

HAMPSHIRE REGISTRY

continued

South Hadley

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 25 23
Median Price \$340,000 \$365,000

REAL ESTATE SALES

14 GRANT ST..... \$222,000
B: Robert J Schroeter
S: Mary L Lesperance
Book/Page: 15121/71, Date: 04/30/24
Use: 2-Family Duplex, Lot: 3000sf

410 RIVER RD..... \$440,000
B: Danielle Rossoni & Agathe Hoffer-Schaefer
S: Karen S Sutherland
Book/Page: 15120/153, Date: 04/29/24
Mtg: PNC Bank \$308,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 41508sf

11 SAN SOUCI DR..... \$120,000
B: April G Whalen
S: Michael C Bean
Book/Page: 15123/223, Date: 05/02/24
Use: Residential Developable Land, Lot: 30481sf
Prior Sale: \$192,500 (07/04)

Ware

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 16 13
Median Price \$290,500 \$252,500

REAL ESTATE SALES

95-97 NORTH ST..... \$390,000
B: Darin Witt
S: Citadel Projects LLC
Book/Page: 15124/272, Date: 05/03/24
Mtg: Members Advantage Mtg \$370,500
Term: 2054
Use: 2-Family Two Family, Lot: 10799sf
Prior Sale: \$160,000 (03/23)

SHERMAN HILL RD..... \$48,000
B: John T Conner
S: Gordon W Richards 3rd
Book/Page: 15124/97, Date: 05/02/24

Westhampton

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 3
Median Price \$320,000 \$329,000

REAL ESTATE SALES

HATHAWAY RD..... \$270,000
B: Jennifer M 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
370 Jackson Street
Lowell, MA 01852
Telephone: (978) 322-9000
Fax: (978) 322-9001
www.lowelldeeds.com

Billerica

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 50 42
Median Price \$613,000 \$648,950

REAL ESTATE SALES

8 ALPINE ST..... \$600,000
B: Scott 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
YTD 2023 YTD 2024
Number of 1-Fam Sales 7 4
Median Price \$1,100,000 \$1,160,000

REAL ESTATE SALES

581 RUTLAND ST..... \$1,140,333
B: Gregory Zurlo & Miriam Garber
S: Nadia Puttini, Tr for Nadia Puttini RET 2017
Book/Page: 38459/264, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$527,400 (03/00)

Chelmsford

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 41 48
Median Price \$585,000 \$650,000

REAL ESTATE SALES

48 AUGUSTA WAY U:48..... \$745,000
B: William P Walker, Tr for William P Walker T
S: Sawyer Charles L Est & Jessica S Batsevitsky
Book/Page: 38462/234, Date: 05/02/24
Use: 3 Bdrm Condo
Prior Sale: \$279,000 (07/99)

13 CEDAR ST..... \$565,000
B: Elisa Turilli & Andrew Cazeau
S: Cdg Investments LLC
Book/Page: 38458/32, Date: 04/30/24
Mtg: Provident Funding \$508,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: \$438,721 (12/23)

8 CRAIG RD..... \$510,000
B: Dennis T Monahan & Lorene A Monahan
S: Waldroup Barbara O Est & Craig S Waldroup
Book/Page: 38457/27, Date: 04/30/24
Mtg: Guaranteed Rate Inc \$484,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23087sf
Prior Sale: \$227,900 (12/12)

19 DELWOOD RD..... \$740,000
B: Paxton Wasilefsky & Marcus Giese
S: Black Sun Investments LLC
Book/Page: 38455/49, Date: 04/30/24
Mtg: Cross Country Mtg Inc \$629,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$360,000 (12/23)

8 LADY SLIPPER LN..... \$1,415,000
B: Jane P Line, Tr for Jane P Lin RET
S: Charles D Micol & Shayna R Micol
Book/Page: 38466/164, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 104544sf
Prior Sale: \$695,000 (06/12)

181 LITTLETON RD U:20..... \$375,000
B: Julie Bak
S: Linda J Leney
Book/Page: 38460/47, Date: 05/01/24
Mtg: M&T Bank NA \$80,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$252,000 (12/19)

189 LITTLETON RD U:5..... \$320,000
B: Jaideep K Kacham
S: Jessica Laroche
Book/Page: 38466/288, Date: 05/03/24
Mtg: Guaranteed Rate Inc \$304,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$195,000 (11/19)

133 MIDDLESEX ST..... \$1,200,000
B: Robert Sutton & Lora Magliocco
S: M D Dolan Distributee Ft & James F Dolan 2nd
Book/Page: 38466/39, Date: 05/03/24
Mtg: Berkshire Bank \$960,000
Term: 2054
Use: 2-Family Conventional, Lot: 30928sf

189 MIDDLESEX ST..... \$570,000
B: Thida S Roth & Paul S Roth
S: Lambert Lougbo & Estere Koffi-Lougbo
Book/Page: 38453/8, Date: 04/29/24
Mtg: Rocket Mortgage LLC \$320,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7405sf
Prior Sale: \$274,900 (08/16)

3 PAILET DR U:10..... \$240,000
B: Yago H Kovalski
S: Maureen Hansen & Dawn Capezzuto
Doc#: 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
YTD 2023 YTD 2024
Number of 1-Fam Sales 31 29
Median Price \$450,000 \$500,000

REAL ESTATE SALES

67 BERUBE LN..... \$760,000
B: Denamarie Deramo & Rachel Deramo
S: Berube Lane LLC
Book/Page: 38457/294, Date: 04/30/24
Mtg: New Fed Mtg Corp \$600,000
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 20066sf

247 BROADWAY RD U:40..... \$430,000
B: Gustavo R Picanco & Stela B Picanco
S: Bettencourt Inv Group LLC
Book/Page: 38454/25, Date: 04/29/24
Mtg: Cross Country Mtg Inc \$408,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$260,000 (01/22)

261 BROADWAY RD U:29..... \$365,000
B: David Durandisse & Tony Francois
S: Denamarie Deramo
Book/Page: 38456/262, Date: 04/30/24
Mtg: Guild Mortgage Co \$273,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$215,000 (09/04)

32 HAMBLETT AVE..... \$450,000
B: Ariel Medina-Camacho & Elizabeth Vasquez
S: Ronald Cooper Jr & Jennifer Cooper
Book/Page: 38466/103, Date: 05/03/24
Mtg: Mega Cap Funding Inc \$441,849
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6663sf
Prior Sale: \$84,900 (04/96)

21 HAMPSON ST..... \$770,000
B: Maria Lopez & Marvin Hercules
S: Briseidy Borgos & Ramon Borgos
Book/Page: 38453/199, Date: 04/29/24
Use: 2-Family Two Family, Lot: 15887sf
Prior Sale: \$420,000 (07/18)

27 HOOVER ST..... \$465,000
B: Roy Valdez
S: Patricia A Lacourse
Book/Page: 38457/66, Date: 04/30/24
Mtg: Freedom Mortgage Corp \$437,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 15000sf

42 LANNON AVE..... \$500,000
B: Veronica Ochoa
S: Robert R Ducheneau Jr
Book/Page: 38458/101, Date: 04/30/24
Mtg: First Natl Bk \$400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11475sf
Prior Sale: \$103,600 (06/93)

381 SLADEN ST..... \$525,000
B: Richard L Langford Jr & Roseli O Langford
S: Priscilla A Harbour, Tr for Priscilla A Harbour T
Book/Page: 38455/276, Date: 04/30/24
Mtg: HarborOne Mortgage \$498,750
Term: 2054
Use: 4 Bdrm Ranch, Lot: 35118sf

85 TENNIS PLAZA RD U:9..... \$350,000
B: Gueshnael Louis & Widzer Louis
S: Caffrey William C Est & Carolyn A Caffrey
Book/Page: 38460/164, Date: 05/01/24
Mtg: Republic State Mtg Co \$339,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$218,000 (09/18)

115 TENNIS PLAZA RD U:16..... \$395,000
B: Nicholas Dys
S: Cristen M Mackey
Book/Page: 38458/283, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: \$222,900 (08/05)

Dunstable

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 2 5
Median Price \$765,000 \$765,000

REAL ESTATE SALES

120-R ACRES RIVER ST..... \$642,857
B: MCGovern Legacy Re Hldg L
S: Hugh E MCGovern, Tr for Susan MCGovern Ft
Book/Page: 38455/13, Date: 04/30/24

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

61 WESTFORD ST..... \$974,900
B: Edward C Perron & Deanna M Perron
S: Linda Ferris, Tr for Rivard Ft
Book/Page: 38462/153, Date: 05/02/24
Use: 3 Bdrm Colonial, Lot: 91912sf
Prior Sale: \$295,000 (08/96)

Lowell

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 84 83
Median Price \$437,500 \$462,000

REAL ESTATE SALES

1 19TH ST U:1..... \$257,000
B: Vijay Raman & Smitha 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 Norwich
S: Madjack7 LLC
Book/Page: 38453/264, Date: 04/29/24
Mtg: Berkshire Bank \$440,000
Term: 2054
Use: Condo

11 COURT ST U:11..... \$549,800
B: Rachel L Salles
S: Madjack7 LLC
Book/Page: 38466/205, Date: 05/03/24
Mtg: Cross Country Mtg Inc \$439,840
Term: 2054
Use: Condo

192 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: Molica Abel
Book/Page: 38459/42, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: \$189,900 (10/19)

3 MEGHANN LN..... \$600,000
B: Tyler Dempsey & Lauren Beville
S: Denise M Toppin
Book/Page: 38455/85, Date: 04/30/24
Mtg: Bank of America NA \$570,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12197sf
Prior Sale: \$257,000 (08/11)

39 N BILLERICA RD U:12..... \$237,000
B: Roderick Luong & Jason Luong
S: Carmine Giuggio 3rd & Michael Giuggio
Book/Page: 38459/52, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: \$104,000 (10/14)

238-240 PLEASANT ST..... \$650,000
B: Mordecai Ebihon
S: Lsf9 Master Part T & Us Bank TTr
Book/Page: 38454/84, Date: 04/29/24
Mtg: Movement Mtg LLC \$617,500
Term: 2054

255 ROGERS ST U:2..... \$315,000
B: Matthew Power
S: Rachel Garabedian
Book/Page: 38452/267, Date: 04/29/24
Mtg: Metro Credit Union \$267,750
Term: 2064
Use: 2 Bdrm Condo
Prior Sale: \$195,000 (04/20)

355 ROGERS ST..... \$563,000
B: Felipe C Dafonseca & Taysa O Cuoto
S: Joseph S Manser 4th & Mara L Stewart
Book/Page: 38466/66, Date: 05/03/24
Mtg: Cross Country Mtg Inc \$547,893
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5663sf
Prior Sale: \$382,400 (10/20)

41 SCHOOL ST U:B..... \$310,000
B: Seraphine B Nyuyki
S: Nathan Wong & Abigail Gagnon
Book/Page: 38466/239, Date: 05/03/24
Mtg: Citizens Bank \$264,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$273,000 (08/22)

79 SCHOOL ST..... \$450,000
B: 81 School St Lowell LLC
S: Matthew J Sandelli
Book/Page: 38464/32, Date: 05/03/24
Use: Residential Developable Land, Lot: 8276sf

81 SCHOOL ST..... \$450,000
B: 81 School St Lowell LLC
S: Matthew J Sandelli
Book/Page: 38464/32, Date: 05/03/24
Use: 3 Bdrm Conventional, Lot: 8712sf
Prior Sale: \$140,000 (04/09)

311 STEVENS ST..... \$784,400
B: Silvana Dosreis & Euter P Dasilva
S: Joe A Deoliveira & Simone P Deoliveira
Book/Page: 38452/192, Date: 04/29/24
Mtg: Cross Country Mtg Inc \$549,080
Term: 2054
Use: 2-Family Two Family, Lot: 6534sf
Prior Sale: \$704,000 (09/22)

162 TOWNSEND AVE..... \$516,500
B: Rezwan Islam
S: Halinne Gulizia & Derek Gulizia
Book/Page: 38459/166, Date: 05/01/24
Mtg: Rocket Mortgage LLC \$507,144
Term: 2054
Use: 3 Bdrm Conventional, Lot: 10890sf
Prior Sale: \$360,000 (09/19)

86-92 W 6TH ST..... \$385,000
B: Mohammed A Hakim & Jahanara B Jani
S: Aaron Burr
Book/Page: 38461/271, Date: 05/02/24

48 WANNALANCIT ST..... \$1,440,000
B: Vinfen Corp
S: Atlantis Investments LLC
Book/Page: 38461/155, Date: 05/02/24
Use: 5 Bdrm Conventional, Lot: 12632sf
Prior Sale: \$799,000 (07/23)

35 WETHERBEE AVE..... \$668,200
B: Jennifer Bruce & Jennifer Munro
S: Brent Mccarthy
Book/Page: 38465/122, Date: 05/03/24
Mtg: Stonewater Mtg Corp \$300,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Use: 9583sf
Prior Sale: \$360,000 (08/20)

Tewksbury

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 35 32
Median Price \$565,000 \$637,500

200 CART PATH RD..... \$745,000
B: Lauren Conlon & Stephen G Conlon
S: Robert A Paolini & Roseann Paolini
Book/Page: 38464/117, Date: 05/03/24
Mtg: Guaranteed Rate Inc \$596,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$195,000 (06/90)

10 CARTER ST..... \$2,976,300
B: 10 Carter Street LLC
S: Mohammed S Abu-Zahra, Tr for Two S Rt
Book/Page: 38459/70, Date: 05/01/24
Use: Industrial Warehouse, Lot: 757508sf

78 COOLIDGE ST..... \$795,000
B: Aakash Sham
S: Kenneth P Watkins & Sarah A Watkins
Book/Page: 38464/272, Date: 05/03/24
Mtg: JPMorgan Chase Bank \$636,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10937sf
Prior Sale: \$468,000 (06/19)

154 HERITAGE DR U:15

► FORECLOSURE DEEDS

18 8TH ST..... \$476,000
 B: Wolfpack Properties LLC
 S: Dawn M Surette & Carrington Mtg Svcs LLC
 Book/Page: 38464/184, Date: 05/03/24
 Use: 3 Bdrm Raised Ranch, Lot: 19200sf
 Prior Sale: \$185,000 (10/98)

Tyngsboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	16
Median Price	\$542,500	\$601,750

► REAL ESTATE SALES

29 WILLOWDALE RD..... \$650,000
 B: Marta A Bonilla
 S: Franklin G Barahona & Ledi D Escalante
 Book/Page: 38465/261, Date: 05/03/24
 Mtg: NFM Inc \$638,226
 Term: 2054
 Use: 2 Bdrm Split Entry, Lot: 41334sf
 Prior Sale: \$490,000 (09/20)

118 WILLOWDALE RD..... \$525,000
 B: Mark Brodeur & Karalyn Brodeur
 S: William R Caunter
 Book/Page: 38457/1, Date: 04/30/24
 Mtg: Evolve B&T \$498,750
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 10707sf
 Prior Sale: \$179,900 (08/99)

Westford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	25
Median Price	\$620,000	\$735,000

► REAL ESTATE SALES

100 DUNSTABLE RD..... \$515,000
 B: Mouafak Khabazah
 S: Debra E Daniels
 Book/Page: 38456/100, Date: 04/30/24
 Mtg: Enterprise Bk & Tr Co \$386,250
 Use: 4 Bdrm Gambrel, Lot: 40032sf

128 MAIN ST U:2..... \$785,000
 B: Sharon Cuoco & Albert Cuoco
 S: 124 Msw LLC
 Book/Page: 38457/102, Date: 04/30/24
 Use: 2 Bdrm Condo, Lot: 260489sf

67 N MAIN ST..... \$950,000
 B: Albert Kovera
 S: Westford Historic Rlty LL
 Book/Page: 38460/219, Date: 05/01/24
 Mtg: Cross Country Mtg Inc \$855,000
 Term: 2054
 Use: 5 Bdrm Victorian, Lot: 60984sf

37 PLAIN RD..... \$935,000
 B: Rupinder Singh & Manmeet Matharu
 S: Pranab K Banerjee & Deborah E Banerjee
 Book/Page: 38464/247, Date: 05/03/24
 Mtg: Merrimack Valley CU \$785,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 40467sf
 Prior Sale: \$537,500 (06/13)

12 WHITE PINE KNL U:12..... \$327,000
 B: Dawn E Michanowicz & John K Bryan 3rd
 S: Travis S Harris & Tracy K Harris
 Book/Page: 38457/228, Date: 04/30/24
 Mtg: HarborOne Mortgage \$228,900
 Term: 2039
 Use: 2 Bdrm Condo
 Prior Sale: \$299,500 (10/22)

7 WINDSOR WAY..... \$850,000
 B: Ebin Cherian & Meera R Abraham
 S: Dona M Agraz
 Book/Page: 38452/78, Date: 04/29/24
 Mtg: Leader Bank NA \$680,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20255sf

13 WOODRIDGE LN U:13..... \$685,000
 B: Marie Rideout, Tr for Marie Rideout RET
 S: Eileen English
 Book/Page: 38463/167, Date: 05/03/24
 Use: 3 Bdrm Condo
 Prior Sale: \$625,000 (05/22)

Wilmington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	30
Median Price	\$629,000	\$697,450

► REAL ESTATE SALES

38 BOUTWELL ST..... \$640,000
 B: Zohar E Shushan
 S: Paul F Sheehan, Tr for K Sheehan Sole Benefit T
 Book/Page: 38462/112, Date: 05/02/24
 Mtg: Movement Mtg LLC \$260,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 17424sf
 Prior Sale: \$360,000 (01/17)

65 CHESTNUT ST..... \$660,000
 B: Imogen M Thomas & Christopher D Butler
 S: Luke A Craig, Tr for Craig Ft
 Book/Page: 38466/130, Date: 05/03/24
 Mtg: Guaranteed Rate Inc \$594,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 44431sf
 Prior Sale: \$453,000 (03/19)

59 CHURCH ST..... \$581,000
 B: James C Rollins & Elizabeth Rollins
 S: Mchugh Rt & Richard J Mchugh Jr
 Doc#: 00000000322893, Date: 05/01/24
 Mtg: United Wholesale Mtg \$464,800
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 22651sf

121 GROVE AVE..... \$843,000
 B: Michael J Dennis & Alysha M Dennis
 S: Stephen Long & Nancy Long
 Book/Page: 38464/212, Date: 05/03/24
 Mtg: Dana Farber Cancer \$200,000
 Use: 4 Bdrm Raised Cape, Lot: 9148sf
 Prior Sale: \$599,900 (10/17)

4 OXBOW DR..... \$820,000
 B: Rachel Leblanc & Aaron Phelps
 S: Janice M Lyons, Tr for Janice M Lyons Lt
 Book/Page: 38456/7, Date: 04/30/24
 Mtg: Leader Bank NA \$656,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 27878sf

Middlesex Registry Southern District

Maria C. Curtatone, Register
 208 Cambridge Street
 East Cambridge, MA 02141
 Telephone: (617) 679-6310
 Fax: (617) 617-577-1289
 www.cambridgedeeds.com
 or www.masslandrecords.com

Acton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	16
Median Price	\$950,000	\$923,350

► REAL ESTATE SALES

124 AUDUBON DR U:124..... \$575,000
 B: Warren Clark
 S: Louise B Higginbotham
 Book/Page: 82726/106, Date: 05/01/24
 Mtg: Movement Mtg LLC \$425,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$308,000 (10/08)

4 CROSS ST..... \$298,600
 B: Moz Prop Solutions Inc
 S: Julie A Bak
 Book/Page: 82722/431, Date: 05/01/24
 Mtg: William F Willett \$479,600
 Use: 3 Bdrm Ranch, Lot: 18750sf

384 GREAT RD U:B101..... \$225,000
 B: Marty Desouza & Kaleigh Souza
 S: Hong Jin, Tr for Jin Yao Ft
 Book/Page: 82711/25, Date: 04/29/24
 Mtg: Hanscom FCU \$180,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$92,000 (06/13)

386 GREAT RD U:B13..... \$250,000
 B: Olga Ohayon & Moshe Y Ohayon
 S: Janice Hoffman, Tr for Janice Hoffman Lt
 Book/Page: 82729/516, Date: 05/02/24
 Use: 1 Bdrm Condo
 Prior Sale: \$182,500 (01/22)

22 HEMLOCK LN..... \$810,000
 B: Fiona S Koshy & Phil Abraham
 S: Murtuza S Bootwala & Nilam A Kapasi
 Book/Page: 82731/27, Date: 05/02/24
 Mtg: Northpoint Mortgage \$648,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 30739sf
 Prior Sale: \$450,000 (09/13)

78 LIBERTY ST..... \$600,000
 B: Lauren Donohue & Trevor Donohue
 S: Shanji Zhang
 Book/Page: 82710/483, Date: 04/29/24
 Mtg: CMG Mortgage Inc \$480,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 17500sf
 Prior Sale: \$300,000 (12/12)

103 NEWTOWN RD..... \$950,000
 B: Benjamin Huang
 S: Andrew J Wiseman & Christine M Fox
 Book/Page: 82723/473, Date: 05/01/24
 Mtg: Cross Country Mtg Inc \$855,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 44867sf
 Prior Sale: \$535,000 (01/20)

6 WINTERBERRY PATH U:6..... \$750,000
 B: Amy L Happ
 S: Robert W Starensier & Kathryn Starensier
 Book/Page: 82734/336, Date: 05/03/24
 Mtg: Middlesex Svgs Bk \$525,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$645,000 (10/05)

Arlington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	43
Median Price	\$1,250,000	\$1,300,000

► REAL ESTATE SALES

17 ALTON ST U:17..... \$1,150,000
 B: Michael D Ledoux, Tr for Michael D Ledoux RET
 S: Brandon M Carter & Alexandra T Carter
 Book/Page: 82711/520, Date: 04/29/24
 Mtg: Leader Bank NA \$450,000
 Term: 2054
 Use: 4 Bdrm Condo

65-71 BEACON ST U:67..... \$800,000
 B: Linda Kelsey & Timothy W Kelsey
 S: Harlow Development LLC
 Book/Page: 82715/363, Date: 04/30/24
 Mtg: Cambridge Svgs Bk \$600,000
 Term: 2054
 Use: Condo

5-7 BROOKDALE RD..... \$1,102,000
 B: Christopher Hoffman & Pooja S Hoffman
 S: Elizabeth A Carbone, Tr for Joseph C Baran 2018 lrt
 Book/Page: 82729/261, Date: 05/02/24
 Mtg: Leader Bank NA \$936,700
 Term: 2054
 Use: 2-Family Mlti-Unt Blg, Lot: 4561sf

54 CANDIA ST..... \$1,005,000
 B: Martina R Condon & Jeffrey R Condon
 S: Nelson Chin & Michelle L Chin
 Book/Page: 82736/165, Date: 05/03/24
 Mtg: MSA Mortgage LLC \$753,750
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 8019sf
 Prior Sale: \$540,000 (08/13)

4 COURT STREET PL U:4..... \$1,075,000
 B: Mark Tucker & Ashira L Weinstein
 S: Dimitri P Hautot & Ambre N Hautot
 Book/Page: 82715/391, Date: 04/30/24
 Mtg: Morgan Stanley Privat \$511,000
 Term: 2054
 Use: 3 Bdrm Condo

311 LAKE ST..... \$1,000,000
 B: Jessica Dicker
 S: Francis L Lahiff, Tr for Lahiff Ft
 Book/Page: 82717/332, Date: 04/30/24
 Use: 4 Bdrm Colonial, Lot: 9348sf

11-13 LOWELL ST U:13A..... \$1,051,000
 B: Juan S Sanchez & Natalia Stewart
 S: 11-13 Lowell Realty LLC
 Book/Page: 82725/221, Date: 05/01/24
 Mtg: Citibank Na \$893,350
 Term: 2054
 Use: Condo

11-13 LOWELL ST U:13B..... \$1,265,000
 B: Parita R Varma & Shiv J Shukla
 S: 11-13 Lowell Realty LLC
 Book/Page: 82721/386, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$999,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: Condo

275 MASSACHUSETTS AVE..... \$805,000
 B: Fan Zhang & Fushuang Liu
 S: Louis S Test, Tr for Macleod Rt
 Book/Page: 82720/281, Date: 04/30/24
 Use: Office Bldg-General, Lot: 3385sf
 Prior Sale: \$125,000 (03/93)

990 MASSACHUSETTS AVE U:12..... \$675,000
 B: Marie R Conlon & Stephen B Conlon
 S: Marianne R Tompkins, Tr for Union Wharf 2019 T
 Book/Page: 82721/35, Date: 04/30/24
 Mtg: Leader Bank NA \$405,000
 Term: 2054
 Use: Condo

6-8 MAYNARD ST U:6..... \$615,000
 B: Alvaro Rodriguez & Amy J Mulholland
 S: Deborah A Odonnell, Tr for Deborah A Odonnell RET
 Book/Page: 82721/272, Date: 04/30/24
 Mtg: Embrace Home Loans \$553,500
 Term: 2054
 Use: Condo

15 MYSTIC VIEW TER..... \$1,301,888
 B: Jack R Kirsch & Casey R Corrado
 S: Salvatore J Muccio, Tr for Judith Yarow 1995 RET
 Book/Page: 82717/461, Date: 04/30/24
 Mtg: Movement Mtg LLC \$900,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9117sf
 Prior Sale: \$515,000 (04/06)

70 SILK ST..... \$631,900
 B: Vincent C Baudoin & Coline Baudoin-Canil
 S: Laura Ricci
 Book/Page: 82715/489, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$505,520
 Term: 2054
 Use: 2 Bdrm Row House, Lot: 3798sf

55 SUTHERLAND RD U:55..... \$800,000
 B: Mingyu Liu & Michael Y Sun
 S: Ravitha Amarasingham, Tr for Ravitha Amarasingham RET
 Book/Page: 82736/216, Date: 05/03/24
 Mtg: Guild Mortgage Co \$300,000
 Term: 2039
 Use: Condo

24 SWAN PL U:B..... \$1,050,000
 B: Szu H Sharon Lin
 S: Nitin Gupta & Smita Gupta
 Book/Page: 82734/36, Date: 05/03/24
 Mtg: Leader Bank NA \$577,500
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$662,500 (08/15)

10 SWAN ST U:2..... \$991,000
 B: David Jarzombek & Amisha Divadkar
 S: James Wyllie, Tr for Wyllie RET
 Book/Page: 82729/198, Date: 05/02/24
 Mtg: Guaranteed Rate Inc \$541,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$650,000 (10/16)

32 VALENTINE RD..... \$1,030,000
 B: Yair Bentovim & Lital Bentovim
 S: Huamao Lin & Jing Kang
 Book/Page: 82730/211, Date: 05/02/24
 Mtg: Leader Bank NA \$530,000
 Term: 2054
 Use: 3 Bdrm Garrison, Lot: 5571sf
 Prior Sale: \$479,000 (09/04)

Ashby

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	7
Median Price	\$392,500	\$425,000

► REAL ESTATE SALES

191 DAMON RD..... \$781,000
 B: Caitlin R Ascher
 S: Jenny G Murphy, Tr for Jenny G Murphy RET
 Book/Page: 82714/422, Date: 04/30/24
 Mtg: E Cambridge Svgs Bk \$341,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 66647sf
 Prior Sale: \$322,000 (09/17)

1342 RICHARDSON RD..... \$725,000
 B: Matthew P Campbell & Gwennie B Campbell
 S: Victoria L Marble & Josh A Marble
 Book/Page: 82723/111, Date: 05/01/24
 Mtg: Guild Mortgage Co \$500,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 692473sf
 Prior Sale: \$369,000 (07/06)

495 WHEELER RD..... \$630,000
 B: Evan J Woollacott & Kelsey L Scamman
 S: Elizabeth R Woollacott, Tr for Elizabeth R Woollacott Lt
 Book/Page: 82732/425, Date: 05/03/24
 Mtg: LoanDepot.Com \$504,000
 Term: 2054
 Use: Mixed Use-Prim Res & Agricul, Lot: 442875sf
 Prior Sale: \$445,000 (04/01)

Ashland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	16
Median Price	\$715,000	\$592,500

► REAL ESTATE SALES

4-C FAWN RIDGE RD..... \$8,500
 B: James A Hopkins & Krispen L Hopkins
 S: Hopkinton Area Land T Inc
 Book/Page: 82711/575, Date: 04/29/24

Ayer

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	16
Median Price	\$560,000	\$462,500

► REAL ESTATE SALES

402 AUTUMN RIDGE DR U:402..... \$500,000
 B: Douglas A Ruby & Patricia L Ruby
 S: Karen A Morano
 Book/Page: 82726/274, Date: 05/01/24
 Use: 2 Bdrm Condo
 Prior Sale: \$389,900 (06/06)

6 BRIGGS CIR..... \$825,000
 B: Anji Prakash & Vipul Krishna
 S: Ayer Development LLC
 Book/Page: 82721/187, Date: 04/30/24
 Mtg: New American Funding \$766,550
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 10071sf

10 BRIGGS CIR..... \$887,138
 B: Arti Vaishnavi
 S: Ayer Development LLC
 Book/Page: 82733/154, Date: 05/03/24
 Use: Residential Developable Land, Lot: 10023sf

58 PLEASANT ST..... \$120,000
 B: Kimberly Sanders & Kerry Lomartire
 S: Lomartire Janet T Est & James S Cooper
 Book/Page: 82729/74, Date: 05/02/24
 Use: 2 Bdrm Conventional, Lot: 16117sf
 Prior Sale: \$110,000 (05/09)

Bedford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	16
Median Price	\$787,500	\$1,025,000

► REAL ESTATE SALES

15 FLETCHER RD U:15..... \$775,000
 B: Somya Chhajlani
 S: Michele A Myers
 Book/Page: 82714/486, Date: 04/30/24
 Mtg: Leader Bank NA \$100,000
 Term: 2054
 Use: 2 Bdrm Condo

24 MEADOWBROOK RD..... \$890,000
 B: Prashant P Pawar & Trupti More
 S: Jill S Scanlon, Tr for Edelstein Ft
 Book/Page: 82735/457, Date: 05/03/24
 Mtg: Guaranteed Rate Inc \$712,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 40877sf

18 MITCHELL GRANT WAY U:18..... \$1,250,000
 B: 18 Mitchell Grant Rt & Richard J Davis Jr
 S: Guillaume C Gratton & Sophie Lachance
 Book/Page: 82715/304, Date: 04/30/24
 Use: 3 Bdrm Condo
 Prior Sale: \$915,000 (05/21)

375 NORTH RD..... \$1,170,000
 B: Rhiana Carignan
 S: William P Walker, Tr for William P Walker T
 Book/Page: 82729/502, Date: 05/02/24
 Use: 4 Bdrm Colonial, Lot: 40045sf
 Prior Sale: \$370,400 (09/97)

75 PAGE RD U:27..... \$700,000
 B: Omega A Bonnell-Bradley & Sharon L Bonnell-Bradley
 S: Rebecca G Neale & Thom Neale
 Book/Page: 82709/287, Date: 04/29/24
 Use: 2 Bdrm Condo
 Prior Sale: \$531,000 (04/21)

57 WILDWOOD DR..... \$995,000
 B: Yumeng Jiang & Ji Shi
 S: Neil F Mccarron Jr & Joan P Mccarron
 Book/Page: 82718/145, Date: 04/30/24
 Mtg: Bank of America NA \$700,000
 Term: 2054 Rate: 5.5% Type: Adj
 Use: 4 Bdrm Garrison, Lot: 40010sf

Belmont

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	16
Median Price	\$1,325,000	\$1,447,500

► REAL ESTATE SALES

11 ADAMS ST..... \$2,800,000
 B: Thomas Moriarty
 S: Pamela Saidnawey
 Book/Page: 82730/444, Date: 05/02/24
 Use: 4 Bdrm Colonial, Lot: 8877sf
 Prior Sale: \$935,000 (05/03)

57 BURNHAM ST..... \$1,830,000
 B: Satya V Devarakonda & Deepthi Bandari
 S: 57-59 Burnham St LLC
 Book/Page: 82717/372, Date: 04/30/24
 Mtg: Leader Bank NA \$1,464,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 2-Family Old Style, Lot: 4572sf
 Prior Sale: \$1,175,000 (05/23)

90 COMMON ST U:90..... \$994,000
 B: Blaise A Aguirre
 S: Ann M Connelly RET & Thomas J Connelly Jr
 Book/Page: 82711/335, Date: 04/29/24
 Use: 2 Bdrm Condo
 Prior Sale: \$580,000 (07/02)

61 DARTMOUTH ST U:1..... \$669,000
 B: Bill Wheatle & Abigail Leistra
 S: Lucas Traigos, Tr for 61 Dartmouth St Unit 1 Rt
 Book/Page: 82716/414, Date: 04/30/24
 Mtg: US Bank NA \$535,200
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$249,400 (04/00)

29 FROST RD..... \$1,599,000
 B: Eric A King & Sushmita Datar
 S: Ousama E Shamma & Abier Z Shamma
 Book/Page: 82710/299, Date: 04/29/24
 Mtg: Guaranteed Rate Inc \$1,199,250
 Term: 2054
 Use: 3 Bdrm Garrison, Lot: 6710sf
 Prior Sale: \$629,000 (07/01)

12 MARION RD U:2..... \$823,000
 B: Drasti Kanakia & Ankit Shah
 S: Richard Y Pan & Huankun Shi
 Book/Page: 82715/31, Date: 04/30/24
 Mtg: MIT Federal CU \$740,700
 Term: 2054
 Use: Condo

25 PAYSON RD U:25..... \$1,245,000
 B: Karen M Salvucci, Tr for Karen M Salvucci T
 S: Amir R Anbardar & Atena Yousefi
 Book/Page: 82726/93, Date: 05

MIDDLESEX REGISTRY
continued

97-99 ELMWOOD ST U:311 **\$790,450**
B: Natalia Vlasenko
S: 95-99 Elmwood Street LLC
Book/Page: 82731/427, Date: 05/02/24
Mtg: Rocket Mortgage LLC \$120,000
Term: 2039
Use: Condo

40 FAIRMONT ST **\$1,300,000**
B: Philip S Muirhead & Irmak I Turan
S: Sujata Ghosh & Saikat Guha
Book/Page: 82707/488, Date: 04/29/24
Mtg: Washington Trust Mtg \$838,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Conventional, Lot: 2009sf
Prior Sale: \$1,150,000 (11/22)

50 FOLLEN ST U:207 **\$880,000**
B: Yang LLC
S: Xg 50 Follen St LLC
Book/Page: 82716/292, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: \$1,350,000 (04/21)

127 FRESH POND PKWY **\$1,398,000**
B: Shumeng Qian
S: Robert G Goulet & Joseph M Doherty
Book/Page: 82731/569, Date: 05/02/24
Mtg: Rocket Mortgage LLC \$600,000
Term: 2054
Use: 2-Family Two Family, Lot: 4723sf

14 GREENOUGH AVE **\$2,200,000**
B: 14 Greenough LLC
S: Jane D Craig
Book/Page: 82733/454, Date: 05/03/24
Use: 3 Bdrm Conventional, Lot: 3999sf

85 GRISWOLD ST U:2 **\$2,420,000**
B: Michael B Meisel & Nicole M Pereira
S: 85 Griswold Street LLC
Doc#: 00000001956026, Date: 05/03/24
Mtg: Citizens Bank \$1,880,000
Term: 2054 Rate: 6.1% Type: Adj
Use: Condo

19 LEONARD AVE U:2 **\$1,775,000**
B: Jacob D Isaacson & Caroline F Lucas
S: 19 Leonard Avenue LLC
Book/Page: 82724/183, Date: 05/01/24
Mtg: Rockland Tr Co \$700,000
Term: 2054
Use: Condo

27 LINE ST **\$1,225,000**
B: Nevin Menias & Nicola Tawfik
S: Marjane T Connell & Michael J Connell
Book/Page: 82725/419, Date: 05/01/24
Mtg: Washington Trust Mtg \$918,750
Term: 2054
Use: 2-Family Two Family, Lot: 1722sf

184 MAGAZINE ST U:2 **\$1,195,000**
B: Giuseppe Ardito & Kelly Shaw
S: Amy R Brager
Doc#: 00000001955635, Date: 04/29/24
Use: 2 Bdrm Condo
Prior Sale: \$203,618 (02/96)

6 MARIE AVE U:3 **\$1,326,100**
B: Zachary Chapasko & Ami Vyas
S: SA Marie Holdings LLC
Book/Page: 82723/64, Date: 05/01/24
Mtg: Rockland Fed CU \$915,000
Term: 2054
Use: Condo

989 MEMORIAL DR U:291 **\$2,585,000**
B: Charles A Broh & Jennifer L Hochschild
S: Henry G Berg, Tr for Mary G Berg Rt
Book/Page: 82716/524, Date: 04/30/24
Mtg: Harvard College \$96,044
Use: 3 Bdrm Condo
Prior Sale: \$1,405,000 (02/10)

221 MOUNT AUBURN ST U:508 **\$1,700,000**
B: Cola G Parker & Harold W Anderson 3rd
S: Dorothy W Gillerman
Book/Page: 82729/249, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: \$850,000 (05/10)

215 NORFOLK ST U:3 **\$255,000**
B: John D Manson
S: Jas Homeownership LLC
Book/Page: 82717/574, Date: 04/30/24
Mtg: Cambridge Svgs Bk \$235,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$236,550 (12/20)

44-46 PLYMOUTH ST U:1 **\$1,050,000**
B: Celine Estrada & Alex Wang
S: 46 Ply LLC
Book/Page: 82721/69, Date: 04/30/24
Mtg: Augusto J Estrada \$868,978
Use: Condo

194-R PROSPECT ST U:194R **\$1,650,000**
B: Lily Devaraj & Anjan Devaraj
S: Peter J Martin & Suzanne W Martin
Book/Page: 82730/162, Date: 05/02/24
Mtg: Cross Country Mtg Inc \$770,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$275,000 (09/05)

223 PUTNAM AVE U:4 **\$213,399**
B: Jas Homeownership LLC
S: Matthew Weeman & Elin B Weeman
Book/Page: 82720/595, Date: 04/30/24
Mtg: Cambridge, City of \$246,399
Use: 2 Bdrm Condo
Prior Sale: \$165,000 (02/13)

318 RINDGE AVE U:313 **\$910,000**
B: Evgeny Platonov & Iryna Vlasenko
S: Natalia Vlasenko
Book/Page: 82731/267, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: \$350,000 (09/09)

44 RUSSELL ST **\$3,115,000**
B: 44 Russell St LLC
S: James A Hastie & Jan M Hastie
Book/Page: 82711/445, Date: 04/29/24
Mtg: Rockland Tr Co \$1,440,000
Use: 2-Family Two Family, Lot: 11207sf

218 THORNDIKE ST U:106 **\$875,000**
B: Daniel J Kats
S: Theo F Guilfooy & John M Ratliff
Book/Page: 82735/515, Date: 05/03/24
Mtg: Washington Trust Mtg \$766,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$465,000 (12/12)

11 WALNUT AVE U:B **\$1,875,000**
B: Javier Barrientos & Dean J Ventola
S: Thomas V Erlach
Book/Page: 82714/519, Date: 04/30/24
Mtg: Bank of America NA \$1,500,000
Term: 2054 Rate: 5.5% Type: Adj
Use: Condo

14 WARE ST U:44 **\$700,000**
B: Anant K Sundaram & Faith E Beasley
S: John D Kendrick
Doc#: 00000001956034, Date: 05/03/24
Use: 1 Bdrm Condo

401 WASHINGTON ST U:5 **\$915,000**
B: Jing Sun & Jingran Song
S: Bin Xiao & Kexin Zheng
Book/Page: 82715/133, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: \$860,000 (06/20)

191 WINDSOR ST U:191 **\$210,120**
B: Jas Homeownership LLC
S: Zoia R Krastanova
Book/Page: 82712/37, Date: 04/29/24
Mtg: Cambridge, City of \$435,120
Use: 3 Bdrm Condo
Prior Sale: \$135,000 (03/02)

Concord

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	18
Median Price	\$1,375,000	\$1,426,500

► **REAL ESTATE SALES**

40 BALLS HILL RD **\$4,675,000**
B: Balls Hill Rd LLC
S: Churchill G Franklin & Janet H Franklin
Book/Page: 82717/514, Date: 04/30/24
Use: 5 Bdrm Cape Cod, Lot: 113106sf

118 CHESTNUT ST **\$1,735,000**
B: Derek Rodenbeck & Tamara Freilich
S: Kathleen M Obrien
Book/Page: 82733/185, Date: 05/03/24
Mtg: CMG Mortgage Inc \$1,735,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23485sf

28 CONANT ST **\$1,300,000**
B: Joseph Rovine & Sumi Fasolo
S: Patrick F Henning & Ruth J Henning
Book/Page: 82715/346, Date: 04/30/24
Use: 3 Bdrm Contemporary, Lot: 4579sf
Prior Sale: \$400,000 (01/05)

13 CONCORD GREENE U:3 **\$645,000**
B: Karine Zakarian & Alfred M Zakarian
S: Andrew T Shvets & Tetiana Shvets
Book/Page: 82735/45, Date: 05/03/24
Mtg: Winchester Svgs Bk \$451,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1107295sf
Prior Sale: \$405,500 (04/19)

104 LAWS BROOK RD **\$1,271,500**
B: Ashbrook Properties LLC
S: Nicole Bouzan, Tr for Cannava Ft
Book/Page: 82730/487, Date: 05/02/24
Use: 3 Bdrm Old Style, Lot: 21761sf
Prior Sale: \$230,000 (07/96)

353 LAWS BROOK RD **\$810,000**
B: Justin Rich & Trevelyn A Lough
S: Timothy C Seston & Sarah H Zimmerli
Book/Page: 82721/343, Date: 04/30/24
Mtg: Rocket Mortgage LLC \$310,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20000sf
Prior Sale: \$635,000 (02/23)

271 MONSEN RD **\$2,350,000**
B: Lihua Wu
S: Liwu Kuang
Book/Page: 82712/509, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 33114sf
Prior Sale: \$1,489,900 (10/17)

145 MONUMENT ST **\$2,827,500**
B: David J Brown, Tr for 145 Monument St Rt
S: Philip R Reilly & Nancy L Reilly
Book/Page: 82710/155, Date: 04/29/24
Use: 6 Bdrm Colonial, Lot: 16951sf

120 RIVERDALE RD **\$1,650,000**
B: Jason Rogers & Lauren G Rogers
S: David M Fivek & Gretchen Voss
Book/Page: 82723/591, Date: 05/01/24
Mtg: TD Bank NA \$1,237,500
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 15663sf
Prior Sale: \$672,000 (06/06)

83 RIVERSIDE AVE **\$1,650,000**
B: Tara L Johnson & Adam Morris-Cohen
S: Eric D Bird & Derek M Isaacowitz
Book/Page: 82723/299, Date: 05/01/24
Mtg: Guild Mortgage Co \$1,320,000
Term: 2054
Use: 2-Family Two Family, Lot: 13485sf
Prior Sale: \$690,000 (09/08)

57 SHAGBARK RD **\$1,059,000**
B: Courtney L Gilbert & Trevor B Berlin
S: Lefebvre Jeannette P Est & Marie-Elena Lefebvre
Doc#: 00000001955780, Date: 04/30/24
Mtg: Guaranteed Rate Inc \$868,380
Term: 2054 Rate: 6.5% Type: Adj
Use: 5 Bdrm Colonial, Lot: 24356sf

Everett

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	\$571,000	\$580,000

► **REAL ESTATE SALES**

6 ENGLEWOOD AVE **\$815,000**
B: Alex G Cheung & Khin G Lee
S: James C Kirby
Book/Page: 82710/408, Date: 04/29/24
Mtg: Cambridge Svgs Bk \$555,000
Term: 2054
Use: 2-Family Two Family, Lot: 5253sf
Prior Sale: \$140,000 (02/95)

411 FERRY ST **\$675,000**
B: Anibal Carranza, Tr for 411-415 Ferry Street Rt
S: Bruce J Mackey & Lois R Mackey
Book/Page: 82730/561, Date: 05/02/24
Mtg: Bruce J Mackey \$425,000
Use: Retail-Service, Lot: 3899sf

12 HAMILTON ST U:7 **\$390,000**
B: Jun M Wu & Yueqing Mei
S: Kelsey Hichens
Book/Page: 82710/271, Date: 04/29/24
Mtg: Leader Bank NA \$250,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$340,000 (12/23)

25 MYRTLE ST U:25 **\$850,000**
B: Yaska D Pereira
S: Giovanni Dipierro
Book/Page: 82718/507, Date: 04/30/24
Mtg: Cross Country Mtg Inc \$765,000
Term: 2054
Use: 4 Bdrm Condo

39 PARLIN ST U:307 **\$540,000**
B: Yueh C Ko
S: Emily W Lee, Tr for Lee-Zhu Ft
Book/Page: 82731/524, Date: 05/02/24
Mtg: East West Bank \$324,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$300,000 (03/21)

12 WOODLAND ST U:23 **\$240,000**
B: Michael J Payne
S: Donna Digiovanni
Book/Page: 82720/130, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: \$59,900 (06/91)

Framingham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	68
Median Price	\$615,000	\$650,000

► **REAL ESTATE SALES**

82 ALEXANDER ST **\$655,000**
B: Maria Iselin & William Iselin
S: Ramon L White & Nirka Rosa
Book/Page: 82715/262, Date: 04/30/24
Mtg: Guaranteed Rate Inc \$266,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8756sf

19 AUDUBON RD **\$665,000**
B: Daniel W Mboweni & Katarina L Mboweni
S: Raymond Bauters & Isabella Bauters
Book/Page: 82709/521, Date: 04/29/24
Mtg: Guaranteed Rate Inc \$405,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7492sf
Prior Sale: \$390,000 (09/17)

12 BELLWOOD WAY **\$610,000**
B: Tiago H Silva & Julie V Silva
S: Joao C Barros
Book/Page: 82709/451, Date: 04/29/24
Mtg: First Natl Bk \$488,000
Term: 2039
Use: 3 Bdrm Split Level, Lot: 22825sf
Prior Sale: \$490,000 (10/20)

25 CREST RD **\$1,100,000**
B: Timothy K Ridge
S: Harry Groome & Marguerite Groome
Doc#: 00000001955993, Date: 05/03/24
Mtg: Cross Country Mtg Inc \$770,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21432sf
Prior Sale: \$1,013,000 (02/22)

42 GREGORY RD **\$637,000**
B: Katherine Poulson & S D Pinzon
S: Richard Catalano
Book/Page: 82719/206, Date: 04/30/24
Mtg: Movement Mtg LLC \$552,695
Term: 2054
Use: 3 Bdrm Ranch, Lot: 26702sf
Prior Sale: \$345,000 (11/09)

51 JOSEPH RD **\$775,000**
B: John G Cummings & Lisa M Cummings
S: Simon D Welsby & Patricia R Welsby
Book/Page: 82715/463, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk \$609,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25788sf
Prior Sale: \$450,000 (12/17)

19 LONGVIEW RD **\$650,000**
B: Christina L Edrehi & Brandon T Lang
S: Barbara Baxter, Tr for 19 Longview Rd Rt
Book/Page: 82718/205, Date: 04/30/24
Mtg: Sofi Bank NA \$520,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 9148sf

12 MAPLE LN **\$715,000**
B: Liliana Bratis & George Bratis
S: Christopher Brooks & June Brooks
Book/Page: 82717/341, Date: 04/30/24
Mtg: MSA Mortgage LLC \$607,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 19602sf
Prior Sale: \$520,000 (04/19)

4 MARIAN RD U:A **\$420,000**
B: Yuriy Tarasula
S: Sheila A Masciari, Tr for 4a Marian Road Rt
Book/Page: 82724/147, Date: 05/01/24
Mtg: Rocket Mortgage LLC \$336,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$349,000 (03/18)

4 MAYHEW ST **\$450,000**
B: Vinod R Patel
S: 4 Mayhew LLC
Book/Page: 82717/23, Date: 04/30/24
Use: 3-Family Mlti-Unt Bldg, Lot: 10062sf
Prior Sale: \$500,000 (07/22)

2 MECHANIC ST **\$780,000**
B: Catherine Nakirya
S: Rafael M Dacruz & Sabrina C Dacruz
Book/Page: 82734/504, Date: 05/03/24
Mtg: Mtg Equity Partners \$702,000
Term: 2054
Use: 2-Family Two Family, Lot: 4051sf
Prior Sale: \$234,379 (07/16)

69 NICHOLAS RD U:B **\$233,000**
B: Govinda R Pavuluri & Anusha Dhanekula
S: Piece Of The Earth LLC
Doc#: 00000001956037, Date: 05/03/24
Mtg: Jeanne DArc CU \$186,400
Term: 2054 Rate: 6.4% Type: Adj
Prior Sale: \$116,817 (09/20)

180 RIVERPATH DR U:180 **\$955,000**
B: Jeffrey S Baker & Dian M Vittori
S: Michael G Mcauliffe & Margaret Mcauliffe
Book/Page: 82714/149, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: \$677,625 (04/16)

91 SCHOOL ST **\$975,000**
B: Sarah Henry & Gregory Edmonston
S: Keith Lavery & Chadd Bernier
Book/Page: 82716/227, Date: 04/30/24
Mtg: Cambridge Svgs Bk \$767,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8756sf
Prior Sale: \$571,525 (04/18)

9 TARA RD **\$620,000**
B: Rebecca Berkowitz
S: Chloe Kim & John Lee
Book/Page: 82726/511, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 8102sf
Prior Sale: \$325,000 (05/16)

15 TOWNSEND TER **\$625,000**
B: Santino Fierimonte & Angela Rubino
S: Mary M Smith
Doc#: 00000001955751, Date: 04/30/24
Mtg: Guaranteed Rate Inc \$562,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25918sf

22 WATSON PL **\$765,000**
B: Wenjie Yang & Yanting Zeng
S: Jpk Realty LLC
Doc#: 00000001956005, Date: 05/03/24
Mtg: Leader Bank NA \$573,750
Term: 2054
Use: 2-Family Two Family, Lot: 8059sf
Prior Sale: \$245,000 (08/12)

506 WINDSOR DR U:506 **\$400,000**
B: Connor Hanlon & Elizabeth Hanlon
S: Stuchins Melissa Beth Est & Jay Murphy
Book/Page: 82731/234, Date: 05/02/24
Mtg: Leader Bank NA \$320,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$285,500 (10/05)

150 WINTHROP ST **\$525,000**
B: Claudiano C Costa & Larisse Costa
S: Larry J Guardiani, Tr for Guardiani Lt
Book/Page: 82726/365, Date: 05/01/24
Mtg: Prestige Home Mtg LLC \$472,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11413sf

450 EDGELL RD **\$504,000**
B: Tbf LLC
S: Mary P Piso & Mortgage Assets Mgmt LLC
Book/Page: 82718/38, Date: 04/30/24
Use: 3 Bdrm Gambrel, Lot: 35589sf

Groton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	17
Median Price	\$865,000	\$515,000

► **REAL ESTATE SALES**

459 CHICOPPEE ROW **\$516,800**
B: Olivia Birdsall & Eric Eads
S: Hammond Joan Theresa Est & Debora L Hammond
Book/Page: 82725/119, Date: 05/01/24
Mtg: Embrace Home Loans \$416,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 49658sf

151 DUCK POND DR **\$1,400,000**
B: Brian Mcpartland & Sarah Mcpartland
S: Kenneth D Stiles, Tr for Kenneth Daniel Stiles RET
Book/Page: 82721/573, Date: 04/30/24
Mtg: Cross Country Mtg Inc \$1,120,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41382sf
Prior Sale: \$834,900 (02/14)

95 HUMMINGBIRD LN U:95 **\$839,900**
B: Paul D Edson & Melody J Edson
S: Richard Catalano
Book/Page: 82719/206, Date: 04/30/24
Mtg: Movement Mtg LLC \$552,695
Term: 2054
Use: 3 Bdrm Condo

41 LAKESIDE DR **\$600,000**
B: Marianna A Murphy & Joshua P Rabbitt
S: Christine E Rabbitt
Book/Page: 82728/244, Date: 05/02/24
Mtg: Main Street Bank (MA) \$480,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20038sf
Prior Sale: \$100,000 (12/98)

Holliston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	16
Median Price	\$628,500	\$637,500

► **REAL ESTATE SALES**

40 HARGRAVE AVE **\$707,000**
B: Oleg Tsybulski
S: Pocas Olimpio Pinto Est & Benjamin Pocas
Book/Page: 82731/462, Date: 05/02/24
Mtg: Vontive Inc \$645,350
Use: Apartment Bldg - 4-8 Units, Lot: 30492sf
Prior Sale: \$135,000 (02/93)

55 JOHNSON DR **\$1,260,000**
B: Michael Mckenna & Elizabeth Mckenna
S: Ray Oquendo & Norabell Oquendo
Book/Page: 82718/267, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk \$1,008,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 127631sf
Prior Sale: \$762,000 (07/11)

544 PRENTICE ST **\$620,000**
B: Megan Postemski & Weston Conner
S: Mahendra K Shakya & Subarna Shakya
Book/Page: 82714/95, Date: 04/30/24
Mtg: Washington Trust Mtg \$496,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 93654sf
Prior Sale: \$205,000 (01/99)

66 WEDGEWOOD DR **\$586,000**
B: Rachel Prosser & Thompson Scott-Ludwig
S: Aynur Kashgari & Maimaitiyim Mutallifu
Book/Page: 82727/296, Date: 05/01/24
Mtg: M&T Bank NA \$468,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19166sf
Prior Sale: \$510,000 (12/22)

20 WHITNEY ST **\$1,500,000**
B: Whitney Company LLC
S: Junction St LLC
Book/Page: 82711/67, Date: 04/29/24
Mtg: Dedham Inst for Svgs \$1,125,000
Use: Industrial Warehouse, Lot: 47480sf
Prior Sale: \$1,000,000 (07/13)

90 WILLOWGATE RISE **\$830,000**
B: Nolan J Lantieri & Michaela K Lantieri
S: Kathryn D Youngen, Tr for Youngen Nt
Book/Page: 82711/412, Date: 04/29/24
Mtg: Guaranteed Rate Inc \$664,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 38768sf
Prior Sale: \$450,000 (09/09)

Hopkinton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	21
Median Price	\$670,000	\$1,035,000

► **REAL ESTATE SALES**

33 APPLE TREE HILL RD U:33 **\$430,000**
B: Ilknur Icke & Sibel Icke
S: Christopher Tatro & Allison Kaplan
Book/Page: 82712/5, Date: 04/29/24
Mtg: Norwich Commercial Grp \$387,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$245,000 (11/02)

6 CEDAR ST **\$200,000**
B: Main St Crossing LLC
S: Dennis S Katz, Tr for Katz Rt
Book/Page: 82718/307, Date: 04/30/24
Mtg: MutualOne Bk \$2,850,000
Use: 3 Bdrm Old Style, Lot: 8398sf
Prior Sale: \$150,000 (12/97)

18 FOREST LN U:18 **\$560,000**
B: James M Chojnowski & Michaela E Chojnowski
S: Barbara Klein, Tr for Pennock Rd Rt
Book/Page: 82715/97, Date: 04/30/24
Mtg: United Wholesale Mtg \$448,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$454,900 (05/19)

6 KIMBALL RD **\$1,400,000**
B: Heather B Bearfield
S: Jon Ippolito & Miranda Ippolito
Book/Page: 82714/445, Date: 04/30/24
Mtg: United Wholesale Mtg \$650,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30501sf
Prior Sale: \$1,259,000 (11/21)

44-46 MAIN ST **\$3,600,000**
B: Main St Crossing LLC
S: Hopkinton Drug Realty LLC
Book/Page: 82718/298, Date: 04/30/24

48-52 MAIN ST **\$3,600,000**
B: Main St Crossing LLC
S: Hopkinton Drug Realty LLC
Book/Page: 82718/298, Date: 04/30/24

16 OLD FARM RD

7 SHAY RD..... \$650,000
 B: Matthew Dougherty & Lainie Dougherty
 S: Neal M Dougherty, Tr for Mmc-Shay Rt
 Book/Page: 82725/460, Date: 05/01/24
 Mtg: Fairway Ind Mtg \$425,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 40118sf

20 SUMMER ST..... \$790,000
 B: Swand Properties LLC
 S: Zenaide Percuoco, Tr for Testamentary T Article 3
 Book/Page: 82724/322, Date: 05/01/24
 Use: 2-Family Family Flat, Lot: 9548sf

28 SUMMER ST..... \$423,938
 B: David Rodrigues & Velma M Braga-Rodrigues
 S: Adelia D Constantine & Maria L Cauley
 Book/Page: 82716/296, Date: 04/30/24
 Mtg: Avidia Bank \$200,000
 Term: 2054
 Use: 2-Family Family Flat, Lot: 10890sf

90 WARNER ST..... \$625,000
 B: Stephen Whipple
 S: Matthew N Dougherty & Lainie Dougherty
 Book/Page: 82714/565, Date: 04/30/24
 Mtg: Northpoint Mortgage \$593,750
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 14497sf
 Prior Sale: \$290,500 (04/14)

Lexington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	47
Median Price	\$1,905,000	\$1,600,000

► REAL ESTATE SALES

76 BEDFORD ST U:1..... \$490,000
 B: Custance Holdings LLC
 S: Newmar Realty LLC
 Book/Page: 82720/233, Date: 04/30/24
 Mtg: Cape Cod Five Cent Bk \$367,500
 Use: Retail Condo, Lot: 821sf

76 BEDFORD ST U:2..... \$590,000
 B: Custance Holdings LLC
 S: Ag Prime Realty LLC
 Book/Page: 82720/500, Date: 04/30/24
 Mtg: Cape Cod Five Cent Bk \$442,500
 Use: Retail Condo, Lot: 821sf
 Prior Sale: \$490,000 (01/87)

23 BLUEBERRY LN..... \$3,300,000
 B: Chaohui Su
 S: Antonius M Bunt & Christine Bunt
 Doc#: 00000001955658, Date: 04/29/24
 Use: 5 Bdrm Mansion, Lot: 38276sf
 Prior Sale: \$655,000 (06/06)

321 CONCORD AVE..... \$680,000
 B: Homes Development Corp
 S: Priscilla V Turnquist
 Book/Page: 82733/274, Date: 05/03/24
 Use: 2 Bdrm Conventional, Lot: 20292sf

3 CRAWFORD RD..... \$3,250,000
 B: Nicholas Hoffer & Wendi L Hoffer
 S: Seaver Prop LLC
 Book/Page: 82716/454, Date: 04/30/24
 Mtg: JPMorgan Chase Bank \$2,600,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 6 Bdrm Colonial, Lot: 19420sf
 Prior Sale: \$1,378,000 (03/22)

10 ELLISON RD..... \$1,270,500
 B: Vijay R Gupta & Swapna Araveti
 S: Rahul Sarvadevabhatla & Lalitha Sarvadevabhatla
 Doc#: 00000001956017, Date: 05/03/24
 Mtg: Guaranteed Rate Inc \$1,016,400
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 9787sf
 Prior Sale: \$837,000 (07/18)

65 FIFER LN U:65..... \$1,027,000
 B: Kenneth W Prescott & Sandra L Hackman
 S: Susan D Erdos, Tr for Erdos Rt
 Book/Page: 82725/184, Date: 05/01/24
 Mtg: Cambridge Svgs Bk \$816,800
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 3 Bdrm Condo, Lot: 435sf

108 GROVE ST..... \$2,056,000
 B: Kan Lin & Wenping Chen
 S: Scott E Damsky & Wendy B Damsky
 Book/Page: 82716/63, Date: 04/30/24
 Mtg: Washington Trust Mtg \$1,306,000
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 29875sf
 Prior Sale: \$1,025,000 (06/05)

1475 MASSACHUSETTS AVE U:219..... \$374,884
 B: Charles A Waehler
 S: Stacey A Orneara
 Book/Page: 82724/594, Date: 05/01/24
 Use: 1 Bdrm Condo, Lot: 435sf
 Prior Sale: \$308,000 (04/20)

40 REED ST..... \$1,480,000
 B: Jin Chen & Zhang Weng
 S: Robert B Caravana, Tr for 40 Reed St Nt
 Book/Page: 82710/518, Date: 04/29/24
 Mtg: Fairway Ind Mtg \$766,500
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 12325sf
 Prior Sale: \$80,000 (05/91)

41 SCHOOL ST..... \$1,100,000
 B: North Shore Res Dev Inc
 S: Jeffrey W Ruberti & Monica Grewal
 Doc#: 00000001955863, Date: 05/01/24
 Use: 2 Bdrm Ranch, Lot: 37840sf
 Prior Sale: \$485,000 (10/11)

3 WACHUSETT CIR..... \$1,750,000
 B: Robert G Hesse & Anne G Lindseth
 S: Philip G Cormier & Catherine D Cormier
 Book/Page: 82730/24, Date: 05/02/24
 Mtg: Guaranteed Rate Inc \$900,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 12569sf
 Prior Sale: \$697,000 (12/01)

498 WALTHAM ST..... \$1,100,000
 B: Ji Qi
 S: Douglas G Williams & Nancy J Williams
 Book/Page: 82734/162, Date: 05/03/24
 Mtg: US Bank NA \$770,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 4 Bdrm Conventional, Lot: 16371sf
 Prior Sale: \$160,000 (06/95)

20 YOUNG ST..... \$1,000,000
 B: B & E Homes LLC
 S: Hun G Kua & Lindsey H Kua
 Book/Page: 82723/221, Date: 05/01/24
 Use: 3 Bdrm Split Level, Lot: 10000sf
 Prior Sale: \$570,000 (08/10)

Lincoln

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	2
Median Price	\$1,228,000	\$2,215,500

► REAL ESTATE SALES

140 LINCOLN RD U:311..... \$575,000
 B: Margaretha M Eckhardt
 S: Diana A Cowles
 Book/Page: 82710/91, Date: 04/29/24
 Mtg: Cambridge Svgs Bk \$517,500
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$440,000 (07/21)

12 OLD WINTER ST..... \$1,005,000
 B: Maura Kelly
 S: Jane C Thomas
 Book/Page: 82725/555, Date: 05/01/24
 Use: 2 Bdrm Cape Cod, Lot: 38768sf

72 WINTER ST..... \$2,106,000
 B: William Sattel
 S: Harrison R Shulman & Emma S Shulman
 Book/Page: 82732/196, Date: 05/03/24
 Mtg: Berkshire Bank \$1,684,800
 Term: 2054
 Use: 3 Bdrm, Lot: 82311sf
 Prior Sale: \$1,455,000 (04/20)

Littleton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	12
Median Price	\$625,000	\$685,000

► REAL ESTATE SALES

29 HARWOOD AVE..... \$710,000
 B: Tucker Kinne & Hayley Aydelott
 S: Richard P Cail & Elisabeth S Cail
 Book/Page: 82712/598, Date: 04/30/24
 Mtg: Radius Financial Grp \$604,000
 Term: 2054
 Use: 3 Bdrm Antique, Lot: 43560sf
 Prior Sale: \$375,000 (09/14)

17 HOUGHTON LN..... \$682,000
 B: Katherine M Hart & William J Urichio
 S: Peter P Lento
 Book/Page: 82725/411, Date: 05/01/24
 Use: 2-Family Cape Cod, Lot: 14375sf
 Prior Sale: \$180,000 (08/94)

32 LAWRENCE ST..... \$970,000
 B: Robert V Schalkwyk & Shauna L Morrison
 S: Judith D Burkhart
 Book/Page: 82718/114, Date: 04/30/24
 Mtg: Amerant Mortgage \$560,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 40319sf
 Prior Sale: \$505,000 (04/12)

18 WASHINGTON DR..... \$810,000
 B: Jungyeon Lee
 S: Kerry A Mceachern
 Book/Page: 82709/302, Date: 04/29/24
 Mtg: Leader Bank NA \$480,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10001sf
 Prior Sale: \$555,000 (06/18)

1 WORCESTER DR..... \$335,184
 B: Sara B Carlisle
 S: Graham Knowland
 Book/Page: 82725/272, Date: 05/01/24
 Use: 3 Bdrm Colonial, Lot: 52925sf
 Prior Sale: \$575,000 (10/14)

Malden

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	24
Median Price	\$625,000	\$637,500

► REAL ESTATE SALES

38 BAYRD ST..... \$671,000
 B: Prashidha Pokhrel & Puja S Koirala
 S: Sandra Mcneil
 Book/Page: 82708/583, Date: 04/29/24
 Mtg: Guaranteed Rate Inc \$536,800
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5410sf
 Prior Sale: \$169,900 (12/94)

245 BRYANT ST..... \$1,750,000
 B: Accd 245 Bryant LLC
 S: Congregaton Agudas Achim-
 Book/Page: 82727/209, Date: 05/01/24
 Mtg: City Of Malden \$1,750,000
 Use: Religious Property, Lot: 39735sf

11 COLEMAN ST..... \$817,000
 B: Manuel G Rivas & Jose G Rivas
 S: Luiz C Ferreira
 Doc#: 00000001955982, Date: 05/03/24
 Mtg: New Fed Mtg Corp \$766,854
 Term: 2054
 Use: 2-Family Mlti-Unt Blg, Lot: 8054sf
 Prior Sale: \$415,000 (10/03)

20-30 DANIELS ST U:217..... \$363,000
 B: Michael Zhilin & Yevgeniya Zhilin
 S: Yantong Xie
 Book/Page: 82717/414, Date: 04/30/24
 Mtg: Leader Bank NA \$310,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$279,000 (06/17)

30 FRANKLIN ST U:329..... \$507,000
 B: Terrence Ki & Tiffany Chin
 S: Arthur J Kriete
 Book/Page: 82726/548, Date: 05/01/24
 Mtg: Leader Bank NA \$481,650
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$240,000 (06/14)

30 FRANKLIN ST U:418..... \$420,000
 B: Jeremy S Goldenberg
 S: April C Turner
 Book/Page: 82715/536, Date: 04/30/24
 Mtg: UBS Bank USA \$100,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$228,000 (09/05)

204-210 HIGHLAND AVE U:206..... \$660,000
 B: Terry E Netusil, Tr for Anthony R Pacciarotti
 S: Bernard H MCGovern, Tr for 204-210 Highland Ave RT
 Book/Page: 82734/469, Date: 05/03/24
 Use: Condo

85 HOME ST..... \$800,000
 B: Steter Prop LLC
 S: James W Laporte
 Book/Page: 82713/27, Date: 04/30/24
 Mtg: James W Laporte \$600,000
 Use: 2-Family Mlti-Unt Blg, Lot: 6364sf

67 MADISON ST..... \$774,225
 B: Peter Lucas
 S: Robert P Chase
 Book/Page: 82715/165, Date: 04/30/24
 Mtg: Rocket Mortgage LLC \$696,802
 Term: 2054
 Use: 2-Family Mlti-Unt Blg, Lot: 3650sf
 Prior Sale: \$620,000 (08/18)

104-R MAIN ST..... \$360,000
 B: 104-118 Main St LLC
 S: Mei T Huang
 Book/Page: 82723/468, Date: 05/01/24
 Use: 3 Bdrm Old Style, Lot: 3851sf
 Prior Sale: \$80,000 (04/12)

502 SALEM ST..... \$625,000
 B: Brian S Kraszewski & Lacy A Kraszewski
 S: Geoffrey T Quach & Christina T Vo
 Book/Page: 82724/434, Date: 05/01/24
 Mtg: Rocket Mortgage LLC \$500,000
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 21754sf
 Prior Sale: \$264,000 (11/05)

77 SUMMIT ST..... \$650,000
 B: Gabriel D Demoraes & Lauren A Demoraes
 S: Jessica Royster
 Doc#: 00000001956013, Date: 05/03/24
 Mtg: Fall River Five Cents \$560,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 4961sf
 Prior Sale: \$275,000 (09/02)

71 WILLIAMS ST..... \$600,000
 B: Susan Giordano & Walter Sass
 S: Patrick Grenberg
 Doc#: 00000001955639, Date: 04/29/24
 Use: 3 Bdrm Old Style, Lot: 10241sf
 Prior Sale: \$75,000 (08/95)

Marlborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	33
Median Price	\$527,500	\$585,000

► REAL ESTATE SALES

37 ANDREWS RD..... \$750,000
 B: Cesar F Deabreu
 S: Cheryl A Johnston
 Book/Page: 82731/362, Date: 05/02/24
 Mtg: QS Lending T \$600,000
 Use: 4 Bdrm Colonial, Lot: 18436sf

46 DANJOU DR..... \$915,000
 B: Brian Coache & Laura E Styn
 S: Diana Cruz-Thomas
 Book/Page: 82720/415, Date: 04/30/24
 Mtg: Embrace Home Loans \$465,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 32810sf
 Prior Sale: \$547,500 (12/10)

480 FARM RD..... \$650,000
 B: Kaylin Hamel & Christian Austin
 S: Krishna Ramachandra & Uma Ramachandra
 Book/Page: 82730/343, Date: 05/02/24
 Mtg: Guaranteed Rate Inc \$325,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 15549sf
 Prior Sale: \$170,000 (06/95)

15 FRONT ST..... \$815,000
 B: Lorenzo Micali
 S: Steven M Spiegel
 Book/Page: 82709/583, Date: 04/29/24
 Mtg: Steven M Spiegel \$741,075
 Term: 2027
 Use: Apartment Bldg - 4-8 Units, Lot: 10614sf
 Prior Sale: \$390,000 (08/11)

102 KINGS VIEW RD..... \$510,000
 B: Farah P Colon & Jovanny A Colon
 S: Rodney F Calloway & Sharon V Boston-Calloway
 Book/Page: 82721/106, Date: 04/30/24
 Mtg: Salem Five Mtg Co \$500,762
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 24261sf
 Prior Sale: \$318,500 (02/19)

13 MAPLE ST..... \$710,000
 B: Eduardo De La Cruz & Domingo De La Cruz
 S: Hanna Gomez
 Book/Page: 82730/582, Date: 05/02/24
 Mtg: American Fncl Resrcs \$703,129
 Term: 2054
 Use: 3-Family Family Flat, Lot: 2895sf
 Prior Sale: \$550,000 (12/20)

43 PHEASANT HILL RD..... \$530,000
 B: Eila E Paxton & Jaime R Gonzalez
 S: Patricia Ward, Tr for Ward Ft
 Book/Page: 82736/318, Date: 05/03/24
 Mtg: Prestige Home Mtg LLC \$503,500
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10030sf

454 PLEASANT ST..... \$610,000
 B: Juan F Grijalva
 S: Ian Fouts & Aimee Drew
 Book/Page: 82726/481, Date: 05/01/24
 Mtg: United Wholesale Mtg \$594,041
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 20614sf
 Prior Sale: \$305,000 (10/11)

150 SIMPSON RD..... \$565,000
 B: Katherine A Perl & Walter F Gagne Jr
 S: Bonita S Hill
 Book/Page: 82732/48, Date: 05/03/24
 Mtg: Norwich Commercial Grp \$536,750
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 21407sf

38 UNION ST..... \$215,000
 B: Santos Gomez
 S: Lorraine M Guimond
 Book/Page: 82736/556, Date: 05/03/24
 Use: 2 Bdrm Cape Cod, Lot: 5600sf

Maynard

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	14
Median Price	\$505,000	\$597,590

► REAL ESTATE SALES

4 APPLE RDG U:4..... \$540,000
 B: Daniel A Nolan & Natalie M Hrabrick
 S: Patricia Peruta
 Book/Page: 82734/585, Date: 05/03/24
 Mtg: Jeanne DArc CU \$486,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$340,000 (07/21)

Medford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	31
Median Price	\$720,000	\$780,000

► REAL ESTATE SALES

24TH ST..... \$1,290,000
 B: F A Hidalgo-Maldonado
 S: Taylor Thompson & Phuong Luong
 Book/Page: 82712/372, Date: 04/30/24
 Mtg: Rockland Tr Co \$967,500
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2-Family Duplex, Lot: 10224sf
 Prior Sale: \$1,199,000 (09/21)

72 ALMONT ST..... \$565,000
 B: Progress Property LLC
 S: Dennis J Brault, Tr for Dennis J Brault Irt
 Book/Page: 82724/219, Date: 05/01/24
 Mtg: Unitas Funding Llc \$600,000
 Use: 3 Bdrm Conventional, Lot: 3531sf
 Prior Sale: \$217,500 (03/00)

12 BENNETT ST..... \$930,000
 B: Jiahui S Liu
 S: Super Funky LLC
 Book/Page: 82717/490, Date: 04/30/24
 Mtg: Leader Bank NA \$651,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 3160sf
 Prior Sale: \$510,000 (02/16)

11 BONNER AVE..... \$800,000
 B: 11 Bonner Avenue LLC
 S: 11 & 11a Bonner Ave LLC
 Book/Page: 82731/308, Date: 05/02/24
 Mtg: LendingOne LLC \$1,290,000
 Term: 2025
 Use: 2-Family Two Family, Lot: 3960sf
 Prior Sale: \$395,000 (11/10)

41 BURBANK RD..... \$1,110,000
 B: Charles D Earley & Cecilia A Carlowicz
 S: Andrew S Liss & Jennifer A Mertz
 Book/Page: 82711/97, Date: 04/29/24
 Mtg: TD Bank NA \$999,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 6000sf
 Prior Sale: \$390,000 (07/10)

22 HARRIS RD..... \$1,625,000
 B: Ghazala E Alam & Syed H Nawab
 S: 22 Harris Realty LLC
 Book/Page: 82729/291, Date: 05/02/24
 Mtg: Guaranteed Rate Affn \$1,056,250
 Term: 2054 Rate: 7.5% Type: Adj
 Use: 2-Family Two Family, Lot: 5000sf
 Prior Sale: \$975,000 (08/22)

50 HICKS AVE U:6..... \$564,900
 B: Robert Carney & Emily N Carney
 S: Dorothy T Farnsworth
 Book/Page: 82709/203, Date: 04/29/24
 Mtg: Guild Mortgage Co \$508,410
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$120,000 (08/87)

190 HIGH ST U:102..... \$456,000
 B: Margaret Clayton
 S: Jayne M Center & Brian Center
 Doc#: 00000001955767, Date: 04/30/24
 Mtg: Mid-Island Mortgage C \$300,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$240,000 (11/10)

89 HUME AVE U:89..... \$626,000
 B: Weihao Zhu & Yulei Zhang
 S: Fergal Glynn, Tr for F T F Glynn & N A Odrisco
 Book/Page: 82716/95, Date: 04/30/24
 Mtg: MLD Mortgage Inc \$416,000
 Term: 2044
 Use: 2 Bdrm Condo
 Prior Sale: \$300,000 (03/06)

320 MIDDLESEX AVE U:F302..... \$869,900
 B: Moussa B Benmedjkoune
 S: Wellington Res LLC
 Book/Page: 82721/76, Date: 04/30/24
 Mtg: Leader Bank NA \$550,000
 Term: 2054
 Use: Condo

7 POOLE ST..... \$1,130,000
 B: Adam Rhodes-Rogan & A Dastgheib-Beheshti
 S: Ashley T Mondello & Kevin P Morrissey
 Book/Page: 82716/585, Date: 04/30/24
 Mtg: Linda Rhodes \$230,000
 Term: 2054
 Use: 5 Bdrm Conventional, Lot: 3657sf
 Prior Sale: \$356,775 (09/11)

30 REVERE BEACH PKWY U:507..... \$520,000
 B: Jodie-Marie Fernandes
 S: Yunpeng Chen & Jingwen Peng
 Book/Page: 82730/499, Date: 05/02/24
 Mtg: Cambridge Svgs Bk \$416,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$345,000 (03/17)

90 S BORDER RD..... \$1,360,000
 B: James Christianson & Grace Christianson
 S: John A Thulin, Tr for Thulin 2020 T
 Book/Page: 82731/48, Date: 04/30/24
 Mtg: Guild Mortgage Co \$1,088,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 7001sf
 Prior Sale: \$260,000 (07/94)

15 SAINT CLEMENTS RD U:1..... \$685,000
 B: Kaiji Chou, Tr for Lai-Chou Ft
 S: Kevin M Douglas & Steven J Langton
 Book/Page: 82728/597, Date: 05/02/24
 Use: Condo

500 SALEM ST U:706..... \$565,000
 B: Lina Yen & Ingrid Yen
 S: Johan Gace & Imelda Fransiana
 Book/Page: 82733/465, Date: 05/03/24
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$450,000 (02/23)

6 TALBOT ST..... \$1,049,000
 B: James Kremer & Denise Sirias
 S: Ronald R Ricard 2nd
 Book/Page: 82726/404, Date: 05/01/24
 Mtg: Navy FCU \$839,200
 Term: 2054 Rate: 5.5% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 4160sf
 Prior Sale: \$165,000 (11/11)

Melrose

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	30
Median Price	\$735,000	\$860,500

► REAL ESTATE SALES

61 GOSS AVE..... \$975,000
 B: Michael Obrien & Jessica L Obrien
 S: Scott F Colborne & Judith A Colborne
 Book/Page: 82717/233, Date: 04/30/24
 Mtg: Northern Hm Loans LLC \$650,000
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 6599sf

89 LEBANON ST..... \$650,000
 B:

MIDDLESEX REGISTRY continued

Table with 2 columns: Property Address and Price. Includes listings for 21 SYLVESTER RD, 2 TRAVIS RD, 12 WALNUT ST U:3, 186 WOODLAND ST, etc.

Newton

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

Table with 2 columns: Property Address and Price. Includes listings for 81 ANNAWAY RD, 15 ASHCROFT RD, 160 ASPEN AVE, etc.

Table with 2 columns: Property Address and Price. Includes listings for 38 HARRINGTON ST, 68 HARTFORD ST U:70, 65 HIGH ST U:1, etc.

Table with 2 columns: Property Address and Price. Includes listings for 1 DUANE DR, 15 MACINTYRE DR, 270 MAIN ST U:9, etc.

Table with 2 columns: Property Address and Price. Includes listings for 19 DUSTIN RD, 334 FRANKLIN ST, 30 JOHNSON WOODS DR U:30, etc.

Table with 2 columns: Property Address and Price. Includes listings for 39 HANCOCK ST, 14 MALVERN AVE, 402 MEDFORD ST U:1, etc.

Pepperell

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024.

Table with 2 columns: Property Address and Price. Includes listings for 11 AMES DR, 35 BRUSH HILL RD, 395 ALEWIFE BROOK PKWY U:3H, etc.

Reading

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024.

Table with 2 columns: Property Address and Price. Includes listings for 10 ABIGAIL WAY U:2008, 10 ABIGAIL WAY U:4007, 7 AUGUSTUS CT U:3004, etc.

Sherborn

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024.

Table with 2 columns: Property Address and Price. Includes listings for 11 AMES DR, 35 BRUSH HILL RD, 395 ALEWIFE BROOK PKWY U:3H, etc.

Somerville

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024.

Table with 2 columns: Property Address and Price. Includes listings for 395 ALEWIFE BROOK PKWY U:3H, 58 ALPINE ST U:58, 79 BENTON RD U:1, etc.

Stoneham

MARKET STATISTICS THROUGH MARCH. Table with 3 columns: Metric, YTD 2023, YTD 2024.

Table with 2 columns: Property Address and Price. Includes listings for 244 NORTH ST, 34 MEETING HOUSE LN U:319, 34 MEETING HOUSE LN U:C22, etc.

401 EMERY LN U:406..... **\$454,999**
 B: Thomas J Long & Marianne P Long
 S: Pulte Hm Of New Eng LLC
 Book/Page: 82733/371, Date: 05/03/24
 Mtg: Movement Mtg LLC \$341,249
 Term: 2054
 Use: 2 Bdrm Condo

GOODNOW RD..... **\$675,000**
 B: Goodnow Partners LLC
 S: Christopher S Tarantino & Trisha M Tarantino
 Book/Page: 82727/59, Date: 05/01/24

66 GOODNOW RD..... **\$4,000,000**
 B: Joseph P Mammola
 S: Jodi Swinburne
 Book/Page: 82710/160, Date: 04/29/24
 Mtg: JPMorgan Chase Bank \$2,500,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 6 Bdrm, Lot: 535713sf
 Prior Sale: \$4,000,000 (04/22)

141 LANDHAM RD..... **\$850,000**
 B: Zifeng Song
 S: Brady M Adams, Tr for K M Trujillo-Adams
 Book/Page: 82716/28, Date: 04/30/24
 Mtg: Wells Fargo Bank \$797,500
 Term: 2054
 Use: 4 Bdrm Victorian, Lot: 73105sf
 Prior Sale: \$815,000 (09/22)

10 MEACHEN LN..... **\$1,900,000**
 B: Marc R Labbe & Erika C Labbe
 S: Deborah L Mueller, Tr for Deborah L Mueller 2018 T
 Book/Page: 82719/576, Date: 04/30/24
 Mtg: Wells Fargo Bank \$1,100,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 42613sf
 Prior Sale: \$965,000 (07/98)

157 NOBSCOT RD U:157..... **\$1,100,000**
 B: Beverly F Blatz, Tr for Beverly F Blatz 2020 T
 S: Sheila B Giglio, Tr for Crowell 2017 RET
 Book/Page: 82711/267, Date: 04/29/24
 Use: 2 Bdrm Condo
 Prior Sale: \$765,000 (10/07)

4 REVERE RD..... **\$1,163,000**
 B: Ruijia Niu & Kaiqi Li
 S: Maile Reddy & Chaitanya Reddy
 Book/Page: 82722/219, Date: 05/01/24
 Mtg: Guaranteed Rate Inc \$825,000
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 54462sf
 Prior Sale: \$900,000 (06/21)

48 WILLARD GRANT RD..... **\$1,250,000**
 B: John R Coombs & Margaret K Coombs
 S: Rachael Macedo & Karyn J Hytan
 Book/Page: 82718/230, Date: 04/30/24
 Mtg: PNC Bank \$925,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 4 Bdrm Split Level, Lot: 43485sf
 Prior Sale: \$700,000 (04/17)

Townsend

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	16
Median Price	\$525,000	\$430,000

► **REAL ESTATE SALES**

9 EMERY RD..... **\$470,000**
 B: Ebere Abosi
 S: Kinfolk LLC
 Book/Page: 82722/46, Date: 05/01/24
 Mtg: Guaranteed Rate Inc \$461,487
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 23492sf
 Prior Sale: \$237,500 (12/23)

5 TURNPIKE RD U:214..... **\$98,000**
 B: Brianna M Romanow
 S: Elena T Bleakley, Tr for Robill Realty Tlii
 Book/Page: 82719/406, Date: 04/30/24
 Mtg: Keystone Funding \$88,200
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$35,000 (08/03)

Wakefield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	24
Median Price	\$625,500	\$712,500

► **REAL ESTATE SALES**

14 CARRIAGE LN..... **\$1,617,000**
 B: Joseph Imbasciano & Victoria Imbasciano
 S: Arthur D Rodrigues, Tr for Amr Rt
 Doc#: 000000001955717, Date: 04/30/24
 Mtg: Guild Mortgage Co \$766,550
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 8011sf
 Prior Sale: \$975,000 (07/09)

11 CENTRAL ST..... **\$855,000**
 B: Cameron M Moniz & Dylan M Shaffer
 S: Teresa M Barton, Tr for Rosemarie G Bellandi RET
 Book/Page: 82715/579, Date: 04/30/24

28 COURT ST..... **\$910,000**
 B: Xiao M Huang & Amanda M Huang
 S: Marie E Rudzinsky, Tr for Rudzinsky Int
 Book/Page: 82729/338, Date: 05/02/24
 Use: 3 Bdrm Colonial, Lot: 5798sf

19 GREEN ST..... **\$718,000**
 B: Biswash Thakuri & Nutan Rana
 S: Donna M Cognon, Tr for Donna M Cognon RET
 Book/Page: 82731/112, Date: 05/02/24
 Mtg: Total Mtg Svcs \$679,250
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 7680sf
 Prior Sale: \$410,000 (07/13)

16 GREGORY RD..... **\$850,000**
 B: Karin E Smith
 S: Mary E Callahan, Tr for W R & Mary E Callahan T
 Book/Page: 82731/161, Date: 05/02/24
 Mtg: Cross Country Mtg Inc \$467,500
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 12436sf

OLD NAHANT RD..... **\$398,000**
 B: Giannelli Mgmt & Dev Corp
 S: Carol Burkhardt, Tr for Allen Wakefield Rt
 Book/Page: 82733/417, Date: 05/03/24

1 OVERLOOK RD..... **\$1,250,000**
 B: Timothy Finn Jr & Thomas Finn
 S: David Masse
 Book/Page: 82720/295, Date: 04/30/24
 Mtg: Nations Reliable Lndg \$1,000,000
 Term: 2054
 Use: 2-Family Conventional, Lot: 9496sf
 Prior Sale: \$630,000 (09/23)

Waltham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	39
Median Price	\$750,000	\$726,000

► **REAL ESTATE SALES**

204 CLOCKTOWER DR U:302..... **\$569,900**
 B: Maria S Kryatova
 S: Jeffrey W Murphy & Amanda C Murphy
 Book/Page: 82711/207, Date: 04/29/24
 Mtg: BankESB \$440,000
 Term: 2054 Rate: 5.5% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$442,000 (09/20)

70 FAIRMONT AVE..... **\$670,000**
 B: Mac Prop Group LLC
 S: Patricia Paragona
 Book/Page: 82723/263, Date: 05/01/24
 Use: 4 Bdrm Colonial, Lot: 7200sf

28 FARNSWORTH AVE..... **\$810,000**
 B: First Landing Invs LLC
 S: Blv V Reo LLC
 Book/Page: 82728/301, Date: 05/02/24
 Use: 2-Family Two Family, Lot: 5650sf
 Prior Sale: \$620,000 (02/19)

28 FARNSWORTH AVE..... **\$851,500**
 B: Royal Residence Group LLC
 S: First Landing Invs LLC
 Book/Page: 82730/449, Date: 05/02/24
 Mtg: G Capital LLC \$911,000
 Use: 2-Family Two Family, Lot: 5650sf
 Prior Sale: \$810,000 (05/24)

9 JACQUELINE RD U:D..... **\$430,000**
 B: Rajender Ranga
 S: Neil P Fitzgerald & Evoni Fitzgerald
 Book/Page: 82719/476, Date: 04/30/24
 Mtg: United Nations FCU \$344,000
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$99,900 (04/97)

501 LEXINGTON ST U:59..... **\$730,000**
 B: Jiyuan Liu & Yan Liu
 S: David J Biggs & Ellen G Biggs
 Book/Page: 82720/87, Date: 04/30/24
 Mtg: Washington Trust Mtg \$584,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$189,900 (09/95)

420 LINCOLN ST..... **\$775,000**
 B: 420 Lincoln Street LLC
 S: Joseph P Chiasson & William P Chiasson
 Book/Page: 82728/554, Date: 05/02/24
 Mtg: Watertown Svgs Bk \$1,931,250
 Use: 3 Bdrm Ranch, Lot: 11169sf

39 MARLBOROUGH RD..... **\$1,005,000**
 B: Dawunny S Fong
 S: Kathryn Gustafson & Kraig Gustafson
 Book/Page: 82714/233, Date: 04/30/24
 Use: 3 Bdrm Colonial, Lot: 5401sf
 Prior Sale: \$435,000 (12/09)

73 ORANGE ST U:2..... **\$850,000**
 B: Debora I Schnitzer & Robert D Slate
 S: Douglas B Hunt
 Book/Page: 82717/536, Date: 04/30/24
 Mtg: Washington Trust Mtg \$250,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$400,000 (12/14)

61 PARMENTER RD U:2..... **\$832,000**
 B: Akshay V Dandekar & Siddhee A Sahasrabudhe
 S: Jonathan Speen & Rachel Dill
 Book/Page: 82710/333, Date: 04/29/24
 Mtg: Cambridge Svgs Bk \$665,600
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$649,000 (04/18)

Watertown

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	14
Median Price	\$1,022,500	\$778,750

► **REAL ESTATE SALES**

2-10 BIGELOW AVE..... **\$1,200,000**
 B: 2-8 Bigelow Ave LLC
 S: Bigelow Avenue Group LLC
 Book/Page: 82725/3, Date: 05/01/24
 Mtg: Bigelow Ave Grp Llc \$998,000

41 GILBERT ST..... **\$1,020,000**
 B: Meghan Bliss-Moreau
 S: David A Mcnutt & Cynthia Mcnutt
 Book/Page: 82709/475, Date: 04/29/24
 Mtg: Fairway Ind Mtg \$862,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4008sf
 Prior Sale: \$736,400 (04/19)

24 LADD ST U:24..... **\$507,500**
 B: Julie Leprevost
 S: Robert J Fei
 Book/Page: 82726/583, Date: 05/01/24
 Mtg: Fairway Ind Mtg \$406,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$398,500 (06/18)

8 MELVILLE TER..... **\$810,000**
 B: Adam S Scopetski & Erin Scopetski
 S: John F Beatty, Tr for Beatty Gift Ft
 Book/Page: 82725/329, Date: 05/01/24
 Mtg: Rockland Tr Co \$760,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2-Family Family Flat, Lot: 3180sf

489 MOUNT AUBURN ST..... **\$2,219,000**
 B: Diocese Armenian Chrch Am
 S: Jean S Righellis, Tr for Shapazian Righellis Nt
 Doc#: 000000001955756, Date: 04/30/24
 Use: Mixed Use-Prim Res & Comm, Lot: 6186sf

113 SPRUCE ST U:113..... **\$575,000**
 B: Michael Battista & Hazel Roy
 S: Michele Battista
 Book/Page: 82730/136, Date: 05/02/24
 Mtg: Watertown Svgs Bk \$325,000
 Use: 2 Bdrm Condo, Lot: 5663sf

Wayland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	20
Median Price	\$800,000	\$1,105,500

► **REAL ESTATE SALES**

71 HILLSIDE DR U:71..... **\$718,000**
 B: Marilyn P Baldwin, Tr for Marilyn P Baldwin T
 S: Mary L Tanski
 Doc#: 000000001955761, Date: 04/30/24
 Use: 1 Bdrm Condo
 Prior Sale: \$369,000 (08/12)

252 OLD CONNECTICUT PATH..... **\$830,000**
 B: Dustin Mulcahey & Kelsey Boor-Mulcahey
 S: Ralph E Bryant Jr & Elizabeth A Bryant
 Book/Page: 82724/74, Date: 05/01/24
 Mtg: JPMorgan Chase Bank \$664,000
 Term: 2054
 Use: 2 Bdrm Colonial, Lot: 4878sf

2 PICKWICK WAY U:2..... **\$850,000**
 B: Roberta G Leis, Tr for Two Pickwick Rt
 S: Misch Robert C Est & Kathe M Tuttmann
 Doc#: 000000001955888, Date: 05/01/24
 Mtg: US Bank NA \$765,000
 Term: 2054 Rate: 7.6% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$415,000 (11/95)

Weston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	22
Median Price	\$1,675,000	\$2,625,000

► **REAL ESTATE SALES**

45 BUCKSKIN DR..... **\$2,800,000**
 B: Buckskin LLC
 S: Eric B Yogel, Tr for 45 Buckskin Drive Rt
 Book/Page: 82730/208, Date: 05/02/24
 Use: 4 Bdrm Colonial, Lot: 65663sf
 Prior Sale: \$443,200 (06/93)

26 BULLARD RD..... **\$2,050,000**
 B: Yukun Zhang & Tong Jian
 S: Hillary T Berbeco, Tr for Hillary T Berbeco RET
 Book/Page: 82711/483, Date: 04/29/24
 Mtg: Needham Bk \$600,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 41818sf
 Prior Sale: \$710,000 (04/90)

31 CIRCLE DR..... **\$1,800,000**
 B: Tianyue LLC
 S: Taylor Joan K Est & Stacey T Brenner
 Book/Page: 82719/529, Date: 04/30/24
 Use: 4 Bdrm Split Level, Lot: 37752sf

268 COUNTRY DR..... **\$4,300,000**
 B: Julian Dillan LLC
 S: Able Business Concept LLC
 Doc#: 000000001955688, Date: 04/29/24
 Use: 5 Bdrm Ranch, Lot: 70890sf
 Prior Sale: \$4,000,000 (07/20)

1 MYLES STANDISH RD..... **\$4,285,000**
 B: Kieron Matthews & Susan Matthews
 S: Maura C Zimmerman, Tr for Maura C Zimmerman 2008 T
 Doc#: 000000001955674, Date: 04/29/24
 Use: 5 Bdrm Colonial, Lot: 80473sf
 Prior Sale: \$2,850,000 (12/04)

Winchester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	28
Median Price	\$1,135,000	\$1,375,000

► **REAL ESTATE SALES**

111 ARLINGTON ST..... **\$1,250,000**
 B: 111 Arlington Street LLC
 S: John F Keane, Tr for Arlington Street 111 Rt
 Doc#: 000000001955950, Date: 05/02/24
 Mtg: G Capital LLC \$1,730,000
 Use: 3 Bdrm Cape Cod, Lot: 13512sf

46 CLARK ST..... **\$790,000**
 B: Dylan Dautel & Renee Dautel
 S: Galante Brayden Shea Est & Dennis J Galante Jr
 Book/Page: 82736/447, Date: 05/03/24
 Mtg: Cross Country Mtg Inc \$750,000
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 6438sf

36-38 CROSS ST..... **\$1,100,000**
 B: Ssorc Prop LLC
 S: Humphrey Jr Richard E Est & Mary F Priante
 Book/Page: 82713/531, Date: 04/30/24
 Mtg: Middlesex FSLA \$1,527,000
 Use: 2-Family Conventional, Lot: 14858sf

64 HIGHLAND AVE U:5..... **\$485,000**
 B: Zevahn Garfall & Debra Cerundolo
 S: Lidia Aratyn & Henrik Aratyn
 Book/Page: 82730/535, Date: 05/02/24
 Use: 1 Bdrm Condo
 Prior Sale: \$300,000 (01/17)

10 NORFOLK RD..... **\$2,300,000**
 B: Lucio Tozzi & Deborah Bell-Tozzi
 S: 10 Norfolk LLC
 Doc#: 000000001955665, Date: 04/29/24
 Mtg: Stifel Bank & Trust \$1,300,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 5 Bdrm Colonial, Lot: 10106sf
 Prior Sale: \$700,000 (05/22)

114 POND ST..... **\$1,299,000**
 B: Mengying Zhang & Hongjie Chen
 S: Karin S Mahious, Tr for 114 Pond Street Rt
 Book/Page: 82736/504, Date: 05/03/24
 Mtg: Fairway Ind Mtg \$649,500
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 11796sf
 Prior Sale: \$279,900 (05/96)

17 RUSSELL RD..... **\$1,025,000**
 B: Chen Jiang
 S: Jonathan T Blair & Rebecca L Blair
 Book/Page: 82718/62, Date: 04/30/24
 Use: 3 Bdrm Old Style, Lot: 5057sf
 Prior Sale: \$775,000 (05/19)

200 SWANTON ST U:322..... **\$362,500**
 B: Susanna Suh
 S: Denise J Basteri
 Book/Page: 82717/195, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$253,750
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$168,725 (08/08)

200 SWANTON ST U:607..... **\$348,000**
 B: Peggy S Fong, Tr for Peggy S Fong RET II
 S: Youssef Eftiky
 Book/Page: 82719/241, Date: 04/30/24
 Use: 2 Bdrm Condo

118 WENDELL ST..... **\$1,700,000**
 B: Onsel Gulbitten
 S: Frank Asaro, Tr for Rvj Rt
 Book/Page: 82735/196, Date: 05/03/24
 Mtg: Guaranteed Rate Affin \$350,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9627sf
 Prior Sale: \$850,000 (06/23)

Woburn

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	38
Median Price	\$605,000	\$732,500

► **REAL ESTATE SALES**

4 BRIDLE PATH U:4..... **\$900,000**
 B: Eric Noya & Maria Noya
 S: Yunzhe Li
 Book/Page: 82717/186, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$750,000 (03/23)

16-A BUTTARO RD..... **\$850,000**
 B: Daniel E Helm & Amy Helm
 S: Chad Clair
 Book/Page: 82714/246, Date: 04/30/24
 Mtg: Fairway Ind Mtg \$743,750
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 3 Bdrm Raised Ranch, Lot: 15682sf
 Prior Sale: \$300,000 (12/20)

48 CARTER ST..... **\$485,000**
 B: Melissa J Mandracchia & Gil Amor
 S: Robert J Deteso, Tr for 48 Carter St T
 Book/Page: 82713/352, Date: 04/30/24
 Use: 1 Bdrm Bngl/Cottage, Lot: 12632sf

28 CRANSTON CIR..... **\$525,000**
 B: Robert P Toussaint Sr & Karen Toussaint
 S: Christopher Wackrow & Daniel E Wackrow
 Doc#: 000000001955871, Date: 05/01/24
 Mtg: New Fed Mtg Corp \$515,490
 Term: 2051
 Use: 2 Bdrm Ranch, Lot: 8276sf

47 DERBY DR U:47..... **\$814,900**
 B: Kenneth B Bushmich, Tr for Bushmich Ft Of 2022
 S: West Woburn Dev Corp
 Book/Page: 82736/111, Date: 05/03/24
 Use: 2 Bdrm Condo

11 DOUGLASS GRN U:11..... **\$800,000**
 B: David Heinold & Jerilyn Heinold
 S: Margerie Dever-Connors, Tr for Elaine C Dever lrt
 Book/Page: 82734/260, Date: 05/03/24
 Mtg: Cross Country Mtg Inc \$600,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$465,000 (07/09)

30 FOREST PARK RD