

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..... \$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

NORFOLK REGISTRY

continued

105 SCHOOL ST..... \$768,000
 B: Timothy J Dodd & Inga Oganyan
 S: Damon C Reinold & Paula F Reinold
 Book/Page: 41753/600, Date: 05/01/24
 Mtg: Movement Mtg LLC \$652,800
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 8699sf
 Prior Sale: \$402,500 (07/10)

1349 WASHINGTON ST..... \$566,000
 B: Bunnoe LLC
 S: David E Lungari, Tr for Lungari Ft
 Book/Page: 41751/154, Date: 04/30/24
 Use: 3 Bdrm Colonial, Lot: 6072sf

Brookline

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	19
Median Price	\$2,325,000	\$2,400,000

► **REAL ESTATE SALES**

1394-1396 BEACON ST..... \$3,655,000
 B: 1396 Redhouse LLC
 S: Clifford V Miller Inc
 Book/Page: 41751/490, Date: 04/30/24
 Use: Mixed Use-Prim Res & Comm, Lot: 2818sf

1574 BEACON ST U:PH2..... \$2,700,000
 B: Mariana Pargendier
 S: Rdc-Beacon 1574 LLC
 Book/Page: 41751/463, Date: 04/30/24
 Use: Condo

120 BEACONSFIELD RD U:15..... \$843,000
 B: Neal Ghosh & Rachel Ghosh
 S: Roman Viktorov, Tr for Tamila Viktorov Ft
 Book/Page: 41756/60, Date: 05/02/24
 Mtg: Rocket Mortgage LLC \$495,000
 Term: 2054
 Use: 2 Bdrm Condo

120 BEACONSFIELD RD U:T2..... \$700,000
 B: Mauricio R Vasquez
 S: Timothy P Roach, Tr for Timothy P Roach T
 Book/Page: 41756/468, Date: 05/02/24
 Mtg: Leader Bank NA \$607,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$305,000 (07/99)

22 CHESTNUT PL U:110..... \$582,500
 B: Li Hsu & Ching Hsu
 S: Vladislav Gankin
 Book/Page: 41753/572, Date: 05/01/24
 Use: 1 Bdrm Condo
 Prior Sale: \$329,900 (12/05)

19 COLUMBIA ST..... \$2,850,000
 B: Brian M Lin & Eva Andres-Mateos
 S: Martin Teicher, Tr for Martin Teicher T
 Book/Page: 41749/297, Date: 04/30/24
 Mtg: BankESB \$2,137,500
 Term: 2054
 Use: 2-Family Victorian, Lot: 5449sf
 Prior Sale: \$316,000 (11/95)

63 COREY RD U:2..... \$439,000
 B: Christopher Harris & Noreen Dolan-Harris
 S: Benjamin Tweed & Victoria D Pattajan
 Book/Page: 41751/501, Date: 04/30/24
 Mtg: E Cambridge Svgs Bk \$289,000
 Term: 2054
 Use: Condo

195 CYPRESS ST U:2..... \$980,000
 B: Christy Talisse & Charles Talisse
 S: James A Auditore
 Book/Page: 41755/191, Date: 05/01/24
 Use: 3 Bdrm Condo
 Prior Sale: \$800,000 (08/18)

14 EGMONT ST..... \$1,850,000
 B: Brendan Miller & Marcie Miller
 S: Asa Nixon
 Book/Page: 41759/343, Date: 05/03/24

15 EUSTON ST U:1A..... \$1,100,000
 B: Elena Noda, Tr for Elena Noda RET
 S: James Aldrich & Abigail Aldrich
 Book/Page: 41751/72, Date: 04/30/24
 Use: Condo

33 POND AVE U:308..... \$554,500
 B: Lianping Jin
 S: Jessica Sanders
 Book/Page: 41749/289, Date: 04/30/24
 Use: 1 Bdrm Condo
 Prior Sale: \$420,000 (06/14)

50 SAINT PAUL ST U:4..... \$795,000
 B: Yan-Yu Huang, Tr for Yang-Yu Huang RET
 S: Chieun Kim, Tr for 50 Saint Paul Rt
 Book/Page: 41750/552, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$695,000 (02/21)

30 STEARNS RD U:201..... \$865,000
 B: Wonjae Yang & Ashley Choi
 S: Jonathan Chen
 Book/Page: 41751/160, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$700,000 (08/22)

8 STETSON ST..... \$3,850,000
 B: Bruce Ehrlich & Lori Ehrlich
 S: 53 Dwight St Brkline LLC
 Book/Page: 41748/215, Date: 04/29/24
 Use: 3 Bdrm Old Style, Lot: 5262sf
 Prior Sale: \$1,921,000 (07/22)

5 WASHBURN TER U:3..... \$1,245,000
 B: Kayla J Fox & Marc A Fox
 S: Victoria V Medoff & Evan J Medoff
 Book/Page: 41755/546, Date: 05/02/24
 Mtg: Citibank Na \$933,750
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$474,500 (02/05)

457 WASHINGTON ST U:3..... \$585,000
 B: Jason Beshansky
 S: Pauline Chao & Stephen P Sand
 Book/Page: 41750/515, Date: 04/30/24
 Mtg: Radius Financial Grp \$468,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$130,000 (02/00)

7 WELLINGTON TER..... \$850,000
 B: Robert G Martel & Robert G Martel
 S: Robert G Martel & Rachel Shapiro
 Book/Page: 41746/320, Date: 04/29/24
 Use: 2-Family Old Style, Lot: 6255sf
 Prior Sale: \$320,000 (08/89)

Canton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	37
Median Price	\$825,000	\$850,000

► **REAL ESTATE SALES**

40 GREEN LODGE ST..... \$600,000
 B: Nelson Demoraes Jr & Carla D Moraes
 S: Osullivan Elaine Est & Joseph Pangraze
 Book/Page: 41759/146, Date: 05/03/24
 Mtg: Movement Mtg LLC \$480,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 62880sf

71 HIGHLAND ST..... \$595,000
 B: Joshua M Blundon & Natalie A Murphy
 S: John Mcneice & Vandella Hill
 Book/Page: 41751/401, Date: 04/30/24
 Mtg: Cross Country Mtg Inc \$400,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 8484sf
 Prior Sale: \$448,000 (08/21)

64 MAPLE ST U:F..... \$570,000
 B: Narendra R Rathod & Hinal Singhi
 S: Ponza 64 LLC
 Book/Page: 41754/562, Date: 05/01/24
 Use: 2 Bdrm Condo
 Prior Sale: \$570,000 (05/24)

64 MAPLE ST U:F..... \$570,000
 B: Narendra R Rathod & Hinal Singhi
 S: Ponza 64 LLC
 Doc#: 000000001535482, Date: 05/01/24
 Mtg: Leader Bank NA \$427,500
 Term: 2039
 Use: 2 Bdrm Condo
 Prior Sale: \$375,000 (11/14)

71 MORTON ST..... \$995,000
 B: Robert Curran & Katherine Kenney
 S: Furbogh LLC
 Book/Page: 41748/387, Date: 04/29/24
 Mtg: Fairway Ind Mtg \$766,550
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 14265sf
 Prior Sale: \$520,000 (10/23)

25 PINE ST U:D..... \$355,000
 B: Angelo C Graffeo
 S: Gerald Carlson, Tr for Cassandra Trant T
 Book/Page: 41750/192, Date: 04/30/24
 Mtg: Baycoast Mortgage Co \$266,250
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$183,500 (01/10)

200 REVERE ST U:4104..... \$545,000
 B: Paige Mckenna
 S: Morgan C Dolympia, Tr for Dolympia Ft
 Book/Page: 41756/358, Date: 05/02/24
 Mtg: Leader Bank NA \$473,000
 Term: 2054

4 WASHINGTON ST..... \$8,700,000
 B: Pp Canton LLC
 S: Andrea M Traut, Tr for Skientiel T
 Book/Page: 41748/316, Date: 04/29/24
 Mtg: Dedham Inst for Svgs \$12,000,000
 Use: Shopping Ctr/Mall, Lot: 435600sf

32 BAKER ST..... \$843,000
 B: Pablo Moreira & Tara Moreira
 S: Marsha L Getter
 Book/Page: 41750/486, Date: 04/30/24
 Mtg: Berkshire Bank \$674,400
 Term: 2054
 Use: Mixed Use-Prim Res & Comm, Lot: 19825sf

31 CHESTNUT ST..... \$770,000
 B: Barry Wicks
 S: Douglas A King
 Book/Page: 41748/37, Date: 04/29/24
 Mtg: M&T Bank NA \$554,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 18326sf
 Prior Sale: \$650,000 (07/06)

41 ELM ST U:D3..... \$456,000
 B: Arsalan Khalid
 S: Barbara E Donaldson
 Book/Page: 41758/427, Date: 05/03/24
 Use: 2 Bdrm Condo

15 HILL ST..... \$770,000
 B: Alexander Bobbyn & Nichole Bobbyn
 S: Brook Meadow Const LLC & Taj Construction LLC
 Doc#: 000000001535336, Date: 04/30/24
 Mtg: United Wholesale Mtg \$616,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 20002sf
 Prior Sale: \$420,000 (12/23)

250 MECHANIC ST..... \$540,000
 B: Maria Romaniuk & Vasyly Hrytsiv
 S: Marildson M Desouza & Erica P Goncalves
 Doc#: 000000001535599, Date: 05/03/24
 Mtg: Ark-La-Tex Fin Svcs \$513,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 15120sf
 Prior Sale: \$332,000 (09/18)

52 MORSE ST..... \$690,000
 B: James J Mcquaid 4th & Amanda Howell
 S: Deborah A Gavin
 Book/Page: 41757/3, Date: 05/02/24
 Mtg: Guaranteed Rate Inc \$290,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 39740sf
 Prior Sale: \$490,000 (11/17)

6 SHEA LN U:B..... \$750,000
 B: John Nicklas & Laurie A Nicklas
 S: King-Foxboro LLC
 Book/Page: 41759/63, Date: 05/03/24
 Mtg: United Wholesale Mtg \$569,531
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 20597sf
 Prior Sale: \$388,500 (10/21)

181 LINDEN DR..... \$1,800,000
 B: Justine Han & Andrew Fraser
 S: Page T Tredennick
 Book/Page: 41753/430, Date: 05/01/24
 Mtg: TD Bank NA \$1,440,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 23984sf
 Prior Sale: \$1,750,000 (06/21)

2 STRATFORD TER..... \$2,450,000
 B: John Williams & Kathryn Williams
 S: Bryan L Card, Tr for Bryan & Angela Card Ft
 Book/Page: 41747/304, Date: 04/29/24
 Use: 1-Family Gambrel, Lot: 40075sf
 Prior Sale: \$1,575,000 (08/18)

10 WINDY HILL RD..... \$1,925,000
 B: Matthew R Yohe, Tr for Diana L Yohe 2024 lrt
 S: Elizabeth Vigeant & Shaun Vigeant
 Doc#: 000000001535401, Date: 04/30/24
 Mtg: Matthew Yohe \$1,279,507
 Term: 2054
 Use: 4 Bdrm Split Level, Lot: 20029sf
 Prior Sale: \$1,745,000 (10/21)

Dedham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	36
Median Price	\$587,500	\$705,000

► **REAL ESTATE SALES**

309 CEDAR ST..... \$715,000
 B: Mark D Lee & Annie Sheu-Lee
 S: Misael S Lourenco
 Book/Page: 41759/32, Date: 05/03/24
 Mtg: US Bank NA \$640,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9716sf
 Prior Sale: \$470,000 (09/23)

12 CHERRY LN..... \$1,500,000
 B: William C Gilmore & Barbara D Gilmore
 S: Stuart C Sayre & Wendy Sayre
 Doc#: 000000001535369, Date: 04/30/24
 Use: 3 Bdrm Cape Cod, Lot: 9476sf
 Prior Sale: \$1,315,000 (09/23)

46 CLARK ST..... \$700,000
 B: An T Ngu & Jamie Lee
 S: Peter J Dorson & Robin Nikora-Dorson
 Book/Page: 41750/461, Date: 04/30/24
 Mtg: First Home Mtg \$595,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 3692sf
 Prior Sale: \$335,000 (04/02)

989 EAST ST U:401..... \$499,000
 B: Kimberlee C Carey, Tr for Cunningham lrt
 S: Catherine T Basile, Tr for Theresa M Basile lrt
 Book/Page: 41750/126, Date: 04/30/24
 Use: 1 Bdrm Condo
 Prior Sale: \$304,500 (06/04)

30 ELMVIEW PL..... \$410,000
 B: Escazu Development LLC
 S: Michael J Hurley & Linda M Hurley
 Book/Page: 41754/396, Date: 05/01/24
 Mtg: Centreville Bank \$419,250
 Use: 3 Bdrm Conventional, Lot: 9141sf
 Prior Sale: \$140,000 (11/96)

431 WHITING AVE..... \$1,048,000
 B: Yuchu Liu
 S: Nicola J Schumacher & Sean Moore
 Book/Page: 41758/511, Date: 05/03/24
 Use: 4 Bdrm Colonial, Lot: 6024sf

Dover

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	13
Median Price	\$1,750,000	\$1,950,999

► **REAL ESTATE SALES**

2 STAGECOACH LN..... \$1,200,000
 B: Steven Ellis & Robin Ellis
 S: Patricia J Kirby & Jonathan F Kirby
 Book/Page: 41751/304, Date: 04/30/24
 Use: County/Municipality Property, Lot: 87586sf
 Prior Sale: \$2,200,000 (01/14)

141 WALPOLE ST..... \$1,155,000
 B: Debra R Mazewski-Lewis
 S: Alex Hood & Margaret M Hood
 Book/Page: 41750/318, Date: 04/30/24
 Mtg: Guild Mortgage Co \$766,550
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 44518sf
 Prior Sale: \$857,000 (09/21)

Foxboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	17
Median Price	\$592,950	\$650,000

► **REAL ESTATE SALES**

32 BAKER ST..... \$843,000
 B: Pablo Moreira & Tara Moreira
 S: Marsha L Getter
 Book/Page: 41750/486, Date: 04/30/24
 Mtg: Berkshire Bank \$674,400
 Term: 2054
 Use: Mixed Use-Prim Res & Comm, Lot: 19825sf

31 CHESTNUT ST..... \$770,000
 B: Barry Wicks
 S: Douglas A King
 Book/Page: 41748/37, Date: 04/29/24
 Mtg: M&T Bank NA \$554,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 18326sf
 Prior Sale: \$650,000 (07/06)

41 ELM ST U:D3..... \$456,000
 B: Arsalan Khalid
 S: Barbara E Donaldson
 Book/Page: 41758/427, Date: 05/03/24
 Use: 2 Bdrm Condo

15 HILL ST..... \$770,000
 B: Alexander Bobbyn & Nichole Bobbyn
 S: Brook Meadow Const LLC & Taj Construction LLC
 Doc#: 000000001535336, Date: 04/30/24
 Mtg: United Wholesale Mtg \$616,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 20002sf
 Prior Sale: \$420,000 (12/23)

250 MECHANIC ST..... \$540,000
 B: Maria Romaniuk & Vasyly Hrytsiv
 S: Marildson M Desouza & Erica P Goncalves
 Doc#: 000000001535599, Date: 05/03/24
 Mtg: Ark-La-Tex Fin Svcs \$513,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 15120sf
 Prior Sale: \$332,000 (09/18)

52 MORSE ST..... \$690,000
 B: James J Mcquaid 4th & Amanda Howell
 S: Deborah A Gavin
 Book/Page: 41757/3, Date: 05/02/24
 Mtg: Guaranteed Rate Inc \$290,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 39740sf
 Prior Sale: \$490,000 (11/17)

6 SHEA LN U:B..... \$750,000
 B: John Nicklas & Laurie A Nicklas
 S: King-Foxboro LLC
 Book/Page: 41759/63, Date: 05/03/24
 Mtg: United Wholesale Mtg \$569,531
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 20597sf
 Prior Sale: \$388,500 (10/21)

Franklin

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	29
Median Price	\$527,500	\$650,000

► **REAL ESTATE SALES**

5 ASHBURY DR..... \$930,000
 B: Ellen Lupfer & Christopher Lupfer
 S: McNulty Ft & David F McNulty Jr
 Book/Page: 41756/301, Date: 05/02/24
 Mtg: Fairway Ind Mtg \$744,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 30000sf
 Prior Sale: \$295,000 (06/99)

134 BROOKVIEW RD U:134..... \$780,000
 B: Apurva M Mehta & Nidhi B Mehta
 S: Marissa B Peoples
 Book/Page: 41750/95, Date: 04/30/24
 Mtg: Sharon & Crescent Uni \$726,750
 Term: 2054 Rate: 5.9% Type: Adj
 Use: 3 Bdrm Condo
 Prior Sale: \$639,925 (07/19)

811 FRANKLIN CROSSING RD U:811.... \$180,000
 B: Jonathan Obrien & Haley Matthews
 S: Lester Quan
 Book/Page: 41759/302, Date: 05/03/24
 Mtg: Rockland Tr Co \$171,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$157,500 (09/02)

7 MARTHAS WAY..... \$727,000
 B: Eric Kushi & Lauren Kushi
 S: Ray S Baker 3rd
 Book/Page: 41756/233, Date: 05/02/24
 Mtg: Cornerstone Bank \$527,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 20369sf
 Prior Sale: \$475,000 (08/20)

27 WORSTED ST U:1B..... \$295,000
 B: Rodney Delarosa Jr
 S: Kurt Reinhard
 Doc#: 000000001535298, Date: 04/29/24
 Use: 2 Bdrm Condo
 Prior Sale: \$209,000 (10/22)

Holbrook

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	16
Median Price	\$437,500	\$512,500

► **REAL ESTATE SALES**

20 HEMLOCK RD..... \$442,000
 B: Marc Pierre Jr
 S: Thomas Gouveia
 Book/Page: 41750/440, Date: 04/30/24
 Mtg: Bay Equity LLC \$419,900
 Term: 2054
 Use: 4 Bdrm Ranch, Lot: 10019sf
 Prior Sale: \$95,000 (10/94)

6 HOLLY RD..... \$430,000
 B: Fadi A Fadlallah & Melony Murphy
 S: Tyler M Richards
 Book/Page: 41751/421, Date: 04/30/24
 Mtg: Mortgage Corp Eastlll \$200,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5009sf
 Prior Sale: \$200,000 (12/20)

17 KALMIA RD..... \$380,000
 B: Ryan Morrissey
 S: Jesse J Charest
 Book/Page: 41747/427, Date: 04/29/24
 Mtg: Merrimack Valley CU \$361,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 5009sf
 Prior Sale: \$236,000 (12/05)

585 SOUTH ST..... \$299,950
 B: Altus Re Investments LLC
 S: Joan M Scanlan
 Book/Page: 41758/363, Date: 05/03/24
 Mtg: Lima One Capital LLC \$308,000
 Term: 2025
 Use: Residential Undvpble Land, Lot: 8886sf
 Prior Sale: \$101,700 (02/97)

11 WASHINGTON CIR..... \$550,000
 B: Russell Centamore & Kendall Centamore
 S: Lauren Walsh, Tr for Walsh Ft
 Book/Page: 41756/102, Date: 05/02/24
 Mtg: Mortgage Corp Eastlll \$425,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 7405sf

71 MAPLE ST..... \$950,000
 B: Needham Enterprises LLC
 S: Michael G Tramontozzi, Tr for 71-73 Maple Street Rt
 Book/Page: 41753/286, Date: 05/01/24
 Mtg: Needham Bk \$2,200,000
 Use: 2-Family Two Family, Lot: 7841sf
 Prior Sale: \$550,000 (09/13)

78 MORNINGSIDE RD..... \$2,675,000
 B: Mark Irving & Rebecca Irving
 S: Tower Hill Builders Inc
 Book/Page: 41758/389, Date: 05/03/24
 Mtg: Morgan Stanley Privat \$1,000,000
 Term: 2054
 Use: 6 Bdrm Colonial, Lot: 13024sf
 Prior Sale: \$900,000 (03/23)

13 PLYMOUTH RD..... \$1,250,000
 B: Carolyn Godon & Gage Boon
 S: Alan E Brand & Suzanne N Brand
 Book/Page: 41754/49, Date: 05/01/24
 Mtg: Fairway Ind Mtg \$1,000,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 6970sf

9 TURTLEBROOK WAY..... \$625,000
 B: Irar Tco
 S: Michael C Thompson, Tr for Ann & Andrew Thompson Irt
 Book/Page: 41753/398, Date: 05/01/24

89 WILSHIRE PARK..... \$1,680,000
 B: Mary K Bynum & David Aznavorian
 S: Donald P Lankiewicz & Carol F Lankiewicz
 Book/Page: 41758/464, Date: 05/03/24
 Mtg: Cross Country Mtg Inc \$1,143,100
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 8712sf
 Prior Sale: \$815,000 (06/13)

Norfolk

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	12
Median Price	\$737,450	\$730,000

► REAL ESTATE SALES

258-260 DEDHAM ST..... \$2,400,000
 B: 250-8 Dedham St LLC
 S: John Mcternan, Tr for Eagle Brook Rt
 Book/Page: 41755/94, Date: 05/01/24
 Mtg: Sharon & Crescent Unit \$1,250,000
 Use: Restaurant/Bar, Lot: 10112sf

4 GROVE AVE..... \$445,000
 B: Naengnoi Correia & Wayne Correia
 S: Lux Jr Thomas A Est & Virginia Lux
 Doc#: 00000001535356, Date: 04/30/24
 Use: 2 Bdrm Ranch, Lot: 11280sf
 Prior Sale: \$168,500 (03/97)

Norwood

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	30
Median Price	\$575,700	\$617,500

► REAL ESTATE SALES

254 DEAN ST..... \$850,000
 B: Winstreet Realty LLC
 S: 254 Sk Realty LLC
 Book/Page: 41757/313, Date: 05/03/24
 Mtg: Northern Bk & Tr \$1,940,000
 Use: Restaurant/Bar, Lot: 8496sf
 Prior Sale: \$600,000 (05/19)

15 HOWARD ST U:2..... \$690,000
 B: Alexander Zoraian & Elizabeth Burke
 S: Joseph R Gulla
 Book/Page: 41753/215, Date: 05/01/24
 Use: Condo

38 MONROE ST E..... \$595,000
 B: Jonathan P Healey & Sabrina Dorrnsoro
 S: Walsh Mark B Est & Karon A Walsh
 Doc#: 00000001535430, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$535,500
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 6010sf

88 PROSPECT AVE..... \$475,000
 B: Jason S Donaldson, Tr for Coalie Rt
 S: Joanne A Kale
 Book/Page: 41747/492, Date: 04/29/24
 Mtg: Frank J Digenaro \$475,000
 Use: 3 Bdrm Cape Cod, Lot: 9230sf

12 ROCK CT..... \$585,000
 B: Jacquelyn M Salerno & Luis M Lara
 S: Salerno Carmela Est & Jessica L Libby
 Book/Page: 41751/540, Date: 04/30/24
 Mtg: Rockland Tr Co \$395,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 7200sf
 Prior Sale: \$320,000 (02/14)

87 WALPOLE ST..... \$1,127,099
 B: Phil Decoteau & Nancy Decoteau
 S: Victor J Babel, Tr for Victor J Babel RET
 Book/Page: 41751/264, Date: 04/30/24
 Mtg: Drew Mortgage Assn Inc \$766,550
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 16346sf
 Prior Sale: \$309,000 (03/94)

Plainville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	\$510,000	\$560,000

► REAL ESTATE SALES

15 MELCHER ST..... \$450,000
 B: Whm Capital LLC & Property Haven LLC
 S: Amego Inc
 Book/Page: 41747/524, Date: 04/29/24
 Use: Other Exempt, Lot: 16988sf
 Prior Sale: \$436,500 (06/06)

Quincy

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	66
Median Price	\$580,500	\$663,500

► REAL ESTATE SALES

24 BAXTER AVE..... \$525,000
 B: Timothy J Donovan
 S: Dianne Swan, Tr for Perry Ft Of 1996
 Book/Page: 41753/253, Date: 05/01/24
 Mtg: Leader Bank NA \$445,000
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 5538sf

133 COMMANDER SHEA BLVD U:303.. \$264,000
 B: David M Kirby
 S: Niloofar Roshanfkr
 Book/Page: 41750/223, Date: 04/30/24
 Use: Condo
 Prior Sale: \$240,000 (06/21)

12 CONNELL ST..... \$1,005,000
 B: Enkeleda Gjoni & Arjan Avdiu
 S: Donna Nguyen & Rocky Huynh
 Book/Page: 41747/548, Date: 04/29/24
 Mtg: EMM Loans LLC \$804,000
 Term: 2054
 Use: 2 Bdrm Colonial, Lot: 10103sf
 Prior Sale: \$565,000 (09/22)

100 COVE WAY U:801..... \$350,000
 B: Bochen Jiang & Elizabeth H Dong
 S: Lee-Anne Parsons
 Book/Page: 41757/501, Date: 05/03/24
 Use: 2 Bdrm Condo
 Prior Sale: \$210,000 (08/01)

200 COVE WAY U:509..... \$377,500
 B: Mohamad N Barakat, Tr for Barakat Ft
 S: Rita Prajapati
 Book/Page: 41752/540, Date: 05/01/24
 Use: 2 Bdrm Condo
 Prior Sale: \$267,000 (08/04)

35 DESMOINES RD U:501..... \$320,000
 B: James Lim
 S: Daniel Pareene
 Book/Page: 41754/25, Date: 05/01/24
 Mtg: Evolve B&T \$240,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$201,000 (01/24)

41 DORCHESTER ST..... \$905,000
 B: Richard Walsh
 S: James Smith
 Doc#: 00000001535360, Date: 04/30/24
 Mtg: Ark-La-Tex Fin Svcs \$724,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 3416sf
 Prior Sale: \$207,000 (09/10)

80 GRAHAM ST..... \$600,000
 B: Quyen T Chau
 S: Phuc V Le
 Book/Page: 41749/45, Date: 04/30/24
 Mtg: United Wholesale Mtg \$500,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 4965sf
 Prior Sale: \$365,000 (03/18)

40 GREENLEAF ST U:506..... \$585,000
 B: Patricia Puliaccio
 S: Beth W Kucera, Tr for Weixder Ft
 Book/Page: 41749/382, Date: 04/30/24
 Mtg: Rockland Tr Co \$305,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$155,000 (09/94)

511 HANCOCK ST U:305..... \$788,000
 B: Austin Mancenido & Nghi Ly
 S: Nq3 Development LLC
 Book/Page: 41758/253, Date: 05/03/24
 Use: Condo

41 MOORE ST..... \$572,500
 B: Golden Dragon Hldg LLC
 S: Damien Rush & Kerriane Doneghey
 Book/Page: 41758/2, Date: 05/03/24
 Use: 2 Bdrm Bngl/Cottage, Lot: 7188sf
 Prior Sale: \$310,000 (01/17)

179 PRESIDENTS LN U:3H..... \$369,000
 B: Bruce Donath, Tr for Donath Ft
 S: Arthur Foley & Christopher Foley
 Book/Page: 41749/586, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$226,000 (03/07)

140 QUINCY AVE U:4..... \$395,000
 B: Quyen Ly
 S: Tsimafei Shyshpar & Olivia Sulin
 Book/Page: 41747/354, Date: 04/29/24
 Use: 2 Bdrm Condo
 Prior Sale: \$307,500 (08/18)

366 QUINCY AVE U:403..... \$400,000
 B: Ryan A Perez & En L Chan
 S: Huan Q Yuan & Ni J Xu
 Book/Page: 41750/150, Date: 04/30/24
 Mtg: United Wholesale Mtg \$358,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$218,000 (06/06)

160 QUINCY SHORE DR U:114..... \$599,000
 B: Helen K Li
 S: Brandon K Koo & Carrie S Zhang
 Book/Page: 41756/524, Date: 05/02/24
 Mtg: Rocket Mortgage LLC \$479,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$360,000 (03/16)

14 RUTHVEN ST..... \$315,000
 B: Pad Ventures Group LLC
 S: James J Vey & Diane Vey
 Book/Page: 41752/367, Date: 05/01/24
 Mtg: Rfb F4 Nb Lic \$150,400
 Use: 4 Bdrm Bngl/Cottage, Lot: 5000sf
 Prior Sale: \$200,000 (04/20)

171-173 SAFFORD ST..... \$650,000
 B: Kevin Chan & Terrie Y Chen
 S: Wing C Lee & Moy F Lee
 Book/Page: 41750/345, Date: 04/30/24
 Use: 2-Family Two Family, Lot: 5000sf

285 STATE ST..... \$115,000
 B: Vida Real Evangelical Ctr
 S: Vb-S1 Assets LLC
 Book/Page: 41755/70, Date: 05/01/24
 Use: Telephone Relay Tower, Lot: 244126sf
 Prior Sale: \$558,472 (07/15)

46 TINSON RD U:9A..... \$495,000
 B: Christopher Shanahan, Tr for Unit 9 Tinson Rt
 S: Juliana B King
 Book/Page: 41756/438, Date: 05/02/24
 Use: Condo

35 WARWICK ST..... \$930,000
 B: Roland Zhou & Tracey M Stadelmann
 S: Melissa C Newman & Hilario L Coimbra
 Book/Page: 41747/1, Date: 04/29/24
 Mtg: Guaranteed Rate Inc \$680,000
 Term: 2039
 Use: 3 Bdrm Bngl/Cottage, Lot: 5081sf
 Prior Sale: \$576,500 (05/18)

500 WASHINGTON ST U:804..... \$465,000
 B: Xiaofeng Huang
 S: Jcg Investments LLC
 Book/Page: 41754/306, Date: 05/01/24
 Use: 2 Bdrm Condo
 Prior Sale: \$310,000 (01/24)

211 WEST ST U:4A..... \$425,000
 B: Patrick Bridge
 S: Ann Doherty & Michael Gagen
 Book/Page: 41756/324, Date: 05/02/24
 Use: 2 Bdrm Condo
 Prior Sale: \$360,000 (08/21)

230 WILLARD ST U:603..... \$300,000
 B: Zhen Z Chen & Oscar G Lee
 S: Wu L Chan
 Book/Page: 41749/526, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$313,000 (01/21)

Randolph

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	43
Median Price	\$500,000	\$540,000

► REAL ESTATE SALES

10 BAYBERRY LN..... \$700,000
 B: Charles Denis & Yanick Denis
 S: Edward Migueles, Tr for Migueles RET
 Doc#: 00000001535307, Date: 04/29/24
 Mtg: Embrace Home Loans \$639,072
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 12000sf
 Prior Sale: \$167,500 (06/94)

159 BITTERSWEET LN U:117..... \$265,000
 B: Chung H George
 S: Maria T Jean
 Doc#: 00000001535439, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$150,000 (03/17)

4 HARRIETTE ST S..... \$385,000
 B: Jacqueline I Davis
 S: Joseph A Estella, Tr for 4 South Harriette St T
 Book/Page: 41747/32, Date: 04/29/24
 Mtg: Guaranteed Rate Inc \$308,000
 Term: 2054
 Use: Accessory Land Improved, Lot: 5694sf

59 HIGHLAND GLEN DR U:303..... \$285,000
 B: Serena W Jean
 S: Constitution Prop LLC
 Doc#: 00000001535392, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$215,000 (12/23)

161-163 LIBERTY ST..... \$955,000
 B: Michael Sellers
 S: Alquidamia Alvarez
 Book/Page: 41759/172, Date: 05/03/24
 Mtg: Movement Mtg LLC \$764,000
 Term: 2054
 Use: 2-Family Family Flat, Lot: 17160sf
 Prior Sale: \$425,000 (10/17)

15 LORI LN..... \$555,000
 B: Edson Cardoso & Lionilde Andrade
 S: Antonio A Fonseca & Maria F Fragoso
 Book/Page: 41747/126, Date: 04/29/24
 Mtg: Guaranteed Rate Inc \$538,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 12000sf

7 MARION ST..... \$550,000
 B: Chioma Nnaji
 S: Nicole Cummings & Cheryl V Cummings-Inniss
 Book/Page: 41752/14, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$606,430
 Term: 2054
 Use: 2 Bdrm Conventional, Lot: 9495sf
 Prior Sale: \$269,000 (10/14)

705-707 N MAIN ST..... \$500,000
 B: Patricia Mccroary & Anthony Mccroary
 S: Kenneth L Rice Jr
 Doc#: 00000001535303, Date: 04/29/24
 Mtg: American Fncl Resrcs \$375,000
 Term: 2054
 Use: 2-Family Family Flat, Lot: 9625sf

24 NELSON DR U:1B..... \$255,000
 B: Hein H Zaw & Theingi Win
 S: Ruby S Morris
 Book/Page: 41752/127, Date: 05/01/24
 Mtg: Rocket Mortgage LLC \$229,500
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$35,000 (04/97)

140 NORTH ST..... \$295,000
 B: Khen H Tran, Tr for Thanh Doan
 S: Susan M Murphy
 Book/Page: 41751/94, Date: 04/30/24
 Use: 3 Bdrm Conventional, Lot: 7000sf
 Prior Sale: \$103,225 (05/99)

37 TOSCANO WAY U:37..... \$599,900
 B: Valentine L Adjetej & Tatiana Antoine
 S: 502 South Main Hldg LLC
 Book/Page: 41757/563, Date: 05/03/24
 Mtg: Needham Bk \$569,905
 Term: 2054
 Use: Condo

41 WEST ST U:A1..... \$225,000
 B: Ashley N Philibert
 S: Manoj Ravikumar & Thrisha Kasula
 Book/Page: 41754/423, Date: 05/01/24
 Mtg: Total Mtg Svcs \$218,250
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$153,000 (03/21)

Sharon

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	23
Median Price	\$647,750	\$675,000

► REAL ESTATE SALES

2423 BAY RD..... \$950,000
 B: Samir Banjanovic & Erin S Banjanovic
 S: S D Rabinowitz & Linda Rabinowitz
 Book/Page: 41758/280, Date: 05/03/24
 Mtg: Guaranteed Rate Inc \$860,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 60984sf
 Prior Sale: \$439,900 (08/02)

18 BAYBERRY DR U:4..... \$285,000
 B: Muhammad A Bajwa
 S: Michael J Holleran, Tr for Declaration Of T
 Book/Page: 41748/261, Date: 04/29/24
 Mtg: T2 Financial LLC \$199,500
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$70,000 (09/98)

22 BERKSHIRE AVE..... \$703,000
 B: Yuanbing Li
 S: Xiaohui Yu & Wenlong Lu
 Book/Page: 41750/590, Date: 04/30/24
 Mtg: Mega Cap Funding Inc \$562,400
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10097sf
 Prior Sale: \$450,000 (06/18)

8 SHARON AVE..... \$800,000
 B: Kevin J Kilduff, Tr for Brian D Sullivan Irt
 S: Vincent Megna & Suzanne Megna
 Book/Page: 41750/33, Date: 04/30/24

8 TRIPHAMMER RD..... \$1,110,000
 B: Jie Zong & Wei Guo
 S: Efim Birger, Tr for Fidelis Fides Rt
 Doc#: 00000001535617, Date: 05/03/24
 Mtg: US Bank NA \$856,800
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 22389sf
 Prior Sale: \$252,004 (06/97)

Stoughton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	38
Median Price	\$537,500	\$572,500

► REAL ESTATE SALES

594 CANTON ST..... \$500,000
 B: Mark Terry & Lisa Rappoli
 S: William E Cottle, Tr for William E Cottle Ft
 Book/Page: 41753/530, Date: 05/01/24
 Mtg: Stoughton Cp Bk \$400,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 2-Family Conventional, Lot: 23483sf

191 COPPERWOOD DR U:191..... \$470,000
 B: Anatoly Pikovsky
 S: Jiaan Liao
 Book/Page: 41758/46, Date: 05/03/24
 Mtg: Fall River Five Cents \$260,000
 Term: 2039
 Use: 2 Bdrm Condo
 Prior Sale: \$295,000 (12/15)

80 COTTONWOOD DR U:80..... \$397,000
 B: Gloria Hogan
 S: Steven Sharad, Tr for Sharad Irt
 Doc#: 00000001535532, Date: 05/02/24
 Mtg: Cross Country Mtg Inc \$377,150
 Term: 2054
 Use: 2 Bdrm Condo

277 CHUSHING ST..... \$435,000
 B: Ds Dev Realty Group LLC
 S: Kelly M Odonnell
 Book/Page: 41754/593, Date: 05/01/24
 Mtg: Crowd Lending Fund \$469,750
 Use: 2 Bdrm Ranch, Lot: 11186sf

26 JESSICA DR U:G..... \$366,000
 B: Debra Holmes
 S: Dina Kedski, Tr for Roscia Ft
 Book/Page: 41747/585, Date: 04/29/24
 Mtg: Leader Bank NA \$304,400
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$180,000 (09/08)

131 LAKE DR..... \$672,000
 B: Marie C Kennedy
 S: Ls19 Master Part T & Us Bank Tna Tr
 Book/Page: 41749/470, Date: 04/30/24
 Use: 2 Bdrm Old Style, Lot: 3999sf
 Prior Sale: \$783,357 (08/18)

65 MCCORMICK TER U:5..... \$315,000
 B: Mike Lee & Eleanor Lee
 S: Alan M Levin
 Book/Page: 41756/161, Date: 05/02/24
 Use: 2 Bdrm Condo

555 PAGE ST U:101..... \$347,000
 B: Andrew T Colamaria
 S: Alan Yekta
 Book/Page: 41749/272, Date: 04/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$305,000 (10/21)

76 SUMMER AVE U:6..... \$300,000
 B: Flavio B Delima & Nara L Lima
 S: Nabli Nemr & Lydia Mikhail
 Book/Page: 41751/570, Date: 04/30/24
 Mtg: A & D Mortgage LLC \$225,000
 Term: 2064
 Use: 2 Bdrm Condo
 Prior Sale: \$221,000 (10/20)

10 YOUNGS WAY..... \$230,000
 B: Ana L Smith
 S: Brian C Smith
 Book/Page: 41752/392, Date: 05/01/24
 Use: 4 Bdrm Cape Cod, Lot: 25003sf
 Prior Sale: \$525,000 (08/13)

Walpole

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	35
Median Price	\$685,000	\$780,000

► REAL ESTATE SALES

92 AUDUBON DR..... \$965,000
 B: James T Sarno Jr & Katherine J Sarno
 S: Neal R Patel
 Book/Page: 41753/20, Date: 05/01/24
 Mtg: Guaranteed Rate Inc \$750,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 20113sf
 Prior Sale: \$500,000 (10/11)

7 BERKELEY DR..... \$1,869,000
 B: Anthony Pepe & Diane Pepe
 S: Ronald Compagnone, Tr for Compagnone Rt
 Book/Page: 41749/169, Date: 04/30/24
 Use: 3 Bdrm Ranch, Lot: 42020sf
 Prior Sale: \$323,350 (11/13)

282 HIGH ST..... \$525,000
 B: 282 High LLC
 S: Alana Bednarz
 Book/Page: 41748/228, Date: 04/29/24
 Mtg: Rockland Tr Co \$393,750
 Use: 3 Bdrm Conventional, Lot: 90605sf
 Prior Sale: \$375,000 (09/20)

70 LAKE AVE..... \$317,000
 B: Disipio Dev Group LLC
 S: Pelletier Claire L Est & Diane McMackin
 Book/Page: 41751/294, Date: 04/30/24
 Use: 3 Bdrm Conventional, Lot: 5200sf

11 OAK HILL DR..... \$680,000
 B: Christina Giardini & Pedro H Giardini
 S: Morriarty Daniel M Est & Susan M Bois
 Book/Page: 41757/528, Date: 05/03/24
 Mtg: Rockland Tr Co \$646,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 16415sf

590 WASHINGTON ST..... \$350,000
 B: Garden Path Estates LLC
 S: Hebard Corinne A Est & Barbara Maiewski
 Book/Page: 41753/461, Date: 05/01/24
 Mtg: OneLocal Bank \$862,500
 Use: 2 Bdrm Conventional, Lot: 16601sf

Wellesley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	46
Median Price	\$1,775,000	\$2,080,000

► REAL ESTATE SALES

28 BANCRO

NORFOLK REGISTRY continued

Table listing real estate transactions in Norfolk Registry, including details like address, price, and date.

Table listing real estate transactions in Brockton, including details like address, price, and date.

Plymouth Registry

John R. Buckley Jr., Esq., Register
50 Obery St, Plymouth, MA 02360
Telephone: (508) 830-9200

Brockton Satellite Office
For recordings and rundowns of unregistered land:
32 Belmont St. Brockton, MA 02301

Rockland Satellite Office
900 Hingham Street - Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800

Abington

Table listing real estate transactions in Abington, including details like address, price, and date.

Bridgewater

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Table listing real estate transactions in Brockton, including details like address, price, and date.

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East Bridgewater

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Halifax

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Hingham

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REAL ESTATE SALES

Table listing real estate sales in Hingham, including details like address, price, and date.

Wrentham

Table listing real estate transactions in Wrentham, including details like address, price, and date.