

<b>27 MORTIMER ST.....</b>	<b>\$165,000</b>
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	
<b>101 MULBERRY ST U:505.....</b>	<b>\$49,500</b>
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)	
<b>21 OAK GROVE AVE.....</b>	<b>\$345,000</b>
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)	
<b>249 OAK GROVE AVE.....</b>	<b>\$365,000</b>
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)	
<b>258-260 ORANGE ST.....</b>	<b>\$390,000</b>
B: Rawam Ebrahim S: Meg Realty LLC Book/Page: 25402/54, Date: 04/30/24 Use: 3-Family Mlti-Unt Bldg, Lot: 5062sf	
<b>453 PAGE BLVD.....</b>	<b>\$180,400</b>
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)	
<b>278 PHELAND ST.....</b>	<b>\$285,000</b>
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)	
<b>71-73 PRICE ST.....</b>	<b>\$375,000</b>
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)	
<b>245 QUINCY ST.....</b>	<b>\$40,000</b>
B: Northern Flooring & Remod S: Owens Lee A Est & Cubby S Owens Sr Book/Page: 25403/354, Date: 05/01/24	
<b>127-129 RANNEY ST.....</b>	<b>\$273,000</b>
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)	
<b>32 RIDGEWOOD PL.....</b>	<b>\$1,500,000</b>
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)	
<b>26 RIDGEWOOD TER.....</b>	<b>\$1,500,000</b>
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)	
<b>195 RIVERTON RD.....</b>	<b>\$260,000</b>
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)	
<b>266 ROSEWELL ST.....</b>	<b>\$265,000</b>
B: Mildred V Velez Vega S: Nashalie L Delgado Book/Page: 25398/66, Date: 04/29/24 Mtg: Movement Mtg LLC \$257,050 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 5249sf Prior Sale: \$226,000 (03/23)	
<b>68 S BRANCH PKWY.....</b>	<b>\$444,000</b>
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)	
<b>19 SCHUYLER ST.....</b>	<b>\$250,000</b>
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)	
<b>75 SHAMROCK ST.....</b>	<b>\$150,000</b>
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	
<b>754 WHITE ST.....</b>	<b>\$289,000</b>
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)	
<b>WILBER ST.....</b>	<b>\$33,000</b>
B: Viktor Savonin S: Norman Couture, Tr for Rock Ridge T Book/Page: 25400/277, Date: 04/30/24	
<b>4-6 WOLCOTT ST.....</b>	<b>\$270,000</b>
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)	
<b>30-32 WOODSIDE TER.....</b>	<b>\$369,900</b>
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

<b>1577 BAY ST.....</b>	<b>\$50,000</b>
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

<b>485 BIRNIE AVE.....</b>	<b>\$280,000</b>
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)	
<b>66 CLARENCE ST.....</b>	<b>\$235,000</b>
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)	
<b>42 MASSASOIT AVE.....</b>	<b>\$170,000</b>
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)	
<b>147 SQUASSICK RD.....</b>	<b>\$425,000</b>
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)	
<b>VINE ST L:20.....</b>	<b>\$10,000</b>
B: 83 Worthen Street Inc S: West Springfield Town Of Book/Page: 25399/470, Date: 04/29/24 Use: County/Municipality Property, Lot: 5672sf	
<b>231 WESTERN AVE U:2A2.....</b>	<b>\$125,000</b>
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

<b>1251 E MOUNTAIN RD.....</b>	<b>\$565,000</b>
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	
<b>10 GREENWOOD ST U:G.....</b>	<b>\$165,000</b>
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)	
<b>32 HARVEST MOON LN.....</b>	<b>\$734,000</b>
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)	
<b>209 LOCKHOUSE RD.....</b>	<b>\$800,000</b>
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)	
<b>589 MONTGOMERY RD.....</b>	<b>\$200,000</b>
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)	
<b>50 NORTH RD.....</b>	<b>\$416,200</b>
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)	
<b>123 OLD FARM RD.....</b>	<b>\$450,000</b>
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)	
<b>15 RAYMOND CIR.....</b>	<b>\$565,000</b>
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)	
<b>25 TANNERY RD U:G.....</b>	<b>\$180,000</b>
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)	
<b>111 UNION ST U:8.....</b>	<b>\$250,000</b>
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)	
<b>139 UNION ST U:3.....</b>	<b>\$249,900</b>
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)	

<b>141 WESTERN CIR.....</b>	<b>\$325,000</b>
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)	
<b>12 WORONOCO AVE.....</b>	<b>\$320,000</b>
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)	
<b>22 WORONOCO AVE.....</b>	<b>\$210,000</b>
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

<b>38 BLACKSMITH RD.....</b>	<b>\$473,000</b>
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)	
<b>57 BRAINARD RD.....</b>	<b>\$410,000</b>
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)	
<b>11 LAUREL LN.....</b>	<b>\$875,000</b>
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)	
<b>51 MANCHONIS RD.....</b>	<b>\$263,000</b>
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)	
<b>7 SUNRISE GLN U:7.....</b>	<b>\$521,800</b>
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  
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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

<b>35 CANTON AVE.....</b>	<b>\$789,000</b>
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)	
<b>8 CRANBERRY LN.....</b>	<b>\$460,000</b>
B: Minsuk Cha & Mimyong 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)	
<b>170 E HADLEY RD U:69.....</b>	<b>\$265,000</b>
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)	
<b>435 HENRY ST.....</b>	<b>\$570,000</b>
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)	
<b>1 POETS CORNER RD.....</b>	<b>\$588,000</b>
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

<b>29 EUGENE DR.....</b>	<b>\$675,000</b>
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)	
<b>126 KENNEDY RD.....</b>	<b>\$432,150</b>
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)	
<b>85 N MAIN ST U:15.....</b>	<b>\$315,000</b>
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)	
<b>7 OLD PELHAM RD.....</b>	<b>\$320,000</b>
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)	
<b>22 RAYMOND DR.....</b>	<b>\$305,000</b>
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)	
<b>45 WEST ST.....</b>	<b>\$365,000</b>
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

<b>WORTHINGTON RD (OFF).....</b>	<b>\$20,000</b>	
B: George B Thorn & Peggy A Thorn S: Andrew N Schmidt Book/Page: 1854/89, Date: 04/29/24		
MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	21
Median Price	\$351,000	\$375,000
► REAL ESTATE SALES		
<b>26-28 FEDERAL ST.....</b>	<b>\$450,000</b>	
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)		
<b>40-1/2 HOLYOKE ST.....</b>	<b>\$310,000</b>	
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)		
<b>4 LIBERTY ST.....</b>	<b>\$650,000</b>	
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)		
<b>11 PLAZA AVE.....</b>	<b>\$400,000</b>	
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



HAMPSHIRE REGISTRY

South Hadley

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

14 GRANT ST..... \$222,000

B: Robert J Schroeter
S: Mary L Lesperance
Book/Page: 15121/71, Date: 04/30/24
Use: 2-Family Duplex, Lot: 3000sf

410 RIVER RD..... \$440,000

B: Danielle Rossoni & Agathe Hoffer-Schaefer
S: Karen S Sutherland
Book/Page: 15120/153, Date: 04/29/24
Mtg: PNC Bank \$308,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 41508sf

11 SAN SOUCI DR..... \$120,000

B: April G Whalen
S: Michael C Bean
Book/Page: 15123/223, Date: 05/02/24
Use: Residential Developable Land, Lot: 30481sf
Prior Sale: \$192,500 (07/04)

Ware

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

95-97 NORTH ST..... \$390,000

B: Darin Witt
S: Citadel Projects LLC
Book/Page: 15124/272, Date: 05/03/24
Mtg: Members Advantage Mtg \$370,500
Term: 2054
Use: 2-Family Two Family, Lot: 10799sf
Prior Sale: \$160,000 (03/23)

SHERMAN HILL RD..... \$48,000

B: John T Conner
S: Gordon W Richards 3rd
Book/Page: 15124/97, Date: 05/02/24

Westhampton

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

HATHAWAY RD..... \$270,000

B: Jennifer M Milkowsky & Tylan Calcagni
S: Susan E Lavallee, Tr for Francis B Rauch Lt
Book/Page: 15120/191, Date: 04/29/24

47 SOUTHAMPTON RD..... \$250,000

B: Amy J Florek
S: Lorraine W Spencer, Tr for Spencer 2007 RET
Book/Page: 15125/103, Date: 05/03/24
Use: 2 Bdrm Ranch, Lot: 65340sf

Middlesex Registry

Northern District

Richard Howe, Jr., Register
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Lowell, MA 01852
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Billerica

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

8 ALPINE ST..... \$600,000

B: Scott Cairra & Donna Cairra
S: Michelle Baratta
Book/Page: 38459/112, Date: 05/01/24
Mtg: Norwich Commercial Grp \$250,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7980sf
Prior Sale: \$229,900 (07/09)

41 BOSTON RD U:421..... \$500,000

B: Akhilesh Sasankan & Anjali Sajeevan
S: Amy Curtice
Book/Page: 38452/31, Date: 04/29/24
Use: Condo, Lot: 693910sf
Prior Sale: \$500,000 (02/24)

30 HAMILTON AVE..... \$730,000

B: Corin Porter & Jennifer Stone
S: Hovannes J Piranosian & Ashley D Piranosian
Book/Page: 38465/37, Date: 05/03/24
Mtg: Republic State Mtg Co \$584,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 5001sf
Prior Sale: \$700,000 (06/22)

9 HARVARD RD..... \$530,000

B: Christopher T Elliott & Christina J Spinis
S: Elizabeth M Lawrenson, Tr for Winnett Rt
Book/Page: 38455/138, Date: 04/30/24
Mtg: Movement Mtg LLC \$424,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6233sf
Prior Sale: \$137,000 (03/96)

45 OSSAMEQUIN RD..... \$875,000

B: Patrick Greenberg
S: Todd D Woodbury & Jeanne Woodbury
Doc#: 00000000322879, Date: 04/30/24
Mtg: Everett Financial \$375,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 36399sf
Prior Sale: \$300,000 (08/02)

8 PUTNAM RD..... \$510,000

B: Jyoti Jain & Abhinav Palhade
S: 8 Putnam Rd Billerica LLC
Doc#: 00000000322883, Date: 04/30/24
Mtg: Rockland Tr Co \$382,500
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 15398sf
Prior Sale: \$325,000 (03/24)

9 S MUNROE RD..... \$605,000

B: Andrea Francis & Nicholas Francis
S: Stacy Deveau
Book/Page: 38453/42, Date: 04/29/24
Mtg: CMG Mortgage Inc \$618,007
Term: 2054
Use: 3 Bdrm Colonial, Lot: 13125sf
Prior Sale: \$326,500 (08/15)

26 SKYLINE DR..... \$850,000

B: Elizabeth M Noel
S: David T Macpherson
Book/Page: 38462/261, Date: 05/02/24
Mtg: Embrace Home Loans \$500,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 25600sf
Prior Sale: \$500,000 (11/23)

Carlisle

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

581 RUTLAND ST..... \$1,140,333

B: Gregory Zurlo & Miriam Garber
S: Nadia Puttini, Tr for Nadia Puttini RET 2017
Book/Page: 38459/264, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$527,400 (03/00)

Chelmsford

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

48 AUGUSTA WAY U:48..... \$745,000

B: William P Walker, Tr for William P Walker T
S: Sawyer Charles L Est & Jessica S Batsevitsky
Book/Page: 38462/234, Date: 05/02/24
Use: 3 Bdrm Condo
Prior Sale: \$279,000 (07/99)

13 CEDAR ST..... \$565,000

B: Elisa Turilli & Andrew Cazeau
S: Cdg Investments LLC
Book/Page: 38458/32, Date: 04/30/24
Mtg: Provident Funding \$508,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: \$438,721 (12/23)

8 CRAIG RD..... \$510,000

B: Dennis T Monahan & Lorene A Monahan
S: Waldroup Barbara O Est & Craig S Waldroup
Book/Page: 38457/27, Date: 04/30/24
Mtg: Guaranteed Rate Inc \$484,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23087sf
Prior Sale: \$227,900 (12/12)

19 DELWOOD RD..... \$740,000

B: Paxton Wasilefsky & Marcus Giese
S: Black Sun Investments LLC
Book/Page: 38455/49, Date: 04/30/24
Mtg: Cross Country Mtg Inc \$629,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$360,000 (12/23)

8 LADY SLIPPER LN..... \$1,415,000

B: Jane P Line, Tr for Jane P Lin RET
S: Charles D Micol & Shayna R Micol
Book/Page: 38466/164, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 104544sf
Prior Sale: \$695,000 (06/12)

181 LITTLETON RD U:20..... \$375,000

B: Julie Bak
S: Linda J Leney
Book/Page: 38460/47, Date: 05/01/24
Mtg: M&T Bank NA \$80,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$252,000 (12/19)

189 LITTLETON RD U:5..... \$320,000

B: Jaideep K Kacham
S: Jessica Laroche
Book/Page: 38466/288, Date: 05/03/24
Mtg: Guaranteed Rate Inc \$304,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$195,000 (11/19)

133 MIDDLESEX ST..... \$1,200,000

B: Robert Sutton & Lora Magliocco
S: M D Dolan Distributee Ft & James F Dolan 2nd
Book/Page: 38466/39, Date: 05/03/24
Mtg: Berkshire Bank \$960,000
Term: 2054
Use: 2-Family Conventional, Lot: 30928sf

189 MIDDLESEX ST..... \$570,000

B: Thida S Roth & Paul S Roth
S: Lambert Lougbo & Estere Koffi-Lougbo
Book/Page: 38453/8, Date: 04/29/24
Mtg: Rocket Mortgage LLC \$320,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7405sf
Prior Sale: \$274,900 (08/16)

3 PAILET DR U:10..... \$240,000

B: Yago H Kovalski
S: Maureen Hansen & Dawn Capezzuto
Doc#: 00000000322917, Date: 05/03/24
Mtg: First Natl Bk \$188,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$83,400 (01/16)

100 PINE HILL RD..... \$1,073,100

B: Elizabeth A Hayden & Eric H Khatchaturian
S: Bettencourt Inv Group LLC
Book/Page: 38464/203, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 46174sf
Prior Sale: \$625,000 (12/21)

20 SMITH ST..... \$655,000

B: Pam C Davou & Idorenyin P Davou
S: Damian Cordero
Book/Page: 38457/119, Date: 04/30/24
Mtg: Total Mtg Svcs \$630,503
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43124sf
Prior Sale: \$382,500 (04/18)

180 TYNGSBORO RD U:5C..... \$255,000

B: Orly Kolatkar & Avishay Kolatkar
S: Donald Axon, Tr for Donna Axon Supplemental T
Book/Page: 38459/141, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: \$102,000 (06/14)

287 WELLMAN AVE U:287..... \$475,000

B: Terry Z Gani
S: Teresa Baker-Opland
Book/Page: 38455/213, Date: 04/30/24
Mtg: MIT Federal CU \$380,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$420,000 (11/21)

Dracut

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

67 BERUBE LN..... \$760,000

B: Denamarie Deramo & Rachel Deramo
S: Berube Lane LLC
Book/Page: 38457/294, Date: 04/30/24
Mtg: New Fed Mtg Corp \$600,000
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 20066sf

247 BROADWAY RD U:40..... \$430,000

B: Gustavo R Picanco & Stela B Picanco
S: Bettencourt Inv Group LLC
Book/Page: 38454/25, Date: 04/29/24
Mtg: Cross Country Mtg Inc \$408,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$260,000 (01/22)

261 BROADWAY RD U:29..... \$365,000

B: David Durandisse & Tony Francois
S: Denamarie Deramo
Book/Page: 38456/262, Date: 04/30/24
Mtg: Guild Mortgage Co \$273,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$215,000 (09/04)

32 HAMBLETT AVE..... \$450,000

B: Ariel Medina-Camacho & Elizabeth Vasquez
S: Ronald Cooper Jr & Jennifer Cooper
Book/Page: 38466/103, Date: 05/03/24
Mtg: Mega Cap Funding Inc \$441,849
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6663sf
Prior Sale: \$84,900 (04/96)

21 HAMPSON ST..... \$770,000

B: Maria Lopez & Marvin Hercules
S: Briseidy Borgos & Ramon Borgos
Book/Page: 38453/199, Date: 04/29/24
Use: 2-Family Two Family, Lot: 15887sf
Prior Sale: \$420,000 (07/18)

27 HOOVER ST..... \$465,000

B: Roy Valdez
S: Patricia A Lacourse
Book/Page: 38457/66, Date: 04/30/24
Mtg: Freedom Mortgage Corp \$437,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 15000sf

42 LANNON AVE..... \$500,000

B: Veronica Ochoa
S: Robert R Ducheneau Jr
Book/Page: 38458/101, Date: 04/30/24
Mtg: First Natl Bk \$400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11475sf
Prior Sale: \$103,600 (06/93)

381 SLADEN ST..... \$525,000

B: Richard L Langford Jr & Roseli O Langford
S: Priscilla A Harbour, Tr for Priscilla A Harbour T
Book/Page: 38455/276, Date: 04/30/24
Mtg: HarborOne Mortgage \$498,750
Term: 2054
Use: 4 Bdrm Ranch, Lot: 35118sf

85 TENNIS PLAZA RD U:9..... \$350,000

B: Gueshnael Louis & Widzer Louis
S: Caffrey William C Est & Carolyn A Caffrey
Book/Page: 38460/164, Date: 05/01/24
Mtg: Republic State Mtg Co \$339,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$218,000 (09/18)

115 TENNIS PLAZA RD U:16..... \$395,000

B: Nicholas Dys
S: Cristen M Mackey
Book/Page: 38458/283, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: \$222,900 (08/05)

Dunstable

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

120-R ACRES RIVER ST..... \$642,857

B: MCGovern Legacy Re Hldg L
S: Hugh E MCGovern, Tr for Susan MCGovern Ft
Book/Page: 38455/13, Date: 04/30/24

HOLLIS ST (OFF)..... \$71,429

B: MCGovern Legacy Re Hldg L
S: Hugh E MCGovern, Tr for Susan MCGovern Ft
Book/Page: 38455/39, Date: 04/30/24

383 MAIN ST..... \$357,143

B: MCGovern Legacy Re Hldg L
S: Hugh E MCGovern, Tr for Susan MCGovern Ft
Book/Page: 38455/7, Date: 04/30/24
Use: Mixed Use-Prim Res & Agricul, Lot: 653400sf

50 RIVER ST..... \$1,214,285

B: MCGovern Legacy Re Hldg L
S: Hugh E MCGovern, Tr for Susan MCGovern Ft
Book/Page: 38455/21, Date: 04/30/24
Use: Mixed Use-Prim Res & Agricul, Lot: 3484800sf

61 WESTFORD ST..... \$974,900

B: Edward C Perron & Deanna M Perron
S: Linda Ferris, Tr for Rivard Ft
Book/Page: 38462/153, Date: 05/02/24
Use: 3 Bdrm Colonial, Lot: 91912sf
Prior Sale: \$295,000 (08/96)

Lowell

MARKET STATISTICS THROUGH MARCH

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

1 19TH ST U:1..... \$257,000

B: Vijay Raman & Smitha Rangepowda
S: Richard S Ou
Book/Page: 38459/87, Date: 05/01/24
Mtg: Leader Bank NA \$179,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$125,000 (02/19)

84 A ST..... \$540,000

B: Sylvie Wanjiro & Dominic Njenga
S: Charlene J Radzik & Nathan T Aguiar
Book/Page: 38458/68, Date: 04/30/24
Mtg: St Marys Bank \$513,000
Term: 2054
Use: 2-Family Two Family, Lot: 7405sf

98 A ST..... \$400,000

B: Karina C Men & Saranette C Men
S: Somsanith Vannabouthong & Bounkanh Vannabouthong
Book/Page: 38452/164, Date: 04/29/24
Mtg: Homestead Fund Corp \$380,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 3920sf
Prior Sale: \$73,720 (04/97)

106 A ST..... \$530,000

B: Saran Meng & Gima Mean
S: Century Builder Corp
Book/Page: 38461/199, Date: 05/02/24
Mtg: Rocket Mortgage LLC \$520,400
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6098sf
Prior Sale: \$350,000 (11/23)

414 ANDOVER ST..... \$730,000

B: Norberto Silva & Margarida Silva
S: Eugene Sdoia, Tr for 414 Andover Street Rt
Book/Page: 38452/231, Date: 04/29/24
Mtg: Lowell Five Cent Svgs \$400,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 16117sf
Prior Sale: \$282,500 (04/01)

7 COURT ST U:7..... \$550,000

B: Liora Norvich
S: Madjack7 LLC
Book/Page: 38453/264, Date: 04/29/24
Mtg: Berkshire Bank \$440,000
Term: 2054
Use: Condo

11 COURT ST U:11..... \$549,800

B: Rachel L Salles
S: Madjack7 LLC
Book/Page: 38466/205, Date: 05/03/24
Mtg: Cross Country Mtg Inc \$439,840
Term: 2054
Use: Condo

192 FREDIA LN..... \$625,000

B: Adriana C Dasilva-Souza & Wolney A Desouza
S: Elielson S Jesus & Mary A Ribeiro
Book/Page: 38453/92, Date: 04/29/24
Mtg: Homebridge Financial \$584,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$295,000 (10/15)

29 GAGNON RD..... \$620,000

B: Arleigh K Kennedy & Jesse M Wilson
S: Timothy P Connors & Joyce H Connors
Book/Page: 38465/89, Date: 05/03/24
Mtg: Guaranteed Rate Inc \$496,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 26136sf
Prior Sale: \$199,000 (10/00)

75 GATES ST U:75..... \$588,000

B: Lisa Scaramuzzi
S: Fernando Ramos & Luciana Ramos
Book/Page: 38460/94, Date: 05/01/24
Mtg: Cross Country Mtg Inc \$470,400
Term: 2054
Use: 4 Bdrm Condo

36-38 HIGHLAND AVE..... \$760,000

B: Mary A Ribeiro & Elielson S Jesus
S: Libia M Machado
Book/Page: 38454/56, Date: 04/29/24

130 JOHN ST U:144..... \$455,000

B: Tanya Rudakevych & Alexandra Locke
S: Andrew D Kenney & Heather D Kenney
Book/Page: 38465/290, Date: 05/03/24
Mtg: Fairway Ind Mtg \$364,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$399,900 (06/21)

52 LAWRENCE DR U:M513..... \$385,000

B: Daniel Mahlman & Diana Mahlman
S: Nicole A Blute & James J Blute
Book/Page: 38457/185, Date: 04/30/24
Mtg: US Bank NA \$170,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$312,500 (12/22)

256-C MARKET ST U:3408..... \$295,000

B: Jonah Palmer
S: Molicca Abel
Book/Page: 38459/42, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: \$189,900 (