivan
Book/Page: 70471/33, Date: 05/03/24
Mtg: Fairway Ind Mtg $394,600
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13200sf

25 STERLING PL $575,000
B: Mikayel Barseghyan & Gayane Manukyan
S: Marc Renzetti & Nirva Penbeyan-Renzetti
Book/Page: 70460/205, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 18590sf
Prior Sale: $327,500 (08/13)

12 W BOYLSTON ST $645,000
B: William J Fay, Tr for 12 West Boylston St Rt
S: Gabrielle Palmer Inc
Book/Page: 70454/78, Date: 04/30/24
Mtg: Bay State Savings Bk $504,000
Use: Mixed Use-Prim Comm & Resd, Lot: 17028sf
Prior Sale: $329,000 (06/19)

379 WORCESTER ST $526,000
B: Sean D Mcgonagle & Rebecca F Campbell
S: Deanna L Heath, Tr for Sharon L Trippi
Book/Page: 70444/134, Date: 04/29/24
Mtg: Cross Country Mtg Inc $215,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12000sf

West Brookfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	$341,750	$334,950

► REAL ESTATE SALES

141 SHEA RD $100,000
B: Justin Paquette & Meaghan Paquette
S: Paolucci Properties LLC
Book/Page: 70454/272, Date: 04/30/24
Use: Residential Developable Land, Lot: 144184sf
Prior Sale: $43,000 (10/20)

143 SHEA RD $100,000
B: Justin Paquette & Meaghan Paquette
S: Paolucci Properties LLC
Book/Page: 70454/272, Date: 04/30/24
Use: Residential Developable Land, Lot: 144184sf
Prior Sale: $43,000 (10/20)

Westborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	19
Median Price	$625,000	$780,000

► REAL ESTATE SALES

61 ADAMS ST $700,000
B: Troy W Bottger & Karen A Bottger
S: Paula Sundstrom
Book/Page: 70465/302, Date: 05/02/24
Mtg: Fairway Ind Mtg $665,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 54450sf

66 BOWMAN ST $680,000
B: Simi Jandu
S: Robert J Howard, Tr for 66 Bowman Street Rt
Book/Page: 70454/6, Date: 04/30/24
Mtg: Guaranteed Rate Inc $680,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 15812sf

9 OLDE HICKORY PATH $1,850,000
B: Scott Helle & Eileen Helle
S: Brent Harwood & Sally Harwood
Book/Page: 70466/61, Date: 05/02/24
Use: 4 Bdrm Colonial, Lot: 50146sf
Prior Sale: $1,362,500 (08/13)

3406 PETERS FARM WAY U:3406 ..... $599,995
B: Jean E Rabelo
S: Pulte Hm Of New Eng LLC
Book/Page: 70449/37, Date: 04/30/24
Use: 2 Bdrm Condo

3 SAMUEL HARRINGTON RD $1,150,000
B: Laura Yessayan & Garo Yessayan
S: Frank J Bernieri & Loren J Bernieri
Book/Page: 70464/393, Date: 05/02/24
Mtg: Leader Bank NA $750,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 34251sf
Prior Sale: $334,900 (08/94)

500 UNION ST U:5314 ..... $500,000
B: Anna F Santoro-Smith & Robert W Smith Jr
S: Peggy Frederick
Book/Page: 70453/133, Date: 04/30/24
Mtg: Fairway Ind Mtg $300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $275,600 (01/09)

500 UNION ST U:5408 ..... $425,000
B: Barry Camille
S: Robert W Smith Jr & Anna F Smith
Book/Page: 70449/198, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $241,500 (01/18)

51 WARREN ST $1,100,000
B: Brian G Glowacki & Shaunna Glowacki
S: Gregory L Board & Melanie A Board
Book/Page: 70450/193, Date: 04/30/24
Mtg: Guaranteed Rate Inc $880,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 60984sf
Prior Sale: $730,000 (09/15)

Winchendon

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	23
Median Price	$345,000	$382,500

► REAL ESTATE SALES

114 GLENALLEN ST $340,000
B: Sheryll A Collins
S: Pablo C Morales & Pamela A Morales
Book/Page: 70465/149, Date: 05/02/24
Mtg: Total Mtg Svcs $323,000
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 19776sf

HILL ST $20,000
B: Dan W Bertram
S: Kathleen P Van Dyke, Tr for Robert B Van Dyke RET
Book/Page: 70468/59, Date: 05/03/24

HILLSIDE DR $22,000
B: Tod Famous
S: Scott A Laperriere & Lisa M Peralta
Book/Page: 70461/191, Date: 05/01/24

24 OLD COUNTY RD $30,000
B: Edwardo Benevides
S: Lacourse Builders LLC
Book/Page: 70463/240, Date: 05/02/24
Use: Residential Developable Land, Lot: 48352sf
Prior Sale: $33,000 (06/05)

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614 SCHOOL ST **$525,000**
B: Nolan Buck & Myranda Buck
S: Matson Homes li Inc
Book/Page: 70471/312, Date: 05/03/24
Mtg: Total Mtg Svcs $435,000
Term: 2054
Use: Residential Developable Land, Lot: 58327sf

SHADY GLEN TER L:26 ..... **$100,000**
B: Dana G Olson & Tara D Olson
S: Greenstone Realty LLC
Book/Page: 70459/55, Date: 05/01/24

SHADY GLEN TER L:27 ..... **$100,000**
B: Dana G Olson & Tara D Olson
S: Greenstone Realty LLC
Book/Page: 70459/55, Date: 05/01/24

SHADY GLEN TER L:28 ..... **$100,000**
B: Dana G Olson & Tara D Olson
S: Greenstone Realty LLC
Book/Page: 70459/55, Date: 05/01/24

Worcester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	162	156
Median Price	$365,000	$394,500

► REAL ESTATE SALES

24 BALL ST **$100,000**
B: Luong Duong
S: Thoi Phan
Book/Page: 70467/371, Date: 05/03/24
Use: 3-Family Family Flat, Lot: 12000sf
Prior Sale: $185,100 (10/17)

3 BAY STATE RD **$645,000**
B: Justin Laclair
S: 3 Bay State Road LLC
Book/Page: 70462/382, Date: 05/02/24
Mtg: Amerant Mortgage $483,750
Term: 2054
Use: 2-Family Two Family, Lot: 6416sf
Prior Sale: $550,000 (05/23)

28 BULLARD AVE **$358,000**
B: Robert W Donahue & Lindsey K Donahue
S: Grant Bullis & Abigail Bullis
Book/Page: 70452/279, Date: 04/30/24
Mtg: Leader Bank NA $347,260
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9027sf
Prior Sale: $315,000 (09/21)

443 CHANDLER ST **$622,000**
B: Ahmad Ghazanfari
S: Benjamin D Kaplan
Book/Page: 70460/260, Date: 05/01/24
Mtg: Cross Country Mtg Inc $572,240
Term: 2054
Use: 3-Family Family Flat, Lot: 15310sf
Prior Sale: $252,000 (12/09)

24 CHEQUESET RD **$400,000**
B: 15 Waban LLC
S: Bisceglia Marsha Est & Dawn M Barry
Book/Page: 70464/106, Date: 05/02/24
Use: Residential Developable Land, Lot: 7500sf

26 CHEQUESET RD **$400,000**
B: 15 Waban LLC
S: Bisceglia Marsha Est & Dawn M Barry
Book/Page: 70464/106, Date: 05/02/24
Use: Residential Developable Land, Lot: 10000sf

28 CHEQUESET RD **$400,000**
B: 15 Waban LLC
S: Bisceglia Marsha Est & Dawn M Barry
Book/Page: 70464/106, Date: 05/02/24
Use: Residential Developable Land, Lot: 10000sf

2 DARTMOUTH ST **$666,000**
B: Harish Garre, Tr for Tulasi RET
S: Tu T Dao & Khanh Hoang
Book/Page: 70471/368, Date: 05/03/24
Mtg: Rockland Tr Co $499,500
Term: 2054
Use: 3-Family Family Flat, Lot: 6014sf
Prior Sale: $425,000 (10/20)

13 DIVISION ST **$25,000**
B: Anthony J Oreilly
S: Michael T Madulka
Book/Page: 70453/307, Date: 04/30/24
Use: Commercial Warehouse, Lot: 2898sf
Prior Sale: $15,000 (05/21)

190 DOMINION RD **$400,000**
B: 15 Waban LLC
S: Bisceglia Marsha Est & Dawn M Barry
Book/Page: 70464/106, Date: 05/02/24
Mtg: David Hegarty $450,000
Term: 2025
Use: 3 Bdrm Conventional, Lot: 5000sf

226 E MOUNTAIN ST **$240,000**
B: David J Dufresne, Tr for Green Machine Rt
S: Gary Ventura
Book/Page: 70472/119, Date: 05/03/24
Use: 2 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $240,000 (04/24)

598 FRANKLIN ST **$557,101**
B: Wasequr Rahman
S: Bombay LLC
Book/Page: 70448/44, Date: 04/30/24
Use: 2-Family Two Family, Lot: 11000sf
Prior Sale: $140,000 (04/23)

160 FREMONT ST U:322 ..... **$300,000**
B: Teri Christian
S: Archana Karanjgaokar
Book/Page: 70461/77, Date: 05/01/24
Mtg: Prestige Home Mtg LLC $285,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $168,500 (01/19)

67 GARRISON AVE **$500,000**
B: John S Casilla & Juan I Martinez
S: Israel K Lopez & Ilana Lopez
Book/Page: 70460/153, Date: 05/01/24
Mtg: Salem Five Mtg Co $481,792
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7200sf
Prior Sale: $270,000 (02/18)

12 HEROULT RD **$355,000**
B: Wendy K Brown-Arnold, Tr for Wendy K Brown-Arnold T
S: Robin Morton-Callahan
Book/Page: 70443/1, Date: 04/29/24
Use: 2 Bdrm Conventional, Lot: 5750sf
Prior Sale: $65,000 (12/96)

62 HOWLAND TER **$555,000**
B: Johnathan R Sanders & Jade C Sanders
S: Richard H Grape & Marybeth Grape
Book/Page: 70457/151, Date: 05/01/24
Mtg: Northpoint Mortgage $440,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10000sf
Prior Sale: $269,900 (02/14)

4 INVERNESS AVE **$600,000**
B: Gm Properties LLC
S: Aiello Robert N Est & Dianne I Muzzy
Book/Page: 70469/216, Date: 05/03/24
Use: Residential Developable Land, Lot: 7500sf

52 JAMES ST **$310,000**
B: Santos A Veliz Alvarez
S: Luis A Delgado & Ada M Mora-Alvarado
Doc#: 000000000123112, Date: 05/02/24
Mtg: United Wholesale Mtg $304,385
Term: 2054
Use: 2 Bdrm Conventional, Lot: 4475sf
Prior Sale: $78,924 (04/97)

116 LINCOLN ST **$740,000**
B: Steve Wakadilo & Nicole Kyalwe-Wakadilo
S: Ns Property LLC
Book/Page: 70455/141, Date: 04/30/24
Mtg: Drew Mortgage Assnlnc $555,000
Term: 2054
Use: 3-Family Family Flat, Lot: 4488sf
Prior Sale: $325,000 (10/18)

4 LUCIAN ST **$690,000**
B: Arvind Sampath
S: Trinity Est Invs & Dev LL
Book/Page: 70447/375, Date: 04/30/24
Mtg: BankESB $552,000
Term: 2054
Use: 3-Family Family Flat, Lot: 4646sf
Prior Sale: $630,000 (05/23)

26 MAXWELL ST **$185,000**
B: 977felicity LLC
S: Daniel Morkeh & Emma Pace
Book/Page: 70468/119, Date: 05/03/24
Use: Res Potentially Dvlpble Land, Lot: 5505sf

95 MAY ST **$680,000**
B: Bimal Manandhar & Rinu Manandhar
S: Matthew Atanian & Amy Heislen
Book/Page: 70453/204, Date: 04/30/24
Mtg: Cross Country Mtg Inc $510,000
Term: 2054
Use: 3-Family Family Flat, Lot: 6062sf

18 MOHICAN RD **$345,000**
B: John Stenglein
S: Anthony Salvatore, Tr for Salvatore Irt
Book/Page: 70468/230, Date: 05/03/24
Use: 2 Bdrm Ranch, Lot: 7500sf

27 MOUNTAINSHIRE DR U:27 ..... **$351,000**
B: Cleidimar Pepio
S: Monica Green
Book/Page: 70464/152, Date: 05/02/24
Mtg: Fairway Ind Mtg $301,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $134,050 (11/14)

11 NATHANIEL CT **$337,500**
B: W & E Landscaping & Paint
S: F Carrier Realty LLC
Book/Page: 70462/72, Date: 05/01/24
Use: Parking Lot, Lot: 22321sf
Prior Sale: $155,000 (12/19)

4 NATURAL HISTORY DR **$390,000**
B: Samantha K Schoen & Justin Cole
S: Jill T Palm
Book/Page: 70451/362, Date: 04/30/24
Mtg: Ark-La-Tex Fin Svcs $312,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7651sf

22 PALISADES ST **$565,000**
B: David Mercado & Dionne F Mercado
S: Emmanuel Ofori-Mensah
Book/Page: 70460/12, Date: 05/01/24
Mtg: Nations Direct Mtg $452,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: $460,000 (09/22)

42 PARADOX DR **$355,000**
B: Nelson Zompetti & Alexis Barrile
S: Carole H Jacobson, Tr for C & Julian D Jacobson RET
Book/Page: 70470/149, Date: 05/03/24
Mtg: Mllestone Mtg Solutio $330,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9205sf

65 PARIS AVE **$485,000**
B: Marilyn J Cohodas T & Hightower TCo Na Tr
S: Joseph Rodriguez & Yolanda Rodriguez
Book/Page: 70452/84, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 8901sf
Prior Sale: $108,657 (06/00)

321 PLANTATION ST U:104 ..... **$309,000**
B: Brian Legasey
S: Marion Harnois
Book/Page: 70455/357, Date: 04/30/24
Mtg: Total Mtg Svcs $247,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $155,000 (10/01)

30 PULLMAN ST **$6,500,000**
B: Plmn Holdings LLC
S: Pullman Street Realty LLC
Book/Page: 70449/22, Date: 04/30/24
Use: Industrial Warehouse, Lot: 285318sf
Prior Sale: $3,001,000 (08/21)

13 QUEEN ST **$410,000**
B: Estarlin H Rijo & Adalgis M Lopez-Torres
S: Juan D Guevara & Ana R Tule
Book/Page: 70456/69, Date: 04/30/24
Mtg: MSA Mortgage LLC $307,500
Term: 2054
Use: 3-Family Family Flat, Lot: 7414sf
Prior Sale: $209,000 (09/04)

32 RENA ST **$400,000**
B: Chien I Chang & Hua J Wei
S: Hb2 Alternative Hldg LLC
Book/Page: 70471/78, Date: 05/03/24
Use: 2 Bdrm Raised Ranch, Lot: 10000sf
Prior Sale: $416,000 (04/24)

10 RENFREW ST **$600,000**
B: Gm Properties LLC
S: Aiello Robert N Est & Dianne I Muzzy
Book/Page: 70469/216, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 24660sf

35 RICHMOND AVE **$462,500**
B: Nicholas Clarke & Monique Girard
S: Gretchen E Macdougall
Book/Page: 70443/334, Date: 04/29/24
Mtg: Drew Mortgage Assnlnc $439,375
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 9600sf
Prior Sale: $190,000 (02/15)

27 ROCKDALE ST **$685,000**
B: Duany Lima & Nalzira M Teodoro
S: Sebastian Bilentschuk
Book/Page: 70470/64, Date: 05/03/24
Mtg: St Marys Credit Union $513,750
Term: 2054
Use: 3-Family Family Flat, Lot: 7694sf
Prior Sale: $500,000 (04/21)

30 SCANDINAVIA AVE **$506,000**
B: Binta Sowe
S: Ravelo Dreams LLC
Book/Page: 70470/6, Date: 05/03/24
Mtg: New American Funding $496,835
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12000sf
Prior Sale: $325,000 (01/24)

21 SEATTLE ST **$129,500**
B: Ravelo Dreams LLC
S: Kla Holdings LLC
Book/Page: 70467/101, Date: 05/03/24
Use: Res Potentially Dvlpble Land, Lot: 7050sf

126 STAFFORD ST **$260,000**
B: Binh Q Nguyen & Thao T Cao
S: Kelly Nguyen & Let Thach
Book/Page: 70456/289, Date: 04/30/24
Mtg: Ross Mortgage Co Inc $208,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 15000sf
Prior Sale: $270,000 (07/19)

80 STANTON ST U:28 ..... **$238,000**
B: David A Tremblay, Tr for Tremblay Ft
S: Robert C Zoebisch & Linda Zoebisch
Book/Page: 70469/38, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $176,000 (11/23)

324 SW CUTOFF **$975,000**
B: Landstar Properties LLC
S: Ice Glen Holdings LLC
Book/Page: 70458/311, Date: 05/01/24
Use: Commercial Warehouse, Lot: 33643sf
Prior Sale: $600,000 (04/23)

2 VERNON TER **$30,000**
B: Aaron Wade
S: Milagros Dasilva
Book/Page: 70461/148, Date: 05/01/24
Use: Residential Undvlpble Land, Lot: 3660sf
Prior Sale: $6,000 (06/16)

61-R W MOUNTAIN ST **$6,500,000**
B: Plmn Holdings LLC
S: Pullman Street Realty LLC
Book/Page: 70449/22, Date: 04/30/24

17 WARD ST **$365,000**
B: Jmt Holdings LLC
S: Benbo Properties LLC
Book/Page: 70466/167, Date: 05/02/24
Mtg: Benbo Properties Llc $160,695
Term: 2025
Use: 2-Family Two Family, Lot: 2395sf
Prior Sale: $270,000 (06/20)

48 WATER ST U:307 ..... **$489,900**
B: Aaron Jeffers & Jennifer Curran
S: Olivia Dambrosio & Rachel Scanlon
Book/Page: 70462/103, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $326,500 (07/18)

152 WEATHERSTONE DR U:152 ..... **$365,000**
B: Phillip Otoole & Elissa R Meyer
S: Laurie V Assad
Book/Page: 70469/306, Date: 05/03/24
Mtg: Leader Bank NA $194,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $145,000 (12/00)

11 WESTWOOD DR **$1,275,000**
B: Richard J Duffy, Tr for Myob T
S: Ian C Hurd & Kelly A Hurd
Book/Page: 70454/288, Date: 04/30/24
Use: 4 Bdrm Cape Cod, Lot: 24152sf
Prior Sale: $575,000 (07/19)

1 WILSON ST **$600,000**
B: Ms Wilson Property LLC
S: Karma Sichoe & Tsetan Dolkar
Book/Page: 70461/362, Date: 05/01/24
Mtg: Leader Bank NA $450,000
Use: 3-Family Family Flat, Lot: 2473sf
Prior Sale: $465,000 (06/21)

Worcester Registry

Northern District

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Ashburnham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	21
Median Price	$324,950	$370,000

► REAL ESTATE SALES

24 HILLTOP DR **$270,000**
B: Ryan Bouvier
S: Lynne M Walsh
Book/Page: 10756/185, Date: 05/03/24
Use: 2 Bdrm Ranch, Lot: 37638sf
Prior Sale: $80,000 (05/14)

38 JUNIPER RD **$579,900**
B: Claudio Fernandes & Gabriela G Vitornio
S: Mn 122 Main LLC
Book/Page: 10756/141, Date: 05/03/24
Mtg: First Natl Bk $379,900
Term: 2054
Use: Residential Developable Land, Lot: 135794sf
Prior Sale: $30,000 (04/23)

LAKESHORE DR **$50,000**
B: Ata Construction LLC
S: Paul F Harris & Denise A Harris
Book/Page: 10754/84, Date: 04/30/24

519 SUNSET DR **$46,900**
B: Paul C Knower, Tr for Knower Lt
S: Walter J Zuschlag
Book/Page: 10755/278, Date: 05/02/24

Fitchburg

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	55
Median Price	$310,000	$350,000

► REAL ESTATE SALES

532 5TH MASSACHUSETTS TPKE **$320,000**
B: S D Calderon
S: Mustapha Belhim
Book/Page: 10755/240, Date: 05/02/24
Mtg: Fall River Five Cents $290,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 63140sf
Prior Sale: $145,000 (12/15)

73 AMIOTT ST **$440,000**
B: Edward C Lange & Rachel D Lange
S: Niccolo Seretto & Kerry Seretto
Book/Page: 10753/274, Date: 04/30/24
Mtg: JPMorgan Chase Bank $350,400
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 15629sf
Prior Sale: $285,000 (08/20)

160-162 ASHBURNHAM HILL RD **$466,000**
B: Delma F Do Prado
S: Raquel Cedeno-Morel
Book/Page: 10754/57, Date: 04/30/24
Use: 2-Family Two Family, Lot: 10001sf
Prior Sale: $301,925 (12/20)

520 BLOSSOM ST **$635,000**
B: Tameka K Bennett Reid
S: Martha Bedard, Tr for 2014 Mcdermott Ft
Book/Page: 10754/113, Date: 05/01/24
Mtg: Guild Mortgage Co $593,750
Term: 2054
Use: 5 Bdrm Colonial, Lot: 43307sf

35 DANIELS ST **$2,600,000**
B: 35 Daniels Street LLC
S: Sfbc LLC
Book/Page: 10754/331, Date: 05/01/24
Use: Manufacturing Building, Lot: 156772sf
Prior Sale: $1,000,000 (10/06)

432 DANIELS ST **$390,000**
B: Mark S Green & Tami L Green
S: Jimmy F Hector & Jeff Paul
Book/Page: 10756/72, Date: 05/03/24
Mtg: Leominster CU $205,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Ranch, Lot: 6882sf
Prior Sale: $210,000 (10/18)

74-76 ELIZABETH ST **$495,000**
B: Pasquale V Mingione & Alexandra N Hessberger
S: Joseph Hopper & Kyra Frickey
Book/Page: 10753/339, Date: 04/30/24
Mtg: Cross Country Mtg Inc $470,250
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $415,000 (11/22)

98 GIBSON RD **$512,000**
B: Miatta Edi-Osagie
S: Platinum Development LLC
Book/Page: 10755/157, Date: 05/02/24
Mtg: Guild Mortgage Co $494,912
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 90984sf

26 HARTFORD ST **$185,000**
B: Blue Oak Development LLC
S: Edmands Keith Est & Jesse A Edmands
Book/Page: 10755/305, Date: 05/02/24
Mtg: RFLF 4 LLC $215,227
Use: 3 Bdrm Conventional, Lot: 6839sf
Prior Sale: $65,000 (11/97)

32 INSTITUTE ST **$250,000**
B: Berkshire Prop Buyers LLC
S: Kilby P Osborn
Book/Page: 10755/357, Date: 05/03/24
Use: 5 Bdrm Conventional, Lot: 8185sf
Prior Sale: $65,000 (05/97)

58 LEROY ST **$440,000**
B: Jose G Lux
S: Amanda Chiasson & Michael Chiasson
Book/Page: 10752/244, Date: 04/29/24
Mtg: Rocket Mortgage LLC $418,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 17237sf
Prior Sale: $174,000 (04/17)

390 MADISON ST **$250,000**
B: Elizabeth Matos
S: Danielle M Sawyer
Book/Page: 10753/83, Date: 04/30/24
Mtg: Cross Country Mtg Inc $195,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5532sf
Prior Sale: $350,000 (12/21)

10 OAK ST **$150,000**
B: J Martinez Invs LLC
S: David Thompson
Book/Page: 10753/183, Date: 04/30/24
Use: 5 Bdrm Conventional, Lot: 8368sf
Prior Sale: $60,000 (04/24)

86 PHILLIPS ST **$425,000**
B: Christopher Kolehmainen
S: Mark S Green & Tami L Green
Book/Page: 10756/25, Date: 05/03/24
Mtg: Total Mtg Svcs $403,750
Term: 2054
Use: 2-Family Conventional, Lot: 10729sf
Prior Sale: $96,000 (07/98)

118 SAINT ANDREW ST **$320,000**
B: Rowan V Hong & Leah Maywald
S: Karen L Jacob
Book/Page: 10754/141, Date: 05/01/24
Mtg: Bay Equity LLC $250,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7876sf
Prior Sale: $84,000 (04/96)

Leominster

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	38
Median Price	$430,000	$439,500

► REAL ESTATE SALES

160 CENTRAL ST **$640,000**
B: Denia Lezama & Oscar Giron
S: Joseph M Despinosse Jr
Book/Page: 10753/189, Date: 04/30/24
Mtg: Salem Five Mtg Co $480,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 3-Family Family Flat, Lot: 5591sf
Prior Sale: $271,000 (05/17)

57 DALEY ST **$383,000**
B: Daniel Zaccardo & Carla Zaccardo
S: No Limit Assets LLC
Book/Page: 10755/50, Date: 05/01/24
Mtg: Movement Mtg LLC $363,850
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11828sf
Prior Sale: $320,000 (03/24)

120 LITCHFIELD PINES DR U:D **$273,000**
B: Andrea Kolini & Sabina Kolini
S: Jessica M Castillo & Joan C Sambo
Book/Page: 10755/191, Date: 05/02/24
Mtg: MSA Mortgage LLC $259,350
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $185,000 (01/24)

143 LITCHFIELD PINES DR U:A **$225,000**
B: David J Sullivan
S: Juliana T Restrepo
Book/Page: 10752/328, Date: 04/29/24
Mtg: Millbury CU $193,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $215,000 (08/23)

54 MAIN ST U:A4 ..... **$145,000**
B: Boston Remodeling Grp Inc & Silvia Afiune
S: Emmanuel O Onos
Book/Page: 10753/136, Date: 04/30/24
Use: Office Condo Unit
Prior Sale: $77,000 (07/13)

54 MAIN ST U:A5A **$230,000**
B: Jonathan F Dondero, Tr for Cma-3 Rt
S: Jkt Realty LLC
Book/Page: 10753/19, Date: 04/29/24
Use: Office Condo Unit

54 MAIN ST U:B1 ..... **$230,000**
B: Jonathan F Dondero, Tr for Cma-3 Rt
S: Jkt Realty LLC
Book/Page: 10753/19, Date: 04/29/24
Use: Office Condo Unit

624 MAIN ST **$420,000**
B: Pramukh Sloansville Re LL
S: Jason M Vettese, Tr for 624 Main Street Rt
Book/Page: 10756/130, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 23716sf
Prior Sale: $300,000 (05/07)

636 MAIN ST **$425,000**
B: Pramukh Sloansville Re LL
S: Jason M Vettese, Tr for 636 Main Street Rt
Book/Page: 10756/132, Date: 05/03/24
Use: Retail-Service, Lot: 7344sf
Prior Sale: $150,000 (05/07)

640 MAIN ST **$435,000**
B: Pramukh Sloansville Re LL
S: Jason M Vettese, Tr for 640 Main Street Rt
Book/Page: 10756/134, Date: 05/03/24
Use: 2-Family Two Family, Lot: 25615sf
Prior Sale: $400,000 (05/07)

MAIN ST (OFF) **$1,200,000**
B: Leominster City Of
S: CSX Transportation Inc
Book/Page: 10753/1, Date: 04/29/24

19 MEADOW POND DR U:L **$305,000**
B: Amanda P Valente
S: Chelsey Coimbra & Diego Coimbra
Book/Page: 10754/24, Date: 04/30/24
Mtg: United Wholesale Mtg $270,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $179,000 (12/20)

115 PHEASANT RUN CIR **$750,000**
B: Chad D Elliott & Bridget E Elliott
S: Rodney K Rose Sr & Monica L Rose
Book/Page: 10752/200, Date: 04/29/24
Mtg: IC Credit Union $300,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22000sf
Prior Sale: $135,000 (08/17)

152 PLEASANT TER **$460,000**
B: Donna Mazyck & Leann Mazyck
S: Dana Recker & Brittany Recker
Book/Page: 10755/13, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 12000sf
Prior Sale: $387,000 (03/21)

26 PROSPECT TER **$230,000**
B: Celine M Mcclintock & David A Mcclintock Jr
S: Marcel A Vanderlinden
Book/Page: 10752/149, Date: 04/29/24
Mtg: Rollstone Bk & Tr $170,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12926sf
Prior Sale: $236,500 (09/01)

16 SHIRE RD U:16 ..... **$355,001**
B: Akshar Kakadiya & Dharaben Patel
S: Miatta Edie-Osagie
Book/Page: 10753/243, Date: 04/30/24
Mtg: Mega Cap Funding Inc $337,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $183,600 (09/15)

208 STUART AVE **$510,000**
B: Mateus A Dasilva & Debora F Rodrigues
S: Agnes H Nansubuga
Book/Page: 10756/163, Date: 05/03/24
Mtg: Paramount Res Mtg Gp $310,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 13426sf
Prior Sale: $400,000 (09/23)

61 SYCAMORE DR U:61 ..... **$330,000**
B: Yamini Kumar
S: Connor J Ball
Book/Page: 10756/102, Date: 05/03/24
Mtg: Leader Bank NA $247,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $260,000 (08/22)

44 WALKER ST **$656,000**
B: Rachana R Ri & Tony V Pril
S: Eric C Bilton
Book/Page: 10754/256, Date: 05/01/24
Mtg: Berkshire Bank $492,000
Term: 2054
Use: 3-Family Family Flat, Lot: 8775sf
Prior Sale: $410,000 (02/21)

146 WEST ST U:2B **$246,000**
B: Joseph M Despinosse Jr
S: P J Pothier Jr Restated R & Paul J Pothier Jr
Book/Page: 10754/17, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $190,000 (11/22)

Lunenburg

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	21
Median Price	$450,000	$415,000

► REAL ESTATE SALES

41 COUNTRY RD **$855,400**
B: Kenneth D Stiles & Tracy J Stiles
S: Michael Scott Dev LLC
Book/Page: 10754/290, Date: 05/01/24
Mtg: Citizens Bank $300,000
Term: 2054
Use: Residential Developable Land, Lot: 116503sf
Prior Sale: $130,000 (04/24)

46 FAIRVIEW RD **$530,000**
B: Lambert Lougbo & Estere Koffi-Lougbo
S: Shelley L Ryals & Ginger Scott
Book/Page: 10756/46, Date: 05/03/24
Mtg: Rocket Mortgage LLC $424,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 20038sf
Prior Sale: $420,000 (11/21)

11 FLORENCE ST **$475,000**
B: Craig Berry
S: Fager Joann L Est & Jacob T Fager
Book/Page: 10755/20, Date: 05/01/24
Mtg: Guaranteed Rate Inc $356,250
Term: 2054
Use: 2 Bdrm Conventional, Lot: 10000sf
Prior Sale: $182,000 (05/13)

1521 MASSACHUSETTS AVE **$599,000**
B: Silvia K Zhlebinkova
S: Clement R Lashomb
Book/Page: 10752/297, Date: 04/29/24
Mtg: JPMorgan Chase Bank $509,150
Term: 2039
Use: 3 Bdrm Garrison, Lot: 40511sf
Prior Sale: $234,000 (05/11)

43 RILEY RD U:43 ..... **$515,900**
B: Joseph Staples & Suzanne Morin
S: Robert C Alario, Tr for Patricia S Alario RET
Book/Page: 10753/32, Date: 04/29/24
Use: 3 Bdrm Condo, Lot: 436sf
Prior Sale: $345,000 (05/17)

205 SUNSET LN **$5,000**
B: Erik Laflamme
S: John Harrison, Tr for 225 Sunset Rt
Book/Page: 10754/341, Date: 05/01/24

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Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BARNSTABLE

Eastham

KEENE, Selma K, PO Box 1362, Eastham, 02642 D:05/07/24 Case#: 24-10880

BRISTOL FALL RIVER

Fall River

BOOTH, Susan B, 55 Prospect St U:3, Fall River, 02720-3419 D:05/06/24 Case#: 24-10863

BRISTOL NORTH

Attleboro

DAGRACA, Joao A, 34 Tyler St, Attleboro, 02703 D:05/10/24 Case#: 24-10912

Taunton

FELBER, Susan C, 50 Highland St, Taunton, 02780-4865 D:05/09/24 Case#: 24-10898

BRISTOL SOUTH

Dartmouth

BURGO, Scott M, 23 Tenley Ave, Dartmouth, 02747 D:05/08/24 Case#: 24-10893

New Bedford

TAVARES, Ester, 8 Thompson St, New Bedford, 02740 D:05/07/24 Case#: 24-10878

ESSEX NORTH

Lawrence

FERRERAS-OLIVERO, B, 4 Union St, Lawrence, 01841 D:05/06/24 Case#: 24-40461

RODRIGUEZ, Lisael, 105 Abbott St, Lawrence, 01843-1631 D:05/10/24 Case#: 24-40482

Methuen

BRADLEY, Lisa, 45 Fenwick Cir, Methuen, 01844 D:05/04/24 Case#: 24-40458

RIVERA, Kimberly M, 28-A Railroad St, Methuen, 01844-3730 D:05/07/24 Case#: 24-40465

North Andover

CAMPEA, Pelino, 6 Kingston St U:C, North Andover, 01845 D:05/09/24 Case#: 24-40475

ESSEX SOUTH

Lynn

HERRERA, Christine, 14 Lake View Ave, Lynn, 01904 D:05/08/24 Case#: 24-10892

Merrimac

CLERMONT, Dawn M, 4 Mechanic St U:1, Merrimac, 01860-1518 D:05/09/24 Case#: 24-10897

HAMPDEN

Chicopee

BAEZ, Qwamarie V, 299 Grattan St, Chicopee, 01020-1336 D:05/09/24 Case#: 24-30222

SURDYKA, Linda M, 767 Chicopee St, Chicopee, 01013 D:05/08/24 Case#: 24-30221

Holyoke

RYAN, Colleen E, 5 Merkel Ter, Holyoke, 01040 D:05/10/24 Case#: 24-30223

Springfield

NGUYEN, Khuong D, 120 Marengo Park, Springfield, 01108 D:05/08/24 Case#: 24-30219

WILSON, Princes A, 1404 Worcester St, Springfield, 01151-1645 D:05/06/24 Case#: 24-30217

Westfield

DUPRAS, Donald, 1757 E Mountain Rd, Westfield, 01085-1480 D:05/08/24 Case#: 24-30220

HAMPSHIRE

Granby

WIESEL, Robert Paul, 72 Aldrich St, Granby, 01033 D:05/08/24 Case#: 24-30218

MIDDLESEX NORTH

Billerica

FORD-ZIMMERMAN, Matthew, 164 Lexington Rd U:329, Billerica, 01821-3920 D:05/09/24 Case#: 24-40476

Chelmsford

PETRUZZELLI, Michelle A, 30 Regina Dr, Chelmsford, 01824 D:05/10/24 Case#: 24-40484

Dracut

MCLAUGHLIN, Paul, 126 Forest Park Rd, Dracut, 01826 D:05/09/24 Case#: 24-40480

Lowell

HOULE, Catherine Marie, 315 Acropolis Rd, Lowell, 01854 D:05/10/24 Case#: 24-40490

MIDDLESEX SOUTH

Arlington

VONDERVOGELWEIDE, W, 184-186 Medford St, Arlington, 02474-3114 D:05/07/24 Case#: 24-10879

Boxboro

NEUBAUER, Julie L, 900 Paddock Ln U:9204, Boxboro, 01719 D:05/10/24 Case#: 24-40488

Everett

CASTRO, Yaneth, 9 Orange Ct, Everett, 02149 D:05/06/24 Case#: 24-10869

Framingham

OCONNELL, Michael A, 119 Maple St, Framingham, 01702 D:05/09/24 Case#: 24-40474

Malden

CHOI, Henry, 49 Clark St, Malden, 02148 D:05/09/24 Case#: 24-10904

Melrose

AKTAS, Nihat, 103 Pleasant St U:E, Melrose, 02176-5105 D:05/10/24 Case#: 24-10914

Natick

CHAFIN, Jack A Jr , 12 Redmen Dr, Natick, 01760 D:05/06/24 Case#: 24-10865

Newton

EHIZUELEN, Sophia I, 181 Lexington St, Newton, 02466-1305 D:05/06/24 Case#: 24-10870

Pepperell

KENDRO, Stacy F, 8 Brookline St, Pepperell, 01463-1127 D:05/10/24 Case#: 24-40489

Sudbury

BIOSAY INC, 159 Concord Rd, Sudbury, 01776 D:05/07/24 Case#: 24-40470

NORFOLK

Franklin

HOEY, Eden M, 109 Highland St, Franklin, 02038 D:05/08/24 Case#: 24-40472

Randolph

PALIWODA, Krzysztof M, 16 Madison Ave, Randolph, 02368 D:05/06/24 Case#: 24-10874

Weymouth

HOLDEN, Ann Louise, 519 Broad St U:105, Weymouth, 02189-1301 D:05/06/24 Case#: 24-10862

PLYMOUTH

Brockton

VASAPOLLO, Lorna, 15 Palmer St, Brockton, 02301 D:05/06/24 Case#: 24-10871

Carver

TORPES, Antonio, 18 Leonard St, Carver, 02330 D:05/06/24 Case#: 24-10866

Hanson

SANFORD, William Ryan, 5 White St, Hanson, 02341 D:05/08/24 Case#: 24-10894

Hull

ROMERO, Deborah Ann, 34 Nantasket Ave, Hull, 02045 D:05/10/24 Case#: 24-10915

Pembroke

YANKUN MCRORIE, Jenna M, 72 Oldham St, Pembroke, 02359 D:05/10/24 Case#: 24-10906

Rockland

MURPHY, Michael W, 87 Woodsbury Rd, Rockland, 02370 D:05/09/24 Case#: 24-10905

SUFFOLK

Boston

ADEN-AHMED, Sharmark, 93 N Hampton St U:1B, Boston, 02205 D:05/06/24 Case#: 24-10867

DUDLEY, Michael Edward, 17-19 Court St, Boston, 02108-2601 D:05/09/24 Case#: 24-10901

GIBBONS, Kevin, PO Box 8547, Boston, 02205 D:05/06/24 Case#: 24-10868

Brighton

BLOOM, Gail L, 35 Glencoe St U:21, Brighton, 02135 D:05/08/24 Case#: 24-10887

Dorchester

ABDULLAHI, Lul Farah, 88 Thetford Ave, Dorchester, 02124 D:05/08/24 Case#: 24-10889

Hyde Park

LEVY, Winston, 265 Hebron St, Hyde Park, 02136-6201 D:05/10/24 Case#: 24-10916

Jamaica Plain

GARCIA, Cristian Silva, 59 Creighton St U:1, Jamaica Plain, 02130-1243 D:05/06/24 Case#: 24-10861

VIDEOGENIX INC, 241 Perkins St, Jamaica Plain, 02130-4001 D:05/10/24 Case#: 24-10909

Revere

TORRES, Rogelio Manuel, 197 Mountain Ave, Revere, 02151 D:05/10/24 Case#: 24-10911

Roxbury

BROOKS-COOK, Ashe I, 599 Columbus Ave U:2-5, Roxbury, 02118-1056 D:05/08/24 Case#: 24-10891

Winthrop

BYTYQI, Isa, 35 Cross St, Winthrop, 02152-1143 D:05/06/24 Case#: 24-10872

WORCESTER

Southborough

CODER, Thomas P, 3 Moulton Rd, Southborough, 01772 D:05/10/24 Case#: 24-40481

WORCESTER NORTH

Fitchburg

III, Francisco Ortiz, 43 Winter St, Fitchburg, 01420 D:05/07/24 Case#: 24-40467

Lunenburg

KIURU, Ronald Eugene, 192 White St, Lunenburg, 01462-1241 D:05/08/24 Case#: 24-40471

Chapter 13 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These allow for an adjustment of debt. An individual with a regular income proposes a plan to pay off debts from future earnings over a period of time between three to five years. Usually these payments are in full satisfaction of the debt, but may be a percentage of them. Upon completion, the debtor receives a discharge of all debts covered by the plan except child support and alimony, if applicable.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#)

BARNSTABLE

Centerville

TEMPLE, Sukarie O, 14 Gorham Ln, Centerville, 02632 D:05/10/24 Case#: 24-10907

Falmouth

GILBERT, Philomena M, 19 Wheelhouse Cir, Falmouth, 02536 D:05/08/24 Case#: 24-10888

Harwich

BACHAND, Allen H Jr , 16 Long Pond Dr, Harwich, 02645 D:05/04/24 Case#: 24-10860

BERKSHIRE MIDDLE

Pittsfield

MARCOTTE, Bernard P, 124 Anita Dr, Pittsfield, 01201 D:05/10/24 Case#: 24-30224

BRISTOL FALL RIVER

Swansea

WARNER, Craig A, 32 Veranda Ave, Swansea, 02777 D:05/10/24 Case#: 24-10910

BRISTOL NORTH

Attleboro

LANDRY, Christopher Scott, 116 Leedham St, Attleboro, 02703 D:05/07/24 Case#: 24-10877

BRISTOL SOUTH

Fairhaven

WELCH, Jason P, 4 John St, Fairhaven, 02719-1906 D:05/09/24 Case#: 24-10895

ESSEX NORTH

Lawrence

CONTRERAS, Tani Starlin, 117-119 Newton St, Lawrence, 01843 D:05/09/24 Case#: 24-40477

ESSEX SOUTH

Ipswich

CONLEY, Michael 2nd , 9 Bunker Hill Rd, Ipswich, 01938 D:05/06/24 Case#: 24-10864

Lynn

JONATHAS, Fedner, 6 Winthrop St, Lynn, 01904-2840 D:05/09/24 Case#: 24-10902

Saugus

CASWELL, Eric, 29 Birch St, Saugus, 01906 D:05/09/24 Case#: 24-10899

MIDDLESEX NORTH

Billerica

FERREIRA, Carlos A, 63 Outlook Rd, Billerica, 01862 D:05/10/24 Case#: 24-40483

GALLUCCI, Daniel James, 29 Lindsay Rd, Billerica, 01821-4427 D:05/09/24 Case#: 24-40478

III, Edward Griffith, 130 Salem Rd, Billerica, 01821-1220 D:05/10/24 Case#: 24-40486

Lowell

BROWN, Esther Kartwe, 54 Carlisle St, Lowell, 01852-5204 D:05/10/24 Case#: 24-40485

Tewksbury

COLE, Alfred, 121 Emily Rd, Tewksbury, 01876 D:05/06/24 Case#: 24-40460

MIDDLESEX SOUTH

Ashby

MCBREARTY, Jeanne M, 29 Laurelwood Dr, Ashby, 01431 D:05/06/24 Case#: 24-40462

PROCTOR, Scott D, 29 Laurelwood Dr, Ashby, 01431 D:05/06/24 Case#: 24-40463

Hudson

MARTIN, Robert John, 21 Howe St, Hudson, 01749 D:05/07/24 Case#: 24-40468

Medford

ALVES, Anthony, 89 Monument St, Medford, 02155 D:05/08/24 Case#: 24-10890

II, Frederick H Crane, 69 Boston Ave, Medford, 02155 D:05/08/24 Case#: 24-10886

Wayland

SINGH, Zorawar, 23 Indian Rock Rd, Wayland, 01778-3837 D:05/06/24 Case#: 24-10875

NANTUCKET

Nantucket

THOMAS, Neva V, 33 S Cambridge St, Nantucket, 02554-2560 D:05/06/24 Case#: 24-10873

NORFOLK

Milton

WALSH, Michael, 3 Nancy Rd, Milton, 02186 D:05/07/24 Case#: 24-10884

Quincy

DENNIS, Brian W, 81-A Suomi Rd U:81A, Quincy, 02169-4810 D:05/09/24 Case#: 24-10896

Randolph

CUSHMAN, Cynthia F, PO Box 819, Randolph, 02368 D:05/06/24 Case#: 24-10876

PLYMOUTH

Brockton

ANITUS, Jean Imacin, 68 Ash St, Brockton, 02301-3106 D:05/10/24 Case#: 24-10908

BRIDGES, Deborah P, 65 Holmes Ave, Brockton, 02301 D:05/09/24 Case#: 24-10903

Rockland

PEREZ, Michelle Elizabeth, 141 North Ave, Rockland, 02370 D:05/10/24 Case#: 24-10913

West Bridgewater

JOHNSON, Gregory C, 308 S Elm St, West Bridgewater, 02379 D:05/10/24 Case#: 24-10917

SUFFOLK

Dorchester

MALONE, John, 28 Savin Hill Ave, Dorchester, 02125-1826 D:05/08/24 Case#: 24-10885

MYERS, Donnie, 50 Magnolia St, Dorchester, 02125 D:05/07/24 Case#: 24-10882

Revere

HOLT, Geraldine, 510 Revere Beach Blvd, Revere, 02151-4747 D:05/09/24 Case#: 24-10900

WORCESTER

Auburn

HODGMAN, Michael F, 6 Paul St, Auburn, 01501 D:05/07/24 Case#: 24-40469

Brookfield

TALLMAN, Tina K, 25 Molasses Hill Rd, Brookfield, 01506-1703 D:05/07/24 Case#: 24-40466

Gardner

VILLANUEVA, Luis E, 109 Emerald St, Gardner, 01440 D:05/06/24 Case#: 24-40464

Lancaster

CONNOLLY, Adrienne, 76 Mill St U:A2, Lancaster, 01523-2002 D:05/08/24 Case#: 24-40473

Millbury

GONZALEZ, Yancy Ismene, 351 Greenwood St, Millbury, 01527 D:05/09/24 Case#: 24-40479

Worcester

LOCONTO, Denise, 135 Ontario St, Worcester, 01606 D:05/10/24 Case#: 24-40487

WORCESTER NORTH

Leominster

CROMWELL, Kara A, 46 Lorchris St, Leominster, 01453 D:05/05/24 Case#: 24-40459

Chapter 11 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are reorganizations usually used by a business (may be used by an individual) to rehabilitate rather than to liquidate. Debtors propose a plan to reorganize their financial affairs and satisfy their creditors. This plan must be accepted by the creditors and approved by the court.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BARNSTABLE

Yarmouth

VILLAGE CENTER GROUP LP, 19 Highland St, Yarmouth, 02673 D:05/07/24 Case#: 24-10883

NORFOLK

Quincy

CPC ERICSSON STREET LLC, 218-226 Willard St, Quincy, 02169-1518 D:05/07/24 Case#: 24-10881

Federal Tax Liens

Filed: Clerk's Office, US District Court, Boston.

Liens are placed by the Department of the Treasury, Internal Revenue Service, on the property, real or personal, of any taxpaying entity deemed to be in default on taxes. Releases are not published.

The name and address of the taxpayer and filing date (D) of the lien is listed; the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) follows. If more than one tax is owed, the amount shown is the total of all amounts assessed.

Types of tax include
941 FICA and Withholding Tax;
940 Federal Unemployment Tax;
1040 Individual Income Tax;
2290 Highway Use Tax;
1120 Corporate Tax;
720 Excise Tax.

BARNSTABLE

Chatham

HANG TEN HOSPITALITY LLC, 410 Main St, Chatham, 02633-2456 D:04/29/24 Tax:1065 Amt: $2,640

Sandwich

CLANCY, Maureen P, 6 Joy Cir, Sandwich, 02537-1222 D:04/29/24 Tax:1040 Amt: $53,099

Yarmouth

BLAKE, Mark J & BLAKE, Christine G, 377 N Dennis Rd, Yarmouth, 02675-2139 D:05/02/24 Tax:1040 Amt: $8,304

BRISTOL NORTH

Norton

LEWIS, Jonathan, 202 Mansfield Ave, Norton, 02766-1306 D:04/29/24 Tax:1040 Amt: $60,787

BRISTOL SOUTH

Fairhaven

MCQUIGGAN-ELANDER, Nancy, 188 Balsam St, Fairhaven, 02719-7051 D:04/30/24 Tax:941 Amt: $149,232

MCQUIGGAN-ELANDER, Nancy, 188 Balsam St, Fairhaven, 02719-7051 D:04/30/24 Tax:940 Amt: $52,398

Westport

LUCARELLI, James E & LUCARELLI, Patricia S, 42 Lighthouse Ln, Westport, 02790 D:04/30/24 Tax:1040 Amt: $63,174

ESSEX NORTH

Lawrence

CIBELLI, James D & CIBELLI, Stacey C, 25 Andrew Rd, Lawrence, 01842 D:05/01/24 Tax:1040 Amt: $488,973

HAMPDEN

Chicopee

GOULD, Leland F & GOULD, Deborah J, 189 Greenwood Rd, Chicopee, 01020 D:04/29/24 Tax:1040 Amt: $11,788

Palmer

GONSALVES, Stephen A, 7 Fieldstone Dr, Palmer, 01069 D:04/29/24 Tax:1040 Amt: $195,308

Springfield

COUNCIL, Marvin & COUNCIL, Viviana, 139 Osborne Ter, Springfield, 01104 D:04/29/24 Tax:1040 Amt: $79,690

COUNCIL, Marvin, 139 Osborne Ter, Springfield, 01104 D:04/29/24 Tax:1040 Amt: $1,665

MIDDLESEX NORTH

Lowell

DEOLIVEIRA, Walacy E, 205 Pratt St, Lowell, 01853 D:04/29/24 Tax:1040 Amt: $31,601

MIDDLESEX SOUTH

Arlington

BLEMUR, Herchel, 442 Appleton St, Arlington, 02476 D:04/29/24 Tax:1040 Amt: $10,117

Marlborough

21ST CENTURY BIOCHEMICALS, 260 Cedar Hill Rd, Marlborough, 01752 D:05/02/24 Tax:940 Amt: $1,056

Maynard

MALINA, Marta, 14 Digital Way, Maynard, 01754 D:04/29/24 Tax:1040 Amt: $31,404

Somerville

FERREIRA, Roque O, 51 Wheatland St, Somerville, 02145-2015 D:04/29/24 Tax:1040 Amt: $68,007

VERGILIO, Vanda R, 95 Puritan Rd, Somerville, 02145-1013 D:04/29/24 Tax:1040 Amt: $35,394

NORFOLK

Braintree

DEVOE, Lawrence, 84 Arnold St, Braintree, 02184 D:05/01/24 Tax:1040 Amt: $728,146

SAFO RT & DEVOE, Lawrence E, 84 Arnold St, Braintree, 02184 D:05/01/24 Tax:1040 Amt: $742,734

SAFO RT & DEVOE, Deborah A, 84 Arnold St, Braintree, 02184 D:05/01/24 Tax:1040 Amt: $15,507

Brookline

DIAMOND, Merrill H & DIAMOND, Karen C, 90 Marion St, Brookline, 02446-4704 D:05/01/24 Tax:1040 Amt: $169,561

Milton

ERHABOR, Michael O & ERHABOR, Lynda A, 42 Houston Ave, Milton, 02186 D:05/01/24 Tax:1040 Amt: $96,048

Stoughton

CUSHMAN, Cynthia, 560 Pleasant St, Stoughton, 02072 D:05/01/24 Tax:6672 Amt: $6,653

CUSHMAN, Cynthia & CUSHMAN, John, 560 Pleasant St, Stoughton, 02072 D:05/01/24 Tax:1040 Amt: $28,732

Weymouth

HOORT, Steven T, 693 Commercial St, Weymouth, 02189-1070 D:05/01/24 Tax:1040 Amt: $33,463

PLYMOUTH

Bridgewater

MAHER, Sean P & PRINCIPE, Laurie A, 75 Sharon Ct, Bridgewater, 02324 D:04/29/24 Tax:1040 Amt: $24,145

Brockton

PIRES, Nelson R, 11 Moreland St, Brockton, 02301 D:04/30/24 Tax:1040 Amt: $12,890

Hingham

DUFFY, Kevin J, 303 Linden Ponds Way U:406, Hingham, 02043-3727 D:04/30/24 Tax:1040 Amt: $82,858

Middleboro

MAHER, Eric, 3 Glacier Path, Middleboro, 02346 D:04/29/24 Tax:1040 Amt: $188,396

Plymouth

HAYDEN, Dennis & HAYDEN, Miriam, 71 Sanderson Dr, Plymouth, 02360 D:04/30/24 Tax:1040 Amt: $117,090

HAYDEN, Dennis, 71 Sanderson Dr, Plymouth, 02360 D:04/30/24 Tax:1040 Amt: $49,079

Whitman

GMP INC, 0 Zzz U:A, Whitman, 02382 D:04/30/24 Tax:941 Amt: $27,603

SUFFOLK

Boston

JAVIER, Luis, 30 Chestnut St, Boston, 02445-7524 D:05/01/24 Tax:1040 Amt: $75,291

Brighton

GLOBAL ATLANTIC FIN CO CO, 20 Guest St, Brighton, 02135-2017 D:04/30/24 Tax:1120 Amt: $275,535,559

MEJIA, Francisco L, 52 Strathmore Rd, Brighton, 02135-7919 D:04/30/24 Tax:1040 Amt: $102,844

Charlestown

GLICK, Staci, 33 N Mead St, Charlestown, 02129-1448 D:05/01/24 Tax:1040 Amt: $88,592

LITMAN, Lawrence, 38-B Auburn St, Charlestown, 02129-1720 D:04/30/24 Tax:1040 Amt: $29,113

Hyde Park

KIMM-JACKSON, Marcia & JACKSON, Wyatt, 122 Faraday St, Hyde Park, 02136-3308 D:05/01/24 Tax:1040 Amt: $33,264

WORCESTER

Shrewsbury

HARTES, Andrian, 14 Odonnell Ave, Shrewsbury, 01545-2105 D:04/29/24 Tax:1040 Amt: $2,492

Southborough

MALLEGNI, Marcello J, 6 Wolfpen Ln, Southborough, 01772 D:04/29/24 Tax:1040 Amt: $7,439

AZIMUTH LAND DESIGN, 118 Turnpike Rd, Southborough, 01772-2104 D:04/29/24 Tax:941 Amt: $31,016

Sterling

ADAMS-DORVILIEN, Latonya L, 16 Sherwood Dr, Sterling, 01564 D:04/30/24 Tax:1040 Amt: $57,346

Westborough

HERRERA, Cecilia, 5 Treetop Park, Westborough, 01581-1149 D:04/29/24 Tax:1040 Amt: $249,134

JEREANNA BUS SOLN LLC, 276 Turnpike Rd, Westborough, 01581-2812 D:04/30/24 Amt: $41,169

Worcester

ALL PRO BUILDERS LLC, 90 Madison St, Worcester, 01608-2026 D:04/30/24 Tax:941 Amt: $22,306

WORCESTER NORTH

Fitchburg

JOHNSON, Kimberly N, 945 Water St, Fitchburg, 01420-6365 D:05/01/24 Tax:1040 Amt: $26,014

Leominster

LUCCAS AMER KITCHEN LLC, 428 Lancaster St, Leominster, 01453-4336 D:05/01/24 Tax:941 Amt: $10,617

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Bourne

CROZIER, Julie, 114 South Rd, Bourne, 02559-1790 D:05/01/24 Amt:$15,083

Centerville

ANDRADE, Marcos, 44 Crocker St, Centerville, 02632-2477 D:05/01/24 Amt:$7,350

ANDRADE, Mirian, 44 Crocker St, Centerville, 02632-2477 D:05/01/24 Amt:$10,833

Eastham

JORDAN, George, 10 Nicole Ln, Eastham, 02642-2739 D:05/01/24 Amt:$15,112

Falmouth

C SALT WINE BAR & GRILLE, 75 Davis Straits, Falmouth, 02540-3907 D:05/01/24 Amt:$51,085

GOMES, Erica, 291 Brick Kiln Rd, Falmouth, 02536-5651 D:05/01/24 Amt:$7,089

Harwich

REGO, Eric, 22 Chickadee Ln, Harwich, 02645-2227 D:05/01/24 Amt:$33,454

Hyannis

SAI NATH CORP, 12 Enterprise Rd, Hyannis, 02601-2213 D:05/01/24 Amt:$62,657

Mashpee

BUCKMINSTER, Kyle, 25 Center St, Mashpee, 02649-2620 D:05/01/24 Amt:$4,365

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Yarmouth

DIWAN, Anil, 83 Old Hyannis Rd, Yarmouth, 02675-1767 D:05/01/24 Amt:$62,354

FITZSIMMONS, Matthew P, 965 Route 28, Yarmouth, 02664-5642 D:05/01/24 Amt:$7,178

BERKSHIRE MIDDLE

Lenox

MALLORY, Katherine, 12 Church St, Lenox, 01240-2503 D:05/03/24 Amt:$18,082

Richmond

HEIRLOOM FIRE LLC, 2089 State Rd, Richmond, 01254-5235 D:05/03/24 Amt:$166,808

BERKSHIRE SOUTH

Great Barrington

BAUMANN, Carol B, 5 Hart St, Great Barrington, 01230 D:04/25/24 Amt:$22,359

BAUMANN, Mark, 5 Hart St, Great Barrington, 01230 D:04/25/24 Amt:$22,359

GREEN BRANCH URBAN FARM I, 6 Meadow Rd, Great Barrington, 01266-9214 D:04/22/24 Amt:$9,832

MARJORAM ROUX PROVISIONS, 47 Railroad Rd, Great Barrington, 01230 D:04/25/24 Amt:$6,573

Sandisfield

ROSSI, Daniel, 122 Sandisfield Rd, Sandisfield, 01255-9624 D:04/25/24 Amt:$21,211

SMITH, Ronald, 122 Sandisfield Rd, Sandisfield, 01255-9624 D:05/03/24 Amt:$21,211

BRISTOL FALL RIVER

Fall River

GALARZA, Jose J, 5013 N Main St, Fall River, 02720-7934 D:05/01/24 Amt:$10,722

GALARZA, Wendy J, 5013 N Main St, Fall River, 02720-7934 D:05/01/24 Amt:$5,599

SILVA, John, 1013 Slade St, Fall River, 02724-3113 D:05/01/24 Amt:$769

Freetown

ROSE, Clifford, 6 Hayes St, Freetown, 02717-1812 D:05/01/24 Amt:$79,445

Swansea

DIAS, Albert, 34 Base Lodge Ln, Swansea, 02777-4631 D:05/01/24 Amt:$9,049

DIAS, Odette, 34 Base Lodge Ln, Swansea, 02777-4631 D:05/01/24 Amt:$9,049

BRISTOL NORTH

Attleboro

JORDAN, Jon, 100 Collins St, Attleboro, 02703-7959 D:05/01/24 Amt:$12,162

Easton

NEILAN, John, 91 Howard St, Easton, 02375-1448 D:05/01/24 Amt:$569,576

North Attleboro

MEZIANE, Mounir B, 158 Fisher St, North Attleboro, 02760-1822 D:05/01/24 Amt:$53,544

Seekonk

CORREIA, Theresa, 59 Anna Ct, Seekonk, 02771-4919 D:05/01/24 Amt:$10,323

BRISTOL SOUTH

New Bedford

FUREY 3rd, William, 182 Tarkiln Hill Rd, New Bedford, 02745-5839 D:05/01/24 Amt:$6,156

HASLAM, Colin, 37 Allen St, New Bedford, 02740-4835 D:05/01/24 Amt:$4,058

TREMBLAY, Dawn, 679 Hathaway Rd, New Bedford, 02740-1911 D:05/01/24 Amt:$9,006

DUKES

Oak Bluffs

NOISEUX, Kenneth, 31 Gull Lndg, Oak Bluffs, 02568-2640 D:04/29/24 Amt:$40,273

Tisbury

GOVERNO, Michael, 28 Sanborn Way, Tisbury, 02568-5656 D:04/29/24 Amt:$13,606

ESSEX NORTH

Andover

CHAN, Lysa, 9 Burnham Rd, Andover, 01810-3110 D:05/01/24 Amt:$9,007

Lawrence

CALDERON, Juan, 29 Inman St, Lawrence, 01843-2734 D:05/01/24 Amt:$13,711

ESTRELLA, Samuel, 54 Lawrence St, Lawrence, 01840-1419 D:05/01/24 Amt:$11,810

MOQUETE, Reinier, 300 Canal St, Lawrence, 01840-1420 D:05/01/24 Amt:$19,052

SOTO, Marisol, 29 Inman St, Lawrence, 01843-2734 D:05/01/24 Amt:$10,394

Methuen

FELIZ, Eurison, 23 Pelham Rd, Methuen, 01826-1603 D:05/01/24 Amt:$36,836

North Andover

NEW ENG ALLERGY ASTHMA IM, 555 Turnpike St, North Andover, 01845-5905 D:05/01/24 Amt:$30,828

ESSEX SOUTH

Amesbury

CAREY, Patricia, 194 Main St, Amesbury, 01913-3609 D:05/01/24 Amt:$126,428

CAREY, Patricia, 194 Main St, Amesbury, 01913-3609 D:05/01/24 Amt:$126,428

Beverly

CYR, Elizabeth, 8 Webster St, Beverly, 01970-3840 D:05/01/24 Amt:$18,254

JONES, Robert, 8 Webster St, Beverly, 01970-3840 D:05/01/24 Amt:$18,254

Gloucester

LYNCH, Barbara, 11 Hutchins Ct, Gloucester, 01930-1226 D:05/01/24 Amt:$26,140

ROCKY NECKLACE LLC, 73 Rocky Neck Ave, Gloucester, 01930-4179 D:05/01/24 Amt:$55,507

STEWART, Amber, 4 Myrtle Sq, Gloucester, 01930-3537 D:05/01/24 Amt:$6,127

Haverhill

GERVACIO, Inocencio A, 119 High St, Haverhill, 01832-5344 D:05/01/24 Amt:$16,319

GERVACIO, Lurda, 119 High St, Haverhill, 01832-5344 D:05/01/24 Amt:$3,699

Lynn

DIRECT HAUL LLC, 87 Broad St, Lynn, 01902-5003 D:05/01/24 Amt:$10,289

MAGRANE, Christopher, 36 Elvir St, Lynn, 01902-1022 D:05/01/24 Amt:$10,930

Newburyport

COOPER, Linda, 5 Otis St, Newburyport, 01950 D:05/01/24 Amt:$15,640

Peabody

PANOUSOS, Theodora, 24 Bow St, Peabody, 01960-3416 D:05/01/24 Amt:$314,280

Salisbury

PANTANO, Mark, 146 North Blvd, Salisbury, 01952 D:05/01/24 Amt:$4,145

Saugus

FLYNN, Ashley, 2432 Founders Way, Saugus, 01906-4547 D:05/01/24 Amt:$9,956

FLYNN, Patrick, 2432 Founders Way, Saugus, 01906-4547 D:05/01/24 Amt:$9,956

FRANKLIN

Greenfield

DANIELS, Leah, 46 French King Hwy, Greenfield, 01301-1313 D:05/03/24 Amt:$15,147

HAMPDEN

Agawam

PATRICK, John, 174 Walnut St, Agawam, 01001-1418 D:05/01/24 Amt:$4,963

Holyoke

CONCOTILLI, Corrine, 119 Central Park Dr, Holyoke, 01040-1307 D:05/01/24 Amt:$379

Springfield

CRENSHAW, Leroy, 39 Wisteria St, Springfield, 01119-1635 D:05/01/24 Amt:$23,042

LIQUORI, Mario, 70 Wayside St, Springfield, 01118-1236 D:05/01/24 Amt:$2,765

MEXIRICO LLC, Spring St, Springfield, 01101 D:05/01/24 Amt:$1,981

MORALES, Yahaira, 196 Jasper St, Springfield, 01109-1612 D:05/01/24 Amt:$4,015

SANCHEZ, Felipe, 283 Pheland St, Springfield, 01109-1319 D:05/01/24 Amt:$6,979

WINGZ & WAFFLEZ INC, 74 Island Pond Rd, Springfield, 01118-1029 D:05/01/24 Amt:$3,182

HAMPSHIRE

Belchertown

CALL, Glenn R, 29 Chestnut St, Belchertown, 01056-3404 D:05/03/24 Amt:$46,400

Northampton

CROSBY, Cnthia, 222 Audubon Rd, Northampton, 01053-9769 D:05/03/24 Amt:$21,451

MEDAUGH, Mark, 222 Audubon Rd, Northampton, 01053-9769 D:05/03/24 Amt:$21,451

MIDDLESEX NORTH

Chelmsford

GEORGE, Jocelyn, 54 Garrison Rd, Chelmsford, 01824-3735 D:05/01/24 Amt:$27,071

VACCUM PLUS MFG INC, 80 Turnpike Rd, Chelmsford, 01824-3526 D:05/01/24 Amt:$24,304

Lowell

BLACKWELDER, Nathan, 68 Cosgrove St, Lowell, 01852-5305 D:05/01/24 Amt:$13,627

TORRES, Jessica, 130 John St, Lowell, 01852-1152 D:05/01/24 Amt:$5,644

Tewksbury

MARQUES, Cristiano, 1075 Andover St, Tewksbury, 01876-1011 D:05/01/24 Amt:$2,972

MARQUES, Noelise C, 1075 Andover St, Tewksbury, 01876-1011 D:05/01/24 Amt:$2,900

SOUSA, Lynn A, 260 Maple St, Tewksbury, 01876-1514 D:05/01/24 Amt:$151,742

MIDDLESEX SOUTH

Ashland

ALBERT, David, 370 Eliot St, Ashland, 01721-2374 D:05/01/24 Amt:$2,820

NETO, Arlindo S, 74 Captain Eames Cir, Ashland, 01721-1900 D:05/01/24 Amt:$3,304

Burlington

FALCONER, Stewart, 1 Thomas St, Burlington, 01803-2613 D:05/01/24 Amt:$47,020

Everett

KLAPUH, Mirsad, 142 School St, Everett, 02149-3440 D:05/01/24 Amt:$11,552

Framingham

CARTER, Jason, 99 Parmenter Rd, Framingham, 01701-3044 D:05/01/24 Amt:$15,844

COPPONI, Ronald, 70 Riverpath Dr, Framingham, 01701-3895 D:05/01/24 Amt:$25,900

Holliston

NILES, Suzanne, 147 Turner Rd, Holliston, 01746-1264 D:05/01/24 Amt:$15,086

Malden

FF GENERAL SERVICES INC, 25 Bent Ave, Malden, 02148-5903 D:05/01/24 Amt:$72,331

Marlborough

WHELAND, William J, 277 Boston Post Rd, Marlborough, 01776-3046 D:05/01/24 Amt:$9,041

Maynard

BLACKWELDER, Stephanie, 8 Dawn Rd, Maynard, 01754-1476 D:05/01/24 Amt:$4,704

Newton

HELTON, Tina, 24 Jones Ct, Newton, 02458-1219 D:05/01/24 Amt:$16,919

Somerville

JD GOLD LLC, 519 Somerville Ave, Somerville, 02143-3238 D:05/01/24 Amt:$18,755

MONTIEL, Humberto, 95 Broadway, Somerville, 02145-2225 D:05/01/24 Amt:$775

RIVERA, Daniel, 73 Fremont St, Somerville, 02145-1433 D:05/01/24 Amt:$6,073

Waltham

BOVELL, Anthony, 141 Dale Rd, Waltham, 02454 D:05/01/24 Amt:$19,547

Watertown

HUGHES CONST & MAINTENANC, 56 Eliot St, Watertown, 02472-2513 D:05/01/24 Amt:$19,088

Winchester

LYNCH, Barbara, 42 Grove St, Winchester, 01890-3844 D:05/01/24 Amt:$261,940

PETRI, Charles, 42 Grove St, Winchester, 01890-3844 D:05/01/24 Amt:$250,546

Woburn

QT HOLDINGS CORP, 175 New Boston St, Woburn, 01801-6203 D:05/01/24 Amt:$27,828

NANTUCKET

Nantucket

MEDINA, Luis C, 6 Teasdale Cir, Nantucket, 02554-3100 D:05/02/24 Amt:$32,222

RENNER, David, 3 Keel Ln, Nantucket, 02554-4309 D:05/02/24 Amt:$12,264

RENNER, Debra, 3 Keel Ln, Nantucket, 02554-4309 D:05/02/24 Amt:$12,264

NORFOLK

Avon

DEBRITO, Neuza, 226 Page St, Avon, 02322-1211 D:05/01/24 Amt:$5,811

DESOUSA, Manuel, 226 Page St, Avon, 02322-1211 D:05/01/24 Amt:$5,811

Braintree

CASUAL CUP CAFE INC, 102 Arnold St, Braintree, 02184-3308 D:05/01/24 Amt:$13,442

TRUONG, Andy, 512 Elm St, Braintree, 02184-1532 D:05/01/24 Amt:$32,346

Dedham

BITADOS, Eleni, 75 Greenlodge St, Dedham, 02026-6248 D:05/01/24 Amt:$8,676

BITADOS, Michael, 75 Greenlodge St, Dedham, 02026-6248 D:05/01/24 Amt:$8,676

Dover

RYAN, Michael, 5 Walpole St, Dover, 02030-9998 D:05/01/24 Amt:$2,974

Franklin

STOW, Robert, 101 Jefferson Rd, Franklin, 02038-3388 D:05/01/24 Amt:$57,373

Norwood

SUJAN, Kc, 43 Chapel St, Norwood, 02062-3100 D:05/01/24 Amt:$16,708

Quincy

BLOCK, Jayson, 139 Independence Ave, Quincy, 02169-7727 D:05/01/24 Amt:$4,403

DEERING, Gregory, 21 Wesson Ave, Quincy, 02169-7411 D:05/01/24 Amt:$20,908

MAHER, Michael, 175 Centre St, Quincy, 02169-8600 D:05/01/24 Amt:$12,500

Randolph

NUNEZ, Enrique, 25 Cole Ter, Randolph, 02368-5172 D:05/01/24 Amt:$18,905

Sharon

BERNAL, Mary, 28 Billings St, Sharon, 02067-2120 D:05/01/24 Amt:$10,849

Stoughton

HEDRICK, Russell, 82 Connell Dr, Stoughton, 02072-3708 D:05/01/24 Amt:$2,617

LODGE ALESSANDRO VOLTA NO, 560 Washington St, Stoughton, 02072-4206 D:05/01/24 Amt:$30,195

Walpole

TERRASI, Tammy, 4 Kendall St, Walpole, 02081-3609 D:05/01/24 Amt:$2,821

PLYMOUTH

Brockton

LENYLSONS DEVELOPMENT INC, 388 Centre St, Brockton, 02302-3241 D:05/01/24 Amt:$25,886

Marshfield

BABISCHKIN, Sean, 1002 Mariners Hill Dr, Marshfield, 02050-3137 D:05/01/24 Amt:$46,715

Norwell

LAZCANO, Nicole, 939 Main St, Norwell, 02061-2313 D:05/01/24 Amt:$6,917

LAZCANO, Timothy, 939 Main St, Norwell, 02061-2313 D:05/01/24 Amt:$6,917

SAI SHRADHHA CORP, 430 Washington St, Norwell, 02061-2008 D:05/01/24 Amt:$12,478

Rockland

REYNO, Timothy, 19 Blossom St, Rockland, 02370-1809 D:05/01/24 Amt:$10,481

Scituate

LATORRACA, Kimberly, 757 Country Way, Scituate, 02066-1824 D:05/01/24 Amt:$31,759

West Bridgewater

NEILAN, John, 413 Walnut St, West Bridgewater, 02379-1010 D:05/01/24 Amt:$569,576

SUFFOLK

Boston

354 CONGRESS LLC, 354 Congress St, Boston, 02210-1204 D:05/02/24 Amt:$94,289

38 CONGRESS LLC, 550 Tremont St, Boston, 02116-6314 D:05/02/24 Amt:$31,146

550 TREMONT LLC, 550 Tremont St, Boston, 02116-6314 D:05/02/24 Amt:$25,519

552 TREMONT LLC, 550 Tremont St, Boston, 02116-6314 D:05/02/24 Amt:$14,367

BAR 348 CONGRESS LLC, 348 Congress St, Boston, 02210-1204 D:05/02/24 Amt:$26,016

CUSHMAN & WAKEFIELD US IN, 225 Franklin St, Boston, 02110-2801 D:05/02/24 Amt:$53,951

NIMMONS, Leonard, 1089 Commonwealth Ave, Boston, 02215-1002 D:05/02/24 Amt:$22,104

SICARD, Brandon, 250 Newbury St, Boston, 02116-2403 D:05/02/24 Amt:$15,268

Brighton

PEARSON, Bernadette, 77 Presentation Rd, Brighton, 02135-1518 D:05/02/24 Amt:$9,523

Chelsea

HERRERA, Danilo, 70 Shawmut St, Chelsea, 02150-3463 D:05/02/24 Amt:$8,755

QUINTANA, Sandra, 70 Shawmut St, Chelsea, 02150-3463 D:05/02/24 Amt:$8,755

Dorchester

LAW, Mary, 19 Lyndhurst St, Dorchester, 02124-2213 D:05/02/24 Amt:$81,391

RODRIGUEZ, Hilson, 126 Hamilton St, Dorchester, 02125-2534 D:05/02/24 Amt:$31,374

Hyde Park

POLANCO, Karina, 5 Albemarle Ct, Hyde Park, 02136-2033 D:05/02/24 Amt:$3,917

Jamaica Plain

PEREIRA, Mainor, 562 Centre St, Jamaica Plain, 02130-2004 D:05/02/24 Amt:$26,819

TRUONG, Andy, 6 Everett St, Jamaica Plain, 02122-3511 D:05/02/24 Amt:$160,619

Mattapan

WASHINGTON, Haldane, 33 Hazelton St, Mattapan, 02126-3131 D:05/02/24 Amt:$13,877

Revere

21 REVERE BEACH BLVD LLC, 21 Revere Beach Blvd, Revere, 02151-3639 D:05/02/24 Amt:$139,985

Roslindale

HIVE LLC, 15 Lochdale Rd, Roslindale, 02131-1109 D:05/02/24 Amt:$10,338

Roxbury

DANIELS, Leah, 12 Marcella St, Roxbury, 02119-1216 D:05/02/24 Amt:$42,057

DANIELS, Leah, 12 Marcella St, Roxbury, 02119-1216 D:05/02/24 Amt:$42,057

DROUILLARD, Stanley, 2 Centre St, Roxbury, 02124-2207 D:05/02/24 Amt:$3,579

ELISA 2nd, Louis, 68 Seaver St, Roxbury, 02121-1502 D:05/02/24 Amt:$5,399

West Roxbury

SCHINDLER, James, 181 Maple St, West Roxbury, 02132-1323 D:05/02/24 Amt:$22,546

SCHINDLER, Kimberly, 181 Maple St, West Roxbury, 02132-1323 D:05/02/24 Amt:$22,546

Winthrop

LENNON, Christopher, 517 Pleasant St, Winthrop, 02152-2755 D:05/02/24 Amt:$11,807

WORCESTER

Auburn

WALSH, John, 810 Oxford Rd, Auburn, 01501 D:05/01/24 Amt:$9,116

Charlton

ROUCEHE, Bradford, 95 Center Depot Rd, Charlton, 01507-1252 D:05/01/24 Amt:$35,851

ROUECH, Carole, 95 Center Depot Rd, Charlton, 01507-1252 D:05/01/24 Amt:$35,851

Dudley

MANZI, Todd, 9 Ardlock Pl, Dudley, 01571-3301 D:05/01/24 Amt:$5,332

Milford

FRANCO, Marcilei, 28 Front St, Milford, 01757-3453 D:05/01/24 Amt:$3,432

QUEDEVEZ, Fernanda, 28 Front St, Milford, 01757-3453 D:05/01/24 Amt:$8,975

Shrewsbury

SHEPARD, Thomas, 40 Phillips Ave, Shrewsbury, 01545-2155 D:05/01/24 Amt:$5,454

Southbridge

GERAGONIS, Sotirios, 1 Prospect St, Southbridge, 01550-3619 D:05/01/24 Amt:$6,586

SMITH, Jaclyn, 20 Colonial Dr, Southbridge, 01550-2254 D:05/01/24 Amt:$12,981

Sturbridge

HEANEY, Jon, 400 New Boston Rd, Sturbridge, 01566-2322 D:05/01/24 Amt:$31,620

HEANEY, Sally P, 400 New Boston Rd, Sturbridge, 01566-2322 D:05/01/24 Amt:$31,620

Sutton

ARMER, Peter, 692 Central St, Sutton, 01590 D:05/01/24 Amt:$5,567

HARACKIEWICZ, Kristopher, 252 Putnam Hill Rd, Sutton, 01590-1651 D:05/01/24 Amt:$21,255

Warren

REUSCH, Nancy, 298 South St, Warren, 01092-0115 D:05/01/24 Amt:$17,757

REUSCH 3rd, William, 298 South St, Warren, 01092-0115 D:05/01/24 Amt:$17,757

West Boylston

GARAMY, Zachary, 30 Goodale St, West Boylston, 01583-1408 D:05/01/24 Amt:$2,761

Worcester

ATLANTIS RAW BAR LLC, 160 Green St, Worcester, 01604-4127 D:05/01/24 Amt:$57

BARSAMINA, Steven, 27 Wachusett St, Worcester, 01609-2638 D:05/01/24 Amt:$4,619

CAPURSO, Brenda L, 60 Salisbury St, Worcester, 01609-3126 D:05/01/24 Amt:$34,507

KARIUKI, Samuel, 2 Brownell Rd, Worcester, 01613 D:05/01/24 Amt:$19,115

TOUSSAINT, Jocelyn, 9 Margin St, Worcester, 01604-2683 D:05/01/24 Amt:$4,312

WORCESTER NORTH

Fitchburg

KEEFE 3rd, William, 500 Beech St, Fitchburg, 01420-5168 D:05/03/24 Amt:$19,682

Leominster

MUNCHIES TO GO LLC, 172 Spruce St, Leominster, 01453-6052 D:05/03/24 Amt:$6,044

Lunenburg

WILSON, Russell, 137 Goodrich St, Lunenburg, 01462-1611 D:05/03/24 Amt:$28,353

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

ESSEX SOUTH

Danvers

BERTONE Jr, Richard C, 5 Danielle Dr, Danvers Plaintiff: Jarrett Baker D:04/30/24 Amt:$100,000

Haverhill

DENICOLA, Kathleen M, 41 Idora Ave, Haverhill Plaintiff: Elizabeth Grady Propk Inc D:05/01/24 Amt:$290,000

MIDDLESEX SOUTH

Ashland

WATKINS, Steve, 264 America Blvd U:264, Ashland Plaintiff: Smbg LLC D:05/02/24 Amt:$18,000

Burlington

CURRIER, Joseph, 1 Crew Ford Rd, Burlington Plaintiff: Jarrett Baker D:05/03/24 Amt:$275,000

Malden

5-7 GORHAM REALTY LLC, 639 Broadway, Malden Plaintiff: Cindylou Gergler D:05/01/24 Amt:$500,000

Woburn

PEREIRA, Allen S, 10 Munroe St, Woburn Plaintiff: Koree Benning D:05/01/24 Amt:$1,000,000

PLYMOUTH

Brockton

MEJIA ALARCON, Jose F, 254 Falconer Ave, Brockton Plaintiff: Eastern Bank D:05/03/24 Amt:$269,000

SUFFOLK

South Boston

200 DORCHESTER REALTY LLC, 206 Dorchester St, South Boston Plaintiff: Cindylou Gergier D:05/02/24 Amt:$500,000

WORCESTER

Harvard

SPITZ, Rachel, Harvard Plaintiff: Sunbug Solar LLC D:04/29/24 Amt:$46,644

Worcester

ESPOSITO, Jane, Worcester Plaintiff: Worcester Credit Union D:05/01/24 Amt:$18,000

Petitions to Foreclose

The information here has been abstracted from initial filings at the Massachusetts Land Court where a lender has asked the court for authority to foreclose the mortgage it holds on the property mentioned. The Land Court has the responsibility of notifying interested parties of the foreclosure proceedings through the publication of legal notices in newspapers throughout the state. Only parties who are protected under the Servicemembers Civil Relief Act of 2003 may register objections to the proceedings. If no legitimate objections are filed with the court, the lender is granted permission to proceed with the foreclosure sale of the property.

The property address appears on the first line. The current owner of the property is followed by the lender (L). The third line begins with the Massachusetts Land Court case number and is followed by the date that the foreclosure petition was filed with the court.

BARNSTABLE

Bourne

3 Bosuns Ln
Owner:Jacqueline A Sundman L:Jp Morgan Mtg Tr 2007-A2
Case#:24 SM 001819 Filing Date:05/08/24
Lis Penden - Foreclosure

Harwich

24 Jasper Moore Trl
Owner:Carlene M Clark L:Cascade Funding Mtg Tr 20
Case#:24 SM 001806 Filing Date:05/07/24

Hyannis

28 Wagon Ln
Owner:Kathleen Macedo L:Citigroup Mtg Ln Tr 2022-
Case#:24 SM 001804 Filing Date:05/07/24

65 Marsh Ln
Owner:Coggeshall Johanna M Est L:Gitsit Solutions LLC
Case#:24 SM 001720 Filing Date:04/30/24

Sandwich

21 Mederith Rd
Owner:Eric M Johnson L:M&t Bk
Case#:24 SM 001763 Filing Date:05/02/24

Yarmouth

496 Forest Rd
Owner:Stephen B Moore L:Us Bk Na
Case#:24 SM 001708 Filing Date:04/30/24

BERKSHIRE MIDDLE

Pittsfield

88 Lyman St
Owner:Brandon E Germann L:Ma Housing Finance Agency
Case#:24 SM 001756 Filing Date:05/01/24

254 Eleanor Rd
Owner:Kevin R Jagiello L:Pennymac Ln Services LLC
Case#:24 SM 001815 Filing Date:05/07/24

546 Fenn St
Owner:Ludwig Jean-Louis L:Newrez LLC
Case#:24 SM 001704 Filing Date:05/02/24

599 Williams St
Owner:Christine Lewis L:Morgan Stanley Abs Capita
Case#:24 SM 001826 Filing Date:05/08/24

BRISTOL FALL RIVER

Fall River

57 Chesworth St
Owner:Julio A Rivera L:Jp Morgan Mtg Acquisition
Case#:24 SM 001744 Filing Date:04/30/24

156 Bliss St
Owner:Mark Cabrales L:Vrmtg Asset Tr
Case#:24 SM 001741 Filing Date:04/30/24

1556 N Main St
Owner:Catherine M Wilkinson L:Rcaf Acquisition Tr
Case#:24 SM 001778 Filing Date:05/03/24

Swansea

59 Wyola Rd
Owner:Cahill Michael D Est L:Finance Of America Revers
Case#:24 SM 001718 Filing Date:04/30/24

BRISTOL NORTH

Taunton

272 Berkley St U:272
Owner:Jennice H Baptiste L:Bristol County Savings Bk
Case#:24 SM 001712 Filing Date:04/30/24

BRISTOL SOUTH

New Bedford

270 Wilbur St
Owner:Daniel Andrade L:Citizens Bk Na
Case#:24 SM 001735 Filing Date:04/30/24

ESSEX NORTH

Lawrence

93-95 Boxford St
Owner:David R Lopez L:Mastr Specialized Ln Tr 2
Case#:24 SM 001737 Filing Date:04/30/24

560 Andover St
Owner:Prisca Moise L:Lakeview Ln Servicing LLC
Case#:24 SM 001707 Filing Date:04/30/24

Methuen

8 King St
Owner:Naresh V Gajera L:Ajax Mtg Ln Tr 2021-F
Case#:24 SM 001789 Filing Date:05/03/24

North Andover

30 Sargent St
Owner:Mark Traficante L:Newrez LLC
Case#:24 SM 001743 Filing Date:04/30/24

ESSEX SOUTH

Gloucester

14 Smith St
Owner:Maria Manning L:Receivables LLC Tr 2007-N
Case#:24 SM 001827 Filing Date:05/08/24

Haverhill

11 Silver St
Owner:Lissa M Jensen L:Santander Bk Na
Case#:24 SM 001772 Filing Date:05/02/24

36 S Warren St
Owner:Michael A Cogliano L:Pennymac Ln Services LLC
Case#:24 SM 001816 Filing Date:05/07/24

80 Steeplechase Ct U:80
Owner:Valerie Bernier L:Nationstar Mtg LLC
Case#:24 SM 001777 Filing Date:05/02/24

405 Farrwood Dr U:405
Owner:Donna M Connor L:Rcf2 Acquisition Tr
Case#:24 SM 001738 Filing Date:04/30/24

Lynn

20 Bailey St
Owner:Amy L Amirault L:New Residential Mtg LLC
Case#:24 SM 001810 Filing Date:05/07/24

Lynnfield

39 Doncaster Cir
Owner:Kathleen C Molloy L:Citizens Bk Na
Case#:24 SM 001785 Filing Date:05/03/24

Salem

6 Cheval Ave
Owner:Casey White L:Wells Fargo Bk Na
Case#:24 SM 001791 Filing Date:05/03/24

Salisbury

12 Pike St
Owner:Schlosberg Charles L Est L:Salem Five Cents Savings Bank
Case#:24 SM 001766 Filing Date:05/02/24

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Saugus
19 Stocker St
Owner:Eghe Osawe L:Bk Of America Na
Case#:24 SM 001752 Filing Date:05/01/24

FRANKLIN

Shutesbury
59 Briggs Rd
Owner:Angela A Morsbach L:Truist Bk
Case#:24 SM 001808 Filing Date:05/07/24

HAMPDEN

Agawam
97 Florida Dr
Owner:Derek G Parsons L:Lakeview Ln Servicing LLC
Case#:24 SM 001825 Filing Date:05/08/24

Chicopee
74 Shepherd St
Owner:Karl M Piela L:M&t Bk
Case#:24 SM 001710 Filing Date:04/30/24
96 Providence St
Owner:Sean T Fitzpatrick L:Ma Housing Finance Agency
Case#:24 SM 001758 Filing Date:05/01/24
127 Clarendon Ave
Owner:Julie L Rodriguez L:Midfirst Bk
Case#:24 SM 001828 Filing Date:05/08/24

Monson
15 Bliss St
Owner:Brothers Theresa M Est L:Seattle Bk
Case#:24 SM 001723 Filing Date:04/30/24

Palmer
3021 Main St
Owner:Carter William P Est L:Vrmtg Asset Tr
Case#:24 SM 001734 Filing Date:04/30/24

Springfield
24 Kathleen St
Owner:Kerriann D Allen L:Norwich Commercial Group
Case#:24 SM 001740 Filing Date:04/30/24
27 Margerie St
Owner:Jarvis Q Lee L:Ma Housing Finance Agency
Case#:24 SM 001818 Filing Date:05/08/24
32 Acushnet Ave
Owner:Rafael Perez L:Freddie Mac Slst 2022-1 P
Case#:24 SM 001759 Filing Date:05/02/24
45 Ramblewood Dr
Owner:Kristine E Barona L:Ma Housing Finance Agency
Case#:24 SM 001817 Filing Date:05/08/24
50 Melville St
Owner:Bria S Wilson L:Freedom Mtg Corp
Case#:24 SM 001811 Filing Date:05/07/24
53 Brighton St
Owner:Keith D Allan L:Citizens Bk Na
Case#:24 SM 001754 Filing Date:05/01/24
53 Champlain Ave
Owner:Deborah Magill L:Rocket Mtg LLC
Case#:24 SM 001769 Filing Date:05/02/24
54 Queen St
Owner:Carmen I Navedo Aviles L:Pennymac Ln Services LLC
Case#:24 SM 001802 Filing Date:05/07/24
59-61 Algonquin Pl
Owner:Hector Zavala Jr L:Christiana Tr
Case#:24 SM 001716 Filing Date:04/30/24
75 Kenyon St
Owner:Ross Geneva Est L:Seattle Bk
Case#:24 SM 001829 Filing Date:05/08/24
154 Kimberly Ave
Owner:Bobby J Coleman L:Rocket Mtg LLC
Case#:24 SM 001770 Filing Date:05/02/24
293 Denver St
Owner:Camille Westbrook L:Pennymac Ln Services LLC
Case#:24 SM 001814 Filing Date:05/07/24

Westfield
89 Montgomery St
Owner:Justin C Wild L:Nationstar Mtg LLC
Case#:24 SM 001790 Filing Date:05/03/24
555 Russell Rd
Owner:Bozen Virginia C Est L:Northeast Home Ln LLC
Case#:24 SM 001781 Filing Date:05/03/24

HAMPSHIRE

South Hadley
5 Ridge Rd
Owner:Lisa M Finn L:Pennymac Ln Services LLC
Case#:24 SM 001830 Filing Date:05/08/24

Ware
0 Mirabile Dr
Owner:Sultana Anton L:Movement Mtg LLC
Case#:24 SM 001813 Filing Date:05/07/24

MIDDLESEX NORTH

Billerica
12 Priscilla Ln
Owner:Christopher P Clark L:Mtg Assets Management LLC
Case#:24 SM 001812 Filing Date:05/07/24

Chelmsford
3 Sands Pl
Owner:Frank F Marchese L:Bankunited Na
Case#:24 SM 001747 Filing Date:05/01/24

Dracut
26 Navy Yard Rd
Owner:Christopher R Harnois L:Jeanne Darc Cu
Case#:24 SM 001703 Filing Date:04/29/24

Lowell
100 Lafayette St
Owner:Lauren M Bucci L:Pennymac Ln Services LLC
Case#:24 SM 001765 Filing Date:05/02/24

Tewksbury
8 Erlin Ave
Owner:Jennifer L Garber L:Firstrust Bk
Case#:24 SM 001809 Filing Date:05/07/24
13 Babicz Rd
Owner:Jonathan Kuipers L:United Wholesale Mtg LLC
Case#:24 SM 001782 Filing Date:05/03/24

Tyngsboro
1 Vermont Rd
Owner:Michael L Michael Jr L:Carrington Mtg Services L
Case#:24 SM 001751 Filing Date:05/01/24

Wilmington
1 West St
Owner:Gregory P Erickson L:Newrez LLC
Case#:24 SM 001832 Filing Date:05/08/24

MIDDLESEX SOUTH

Arlington
14-16 Burton St
Owner:Kathleen M Bowler L:Carrington Mtg Services L
Case#:24 SM 001736 Filing Date:04/30/24

Belmont
16 Chester Rd
Owner:Diane S Hutchins-Fridmann L:Soundview Home Ln Tr 2007
Case#:24 SM 001733 Filing Date:04/30/24

Framingham
26 Willis St U:37
Owner:Janett A Barragan L:Bk Of America Na
Case#:24 SM 001788 Filing Date:05/03/24

Hopkinton
1 Forest Ln U:1
Owner:Paul Sweeney L:Citizens Bk
Case#:24 SM 001742 Filing Date:04/30/24

Littleton
36 Park Dr
Owner:David W Durkin Jr L:The Truman 2021 Sc9 Title
Case#:24 SM 001776 Filing Date:05/02/24
122 King St
Owner:Shaun M Thompson L:The Huntington Natl Bk
Case#:24 SM 001800 Filing Date:05/07/24

Malden
25 Cliff St
Owner:Jean Mcauliffe L:Eastern Bk
Case#:24 SM 001727 Filing Date:04/30/24

Marlborough
71 Lodi Rd
Owner:Richard A Morgan L:Cwabs Inc Series 2006-23
Case#:24 SM 001795 Filing Date:05/06/24

Medford
38 7th St
Owner:Daniel R Giglio L:Phh Mtg Corp
Case#:24 SM 001739 Filing Date:04/30/24
54 Sturges St
Owner:John B Dunne L:Phh Mtg Corp
Case#:24 SM 001768 Filing Date:05/02/24

Newton
58-60 Churchill St
Owner:Linda M Mastromattei L:The Village Bk
Case#:24 SM 001798 Filing Date:05/06/24
201 Adams St
Owner:Linda M Mastromattei L:The Village Bk
Case#:24 SM 001820 Filing Date:05/08/24

Stoneham
8 Chapel Way
Owner:George L Doherty L:Citizens Bk Na
Case#:24 SM 001822 Filing Date:05/08/24

Townsend
4 Fordway Rd
Owner:Christopher M Lewis L:Midfirst Bk
Case#:24 SM 001745 Filing Date:05/01/24
538 Main St
Owner:Brandon J Meadows L:Flagstar Bk Na
Case#:24 SM 001793 Filing Date:05/06/24

Wakefield
6 Azarian Ct
Owner:Jon R Forbes L:Rcf 2 Acquisition Tr
Case#:24 SM 001753 Filing Date:05/01/24

NORFOLK

Bellingham
1099 S Main St
Owner:Julie A Wheeler L:Santander Bk Na
Case#:24 SM 001779 Filing Date:05/03/24

Brookline
140 Beaconsfield Rd
Owner:Christine B Murray L:Phh Mtg Corp
Case#:24 SM 001719 Filing Date:04/30/24
213 Gardner Rd
Owner:Joseph O Bracken L:Live Oak Bking Co
Case#:24 SM 001794 Filing Date:05/06/24

Canton
80 Walnut St U:111
Owner:Lynne A Hulme L:Rcf 2 Acquisition Tr
Case#:24 SM 001786 Filing Date:05/03/24
870 Pleasant St
Owner:Alan D Sica L:Jpmorgan Chase Bk Na
Case#:24 SM 001760 Filing Date:05/02/24

Dedham
18 Manning Rd
Owner:Zetes Mary J Est L:Longbridge Financial LLC
Case#:24 SM 001713 Filing Date:04/30/24
64 Rosemary Rd
Owner:Eleni Sountoulidis L:Lakeview Ln Servicing LLC
Case#:24 SM 001711 Filing Date:04/30/24

Needham
74 Linden St U:74
Owner:Joel Sadow L:Eastern Bk
Case#:24 SM 001705 Filing Date:04/30/24

Norfolk
4 Village Grn
Owner:Alicia H Reycroft L:Towne Mtg Co
Case#:24 SM 001783 Filing Date:05/03/24

Quincy
52-54 Standish Ave
Owner:Louis G Bertucci 3rd L:Nrpl Tr 2019-3
Case#:24 SM 001702 Filing Date:04/29/24

Randolph
6 Almond Dr
Owner:Paul E Gorton L:Cwabs Inc Series 2005-14
Case#:24 SM 001787 Filing Date:05/03/24
149 Union St
Owner:Jim Pappas L:Nationstar Mtg LLC
Case#:24 SM 001780 Filing Date:05/03/24

Weymouth
17 Sea Captains Waye
Owner:Frederick Hallisey 2nd L:Newrez LLC
Case#:24 SM 001750 Filing Date:05/01/24

Wrentham
240 Cowell Rd U:240
Owner:Mary L Sergi L:Santander Bk Na
Case#:24 SM 001801 Filing Date:05/07/24

PLYMOUTH

Brockton
940 Court St
Owner:Marcelo R Ribeiro L:Bk Of America Na
Case#:24 SM 001774 Filing Date:05/02/24

Carver
1 Briar Path Way
Owner:Faith Fitzgerald L:Rcf 2 Acquisition Tr
Case#:24 SM 001757 Filing Date:05/01/24
15 Cornish St
Owner:Kevin L Keller L:Eastern Bk
Case#:24 SM 001730 Filing Date:04/30/24

East Bridgewater
11 Willow Ave
Owner:Gerald F Leahy L:Cwabs Inc Series 2004-6
Case#:24 SM 001748 Filing Date:05/01/24
199 Crescent St
Owner:Martin S Carabin L:Eastern Bk
Case#:24 SM 001732 Filing Date:04/30/24

Halifax
5 Lydon Ln U:A1
Owner:Bret Lothrop L:Vrmtg Asset Tr
Case#:24 SM 001726 Filing Date:04/30/24

Hingham
225 Prospect St
Owner:William T Barry L:Cwalt Inc Alternative Ln
Case#:24 SM 001799 Filing Date:05/07/24

Marshfield
22 Brunswick St
Owner:Henry L Johnson L:Eastern Bk
Case#:24 SM 001729 Filing Date:04/30/24

Middleboro
11 Eldon St
Owner:William J Hoeg L:Longbridge Financial LLC
Case#:24 SM 001715 Filing Date:04/30/24
796 Plymouth St
Owner:David G Sylvia L:Freddie Mac Slst 2022-2
Case#:24 SM 001823 Filing Date:05/08/24

Plymouth
96 Standish Ave
Owner:Jamie Caveney L:Bear Stearns Alt-A Tr Ser
Case#:24 SM 001706 Filing Date:04/30/24

Wareham
62 Papermill Rd U:62
Owner:Jacobs Ellen F Est L:Gitsit Solutions LLC
Case#:24 SM 001724 Filing Date:04/30/24
82 Puritan Ave
Owner:Tanya J Pepoon L:Lakeview Ln Servicing LLC
Case#:24 SM 001731 Filing Date:04/30/24

Whitman
600 Bedford St
Owner:Marcelino Montrond L:Residential Mtg Ln Tr 202
Case#:24 SM 001831 Filing Date:05/08/24

SUFFOLK

Boston
2 Hawthorne Pl
Owner:Billie J Daskowski L:Eastern Bk
Case#:24 SM 001749 Filing Date:04/30/24
63 W Cedar St U:2
Owner:Joseph Lee L:Eastern Bk
Case#:24 SM 001714 Filing Date:04/30/24
231 W Newton St U:3
Owner:Michael F Collins L:Cardinal Financial Co Lp
Case#:24 SM 001803 Filing Date:05/07/24

Dorchester
2 Howe St
Owner:Sarah E Bradley L:Wells Fargo Bk Na
Case#:24 SM 001764 Filing Date:05/02/24
91 Geneva Ave
Owner:Julio C Martinez L:Aura Mtg Advisors LLC
Case#:24 SM 001805 Filing Date:05/07/24
778 Morton St
Owner:Joselyn Jimenez L:Csmc 2020-Rpl4 Tr
Case#:24 SM 001755 Filing Date:05/01/24

East Boston
156 Porter St U:207
Owner:Ralph Aucella L:Jeanne Darc Cu
Case#:24 SM 001771 Filing Date:05/02/24

Hyde Park
17 Mercer St
Owner:Shefton Barbara A Est L:Wells Fargo Bk Na
Case#:24 SM 001701 Filing Date:04/30/24
84 Victoria Heights Rd U:84
Owner:Barbara Leary L:Movement Mtg LLC
Case#:24 SM 001821 Filing Date:05/08/24

Roslindale
866 Canterbury St
Owner:Eduardo H Collazo L:Mclp Asset Co Inc
Case#:24 SM 001773 Filing Date:05/02/24

Roxbury
44 Guild St
Owner:Valerie C Gumes L:Rocket Mtg LLC
Case#:24 SM 001721 Filing Date:04/30/24
208 Northampton St
Owner:Gilbert White Jr L:Citizens Bk Na
Case#:24 SM 001824 Filing Date:05/08/24

WORCESTER

Auburn
810 Oxford St
Owner:John E Walsh L:Power Financial Cu
Case#:24 SM 001725 Filing Date:04/30/24

Gardner
31 Chapman Park
Owner:Janice E Wolenty-Jones L:Cascade Funding Mtg Tr Hb
Case#:24 SM 001775 Filing Date:05/03/24
257 Leo Dr
Owner:Paul A Joseph L:Fidelity Co-Operative Bk
Case#:24 SM 001797 Filing Date:05/06/24

Grafton
11 Valley View Dr
Owner:Scott Ahern L:Rcf 2 Acquisition Tr
Case#:24 SM 001807 Filing Date:05/07/24

Millbury
28 Elm Ct
Owner:Marco Villavicencio L:Carrington Mtg Services L
Case#:24 SM 001728 Filing Date:04/30/24

Northborough
21 Fernbrook Rd
Owner:Janette Sabin-Gavini L:Cwalt Inc Alternative Ln
Case#:24 SM 001746 Filing Date:05/01/24

Oxford
19 Millbury Rd
Owner:Irene A Savageau L:Mtg Assets Management LLC
Case#:24 SM 001792 Filing Date:05/03/24

Southborough
186 Parkerville Rd
Owner:Eric Viazmensky L:Sierra Pacific Mtg Co Inc
Case#:24 SM 001767 Filing Date:05/02/24

Spencer
40 School St
Owner:Ralph Kirouac L:Lakeview Ln Servicing LLC
Case#:24 SM 001784 Filing Date:05/03/24

Worcester
5 Beckman St
Owner:Richard S Leclaire L:Newrez LLC
Case#:24 SM 001796 Filing Date:05/06/24
7 Malden St
Owner:Mary K Zekos L:Banc Of America Funding 2
Case#:24 SM 001709 Filing Date:04/30/24
12 Hollis St
Owner:Mirna Y Williams L:Santander Bk Na
Case#:24 SM 001761 Filing Date:05/02/24
23 Clement St
Owner:Kevin A Payne L:Fifth Third Bk Na
Case#:24 SM 001722 Filing Date:04/30/24

WORCESTER NORTH

Ashburnham
10 Pine Ave
Owner:Samantha Forest L:Berkshire Bk
Case#:24 SM 001717 Filing Date:04/30/24

Fitchburg
14 Cabot St
Owner:Elizabeth Webb L:Bankunited Na
Case#:24 SM 001762 Filing Date:05/02/24

Foreclosure Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (Bk/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

BARNSTABLE

Bourne
05/30/24 12:00 PM 10 Holly Cir U:10
Owner:Joanna C Reppucci
Lender:Freedom Mortgage Corp Deposit:$5,000
Doc#:*D:02/09/17
Source:Publication Unknown (05/03/24)
Atty:Harmon Law Offices Pc 617-558-0500

BERKSHIRE NORTH

Hancock
09/20/24 01:00 PM 88 Birch Grove Rd
Owner:Shirley A Laroche
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:12/09/16
Source:Berkshire Eagle (05/07/24)
Atty:Brock & Scott Pllc 401-217-8701

BRISTOL NORTH

Taunton
05/29/24 11:00 AM 187 Crane Ave
Owner:Danika V Maezes & Dwayne A Hartwell
Lender:MAGERICK LLC Deposit:$5,000
Doc#:*D:11/30/07
Source:Taunton Daily Gazette (05/08/24)
Atty:Demerle Hoeger Llp 617-337-4444

BRISTOL SOUTH

New Bedford
05/28/24 01:00 PM 217 Pleasant St
Owner:Senesie M Kapa & 217 Pleasant Street LLC
Lender:Citadel Servicing Deposit:$10,000
Doc#:*D:02/14/23
Source:Standard Times (the) (05/07/24)
Atty:Marinosci Law Group Pc 401-234-9200
06/05/24 10:00 AM 60 Erin Ct
Owner:Sandra Vieira
Lender:PHH United States Mortgage Corp Deposit:$5,000
Doc#:*D:11/21/07
Source:Standard Times (the) (05/08/24)
Atty:Korde & Associates Pc 978-256-1500

ESSEX NORTH

Lawrence
05/30/24 11:00 AM 311-313 S Broadway
Owner:Rafael R Beato
Lender:Freedom Mortgage Corp Deposit:$10,000
Doc#:*D:01/22/21
Source:Lawrence Eagle Tribune (05/09/24)
Atty:Orlans Pc 781-790-7800

ESSEX SOUTH

Haverhill
07/01/24 12:00 PM 51 Acorn St U:51
Owner:Isabella S Dearaujo Abreu
Lender:Santander Bank NA Deposit:$5,000
Doc#:*D:06/24/15
Source:Lawrence Eagle Tribune (05/09/24)
Atty:Brock & Scott Pllc 401-217-8701

Salem
06/03/24 01:00 PM 2 Hazel St U:11
Owner:Deborah Girard
Lender:Salem Five Mortgage Co Deposit:$5,000
Doc#:*D:05/05/03
Source:Salem Evening News (05/06/24)
Atty:Harmon Law Offices Pc 617-558-0500
07/01/24 02:00 PM 27 E Collins St
Owner:John W Moran
Lender:US Bank NA Deposit:$5,000
Doc#:*D:09/13/13
Source:Salem Evening News (05/08/24)
Atty:Brock & Scott Pllc 401-217-8701

FRANKLIN

Greenfield
06/03/24 12:00 PM 140 French King Hwy
Owner:Robert G Tobin
Lender:US Bank NA Deposit:$5,000
Doc#:*D:06/30/05
Source:Greenfield Recorder (05/07/24)
Atty:Korde & Associates Pc 978-256-1500

HAMPDEN

East Longmeadow
05/29/24 02:00 PM 67 Holland Dr
Owner:Bruce R Westcott
Lender:US Bank NA Deposit:$10,000
Doc#:*D:05/01/03
Source:Republican (the) (05/08/24)
Atty:Marinosci Law Group Pc 401-234-9200

Springfield
05/24/24 11:00 AM 240 Arthur St
Owner:Lynn A Boivin
Lender:Freedom Mortgage Corp Deposit:$5,000
Doc#:*D:06/12/17
Source:Republican (the) (05/03/24)
Atty:Orlans Pc 781-790-7800
05/29/24 02:00 PM 121 San Miguel St
Owner:Russell D Bigelow
Lender:Deutsche Bank Deposit:$5,000
Doc#:*D:02/26/04
Source:Republican (the) (05/06/24)
Atty:Korde & Associates Pc 978-256-1500
06/03/24 09:00 AM 400 Commonwealth Ave
Owner:Peter J Griffin
Lender:Rocket Mortgage Deposit:$5,000
Doc#:*D:03/29/21
Source:Republican (the) (05/06/24)
Atty:Harmon Law Offices Pc 617-558-0500

MIDDLESEX SOUTH

Acton
05/29/24 09:00 AM 295 Central St U:1C
Owner:Frank J Fiorentino & Maureen Fiorentino
Lender:HSBC Bank USA Deposit:$5,000
Doc#:*D:03/20/06
Source:Boston Globe (05/07/24)
Atty:Harmon Law Offices Pc 617-558-0500

Hudson
05/30/24 11:00 AM 20 Alberta Dr
Owner:Steven H Rothberg
Lender:Wells Fargo Bank NA Deposit:$10,000
Doc#:*D:11/01/04
Source:Boston Herald (05/09/24)
Atty:Guaetta And Benson Llc

Malden
05/30/24 11:00 AM 156 Bainbridge St
Owner:Theresa Bloom
Lender:Midfirst Bank State Savings Bank Deposit:$10,000
Doc#:*D:09/15/17
Source:Melrose Free Press (05/09/24)
Atty:Orlans Pc 781-790-7800
05/30/24 01:00 PM 29-A Bainbridge St
Owner:Darren R Coleman & Margaret F Coleman
Lender:US Bank NA Deposit:$5,000
Doc#:*D:07/07/03
Source:Melrose Free Press (05/09/24)
Atty:Demerle Hoeger Llp 617-337-4444
07/01/24 03:00 PM 31 Lodgen Ct U:3D
Owner:Nickolas M Connery
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:06/28/07
Source:Boston Herald (05/08/24)
Atty:Brock & Scott Pllc 401-217-8701

Marlborough
06/05/24 04:00 PM 5 Dow Pl
Owner:Richard E Webber & Kelly J Webber
Lender:Wilmington Savings Fund Society FSB Deposit:$5,000
Doc#:*D:10/30/06
Source:Metro West (05/08/24)
Atty:Harmon Law Offices Pc 617-558-0500

Waltham
06/18/24 04:00 PM 17 Mokema Ave
Owner:Alfred Emberley Jr
Lender:Santander Bank NA Deposit:$5,000
Doc#:*D:08/10/12
Source:Boston Herald (05/06/24)
Atty:Brock & Scott Pllc 401-217-8701

NORFOLK

Brookline
06/03/24 05:00 PM 629 Hammond St U:E205
Owner:Perry Rosenthal
Lender:US Bank NA Deposit:$5,000
Doc#:*D:03/01/12
Source:Boston Globe (05/07/24)
Atty:Harmon Law Offices Pc 617-558-0500

Dedham
05/29/24 01:00 PM 65 Hooper Rd
Owner:65 Hooper Road LLC
Lender:Crowd Lending Capital LLC Deposit:$7,500
Doc#:*D:08/15/22
Source:Boston Herald (05/04/24)
Atty:Barsh And Cohen PC 617-332-4700

Quincy
05/28/24 01:00 PM 64 Shennen St
Owner:Joseph A Deangelis
Lender:Wells Fargo Bank NA Deposit:$5,000
Doc#:*D:09/22/07
Source:Patriot Ledger (05/07/24)
Atty:Orlans Pc 781-790-7800
06/06/24 02:00 PM 81-A Suomi Rd U:81A
Owner:Brian W Dennis
Lender:Salem Five Mortgage Co Deposit:$5,000
Doc#:*D:04/30/10
Source:Patriot Ledger (05/09/24)
Atty:Harmon Law Offices Pc 617-558-0500

Randolph
05/30/24 01:00 PM 7 Webster St
Owner:Veronique Laurette & Sandra Bowden-Printemps
Lender:Bank Of New York Mellon Deposit:$10,000
Doc#:*D:09/21/05
Source:Patriot Ledger (05/09/24)
Atty:Orlans Pc 781-790-7800
06/05/24 10:00 AM 159 Bittersweet Ln U:117
Owner:Maria T Jean
Lender:Nationstar Mortgage Deposit:$10,000
Doc#:*D:03/08/17
Source:Patriot Ledger (05/08/24)
Atty:Doonan Graves & Longoria 978-921-2670

Stoughton
05/30/24 11:00 AM 147 Woodpecker Rd
Owner:Bmp Transportation & Serv
Lender:US Bank NA Deposit:$20,000
Doc#:*D:05/18/22
Source:Brockton Enterprise (05/07/24)
Atty:Updike Kelly & Spellacy P 860-548-2683

PLYMOUTH

Abington
06/20/24 10:00 AM 632 Summer St
Owner:Arlene J Damon & William H Damon
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:10/10/19
Source:Publication Unknown (05/08/24)
Atty:Brock & Scott Pllc 401-217-8701

Brockton
05/29/24 12:00 PM 145 Pearl St
Owner:Mario G Rocha & Denise L Rocha
Lender:US Bank NA Deposit:$5,000
Doc#:*D:07/26/07
Source:Brockton Enterprise (05/08/24)
Atty:Demerle Hoeger Llp 617-337-4444

Marshfield
06/20/24 11:00 AM 164 Arrow Head Rd
Owner:William F Fitzgerald & Susan J Fitzgerald
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:07/16/03
Source:Scituate Mariner (05/09/24)
Atty:Brock & Scott Pllc 401-217-8701

Middleboro
06/06/24 10:00 AM 9 Terrace Way
Owner:Brittany J Cole & Andrew S Cole
Lender:Rockland Trust Co Deposit:$5,000
Doc#:*D:12/16/16
Source:Standard Times (the) (05/09/24)
Atty:Kline & Sanders Llp 617-964-2200

Plymouth
05/30/24 11:00 AM 1092 State Rd
Owner:Theresa J Mcguire
Lender:Wells Fargo Bank NA Deposit:$10,000
Doc#:*D:09/25/06
Source:Old Colony Memorial (05/09/24)
Atty:Orlans Pc 781-790-7800

SUFFOLK

Dorchester
05/24/24 11:00 AM 22 Marden Ave U:22
Owner:Galvin Leggett & Loretta Montgomery
Lender:US Bank NA Deposit:$5,000
Doc#:*D:08/17/05
Source:Boston Globe (05/07/24)
Atty:Orlans Pc 781-790-7800
05/28/24 11:00 AM 60 Church St
Owner:Evans Mehciz
Lender:HSBC Bank USA Deposit:$15,000
Doc#:*D:03/10/04
Source:Boston Globe (05/07/24)
Atty:Orlans Pc 781-790-7800

Mattapan
05/29/24 11:00 AM 29-31 Westmore Rd
Owner:Jay Styles Mechanical Inc
Lender:Crowd Lending Capital LLC Deposit:$7,500
Doc#:*D:03/02/22
Source:Boston Herald (05/09/24)
Atty:Barsh And Cohen PC 617-332-4700

WORCESTER

Dudley
05/30/24 10:00 AM 38 Pine St
Owner:Billie J Theriault
Lender:Emm Loans LLC Deposit:$5,000
Doc#:*D:05/18/20
Source:Boston Herald (05/07/24)
Atty:Korde & Associates Pc 978-256-1500

Holden
05/28/24 11:00 AM 111 Holden St
Owner:Albert A Cardwell 3rd
Lender:US Bank NA Deposit:$10,000
Doc#:*D:07/18/02
Source:Telegram Gazette (05/07/24)
Atty:Guaetta And Benson Llc

Millbury
06/03/24 04:00 PM 9 Oakes St
Owner:Edward L Douville Jr
Lender:Forethought Life Ins Deposit:$5,000
Doc#:*D:06/25/05
Source:Telegram Gazette (05/06/24)
Atty:Harmon Law Offices Pc 617-558-0500

Sturbridge
05/30/24 01:00 PM 345 New Boston Rd
Owner:Joseph M Sena & Rebecca J Racine
Lender:Wilmington Trust NA Deposit:$10,000
Doc#:*D:09/23/05
Source:Southbridge Evening News (05/09/24)
Atty:Guaetta And Benson Llc

Warren
06/05/24 02:00 PM 139 East Rd
Owner:Korpo M Washington
Lender:Midfirst Bank State Savings Bank Deposit:$5,000
Doc#:*D:01/24/08
Source:Telegram Gazette (05/08/24)
Atty:Korde & Associates Pc 978-256-1500

WORCESTER NORTH

Ashburnham
05/30/24 04:00 PM 18 Main St
Owner:Lee K Crocker
Lender:Digital Federal Credit Union Deposit:$5,000
Doc#:*D:10/22/15
Source:Sentinel & Enterprise (05/07/24)
Atty:Korde & Associates Pc 978-256-1500

Westminster
05/24/24 11:00 AM 198 Narrows Rd U:2
Owner:73 Willard Road LLC
Lender:ABL Residential Credit Acquisitions LLC Deposit:$10,000
Doc#:*D:10/27/23
Source:Telegram Gazette (05/09/24)
Atty:Philip L Eiker PLLC 520-730-6034
05/24/24 11:00 AM 198 Narrows Rd U:3
Owner:73 Willard Road LLC
Lender:ABL Residential Credit Acquisitions LLC Deposit:$10,000
Doc#:*D:10/27/23
Source:Telegram Gazette (05/09/24)
Atty:Philip L Eiker PLLC 520-730-6034
05/24/24 11:00 AM 198 Narrows Rd U:4
Owner:73 Willard Road LLC
Lender:ABL Residential Credit Acquisitions LLC Deposit:$10,000
Doc#:*D:10/27/23
Source:Telegram Gazette (05/09/24)
Atty:Philip L Eiker PLLC 520-730-6034

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