

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
 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: 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

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 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
- 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

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: