

**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 Hyland  
 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 Bastieri  
 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 ..... \$650,000**  
 B: Jian Deng  
 S: Kiklis Dorothy C Est & Michael L Kiklis  
 Book/Page: 82712/239, Date: 04/29/24  
 Mtg: East West Bank \$390,000  
 Term: 2054 Rate: 7.4% Type: Adj  
 Use: 5 Bdrm Conventional, Lot: 17424sf  
 Prior Sale: \$76,500 (11/91)

**72 HAMMOND PL U:72..... \$620,000**  
 B: Yawen Tang & Zhiyu Yan  
 S: Lori N Davis, Tr for Nunziato Rt  
 Book/Page: 82720/450, Date: 04/30/24  
 Mtg: Guaranteed Rate Inc \$496,000  
 Term: 2054  
 Use: Condo

**95 MIDDLE ST ..... \$920,000**