

Suffolk Registry

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Allston

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	0
Median Price	\$875,000	

► REAL ESTATE SALES

244 BRIGHTON AVE U:304	\$625,000
B: Hunter D Stusnick & Nina Sayles S: Peter Colbert Book/Page: 70138/290, Date: 05/03/24 Use: 1 Bdrm Condo, Lot: 850sf Prior Sale: \$565,000 (12/20)	
6-8 RIVERDALE ST	\$920,000
B: Bingzhang Huang S: Margaret M Charbonnier & Rita A Marshall Book/Page: 70135/163, Date: 05/02/24 Use: 2-Family Semi Detachd, Lot: 2078sf	
15-17 WADSWORTH ST	\$1,300,000
B: Jinyan Liu & Jing Li S: Gregory Hummel Book/Page: 70123/143, Date: 04/30/24 Mtg: US Bank NA \$910,000 Term: 2054 Use: 2-Family Conventional, Lot: 3342sf Prior Sale: \$500,000 (03/03)	

Boston

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	\$3,200,000	\$1,995,000

► REAL ESTATE SALES

575 ALBANY ST	\$6,662,500
B: 575 Albany Street LLC S: Mept & Lmp 575 Albany St Book/Page: 70115/95, Date: 04/29/24 Mtg: Hingham Inst for Svgs \$4,995,000 Use: Commercial Warehouse, Lot: 8998sf	
32 APPLETON ST U:2	\$2,975,000
B: Hannah Coffin S: Eric C Seitz & Margaret E Corcoran Book/Page: 70129/263, Date: 05/01/24 Use: 3 Bdrm Condo	
1 AVERY ST U:17B	\$2,215,000
B: Zhi Zuo S: Anthony N Tregurtha Book/Page: 70118/223, Date: 04/30/24 Use: 3 Bdrm Condo, Lot: 1862sf Prior Sale: \$1,750,000 (12/22)	
150-152 BAYSWATER ST U:1	\$585,000
B: Kristen L Standish S: Jeffrey M Pezzone Book/Page: 70118/273, Date: 04/30/24 Mtg: Citizens Bank \$535,000 Term: 2054 Use: 2 Bdrm Condo	
180 BEACON ST U:2D	\$850,000
B: Katherine L Gundry S: Ralph J Rotman, Tr for 180 Beacon 2d T Book/Page: 70112/26, Date: 04/29/24 Mtg: Mutual Of Omaha Mtg \$510,000 Term: 2039 Use: 1 Bdrm Condo, Lot: 785sf Prior Sale: \$585,000 (11/14)	
212 BEACON ST U:1	\$3,200,000
B: Michael Higgins S: Dennis P Cameron & Sandra R Cameron Book/Page: 70139/80, Date: 05/03/24 Mtg: Guild Mortgage Co \$1,100,000 Term: 2054 Rate: 6.0% Type: Adj Use: 3 Bdrm Condo, Lot: 1740sf Prior Sale: \$2,930,000 (07/17)	
330 BEACON ST U:2A	\$635,000
B: Ebk Real Estate LLC S: James A Champy, Tr for 1945 RT Book/Page: 70140/33, Date: 05/03/24 Use: Condo	
534 BEACON ST U:601	\$650,000
B: Petia Koutev & Christine Koutev S: Steven Dang & Ashley Dang Book/Page: 70140/142, Date: 05/03/24 Use: 1 Bdrm Condo, Lot: 489sf Prior Sale: \$299,200 (06/11)	

1 BOND ST	\$3,025,000
B: Keegan L Mendez S: Jedburg Holdings LLC Book/Page: 70116/255, Date: 04/30/24 Use: 3 Bdrm Row-End, Lot: 825sf Prior Sale: \$2,320,000 (04/15)	
40 BRADFORD ST	\$3,050,000
B: Aaron C Von Staats & Teresa A Von Staats S: Robert R McBride Book/Page: 70122/271, Date: 04/30/24 Use: 3 Bdrm Row-Middle, Lot: 940sf Prior Sale: \$3,000,000 (12/19)	
80 BROAD ST U:1009	\$660,000
B: Joge A Schwarz & Susan K Caverly S: Dean Cerullo & Joselita Cerullo Book/Page: 70113/242, Date: 04/29/24 Mtg: Bangor Savings Bank \$450,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 596sf Prior Sale: \$610,000 (03/17)	
50 BROADLAWN PARK U:207	\$385,000
B: Naren Raveendran S: Debra Smigel Book/Page: 70117/239, Date: 04/30/24 Use: Condo	
56 BROADLAWN PARK U:207	\$385,000
B: Naren Raveendran S: Debra Smigel Book/Page: 70117/239, Date: 04/30/24 Use: Condo	
234 CAUSEWAY ST U:815	\$937,500
B: Paul Donovan & Maria Sullivan S: Matthew Fragomeni & Kaitlin Brodrick Book/Page: 70121/200, Date: 04/30/24 Use: 2 Bdrm Condo, Lot: 1120sf Prior Sale: \$875,000 (11/18)	
1 CHARLES ST S U:7B	\$2,100,000
B: David Downing S: John J Isaza, Tr for One Charles 2022 Rt Book/Page: 70125/337, Date: 05/01/24 Use: 2 Bdrm Condo, Lot: 1480sf Prior Sale: \$1,895,000 (12/22)	
14 CLAREMONT PARK	\$3,791,500
B: Masaya Okoshi & Johanna Okoshi S: Jmp Holland Rlty Grp LLC Book/Page: 70121/32, Date: 04/30/24 Use: 2-Family Row-Middle, Lot: 1980sf Prior Sale: \$3,560,000 (10/23)	
75 CLARENDON ST U:606	\$1,340,000
B: Sarah A Halloran S: Christopher Zammito, Tr for Cdz Rt Book/Page: 70138/306, Date: 05/03/24 Mtg: Guaranteed Rate Affin \$890,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 976sf Prior Sale: \$1,250,000 (03/21)	

54 COMMONWEALTH AVE U:6	\$3,550,000
B: Justin Denten, Tr for Commonwealth Prop T S: Comber Company Inc Book/Page: 70138/135, Date: 05/03/24 Use: 1 Bdrm Condo, Lot: 2049sf Prior Sale: \$1,205,000 (01/99)	
341 COMMONWEALTH AVE U:PH	\$6,075,000
B: Joshua D Marantz & Jing Marantz S: 341 Comm Avenue LLC Book/Page: 70139/343, Date: 05/03/24 Mtg: Leader Bank NA \$2,500,000 Term: 2054 Use: Condo	
345 COMMONWEALTH AVE U:10	\$2,000,000
B: Aicchof 4 Inc S: Nicholas Schappeler & Meaghan Schappeler Book/Page: 70120/343, Date: 04/30/24 Use: 2 Bdrm Condo, Lot: 1125sf Prior Sale: \$1,900,000 (07/22)	
67 COTTAGE ST U:3	\$475,000
B: Jacob Miner S: 190 Norfolk LLC Book/Page: 70134/325, Date: 05/02/24 Mtg: Leader Bank NA \$396,000 Term: 2054 Use: 1 Bdrm Condo	
4 DERNE ST U:2	\$585,000
B: Anthony Tzortzis S: David G Saiba, Tr for Gilda V Saiba Ft Book/Page: 70121/212, Date: 04/30/24 Mtg: Cross Country Mtg Inc \$285,000 Term: 2054 Use: Office Condo Unit, Lot: 564sf	
240 DEVONSHIRE ST U:4710	\$2,535,000
B: Joshua M Berger & Regina Salvat S: Mcaf Winthrop LLC Book/Page: 70114/190, Date: 04/29/24 Mtg: UBS Bank USA \$1,335,000 Term: 2054 Rate: 6.0% Type: Adj Use: Condo	
511 E 5TH ST U:1R	\$960,000
B: Kelsey E Sullivan & Brett A Scheller S: Erin B Swim Book/Page: 70141/229, Date: 05/03/24 Mtg: Guaranteed Rate Inc \$672,000 Term: 2054 Use: 2 Bdrm Condo	
81 E BROOKLINE ST U:4	\$650,000
B: Samantha Chua & Theresa Lim S: Anand Singla Book/Page: 70115/206, Date: 04/30/24 Mtg: Guaranteed Rate Inc \$450,000 Term: 2054 Use: Condo, Lot: 634sf Prior Sale: \$325,000 (09/10)	
75 E DEDHAM ST	\$6,662,500
B: 575 Albany Street LLC S: Mept & Lmp 575 Albany St Book/Page: 70115/95, Date: 04/29/24	

85 E INDIA ROW U:19H	\$840,000
B: Renato Ascoli & Maria S Martorelli S: Rachael S Rosselli Book/Page: 70118/142, Date: 04/30/24 Use: 1 Bdrm Condo, Lot: 876sf Prior Sale: \$613,750 (08/13)	
85 E INDIA ROW U:2H	\$720,000
B: Margaret Onelli-Dee S: Erin E Odonnell Book/Page: 70137/43, Date: 05/03/24 Use: 1 Bdrm Condo, Lot: 875sf Prior Sale: \$624,000 (01/20)	
85 E INDIA ROW U:7E	\$754,000
B: Steven V Calabrese, Tr for Steven V Calabrese Lt S: Gregory W Okeeffe, Tr for Go-2-11 RET Book/Page: 70125/201, Date: 05/01/24 Use: 1 Bdrm Condo, Lot: 868sf Prior Sale: \$729,000 (06/15)	
20 FAYETTE ST U:2	\$1,300,000
B: Cristina Gavrilescu & Milan Borkovec S: Andreas Goutopoulos & Bridget R Cook Book/Page: 70131/256, Date: 05/02/24 Use: 2 Bdrm Condo, Lot: 1120sf Prior Sale: \$1,200,000 (07/20)	
114 FENWAY U:G1	\$510,000
B: Robert Patoriti & Lisa Patoriti S: Zachary G Brill Book/Page: 70130/116, Date: 05/01/24 Mtg: Fairway Ind Mtg \$408,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 770sf Prior Sale: \$505,000 (08/18)	
80 FENWOOD RD U:810	\$633,000
B: Marc T Dixon & Juli K Dixon S: Pui M Lai Book/Page: 70120/319, Date: 04/30/24 Use: Condo	
112 FULTON ST U:5A	\$1,302,000
B: David Pailosso & Alison Wiggin S: John Delosa Book/Page: 70118/310, Date: 04/30/24 Use: 2 Bdrm Condo, Lot: 1240sf Prior Sale: \$650,000 (06/01)	
87 GAINSBOROUGH ST U:107	\$820,000
B: Astero Boston LLC S: Bruce Gorsky, Tr for 87 Gainsborough 107 Rt Book/Page: 70129/329, Date: 05/01/24 Use: 2 Bdrm Condo, Lot: 825sf Prior Sale: \$776,667 (07/18)	
30 HANCOCK ST U:4	\$1,175,000
B: Arvids A Ziedonis & Rosemarie H Ziedonis S: Dylan Kyriakakis & Meg Kyriakakis Book/Page: 70119/299, Date: 04/30/24 Use: 2 Bdrm Condo, Lot: 947sf Prior Sale: \$989,000 (03/21)	

TOWN / REGISTRY GUIDE

Town Name Registry

Abington	Plymouth
Acton	Middlesex South
Acushnet	Bristol South
Adams	Berkshire North
Agawam	Hampden
Alford	Berkshire South
Allston	Suffolk
Amesbury	Essex South
Amherst	Hampshire
Andover	Essex North
Aqinnah	Dukes
Arlington	Middlesex South
Ashburnham	Worcester North
Ashby	Middlesex South
Ashfield	Franklin
Ashland	Middlesex South
Athol	Worcester
Attleboro	Bristol North
Auburn	Worcester
Avon	Norfolk
Ayer	Middlesex South
Barnstable	Barnstable
Barre	Worcester
Becket	Berkshire Middle
Bedford	Middlesex South
Belchertown	Hampshire
Bellingham	Norfolk
Belmont	Middlesex South
Berkley	Bristol North
Berlin	Worcester
Bernardston	Franklin
Beverly	Essex South
Billerica	Middlesex North
Blackstone	Worcester
Blandford	Hampden
Bolton	Worcester
Boston	Suffolk
Bourne	Barnstable
Boxboro	Middlesex South
Boxford	Essex South
Boylston	Worcester
Braintree	Norfolk
Brewster	Barnstable
Bridgewater	Plymouth
Brighton	Suffolk
Brimfield	Hampden
Brockton	Plymouth
Brookfield	Worcester
Brookline	Norfolk
Buckland	Franklin
Burlington	Middlesex South
Cambridge	Middlesex South
Canton	Norfolk
Carlisle	Middlesex North
Carver	Plymouth
Centerville	Barnstable
Charlemont	Franklin
Charlestown	Suffolk
Charlton	Worcester
Chatham	Barnstable
Chelmsford	Middlesex North
Chelsea	Suffolk
Cheshire	Berkshire North
Chester	Hampden
Chesterfield	Hampshire
Chicopee	Hampden
Chilmark	Dukes
Clarksburg	Berkshire North
Clinton	Worcester
Cohasset	Norfolk
Colrain	Franklin
Concord	Middlesex South
Conway	Franklin

Cotuit	Barnstable
Cumington	Hampshire
Dalton	Berkshire Middle
Danvers	Essex South
Dartmouth	Bristol South
Dedham	Norfolk
Deerfield	Franklin
Dennis	Barnstable
Dighton	Bristol North
Dorchester	Suffolk
Douglas	Worcester
Dover	Norfolk
Dracut	Middlesex North
Dudley	Worcester
Dunstable	Middlesex North
Duxbury	Plymouth
East Boston	Suffolk
East Bridgewater	Plymouth
East Brookfield	Worcester
East Longmeadow	Hampden
Eastham	Barnstable
Easthampton	Hampshire
Easton	Bristol North
Egremont	Berkshire South
Erving	Franklin
Essex	Essex South
Everett	Middlesex South
Fairhaven	Bristol South
Fall River	Bristol Fall River
Falmouth	Barnstable
Fitchburg	Worcester North
Florida	Berkshire North
Foxboro	Norfolk
Framingham	Middlesex North
Franklin	Norfolk
Freetown	Bristol Fall River
Gardner	Worcester
Georgetown	Essex South
Gill	Franklin
Gloucester	Essex South
Goshen	Hampshire
Grafton	Worcester
Gosnold	Dukes
Granby	Hampshire
Granville	Hampden
Great Barrington	Berkshire South
Greenfield	Franklin
Greenwich	Hampshire
Groton	Middlesex South
Groveland	Essex South
Hadley	Hampshire
Halifax	Plymouth
Hamilton	Essex South
Hampden	Hampden
Hancock	Berkshire North
Hanover	Plymouth
Hanson	Plymouth
Hardwick	Worcester
Harvard	Worcester
Harwich	Barnstable
Hatfield	Hampshire
Haverhill	Essex South
Hawley	Franklin
Heath	Franklin
Hingham	Plymouth
Hinsdale	Berkshire Middle
Holbrook	Norfolk
Holden	Worcester
Holland	Hampden
Holliston	Middlesex South
Holyoke	Hampden
Hopedale	Worcester

Hopkinton	Middlesex South
Hubbardston	Worcester
Hudson	Middlesex South
Hull	Plymouth
Huntington	Hampshire
Hyannis	Barnstable
Hyde Park	Suffolk
Ipswich	Essex South
Jamaica Plain	Suffolk
Kingston	Plymouth
Lakeville	Plymouth
Lancaster	Worcester
Lanesboro	Berkshire North
Lawrence	Essex North
Lee	Berkshire Middle
Leicester	Worcester
Lenox	Berkshire Middle
Leominster	Worcester North
Leverett	Franklin
Lexington	Middlesex South
Leyden	Franklin
Lincoln	Middlesex South
Littleton	Middlesex South
Longmeadow	Hampden
Lowell	Middlesex North
Ludlow	Hampden
Lunenburg	Worcester North
Lynn	Essex South
Lynnfield	Essex South
Malden	Middlesex South
Manchester	Essex South
Mansfield	Bristol North
Marblehead	Essex South
Marion	Plymouth
Marlborough	Middlesex South
Marshfield	Plymouth
Marstons Mills	Barnstable
Mashpee	Barnstable
Mattapan	Suffolk
Mattapoisett	Plymouth
Maynard	Middlesex South
Medfield	Norfolk
Medford	Middlesex South
Medway	Norfolk
Melrose	Middlesex South
Mendon	Worcester
Merrimac	Essex South
Methuen	Essex North
Middleboro	Plymouth
Middlefield	Hampshire
Middleton	Essex South
Milford	Worcester
Millbury	Worcester
Millis	Norfolk
Millville	Worcester
Milton	Norfolk
Monroe	Franklin
Monson	Hampden
Montague	Franklin
Monterey	Berkshire South
Montgomery	Hampden
Mt Washington	Berkshire South
Nahant	Essex South
Nantucket	Nantucket
Natick	Middlesex South
Needham	Norfolk
New Ashford	Berkshire North
New Bedford	Bristol South
New Braintree	Worcester
New Marlboro	Berkshire South
New Salem	Franklin
Newbury	Essex South
Newburyport	Essex South

Newton	Middlesex South
Norfolk	Norfolk
North Adams	Berkshire North
North Andover	Essex North
North Attleboro	Bristol North
North Brookfield	Worcester
North Reading	Middlesex South
Northampton	Hampshire
Norborough	Worcester
Northbridge	Worcester
Northfield	Franklin
Norton	Bristol North
Norwell	Plymouth
Norwood	Norfolk
Oak Bluffs	Dukes
Oakham	Worcester
Orange	Franklin
Orleans	Barnstable
Osterville	Barnstable
Otis	Berkshire Middle
Oxford	Worcester
Palmer	Hampden
Paxton	Worcester
Peabody	Essex South
Pelham	Hampshire
Pembroke	Plymouth
Pepperell	Middlesex South
Peru	Berkshire Middle
Petersham	Worcester
Phillipston	Worcester
Pittsfield	Berkshire Middle
Plainfield	Hampshire
Plainville	Norfolk
Plymouth	Plymouth
Plympton	Plymouth
Princeton	Worcester
Provincetown	Barnstable
Quincy	Norfolk
Randolph	Norfolk
Raynham	Bristol North
Reading	Middlesex South
Rehoboth	Bristol North
Revere	Suffolk
Richmond	Berkshire Middle
Rochester	Plymouth
Rockland	Plymouth
Rockport	Essex South
Roslindale	Suffolk
Rowe	Franklin
Rowley	Essex South
Roxbury	Suffolk
Royalston	Worcester
Russell	Hampden
Rutland	Worcester
Salem	Essex South
Salisbury	Essex South
Sandisfield	Berkshire South
Sandwich	Barnstable
Saugus	

How to Read The Real Estate Records

The information appearing in this newspaper is taken from deed and mortgage documents filed at each of the twenty-one registries of deeds in the state. All property transfers with a sales price of at least \$100 and all term-mortgage documents are collected.

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

Real estate records are organized alphabetically by registry, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds, or Mortgages.) The exception is Suffolk Registry and the City of Boston which appear first.

■ The statistics at the beginning of each town are for all single-family home sales with a purchase price of \$100 and above from January through the most recent complete calendar month.

MARKET STATISTICS THROUGH FEBRUARY		
	YTD 1993	YTD 1994
Number of Sales	17	23
Median Price	\$47,000	\$85,000

• Year-to-Date (YTD) statistics for all single-family home transactions within our price range criteria.

■ The amount appearing on the same line as the street address is the purchase price from the deed. We print "No Amt Given" when the amount did not appear on the document we review. "No Street Given" appears in place of the street address when it was not available. The volume, page of the deed and filing date appear for all sales.

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Any second mortgage (Mtg2) filed at the same time as the deed will also appear here.

■ In communities where we have a file of all properties from the assessor's office, we provide additional property details when available. This is done by exactly matching the address and seller name from the new sales record with the address and owner name found in the property file. No descriptive data appears whenever there is any doubt that the two records are the same property.

The "Use" is based on the code the assessor assigns to each building on a parcel. Whenever there is more than one use code or more than one building on a parcel, we flag these as "Multi-use" and "Multi-bldg" respectively.

■ These deeds transfer title to the lender after the mortgage is foreclosed (unless there is a higher bidder at the auction.) The amount in these transactions is usually the amount of the outstanding mortgage that was foreclosed.

▶ REAL ESTATE SALES

315 MAIN ST U:15..... \$98,000
 Pleasant Towers Condo
 B: John Doe & Mary Smith
 S: Jane Jones & Thomas Jones
 Mtg: Main Street Bank \$70,000
 Mtg2: Seller \$8,400
 Prior Sale: \$93,000 (11/90)

- The first two buyer (B) names and seller (S) names listed on the deed are shown.
- Prior sale data (back to 1982) appears only when the address of the new sale matches exactly with the address of the older sale in our database.

▶ REAL ESTATE SALES

32 ELM ST..... \$175,000
 B: John Doe & Mary Smith
 S: Jane Jones & Thomas Jones
 Mtg: Main Street Mtg Co \$140,000
 Use: 3 Bdrm Colonial, Lot: 6459sf
 Prior Sale: \$170,000 (9/89)

- "Use" distinguishes residential homes from land sales and commercial sales.
- For residential homes, the number of bedrooms and house style appear when available.
- The lot size (Lot) is shown in square feet.

▶ FORECLOSURE DEEDS

43 MAIN ST..... \$142,200
 B: Main St Bank
 S: John Smith & Main St Bank
 Prior Sale: \$190,000 (11/85)

- The prior sale shows the original price paid for the property.

Please note: The information contained in this newspaper is taken from public records. While every precaution is taken, no responsibility is assumed for errors or omissions. Readers should confirm any information before taking action.

KEY TO LABELS

- B** = Buyer
- S** = Seller
- Mtg** = Mortgage lender and amount
- Mtg2** = Second Mortgage
- Use** = Building use
- Bdrm** = bedrooms
- Lot** = lot size in square feet
- YTD** = year-to-date

KEY TO ABBREVIATIONS

- LP** = Limited Partnership
- Tr** = Trustee
- T** = Trust
- IRT** = Irrevocable Trust
- ReT** = Revocable Trust
- RT** = Realty Trust
- FT** = Family Trust
- NT** = Nominee Trust
- Est** = Estate
- Ex** = Executor

Interested in Mortgage-Only Transactions?
 Our online records offer a much deeper look into local markets.

- Navigate to bankerandtradesman.com
- Log in to your account
- Click on Real Estate Records under the Real Estate Transactions tab

And get busy putting our mortgage records to work!

37-1/2 HANSON ST..... \$4,300,000 B: Dnb Realty LLC S: David H Baldwin, Tr for J&d Rt Book/Page: 70119/239, Date: 04/30/24 Mtg: Hingham Inst for Svgs \$2,600,000 Use: Mixed Use-Prim Comm & Resd, Lot: 1100sf Prior Sale: \$280,000 (01/93)	660 HARRISON AVE..... \$6,662,500 B: 575 Albany Street LLC S: Mept & Lmp 575 Albany St Book/Page: 70115/95, Date: 04/29/24 Use: Office Bldg-Medical, Lot: 21869sf Prior Sale: \$12,000,000 (12/14)	9 HAWTHORNE PL U:17F..... \$505,000 B: Kimberly C Hoffman S: James F Guiliano, Tr for Francis J Guiliano T Book/Page: 70126/305, Date: 05/01/24 Mtg: Leominster CU \$404,000 Term: 2054 Rate: 6.6% Type: Adj Use: Condo, Lot: 545sf Prior Sale: \$275,000 (01/03)	9 HAWTHORNE PL U:9A..... \$500,000 B: Borja S Culla & Paraskevi Kolovou S: Mengyi Wang Book/Page: 70113/165, Date: 04/29/24 Mtg: Guaranteed Rate Inc \$450,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 847sf Prior Sale: \$345,000 (06/11)	1 HUNTINGTON AVE U:1503..... \$2,825,000 B: Skydump LLC S: Ruth Shefer, Tr for Joshua Shefer T Book/Page: 70112/103, Date: 04/29/24 Use: 2 Bdrm Condo, Lot: 2100sf Prior Sale: \$1,450,000 (08/00)	2 JOY ST..... \$6,850,000 B: 2 Joy Street LLC S: Charles & Joy St Owner LL Book/Page: 70137/214, Date: 05/03/24 Use: Apartment Bldg - 9 + Units, Lot: 3750sf Prior Sale: \$5,160,000 (07/21)	55 LAGRANGE ST U:1409..... \$890,000 B: Mehmet Kis & Asli B Kis S: Rehmiyan Z Khan Book/Page: 70120/292, Date: 04/30/24 Use: Condo	50 LIBERTY DR U:3D..... \$2,700,000 B: Roger H Ingwersen & Deborah W Ingwersen S: James R Matthews, Tr for J R Matthews Grantor T Book/Page: 70111/322, Date: 04/29/24 Use: Condo	150 LINCOLN ST U:5C..... \$996,000 B: Esin E Enhos S: Christopher M Lynch, Tr for Raquel M Rodriguez 2013 T Book/Page: 70113/333, Date: 04/29/24 Mtg: Bethpage FCU \$846,600 Term: 2054 Rate: 7.0% Type: Adj Use: 1 Bdrm Condo, Lot: 1290sf Prior Sale: \$737,500 (12/15)	62 N MARGIN ST U:2..... \$679,000 B: Elizabeth Dawson & Phillip Kelly S: Jeffrey M Berlin & Robyne L Tanner Book/Page: 70136/164, Date: 05/03/24 Mtg: Radius Financial Grp \$585,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 710sf Prior Sale: \$550,000 (01/17)	360 NEWBURY ST U:708..... \$1,385,000 B: Yu Y Huang S: Ursula Schneebberger Book/Page: 70133/80, Date: 05/02/24 Use: 2 Bdrm Condo, Lot: 1127sf Prior Sale: \$1,080,000 (05/15)	342-344 NORTH ST U:4A..... \$562,500 B: Diane Delaney & Steven J Delaney S: Helen Oneill Doc#: 00000000951781, Date: 04/30/24 Mtg: Winchester Svgs Bk \$262,500 Term: 2054 Rate: 6.5% Type: Adj Use: 1 Bdrm Condo, Lot: 493sf Prior Sale: \$450,000 (10/19)	51 PARK DR U:6..... \$315,000 B: Mengfen B Shyong & Fow-Sen P Choa S: Elsie Chan, Tr for 51 Park Drive Rt Book/Page: 70124/210, Date: 05/01/24 Use: Condo, Lot: 296sf Prior Sale: \$152,388 (06/05)	137 PETERBOROUGH ST U:8..... \$739,000 B: Qiongyao Tou S: Jau-Yen Chu & Ming I Sun Book/Page: 70116/302, Date: 04/30/24 Use: 2 Bdrm Condo, Lot: 810sf Prior Sale: \$432,000 (04/24)	137 PETERBOROUGH ST U:8..... \$432,000 B: Jau-Yen Chu & Ming I Sun S: Kel-Fal LLC Book/Page: 70116/292, Date: 04/30/24 Use: 2 Bdrm Condo, Lot: 810sf Prior Sale: \$432,000 (06/12)	64 QUEENSBERRY ST U:111..... \$480,000 B: Angelina Kijat S: Andrew Lamuda & Phoebe Lamuda Book/Page: 70122/60, Date: 04/30/24 Use: 1 Bdrm Condo, Lot: 450sf Prior Sale: \$379,000 (05/16)	25 RIDGEWAY LN U:5..... \$640,000 B: Sean Calabro & Derrick Buffum S: Tara J Forde Book/Page: 70138/214, Date: 05/03/24 Mtg: Guild Mortgage Co \$512,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 545sf Prior Sale: \$437,000 (05/10)	50 RIVER ST..... \$3,600,000 B: Franklin Cap Partners Inc S: Daniel V Calano & Kate F Thompson Book/Page: 70126/73, Date: 05/01/24 Use: 3 Bdrm Row-End, Lot: 760sf Prior Sale: \$2,700,000 (06/15)	48 ROSEBERY RD U:48..... \$735,000 B: Damali Omolade S: Lorenza Jackson & Lokita R Jackson Book/Page: 70128/110, Date: 05/01/24 Mtg: Leader Bank NA \$677,000 Term: 2054 Use: Condo	38 S RUSSELL ST U:3..... \$1,625,000 B: Fuyuki Fujiwara S: Lauren E Sherman & Theodora C Sauer 3rd Book/Page: 70137/302, Date: 05/03/24 Use: 2 Bdrm Condo	150 SEAPORT BLVD U:17D..... \$4,612,500 B: Stephen M Fay, Tr for Louis Vitali Irt 2024 S: 150 Seaport LLC Book/Page: 70128/309, Date: 05/01/24 Use: 2 Bdrm Condo	43 SHEAFE ST..... \$2,700,000 B: Peter J Culp S: Vincenzo Tinnirello, Tr for Tinnirello Ft Book/Page: 70125/25, Date: 05/01/24 Mtg: Jeanne DArc CU \$1,999,995 Term: 2054 Rate: 6.9% Type: Adj Use: Apartment Bldg - 4-8 Units, Lot: 870sf
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13-19 STANHOPE ST..... \$8,600,000 B: Destiny Ma Properties LLC S: 13-19 Stanhope Street LLC Book/Page: 70118/107, Date: 04/30/24 Mtg: Bank of America NA \$5,800,000 Use: Apartment Bldg - 9 + Units, Lot: 4420sf Prior Sale: \$400,000 (12/94)	7 STARLING ST..... \$1,650,000 B: Kendrick Osborn S: Cad Builders LLC Book/Page: 70136/139, Date: 05/03/24 Mtg: Leader Bank NA \$1,485,000 Term: 2054 Rate: 6.3% Type: Adj Use: 4 Bdrm Colonial, Lot: 14116sf	430 STUART ST U:26E..... \$3,900,000 B: Joshua D Werner, Tr for Sfobos Rt S: Ts Residences Hld LLC Book/Page: 70112/203, Date: 04/29/24 Use: Condo	430 STUART ST U:26J..... \$5,200,000 B: Daniela C Roseman, Tr for Daniela Corte Roseman T S: Ts Residences Hld LLC Book/Page: 70138/253, Date: 05/03/24 Use: Condo	151 TREMONT ST U:24E..... \$1,585,000 B: Tejdeep S Bawa & Sonia Karia S: Mark W Lorenzo, Tr for Antonio V Lorenzo RET Book/Page: 70123/101, Date: 04/30/24 Mtg: Rockland Fed CU \$1,268,000 Term: 2054 Rate: 6.0% Type: Adj Use: 3 Bdrm Condo, Lot: 1460sf Prior Sale: \$380,000 (04/92)	151 TREMONT ST U:8P..... \$1,080,000 B: Yuk L Sze S: Tanya Vysotsky & George Vysotsky Book/Page: 70127/89, Date: 05/01/24 Use: 2 Bdrm Condo, Lot: 1160sf	232 W CANTON ST U:2..... \$1,160,000 B: Kathleen M Kirby & Neil Kirby S: Joan R Dassin, Tr for Joan Rosalie Dassin RET Book/Page: 70121/180, Date: 04/30/24 Use: 1 Bdrm Condo, Lot: 802sf Prior Sale: \$855,000 (03/16)	80 W CONCORD ST U:5..... \$960,000 B: Christopher Miner S: Mari Stefano Book/Page: 70140/76, Date: 05/03/24 Mtg: Cross Country Mtg Inc \$360,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 920sf Prior Sale: \$870,000 (06/20)	122 W CONCORD ST U:1..... \$2,689,000 B: Jane A Bell S: Brian Alexander & Alannah Alexander Book/Page: 70119/125, Date: 04/30/24 Mtg: Bank of America NA \$1,600,000 Term: 2054 Rate: 5.5% Type: Adj Use: 3 Bdrm Condo, Lot: 1810sf Prior Sale: \$2,530,000 (07/22)	210 W SPRINGFIELD ST U:1..... \$2,700,000 B: Golden Sox T & NT Tsvcs LLC Tr S: 210 West Springfield St LLC Book/Page: 70134/304, Date: 05/02/24 Use: Condo	191 WASHINGTON ST U:621..... \$832,000 B: Duyen Hoang & Talya M Le S: Styling He Book/Page: 70133/216, Date: 05/02/24 Use: 2 Bdrm Condo	580 WASHINGTON ST U:11A..... \$1,250,000 B: Christopher R Sklarin & Alexis R Abramson S: Karen J Kearns & Marilyn H Smith Book/Page: 70124/171, Date: 05/01/24 Mtg: Ladyard Natl Bk \$1,000,000 Term: 2054 Rate: 6.3% Type: Adj Use: 2 Bdrm Condo, Lot: 1370sf Prior Sale: \$1,848,300 (12/16)	21 WELLINGTON ST..... \$2,325,000 B: 21 Wellington Street LLC S: Judith G Kee, Tr for 21 Wellington Street Rt Book/Page: 70138/44, Date: 05/03/24 Mtg: Winchester Svgs Bk \$3,093,750 Use: Apartment Bldg - 4-8 Units, Lot: 1980sf	8 WHITTIER PL U:16D..... \$535,000 B: Michael Sinclair & Riley Sinclair S: Beale Stockbridge & Whitt Book/Page: 70116/315, Date: 04/30/24 Mtg: Leader Bank NA \$481,500 Term: 2054 Use: 1 Bdrm Condo, Lot: 891sf Prior Sale: \$524,000 (03/15)
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Brighton

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	\$886,250	\$895,000

▶ REAL ESTATE SALES

300 ALLSTON ST U:513..... \$775,000
B: Arkady Y Gusev & Tatiana A Gusev
S: Arman Altincatal & Anna Babayan-Altincatal
Book/Page: 70137/1, Date: 05/03/24
Use: 2 Bdrm Condo, Lot: 1080sf
Prior Sale: \$495,000 (07/13)

105 BIGELOW ST U:2..... \$530,000
B: Aalok S Shah & Kusumika Shah
S: Thevar LLC
Book/Page: 70128/211, Date: 05/01/24
Mtg: Harvard University CU \$480,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 877sf
Prior Sale: \$422,000 (07/17)

15 COLBORNE RD U:3..... \$435,000
B: Logan Cuddemi
S: Alex Zwetckhenbaum
Book/Page: 70138/4, Date: 05/03/24
Mtg: Nations Direct Mtg \$391,500
Term: 2054
Use: 1 Bdrm Condo, Lot: 539sf
Prior Sale: \$330,000 (06/16)

1999 COMMONWEALTH AVE U:4..... \$369,000
B: Bingyu Lin & Puhani Li
S: Hop S Cheung
Book/Page: 70123/58, Date: 04/30/24
Use: 1 Bdrm Condo, Lot: 565sf
Prior Sale: \$138,000 (05/02)

63 COREY RD U:2..... \$439,000
B: Christopher Harris & Noreen Dolan-Harris
S: Benjamin Tweed
Book/Page: 70122/25, Date: 04/30/24
Mtg: E Cambridge Svgs Bk \$289,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 660sf
Prior Sale: \$367,500 (08/19)

280 COREY RD U:23..... \$565,000
B: Minyi Lin
S: Emanuel Friedman, Tr for Dej Rt
Book/Page: 70125/160, Date: 05/01/24
Use: 2 Bdrm Condo, Lot: 690sf
Prior Sale: \$260,000 (08/04)

90 KILSYTH RD U:2..... \$470,000
B: Edward Farhi & Sophia Hartog
S: Sean Markes
Book/Page: 70137/95, Date: 05/03/24
Use: 1 Bdrm Condo, Lot: 639sf
Prior Sale: \$286,000 (08/14)

9 KILSYTH TER..... \$805,000 B: Edward Yankovski S: Myra Lerman, Tr for Myra Lerman RET Book/Page: 70133/4, Date: 05/02/24 Use: 3 Bdrm Ranch, Lot: 6847sf Prior Sale: \$138,500 (01/94)	4 NANTASKET AVE..... \$1,225,000 B: James H Yu & Melanie V Snider S: Brandy Henry & Brian Henry Book/Page: 70137/286, Date: 05/03/24 Use: 3 Bdrm Colonial, Lot: 8899sf Prior Sale: \$690,000 (07/15)	44 NONANTUM ST..... \$1,230,000 B: Philip Schreiber S: Edward P Lyon & Stephanie A Lyon Book/Page: 70133/94, Date: 05/02/24 Mtg: Eastern Bank \$840,000 Term: 2054 Rate: 6.8% Type: Adj Use: 2-Family Conventional, Lot: 4142sf Prior Sale: \$255,000 (08/88)	27 UNION ST U:3..... \$675,000 B: Kevin Storms S: Eric D Wheatcraft Book/Page: 70135/14, Date: 05/02/24 Use: 3 Bdrm Condo, Lot: 999sf Prior Sale: \$134,000 (09/87)	156 WASHINGTON ST..... \$1,250,000 B: David K Young S: Wai F Young & Yuk W Young Doc#: 00000000951862, Date: 05/02/24 Mtg: Towne Mortgage Co \$800,000 Term: 2054 Use: 3-Family Conventional, Lot: 6790sf
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▶ FORECLOSURE DEEDS

300-304 WARREN ST..... \$1,210,000 B: Weston Residentials LLC S: Alennesh Groom & Oneunited Bank Book/Page: 70128/158, Date: 05/01/24 Mtg: Rd W SPV LLC \$1,600,000
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Charlestown

MARKET STATISTICS THROUGH MARCH		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	9
Median Price	\$1,156,250	\$1,300,000

▶ REAL ESTATE SALES

106 13TH ST U:115..... \$625,000 B: Paco Realty Corp S: Brett A Scheller Book/Page: 70141/129, Date: 05/03/24 Use: 2 Bdrm Condo Prior Sale: \$572,000 (05/22)	45 1ST AVE U:211..... \$830,000 B: Jennifer McCabe S: Eric Fortin & Suzanne P Pearsall Book/Page: 70127/194, Date: 05/01/24 Use: 2 Bdrm Condo Prior Sale: \$590,000 (04/24)	42 8TH ST U:5214..... \$385,000 B: Christopher Barry & Robert Barry S: Frances M Hogan Book/Page: 70123/20, Date: 04/30/24 Use: 1 Bdrm Condo Prior Sale: \$392,000 (12/04)	20 ALLSTON ST U:1..... \$850,000 B: Samuel P Canales & Lauren W Canales S: David Miller & Charlotte Miller Book/Page: 70134/167, Date: 05/02/24 Mtg: Guaranteed Rate Inc \$765,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$750,000 (09/19)	56 BALDWIN ST..... \$1,900,000 B: Udayan Singh & Neha Jhala S: Brendan Miller & Marcie Miller Book/Page: 70140/191, Date: 05/03/24 Mtg: Rockland Fed CU \$1,500,000 Term: 2054 Rate: 6.0% Type: Adj Use: 4 Bdrm Row-Middle, Lot: 1540sf Prior Sale: \$1,280,000 (05/17)	168 BUNKER HILL ST..... \$1,151,000 B: Becky Berggren & Daniel Blake S: Robert D McCormick Jr & Maura McCormick Book/Page: 70118/191, Date: 04/30/24 Mtg: Provident Funding \$730,000 Term: 2054 Use: 3 Bdrm Semi Detachd, Lot: 1280sf Prior Sale: \$399,000 (01/11)	65 CHELSEA ST U:407..... \$1,100,000 B: Daniel F Dwyer & Marybeth C Dwyer S: J A Shepardon & William J Bulman Book/Page: 70125/292, Date: 05/01/24 Mtg: Guaranteed Rate Inc \$825,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$940,000 (11/20)	87 HIGH ST U:2..... \$855,000 B: Jackson F Posnik & Taylor A Erickson S: Katherine F Reynolds & Paul M Lazdowski Book/Page: 70118/49, Date: 04/30/24 Mtg: Guaranteed Rate Inc \$740,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$613,000 (10/16)	397 MAIN ST U:1..... \$480,000 B: John Hickey S: Aimee Provencher Book/Page: 70132/231, Date: 05/02/24 Mtg: Movement Mtg LLC \$380,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$278,000 (01/14)	8 MONUMENT SQ U:9-2..... \$1,724,000 B: Ann Gildea S: 8-9 Monument Square LLC Book/Page: 70132/312, Date: 05/02/24 Use: Condo	22 MONUMENT SQ U:4..... \$2,105,000 B: Noah Funderburk & Heidi Funderburk S: Duncan A Donahue & Thomas S Fortier Book/Page: 70121/124, Date: 04/30/24 Mtg: Rocket Mortgage LLC \$1,196,280 Term: 2054 Rate: 6.3% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$275,000 (10/94)	30 MONUMENT SQ U:204..... \$1,225,000 B: Charles C Duncan & Laura R Ment S: Joseph H Smith & Emily French Book/Page: 70136/31, Date: 05/03/24 Use: 2 Bdrm Condo Prior Sale: \$900,000 (08/19)	30 MONUMENT SQ U:209..... \$875,000 B: 30 Monument Square LLC S: Edward F Kennedy Jr & Linda A Kennedy Book/Page: 70129/235, Date: 05/01/24 Use: 1 Bdrm Condo Prior Sale: \$600,000 (09/14)	17 MYSTIC ST U:2..... \$1,320,000 B: William S Target S: Madsen Re Group LLC Book/Page: 70137/259, Date: 05/03/24 Use: 3 Bdrm Condo Prior Sale: \$925,000 (03/23)
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SUFFOLK REGISTRY continued

166-168 SALEM ST U:6 \$639,000
B: Allenoff LLC
S: 166-168 Salem St Boston L
Book/Page: 70131/155, Date: 05/02/24
Use: Condo
29 SOLEY ST \$1,550,000
B: Katherine Lazdowski & Paul Lazdowski
S: Janet B Roundtree, Tr for Janet B Roundtree Lt
Book/Page: 70127/223, Date: 05/01/24
Mtg: Salem Five Mtg Co \$890,000
Term: 2054
Use: 4 Bdrm Row-Middle, Lot: 1167sf

Chelsea

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 3
Median Price \$555,000 \$650,000

REAL ESTATE SALES

46 ADDISON ST U:1 \$575,000
B: Matthew Colonero
S: Jose Gavarria
Book/Page: 70113/215, Date: 04/29/24
Mtg: Fairway Ind Mtg \$475,000
Term: 2054
Use: Condo
82 BLOSSOM ST \$750,000
B: Juan L Bonilla
S: Jose G Soliz
Book/Page: 70117/281, Date: 04/30/24
Mtg: Citizens Bank \$736,008
Term: 2054
Use: 2-Family Two Family, Lot: 3400sf
Prior Sale: \$148,000 (03/09)

200 CAPTAINS ROW U:205 \$468,000
B: Grace Gillach & Katherine Zhuravitsky
S: Anthony J Spera & Leslie R Spera
Book/Page: 70117/30, Date: 04/30/24
Mtg: M&T Bank NA \$351,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$170,000 (12/04)

157 CHESTNUT ST U:401 \$615,000
B: Jason Interiano
S: 163 Chestnut LLC
Book/Page: 70113/289, Date: 04/29/24
Mtg: MSA Mortgage LLC \$263,000
Term: 2054
Use: Condo
60 DUDLEY ST U:322 \$430,097
B: Olivia Mcsherry
S: Maxwell J Barr
Book/Page: 70120/94, Date: 04/30/24
Mtg: Leader Bank NA \$322,572
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$400,000 (05/23)

157 STRATMAN ST U:203 \$510,000
B: Christopher Stratmann & Rebecca Stratmann
S: 163 Chestnut LLC
Book/Page: 70130/35, Date: 05/01/24
Use: Condo
237 WALNUT ST \$1,100,000
B: Stephen Farnum & Shari Farnum
S: Perlera Properties LLC
Book/Page: 70116/31, Date: 04/30/24
Use: 3-Family Mlti-Unit Bldg, Lot: 1800sf
Prior Sale: \$1,100,000 (03/24)

FORECLOSURE DEEDS

271 WASHINGTON AVE \$392,000
B: Jcg Investments LLC
S: Jean P Christophe & Citimortgage Inc
Book/Page: 70131/178, Date: 05/02/24
Use: 2-Family Two Family, Lot: 6360sf
Prior Sale: \$383,000 (01/14)

Dorchester

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 23 26
Median Price \$685,000 \$662,500

REAL ESTATE SALES

9-11 ADANAC TER \$1,000,000
B: Arthur H Campbell 4th & Dana M Vasars
S: Nancy Mcleley, Tr for Perruzzi Ft
Book/Page: 70137/102, Date: 05/03/24
Use: 2-Family Conventional, Lot: 5170sf
Prior Sale: \$280,000 (03/17)

47 BUTTWOOD ST \$1,546,450
B: Anh N Truong, Tr for Diep N Truong
S: 47 Buttwood Street LLC
Book/Page: 70122/200, Date: 04/30/24
Mtg: Guaranteed Rate Inc \$465,000
Term: 2054
Use: 3-Family Decker, Lot: 2800sf
Prior Sale: \$1,300,000 (08/19)

67 CEYLON ST \$470,000
B: Joao Dossantos
S: Louis Myers & Larmon Myers
Book/Page: 70122/116, Date: 04/30/24
Mtg: First Home Mtg \$495,506
Term: 2054
Use: 2-Family Conventional, Lot: 3813sf

38 EDWIN ST U:1 \$683,000
B: Brian A Dupre & Emily J Stewart
S: Matthew J Taylor & Kim Taylor
Book/Page: 70121/1, Date: 04/30/24
Mtg: Bay Equity LLC \$614,700
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$652,000 (08/21)

9 ESMOND ST \$4,215,000
B: Svgc Esmond LLC
S: Helge Esmond LLC
Book/Page: 70139/255, Date: 05/03/24
Mtg: Digital FCU \$3,161,250
Use: Apartment Bldg - 9 + Units, Lot: 5395sf
Prior Sale: \$2,100,000 (08/17)

16 EVERETT AVE U:GD \$237,000
B: Aspinwall Properties LLC
S: Joshua Grant
Book/Page: 70121/188, Date: 04/30/24
Use: Condo, Lot: 468sf
Prior Sale: \$99,900 (05/04)

101 HANCOCK ST \$1,265,000
B: Thuong Huong, Tr for Nam Truong
S: Tinh T Tran, Tr for Phoebe Nguyen
Book/Page: 70119/41, Date: 04/30/24
Mtg: Leader Bank NA \$885,500
Term: 2054
Use: 3-Family Decker, Lot: 2998sf
Prior Sale: \$770,000 (09/16)

4 KEVIN RD U:1 \$565,000
B: Craig T Keller & Dustin K Dresel
S: Cody Rogers
Book/Page: 70112/340, Date: 04/29/24
Mtg: United Wholesale Mtg \$520,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$515,000 (01/24)

173 MAGNOLIA ST U:2 \$525,000
B: Tarunkumar Vazirani & Ria Bhambhane
S: 173 Mags LLC
Book/Page: 70114/117, Date: 04/29/24
Mtg: Leader Bank NA \$315,000
Term: 2054
Use: Condo

85 MINOT ST \$850,000
B: John C Crowe & Dylan C Knox
S: Yvon Jean-Jacques Jr & Lauren L Mancini
Book/Page: 70117/175, Date: 04/30/24
Mtg: Cross Country Mtg Inc \$807,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2568sf
Prior Sale: \$137,000 (05/96)

59 MONADNOCK ST U:1 \$374,900
B: Charissa L Zapata-Walker
S: Linda Woodbury
Book/Page: 70119/194, Date: 04/30/24
Mtg: Guaranteed Rate Affin \$299,920
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo, Lot: 1088sf
Prior Sale: \$89,900 (01/00)

888-A MORTON ST \$310,000
B: S-888 Morton Street Rt & Stamatou Family Prop LLC
S: Ela Debnam & Millard Debnam
Book/Page: 70129/92, Date: 05/01/24
Use: Restaurant/Bar, Lot: 3428sf
Prior Sale: \$340,000 (08/07)

265 NORFOLK ST U:D \$445,000
B: Liriano R Pena
S: Yosheba L Johnson
Book/Page: 70125/346, Date: 05/01/24
Mtg: Guaranteed Rate Inc \$436,939
Term: 2054
Use: 2 Bdrm Condo, Lot: 1514sf
Prior Sale: \$235,000 (08/05)

8 OAKHURST ST U:3 \$529,900
B: Selam Mola
S: 8 Oakhurst Realty LLC
Book/Page: 70114/323, Date: 04/29/24
Mtg: Metro Credit Union \$439,070
Term: 2054
Use: Condo

8 OAKHURST ST U:4 \$500,000
B: Riley Pihl & Karen Zeise
S: 8 Oakhurst Realty LLC
Book/Page: 70137/223, Date: 05/03/24
Mtg: Leader Bank NA \$375,000
Term: 2054
Use: Condo

97 OAKTON AVE \$670,000
B: 97 Oakton Ave LLC
S: Frankie And Peter LLC
Book/Page: 70115/41, Date: 04/29/24
Mtg: Rfb Customers Llc \$1,136,000
Use: 3 Bdrm Colonial, Lot: 5138sf
Prior Sale: \$600,000 (10/22)

32 PEARL ST U:2 \$765,000
B: Ujjwal Bhaskar & Natalia E Tokuhama
S: 32 Pearl Street LLC
Book/Page: 70119/4, Date: 04/30/24
Mtg: JPMorgan Chase Bank \$612,000
Term: 2054
Use: Condo

33 PEARL ST \$1,400,000
B: 33 Pearl Street LLC
S: Patricia M Mcdonald
Book/Page: 70123/265, Date: 04/30/24
Mtg: OneLocal Bank \$3,800,000
Use: 4 Bdrm Colonial, Lot: 9750sf

19 PEVERELL ST U:1 \$681,000
B: Nicholas Simmons & Ana E Lopez
S: James & June Realty I LLC
Book/Page: 70124/222, Date: 05/01/24
Mtg: Fairway Ind Mtg \$544,800
Term: 2054
Use: Condo

109 SAWYER AVE U:3 \$575,000
B: Jennifer Burton
S: Katherine Flanders
Book/Page: 70139/300, Date: 05/03/24
Mtg: Bank of America NA \$460,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1120sf
Prior Sale: \$450,000 (07/18)

22-24 TILESBO RO ST \$300,000
B: Kristen Casasanta & Alan Nguyen
S: Richard W Gibbs, Tr for R & R T
Book/Page: 70125/63, Date: 05/01/24
Mtg: United Wholesale Mtg \$883,500
Term: 2054
Use: 2-Family Conventional, Lot: 4938sf

TOLMAN ST \$680,000
B: Chi L Pham & Nhung Nguyen
S: Nathan J Cooper, Tr for Bailey Street 2004 Rt
Book/Page: 70128/18, Date: 05/01/24

46 TORREY ST \$825,000
B: Vinicio Coj & Blanca Coj
S: Genuvie Mendes
Book/Page: 70128/280, Date: 05/01/24
Mtg: Cambridge Svgs Bk \$618,750
Term: 2054
Use: 2-Family Conventional, Lot: 5610sf

88 WALES ST U:3 \$535,000
B: Nathan Bishop
S: Celiberti Realty LLC
Book/Page: 70119/165, Date: 04/30/24
Mtg: Prosperity Home Mtg \$508,250
Term: 2054
Use: Condo

52 WITTINGTON ST U:1 \$580,000
B: Hannah J Orujev & Joshua D Zak
S: 52 Wittington Street LLC
Book/Page: 70131/281, Date: 05/02/24
Mtg: Jeanne D Arc CU \$464,000
Term: 2054 Rate: 6.4% Type: Adj
Use: Condo

22-24 WRENTHAM ST \$1,150,000
B: Mong T Nguyen & Cuong V Nguyen
S: Anthony D Lucas
Book/Page: 70129/291, Date: 05/01/24
Mtg: United Wholesale Mtg \$862,500
Term: 2054
Use: 2-Family Conventional, Lot: 3150sf
Prior Sale: \$130,000 (07/94)

East Boston

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 3
Median Price \$575,000 \$940,000

REAL ESTATE SALES

8 BROOKS ST \$500,000
B: 8 Brooks Street LLC
S: Elvis B Marquez
Book/Page: 70121/337, Date: 04/30/24
Mtg: First Boston Cnst Hld \$680,000
Use: Retail-Service, Lot: 1462sf

277 HAVRE ST \$960,000
B: Alex Hamric
S: Angel Martinez
Book/Page: 70131/87, Date: 05/02/24
Use: 3-Family Semi Detachd, Lot: 1440sf
Prior Sale: \$72,000 (08/96)

51 JEFFRIES ST U:1 \$550,000
B: Kelly A Daigle & Paul J Daigle
S: 51 Jeffries Street LLC
Doc#: 00000000951819, Date: 05/01/24
Mtg: Merrimack Valley CU \$255,000
Term: 2054 Rate: 6.0% Type: Adj
Use: Condo

42 LEXINGTON ST \$1,100,000
B: Fei Yu
S: Margaret M Mcweeney
Book/Page: 70120/121, Date: 04/30/24
Mtg: Jeanne D Arc CU \$814,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 3-Family Decker, Lot: 2500sf
Prior Sale: \$30,000 (12/99)

33 LEYDEN ST U:1 \$559,900
B: Michelle Schulke & Nicole Schulke
S: 33 Leyden Street LLC
Book/Page: 70141/190, Date: 05/03/24
Mtg: M&T Bank NA \$509,900
Term: 2054
Use: Condo

91 LEYDEN ST \$950,000
B: Doma Sherpa
S: Adam Wheeler
Book/Page: 70113/33, Date: 04/29/24
Mtg: Fairway Ind Mtg \$665,000
Term: 2054
Use: 2-Family Conventional, Lot: 6695sf
Prior Sale: \$195,000 (05/09)

87-89 MARION ST U:1 \$655,000
B: Justus Tulowiecki & Marlee Poupard
S: Eq Equity LLC
Book/Page: 70117/112, Date: 04/30/24
Mtg: Harvard University CU \$555,000
Term: 2054
Use: Condo

87-89 MARION ST U:2 \$599,000
B: Byron Georgellis
S: Eq Equity LLC
Book/Page: 70132/199, Date: 05/02/24
Use: Condo

207 MAVERICK ST U:R3 \$800,000
B: 207 Maverick St Rity LLC
S: 207 East Boston Rity LLC
Book/Page: 70126/231, Date: 05/01/24
Mtg: Rockland Tr Co \$640,000
Use: Condo

34 MORRIS ST \$750,000
B: 34 Morris Street LLC
S: Morris Street LLC
Book/Page: 70128/74, Date: 05/01/24
Mtg: RFLF 4 LLC \$1,141,000
Use: 3-Family Decker, Lot: 1500sf
Prior Sale: \$362,500 (09/13)

124 PRINCETON ST \$685,000
B: Shackelford Inv Group LLC
S: Princeadam Family Lp
Book/Page: 70125/117, Date: 05/01/24
Use: 5 Bdrm Colonial, Lot: 2500sf

41 WORDSWORTH ST U:2 \$685,000
B: John J Merullo & Anthony S Merullo 3rd
S: Stage LLC
Book/Page: 70126/192, Date: 05/01/24
Mtg: Cambridge Svgs Bk \$585,000
Term: 2054
Use: Condo

Hyde Park

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 30 23
Median Price \$572,500 \$575,000

REAL ESTATE SALES

56 CENTRAL AVE \$975,000
B: Vineesha S Sow
S: Jean W Samedy
Book/Page: 70139/124, Date: 05/03/24
Mtg: Rockland Tr Co \$900,000
Term: 2054
Use: 2-Family Conventional, Lot: 4838sf
Prior Sale: \$580,000 (12/20)

100 FULTON ST U:39 \$75,000
B: Brian Casey & Michelle Casey
S: John Delosa
Book/Page: 70123/27, Date: 04/30/24
Use: Condo

352 HUNTINGTON AVE \$780,000
B: Edwin J Soto & Chrismeiry M Concepcion
S: Edgar A Ventura
Book/Page: 70127/96, Date: 05/01/24
Mtg: Guild Mortgage Co \$753,967
Term: 2054
Use: 2-Family Conventional, Lot: 4242sf
Prior Sale: \$780,000 (05/24)

352 HUNTINGTON AVE \$780,000
B: Edwin J Soto & Crismeiry M Concepcion
S: Edgar A Ventura
Book/Page: 70125/124, Date: 05/01/24
Use: 2-Family Conventional, Lot: 4242sf
Prior Sale: \$132,000 (05/96)

804 HYDE PARK AVE \$2,250,000
B: 804 Hyde Park Assoc LLC
S: 804 Hpa LLC
Book/Page: 70135/218, Date: 05/03/24
Mtg: Crowd Lending Fund \$625,000
Use: 5 Bdrm Colonial, Lot: 11371sf
Prior Sale: \$1,000,000 (03/22)

264 NEPONSET VALLEY PKWY \$2,350,000
B: Bp Hp LLC & Jp Hp LLC
S: Tk Hyde Park LLC
Book/Page: 70112/135, Date: 04/29/24
Mtg: Mechanics Cp Bk \$1,880,000
Use: Gas/Service Station, Lot: 22624sf
Prior Sale: \$3,325,000 (03/23)

6-8 PINE AVE U:6 \$841,000
B: Gilbert Youssef & Andrea C Youssef
S: Neal R Lee
Book/Page: 70127/305, Date: 05/01/24
Mtg: Guaranteed Rate Inc \$300,000
Term: 2039
Use: 3 Bdrm Condo

1734-1738 RIVER ST \$2,200,000
B: Skd Real Property LLC
S: Del Monaco Realty Inc
Doc#: 00000000951890, Date: 05/03/24

4 STONEHILL RD \$511,000
B: Jeison Peralta & Mariam Guerrero
S: Sharon M Germano & Gail Lang-Rubenstein
Book/Page: 70130/251, Date: 05/02/24
Mtg: Rockland Tr Co \$477,785
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5524sf

19 TACOMA ST \$700,000
B: Jesse Cronin-Connolly & Marian Cronin-Connolly
S: Jonathan R Winegar-Mendez
Book/Page: 70132/67, Date: 05/02/24
Use: 3 Bdrm Colonial, Lot: 5500sf

FORECLOSURE DEEDS

16-18 ADAMS ST \$500,310
B: Cwabs Inc & Bk Of Ny Mellon Tr
S: Marie Pierre & Bk Of Ny Mellon Tr
Doc#: 00000000951852, Date: 05/02/24
Use: 2-Family Two Family, Lot: 5066sf
Prior Sale: \$273,000 (04/07)

Jamaica Plain

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 16 9
Median Price \$1,219,000 \$850,000

REAL ESTATE SALES

801 BOYLSTON ST \$39,100,000
B: Ferrado Offices LLC
S: Asb & Blatteis 801 Boylst
Book/Page: 70124/248, Date: 05/01/24

21 BURROUGHS ST U:2 \$925,000
B: Kate E Thornburg
S: Patricia K Boyd
Book/Page: 70121/240, Date: 04/30/24
Mtg: Gene S Trausch And Ma \$925,000
Use: 3 Bdrm Condo, Lot: 1855sf
Prior Sale: \$678,000 (09/04)

226-228 CHESTNUT AVE \$1,400,000
B: Christina Levy & Marc Levy
S: Dustin P Carter, Tr for R-C Rt
Book/Page: 70126/227, Date: 05/01/24
Use: 2-Family Conventional, Lot: 11116sf

37 FOREST HILLS ST U:1 \$1,022,000
B: Ann M Foran
S: Patrick M Boyle & Marissa R Hamrick
Book/Page: 70132/151, Date: 05/02/24
Mtg: Rocket Mortgage LLC \$766,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1768sf
Prior Sale: \$735,000 (08/18)

14 GAY HEAD ST \$725,000
B: Joseph C Middleton & Pamela Jaques
S: Carolyn Nikkal
Book/Page: 70133/11, Date: 05/02/24
Mtg: Metro Credit Union \$525,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 2870sf
Prior Sale: \$100,000 (01/97)

59 JAMAICA ST U:2 \$625,000
B: Michael D Eisenbrey & Sabrina L Lingeman
S: Kelly M Latendresse & Edward W Mcgowan
Book/Page: 70118/319, Date: 04/30/24
Mtg: Harvard University CU \$500,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 862sf
Prior Sale: \$405,000 (09/16)

9 MOSS HILL RD \$2,000,000
B: Yuxin Fu-Koch & George K Koch
S: Stephen Freidberg
Book/Page: 70132/266, Date: 05/02/24
Mtg: Radius Financial Grp \$862,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 8472sf
Prior Sale: \$1,025,000 (08/10)

54 MOSSDALE RD \$1,335,000
B: Karima Ridgley
S: Sean J Connor & Lisa Connor
Book/Page: 70139/43, Date: 05/03/24
Mtg: Cross Country Mtg Inc \$1,134,750
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10573sf
Prior Sale: \$400,000 (07/01)

21 PLAINFIELD ST U:1 \$625,000
B: Melinda Freitas
S: Thomas W Doe
Book/Page: 70114/54, Date: 04/29/24
Mtg: Cambridge Svgs Bk \$593,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 1002sf
Prior Sale: \$278,000 (06/07)

61 REVERE ST U:3 \$1,375,000
B: Katharine Kilmurray
S: Nicola Foster & Jonathan Foster
Book/Page: 70137/13, Date: 05/03/24
Use: Condo

394 RIVERWAY U:1 \$630,000
B: Haowen Wu & Jiyue Huang
S: Durante Enterprises Inc
Book/Page: 70120/62, Date: 04/30/24
Mtg: East West Bank \$378,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo, Lot: 970sf
Prior Sale: \$500,000 (12/19)

91-93 ROSSMORE RD U:3 \$670,000
B: Rachel M Sowinski
S: Elizabeth M Hanson & Alexander G Protosevich
Book/Page: 70127/4, Date: 05/01/24
Mtg: Guaranteed Rate Inc \$536,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1082sf
Prior Sale: \$570,000 (11/21)

97 WACHUSETT ST U:1 \$555,000
B: Jean L Gnal
S: Melissa H Rocklen
Book/Page: 70120/227, Date: 04/30/24
Mtg: Milestone Mtg Solutio \$405,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 757sf
Prior Sale: \$280,000 (06/15)

590 HARVARD ST \$590,000
B: Jin C Tan
S: Miller Lois Jean Est & Van B Miller
Doc#: 00000000951768, Date: 04/30/24
Mtg: Rockland Tr Co \$440,000
Use: 2-Family Two Family, Lot: 5400sf

4 HAZELTON ST \$625,000
B: Sharon Hitchman & Verla Bogle
S: Joyce A White & Robert G White
Book/Page: 70120/261, Date: 04/30/24
Mtg: Prime Lending Inc \$593,750
Term: 2054
Use: 5 Bdrm Colonial, Lot: 7200sf

52 OLD MORTON ST \$815,000
B: Ilka Alcantara
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 70141/35, Date: 05/03/24
Mtg: Eastern Bank \$699,525
Term: 2054
Use: 2-Family Two Family, Lot: 5080sf
Prior Sale: \$431,777 (05/19)

70 SAINT GREGORY ST \$775,000
B: Kristyn Berry & Michael Berry
S: Jane Taylor, Tr for Jane Taylor Lt
Doc#: 00000000951750, Date: 04/30/24
Mtg: MIT Federal CU \$697,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4268sf
Prior Sale: \$179,300 (06/99)

53 SAVANNAH AVE \$657,000
B: Carol Abizaid
S: 53 Savannah Ave LLC
Doc#: 00000000951711, Date: 04/29/24
Mtg: Leader Bank NA \$492,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4200sf
Prior Sale: \$385,000 (10/23)

1058 WASHINGTON ST U:2 \$477,000
B: Heather Brigham
S: Duy C Le & Melissa J Le
Book/Page: 70114/283, Date: 04/29/24
Mtg: Cambridge Svgs Bk \$384,000
Term: 2054
Use: 3 Bdrm Condo

24 WELLINGTON HILL ST \$1,135,000
B: Dominique N Jones & Delando Delevante
S: David A Josephs & Charmine R Josephs
Doc#: 00000000951799, Date: 05/01/24
Mtg: Mtg Equity Partners \$1,114,442
Term: 2054
Use: 3-Family Decker, Lot: 6750sf
Prior Sale: \$230,000 (04/24)

Revere

MARKET STATISTICS THROUGH MARCH
YTD 2023 YTD 2024
Number of 1-Fam Sales 26 28
Median Price \$563,000 \$567,500

REAL ESTATE SALES

40 AVALON ST \$560,000
B: Manuel H Vazquez & Jakelynea P Maldonado
S: Elaine V Covino
Book/Page: 70140/291, Date: 05/03/24
Mtg: Prime Lending Inc \$549,857
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2614sf

55 CAMPBELL AVE \$575,000
B: Ma Nh Home Buyers LLC
S: Sharon Liggiero & Rose A Liggiero
Book/Page: 70122/285, Date: 04/30/24
Mtg: Melissa Bon

27 LINDALL ST **\$892,500**
 B: Henry Reiph & Emily Whittaker
 S: David M Smallwood & Jennifer A Jones
 Doc#: 00000000951772, Date: 04/30/24
 Mtg: Leader Bank NA \$714,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5344sf
 Prior Sale: \$360,000 (07/09)

Roxbury

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	2
Median Price	\$677,500	\$860,000

► **REAL ESTATE SALES**

21 ALPINE ST U:1 **\$429,000**
 B: Shameek Poddar
 S: John Durst
 Book/Page: 70139/218, Date: 05/03/24
 Mtg: Rockland Tr Co \$386,100
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$325,000 (08/17)

25 FOUNTAIN ST U:304 **\$269,200**
 B: Lorre Mitchell
 S: Ofr Dev LLC
 Book/Page: 70129/25, Date: 05/01/24
 Mtg: Salem Five Mtg Co \$228,820
 Term: 2054
 Use: Condo

18 GREENWICH ST **\$800,000**
 B: Anupama Kumar & Kumarswamy Dugni
 S: Lucas Caruso
 Book/Page: 70136/236, Date: 05/03/24
 Use: 2 Bdrm Row-Middle, Lot: 629sf
 Prior Sale: \$705,000 (07/19)

25 SACHEM ST U:1 **\$860,000**
 B: Ariana Meltzer-Bruhn & Abhinay Ramachandran
 S: 25 Sachem LLC
 Book/Page: 70119/292, Date: 05/01/24
 Mtg: Guaranteed Rate Affin \$688,000
 Term: 2054
 Use: Condo

23 WABENO ST **\$905,000**
 B: Edwin S Medina & Gloria L Londono
 S: Sherley Brice
 Book/Page: 70138/127, Date: 05/03/24
 Use: 2-Family Conventional, Lot: 4726sf
 Prior Sale: \$937,500 (03/24)

104-106 WAYLAND ST **\$1,245,000**
 B: Kalvin E Silva & Victor Silva
 S: My A Luong & Tan V Nguyen
 Book/Page: 70124/298, Date: 05/01/24
 Mtg: Guaranteed Rate Inc \$1,182,750
 Term: 2054
 Use: 3-Family Conventional, Lot: 2937sf
 Prior Sale: \$1,235,000 (12/21)

24 WESTMINSTER AVE **\$115,000**
 B: Dream Development LLC
 S: Boston City Of
 Book/Page: 70133/290, Date: 05/02/24
 Use: County/Municipality Property, Lot: 10077sf

22 LIBERTY DR U:116 **\$2,100,000**
 B: Patrick C Guerriero, Tr for Charlie Ft S: Na Li
 Book/Page: 70138/161, Date: 05/03/24
 Use: 1 Bdrm Condo

22 LIBERTY DR U:7E **\$5,200,000**
 B: Mark Grzelak
 S: Norman A Levenson & Sondra H Levenson
 Book/Page: 70118/232, Date: 04/30/24
 Mtg: Cross Country Mtg Inc \$3,600,000
 Term: 2054
 Use: 2 Bdrm Condo

84 O ST U:3 **\$880,000**
 B: James Murphy & Chelsea Foley
 S: Daniel J Collins Jr
 Book/Page: 70127/42, Date: 05/01/24
 Mtg: Bank of America NA \$580,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1231sf
 Prior Sale: \$779,000 (07/20)

34 VINTON ST **\$1,500,000**
 B: 34 Vinton Street LLC
 S: Skg Realty LLC
 Book/Page: 70134/227, Date: 05/02/24
 Mtg: Rfb Customers Llc \$2,550,000
 Use: 3-Family Decker, Lot: 2461sf
 Prior Sale: \$1,000,000 (01/23)

20 W 5TH ST U:6G **\$1,170,000**
 B: Neal Lee
 S: Julie W Flint
 Book/Page: 70133/45, Date: 05/02/24
 Use: Condo

64 BAXTER ST U:2 **\$219,500**
 B: Daniel R Bradley
 S: 62 Baxter LLC
 Book/Page: 70116/81, Date: 04/30/24
 Mtg: Amerant Mortgage \$197,550
 Term: 2054
 Use: Condo

346-354 CONGRESS ST U:601 **\$1,975,000**
 B: Samantha Spellman & Alexander Palfrey
 S: John M Robertson & Trisha J Robertson
 Book/Page: 70127/257, Date: 05/01/24
 Mtg: Leader Bank NA \$1,481,250
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1565sf

3 DORCHESTER ST U:3H **\$1,120,000**
 B: Jenny N Vo & Elwin Lian
 S: Brian T Stefanowicz
 Book/Page: 70140/256, Date: 05/03/24
 Mtg: Wells Fargo Bank \$862,500
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 1581sf

621 E 1ST ST U:C1 **\$1,950,000**
 B: Stephen W Murphy & Teresa D Murphy
 S: Shaun M Mchugh, Tr for Mchugh Ft
 Book/Page: 70125/215, Date: 05/01/24
 Mtg: Leader Bank NA \$750,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$1,780,000 (04/20)

519 E 2ND ST U:404 **\$287,400**
 B: Dawa Gyalpo
 S: 519 East 2nd Street LLC
 Book/Page: 70134/107, Date: 05/02/24
 Mtg: Sierra Pacific Mtg \$229,920
 Term: 2054
 Use: Condo

734 E 2ND ST U:3 **\$775,000**
 B: Clare Blomberg & Ian King
 S: Victoria S Kidder
 Book/Page: 70120/191, Date: 04/30/24
 Mtg: Cross Country Mtg Inc \$620,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1042sf
 Prior Sale: \$821,000 (07/18)

880 E 2ND ST U:2 **\$508,000**
 B: James Kuo
 S: 880 E 2nd Street LLC
 Book/Page: 70114/228, Date: 04/29/24
 Use: Condo

881 E 2ND ST U:2 **\$1,150,000**
 B: Samuel F Steele
 S: Christopher A Legrow & Kara M Lionetta
 Book/Page: 70127/108, Date: 05/01/24
 Mtg: Guaranteed Rate Inc \$750,030
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$999,000 (04/20)

522 E 3RD ST U:3 **\$525,000**
 B: George Sennott
 S: Andie Keegan
 Book/Page: 70135/59, Date: 05/02/24
 Mtg: Rocket Mortgage LLC \$393,750
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 438sf
 Prior Sale: \$421,000 (02/17)

765-785 E 3RD ST U:407 **\$885,000**
 B: Lauren K Arbeiter
 S: Gigga Watts LLC
 Book/Page: 70137/145, Date: 05/03/24
 Mtg: M&T Bank NA \$635,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: Condo

555 E 5TH ST U:1 **\$1,140,000**
 B: Michael W Merrill
 S: 555 East 5th Street LLC
 Book/Page: 70121/68, Date: 04/30/24
 Mtg: Cambridge Tr Co \$715,000
 Use: Condo

794 E 7TH ST U:A **\$1,075,000**
 B: Alina Z Levine
 S: Gary S Cronk, Tr for Gamarang T
 Book/Page: 70123/219, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$860,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1138sf
 Prior Sale: \$968,000 (08/18)

255 EMERSON ST **\$934,000**
 B: James F Tobin, Tr for James F Tobin Ft S: Jennifer Lawrence
 Book/Page: 70119/292, Date: 04/30/24
 Use: 3 Bdrm Semi Detachd, Lot: 1023sf
 Prior Sale: \$580,000 (06/17)

17-19 G ST **\$3,200,000**
 B: Scs Enterprises LLC
 S: Southie Living li LLC
 Book/Page: 70123/37, Date: 04/30/24
 Mtg: Walpole Coop Bank \$2,560,000
 Use: Apartment Bldg - 4-8 Units, Lot: 1515sf
 Prior Sale: \$2,300,000 (02/15)

33 LENNON CT U:31 **\$468,000**
 B: Fahri Begolli
 S: Caroline Mcgowan & Baybutt C Mcgowan
 Book/Page: 70120/161, Date: 04/30/24
 Mtg: Rockland Tr Co \$268,000
 Term: 2039
 Use: 1 Bdrm Condo, Lot: 560sf
 Prior Sale: \$360,000 (08/17)

3 SEAL HARBOR RD U:835 **\$633,000**
 B: Darovena Myrtaj
 S: Ellen Poveromo, Tr for 42 Davis Street Rt
 Book/Page: 70133/254, Date: 05/02/24
 Mtg: BankESB \$379,800
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$395,000 (11/11)

247 WASHINGTON AVE U:20 **\$380,000**
 B: Anthony Deangelis
 S: Jennifer J Mgowan
 Book/Page: 70132/299, Date: 05/02/24
 Use: 1 Bdrm Condo
 Prior Sale: \$64,000 (01/93)

158 WINTHROP ST **\$1,100,000**
 B: Larissa Putnam & Sean P Broderick S: Derek Brodin
 Book/Page: 70124/38, Date: 05/01/24
 Mtg: M&T Bank NA \$880,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 10871sf
 Prior Sale: \$639,900 (09/18)

39 CARL IRMA DR **\$1,375,000**
 B: Christopher H Bayley
 S: Dennis J Aceto
 Book/Page: 36341/342, Date: 05/01/24
 Use: 4 Bdrm Contemporary, Lot: 50965sf
 Prior Sale: \$515,000 (10/22)

36 MAINSAIL LN **\$180,889**
 B: Pamela L Williams
 S: Beverly A Williams
 Book/Page: 36341/248, Date: 05/01/24

10 STURGIS LN **\$880,000**
 B: Luther M Strayer 4th & Emily M Strayer S: Timothy A Willman & Peyton C Willman
 Book/Page: 36342/236, Date: 05/01/24
 Mtg: CMG Mortgage Inc \$483,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 39640sf
 Prior Sale: \$15,000 (04/90)

208 TREE TOP CIR **\$200,000**
 B: John C Woodcock Jr & Gail J Woodcock S: Jean P Josti & Gail J Woodcock
 Book/Page: 36337/70, Date: 04/29/24

350 WINDSWEEP WAY **\$5,800,000**
 B: Pearl E Bell, Tr for 350 Windswept Way Oyster S: David R Andelman, Tr for 350 Windswept Way Rt
 Doc#: 00000001501288, Date: 04/30/24

6 ANDREA RD **\$620,000**
 B: Margaret A Reilly & Elizabeth A Mcguire S: Virginia Reilly & Mariann E Moran
 Doc#: 00000001501353, Date: 05/01/24
 Use: 2 Bdrm Ranch, Lot: 15115sf
 Prior Sale: \$550,000 (08/22)

8 ANDREA RD **\$1,008,000**
 B: Patricia Hyland & Robert Hyland S: Elizabeth A Mcguire & Margaret A Reilly
 Doc#: 00000001501311, Date: 05/01/24
 Use: 3 Bdrm Ranch, Lot: 11500sf
 Prior Sale: \$869,000 (12/21)

2 BOULDER RD **\$1,150,000**
 B: William Mcdermont
 S: Giovanni Testa, Tr for 2 Boulder Road Rt
 Book/Page: 36346/193, Date: 05/03/24
 Mtg: Salem Five Mtg Co \$920,000
 Term: 2054 Rate: 7.1% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 42863sf
 Prior Sale: \$958,000 (02/24)

5 FLORENCE ST **\$600,000**
 B: Susan P Pina
 S: Andrewld LLC
 Book/Page: 36338/296, Date: 04/30/24
 Mtg: Embrace Home Loans \$579,975
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 16683sf
 Prior Sale: \$465,000 (09/23)

31 HARWOOD DR **\$660,000**
 B: Brian D Hooper, Tr for Hooper Legacy T S: Rocheleau Richard A Est & Travis K Rocheleau
 Book/Page: 36338/266, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$495,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 19994sf

7 RAMS HEAD RD **\$1,950,000**
 B: Ucan2024 LLC
 S: Helen C Farrington
 Book/Page: 36346/144, Date: 05/03/24
 Use: Residential-Multiple Bldgs, Lot: 46174sf

825 SCENIC HWY **\$775,000**
 B: Herring Run Motel LLC
 S: Herring Run Corp
 Book/Page: 36345/64, Date: 05/03/24
 Use: Mixed Use-Prim Comm & Other, Lot: 129809sf
 Prior Sale: \$775,000 (04/21)

48 SHIPS VIEW TER U:48 **\$371,000**
 B: Stephanie Hans & William Ladas S: Brian D Carlisle & Darlene J Carlisle
 Doc#: 000000001501374, Date: 05/01/24
 Mtg: Inst Svgs Newburyport \$296,800
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1305929sf
 Prior Sale: \$251,000 (11/17)

28 SPURR RD **\$1,225,000**
 B: Patrick J Collins, Tr for Collins Ft S: John F Adams & Joy E Adams
 Book/Page: 36342/111, Date: 05/01/24
 Use: 4 Bdrm Conventional, Lot: 3833sf
 Prior Sale: \$274,000 (12/99)

65 STANDISH RD **\$935,000**
 B: Keith Richardson & Cheri Richardson S: Sharon Lucido & Joseph A Lucido Jr
 Book/Page: 36345/38, Date: 05/03/24
 Mtg: Ark-La-Tex Fin Svcs \$200,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 43734sf

180 BLUEBERRY POND DR **\$893,290**
 B: Cape RETreat LLC
 S: 180 Blueberry Pond LLC
 Doc#: 000000001501125, Date: 04/29/24
 Use: 6 Bdrm Contemporary, Lot: 29200sf
 Prior Sale: \$649,000 (04/18)

128 CHILTON LN U:128 **\$476,000**
 B: Samuel Rosenzweig, Tr for 93 Chilton Ln Rt S: Leo J Corcoran
 Book/Page: 36345/179, Date: 05/03/24
 Use: 2 Bdrm Condo
 Prior Sale: \$370,000 (06/22)

100 FLETCHER LN U:H **\$290,000**
 B: Peter Vaillancourt & Karen Vaillancourt S: Brian C Sawyer & Andrea C Sawyer
 Book/Page: 36342/13, Date: 05/01/24
 Use: 1 Bdrm Condo
 Prior Sale: \$151,000 (04/04)

133 MILLSTONE RD **\$684,000**
 B: Aleksei Uspenskiy & Ekaterina Uspenskaya S: Noah M Ehrenpreis, Tr for 133 Millstone Road Rt
 Book/Page: 36346/217, Date: 05/03/24
 Use: 2 Bdrm Bngl/Cottage, Lot: 95832sf
 Prior Sale: \$389,500 (01/21)

32 SACHEMUS TRL U:32 **\$814,000**
 B: Donna Errede, Tr for Brent Steuerwald lrt S: Edward R Ducharme & Mary K Ducharme
 Book/Page: 36339/319, Date: 04/30/24
 Use: 2 Bdrm Condo

212 YANKEE DR **\$237,900**
 B: Natan J Cordeiro
 S: Vanessa Greene, Tr for Brewster Affordable Hsng
 Book/Page: 36344/251, Date: 05/02/24
 Mtg: Cape Cod Cp Bk \$214,100
 Term: 2054
 Use: County/Municipality Property, Lot: 20491sf
 Prior Sale: \$80,500 (01/95)

8 WATERSIDE DR **\$685,000**
 B: Lewis Bay Realty Invs Inc
 S: Hocking Barbara A Est & Marc Hocking
 Doc#: 000000001501443, Date: 05/02/24
 Use: 4 Bdrm Contemporary, Lot: 20473sf
 Prior Sale: \$399,000 (04/02)

111 PINE TREE DR **\$995,000**
 B: Timothy Oneil & Nell Oneil
 S: 111 Pine Tree Dr Rity LLC
 Doc#: 000000001501459, Date: 05/02/24
 Mtg: US Bank NA \$794,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: Residential Developable Land, Lot: 21344sf
 Prior Sale: \$217,500 (02/23)

8 WATERSEID DR **\$685,000**
 B: Lewis Bay Realty Invs Inc
 S: Hocking Barbara A Est & Marc Hocking
 Doc#: 000000001501443, Date: 05/02/24
 Use: 4 Bdrm Contemporary, Lot: 20473sf
 Prior Sale: \$399,000 (04/02)

1934 MAIN ST U:1934 **\$1,700,000**
 B: Richard F Creeth, Tr for Richard F Creeth RET S: Evergreen Deals LLC
 Book/Page: 36344/93, Date: 05/02/24
 Use: Condo

61 WOODARD RD **\$1,150,000**
 B: Courtney G Rogers & Benjamin A Rogers S: 1442 Gardenview LLC
 Book/Page: 70137/52, Date: 05/03/24
 Mtg: Wells Fargo Bank \$920,000
 Term: 2054
 Use: 4 Bdrm Bngl/Cottage, Lot: 5595sf
 Prior Sale: \$761,500 (05/23)

Winthrop

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	9
Median Price	\$679,250	\$710,000

► **REAL ESTATE SALES**

26 AMELIA AVE **\$551,000**
 B: Amanda Purcell & Paul Purcell S: Robert F Finn, Tr for Robert F Finn 2013 RET
 Doc#: 00000000951884, Date: 05/03/24
 Mtg: Guaranteed Rate Inc \$523,450
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 3528sf

131 BARTLETT RD **\$1,150,000**
 B: Craig Mcgrail & Anna Mcgrail S: Patrick A Beckwithjr Jr
 Book/Page: 70135/120, Date: 05/02/24
 Mtg: Cambridge Svgs Bk \$575,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 9315sf
 Prior Sale: \$1,025,000 (03/22)

20 ELMWOOD AVE **\$880,000**
 B: Amar Zebic & Kaitlyn Zebic S: Craig L Mcgrail & Anna T Mcgrail
 Book/Page: 70117/146, Date: 04/30/24
 Mtg: Cambridge Svgs Bk \$680,000
 Term: 2054
 Use: 5 Bdrm Old Style, Lot: 4250sf
 Prior Sale: \$512,000 (06/17)

26 ELMWOOD AVE **\$865,000**
 B: Nicole Dilger & Tyler D Dilger S: Kaylyn Hamel & Christian Austin
 Book/Page: 70122/158, Date: 04/30/24
 Mtg: Guaranteed Rate Inc \$615,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 4250sf
 Prior Sale: \$595,000 (03/20)

36 NORTH AVE U:1 **\$530,000**
 B: Devin Galante
 S: Shahnaz Hampton
 Book/Page: 70117/1, Date: 04/30/24
 Mtg: New Fed Mtg Corp \$424,000
 Term: 2054
 Use: 2 Bdrm Condo

3 SEAL HARBOR RD U:835 **\$633,000**
 B: Darovena Myrtaj
 S: Ellen Poveromo, Tr for 42 Davis Street Rt
 Book/Page: 70133/254, Date: 05/02/24
 Mtg: BankESB \$379,800
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$395,000 (11/11)

247 WASHINGTON AVE U:20 **\$380,000**
 B: Anthony Deangelis
 S: Jennifer J Mgowan
 Book/Page: 70132/299, Date: 05/02/24
 Use: 1 Bdrm Condo
 Prior Sale: \$64,000 (01/93)

158 WINTHROP ST **\$1,100,000**
 B: Larissa Putnam & Sean P Broderick S: Derek Brodin
 Book/Page: 70124/38, Date: 05/01/24
 Mtg: M&T Bank NA \$880,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 10871sf
 Prior Sale: \$639,900 (09/18)

39 CARL IRMA DR **\$1,375,000**
 B: Christopher H Bayley
 S: Dennis J Aceto
 Book/Page: 36341/342, Date: 05/01/24
 Use: 4 Bdrm Contemporary, Lot: 50965sf
 Prior Sale: \$515,000 (10/22)

36 MAINSAIL LN **\$180,889**
 B: Pamela L Williams
 S: Beverly A Williams
 Book/Page: 36341/248, Date: 05/01/24

10 STURGIS LN **\$880,000**
 B: Luther M Strayer 4th & Emily M Strayer S: Timothy A Willman & Peyton C Willman
 Book/Page: 36342/236, Date: 05/01/24
 Mtg: CMG Mortgage Inc \$483,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 39640sf
 Prior Sale: \$15,000 (04/90)

208 TREE TOP CIR **\$200,000**
 B: John C Woodcock Jr & Gail J Woodcock S: Jean P Josti & Gail J Woodcock
 Book/Page: 36337/70, Date: 04/29/24

350 WINDSWEEP WAY