NORFOLK REGISTRY
continued

604 EAST ST **$845,000**
B: Jonida Taraj
S: Leonardo D Silva & Tatiana Silva
Book/Page: 41749/175, Date: 04/30/24
Mtg: Salem Five Mtg Co $722,100
Term: 2054
Use: 2-Family Conventional, Lot: 9200sf
Prior Sale: $505,000 (08/17)

54 FEDERAL ST **$355,000**
B: Zhaoyang Yang
S: Mtg Equity Conversi T 201 & US Bank NA Tr
Book/Page: 41754/293, Date: 05/01/24
Use: 2 Bdrm Conventional, Lot: 23300sf
Prior Sale: $359,546 (01/24)

32-36 GRANITE ST **$1,240,000**
B: Gavin Williams, Tr for Gw Granite Street T
S: Chi M Kwong, Tr for 32-36 Granite Street Rt
Book/Page: 41750/392, Date: 04/30/24
Mtg: Brian A Williams $1,000,000
Term: 2049
Use: Apartment Bldg - 4-8 Units, Lot: 9500sf
Prior Sale: $800,000 (04/17)

GREEN ST **$700,000**
B: Zoroaster Homes LLC
S: 20 Humphrey Street LLC
Doc#: 000000001535284, Date: 04/29/24
Mtg: Erik T Potter $500,000

GREEN ST **$375,000**
B: 6 Swan LLC
S: First Landing Invs LLC
Book/Page: 41754/454, Date: 05/01/24

124 GREEN ST **$335,000**
B: Silver Homes LLC
S: Robert S Rose
Book/Page: 41752/99, Date: 05/01/24
Use: 3 Bdrm Antique, Lot: 20250sf
Prior Sale: $367,500 (05/24)

124 GREEN ST **$367,500**
B: First Landing Invs LLC
S: Silver Homes LLC
Book/Page: 41752/542, Date: 05/01/24
Mtg: Unitas Funding Llc $425,000
Use: 3 Bdrm Antique, Lot: 20250sf
Prior Sale: $120,000 (01/96)

9-11 KEITH ST **$430,000**
B: Sammy Maian Inv LLC
S: Anton Cela
Book/Page: 41755/148, Date: 05/01/24
Mtg: Tvc Funding Vi Llc $565,693
Use: 2-Family Conventional, Lot: 5725sf
Prior Sale: $396,900 (11/22)

76 KINGMAN ST **$605,000**
B: Angela Ferragamo & Daniel Sangeorge
S: Charles P White & Lindsay White
Book/Page: 41752/504, Date: 05/01/24
Mtg: Fairway Ind Mtg $484,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10920sf
Prior Sale: $417,500 (08/18)

117 LAMBERT AVE **$650,000**
B: Angerina H Wu
S: Karuna Timilsina & Rita Timilsina
Book/Page: 41753/491, Date: 05/01/24
Mtg: United Wholesale Mtg $508,800
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11100sf
Prior Sale: $501,000 (10/20)

10 LYME ST **$848,000**
B: Nicholas Albert & Alicia Albert
S: Christopher J Martinson & Cassandra Burke
Book/Page: 41758/199, Date: 05/03/24
Mtg: Leader Bank NA $678,400
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12562sf
Prior Sale: $405,000 (10/16)

851 MAIN ST U:16 ..... **$335,000**
B: Annisya Bagdonas
S: Alexandra L Accardi, Tr for Main St Rt
Book/Page: 41756/453, Date: 05/02/24
Use: Office Condo Unit
Prior Sale: $195,000 (12/14)

61 PINE ST **$550,000**
B: Alison Blackman
S: Jeffrey R Turell, Tr for Turell Ft
Book/Page: 41749/547, Date: 04/30/24
Mtg: First Home Mtg $495,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11216sf

84 RESERVOIR RUN **$750,000**
B: Griswald Brooks & Tamari Kirtadze
S: Allison M Lydon, Tr for Lydon Ft
Doc#: 000000001535605, Date: 05/03/24
Mtg: Navy FCU $627,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 16095sf
Prior Sale: $180,000 (05/91)

9 TARA DR U:12 ..... **$277,900**
B: James M Connors
S: Shukui Guan & Hongqin Wang
Book/Page: 41750/508, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $121,000 (03/12)

77 WASHINGTON ST **$900,000**
B: Napoli Landing LLC
S: Weymouth Group Realty LLC
Doc#: 000000001535313, Date: 04/29/24
Mtg: Middlesex Svgs Bk $650,000
Use: Restaurant/Bar, Lot: 3025sf

238-250 WASHINGTON ST **$2,000,000**
B: Capital Inv Group LLC
S: 238 Washington Street LLC
Doc#: 000000001535418, Date: 04/30/24
Use: Shopping Ctr/Mall, Lot: 47854sf

► FORECLOSURE DEEDS

61 VERONICA LN **$432,000**
B: Vrmtg Asset T & Us Bank TNa Tr
S: John P Malonson & U S Bank TNa
Book/Page: 41751/20, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 10341sf
Prior Sale: $405,000 (12/04)

Wrentham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	10
Median Price	$507,500	$573,750

► REAL ESTATE SALES

15 DANA DR **$735,000**
B: Rebecca L Dangelo & Terje A Bratlie
S: Michael J Shruhan & Deborah A Shruhan
Book/Page: 41758/484, Date: 05/03/24
Mtg: Guild Mortgage Co $535,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 30131sf

80 EAGLEBROOK BLVD **$290,201**
B: Meriane Wasef & Angele Tawadros
S: Smith Jeffrey Est & Lynda Dragsbaek
Book/Page: 41757/256, Date: 05/03/24
Mtg: Guild Mortgage Co $275,690
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9444sf
Prior Sale: $194,600 (06/17)

50 GREEN ST **$1,350,000**
B: Samuel Hyde
S: Rita K Zizza
Book/Page: 41754/540, Date: 05/01/24
Use: Residential-Multiple Bldgs, Lot: 217811sf
Prior Sale: $280,000 (02/94)

40 REED FULTON AVE **$269,500**
B: Lakshmana S Doddipatla & Durga Sala
S: Park Place Wrentham LLC
Book/Page: 41751/37, Date: 04/30/24
Mtg: Navigant Credit Union $962,600
Term: 2054
Use: Residential Developable Land, Lot: 25453sf

105 REED FULTON AVE **$269,500**
B: Andrew Desimone & Emily Desimone
S: Park Place Wrentham LLC
Book/Page: 41748/169, Date: 04/29/24
Mtg: Coastal One CU $939,200
Term: 2054
Use: Residential Developable Land, Lot: 26248sf

Plymouth Registry

John R. Buckley Jr., Esq., Register
50 Obery St, Plymouth, MA 02360
Telephone: (508) 830-9200
Fax: (508) 830-9280
www.regdeeds.co.plymouth.ma.us

Brockton Satellite Office
For recordings and rundowns of unregistered land:
32 Belmont St.
Brockton, MA 02301
Telephone: (508) 586-6998
Fax: (508) 588-0240

Rockland Satellite Office
900 Hingham Street – Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800
Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	21
Median Price	$520,000	$630,000

► REAL ESTATE SALES

143 CENTRE AVE U:143 ..... **$415,000**
B: Jamie Bolstad
S: Matthew Pelham
Book/Page: 58867/118, Date: 05/01/24
Mtg: Cross Country Mtg Inc $332,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $351,000 (03/22)

12 KING AVE **$893,950**
B: Samantha Williams & Michael Williams Jr
S: Guy R Barthelemy
Book/Page: 58866/91, Date: 05/01/24
Mtg: HarborOne Mortgage $670,463
Term: 2044
Use: 4 Bdrm Colonial, Lot: 30909sf
Prior Sale: $492,000 (10/05)

466 PLYMOUTH ST **$750,000**
B: 466 Plymouth St LLC
S: Mary Elizabeth Rourke Int & Edward J Rourke Jr
Book/Page: 58863/345, Date: 05/01/24
Mtg: Bluestone Bank $900,000
Use: 5 Bdrm Colonial, Lot: 41363sf

29 THAXTER AVE **$409,000**
B: Robert Samuels
S: Susan J Sullin & Donna Campbell
Book/Page: 58866/289, Date: 05/01/24
Mtg: K & A Realty Inv $448,000
Use: 4 Bdrm Colonial, Lot: 11742sf

Bridgewater

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	35
Median Price	$606,500	$570,000

► REAL ESTATE SALES

33 ELMWOOD CRES **$855,000**
B: Smith Vioselin & Christine M Vioselin
S: Holt Maureen K Est & Paul C Kelly
Book/Page: 58863/95, Date: 04/30/24
Mtg: Amerant Mortgage $684,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 18500sf
Prior Sale: $90,000 (01/99)

30 HAYWARD ST **$450,000**
B: Jeffrey T Farley
S: Cristina Denly
Book/Page: 58868/321, Date: 05/02/24
Mtg: HarborOne Mortgage $422,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20000sf
Prior Sale: $137,000 (08/87)

35 JENNIFER CIR **$750,000**
B: Patricia Mcdonald
S: Carl E Aiello & Kellie A Aiello
Book/Page: 58864/16, Date: 05/01/24
Use: 3 Bdrm Colonial, Lot: 20816sf
Prior Sale: $470,000 (10/05)

90 LONGVIEW DR **$725,000**
B: Isaias Roman & Crystal Roman
S: Juana Torres, Tr for 90 Longview Dr Rt
Book/Page: 58868/287, Date: 05/02/24
Mtg: Guild Mortgage Co $543,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23554sf
Prior Sale: $544,500 (03/20)

156 PARK AVE **$500,000**
B: Mahmoud Elhashash & Mostafa Elhashash
S: Scott F Campbell & Ruth M Campbell
Book/Page: 58874/81, Date: 05/03/24
Use: Residential-Multiple Bldgs, Lot: 25900sf
Prior Sale: $255,000 (07/09)

90 PINE RIDGE DR **$639,900**
B: Jessica Timulty
S: Romaine D Gayle & Rochelle R Gayle
Book/Page: 58873/142, Date: 05/03/24
Mtg: Radius Financial Grp $300,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 82737sf
Prior Sale: $510,000 (12/20)

6 WESTWOOD LN **$929,900**
B: Jinhua Jia
S: Ecosta Development LLC
Book/Page: 58862/16, Date: 04/30/24
Use: Accessory Land Improved, Lot: 63345sf

Brockton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	121	99
Median Price	$431,900	$454,000

► REAL ESTATE SALES

15 ANGELA TER **$540,000**
B: Margarette Aurelien & Armando Sanjous
S: James H Bullock & Cheryl M Bullock
Book/Page: 58854/217, Date: 04/29/24
Mtg: United Wholesale Mtg $521,977
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13839sf
Prior Sale: $310,000 (05/05)

33 AUBURN ST **$277,574**
B: Nashua Chaperon & Joseph Chaperon
S: Lance D Deans & Claudina V Callwood-Deans
Book/Page: 58865/112, Date: 05/01/24
Mtg: Rocket Mortgage LLC $218,274
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6429sf
Prior Sale: $155,000 (02/16)

113 BELCHER AVE **$475,000**
B: Dtr Corp
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 58874/1, Date: 05/03/24
Mtg: Tailor Rdg REIT LLC $455,000
Use: 6 Bdrm Colonial, Lot: 9601sf
Prior Sale: $360,000 (09/21)

27 BLAINE ST **$539,900**
B: Obiageli Ukatu
S: Jean M Philemond & Claudie Philemond
Book/Page: 58862/185, Date: 04/30/24
Mtg: LendSure Mtg $377,930
Term: 2054
Use: 2-Family Two Family, Lot: 6464sf
Prior Sale: $410,000 (07/23)

43 BLAINE ST **$310,000**
B: Jq Development LLC
S: Delton H Garner
Book/Page: 58862/160, Date: 04/30/24
Use: 2 Bdrm Colonial, Lot: 6787sf
Prior Sale: $70,000 (03/93)

20 BROOKVILLE AVE **$310,000**
B: Austin L Peters & Amanda M Quigley
S: James Quigley, Tr for R & J Quigley Ft
Book/Page: 58861/36, Date: 04/30/24
Mtg: Guild Mortgage Co $290,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10402sf

40 CALMAR ST **$670,000**
B: Elvis C Debarros & Valdo G Debarros
S: Manuel C Barros & Maria F Barros
Book/Page: 58856/93, Date: 04/29/24
Mtg: Embrace Home Loans $657,864
Term: 2054
Use: 2-Family Two Family, Lot: 4661sf
Prior Sale: $74,000 (05/98)

8 CHURCHILL AVE **$460,900**
B: Francisco Andrade & Natalina Vicente
S: Patricio Centeio
Book/Page: 58866/254, Date: 05/01/24
Mtg: Rocket Mortgage LLC $442,376
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7410sf
Prior Sale: $300,000 (07/20)

30 COLONEL BELL DR U:30 ..... **$375,000**
B: Kedra Miller
S: Zanco Realty Group LLC
Book/Page: 58859/205, Date: 04/30/24
Mtg: United Wholesale Mtg $318,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $159,900 (06/02)

16 DEED CIR **$365,000**
B: Isabel Lopez & Whitney Lopez
S: James Romano & Jean Nelson
Doc#: 000000000851351, Date: 04/30/24
Mtg: Rocket Mortgage LLC $328,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9927sf

29 DRAPER ST **$685,000**
B: Nora Francois & Joseph Francois
S: P & L Custom Hm Bldrs LLC
Book/Page: 58862/166, Date: 04/30/24
Mtg: Freedom Mortgage Corp $574,887
Term: 2054
Use: Residential Developable Land, Lot: 6909sf
Prior Sale: $160,000 (03/23)

40 HUDSON ST **$152,408**
B: Carl F Stewart Jr
S: Jennifer O Stewart & Carl F Stewart Jr
Book/Page: 58869/168, Date: 05/02/24
Mtg: Rocket Mortgage LLC $358,160
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9688sf
Prior Sale: $148,300 (08/09)

7 MARTIN ST U:104 ..... **$165,000**
B: Patricia M Petitpas, Tr for 7 Main St 104 Rt
S: Ffox Property Mgmt LLC
Doc#: 000000000851471, Date: 05/03/24
Use: Condo

28 MASSASOIT AVE **$540,000**
B: Iris Contreras
S: Tmc Group LLC
Book/Page: 58867/325, Date: 05/01/24
Mtg: Cross Country Mtg Inc $551,610
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10119sf
Prior Sale: $320,000 (08/23)

27 MELLEN ST **$586,000**
B: Yvelande Merisier & Inovil Merisier
S: Thomas J Simpson Jr & Caren A Simpson
Book/Page: 58863/157, Date: 04/30/24
Mtg: Newrez LLC $536,629
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 5663sf

65 N QUINCY ST **$435,000**
B: Virgilio Coimbra
S: Susan Wurtz
Book/Page: 58865/67, Date: 05/01/24
Mtg: HarborOne Mortgage $435,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7379sf
Prior Sale: $72,000 (05/94)

111 OAK LN U:5 ..... **$260,000**
B: Jose D Da Silva
S: Robin M Carbonara
Book/Page: 58862/144, Date: 04/30/24
Mtg: Monteiro Invs Llc $195,000
Term: 2025
Use: 2 Bdrm Condo
Prior Sale: $174,000 (04/05)

116 OAK LN U:10 ..... **$268,000**
B: Daniel G Depina
S: Fitz Denton
Book/Page: 58864/137, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $198,500 (08/23)

221 OAK ST U:16-32 ..... **$300,000**
B: Marlena Monteiro-Jones
S: Mikael L Beal Sr
Doc#: 000000000851340, Date: 04/30/24
Mtg: Liberty Bay CU $285,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $157,000 (10/16)

20 PACKARD ST **$710,000**
B: Kyara Christie & Maria I Dacosta
S: Lavishnest LLC
Book/Page: 58861/224, Date: 04/30/24
Mtg: Guild Mortgage Co $697,140
Term: 2054
Use: 2-Family Two Family, Lot: 6416sf
Prior Sale: $135,000 (05/10)

28 S LEYDEN ST **$275,000**
B: Jcb Auto Repair & Towing
S: Beverly Stevenson
Book/Page: 58866/343, Date: 05/01/24
Mtg: Capital Finance Llc $220,000
Use: 4 Bdrm Colonial, Lot: 9178sf
Prior Sale: $205,000 (01/11)

11 TRUDY TER U:11 ..... **$300,000**
B: Kenia Peronel
S: Nora Francois
Book/Page: 58862/61, Date: 04/30/24
Mtg: First Home Mtg $209,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $215,000 (07/19)

97 W CHESTNUT ST **$650,000**
B: Toussaint Desinor
S: Ryan Gadles, Tr for Vision Group Rt
Book/Page: 58863/30, Date: 04/30/24
Mtg: Rocket Mortgage LLC $617,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4069sf
Prior Sale: $157,500 (12/12)

227 W ELM ST U:1 ..... **$205,000**
B: Otano Properties LLC
S: Jonathan Dawber
Book/Page: 58864/156, Date: 05/01/24
Mtg: Stephen K Glickman $164,000
Use: 2 Bdrm Condo
Prior Sale: $70,500 (05/15)

921 WARREN AVE **$865,000**
B: Maria Dasilva & Francisco S Aires
S: Joseph Goncalves
Book/Page: 58861/73, Date: 04/30/24
Mtg: Total Mtg Svcs $849,332
Term: 2054
Use: 3-Family Family Flat, Lot: 5380sf
Prior Sale: $157,350 (06/13)

WINTER ST (OFF) **$45,000**
B: David Cruise
S: Ann Stathakis, Tr for Paul & Ann Stathakis RET
Book/Page: 58870/84, Date: 05/02/24

► FORECLOSURE DEEDS

15 PARK RD **$280,000**
B: Freeport Rt & James L Keough
S: Renee M Chase & Us Bank TNa
Book/Page: 58862/219, Date: 04/30/24
Use: 2 Bdrm Bngl/Cottage, Lot: 7514sf
Prior Sale: $215,000 (04/04)

Carver

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	18
Median Price	$487,000	$509,000

► REAL ESTATE SALES

27 CEDAR DR **$355,000**
B: Natasha M Bessemer
S: Kevin Moran
Book/Page: 58858/135, Date: 04/30/24
Mtg: Mllestone Mtg Solutio $301,750
Term: 2054
Use: 2 Bdrm Cottage, Lot: 5227sf
Prior Sale: $299,900 (10/23)

4 DOREEN WAY **$405,000**
B: Skylar L Barnes & Andrew M Pollini-Mills
S: Brian Brabant
Book/Page: 58853/257, Date: 04/29/24
Mtg: LoanDepot.Com $392,850
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13068sf
Prior Sale: $123,833 (01/18)

66 MAIN ST U:7 ..... **$14,000**
B: Perry Hearn
S: Ridge Jr Paul E Est & Matthew Ridge
Book/Page: 58867/148, Date: 05/01/24
Use: Office Condo Unit
Prior Sale: $7,000 (05/96)

23 OLD CENTER ST **$720,000**
B: Romany Wahib
S: Jlk Realty & Dev LLC
Book/Page: 58859/306, Date: 04/30/24
Mtg: NFM Inc $576,000
Term: 2054

96 S MEADOW RD **$655,000**
B: Ashley E Graca & Daniel A Newhall
S: Scott A Oriola & Kristin L Oriola
Book/Page: 58866/183, Date: 05/01/24
Mtg: Cross Country Mtg Inc $555,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 64469sf
Prior Sale: $48,000 (05/98)

25 WAREHAM ST **$325,000**
B: Ronald Oliveira
S: Martin Noel R Est & Warren C Martin
Book/Page: 58860/298, Date: 04/30/24
Mtg: Tailor Rdg REIT LLC $375,000
Use: 4 Bdrm Raised Ranch, Lot: 30492sf

Duxbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	20
Median Price	$905,000	$858,750

► REAL ESTATE SALES

28 APPLE HILL LN **$1,020,000**
B: Anthony Gonzalez & David Pacheco
S: Megan D Razzolini & John T Razzolini
Book/Page: 58854/7, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 19166sf
Prior Sale: $680,000 (12/18)

263 MARSHALL ST **$3,550,000**
B: Kevin Moran & Brooke Hartley
S: Scott R Salisbury & Kristin M Salisbury
Book/Page: 58867/184, Date: 05/01/24
Mtg: James E Hartley Jr $3,600,000
Use: 4 Bdrm Conventional, Lot: 31465sf
Prior Sale: $1,965,000 (09/19)

126 TREMONT ST **$750,000**
B: Robert Palma
S: Oliver Triebel, Tr for Jennifer Triebel
Book/Page: 58857/32, Date: 04/30/24
Use: Retail-Service, Lot: 13068sf
Prior Sale: $342,000 (08/10)

416 WASHINGTON ST **$2,875,000**
B: Michael Phalen & Allison Phalen
S: Megan D Greenstein, Tr for Megan D-Greenstein RET
Book/Page: 58854/19, Date: 04/29/24
Mtg: James S Phalen $1,900,000
Use: 5 Bdrm Conventional, Lot: 21345sf
Prior Sale: $829,000 (08/03)

East Bridgewater

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	12
Median Price	$460,000	$525,000

► REAL ESTATE SALES

755 CRESCENT ST **$501,000**
B: Jeffrey Chessia & Megab Martins
S: Denise M Denley & Harold F Denley
Book/Page: 58873/217, Date: 05/03/24
Mtg: Washington Trust Mtg $475,950
Term: 2054

912 CRESCENT ST **$560,000**
B: Shane N Delucia & Kendall N Martigneti
S: Peter D Bailey & Sherri J Bailey
Book/Page: 58866/223, Date: 05/01/24
Mtg: Radius Financial Grp $470,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 54450sf
Prior Sale: $138,500 (11/94)

Halifax

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	11
Median Price	$539,000	$525,000

► REAL ESTATE SALES

59 PARADISE LN **$315,000**
B: Cledir G Ferreira
S: Michael P Smith & Donnalee A Smith
Book/Page: 58862/90, Date: 04/30/24
Use: 2 Bdrm Conventional, Lot: 13610sf

112 RIVER ST **$735,000**
B: Mason G Walker & Martina N Walker
S: Loyal Bros Const Inc
Book/Page: 58868/1, Date: 05/01/24
Mtg: LoanDepot.Com $560,896
Term: 2054
Use: 4 Bdrm Conventional, Lot: 124917sf
Prior Sale: $370,000 (04/23)

Hanover

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	28
Median Price	$632,000	$725,000

► REAL ESTATE SALES

111 HERITAGE WAY **$700,000**
B: Russell Lebarre & Sarah Lebarre
S: Stephen P Kirby & Bonnie L Kirby
Book/Page: 58855/263, Date: 04/29/24
Mtg: Nationstar Mtg $549,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 34848sf
Prior Sale: $243,500 (08/98)

9 SIMMONS RD **$900,000**
B: Eduardo Deoliveira
S: John T Pensoneault & Cherie K Pensoneault
Book/Page: 58871/12, Date: 05/02/24
Mtg: United Wholesale Mtg $869,962
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43124sf
Prior Sale: $229,000 (12/92)

3 TOLMAN RD **$1,210,000**
B: Sean Mcgrath & Amanda Mcgrath
S: Bryan W Marcotte & Brett A Marcotte
Book/Page: 58854/116, Date: 04/29/24
Mtg: Guaranteed Rate Inc $766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60984sf
Prior Sale: $759,900 (07/18)

718 WEBSTER ST **$785,000**
B: Sheridan Staples & Sean F Staples
S: Michael Clarkson
Book/Page: 58860/203, Date: 04/30/24
Mtg: Berkshire Bank $667,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30492sf
Prior Sale: $379,900 (08/13)

72 WINDWARD LN **$1,489,999**
B: Adam F Jacobs & Chelsea Jacobs
S: Larry A Quinzani & Linda C Kakulski
Book/Page: 58858/340, Date: 04/30/24
Mtg: Camden National Bank $766,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 38333sf
Prior Sale: $1,015,000 (03/19)

Hingham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	47
Median Price	$1,300,000	$1,242,500

► REAL ESTATE SALES

2 ACCORD LN **$640,000**
B: Yang Zhao & Shaoping Qi
S: Robert Riker
Book/Page: 58861/179, Date: 04/30/24
Mtg: Cathay Bank $416,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 2 Bdrm Ranch, Lot: 20500sf
Prior Sale: $620,000 (01/23)

2 BACKRIVER RD U:2 ..... **$1,310,000**
B: Frederick F Raymond & Jean M Raymond
S: Rachel Tyler
Book/Page: 58854/246, Date: 04/29/24
Use: 3 Bdrm Condo
Prior Sale: $1,015,000 (12/20)

6 BEL AIR DR **$1,815,000**
B: Thomas P Defalco & Danielle M Russell
S: William G Horte, Tr for William M Horte Irt
Book/Page: 58855/297, Date: 04/29/24
Mtg: Cooperative Bank $766,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21668sf

67 BLACK ROCK DR U:67 ..... **$2,850,000**
B: Stephen Coyle & Chezmin Coyle
S: David M Joy & Michele Keenan-Joy
Book/Page: 58858/231, Date: 04/30/24
Mtg: Citibank Na $2,564,715
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $1,185,000 (05/10)

69 BLACK ROCK DR U:69 ..... **$2,600,000**
B: Taun Ha-Ngoc, Tr for Tuan Ha-Ngoc 2010 T
S: Kathleen M Bochman
Book/Page: 58859/283, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: $1,220,000 (12/11)

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34 CANTERBURY ST **$1,800,000**
B: Melissa Ortega & Sandro Junkovic
S: Benoy J Zachariah & Nina Zachariah
Doc#: 000000000851456, Date: 05/03/24
Mtg: Guaranteed Rate Inc $1,440,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42178sf

36 HOWLAND LN **$1,125,000**
B: Matthew L Robinson & Carty F Cannon
S: Bryan Cahn & Caitlin Boodro
Book/Page: 58871/252, Date: 05/03/24
Mtg: Prosperity Home Mtg $900,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 20246sf
Prior Sale: $865,000 (05/21)

71 LINCOLN ST **$1,920,000**
B: Andrew J Haycock & Alyssa V Haycock
S: Cole RET & George A Cole 3rd
Book/Page: 58860/46, Date: 04/30/24
Mtg: Guaranteed Rate Affin $1,200,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 24167sf
Prior Sale: $350,000 (01/98)

130 LINCOLN ST **$1,114,100**
B: Opendoor Property J LLC
S: Taylor Wood & Britney B Wood
Book/Page: 58856/172, Date: 04/29/24
Use: 3 Bdrm Cape Cod, Lot: 29956sf
Prior Sale: $865,000 (02/21)

457 MAIN ST **$2,300,000**
B: Hannah Daniel & William Daniel
S: Jjf Investments LLC
Book/Page: 58856/133, Date: 04/29/24
Use: 3 Bdrm Colonial, Lot: 13120sf
Prior Sale: $600,000 (11/21)

212 OTIS ST **$2,120,000**
B: Stephen Morris & Lauren Morris
S: Elizabeth A Harling
Book/Page: 58869/262, Date: 05/02/24
Mtg: United Wholesale Mtg $1,620,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20370sf
Prior Sale: $451,000 (01/11)

7 PIONEER RD **$1,365,000**
B: Amy M Feinberg & Vincent M Bertram
S: Mark S Sandler & Theresa A Sandler
Book/Page: 58873/185, Date: 05/03/24
Mtg: Movement Mtg LLC $1,065,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Colonial, Lot: 14250sf
Prior Sale: $315,000 (05/01)

158 STAYNER DR U:158 ..... **$1,300,000**
B: Rachel C Tyler, Tr for Rct 2024 T
S: Devin Ruiz & Elyse Ruiz
Book/Page: 58858/335, Date: 04/30/24
Use: 3 Bdrm Condo
Prior Sale: $1,035,000 (08/20)

13 WOMPATUCK RD **$2,620,000**
B: Elizabeth E Vigeant & Shaun M Vigeant
S: Greenman Industries Inc
Book/Page: 58869/309, Date: 05/02/24
Mtg: M&T Bank NA $1,763,750
Term: 2054 Rate: 6.0% Type: Adj
Use: 5 Bdrm Contemporary, Lot: 12656sf
Prior Sale: $730,000 (12/21)

Hull

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	17
Median Price	$562,500	$700,000

► REAL ESTATE SALES

17 J ST **$630,000**
B: Leeann A Manning & Geoffrey P Manning
S: Dauntless Path LLC
Book/Page: 58860/250, Date: 04/30/24
Mtg: Guaranteed Rate Inc $315,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7340sf
Prior Sale: $440,000 (09/23)

1163 NANTASKET AVE **$637,500**
B: Jeffrey Senez
S: Cronin 3 LLC
Book/Page: 58866/164, Date: 05/01/24
Mtg: Mutual Of Omaha Mtg $605,625
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9779sf

Kingston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	14
Median Price	$525,000	$607,500

► REAL ESTATE SALES

26 CHARLES DR **$949,900**
B: Daniel P Quinn & Hillary A Quinn
S: Briarwood Const Corp
Book/Page: 58863/190, Date: 04/30/24
Mtg: LoanDepot.Com $873,908
Term: 2054
Use: Residential Developable Land, Lot: 14014sf

53 COLE ST **$460,000**
B: Alastair Crippen & Daisy Farrell
S: Richard J Emmetts & Gretchen E Emmetts
Book/Page: 58861/160, Date: 04/30/24
Mtg: Rockland Tr Co $360,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 4000sf
Prior Sale: $145,000 (07/00)

479 ELM ST **$521,500**
B: Craig R Swinimer & Alyssa B Hoffman
S: Kenneth T Monahan Jr & Christina H Anop
Book/Page: 58873/245, Date: 05/03/24
Mtg: Drew Mortgage Assnlnc $469,350
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $109,900 (06/92)

23 INDIAN POND RD **$625,000**
B: Hayley Stilson & Matthew Redihan
S: Lawrence T Reed, Tr for Dorothy M Reed T
Book/Page: 58856/55, Date: 04/29/24
Mtg: Navigant Credit Union $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23080sf
Prior Sale: $145,000 (12/95)

Lakeville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	19
Median Price	$519,500	$618,000

► REAL ESTATE SALES

17 4TH AVE **$140,000**
B: Benjamin Roughan
S: 17 4th Avenue LLC
Book/Page: 58868/313, Date: 05/02/24
Use: 2 Bdrm Cottage, Lot: 5400sf
Prior Sale: $200,000 (09/02)

14 ANACONDA DR **$400,000**
B: Michael G Rousseau
S: Doris A Forand & Margaret P Andrews
Book/Page: 58855/133, Date: 04/29/24
Mtg: North Easton Svgs Bk $360,000
Use: 4 Bdrm Gambrel, Lot: 34000sf

16 ANACONDA DR **$5,000**
B: Michael G Rousseau, Tr for 16 Anaconda Dr T
S: Doris A Forand, Tr for Doris A Forand RET
Book/Page: 58855/6, Date: 04/29/24
Use: Residential Undvlpble Land, Lot: 30056sf

352 BEDFORD ST **$1,000,000**
B: Westport Cd Realty LLC
S: Paul K Winberg, Tr for Winberg Ft
Book/Page: 58865/346, Date: 05/01/24
Use: Retail-Equipment, Lot: 21000sf

19 CAPTAINS WAY **$5,000**
B: Michael G Rousseau, Tr for 19 Captains Way T
S: Doris A Forand, Tr for Doris A Forand RET
Book/Page: 58854/313, Date: 04/29/24
Use: Residential Undvlpble Land, Lot: 30056sf

FERNDALE RD **$10,000**
B: Haley Caramanica
S: Louis R Vermette, Tr for Loudom Rt
Book/Page: 58858/24, Date: 04/30/24

100 LEBARON BLVD U:100-7 ..... **$589,000**
B: Alicia Ricciuto
S: Residences LLC
Book/Page: 58869/23, Date: 05/02/24
Mtg: BankESB $529,000
Term: 2054
Use: 2 Bdrm Condo

13 SOUTH AVE **$610,000**
B: 13 South Ave Holdings LLC
S: Ruth A Diauto
Book/Page: 58865/187, Date: 05/01/24
Mtg: RFLF 7 LLC $518,500
Use: 3 Bdrm Ranch, Lot: 7000sf

14 SOUTH AVE **$610,000**
B: 13 South Ave Holdings LLC
S: Ruth A Diauto
Book/Page: 58865/187, Date: 05/01/24
Mtg: RFLF 7 LLC $518,500
Use: Accessory Land Improved, Lot: 7700sf

63 SOUTHWORTH ST **$570,000**
B: Shane E Westgate
S: David B Thomas Jr
Book/Page: 58860/100, Date: 04/30/24
Mtg: LoanDepot.Com $300,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 70436sf

Marion

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	13
Median Price	$640,000	$790,000

► REAL ESTATE SALES

596 POINT RD **$2,742,268**
B: 596 Point Road LLC
S: Lot 11 Nt & Charles A Coolidge 3rd
Doc#: 000000000851433, Date: 05/02/24
Use: 3 Bdrm Conventional, Lot: 121420sf

155 SPRING ST **$600,000**
B: James B Simmions Jr & Suzana Leite-Simmions
S: Choung Pham
Book/Page: 58859/113, Date: 04/30/24
Mtg: CMG Mortgage Inc $480,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 21731sf
Prior Sale: $275,000 (11/20)

Marshfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	28
Median Price	$640,000	$721,250

► REAL ESTATE SALES

EAMES WAY **$25,000**
B: John Wilson Jr & Joanne Wilson
S: St Lukes Episcopal Church
Book/Page: 58871/225, Date: 05/03/24

29 SALT MEADOW WAYE **$700,000**
B: Alexander J Hagan & Kesley A Hostnik
S: Anderson Jr Thomas H Est & Thomas K Anderson
Book/Page: 58872/249, Date: 05/03/24
Mtg: Coastal Heritage Bank $595,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 28043sf

1 SEAFLOWER LN **$870,000**
B: Grainne Murray & Michele Balderson
S: Wells Mcdonald
Doc#: 000000000851369, Date: 04/30/24
Mtg: William Raveis Mtg Co $696,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21041sf
Prior Sale: $499,000 (04/18)

6 SMOKE HILL RIDGE RD **$894,527**
B: Michael Clancy & Shannon Clancy
S: Richard A Baiardi & Robbin A Baiardi
Book/Page: 58870/105, Date: 05/02/24
Mtg: Cape Cod Five Cent Bk $715,622
Term: 2054
Use: 5 Bdrm Colonial, Lot: 49658sf
Prior Sale: $524,900 (09/04)

174 STANDISH ST **$700,000**
B: Jeffrey Lanchester & Laura Lanchester
S: Jeanne Lanchester & Martin A St
Doc#: 000000000851281, Date: 04/29/24
Mtg: OneLocal Bank $560,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: $274,900 (06/99)

Mattapoisett

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	15
Median Price	$650,000	$829,135

► REAL ESTATE SALES

MARTHAS VINEYARD DR L:10 ..... **$265,000**
B: Long Built Homes Inc
S: Farland Estates Iii LLC
Book/Page: 58870/149, Date: 05/02/24

9 SEAMARSH WAY **$1,500,000**
B: Jonathan Barry
S: Ghassan J Dehni & Ana S Dehni
Book/Page: 58872/301, Date: 05/03/24
Mtg: Wells Fargo Bank $1,200,000
Term: 2054 Rate: 6.8% Type: Adj

12 SHAGBARK CIR **$1,183,185**
B: John F Drew & Leslie M Drew
S: Long Built Homes Inc
Book/Page: 58863/73, Date: 04/30/24
Mtg: First Citizens Cr Un $200,000
Term: 2054
Use: Residential Developable Land, Lot: 15203sf

Middleboro

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	33
Median Price	$460,000	$508,000

► REAL ESTATE SALES

11 BECCA LN **$725,000**
B: William Dillon
S: Richard N Leduc, Tr for Eleven Becca Lane Rt
Book/Page: 58872/272, Date: 05/03/24
Mtg: US Bank NA $225,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 29507sf
Prior Sale: $366,000 (11/10)

1 CLAYTON RD **$400,000**
B: Debra A Beaulieu, Tr for Mel-Dina Rt
S: Michael S Benton, Tr for Marino Family Nt
Book/Page: 58856/158, Date: 04/29/24
Use: Residential Developable Land, Lot: 65340sf

2 ERICA AVE **$466,803**
B: Noah B Petitt & Valeria E Petitt
S: Mark A Petitt & Karen Petitt
Book/Page: 58864/120, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 14375sf
Prior Sale: $480,000 (06/22)

HARPER LN L:7 ..... **$475,000**
B: William R Logan, Tr for L & B Rt
S: Patricia A Freitas
Book/Page: 58868/87, Date: 05/01/24

HARPER LN L:7 ..... **$230,000**
B: Zachary R Arruda
S: William R Logan, Tr for L & B Rt
Book/Page: 58868/123, Date: 05/02/24

HARPER LN L:8 ..... **$475,000**
B: William R Logan, Tr for L & B Rt
S: Patricia A Freitas
Book/Page: 58868/87, Date: 05/01/24

MILLER ST (OFF) L:12 ..... **$327,500**
B: Michael A Degiso & Sandra A Degiso
S: Nicholas J Demarco & Suzanna D Demarco
Book/Page: 58871/308, Date: 05/03/24

PEBBLE BROOK DR L:12 ..... **$327,500**
B: Michael A Degiso & Sandra A Degiso
S: Nicholas J Demarco & Suzanna D Demarco
Book/Page: 58871/308, Date: 05/03/24

PURCHASE ST **$495,000**
B: Andrew Sproule & Kirstyn Sproule
S: Ranaldi Deborah Jean Est & Jennifer L Karamanian
Book/Page: 58853/184, Date: 04/29/24

81 SCHOOL ST **$495,000**
B: Jesse G Macdonald & Jilianne I Macdonald
S: Ryan Daley & Brooke Rodrigue
Book/Page: 58854/162, Date: 04/29/24
Mtg: Fairway Ind Mtg $480,150
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8712sf
Prior Sale: $358,500 (08/20)

13 SOUTHWICK ST **$510,000**
B: Dylan Allen
S: Charles W Pierce Jr
Book/Page: 58859/78, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $459,000
Term: 2054
Use: 2-Family Two Family, Lot: 8712sf
Prior Sale: $387,500 (05/06)

2 TERRACE RD **$660,000**
B: Mkj Services LLC
S: Jessica Schroeder, Tr for Carter Ft
Book/Page: 58860/156, Date: 04/30/24
Mtg: Crowd Lending Fund $495,000
Use: 3 Bdrm Ranch, Lot: 27443sf
Prior Sale: $140,000 (10/20)

W GROVE ST (OFF) **$400,000**
B: Vmd Mb Industrial LLC
S: Kathleen R Bunch, Tr for Moranville Ft
Book/Page: 58857/221, Date: 04/30/24

79 WAREHAM ST **$490,000**
B: Valentina B Guillaume & Enock L Rodriguez
S: Susan A Hahn
Book/Page: 58873/311, Date: 05/03/24
Mtg: Guaranteed Rate Inc $481,124
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9583sf
Prior Sale: $291,000 (10/15)

151 WAREHAM ST **$360,000**
B: 151 Wareham Street LLC
S: J Sylvia Rt & James Gouveia Jr
Book/Page: 58873/240, Date: 05/03/24
Use: Mixed Use-Prim Res & Comm, Lot: 60000sf

26 WEBSTER ST **$365,000**
B: Vincent J Falconeiri, Tr for Mas Rt
S: Karol-Ann Sample
Book/Page: 58873/1, Date: 05/03/24
Mtg: North Easton Svgs Bk $325,000
Use: 4 Bdrm Dutch Colonl, Lot: 7405sf

Norwell

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	12
Median Price	$775,000	$822,500

► REAL ESTATE SALES

103 BRIGANTINE CIR **$1,327,000**
B: Sarah E Henning & Alexander D Henning
S: Andrew W Lowry, Tr for A W & Jamie G C-Lowry RET
Book/Page: 58860/334, Date: 04/30/24
Mtg: Mtg Equity Partners $1,061,600
Term: 2054
Use: 4 Bdrm Colonial, Lot: 51401sf
Prior Sale: $692,250 (04/13)

111 STETSON RD **$1,200,000**
B: Brian Gowin & Kristen Gowin
S: Maureen Murphy
Book/Page: 58866/66, Date: 05/01/24
Mtg: Salem Five Mtg Co $960,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 56192sf
Prior Sale: $902,500 (01/23)

239 WASHINGTON ST U:10 ..... **$910,000**
B: Michael Dean & Mary Dean
S: Kevin A Landrigan, Tr for Kevin A Landrigan 2016 Ft
Book/Page: 58858/51, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $475,000 (07/10)

Pembroke

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	23
Median Price	$541,000	$610,000

► REAL ESTATE SALES

6 BELLE RD **$475,000**
B: Maureen Gallagher
S: K & D Projects LLC
Book/Page: 58856/191, Date: 04/29/24
Use: 2 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: $260,041 (01/24)

120 FAIRWOOD DR **$875,000**
B: Charles White & Lindsay A White
S: Michael L Omelia & Janet B Omelia
Book/Page: 58870/22, Date: 05/02/24
Mtg: Movement Mtg LLC $766,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 41200sf
Prior Sale: $146,500 (12/93)

128 TAYLOR ST **$795,000**
B: Kenneth D Morrisino Jr & Ani R Morrisino
S: Sean C Sullivan & Kathleen M Sullivan
Book/Page: 58861/137, Date: 04/30/24
Mtg: Rockland Tr Co $545,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 36895sf
Prior Sale: $457,000 (10/17)

Plymouth

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	105
Median Price	$527,500	$600,000

► REAL ESTATE SALES

26 AERO PARK DR **$1,823,357**
B: 25 Aero Park LLC
S: Boj Construction LLC
Book/Page: 58863/277, Date: 04/30/24
Mtg: Rockland Tr Co $5,500,000
Use: Industrial Warehouse, Lot: 124508sf

20 BANCROFTS LNDG **$630,000**
B: Richard G Havens & Rose M Havens
S: David P Willett & Andrea M Willett
Book/Page: 58858/100, Date: 04/30/24

44 BAY FARM DR **$780,000**
B: Helton Deoliveira
S: Cheryl A Burr & Robert M Burr Jr
Book/Page: 58863/253, Date: 04/30/24
Mtg: Paramount Res Mtg Gp $663,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 60074sf
Prior Sale: $186,914 (08/97)

17 CHAPEL HILL DR U:4 ..... **$229,900**
B: Brian Shanahan & Pamela Shanahan
S: Kaitlin M Ketcham
Book/Page: 58867/158, Date: 05/01/24
Mtg: Wintrust Mtg Corp $137,940
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $65,000 (04/21)

CITATION DR L:17-026 ..... **$250,000**
B: Zachary Nigro
S: Pierre M Coll, Tr for Pond Nt
Book/Page: 58867/317, Date: 05/01/24

5 DUCK PLAIN RD **$455,000**
B: Anna Bregoli & Dylan A Bonneau
S: Amanda M Wetterberg & Michael L Wetterberg
Book/Page: 58869/189, Date: 05/02/24
Mtg: Rockland Tr Co $441,350
Term: 2054
Use: 2 Bdrm Garrison, Lot: 24790sf
Prior Sale: $400,000 (11/22)

62 ELLISVILLE RD **$810,000**
B: Michelle White
S: Eric E Kiesewetter & Krisztina Kiesewetter
Book/Page: 58866/150, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 22176sf
Prior Sale: $345,000 (03/01)

126 ELLISVILLE RD **$475,000**
B: Frances Barbaro
S: Ironhouse Realty Corp
Book/Page: 58861/212, Date: 04/30/24
Use: Residential Developable Land, Lot: 135171sf

123 FAIRVIEW LN **$910,000**
B: William Foniri & Kaitlyn Foniri
S: Charles L Woods & Debra L Woods
Book/Page: 58855/26, Date: 04/29/24
Mtg: Guaranteed Rate Inc $710,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 63123sf
Prior Sale: $399,000 (12/12)

93 HATHERLY RISE U:93 ..... **$945,000**
B: Melanie J Berg & Maureen K Mccune
S: Timothy Hazelton & Coby Hazelton
Book/Page: 58864/267, Date: 05/01/24
Mtg: Cape Cod Five Cent Bk $300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $569,198 (06/20)

7 HAWTHORNE **$637,900**
B: Thomas Deangelis & Marybeth Deangelis
S: Whitman Homes Inc
Book/Page: 58858/290, Date: 04/30/24
Mtg: JPMorgan Chase Bank $250,000
Term: 2039

6 JACOBS LADDER **$750,000**
B: Nicholas M Senckowski & Kay L Senckowski
S: Donna Payzant, Tr for Miller Ft
Book/Page: 58856/329, Date: 04/29/24
Mtg: LoanDepot.Com $600,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 80111sf
Prior Sale: $181,150 (03/96)

38 KESTREL HTS **$1,175,396**
B: Travis L Stricker, Tr for T & Nancy Stricker Lt
S: Toll Ma Land Lp
Book/Page: 58872/208, Date: 05/03/24

871 LONG POND RD **$575,000**
B: Stacey A Pires & Adilson Pires
S: Oliveria Investment Inc
Doc#: 000000000851274, Date: 04/29/24
Mtg: LoanDepot.Com $564,585
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 60074sf
Prior Sale: $365,000 (09/23)

102-R MANOMET POINT RD **$613,500**
B: Christopher R Guerrero & Hernan A Guerrero Jr
S: Heather Carvalho
Book/Page: 58858/110, Date: 04/30/24
Mtg: Mtg Equity Partners $551,537
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20870sf
Prior Sale: $301,500 (08/10)

16 MCCLELLAN DR **$785,000**
B: Sandra J Scott & Sharon A Currier
S: Barbara Michalek
Book/Page: 58856/23, Date: 04/29/24
Mtg: Rockland Tr Co $100,000
Term: 2039
Use: 4 Bdrm Gambrel, Lot: 20434sf

11 MEADOWBROOK DR **$610,900**
B: Jamie J Sloniecki & Robyn Sloniecki
S: Whitman Homes Inc
Book/Page: 58865/301, Date: 05/01/24

15 MEADOWBROOK DR **$634,905**
B: Kathleen A Pitts
S: Whitman Homes Inc
Book/Page: 58872/53, Date: 05/03/24

53 MYLES STANDISH DR **$607,000**
B: Jessica Farina & Nicholas Farina
S: Brian E Leopold, Tr for Leopold Asset Protection
Book/Page: 58873/55, Date: 05/03/24
Mtg: Mortgage Research Ctr $607,000
Term: 2054

4 OUTLOOK E U:4 ..... **$890,662**
B: David J Robinson & Marla E Robinson
S: Ridge Development LLC
Book/Page: 58870/60, Date: 05/02/24
Use: Condo

15 OWLS NEST **$880,587**
B: David R Drucker, Tr for Drucker & Norin RET
S: Toll Ma Land Lp
Book/Page: 58855/113, Date: 04/29/24
Use: Residential Developable Land, Lot: 6003sf

17 OWLS NEST **$881,995**
B: Richard Krieger, Tr for Krieger RET
S: Toll Ma Land Lp
Book/Page: 58867/229, Date: 05/01/24
Mtg: Toll Bros Mortgage Co $531,995
Term: 2054
Use: Residential Developable Land, Lot: 6020sf

223 SANDWICH ST **$575,000**
B: Marc Hoffman & Lisa Hoffman
S: Amy L Watt, Tr for 223 Sandwich Street Rt
Book/Page: 58873/179, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 57024sf
Prior Sale: $335,000 (05/07)

260 SANDWICH ST **$510,000**
B: Michael G Shine & Laura A Shine
S: Gregory Crone
Book/Page: 58872/94, Date: 05/03/24
Mtg: Guaranteed Rate Inc $408,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 13068sf
Prior Sale: $370,000 (07/23)

SAQUISH WESTERN PT **$16,500**
B: Npv Rt & Northeast Prop Vent LLC T
S: Pauline E Robertson
Book/Page: 58862/1, Date: 04/30/24

13 SLEEPY HOLLOW DR **$684,000**
B: Kate T Bilezikian, Tr for Sleepy Hollow Rt
S: Hildegard Schimpf
Book/Page: 58855/225, Date: 04/29/24
Mtg: Oyster Way Fncl Llc $490,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 24790sf

242 SUMMER ST **$520,000**
B: Mariah Grispi
S: King L Rudolph, Tr for Rudolph Ft
Book/Page: 58854/252, Date: 04/29/24
Mtg: Cape Cod Five Cent Bk $460,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30017sf
Prior Sale: $299,000 (12/03)

83 WHITE HORSE RD **$430,000**
B: Jonathan J Bosse
S: Sarah E Drane
Doc#: 000000000851460, Date: 05/03/24
Mtg: United Wholesale Mtg $332,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 4792sf
Prior Sale: $169,500 (03/11)

7 WHITE OAK DR **$535,000**
B: Barry M Paylor & Shirley A Paylor
S: Bernadette I Niedermann
Book/Page: 58863/131, Date: 04/30/24
Mtg: Mortgage Corp EastIll $310,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 21305sf
Prior Sale: $115,000 (03/95)

3 WINTERBERRY WAY U:3 ..... **$750,000**
B: Jonathan Mcmath & Anne Mcmath
S: Stabile Hm At Redbrook LL
Book/Page: 58868/23, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 8613sf

Rochester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	14
Median Price	$550,000	$552,500

► REAL ESTATE SALES

BISHOP RD L:1 ..... **$250,000**
B: Craig Elder & Sarah Elder
S: Marc T Wilson
Book/Page: 58871/6, Date: 05/02/24

84 NEW BEDFORD RD **$1,100,000**
B: Buzzards Bay Coalition In
S: Mark A Paul
Book/Page: 58872/62, Date: 05/03/24
Use: Mixed Use-Prim Res & Agricul, Lot: 1507176sf
Prior Sale: $75,000 (08/22)

127 WALNUT PLAIN RD **$682,500**
B: Daniel R Rutledge & Courtney P Medeiros
S: Alexander B Doubrava & Renata P Dedoubrava
Book/Page: 58870/296, Date: 05/02/24
Mtg: Bristol Cnty Svgs Bk $546,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 84506sf
Prior Sale: $583,000 (05/22)

Rockland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	14
Median Price	$435,000	$445,000

► REAL ESTATE SALES

74 GEORGE ST **$380,000**
B: 205 Bedford Street LLC
S: Brian R Donovan & Kevin M Donovan
Book/Page: 58870/213, Date: 05/02/24
Mtg: Crowd Lending Fund $393,600
Use: 2-Family Conventional, Lot: 9240sf
Prior Sale: $157,900 (05/97)

119 GROVE ST **$260,000**
B: Flavio B Delima & Nara L Delima
S: Tullis Family LP
Book/Page: 58870/318, Date: 05/02/24

135 GROVE ST U:129 ..... **$220,000**
B: Rildo A Dossantos & Lucileide Lage
S: Bruce W Hall, Tr for Bruce W Hall T
Book/Page: 58866/117, Date: 05/01/24
Mtg: First Natl Bk $173,280
Term: 2054
Use: 2 Bdrm Condo, Lot: 194713sf

604 LIBERTY ST **$440,000**
B: Taylor G Wolffer
S: Sarah Lebarre & Russell Lebarre
Book/Page: 58854/39, Date: 04/29/24
Mtg: Fairway Ind Mtg $329,400
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9282sf
Prior Sale: $310,000 (11/18)

3 MILLENIUM WAY U:3 ..... **$520,000**
B: Edwin W Vandegrift & Lisa Dechiara
S: 3 Millennium LLC
Book/Page: 58868/58, Date: 05/01/24
Mtg: United Wholesale Mtg $150,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 72310sf
Prior Sale: $198,000 (01/16)

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PLYMOUTH REGISTRY
continued

Scituate

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	24
Median Price	$750,000	$841,500

► REAL ESTATE SALES

266 1ST PARISH RD U:266 ..... $750,000
B: Marilyn S Mccunney
S: Timothy Obrien & Deborah Carleton
Doc#: 000000000851356, Date: 04/30/24
Mtg: Guaranteed Rate Inc $595,120
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $420,000 (03/19)

28 ATLANTIC WAY U:28 ..... $860,000
B: Susan Chapski, Tr for Susan Chapski T
S: Richard G Jackson, Tr for Jackson Ft
Book/Page: 58869/126, Date: 05/02/24
Mtg: Coastal Heritage Bank $200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $835,000 (06/23)

264 CLAPP RD $1,000,000
B: Paul Reynard & Gretchen Reynard
S: Monica Martin
Book/Page: 58859/330, Date: 04/30/24
Mtg: CMG Mortgage Inc $752,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 41993sf
Prior Sale: $835,000 (08/21)

483 COUNTRY WAY $1,750,000
B: Richard G Jackson, Tr for Jackson Ft
S: Donald Jacobs & Paula Jacobs
Book/Page: 58864/37, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 40114sf

799 COUNTRY WAY $750,000
B: Option C Properties LLC
S: Robert W Dockendorff, Tr for Dawn Rob T
Book/Page: 58874/94, Date: 05/03/24
Mtg: Robert W Dockendorff $540,000
Term: 2025
Use: 3 Bdrm Ranch, Lot: 10000sf

803 COUNTRY WAY $800,000
B: Option C Properties LLC
S: David Dockendorff & Pamela J Dockendorff
Book/Page: 58874/54, Date: 05/03/24
Mtg: Bluestone Bank $600,000
Use: 3 Bdrm Conventional, Lot: 32068sf

14 FOAM RD $540,000
B: Aedan S Roake & Madeline R Vazza
S: Mark S Balcom, Tr for Margarita M Balcom Irt
Doc#: 000000000851390, Date: 05/01/24
Mtg: Michael L Vazza $500,000
Term: 2025
Use: 2 Bdrm Ranch, Lot: 5489sf
Prior Sale: $145,000 (03/98)

124 FRONT ST U:5 ..... $479,000
B: Erin Devine
S: Brian T Burns & Matthew A Lawless
Book/Page: 58867/41, Date: 05/01/24
Mtg: Matthew M Devine $454,100
Term: 2025
Use: 1 Bdrm Condo
Prior Sale: $330,000 (05/21)

21 IRVING RD $565,000
B: Christopher P Martin
S: Susan Aguilar, Tr for Martin FT
Doc#: 000000000851467, Date: 05/03/24
Mtg: Bank of America NA $452,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 10019sf

24 MAPLE ST $790,000
B: Matthew F Cox & Kendall R Johnson
S: Joseph R Godzik, Tr for Godzik Ft
Book/Page: 58862/104, Date: 04/30/24
Mtg: LoanDepot.Com $750,500
Term: 2054
Use: 4 Bdrm Split Level, Lot: 40554sf

16 MURPHYS LN $926,000
B: Erin Logan & George Logan
S: Paul Mcdonough & Christy Mcdonough
Book/Page: 58864/338, Date: 05/01/24
Mtg: Inst Svgs Newburyport $740,800
Term: 2054
Use: 5 Bdrm Raised Ranch, Lot: 12805sf
Prior Sale: $510,000 (04/16)

Wareham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	43
Median Price	$330,000	$425,000

► REAL ESTATE SALES

14 1ST AVE $250,000
B: Samuel A Zecco
S: J & T Zecco Realty Inc
Book/Page: 58858/164, Date: 04/30/24
Mtg: Cape Cod Five Cent Bk $184,900
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 17500sf
Prior Sale: $451,000 (10/23)

110 CHOCTAW DR $268,125
B: Carl F Cavossa Jr
S: Midfirst Bank
Book/Page: 58852/135, Date: 04/29/24
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $285,804 (10/23)

2587 CRANBERRY HWY $330,000
B: Oliveira Investment Inc
S: Alj Realty Corp
Book/Page: 58862/305, Date: 04/30/24
Mtg: RFLF 4 LLC $347,000
Use: 2-Family Two Family, Lot: 6464sf
Prior Sale: $137,000 (01/17)

FEARING HILL RD $3,482
B: Robert G Moore, Tr for Wlofhr T
S: Hamer Ruth I Est & Alfred L Hamer
Book/Page: 58872/222, Date: 05/03/24

3 FIELDSTONE CIR U:3 ..... $475,000
B: Stephanie A Hamwey
S: Katherine Johnson & Samuel Hartman
Book/Page: 58861/265, Date: 04/30/24
Mtg: Eastern Bank $350,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $385,000 (12/22)

16 GIBBS AVE $340,000
B: Oliveira Investment Inc
S: Alj Realty Corp
Book/Page: 58862/243, Date: 04/30/24
Mtg: RFLF 4 LLC $356,000
Use: 2-Family Two Family, Lot: 10150sf
Prior Sale: $195,000 (07/16)

139 GREAT NECK RD $440,000
B: Mackenzie Shurtleff & Bryant Salkind
S: Norman D Shurtleff
Book/Page: 58857/110, Date: 04/30/24
Mtg: Baycoast Mortgage Co $396,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 44431sf
Prior Sale: $255,000 (06/23)

153 GREAT NECK RD $104,730
B: Lori F Mccurley-Mackay
S: Julia A Mackay, Tr for Mackay Ft
Book/Page: 58870/171, Date: 05/02/24
Use: 1 Bdrm Cottage, Lot: 10000sf

158 GREAT NECK RD $460,000
B: David Hathaway & Karen Holik-Hathaway
S: Robert C Whitcomb, Tr for Whitcomb Ft
Book/Page: 58872/73, Date: 05/03/24
Use: 2 Bdrm Cape Cod, Lot: 47916sf

47 HIGHLAND SHORES DR $475,000
B: Michael W Vrotsos & Patricia A Williams
S: Mary T Walsh-Johnson
Book/Page: 58858/202, Date: 04/30/24
Use: 3 Bdrm Cape Cod, Lot: 5832sf
Prior Sale: $254,900 (07/14)

10 LOCUST ST $500,000
B: Oliveira Investment Inc
S: Alj Realty Corp
Book/Page: 58862/277, Date: 04/30/24
Mtg: RFLF 7 LLC $549,000
Use: Residential-Multiple Bldgs, Lot: 2400sf
Prior Sale: $865,000 (04/24)

10 LOCUST ST $865,000
B: Alj Realty Corp
S: Raf Re Enterprises LLC
Book/Page: 58861/343, Date: 04/30/24
Use: Residential-Multiple Bldgs, Lot: 2400sf
Prior Sale: $195,000 (03/17)

3 LUNA AVE $351,750
B: Robert J Foley & Nicole Foley
S: Joseph J Glorioso
Book/Page: 58860/228, Date: 04/30/24
Mtg: Novus Home Mtg $345,378
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 3150sf
Prior Sale: $178,030 (10/17)

402 MAIN ST $380,000
B: Oliveira Investment Inc
S: Alj Realty Corp
Book/Page: 58862/333, Date: 04/30/24
Mtg: RFLF 7 LLC $392,000
Use: 2-Family Two Family, Lot: 9768sf
Prior Sale: $340,000 (03/24)

100 MINOT AVE U:1 ..... $442,000
B: Zachary L Dirocco & Jennifer A Maoney
S: Minot Properties LLC
Book/Page: 58860/126, Date: 04/30/24
Mtg: LoanDepot.Com $392,000
Term: 2054
Use: Condo

117-B ONSET AVE $396,000
B: Nancy E Hoffman, Tr for Nancy E Hoffman Lt
S: Ian C Harper
Doc#: 000000000851349, Date: 04/30/24
Use: 2 Bdrm Bngl/Cottage, Lot: 7300sf
Prior Sale: $154,100 (12/13)

10 RED BROOK RD $500,000
B: Francis Ellis
S: Kirsten U Coletti
Book/Page: 58865/28, Date: 05/01/24
Mtg: Kirsten Coletti $480,000
Use: 2-Family Two Family, Lot: 10100sf
Prior Sale: $160,000 (08/12)

12 SHELL LN $2,300,000
B: John F Deeley Jr & Theresa C Deeley
S: Cynthia M Melo, Tr for Cynthia M Melo 2023 T
Book/Page: 58872/137, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 32220sf
Prior Sale: $1,100,000 (03/21)

13 SHELL LN $1,000,000
B: John F Deeley Jr & Theresa C Deeley
S: Horatio S Melo, Tr for Horatio S Melo 2023 T
Book/Page: 58872/142, Date: 05/03/24
Use: 2 Bdrm Bngl/Cottage, Lot: 13700sf
Prior Sale: $800,000 (03/21)

7 STOCKTON SHORT CUT ST $735,000
B: Kevin M Slack & Kristine P Slack
S: Seven Stockton LLC
Book/Page: 58861/301, Date: 04/30/24
Mtg: Camden National Bank $100,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 118483sf
Prior Sale: $300,000 (09/10)

West Bridgewater

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	7
Median Price	$450,000	$395,000

► REAL ESTATE SALES

494 EAST ST $565,000
B: Adam J Majenski & Hailey K Majenski
S: Sean W Hennessy & Brittany L Menyo
Book/Page: 58865/307, Date: 05/01/24
Mtg: Fairway Ind Mtg $508,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 44867sf
Prior Sale: $485,000 (12/21)

104 PROSPECT ST $775,000
B: Reynold D Nannan & Elisangela Santos
S: Derek Mendes & Pauline Deandrade
Book/Page: 58871/313, Date: 05/03/24
Mtg: Camden National Bank $697,500
Term: 2054
Use: 1-Family Conventional, Lot: 19166sf
Prior Sale: $679,900 (07/22)

401 W CENTER ST U:B3 ..... $430,000
B: Lindsay Wolfe
S: Brad J Wolfe
Book/Page: 58864/218, Date: 05/01/24
Mtg: Fairway Ind Mtg $307,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $250,000 (03/09)

585 WALNUT ST $650,000
B: Rodrigo M Dos Anjos
S: Robert R Parsons Jr & Ann M Parsons
Book/Page: 58857/332, Date: 04/30/24
Mtg: Nqm Funding Llc $485,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 80586sf
Prior Sale: $145,000 (05/97)

Whitman

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	15
Median Price	$430,000	$525,000

► REAL ESTATE SALES

501 AUBURN ST U:303 ..... $425,000
B: Lauren G Mullen
S: Nicholas Demaio
Book/Page: 58866/12, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $225,000 (01/24)

779 AUBURN ST $535,000
B: Nicholas A Maul & Jessica A Buckley
S: Daniel Driscoll
Book/Page: 58864/297, Date: 05/01/24
Mtg: Fairway Ind Mtg $525,309
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 10001sf
Prior Sale: $285,000 (10/18)

456 BEULAH ST $750,000
B: Christopher Coviello
S: Donald J Stetler & Kathleen Stetler
Book/Page: 58863/231, Date: 04/30/24
Mtg: LendSure Mtg $562,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 12558sf
Prior Sale: $170,000 (12/95)

115 HANCOCK ST $505,000
B: Ange Muakadi & Richard N Muakadi
S: Lee Moyce & Jenna Moyce
Book/Page: 58858/210, Date: 04/30/24
Mtg: NFM Inc $495,853
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5293sf
Prior Sale: $320,000 (03/19)

202 HOGG MEMORIAL DR $310,000
B: Rapataka LLC
S: Robert Olsen
Book/Page: 58867/321, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 13595sf

47 MAPLE AVE $600,000
B: Thomas Gouveia & Christine M Guinta
S: Suzette A Chambers & Anthony Chambers
Book/Page: 58862/22, Date: 04/30/24
Mtg: Blue Water Mortgage $400,000
Term: 2054
Use: 2-Family Conventional, Lot: 8921sf
Prior Sale: $275,000 (07/08)

218 SOUTH AVE $760,000
B: Jason Edgerly & Jamie Edgerly
S: Donald J Stetler & Kathleen Stetler
Book/Page: 58855/166, Date: 04/29/24
Mtg: LoanDepot.Com $510,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 11752sf
Prior Sale: $189,900 (09/98)

Worcester Registry

Kathryn A. Toomey, Esq., Register
90 Front St., Worcester, MA 01608
Telephone: (508) 798-7717
Fax: (508) 798-7746
www.worcesterdeeds.com

Athol

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	21
Median Price	$250,000	$275,000

► REAL ESTATE SALES

22 ALLEN ST $305,000
B: Patrick W Courtemanche & Alivea Sicard-Martinez
S: My Three Sons Invs LLC
Book/Page: 70447/314, Date: 04/29/24
Mtg: Total Mtg Svcs $289,750
Term: 2054
Use: 2-Family Duplex, Lot: 7710sf
Prior Sale: $115,000 (12/18)

74 BROWN ST $100,000
B: Penny Mitchell
S: Bonnie L Bacigalupo
Book/Page: 70444/108, Date: 04/29/24
Mtg: Rocket Mortgage LLC $80,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9665sf
Prior Sale: $63,000 (03/97)

194 CANAL ST $190,000
B: Christopher J Gieseke
S: Bassett Helen L Est & Kenneth D Bassett
Book/Page: 70450/1, Date: 04/30/24
Use: 3 Bdrm Conventional, Lot: 9000sf

721 CHESTNUT ST $299,000
B: Fatima Choujaa, Tr for Fatima Rt
S: Fwp Realty Partners LLC
Book/Page: 70456/98, Date: 04/30/24
Use: 4 Bdrm Conventional, Lot: 48352sf
Prior Sale: $350,000 (04/24)

721 CHESTNUT ST $350,000
B: Fwp Realty Partners LLC
S: Katherine E Dargan & Zachary L Calderwood
Book/Page: 70448/356, Date: 04/30/24
Use: 4 Bdrm Conventional, Lot: 48352sf
Prior Sale: $251,000 (01/22)

132 ELIZABETH ST $338,000
B: Edmonde R Jean-Francois & Jade A Charles
S: Christopher Cordio
Book/Page: 70472/96, Date: 05/03/24
Mtg: Cross Country Mtg Inc $331,877
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6000sf
Prior Sale: $117,500 (03/23)

41 FISH ST $195,000
B: Elizabeth Raymond
S: Shawn T Mitchell
Book/Page: 70452/225, Date: 04/30/24
Mtg: Guaranteed Rate Affin $185,250
Term: 2054
Use: 1 Bdrm Ranch, Lot: 6750sf
Prior Sale: $49,000 (06/10)

568 HARVARD AVE $275,000
B: Maggie Cadran & Santo L Arce Jr
S: My Jireh Properties LLC
Book/Page: 70463/311, Date: 05/02/24
Mtg: Athol CU $252,500
Term: 2054 Rate: 6.0% Type: Adj
Use: 1 Bdrm Camp/Cabin, Lot: 9000sf
Prior Sale: $130,500 (12/23)

101 UNITY AVE $95,000
B: Central City Prop LLC
S: Robert Mayo
Book/Page: 70452/108, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 9000sf
Prior Sale: $67,000 (12/10)

Auburn

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	37
Median Price	$385,000	$419,900

► REAL ESTATE SALES

11 BANCROFT ST $360,000
B: Homeowner Fincl Soln LLC
S: Robin G Newcomb, Tr for 11 Bancroft St Auburn Rt
Book/Page: 70457/106, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 38824sf

11 BANCROFT ST $440,000
B: Edward Isemwami & Grace Neema
S: Homeowner Fincl Soln LLC
Book/Page: 70457/113, Date: 05/01/24
Mtg: Guild Mortgage Co $418,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 38824sf
Prior Sale: $360,000 (05/24)

8 GARDEN ST $380,000
B: Blackstone Dev Group LLC
S: Mark Gallant
Book/Page: 70470/111, Date: 05/03/24
Mtg: County Mortgage LLC $345,000
Use: 4 Bdrm Cape Cod, Lot: 16500sf
Prior Sale: $267,000 (11/04)

128 HAMPTON ST $435,000
B: Michael A Daring & Kristina L Arsenault
S: Zachary Cyr & Kathryn Cyr
Book/Page: 70446/352, Date: 04/29/24
Mtg: New American Funding $365,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 31110sf
Prior Sale: $259,000 (12/18)

16 MARION AVE $175,000
B: Shannon M Butler
S: Parenteau William Est & James E Parenteau
Book/Page: 70471/261, Date: 05/03/24
Mtg: Baycoast Mortgage Co $120,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9677sf
Prior Sale: $35,000 (10/06)

57 SHORE DR $250,000
B: Jonathan Ferrera
S: Lisa M Squires & Mark E Johnson
Book/Page: 70444/66, Date: 04/29/24
Mtg: Fairway Ind Mtg $242,500
Term: 2054
Use: 1 Bdrm Cape Cod, Lot: 8220sf

916 SOUTHBRIDGE ST $810,000
B: Eleftheria LLC
S: Georgios Pirpiris
Book/Page: 70464/228, Date: 05/02/24
Mtg: Georgios Pirpiris $810,000
Use: Mixed Use-Prim Comm & Other, Lot: 70567sf
Prior Sale: $350,000 (03/01)

Barre

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	11
Median Price	$305,000	$380,000

► REAL ESTATE SALES

HARDWICK RD $25,000
B: Katherine R Lathrop
S: William J Stelmokas
Book/Page: 70459/355, Date: 05/01/24

75 MECHANIC ST $255,000
B: Ag Dream Flip LLC
S: Ruskowski Peter A Est & Tammy Norwood
Book/Page: 70458/376, Date: 05/01/24
Mtg: Mechanic Lending T $250,000
Use: 4 Bdrm Ranch, Lot: 25977sf
Prior Sale: $235,000 (11/05)

SHELDON RD $25,000
B: Katherine R Lathrop
S: William J Stelmokas
Book/Page: 70459/355, Date: 05/01/24

214 WILLIAMSVILLE RD $170,000
B: Harley J Bassett & Christy L Bassett
S: Joseph E Bassett & Diane O Bassett
Book/Page: 70468/269, Date: 05/03/24
Mtg: Joseph E Bassett $142,000
Use: 3 Bdrm Cape Cod, Lot: 539994sf
Prior Sale: $118,000 (05/94)

Berlin

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	$390,500	$615,000

► REAL ESTATE SALES

22 WHEELER HILL RD U:22 ..... $689,000
B: Gregory Stamas & Janet A Stamas
S: Homes At Highland Rdg LLC
Book/Page: 70447/217, Date: 04/29/24
Mtg: BankESB $551,200
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo

Blackstone

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	12
Median Price	$435,000	$412,500

► REAL ESTATE SALES

6 MASON ST $418,000
B: Robert Ryan & Rebekah Wilson
S: Robert J Ring Jr
Book/Page: 70455/284, Date: 04/30/24
Mtg: Total Mtg Svcs $410,428
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8685sf
Prior Sale: $280,000 (11/19)

32 STAPLES LN $440,000
B: William E Egan
S: Stanely Tyks, Tr for Walter C & F M Tyks Jft
Book/Page: 70469/344, Date: 05/03/24
Mtg: Dean Cp Bk $350,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15700sf

Bolton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	$664,950	$800,000

► REAL ESTATE SALES

148 CENTURY MILL RD $839,000
B: Zhiyun Zhao
S: Matthew J Post & Miranda L Post
Book/Page: 70451/124, Date: 04/30/24
Use: 3 Bdrm Raised Ranch, Lot: 84942sf
Prior Sale: $499,900 (07/17)

Boylston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	3
Median Price	$740,000	$590,000

► REAL ESTATE SALES

188 CROSS ST $570,000
B: Basant Doss & Mariam Z Doss
S: Jocelyn Ryan & Keith Adams
Book/Page: 70449/123, Date: 04/30/24
Mtg: Guaranteed Rate Affin $456,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 28156sf
Prior Sale: $355,000 (08/19)

19-A STOCKTON ST $323,000
B: Eric Cassie
S: Alexandra Weill
Book/Page: 70464/245, Date: 05/02/24
Mtg: Mortgage Research Ctr $323,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 10600sf
Prior Sale: $80,000 (07/01)

Charlton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	21
Median Price	$453,400	$472,000

► REAL ESTATE SALES

125 BLOOD RD $369,000
B: Joshua Faford & Christine Faford
S: Paul M Faford
Book/Page: 70453/237, Date: 04/30/24
Mtg: Cornerstone Bank $357,930
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 26001sf

93 CENTER DEPOT RD U:53 ..... $220,000
B: Danielle T Lubin
S: Karen Jansen
Book/Page: 70455/167, Date: 04/30/24
Mtg: Provident Funding $160,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $175,500 (10/23)

78 DANIELS RD $705,000
B: Nancy Pawluczonek & Anthony Pawluczonek
S: Richard P Harvey & Laraine M Harvey
Book/Page: 70473/79, Date: 05/03/24
Mtg: HarborOne Mortgage $550,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 161172sf

138 OLD WORCESTER RD $265,000
B: Michael R Robidoux
S: Erik Goff & Penny J Morgan
Book/Page: 70451/201, Date: 04/30/24
Mtg: Webster First FCU $257,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 1 Bdrm Camp/Cabin, Lot: 26358sf
Prior Sale: $126,500 (11/04)

140 SANDERSDALE RD $70,000
B: Aec Construction LLC
S: Rebecca J Reynolds
Book/Page: 70462/30, Date: 05/01/24
Use: 4 Bdrm Old Style, Lot: 52708sf
Prior Sale: $75,000 (11/92)

Clinton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	13
Median Price	$481,250	$400,000

► REAL ESTATE SALES

617 DEVENWOOD WAY U:617 ..... $390,000
B: Michael A Doran
S: Dmitry Alper & Margarita Plisova
Book/Page: 70463/32, Date: 05/02/24
Mtg: Guaranteed Rate Inc $330,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $375,000 (10/23)

639 DEVENWOOD WAY U:639 ..... $375,000
B: Christopher Byars & Sarah Plisinski
S: Christopher J Arnold & Marielizabeth A Mckeon
Book/Page: 70453/4, Date: 04/30/24
Mtg: Guild Mortgage Co $318,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $230,000 (11/16)

509 HIGH ST $637,500
B: Joshua C Everleigh & Carl A Everleigh
S: Michael V Donofrio, Tr for Donofrio Ft
Book/Page: 70455/385, Date: 04/30/24
Mtg: South Shore Bank $337,500
Term: 2054 Rate: 7.3% Type: Adj
Use: 2-Family Two Family, Lot: 7799sf

300 RIDGEFIELD CIR U:C $410,000
B: Noah Starr & Rachael M Starr
S: Hilbert Sandra J Est & Dawn Peto
Book/Page: 70452/136, Date: 04/30/24
Mtg: Movement Mtg LLC $305,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $122,900 (09/98)

515 RIDGEFIELD CIR U:C $425,000
B: Kyle M Sandman
S: Janet M Bronschilde
Book/Page: 70456/208, Date: 04/30/24
Mtg: NBKC Bank $430,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $225,000 (10/03)

69 SUMMIT ST $545,000
B: Brandon Cormier
S: Wilfredo Vazquez Jr
Book/Page: 70450/150, Date: 04/30/24
Mtg: Jeanne DArc CU $490,500
Term: 2054 Rate: 6.4% Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 20614sf
Prior Sale: $310,000 (05/16)

Douglas

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	12
Median Price	$460,000	$459,950

► REAL ESTATE SALES

11 CASWELL CT $435,000
B: Nicholas M Saletnick
S: Michael Iacovelli & Lauren E Fraine
Book/Page: 70454/219, Date: 04/30/24
Mtg: NFM Inc $427,121
Term: 2054
Use: 2 Bdrm Ranch, Lot: 27556sf
Prior Sale: $395,000 (05/22)

34 POTTER RD $420,000
B: Edward K Renaud Jr
S: Joanne M Opperwall
Book/Page: 70473/32, Date: 05/03/24
Use: 2-Family Cape Cod, Lot: 2449814sf

34 POTTER RD $550,000
B: Lackey Dam Properties Inc
S: Edward K Renaud Jr
Book/Page: 70473/36, Date: 05/03/24
Mtg: Stephen Thibodeau $320,000
Use: 2-Family Cape Cod, Lot: 2449814sf
Prior Sale: $420,000 (05/24)

59 SW MAIN ST $565,000
B: Janice Whitlow
S: Zachary Bousquet & Traciann Giacobbi
Book/Page: 70461/206, Date: 05/01/24
Use: 4 Bdrm Ranch, Lot: 147668sf
Prior Sale: $360,000 (08/18)

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Dudley

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	23
Median Price	$392,000	$395,500

► REAL ESTATE SALES

18 BARRY AVE **$630,000**
B: Matthew D Dubois
S: Raymond L Kelly 3rd
Book/Page: 70444/357, Date: 04/29/24
Mtg: Network Funding Corp $504,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 66211sf
Prior Sale: $315,000 (10/13)

16 BATES RD **$644,500**
B: Richard B Shorten & Michele M Shorten
S: Kenneth W Bates & Marsha E Bates
Book/Page: 70459/237, Date: 05/01/24
Mtg: Country Bank $350,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 35115sf

Gardner

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	30
Median Price	$310,000	$342,500

► REAL ESTATE SALES

81 CENTURY WAY U:81 ..... **$204,900**
B: John Rice & Judith A Rice
S: Kara L Belmonte
Book/Page: 70459/366, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $125,000 (04/10)

23 OLDE COLONIAL DR U:6 ..... **$259,000**
B: Brittany Recker
S: Myranda M Buck
Book/Page: 70468/66, Date: 05/03/24
Mtg: United Wholesale Mtg $220,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $139,500 (10/18)

227 PINE ST **$340,000**
B: Miriam Guerrero & Edger N Chirinos
S: Quach Home Invs LLC
Book/Page: 70448/14, Date: 04/30/24
Mtg: Mtg Equity Partners $333,841
Term: 2054
Use: 4 Bdrm Conventional, Lot: 9665sf
Prior Sale: $70,000 (03/19)

Grafton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	23
Median Price	$525,000	$580,000

► REAL ESTATE SALES

26 ADAMS RD **$500,000**
B: Matthew M Urella & Megan E Urella
S: Richard M Urella, Tr for Urella Ft
Book/Page: 70451/338, Date: 04/30/24
Mtg: Urella Family Trust $275,000
Use: 4 Bdrm Cape Cod, Lot: 40511sf
Prior Sale: $389,900 (06/17)

91 BUTTERCUP LN U:91 ..... **$566,000**
B: Varun Kurlawala & Namrata Kurlawala
S: Vivek Deshmukh & Pranjali Deshmukh
Book/Page: 70453/99, Date: 04/30/24
Mtg: Leader Bank NA $523,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 2970792sf
Prior Sale: $321,000 (08/17)

31 CORTLAND WAY **$910,000**
B: Gopalakrishna Palimar & Lakshmipriya R Palimar
S: Brian M Lamontagne & Erin J Lamontagne
Book/Page: 70469/82, Date: 05/03/24
Mtg: Avidia Bank $764,400
Term: 2054
Use: 4 Bdrm Colonial, Lot: 73181sf
Prior Sale: $635,000 (12/05)

105 ELMWOOD ST **$620,000**
B: Gilson J Ferreira & L M Dacruz-Ferreira
S: Nicholas P Dauteuil
Book/Page: 70459/272, Date: 05/01/24
Mtg: OCMBC Inc $496,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 8712sf
Prior Sale: $345,000 (04/19)

57 LINCOLN LN U:57 ..... **$599,900**
B: Amrit S Abrol & Shubbhi Taneja
S: Mark M Tully & Jennifer Tully
Book/Page: 70453/279, Date: 04/30/24
Mtg: Centerville Bank $539,910
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $480,000 (07/21)

220 MAGILL DR **$920,000**
B: Karthik Gonuguntla & Ayesha A Shaik
S: Gary W Butler & Pamela G Butler
Book/Page: 70472/161, Date: 05/03/24
Mtg: Huntington Natl Bank $920,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 15246sf
Prior Sale: $550,880 (01/18)

20 NELSON ST **$781,630**
B: 20 Nelson Street LLC
S: Maj Property Invs LLC
Book/Page: 70457/375, Date: 05/01/24
Mtg: Cornerstone Bank $577,500
Use: Apartment Bldg - 4-8 Units, Lot: 21780sf
Prior Sale: $255,000 (09/10)

Harvard

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	7
Median Price	$1,100,000	$1,200,000

► REAL ESTATE SALES

OLD LITTLETON RD **$40,000**
B: Solh M Zendeh & Jacqueline Cancell
S: Richard M Mckeever & Rosemary R Mckeever
Book/Page: 70466/94, Date: 05/02/24

87 OLD LITTLETON RD **$1,060,000**
B: Solh M Zendeh & Jacqueline Cancell
S: Richard M Mckeever & Rosemary R Mckeever
Book/Page: 70466/101, Date: 05/02/24
Mtg: Winter Hill Fed SB $550,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 107593sf
Prior Sale: $925,000 (07/17)

Holden

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	26
Median Price	$389,500	$490,500

► REAL ESTATE SALES

41 JAMIESON RD **$525,000**
B: Alexander W Auclair & Katheren Auclair
S: Ryan Eason & Reilly Eason
Book/Page: 70456/35, Date: 04/30/24
Mtg: Baycoast Mortgage Co $472,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13494sf
Prior Sale: $460,000 (07/22)

70 JORDAN RD **$790,000**
B: Robert Reynolds
S: Jennifer L Chaplin & Steven H Chaplin
Book/Page: 70450/290, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 15532sf
Prior Sale: $535,000 (03/21)

27 TEA PARTY CIR U:27 ..... **$534,990**
B: Steven H Chaplin & Jennifer L Chaplin
S: Poets Corner LLC
Book/Page: 70456/123, Date: 04/30/24
Mtg: United Liability Co $401,175
Term: 2054
Use: 3 Bdrm Condo

100 WYOMING DR **$350,000**
B: Hariadne P Xavier & Isaac V Xavier
S: Dolan James C Est & Christopher Dolan
Book/Page: 70453/36, Date: 04/30/24
Mtg: Cross Country Mtg Inc $343,660
Term: 2054
Use: 3 Bdrm Ranch, Lot: 33541sf

Hopedale

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	6
Median Price	$369,000	$486,500

► REAL ESTATE SALES

267 S MAIN ST **$561,000**
B: Desmar Re Ventures LLC
S: Ann Hutchins
Book/Page: 70450/282, Date: 04/30/24
Use: 3 Bdrm Conventional, Lot: 97357sf
Prior Sale: $350,000 (03/07)

Hubbardston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	$392,500	$435,000

► REAL ESTATE SALES

40 BIRCHES RD **$475,000**
B: Earl Marr
S: Ray-Tek Construction LLC
Book/Page: 69874/310, Date: 11/13/23
Use: 3 Bdrm Colonial, Lot: 43560sf

28 HALE RD **$620,000**
B: Ryan T Quinn & Madison Quinn
S: Peter Lapierre & Karen Lapierre
Book/Page: 70098/70, Date: 01/16/24
Mtg: Mortgage Research Ctr $607,792
Term: 2054
Use: 3 Bdrm Colonial, Lot: 80000sf

4 LAUREL ST **$352,220**
B: Rohena Inc
S: Lakeview Loan Servicing L
Book/Page: 70456/115, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 80000sf
Prior Sale: $353,585 (04/24)

30 MADISON WAY U:30 ..... **$395,000**
B: Roy S Creelman
S: Elza A Halliday
Book/Page: 70445/159, Date: 04/29/24
Mtg: Leader Bank NA $375,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $240,000 (06/18)

8 MALONE RD **$577,000**
B: Gary M Fisher, Tr for Keith P Fisher T
S: Ridgecrest Inv Prop LLC
Book/Page: 69689/95, Date: 09/27/23
Use: Residential Developable Land, Lot: 86970sf
Prior Sale: $71,000 (04/23)

5 NAVAJO ST **$422,100**
B: Craig Hartling & Lesley A Hartling
S: Platinum Development LLC
Book/Page: 69967/339, Date: 12/07/23
Mtg: Fairway Ind Mtg $400,995
Term: 2054
Use: 3 Bdrm Split Level, Lot: 34848sf

82 OLD PRINCETON RD **$517,200**
B: John F Piver & Rosalie A Piver
S: Sterling Re Dev Inc
Book/Page: 69488/142, Date: 08/07/23
Use: 3 Bdrm Colonial, Lot: 92197sf

UNDERWOOD RD **$85,000**
B: Robin Mcclarney
S: Nicholas Senckowski & Kay L Senckowski
Book/Page: 70468/115, Date: 05/03/24

Lancaster

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	9
Median Price	$475,000	$387,500

► REAL ESTATE SALES

401 RED TAIL WAY U:401 ..... **$480,000**
B: Diane Laplante, Tr for Diane Laplante T
S: Holly Plante, Tr for Unit 58 Rt
Book/Page: 70454/376, Date: 04/30/24
Use: 2 Bdrm Condo, Lot: 9583sf
Prior Sale: $292,600 (12/14)

337 STERLING RD **$575,000**
B: Southern New Eng Conferen
S: Ellis Jr John A Est & Deborah Ellis
Book/Page: 70455/31, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 98881sf

Leicester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	14
Median Price	$352,000	$412,500

► REAL ESTATE SALES

18 CARLETON RD **$280,000**
B: Michael Fiorelli
S: Home Theory LLC
Book/Page: 70454/362, Date: 04/30/24
Use: 3 Bdrm Cape Cod, Lot: 41034sf
Prior Sale: $145,900 (04/24)

61 KING ST **$325,000**
B: Kristin Pike
S: David R Flink, Tr for Flink Rt
Book/Page: 70445/328, Date: 04/29/24
Mtg: Leader Bank NA $250,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14985sf

290 PINE ST **$450,000**
B: Joshua V Cucufate & Dianne Cucufate
S: Jose Rivas
Book/Page: 70450/125, Date: 04/30/24
Mtg: New American Funding $441,849
Term: 2054
Use: 4 Bdrm Colonial, Lot: 85465sf
Prior Sale: $339,000 (12/20)

838 PLEASANT ST **$375,000**
B: George Poske
S: John Mcgrail, Tr for Nugent Ft
Book/Page: 70459/305, Date: 05/01/24
Use: 2 Bdrm Ranch, Lot: 14985sf
Prior Sale: $110,000 (07/93)

918 PLEASANT ST **$410,000**
B: Lily Forrester & Sophia Fioretti
S: Peter W Doane, Tr for Doane-Rochdale Irt
Book/Page: 70451/247, Date: 04/30/24
Mtg: Cross Country Mtg Inc $342,500
Term: 2054
Use: 6 Bdrm Colonial, Lot: 43560sf

Mendon

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	3
Median Price	$555,000	$437,000

► REAL ESTATE SALES

15 MOWRY ST **$707,000**
B: Marcelo L Alonso
S: James Gearheart
Book/Page: 70465/88, Date: 05/02/24
Mtg: United Wholesale Mtg $565,600
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 60113sf
Prior Sale: $413,500 (07/15)

1 UXBRIDGE RD **$870,000**
B: Milford Downtown LLC
S: D Francis Murphy Ins Agen
Book/Page: 70456/30, Date: 04/30/24
Use: Office Bldg-General, Lot: 352400sf
Prior Sale: $315,000 (03/03)

Milford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	35
Median Price	$491,250	$560,000

► REAL ESTATE SALES

1 CARP RD **$635,000**
B: Joseph Lee & Yoko Nakatani
S: Bruce M Walton & Anne M Walton
Book/Page: 70445/121, Date: 04/29/24
Mtg: Leader Bank NA $565,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15037sf

19 JANOCK RD **$633,000**
B: Denise Child & Nicholas Child
S: David P Roy, Tr for 19 Janock Road Rt
Book/Page: 70454/258, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 15002sf

29 PAULA RD **$610,000**
B: Mary-Kate Paulina & Garrett Klokman
S: Truong Paul A Est & Jessica Mcdonald
Book/Page: 70451/54, Date: 04/30/24
Mtg: Cross Country Mtg Inc $574,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 9601sf
Prior Sale: $392,000 (07/19)

57 WHITEWOOD RD **$887,000**
B: May D Lee-Schemmel
S: Jason C Beard & Rae Beard
Book/Page: 70461/153, Date: 05/01/24
Mtg: US Bank NA $576,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 45076sf
Prior Sale: $770,000 (08/22)

Millbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	25
Median Price	$422,500	$350,000

► REAL ESTATE SALES

7 CHERRY ST **$350,000**
B: Brett Heino
S: Gonya Rita M Est & Janet Pepin
Book/Page: 70463/395, Date: 05/02/24
Mtg: Norwich Commercal Grp $245,000
Term: 2054
Use: 2-Family Family Flat, Lot: 16988sf
Prior Sale: $60,000 (04/90)

76 CLEARVIEW TER U:76 ..... **$596,186**
B: Mark M Tully & Jennifer A Tully
S: Czervik Properties LLC
Book/Page: 70464/271, Date: 05/02/24
Mtg: Movement Mtg LLC $363,110
Term: 2054
Use: 2 Bdrm Condo

78 CLEARVIEW TER U:78 ..... **$637,836**
B: John A Saparnis & Carol S Saparnis
S: Czervik Properties LLC
Book/Page: 70463/221, Date: 05/02/24
Use: 2 Bdrm Condo

28 RAYBURN DR **$620,000**
B: John Stranieri
S: Debra A Oconnell
Book/Page: 70445/71, Date: 04/29/24
Mtg: Evolve B&T $522,236
Term: 2054
Use: 2 Bdrm Colonial, Lot: 21780sf
Prior Sale: $342,000 (11/06)

Millville

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	5
Median Price	$325,000	$402,000

► REAL ESTATE SALES

17 CORK CIR U:F **$220,000**
B: Home Wise LLC & Robert Lang Assoc LLC
S: Rcf 2 Acquisition T & Us Bank TNa Tr
Book/Page: 70457/220, Date: 05/01/24
Use: 2 Bdrm Condo
Prior Sale: $201,058 (09/23)

153 PROVIDENCE ST U:F **$63,000**
B: Ross Renovations LLC
S: Donna J Castonguay
Book/Page: 70447/263, Date: 04/29/24
Mtg: Boston T Financial $163,000
Use: 2 Bdrm Condo
Prior Sale: $87,000 (05/00)

Northborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	13
Median Price	$576,000	$635,000

► REAL ESTATE SALES

5 BLUEBERRY LN **$1,070,000**
B: Jayanthy Ambady & Rajesh P Pillai
S: Sreedhar Ekbote & Rajalakshmi Ekbote
Book/Page: 70447/47, Date: 04/29/24
Mtg: Avidia Bank $760,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 20782sf
Prior Sale: $673,000 (02/15)

13 CHERLYN DR **$901,500**
B: Sakire A Ay & Suat U Ay
S: Brian G Turner & Ruth S Turner
Book/Page: 70455/113, Date: 04/30/24
Mtg: PeoplesBank (Holyoke) $360,600
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40698sf
Prior Sale: $240,000 (03/95)

467 HOWARD ST **$1,525,000**
B: Gregory M Kirber
S: Mark R Biron & Roberta S Biron
Book/Page: 70446/89, Date: 04/29/24
Use: 4 Bdrm Ranch, Lot: 834897sf
Prior Sale: $820,000 (09/03)

35 MAIN ST U:35 ..... **$121,750**
B: Mohammad Arat & Bayan Abulurghol
S: Habitat For Humanity Metr
Book/Page: 70461/305, Date: 05/01/24
Mtg: Middlesex Svgs Bk $91,300
Term: 2054
Use: Charity Property
Prior Sale: $121,148 (12/20)

1 MEADOWBROOK RD **$530,000**
B: Devin Greene
S: Steven Greene
Book/Page: 70465/361, Date: 05/02/24
Mtg: Cornerstone Bank $424,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9919sf
Prior Sale: $340,000 (06/23)

15 WARREN DR **$662,000**
B: Ryan Eason & Reilly Eason
S: Rachael Konstantinidis & Michalis Konstantinidis
Book/Page: 70456/168, Date: 04/30/24
Mtg: Leader Bank NA $512,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20059sf
Prior Sale: $500,000 (04/20)

5 WINN TER U:5 ..... **$730,000**
B: Christopher R Grabowski & Avery E Schnell
S: Marina Gutner & Boris Golubev
Book/Page: 70444/168, Date: 04/29/24
Mtg: Leader Bank NA $574,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 16988sf
Prior Sale: $472,500 (01/20)

Northbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	19
Median Price	$545,000	$485,000

► REAL ESTATE SALES

22 ARTHUR DR U:3 ..... **$500,000**
B: Lucas D Araujo & Maria L Araujo
S: Brad A Reardon
Book/Page: 70472/50, Date: 05/03/24
Use: Condo

MIKES WAY L:1 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:2 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:3 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:4 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:5 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

MIKES WAY L:6 ..... **$1,150,000**
B: Titanium Development LLC
S: Henault Builders Inc
Book/Page: 70462/55, Date: 05/01/24
Mtg: Deborah J Bruce $2,000,000
Term: 2029

224 SCHOOL ST **$356,000**
B: Jessica B Gately & Drew Gately
S: Bruce M Lamothe, Tr for Bruce M Lamothe T - 2013
Book/Page: 70464/340, Date: 05/02/24
Mtg: Movement Mtg LLC $320,400
Term: 2054
Use: 4 Bdrm Conventional, Lot: 26572sf

213 SHANNON DR **$720,000**
B: William A Degiacomo & Martha J Degiacomo
S: Annette M Fernandez
Book/Page: 70457/176, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 21780sf
Prior Sale: $479,900 (04/07)

56 SUSANNE DR **$440,000**
B: Jhonathan V Silva & Leonice C Silva
S: William L Zwiebel, Tr for Zwiebel Ft
Book/Page: 70471/355, Date: 05/03/24
Mtg: Frankie Invs Llc $436,017
Use: 3 Bdrm Raised Ranch, Lot: 15682sf

74 VALERIE RUN **$799,000**
B: Vibhuti Rehal & Gurjeet S Rehal
S: D & F Afonso Builders Inc
Book/Page: 70471/192, Date: 05/03/24
Mtg: Guaranteed Rate Inc $639,200
Term: 2054
Use: Residential Developable Land, Lot: 56628sf

Oakham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price	$468,750	$368,000

► REAL ESTATE SALES

506 GAFFNEY RD **$680,000**
B: Bruce M Walton & Anne M Walton
S: Juli E Sansoucy
Book/Page: 70451/162, Date: 04/30/24
Mtg: Milford Fed Svgs Bk $200,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 164657sf
Prior Sale: $285,000 (12/10)

1322 N BROOKFIELD RD **$750,000**
B: Elizabeth Nguyen
S: G Felixova-Velazquez
Book/Page: 70467/374, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 850727sf
Prior Sale: $125,000 (09/07)

Oxford

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	21
Median Price	$365,000	$365,000

► REAL ESTATE SALES

6 HISTORY DR **$640,000**
B: William Boss & Tina Boss
S: Cor Group LLC
Book/Page: 70455/89, Date: 04/30/24
Mtg: UniBank for Savings $260,000
Term: 2039
Use: Residential Developable Land, Lot: 20802sf

394 MAIN ST **$467,500**
B: Alexis Nevalsky & Noah Craft
S: Sharon Cygielnik
Book/Page: 70450/100, Date: 04/30/24
Mtg: Bank of Canton $397,375
Term: 2054
Use: 2-Family Split Level, Lot: 10454sf
Prior Sale: $268,000 (09/16)

11 NEW ST **$410,000**
B: Emelie Hayden
S: Cns Investment Group LLC
Book/Page: 70452/175, Date: 04/30/24
Mtg: Drew Mortgage Assnlnc $203,501
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13068sf
Prior Sale: $215,000 (08/22)

916 SOUTHBRIDGE RD **$810,000**
B: Eleftheria LLC
S: Georgios Pirpiris
Book/Page: 70464/228, Date: 05/02/24
Mtg: Georgios Pirpiris $810,000
Use: Commercial Building, Lot: 43603sf
Prior Sale: $350,000 (03/01)

244 SUTTON AVE **$515,000**
B: Christopher D Olliney & Hailey M Edwards
S: Scott E Lucier, Tr for Lucier Irt
Book/Page: 70464/30, Date: 05/02/24
Mtg: Northpoint Mortgage $463,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 60103sf
Prior Sale: $275,000 (07/03)

14 THAYER POND DR U:10 ..... **$205,500**
B: Kyle Skillings
S: Leslie C Schuemann & Bruce Charette
Book/Page: 70453/69, Date: 04/30/24
Mtg: UniBank for Savings $195,225
Term: 2054
Use: 1 Bdrm Condo

8 WALCOTT ST **$350,000**
B: Benjamin C Vigeant & Sarah E Stafinski
S: Jack J Cadarette
Book/Page: 70450/368, Date: 04/30/24
Mtg: CMG Mortgage Inc $339,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12600sf
Prior Sale: $225,000 (09/11)

Paxton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	$525,000	$556,000

► REAL ESTATE SALES

443 MARSHALL ST **$740,000**
B: Thomas V Heath, Tr for Sharon L Trippi
S: Pierre B Farley & Jennifer A Farley
Book/Page: 70463/340, Date: 05/02/24
Mtg: Northpoint Mortgage $340,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 98768sf
Prior Sale: $427,450 (08/04)

3 ROLLINGRIDGE LN **$427,000**
B: Joseph W St Laurent & Jesse St Laurent
S: Betty A Oneil
Book/Page: 70445/254, Date: 04/29/24
Mtg: CMG Mortgage Inc $419,265
Term: 2054
Use: 3 Bdrm Ranch, Lot: 28651sf
Prior Sale: $279,000 (07/06)

Petersham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	5
Median Price	$399,000	$225,000

► REAL ESTATE SALES

204 EAST ST **$450,000**
B: Global Roots Farm LLC
S: Rices Roots Farm LLC
Book/Page: 70455/333, Date: 04/30/24

Phillipston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	$380,000	$245,000

► REAL ESTATE SALES

885 ROYALSTON RD **$460,000**
B: Aidan C Mayberry & Jillian S Borghardt
S: Joshua J Bean & Alyssa Bean
Book/Page: 70459/374, Date: 05/01/24
Mtg: Total Mtg Svcs $437,000
Term: 2054

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WORCESTER REGISTRY
continued

Princeton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	$537,500	$505,000

► REAL ESTATE SALES

148 HOUGHTON RD $925,000
B: Oleg Mirzoev & Seda Avanesova
S: John R Mackenzie Jr & Donna L Mackenzie
Book/Page: 70452/126, Date: 04/30/24
Use: 3 Bdrm Contemporary, Lot: 262667sf
Prior Sale: $120,000 (11/00)

Royalston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	0
Median Price	$512,500	

► REAL ESTATE SALES

NE FITZWILLIAM RD $130,000
B: Ellen Mcdonald
S: Thomas A Gibbons & Richard Clifford
Book/Page: 70462/374, Date: 05/02/24

10 PHILLIPSTON RD $460,000
B: Aidan C Mayberry & Jillian S Borghardt
S: Joshua J Bean & Alyssa Bean
Book/Page: 70459/374, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 174240sf
Prior Sale: $115,000 (06/12)

Rutland

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	20
Median Price	$547,451	$487,450

► REAL ESTATE SALES

30 EMERALD RD $639,000
B: John Kelly & Melissa Fuentes
S: Simac Rt & James M Harrity Jr
Book/Page: 70460/128, Date: 05/01/24
Mtg: Cross Country Mtg Inc $576,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 65340sf

12 JOANNA DR $600,000
B: William S Tappin & Alison M Tappin
S: Jennifer Domonkos & Andrew P Domonkos
Book/Page: 70449/362, Date: 04/30/24
Mtg: Pennymac Loan Service $480,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 65340sf
Prior Sale: $165,192 (10/98)

Shrewsbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	46
Median Price	$584,000	$620,000

► REAL ESTATE SALES

7 ALMONDWOOD CIR $1,150,000
B: Golam Rahman
S: Joshua Onffroy & Susan J Onffroy
Book/Page: 70463/181, Date: 05/02/24
Use: 5 Bdrm Colonial, Lot: 55321sf
Prior Sale: $755,000 (03/15)

85 COMMONS DR U:103 ..... $331,000
B: Jahnavi Koppanati
S: Sathyanarayana Atreyam & Meera S Atreyam
Book/Page: 70472/387, Date: 05/03/24
Mtg: Leader Bank NA $264,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $172,500 (11/16)

35 FARVIEW AVE $371,000
B: Jennett C Aijala & Marc Aijala
S: Margaret L Hawes
Book/Page: 70463/370, Date: 05/02/24
Mtg: Leader Bank NA $333,900
Term: 2039
Use: 3 Bdrm Ranch, Lot: 10019sf

9 FAULKNER RD $1,355,000
B: Yi W Kuo
S: Clare M Cox
Book/Page: 70450/397, Date: 04/30/24
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $377,500 (02/19)

230 GULF ST $885,000
B: Yuan Yuan & Xuan Yao
S: Mack Rubley & Paula Rubley
Book/Page: 70454/337, Date: 04/30/24
Mtg: Washington Trust Mtg $708,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 63162sf
Prior Sale: $554,500 (04/14)

54 MAPLE AVE $457,000
B: Xiuru Li & Shuzhen Chen
S: Donahue Robert F Est & Robert E Donahue
Book/Page: 70446/37, Date: 04/29/24
Mtg: Metro City Bank $250,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Ranch, Lot: 9583sf
Prior Sale: $309,900 (04/19)

40 NEPTUNE DR $705,000
B: Nidhi Bajpal & Saurabh Mishra
S: Luis P Sparanges
Book/Page: 70454/43, Date: 04/30/24
Mtg: Salem Five Mtg Co $634,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Colonial, Lot: 24394sf
Prior Sale: $325,000 (09/10)

6 TURTLE CREEK CIR $1,400,000
B: Manasa Kotha & Ramakrishna Ventrapragada
S: Mohan K Korgaonkar & Mona M Korgaonkar
Book/Page: 70471/152, Date: 05/03/24
Mtg: Citizens Bank $1,120,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 27878sf
Prior Sale: $275,000 (10/03)

12 WHITEHALL CIR $1,050,000
B: Vijayalakshmi P Sundar & Venkataramanan B Jayasree
S: Steven D Aubin
Book/Page: 70460/53, Date: 05/01/24
Mtg: Digital FCU $840,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23087sf
Prior Sale: $630,000 (08/17)

15 WHITEHALL CIR $1,050,000
B: Sandipan Chakraborty & Ipsita Pal
S: Sharon L Sealy
Book/Page: 70470/343, Date: 05/03/24
Use: 4 Bdrm Colonial, Lot: 21344sf
Prior Sale: $322,344 (06/00)

Southborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	15
Median Price	$851,000	$1,100,000

► REAL ESTATE SALES

14 BANFILL LN $600,000
B: Naumaan Ansari & Jordyn Ansari
S: A A Ansari, Tr for Summit Rt
Book/Page: 70452/376, Date: 04/30/24
Mtg: Needham Bk $350,000
Term: 2064 Rate: 7.6% Type: Adj
Use: Residential Developable Land, Lot: 94961sf

5 EASTBROOK FARM LN $1,830,250
B: Shivani U Raval & Naveen K Macherla
S: Brian-William J Dutko, Tr for Brian-William J Dutko RET
Doc#: 000000000123100, Date: 05/01/24
Mtg: Leader Bank NA $1,244,570
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50965sf
Prior Sale: $975,000 (10/00)

49 FLAGG RD $860,000
B: Yichen Yang & Hong Li
S: Thomas J Beaumont & Susan L Beaumont
Doc#: 000000000123124, Date: 05/03/24
Mtg: US Bank NA $645,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $239,900 (09/92)

57 SOUTHVILLE RD $307,020
B: Chaching Co
S: H2n3 Properties LLC
Book/Page: 70466/135, Date: 05/02/24
Mtg: RCN Capital LLC $412,967
Term: 2025
Use: 2 Bdrm Cape Cod, Lot: 18992sf
Prior Sale: $200,000 (04/23)

Southbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	19
Median Price	$319,000	$325,000

► REAL ESTATE SALES

85 BRENTWOOD DR $490,000
B: Kamel A Bryant & Abigail A Bryant
S: David C Proulx & Jeannine M Proulx
Book/Page: 70469/5, Date: 05/03/24
Mtg: Digital FCU $460,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 26136sf
Prior Sale: $134,900 (04/98)

292 COURNOYER BLVD $437,500
B: Kady A Bonica
S: Sckd Rt & Donald Cournoyer Jr
Book/Page: 70470/199, Date: 05/03/24
Mtg: New American Funding $415,625
Term: 2054

254 DRESSER HILL RD $285,000
B: Christopher P Boss Jr
S: Brian J Arcoite
Book/Page: 70461/236, Date: 05/01/24
Mtg: New American Funding $276,450
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25700sf
Prior Sale: $150,000 (12/15)

204 FISKE ST $265,100
B: Jordan T Floria
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 70445/383, Date: 04/29/24
Mtg: Navy FCU $270,697
Term: 2054
Use: 1 Bdrm Conventional, Lot: 9583sf
Prior Sale: $197,939 (05/18)

395 HIGH ST $375,000
B: Frank S Kaitbenski & Suzanne M Kaitbenski
S: Arthur H Theodoss & Paulette T Theodoss
Book/Page: 70449/257, Date: 04/30/24
Use: 2 Bdrm Ranch, Lot: 11326sf
Prior Sale: $118,000 (11/95)

47 LENS ST $475,000
B: Leann V Ramsey & Soledad V Paulino
S: Heavenly Hm Solutions LLC
Book/Page: 70472/197, Date: 05/03/24
Mtg: Security First Mtg Fn $356,250
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 10019sf
Prior Sale: $350,000 (02/24)

89 LITCHFIELD AVE $400,000
B: Yanairys I Cruz & Christian U Colon-Baez
S: Stephanie A Lemieux
Book/Page: 70455/44, Date: 04/30/24
Mtg: Guild Mortgage Co $392,755
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: $35,000 (03/24)

675 MAIN ST $415,000
B: Jean M Joseph & Mikelange P Joseph
S: Valdemar M Duran
Book/Page: 70466/22, Date: 05/02/24
Mtg: OCMBC Inc $407,483
Term: 2054
Use: 2-Family Two Family, Lot: 8276sf
Prior Sale: $237,000 (12/21)

166 MECHANIC ST $420,000
B: High Altitude LLC
S: Center Of Hope Fndtn Inc
Book/Page: 70452/195, Date: 04/30/24
Use: Mixed Use-Prim Comm & Resd, Lot: 12197sf
Prior Sale: $60,000 (01/14)

105 NORTH ST $175,000
B: Daou Properties LLC
S: Skarbros Realty Inc
Book/Page: 70469/174, Date: 05/03/24
Mtg: Skarbros Realty Inc $175,000
Use: 2-Family Two Family, Lot: 3920sf

17 OLD SOUTH RD U:17 ..... $210,000
B: Elsa V Espinal
S: Joyce C Varnum
Book/Page: 70472/304, Date: 05/03/24
Mtg: Total Mtg Svcs $189,000
Term: 2054
Use: 2 Bdrm Condo

7 PEARL ST $175,000
B: Daou Properties LLC
S: Skarbros Realty Inc
Book/Page: 70469/149, Date: 05/03/24
Mtg: Skarbros Realty Inc $175,000
Use: 2-Family Two Family, Lot: 16117sf

104 RIVERVIEW PL U:A $230,000
B: Nicole L Fletcher
S: Heidi Rosenquist
Book/Page: 70447/187, Date: 04/29/24
Mtg: Radius Financial Grp $215,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $138,000 (07/20)

560 SOUTH ST $335,000
B: Steven R Taylor
S: Donald W Altiery & Shawnie L Boyce
Book/Page: 70453/319, Date: 04/30/24
Mtg: Baycoast Mortgage Co $310,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: $232,000 (10/19)

► FORECLOSURE DEEDS

ALPINE DR $61,983
B: Dcb Realty LLC
S: Rlty Funding Advisors LLC & Dcb Realty LLC
Book/Page: 70451/142, Date: 04/30/24

174 HAMILTON ST $313,629
B: Resi Mtg Aggregation T & Wilmington Svgs Fund Soc
S: Map Realty Group LLC & Wilmington Svgs Fund Soc
Book/Page: 70459/127, Date: 05/01/24
Use: 3 Bdrm Conventional, Lot: 16117sf
Prior Sale: $300,000 (10/21)

Spencer

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	14
Median Price	$350,000	$415,000

► REAL ESTATE SALES

53 BROOKS POND RD $50,000
B: Hannah S Fatemi
S: Hmf Re & Restoration LLC
Book/Page: 70460/254, Date: 05/01/24

18 IRVING ST $350,000
B: Daniel Gladek
S: Lisa M Ethier
Book/Page: 70450/247, Date: 04/30/24
Mtg: Northpoint Mortgage $262,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 12000sf

21 LAKESHORE DR $455,000
B: Lori Boucher
S: Birch Tree Realty LLC
Book/Page: 70460/353, Date: 05/01/24
Mtg: Rocket Mortgage LLC $432,250
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 9450sf
Prior Sale: $200,000 (06/21)

5 PAULA BAY $425,000
B: Vanessa Alves
S: Stephanie A Jouki
Book/Page: 70457/230, Date: 05/01/24
Mtg: Radius Financial Grp $318,750
Term: 2054
Use: 2-Family Duplex, Lot: 9970sf
Prior Sale: $300,000 (09/21)

103 PLEASANT ST $375,000
B: John Jillett
S: Aaron D Deraleau
Book/Page: 70460/210, Date: 05/01/24
Mtg: Total Mtg Svcs $300,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12975sf
Prior Sale: $204,900 (05/16)

14 VALLEY ST $25,000
B: 14 Valley Street LLC
S: Joelyn E Durgin, Tr for 14 Vly St Spencer T
Book/Page: 70452/169, Date: 04/30/24
Use: Commercial Devlpble Land, Lot: 33211sf

32 WOODSIDE RD $301,000
B: Jennifer C Carlson & Eric J Ostroff
S: Federal Hm Loan Mtg Corp
Book/Page: 70468/352, Date: 05/03/24
Mtg: Cibm Bank $285,950
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 36074sf
Prior Sale: $104,558 (04/22)

Sturbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	17
Median Price	$410,000	$525,000

► REAL ESTATE SALES

120 CEDAR ST $337,000
B: Antonio Matias & Erin C Blanchard
S: Dwight Dion & Kristal Dupuis
Book/Page: 70465/235, Date: 05/02/24
Mtg: Paramount Res Mtg Gp $269,600
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 34848sf
Prior Sale: $139,000 (09/21)

226 CEDAR ST $233,200
B: Jason R Stjacques & Lesley A Zicko
S: Habitat For Humanity Metr
Book/Page: 70456/331, Date: 04/30/24
Mtg: Berkshire Bank $226,204
Term: 2054
Use: Charity Property, Lot: 57935sf

25 STURBRIDGE HILLS RD U:25 ..... $350,000
B: Richard P Van Roon
S: Agnes Ball
Book/Page: 70450/62, Date: 04/30/24
Mtg: Central One FCU $280,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $184,000 (11/14)

Sutton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	12
Median Price	$437,500	$717,500

► REAL ESTATE SALES

16 HARTNESS RD U:A $289,900
B: Alexander Segal
S: Glen J Orphin
Book/Page: 70456/242, Date: 04/30/24
Mtg: Guild Mortgage Co $270,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $36,500 (02/96)

77 LINCOLN RD $250,000
B: David A Grenier & Todd Banfill
S: Grenier Diana S Est & David A Grenier
Book/Page: 70463/144, Date: 05/02/24
Mtg: Dawn E Tomaszewicz $100,000
Term: 2032
Use: 3 Bdrm Raised Ranch, Lot: 71003sf

17 PUTNAM HILL RD $400,000
B: Samuel D Richard & Jocelin D Richard
S: Jeffrey Perry & Betsy Perry
Book/Page: 70465/188, Date: 05/02/24
Mtg: Norwich Commercal Grp $388,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14810sf
Prior Sale: $236,000 (05/17)

70-R WHITINS RD $550,000
B: Lackey Dam Properties Inc
S: Edward K Renaud Jr
Book/Page: 70473/36, Date: 05/03/24
Mtg: Stephen Thibodeau $320,000
Use: Residential Undvlpble Land, Lot: 566280sf
Prior Sale: $420,000 (05/24)

70-R WHITINS RD $420,000
B: Edward K Renaud Jr
S: Joanne M Opperwall
Book/Page: 70473/32, Date: 05/03/24
Use: Residential Undvlpble Land, Lot: 566280sf

Templeton

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	12
Median Price	$295,500	$334,500

► REAL ESTATE SALES

1 CARRUTH RD $135,000
B: Richard L Scott
S: Michael Langlois, Tr for Langlois Liing T
Book/Page: 70461/1, Date: 05/01/24
Use: 5 Bdrm Antique, Lot: 43560sf
Prior Sale: $40,000 (04/22)

162 FRENCH RD $758,950
B: Joseph Tennyson & Lorrie Tennyson
S: Greenstone Realty LLC
Book/Page: 70454/384, Date: 04/30/24
Mtg: TD Bank NA $607,160
Term: 2054 Rate: 6.9% Type: Adj
Use: Residential Developable Land

Uxbridge

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	6
Median Price	$508,000	$510,000

► REAL ESTATE SALES

5 ARBOR RD $750,000
B: Jennifer B Cloutier & Brandon J Cloutier
S: Nicholas Ferzoco & Gabrielle Ferzoco
Book/Page: 70457/34, Date: 05/01/24
Mtg: Pennymac Loan Service $375,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 89734sf
Prior Sale: $625,000 (08/22)

34 CROSS ST $572,000
B: Milad A Morgan
S: William W Macuga & Edith R Macuga
Book/Page: 70452/51, Date: 04/30/24
Mtg: Fairway Ind Mtg $457,600
Term: 2054
Use: 2-Family Conventional, Lot: 20094sf

9 MANOR HOUSE LN U:9 ..... $350,000
B: Nasser Bumpus
S: Cheryl Meader & Michael Manos
Book/Page: 70460/95, Date: 05/01/24
Mtg: Rocket Mortgage LLC $315,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $169,900 (12/13)

31 POUTS LN U:31 ..... $514,900
B: Tracy Phan
S: West River Homes LLC
Book/Page: 70461/14, Date: 05/01/24
Mtg: AmWest Funding Corp $300,000
Term: 2054
Use: Condo

Warren

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	5
Median Price	$257,500	$255,000

► REAL ESTATE SALES

13 MILL ST $980,000
B: 13 Mill Street LLC
S: Skybridge Properties LLC
Book/Page: 70466/182, Date: 05/02/24
Mtg: Country Bank $735,000
Use: Residential-Multiple Bldgs, Lot: 56631sf
Prior Sale: $585,000 (10/21)

Webster

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	31
Median Price	$335,000	$395,000

► REAL ESTATE SALES

12 CONCORD CT U:B $415,000
B: Ronald B Bogatkowski & Patricia J Bogatkowski
S: Florence C Doyle
Book/Page: 70461/213, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 11580sf
Prior Sale: $305,000 (02/23)

30 E MAIN ST $400,000
B: K & M Holdings LLC
S: J & E Holdings LLC
Book/Page: 70468/1, Date: 05/03/24
Mtg: Nqm Funding Llc $280,000
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 6380sf
Prior Sale: $175,000 (02/14)

61 OLD WORCESTER RD $210,000
B: Donna M Cleaves
S: Robert W Gould Jr & James R Gould
Book/Page: 70461/232, Date: 05/01/24
Use: 3 Bdrm Cape Cod, Lot: 20038sf

3 PARK ST $290,000
B: Diego Tamayo
S: Jose D Morales
Book/Page: 70470/224, Date: 05/03/24
Mtg: Guild Mortgage Co $275,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6016sf

31 UPPER GORE RD $340,000
B: Joshua R Cournoyer & Peter Cournoyer
S: Kirk Irrevocabke T & Richard D Kirk Jr
Book/Page: 70453/162, Date: 04/30/24
Mtg: Guaranteed Rate Affin $367,222
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15000sf

179 UPPER GORE RD $984,900
B: Daisy Lane LLC
S: Janet S Konkel RET & Robert E Konkel Sr
Book/Page: 70452/207, Date: 04/30/24
Use: Accessory Land Improved, Lot: 3310560sf

West Boylston

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	7
Median Price	$463,500	$538,800

► REAL ESTATE SALES

74 BUNKERHILL PKWY $405,000
B: Jaime Desanti
S: Kirsten L Fletcher, Tr for Hesemeyer Ft
Book/Page: 70472/18, Date: 05/03/24
Mtg: Country Bank $355,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 25628sf

166 MAPLE ST $425,500
B: Frederic D Corazzini 3rd
S: Girard Rachel M Est & Denise G Sullivan
Book/Page: 70471/33, Date: 05/03/24
Mtg: Fairway Ind Mtg $394,600
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13200sf

25 STERLING PL $575,000
B: Mikayel Barseghyan & Gayane Manukyan
S: Marc Renzetti & Nirva Penbeyan-Renzetti
Book/Page: 70460/205, Date: 05/01/24
Use: 4 Bdrm Colonial, Lot: 18590sf
Prior Sale: $327,500 (08/13)

12 W BOYLSTON ST $645,000
B: William J Fay, Tr for 12 West Boylston St Rt
S: Gabrielle Palmer Inc
Book/Page: 70454/78, Date: 04/30/24
Mtg: Bay State Savings Bk $504,000
Use: Mixed Use-Prim Comm & Resd, Lot: 17028sf
Prior Sale: $329,000 (06/19)

379 WORCESTER ST $526,000
B: Sean D Mcgonagle & Rebecca F Campbell
S: Deanna L Heath, Tr for Sharon L Trippi
Book/Page: 70444/134, Date: 04/29/24
Mtg: Cross Country Mtg Inc $215,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12000sf

West Brookfield

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	$341,750	$334,950

► REAL ESTATE SALES

141 SHEA RD $100,000
B: Justin Paquette & Meaghan Paquette
S: Paolucci Properties LLC
Book/Page: 70454/272, Date: 04/30/24
Use: Residential Developable Land, Lot: 144184sf
Prior Sale: $43,000 (10/20)

143 SHEA RD $100,000
B: Justin Paquette & Meaghan Paquette
S: Paolucci Properties LLC
Book/Page: 70454/272, Date: 04/30/24
Use: Residential Developable Land, Lot: 144184sf
Prior Sale: $43,000 (10/20)

Westborough

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	19
Median Price	$625,000	$780,000

► REAL ESTATE SALES

61 ADAMS ST $700,000
B: Troy W Bottger & Karen A Bottger
S: Paula Sundstrom
Book/Page: 70465/302, Date: 05/02/24
Mtg: Fairway Ind Mtg $665,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 54450sf

66 BOWMAN ST $680,000
B: Simi Jandu
S: Robert J Howard, Tr for 66 Bowman Street Rt
Book/Page: 70454/6, Date: 04/30/24
Mtg: Guaranteed Rate Inc $680,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 15812sf

9 OLDE HICKORY PATH $1,850,000
B: Scott Helle & Eileen Helle
S: Brent Harwood & Sally Harwood
Book/Page: 70466/61, Date: 05/02/24
Use: 4 Bdrm Colonial, Lot: 50146sf
Prior Sale: $1,362,500 (08/13)

3406 PETERS FARM WAY U:3406 ..... $599,995
B: Jean E Rabelo
S: Pulte Hm Of New Eng LLC
Book/Page: 70449/37, Date: 04/30/24
Use: 2 Bdrm Condo

3 SAMUEL HARRINGTON RD $1,150,000
B: Laura Yessayan & Garo Yessayan
S: Frank J Bernieri & Loren J Bernieri
Book/Page: 70464/393, Date: 05/02/24
Mtg: Leader Bank NA $750,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 34251sf
Prior Sale: $334,900 (08/94)

500 UNION ST U:5314 ..... $500,000
B: Anna F Santoro-Smith & Robert W Smith Jr
S: Peggy Frederick
Book/Page: 70453/133, Date: 04/30/24
Mtg: Fairway Ind Mtg $300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $275,600 (01/09)

500 UNION ST U:5408 ..... $425,000
B: Barry Camille
S: Robert W Smith Jr & Anna F Smith
Book/Page: 70449/198, Date: 04/30/24
Use: 1 Bdrm Condo
Prior Sale: $241,500 (01/18)

51 WARREN ST $1,100,000
B: Brian G Glowacki & Shaunna Glowacki
S: Gregory L Board & Melanie A Board
Book/Page: 70450/193, Date: 04/30/24
Mtg: Guaranteed Rate Inc $880,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 60984sf
Prior Sale: $730,000 (09/15)

Winchendon

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	23
Median Price	$345,000	$382,500

► REAL ESTATE SALES

114 GLENALLEN ST $340,000
B: Sheryll A Collins
S: Pablo C Morales & Pamela A Morales
Book/Page: 70465/149, Date: 05/02/24
Mtg: Total Mtg Svcs $323,000
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 19776sf

HILL ST $20,000
B: Dan W Bertram
S: Kathleen P Van Dyke, Tr for Robert B Van Dyke RET
Book/Page: 70468/59, Date: 05/03/24

HILLSIDE DR $22,000
B: Tod Famous
S: Scott A Laperriere & Lisa M Peralta
Book/Page: 70461/191, Date: 05/01/24

24 OLD COUNTY RD $30,000
B: Edwardo Benevides
S: Lacourse Builders LLC
Book/Page: 70463/240, Date: 05/02/24
Use: Residential Developable Land, Lot: 48352sf
Prior Sale: $33,000 (06/05)

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614 SCHOOL ST **$525,000**
B: Nolan Buck & Myranda Buck
S: Matson Homes li Inc
Book/Page: 70471/312, Date: 05/03/24
Mtg: Total Mtg Svcs $435,000
Term: 2054
Use: Residential Developable Land, Lot: 58327sf

SHADY GLEN TER L:26 ..... **$100,000**
B: Dana G Olson & Tara D Olson
S: Greenstone Realty LLC
Book/Page: 70459/55, Date: 05/01/24

SHADY GLEN TER L:27 ..... **$100,000**
B: Dana G Olson & Tara D Olson
S: Greenstone Realty LLC
Book/Page: 70459/55, Date: 05/01/24

SHADY GLEN TER L:28 ..... **$100,000**
B: Dana G Olson & Tara D Olson
S: Greenstone Realty LLC
Book/Page: 70459/55, Date: 05/01/24

Worcester

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	162	156
Median Price	$365,000	$394,500

► REAL ESTATE SALES

24 BALL ST **$100,000**
B: Luong Duong
S: Thoi Phan
Book/Page: 70467/371, Date: 05/03/24
Use: 3-Family Family Flat, Lot: 12000sf
Prior Sale: $185,100 (10/17)

3 BAY STATE RD **$645,000**
B: Justin Laclair
S: 3 Bay State Road LLC
Book/Page: 70462/382, Date: 05/02/24
Mtg: Amerant Mortgage $483,750
Term: 2054
Use: 2-Family Two Family, Lot: 6416sf
Prior Sale: $550,000 (05/23)

28 BULLARD AVE **$358,000**
B: Robert W Donahue & Lindsey K Donahue
S: Grant Bullis & Abigail Bullis
Book/Page: 70452/279, Date: 04/30/24
Mtg: Leader Bank NA $347,260
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9027sf
Prior Sale: $315,000 (09/21)

443 CHANDLER ST **$622,000**
B: Ahmad Ghazanfari
S: Benjamin D Kaplan
Book/Page: 70460/260, Date: 05/01/24
Mtg: Cross Country Mtg Inc $572,240
Term: 2054
Use: 3-Family Family Flat, Lot: 15310sf
Prior Sale: $252,000 (12/09)

24 CHEQUESET RD **$400,000**
B: 15 Waban LLC
S: Bisceglia Marsha Est & Dawn M Barry
Book/Page: 70464/106, Date: 05/02/24
Use: Residential Developable Land, Lot: 7500sf

26 CHEQUESET RD **$400,000**
B: 15 Waban LLC
S: Bisceglia Marsha Est & Dawn M Barry
Book/Page: 70464/106, Date: 05/02/24
Use: Residential Developable Land, Lot: 10000sf

28 CHEQUESET RD **$400,000**
B: 15 Waban LLC
S: Bisceglia Marsha Est & Dawn M Barry
Book/Page: 70464/106, Date: 05/02/24
Use: Residential Developable Land, Lot: 10000sf

2 DARTMOUTH ST **$666,000**
B: Harish Garre, Tr for Tulasi RET
S: Tu T Dao & Khanh Hoang
Book/Page: 70471/368, Date: 05/03/24
Mtg: Rockland Tr Co $499,500
Term: 2054
Use: 3-Family Family Flat, Lot: 6014sf
Prior Sale: $425,000 (10/20)

13 DIVISION ST **$25,000**
B: Anthony J Oreilly
S: Michael T Madulka
Book/Page: 70453/307, Date: 04/30/24
Use: Commercial Warehouse, Lot: 2898sf
Prior Sale: $15,000 (05/21)

190 DOMINION RD **$400,000**
B: 15 Waban LLC
S: Bisceglia Marsha Est & Dawn M Barry
Book/Page: 70464/106, Date: 05/02/24
Mtg: David Hegarty $450,000
Term: 2025
Use: 3 Bdrm Conventional, Lot: 5000sf

226 E MOUNTAIN ST **$240,000**
B: David J Dufresne, Tr for Green Machine Rt
S: Gary Ventura
Book/Page: 70472/119, Date: 05/03/24
Use: 2 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $240,000 (04/24)

598 FRANKLIN ST **$557,101**
B: Wasequr Rahman
S: Bombay LLC
Book/Page: 70448/44, Date: 04/30/24
Use: 2-Family Two Family, Lot: 11000sf
Prior Sale: $140,000 (04/23)

160 FREMONT ST U:322 ..... **$300,000**
B: Teri Christian
S: Archana Karanjgaokar
Book/Page: 70461/77, Date: 05/01/24
Mtg: Prestige Home Mtg LLC $285,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $168,500 (01/19)

67 GARRISON AVE **$500,000**
B: John S Casilla & Juan I Martinez
S: Israel K Lopez & Ilana Lopez
Book/Page: 70460/153, Date: 05/01/24
Mtg: Salem Five Mtg Co $481,792
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7200sf
Prior Sale: $270,000 (02/18)

12 HEROULT RD **$355,000**
B: Wendy K Brown-Arnold, Tr for Wendy K Brown-Arnold T
S: Robin Morton-Callahan
Book/Page: 70443/1, Date: 04/29/24
Use: 2 Bdrm Conventional, Lot: 5750sf
Prior Sale: $65,000 (12/96)

62 HOWLAND TER **$555,000**
B: Johnathan R Sanders & Jade C Sanders
S: Richard H Grape & Marybeth Grape
Book/Page: 70457/151, Date: 05/01/24
Mtg: Northpoint Mortgage $440,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10000sf
Prior Sale: $269,900 (02/14)

4 INVERNESS AVE **$600,000**
B: Gm Properties LLC
S: Aiello Robert N Est & Dianne I Muzzy
Book/Page: 70469/216, Date: 05/03/24
Use: Residential Developable Land, Lot: 7500sf

52 JAMES ST **$310,000**
B: Santos A Veliz Alvarez
S: Luis A Delgado & Ada M Mora-Alvarado
Doc#: 000000000123112, Date: 05/02/24
Mtg: United Wholesale Mtg $304,385
Term: 2054
Use: 2 Bdrm Conventional, Lot: 4475sf
Prior Sale: $78,924 (04/97)

116 LINCOLN ST **$740,000**
B: Steve Wakadilo & Nicole Kyalwe-Wakadilo
S: Ns Property LLC
Book/Page: 70455/141, Date: 04/30/24
Mtg: Drew Mortgage Assnlnc $555,000
Term: 2054
Use: 3-Family Family Flat, Lot: 4488sf
Prior Sale: $325,000 (10/18)

4 LUCIAN ST **$690,000**
B: Arvind Sampath
S: Trinity Est Invs & Dev LL
Book/Page: 70447/375, Date: 04/30/24
Mtg: BankESB $552,000
Term: 2054
Use: 3-Family Family Flat, Lot: 4646sf
Prior Sale: $630,000 (05/23)

26 MAXWELL ST **$185,000**
B: 977felicity LLC
S: Daniel Morkeh & Emma Pace
Book/Page: 70468/119, Date: 05/03/24
Use: Res Potentially Dvlpble Land, Lot: 5505sf

95 MAY ST **$680,000**
B: Bimal Manandhar & Rinu Manandhar
S: Matthew Atanian & Amy Heislen
Book/Page: 70453/204, Date: 04/30/24
Mtg: Cross Country Mtg Inc $510,000
Term: 2054
Use: 3-Family Family Flat, Lot: 6062sf

18 MOHICAN RD **$345,000**
B: John Stenglein
S: Anthony Salvatore, Tr for Salvatore Irt
Book/Page: 70468/230, Date: 05/03/24
Use: 2 Bdrm Ranch, Lot: 7500sf

27 MOUNTAINSHIRE DR U:27 ..... **$351,000**
B: Cleidimar Pepio
S: Monica Green
Book/Page: 70464/152, Date: 05/02/24
Mtg: Fairway Ind Mtg $301,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $134,050 (11/14)

11 NATHANIEL CT **$337,500**
B: W & E Landscaping & Paint
S: F Carrier Realty LLC
Book/Page: 70462/72, Date: 05/01/24
Use: Parking Lot, Lot: 22321sf
Prior Sale: $155,000 (12/19)

4 NATURAL HISTORY DR **$390,000**
B: Samantha K Schoen & Justin Cole
S: Jill T Palm
Book/Page: 70451/362, Date: 04/30/24
Mtg: Ark-La-Tex Fin Svcs $312,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7651sf

22 PALISADES ST **$565,000**
B: David Mercado & Dionne F Mercado
S: Emmanuel Ofori-Mensah
Book/Page: 70460/12, Date: 05/01/24
Mtg: Nations Direct Mtg $452,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: $460,000 (09/22)

42 PARADOX DR **$355,000**
B: Nelson Zompetti & Alexis Barrile
S: Carole H Jacobson, Tr for C & Julian D Jacobson RET
Book/Page: 70470/149, Date: 05/03/24
Mtg: Mllestone Mtg Solutio $330,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9205sf

65 PARIS AVE **$485,000**
B: Marilyn J Cohodas T & Hightower TCo Na Tr
S: Joseph Rodriguez & Yolanda Rodriguez
Book/Page: 70452/84, Date: 04/30/24
Use: 3 Bdrm Ranch, Lot: 8901sf
Prior Sale: $108,657 (06/00)

321 PLANTATION ST U:104 ..... **$309,000**
B: Brian Legasey
S: Marion Harnois
Book/Page: 70455/357, Date: 04/30/24
Mtg: Total Mtg Svcs $247,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $155,000 (10/01)

30 PULLMAN ST **$6,500,000**
B: Plmn Holdings LLC
S: Pullman Street Realty LLC
Book/Page: 70449/22, Date: 04/30/24
Use: Industrial Warehouse, Lot: 285318sf
Prior Sale: $3,001,000 (08/21)

13 QUEEN ST **$410,000**
B: Estarlin H Rijo & Adalgis M Lopez-Torres
S: Juan D Guevara & Ana R Tule
Book/Page: 70456/69, Date: 04/30/24
Mtg: MSA Mortgage LLC $307,500
Term: 2054
Use: 3-Family Family Flat, Lot: 7414sf
Prior Sale: $209,000 (09/04)

32 RENA ST **$400,000**
B: Chien I Chang & Hua J Wei
S: Hb2 Alternative Hldg LLC
Book/Page: 70471/78, Date: 05/03/24
Use: 2 Bdrm Raised Ranch, Lot: 10000sf
Prior Sale: $416,000 (04/24)

10 RENFREW ST **$600,000**
B: Gm Properties LLC
S: Aiello Robert N Est & Dianne I Muzzy
Book/Page: 70469/216, Date: 05/03/24
Use: 3 Bdrm Ranch, Lot: 24660sf

35 RICHMOND AVE **$462,500**
B: Nicholas Clarke & Monique Girard
S: Gretchen E Macdougall
Book/Page: 70443/334, Date: 04/29/24
Mtg: Drew Mortgage Assnlnc $439,375
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 9600sf
Prior Sale: $190,000 (02/15)

27 ROCKDALE ST **$685,000**
B: Duany Lima & Nalzira M Teodoro
S: Sebastian Bilentschuk
Book/Page: 70470/64, Date: 05/03/24
Mtg: St Marys Credit Union $513,750
Term: 2054
Use: 3-Family Family Flat, Lot: 7694sf
Prior Sale: $500,000 (04/21)

30 SCANDINAVIA AVE **$506,000**
B: Binta Sowe
S: Ravelo Dreams LLC
Book/Page: 70470/6, Date: 05/03/24
Mtg: New American Funding $496,835
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12000sf
Prior Sale: $325,000 (01/24)

21 SEATTLE ST **$129,500**
B: Ravelo Dreams LLC
S: Kla Holdings LLC
Book/Page: 70467/101, Date: 05/03/24
Use: Res Potentially Dvlpble Land, Lot: 7050sf

126 STAFFORD ST **$260,000**
B: Binh Q Nguyen & Thao T Cao
S: Kelly Nguyen & Let Thach
Book/Page: 70456/289, Date: 04/30/24
Mtg: Ross Mortgage Co Inc $208,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 15000sf
Prior Sale: $270,000 (07/19)

80 STANTON ST U:28 ..... **$238,000**
B: David A Tremblay, Tr for Tremblay Ft
S: Robert C Zoebisch & Linda Zoebisch
Book/Page: 70469/38, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: $176,000 (11/23)

324 SW CUTOFF **$975,000**
B: Landstar Properties LLC
S: Ice Glen Holdings LLC
Book/Page: 70458/311, Date: 05/01/24
Use: Commercial Warehouse, Lot: 33643sf
Prior Sale: $600,000 (04/23)

2 VERNON TER **$30,000**
B: Aaron Wade
S: Milagros Dasilva
Book/Page: 70461/148, Date: 05/01/24
Use: Residential Undvlpble Land, Lot: 3660sf
Prior Sale: $6,000 (06/16)

61-R W MOUNTAIN ST **$6,500,000**
B: Plmn Holdings LLC
S: Pullman Street Realty LLC
Book/Page: 70449/22, Date: 04/30/24

17 WARD ST **$365,000**
B: Jmt Holdings LLC
S: Benbo Properties LLC
Book/Page: 70466/167, Date: 05/02/24
Mtg: Benbo Properties Llc $160,695
Term: 2025
Use: 2-Family Two Family, Lot: 2395sf
Prior Sale: $270,000 (06/20)

48 WATER ST U:307 ..... **$489,900**
B: Aaron Jeffers & Jennifer Curran
S: Olivia Dambrosio & Rachel Scanlon
Book/Page: 70462/103, Date: 05/02/24
Use: 2 Bdrm Condo
Prior Sale: $326,500 (07/18)

152 WEATHERSTONE DR U:152 ..... **$365,000**
B: Phillip Otoole & Elissa R Meyer
S: Laurie V Assad
Book/Page: 70469/306, Date: 05/03/24
Mtg: Leader Bank NA $194,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $145,000 (12/00)

11 WESTWOOD DR **$1,275,000**
B: Richard J Duffy, Tr for Myob T
S: Ian C Hurd & Kelly A Hurd
Book/Page: 70454/288, Date: 04/30/24
Use: 4 Bdrm Cape Cod, Lot: 24152sf
Prior Sale: $575,000 (07/19)

1 WILSON ST **$600,000**
B: Ms Wilson Property LLC
S: Karma Sichoe & Tsetan Dolkar
Book/Page: 70461/362, Date: 05/01/24
Mtg: Leader Bank NA $450,000
Use: 3-Family Family Flat, Lot: 2473sf
Prior Sale: $465,000 (06/21)

Worcester Registry

Northern District

Kathleen R. Daigneault, Esq.
166 Boulder Drive, Suite 202
Fitchburg, MA 01420
Telephone: (978) 342-2637
Fax: (978) 345-2865
www.fitchburgdeeds.com

Ashburnham

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	21
Median Price	$324,950	$370,000

► REAL ESTATE SALES

24 HILLTOP DR **$270,000**
B: Ryan Bouvier
S: Lynne M Walsh
Book/Page: 10756/185, Date: 05/03/24
Use: 2 Bdrm Ranch, Lot: 37638sf
Prior Sale: $80,000 (05/14)

38 JUNIPER RD **$579,900**
B: Claudio Fernandes & Gabriela G Vitornio
S: Mn 122 Main LLC
Book/Page: 10756/141, Date: 05/03/24
Mtg: First Natl Bk $379,900
Term: 2054
Use: Residential Developable Land, Lot: 135794sf
Prior Sale: $30,000 (04/23)

LAKESHORE DR **$50,000**
B: Ata Construction LLC
S: Paul F Harris & Denise A Harris
Book/Page: 10754/84, Date: 04/30/24

519 SUNSET DR **$46,900**
B: Paul C Knower, Tr for Knower Lt
S: Walter J Zuschlag
Book/Page: 10755/278, Date: 05/02/24

Fitchburg

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	55
Median Price	$310,000	$350,000

► REAL ESTATE SALES

532 5TH MASSACHUSETTS TPKE **$320,000**
B: S D Calderon
S: Mustapha Belhim
Book/Page: 10755/240, Date: 05/02/24
Mtg: Fall River Five Cents $290,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 63140sf
Prior Sale: $145,000 (12/15)

73 AMIOTT ST **$440,000**
B: Edward C Lange & Rachel D Lange
S: Niccolo Seretto & Kerry Seretto
Book/Page: 10753/274, Date: 04/30/24
Mtg: JPMorgan Chase Bank $350,400
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 15629sf
Prior Sale: $285,000 (08/20)

160-162 ASHBURNHAM HILL RD **$466,000**
B: Delma F Do Prado
S: Raquel Cedeno-Morel
Book/Page: 10754/57, Date: 04/30/24
Use: 2-Family Two Family, Lot: 10001sf
Prior Sale: $301,925 (12/20)

520 BLOSSOM ST **$635,000**
B: Tameka K Bennett Reid
S: Martha Bedard, Tr for 2014 Mcdermott Ft
Book/Page: 10754/113, Date: 05/01/24
Mtg: Guild Mortgage Co $593,750
Term: 2054
Use: 5 Bdrm Colonial, Lot: 43307sf

35 DANIELS ST **$2,600,000**
B: 35 Daniels Street LLC
S: Sfbc LLC
Book/Page: 10754/331, Date: 05/01/24
Use: Manufacturing Building, Lot: 156772sf
Prior Sale: $1,000,000 (10/06)

432 DANIELS ST **$390,000**
B: Mark S Green & Tami L Green
S: Jimmy F Hector & Jeff Paul
Book/Page: 10756/72, Date: 05/03/24
Mtg: Leominster CU $205,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Ranch, Lot: 6882sf
Prior Sale: $210,000 (10/18)

74-76 ELIZABETH ST **$495,000**
B: Pasquale V Mingione & Alexandra N Hessberger
S: Joseph Hopper & Kyra Frickey
Book/Page: 10753/339, Date: 04/30/24
Mtg: Cross Country Mtg Inc $470,250
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $415,000 (11/22)

98 GIBSON RD **$512,000**
B: Miatta Edi-Osagie
S: Platinum Development LLC
Book/Page: 10755/157, Date: 05/02/24
Mtg: Guild Mortgage Co $494,912
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 90984sf

26 HARTFORD ST **$185,000**
B: Blue Oak Development LLC
S: Edmands Keith Est & Jesse A Edmands
Book/Page: 10755/305, Date: 05/02/24
Mtg: RFLF 4 LLC $215,227
Use: 3 Bdrm Conventional, Lot: 6839sf
Prior Sale: $65,000 (11/97)

32 INSTITUTE ST **$250,000**
B: Berkshire Prop Buyers LLC
S: Kilby P Osborn
Book/Page: 10755/357, Date: 05/03/24
Use: 5 Bdrm Conventional, Lot: 8185sf
Prior Sale: $65,000 (05/97)

58 LEROY ST **$440,000**
B: Jose G Lux
S: Amanda Chiasson & Michael Chiasson
Book/Page: 10752/244, Date: 04/29/24
Mtg: Rocket Mortgage LLC $418,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 17237sf
Prior Sale: $174,000 (04/17)

390 MADISON ST **$250,000**
B: Elizabeth Matos
S: Danielle M Sawyer
Book/Page: 10753/83, Date: 04/30/24
Mtg: Cross Country Mtg Inc $195,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5532sf
Prior Sale: $350,000 (12/21)

10 OAK ST **$150,000**
B: J Martinez Invs LLC
S: David Thompson
Book/Page: 10753/183, Date: 04/30/24
Use: 5 Bdrm Conventional, Lot: 8368sf
Prior Sale: $60,000 (04/24)

86 PHILLIPS ST **$425,000**
B: Christopher Kolehmainen
S: Mark S Green & Tami L Green
Book/Page: 10756/25, Date: 05/03/24
Mtg: Total Mtg Svcs $403,750
Term: 2054
Use: 2-Family Conventional, Lot: 10729sf
Prior Sale: $96,000 (07/98)

118 SAINT ANDREW ST **$320,000**
B: Rowan V Hong & Leah Maywald
S: Karen L Jacob
Book/Page: 10754/141, Date: 05/01/24
Mtg: Bay Equity LLC $250,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7876sf
Prior Sale: $84,000 (04/96)

Leominster

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	38
Median Price	$430,000	$439,500

► REAL ESTATE SALES

160 CENTRAL ST **$640,000**
B: Denia Lezama & Oscar Giron
S: Joseph M Despinosse Jr
Book/Page: 10753/189, Date: 04/30/24
Mtg: Salem Five Mtg Co $480,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 3-Family Family Flat, Lot: 5591sf
Prior Sale: $271,000 (05/17)

57 DALEY ST **$383,000**
B: Daniel Zaccardo & Carla Zaccardo
S: No Limit Assets LLC
Book/Page: 10755/50, Date: 05/01/24
Mtg: Movement Mtg LLC $363,850
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11828sf
Prior Sale: $320,000 (03/24)

120 LITCHFIELD PINES DR U:D **$273,000**
B: Andrea Kolini & Sabina Kolini
S: Jessica M Castillo & Joan C Sambo
Book/Page: 10755/191, Date: 05/02/24
Mtg: MSA Mortgage LLC $259,350
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $185,000 (01/24)

143 LITCHFIELD PINES DR U:A **$225,000**
B: David J Sullivan
S: Juliana T Restrepo
Book/Page: 10752/328, Date: 04/29/24
Mtg: Millbury CU $193,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $215,000 (08/23)

54 MAIN ST U:A4 ..... **$145,000**
B: Boston Remodeling Grp Inc & Silvia Afiune
S: Emmanuel O Onos
Book/Page: 10753/136, Date: 04/30/24
Use: Office Condo Unit
Prior Sale: $77,000 (07/13)

54 MAIN ST U:A5A **$230,000**
B: Jonathan F Dondero, Tr for Cma-3 Rt
S: Jkt Realty LLC
Book/Page: 10753/19, Date: 04/29/24
Use: Office Condo Unit

54 MAIN ST U:B1 ..... **$230,000**
B: Jonathan F Dondero, Tr for Cma-3 Rt
S: Jkt Realty LLC
Book/Page: 10753/19, Date: 04/29/24
Use: Office Condo Unit

624 MAIN ST **$420,000**
B: Pramukh Sloansville Re LL
S: Jason M Vettese, Tr for 624 Main Street Rt
Book/Page: 10756/130, Date: 05/03/24
Use: 3 Bdrm Cape Cod, Lot: 23716sf
Prior Sale: $300,000 (05/07)

636 MAIN ST **$425,000**
B: Pramukh Sloansville Re LL
S: Jason M Vettese, Tr for 636 Main Street Rt
Book/Page: 10756/132, Date: 05/03/24
Use: Retail-Service, Lot: 7344sf
Prior Sale: $150,000 (05/07)

640 MAIN ST **$435,000**
B: Pramukh Sloansville Re LL
S: Jason M Vettese, Tr for 640 Main Street Rt
Book/Page: 10756/134, Date: 05/03/24
Use: 2-Family Two Family, Lot: 25615sf
Prior Sale: $400,000 (05/07)

MAIN ST (OFF) **$1,200,000**
B: Leominster City Of
S: CSX Transportation Inc
Book/Page: 10753/1, Date: 04/29/24

19 MEADOW POND DR U:L **$305,000**
B: Amanda P Valente
S: Chelsey Coimbra & Diego Coimbra
Book/Page: 10754/24, Date: 04/30/24
Mtg: United Wholesale Mtg $270,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $179,000 (12/20)

115 PHEASANT RUN CIR **$750,000**
B: Chad D Elliott & Bridget E Elliott
S: Rodney K Rose Sr & Monica L Rose
Book/Page: 10752/200, Date: 04/29/24
Mtg: IC Credit Union $300,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22000sf
Prior Sale: $135,000 (08/17)

152 PLEASANT TER **$460,000**
B: Donna Mazyck & Leann Mazyck
S: Dana Recker & Brittany Recker
Book/Page: 10755/13, Date: 05/01/24
Use: 3 Bdrm Ranch, Lot: 12000sf
Prior Sale: $387,000 (03/21)

26 PROSPECT TER **$230,000**
B: Celine M Mcclintock & David A Mcclintock Jr
S: Marcel A Vanderlinden
Book/Page: 10752/149, Date: 04/29/24
Mtg: Rollstone Bk & Tr $170,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12926sf
Prior Sale: $236,500 (09/01)

16 SHIRE RD U:16 ..... **$355,001**
B: Akshar Kakadiya & Dharaben Patel
S: Miatta Edie-Osagie
Book/Page: 10753/243, Date: 04/30/24
Mtg: Mega Cap Funding Inc $337,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $183,600 (09/15)

208 STUART AVE **$510,000**
B: Mateus A Dasilva & Debora F Rodrigues
S: Agnes H Nansubuga
Book/Page: 10756/163, Date: 05/03/24
Mtg: Paramount Res Mtg Gp $310,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 13426sf
Prior Sale: $400,000 (09/23)

61 SYCAMORE DR U:61 ..... **$330,000**
B: Yamini Kumar
S: Connor J Ball
Book/Page: 10756/102, Date: 05/03/24
Mtg: Leader Bank NA $247,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $260,000 (08/22)

44 WALKER ST **$656,000**
B: Rachana R Ri & Tony V Pril
S: Eric C Bilton
Book/Page: 10754/256, Date: 05/01/24
Mtg: Berkshire Bank $492,000
Term: 2054
Use: 3-Family Family Flat, Lot: 8775sf
Prior Sale: $410,000 (02/21)

146 WEST ST U:2B **$246,000**
B: Joseph M Despinosse Jr
S: P J Pothier Jr Restated R & Paul J Pothier Jr
Book/Page: 10754/17, Date: 04/30/24
Use: 2 Bdrm Condo
Prior Sale: $190,000 (11/22)

Lunenburg

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	21
Median Price	$450,000	$415,000

► REAL ESTATE SALES

41 COUNTRY RD **$855,400**
B: Kenneth D Stiles & Tracy J Stiles
S: Michael Scott Dev LLC
Book/Page: 10754/290, Date: 05/01/24
Mtg: Citizens Bank $300,000
Term: 2054
Use: Residential Developable Land, Lot: 116503sf
Prior Sale: $130,000 (04/24)

46 FAIRVIEW RD **$530,000**
B: Lambert Lougbo & Estere Koffi-Lougbo
S: Shelley L Ryals & Ginger Scott
Book/Page: 10756/46, Date: 05/03/24
Mtg: Rocket Mortgage LLC $424,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 20038sf
Prior Sale: $420,000 (11/21)

11 FLORENCE ST **$475,000**
B: Craig Berry
S: Fager Joann L Est & Jacob T Fager
Book/Page: 10755/20, Date: 05/01/24
Mtg: Guaranteed Rate Inc $356,250
Term: 2054
Use: 2 Bdrm Conventional, Lot: 10000sf
Prior Sale: $182,000 (05/13)

1521 MASSACHUSETTS AVE **$599,000**
B: Silvia K Zhlebinkova
S: Clement R Lashomb
Book/Page: 10752/297, Date: 04/29/24
Mtg: JPMorgan Chase Bank $509,150
Term: 2039
Use: 3 Bdrm Garrison, Lot: 40511sf
Prior Sale: $234,000 (05/11)

43 RILEY RD U:43 ..... **$515,900**
B: Joseph Staples & Suzanne Morin
S: Robert C Alario, Tr for Patricia S Alario RET
Book/Page: 10753/32, Date: 04/29/24
Use: 3 Bdrm Condo, Lot: 436sf
Prior Sale: $345,000 (05/17)

205 SUNSET LN **$5,000**
B: Erik Laflamme
S: John Harrison, Tr for 225 Sunset Rt
Book/Page: 10754/341, Date: 05/01/24

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