

**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 Bldg, 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 Bldg, Lot: 3054sf

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

**248-250 N FRONT ST ..... \$386,600**  
 B: Lopez Holdings LLC  
 S: Joaquin 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 Jabbaria  
 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 William 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 & Ely M Bowman  
 S: Peter G Corchado & Marjorie Corchado  
 Book/Page: 14973/286, Date: 04/30/24  
 Mtg: Milestone 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: Edneuzza 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: Taylor 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: Milestone 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 Debritto & 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 Bldg, 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

**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: Wdth 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: Wdth 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: Edmlison 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](http://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: 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)

**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 Ngdb 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: Jency 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

**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)

**107 PELHAM ST ..... \$485,000**  
 B: Carla R De Souza  
 S: Orlando S Rivera & Iraida P Pintron  
 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: Jim 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: MLN 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 Whirly Maffei, Tr for Whirly 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 Burturlla, Tr for Betty Joe T  
 Doc#: 00000000129942, 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 Builders 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)



# Essex Registry

## Southern District

John L. O'Brien, Jr., Register  
45 Congress St, Suite 4100  
Salem, MA 01970  
Telephone: (978) 742-1700  
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 Karamatsos  
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 Zampelli, Tr for 217 Greenwood Ave RET  
Doc#: 00000000651023, 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 Ck 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 & Willard 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: Robert 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 Kananani  
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#: 00000000650911, 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 Grmbelt 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 Grmbelt 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 Fnci 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 Grmbelt 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 Tierman  
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#: 00000000650906, 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 Grmbelt 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



**ESSEX REGISTRY**

continued

<b>17 DIBBLE RD</b> .....	<b>\$689,000</b>
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)	
<b>30 EMPIRE ST</b> .....	<b>\$650,000</b>
B: 30 Empire Street LLC S: Geoff B Brehob Book/Page: 42097/253, Date: 05/02/24 Mtg: Geoffrey B Brehob \$200,000 Use: 3-Family Mlti-Unt Bldg, Lot: 1749sf Prior Sale: \$150,000 (01/10)	
<b>52 EUTAW AVE</b> .....	<b>\$550,000</b>
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)	
<b>2 FERNWOOD AVE</b> .....	<b>\$515,000</b>
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)	
<b>11 GLEN CT U:11</b> .....	<b>\$590,000</b>
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)	
<b>35 GOLDTHWAIT ST</b> .....	<b>\$800,000</b>
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 Bldg, Lot: 4950sf Prior Sale: \$485,000 (05/19)	
<b>3 HUDSON TER</b> .....	<b>\$460,000</b>
B: Jesus E Riridriguez & Gloria H Castro S: Antonio Gonzalez-Oneil Doc#: 00000000650983, Date: 05/02/24 Mtg: MSA Mortgage LLC \$368,000 Term: 2054 Use: 1 Bdrm Ranch, Lot: 3788sf Prior Sale: \$254,000 (01/18)	
<b>43 KIRTLAND ST</b> .....	<b>\$1,000,000</b>
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	
<b>200 LOCUST ST U:407</b> .....	<b>\$410,000</b>
B: James N Friedman S: Diane L Thistle & Ralph V Camerleno 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)	
<b>66 MANNING RD</b> .....	<b>\$375,000</b>
B: Katherine Lozano & Valdrim Xhemajli S: Alberto Lozano & Puraiza 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)	
<b>31 MARTIN RD</b> .....	<b>\$450,000</b>
B: Bernadette F Ferrairo & Joseph D Ferrairo S: Stephen T Vessey, 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)	
<b>72 MICHIGAN AVE</b> .....	<b>\$551,500</b>
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)	
<b>56 SAGAMORE ST U:2</b> .....	<b>\$290,000</b>
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)	
<b>16 SANDERSON AVE</b> .....	<b>\$595,000</b>
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)	
<b>712-714 SUMMER ST</b> .....	<b>\$700,000</b>
B: Rofei 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)	
<b>30 TIMSON ST</b> .....	<b>\$625,000</b>
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)	
<b>465 WASHINGTON ST</b> .....	<b>\$1,133,000</b>
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)	
<b>10 WILLIAMS AVE</b> .....	<b>\$405,000</b>
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**

<b>2 MURRAY ST</b> .....	<b>\$275,000</b>
B: Billiken Investments LLC S: Paul D Greenleaf & Federal Hm Loan Mtg Corp Book/Page: 42096/183, Date: 05/01/24 Mtg: Michael Diplatzl \$277,673 Use: 2 Bdrm Old Style, Lot: 4802sf Prior Sale: \$74,900 (05/97)	

<b>465 WASHINGTON ST</b> .....	<b>\$910,000</b>
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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	14
Median Price	\$1,162,500	\$882,500

► **REAL ESTATE SALES**

<b>19 DUNSTAN RD</b> .....	<b>\$750,000</b>
B: Christen E Pegoraro & Matthew L Pegoraro S: Susanne Bryant, Tr for 19 Dunstan Rd Rt Doc#: 00000000651028, Date: 05/03/24 Mtg: Cross Country Mtg Inc \$450,000 Term: 2054 Use: 3 Bdrm Split Level, Lot: 16727sf	
<b>8 TOWNSEND RD</b> .....	<b>\$1,300,000</b>
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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	6
Median Price	\$707,500	\$890,000

► **REAL ESTATE SALES**

<b>69 BRIDGE ST</b> .....	<b>\$2,995,000</b>
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)	
<b>GLOUCESTER LINE</b> .....	<b>\$25,000</b>
B: Lawrence Miller S: Tano Almela & Wendee C Almela Book/Page: 42100/270, Date: 05/03/24	
<b>1 PINE ST</b> .....	<b>\$775,000</b>
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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	33
Median Price	\$830,000	\$986,000

► **REAL ESTATE SALES**

<b>7 CALUMET LN</b> .....	<b>\$1,357,000</b>
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)	
<b>26 CEDAR ST U:1</b> .....	<b>\$790,000</b>
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	
<b>7 CLIFF ST U:7</b> .....	<b>\$1,250,000</b>
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)	
<b>8 EDGEMERE RD</b> .....	<b>\$1,600,000</b>
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	
<b>15 HIGGINS RD</b> .....	<b>\$950,000</b>
B: Malgorzata Dzienisowicz S: Natalya Veksler & Valeriy Fyodorov Doc#: 00000000650941, 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)	
<b>6 MAY ST</b> .....	<b>\$710,000</b>
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)	
<b>218 WASHINGTON ST U:1</b> .....	<b>\$410,000</b>
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)	
<b>257 WASHINGTON ST U:3</b> .....	<b>\$369,000</b>
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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	\$535,000	\$630,000

► **REAL ESTATE SALES**

<b>26 CHURCH ST</b> .....	<b>\$875,000</b>
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)	
<b>19 W MAIN ST U:15</b> .....	<b>\$420,000</b>
B: Alyssa T Belanger & Brian R Tierney S: Thomas L Mahoney Doc#: 00000000650977, Date: 05/02/24 Mtg: Allanch&Mortgage Grp \$325,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$255,900 (11/22)	

**Middleton**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	7
Median Price	\$825,000	\$1,005,000

► **REAL ESTATE SALES**

<b>154 BOSTON ST</b> .....	<b>\$1,225,000</b>
B: Ardit Risilia S: Gsd 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)	
<b>9 CASHMAN WAY U:9</b> .....	<b>\$925,000</b>
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)	
<b>5 MASI MEADOW LN U:B</b> .....	<b>\$533,123</b>
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)	
<b>39 MEADOW DR</b> .....	<b>\$790,000</b>
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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	3
Median Price	\$850,000	\$915,000

► **REAL ESTATE SALES**

<b>151 BASS POINT RD</b> .....	<b>\$2,350,000</b>
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)	
<b>29 SHERMAN AVE</b> .....	<b>\$600,000</b>
B: Lisa Y Brodbeck S: F&d New Development LLC Doc#: 00000000650916, 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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	13
Median Price	\$808,750	\$715,000

► **REAL ESTATE SALES**

<b>17 WITHINGTON ST</b> .....	<b>\$800,000</b>
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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	27
Median Price	\$802,000	\$950,000

► **REAL ESTATE SALES**

<b>13 FOX RUN DR</b> .....	<b>\$1,340,000</b>
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	
<b>34 HALE ST</b> .....	<b>\$1,800,000</b>
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)	
<b>341 HIGH ST U:3</b> .....	<b>\$645,000</b>
B: Wendy L Abel & Peter D Mcdonnell S: Olivlucy LLC Book/Page: 42095/312, Date: 05/01/24 Use: Condo	
<b>5 RAWSON HILL RD</b> .....	<b>\$1,510,000</b>
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)	
<b>30 TEMPLE ST</b> .....	<b>\$1,255,750</b>
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)	
<b>18 WASHINGTON ST</b> .....	<b>\$1,425,000</b>
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)	
<b>23 WOODMAN WAY U:23</b> .....	<b>\$675,000</b>
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**

<b>MARKET STATISTICS THROUGH MARCH</b>		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	44
Median Price	\$545,000	\$617,500

► **REAL ESTATE SALES**

<b>13 ANNE DR</b> .....	<b>\$708,750</b>
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)	
<b>2 BERKLEY ST</b> .....	<b>\$480,000</b>
B: Jurisdised Agencies LLC S: Mary A Voisine Doc#: 00000000650874, Date: 04/29/24 Use: 3 Bdrm Ranch, Lot: 5001sf Prior Sale: \$127,500 (09/97)	
<b>3 BLUEBERRY WAY U:3</b> .....	<b>\$535,000</b>
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)	
<b>45 DONNA ST</b> .....	<b>\$755,000</b>
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)	
<b>6 EDGEHILL RD</b> .....	<b>\$692,500</b>
B: David Pena & Marie Aja S: Joseph D Ferrairo & Bernadette F Ferrairo Doc#: 00000000650937, 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)	
<b>1 EDYTHE LN</b> .....	<b>\$785,000</b>
B: Laura Lopez S: Donna M Kieran Book/Page: 42091/454, Date: 04/30/24 Use: 4 Bdrm Garrison, Lot: 10001sf	
<b>16 KITTREDGE ST</b> .....	<b>\$615,000</b>
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	
<b>11 LEDGEWOOD WAY U:12</b> .....	<b>\$500,000</b>
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)	
<b>57 NEWBURY ST</b> .....	<b>\$13,877,000</b> </



## 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 Lic \$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 Lic \$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: 42089/31, 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#: 00000000650934, 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#: 00000000650883, 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 Leon & 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#: 00000000650922, 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#: 00000000650945, 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#: 00000000650887, 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](http://www.franklindeeds.com)  
 or [www.masslandrecords.com](http://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: Pasiecznik Janes M Est & Justine Pasiecznik  
 Book/Page: 8309/121, Date: 04/29/24  
 Mtg: Norwich Commercial 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

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

### ► REAL ESTATE SALES

- 50 E CLEVELAND ST..... \$375,000**  
 B: Marilyn Gonzalez & Doroteo C Bartolon  
 S: Ivan Urgan & Tatiana Urgan  
 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 Redevel 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 & Aubrienne 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](http://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)