

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
- 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

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

- 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 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)
- 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)

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
- 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
- 41 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
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Westfield Satellite Office

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

Agawam

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

► REAL ESTATE SALES

- 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 Oswiecki & Maryrose V Oswiecki
 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

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 Commercial Grp \$261,000
Term: 2054
Use: 2-Family Two Family, Lot: 7200sf

50 WHEATLAND AVE..... \$275,000
B: Jij17 LLC
S: Florence C Jacksen
Book/Page: 25401/61, Date: 04/30/24
Mtg: Pinnacle FncI 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#: 00000000236413, 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 Kioskowska
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 Commercial 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#: 00000000236450, 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: Cassandra 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#: 00000000236456, 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 Dimichelle & Jessica A Orcutt
S: A R Fanelli, Tr for Russell & Lee Fanelle 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#: 00000000236423, 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#: 00000000236429, 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 RET 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#: 00000000236434, 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:

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: Xiyu 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 Bldg, Lot: 5062sf	
453 PAGE BLVD.....	\$180,400
B: Tamnya 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 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 Velaz 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 \$421,900 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: Jacqueline 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 LI \$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 Barlish 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 Commercial 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 Doshina 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 Albormoz 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
Fax: (413) 584-4136
www.hampshiredeeds.com
or www.masslandrecords.com

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 & Minkyung 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: Honeyulnye Stavropoulos & Paul Stavropoulos 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 Burd & 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 Buerdo 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 Vieu Jr & Aidmarie Vieu 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	