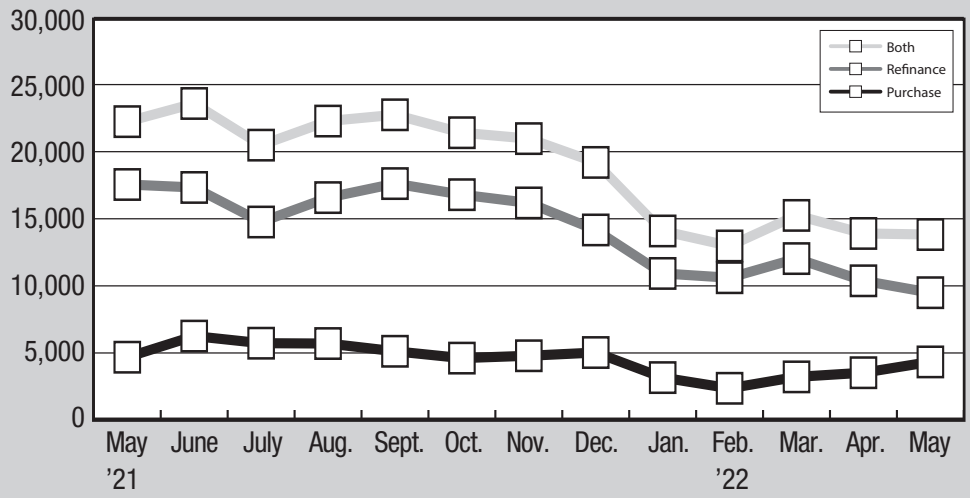
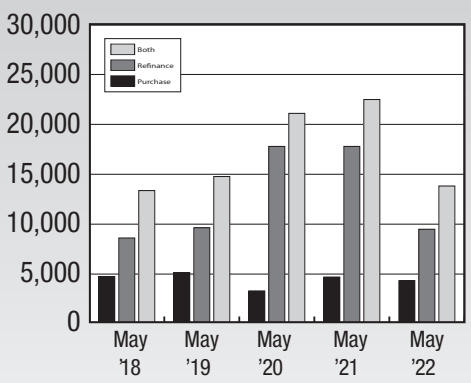
Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Mortgages for Single-Family Homes





Month	Purchase	Refinance	Both
May 2018	4,751	8,615	13,366
May 2019	5,134	9,642	14,776
May 2020	3,312	17,790	21,102
May 2021	4,701	17,790	22,491
May 2022	4,333	9,492	13,825

- Statistics based on single-family home sales
- Source: The Warren Group

TO OUR CUSTOMERS

The Warren Group and Banker & Tradesman sincerely appreciate your patience over the past two years. The majority of registries and courts are now open and Banker & Tradesman has resumed its previous collection to print schedule. There are still some data collection issues as individual offices may have to temporarily close. We will collect that information as soon as it is available and include it here in the records section. Please email call 617-896-5388 or email customerservice@thewarrengroup.com if you have any questions.

Cassidy Norton
Associate Publisher,
The Warren Group

INDEX

REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	06/30/22
B6	Barnstable	06/30/22
B8	Berkshire Middle	06/30/22
B9	Berkshire North	06/30/22
B10	Berkshire South	06/30/22
B10	Bristol Fall River	06/30/22
B10	Bristol North	06/30/22
B12	Bristol South	06/30/22
B13	Dukes	06/30/22
B13	Essex North	06/30/22
B14	Essex South	06/30/22
B18	Franklin	06/30/22
B19	Hampden	06/30/22
B22	Hampshire	06/30/22
B23	Middlesex North	06/30/22
B25	Middlesex South	06/30/22
B33	Nantucket	06/30/22
B33	Norfolk	06/30/22
B38	Plymouth	06/30/22
B41	Worcester	06/30/22
B45	Worcester North	06/30/22

CREDIT RECORDS

PAGE	CREDIT RECORDS
B46	Voluntary Bankruptcies
B46	Chapter 13 Bankruptcies
B46	Chapter 11 Bankruptcies
B46	Federal Tax Liens
B46	State Tax Liens
B47	Attachments
B47	Foreclosure Sales
B47	Petitions to Foreclose

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24 New Chardon St., Court House
Boston, MA. 02144-9660
Telephone: (617) 788-8575
www.suffolkdeeds.com

Boston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	24	20
Median Price	$3,650,000	$3,650,000

► REAL ESTATE SALES

55 ALPINE WAY U:2 ..... $1,200,000
B: Dwight D Henderson Jr & Shelby M Deck
S: 189 Grampian Way LLC
Book/Page: 67888/65, Date: 06/30/22
Mtg: Guaranteed Rate Inc $960,000
Type: Adj
Use: Condo

3 APPLETON ST U:401 ..... $640,000
B: Fotios Barounis & Mary Barounis
S: Pia A Sigman
Book/Page: 67870/28, Date: 06/29/22
Use: 1 Bdrm Condo, Lot: 643sf
Prior Sale: $478,750 (11/14)

61 APPLETON ST U:2 ..... $1,375,000
B: Megan Czasonis & Joseph Mcfadden
S: Patrick Marchek & Anna Marchek
Book/Page: 67888/263, Date: 06/30/22
Mtg: Salem Five Mtg Co $1,031,250
Use: 2 Bdrm Condo, Lot: 1100sf
Prior Sale: $1,100,000 (11/15)

107 APPLETON ST U:2 ..... $698,000
B: Wendy M Traynor Tr, Tr for Wendy M Traynor RET
S: Andrew R Nehrbas & George E Nehrbas
Book/Page: 67888/254, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 604sf
Prior Sale: $660,000 (05/18)

50 BATTERY ST U:309 ..... $6,300,000
B: Battery 2310 LLC
S: Stephen Cucchiaro & Jama Cucchiaro
Book/Page: 67878/342, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 1353sf
Prior Sale: $4,850,000 (04/14)

50 BATTERY ST U:310 ..... $6,300,000
B: Battery 2310 LLC
S: Stephen Cucchiaro & Jama Cucchiaro
Book/Page: 67878/342, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 1351sf
Prior Sale: $4,850,000 (04/14)

109-119 BEACH ST U:3C $745,000
B: Pavone RE Holdings LLC
S: Uticabeach LLC
Book/Page: 67888/16, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 1055sf
Prior Sale: $645,000 (08/15)

109-119 BEACH ST U:5G $620,000
B: James F Copper & Airley E Fish
S: Terence S Russell & Karen E Russell
Book/Page: 67883/66, Date: 06/30/22
Use: Condo, Lot: 555sf
Prior Sale: $539,000 (09/16)

36 BEACON ST U:6 ..... $2,200,000
B: Emma Walsh
S: Diana M Chen
Book/Page: 67886/168, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1750sf

125 BEACON ST U:4 ..... $1,222,000
B: Gloria Coleman
S: Summer R Busto
Book/Page: 67849/13, Date: 06/24/22
Mtg: Bangor Savings Bank $1,038,700
Type: Adj
Use: 1 Bdrm Condo, Lot: 865sf
Prior Sale: $999,000 (10/17)

204 BEACON ST U:5F $3,950,000
B: Corey Zehngebot & Adam Friedman
S: Michael L Oliverio & Therese A Hendricks
Book/Page: 67886/132, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 918sf

204 BEACON ST U:5R $3,950,000
B: Corey Zehngebot & Adam Friedman
S: Michael L Oliverio & Therese A Hendricks
Book/Page: 67886/132, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 503sf

206 BEACON ST U:5 ..... $3,950,000
B: Corey Zehngebot & Adam Friedman
S: Michael L Oliverio & Therese A Hendricks
Book/Page: 67886/132, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1128sf

242 BEACON ST U:8 ..... $3,010,000
B: John Oleary Tr, Tr for John A Oleary T
S: Marie D Fadel Tr, Tr for Aida T
Book/Page: 67860/78, Date: 06/27/22
Mtg: Bank of America NA $800,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 1986sf
Prior Sale: $2,200,000 (06/20)

293 BEACON ST U:9 ..... $708,000
B: Sadie Mcgirr
S: Nathaniel C Green
Book/Page: 67871/326, Date: 06/29/22
Mtg: Washington Trust Mtg $508,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 587sf
Prior Sale: $475,000 (03/14)

234 CAUSEWAY ST U:807 ..... $1,260,000
B: Ryan F Kenny & Kristen A Kenny
S: Julia Wynyard & Nathan Riddell
Book/Page: 67886/73, Date: 06/30/22
Mtg: Advancial FCU $1,008,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 1437sf
Prior Sale: $965,000 (07/16)

1789 CENTRE ST U:203 ..... $712,500
B: Erin A Bohula & Collin J May
S: Great Centre LLC
Book/Page: 67881/142, Date: 06/30/22
Use: 2 Bdrm Condo

16 CHARLES RIVER SQ $4,450,000
B: Recursive Goodness LLC
S: Patrick M Prevost & Ute H Prevost
Book/Page: 67883/115, Date: 06/30/22
Use: 5 Bdrm Row-middle, Lot: 1980sf

60 CHARLESGATE W U:1B $750,000
B: Ryan Kelly & Jessica G Kelly
S: Louisa Kasdon-Sidell Tr, Tr for Haricot NT
Book/Page: 67864/310, Date: 06/28/22
Mtg: Key Bank NA $410,000
Type: Adj
Use: Office Condo Unit, Lot: 725sf

25 CHESTNUT AVE U:3 ..... $710,000
B: Steve Tai
S: Anne M Racine & Erin J Meyer
Book/Page: 67860/137, Date: 06/27/22
Use: 3 Bdrm Condo

51 CHESTNUT ST $6,450,000
B: Michael Coyne & Lauren Coyne
S: William Bloom & Ruth Bloom
Book/Page: 67849/81, Date: 06/24/22
Use: 6 Bdrm Row-middle, Lot: 1322sf
Prior Sale: $4,500,000 (05/14)

16 CLAREMONT PARK U:2 ..... $1,135,000
B: Joseph M Polito 2nd & Karen Pahl
S: Amanda W Baughman
Book/Page: 67852/175, Date: 06/24/22
Mtg: First Republic Bk $635,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 857sf
Prior Sale: $995,000 (08/21)

52 CLARENDON ST U:2 ..... $705,000
B: Stephen F Baccari & Barbara E Baccari
S: Mercedes C Tocci & Christopher Tocci
Book/Page: 67883/110, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 567sf
Prior Sale: $370,000 (04/11)

130 COLERIDGE ST U:3 ..... $695,000
B: Shaher Boustany
S: Ray DiCiaccio & Melissa DiCiaccio
Book/Page: 67853/185, Date: 06/24/22
Mtg: Leader Bank NA $647,200
Use: 2 Bdrm Condo

47 COMMERCIAL WHARF U:8 ..... $2,475,000
B: Daniel P Lyons & Kathleen J Lyons
S: Edward G Jager & Catherine Jager-Mccarron
Book/Page: 67868/242, Date: 06/29/22
Use: 1 Bdrm Condo, Lot: 1321sf

60 COMMONWEALTH AVE U:3 ..... $960,000
B: Matthew D Goldman & Marion C Goldman
S: Garrett Reynolds
Book/Page: 67850/321, Date: 06/24/22
Mtg: Bank of America NA $696,000
Use: 1 Bdrm Condo, Lot: 590sf
Prior Sale: $1,015,000 (04/21)

148 COMMONWEALTH AVE U:201 ..... $2,300,000
B: Hon M Eng & Yuen F Kuo
S: Mary L Boutwell
Book/Page: 67851/276, Date: 06/24/22
Use: 2 Bdrm Condo, Lot: 1390sf
Prior Sale: $2,051,000 (09/17)

283 COMMONWEALTH AVE U:4 ..... $5,048,000
B: 283 Comm LLC
S: Kevin Capone
Book/Page: 67878/215, Date: 06/30/22
Use: 3 Bdrm Condo, Lot: 2351sf
Prior Sale: $4,199,000 (08/21)

311 COMMONWEALTH AVE U:81 ..... $1,702,500
B: Mary A Sipper
S: John Wise
Book/Page: 67880/104, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1000sf

329 COMMONWEALTH AVE U:1 ..... $2,250,000
B: Jason Macari
S: 329 Commonwealth LLC
Book/Page: 67852/74, Date: 06/24/22
Mtg: Goldman Sachs Bank US $1,800,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 365sf
Prior Sale: $499,996 (06/15)

329 COMMONWEALTH AVE U:2 ..... $2,830,000
B: Eileen C Whooley
S: Kathleen A Schafer Tr, Tr for Schafer FT
Book/Page: 67890/164, Date: 06/30/22
Mtg: Washington Trust Mtg $1,400,000
Use: 3 Bdrm Condo, Lot: 1096sf
Prior Sale: $2,595,000 (06/19)

366 COMMONWEALTH AVE U:2J $390,000
B: Frank Altobelli & Janine Altobelli
S: Jan Bershtein
Book/Page: 67880/161, Date: 06/30/22
Mtg: Homebridge Financial $273,000
Use: Condo, Lot: 216sf
Prior Sale: $370,000 (08/18)

466 COMMONWEALTH AVE U:205A $420,000
B: Yoo T Lee & Heejung C Kim
S: Thomas K Ng
Book/Page: 67879/1, Date: 06/30/22
Use: Condo, Lot: 354sf
Prior Sale: $284,000 (05/15)

180 COMMONWEALTH AVE U:20 ..... $1,260,000
B: Zhen Fu
S: Keri J Shroyer
Book/Page: 67846/288, Date: 06/24/22
Mtg: Washington Trust Mtg $820,000
Use: 2 Bdrm Condo, Lot: 925sf
Prior Sale: $805,000 (08/15)

1 DALTON ST U:4903 ..... $3,800,000
B: Lucy Y Ning-Song
S: 1 Dalton Owner LLC
Book/Page: 67879/144, Date: 06/30/22
Use: 2 Bdrm Condo

326 DARTMOUTH ST U:1L $826,000
B: Arron Acosta
S: Carole Holladay
Book/Page: 67887/249, Date: 06/30/22
Mtg: Jeanne DArc CU $784,700
Type: Adj
Use: Condo, Lot: 400sf
Prior Sale: $710,000 (12/16)

326 DARTMOUTH ST U:BFL $826,000
B: Arron Acosta
S: Carole Holladay
Book/Page: 67887/249, Date: 06/30/22
Mtg: Jeanne DArc CU $784,700
Type: Adj
Use: 1 Bdrm Condo, Lot: 350sf
Prior Sale: $710,000 (12/16)

4 DURHAM ST U:1 ..... $1,350,000
B: Matthew R Lichtman Tr, Tr for 4 Durham Street 1 RT
S: 4 Durham Street 1 LLC
Book/Page: 67885/284, Date: 06/30/22
Mtg: First Republic Bk $1,000,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1103sf
Prior Sale: $1,200,000 (08/18)

85 E INDIA ROW U:37E $685,000
B: E C Skeffington-Silva
S: Linda Cheng-Watt Tr, Tr for Linda C Watt RET
Book/Page: 67849/252, Date: 06/24/22
Mtg: Northern Bk & Tr $548,000
Use: 1 Bdrm Condo, Lot: 863sf

88 E NEWTON ST $1,500,000
B: Div Of Cap Asset Mgmt Mai
S: Boston Medical Ctr Corp
Book/Page: 67841/273, Date: 06/23/22

19 EVERETT AVE U:1 ..... $1,335,400
B: Nicolas Labuz & Vincentis A De
S: Brett W Mensinger & Thomas J Pelletier
Book/Page: 67874/1, Date: 06/29/22
Mtg: Bangor Savings Bank $1,040,000
Type: Adj
Use: 3 Bdrm Condo

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
Cummington	Hampshire
Dalton	Berkshire Middle
Danvers	Essex South
Dartmouth	Bristol South
Dedham	Norfolk
Deerfield	Franklin
Dennis	Barnstable
Dighton	Bristol North
Dorchester	Suffolk
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Dover	Norfolk
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Dudley	Worcester
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Easthampton	Hampshire
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Essex	Essex South
Everett	Middlesex South
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Falmouth	Barnstable
Fitchburg	Worcester North
Florida	Berkshire North
Foxboro	Norfolk
Framingham	Middlesex South
Franklin	Norfolk
Freetown	Bristol Fall River
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Gill	Franklin
Gloucester	Essex South
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Granville	Hampden
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Greenwich	Hampshire
Groton	Middlesex South
Groveland	Essex South
Hadley	Hampshire
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Hancock	Berkshire North
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Hanson	Plymouth
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Harvard	Worcester
Harwich	Barnstable
Hatfield	Hampshire
Haverhill	Essex South
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Heath	Franklin
Hingham	Plymouth
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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
Norhborough	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	Essex South
Savoy	Berkshire North
Scituate	Plymouth
Seekonk	Bristol North
Sharon	Norfolk
Sheffield	Berkshire South
Shelburne	Franklin
Sherborn	Middlesex South
Shirley	Middlesex South
Shrewsbury	Worcester
Shutesbury	Franklin
Somerset	Bristol Fall River
Somerville	Middlesex South
South Boston	Suffolk
South Hadley	Hampshire
Southampton	Hampshire
Southborough	Worcester
Southbridge	Worcester
Southwick	Hampden
Spencer	Worcester
Springfield	Hampden
Sterling	Worcester
Stockbridge	Berkshire Middle
Stoneham	Middlesex South
Stoughton	Norfolk
Stow	Middlesex South
Sturbridge	Worcester
Sudbury	Middlesex South
Sunderland	Franklin
Sutton	Worcester
Swampscott	Essex South
Swansea	Bristol Fall River
Taunton	Bristol North
Templeton	Worcester
Tewksbury	Middlesex North
Thorndike	Hampden
Tisbury	Dukes
Tolland	Hampden
Topsfield	Essex South
Townsend	Middlesex South
Truro	Barnstable
Tyngsboro	Middlesex North
Tyringham	Berkshire Middle
Upton	Worcester
Uxbridge	Worcester
Wakefield	Middlesex South
Wales	Hampden
Walpole	Norfolk
Waltham	Middlesex South
Ware	Hampshire
Wareham	Plymouth
Warren	Worcester
Warwick	Franklin
Washington	Berkshire Middle
Watertown	Middlesex South
Wayland	Middlesex South
Webster	Worcester
Wellesley	Norfolk
Wellfleet	Barnstable
Wendell	Franklin
Wenham	Essex South
West Boylston	Worcester
West Bridgewater	Plymouth
West Brookfield	Worcester
West Newbury	Essex South
West Roxbury	Suffolk
West Springfield	Hampden
West Stockbridge	Berkshire South
West Tisbury	Dukes
Westborough	Worcester
Westfield	Hampden
Westford	Middlesex North
Westhampton	Hampshire
Westminster	Worcester North
Weston	Middlesex South
Westport	Bristol South
Westwood	Norfolk
Weymouth	Norfolk
Whately	Franklin
Whitman	Plymouth
Wilbraham	Hampden
Williamsburg	Hampshire
Williamstown	Berkshire North
Wilmington	Middlesex North
Winchendon	Worcester
Winchester	Middlesex South
Windsor	Berkshire North
Winthrop	Suffolk
Woburn	Middlesex South
Worcester	Worcester
Worthington	Hampshire
Wrentham	Norfolk
Yarmouth	Barnstable

Village	Town
Annisquam	Gloucester
Assabet	Maynard
Assonet	Freetown
Auburndale	Newton
Bass River	Yarmouth
Bradford	Haverhill
Brant Rock	Marshfield
Bryantville	Pembroke
Buzzards Bay	Bourne
Byfield	Newbury
Cataumet	Bourne
Cedarville	Plymouth
Chestnut Hill	Newton
Cochituate	Natick
Feeding Hills	Agawam
Fiskdale	Sturbridge
Florence	Northampton
Fort Devens	Ayer
Forestdale	Sandwich
Gilbertville	Hardwick
Glendale	Stockbridge
Gosnold	Edgartown
Green Harbor	Marshfield
Haydenville	Northampton
Humarock	Scituate
Indian Orchard	Springfield
Islington	Westwood
Jefferson	Holden
Leeds	Northampton
Linwood	Northbridge
Magnolia	Gloucester
Manomet	Plymouth
Mill River	New Marlboro
Millers Falls	Greenfield
Monponsett	Halifax
New Seabury	Mashpee
Nutting Lake	Billerica
Ocean Bluff	Marshfield
Onset	Wareham
Pinehurst	Billerica
Pocasset	Bourne
Prides Crossing	Beverly
Sagamore	Bourne
Saxonville	Framingham
Shattuckvile	Colrain
Sheldonville	Wrentham
Siasconset	Nantucket
Teaticket	Falmouth
Three Rivers	Palmer
Turners Falls	Greenfield
Waban	Newton
Waquoit	Barnstable
Waverly	Belmont
Wellington	Medford
Whitinsville	Northbridge
Woods Hole	Falmouth
Woronoco	Westfield

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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.

► 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.

■ 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.

► 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.

■ 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.

► 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!

74 EVERETT ST U:4 ..... $695,000
B: Dana Centofanti & Matthew Rubin
S: Evercott Development LLC
Book/Page: 67882/343, Date: 06/30/22
Mtg: Leader Bank NA $645,050
Use: Condo

1 FRANKLIN ST U:5001 ..... $3,250,000
B: Gilles Beaudoin & Catherine T Beaudoin
S: Rajeev Venkayya
Book/Page: 67880/330, Date: 06/30/22
Use: 2 Bdrm Condo

99 FULTON ST U:2-6 ..... $800,000
B: Chong C Lon & Magaly A Ravelo-Chong
S: Julia Interrante
Book/Page: 67888/151, Date: 06/30/22
Mtg: JPMorgan Chase Bank $640,000
Use: 1 Bdrm Condo, Lot: 887sf
Prior Sale: $610,000 (09/16)

71-73 GAINSBOROUGH ST $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67887/281, Date: 06/30/22

71 GAINSBOROUGH ST U:101 ..... $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67889/287, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1165sf

71 GAINSBOROUGH ST U:201 ..... $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67889/287, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1265sf

73 GAINSBOROUGH ST U:202 ..... $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67889/287, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 703sf

71-73 GAINSBOROUGH ST U:301W $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67889/287, Date: 06/30/22
Use: Condo

76-110R GAINSBOROUGH ST U:33 ..... $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67889/287, Date: 06/30/22
Use: Condo Parking-residential, Lot: 182sf

76-110R GAINSBOROUGH ST U:34 ..... $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67889/287, Date: 06/30/22
Use: Condo Parking-residential, Lot: 182sf

76-110R GAINSBOROUGH ST U:35 ..... $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67889/287, Date: 06/30/22
Use: Condo Parking-residential, Lot: 185sf

76-110R GAINSBOROUGH ST U:48 ..... $3,150,000
B: Real Estate Boston LLC
S: Stepcon Group LLC
Book/Page: 67889/287, Date: 06/30/22
Use: Condo Parking-residential, Lot: 169sf

87 GAINSBOROUGH ST U:308 ..... $815,000
B: Sarita Mohanty Tr, Tr for 87 Gainsborough 308 RT
S: J Michael Sanders Tr, Tr for Gainsborough 308 NT
Book/Page: 67839/337, Date: 06/23/22
Mtg: Sarita Mohanty $415,000
Use: 2 Bdrm Condo, Lot: 897sf
Prior Sale: $534,900 (06/13)

103 GAINSBOROUGH ST U:5 ..... $820,000
B: Monica Grewal & Jeffrey Ruberti
S: Mark N Groudas Tr, Tr for Groudas RT 2020
Book/Page: 67869/314, Date: 06/29/22
Mtg: Citibank Na $737,918
Use: 2 Bdrm Condo, Lot: 1004sf
Prior Sale: $605,000 (08/16)

30 HANCOCK ST U:1 ..... $800,000
B: Rhitu Siddharth
S: Lisa M Bry Tr, Tr for Lisa M Mara RET
Book/Page: 67866/29, Date: 06/28/22
Mtg: Leader Bank NA $500,000
Use: 1 Bdrm Condo, Lot: 720sf
Prior Sale: $598,000 (12/14)

30 HANCOCK ST U:3 ..... $1,100,000
B: Julian Miller & Zoe Benson
S: Kristine Cummings & Leigh Cummings
Book/Page: 67846/258, Date: 06/24/22
Mtg: Leader Bank NA $880,000
Use: 2 Bdrm Condo, Lot: 907sf
Prior Sale: $815,000 (06/15)

31 HANSON ST U:1 ..... $635,000
B: Felix LLC
S: Teresa Gallagher
Book/Page: 67873/309, Date: 06/29/22
Use: 1 Bdrm Condo, Lot: 552sf

370-380 HARRISON AVE U:1001 ..... $221,700
B: Richard F Landry
S: Quinn South End LLC
Book/Page: 67861/247, Date: 06/28/22
Mtg: Citizens Bank $215,049
Use: Condo

370-380 HARRISON AVE U:PH2J $6,010,000
B: Stephen J Spohn
S: Harris South End LLC & Quinn South End LLC
Book/Page: 67861/13, Date: 06/28/22
Mtg: First Republic Bk $3,786,300
Use: Condo

519 HARRISON AVE U:D218 ..... $1,200,000
B: Nancy G Donohoo & Michael P Donohoo
S: Mary E Norman Tr, Tr for E&S Legacy RET
Book/Page: 67859/233, Date: 06/27/22
Use: 2 Bdrm Condo, Lot: 1201sf
Prior Sale: $841,000 (11/14)

223 HARVARD AVE $6,200,000
B: Harvard 223 RE LLC
S: Peter Nassif Tr, Tr for Harvard RT
Doc#: 000000000935449, Date: 06/29/22

2 HAWTHORNE PL U:11D $849,000
B: Margaret F Mill
S: Maria M Minguell Tr, Tr for Maria M Minguell T
Book/Page: 67862/204, Date: 06/28/22
Use: 2 Bdrm Condo, Lot: 1225sf

11 ISABELLA ST U:1 ..... $2,499,000
B: David S Young & Heather M Young
S: Benjamin S Moll
Book/Page: 67889/118, Date: 06/30/22
Mtg: Guaranteed Rate Inc $1,599,400
Type: Adj
Use: 3 Bdrm Condo

35 KINGSTON ST U:1 ..... $750,000
B: Boylston Chess Fndtn Inc
S: 35 K LLC
Book/Page: 67871/20, Date: 06/29/22
Mtg: Rockland Tr Co $600,000
Use: Retail Condo, Lot: 2012sf
Prior Sale: $589,000 (09/13)

88 KINGSTON ST U:7E $1,440,000
B: Linda Poznak Tr, Tr for Lafayette NT
S: Hillary K Getten
Book/Page: 67876/172, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1494sf
Prior Sale: $1,150,000 (05/14)

8 LINDALL PL U:3 ..... $570,000
B: Julie Perillo
S: Meagan Reardon
Book/Page: 67874/65, Date: 06/29/22
Mtg: Bank of America NA $456,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 534sf
Prior Sale: $501,655 (02/19)

3 LISBON ST U:102 ..... $304,400
B: Wendy Peiper
S: Clippership Condo LLC
Book/Page: 67873/1, Date: 06/29/22
Mtg: Cambridge Tr Co $284,400
Use: Condo

109 LIVERPOOL ST U:2 ..... $615,000
B: Abbey Fang
S: 109 Liverpool Street LLC
Book/Page: 67884/152, Date: 06/30/22
Mtg: Dedham Inst for Svgs $522,750
Use: Condo

133 MARLBOROUGH ST U:6 ..... $843,000
B: Lila Khalvati
S: Augusto Andres Tr, Tr for Augusto Andres RET
Book/Page: 67879/205, Date: 06/30/22
Mtg: Berkshire Bank $618,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 729sf

287 MARLBOROUGH ST U:A $2,280,000
B: Espinosa L Hurtado & Cecilia M Ortiz
S: Alysa Gerlach & Kevin Scanlon
Book/Page: 67883/36, Date: 06/30/22
Mtg: Village Bank $1,140,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 1685sf
Prior Sale: $1,800,000 (09/17)

530 MASSACHUSETTS AVE U:1A $680,000
B: Miyoung Kwon
S: Zorayr Manukyan
Book/Page: 67842/266, Date: 06/23/22
Mtg: Direct Credit Union $544,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 754sf
Prior Sale: $655,000 (07/18)

106-108 MOUNT PLEASANT AVE U:2 .. $695,000
B: Yucel Yigit & Lydia M Zevallos-Roca
S: Mohamed Uduman & Afreen Allam
Book/Page: 67878/114, Date: 06/30/22
Mtg: Guaranteed Rate Inc $556,000
Use: 3 Bdrm Condo

58 MYRTLE ST U:4 ..... $1,025,000
B: David Choi & Min S Choi
S: Christopher W Thomas
Book/Page: 67867/206, Date: 06/28/22
Mtg: Harvard University CU $915,000
Use: 2 Bdrm Condo, Lot: 1025sf
Prior Sale: $847,500 (08/16)

8 NOYES PL U:1 ..... $847,500
B: Lesley Carvalho
S: Michael Narracci & Sarah E Stevenson
Book/Page: 67857/100, Date: 06/27/22
Mtg: Radius Financial Grp $678,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1109sf
Prior Sale: $538,750 (01/10)

133 PEMBROKE ST U:1 ..... $850,000
B: Samantha M Barkowski
S: Mark J Doherty
Book/Page: 67850/254, Date: 06/24/22
Mtg: First Republic Bk $722,500
Type: Adj
Use: 1 Bdrm Condo, Lot: 725sf

145 PINCKNEY ST U:629 ..... $3,235,000
B: Susie Kim
S: Douglas O Fitzsimmons & Mary K Fitzsimmons
Book/Page: 67887/125, Date: 06/30/22
Mtg: First Republic Bk $1,550,000
Type: Adj
Use: Condo, Lot: 495sf

145 PINCKNEY ST U:634 ..... $3,235,000
B: Susie Kim
S: Douglas O Fitzsimmons & Mary K Fitzsimmons
Book/Page: 67887/125, Date: 06/30/22
Mtg: First Republic Bk $1,550,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 645sf

145 PINCKNEY ST U:635 ..... $3,235,000
B: Susie Kim
S: Douglas O Fitzsimmons & Mary K Fitzsimmons
Book/Page: 67887/125, Date: 06/30/22
Mtg: First Republic Bk $1,550,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 835sf

11 REVERE ST U:1 ..... $740,000
B: Erica Brookhyser & Mary Macdonald
S: Lynn Torgove
Book/Page: 67876/237, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 540sf

72 RUTLAND ST U:3 ..... $680,000
B: C Schinkmann-Bonias
S: Julie B Powell
Book/Page: 67880/70, Date: 06/30/22
Mtg: Guild Mortgage Co $490,000
Use: 1 Bdrm Condo, Lot: 621sf

87 SAWYER AVE U:3 ..... $830,000
B: Joseph A Castro
S: Mark A Lescynski & Taran B Loper
Book/Page: 67863/237, Date: 06/28/22
Mtg: First Republic Bk $664,000
Use: 2 Bdrm Condo

133 SEAPORT BLVD U:1507 ..... $1,200,000
B: Jinghao Wang
S: Boston Seaport M1&2 Land
Book/Page: 67851/327, Date: 06/24/22
Use: 1 Bdrm Condo

133 SEAPORT BLVD U:1912 ..... $1,279,000
B: Yana Karezin
S: Boston Seaport M1&2 Land
Book/Page: 67841/172, Date: 06/23/22
Use: 1 Bdrm Condo

133 SEAPORT BLVD U:610 ..... $1,240,000
B: John P Coyne
S: Alexander J Dolce & Lilly M Kasuba
Book/Page: 67871/282, Date: 06/29/22
Mtg: Washington Trust Mtg $992,000
Use: 1 Bdrm Condo

439 SHAWMUT AVE U:6 ..... $799,000
B: Peter Walsh & Carol Walsh
S: Mikko Kauppinen & Paola A Delgado
Book/Page: 67843/331, Date: 06/23/22
Use: 1 Bdrm Condo, Lot: 797sf

441 SHAWMUT AVE U:1 ..... $2,370,000
B: Bettina Henderson & Paul S Henderson
S: Austin S Dobson & Stephanie Dobson
Book/Page: 67865/210, Date: 06/28/22
Mtg: Rocket Mortgage LLC $1,400,000
Type: Adj
Use: 4 Bdrm Condo, Lot: 2980sf
Prior Sale: $1,700,000 (03/19)

450 SHAWMUT AVE $3,220,000
B: Austin Dobson & Stephenie Dobson
S: Robert Lam & Tiffany Hu
Book/Page: 67886/297, Date: 06/30/22
Mtg: First Republic Bk $1,932,000
Type: Adj
Use: 3 Bdrm Row-middle, Lot: 1371sf
Prior Sale: $2,900,000 (10/20)

469 SHAWMUT AVE U:3 ..... $669,000
B: Sindhu Kadhiresan & Veerichetty A Kadhiresan
S: Anthony Jardim Tr, Tr for Anthony Jardim RET
Book/Page: 67879/135, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 570sf

110 SUNDBURY ST U:4003 ..... $3,450,000
B: Kevin M Ellis Tr, Tr for Sudbury 4003 RT
S: Bulfinch WPB 1 Owner LLC
Book/Page: 67850/159, Date: 06/24/22
Mtg: First Republic Bk $900,000
Type: Adj
Use: Condo

84-86 SUNNYSIDE ST U:2 ..... $625,000
B: Second Left LLC
S: 84-86 Sunnyside St LLC
Book/Page: 67843/114, Date: 06/23/22
Use: Condo

36 SYMPHONY RD U:4A $1,030,000
B: Jonathan Lee & Bo Kim
S: David A Halfer
Book/Page: 67871/176, Date: 06/29/22
Mtg: Fall River Five Cents $772,500
Use: 2 Bdrm Condo, Lot: 1140sf
Prior Sale: $757,269 (10/20)

505 TREMONT ST U:412 ..... $2,850,000
B: Gordon L Nelson Jr Tr, Tr for J Musser Nelson 2014 RET
S: Tracy A Bellavance Tr, Tr for 505 Tremont St 412 RET
Book/Page: 67879/192, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1712sf
Prior Sale: $2,499,000 (07/17)

684 TREMONT ST U:6 ..... $1,230,000
B: Novaby 7 LLC
S: Matthew T Fulchino
Book/Page: 67881/189, Date: 06/30/22
Mtg: JPMorgan Chase Bank $800,000
Use: 2 Bdrm Condo, Lot: 956sf
Prior Sale: $835,000 (08/15)

777 TREMONT ST U:2 ..... $587,000
B: Tomasz Szatanek & Yun Peng-Szatanek
S: Ken D Wang
Book/Page: 67872/49, Date: 06/29/22
Mtg: Norwood CooperativeBk $498,950
Type: Adj
Use: 2 Bdrm Condo, Lot: 645sf
Prior Sale: $516,000 (11/16)

258-260 W 3RD ST U:1 ..... $1,185,000
B: Joshua D Dinney & Sarah C Palmer
S: Theresa Medina-Cook & Rosalyn M Medina-Cook
Book/Page: 67882/243, Date: 06/30/22
Mtg: Bank of America NA $948,000
Type: Adj
Use: 3 Bdrm Condo

136 W CANTON ST $3,900,000
B: 136 W Canton Street LLC
S: Alice G Andrus & Colebert L Andrus Jr
Book/Page: 67878/224, Date: 06/30/22
Use: 2-Family Row-end, Lot: 1733sf

144 W CANTON ST U:1 ..... $3,600,000
B: Eric L Goldman Tr, Tr for 144 West Canton Street RT
S: Denbar LLC
Book/Page: 67869/113, Date: 06/29/22
Mtg: Citibank Na $3,239,640
Use: 3 Bdrm Condo

133 W CONCORD ST U:1 ..... $1,941,000
B: Colin Kindgren & Elizabeth Fiorile
S: Steven Holt & Kimberly Holt
Book/Page: 67869/146, Date: 06/29/22
Mtg: US Bank NA $1,005,000
Type: Adj
Use: 2 Bdrm Condo

135 W CONCORD ST U:1 ..... $2,125,000
B: Matthew Fulchino & Nicholas Robertson
S: Jessica Mcternan & Jarod Polseno
Book/Page: 67885/215, Date: 06/30/22
Mtg: First Republic Bk $1,593,750
Type: Adj
Use: 2 Bdrm Condo, Lot: 1525sf
Prior Sale: $1,530,000 (11/17)

256 W NEWTON ST U:3 ..... $925,000
B: Wenju Guo & Zehua Yin
S: Denoor LLC
Book/Page: 67839/249, Date: 06/23/22
Mtg: East West Bank $555,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 893sf
Prior Sale: $829,000 (12/18)

92 W SPRINGFIELD ST U:3 ..... $750,000
B: Joseph M Epperson & Ashley N Gaines
S: Charlotte Wu
Book/Page: 67844/116, Date: 06/23/22
Mtg: Leader Bank NA $675,000
Use: 2 Bdrm Condo, Lot: 662sf
Prior Sale: $557,750 (04/14)

90 WAREHAM ST U:313 ..... $654,500
B: Ian T Gray
S: Steven Bergantino
Book/Page: 67878/231, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 751sf
Prior Sale: $439,000 (11/13)

75 WARREN AVE U:1 ..... $715,000
B: Patricia J Annett
S: Jodie Zussman & Alexis Isenberg
Book/Page: 67880/31, Date: 06/30/22
Mtg: Envision Bank $572,000
Use: 1 Bdrm Condo, Lot: 570sf
Prior Sale: $654,000 (06/19)

580 WASHINGTON ST U:1510 ..... $1,475,000
B: Rose Sheng
S: David Saunders & Marla Saunders
Book/Page: 67857/180, Date: 06/27/22
Mtg: Jeanne DArc CU $975,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1308sf

580 WASHINGTON ST U:206 ..... $1,300,000
B: Leonardo Dasilva-Sousa
S: Boston Millennium LLC
Book/Page: 67870/285, Date: 06/29/22
Mtg: Leader Bank NA $1,040,000
Use: 2 Bdrm Condo, Lot: 1140sf

1597 WASHINGTON ST U:408 ..... $975,000
B: Justin T DiMartino & Meredith N Roy
S: Mercedes L Ridao
Book/Page: 67869/344, Date: 06/29/22
Mtg: Washington Trust Mtg $755,000
Use: 2 Bdrm Condo, Lot: 974sf
Prior Sale: $630,000 (04/12)

1948-1950 WASHINGTON ST U:1B $296,000
B: Cmnty Dev Corp Of Boston
S: 1950 Wa Street LLC
Book/Page: 67851/310, Date: 06/24/22
Use: Condo

1948-1950 WASHINGTON ST U:3E $749,000
B: Cmnty Dev Corp Of Boston
S: 1950 Wa Street LLC
Book/Page: 67851/317, Date: 06/24/22
Use: Condo

8 WELLINGTON ST U:2 ..... $899,000
B: Katherine Flannery
S: Brian Isaac
Book/Page: 67879/176, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 664sf
Prior Sale: $758,000 (07/18)

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SUFFOLK REGISTRY
continued

43 WESTLAND AVE U:503 ..... **$810,000**
B: Virginia Rah & John Rah
S: Guo W Wei & Han Mo
Book/Page: 67861/86, Date: 06/28/22
Mtg: Bank of America NA $648,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 755sf
Prior Sale: $789,000 (11/18)

63 WORCESTER ST U:2 ..... **$2,450,000**
B: Barbara Rodriguez
S: Karnig R Ross-Porter
Book/Page: 67853/6, Date: 06/24/22
Mtg: First Republic Bk $1,100,000
Type: Adj
Use: 4 Bdrm Condo, Lot: 2589sf
Prior Sale: $2,000,000 (06/16)

11A SWALLOW ST U:2 ..... **$575,000**
B: Kerry N Keeffe
S: Leah J Paikin
Doc#: 000000000935338, Date: 06/27/22

Allston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	5
Median Price	$831,550	$760,000

▶ REAL ESTATE SALES

27 BAYARD ST **$1,010,000**
B: Hemanth Hari
S: Donald S Sission Tr, Tr for Donald S Sision 2022 RET
Book/Page: 67858/115, Date: 06/27/22
Mtg: Metro Credit Union $757,500
Use: 4 Bdrm Colonial, Lot: 2962sf

85 BRAINERD RD U:213 ..... **$800,000**
B: Lucia Soare & Christina M Soare
S: Samantha Pajak & William Wynert
Book/Page: 67875/329, Date: 06/29/22
Mtg: Dedham Inst for Svgs $150,000
Use: 2 Bdrm Condo, Lot: 1160sf
Prior Sale: $470,000 (05/14)

600 CAMBRIDGE ST **$1,170,000**
B: Winston Ho & Sam Ho
S: Joyce Chan & Wai H Chan
Book/Page: 67865/21, Date: 06/28/22
Mtg: North Easton Svgs Bk $885,000
Type: Adj
Use: 2-Family Semi Detachd, Lot: 3070sf
Prior Sale: $910,000 (01/17)

9 GARDNER ST U:13 ..... **$637,500**
B: Orange Lion&May LLC
S: Anil K Garg Tr, Tr for Garg RET
Book/Page: 67883/28, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1007sf

2 SINCLAIR RD U:202 ..... **$625,000**
B: Michael Sack
S: 37-43 North Beacon St LLC
Book/Page: 67858/338, Date: 06/27/22
Use: Condo

6 WINDOM ST **$1,021,000**
B: Margaret Mccauley & Travis Mccauley
S: Robert P Quigley Jr & Rebecca J Quigley
Book/Page: 67874/47, Date: 06/29/22
Use: 5 Bdrm Colonial, Lot: 3530sf
Prior Sale: $334,000 (12/11)

Brighton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	15
Median Price	$857,500	$875,000

▶ REAL ESTATE SALES

90 ANTWERP ST U:201 ..... **$230,000**
B: Nina Ravitz
S: Uhomes LLC
Book/Page: 67850/207, Date: 06/24/22
Mtg: Public Facilities Com $41,158
Use: Condo

99 CHESTNUT HILL AVE U:210 ..... **$632,000**
B: Sheila White
S: Gilda Shayan
Book/Page: 67870/314, Date: 06/29/22
Use: 1 Bdrm Condo, Lot: 890sf
Prior Sale: $368,000 (02/13)

4 CHISWICK RD U:22 ..... **$450,000**
B: Gregory M Doyle
S: Allison Anastas & Deborah H Anastas
Book/Page: 67851/172, Date: 06/24/22
Mtg: Rocket Mortgage LLC $405,000
Use: 1 Bdrm Condo, Lot: 696sf
Prior Sale: $353,700 (05/16)

1872 COMMONWEALTH AVE U:15 ..... **$409,000**
B: Daniel Smith Jr
S: Cynthia Oldfield
Book/Page: 67857/243, Date: 06/27/22
Mtg: Leader Bank NA $388,550
Use: 1 Bdrm Condo, Lot: 625sf
Prior Sale: $279,000 (12/13)

15 COMMONWEALTH CT **$290,000**
B: Salvucci RT
S: Loretta M Mcclary
Doc#: 000000000935459, Date: 06/29/22

33 HARRIET ST **$1,250,000**
B: Valle Vista LLC
S: Pompeo Leone & Linda Leone
Book/Page: 67883/280, Date: 06/30/22
Mtg: Everett Cp Bk $937,500
Use: 2-Family Two Family, Lot: 5493sf
Prior Sale: $310,000 (09/14)

8 KINROSS RD U:12 ..... **$499,000**
B: Hanbi Dai
S: Michael Sack
Book/Page: 67855/300, Date: 06/27/22
Use: 1 Bdrm Condo, Lot: 734sf
Prior Sale: $420,000 (02/17)

191 LAKE ST **$1,375,000**
B: Brighton Lake Street LLC
S: Connors Alexander Est & William M Connors
Book/Page: 67879/158, Date: 06/30/22
Use: 2-Family Conventional, Lot: 5735sf

50 LEO M BIRMINGHAM PKWY U:304. ..... **$740,000**
B: Michael Method
S: Leo Birmingham Dev LLC
Book/Page: 67864/248, Date: 06/28/22
Use: Condo

50 LEO M BIRMINGHAM PKWY U:504. ..... **$775,000**
B: Michel Nguyen-Quoc
S: Leo Birmingham Dev LLC
Book/Page: 67881/259, Date: 06/30/22
Mtg: First Republic Bk $620,000
Use: Condo

50 LEO M BIRMINGHAM PKWY U:608. ..... **$660,000**
B: Jianhua Wu Tr, Tr for X Deng&Jianhua Wu LT
S: Leo Birmingham Dev LLC
Book/Page: 67851/79, Date: 06/24/22
Mtg: TD Bank NA $495,000
Type: Adj
Use: Condo

172 NEWTON ST U:5 ..... **$572,000**
B: Nan Chen
S: Gary Chai & Lauren Chai
Book/Page: 67840/117, Date: 06/23/22
Mtg: Harvard University CU $400,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 1053sf

52 STRATHMORE RD U:25 ..... **$565,000**
B: Charles Jacobs
S: Timothy Adler & Inna Adler
Book/Page: 67888/24, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 884sf

130 SUTHERLAND RD U:7 ..... **$370,000**
B: Moukbel Mridan & Salma Farra
S: Xujie Liu & Lu Gong
Book/Page: 67886/41, Date: 06/30/22
Mtg: City Of Boston CU $277,500
Use: 1 Bdrm Condo, Lot: 497sf
Prior Sale: $355,000 (09/17)

7-11 WADE ST **$1,200,000**
B: Boston College T
S: John R Guptill Tr, Tr for John R Guptill RET
Book/Page: 67864/149, Date: 06/28/22
Use: 2-Family Two Family, Lot: 7163sf

Charlestown

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	23	25
Median Price	$1,500,000	$1,435,000

▶ REAL ESTATE SALES

42 8TH ST U:5517 ..... **$950,000**
B: Evgeniya Kuzina & Ivan Gramberg
S: Joshua Finberg
Book/Page: 67888/304, Date: 06/30/22
Mtg: Mortgage Networks Inc $760,000
Use: 2 Bdrm Condo
Prior Sale: $600,000 (08/12)

197 8TH ST U:214 ..... **$859,000**
B: Kelvin Cross & Caren Arnstein
S: Marian Sweeney
Book/Page: 67878/105, Date: 06/30/22
Use: 1 Bdrm Condo

3 BLABAN PL **$920,000**
B: Jesse Gehling & Amanda K Gaughan
S: B M Baudanza-Sturks & Whitney L Baudanza-Sturks
Book/Page: 67843/173, Date: 06/23/22
Mtg: Fairway Ind Mtg $827,080
Use: 3 Bdrm Row-end, Lot: 875sf
Prior Sale: $635,000 (10/14)

304 BUNKER HILL ST U:2 ..... **$590,000**
B: Shai Myers & Zachary Kalapinski
S: Daryl E Dittmer
Book/Page: 67881/298, Date: 06/30/22
Mtg: Boston FireFightrs CU $589,000
Type: Adj
Use: 2 Bdrm Condo

393 BUNKER HILL ST U:3 ..... **$750,000**
B: Cole Jaillet & Samantha Jaillet
S: Eric Dmohowski
Book/Page: 67888/218, Date: 06/30/22
Mtg: Guaranteed Rate Inc $712,500
Use: 2 Bdrm Condo
Prior Sale: $589,000 (08/17)

74 CONSTITUTION RD U:74 ..... **$1,800,000**
B: Luis Rojas & Lourdes J Rojas
S: Michael P Bouzane Tr, Tr for Michale P Bouzane T
Book/Page: 67865/72, Date: 06/28/22
Mtg: JPMorgan Chase Bank $500,000
Use: 3 Bdrm Condo
Prior Sale: $1,290,000 (09/14)

32 CROSS ST **$1,325,000**
B: Catherine E Renehan
S: Andrew T Oftedal & Saige E Jutras-Oftedal
Book/Page: 67859/249, Date: 06/27/22
Mtg: Guaranteed Rate Inc $927,500
Use: 3 Bdrm Row-middle, Lot: 780sf
Prior Sale: $1,090,000 (06/20)

4 CRYSTAL PL U:1 ..... **$485,000**
B: Jill A Fitzsimmons
S: Richard T Mullaney & Emily R Mullaney
Book/Page: 67879/57, Date: 06/30/22
Mtg: Abington Bank $385,000
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $370,000 (07/15)

356-358 MAIN ST U:1 ..... **$435,000**
B: Anjani Malhi
S: Ofelia I Alvarado
Book/Page: 67870/162, Date: 06/29/22
Mtg: Delta Community CU $335,000
Use: 1 Bdrm Condo
Prior Sale: $209,200 (03/11)

356-358 MAIN ST U:42 ..... **$580,000**
B: LDK Cape Properties LLC
S: Helen L Murphy Tr, Tr for Helen L Murphy 2013 RET
Book/Page: 67849/239, Date: 06/24/22
Use: 1 Bdrm Condo

87 HIGH ST U:3 ..... **$850,000**
B: Christine Cole & Kevin Cole
S: Casey L Goodnough & Anthony E Goodnough
Book/Page: 67878/294, Date: 06/30/22
Mtg: Boston FireFightrs CU $430,000
Use: 2 Bdrm Condo
Prior Sale: $492,500 (03/13)

9 LYNDEBORO ST **$1,300,000**
B: Chandler D Boynton & Erin K Shirtz
S: Jonathan Weiss & Kate Weiss
Book/Page: 67841/325, Date: 06/23/22
Mtg: Guaranteed Rate Inc $984,000
Type: Adj
Use: 2 Bdrm Row-end, Lot: 1100sf
Prior Sale: $610,000 (11/16)

108 MAIN ST U:2 ..... **$1,275,000**
B: James E Longacre
S: Emily M Freedman & Brian Freedman
Book/Page: 67875/72, Date: 06/29/22
Mtg: Guaranteed Rate Inc $950,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $955,000 (06/16)

378 MAIN ST **$1,250,000**
B: Charles A Diaz & Jessica L Diaz
S: John J Taglilatela Tr, Tr for 378 Main Street RT
Book/Page: 67859/109, Date: 06/27/22
Mtg: Bangor Savings Bank $1,000,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 1470sf

403 MAIN ST U:4 ..... **$775,000**
B: Rachel Rincon & Ryan Rincon
S: Meredith Joly
Book/Page: 67865/285, Date: 06/28/22
Mtg: Bangor Savings Bank $675,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $665,000 (06/16)

334 MEDFORD ST U:1 ..... **$535,000**
B: Derek Melendy
S: Christian Brannelly & Sabrina Meyer
Book/Page: 67849/176, Date: 06/24/22
Mtg: Drew Mortgage Assnlnc $428,000
Use: 2 Bdrm Condo
Prior Sale: $451,780 (09/16)

28 MYSTIC ST U:1 ..... **$1,100,000**
B: Grant W Schonberg & Jennifer A Schonberg
S: James Johnson & Lexy Johnson
Book/Page: 67844/73, Date: 06/23/22
Mtg: Guaranteed Rate Inc $935,000
Use: 2 Bdrm Condo
Prior Sale: $830,000 (06/19)

PROSPECT ST **$2,300,000**
B: Donald Straus
S: Nicholas Fasano Tr, Tr for Malokani T
Book/Page: 67844/58, Date: 06/23/22

4 TRENTON ST U:2 ..... **$700,000**
B: Christopher Stenson
S: Michael J Murphy & Alyssa K Murphy
Book/Page: 67842/229, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $583,000 (10/16)

Chelsea

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	17	14
Median Price	$475,000	$612,500

▶ REAL ESTATE SALES

25 6TH ST U:2 ..... **$241,935**
B: Sixth Condos LLC
S: 25 Sixth LLC
Book/Page: 67848/34, Date: 06/24/22
Use: Condo

38 BEACON ST U:1 ..... **$509,000**
B: Joan E Lanigan & Peter M Melo
S: EAM Properties LLC
Book/Page: 67874/339, Date: 06/29/22
Mtg: Middlesex FSLA $407,200
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $440,000 (11/18)

10 BREAKWATER DR U:10 ..... **$760,000**
B: Selena Semonian
S: Chi Zhang & Jefferson Lee
Book/Page: 67880/117, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $558,888 (03/17)

100 CAPTAINS ROW U:102 ..... **$485,000**
B: 100 Captains Row 102
S: Olivia J Gardner & Noah Richard
Book/Page: 67870/321, Date: 06/29/22
Mtg: Patriot Community Bk $325,000
Use: 2 Bdrm Condo
Prior Sale: $387,000 (05/18)

200 CAPTAINS ROW U:106 ..... **$385,000**
B: Kate Zona
S: Rosa M Olortegui
Book/Page: 67887/217, Date: 06/30/22
Mtg: Inst Svgs Newburyport $323,000
Use: 1 Bdrm Condo
Prior Sale: $330,000 (11/18)

160 COMMANDANTS WAY U:408 ..... **$477,000**
B: John Taglilatela & Beth Burton
S: Philip J Doherty Jr & Ann T Doherty
Book/Page: 67852/140, Date: 06/24/22
Mtg: Fairway Ind Mtg $429,300
Use: 2 Bdrm Condo

230 CRESCENT AVE **$11,000,000**
B: Chelsea Creek LLC
S: Edward P Swansburg Tr, Tr for Crescent Avenue RT
Book/Page: 67840/264, Date: 06/23/22
Mtg: Eastern Bank $10,725,000
Use: Industrial Warehouse, Lot: 49994sf

61 DIVISION ST **$1,375,000**
B: Eagle Prop Mgmt Chelsea
S: 59-61 Division LLC
Book/Page: 67885/131, Date: 06/30/22
Mtg: Salem FiveCts Svgs Bk $1,031,250
Use: Apartment Bldg - 4-8 Units, Lot: 2200sf
Prior Sale: $775,000 (01/16)

20 LASH ST **$610,000**
B: Ricardo Pineda & Telva A Ochoa
S: Michele L Poste & Michelle L Poste
Book/Page: 67848/329, Date: 06/24/22
Mtg: Rockland Tr Co $390,000
Use: 3 Bdrm Raised Ranch, Lot: 5537sf

95 SAGAMORE AVE **$620,000**
B: Willian D Mejia-Merino
S: Mary M Bourque & Robert J Bourque
Book/Page: 67853/211, Date: 06/24/22
Mtg: MSA Mortgage LLC $576,600
Use: 4 Bdrm Conventional, Lot: 3653sf

74 SPRINGVALE AVE U:14 ..... **$420,000**
B: Osorio J Arango & Delgado O Herrera
S: Phillip Dubose & Cheryl Dubose
Book/Page: 67845/314, Date: 06/24/22
Mtg: Fall River Five Cents $399,000
Use: 3 Bdrm Condo

102 WINNISIMMET ST **$900,000**
B: AHSC Winnisimmet LLC
S: Anthony Cassano & Delia J Cassano
Book/Page: 67887/97, Date: 06/30/22
Use: Apartment Bldg - 4-8 Units, Lot: 1525sf

106 WINNISIMMET ST **$98,000**
B: AHSC Winnisimmet LLC
S: Anthony Cassano & Delia J Cassano
Book/Page: 67887/100, Date: 06/30/22
Use: Residential Undvlpble Land, Lot: 2700sf

203 WINNISIMMET ST **$2,627,000**
B: AHSC Winnisimmet LLC
S: A&D Dev Associates Lp
Book/Page: 67887/103, Date: 06/30/22

Dorchester

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	62	57
Median Price	$656,000	$685,000

▶ REAL ESTATE SALES

543 ADAMS ST U:24 ..... **$358,000**
B: Gena M Marrese
S: Elias A Gharios
Book/Page: 67878/75, Date: 06/30/22
Mtg: Radius Financial Grp $289,980
Use: 2 Bdrm Condo, Lot: 686sf
Prior Sale: $343,000 (06/18)

1066 ADAMS ST U:1 ..... **$545,000**
B: Matthew D Connor
S: Ashley Campbell-Kirrane & Patrick Kirrane
Book/Page: 67866/204, Date: 06/28/22
Mtg: Boston FireFightrs CU $545,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1058sf
Prior Sale: $325,000 (08/15)

101-103 ARMANDINE ST **$1,210,000**
B: Investomation LLC
S: Artnel Champagnie & Wendy Desabaye
Book/Page: 67845/245, Date: 06/24/22
Use: 3-Family Semi Detachd, Lot: 3687sf
Prior Sale: $150,000 (05/12)

101-103 ARMANDINE ST **$1,575,000**
B: Armandine Holdings LLC
S: Artnel D Champagnie & Wendy M Desabaye
Book/Page: 67846/333, Date: 06/24/22
Mtg: Coastal Heritage Bank $1,332,000
Use: 3-Family Semi Detachd, Lot: 3687sf
Prior Sale: $150,000 (05/12)

105-107 ARMANDINE ST **$1,575,000**
B: Armandine Holdings LLC
S: Artnel D Champagnie & Wendy M Desabaye
Book/Page: 67846/333, Date: 06/24/22
Mtg: Coastal Heritage Bank $1,332,000
Use: 3-Family Semi Detachd, Lot: 4502sf

34 ASHTON ST **$550,000**
B: Maimouna Bah & Amadou Bah
S: Aletta Horton
Book/Page: 67858/236, Date: 06/27/22
Mtg: Needham Bk $513,000
Use: 3 Bdrm Semi Detachd, Lot: 3000sf
Prior Sale: $430,000 (05/21)

57 BAILEY ST U:1 ..... **$450,000**
B: Amanda F Davis & Jonathan B Dain
S: Anthony Spagnoletti & Linnea Brandt
Book/Page: 67855/341, Date: 06/27/22
Use: 2 Bdrm Condo, Lot: 1030sf
Prior Sale: $370,000 (07/18)

28 BROWNING AVE U:3 ..... **$555,000**
B: Kiyah Anderson
S: Donald F Taylor 3rd Tr, Tr for 24 26 28 Browning RT
Book/Page: 67859/324, Date: 06/27/22
Mtg: Leader Bank NA $412,500
Use: Condo

7 BURGOYNE ST U:1 ..... **$710,000**
B: Jonathan Skerry & Ashley Skerry
S: Andrea O Donovan Tr, Tr for A O Donovan 2019 T
Book/Page: 67842/346, Date: 06/23/22
Mtg: Hanscom FCU $603,500
Use: 2 Bdrm Condo, Lot: 1828sf

2 COLONIAL AVE **$30,000**
B: Home Reconstruction LLC
S: Larry M Cline
Book/Page: 67857/338, Date: 06/27/22
Use: 3-Family Decker, Lot: 3356sf
Prior Sale: $30,000 (08/19)

54 CRESCENT AVE U:B **$610,000**
B: Eric Agredo & Ariana S Saavedra
S: Matthew Falkenham & Camille Falkenham
Book/Page: 67881/65, Date: 06/30/22
Mtg: Prime Lending Inc $582,000
Use: 2 Bdrm Condo, Lot: 1307sf
Prior Sale: $540,000 (11/17)

60 DEVON ST **$980,000**
B: Edson Cardoso & Zuleica Cardoso
S: Duane A Nelson
Book/Page: 67887/319, Date: 06/30/22
Mtg: Homebridge Financial $962,249
Use: 2-Family Conventional, Lot: 3970sf

20 DIX ST U:5 ..... **$268,000**
B: Jennifer Sagawa & Michele Grosso
S: Kenneth Sinkiewicz & Sinkiewicz M Mcdonough
Book/Page: 67881/290, Date: 06/30/22
Use: Condo, Lot: 399sf

135 GRANITE AVE U:8 ..... **$233,750**
B: Zachary J Willett
S: Catherine M Vaughn
Book/Page: 67867/79, Date: 06/28/22
Mtg: Fairway Ind Mtg $194,012
Use: Condo, Lot: 421sf

8 HALLAM ST U:1 ..... **$580,000**
B: Sumit Sarkar
S: Martha Willis
Book/Page: 67857/216, Date: 06/27/22
Mtg: Leader Bank NA $435,000
Use: 2 Bdrm Condo, Lot: 826sf

220 HAMILTON ST **$575,000**
B: Modestina Martinez
S: Fanny Gomezq & Quintino Gomez
Doc#: 000000000935513, Date: 06/30/22
Mtg: Freedom Mortgage Corp $546,250
Use: 3 Bdrm Colonial, Lot: 3003sf
Prior Sale: $285,000 (11/17)

30-32 HARBOR VIEW ST **$1,100,000**
B: Real Estate Boston LLC
S: Elaine R Silva
Book/Page: 67883/215, Date: 06/30/22
Mtg: Needham Bk $880,000
Use: 3-Family Conventional, Lot: 3415sf

111 HUTCHINGS ST U:4 ..... **$579,900**
B: Man L Hung
S: Hutchings Gardens LLC
Book/Page: 67877/269, Date: 06/30/22
Mtg: Fairway Ind Mtg $434,925
Use: Condo

20 LENOXDALE AVE **$840,000**
B: Matthew C Collins
S: Sharon Seyller & Kelly Catteau
Book/Page: 67841/56, Date: 06/23/22
Mtg: Leader Bank NA $840,000
Use: 3 Bdrm Colonial, Lot: 3600sf
Prior Sale: $705,000 (06/19)

80 LONSDALE ST U:2 ..... **$552,000**
B: Hana Chahid
S: Kia Rivera & Patricia Moran
Book/Page: 67883/243, Date: 06/30/22
Mtg: Fairway Ind Mtg $302,000
Use: 3 Bdrm Condo, Lot: 1125sf
Prior Sale: $465,000 (08/19)

74 LYNDHURST ST **$785,000**
B: Evan M Haas & Esteban Esquivel
S: Janaica R West-Carter & Gail W Jones
Book/Page: 67853/154, Date: 06/24/22
Mtg: First Republic Bk $628,000
Use: 4 Bdrm Colonial, Lot: 5040sf

193 MANCHESTER ST **$560,000**
B: Mark A Grossman & Laura I Lopez-Ortiz
S: Stephanie J Charron
Book/Page: 67849/152, Date: 06/24/22

55-57 MELVILLE AVE **$1,298,000**
B: Hoangvu M Vo
S: Lindsey A Messervy & Jacob A Freedman
Book/Page: 67852/29, Date: 06/24/22
Mtg: United Wholesale Mtg $958,500
Use: 2-Family Conventional, Lot: 8103sf
Prior Sale: $630,000 (07/14)

176 MINOT ST **$430,000**
B: John P Doherty & Mary Doherty
S: David C Campbell Tr, Tr for B&B RT
Doc#: 000000000935399, Date: 06/28/22
Use: Other Exempt, Lot: 2975sf

56 MORTON ST **$1,100,000**
B: DCT Ventures LLC
S: John Golden
Book/Page: 67860/147, Date: 06/27/22

5-A MOUNT VERNON ST U:1 ..... **$810,000**
B: David F Brandorff & Lisa Brandorff
S: Robert Torres
Book/Page: 67889/326, Date: 06/30/22
Mtg: NBKC Bank $647,000
Use: 2 Bdrm Condo, Lot: 1437sf
Prior Sale: $496,000 (01/16)

27 MOUNT VERNON ST U:1 ..... **$745,000**
B: Colin M Sargis
S: Matthew J Allen
Book/Page: 67873/197, Date: 06/29/22
Use: 2 Bdrm Condo, Lot: 1103sf
Prior Sale: $537,000 (08/15)

30 PARK ST U:6 ..... **$975,000**
B: Katia Adams & Julian J Adams
S: Andrew Brady & Allison Gottfried
Book/Page: 67842/186, Date: 06/23/22
Mtg: Community CU LYNN $775,000
Use: 4 Bdrm Condo
Prior Sale: $915,000 (06/19)

18 ROMSEY ST **$1,700,000**
B: Real Estate Boston LLC
S: Petar Velickovic & Vera Velickovic
Book/Page: 67843/119, Date: 06/23/22
Mtg: Needham Bk $5,616,000
Use: 3-Family Decker, Lot: 2975sf

69 ROMSEY ST U:3 ..... **$937,500**
B: Casey Dicocco & Joseph Derosa
S: 69 Romsey St Unit 3 LLC
Book/Page: 67875/227, Date: 06/29/22
Mtg: First Republic Bk $796,875
Type: Adj
Use: 4 Bdrm Condo, Lot: 1912sf
Prior Sale: $515,000 (06/21)

84 ROMSEY ST U:2 ..... **$705,000**
B: Danielle DaCunha & Brian Powell
S: Antonino Barbalace & Hans Steuber
Book/Page: 67859/137, Date: 06/27/22
Mtg: First Republic Bk $564,000
Use: 2 Bdrm Condo

62 ROSLIN ST **$1,300,000**
B: Matthew P Alley & Daniel J Cohen
S: Russell Teebagy
Book/Page: 67876/42, Date: 06/29/22
Mtg: Rockland Tr Co $1,235,000
Use: 3-Family Conventional, Lot: 7800sf

60 SAWYER AVE U:2 ..... **$806,000**
B: Erie Hyder
S: Brian P Reynolds
Book/Page: 67863/311, Date: 06/28/22
Mtg: First Republic Bk $644,800
Use: 3 Bdrm Condo, Lot: 1290sf
Prior Sale: $480,000 (01/20)

8 SAXTON ST U:2 ..... **$420,000**
B: Olivia J Pugliese
S: Nicholas W Saparoff Tr, Tr for Saparoff LT
Book/Page: 67849/332, Date: 06/24/22
Mtg: Mortgage Networks Inc $399,000
Use: 1 Bdrm Condo, Lot: 658sf
Prior Sale: $260,500 (06/15)

29 SUDAN ST U:1 ..... **$352,000**
B: James M Mcdonnell & Claire P Mcdonnell
S: Regina M Mclaughlin Tr, Tr for Sudan Street RT
Book/Page: 67854/259, Date: 06/27/22
Mtg: Guaranteed Rate Inc $300,000
Use: 3 Bdrm Condo, Lot: 1136sf

19 UPHAM AVE U:3 ..... **$449,900**
B: Kelsey Felder & William C Felder
S: Mark C Paxson & Susan B Paxson
Book/Page: 67873/148, Date: 06/29/22
Mtg: Dedham Inst for Svgs $400,675
Use: 3 Bdrm Condo, Lot: 1000sf

7 WALES ST U:3 ..... **$475,000**
B: Garrett W Nichols
S: Andrew Doyle
Book/Page: 67873/79, Date: 06/29/22
Mtg: Fairway Ind Mtg $295,000
Use: 3 Bdrm Condo

32-34 WHITRIDGE ST **$1,020,000**
B: Bianca Dintino & Emily Larosa
S: Charles J Mccarthy 3rd & Nora C Mccarthy
Book/Page: 67866/94, Date: 06/28/22
Mtg: Boston FireFightrs CU $969,000
Type: Adj
Use: 2-Family Two Family, Lot: 3375sf
Prior Sale: $433,000 (06/11)

East Boston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	15	13
Median Price	$612,925	$682,000

▶ REAL ESTATE SALES

207 CHELSEA ST **$1,000,000**
B: Juan R Martinez & Bibiana Martinez
S: Rebecca A Martinez & Jacqueline Dang
Book/Page: 67877/168, Date: 06/30/22
Mtg: New Fed Mtg Corp $750,000
Use: 3-Family Decker, Lot: 2114sf

83 EUTAW ST U:1 ..... **$600,000**
B: Simon Chao
S: 137 Franklin Street LLC
Book/Page: 67877/139, Date: 06/30/22
Mtg: Berkshire Bank $480,000
Type: Adj
Use: 4 Bdrm Condo, Lot: 1351sf
Prior Sale: $302,500 (11/15)

229 EVERETT ST U:8 ..... **$270,000**
B: Tivan Amour Tr, Tr for Amour FT
S: Erik G Stivaletta Tr, Tr for Erik G Stivaletta LT
Book/Page: 67878/244, Date: 06/30/22
Mtg: Baycoast Mortgage Co $202,500
Type: Adj
Use: 1 Bdrm Condo, Lot: 558sf

244 EVERETT ST **$543,000**
B: Dana M Cairns & David L Mcdonough
S: Pedro Suarez & Melina Suarez
Book/Page: 67844/142, Date: 06/23/22
Mtg: Leader Bank NA $434,400
Use: 4 Bdrm Row-middle, Lot: 795sf

65 GOVE ST **$505,000**
B: David A Lank
S: Gove On The Green LLC
Book/Page: 67839/49, Date: 06/23/22
Mtg: HarborOne Mortgage $1,336,000
Use: Residential Developable Land, Lot: 1032sf
Prior Sale: $372,000 (10/17)

30 HAYNES ST U:2 ..... **$450,500**
B: J L DelCastillo-Lopez
S: Stephen Hansen
Book/Page: 67878/30, Date: 06/30/22
Mtg: First Republic Bk $360,000
Use: 1 Bdrm Condo, Lot: 592sf
Prior Sale: $320,000 (05/16)

64 HAYNES ST **$500,000**
B: Francesco Spoldi Tr, Tr for Chieregatti Spoldi FT
S: Lightning Realty LLC
Book/Page: 67885/70, Date: 06/30/22

9 JEFFRIES ST U:2 ..... **$940,000**
B: Guillermo Guerini & Leah R Gregory
S: Robert Kraez
Book/Page: 67846/134, Date: 06/24/22
Mtg: First Republic Bk $752,000
Use: 3 Bdrm Condo
Prior Sale: $799,000 (08/17)

45 LEWIS ST U:411 ..... **$1,299,900**
B: Yusef Haj-Darwish & Nashwa Jaber
S: Diane Patryn
Book/Page: 67865/181, Date: 06/28/22
Use: Condo

44 LEXINGTON ST **$5,175,000**
B: 14 Sheafe Street LLC
S: Dwight House LLC
Book/Page: 67890/121, Date: 06/30/22
Use: Mixed Use-prim Res & Comm, Lot: 2500sf
Prior Sale: $800,000 (10/18)

46 LEXINGTON ST **$5,175,000**
B: 14 Sheafe Street LLC
S: Dwight House LLC
Book/Page: 67890/121, Date: 06/30/22
Use: Mixed Use-prim Res & Comm, Lot: 2500sf
Prior Sale: $800,000 (10/18)

9 LISBON ST U:201 ..... **$186,400**
B: Yangchun Li
S: Clippership Condo LLC
Book/Page: 67859/59, Date: 06/27/22
Use: Condo

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46-48 MAVERICK SQ. **$2,050,000**
B: 4648 MSQ LLC
S: Bazarian Brothers LLC
Book/Page: 67875/143, Date: 06/29/22
Mtg: First Boston Cnst Hld $2,075,000
Use: Industrial Use, Lot: 1305sf
Prior Sale: $726,000 (07/10)

1-A MERIDIAN ST **$2,050,000**
B: 4648 MSQ LLC
S: Bazarian Brothers LLC
Book/Page: 67875/143, Date: 06/29/22

1-B MERIDIAN ST **$2,050,000**
B: 4648 MSQ LLC
S: Bazarian Brothers LLC
Book/Page: 67875/143, Date: 06/29/22

184 PARIS ST **$775,000**
B: 184 Paris Street LLC
S: Angela Belmonte F Est & Louis Belmonte
Book/Page: 67863/156, Date: 06/28/22
Mtg: RFLF 7 LLC $1,211,240
Use: 3-Family Decker, Lot: 2500sf

305 PRINCETON ST **$940,000**
B: FB 305 Princeton LLC
S: Rebecca Martinez & Jacqueline Dang
Book/Page: 67868/146, Date: 06/29/22
Mtg: Clinton Svgs Bk $750,000
Use: 3-Family Row-end, Lot: 1431sf
Prior Sale: $670,000 (05/15)

36 SAINT EDWARD RD U:1 ..... **$495,000**
B: Bertila R Ortiz
S: Jesse A Sweet & Isabel C Sweet
Book/Page: 67843/133, Date: 06/23/22
Mtg: Prime Lending Inc $100,000
Use: 2 Bdrm Condo, Lot: 1365sf

127 SARATOGA ST **$575,000**
B: 127 Saratogo Street LLC
S: Belmonte Angela F Est & Robert Belmonte
Book/Page: 67863/115, Date: 06/28/22
Mtg: RFLF 7 LLC $873,049
Use: 2-Family Row-middle, Lot: 1646sf

223 SARATOGA ST **$615,000**
B: Kerry Harrington
S: Saratoga EB LLC
Book/Page: 67873/246, Date: 06/29/22
Use: Mixed Use-prim Res & Comm, Lot: 2000sf
Prior Sale: $1,355,000 (06/20)

223 SARATOGA ST U:202 ..... **$589,000**
B: Alexa M Derkasch
S: Saratoga EB LLC
Book/Page: 67868/262, Date: 06/29/22
Mtg: Guaranteed Rate Inc $571,330
Use: Condo

223 SARATOGA ST U:PH1 ..... **$1,065,000**
B: James Wallace & Tara Mould
S: Saratoga EB LLC
Book/Page: 67853/52, Date: 06/24/22
Mtg: Bank MD $770,500
Use: Condo

336 SARATOGA ST U:3 ..... **$670,000**
B: Sean Cheng
S: Chris Lehman & Rachel Lehman
Book/Page: 67842/304, Date: 06/23/22
Mtg: First Republic Bk $536,000
Use: 3 Bdrm Condo, Lot: 1579sf
Prior Sale: $605,000 (06/19)

99 SUMNER ST U:517 ..... **$1,270,000**
B: RCS Brookline LLC
S: Div Sumner Street LLC
Book/Page: 67883/187, Date: 06/30/22
Use: Condo

52 WORDSWORTH ST **$725,000**
B: Fatma Z Litim
S: Andrew J Minichello & Maria R Minichello
Book/Page: 67885/328, Date: 06/30/22
Mtg: 2016 6 LLC $580,000
Use: 2 Bdrm Colonial, Lot: 4400sf
Prior Sale: $270,000 (08/12)

Hyde Park

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	48	45
Median Price	$580,000	$620,000

► REAL ESTATE SALES

102 DAVISON ST **$675,000**
B: Thi Q Phung & Van H Dang
S: Franchesca Arias & Michael Davenport
Book/Page: 67883/332, Date: 06/30/22
Mtg: Cross Country Mtg Inc $540,000
Use: 2 Bdrm Cape Cod, Lot: 6000sf
Prior Sale: $623,000 (11/20)

282 FAIRMOUNT AVE **$750,000**
B: Lauren E Jones
S: Matthew Lausier
Doc#: 000000000935485, Date: 06/29/22
Mtg: Northmark Bank $400,000
Use: 3 Bdrm Colonial, Lot: 7500sf
Prior Sale: $427,800 (05/15)

933 METROPOLITAN AVE **$937,500**
B: Chalyse L Bush & Paul L Ward
S: Dolores J Ford-Murphy
Book/Page: 67875/107, Date: 06/29/22
Mtg: Flagstar Bank FSB $796,500
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 14206sf

66 MYOPIA RD **$580,000**
B: Kim E Baker & Ruth B Ginsburg
S: Christina M Allegrezza
Book/Page: 67873/276, Date: 06/29/22
Mtg: Fairway Ind Mtg $435,000
Use: 3 Bdrm Colonial, Lot: 5774sf
Prior Sale: $279,500 (08/11)

26 PINEFIELD RD **$650,000**
B: Miguel Monteiro & Jailene Acevedo
S: Zachary Wassmouth & Marissa Marinucci
Doc#: 000000000935498, Date: 06/30/22
Mtg: Boston FireFightrs CU $640,000
Use: 3 Bdrm Ranch, Lot: 4276sf
Prior Sale: $375,000 (08/15)

955 RIVER ST **$588,000**
B: Adrian O Headley
S: Miguel A Chavez & Seth A Mccoy
Doc#: 000000000935493, Date: 06/30/22
Mtg: Conway Financial Svcs $470,400
Use: 3 Bdrm Ranch, Lot: 6906sf
Prior Sale: $404,000 (02/18)

18 ROXANA ST U:3 ..... **$512,500**
B: Ann M Madigan & Curtis Waltman
S: David G Blitzer & Julie M Duran
Book/Page: 67872/6, Date: 06/29/22
Mtg: Rocket Mortgage LLC $220,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1173sf
Prior Sale: $350,000 (06/17)

85 SUMMER ST **$550,000**
B: Witchelo Leger & Marie Brenus
S: Ruth Walash Tr, Tr for Oakes FT 1
Book/Page: 67856/130, Date: 06/27/22
Mtg: RTN FCU $500,000
Use: 3 Bdrm Cape Cod, Lot: 5000sf

95 WOOD AVE **$470,000**
B: Devon R Clark
S: Darren J Fernandes
Book/Page: 67840/212, Date: 06/23/22
Mtg: Fairway Ind Mtg $390,100

Jamaica Plain

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	21	25
Median Price	$1,087,500	$1,160,000

► REAL ESTATE SALES

180 ARBORWAY U:2 ..... **$1,220,000**
B: Allison Demas & Samuel Greenblatt
S: Shamus Keohane & Elizabeth Keohane
Book/Page: 67844/242, Date: 06/23/22
Mtg: Leader Bank NA $1,098,000
Use: 3 Bdrm Condo, Lot: 2220sf
Prior Sale: $805,000 (05/17)

250 ARBORWAY U:2 ..... **$635,000**
B: Ge Zhu & Jingyi Chi
S: Brendan S Dutch & Haidee H Dutch
Book/Page: 67870/36, Date: 06/29/22
Mtg: Harvard University CU $476,250
Type: Adj
Use: 3 Bdrm Condo, Lot: 925sf
Prior Sale: $485,000 (07/17)

41 BALLARD ST **$930,000**
B: Benjamin Underwood & Madeleine Barr
S: Roman Catholic Archbishop
Book/Page: 67858/61, Date: 06/27/22
Mtg: Silicon Valley Bank $790,500
Type: Adj
Use: 3 Bdrm Colonial, Lot: 5610sf

184 BOYLSTON ST U:1 ..... **$750,000**
B: Avery Schneider & Sierra Tilton
S: Stephanie R Redfern & Daniel B Redfern
Book/Page: 67856/193, Date: 06/27/22
Mtg: Cambridge Svgs Bk $712,500
Use: 3 Bdrm Condo, Lot: 1350sf
Prior Sale: $502,000 (11/17)

30 BOYNTON ST U:3 ..... **$660,000**
B: Ellen R Conroy & Ryan J Hendricks
S: Daniel I Snider & Jordan M Metcalfe
Book/Page: 67883/83, Date: 06/30/22
Mtg: TD Bank NA $627,000
Use: 2 Bdrm Condo, Lot: 980sf
Prior Sale: $540,000 (11/19)

8 CHESHIRE ST U:8 ..... **$1,345,000**
B: Laura M Cox & Viacheslav Sheremirov
S: Raul G Enriquez & Luz D Padilla-Duran
Book/Page: 67870/74, Date: 06/29/22
Mtg: Bank of America NA $845,000
Use: 3 Bdrm Condo
Prior Sale: $1,060,000 (06/18)

21 FOREST HILLS ST U:2 ..... **$1,000,000**
B: Martin Hackl & Meera A Deean
S: Merielle M Stephens & Sean Nealy
Book/Page: 67851/21, Date: 06/24/22
Mtg: Cambridge Svgs Bk $425,000
Type: Adj
Use: 5 Bdrm Condo, Lot: 2405sf
Prior Sale: $505,000 (07/13)

90 FOREST HILLS ST U:1 ..... **$627,500**
B: Mary C Ferrillo
S: Andrew J Maggio & Alexandra M Fioretti
Book/Page: 67880/346, Date: 06/30/22
Mtg: Radius Financial Grp $502,000
Use: 3 Bdrm Condo, Lot: 1012sf
Prior Sale: $482,500 (06/17)

20 GROVENOR RD U:2 ..... **$481,500**
B: Emily Kneeland & Ryan Drake
S: JD Pondside Prop LLC
Book/Page: 67864/116, Date: 06/28/22
Mtg: Middlesex Svgs Bk $433,300
Use: 1 Bdrm Condo, Lot: 951sf

240 HEATH ST U:PH6 ..... **$695,000**
B: Benjamin J Kompa & Kathryn G Almon-Kompa
S: Meredith Beard
Book/Page: 67867/270, Date: 06/28/22
Mtg: Key Bank NA $625,500
Use: 2 Bdrm Condo, Lot: 1165sf

251 HEATH ST U:421 ..... **$552,000**
B: Rochele Brown & Piotr Teterwak
S: Jiazhen Gan
Book/Page: 67858/181, Date: 06/27/22
Mtg: Citizens Bank $386,400
Use: Condo, Lot: 685sf
Prior Sale: $425,000 (04/17)

251 HEATH ST U:508 ..... **$730,000**
B: Babak Ravandi & Kiana Ghamari
S: Ryan Pinkham & Dennis W Pinkham
Book/Page: 67875/200, Date: 06/29/22
Mtg: Berkshire Bank $657,000
Use: 1 Bdrm Condo, Lot: 1090sf
Prior Sale: $305,000 (07/10)

9-11 LOURDES AVE U:2 ..... **$755,000**
B: Scott A Yaninas
S: Elizabeth C Fogg & Temple K Fogg
Book/Page: 67843/79, Date: 06/23/22
Mtg: Navy FCU $679,500
Use: 2 Bdrm Condo
Prior Sale: $614,000 (06/17)

93 MORAINE ST **$1,865,000**
B: Salmaan Keshavjee & Mercedes Becerra
S: William Stephen S Est & Lauren A Williams
Book/Page: 67850/90, Date: 06/24/22
Mtg: US Bank NA $1,398,750
Use: 2-Family Conventional, Lot: 4620sf

44-A MOZART ST **$2,250,000**
B: 44 Mozart St LLC
S: Tadeusz Wojcik & Mija Choi
Book/Page: 67887/172, Date: 06/30/22
Mtg: First Republic Bk $1,462,500
Type: Adj
Use: 3-Family Conventional, Lot: 2500sf
Prior Sale: $825,000 (02/14)

15 PARKSIDE DR **$1,175,000**
B: Jason Chen & Stephanie Wang
S: Phillip Speiser & Vivian M Speiser
Book/Page: 67841/287, Date: 06/23/22
Mtg: US Bank NA $750,000
Type: Adj
Use: 5 Bdrm Split Level, Lot: 9240sf

72 PARKTON RD U:2 ..... **$545,000**
B: 72 Parkton Partners LLC
S: Emily Hinchcliff
Book/Page: 67878/4, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 962sf
Prior Sale: $411,000 (07/13)

207 PERKINS ST U:H301 ..... **$955,888**
B: Allen M Morrison & Michele L Morrison
S: Jukka Zitting & Kirsi-Marja Zitting
Book/Page: 67875/64, Date: 06/29/22
Use: 3 Bdrm Condo, Lot: 1873sf
Prior Sale: $600,000 (12/17)

33 POND CIR **$1,650,000**
B: Timothy D Glidden & Teresa C Pecoraro
S: Katherine H Sloan & William N Sloan
Doc#: 000000000935421, Date: 06/28/22
Mtg: Mortgage Networks Inc $800,000
Use: 3 Bdrm Colonial, Lot: 8257sf

26 ROBESON ST U:1 ..... **$686,000**
B: Lillian Perkins-High & Sean Pulsfort
S: Justin A Kehoe & Molly B Seamans
Book/Page: 67841/130, Date: 06/23/22
Mtg: Guild Mortgage Co $286,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1065sf
Prior Sale: $365,000 (05/13)

26 ROBESON ST U:3 ..... **$720,000**
B: Justin A Kehoe & Molly Ballou-Seamans
S: Philip Christianson & Adriana S Christianson
Book/Page: 67860/6, Date: 06/27/22
Mtg: Mass Inst of Tech $370,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 1070sf
Prior Sale: $333,500 (08/10)

3 SHERIDAN ST U:1 ..... **$875,000**
B: Michael Soltani
S: Sheridan Street Co LLC
Book/Page: 67860/250, Date: 06/28/22
Mtg: LendSure Mtg $614,388
Use: 4 Bdrm Condo, Lot: 1714sf

44 SHERIDAN ST **$1,336,044**
B: Amilcar Navarro-Alvarado & Lilianna V DeNavarro
S: Gail J Bos
Book/Page: 67883/160, Date: 06/30/22
Mtg: Cross Country Mtg Inc $1,001,650
Use: 3-Family Row-middle, Lot: 1848sf

38 UNION AVE U:A **$920,000**
B: Adrienne M Luoma & Jacob A Kach
S: Martha N Gardner & Amy G Kogut
Book/Page: 67885/163, Date: 06/30/22
Mtg: Bangor Savings Bank $736,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 1853sf

17 WOODSIDE AVE U:3 ..... **$810,800**
B: Lucy Cleland & Tessa Cleland
S: Elizabeth Munsell & Peter Lofficial
Book/Page: 67840/236, Date: 06/23/22
Mtg: HarborOne Mortgage $692,900
Use: 3 Bdrm Condo, Lot: 1082sf
Prior Sale: $635,000 (04/21)

Mattapan

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	17	16
Median Price	$550,000	$530,000

► REAL ESTATE SALES

9 DUXBURY RD **$485,000**
B: Lan Thai
S: Kathleen M Desmond & Sheila M Manning
Book/Page: 67863/280, Date: 06/28/22
Mtg: Caliber Home Loans $412,250
Use: 3 Bdrm Ranch, Lot: 5000sf

27 GREENDALE RD **$1,250,000**
B: John R Reyes & Ruben Calderon
S: Ruby T Mclean
Doc#: 000000000935359, Date: 06/27/22
Mtg: Cross Country Mtg Inc $1,213,165
Use: 3-Family Decker, Lot: 5364sf
Prior Sale: $461,000 (05/13)

133 MATTAPAN ST **$476,000**
B: 133 Mattapan St LLC
S: Derek B Haynes
Doc#: 000000000935353, Date: 06/27/22
Mtg: FTF Lending LLC $455,000
Use: 4 Bdrm Colonial, Lot: 3979sf

35 OLD MORTON ST **$450,000**
B: Khoa Tran, Tr for Tram Tran
S: Vi A Ta, Tr for Steven Tran
Book/Page: 67839/239, Date: 06/23/22
Use: 3-Family Conventional, Lot: 8030sf
Prior Sale: $250,000 (07/12)

628 RIVER ST **$650,000**
B: Ariel Branz & Rachel Nagin
S: June C Joseph
Book/Page: 67879/87, Date: 06/30/22
Mtg: First Republic Bk $455,000
Use: 3 Bdrm Cape Cod, Lot: 13362sf

Revere

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	72	62
Median Price	$523,750	$572,500

► REAL ESTATE SALES

64 ABRUZZI ST **$860,000**
B: Cuong Vu
S: Mia Investment Prop LLC
Book/Page: 67886/328, Date: 06/30/22
Mtg: Cambridge Svgs Bk $828,700
Use: 2-Family Two Family, Lot: 4408sf
Prior Sale: $577,000 (11/21)

16 ARGYLE ST **$265,000**
B: 16 Argyle Street LLC
S: David J Mcmenamin Tr, Tr for David J Mcmenamin LT
Book/Page: 67884/123, Date: 06/30/22
Mtg: Real Estate Prop Svcs $328,500
Use: 3 Bdrm Old Style, Lot: 1838sf

52 ARLINGTON AVE **$700,000**
B: Omar A Flores & Adilia G Lemus-Hernandez
S: Kristin M Lakacha
Book/Page: 67866/329, Date: 06/28/22
Mtg: Prime Lending Inc $665,000
Use: 3 Bdrm Old Style, Lot: 5001sf

9 CLINTON RD **$885,000**
B: Zhongmei Mai & Gary H Chen
S: Jeffrey H Mcewen
Doc#: 000000000935454, Date: 06/29/22
Mtg: General Mtg Capital C $360,000
Use: 2-Family Two Family, Lot: 9400sf
Prior Sale: $449,900 (09/16)

57 DEDHAM ST **$582,000**
B: Jeffri A Solares & Daniela Arboleda
S: MJM RE Holdings LLC
Book/Page: 67851/111, Date: 06/24/22
Mtg: Fairway Ind Mtg $571,458
Use: 3 Bdrm Bngl/cottage, Lot: 3999sf
Prior Sale: $660,000 (02/22)

28 FOWLER AVE **$625,000**
B: Wanda K Lam
S: Christine A Mcsheehy
Book/Page: 67889/17, Date: 06/30/22
Mtg: Envision Bank $500,000
Use: 1 Bdrm Old Style, Lot: 3202sf
Prior Sale: $345,000 (11/15)

54 HANCOCK ST **$630,000**
B: Yesika N Betancourt & Edwin F Alvarez
S: Carlos A Matute & Wilfredo T Sanabria
Book/Page: 67849/204, Date: 06/24/22
Mtg: New Fed Mtg Corp $589,000
Use: 3 Bdrm Old Style, Lot: 3999sf
Prior Sale: $525,000 (12/20)

22 HYDE ST U:2 ..... **$470,000**
B: Marita E Coombs
S: Glavia J Smith
Book/Page: 67847/222, Date: 06/24/22
Mtg: Rockland Tr Co $270,000
Use: 4 Bdrm Condo
Prior Sale: $209,000 (07/14)

67 KEAYNE ST **$600,000**
B: Anthony Losco
S: Zepaj Development LLC
Book/Page: 67884/200, Date: 06/30/22
Mtg: Cross Country Mtg Inc $450,000
Type: Adj

54 KINGMAN AVE **$750,000**
B: Smarika Bajracharya
S: Marilu Avila & Jorge A Betancur
Doc#: 000000000935342, Date: 06/27/22
Mtg: Leader Bank NA $647,200
Use: 5 Bdrm Old Style, Lot: 3798sf
Prior Sale: $400,000 (02/15)

150 LARKIN ST **$700,000**
B: Andres H Magana & Ana Maldonado-DeMagana
S: Kenneth D Coviello
Book/Page: 67857/292, Date: 06/27/22
Mtg: Guaranteed Rate Inc $676,637
Use: 2-Family Two Family, Lot: 3999sf

51 MCCLURE ST **$650,000**
B: Liliana Monroy
S: Paul Maggio & Gina Maggio
Doc#: 000000000935392, Date: 06/28/22
Mtg: MSA Mortgage LLC $585,000
Use: 2-Family Two Family, Lot: 6852sf
Prior Sale: $310,000 (11/11)

1133 N SHORE RD U:305 ..... **$370,000**
B: Li L Kuang
S: North Shore Condos LLC
Book/Page: 67867/247, Date: 06/28/22
Mtg: East West Bank $222,000
Use: Condo

1133 N SHORE RD U:403 ..... **$439,900**
B: Meaghan Lafferty
S: North Shore Condos LLC
Book/Page: 67886/271, Date: 06/30/22
Mtg: UniBank for Savings $351,920
Type: Adj
Use: Condo

1235 N SHORE RD U:3B **$350,000**
B: Espinoza F Medina
S: Leticia N Lopez-Benitez
Book/Page: 67877/341, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $299,000 (08/19)

354-360 REVERE BEACH BLVD **$350,000**
B: Robin M Hartnett & Mark S Hartnett
S: Robin M Hartnett & Mark S Hartnett
Book/Page: 67873/63, Date: 06/29/22

595 REVERE BEACH PKWY U:43 ..... **$305,000**
B: Jenifer Lones
S: Richard Erafi & Khaija Bounit
Book/Page: 67851/249, Date: 06/24/22
Mtg: Draper and Kramer Mtg $289,750
Use: 1 Bdrm Condo
Prior Sale: $155,000 (10/15)

55 WALNUT AVE **$700,000**
B: 55 Walnut LLC
S: Walnut 55 Revere Family
Book/Page: 67884/54, Date: 06/30/22
Mtg: Pom Pom LLC $700,000
Use: 2-Family Two Family, Lot: 4500sf

770 WASHINGTON AVE U:204 ..... **$545,000**
B: Wenwen Sun & Jax Li
S: Kristen J Green & Charles J Giuffrida
Book/Page: 67867/311, Date: 06/28/22
Mtg: Rockland Tr Co $428,000
Use: 2 Bdrm Condo
Prior Sale: $379,000 (03/17)

Roslindale

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	49	38
Median Price	$610,000	$781,902

► REAL ESTATE SALES

257 BELGRADE AVE **$1,050,000**
B: Savvas Xenidis Tr, Tr for 257 Belgrade RT
S: VLM Realty LLC
Book/Page: 67869/224, Date: 06/29/22
Mtg: Hingham Inst for Svgs $725,000
Use: 3-Family Decker, Lot: 6250sf
Prior Sale: $330,000 (03/11)

83 BIRCH ST U:1 ..... **$587,500**
B: Christine L Davis & Owen R Wiggins
S: Audra E Tafoya & Joseph C Grassia
Book/Page: 67852/108, Date: 06/24/22
Mtg: Fairway Ind Mtg $535,500
Use: 2 Bdrm Condo, Lot: 902sf

54 BRADWOOD ST U:2 ..... **$855,000**
B: Colleen A Kelly & Ryan S Brellenthin
S: Garcia C Serres & Stephanie K Serres
Book/Page: 67878/175, Date: 06/30/22
Mtg: Washington Trust Mtg $684,000
Use: 3 Bdrm Condo

1638 CENTRE ST U:1 ..... **$685,000**
B: Samuel Lederman & Virginia Camacho
S: Jamaica Realty LLC
Book/Page: 67884/17, Date: 06/30/22
Use: 3 Bdrm Condo

22 CLIFTONDALE ST **$1,195,000**
B: Sarah R Robb & Alok K Tewari
S: Scram LLC
Book/Page: 67880/127, Date: 06/30/22
Mtg: First Republic Bk $595,000
Use: 4 Bdrm Colonial, Lot: 6600sf
Prior Sale: $685,000 (10/21)

11 CONWAY ST U:3 ..... **$1,050,000**
B: Jason B Liu
S: 11 Conway Street LLC
Book/Page: 67846/198, Date: 06/24/22
Use: Condo

11 CONWAY ST U:3 ..... **$1,137,500**
B: Nathan Lopata & Dana Einhorn
S: 11 Conway Street LLC
Book/Page: 67849/43, Date: 06/24/22
Use: Condo

307-309 CORNELL ST **$750,000**
B: Raymond J Gentile
S: Mark Lang
Book/Page: 67867/40, Date: 06/28/22
Mtg: Salem Five Mtg Co $712,250
Use: 2-Family Conventional, Lot: 5322sf

1 DELANO PARK U:2 ..... **$740,000**
B: Steven Benjamin & Ari Schwartz
S: Melissa Desimone & Anthony T Desimone Jr
Book/Page: 67880/293, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $637,500 (11/17)

68 HEMMAN ST **$610,000**
B: Johnna S Murphy & Gary Luber
S: Dorothy L Oneil & Robert D Degraw
Doc#: 000000000935551, Date: 06/30/22
Mtg: Northpoint Mortgage $488,000

92 HEMMAN ST **$649,000**
B: Noah Doremus & Maggie Lynch
S: Anne L Carchedi
Doc#: 000000000935545, Date: 06/30/22
Mtg: Mortgage Networks Inc $616,550
Use: 3 Bdrm Colonial, Lot: 5208sf

17 HILBURN ST **$646,500**
B: Simona Kaplan & Ryan Dobran
S: Amy B Burack & Rachel B Goldman
Doc#: 000000000935427, Date: 06/28/22
Mtg: First Republic Bk $446,500
Use: 2 Bdrm Cape Cod, Lot: 9800sf

5-B IONA ST U:5B **$682,500**
B: Martha K Makkas
S: William Kaplan & Alexandra Kaplan
Book/Page: 67845/131, Date: 06/23/22
Mtg: Direct Credit Union $500,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 1619sf
Prior Sale: $530,000 (11/17)

140 KITTREDGE ST U:2 ..... **$590,000**
B: Brennan Kiely & Carly Crocker
S: Nicholas D Costa & Meghan E Costa
Book/Page: 67850/26, Date: 06/24/22
Mtg: Guaranteed Rate Inc $560,500
Use: 3 Bdrm Condo, Lot: 1071sf
Prior Sale: $510,000 (12/20)

56 MONTVALE AVE U:3 ..... **$620,000**
B: Caitlin Hoey & Ian Jones
S: Nathan Lopata & Dana Einhorn
Book/Page: 67843/206, Date: 06/23/22
Mtg: Harvard University CU $496,000
Use: 2 Bdrm Condo, Lot: 1000sf
Prior Sale: $408,000 (05/15)

188-190 ORANGE ST **$860,000**
B: Nikolas Georgacopoulos
S: Diane M Keaveney
Book/Page: 67872/305, Date: 06/29/22
Mtg: Dedham Inst for Svgs $688,000
Use: 2-Family Two Family, Lot: 4950sf
Prior Sale: $510,000 (08/14)

615 POPLAR ST **$615,000**
B: Bernadette Keaveney & Jane Talley
S: Patrick M Douglas
Book/Page: 67859/192, Date: 06/27/22
Mtg: Eastern Bank $492,000
Type: Adj

281 ROSLINDALE AVE **$820,000**
B: Hilary A Quinn & Christina E Quinn
S: Georgia Thoidis Tr, Tr for G&G T
Book/Page: 67885/258, Date: 06/30/22
Mtg: Rockland Tr Co $656,000
Use: 3 Bdrm Colonial, Lot: 4950sf

9 WHITFORD ST U:9 ..... **$1,175,000**
B: Dana Baida & Elad Kivelevitch
S: 9-11 Whitford LLC
Book/Page: 67873/133, Date: 06/29/22
Use: Condo

11 WHITFORD ST U:11 ..... **$1,205,000**
B: Abigail T Setterholm & Calder Phillips-Grafflin
S: 9-11 Whitford LLC
Book/Page: 67856/160, Date: 06/27/22
Mtg: Eastern Bank $1,024,250
Use: Condo

Roxbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	17	8
Median Price	$602,000	$580,000

► REAL ESTATE SALES

45 BROOKFORD ST **$868,200**
B: Munroe Investments LLC
S: Chantal Nouvellon
Book/Page: 67855/29, Date: 06/27/22
Mtg: Velocity Comm Cap LLC $651,150
Use: 3-Family Decker, Lot: 4225sf

9 CARDINGTON ST **$725,000**
B: Inderdeep Singh
S: Margaret A Bell & Denise Braxton
Book/Page: 67886/180, Date: 06/30/22
Mtg: Mass Inst of Tech $580,000
Type: Adj
Use: 2-Family Conventional, Lot: 4147sf

1922 COLUMBUS AVE **$400,000**
B: Zsanett Marmanidis Tr, Tr for Marmanidis FT
S: Marguerite F Scavitto Tr, Tr for Scavitto RET
Book/Page: 67859/313, Date: 06/27/22
Use: 3-Family Decker, Lot: 2219sf

15 DORR ST **$1,428,500**
B: Matthew W Fried & Jennifer S Levine-Fried
S: Thomas Concannon & Siddarth Shimpi
Book/Page: 67845/177, Date: 06/24/22
Mtg: Guaranteed Rate Inc $335,000
Use: 4 Bdrm Colonial, Lot: 3550sf
Prior Sale: $820,000 (10/16)

80 DUDLEY ST **$13,500,000**
B: 10 MX Owner LLC
S: Fairfield RE Dev Corp & Fairfield Center LLC
Book/Page: 67854/331, Date: 06/27/22
Mtg: Hingham Inst for Svgs $8,000,000

12 ENNIS RD U:12F **$800,000**
B: Patricia Moran & Kia K Rivera
S: Ennisthemenace LLC
Book/Page: 67886/9, Date: 06/30/22
Mtg: First Republic Bk $640,000
Use: Condo

14 ENNIS RD U:14R **$850,000**
B: Rachel Steere
S: Ennisthemenance LLC
Book/Page: 67887/29, Date: 06/30/22
Use: Condo

21-23 FOREST ST **$850,000**
B: Delmiro G Cardoso & Joceline T Fidalgo
S: Gina Maduegbunam & Judy Amaka
Book/Page: 67864/184, Date: 06/28/22
Mtg: Magnolia Bank Inc $821,631
Use: 2-Family Two Family, Lot: 5950sf

20 HOWLAND ST **$740,000**
B: Christian Harris
S: 20 Howland St LLC
Book/Page: 67885/192, Date: 06/30/22
Mtg: New Fed Mtg Corp $703,000
Use: 3 Bdrm Colonial, Lot: 3922sf
Prior Sale: $385,000 (12/21)

20 LINWOOD ST U:3 ..... **$650,000**
B: 4 Management Group LLC
S: Stephen C Snyder Tr, Tr for Stephen C Snyder RET
Book/Page: 67869/32, Date: 06/29/22
Use: 3 Bdrm Condo, Lot: 1223sf

6-10 MALCOLM X BLVD **$13,500,000**
B: 10 MX Owner LLC
S: Fairfield RE Dev Corp & Fairfield Center LLC
Book/Page: 67854/331, Date: 06/27/22
Mtg: Hingham Inst for Svgs $8,000,000
Use: Office Bldg-general, Lot: 30764sf

609 MASSACHUSETTS AVE U:3 ..... **$1,195,000**
B: Maria B Sandoval
S: David Selkovits & Sarah Selkovits
Book/Page: 67849/292, Date: 06/24/22
Use: 2 Bdrm Condo, Lot: 2200sf
Prior Sale: $767,500 (07/12)

10 TABER ST U:207 ..... **$610,000**
B: Tran C Tien
S: 10 Taber Street LLC
Book/Page: 67863/7, Date: 06/28/22
Use: Condo

10 TABER ST U:403 ..... **$458,000**
B: Onkar Persaud & Roma A Persaud
S: 10 Taber Street LLC
Book/Page: 67843/163, Date: 06/23/22
Use: Condo

South Boston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	28	31
Median Price	$910,000	$1,125,000

► REAL ESTATE SALES

39 A ST U:23 ..... **$1,799,000**
B: Haijie Chen
S: Dwight A Churchill & Stephanie P Vailas
Book/Page: 67871/117, Date: 06/29/22
Mtg: US Bank NA $1,259,300
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $1,869,000 (04/20)

150-156 ATHENS ST U:8 ..... **$1,080,000**
B: Darrell Wakefield & Veronica Wakefield
S: Robert Oshea & Kelley Oshea
Book/Page: 67884/331, Date: 06/30/22
Mtg: Rocket Mortgage LLC $864,000
Use: 2 Bdrm Condo

1618 COLUMBIA RD U:3 ..... **$665,000**
B: William Childs-Klein
S: David J Bancroft
Doc#: 000000000935541, Date: 06/30/22
Mtg: Leader Bank NA $254,000
Use: 2 Bdrm Condo, Lot: 780sf

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SUFFOLK REGISTRY
continued

201 D ST U:2 ..... **$590,000**
B: Caroline M Wheatley
S: Taha Saifullah
Book/Page: 67852/255, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $411,500
Use: 2 Bdrm Condo, Lot: 658sf
Prior Sale: $351,000 (12/14)

141 DORCHESTER AVE U:204 ..... **$973,750**
B: Jennifer Haas
S: Andre Rahadian
Book/Page: 67858/140, Date: 06/27/22
Mtg: Guaranteed Rate Inc $730,000
Use: 2 Bdrm Condo, Lot: 1188sf
Prior Sale: $760,000 (10/14)

150 DORCHESTER AVE U:512 ..... **$1,225,000**
B: Vincent W Lau Tr, Tr for Vincent W Lau RT
S: Emily Ryan & Jeremy Pochman
Book/Page: 67877/44, Date: 06/30/22
Mtg: First Republic Bk $918,750
Use: 1 Bdrm Condo

330 DORCHESTER ST U:4 ..... **$760,000**
B: Nicholas A Harrison
S: Phillip D Bock & Lauren C Bock
Book/Page: 67890/226, Date: 06/30/22
Mtg: Baxter CU $460,000
Type: Adj
Use: 1 Bdrm Condo

225 DORCHESTER ST U:4 ..... **$1,150,000**
B: Erin N Corcoran & Michael A Iovanna
S: Jennifer Lohmeier & Nicholas Lohmeier
Book/Page: 67853/343, Date: 06/27/22
Mtg: Cross Country Mtg Inc $850,000
Use: 2 Bdrm Condo
Prior Sale: $1,007,500 (06/19)

559 E 2ND ST U:1 ..... **$1,075,000**
B: Derek Mcleod & Sandra Mcleod
S: Nicholas J Landry
Doc#: 000000000935503, Date: 06/30/22
Mtg: Leader Bank NA $860,000
Use: 2 Bdrm Condo, Lot: 1361sf
Prior Sale: $995,000 (04/21)

624 E 2ND ST **$2,250,000**
B: Cabot Residential Inc
S: Kathleen E Barrett Tr, Tr for 654 East Broadway RT
Book/Page: 67884/304, Date: 06/30/22
Mtg: Dedham Inst for Svgs $1,687,500

626 E 2ND ST **$2,250,000**
B: Cabot Residential Inc
S: Kathleen E Barrett Tr, Tr for 654 East Broadway RT
Book/Page: 67884/304, Date: 06/30/22
Mtg: Dedham Inst for Svgs $1,687,500

861 E 2ND ST U:1 ..... **$1,140,000**
B: Katherine Omealia & Brendan Arkins
S: Jamal O Stockton
Book/Page: 67860/158, Date: 06/27/22
Mtg: Eastern Bank $969,000
Use: 2 Bdrm Condo, Lot: 1661sf

621 E 3RD ST U:1 ..... **$740,000**
B: Matthew Carville
S: Steven C Pagnotta
Book/Page: 67885/102, Date: 06/30/22
Mtg: Leader Bank NA $650,000
Use: 2 Bdrm Condo, Lot: 763sf
Prior Sale: $564,000 (03/17)

891 E 4TH ST **$1,500,000**
B: Maria M Farrando
S: Kres LLC
Book/Page: 67867/135, Date: 06/28/22
Mtg: Citizens Bank $975,000
Use: 2-Family Two Family, Lot: 3750sf
Prior Sale: $1,195,000 (10/17)

815 E 5TH ST U:2 ..... **$314,000**
B: Sokpagna Chuon & Erica Lam
S: 815 East 5th Street LLC
Book/Page: 67874/209, Date: 06/29/22
Mtg: Silicon Valley Bank $294,000
Use: Condo

471 E 6TH ST **$1,050,000**
B: Novs LLC
S: Thomas J Brennan & Lynn A Brennan
Book/Page: 67889/47, Date: 06/30/22
Mtg: New Valley B & T $675,000
Use: 3 Bdrm Semi Detachd, Lot: 798sf
Prior Sale: $584,000 (05/15)

783 E 6TH ST U:3 ..... **$251,000**
B: Gavin Castagna
S: Russell C Castagna Tr, Tr for 783 E Sixth St Unit 3 RT
Book/Page: 67858/14, Date: 06/27/22
Mtg: 783 E Sixth Street Un $251,000
Use: 2 Bdrm Condo, Lot: 1012sf

409 E 7TH ST U:1 ..... **$1,850,000**
B: Kelly A Connolly
S: SPSI Holdings LLC
Book/Page: 67846/209, Date: 06/24/22
Mtg: Guaranteed Rate Inc $1,450,000
Type: Adj
Use: Condo

927-929 E BROADWAY U:4 ..... **$1,615,000**
B: Charles Clement & Carolyn Ward
S: Andrew Bamberg & Giselle Bamberg
Book/Page: 67870/187, Date: 06/29/22
Mtg: Wells Fargo Bank $1,292,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 2288sf
Prior Sale: $900,000 (10/16)

309 E ST U:22 ..... **$980,000**
B: Sanjeev Mehrotra & Sachi Mehrotra
S: Madeleine Youniss
Book/Page: 67881/328, Date: 06/30/22
Mtg: Fall River Five Cents $784,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $779,000 (07/15)

85 F ST U:1 ..... **$560,000**
B: Caitlin A Cannella
S: Lisa M Funari
Book/Page: 67862/129, Date: 06/28/22
Mtg: Mortgage Networks Inc $400,000
Use: 1 Bdrm Condo, Lot: 787sf

37 FARRAGUT RD U:7 ..... **$1,300,000**
B: Rushad Patell
S: Gregory Stearns & Gabriella Stearns
Book/Page: 67855/120, Date: 06/27/22
Mtg: Mortgage Networks Inc $975,000
Type: Adj
Use: Condo

2 G ST U:3 ..... **$1,600,000**
B: Norman Flynn & Christopher Wilson-Byrne
S: Christopher J Peris
Book/Page: 67847/57, Date: 06/24/22
Mtg: US Bank NA $800,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $1,025,000 (09/15)

62 G ST **$1,700,000**
B: Robert D Ranaldi & Ashley D Ranaldi
S: John A Hart Jr & Michele M Hart
Book/Page: 67881/30, Date: 06/30/22
Mtg: Berkshire Bank $1,000,000
Type: Adj
Use: 2-Family Conventional, Lot: 2250sf

43 GATES ST U:3 ..... **$595,000**
B: Jonathan Bishop & Katherine Bishop
S: Emily Nicolau
Book/Page: 67867/106, Date: 06/28/22
Mtg: Mortgage Networks Inc $305,000
Use: 1 Bdrm Condo, Lot: 640sf
Prior Sale: $385,000 (05/14)

17 KNOWLTON ST **$735,000**
B: Kathryn Mohorn & Matthew P Puksta
S: Meredith M Blount
Book/Page: 67852/286, Date: 06/24/22
Mtg: Fairway Ind Mtg $624,750
Use: 2 Bdrm Conventional, Lot: 944sf
Prior Sale: $503,000 (07/15)

153 L ST U:2 ..... **$722,000**
B: Hannah L Benjamin
S: Matthew Martin
Book/Page: 67874/107, Date: 06/29/22
Mtg: Wakefield Cp Bk $500,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 854sf
Prior Sale: $629,000 (08/20)

182 M ST U:2 ..... **$910,000**
B: Dean Levy & Christa Rizkallah
S: Rebecca A Nickerson
Book/Page: 67888/185, Date: 06/30/22
Mtg: First Republic Bk $728,000
Use: 2 Bdrm Condo, Lot: 1149sf
Prior Sale: $532,000 (10/12)

151 O ST **$1,570,000**
B: 654 East Broadway RT
S: 151 O Street LLC
Book/Page: 67890/266, Date: 06/30/22
Use: 3-Family Row-end, Lot: 1047sf
Prior Sale: $1,000,000 (09/18)

33 SLEEPER ST U:101 ..... **$635,000**
B: Konstantine Papadopoulos
S: Scott A Howard Tr, Tr for 33 Sleeper Street 101 RT
Book/Page: 67880/194, Date: 06/30/22
Mtg: Brookline Bank $400,000
Type: Adj
Use: Condo, Lot: 720sf

31 TELEGRAPH ST **$926,250**
B: TIG Realty LLC
S: Lin T Lee & Su H Tsai
Book/Page: 67838/166, Date: 06/23/22
Use: 3 Bdrm Semi Detachd, Lot: 1575sf

4 VIKING ST **$1,140,000**
B: Randy Horrocks & Patrick Horrocks
S: Kerrie A Fahey & John A Chumura 3rd
Book/Page: 67871/63, Date: 06/29/22
Mtg: Jeanne DArc CU $912,000
Type: Adj
Use: 2-Family Row-middle, Lot: 892sf

141 W 2ND ST U:302 ..... **$1,122,500**
B: Ani Keshishyan
S: Norman R Flynn & Christopher Wilson-Byrne
Book/Page: 67841/92, Date: 06/23/22
Mtg: Guaranteed Rate Inc $954,125
Type: Adj
Use: 2 Bdrm Condo, Lot: 1254sf
Prior Sale: $910,000 (06/18)

113 W 3RD ST U:2 ..... **$721,000**
B: Mark Donovan
S: Donna Green & Arthur Green
Doc#: 000000000935548, Date: 06/30/22
Mtg: First Republic Bk $468,000
Use: 2 Bdrm Condo, Lot: 1012sf
Prior Sale: $196,000 (06/10)

442 W 4TH ST **$1,400,000**
B: 442 Va LLC
S: 442 West Fourth LLC
Doc#: 000000000935520, Date: 06/30/22
Mtg: Rockland Tr Co $1,050,000
Use: 2-Family Semi Detachd, Lot: 1302sf
Prior Sale: $900,000 (06/18)

163 W 7TH ST U:2 ..... **$882,500**
B: Christopher M Hughes & Carter C Newton
S: Christopher Ziomek & Christina Ziomek
Book/Page: 67879/233, Date: 06/30/22
Mtg: Washington Trust Mtg $706,000
Use: 2 Bdrm Condo, Lot: 1244sf
Prior Sale: $736,000 (10/18)

112 W 9TH ST U:1 ..... **$875,000**
B: Mithu Bhargava & Puneet Bhatia
S: Suzanne Frasca & Andrew Davies
Book/Page: 67842/178, Date: 06/23/22
Use: 2 Bdrm Condo

457 W BROADWAY U:506 ..... **$935,000**
B: Andrew Daskalakis
S: Navem West Broadway LLC
Book/Page: 67867/163, Date: 06/28/22
Mtg: Fall River Five Cents $748,000
Use: Condo

West Roxbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	86	73
Median Price	$742,500	$760,000

▶ REAL ESTATE SALES

15 ALBRIGHT ST **$700,000**
B: Carol Black
S: William F Haley & Annora Haley
Book/Page: 67863/19, Date: 06/28/22
Use: 2 Bdrm Bngl/cottage, Lot: 4550sf

15 BARCLAY RD **$740,000**
B: Renee Ovrut & Geoffrey Featherstone
S: Paul G Pender Tr, Tr for Mary B Pender IRT
Book/Page: 67880/266, Date: 06/30/22
Mtg: Guild Mortgage Co $592,000
Use: 3 Bdrm Colonial, Lot: 3882sf

200 BELLEVUE ST **$905,000**
B: Nidhi Sharma & Sandeep Prabhu
S: Marianne Robinson Tr, Tr for John J Fahey RET
Doc#: 000000000935565, Date: 06/30/22
Mtg: Mass Inst of Tech $859,750
Use: 3 Bdrm Colonial, Lot: 6081sf

44 BROADLAWN PARK U:19A **$527,500**
B: Glorian G Opera & Alina Oprea
S: Svetlana Chekuta
Book/Page: 67881/100, Date: 06/30/22
Mtg: Citizens Bank $364,000
Use: 2 Bdrm Condo, Lot: 1113sf

16 BUCHANAN RD **$1,010,700**
B: Peter Georgakas & Jaclyn Davis
S: Doyle C Valley & Patricia K Valley
Book/Page: 67862/216, Date: 06/28/22
Mtg: First Republic Bk $808,560
Use: 3 Bdrm Cape Cod, Lot: 6000sf
Prior Sale: $496,700 (02/10)

17 CASS ST U:7 ..... **$300,000**
B: Alanna Graham
S: Stacy L Pratts
Book/Page: 67874/272, Date: 06/29/22
Mtg: Cross Country Mtg Inc $270,000
Use: 1 Bdrm Condo, Lot: 552sf

1561 CENTRE ST U:2 ..... **$524,000**
B: Jennifer L Terrasi
S: Harrison G Randall & Alissa D Randall
Book/Page: 67861/131, Date: 06/28/22
Mtg: Guaranteed Rate Inc $300,000
Use: 3 Bdrm Condo, Lot: 1147sf
Prior Sale: $442,500 (02/17)

35 CROSSTOWN AVE **$550,000**
B: Erin Kelly
S: Stephanie Saniuk & Rosemarie Murphy
Doc#: 000000000935537, Date: 06/30/22
Mtg: Guaranteed Rate Inc $430,000
Use: 3 Bdrm Ranch, Lot: 4759sf

17 DENT ST U:1 ..... **$660,000**
B: Tyler Edwards
S: Marsh C Enquist & Kimberly Haack
Book/Page: 67852/227, Date: 06/24/22
Mtg: Leader Bank NA $470,000
Use: 2 Bdrm Condo, Lot: 1734sf
Prior Sale: $460,000 (10/16)

36 DURANT ST **$680,000**
B: Luis Polanco & Paige Polanco
S: Elisabeth D Hooe
Book/Page: 67879/256, Date: 06/30/22
Mtg: Boston FireFightrs CU $680,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 3800sf
Prior Sale: $320,000 (06/11)

10 FREEMAN AVE **$549,000**
B: George Fotiadis & Parthena Fotiadis
S: George D Scarpelos Tr, Tr for 10 Freeman Avenue NT
Doc#: 000000000935535, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 4298sf

189 GARDNER ST **$7,000,000**
B: DW RT Ellery LLC
S: CCR West Roxbury Apt LLC
Book/Page: 67890/128, Date: 06/30/22
Use: Manufacturing Building, Lot: 25295sf
Prior Sale: $1,738,000 (09/20)

197 GARDNER ST **$7,000,000**
B: DW RT Ellery LLC
S: CCR West Roxbury Apt LLC
Book/Page: 67890/128, Date: 06/30/22
Use: Commercial Warehouse, Lot: 10888sf
Prior Sale: $650,000 (09/20)

170 GLENELLEN RD **$625,000**
B: Cecelia M Frerotte
S: Leo F Brady Jr & Brady M Fitzpatrick
Doc#: 000000000935525, Date: 06/30/22
Mtg: Rocket Mortgage LLC $562,500
Use: 3 Bdrm Cape Cod, Lot: 4237sf

32 GOETHE ST **$875,000**
B: Dragos F Ristache & Ioana M Tamas
S: Mark Vandam & Lindsay Vandam
Book/Page: 67842/129, Date: 06/23/22
Mtg: Berkshire Bank $787,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 5093sf
Prior Sale: $540,000 (08/14)

345 GROVE ST **$635,000**
B: Justin R Abueg
S: Jimenez F Corrales & Caroline Corrales
Book/Page: 67869/56, Date: 06/29/22
Mtg: Guaranteed Rate Inc $635,000
Use: 3 Bdrm Conventional, Lot: 3062sf
Prior Sale: $465,000 (08/18)

66 HOWITT RD **$945,000**
B: Wendy Heyman
S: Marisa A Peskin & Cynthia Zoppa-Peskin
Book/Page: 67858/40, Date: 06/27/22
Mtg: Washington Trust Mtg $661,500
Use: 3 Bdrm Colonial, Lot: 5564sf
Prior Sale: $550,000 (11/13)

345 LAGRANGE ST **$969,000**
B: Fred Winter & Jorge Delgado
S: Marcy Buckler
Book/Page: 67844/20, Date: 06/23/22
Mtg: Bangor Savings Bank $770,500
Type: Adj
Use: 5 Bdrm Colonial, Lot: 4592sf
Prior Sale: $715,000 (01/19)

63 LANDSEER ST **$1,215,000**
B: Shelley Fried & Sarah A Porell
S: Anthony J Leonardo Tr, Tr for Anthony J Leonardo RET
Book/Page: 67843/244, Date: 06/23/22
Mtg: Leader Bank NA $750,000
Use: 3 Bdrm Cape Cod, Lot: 7727sf

181 MAPLE ST **$585,000**
B: James Schindler & Kimberly Schindler
S: Kendall V Dacey
Book/Page: 67889/244, Date: 06/30/22
Mtg: Finance America LLC $535,713
Use: 2 Bdrm Colonial, Lot: 3668sf
Prior Sale: $500,000 (01/20)

110 PARK ST U:6 ..... **$807,000**
B: Maria Colella & Patrick Lenihan
S: Ryan C Mccarthy & Amanda M Mccarthy
Book/Page: 67870/252, Date: 06/29/22
Mtg: First Republic Bk $645,600
Use: 3 Bdrm Condo
Prior Sale: $657,000 (02/19)

7 PENDER ST **$750,000**
B: Michelle Bookstaver & Krystina Hess
S: John G Kane & Margaret E Kane
Doc#: 000000000935414, Date: 06/28/22
Mtg: Fairway Ind Mtg $587,200
Use: 4 Bdrm Bngl/cottage, Lot: 4070sf

8 SEARLE RD **$900,000**
B: Rinat Khaziev & Magdalena Ivanova
S: Alexander W Needham & Alison A Oloughlin
Book/Page: 67845/204, Date: 06/24/22
Mtg: Cambridge Svgs Bk $650,000
Use: 4 Bdrm Colonial, Lot: 6600sf
Prior Sale: $690,000 (11/17)

1008 SOUTH ST **$960,000**
B: Timothy J Wadman & Courtney E Wadman
S: Beshere George F Est & Judith A Montoni
Book/Page: 67856/258, Date: 06/27/22

116 SPRING ST U:C5 ..... **$250,000**
B: Dorothea Hass & Joseph P Carey Jr
S: John J Donovan Jr
Book/Page: 67846/88, Date: 06/24/22
Use: 1 Bdrm Condo, Lot: 589sf

64 STRATFORD ST **$1,440,000**
B: Michelle L Carusone
S: Frauke C Argyros & George C Argyros
Book/Page: 67879/332, Date: 06/30/22
Mtg: Guaranteed Rate Inc $1,224,000
Use: 5 Bdrm Colonial, Lot: 9375sf

1100 VFW PKWY U:107 ..... **$194,000**
B: Ruth A Medina
S: 1100 VFW LLC
Book/Page: 67838/204, Date: 06/23/22
Mtg: Boston Redevelop Auth $154,000
Use: 2 Bdrm Condo, Lot: 990sf

56 WILLOW ST **$920,000**
B: Jonathan D Payne & Jane E Kavanagh
S: Erin Kelly & Heather Offen
Book/Page: 67866/138, Date: 06/28/22
Mtg: Radius Financial Grp $690,000
Use: 2-Family Two Family, Lot: 3599sf
Prior Sale: $590,000 (11/16)

▶ FORECLOSURE DEEDS

4975 WASHINGTON ST U:216 ..... **$341,158**
B: Cascade Funding Mtg T HB5
S: Mary Triantafyllos & Bank Of New York Mellon
Book/Page: 67879/316, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 1055sf

Winthrop

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	38	30
Median Price	$630,000	$689,950

▶ REAL ESTATE SALES

22 ADAMS ST **$1,100,000**
B: HBR Lebanon LLC
S: Jason Deeb Tr, Tr for 22 Adams Street RT
Book/Page: 67849/114, Date: 06/24/22
Mtg: Cambridge Svgs Bk $770,000
Type: Adj
Use: 3-Family Family Flat, Lot: 4300sf
Prior Sale: $519,000 (02/14)

53 BEACH RD **$580,000**
B: Jasmine R Loukola
S: Sabrina E Levitan
Book/Page: 67841/34, Date: 06/23/22
Mtg: Bangor Savings Bank $551,000
Use: 2 Bdrm Old Style, Lot: 2400sf

88 BIRCH RD **$815,000**
B: Steven Blamer & Alissa Blamer
S: Regina A Fox
Book/Page: 67888/31, Date: 06/30/22
Mtg: United Wholesale Mtg $815,000
Use: 4 Bdrm Old Style, Lot: 6788sf
Prior Sale: $555,000 (08/17)

18 BUCHANAN ST **$606,000**
B: Jorge W Martinez & Paula A Martinez
S: Shawn Ward & Ann M Ward
Book/Page: 67879/35, Date: 06/30/22
Mtg: Cross Country Mtg Inc $575,700
Use: 3 Bdrm Cape Cod, Lot: 3510sf
Prior Sale: $330,000 (09/15)

15 CORA ST **$502,500**
B: Michele A Costello
S: Jeffrey M Proodian & Danielle C Proodian
Book/Page: 67885/323, Date: 06/30/22
Use: 2 Bdrm Old Style, Lot: 1680sf
Prior Sale: $280,000 (12/16)

30 CORAL AVE **$585,000**
B: Brian Presutti & Maria Rivera
S: Charles J Rowe & Delmy C Fiorentino
Book/Page: 67864/216, Date: 06/28/22
Mtg: Leader Bank NA $526,500
Use: 3 Bdrm Old Style, Lot: 5500sf

38 FORREST ST U:2L **$380,000**
B: Olivia Curreri
S: Cheryl Mcneil
Book/Page: 67869/87, Date: 06/29/22
Mtg: Ross Mortgage Co Inc $319,000
Use: 3 Bdrm Condo
Prior Sale: $195,000 (08/15)

60 HERMON ST U:2 ..... **$535,000**
B: Thomas L Clarke & James D Rasaiah
S: Michele Costello
Book/Page: 67885/33, Date: 06/30/22
Mtg: Harvard University CU $428,000
Type: Adj
Use: 2 Bdrm Condo

81 HERMON ST **$700,000**
B: Anthony Dauria & Sarah Dauria
S: Stevan Balmer & Alissa Balmer
Book/Page: 67884/89, Date: 06/30/22
Mtg: Mortgage Networks Inc $525,000
Use: 3 Bdrm Old Style, Lot: 6756sf
Prior Sale: $385,000 (02/17)

10 LORING RD **$712,000**
B: Elizabeth Dorso & Vincent Tarantino
S: Kimberly A Mahoney
Book/Page: 67882/283, Date: 06/30/22
Mtg: Mid-Island Mortgage C $569,600
Use: 3 Bdrm Old Style, Lot: 5504sf
Prior Sale: $312,500 (03/10)

438 REVERE ST **$485,000**
B: Jenelle C Bonazzoli
S: Noel B Lamy & Patrice N Lamy
Book/Page: 67889/263, Date: 06/30/22
Mtg: Fairway Ind Mtg $436,500
Use: 1 Bdrm Old Style, Lot: 1618sf
Prior Sale: $220,000 (07/13)

370 SHIRLEY ST **$845,000**
B: Andrea Aeschlimann & Joan Aeschlimann
S: Daniel Riendeau & Mary Riendeau
Book/Page: 67883/131, Date: 06/30/22
Mtg: Republic State Mtg Co $295,000
Use: 2-Family Two Family, Lot: 3547sf

123 UPLAND RD **$720,000**
B: Katelin G Heltz & Thaddeus W Kusiak
S: David Rouse & Jessica Langella
Book/Page: 67872/131, Date: 06/29/22
Mtg: Guaranteed Rate Inc $612,000
Use: 2 Bdrm Old Style, Lot: 1040sf
Prior Sale: $660,000 (04/21)

44 WILLOW AVE **$800,000**
B: Justin Harrington & Jessica Harrington
S: Richard F Shanahan
Book/Page: 67857/150, Date: 06/27/22
Mtg: HarborOne Mortgage $680,000
Use: 4 Bdrm Old Style, Lot: 3746sf

▶ FORECLOSURE DEEDS

59 COTTAGE AVE **$502,132**
B: Cascade Funding Mtg T HB3
S: Edward D Snow & Bank Of New York Mellon
Book/Page: 67880/233, Date: 06/30/22
Use: 4 Bdrm Old Style, Lot: 5794sf

Barnstable Registry

John F. Meade, Esq. Register
P.O. Box 368, Barnstable, MA 02630
Telephone: (508) 362-7733
Fax: (508) 362-5065
www.bcrd.co.barnstable.ma.us

Barnstable

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	35	35
Median Price	$650,000	$791,000

▶ REAL ESTATE SALES

131 COUNTRY CLUB DR **$605,000**
B: Steven Clement Tr, Tr for K&J RT
S: Leen Norman E Est & Michael Leen
Book/Page: 35222/5, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 42689sf

3660 MAIN ST **$1,712,500**
B: 3660 Main St Barnstable
S: Victoria E LLC
Doc#: 000000001462076, Date: 06/27/22
Use: Residential-other, Lot: 81034sf
Prior Sale: $1,240,000 (01/20)

1473 MARY DUNN RD **$630,000**
B: Sheree Koppel
S: RJ Wood Inc
Book/Page: 35223/231, Date: 06/30/22
Use: 2 Bdrm Ranch, Lot: 27007sf
Prior Sale: $290,000 (03/17)

11 OLD TOLL RD **$575,000**
B: Brian D Harris
S: Courtney B Harris & Jeffrey S Harris
Book/Page: 35218/262, Date: 06/29/22
Mtg: TD Bank NA $450,000
Use: 3 Bdrm Colonial, Lot: 41818sf
Prior Sale: $300,000 (09/16)

Centerville

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	94	81
Median Price	$495,000	$570,000

▶ REAL ESTATE SALES

74 3 PONDS DR **$525,000**
B: Andrea Maynard & Kaleb Maranchie
S: Patrick J Kanaley
Book/Page: 35212/121, Date: 06/27/22
Mtg: Homebridge Financial $420,000
Use: 3 Bdrm Cape Cod, Lot: 23958sf
Prior Sale: $348,000 (03/18)

44 EBEN SMITH RD **$450,000**
B: Richard Sheppard & Virginia Sheppard
S: Manuel Psomos Tr, Tr for Psomos RET
Book/Page: 35219/163, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 15246sf

91 HAWSER BND **$650,000**
B: Laimute R Svarcas Tr, Tr for Laimute R Svarcas RET
S: Jean H Sughrue
Book/Page: 35208/132, Date: 06/24/22
Mtg: Webster Bank $520,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 15246sf

68 SEANS CIR **$575,000**
B: Robert J Moore 3rd & Jessica H Adler
S: Brenden M Bessette & Nicole Bessette
Book/Page: 35218/328, Date: 06/29/22
Mtg: Workers Credit Union $517,500
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 16117sf
Prior Sale: $375,000 (05/20)

38 WAQUAQUET LN **$440,000**
B: Richard Harrigan
S: Mary E Goodwin
Book/Page: 35223/83, Date: 06/30/22
Mtg: JPMorgan Chase Bank $369,999

Cotuit

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	34	28
Median Price	$602,500	$622,800

▶ REAL ESTATE SALES

250 EISENHOWER DR **$665,000**
B: Peter Brunton
S: James F Ebersole
Doc#: 000000001462011, Date: 06/24/22
Mtg: Synergy One Lending I $465,500
Type: Adj
Use: 2 Bdrm Ranch, Lot: 31363sf

844 PUTNAM AVE **$650,000**
B: Joshua M Fazio & Leticia Fazio
S: Linda A Hickman Tr, Tr for Linda A Hickman FT
Doc#: 000000001462230, Date: 06/28/22
Mtg: Cape Cod Cp Bk $548,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 21344sf

Hyannis

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	83	90
Median Price	$410,000	$466,000

▶ REAL ESTATE SALES

87 7TH AVE **$1,152,000**
B: Matthew P Meduna & Laura J Meduna
S: Jacklyn B Clayton & John S Clayton
Book/Page: 35208/20, Date: 06/24/22
Use: 3 Bdrm Cape Cod, Lot: 13504sf

800 BEARSES WAY U:1WG **$295,000**
B: Nobre Inv Group LLC
S: Susan I Grady
Doc#: 000000001462442, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $206,500
Use: 2 Bdrm Condo

1029 IYANNOUGH RD U:10D **$265,000**
B: Pamela A Berman
S: Matthew A Marais
Book/Page: 35221/295, Date: 06/30/22
Use: 2 Bdrm Condo

6 NOB HILL RD **$1,500,000**
B: Lily Alverson & Bradley Shepard
S: Anton Yereniuk & Jo A Yereniuk
Book/Page: 35222/212, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $150,000
Use: Residential Undvlpble Land, Lot: 20473sf

73 NORRIS ST **$555,000**
B: Willoughby Dev LLC
S: Susan Cwynar Tr, Tr for Susan Cwynar T
Book/Page: 35208/73, Date: 06/24/22
Use: Residential-multiple Bldgs, Lot: 14810sf

87 OAK ST **$561,000**
B: Laura D Siguencia & Raul A Frenandez
S: Charles Patitucci & Dianne Patitucci
Book/Page: 35213/211, Date: 06/27/22
Mtg: United Wholesale Mtg $532,950
Use: 3 Bdrm Gambrel, Lot: 7841sf

511 OCEAN ST **$800,000**
B: Everest 599 Rathun St LLC
S: Sandra L Walker
Doc#: 000000001462222, Date: 06/28/22
Mtg: Cape Cod Five Cent Bk $600,000
Use: Rooming/boarding House, Lot: 6970sf

46 PARKWAY PL **$615,000**
B: Cape Cod Hospital
S: Kathleen Kenneally & Karen Ralston
Book/Page: 35220/328, Date: 06/30/22
Use: Office Bldg-general, Lot: 7841sf

35 SCUDDER AVE U:1 ..... **$11,425,000**
B: Sucdder Avenue LLC
S: TFG Hyannis Hospitality
Book/Page: 35224/157, Date: 06/30/22
Mtg: Fall River Five Cents $9,000,000
Use: Condo

135 W MAIN ST U:9 ..... **$349,000**
B: Matthew D Clark
S: Bradley P Shepherd
Book/Page: 35215/68, Date: 06/28/22
Mtg: First Republic Bk $249,000
Use: 2 Bdrm Condo
Prior Sale: $160,000 (06/16)

825 W MAIN ST U:4 ..... **$215,000**
B: Big Dog Little Dog RE LLC
S: Marjorie Leonard
Book/Page: 35223/308, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $161,250
Use: 2 Bdrm Condo

54 WALNUT ST **$497,000**
B: Thomas M Walsh & Sarah T Walsh
S: Jonathan D Fragosa
Book/Page: 35208/109, Date: 06/24/22
Mtg: Shamrock Home Loans $472,150
Use: 4 Bdrm Conventional, Lot: 10019sf

124 WAYLAND RD **$475,000**
B: Luis G Fernandez & Jose G Fernandez
S: Kenneth Oneill & Kimberly Oneill
Doc#: 000000001461851, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 12632sf

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101 WOODLAND AVE **$395,000**
B: Khalil Naoum
S: Earlene Macdowell Tr, Tr for Macdowell FT
Book/Page: 35221/342, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 13504sf

Marstons Mills

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	43	35
Median Price	$521,000	$625,000

► REAL ESTATE SALES

36 BARBERRY LN **$550,000**
B: Natalia Outkina & Alexander Frolov
S: William C Weston
Book/Page: 35212/80, Date: 06/27/22
Mtg: Mortgage Networks Inc $275,000
Use: 1 Bdrm Cape Cod, Lot: 9148sf
Prior Sale: $183,000 (07/12)

5 COLONIAL FARM CIR **$975,000**
B: Paul Stevens & Gail Stevens
S: Jeanne K Wade Tr, Tr for Jeanne K Wade LT
Book/Page: 35217/55, Date: 06/29/22
Use: 3 Bdrm Cape Cod, Lot: 16988sf
Prior Sale: $536,000 (01/11)

24 HILLTOP DR **$590,000**
B: Nicholas B Nolan & Robert B Nolan
S: Michelle Buzzell & Peter Buzzell
Book/Page: 35217/194, Date: 06/29/22
Mtg: Rockland Tr Co $560,500
Use: 3 Bdrm Cape Cod, Lot: 10454sf

370 HOLLIDGE HILL LN **$635,000**
B: Burton L Rhue Jr Tr, Tr for Rhue FT
S: Donna James A Est & Margaret A Rowe
Book/Page: 35219/338, Date: 06/30/22
Use: Residential Developable Land, Lot: 43996sf

79 LAKESIDE DR **$465,000**
B: Hsin C Tsai & John Powhida
S: Christine Forrest
Book/Page: 35221/242, Date: 06/30/22
Mtg: Leader Bank NA $348,750
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $340,000 (09/20)

932 LUMBERT MILL RD **$580,000**
B: Todd A Gattoni & Kathleen G Gattoni
S: Joanne L Lovely Tr, Tr for Donald S Birch RT
Book/Page: 35217/164, Date: 06/29/22
Mtg: Milford Fed Svgs Bk $440,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 57064sf

24 SEA ROBIN RD **$950,000**
B: Thomas J Markel & Jeanne E Markel
S: Drew A Brodsky Tr, Tr for Brodsky FT
Book/Page: 35221/105, Date: 06/30/22
Mtg: Nationstar Mtg $645,000
Use: 3 Bdrm Cape Cod, Lot: 43560sf

57 TURTLEBACK RD **$625,000**
B: Ifar Barzelay & Mary A Barzelay
S: Sandeep Palreddy & Margaret Patterson
Doc#: 000000001462307, Date: 06/29/22
Mtg: Prime Lending Inc $375,000
Use: 4 Bdrm Gambrel, Lot: 20038sf
Prior Sale: $382,000 (02/21)

113 WHISTLEBERRY DR **$850,000**
B: Colin Mccormack & Amanda T Mccormack
S: Ahmad Abokhamis
Book/Page: 35221/8, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $470,000
Use: 3 Bdrm Colonial, Lot: 47916sf
Prior Sale: $583,000 (04/17)

Osterville

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	45	35
Median Price	$767,000	$954,738

► REAL ESTATE SALES

206 EBENEZER RD **$700,000**
B: Pablo C Hsu & Yi N Chiu
S: Hudson S Gomes & Aline Gomes
Book/Page: 35208/193, Date: 06/24/22
Mtg: United Nations FCU $560,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $419,000 (07/19)

130 EEL RIVER RD **$3,100,000**
B: Alaina Charters & John L Charters Jr
S: Kevin M Meuse Tr, Tr for C P Glen 2009 T
Doc#: 000000001462023, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $2,100,000
Use: 4 Bdrm Cape Cod, Lot: 43996sf
Prior Sale: $1,250,000 (09/15)

727 MAIN ST U:F2 ..... **$460,000**
B: Loretta A Nunheimer Tr, Tr for Nunheimer FT
S: Roycroft Joan M Est & Mary Saucier
Book/Page: 35209/118, Date: 06/24/22
Use: 2 Bdrm Condo

105 NEWPORT LN **$1,300,000**
B: Thomas A Rockwell Tr, Tr for 105 Newport Lane RT
S: Matthew T Dagher & Maura A Dagher
Doc#: 000000001461882, Date: 06/23/22
Use: 3 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: $485,000 (07/18)

99 STONE HORSE RD **$2,350,000**
B: Thomas J Condon & Leslie Condon
S: David A Paquette & Catherine B Paquette
Book/Page: 35217/329, Date: 06/29/22
Use: Residential Developable Land, Lot: 13504sf
Prior Sale: $1,700,000 (01/22)

Bourne

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	128	91
Median Price	$462,500	$533,000

► REAL ESTATE SALES

36 CATSKILL RD **$668,000**
B: Kiernan Burr-Galbraith
S: Toni E Davies
Doc#: 000000001462204, Date: 06/28/22
Mtg: Cape Cod Five Cent Bk $634,600
Use: 3 Bdrm Cape Cod, Lot: 31886sf

316 CIRCUIT AVE **$580,000**
B: Peter Duserick & Juanita Duserick
S: Sean Walkey & Stephanie Walkey
Book/Page: 35216/348, Date: 06/29/22
Use: 2 Bdrm Cottage, Lot: 5619sf
Prior Sale: $535,000 (06/21)

171 CLAY POND RD **$1,000,000**
B: Daley Partners Invs LLC
S: Spencers Gdns&Nursery
Book/Page: 35206/213, Date: 06/24/22
Use: Mixed Use-prim Comm & Resd, Lot: 40032sf

630 COUNTY RD **$600,000**
B: Michael C Noe
S: Bay Flow LLC
Doc#: 000000001461960, Date: 06/24/22
Mtg: United Wholesale Mtg $359,000
Use: 2 Bdrm Raised Ranch, Lot: 11238sf
Prior Sale: $285,000 (02/22)

34 FIELDWOOD DR **$720,000**
B: John A Clark Tr, Tr for John A&Jane B Clark FT
S: Phyllis L Cullinan Tr, Tr for Phyllis L Cullinan T
Doc#: 000000001462189, Date: 06/28/22
Use: 3 Bdrm Cape Cod, Lot: 30318sf

77 LAKE DR **$430,000**
B: Rachel Dean
S: Carol A Flynn
Book/Page: 35215/113, Date: 06/28/22
Mtg: Guild Mortgage Co $408,500
Use: 2 Bdrm Ranch, Lot: 8015sf

808 MACARTHUR BLVD **$480,000**
B: 808 Mac Arthur LLC
S: Claire J Bergeron
Book/Page: 35204/227, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $336,000
Use: Restaurant/bar, Lot: 25047sf
Prior Sale: $412,575 (04/17)

2 MILL POND CIR **$860,000**
B: John P Burge
S: Peter M Cressy Tr, Tr for PHC&SAC 2015 T
Book/Page: 35222/261, Date: 06/30/22
Mtg: LendSure Mtg $657,900
Use: 3 Bdrm Cape Cod, Lot: 32583sf

70 PURITAN RD **$475,000**
B: Hannah L Good
S: Mark J Mcmahon
Doc#: 000000001462328, Date: 06/29/22
Mtg: Navy FCU $492,100
Use: 3 Bdrm Cape Cod, Lot: 8581sf
Prior Sale: $230,000 (12/14)

SAGAMORE BCH L:6 ..... **$50,000**
B: Warren P Fleming & Karen L Fleming
S: Keith W Ellis Jr Tr, Tr for Ellis T
Doc#: 000000001462353, Date: 06/30/22

91 SANDWICH RD **$710,501**
B: Joanne C Brennan & Robert L Brennan
S: Robert E Koosa & Tricia L Koosa
Book/Page: 35222/40, Date: 06/30/22
Use: 5 Bdrm Contemporary, Lot: 17511sf

44 SEABREEZE DR **$685,000**
B: Gray Gables Realty LLC
S: Lee A Jarnagin
Book/Page: 35204/117, Date: 06/23/22
Use: 3 Bdrm Cape Cod, Lot: 13591sf

27 WASHBURN ST **$640,000**
B: Danh Nguyen
S: Robert J Santangelo & William J Belz Jr
Book/Page: 35210/98, Date: 06/24/22
Mtg: Sierra Pacific Mtg $608,000
Use: 3 Bdrm Conventional, Lot: 32017sf
Prior Sale: $448,820 (08/18)

15 WHIMBREL DR **$520,000**
B: Nicholas D Kleimola
S: Yorks Charlotte T Est & Joanne Yorks
Book/Page: 35207/204, Date: 06/24/22
Mtg: EMM Loans LLC $416,000
Use: 2 Bdrm Ranch, Lot: 13930sf

9 WILDWOOD LN U:B **$549,900**
B: Robert S Rand
S: Eastern Sky LLC
Book/Page: 35221/168, Date: 06/30/22
Mtg: Homebridge Financial $300,000
Use: 2 Bdrm Condo, Lot: 37462sf

157 WILLIAMS AVE **$340,000**
B: Racheal Cabral
S: Pontiff Leonard Est & Judith M Pontiff
Book/Page: 35221/321, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $272,000
Use: 2 Bdrm Ranch, Lot: 8015sf

2 WINDSONG CIR **$675,000**
B: Hannah M Donovan & Michael K Donovan
S: Sean Oneill & Elizabeth Oneill
Doc#: 000000001462393, Date: 06/30/22
Mtg: LoanDepot.Com $607,500
Use: 3 Bdrm Raised Ranch, Lot: 21867sf
Prior Sale: $380,000 (10/17)

Brewster

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	58	38
Median Price	$609,100	$750,500

► REAL ESTATE SALES

26 AGASSIZ ST **$617,000**
B: Joshua Eldredge & Sara Eldredge
S: Thomas J Copley 3rd Tr, Tr for Copley FT
Book/Page: 35219/21, Date: 06/29/22
Mtg: Mid America Mtg $586,150
Use: 3 Bdrm Ranch, Lot: 17990sf

266 ALDEN DR **$800,000**
B: Harvey Shrage & Amy B Cohen
S: CC Capital Invs LLC
Book/Page: 35221/216, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $720,000
Use: 2 Bdrm Ranch, Lot: 31700sf
Prior Sale: $328,000 (12/21)

49 BILLINGTON LN U:49 ..... **$515,000**
B: Brian W Moore & Catherine S Moore
S: Michael Elias
Book/Page: 35215/227, Date: 06/28/22
Mtg: Embrace Home Loans $360,500
Use: 2 Bdrm Condo

203 BOG POND RD **$649,000**
B: Albert M Wisialko & Kara E Wisialko
S: Richard S Kretzmer Tr, Tr for A T Kretzmer RET
Book/Page: 35204/68, Date: 06/23/22
Mtg: Norwood CooperativeBk $551,650
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 17570sf

153 BRIER LN **$466,250**
B: Jake Cronin
S: Jeanne M Oconnell
Book/Page: 35220/281, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $345,000
Use: 4 Bdrm Cape Cod, Lot: 21484sf

82 CROSBY LN **$1,510,000**
B: Edward Urquhart & Suzanne Urquhart
S: Diane S Yudin & Lisa Y Segal
Doc#: 000000001461858, Date: 06/23/22
Mtg: Rocket Mortgage LLC $1,057,000
Use: 4 Bdrm Cape Cod, Lot: 19890sf
Prior Sale: $640,000 (09/16)

10 DERRICK RD **$625,000**
B: Peter Mack & Cody Mack
S: Herbert Lohbauer & Barbara Remington
Doc#: 000000001461973, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $593,750
Use: 3 Bdrm Ranch, Lot: 29430sf
Prior Sale: $290,000 (10/14)

240 EATON LN U:240 ..... **$390,000**
B: Janet Jean & Brian M Downing
S: Harsha Vedi
Book/Page: 35223/338, Date: 06/30/22
Mtg: LoanDepot.Com $195,000
Use: 2 Bdrm Condo
Prior Sale: $150,000 (12/10)

EATON VILLAGE 2 CONDO U:75 ..... **$379,000**
B: William F Andrews Tr, Tr for Andrew FT
S: Myrna M Iagatta
Book/Page: 35209/77, Date: 06/24/22
Use: Condo

100-A FLETCHER LN **$227,000**
B: Nadezhda Pokrovskaya
S: Nancy T Couture
Book/Page: 35206/38, Date: 06/23/22

282 HOLLY AVE **$830,000**
B: 282 Holly Avenue SPE LLC
S: Robert E Young & Linda Young
Book/Page: 35209/256, Date: 06/24/22
Use: 4 Bdrm Cape Cod, Lot: 15120sf
Prior Sale: $320,000 (05/11)

118 PINEWOOD DR **$660,000**
B: Matthew S Newell & Ana J Newell
S: Bruce Hall-Hammond & Majen P Hammond
Doc#: 000000001462435, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $528,000
Use: 3 Bdrm Cape Cod, Lot: 15210sf

321 RED TOP RD **$995,000**
B: Hooi S Tan & Maria Vidano
S: Debra F Weinstein & Anthony Rosenzweig
Doc#: 000000001462407, Date: 06/30/22
Mtg: Berkshire Bank $796,000
Use: 3 Bdrm Cape Cod, Lot: 94525sf
Prior Sale: $589,000 (05/10)

120 RUN HILL RD **$1,475,000**
B: Kenneth A Rubin & Amy E Rubin
S: Lorraine C Harvey Tr, Tr for LCH RT
Book/Page: 35205/81, Date: 06/23/22
Mtg: TD Bank NA $1,075,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 71438sf

76 TREVOR LN U:76 ..... **$504,000**
B: Michael Quigley & Suzanne Quigley
S: David Swann & Battyjane Swann
Book/Page: 35218/285, Date: 06/29/22
Use: 2 Bdrm Condo

484 TUBMAN RD **$542,500**
B: Raymond Peltier & Coralie Peltier
S: Lucy W Daniels & William A Daniels
Book/Page: 35207/330, Date: 06/24/22
Use: 2 Bdrm Colonial, Lot: 40600sf

90 WOODVIEW DR U:90 ..... **$330,000**
B: Rosemary Noone
S: Connie Aletta-Gunderson
Book/Page: 35205/105, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $150,000
Use: 2 Bdrm Condo
Prior Sale: $245,000 (11/17)

Chatham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	93	70
Median Price	$999,999	$950,000

► REAL ESTATE SALES

248 CHIPPINGSTONE RD **$1,050,000**
B: Jonathan H Avery & Christy B Avery
S: Kathleen Mogg Tr, Tr for Kathleen Mogg RET
Doc#: 000000001462028, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $650,000
Use: 3 Bdrm Ranch, Lot: 21307sf
Prior Sale: $475,000 (05/16)

HERITAGE LN **$461,000**
B: TPG Chatham Highlander
S: Robert Cochran & Melissa Leonard
Book/Page: 35223/23, Date: 06/30/22

47 LITTLE BEACH RD **$5,775,000**
B: Monomoy Rips LLC
S: Mark A Paresky Tr, Tr for Morris Island NT
Doc#: 000000001461950, Date: 06/24/22
Use: 2 Bdrm Ranch, Lot: 4000sf

53 LITTLE BEACH RD **$5,775,000**
B: Monomoy Rips LLC
S: Mark A Paresky Tr, Tr for Morris Island NT
Doc#: 000000001461950, Date: 06/24/22
Use: 3 Bdrm Cape Cod, Lot: 49621sf

595 MAIN ST U:31 ..... **$950,000**
B: Time Off LLC
S: 595 Main Street LLC
Book/Page: 35216/66, Date: 06/28/22
Mtg: Cape Cod Five Cent Bk $712,500
Use: Retail Condo

946 MAIN ST **$7,739,000**
B: TPG Chatham Highlander
S: Oceanview Holdings LLC
Book/Page: 35223/27, Date: 06/30/22
Mtg: Needham Bk $4,119,000
Use: Motel, Lot: 43560sf
Prior Sale: $2,300,000 (02/20)

958 MAIN ST **$7,739,000**
B: TPG Chatham Highlander
S: Oceanview Holdings LLC
Book/Page: 35223/27, Date: 06/30/22
Use: Mixed Use-prim Comm & Other, Lot: 50473sf
Prior Sale: $2,300,000 (02/20)

989 MAIN ST **$775,000**
B: Maison Hudson LLC
S: F R Longnecker 4th Tr, Tr for Jacqueline Ann Felix RET
Book/Page: 35207/137, Date: 06/24/22
Use: 4 Bdrm Old Style, Lot: 32632sf
Prior Sale: $317,000 (08/10)

235 ORLEANS RD **$1,000,000**
B: Broadmeadow 235 Orleans
S: Patrick Mcdevitt Tr, Tr for Orleans Road NT
Book/Page: 35208/311, Date: 06/24/22
Mtg: Hingham Inst for Svgs $1,485,000
Use: Mixed Use-prim Comm & Resd, Lot: 21780sf

39 SHADY LN **$1,600,000**
B: James D Ardell & Olivia Ruggiero
S: Lewis C Chang & Emilie Y Chang
Book/Page: 35221/79, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $1,280,000
Use: 3 Bdrm Cape Cod, Lot: 13448sf
Prior Sale: $696,000 (10/18)

112 TISQUANTUM RD **$3,825,000**
B: Mamamoycke LLC
S: Cheryl A Nixon Tr, Tr for Cheryl A Nixon RET
Doc#: 000000001462344, Date: 06/30/22

Dennis

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	129	114
Median Price	$500,000	$550,000

► REAL ESTATE SALES

9 CHASE AVE U:4 ..... **$1,260,000**
B: Denesh R Gunasekarampulle & Senta K Peiris
S: Ocean Heights Dennis LLC
Doc#: 000000001462482, Date: 06/30/22
Mtg: Citibank Na $1,133,874
Use: Condo

537 DEPOT ST **$286,251**
B: Amego Inc
S: Kennedy Donovan Ctr Inc
Book/Page: 35215/151, Date: 06/28/22
Mtg: M&T Bank NA $3,000,000
Use: Other Exempt, Lot: 11761sf

7 EAGLE DR **$650,000**
B: Sonia J Stamm & Wiliam E Sissell 3rd
S: Patricia A Sexton
Doc#: 000000001462278, Date: 06/29/22
Use: 3 Bdrm Ranch, Lot: 20038sf

13 FAIRVIEW AVE **$510,000**
B: James Collins & Jill Collins
S: Nicholas J Iarussi
Doc#: 000000001461862, Date: 06/23/22
Mtg: Mortgage Networks Inc $459,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 6098sf

13 HAMILTON RD **$750,000**
B: Brian Jordan & Kara Jordan
S: John L Jannino & Mary C Jannino
Book/Page: 35221/199, Date: 06/30/22
Mtg: Fall River Five Cents $600,000
Use: 5 Bdrm Colonial, Lot: 6534sf

17 HIGHCREST AVE **$710,000**
B: Karen Mccabe
S: Jeanette Senerchia Tr, Tr for Alice J Oconnell RET
Doc#: 000000001462101, Date: 06/27/22
Use: 3 Bdrm Ranch, Lot: 15246sf

132 INDIAN POND RD **$567,500**
B: Russell M Connor Jr & Donna B Connor
S: Ruell James J Jr Est & Ann S Mcpherson
Doc#: 000000001461957, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $367,500
Use: 2 Bdrm Cape Cod, Lot: 8276sf

17 LORING AVE **$859,000**
B: Susan E Troy, Tr for Scott E Troy
S: Paul J Mackoul
Book/Page: 35218/127, Date: 06/29/22
Mtg: Arc Home LLC $601,300
Use: 3 Bdrm Cape Cod, Lot: 14810sf

267 MAIN ST **$767,000**
B: Michael M Cowden & Karen C Ketchum
S: William O Gallerizzo & Rebecca Gallerizzo
Book/Page: 35218/228, Date: 06/29/22
Mtg: Cape Cod Five Cent Bk $417,000
Use: 3 Bdrm Old Style, Lot: 21780sf

742 MAIN ST **$540,000**
B: Robert Hurd Jr & Elleyn Hurd
S: Denis S Umphlett Tr, Tr for Umphlett FT
Book/Page: 35222/12, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $400,000
Use: 2 Bdrm Old Style, Lot: 30056sf

23 MYRTLE RD **$305,000**
B: David G Whalen & Eileen M Whalen
S: White Dog Investors LLC
Book/Page: 35209/227, Date: 06/24/22
Use: 2 Bdrm Ranch, Lot: 3485sf
Prior Sale: $208,687 (04/22)

22 NORTH RD **$900,000**
B: Elizabeth A Rose & Francis J Rose
S: Elizabeth A Rose & Mary P Young
Book/Page: 35220/2, Date: 06/30/22
Use: 4 Bdrm Cape Cod, Lot: 21780sf

242 OLD WHARF RD U:B10 ..... **$376,000**
B: Brendan M Ferrari Tr, Tr for Ferrari FT
S: Joseph C Lenz & Deana M Lenz
Book/Page: 35221/30, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $282,000
Use: 2 Bdrm Condo
Prior Sale: $239,000 (08/18)

262 OLD WHARF RD U:18 ..... **$250,000**
B: Ryan Anger & Stephanie Anger
S: Brian T Kennedy & Jennifer R Nosalek
Book/Page: 35224/84, Date: 06/30/22
Mtg: EMM Loans LLC $225,000
Use: 2 Bdrm Condo

38 PINE ST **$825,000**
B: Daniel C Barton & Katherine Barton
S: Kevin R Simard Tr, Tr for 38 Pine Street RT
Book/Page: 35216/36, Date: 06/28/22
Mtg: Dedham Inst for Svgs $485,000
Type: Adj
Use: Residential-multiple Bldgs, Lot: 10019sf

13 PURITAN LN **$519,000**
B: Richard W Pugsley 3rd & Emily J Priestley
S: Derek V Dimasi Jr
Doc#: 000000001461884, Date: 06/23/22
Mtg: Guild Mortgage Co $467,100
Use: 4 Bdrm Ranch, Lot: 6098sf
Prior Sale: $240,000 (10/17)

632 MAIN ST U:A **$575,000**
B: Jason Devito
S: Peter Myette & Sandra Rivera
Book/Page: 35208/252, Date: 06/24/22
Mtg: EMM Loans LLC $517,500
Use: 2 Bdrm Condo
Prior Sale: $540,000 (11/21)

48 SEA ST **$1,200,000**
B: Andrew E Simonds & Linda H Simonds
S: James P Ahern & Jillian Ahern
Book/Page: 35212/254, Date: 06/27/22
Mtg: Cape Cod Cp Bk $700,000
Use: 3 Bdrm Colonial, Lot: 11761sf

62 SEA ST **$462,000**
B: Jennifer J Cornell
S: Sharon R Chandler Tr, Tr for D&R Clasby FT
Book/Page: 35215/271, Date: 06/28/22
Mtg: East Idaho CU $328,400
Use: 3 Bdrm Ranch, Lot: 6098sf

5 SEAGROVE RD **$527,000**
B: Edward G Bates 3rd & Karen M Bates
S: Christopher M Wengler & Thomas F Wengler
Doc#: 000000001462398, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 7841sf

31 SUSAN RUTH RD **$560,000**
B: Aileen K Kerns
S: James R Thomas & Louise M Ferro
Doc#: 000000001462107, Date: 06/27/22
Mtg: Cape Cod Cp Bk $550,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 6534sf

146 TELEGRAPH RD **$700,000**
B: John Louis Ferrari Jr Tr, Tr for J L Jr&D Ferrari RET
S: Keley Carol A Est & Charles F Kelley
Book/Page: 35222/309, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $560,000
Use: 3 Bdrm Old Style, Lot: 16117sf

27 TROTTING PARK RD **$900,000**
B: John Falletti & Ruth Falletti
S: Francoise C Falcone Tr, Tr for Francoise C Falcone LT
Doc#: 000000001461979, Date: 06/24/22
Mtg: Winchester Cp Bk $550,000
Type: Adj
Use: Residential-multiple Bldgs, Lot: 32670sf

57 MAIN STREET **$570,000**
B: Valerie N Kelly
S: Paula Bacon
Doc#: 000000001461873, Date: 06/23/22

Eastham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	69	46
Median Price	$620,000	$736,500

► REAL ESTATE SALES

145 FIELD RD **$735,000**
B: Timothy Linton & Susan P Linton
S: Robert M Voke & Karen L Voke
Book/Page: 35212/59, Date: 06/27/22
Mtg: Cape Cod Five Cent Bk $588,000
Use: 3 Bdrm Colonial, Lot: 22216sf

805 GREAT POND RD **$560,000**
B: Paul A Schneider & Bonnie J Schneider
S: Richard G Rand
Book/Page: 35211/238, Date: 06/27/22
Mtg: Cape Cod Five Cent Bk $448,000
Use: 2 Bdrm Cape Cod, Lot: 22884sf

805 SAMOSET RD **$925,000**
B: Robert C Malster & Wendell H Malster
S: Fagan Maureen Est & Karen T Johnston
Book/Page: 35208/225, Date: 06/24/22
Mtg: Citizens Bank $740,000
Use: 3 Bdrm Cape Cod, Lot: 20125sf

275 SEA GULL LN **$825,000**
B: Pablo Cohan
S: Don H Tobias & Barbara Tobias
Book/Page: 35212/28, Date: 06/27/22
Mtg: Cape Cod Five Cent Bk $660,000
Use: 4 Bdrm Cape Cod, Lot: 21344sf

3290 STATE HWY U:3290 ..... **$429,000**
B: Vincent Chumenti & Megan Chumenti
S: William E Bennett & Deborah A Bennett
Book/Page: 35205/21, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $321,250
Use: 2 Bdrm Condo
Prior Sale: $200,000 (09/13)

Falmouth

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	229	188
Median Price	$590,000	$662,000

► REAL ESTATE SALES

98 ALTHEA RD **$868,999**
B: Mei A Sato & Wei C Wang
S: Jason S Amster & Jill L Garland
Book/Page: 35204/312, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $738,650
Use: 4 Bdrm Gambrel, Lot: 21209sf
Prior Sale: $405,900 (08/16)

216 ASHUMET RD **$600,000**
B: Mark J Culpo
S: John P Burge
Doc#: 000000001462367, Date: 06/30/22
Mtg: Baycoast Mortgage Co $480,000
Type: Adj
Use: 4 Bdrm Ranch, Lot: 16074sf
Prior Sale: $305,000 (09/17)

2 BRAMBLE BUSH DR U:2 ..... **$200,000**
B: Falmouth Hospital Assn
S: Gregory W Parkinson Tr, Tr for 2 Bramblebush RT
Book/Page: 35219/347, Date: 06/30/22
Use: Medical Condo Unit

10 BRAMBLE BUSH DR U:10 ..... **$400,000**
B: 10 Bramblebush LLC
S: Falmouth Hospital Assn
Book/Page: 35220/48, Date: 06/30/22
Use: Other Exempt
Prior Sale: $350,000 (09/19)

12 BRAMBLE BUSH DR U:12 ..... **$400,000**
B: 10 Bramblebush LLC
S: Falmouth Hospital Assn
Book/Page: 35220/48, Date: 06/30/22
Use: Other Exempt
Prior Sale: $350,000 (09/19)

307 BRICK KILN RD **$489,000**
B: Olivia D Orlandella & Connor W Gundy
S: Sagamore Storage Inc
Book/Page: 35214/327, Date: 06/28/22
Mtg: Cape Cod Five Cent Bk $470,000
Use: 2 Bdrm Ranch, Lot: 19820sf

94 DORAN DR **$250,000**
B: Daniel P Scannell Tr, Tr for Quincy Avenue NT
S: Henry C Sablone Tr, Tr for Doran Drive NT
Book/Page: 35206/136, Date: 06/23/22
Mtg: Henry C Sablone $198,856
Use: 3 Bdrm Ranch, Lot: 20552sf

2 DYLANS WAY **$800,000**
B: Lynn W Tokarczyk Tr, Tr for Lynn W Tokarczyk T
S: Cape Cod Development LLC
Book/Page: 35206/90, Date: 06/23/22
Mtg: Middlesex Svgs Bk $600,000
Use: Residential Developable Land, Lot: 21201sf

93 FALMOUTH HEIGHTS RD U:5 ..... **$450,000**
B: Robert C Jarvis & Jennifer L Jarvis
S: Julia A Losordo Tr, Tr for 93 5 RT
Book/Page: 35219/60, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $250,000 (02/12)

2 GOLF VIEW DR **$1,004,880**
B: Manuel Tavares & Jennifer Tavares
S: FWG LLC
Book/Page: 35224/26, Date: 06/30/22
Mtg: Bristol Cnty Svgs Bk $904,392
Use: 3 Bdrm Conventional, Lot: 10663sf

58 LODENGREEN DR **$435,000**
B: Xavier F Abarca & Madelene M Abarca
S: Carolyn Nelson
Book/Page: 35204/190, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $348,000
Use: 3 Bdrm Ranch, Lot: 10028sf

190 N FALMOUTH HWY **$1,850,000**
B: Andrew Mcgrath & Jillian Mcgrath
S: Malcolm Fraser
Book/Page: 35222/173, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $1,480,000
Use: 4 Bdrm Conventional, Lot: 30074sf

40 N HILL DR **$775,000**
B: Brett Hassan & Kate E Hassan
S: Jerry Evans & Kathryn Evans
Book/Page: 35205/211, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $697,500
Use: 3 Bdrm Colonial, Lot: 25892sf
Prior Sale: $565,000 (09/19)

42 OAK RIDGE RD **$780,000**
B: Michael J Goonan & Laurie A Goonan
S: Timothy M Jones & Desiree B Jones
Book/Page: 35213/42, Date: 06/27/22
Mtg: Bank of America NA $624,000
Use: 4 Bdrm Cape Cod, Lot: 18600sf
Prior Sale: $510,000 (06/19)

161 OLD CAMPUS DR **$1,045,000**
B: Francis X Maloney Jr & Linda M Maloney
S: Holly H Mcdonald
Book/Page: 35221/62, Date: 06/30/22
Mtg: Cape Cod Cp Bk $836,000
Use: 3 Bdrm Cape Cod, Lot: 17097sf

39 POINT RD **$9,300,000**
B: Seabrink LLC
S: Charles R Platt Tr, Tr for 39 Point Road NT
Doc#: 000000001462159, Date: 06/28/22
Use: 5 Bdrm Customdesign, Lot: 61119sf
Prior Sale: $4,250,000 (10/15)

95 RICKENBACKER RD **$1,000,000**
B: Mona Elmetwally
S: Barry F Smith Tr, Tr for Smith FT
Book/Page: 35217/191, Date: 06/29/22
Use: 3 Bdrm Cape Cod, Lot: 18025sf
Prior Sale: $637,000 (08/18)

43 ROSEMARY LN **$650,000**
B: Lawrence Robbins & Karen Robbins
S: Elizabeth A Grozier Tr, Tr for Elizabeth Ann Grozier FT
Book/Page: 35221/134, Date: 06/30/22
Mtg: Mortgage Networks Inc $450,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 15120sf

32 SCRANTON AVE **$1,650,000**
B: Scranton LLC
S: Clifford L Derick Tr, Tr for Harbor T
Doc#: 000000001462319, Date: 06/29/22
Use: Retail-service, Lot: 17402sf

16 SHARON ANN LN **$325,000**
B: Equity Land Invs LLC
S: Lacerda Rosalyn M Est & Rachelle Miranda
Book/Page: 35221/128, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 10999sf

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BARNSTABLE REGISTRY
continued

230 SHOREWOOD DR **$515,000**
B: Jennifer A Obrien & Trent J Obrien
S: Tymon F Karman
Book/Page: 35218/41, Date: 06/29/22
Mtg: Cape Cod Cp Bk $412,000
Use: 2 Bdrm Cape Cod, Lot: 15002sf
Prior Sale: $425,000 (12/21)

20 STONEWALL LN **$1,300,000**
B: John T Malia & Cheryle F Malia
S: Louise D Gagnon
Book/Page: 35220/302, Date: 06/30/22
Mtg: Winchester Cp Bk $650,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 51536sf

129 TANGLEWOOD DR **$550,000**
B: Dominic Barbuto & Lynn Barbuto
S: Daniel E Rogers
Book/Page: 35222/252, Date: 06/30/22
Use: 3 Bdrm Raised Ranch, Lot: 10067sf
Prior Sale: $331,000 (08/21)

278 TROTTING PARK RD **$799,000**
B: Terri Lawler-Smith Tr, Tr for 5 Points FT
S: Cynthia Kim & Sang H Kim
Book/Page: 35218/155, Date: 06/29/22
Mtg: Rocket Mortgage LLC $400,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 149772sf
Prior Sale: $320,000 (01/15)

97 TURNER RD **$455,000**
B: Wayne M Mcgee & Christine A Mcgee
S: Sisson Benjamin G Est & Lindsay M Duguay
Book/Page: 35213/141, Date: 06/27/22
Mtg: Radius Financial Grp $364,000
Use: 2 Bdrm Ranch, Lot: 35000sf
Prior Sale: $192,000 (08/15)

96 WATERSIDE DR **$3,650,000**
B: Frank Sciacca
S: Lisa Raffaele Tr, Tr for 27A Carlton Drive T
Doc#: 000000001462391, Date: 06/30/22
Use: 3 Bdrm Contemporary, Lot: 19998sf

206 WATERSIDE DR **$1,425,000**
B: BHC Realty 1 LLC
S: John C Mannix
Doc#: 000000001461837, Date: 06/23/22
Use: 4 Bdrm Cape Cod, Lot: 22987sf

6 WESTMORELAND DR U:6 ..... **$1,400,000**
B: Miles M Obrien & Suzanne L Tobias
S: Valeri A Gage Tr, Tr for Volpini FT
Book/Page: 35208/166, Date: 06/24/22
Mtg: Bank of America NA $1,050,000
Use: 3 Bdrm Condo
Prior Sale: $750,000 (10/14)

Harwich

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	91	71
Median Price	$520,000	$600,000

► REAL ESTATE SALES

39 CONTINENTAL DR **$695,000**
B: David Duclos
S: Alan J Goode & Michelle A Goode
Doc#: 000000001461941, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 16988sf
Prior Sale: $525,000 (11/21)

94 GORHAM RD **$702,000**
B: Nunsin Bosse & Verdine Bosse
S: Momo Brothers LLC
Book/Page: 35213/175, Date: 06/27/22
Mtg: Guaranteed Rate Inc $526,500
Use: 2 Bdrm Cape Cod, Lot: 18917sf
Prior Sale: $321,575 (03/21)

50 NONS RD **$3,128,500**
B: Paul K Butler Tr, Tr for Paul K Butler RET
S: Paul J Werner
Doc#: 000000001462475, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $1,900,000
Use: 4 Bdrm Cape Cod, Lot: 31363sf

18 NORTH RD **$610,000**
B: Patrick Mungovan & Jennifer Mungovan
S: Eddy Dorothy J Est & John Eddy
Book/Page: 35215/13, Date: 06/28/22
Use: 3 Bdrm Ranch, Lot: 20010sf

6 PLEASANT BAY CT **$850,000**
B: Ira Dickerman & Cindi M Dickerman
S: John R Mccartie & Shan R Mccartie
Book/Page: 35211/153, Date: 06/27/22
Mtg: Fall River Five Cents $680,000
Use: 3 Bdrm Cape Cod, Lot: 40075sf

264 ROUTE 28 ..... **$450,000**
B: Tillie 264 LLC
S: Mary A Rosivack
Book/Page: 35223/241, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 30056sf

27 SANDPIPER RD **$675,000**
B: Scott J Davis & Deanna Amoroso-Davis
S: Kylie J Silva
Doc#: 000000001462227, Date: 06/28/22
Mtg: JPMorgan Chase Bank $506,250
Use: 3 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: $431,500 (06/18)

237 SISSON RD **$775,000**
B: Peter A Barrett Tr, Tr for Peter Abraham Barrett RET
S: Patrick A Murphy & Shannon M Mcallister
Doc#: 000000001462082, Date: 06/27/22
Use: 3 Bdrm Cape Cod, Lot: 10019sf

Mashpee

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	116	108
Median Price	$570,000	$627,500

► REAL ESTATE SALES

65 AMOS LANDING RD **$1,125,000**
B: Stuart A Harris Tr, Tr for Hrris LT
S: Theresa B Gormley
Doc#: 000000001462387, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 20909sf
Prior Sale: $445,000 (02/19)

2 BOB WHITE CRES U:2 ..... **$515,000**
B: Linda A Haley-Marino
S: Denise T Duffee
Book/Page: 35209/49, Date: 06/24/22
Mtg: Fidelity Cp Bk $325,000
Use: 2 Bdrm Condo
Prior Sale: $335,000 (05/17)

24 CAPTAINS ROW **$1,000,000**
B: Matthew Dagher & Maura Dagher
S: Kristen Peterson Tr, Tr for Shirley K Henshall LT
Book/Page: 35218/195, Date: 06/29/22
Mtg: Envision Bank $700,000
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 10411sf

30 CLAYTON CIR U:30A **$1,045,000**
B: Carole A Kessel Tr, Tr for 44 Cross Hill Road RT
S: Southworth Mashpee Props
Book/Page: 35220/275, Date: 06/30/22
Use: 3 Bdrm Condo

2 COBBLESTONE CIR **$1,452,559**
B: Lisa V Evans Tr, Tr for Evns Hanrahan RT
S: Bayswater Cott At New Sea
Doc#: 000000001462465, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $275,000
Use: Residential Developable Land, Lot: 5657sf

10 COBBLESTONE CIR **$932,048**
B: Joseph G Digregorio & Kelli A Decosta
S: Bayswater Cott At New Sea
Doc#: 000000001462419, Date: 06/30/22
Mtg: LoanDepot.Com $500,000
Use: Residential Developable Land, Lot: 4088sf

14 COBBLESTONE CIR **$1,141,092**
B: Gerald Bellis Tr, Tr for A P Gergiulo 1999 T
S: Bayswater Cott At New Sea
Doc#: 000000001462240, Date: 06/28/22
Use: Residential Developable Land, Lot: 5928sf

87 COBBLESTONE CIR **$1,652,857**
B: David A Meredith Tr, Tr for Jamdave T
S: Bayswater Cott At New Sea
Doc#: 000000001461898, Date: 06/23/22
Use: Residential Developable Land, Lot: 5149sf

29 COTTAGE LN **$1,050,000**
B: Paul Connolly & Katherine M Connolly
S: Jean E Wright Tr, Tr for Jean E Wright FT
Doc#: 000000001461870, Date: 06/23/22
Mtg: First Home Mtg $647,000
Use: 3 Bdrm Cottage, Lot: 4614sf
Prior Sale: $688,055 (11/17)

16 EXECUTIVE DR U:16 ..... **$533,000**
B: Teresa M Garney
S: Bernadette C Patrick & Kennethy Patrick
Doc#: 000000001462361, Date: 06/30/22
Mtg: Envision Bank $253,000
Type: Adj
Use: 2 Bdrm Condo

184 FELLS POND RD **$580,000**
B: Jane Lederman & Marvin Sears
S: Susan K Sylligardos
Doc#: 000000001461907, Date: 06/23/22
Use: 3 Bdrm Colonial, Lot: 17293sf

61 GLENNEAGLE DR **$1,050,000**
B: Nadine A Kubiak & Jonathan W Kubiak
S: Diane A Dillon & Kent E Earle
Doc#: 000000001462458, Date: 06/30/22
Mtg: Cross Country Mtg Inc $840,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 17076sf

31 GUNTERS LN **$650,000**
B: Kevin Schofield & Colleen Morin
S: Linda P Hall & Paula D Monte
Book/Page: 35207/268, Date: 06/24/22
Mtg: Cape Cod Cp Bk $585,000
Use: 2-Family Ranch, Lot: 16945sf

19 KATIAN WAY **$730,000**
B: Mary L Riker Tr, Tr for Mary Lou Riker RET
S: Ilana M Quirk
Book/Page: 35220/12, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 19297sf
Prior Sale: $423,500 (05/19)

174 LOWELL RD U:102 ..... **$399,900**
B: Jose P Maciel
S: Lawrence H Waldman Tr, Tr for Greenleaf RT
Book/Page: 35215/336, Date: 06/28/22
Mtg: Fall River Five Cents $319,920
Use: 2 Bdrm Condo

174 LOWELL RD U:59 ..... **$389,000**
B: Trevor Grams & Audrey Grams
S: C Alfred Hecker 3rd & Elaine F Hecker
Book/Page: 35209/127, Date: 06/24/22
Mtg: Broker Solutions Inc $349,000
Use: 2 Bdrm Condo
Prior Sale: $360,000 (03/22)

32 MEADOW HAVEN DR **$460,000**
B: Craig Rose & Jill Rose
S: Mark R Chalker & Theresa M Chalker
Book/Page: 35223/279, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $413,500
Use: 3 Bdrm Ranch, Lot: 17990sf

110 SHORE DR W **$3,495,562**
B: Stephen Desousa Tr, Tr for 3 Mulberry Lane RT
S: Bayswater Seaside 2 LLC
Doc#: 000000001462218, Date: 06/28/22
Mtg: United Nations FCU $2,419,000
Type: Adj
Use: Residential Developable Land, Lot: 8289sf

31 TAURUS DR **$1,010,000**
B: Aaron J Civale & Francesca J Barrilla
S: Christopher Quidley & Tracy A Quidley
Book/Page: 35221/266, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $808,000
Use: 4 Bdrm Colonial, Lot: 24045sf

115 TIDE RUN **$1,795,000**
B: Christopher J Sullivan
S: Norman Kastan Tr, Tr for Norman Kastan RET
Doc#: 000000001462405, Date: 06/30/22
Use: 3 Bdrm Contemporary, Lot: 15202sf

166 WEST WAY **$600,000**
B: 534 Central LLC
S: Ana M Vinha Tr, Tr for 166 West Way RET
Doc#: 000000001462117, Date: 06/27/22
Use: 3 Bdrm Cape Cod, Lot: 21606sf

8 YARDARM DR **$446,718**
B: Amego Inc
S: Kennedy Donovan Ctr Inc
Book/Page: 35215/138, Date: 06/28/22
Mtg: M&T Bank NA $3,000,000
Use: Other Exempt, Lot: 24263sf

Orleans

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	49	35
Median Price	$850,000	$1,000,000

► REAL ESTATE SALES

9 KINGS WAY **$592,500**
B: Michael D Allen & Kathryn Wankowicz
S: Brenda L Pettengill Tr, Tr for Herbert F Pettengill RET
Book/Page: 35222/152, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $300,000
Use: 3 Bdrm Cape Cod, Lot: 36155sf

16 LINDSAY LN **$1,795,000**
B: Corey Sclar & Argia D Machlin
S: Judy Baker-Benz
Book/Page: 35222/345, Date: 06/30/22
Mtg: First Republic Bk $1,345,000
Use: 4 Bdrm Cape Cod, Lot: 46217sf
Prior Sale: $880,000 (08/11)

190 ROUTE 6A U:9B **$285,000**
B: Alexander F Richardson
S: Andrew R Segal & Lisa Segal
Book/Page: 35214/313, Date: 06/28/22
Use: 2 Bdrm Condo
Prior Sale: $190,000 (12/19)

39 SPARROWHAWK RD **$2,000,000**
B: Peter Carpenter & Elizbeth Carpenter
S: Janet L Perkins Tr, Tr for Jones RT
Book/Page: 35208/79, Date: 06/24/22
Use: 3 Bdrm Cape Cod, Lot: 50965sf

29 TIDES END LN **$1,100,000**
B: Sarah K Stelter & D Todd Sullivan
S: Barker William Est & Deanna E Colacito
Book/Page: 35210/36, Date: 06/24/22
Mtg: GuardHill Fncl Corp $880,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 41818sf

9 WEST RD **$33,125,000**
B: Skaket Cors Orleans LLC
S: TRT Orleans LLC
Doc#: 000000001462323, Date: 06/29/22
Use: Mixed Use-prim Comm & Other, Lot: 529254sf

18 WEST RD **$429,000**
B: Carol J Noyes & Rosemarie A Basile
S: Dorothy G Blumberg
Book/Page: 35221/291, Date: 06/30/22

86 WEST RD **$1,625,000**
B: Kelley Hill & Keith Hill
S: Outer Beach Invs LLC
Book/Page: 35208/274, Date: 06/24/22
Mtg: Berkshire Bank $925,000
Type: Adj
Use: Residential-multiple Bldgs, Lot: 27007sf
Prior Sale: $452,251 (03/21)

Provincetown

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	14	11
Median Price	$1,477,500	$1,825,000

► REAL ESTATE SALES

104-A BRADFORD ST U:6 ..... **$433,875**
B: Ryan J Glass
S: Dawn M Mccollough
Book/Page: 35212/228, Date: 06/27/22
Mtg: Cape Cod Five Cent Bk $347,100
Use: 1 Bdrm Condo, Lot: 7500sf
Prior Sale: $290,500 (08/17)

350 BRADFORD ST U:11 ..... **$1,530,000**
B: Paul P Thomas
S: BPJC LLC
Book/Page: 35216/103, Date: 06/28/22
Mtg: Baycoast Mortgage Co $1,530,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 39188sf

227-229 COMMERCIAL ST **$4,666,000**
B: 227-229 Commercial St LLC
S: Scott C Ravelson Tr, Tr for 229 RT
Book/Page: 35223/266, Date: 06/30/22
Use: Mixed Use-prim Comm & Resd, Lot: 13460sf

31 COURT ST U:3 ..... **$1,400,000**
B: Andrew Joseph & Karl G Vehlies
S: Thomas Mccullough
Book/Page: 35212/51, Date: 06/27/22
Use: 2 Bdrm Condo, Lot: 10026sf
Prior Sale: $145,000 (07/13)

Sandwich

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	153	110
Median Price	$526,000	$601,000

► REAL ESTATE SALES

11 ABIGAILS WAY **$480,000**
B: Brooke Adams & Zachary Cruz
S: Caroline K Leahy Tr, Tr for C K Leahy 2012 T
Doc#: 000000001462007, Date: 06/24/22
Mtg: Movement Mtg LLC $408,000
Use: 3 Bdrm Ranch, Lot: 19602sf
Prior Sale: $295,000 (09/11)

4 ANDREA WAY **$540,000**
B: Phuoc T Tran, Tr for Phuoc T Tran
S: TD Realty Partners LLC
Doc#: 000000001462163, Date: 06/28/22
Mtg: AmWest Funding Corp $240,000
Use: 4 Bdrm Garrison, Lot: 21344sf
Prior Sale: $325,000 (03/22)

53 DILLINGHAM AVE **$246,522**
B: Diamond Cut Dev LLC
S: Diane L Harmon
Doc#: 000000001462447, Date: 06/30/22
Mtg: Foundation Cref Fundi $422,630
Use: 2 Bdrm Gambrel, Lot: 4792sf

13 EASERLY DR **$150,000**
B: Gillian Hurrie & Chandler Eaton
S: Jeffrey F Hurrie & Gillian Andrews-Hurrie
Doc#: 000000001462094, Date: 06/27/22
Mtg: Cape Cod Five Cent Bk $300,000

37 EASTERLY DR **$550,000**
B: Michael W Welch & Paige E Welch
S: Brendan J Reilly & Kimberly A Reilly
Doc#: 000000001461839, Date: 06/23/22
Mtg: William Raveis Mtg Co $520,000
Use: 3 Bdrm Cape Cod, Lot: 20909sf

44 EASTERLY DR **$795,000**
B: Thomas Sepeck & Brian Fenn
S: Robert F Browne Jr & Jacquelyn A Browne
Doc#: 000000001462191, Date: 06/28/22
Mtg: Shamrock Home Loans $310,000
Use: 4 Bdrm Cape Cod, Lot: 20909sf
Prior Sale: $485,000 (05/19)

14 EDWARD KELLY RD **$520,000**
B: Courtney R Shea & Kevin G Shea
S: Chase Terrio & Megan Terrio
Book/Page: 35222/233, Date: 06/30/22
Mtg: EMM Loans LLC $510,581
Use: 4 Bdrm Raised Ranch, Lot: 20038sf
Prior Sale: $192,500 (07/11)

43 FEAKE AVE **$645,000**
B: Kimberly J Mirazimi & Mohammad Mirazimi
S: Sheredith P Koppel Tr, Tr for Sheredith P Koppel RET
Book/Page: 35222/85, Date: 06/30/22
Mtg: RTN FCU $451,500
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 4792sf
Prior Sale: $390,000 (02/19)

10 FOX RUN **$831,250**
B: Ellen Shapiro
S: John T Brophy & Joan D Brophy
Book/Page: 35221/162, Date: 06/30/22
Use: 4 Bdrm Cape Cod, Lot: 33541sf

51-R FREEMAN AVE **$1,400,000**
B: Mermaid Point LLC
S: Scott W Dwyer
Book/Page: 35207/27, Date: 06/24/22
Mtg: Bar Harbor Bk & Tr $1,120,000
Use: 3 Bdrm Salt Box, Lot: 11761sf
Prior Sale: $920,000 (07/17)

24 HILLTOP DR U:24 ..... **$333,000**
B: Shaughn R Dwyer
S: Dittami Margaret M Est & Susan K Donovan
Book/Page: 35222/111, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $299,700
Use: 2 Bdrm Condo

23 LAMBETH CIR **$292,753**
B: Amego Inc
S: Kennedy Donovan Ctr Inc
Doc#: 000000001462197, Date: 06/28/22
Mtg: M&T Bank NA $3,000,000
Use: Charity Property, Lot: 23087sf
Prior Sale: $285,000 (07/11)

297 MEIGGS BACKUS RD **$455,000**
B: Sandwich Town Of
S: Baker Robert Est & Barbara M Laflam
Book/Page: 35215/42, Date: 06/28/22
Use: Residential Developable Land, Lot: 488743sf
Prior Sale: $216,000 (03/13)

6 MERCHANTS RD U:10 ..... **$250,000**
B: Andrew J Brown
S: Cathleen Brown & Kenneth S Brown
Doc#: 000000001462304, Date: 06/29/22
Mtg: Cape Cod Five Cent Bk $200,000
Use: 2 Bdrm Condo

64 OLD FIELDS RD **$602,000**
B: Thomas Bell & Corrine Jedynak-Bell
S: Francis Ustach & Laura Ustach
Book/Page: 35218/148, Date: 06/29/22
Use: 4 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $350,000 (09/16)

12 PINE ST **$675,000**
B: Michael B Singer & Chelsea E Burnett
S: Colin Patterson & Shae Patterson
Book/Page: 35211/331, Date: 06/27/22
Mtg: Cape Cod Five Cent Bk $540,000
Use: 3 Bdrm Cape Cod, Lot: 40075sf
Prior Sale: $360,000 (08/19)

89 REFLECTION DR **$899,000**
B: Richard S Gassett & Colleen M Gassett
S: Michael Dunham & Katherine Merrill-Dunham
Book/Page: 35220/242, Date: 06/30/22
Mtg: Citizens Bank $850,000
Use: 2 Bdrm Contemporary, Lot: 19602sf
Prior Sale: $475,000 (11/15)

680 ROUTE 6A **$530,000**
B: Sandy Neck Provisions LLC
S: Lori B Simon Tr, Tr for Loris Simon LT
Book/Page: 35209/39, Date: 06/24/22
Use: Retail-service, Lot: 116741sf

14 SHEEP PASTURE WAY **$1,200,000**
B: Leila Kinney Tr, Tr for Leila Kinney RET
S: Thomas Nelson & Annalise M Nelson
Book/Page: 35209/333, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $960,000
Use: 5 Bdrm Colonial, Lot: 30492sf
Prior Sale: $560,000 (12/10)

14 SHERWOOD LN **$535,000**
B: Brian Newcomb & Jennifer Gaboury
S: John M Cahoon
Book/Page: 35203/284, Date: 06/23/22
Mtg: William Raveis Mtg Co $465,000
Use: 3 Bdrm Contemporary, Lot: 13939sf

12 WINDMILL BOG WAY **$1,100,000**
B: Carla Brooks & Victoria J Brooks
S: Paul R Higgins Tr, Tr for Paul R Higgins T
Book/Page: 35216/232, Date: 06/29/22
Mtg: JPMorgan Chase Bank $880,000
Use: 3 Bdrm Cape Cod, Lot: 39640sf
Prior Sale: $555,000 (06/13)

Wellfleet

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	32	19
Median Price	$759,500	$839,000

► REAL ESTATE SALES

135 COMMERCIAL ST **$705,000**
B: Eva A Erickson & Andrew Erickson
S: Eva A Erickson Tr, Tr for Erickson Wellfleet T
Book/Page: 35205/330, Date: 06/23/22
Use: Apartment Bldg - 4-8 Units, Lot: 8276sf

139 COMMERCIAL ST **$752,000**
B: Eva A Erickson & Andrew Erickson
S: Eva A Erickson Tr, Tr for Erickson Wellfleet T
Book/Page: 35205/286, Date: 06/23/22
Use: Residential-multiple Bldgs, Lot: 49658sf

46 KING PHILLIP RD **$687,000**
B: Lucy Penny LLC
S: Patsea Real Estate LLC
Book/Page: 35204/275, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 10019sf

10 QUAIL RUN **$385,000**
B: Susan H Anthony Tr, Tr for W Conservation T
S: Cushman D Anthony
Doc#: 000000001462326, Date: 06/29/22
Use: Residential Developable Land, Lot: 48352sf

49 TECUMSEH RD **$25,000**
B: Richard J Collins & Eileen A Collins
S: Charles F Atkinson Jr Tr, Tr for Dora F Mueller RET
Book/Page: 35206/115, Date: 06/23/22
Use: Residential Developable Land, Lot: 23087sf

Yarmouth

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	216	182
Median Price	$440,000	$521,813

► REAL ESTATE SALES

115 BLUE ROCK RD **$720,000**
B: Patrick M Barrera
S: Clement I Letourneau & Carol L Letourneau
Doc#: 000000001462000, Date: 06/24/22
Mtg: Citizens Bank $648,000
Use: 3 Bdrm Ranch, Lot: 19166sf
Prior Sale: $192,500 (02/10)

19 CAPTAIN PERCIVAL RD **$502,000**
B: Richard J Minucci & Susan Minucci
S: Kelley M Reilly
Book/Page: 35213/196, Date: 06/27/22
Use: 2 Bdrm Ranch, Lot: 13068sf

36 CROWES PURCHASE RD **$415,000**
B: Maureen Lampa & Steven J Lampa
S: Loughin Anthony E Est & Jennifer A Oloughin
Book/Page: 35204/122, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $332,000
Use: 2 Bdrm Ranch, Lot: 10019sf

63 GORDON LN **$500,000**
B: Jason M Lavalee
S: Sandra I Kuhfahl Tr, Tr for MRK RT
Book/Page: 35211/85, Date: 06/27/22
Mtg: Cape Cod Five Cent Bk $449,500
Use: 2 Bdrm Ranch, Lot: 14375sf

175 GREAT WESTERN RD **$570,000**
B: Nicholas F Dipace & Ellen M Dipace
S: Wrinn Clubhouse LLC
Doc#: 000000001462210, Date: 06/28/22
Mtg: Paramount Res Mtg Gp $541,500
Use: 2 Bdrm Ranch, Lot: 15246sf
Prior Sale: $185,000 (12/13)

1206 HEATHERWOOD U:1206 ..... **$223,000**
B: Thomas Roughneen & Julie L Roughneen
S: DeFeuria Janica Est & Ralph Lodders
Doc#: 000000001462381, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $90,000 (05/12)

2105 HEATHERWOOD U:2105 ..... **$190,000**
B: Cornelia D Nicholson Tr, Tr for C D Nicholson 2018 T
S: Patricia J Mello Tr, Tr for R P Gerrier T
Doc#: 000000001462350, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $150,000 (11/21)

309 HIGH BANK RD **$440,000**
B: Eugene P Petraglia & Carol A Petraglia
S: Thomas A Haskell & Carol A Haskell
Book/Page: 35220/52, Date: 06/30/22
Use: 2 Bdrm Ranch, Lot: 37897sf
Prior Sale: $287,500 (12/18)

32-34 LAKE RD E **$325,000**
B: Jackson L Calle-Huerta & Carlos O Calle
S: Robert K Loparto
Book/Page: 35207/73, Date: 06/24/22
Mtg: Fairway Ind Mtg $319,113
Use: 2-Family Duplex, Lot: 11326sf

52 LOCUST ST **$525,000**
B: Torrey Botelho
S: Blue Water LP & Blue Water Inc
Book/Page: 35222/281, Date: 06/30/22
Mtg: Guild Mortgage Co $478,695
Use: 3 Bdrm Ranch, Lot: 15246sf

70 MATTACHEE RD **$510,000**
B: Donald E Almonte & Julie R Almonte
S: Alan D Foley
Book/Page: 35209/200, Date: 06/24/22
Mtg: Envoy Mtg LTD $300,000
Use: 2 Bdrm Ranch, Lot: 17424sf
Prior Sale: $271,000 (02/18)

40 MCGEE ST **$350,000**
B: Derek B Goodlin
S: Clifton J Mayfield Tr, Tr for C J&E W Mayfield RET
Book/Page: 35207/298, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $338,500
Use: 2 Bdrm Ranch, Lot: 6534sf
Prior Sale: $325,000 (07/21)

30 NAUSET RD **$420,000**
B: Scott E Mellen
S: Minna Kangas & Cheryl A Young
Book/Page: 35219/208, Date: 06/29/22
Mtg: Paramount Res Mtg Gp $290,000
Use: 3 Bdrm Ranch, Lot: 4792sf
Prior Sale: $266,000 (10/20)

25 SCHOLL AVE **$425,000**
B: Elisabeth L North
S: Kathleen F Flynn Tr, Tr for K&K Flynn T
Book/Page: 35204/93, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $340,000
Use: 2 Bdrm Ranch, Lot: 13939sf

10 SULLIVAN RD **$460,000**
B: Joseph E Devlin & Jennifer J Devlin
S: Johnson Donald J Est & James F Mcgillen
Doc#: 000000001462271, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 15682sf

8 TIMOTHY RD **$520,000**
B: R J Woods Inc & Darlene F Wood
S: Wagner M Goncalves & Sheila B Montesserrat
Book/Page: 35223/301, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: $229,000 (11/14)

15 WAMPANOAG RD **$552,000**
B: Rhonda D Textor
S: Gosselin Robert C Est & John A Walsh
Book/Page: 35223/141, Date: 06/30/22
Mtg: Cape Cod Cp Bk $441,600
Use: 2 Bdrm Ranch, Lot: 7841sf

15 WEDGEMERE RD **$350,000**
B: Scott E Sessler
S: Jarod J Smoller & Beth Smoller
Book/Page: 35207/246, Date: 06/24/22
Mtg: Mid America Mtg $330,687
Use: 2 Bdrm Ranch, Lot: 5227sf

28 WITCHWOOD RD **$340,000**
B: Georgi Vargov & Ivanka Koleva
S: King Michael J Est & Timothy Way
Book/Page: 35208/343, Date: 06/24/22
Mtg: Caliber Home Loans $272,000
Use: 2 Bdrm Ranch, Lot: 10019sf

Berkshire Registry

Middle District

Patricia M. Harris, Register
Court House, 44 Bank Row
Pittsfield, MA 01201
Telephone: (413) 443-7438
Fax: (413) 448-6025
www.berkshiremiddledeeds.com

Becket

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	15
Median Price	$273,500	$283,000

► REAL ESTATE SALES

DEER RUN **$35,000**
B: Crystal Miller
S: Robert C Smith
Book/Page: 7223/189, Date: 06/30/22

KING RICHARD DR **$60,000**
B: Berkshire Hls Health Inc
S: Joseph C Bianca & Caroline Bianca
Book/Page: 7224/342, Date: 06/30/22
Use: Residential Developable Land, Lot: 14810sf
Prior Sale: $41,000 (07/14)

SUNFLOWER CT **$1,151**
B: Sterling Land Dev LLC
S: Paul H Lamoureux
Book/Page: 7221/321, Date: 06/28/22
Use: Res Potentially Dvlpble Land, Lot: 12197sf

SUNFLOWER CT **$8,425**
B: Aridia Cirpian-Burke
S: Sterling Land Dev LLC
Book/Page: 7221/326, Date: 06/28/22

Dalton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	25	24
Median Price	$202,000	$259,250

► REAL ESTATE SALES

69 BEVERLY ST **$265,000**
B: Joel C Smith & Susan M Carty-Smith
S: Connor J Smith & Kira A Smith
Book/Page: 7224/347, Date: 06/30/22
Mtg: Pittsfield Cp Bk $165,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 14523sf
Prior Sale: $155,000 (12/16)

215 DALTON DIVISION RD **$250,000**
B: Daniel C Brooks
S: Deborah Totillo
Book/Page: 7221/347, Date: 06/28/22
Mtg: Adams Community Bk $242,500
Use: Rooming/boarding House, Lot: 56628sf
Prior Sale: $110,000 (10/10)

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488 E HOUSATONIC ST U:7 ..... **$198,000**
B: Susan E Mcmahon
S: Margaret E Mccabe
Book/Page: 7219/186, Date: 06/24/22
Mtg: Greylock FCU $192,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $123,700 (05/13)

488 E HOUSATONIC ST U:9 ..... **$226,833**
B: Stephen C Mclaughlin & Catherine M Webb
S: Jean R Glover
Book/Page: 7224/248, Date: 06/30/22
Use: 2 Bdrm Condo

76 JUDITH DR **$215,500**
B: Tanelle Ciempa
S: Howson Joseph T Jr Est & Julie M Howson
Book/Page: 7219/99, Date: 06/24/22
Mtg: Greylock FCU $195,225
Type: Adj
Use: 3 Bdrm Ranch, Lot: 34160sf

63 OAK STREET EXT **$280,000**
B: Susan M Curro
S: Stephen J Batanglo & Theresa M Batanglo
Book/Page: 7224/153, Date: 06/30/22
Mtg: Greylock FCU $180,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 12001sf

13 STOCKBRIDGE AVE **$190,000**
B: Brianna E Trumbull
S: Jon M Mattis
Book/Page: 7221/263, Date: 06/28/22
Mtg: Greylock FCU $160,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 5924sf

Hinsdale

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	10
Median Price	$476,500	$303,450

► REAL ESTATE SALES

91 HENRY DR **$593,000**
B: Chad E Ezzell & Maureen C Ezzell
S: Diane Alverio-Melley
Book/Page: 7219/157, Date: 06/24/22
Mtg: Total Mtg Svcs $474,400
Type: Adj
Use: 1 Bdrm Conventional, Lot: 6970sf
Prior Sale: $199,900 (05/12)

Lee

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	15	17
Median Price	$295,000	$349,000

► REAL ESTATE SALES

880 EAST ST U:2C **$434,900**
B: Bruce Creditor & Susan Creditor
S: Patricia Marley-Connolly
Book/Page: 7223/112, Date: 06/29/22
Use: 3 Bdrm Condo
Prior Sale: $425,000 (03/22)

238 MAIN ST **$545,000**
B: Rentoor LLC
S: Patrice C Melluzzo Tr, Tr for R J Melluzzo 2016 RET
Book/Page: 7219/246, Date: 06/24/22
Use: Mixed Use-prim Res & Comm, Lot: 6098sf
Prior Sale: $250,000 (10/21)

18 SCHOOL ST **$545,000**
B: Rentoor LLC
S: Patrice C Melluzzo Tr, Tr for R J Melluzzo 2016 RET
Book/Page: 7219/246, Date: 06/24/22
Mtg: Trustco Bank $436,000
Use: Parking Lot, Lot: 4792sf

Lenox

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	26
Median Price	$552,000	$555,000

► REAL ESTATE SALES

3 MORGAN MNR U:2 ..... **$293,100**
B: Roderic J Mclaren & Pamela J Mclaren
S: Svetkav LLC
Book/Page: 7218/310, Date: 06/23/22
Use: 2 Bdrm Condo

355 NEW LENOX RD **$375,000**
B: Kathryn E Payne & Jo A Santangelo
S: Andrew L Bloom & Jodi A Bloom
Book/Page: 7223/228, Date: 06/30/22
Mtg: Greylock FCU $275,000
Type: Adj
Use: 4 Bdrm Conventional, Lot: 27007sf
Prior Sale: $212,500 (10/12)

40 TUCKER ST **$253,000**
B: John M Duval & Judith A Duval
S: Linda D Sullivan Tr, Tr for M L Duval T
Book/Page: 7219/299, Date: 06/27/22
Mtg: Greylock FCU $263,334
Use: 4 Bdrm Conventional, Lot: 8640sf

Otis

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	16	12
Median Price	$332,450	$350,500

► REAL ESTATE SALES

27 FAWN CT **$610,000**
B: Sheldon I Stricker Tr, Tr for Stricker FT
S: Stephen S Kurcias & Sara E Kurcias
Book/Page: 7224/86, Date: 06/30/22
Mtg: Pittsfield Cp Bk $300,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 44867sf

85 GIBBS RD **$70,000**
B: John R Walsh
S: Catharine E Marek
Book/Page: 7221/213, Date: 06/28/22

1004 RESERVOIR RD **$205,000**
B: Michael Gatzounas & Stephanie Gatzounas
S: Ronald F Koch & Brian J Koch
Book/Page: 7221/245, Date: 06/28/22
Use: 2 Bdrm Cottage, Lot: 1742sf

ROUTE 8 ..... **$75,900**
B: Mary B Cross & Richard F Manning
S: Laurie F Mackinnon
Book/Page: 7220/64, Date: 06/27/22

Peru

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	2
Median Price		

► REAL ESTATE SALES

20 SOUTH ROAD EXT **$50,000**
B: Bruce L Vachon & Lisa A Vachon
S: Robin A Depinto & Mark Stanton
Book/Page: 7219/281, Date: 06/27/22
Use: Accessory Land Improved, Lot: 185130sf
Prior Sale: $29,000 (04/15)

Pittsfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	175	155
Median Price	$193,000	$240,000

► REAL ESTATE SALES

47 ADAM ST **$115,000**
B: Sedonia A Parris
S: Stephen E Cohen
Book/Page: 7224/122, Date: 06/30/22
Mtg: Greylock FCU $134,765
Type: Adj
Use: 4 Bdrm Conventional, Lot: 4125sf
Prior Sale: $69,000 (11/14)

122 ALLENGATE AVE **$210,000**
B: Judith A Polucci & Lori M Stanton
S: Gilson Charles D Jr Est & Mary G Spina
Book/Page: 7222/267, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 9000sf

141 APPLETON AVE U:141 ..... **$169,000**
B: Dana M Dermody & Dylan M Dermody
S: Ronald Gallo & Patricia Gallo
Book/Page: 7224/255, Date: 06/30/22
Mtg: Greylock FCU $169,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $149,000 (07/21)

15 BROOKS AVE **$250,000**
B: Lori Hinckley & David L Hinckley
S: Ellies Holdings LLC
Book/Page: 7224/308, Date: 06/30/22
Mtg: Greylock FCU $225,000
Type: Adj
Use: 2 Bdrm Conventional, Lot: 8712sf
Prior Sale: $65,000 (02/22)

9 CHESTNUT ST **$95,000**
B: Lisa Duda
S: James E Burnick & Linda Burnick-Adriance
Book/Page: 7222/56, Date: 06/28/22
Use: 2-Family Family Flat, Lot: 6599sf

49 CHURCHILL CRST U:49 ..... **$225,000**
B: Jogeshwar Singh
S: Olga Y Terechina
Book/Page: 7220/343, Date: 06/28/22
Mtg: Bank of England Mtg $213,750
Use: 2 Bdrm Condo
Prior Sale: $159,000 (01/19)

20 CLARENDON ST **$123,450**
B: Ashley M Bellio
S: Jean M Bush & Henry J Bush 3rd
Book/Page: 7223/342, Date: 06/30/22
Mtg: Adams Community Bk $123,450
Type: Adj
Use: 4 Bdrm Conventional, Lot: 18500sf

42 CRYSTAL ST **$68,000**
B: LND Investment LLC
S: Crystal Street Prop LLC
Book/Page: 7223/107, Date: 06/29/22
Use: 2 Bdrm Conventional, Lot: 8712sf

251 DALTON AVE **$265,000**
B: Daniel Pagan
S: Ellies Holdings LLC
Book/Page: 7220/169, Date: 06/27/22
Mtg: Fairway Ind Mtg $260,200
Use: 3 Bdrm Ranch, Lot: 8908sf
Prior Sale: $77,000 (08/21)

762 EAST ST **$45,000**
B: Louis A Costi & Joy C Costi
S: Barile East Street LLC
Book/Page: 7223/286, Date: 06/30/22
Use: 2-Family Family Flat, Lot: 9840sf
Prior Sale: $50,000 (01/21)

82 ELAINE DR **$259,000**
B: Jeremy E Ring-Hecht & Kelsey Hecht
S: Michael F Wessel
Book/Page: 7222/345, Date: 06/29/22
Mtg: Greylock FCU $233,100
Type: Adj
Use: 3 Bdrm Ranch, Lot: 11199sf
Prior Sale: $160,015 (11/15)

25 GRAVESLEIGH TER **$699,000**
B: John W Dewolf & Rachel Dewolf
S: Brad M Doerle & Jennifer E Doerle
Book/Page: 7218/257, Date: 06/23/22
Mtg: Adams Community Bk $559,200
Use: 3 Bdrm Ranch, Lot: 47916sf
Prior Sale: $247,785 (10/15)

597 HANCOCK RD **$319,000**
B: Ryan P Davine
S: Thomas A Bordeau & Theresa L Bordeau
Book/Page: 7224/186, Date: 06/30/22
Mtg: MountainOne Bk $255,000
Use: 4 Bdrm Colonial, Lot: 56628sf

86 HAWTHORNE AVE **$300,000**
B: Emilienne Djeunzou-Koria
S: William Cruz
Book/Page: 7222/87, Date: 06/28/22
Mtg: United Wholesale Mtg $294,566
Use: 3-Family Mlti-unt Blg, Lot: 8712sf
Prior Sale: $134,900 (04/15)

152 LINDEN ST **$162,500**
B: Duta Real Estate LLC
S: Robert M Lloyd & Nadine N Lloyd
Book/Page: 7220/217, Date: 06/27/22
Use: Apartment Bldg - 4-8 Units, Lot: 4800sf
Prior Sale: $149,900 (04/20)

268 LINDEN ST **$150,000**
B: Bianca Toledo
S: Mary J Dupuis
Book/Page: 7221/173, Date: 06/28/22
Use: 2-Family Family Flat, Lot: 8712sf

23 NEW HAMPSHIRE AVE **$239,900**
B: Nolan Smith-Fernandez & Fanny P Correa-Gomez
S: Trinity Ventures LLC
Book/Page: 7224/27, Date: 06/30/22
Mtg: MountainOne Bk $203,915
Use: 2-Family Family Flat, Lot: 7261sf
Prior Sale: $82,600 (10/21)

815 NORTH ST **$225,000**
B: Francis R Dellea & Nancy L Tully
S: Nancy L Tully & Mark P Tully
Book/Page: 7220/318, Date: 06/28/22
Mtg: NBT Bank NA $90,000
Type: Adj
Use: 2-Family Family Flat, Lot: 14850sf

1307 NORTH ST **$286,000**
B: Julia H Fees
S: Bespoke Capital LLC
Book/Page: 7222/336, Date: 06/29/22
Use: Congregated Housing, Lot: 30801sf
Prior Sale: $804,000 (08/19)

92 NORTHUMBERLAND RD **$300,000**
B: Heather A Kelley
S: Joshua M Cutler
Book/Page: 7223/211, Date: 06/30/22
Use: 4 Bdrm Conventional, Lot: 9570sf
Prior Sale: $158,000 (05/16)

370 PECKS RD **$275,000**
B: Q-Mad LLC
S: Hinsdale Block LLC
Book/Page: 7219/227, Date: 06/24/22
Use: Restaurant/bar, Lot: 16762sf

36 S MERRIAM ST **$210,000**
B: Sarah M Spence
S: Stephen Spence & Laura Spence
Book/Page: 7223/255, Date: 06/30/22
Mtg: Greylock FCU $203,700
Type: Adj
Use: 3 Bdrm Conventional, Lot: 12937sf

35 TAMARACK RD **$350,000**
B: Faina Vendeland
S: Dustin R Rotenberg & Allison M Rotenberg
Book/Page: 7223/336, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 17555sf
Prior Sale: $202,500 (06/16)

375 WEST ST **$140,000**
B: Poppolis LLC
S: Cheshire Green LLC
Book/Page: 7219/54, Date: 06/24/22
Mtg: Pittsfield Cp Bk $140,000
Use: 2-Family Family Flat, Lot: 7074sf
Prior Sale: $57,700 (12/16)

35 WILLIAMS ST **$340,000**
B: Brad M Doerle & Jennifer E Doerle
S: David R Cianflone
Book/Page: 7218/209, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 8834sf

► FORECLOSURE DEEDS

26 SPRING ST **$84,499**
B: FNMA
S: Darryl Hamel & Loancare LLC
Book/Page: 7223/294, Date: 06/30/22
Use: 2-Family Family Flat, Lot: 5049sf

Richmond

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	9	6
Median Price	$495,000	$458,500

► REAL ESTATE SALES

257 CONE HILL RD **$370,000**
B: Douglas H Ayotte
S: Robert A Vigoda Tr, Tr for 257 Cone Hill Road RT
Book/Page: 7222/313, Date: 06/29/22
Use: 4 Bdrm Conventional, Lot: 466092sf
Prior Sale: $377,800 (11/21)

78 SCACEBROOK RD **$758,000**
B: J O Barenholtz-Schorr & Adam J Schorr
S: Arnold Piacentini
Book/Page: 7223/44, Date: 06/29/22
Mtg: Greylock FCU $647,200
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 174240sf

Stockbridge

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	15	10
Median Price	$665,000	$587,500

► REAL ESTATE SALES

15 W STOCKBRIDGE RD **$430,000**
B: Kelly A Allessio & Ricci M Allessio
S: Joseph B Forfa & Mary J Forfa
Book/Page: 7224/54, Date: 06/30/22
Mtg: Greylock FCU $344,000
Type: Adj
Use: 4 Bdrm Conventional, Lot: 224334sf

Tyringham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	5
Median Price	$406,000	$655,000

► REAL ESTATE SALES

BRACE RD **$390,000**
B: Dept Of Cons&Recr
S: John R Fawcett Tr, Tr for Fernside Shaker NT
Book/Page: 7220/227, Date: 06/27/22

JERUSALEM RD **$390,000**
B: Dept Of Cons&Recr
S: John R Fawcett Tr, Tr for Fernside Shaker NT
Book/Page: 7220/227, Date: 06/27/22

Washington

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	2
Median Price		

► REAL ESTATE SALES

LOVERS LANE RD **$197,000**
B: Lydia Budianto
S: Christopher M Johnson
Book/Page: 7224/19, Date: 06/30/22

MIDDLEFIELD RD **$55,000**
B: Andrew Prescott
S: James E Gop Jr
Book/Page: 7220/197, Date: 06/27/22

Berkshire Registry

Northern District

Maria T. Ziemba, Register
65 Park Street, Adams, MA 01220
Telephone: (413) 743-0035
Fax: (413) 743-1003
www.masslandrecords.com

Adams

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	35	33
Median Price	$162,000	$185,000

► REAL ESTATE SALES

5 BASKIN LN **$62,000**
B: Maple Grove Prop LLC
S: James F Charron & Melissa M Charron
Book/Page: 1794/926, Date: 06/23/22
Use: 3 Bdrm Colonial, Lot: 5227sf

31 BELLEVUE AVE **$85,000**
B: Benjamin Engle
S: Rebecca S Koppet
Book/Page: 1794/1090, Date: 06/24/22
Use: 3 Bdrm Conventional, Lot: 11761sf
Prior Sale: $56,000 (12/20)

71 CENTER ST **$23,000**
B: Alexandra Management LLC
S: Adams Town Of
Book/Page: 1794/922, Date: 06/23/22
Use: County/municipality Property, Lot: 1742sf

77 CENTER ST **$23,000**
B: Alexandra Management LLC
S: Adams Town Of
Book/Page: 1794/922, Date: 06/23/22
Use: Other Exempt, Lot: 1742sf

79 CENTER ST **$23,000**
B: Alexandra Management LLC
S: Adams Town Of
Book/Page: 1794/922, Date: 06/23/22
Use: County/municipality Property, Lot: 1742sf

15-17 CROTTEAU ST **$150,000**
B: Kellie L Lahey & Nicholas R Raschdorf
S: Eric F Raschdorf
Book/Page: 1794/1031, Date: 06/24/22
Mtg: Adams Community Bk $100,000
Use: 2-Family Decker, Lot: 4356sf

20 LEONARD ST **$266,000**
B: Gerald M Sprague & Tina M Devens
S: Le T Chau
Book/Page: 1795/338, Date: 06/29/22
Mtg: Greylock FCU $196,000
Use: 2 Bdrm Cape Cod, Lot: 16553sf
Prior Sale: $193,500 (02/21)

64 SUMMER ST **$83,000**
B: Trevor W Crombie
S: Whiteacre Properties LLC
Book/Page: 1795/556, Date: 06/30/22
Mtg: Adams Community Bk $68,000
Use: Mixed Use-prim Res & Comm, Lot: 3920sf
Prior Sale: $57,000 (03/22)

63 VALLEY ST **$249,900**
B: Marcus Sanchez
S: Nicholas C Lincoln
Book/Page: 1795/253, Date: 06/29/22
Mtg: Greylock FCU $227,950
Type: Adj
Use: 3 Bdrm Conventional, Lot: 6098sf
Prior Sale: $115,000 (08/18)

39 WILLOW ST **$155,500**
B: Ricky P Polidoro
S: Brenda L Palumbo & Haley R Palumbo
Book/Page: 1795/682, Date: 06/30/22
Mtg: Greylock FCU $139,950
Type: Adj
Use: 2 Bdrm Conventional, Lot: 10019sf

Cheshire

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	16
Median Price	$193,250	$249,950

► REAL ESTATE SALES

53 DEPOT ST **$324,900**
B: Dustin J Kline & Jennifer M Coody
S: Trent P Gaylord & Carrie J Gaylord
Book/Page: 1795/189, Date: 06/28/22
Mtg: Greylock FCU $309,900
Type: Adj
Use: 3 Bdrm Old Style, Lot: 21780sf

Clarksburg

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	5	6
Median Price	$141,000	$297,500

► REAL ESTATE SALES

MIDDLE RD **$35,000**
B: Logan C Dommke
S: V Peter Vadnais & Dawn A Vadnais
Book/Page: 1794/955, Date: 06/23/22
Mtg: Adams Community Bk $26,250

Florida

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	3
Median Price		$194,000

► REAL ESTATE SALES

CHURCH RD **$17,500**
B: Hargun Bharj
S: Florida Town Of
Book/Page: 1795/67, Date: 06/27/22

231 RIVER RD **$235,000**
B: Sheila Kelliher & Lee Comstock
S: Leon J Sucharzewski Jr & David A Sucharzewski
Book/Page: 1795/711, Date: 06/30/22
Mtg: Academy Mortgage Corp $11,750
Use: 3 Bdrm Colonial, Lot: 69696sf

Hancock

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	2
Median Price	$169,611	

► REAL ESTATE SALES

COREY RD U:284 ..... **$110,000**
B: Howard Greenspan
S: Michael J Mcdonald & Mary A Oneil
Book/Page: 1795/661, Date: 06/30/22
Use: Condo

Lanesboro

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	23	17
Median Price	$223,000	$250,000

► REAL ESTATE SALES

26 PROSPECT ST **$200,000**
B: Zachary P Norton & Tara L Norton
S: Supranowicz Jeanne R Est & Susan Supranowicz
Book/Page: 1794/1070, Date: 06/24/22
Mtg: Academy Mortgage Corp $196,377
Use: 3 Bdrm Ranch, Lot: 13504sf

580 S MAIN ST U:206 ..... **$130,500**
B: Donna M Hayes
S: Stephen J Psutka & Beth M Psutka
Book/Page: 1795/450, Date: 06/30/22
Mtg: Mutual Of Omaha Mtg $123,975
Use: 1 Bdrm Condo
Prior Sale: $78,000 (10/19)

SILVER ST **$120,000**
B: Daniel Abate & Christopher G Purvis
S: Peter T Crellin & Naomi C Crellin
Book/Page: 1795/837, Date: 06/30/22
Use: Residential Developable Land, Lot: 623779sf
Prior Sale: $90,000 (11/17)

North Adams

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	31	32
Median Price	$175,000	$182,500

► REAL ESTATE SALES

225 EAGLE ST **$234,000**
B: Riley E Howard & Jennifer Stevens
S: Mary J Betti
Book/Page: 1795/809, Date: 06/30/22
Mtg: Citizens Bank $175,500
Use: 5 Bdrm Old Style, Lot: 13150sf

16 FAIRGROUNDS AVE **$150,000**
B: Nathan M Champagne
S: Mark F Champagne
Book/Page: 1795/107, Date: 06/27/22
Mtg: Academy Mortgage Corp $147,283
Use: 3-Family Conventional, Lot: 7102sf

39-41 HARRIS ST **$171,000**
B: Heather Houghtaling & Deborah Houghtaling
S: Frank A Lafrazia
Book/Page: 1795/627, Date: 06/30/22
Mtg: Greylock FCU $167,000
Type: Adj
Use: 2-Family Mlti-unt Blg, Lot: 16500sf

211 HOUGHTON ST **$40,000**
B: Mohamed Kargbo
S: Platinum Group Hldg LLC
Book/Page: 1794/929, Date: 06/23/22
Use: 2-Family Conventional, Lot: 4356sf
Prior Sale: $3,250 (05/20)

275 KEMP AVE **$125,000**
B: Eric L Floriani
S: Elizabeth S Saulnier
Book/Page: 1795/670, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 23100sf

MASSACHUSETTS AVE L:11 ..... **$26,900**
B: Blackinton Backwoods LLC
S: James H Maxymillian
Book/Page: 1795/12, Date: 06/27/22

MASSACHUSETTS AVE L:12 ..... **$26,900**
B: Blackinton Backwoods LLC
S: James H Maxymillian
Book/Page: 1795/12, Date: 06/27/22

29 MONTGOMERY ST **$50,000**
B: Vikrant V Kudesia & Anne C Mercurio
S: James Pedro
Book/Page: 1795/796, Date: 06/30/22
Use: 2 Bdrm Old Style, Lot: 18088sf
Prior Sale: $50,000 (05/22)

RIVER STREET EXT L:10 ..... **$26,900**
B: Blackinton Backwoods LLC
S: James H Maxymillian
Book/Page: 1795/12, Date: 06/27/22

55-59 UNION ST **$205,000**
B: A&R Berkshire LLC
S: Very Good Properties LLC
Book/Page: 1795/287, Date: 06/29/22
Mtg: Adams Community Bk $228,750
Use: Restaurant/bar, Lot: 10500sf
Prior Sale: $99,000 (10/18)

243 UNION ST U:209 ..... **$299,000**
B: Robert E Rutland Jr & Anne S Rutland
S: Carl L Oman & Debra J Pendell
Book/Page: 1795/545, Date: 06/30/22
Use: Mixed Use-prim Res & Comm

70 W MAIN ST **$50,000**
B: 70 West Main St Inc
S: Nuuvin Investments LLC
Book/Page: 1795/144, Date: 06/28/22
Use: 2 Bdrm Old Style, Lot: 4598sf
Prior Sale: $45,000 (05/21)

► FORECLOSURE DEEDS

100 AUTUMN DR **$140,000**
B: Michael Zeppieri
S: Amanda A Hart & Berkshire Bank
Book/Page: 1795/435, Date: 06/29/22
Use: 3 Bdrm Split Level, Lot: 13912sf
Prior Sale: $140,000 (10/10)

335 STATE ST **$143,800**
B: Revolve Capital Group LLC
S: Jason N Miner & Revolve Capital Group LLC
Book/Page: 1795/771, Date: 06/30/22
Use: 2 Bdrm Cape Cod, Lot: 11560sf

Williamstown

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	26	19
Median Price	$377,500	$492,000

► REAL ESTATE SALES

175 BEE HILL RD **$1,300,000**
B: Gregory P Loten & Moira A Loten
S: Mary-Jane W Sprague & John L Sprague Jr
Doc#: 000000000014712, Date: 06/28/22
Use: 6 Bdrm Contemporary, Lot: 1882097sf

73 CANDLEWOOD DR **$270,000**
B: Beechacre 3 LLC
S: Ann M Hitchcock
Book/Page: 1795/169, Date: 06/28/22
Use: 3 Bdrm Ranch, Lot: 16553sf

718 HENDERSON RD **$210,000**
B: Tyler J Swicker
S: Daniel Spaulding
Book/Page: 1795/389, Date: 06/29/22
Mtg: Greylock FCU $200,000
Type: Adj
Use: 4 Bdrm Conventional, Lot: 243936sf
Prior Sale: $105,000 (09/13)

1435 OBLONG RD **$2,445,000**
B: Jawad Haider & Colette C Haider
S: Jeffrey S Rodman
Book/Page: 1795/579, Date: 06/30/22
Use: 4 Bdrm Contemporary, Lot: 348480sf
Prior Sale: $1,530,000 (08/18)

905 SIMONDS RD **$165,000**
B: Lawrence RE Assoc LLC
S: Chefs Hat Restaurant LLC
Book/Page: 1795/474, Date: 06/30/22
Use: Restaurant/bar, Lot: 9148sf

964 SIMONDS RD **$341,500**
B: James Christensen & Elyse Christensen
S: Kristen S Thompson
Book/Page: 1795/79, Date: 06/27/22
Mtg: Greylock FCU $273,200
Use: 4 Bdrm Conventional, Lot: 63162sf
Prior Sale: $260,000 (08/20)

Windsor

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	3
Median Price	$242,500	$375,000

► REAL ESTATE SALES

1149 SHAW RD **$370,000**
B: Gregory Pattison & Kristina A Pattison
S: Rolf Karl & Joanne Kloter-Singleton
Book/Page: 1794/1058, Date: 06/24/22
Use: 2 Bdrm Contemporary, Lot: 413820sf

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Berkshire Registry

Southern District

Michelle Laramee-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230
Telephone: (413) 528-0146
Fax: (413) 528-6878
www.masslandrecords.com

Egremont

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	14	12
Median Price	$570,000	$527,500

► REAL ESTATE SALES

4 BOICE RD **$254,900**
B: Janet Korins Tr, Tr for Riverside Property NT
S: Katherine J Tighe
Book/Page: 2787/335, Date: 06/29/22
Use: Residential Developable Land, Lot: 139828sf
Prior Sale: $75,000 (06/17)

8 BOICE RD **$2,294,100**
B: Janet Korins Tr, Tr for Monmouth Property NT
S: Douglas R Tighe Tr, Tr for Tighe LT
Book/Page: 2787/344, Date: 06/29/22
Use: Residential-multiple Bldgs, Lot: 240451sf
Prior Sale: $1,100,000 (06/17)

274 HILLSDALE RD **$905,000**
B: David I Morowitz & Julie A Morowitz
S: Caroline M Hanley & David T Lisowski
Book/Page: 2788/62, Date: 06/30/22
Mtg: Adams Community Bk $724,000
Type: Adj
Use: 4 Bdrm Conventional, Lot: 140263sf
Prior Sale: $260,000 (12/12)

14 MCGEE RD **$135,000**
B: Kendra Smallwood & Tristan Greene
S: Christopher P Lee & Adele L Lee
Book/Page: 2787/172, Date: 06/28/22
Mtg: Adams Community Bk $101,250

Great Barrington

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	37	41
Median Price	$360,000	$435,000

► REAL ESTATE SALES

14 BERKSHIRE CIR **$710,000**
B: Susan Hunt
S: Craig A Crawford & Tracy O Crawford
Book/Page: 2787/1, Date: 06/24/22
Use: 3 Bdrm Contemporary, Lot: 55321sf
Prior Sale: $348,000 (04/21)

30 ELM CT **$400,000**
B: Longest Road LLC
S: Gillian Gorman-Rabin
Book/Page: 2787/260, Date: 06/29/22
Mtg: NBT Bank NA $275,000
Use: Health Spa, Lot: 4356sf
Prior Sale: $54,500 (12/20)

57 PINE ST **$475,000**
B: Mark L Brunner
S: Thomas Kiley & Caitlin Helfrich
Book/Page: 2787/66, Date: 06/27/22
Mtg: Academy Mortgage Corp $356,250
Use: 3 Bdrm Conventional, Lot: 9583sf
Prior Sale: $310,000 (09/16)

80 TACONIC AVE U:8 ..... **$550,000**
B: Annie Okerstrom-Lang & Craig Okerstrom-Lang
S: David Saez & Ketty A Saez
Book/Page: 2788/109, Date: 06/30/22
Use: 2 Bdrm Condo, Lot: 436sf
Prior Sale: $300,000 (10/16)

40 WELCOME ST **$500,000**
B: Andrew Beedy & Rachel Dworkin
S: David French
Book/Page: 2787/10, Date: 06/24/22
Mtg: Greylock FCU $300,000
Type: Adj
Use: 2 Bdrm Conventional, Lot: 40467sf
Prior Sale: $240,000 (07/17)

27 WYANTENUCK ST **$366,000**
B: Jill A Weinberg
S: Jaime B Bravo & Rosina Garofalo-Bravo
Book/Page: 2788/83, Date: 06/30/22
Mtg: Greylock FCU $292,800
Use: 3 Bdrm Ranch, Lot: 32670sf

Monterey

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	8
Median Price	$650,000	$762,000

► REAL ESTATE SALES

76 CRONK RD **$90,000**
B: David Erickson
S: Richard E Andersen & Patricia A Woods
Book/Page: 2787/286, Date: 06/29/22

7 HERON POND PARK **$710,000**
B: Gregory P Farnham & Michael T Zerbel
S: Karen Selsky
Book/Page: 2788/163, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 219063sf

50 HUPI RD **$290,000**
B: Nicholas L Terzo Tr, Tr for 50 Hupi Road NT
S: Feinberg David M Est & Hyman G Darling
Book/Page: 2787/197, Date: 06/28/22
Use: 2 Bdrm Colonial, Lot: 47916sf

ROYAL HEMLOCK RD **$15,000**
B: Thomas Curtin & John N Curtin Jr
S: Judith Kaprelian
Book/Page: 2788/22, Date: 06/30/22

New Marlboro

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	8	9
Median Price	$500,000	$495,000

► REAL ESTATE SALES

64 CANAAN VALLEY RD **$2,850,000**
B: SFCVR LLC
S: David P Mcshane & Karin Bonner-Mcshane
Book/Page: 2786/281, Date: 06/23/22
Mtg: Wells Fargo Bank $1,500,000
Use: Residential-multiple Bldgs, Lot: 1060730sf

527 CROSS ROAD TO CANAAN VLY ... **$1,100,000**
B: Vasily Strela & Irina Vainberg
S: Andrea S Wasserman & Marion M Wasserman
Book/Page: 2786/336, Date: 06/23/22
Use: Mixed Use-prim Res & Agricul, Lot: 8882755sf

Sandisfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	5
Median Price	$325,000	$560,000

► REAL ESTATE SALES

27 FAWN CT **$610,000**
B: Sheldon I Stricker Tr, Tr for Stricker FT
S: Stephen S Kurcias & Sara E Kurcias
Book/Page: 2788/116, Date: 06/30/22

132 SANDY BROOK TPKE **$117,500**
B: Trinity LLC
S: Richardson Dilworth 3rd & Martha E Lucy
Book/Page: 2788/169, Date: 06/30/22
Use: 2 Bdrm Camp/cabin, Lot: 59677sf
Prior Sale: $90,500 (05/13)

Sheffield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	20	15
Median Price	$469,500	$500,000

► REAL ESTATE SALES

118 CLAYTON RD **$400,000**
B: Manuel J Yauri & Maria L Lucero
S: Brad A Thomson
Book/Page: 2786/238, Date: 06/23/22
Mtg: Greylock FCU $310,000
Type: Adj
Use: 2 Bdrm Conventional, Lot: 57064sf
Prior Sale: $154,500 (03/17)

272 CLAYTON RD **$125,000**
B: Town Crest Prop Group LLC
S: Morrier Alfred G Est & Mary F Courtney
Book/Page: 2786/312, Date: 06/23/22
Mtg: Emmanuel Avgoustakis $200,000
Use: 2 Bdrm Conventional, Lot: 38333sf

West Stockbridge

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	9
Median Price	$692,500	$525,000

► REAL ESTATE SALES

7 HOTEL ST **$335,000**
B: Cheryl A Beattie
S: Longest Road LLC
Book/Page: 2787/96, Date: 06/27/22
Use: 3 Bdrm Colonial, Lot: 12197sf
Prior Sale: $193,800 (11/17)

36 LENOX RD **$430,000**
B: John A Giacoia
S: Brian R Young Tr, Tr for Kathleen M Young RET
Book/Page: 2787/210, Date: 06/28/22
Mtg: Greylock FCU $344,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 429066sf

Bristol Registry

Fall River District

Bernard J. McDonald III, Register
441 North Main Street
Fall River, MA 02720
Telephone: (508) 673-1651
Fax: (508) 673-7633
www.fallriverdeeds.com

Fall River

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	144	139
Median Price	$325,500	$365,000

► REAL ESTATE SALES

496 4TH ST **$515,000**
B: F1 Painting Corp
S: BMF 3 LLC
Book/Page: 11056/218, Date: 06/30/22
Use: Apartment Bldg - 4-8 Units, Lot: 4400sf
Prior Sale: $296,000 (08/19)

434 ALDEN ST **$330,000**
B: Evelyn Salvador
S: Troy City LP
Book/Page: 11052/229, Date: 06/28/22
Use: 2-Family Two Family, Lot: 6926sf
Prior Sale: $330,000 (09/20)

312 ANTHONY ST **$260,000**
B: Christopher Lord
S: Julianne Allen
Book/Page: 11054/41, Date: 06/29/22
Mtg: Guild Mortgage Co $247,000
Use: 2 Bdrm Conventional, Lot: 4008sf
Prior Sale: $89,000 (04/13)

231 BAIRD ST **$315,000**
B: Thiago D Pedreira & Catarina I Pedreira
S: Cassandra A Lima
Book/Page: 11048/20, Date: 06/23/22
Mtg: Geneva Financial LLC $300,162
Use: 3 Bdrm Conventional, Lot: 6142sf

92 BALLARD ST **$255,000**
B: Quintal Investments LLC
S: Richard W Warner Jr & Kerri L Warner
Book/Page: 11048/250, Date: 06/23/22
Use: 3-Family Mlti-unt Blg, Lot: 3354sf

250 BARNES ST **$425,000**
B: Zachary D Thomas & Kelsey Beauregard
S: Richard Levesque Tr, Tr for Levesque FT
Book/Page: 11055/140, Date: 06/30/22
Mtg: Province Mtg Assoc $417,302
Use: 2-Family Two Family, Lot: 5009sf

26 BURNS ST **$25,000**
B: David Fernandes & Kim Fernandes
S: Joshua J Fernandes
Book/Page: 11051/57, Date: 06/27/22

26 BURNS ST **$25,000**
B: David Fernandes & Kim Fernandes
S: Kylee M Fernandes
Book/Page: 11051/60, Date: 06/27/22

CARL ST L:8 ..... **$540,000**
B: Rodman Oman LLC
S: T&A RT Inc
Book/Page: 11056/180, Date: 06/30/22

125 CARL ST **$540,000**
B: Rodman Oman LLC
S: T&A RT Inc
Book/Page: 11056/180, Date: 06/30/22
Mtg: Antonio Almeida $490,860
Use: Residential-multiple Bldgs, Lot: 4792sf
Prior Sale: $490,000 (04/22)

109 COOK ST **$375,000**
B: Biswas LLC
S: Arsenio Souza
Book/Page: 11054/228, Date: 06/29/22
Use: 3-Family Mlti-unt Blg, Lot: 3964sf

DAVOL ST **$225,000**
B: Douglas S Saunders & Helen C Saunders
S: Gerald P Montigny Tr, Tr for Montigny NT
Book/Page: 11049/138, Date: 06/24/22

DAVOL ST **$10,000**
B: BCBBK LLC
S: Cotter Electrical Co Inc
Book/Page: 11053/343, Date: 06/29/22

47 DETROIT ST **$275,000**
B: Feliciano Realty LLC
S: Claire Norfolk Tr, Tr for L&Grace Deschenes FT
Book/Page: 11049/172, Date: 06/24/22
Mtg: Tetrault RE Investmnt $200,000

29 EATON ST **$515,000**
B: Lenisa D Miranda
S: Bruno P Tinoco
Book/Page: 11049/305, Date: 06/24/22
Mtg: Luxury Mtg Corp $445,000
Use: 3-Family Mlti-unt Blg, Lot: 3354sf
Prior Sale: $350,000 (09/20)

96 EMMETT ST **$400,000**
B: Walter S Neves
S: Jocelynne A Johansen & Mariya L Johansen
Doc#: 000000000053755, Date: 06/29/22
Mtg: Envision Bank $392,755
Use: 2 Bdrm Ranch, Lot: 8886sf
Prior Sale: $255,000 (07/17)

15 EVELYNS WAY **$477,000**
B: Steven Simas & Meredith Martin
S: Justin A Martins & Jessica Martins
Book/Page: 11056/52, Date: 06/30/22
Mtg: St Annes Credit Union $429,300
Type: Adj
Use: 3 Bdrm Colonial, Lot: 5401sf
Prior Sale: $180,000 (10/10)

329 FERRY ST **$600,000**
B: Holly R Webster
S: Sequoia Holdings LLC
Book/Page: 11049/105, Date: 06/24/22
Mtg: Luxury Mtg Corp $472,000
Use: 3-Family Mlti-unt Blg, Lot: 5489sf
Prior Sale: $1,450,000 (11/19)

248-254 GLOBE ST **$385,000**
B: Kimberly Dasilva
S: Edward M Cabral Jr
Book/Page: 11049/209, Date: 06/24/22
Mtg: Cross Country Mtg Inc $378,026
Use: Apartment Bldg - 4-8 Units, Lot: 4182sf

49 HAMLET ST **$865,000**
B: 49 Hamlet Realty LLC
S: Smittyfish LLC
Book/Page: 11048/125, Date: 06/23/22
Mtg: Rockland Tr Co $648,750
Use: Apartment Bldg - 4-8 Units, Lot: 11805sf
Prior Sale: $440,000 (08/17)

108-110 HAMLET ST **$672,500**
B: Christopher Bryson & Caitlin Bryson
S: Hyperion Holdings LLC
Book/Page: 11055/258, Date: 06/30/22
Mtg: Liberty Bay CU $538,000
Use: Apartment Bldg - 4-8 Units, Lot: 3049sf
Prior Sale: $351,000 (08/21)

514 HANOVER ST **$550,000**
B: Victor Palumbo
S: Drew Carline & Crystle Carline
Book/Page: 11049/53, Date: 06/24/22
Use: Mixed Use-prim Res & Comm, Lot: 13896sf
Prior Sale: $475,000 (10/21)

166 IRVING ST **$570,000**
B: Johnny Alexis
S: Andrew C Finn & Andrea F Finn
Book/Page: 11049/59, Date: 06/24/22
Mtg: Carey Realty LLC $530,000
Use: 3-Family Mlti-unt Blg, Lot: 5401sf
Prior Sale: $250,000 (05/11)

751 LAUREL ST **$414,000**
B: Kayla Sutton & Ida Barros
S: Rita Jennings
Book/Page: 11047/312, Date: 06/23/22
Mtg: United Wholesale Mtg $406,501
Use: 3 Bdrm Raised Ranch, Lot: 16553sf

143 LAWRENCE ST **$350,000**
B: Luis R Sanango & Rocio S Calle
S: Marie-Charles R Joseph & Nerlande Joseph
Book/Page: 11054/250, Date: 06/29/22
Mtg: St Michaels CU $170,000
Type: Adj
Use: 3-Family Mlti-unt Blg, Lot: 2396sf

56 LIBERTY ST **$475,000**
B: Anna Thomas
S: Glenn W Ross & Karlene K Ross
Book/Page: 11050/267, Date: 06/27/22
Mtg: Velocity Comm Cap LLC $356,250
Use: 3 Bdrm Cottage, Lot: 8756sf
Prior Sale: $175,000 (12/20)

691 MADISON ST **$630,000**
B: Ben W Feitelberg & Hannah E Walsh
S: Antonio M Algergaria & Ermelinda Albergaria
Book/Page: 11050/343, Date: 06/27/22
Mtg: Baycoast Mortgage Co $567,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 17990sf

727 MAPLE ST **$364,000**
B: Brittany Pavao
S: Artes Keane LLC & Derek A Boyer
Book/Page: 11048/183, Date: 06/23/22
Mtg: EMM Loans LLC $357,407
Use: 3 Bdrm Conventional, Lot: 5140sf
Prior Sale: $220,000 (12/21)

11 MAYNARD ST **$365,000**
B: Jacqueline Michael
S: Marifran Davis
Book/Page: 11054/103, Date: 06/29/22
Mtg: Norwich Commercal Grp $334,248
Use: 3-Family Mlti-unt Blg, Lot: 2439sf

209 N EASTERN AVE **$315,000**
B: Andrew C Finn & Andrea F Finn
S: Ronald L Bernier & Bernice A Bernier
Doc#: 000000000053763, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 10498sf
Prior Sale: $315,000 (03/22)

447 NEW BOSTON RD **$350,000**
B: William Maxim & Edwige Maxim
S: Corey Duclos
Book/Page: 11048/335, Date: 06/24/22
Mtg: United Wholesale Mtg $297,500
Use: 3 Bdrm Colonial, Lot: 16596sf
Prior Sale: $282,500 (03/20)

305 NEWTON ST **$1,225,000**
B: Tetrault Real Estate LLC
S: Ronald S Rusin Jr Tr, Tr for R&D RT
Book/Page: 11056/105, Date: 06/30/22
Mtg: Fall River Five Cents $1,818,750
Use: Apartment Bldg - 9 + Units, Lot: 12685sf
Prior Sale: $400,000 (09/15)

122 PLAIN ST **$1,200,000**
B: Tetrault Real Estate LLC
S: Cran Properties Inc
Book/Page: 11056/110, Date: 06/30/22
Mtg: Fall River Five Cents $1,818,750
Use: Apartment Bldg - 9 + Units

255 PLAIN ST **$105,000**
B: Emanuel R Sousa
S: Massa Louis S Est & Donna Massa
Book/Page: 11055/324, Date: 06/30/22

255 PURCHASE ST **$335,000**
B: Maria H Silva & Jose D Rego
S: Evaristo J Pereira & Delia M Pereira
Book/Page: 11055/330, Date: 06/30/22
Mtg: Northpointe Bank $328,932
Use: 3 Bdrm Conventional, Lot: 4356sf

1474 RODMAN ST **$315,000**
B: Dilma A Lubrano & Stephen F Giordano
S: Deborah K Hayes
Book/Page: 11053/158, Date: 06/28/22
Mtg: United Wholesale Mtg $309,294
Use: 3 Bdrm Conventional, Lot: 5576sf
Prior Sale: $160,000 (05/10)

15 STAR ST **$550,000**
B: Rodman Oman LLC
S: T&A RT Inc
Book/Page: 11056/170, Date: 06/30/22
Mtg: Antonio Almeida $499,950
Use: 3 Bdrm Colonial, Lot: 7231sf
Prior Sale: $400,000 (04/22)

53 WARNER ST **$245,731**
B: Deivission B Dacruz & Angela Dacruz
S: Ala Leasing LLC
Book/Page: 11051/111, Date: 06/27/22
Mtg: New Bedford CU $245,731
Use: 3 Bdrm Split Entry, Lot: 10019sf
Prior Sale: $190,000 (05/18)

244 WILBUR ST **$444,800**
B: Julio Mendes
S: Elida Teixeira
Book/Page: 11050/83, Date: 06/24/22
Mtg: Total Mtg Svcs $429,954
Use: 2-Family Two Family, Lot: 4008sf
Prior Sale: $245,000 (09/18)

61 WILCOX ST **$1,537,500**
B: Mary J Charette Tr, Tr for Ma J Charette T
S: Mary J Charette
Doc#: 000000000053760, Date: 06/29/22
Use: 2-Family Two Family, Lot: 2875sf

511 WILLIAM ST **$450,000**
B: Rodman Oman LLC
S: T&A RT Inc
Book/Page: 11056/95, Date: 06/30/22
Mtg: Antonio Almeida $409,050
Use: 3-Family Mlti-unt Blg, Lot: 4704sf
Prior Sale: $400,000 (04/22)

Freetown

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	34	37
Median Price	$370,000	$500,000

► REAL ESTATE SALES

17 BIRCH RD **$680,000**
B: Alexander J Araujo & Veronica M Ferreira
S: Janiene M Spadaro & Salvatore J Spadaro Jr
Book/Page: 11055/105, Date: 06/30/22
Mtg: Baycoast Mortgage Co $544,000
Use: 3 Bdrm Colonial, Lot: 141178sf
Prior Sale: $444,900 (03/18)

10 FALLBROOK LN **$690,825**
B: David Degrace & Pamela Degrace
S: Fallbrook LLC
Book/Page: 11050/62, Date: 06/24/22
Mtg: Envision Bank $440,825

12 JAMES AVE **$520,000**
B: Christopher Conley
S: Matthew G Darocha
Book/Page: 11051/279, Date: 06/27/22
Mtg: Mortgage Research Ctr $494,000
Use: 3 Bdrm Ranch, Lot: 23522sf
Prior Sale: $234,113 (02/17)

71 NARROWS RD **$755,000**
B: Dustin J Parker & Kimberlet A Pepper-Parker
S: Daniel J Callahan & Margaret N Callahan
Book/Page: 11050/141, Date: 06/27/22
Mtg: Conway Financial Svcs $280,000
Use: 4 Bdrm Colonial, Lot: 70567sf
Prior Sale: $499,000 (08/19)

89 RICHMOND RD **$462,500**
B: Bancroft A Ellis 3rd & Shannon Ellis
S: Nathan Oliveira
Book/Page: 11055/59, Date: 06/30/22
Use: 3 Bdrm Raised Ranch, Lot: 21780sf
Prior Sale: $369,000 (04/19)

Somerset

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	91	80
Median Price	$350,000	$395,000

► REAL ESTATE SALES

3200 COUNTY ST U:10 ..... **$412,000**
B: Robert Gauthier & Barbara Gauthier
S: Denis R Gaudreau Tr, Tr for M&L Pratt FT
Book/Page: 11052/74, Date: 06/27/22
Use: 2 Bdrm Condo

134 LEWIS AVE **$359,000**
B: Brandon M Williams & Kimberly C Horan
S: Benjamin Semple & Anna Stankiewicz
Book/Page: 11049/240, Date: 06/24/22
Mtg: Rockland Tr Co $305,150
Use: 2 Bdrm Cape Cod, Lot: 6098sf
Prior Sale: $254,000 (01/20)

167 ONEIL RD **$331,500**
B: Michael E Nephew
S: Barbara Sousa & Theresa M Oliveira
Book/Page: 11054/209, Date: 06/29/22
Mtg: Fairway Ind Mtg $206,500
Use: 3 Bdrm Conventional, Lot: 9148sf

822 REGAN RD **$425,000**
B: Michael Labouliere & Regina Laboukiere
S: Robert W Gauthier & Barbara A Gauthier
Book/Page: 11056/247, Date: 06/30/22
Mtg: Fairway Ind Mtg $340,000
Use: 2 Bdrm Garrison, Lot: 10454sf

862 REGAN RD **$509,000**
B: Richard A Pinel & Christine S Pinel
S: Heather L Pion
Book/Page: 11048/95, Date: 06/23/22
Mtg: Guild Mortgage Co $493,700
Use: 3 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: $265,900 (10/15)

135 RUSTIC RD **$645,000**
B: Matthew Leisy & Joanna Faria
S: Paul B Miller & Amy L Miller
Book/Page: 11055/218, Date: 06/30/22
Mtg: LoanDepot.Com $612,750
Use: 4 Bdrm Ranch, Lot: 30056sf
Prior Sale: $380,000 (05/15)

105 SARGENT ST **$435,000**
B: Cynthia M Chasse & Robert E Chasse
S: Carol A Braga Tr, Tr for Carol A Braga NT
Book/Page: 11055/300, Date: 06/30/22
Mtg: Province Mtg Assoc $348,000
Use: 2 Bdrm Raised Ranch, Lot: 10019sf
Prior Sale: $265,000 (05/10)

133 SEYMOUR AVE **$410,000**
B: David L Bruce & Lianne Bruce
S: Sara A Quinn
Book/Page: 11053/104, Date: 06/28/22
Mtg: Guild Mortgage Co $152,625
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: $217,000 (07/17)

185 SHERMAN RD **$350,000**
B: Kaylee Fernandes
S: Diana Landy
Book/Page: 11055/184, Date: 06/30/22
Mtg: Semper Home Loans $320,512
Use: 3 Bdrm Conventional, Lot: 9583sf

► FORECLOSURE DEEDS

41 SARAH AVE **$340,000**
B: T&A RT Inc
S: Judith S Berg & Compu Link Corp
Book/Page: 11056/20, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 15246sf

Swansea

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	84	74
Median Price	$345,543	$415,000

► REAL ESTATE SALES

370 DILLON LN **$791,000**
B: Dixanne Ricamo
S: Thomas F Smith Jr & Linda S Smith
Book/Page: 11056/223, Date: 06/30/22
Mtg: Alltrust CU $210,000
Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 87991sf

537 GAR HWY **$525,000**
B: KGM Properties LLC
S: Raplh Pallotta Jr Tr, Tr for Raplh Pallotta Jr FT
Book/Page: 11051/159, Date: 06/27/22
Mtg: BayCoast Bank $420,000
Use: Car Wash Facility, Lot: 22216sf

270 GRAND ARMY HWY **$322,000**
B: Carla T Moniz & Nelson B Moniz
S: Estrela Enterprises LLC
Book/Page: 11047/260, Date: 06/23/22
Mtg: Webster Bank $305,900

95 HIGH HILL RD **$661,000**
B: Timothy R Magan & Kelsie C Magna
S: Katrina Rodriguez
Book/Page: 11056/147, Date: 06/30/22
Mtg: Baycoast Mortgage Co $361,000
Use: 3 Bdrm Colonial, Lot: 17424sf
Prior Sale: $480,000 (03/20)

11 HORNET RD **$215,000**
B: Moss Home Solutions LLC
S: Anthony R Scotti & Karen A Scotti
Book/Page: 11054/277, Date: 06/29/22
Mtg: Meryl Moss $215,000
Use: 3 Bdrm Ranch, Lot: 15682sf

11 KNIGHTS WAY U:11 ..... **$369,000**
B: Vivianne R Costa Tr, Tr for W T&V R Costa 2017 RET
S: Paul Vanasse & Saulina Vanase
Book/Page: 11049/280, Date: 06/24/22
Use: Condo

45 LITTLE NECK AVE **$365,000**
B: Diamme Ruger & Keith Ruger
S: Mathew Sunday & Antuerpia L Gomes
Book/Page: 11055/180, Date: 06/30/22
Use: 1 Bdrm Ranch, Lot: 12632sf
Prior Sale: $192,000 (08/19)

OCEAN GROVE AVE **$825,000**
B: Tashmoo Realty LLC Tr, Tr for Ocean Grove Avenue T
S: Costa Management LLC
Book/Page: 11055/170, Date: 06/30/22

469 OCEAN GROVE AVE **$210,000**
B: Tashmoo Realty LLC Tr, Tr for Ocean Grove Avenue T
S: 133 State Road LLC
Book/Page: 11055/176, Date: 06/30/22
Use: 2 Bdrm Conventional, Lot: 16117sf

793 PEARSE RD **$705,000**
B: Michael Walsh
S: Cory N Gassaway & Amanda A Gassaway
Book/Page: 11049/330, Date: 06/24/22
Mtg: Shamrock Home Loans $599,250
Use: 2-Family Mlti-unt Blg, Lot: 10890sf
Prior Sale: $435,000 (08/18)

Bristol Registry

Northern District

Barry J. Amaral, Register of Deeds
11 Court Street, Taunton, MA 02780
Telephone: (508) 822-7527
Fax: (508) 880-4975
www.tauntondeeds.com

Attleboro

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	152	127
Median Price	$394,000	$435,000

► REAL ESTATE SALES

22 4TH ST **$422,000**
B: Indrit Metaj & Salvi Metaj
S: Ryan M Lemmo & Tayla Lemmo
Book/Page: 27960/188, Date: 06/23/22
Mtg: MSA Mortgage LLC $400,900
Use: 4 Bdrm Gambrel, Lot: 6375sf
Prior Sale: $227,500 (04/14)

260 BISHOP ST **$460,000**
B: Barbara A Gulston & Aniesha R Andrews
S: Sedric J Goutier & Rosette Goutier
Book/Page: 27960/251, Date: 06/23/22
Mtg: Movement Mtg LLC $444,647
Use: 3 Bdrm Raised Ranch, Lot: 16000sf

417 BROWN ST U:10 ..... **$210,000**
B: Tara Baer
S: Anita M Reinold Tr, Tr for Joseph L Hozid T
Book/Page: 27969/154, Date: 06/29/22
Use: 2 Bdrm Condo

53 CAPTAIN COURTOIS DR **$415,000**
B: Daniel Amaral & Crystal M Carlin
S: Warren Linfield
Book/Page: 27972/70, Date: 06/30/22
Mtg: Rocket Mortgage LLC $407,483
Use: 3 Bdrm Cape Cod, Lot: 16150sf
Prior Sale: $252,500 (03/22)

96 CATHEDRAL DR **$775,000**
B: Steven J Chrysikos & Alexandra Marcello
S: Robert A Renzi Jr & Heather A Renzi
Book/Page: 27962/145, Date: 06/24/22
Mtg: Bank of America NA $620,000
Use: 4 Bdrm Colonial, Lot: 16466sf
Prior Sale: $409,000 (12/13)

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28 CURTIS AVE **$588,134**
B: Amego Inc
S: Kennedy-Dovovan Ctr Inc
Book/Page: 27967/106, Date: 06/28/22
Mtg: M&T Bank NA $3,000,000
Use: Charity Property, Lot: 6000sf
Prior Sale: $270,000 (01/10)

57 DUNHAM ST **$445,000**
B: Harlan P Valenziano
S: Jingsong Cao & Junhong Zhang
Book/Page: 27974/50, Date: 06/30/22
Mtg: Abington Bank $356,000
Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 4320sf
Prior Sale: $132,500 (11/12)

105 FISHER ST **$370,000**
B: Manuel G Andrade & Jairma Andrade
S: Bregnard Janet M Est & Megan A Nunes
Book/Page: 27964/291, Date: 06/27/22
Mtg: United Wholesale Mtg $351,500
Use: 4 Bdrm Conventional, Lot: 10063sf

27 GARDEN ST **$409,000**
B: Nima E Kayd
S: Raymond Saad
Book/Page: 27974/148, Date: 06/30/22
Mtg: United Wholesale Mtg $401,591
Use: 2-Family Family Flat, Lot: 9543sf
Prior Sale: $310,000 (03/22)

66 GARDNER AVE **$400,000**
B: Rebekah Dion
S: David A Quaglia
Book/Page: 27962/93, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 22614sf
Prior Sale: $241,500 (05/16)

8 GEORGE ST **$420,000**
B: Sothea Sin & Ly Suong
S: Jared P Passano & Morganna A Machado
Book/Page: 27969/168, Date: 06/29/22
Mtg: Rockland Tr Co $352,750
Use: 2 Bdrm Conventional, Lot: 9000sf
Prior Sale: $219,500 (07/16)

28 GEORGE ST U:1 ..... **$296,000**
B: Kiana Torres
S: Erin M Valasunas
Book/Page: 27975/217, Date: 06/30/22
Mtg: United Wholesale Mtg $287,120
Use: 2 Bdrm Condo
Prior Sale: $144,500 (07/17)

21 GEORGIA RAE WAY **$759,900**
B: Alissa R Crane & Thomas M Crane
S: Prudential Builders Inc
Book/Page: 27974/4, Date: 06/30/22
Mtg: Guild Mortgage Co $440,742
Use: Residential Developable Land, Lot: 23920sf
Prior Sale: $280,000 (07/21)

2 HOLMAN ST **$630,000**
B: Southat Sisounthone
S: Denis Kudriashov
Book/Page: 27973/7, Date: 06/30/22
Mtg: Guaranteed Rate Inc $441,000
Use: 3-Family Family Flat, Lot: 1600sf
Prior Sale: $275,000 (03/16)

67 HOMESTEAD LN **$715,000**
B: Omar D Benavides & Rachel L Benavides
S: John P Pasadas
Book/Page: 27963/52, Date: 06/24/22
Mtg: United Wholesale Mtg $572,000
Use: 5 Bdrm Colonial, Lot: 261322sf
Prior Sale: $488,000 (06/12)

4 JAMES CT **$389,900**
B: Harold K Perkins & Kimberly M Rkins
S: Aditi L Broos-Caldwell & Steven C Caldwell
Book/Page: 27975/173, Date: 06/30/22
Mtg: Cross Country Mtg Inc $357,050
Use: 4 Bdrm Family Flat, Lot: 2814sf
Prior Sale: $219,000 (12/17)

3 KNOLL ST **$600,000**
B: Johanna Felix & Robert Matos
S: Larry Martins & Christina Martins
Book/Page: 27964/239, Date: 06/27/22
Mtg: Rockland Tr Co $579,975
Use: 2-Family Duplex, Lot: 19068sf
Prior Sale: $295,000 (07/15)

45 LOCKWOOD AVE **$480,000**
B: Christine R Roberts & Nicholas E Roberts
S: Brian Knox & Michelle Knox
Book/Page: 27973/135, Date: 06/30/22
Mtg: Fairway Ind Mtg $471,306
Use: 3 Bdrm Ranch, Lot: 23920sf
Prior Sale: $275,000 (06/14)

46 MISSY LN **$622,000**
B: Melvin Rivera & Rosecathy Jean
S: Alexnder J Lyman & Danielle Lyman
Book/Page: 27965/165, Date: 06/27/22
Mtg: Fairway Ind Mtg $590,900
Use: 3 Bdrm Colonial, Lot: 20419sf
Prior Sale: $370,000 (11/18)

161 PARK ST **$640,000**
B: Sallco LLC
S: Christine Treon-Goudas, Tr for Gregory M Goudas
Book/Page: 27975/77, Date: 06/30/22
Mtg: Avidia Bank $1,200,000
Use: Apartment Bldg - 4-8 Units, Lot: 4105sf

165 PARK ST **$960,000**
B: Sallco LLC
S: Christine Treon-Goudas, Tr for Gregory M Goudas
Book/Page: 27975/96, Date: 06/30/22
Mtg: Avidia Bank $1,200,000
Use: Apartment Bldg - 4-8 Units, Lot: 5516sf

1360 PARK ST **$480,000**
B: Kyle Totato & Allyson Totato
S: Austin P Donahue
Book/Page: 27959/185, Date: 06/23/22
Mtg: Fall River Five Cents $432,000
Use: 3 Bdrm Cape Cod, Lot: 30890sf
Prior Sale: $314,000 (01/19)

94 PARKER ST **$375,000**
B: Amanda Clement & Nicholas Morey
S: Mosheh Roller & Cassandra Torrey
Book/Page: 27962/126, Date: 06/24/22
Mtg: Fairway Ind Mtg $356,250
Use: 3 Bdrm Conventional, Lot: 7500sf
Prior Sale: $282,000 (03/20)

7 PECK ST **$554,900**
B: Claudia Rosa
S: Roger M Ferris
Book/Page: 27970/104, Date: 06/29/22
Mtg: Fairway Ind Mtg $536,380
Use: Mixed Use-prim Res & Comm, Lot: 16200sf

50 PEMBROKE AVE **$430,000**
B: Jorge Cabral & Kate Cabral
S: Rammsi LLC
Book/Page: 27971/237, Date: 06/30/22
Mtg: Cross Country Mtg Inc $322,500
Use: 2-Family Family Flat, Lot: 9596sf
Prior Sale: $347,500 (12/19)

149 PLEASANT ST **$310,000**
B: Joao Tavares
S: David C Manoogian & Judy L Manoogian
Book/Page: 27970/160, Date: 06/29/22
Use: Office Bldg-general, Lot: 19734sf

5 PROSPECT ST **$460,000**
B: Preston Rogers & Amelia Rogers
S: Kenneth J Charnley & Meghan J Charnley
Book/Page: 27960/144, Date: 06/23/22
Mtg: Semper Home Loans $437,000
Use: 3 Bdrm Conventional, Lot: 6092sf

180 S MAIN ST U:7 ..... **$225,000**
B: Bahtiyar Firat & Popi Firat
S: Deborah A Lemonde & Don A Lemonde
Book/Page: 27963/184, Date: 06/27/22
Mtg: Sprout Mortgage $150,000
Use: 2 Bdrm Condo

387 S MAIN ST **$547,500**
B: Jared J Schultz & Shannon K Schultz
S: Arthur G Anderson Jr & Rosemary Anderrson
Book/Page: 27965/148, Date: 06/27/22
Mtg: Cross Country Mtg Inc $438,000
Use: 4 Bdrm Garrison, Lot: 28276sf

12 SAGEWOOD CIR **$531,000**
B: Joshua N Ford & Christine M Ford
S: Andrew Loconto & Julia Durgin
Book/Page: 27968/90, Date: 06/28/22
Mtg: Fairway Ind Mtg $424,800
Use: 3 Bdrm Gambrel, Lot: 16200sf
Prior Sale: $422,000 (07/20)

1 SAJO DR **$510,000**
B: Jessica A Deschenes & Patrick M Deschenes
S: Jeffrey L Macomber & Amanda D Macomber
Book/Page: 27973/225, Date: 06/30/22
Mtg: Radius Financial Grp $408,000
Use: 3 Bdrm Raised Ranch, Lot: 31761sf
Prior Sale: $295,000 (08/15)

55 SAVEENA DR **$842,000**
B: Trevor G Skalberg & Holly J Skalberg
S: Jaime L Kain-Lema & James L Lema
Book/Page: 27962/240, Date: 06/24/22
Mtg: New England Dist Of T $600,000
Use: 4 Bdrm Colonial, Lot: 20442sf
Prior Sale: $559,900 (05/20)

98 SCOTT ST U:B **$383,000**
B: Kalpanaben Patel & Nil V Patel
S: Artur Micolisin & Yuliya Micolisin
Book/Page: 27962/179, Date: 06/24/22
Use: 3 Bdrm Condo

SIMPSON AVE L:556 ..... **$480,000**
B: Christine R Roberts & Nicholas E Roberts
S: Brian Knox & Michelle Knox
Book/Page: 27973/135, Date: 06/30/22

SIMPSON AVE L:557 ..... **$480,000**
B: Christine R Roberts & Nicholas E Roberts
S: Brian Knox & Michelle Knox
Book/Page: 27973/135, Date: 06/30/22

SIMPSON AVE L:558 ..... **$480,000**
B: Christine R Roberts & Nicholas E Roberts
S: Brian Knox & Michelle Knox
Book/Page: 27973/135, Date: 06/30/22

SIMPSON AVE L:585 ..... **$480,000**
B: Christine R Roberts & Nicholas E Roberts
S: Brian Knox & Michelle Knox
Book/Page: 27973/135, Date: 06/30/22

SIMPSON AVE L:586 ..... **$480,000**
B: Christine R Roberts & Nicholas E Roberts
S: Brian Knox & Michelle Knox
Book/Page: 27973/135, Date: 06/30/22

SIMPSON AVE L:587 ..... **$480,000**
B: Christine R Roberts & Nicholas E Roberts
S: Brian Knox & Michelle Knox
Book/Page: 27973/135, Date: 06/30/22

101 SOUTH AVE U:202 ..... **$345,000**
B: Jessie Ahern
S: David F Crawford & Jeanne E Crawford
Book/Page: 27961/196, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $276,000
Use: 2 Bdrm Condo

22 STATION ST **$575,000**
B: Andrea Murray & David Murrray
S: Stephanie L Garnick & Jason Garnick
Book/Page: 27970/198, Date: 06/29/22
Mtg: Rockland Tr Co $448,000
Use: 3 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: $251,500 (02/12)

246 STEERE ST **$450,000**
B: Terry Wing & Matthew Wing
S: Christopher M Reid
Book/Page: 27975/153, Date: 06/30/22
Mtg: Coastal One CU $350,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 34375sf
Prior Sale: $250,000 (06/16)

27 TANYA DR **$540,000**
B: Austin P Donahue
S: Thomas M Battisti Tr, Tr for Battisti RT
Book/Page: 27960/165, Date: 06/23/22
Mtg: Home Point Finl Corp $432,000
Use: 3 Bdrm Colonial, Lot: 16813sf

164 TIFFANY ST **$185,000**
B: Eastside Plastering LLC
S: Kasselvergnes LLC
Book/Page: 27974/77, Date: 06/30/22
Mtg: Rockland Fed CU $598,000
Use: Res Potentially Dvlpble Land, Lot: 20366sf
Prior Sale: $55,000 (08/17)

537 TIFFANY ST U:B **$470,000**
B: Alicia Costi & Christian Walck
S: Nicholas Carvalho
Book/Page: 27959/77, Date: 06/23/22
Mtg: Guild Mortgage Co $376,000
Use: 3 Bdrm Condo
Prior Sale: $396,000 (09/20)

Berkley

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	18	31
Median Price	$434,950	$486,000

► REAL ESTATE SALES

7 CRANBERRY LN **$825,000**
B: Michael T Oconnell & Elizabeth Oconnell
S: Connie Goldstein & Cionnie Goldstien
Book/Page: 27964/309, Date: 06/27/22
Mtg: Fairway Ind Mtg $647,200
Use: 3 Bdrm Colonial, Lot: 81022sf

19 GROVE ST **$375,000**
B: 19 Grove Street LLC
S: Richard Tetreault Tr, Tr for Sherchris 2017 T
Book/Page: 27961/228, Date: 06/24/22
Mtg: BayCoast Bank $300,000
Use: Mixed Use-agricult & Resid, Lot: 94090sf

Dighton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	40	35
Median Price	$401,500	$450,000

► REAL ESTATE SALES

1550 MAPLE ST **$726,000**
B: Richard A Pacheco & Lucia F Pacheco
S: Antonio E Amarante & Debbie G Amarante
Book/Page: 27966/3, Date: 06/27/22
Mtg: Homestar Mtg Inc $300,000
Use: 3 Bdrm Colonial, Lot: 53143sf

1775 OAK GROVE DR **$100,000**
B: Jaimie L Pogany
S: Daniel M Pogany & Jaimie L Pogany
Book/Page: 27958/313, Date: 06/23/22
Mtg: Navy FCU $435,000
Use: 4 Bdrm Cape Cod, Lot: 118919sf
Prior Sale: $360,000 (07/15)

OLD WILLIAMS ST **$160,000**
B: William R Eccles 3rd
S: Riverfalls Prop Invs Inc
Book/Page: 27974/167, Date: 06/30/22

2211 TANGLEWOOD RD **$41,114**
B: Jordan L Gunter
S: Steven R Gunter
Book/Page: 27966/129, Date: 06/28/22
Mtg: Jordan Gunter LLC $294,882
Use: 3 Bdrm Colonial, Lot: 104544sf
Prior Sale: $460,000 (11/18)

Easton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	87	79
Median Price	$560,000	$630,000

► REAL ESTATE SALES

23 HEIDI RD **$723,845**
B: Maattew Moniz & Caroline Mcdonagh
S: David M Brown & Cynthia J Brown
Book/Page: 27969/329, Date: 06/29/22
Mtg: Citizens Bank $500,000
Use: 4 Bdrm Colonial, Lot: 53143sf

39 LAMPLIGHTER LN U:39 ..... **$379,900**
B: Jonathan Joiner
S: Mfoniso E Esenyie & Melixza Esenyie
Book/Page: 27964/261, Date: 06/27/22
Mtg: LoanDepot.Com $368,503
Use: 1 Bdrm Condo
Prior Sale: $185,000 (02/14)

225 LINCOLN ST **$550,000**
B: Michael Spadea & Paula K Spadea
S: Judith T Greenfield & Michael A Greenfield
Book/Page: 27972/131, Date: 06/30/22
Mtg: Fairway Ind Mtg $440,000
Use: 3 Bdrm Ranch, Lot: 42046sf
Prior Sale: $310,000 (07/10)

7 NANCY RD U:6 ..... **$320,000**
B: Julia Regan
S: Stephen Woodruff Jr
Book/Page: 27970/127, Date: 06/29/22
Mtg: JPMorgan Chase Bank $262,400
Use: 2 Bdrm Condo
Prior Sale: $204,500 (07/16)

15 PARTRIDGE WAY **$900,000**
B: Changhong Pang & Jinsong Niu
S: Mohsen G Kashi
Book/Page: 27971/282, Date: 06/30/22
Mtg: TD Bank NA $650,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 40703sf
Prior Sale: $505,000 (10/19)

5 WEATHER VANE CIR **$225,000**
B: Gifted Keith
S: Meadow View Commons LLC
Book/Page: 27975/28, Date: 06/30/22
Mtg: Home Point Finl Corp $190,650
Use: 2 Bdrm Cape Cod, Lot: 4181sf

Mansfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	84	55
Median Price	$547,500	$639,000

► REAL ESTATE SALES

26 BELLA VISTA AVE **$420,000**
B: Chiharu Fujita
S: Eric J Carroll & Carrie Carroll
Book/Page: 27965/65, Date: 06/27/22
Mtg: Blue Water Mortgage $389,500
Use: 2 Bdrm Cape Cod, Lot: 8475sf
Prior Sale: $255,000 (09/12)

41 CASA DR **$428,000**
B: Elevator Properties Inc
S: Regan Katherine A Est & Doris V Blaney
Book/Page: 27972/31, Date: 06/30/22
Mtg: RFLF 4 LLC $470,528
Use: 3 Bdrm Raised Ranch, Lot: 15032sf

15 DENWOOD ST **$795,000**
B: Robert L Conley 3rd & Amber M Cardoos
S: John C Anastos & Kathleen B Anastos
Book/Page: 27970/81, Date: 06/29/22
Mtg: Guaranteed Rate Inc $628,000
Use: 4 Bdrm Colonial, Lot: 16659sf

631 EAST ST U:A201 ..... **$420,000**
B: Ann M Moulton
S: Joseph J Oneill & Brenda L Oneill
Book/Page: 27971/329, Date: 06/30/22
Mtg: Conway Financial Svcs $378,000
Use: 2 Bdrm Condo
Prior Sale: $324,000 (07/16)

21 ERICK RD U:31 ..... **$230,000**
B: Elizabeth Green
S: Jennifer M Deardorff & Robert P Deardorff
Book/Page: 27962/320, Date: 06/24/22
Mtg: William Raveis Mtg Co $185,000
Use: 2 Bdrm Condo

1 GRANADA CIR **$675,000**
B: Stephen Gershlak & Stephanie Gershlak
S: Kevin M Crawford & Charlene Higgins-Crawford
Doc#: 000000000117340, Date: 06/27/22
Mtg: Rockland Fed CU $520,000
Use: 4 Bdrm Colonial, Lot: 23530sf

668 N MAIN ST U:B **$725,000**
B: Jayaraju Nulakachandanam
S: Maureen C Mcdermott & William P Mcdermott
Book/Page: 27968/23, Date: 06/28/22
Mtg: Salem Five Mtg Co $652,500
Use: Condo

71 OLD FARM RD **$540,000**
B: Jessica L Leary & Kevin D Leary
S: Benjamin Solivan & Heidi Solivan
Book/Page: 27971/179, Date: 06/30/22
Mtg: Radius Financial Grp $483,312
Use: 4 Bdrm Colonial, Lot: 15000sf

70 OLD NORTH TRL **$1,050,000**
B: Robert J Kulak & Elise M Kulak
S: Diane M Blackman & Lawrence M Blackman
Book/Page: 27961/117, Date: 06/24/22
Mtg: Berkshire Bank $840,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 30316sf

37 RUMFORD AVE **$558,000**
B: Diana Tigue
S: Matthew S Birnie
Book/Page: 27959/222, Date: 06/23/22
Mtg: Radius Financial Grp $478,000
Use: 2 Bdrm Ranch, Lot: 15000sf
Prior Sale: $297,000 (07/15)

3 VILLAGE RD **$700,000**
B: Graham J Odonovan & Julia M Odonovan
S: Stephen V Healey & Patricia M Healey
Book/Page: 27969/94, Date: 06/29/22
Mtg: Citizens Bank $600,000
Use: 3 Bdrm Colonial, Lot: 19150sf

20 WEBB PL U:3B **$320,888**
B: Mary Yee
S: Jessica Leary
Book/Page: 27969/265, Date: 06/29/22
Mtg: Metro Credit Union $151,800
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $237,500 (09/18)

1401 WEST ST **$400,000**
B: R&R Flipping LLC
S: Mckeever Sr Alfred J Est & Alfred J Mckeever Jr
Book/Page: 27959/265, Date: 06/23/22
Use: 3 Bdrm Split Level, Lot: 91476sf

206 WILLIAMS ST **$826,000**
B: Christopher Baudinet & Sara Baudinet
S: Valetie P Corkery
Doc#: 000000000117346, Date: 06/27/22
Mtg: HarborOne Mortgage $651,000
Use: 4 Bdrm Colonial, Lot: 30620sf

North Attleboro

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	96	74
Median Price	$468,251	$497,500

► REAL ESTATE SALES

42 2ND AVE U:39 ..... **$350,000**
B: Brian J Healey & Maria G Moniz
S: Donna J Harbour
Book/Page: 27965/102, Date: 06/27/22
Mtg: Homebridge Financial $280,000
Use: 2 Bdrm Condo

19 AVERY ST **$680,000**
B: Amarise Laviolette & Isis Barbosa
S: Mark Camacho
Book/Page: 27964/144, Date: 06/27/22
Mtg: Freedom Mortgage Corp $511,293
Use: 3-Family Mlti-unt Blg, Lot: 3740sf

22 BLUE ROCK HILL LN **$720,000**
B: Omar Laroussi
S: Gregory J Hatch & Lisa D Hatch
Doc#: 000000000117374, Date: 06/30/22
Mtg: Rockland Tr Co $684,000
Use: 4 Bdrm Contemporary, Lot: 20921sf

100 BROAD ST **$670,000**
B: Ramy Habchi
S: WL 2 Management LLC
Book/Page: 27964/60, Date: 06/27/22
Mtg: Caliber Home Loans $635,937
Use: 3-Family Mlti-unt Blg, Lot: 13255sf
Prior Sale: $250,000 (06/19)

2 DEAN CT **$390,000**
B: Corey J Chabot
S: Timothy A Gallagher & Shannon C Gallagher
Book/Page: 27972/94, Date: 06/30/22
Mtg: Fairway Ind Mtg $382,936
Use: 3 Bdrm Conventional, Lot: 5993sf
Prior Sale: $225,000 (03/16)

185 DEBORA RD **$710,000**
B: Hannah G Lutz & Michael T Schade
S: Colleen M Duffy & Francis P Duffy Jr
Doc#: 000000000117329, Date: 06/24/22
Mtg: Guaranteed Rate Affin $647,200
Use: 4 Bdrm Colonial, Lot: 15552sf

760 E WASHINGTON ST **$800,000**
B: ML 760 Realty LLC
S: Rouhana ZE LLC
Book/Page: 27968/258, Date: 06/29/22
Mtg: Elena Lande $540,000
Use: Auto Supply, Lot: 31445sf
Prior Sale: $485,000 (12/15)

93-95 FISHER ST **$450,000**
B: Gladys Quintanilla & Hugo E Ruiz
S: Belizario Quintanilla
Book/Page: 27972/241, Date: 06/30/22
Mtg: Guild Mortgage Co $315,000
Use: 2-Family Two Family, Lot: 8432sf
Prior Sale: $172,000 (03/16)

217 FISHER ST **$519,000**
B: Dustin Brady LLC
S: Matthew Reardon
Book/Page: 27972/269, Date: 06/30/22
Use: 2-Family Two Family, Lot: 10000sf
Prior Sale: $305,000 (07/19)

26 HIXON CT **$595,000**
B: Jonathan E Andrews & Laurie P Donati
S: Richard A Jones & Ashleigh J Jones
Book/Page: 27959/268, Date: 06/23/22
Mtg: Fairway Ind Mtg $515,000
Use: 4 Bdrm Conventional, Lot: 7554sf
Prior Sale: $194,000 (07/17)

1 HOUDE ST **$2,121,000**
B: William T Mcdonald Tr, Tr for Oktok T
S: Paul M Brock Tr, Tr for Adrienne Quinn RET
Book/Page: 27974/279, Date: 06/30/22
Mtg: Morgan Stanley $950,000
Type: Adj
Use: 5 Bdrm Customdesign, Lot: 25137sf

22 HUNTSBRIDGE RD **$550,000**
B: Arminda B Cabral & Marcelino Cabral
S: Murad H Royal & Ramona P Royal
Book/Page: 27973/52, Date: 06/30/22
Mtg: Shamrock Home Loans $540,038
Use: 3 Bdrm Cape Cod, Lot: 46609sf

27 JEAN DR **$602,900**
B: Gerald J Anderson 2nd & Nancy W Anderson
S: John J Lindstrom & Allison M Lindstrom
Doc#: 000000000117355, Date: 06/28/22
Use: 4 Bdrm Colonial, Lot: 15628sf

5-7 JUNIPER RD **$700,000**
B: Kathleen Gallagher & Stephen Gallagher
S: Frank A Tlijoki & Carol J Ylijoki
Book/Page: 27959/240, Date: 06/23/22
Mtg: Rockland Tr Co $400,000
Use: 2-Family Duplex, Lot: 10950sf

70 LATHROP RD **$682,000**
B: Hamza Khawar
S: Infinity Homes LLC
Book/Page: 27967/286, Date: 06/28/22

961 LONGVIEW DR **$410,000**
B: Eva Salas
S: Jerome M Johnson & Mary Commock-Johnson
Book/Page: 27962/74, Date: 06/24/22
Mtg: Mortgage Networks Inc $369,000
Use: 3 Bdrm Ranch, Lot: 15692sf

16 MARY ANN WAY **$710,000**
B: Balaaji V Bhaskar & Keerthana D Karunakaran
S: Kathryn E Campbell & Gabe T Campbell
Doc#: 000000000117363, Date: 06/29/22
Mtg: Fairway Ind Mtg $639,000
Use: 4 Bdrm Colonial, Lot: 15004sf
Prior Sale: $465,000 (10/17)

400 MENDON RD **$477,000**
B: Anddrew Fraser & Laura Campagna
S: John S Torrey Tr, Tr for Torrey FT
Book/Page: 27965/128, Date: 06/27/22
Mtg: Prestige Home Mtg LLC $397,000
Use: 2 Bdrm Cape Cod, Lot: 15500sf

68 N WASHINGTON ST U:304 ..... **$249,900**
B: Sharee Toon
S: Andrea Dicampo
Book/Page: 27973/32, Date: 06/30/22
Mtg: Fairway Ind Mtg $245,373
Use: 2 Bdrm Condo

140 OAKRIDGE AVE **$475,000**
B: Kelsey Dillon & Shane Dillon
S: James L Rollins
Book/Page: 27959/200, Date: 06/23/22
Mtg: Rocket Mortgage LLC $380,000
Use: 4 Bdrm Colonial, Lot: 12750sf
Prior Sale: $334,000 (01/12)

63 ORIOLE DR **$940,000**
B: Inna Razmadze & David Razmadze
S: Lisa M Courtney & Stephen M Courtney
Book/Page: 27974/28, Date: 06/30/22
Mtg: Eastern Bank $799,000
Use: 4 Bdrm Customdesign, Lot: 20017sf

32 ROSEMARY RD **$695,000**
B: Keith Cohen & Tiffany Cohen
S: Pail F Collis Tr, Tr for Collis FT
Doc#: 000000000117359, Date: 06/29/22
Mtg: TD Bank NA $670,000
Use: 4 Bdrm Colonial, Lot: 11002sf
Prior Sale: $489,900 (06/20)

58 RUEST RD **$810,000**
B: Gaurav Talwar & Priyanka S Purang
S: Kunal Busa & Purvi Busa
Book/Page: 27973/272, Date: 06/30/22
Mtg: Fairway Ind Mtg $729,000
Use: 4 Bdrm Colonial, Lot: 13921sf

24 S BULFINCH ST U:109 ..... **$355,000**
B: Paul F Collis Tr, Tr for Collis FT
S: Joseph L Dicola
Book/Page: 27970/59, Date: 06/29/22
Use: 2 Bdrm Condo

22 SEQUOIA LN **$803,000**
B: Anne E Brewer & Michael B Brewer
S: Craig M Nardi & Katina M Nardi
Book/Page: 27974/201, Date: 06/30/22
Mtg: Bristol Cnty Svgs Bk $642,400
Use: 4 Bdrm Colonial, Lot: 20764sf
Prior Sale: $542,000 (11/18)

188 SMITH ST **$301,017**
B: Amego Inc
S: Kennedy-Dovovan Ctr Inc
Book/Page: 27967/60, Date: 06/28/22
Mtg: M&T Bank NA $3,000,000
Use: Charity Property, Lot: 7412sf

484 SMITH ST **$650,000**
B: Ryan Moroney & Julia Moroney
S: James B Jette & Jennifer S Jette
Book/Page: 27965/6, Date: 06/27/22
Mtg: Shamrock Home Loans $500,000
Use: 3 Bdrm Colonial, Lot: 15116sf

128 WEST ST **$250,000**
B: Marsha Havery & Diane Shaw
S: Marsha Havery
Book/Page: 27964/9, Date: 06/27/22
Use: 2 Bdrm Ranch, Lot: 21853sf

Norton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	58	57
Median Price	$465,000	$460,000

► REAL ESTATE SALES

20 ALDER RD **$307,000**
B: Ruhan General Contracting
S: Brendan M Sullivan & Jamie K Sullivan
Book/Page: 27961/161, Date: 06/24/22
Mtg: Woodlark Dev Corp $380,000
Use: 6 Bdrm Colonial, Lot: 16252sf
Prior Sale: $388,000 (06/18)

3 CEDAR RD **$460,000**
B: Danielle Faries & Quinn Peters
S: Michael Rodrigues
Book/Page: 27961/303, Date: 06/24/22
Mtg: Bay Equity LLC $414,000
Use: 2 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $150,000 (03/18)

160 E MAIN ST **$500,000**
B: Georege T Mott & Tosha Mott
S: Michael Sullivan
Book/Page: 27970/18, Date: 06/29/22
Mtg: Rocket Mortgage LLC $475,000
Use: 3 Bdrm Raised Ranch, Lot: 39769sf
Prior Sale: $349,900 (07/18)

8 FULLER DR **$1,100,000**
B: Dean Gerubo & Ashley Geribo
S: Alfred Gauvin & Sharon J Gauvin
Book/Page: 27972/112, Date: 06/30/22
Mtg: Salem Five Mtg Co $880,000
Use: 4 Bdrm Colonial, Lot: 60113sf

18 JOHN F KENNEDY DR **$532,270**
B: Joseph L Caruso & Shannon M Caruso
S: Nicole M Cardaci & Joseph D Righter
Book/Page: 27961/252, Date: 06/24/22
Mtg: Fairway Ind Mtg $295,000
Use: 2 Bdrm Ranch, Lot: 18000sf
Prior Sale: $279,000 (08/15)

14 KENDALL PARK **$525,000**
B: Andrew Loconto
S: Deborah Ali
Book/Page: 27968/136, Date: 06/29/22
Mtg: Guaranteed Rate Inc $472,500
Use: 3 Bdrm Raised Ranch, Lot: 35100sf
Prior Sale: $265,000 (02/20)

196 MANSFIELD AVE **$2,625,000**
B: Norton Land Ventures LLC & EP Norton Ventures LLC
S: John Cuming Tr, Tr for GST Non-Exempt T
Book/Page: 27964/21, Date: 06/27/22
Use: Commercial Devlpble Land, Lot: 296644sf

17 NOYES ST **$382,000**
B: Marcy Zipke
S: Omar J Bayona & Yessika X Bayona
Book/Page: 27974/235, Date: 06/30/22
Mtg: Guild Mortgage Co $362,900
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $250,000 (05/15)

241-A OLD TAUNTON AVE **$170,000**
B: J&R Enterprises Inc
S: Joseph L Mitchell Jr Tr, Tr for New Taunton Avenue RT
Book/Page: 27962/265, Date: 06/24/22
Use: 4 Bdrm Colonial, Lot: 30971sf
Prior Sale: $600,000 (01/21)

2 RIDGE RD **$366,000**
B: 2 Ridge Road LLC
S: Steven J Baptista & Chris L Baptista
Book/Page: 27963/236, Date: 06/27/22
Use: 2 Bdrm Ranch, Lot: 5407sf

7 SACHEM RD **$370,000**
B: Charles J Artesani 3rd & Kathleen Artesani
S: Steven A Mayne & Stephanie Mayne
Book/Page: 27972/224, Date: 06/30/22
Mtg: HarborOne Mortgage $363,298
Use: 2 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: $245,000 (09/16)

40 SUNSET RD **$510,000**
B: Thomas Morales
S: Joan L Cote
Book/Page: 27974/256, Date: 06/30/22
Mtg: Rockland Fed CU $408,000
Use: 3 Bdrm Colonial, Lot: 9600sf

13 WINNECUNNET DR U:13 ..... **$410,000**
B: Manuel Fontes
S: Audrey S Wood
Book/Page: 27961/38, Date: 06/24/22
Use: 2 Bdrm Condo

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BRISTOL REGISTRY
continued

Raynham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	61	38
Median Price	$465,000	$508,500

► REAL ESTATE SALES

3 AMANDA CIR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

6 AMANDA CIR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

9 AMANDA CIR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

14 AMANDA CIR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

15 AMANDA CIR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

21 AMANDA CIR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

22 AMANDA CIR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

37 BRISTOL CIR U:47 ..... **$570,000**
B: Silva N Moole & L T Chennasubbannagari
S: Patrick J Cappillino & Gulbenk A Cappillino
Book/Page: 27962/18, Date: 06/24/22
Mtg: Bristol Cnty Svgs Bk $456,000
Type: Adj
Use: Condo
Prior Sale: $398,500 (08/16)

225 CARRIAGE HILL DR **$775,000**
B: Kimberly Farley & Peter Farley
S: Howard S Cathcart & Lisa E Cathcart
Book/Page: 27973/154, Date: 06/30/22
Mtg: NBKC Bank $600,000
Use: 4 Bdrm Colonial, Lot: 41047sf
Prior Sale: $474,967 (12/12)

17 CHARLES ST **$420,000**
B: Ryan Fitzgerald
S: Bryan Piecewicz & Maureen Piecewicz
Book/Page: 27972/313, Date: 06/30/22
Mtg: Rocket Mortgage LLC $412,392
Use: 2 Bdrm Ranch, Lot: 10302sf

374 HALL ST **$100,000**
B: Debra N Downie
S: Debra N Downie & Stephen M Downie
Book/Page: 27961/138, Date: 06/24/22
Mtg: Broker Solutions Inc $360,000
Use: 1-Family Raised Ranch, Lot: 30000sf

60 HIGH RIDGE DR **$715,000**
B: Gregory Shuman & Erin Taxieria
S: Michael E Nephew & Susan E Nephew
Book/Page: 27969/310, Date: 06/29/22
Mtg: First Citizens Cr Un $495,000
Use: 1-Family Cape Cod, Lot: 30117sf

533 HILL ST **$466,000**
B: Mariann Moberg & Stephen A Moberg
S: Edward T Reilly & Dawn L Reilly
Book/Page: 27972/293, Date: 06/30/22
Mtg: United Wholesale Mtg $383,350
Use: 2 Bdrm Ranch, Lot: 31137sf

160 MICHAEL RD **$425,000**
B: Gustavo A Cartagena & Darlene Cartagena
S: Ashiley Sampson
Book/Page: 27967/42, Date: 06/28/22
Mtg: First Home Mtg $417,302
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: $421,250 (11/21)

PINE ST **$390,000**
B: Doe Run Developme NT LLC
S: Thomas P Carney Tr, Tr for Brothers RT
Book/Page: 27972/189, Date: 06/30/22

95 SUNFLOWER DR **$612,500**
B: Pamela Mcgoodwin
S: Lisa Quieto
Book/Page: 27974/95, Date: 06/30/22
Use: 2 Bdrm Ranch, Lot: 47058sf

40 SYDNEY DR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

50 SYDNEY DR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

60 SYDNEY DR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

70 SYDNEY DR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22

80 SYDNEY DR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

90 SYDNEY DR **$845,000**
B: Doe Run Development LLC
S: Deer Hill Development LLC
Book/Page: 27972/191, Date: 06/30/22
Mtg: First Boston Cnst Hld $3,170,000

430 THRASHER ST **$623,885**
B: Amber Tashner
S: Advanced Development Inc
Book/Page: 27970/246, Date: 06/29/22
Mtg: Movement Mtg LLC $499,108

80 WHITE ST **$440,000**
B: Ogusta Abraham
S: Brianne Loubier & Kevin C Prosper Jr
Book/Page: 27973/326, Date: 06/30/22
Mtg: Guaranteed Rate Inc $410,000
Use: 1-Family Ranch, Lot: 24498sf
Prior Sale: $330,000 (08/18)

Rehoboth

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	59	54
Median Price	$455,000	$450,000

► REAL ESTATE SALES

87 ANAWAN ST **$310,000**
B: James R Stocks & Sandra A Stocks
S: Jarod E Olson
Book/Page: 27965/226, Date: 06/27/22
Mtg: Pennymac Loan Service $304,385
Use: 1 Bdrm Ranch, Lot: 93106sf

7 BLANDING RD **$500,000**
B: Matthew Boland
S: David W Brez Tr, Tr for Brez FT
Book/Page: 27963/17, Date: 06/24/22
Mtg: Baycoast Mortgage Co $450,000
Use: 3 Bdrm Colonial, Lot: 91363sf

5 BLUE HERON DR **$715,000**
B: Wayne W Fontes & Leona I Fontes
S: Blue Heron Estates LLC
Book/Page: 27974/217, Date: 06/30/22
Mtg: Bluestone Bank $552,000
Use: Residential Developable Land, Lot: 109658sf

22 COLUMBINE RD **$957,000**
B: Murray Dimant Tr, Tr for Dimant RT
S: William R Musto & Janine E Musto
Book/Page: 27971/264, Date: 06/30/22
Use: 4 Bdrm Contemporary, Lot: 84829sf

3 DECEMBER DR **$578,300**
B: Carmelo J Castro Jr & Shelli L Castro
S: Starlight Development LLC
Book/Page: 27974/130, Date: 06/30/22
Mtg: Province Mtg Assoc $591,600
Use: Residential Undvlpble Land, Lot: 20659sf

143 HOMESTEAD AVE **$337,625**
B: Robert H Fitton
S: Kaith D Gobeille Tr, Tr for D&Lorraine Gobeille IRT
Book/Page: 27965/44, Date: 06/27/22
Mtg: Shamrock Home Loans $288,186
Use: 3 Bdrm Ranch, Lot: 87007sf

144 PLEASANT ST **$591,250**
B: Heather M Mann
S: Michael Reynolds
Book/Page: 27959/16, Date: 06/23/22
Mtg: Coastal One CU $460,000
Type: Adj
Use: 2 Bdrm Raised Ranch, Lot: 60000sf
Prior Sale: $355,000 (10/18)

220 PROVIDENCE ST **$195,000**
B: Kevin Rodrigues & Tanya Lopes-Rodrigues
S: Heather Hass-Riess Tr, Tr for Hass FT
Book/Page: 27973/320, Date: 06/30/22
Use: Field Crops, Lot: 60984sf

23 SAMANTHA LN U:23 ..... **$480,000**
B: Kathleen A Vieira & David S Richardson 3rd
S: Kathleen R Adair Tr, Tr for Ricamo FT
Book/Page: 27973/90, Date: 06/30/22
Use: 3 Bdrm Condo, Lot: 3000sf

Seekonk

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	68	61
Median Price	$365,500	$432,000

► REAL ESTATE SALES

24 BARBERRY DR **$442,000**
B: Evan Roy & Julianne Garant
S: Jarid Ashman & Nicole Benoit
Book/Page: 27970/178, Date: 06/29/22
Mtg: United Wholesale Mtg $312,000
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: $315,000 (09/18)

38 COVEL AVE **$375,000**
B: Bryan Taylor & Meghan Taylor
S: Bruce E Phaneuf & Kimberly L Phaneuf
Doc#: 000000000117335, Date: 06/27/22
Mtg: Norwich Commercal Grp $368,207
Use: 3 Bdrm Cape Cod, Lot: 4356sf

36 FALL RIVER AVE **$525,800**
B: Calieb Burck & Sophia A Poulos
S: CD Properties LLC
Book/Page: 27973/181, Date: 06/30/22
Mtg: Movement Mtg LLC $428,001
Use: Residential Developable Land, Lot: 191664sf

180 JEAN DR **$485,000**
B: Joseph A Teixeira & Janna M Teixeira
S: Manuel R Axile
Book/Page: 27970/305, Date: 06/29/22
Mtg: HarborOne Mortgage $460,750
Use: 3 Bdrm Cape Cod, Lot: 31363sf

32 KING PHILIP RD **$650,000**
B: Justin C Darosa & Mindy A Darosa
S: Renee M Laporte Tr, Tr for Renee M Laporte RET
Book/Page: 27965/312, Date: 06/27/22
Mtg: New Fed Mtg Corp $470,000
Use: 3 Bdrm Colonial, Lot: 16988sf

131 KING PHILIP RD **$524,000**
B: Jake Roy & Nicole Kenneally
S: Lisa R Silveira & Macro P Silveira
Book/Page: 27966/195, Date: 06/28/22
Mtg: Sierra Pacific Mtg $467,100
Use: 3 Bdrm Raised Ranch, Lot: 14810sf
Prior Sale: $335,000 (10/19)

108-110 PINE ST **$504,000**
B: Nicholas A Elliott
S: Shane J Douglass
Book/Page: 27967/169, Date: 06/28/22
Mtg: Nations Lending Corp $494,871
Use: 2-Family Conventional, Lot: 4792sf
Prior Sale: $220,000 (09/14)

42 TAUNTON AVE **$225,000**
B: Evevator Properties Inc
S: Michael A Choquette
Book/Page: 27973/245, Date: 06/30/22
Mtg: Kickemuit River Cap $213,000
Use: Mixed Use-prim Res & Comm, Lot: 3920sf

39 W RIVER ST **$560,000**
B: Andrew Letellier & Lauren Letellier
S: David Silva & Jill Silva
Book/Page: 27962/224, Date: 06/24/22
Mtg: Homebridge Financial $336,000
Use: 5 Bdrm Cape Cod, Lot: 12197sf

Taunton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	172	164
Median Price	$381,250	$425,000

► REAL ESTATE SALES

71 ANDREA LN **$466,500**
B: Leigh Birdwell & Stephen D Read
S: Maureen Spring
Book/Page: 27959/168, Date: 06/23/22
Mtg: Hunt Mortgage $439,850
Use: 3 Bdrm Ranch, Lot: 25700sf

45 BEAUFORT CT **$200,000**
B: Kristen Rasmussen & Eric Rasmussen
S: Susan Flood
Book/Page: 27961/61, Date: 06/24/22
Mtg: Rocket Mortgage LLC $160,000
Use: 3 Bdrm Colonial, Lot: 65776sf
Prior Sale: $292,000 (12/11)

53 BRYAN DR **$535,000**
B: Pierre H Betrand & Marie M Gaspard
S: Sally J Gorman & Daniel W Gorman
Book/Page: 27974/331, Date: 06/30/22
Mtg: HarborOne Mortgage $514,855
Use: 3 Bdrm Raised Ranch, Lot: 14810sf
Prior Sale: $345,000 (07/16)

800 COUNTY ST U:20 ..... **$80,000**
B: Mason Plumbing&Heating
S: Jean R Theodat
Book/Page: 27969/91, Date: 06/29/22
Use: 1 Bdrm Condo
Prior Sale: $65,000 (03/14)

925 CRANE AVE S U:Q1 ..... **$370,000**
B: Brian Bernner
S: Jennifer M Oneill
Book/Page: 27974/110, Date: 06/30/22
Mtg: Rockland Tr Co $289,000
Use: 2 Bdrm Condo
Prior Sale: $329,999 (12/21)

96 DANFORTH ST U:21 ..... **$260,000**
B: Samantha Gillis
S: Sean Gillenwater
Book/Page: 27968/56, Date: 06/28/22
Mtg: Fairway Ind Mtg $247,000
Use: 2 Bdrm Condo

305 GLEBE ST **$850,000**
B: David Ellard & Jennifer Cooke
S: Robert W Jacques Jr Tr, Tr for R W Jr&K A Jacques RET
Book/Page: 27970/236, Date: 06/29/22
Use: 4 Bdrm Old Style, Lot: 522720sf

11 GROVE AVE **$177,500**
B: Christopher Pernock Jr
S: Citimortgage Inc
Book/Page: 27973/70, Date: 06/30/22
Use: 1 Bdrm Cape Cod, Lot: 14810sf
Prior Sale: $177,000 (12/21)

9 MAPLE AVE **$480,000**
B: Sophia Disir & Sabrina Pierre
S: Michael Cardoza
Book/Page: 27960/98, Date: 06/23/22
Mtg: Cardinal Fncl Co LP $463,980
Use: 2-Family Two Family, Lot: 7405sf

18 MEADOW ST **$525,000**
B: Rubens Fernandes
S: Jose F Dejesus
Book/Page: 27963/79, Date: 06/24/22
Mtg: Embrace Home Loans $515,490
Use: 2-Family Two Family, Lot: 4356sf

96 OLD COLONY AVE U:134 ..... **$273,800**
B: Valerie Gilmore
S: Patagonia O Leung
Book/Page: 27965/248, Date: 06/27/22
Mtg: Total Mtg Svcs $260,110
Use: Religious Property
Prior Sale: $233,000 (03/22)

96 OLD COLONY AVE U:318 ..... **$320,000**
B: Patagonia O Leung
S: Michael J Cunningham
Book/Page: 27966/227, Date: 06/28/22
Use: 2 Bdrm Condo

448 RICHMOND ST **$420,000**
B: Joshua Coyne & Christine Robbins
S: Smith Carolyn V Est & Susan M Pirri
Book/Page: 27972/274, Date: 06/30/22
Mtg: HarborOne Mortgage $412,392
Use: 3 Bdrm Cape Cod, Lot: 29185sf

20 ROSEWOOD DR **$572,000**
B: Eza Barros
S: Kurt R Elfstrom & Mary A Elfstrom
Book/Page: 27973/114, Date: 06/30/22
Mtg: Guaranteed Rate Affin $552,909
Use: 3 Bdrm Colonial, Lot: 25265sf
Prior Sale: $28,000 (09/12)

22 SCADDING ST **$465,000**
B: Zackary Barraclough
S: Donna Couto Tr, Tr for Scadding Street 22 T
Book/Page: 27963/141, Date: 06/24/22
Use: 3 Bdrm Colonial, Lot: 33977sf

65 SHORES ST **$450,000**
B: Mark A Erby
S: Billy Clegg & Shamin Clegg
Book/Page: 27973/201, Date: 06/30/22
Mtg: Total Mtg Svcs $434,981
Use: 4 Bdrm Cape Cod, Lot: 18295sf
Prior Sale: $324,000 (09/17)

331 THRASHER ST U:331 ..... **$366,000**
B: Sharon Harrell
S: Hickox Bruce R Est & Brian F Hickox
Book/Page: 27975/197, Date: 06/30/22
Mtg: Primary Residentl Mtg $292,800
Use: 3 Bdrm Condo

343 WASHINGTON ST **$380,000**
B: Ronald Laurore & Sophonie J Laurore
S: Audrey Jackson
Book/Page: 27967/338, Date: 06/28/22
Mtg: Cardinal Fncl Co LP $367,317
Use: 4 Bdrm Old Style, Lot: 9583sf
Prior Sale: $175,000 (01/13)

4 WEBSTER ST **$595,000**
B: Antonio F Depina & S DaRosa-DePina
S: Sonia S Ribeiro Tr, Tr for Ribeiro FT
Book/Page: 27960/226, Date: 06/23/22
Mtg: Total Mtg Svcs $573,870
Use: 3-Family Family Flat, Lot: 11326sf

55 WILLIAMS ST U:101 ..... **$425,000**
B: David Montalvo & Cesar Montalvo
S: Sharon A Cook
Book/Page: 27965/332, Date: 06/27/22
Mtg: Cross Country Mtg Inc $417,302
Use: 2 Bdrm Condo

3 WOODLAWN ST **$430,000**
B: Karen L Obrien
S: Craig Mello Tr, Tr for Woodlawn Street RT
Book/Page: 27962/205, Date: 06/24/22
Mtg: Coastal Heritage Bank $344,000
Use: 3 Bdrm Ranch, Lot: 10890sf

55 WOODLAWN ST **$355,000**
B: Dean Saxonis Tr, Tr for 55 Woodlawn Street RT
S: Janet R Picard
Book/Page: 27974/348, Date: 06/30/22
Mtg: Signature Lending LLC $362,242
Use: 3 Bdrm Ranch, Lot: 14375sf

► FORECLOSURE DEEDS

685 BAY ST U:22 ..... **$269,600**
B: FNMA
S: Kyle Farland & Rushmore Loan Mgmt Svcs
Book/Page: 27959/315, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $209,900 (09/17)

110 PROSPECT HILL ST **$396,249**
B: US Bank NA Tr
S: Kimberlee A Chaney & US Bank NA
Book/Page: 27960/78, Date: 06/23/22
Use: 3 Bdrm Raised Ranch, Lot: 24829sf

Bristol Registry

Southern District

Frederick Kalisz Jr., Register
25 North Sixth Street
New Bedford, MA 02740
Telephone: (508) 993-2603
Fax: (508) 997-4250
www.newbedforddeeds.com

Acushnet

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	32	31
Median Price	$362,500	$400,000

► REAL ESTATE SALES

23 BARDSLEY ST **$374,000**
B: Ricardo J Gil & Jessica Camara-Azul
S: Julie M Richards
Book/Page: 14384/35, Date: 06/24/22
Mtg: Guild Mortgage Co $355,300
Use: 3 Bdrm Old Style, Lot: 7780sf

116 JAMES ST **$380,000**
B: Katelyn A Besse
S: Benjamni Coucci & Stephanie L Pittsley
Book/Page: 14390/346, Date: 06/30/22
Mtg: Baycoast Mortgage Co $361,000
Use: 3 Bdrm Old Style, Lot: 11124sf
Prior Sale: $295,000 (10/20)

PAGEOTTE ST (OFF) **$30,000**
B: Aaron Carvalho
S: Maria J Barroso
Book/Page: 14381/211, Date: 06/23/22

1 W HILL DR **$735,000**
B: Fallyn Darocha & Matthew Darocha
S: Martins Brother Const Inc
Book/Page: 14387/229, Date: 06/28/22
Mtg: New Bedford CU $614,000
Use: Residential Developable Land, Lot: 120658sf

Dartmouth

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	114	99
Median Price	$407,500	$485,000

► REAL ESTATE SALES

1022 ALLEN ST **$500,000**
B: Pedro L Coutinho & Holly Coutinho
S: Mary A Keeler
Book/Page: 14392/201, Date: 06/30/22
Mtg: Guaranteed Rate Inc $310,000
Use: 3 Bdrm Ranch, Lot: 40075sf

23 BROWNELL AVE **$440,000**
B: Milad Farah
S: Tuoi Dang & Dung Dang
Book/Page: 14388/22, Date: 06/28/22
Mtg: Salem Five Mtg Co $125,000
Use: 3 Bdrm Ranch, Lot: 9148sf
Prior Sale: $228,000 (04/16)

26 DIVISION RD **$480,000**
B: Karen A Hacker & Eric A Menninger
S: Heath J Meriwether Tr, Tr for Meriwether RET
Book/Page: 14382/55, Date: 06/23/22
Mtg: Mllestone Mtg Solutio $230,002
Use: 3 Bdrm Conventional, Lot: 60548sf
Prior Sale: $327,500 (11/19)

3 DONNA MARIE DR **$749,900**
B: Michael Rapson & Christy Rapson
S: Ronald Oliveira
Book/Page: 14389/277, Date: 06/29/22
Mtg: United Wholesale Mtg $584,900
Use: Residential Developable Land, Lot: 40075sf
Prior Sale: $200,000 (07/21)

440 FLAG SWAMP RD **$450,000**
B: Josua P Silva & Kara E Silva
S: Walter M Silva & Paula A Silva
Book/Page: 14391/297, Date: 06/30/22
Mtg: Baycoast Mortgage Co $360,000
Use: 4 Bdrm Colonial, Lot: 55757sf

29 GOLDMAN AVE **$450,000**
B: Michael P Sweeney & Leeann J Ledvina
S: Joshua P Silva & Kara E Silva
Book/Page: 14390/227, Date: 06/30/22
Mtg: Rocket Mortgage LLC $360,000
Use: 3 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: $255,000 (02/14)

94 LEXINGTON AVE **$385,000**
B: Matthew S Barboza
S: Helen E Wade
Book/Page: 14391/145, Date: 06/30/22
Mtg: Webster Bank $378,026
Use: 3 Bdrm Cape Cod, Lot: 7405sf

3 MISHAWUM DR **$325,000**
B: Ibolya Barko & Vilmos Barko
S: John J Partridge Tr, Tr for K F Silvia 2013 T
Book/Page: 14382/119, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 15246sf

561 STATE RD **$350,000**
B: 559-561 State Road LLC
S: Jean Chedid
Book/Page: 14383/133, Date: 06/24/22
Use: 3 Bdrm Conventional, Lot: 16117sf

599 STATE RD **$240,000**
B: 559-561 State Road LLC
S: Jean Chedid
Book/Page: 14383/129, Date: 06/24/22

12 WEBSTER ST **$320,000**
B: Lopez Holdings LLC
S: Kenneth J Souza Jr Tr, Tr for Patrick J Oliver RET
Book/Page: 14391/181, Date: 06/30/22
Use: 3 Bdrm Bngl/cottage, Lot: 10454sf

Fairhaven

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	52	62
Median Price	$340,500	$437,500

► REAL ESTATE SALES

11 BAY ST **$620,000**
B: Erik S Horsley & Olivia Horsley
S: JLK Rlty&Devlopment LLC
Book/Page: 14383/92, Date: 06/24/22
Mtg: United Wholesale Mtg $420,000
Use: 2 Bdrm Colonial, Lot: 5401sf
Prior Sale: $100,000 (04/17)

28 BONNEY ST **$410,000**
B: Ling Chen & Jian S Zhou
S: Erik S Horsley & Olivia R Horsley
Book/Page: 14381/283, Date: 06/23/22
Mtg: Metro City Bank $246,000
Type: Adj
Use: 1 Bdrm Conventional, Lot: 3951sf
Prior Sale: $180,000 (01/17)

91 CEDAR ST **$430,000**
B: Felix Mercado
S: Breault Daniel R Est & Justin Breault
Book/Page: 14391/332, Date: 06/30/22
Mtg: Rockland Tr Co $408,500
Use: 3 Bdrm Ranch, Lot: 12362sf

35 CENTER ST **$365,000**
B: James C Leung & Yan Feng
S: Frank Mark Tr, Tr for Mark Family 2004 RT
Book/Page: 14391/214, Date: 06/30/22
Use: Mixed Use-prim Res & Comm, Lot: 3698sf

75 FRANCIS ST **$375,000**
B: Christian Melo
S: Jeanne B Dube
Book/Page: 14384/4, Date: 06/24/22
Mtg: Baycoast Mortgage Co $300,000
Use: 2 Bdrm Ranch, Lot: 6482sf

61 HEDGE ST **$232,500**
B: Main Street Real Prop LLC
S: Goulart Lois F Est & David B Titus
Book/Page: 14384/218, Date: 06/27/22
Mtg: Flip&Hold Funding $279,000
Use: 3 Bdrm Conventional, Lot: 4983sf

68 HEDGE ST **$400,000**
B: Cody M Stouffer & Jessica Costa
S: Erin E Pittsley & Herbert R Gordon
Book/Page: 14380/332, Date: 06/23/22
Mtg: Cape Cod Cp Bk $320,000
Use: 3 Bdrm Conventional, Lot: 7375sf

137 LAUREL ST **$325,000**
B: Hannah F Bruce & Timothy J Galego
S: Dacosta Candida A Est & Agnes J Depina
Book/Page: 14391/55, Date: 06/30/22
Mtg: Cross Country Mtg Inc $308,750
Use: 3 Bdrm Conventional, Lot: 7427sf

62 MANHATTAN AVE **$930,000**
B: Patricia Duxbury
S: Shapira Mark B Est & Olivia Botelho
Book/Page: 14390/176, Date: 06/30/22
Mtg: Rockland Fed CU $300,000
Use: 3 Bdrm Conventional, Lot: 31119sf

30 NEW BOSTON RD **$470,000**
B: Ryan Arsenault & Jennie M Arsenault
S: Ronald Oliveira
Book/Page: 14388/278, Date: 06/29/22

7 VERANDA AVE **$500,000**
B: Colleen Keefe & Panagiotis Kalpaktsis
S: Jason D Baptista & Jaimie Baptista
Book/Page: 14383/303, Date: 06/24/22
Mtg: Cross Country Mtg Inc $400,000
Use: 3 Bdrm Raised Ranch, Lot: 7235sf
Prior Sale: $220,000 (05/14)

6 WAMPANOAG DR **$679,900**
B: John F Laughnane & Maureen Q Layden
S: Timothy M Milbert & Wendi C Smith
Book/Page: 14391/23, Date: 06/30/22
Use: 2 Bdrm Conventional, Lot: 6625sf
Prior Sale: $320,000 (06/12)

► FORECLOSURE DEEDS

4 SPRINGHILL ST **$270,000**
B: Cascade Funding Mtg T HB5
S: Debra A Stanteiski & Bank Of New York Mellon
Book/Page: 14387/324, Date: 06/28/22
Use: 2 Bdrm Ranch, Lot: 5998sf

New Bedford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	199	198
Median Price	$300,000	$339,450

► REAL ESTATE SALES

1585-1587 ACUSHNET AVE **$377,000**
B: Carlos Semedo
S: Luis F Matos & Maria C Matos
Book/Page: 14383/247, Date: 06/24/22
Mtg: Guild Mortgage Co $282,750
Use: 2-Family Two Family, Lot: 3444sf
Prior Sale: $215,000 (08/21)

174-176 ASHLEY BLVD **$475,000**
B: Matthew Andrew
S: John Ray
Book/Page: 14392/23, Date: 06/30/22
Mtg: Taunton Federal Cr Un $380,000
Use: Apartment Bldg - 4-8 Units, Lot: 4247sf
Prior Sale: $205,000 (11/18)

425 BELLEVILLE AVE **$400,000**
B: 425 CS Real Estate LLC
S: 425-433 Belleville Ave
Book/Page: 14381/176, Date: 06/23/22

433 BELLEVILLE AVE **$400,000**
B: 425 CS Real Estate LLC
S: 425-433 Belleville Ave
Book/Page: 14381/176, Date: 06/23/22

84 BELLEVUE ST **$380,000**
B: Nicholas Lopes & Brianna Oliviera
S: Joshua Vieria & Nicole P Lafrance
Book/Page: 14391/36, Date: 06/30/22
Mtg: Shamrock Home Loans $373,117
Use: 3 Bdrm Colonial, Lot: 7041sf

1607 BRALEY RD U:71 ..... **$195,000**
B: Bria Amaral
S: Annette R Desrosiers
Book/Page: 14386/241, Date: 06/28/22
Mtg: Amerant Mortgage $189,150
Use: 2 Bdrm Condo
Prior Sale: $152,000 (10/21)

986 BRANTWOOD ST **$355,000**
B: Tammy A Medeiros
S: Sweet D Alan Est & Jeremy A Sweet
Book/Page: 14383/39, Date: 06/24/22
Mtg: United Wholesale Mtg $337,250
Use: 3 Bdrm Ranch, Lot: 6388sf

52-54 BRIGHAM ST U:10 ..... **$100,000**
B: Elizabeth Silva Tr, Tr for 10 RT
S: Prl Realty LLC
Book/Page: 14384/273, Date: 06/27/22
Use: Medical Condo Unit

345 CENTRAL AVE **$330,000**
B: George Cleaves
S: Alan J Armes & Cheri L Armes
Book/Page: 14392/272, Date: 06/30/22
Mtg: United Wholesale Mtg $324,022
Use: 2 Bdrm Ranch, Lot: 4000sf
Prior Sale: $185,000 (06/10)

1251 CHURCH ST U:10 ..... **$189,000**
B: Stephne J Duarte & Anita Duarte
S: Hanover Properties LLC
Book/Page: 14381/105, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $16,500 (12/15)

291 COLLETTE ST **$360,000**
B: Elosia Andrade & Maria D Rodrigues
S: Maria R Furtado-Soares
Book/Page: 14386/182, Date: 06/28/22
Mtg: NFM Inc $353,479
Use: 2-Family Two Family, Lot: 3040sf

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615-617 COUNTY ST **$535,000**
B: Isaura M Barbosa
S: John Kyriakidis & Poppie Kyriakidis
Book/Page: 14389/212, Date: 06/29/22
Mtg: Guild Mortgage Co $520,044
Use: Apartment Bldg - 4-8 Units, Lot: 3313sf
Prior Sale: $149,000 (01/10)

940 COUNTY ST **$410,000**
B: Guerline U Belamour & Esaie Belamour
S: Susan Maguire Tr, Tr for Wladyslawa Bociek FT
Book/Page: 14385/102, Date: 06/27/22
Mtg: Guild Mortgage Co $307,500
Use: 3-Family Mlti-unt Blg, Lot: 2959sf

176 COVE ST **$280,000**
B: Doreen A Cunningham & Jailson Dasilva
S: Simao F Pacheco
Book/Page: 14383/139, Date: 06/24/22
Mtg: Simao F Pacheco $205,000
Use: Parking Lot, Lot: 4664sf

182 COVE ST **$280,000**
B: Doreen A Cunningham & Jailson Dasilva
S: Simao F Pacheco
Book/Page: 14383/139, Date: 06/24/22
Mtg: Simao F Pacheco $205,000
Use: Auto Sales, Lot: 4476sf

59 FOSTER ST **$465,000**
B: Henrique P Dias & Agui C Dias
S: Domingas D Barros & Joseph D Burgo
Book/Page: 14390/28, Date: 06/29/22
Mtg: NFM Inc $456,577
Use: 2-Family Two Family, Lot: 3626sf

179 GRINNELL ST **$375,000**
B: Ghadi Elkhoury & Ghenwa Elkhoury
S: Susana Medeiros
Book/Page: 14389/318, Date: 06/29/22
Mtg: Norwich Commercal Grp $359,177
Use: 2-Family Two Family, Lot: 4449sf
Prior Sale: $290,000 (04/21)

53 HERITAGE DR **$420,000**
B: Antonio Ramos & Rita Ramos
S: Panagiotis Kalpaktsis & Susan Bailey
Book/Page: 14383/195, Date: 06/24/22
Use: 3 Bdrm Raised Ranch, Lot: 7059sf
Prior Sale: $268,000 (08/17)

59 HILLMAN ST **$410,000**
B: Katia S Dasilva & Euclides R Gomes
S: Maria Khan
Book/Page: 14389/155, Date: 06/29/22
Mtg: Guild Mortgage Co $389,500
Use: 4 Bdrm Old Style, Lot: 2995sf
Prior Sale: $289,900 (07/20)

96 HOLLY ST **$470,000**
B: Andrea I Chach & Diego L Perez
S: DTR Corp
Book/Page: 14392/1, Date: 06/30/22
Mtg: Guild Mortgage Co $437,525
Use: 3-Family Mlti-unt Blg, Lot: 5918sf
Prior Sale: $87,500 (09/17)

49 HOWARD AVE **$330,000**
B: Sarah Fragola & Ronald Godbout
S: Benedict Properties LLC
Doc#: 000000000133148, Date: 06/23/22
Mtg: LoanDepot.Com $313,500
Use: 2 Bdrm Old Style, Lot: 3964sf
Prior Sale: $155,000 (10/21)

54 IRENE ST **$380,000**
B: Mrynanet Morales & Jairo Albelo
S: Nicholas D Yurovich
Book/Page: 14390/56, Date: 06/30/22
Mtg: Movement Mtg LLC $304,000
Use: 3 Bdrm Ranch, Lot: 8014sf
Prior Sale: $257,000 (01/19)

168 JARRY ST **$372,500**
B: William L Richard & Debra S Richard
S: Timothy S Souza Tr, Tr for P A Souza IRT
Book/Page: 14391/91, Date: 06/30/22
Mtg: USAA Federal SB $301,665
Use: 2 Bdrm Old Style, Lot: 7896sf

35 JONATHAN ST **$200,000**
B: Germano G Andrade
S: Partners Choice Prop LLC
Book/Page: 14383/65, Date: 06/24/22
Use: 3 Bdrm Raised Ranch, Lot: 6000sf
Prior Sale: $185,000 (03/22)

368-370 MILL ST **$450,000**
B: Ildimara Pires & Keven Pires
S: Maribel C Martinez
Book/Page: 14391/273, Date: 06/30/22
Mtg: Guild Mortgage Co $441,849
Use: 2-Family Two Family, Lot: 3286sf
Prior Sale: $219,000 (09/17)

45 MITCHELL ST **$450,000**
B: Thuan Ly
S: Warick Properties LLC
Book/Page: 14391/221, Date: 06/30/22
Mtg: Click N Close Inc $434,981
Use: 3-Family Mlti-unt Blg, Lot: 4296sf
Prior Sale: $250,000 (01/19)

339 N FRONT ST **$455,000**
B: Narla Honore & Marcelin Honore
S: GM Property LLC
Book/Page: 14385/16, Date: 06/27/22
Mtg: Northpointe Bank $446,758
Use: 2-Family Two Family, Lot: 2500sf

875 OLD PLAINVILLE RD U:M **$265,000**
B: Brody S Roderrick
S: Katherine Pinkerman
Book/Page: 14390/267, Date: 06/30/22
Mtg: United Wholesale Mtg $238,500
Use: 2 Bdrm Condo
Prior Sale: $191,500 (08/18)

205 PARK ST **$275,000**
B: Adrienne Akil & Luis A Colon Jr
S: Mrynanet Fernandes
Book/Page: 14389/349, Date: 06/29/22
Mtg: Nations Lending Corp $270,019
Use: 3 Bdrm Old Style, Lot: 3973sf

263 PHILLIPS AVE **$455,000**
B: 533 West Central LLC
S: Lisa Pereira
Book/Page: 14382/127, Date: 06/23/22
Use: 3-Family Mlti-unt Blg, Lot: 8120sf

2110 PHILLIPS RD U:21 ..... **$130,000**
B: Middleboro Ark LLC
S: Lionel F Silvia Jr
Book/Page: 14387/95, Date: 06/28/22
Use: 2 Bdrm Condo

790 PINE HILL DR **$400,000**
B: Mia C Kunerth & Joshua M Curry
S: Delia Dacosta Tr, Tr for Avila IRT
Book/Page: 14382/29, Date: 06/23/22
Mtg: Guaranteed Rate Inc $373,117
Use: 2 Bdrm Ranch, Lot: 8000sf

1236 PLEASANT ST **$360,000**
B: Deseaun Williams
S: John W Canducci
Book/Page: 14381/312, Date: 06/23/22
Mtg: Broker Solutions Inc $266,000
Use: 2-Family Two Family, Lot: 2850sf

37 RICHMOND ST **$350,000**
B: Alexis Mcginnis & Josua Mcginnis
S: Norman Shurtleff
Book/Page: 14389/25, Date: 06/29/22
Mtg: Embrace Home Loans $332,500
Use: 3 Bdrm Old Style, Lot: 1938sf
Prior Sale: $150,000 (10/21)

1182 ROCKDALE AVE **$390,000**
B: Marilou Santos & Mark Santos
S: Jacob Galary
Book/Page: 14392/58, Date: 06/30/22
Mtg: Northpointe Bank $331,500
Use: 3 Bdrm Ranch, Lot: 9231sf
Prior Sale: $185,000 (05/22)

1311 ROCKDALE AVE **$250,000**
B: Ronald M Oliveira Tr, Tr for Roso Investment RT
S: Kathy-Anne Hoffman
Book/Page: 14392/126, Date: 06/30/22
Mtg: Tailor Rdg RE Lending $280,000
Use: 3 Bdrm Cape Cod, Lot: 12739sf

55 S 6TH ST **$325,000**
B: William Torres-Galarza & Beatrice Yulfo
S: Stephen J Duarte & Anita Duarte
Book/Page: 14381/81, Date: 06/23/22
Mtg: Guaranteed Rate Inc $308,750
Use: 6 Bdrm Colonial, Lot: 5388sf

1984 SHAWMUT AVE **$395,000**
B: Daniel Pacheco & Maria F Souza
S: Craig Landry & Lindsey M Landry
Book/Page: 14385/214, Date: 06/27/22
Mtg: United Wholesale Mtg $387,845
Use: 3 Bdrm Raised Ranch, Lot: 12740sf
Prior Sale: $239,900 (06/17)

12 STUDLEY ST **$515,000**
B: Evanildo J Barbosa & Adriana V Cardodo
S: Susan P Powers Tr, Tr for Susan P Powers RET
Book/Page: 14387/153, Date: 06/28/22
Mtg: Embrace Home Loans $499,592
Use: 3-Family Mlti-unt Blg, Lot: 3057sf

78 SWIFT ST **$430,000**
B: Eugenia Montrond & Mauricio Martins
S: Manuel A Sequira
Book/Page: 14385/263, Date: 06/27/22
Mtg: Movement Mtg LLC $422,211
Use: 2-Family Two Family, Lot: 2442sf
Prior Sale: $270,000 (09/19)

174 THOMPSON ST **$330,000**
B: Ernesto L Andrade & Vanessa Franklin
S: Michael L Smith & Kathy A Smith
Book/Page: 14390/200, Date: 06/30/22
Mtg: United Wholesale Mtg $247,500
Use: 3-Family Mlti-unt Blg, Lot: 1827sf

264 TINKHAM ST **$505,000**
B: Santa C Quisquina & Francisco C Gutierrez
S: Laurentino C Borges Tr, Tr for Borges T
Book/Page: 14390/152, Date: 06/30/22
Mtg: Northpointe Bank $495,853
Use: 3-Family Mlti-unt Blg, Lot: 4644sf

930 TOBEY ST **$399,900**
B: Nathan J Henner & Jesenia Henner
S: Mattos John J Est & Louise A Taylor
Doc#: 000000000133174, Date: 06/28/22
Mtg: Churchill Mortgage Co $339,915
Use: 3 Bdrm Ranch, Lot: 14800sf

578 UNION ST **$368,000**
B: Debra M Green
S: Brendan D Ahern & Pamela A Cerrud-Ahern
Book/Page: 14391/133, Date: 06/30/22
Use: 4 Bdrm Colonial, Lot: 3400sf
Prior Sale: $245,000 (08/17)

17-19 VALENTINE ST **$490,000**
B: Morvens Paul
S: Calodesu LLC
Book/Page: 14392/328, Date: 06/30/22
Mtg: United Wholesale Mtg $481,124
Use: 2-Family Two Family, Lot: 3700sf
Prior Sale: $242,000 (03/22)

265 WHITMAN ST **$407,000**
B: Aura Santos-Lucas
S: Domingos C Borges & Ana F Borges
Book/Page: 14388/103, Date: 06/29/22
Mtg: United Wholesale Mtg $399,628
Use: 2-Family Two Family, Lot: 5162sf

258 WILSON ST **$397,000**
B: Mariel D Shepherd
S: Elaine Almeida
Book/Page: 14383/146, Date: 06/24/22
Mtg: New Bedford CU $351,000
Use: 4 Bdrm Cape Cod, Lot: 13600sf
Prior Sale: $292,000 (05/20)

► FORECLOSURE DEEDS

128 WOOD ST **$245,000**
B: Cascade Funding Mtg T HB4 & PHH Mortgage Corp Tr
S: Harold Pittsley & Bank Of New York Mellon
Book/Page: 14382/251, Date: 06/24/22
Use: 3 Bdrm Bngl/cottage, Lot: 3825sf

Westport

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	64	59
Median Price	$425,000	$430,000

► REAL ESTATE SALES

3 5TH AVE **$160,000**
B: Westley Lemar
S: Lemar Norma L Est & Suzanne C Lemar
Book/Page: 14391/186, Date: 06/30/22
Mtg: Shamrock Home Loans $312,501
Use: 3 Bdrm Bngl/cottage, Lot: 9600sf

946-948 AMERICAN LEGION HWY **$695,000**
B: Bella Rose Realty LLC
S: Coastal Professional Pk
Book/Page: 14384/175, Date: 06/27/22
Mtg: Citizens Bank $556,000
Use: Office Bldg-general, Lot: 91607sf

8 BILL ST **$450,000**
B: Tony Cordeiro & Debora Cordeiro
S: Patrick Long & Laura Long
Book/Page: 14383/69, Date: 06/24/22
Mtg: St Annes Credit Union $27,500
Type: Adj
Use: 3 Bdrm Ranch, Lot: 11000sf
Prior Sale: $281,000 (03/10)

DRIFT RD **$599,000**
B: Michael C Betts & Diana Betts
S: Peter D Humphrey Tr, Tr for Strategic INT
Book/Page: 14387/288, Date: 06/28/22

1464 DRIFT RD **$765,500**
B: Allyson Sweeney
S: Gerald J Turnre Tr, Tr for Phyllis E Sweeny T
Book/Page: 14384/64, Date: 06/24/22
Use: 4 Bdrm Ranch, Lot: 78408sf

116 GIFFORD RD **$800,000**
B: Jason E Lerrabee & Vanessa Lerrabe
S: Carlos M Arruda & Maria F Arruda
Book/Page: 14392/94, Date: 06/30/22
Mtg: Baycoast Mortgage Co $800,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 59982sf

50 LIGHTHOUSE LN **$809,000**
B: Jonathan Danforth & Melissa Danforth
S: Darcey Barrus & Tara Barrus
Book/Page: 14386/289, Date: 06/28/22
Mtg: New Bedford CU $419,000
Use: 3 Bdrm Colonial, Lot: 61899sf
Prior Sale: $412,000 (06/18)

2001 MAIN RD **$1,795,000**
B: Christian Henningsen & Kristin Henningsen
S: Barbara Hanley Tr, Tr for Barbara Hanley RET
Book/Page: 14391/326, Date: 06/30/22
Use: 1-Family Antique, Lot: 20275sf

MEADOWBROOK LN **$215,000**
B: Buzzards Bay Coalition
S: Carricorp Industries Ltd
Book/Page: 14384/91, Date: 06/24/22

28 NORWICH RD **$765,500**
B: Allyson Sweeney
S: Gerald J Turnre Tr, Tr for Phyllis E Sweeny T
Book/Page: 14384/64, Date: 06/24/22

541 OLD BEDFORD RD **$480,000**
B: Alexander S Gorodetsky & Stella Gordetsky
S: Antonio Andrade Tr, Tr for Gilda Andrade T
Book/Page: 14387/42, Date: 06/28/22
Mtg: Fall River Five Cents $384,000
Use: 2-Family Conventional, Lot: 1646568sf

592-594 STATE RD **$325,000**
B: Jessie Ferreira
S: Murielle R Amaral
Book/Page: 14385/239, Date: 06/27/22
Use: Mixed Use-prim Res & Comm, Lot: 9036sf

7 TABER LN **$975,000**
B: Eugene Mysen
S: Americo J Padinha & Nelia P Padinha
Book/Page: 14385/293, Date: 06/27/22
Mtg: Velocity Comm Cap LLC $731,250
Use: 4 Bdrm Colonial, Lot: 294553sf
Prior Sale: $179,900 (05/18)

Dukes Registry

Paulo C. DeOliveira, Register
Box 5231, Edgartown, MA 02539
Telephone: (508) 627-4025
Fax: (508) 627-7821

Aquinnah

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	1
Median Price	$1,810,000	

► REAL ESTATE SALES

MOSHUP TRL **$450,000**
B: Robert Donahue Tr, Tr for Sagamore Avenue RT
S: James F Obrien Jr
Book/Page: 1629/521, Date: 06/23/22

Chilmark

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	3
Median Price	$1,746,313	$1,753,000

► REAL ESTATE SALES

135 MIDDLE RD **$2,525,000**
B: MCLC Family LP
S: Reginald G Silva & Deborah E Silva
Book/Page: 1629/1014, Date: 06/28/22
Mtg: Rockland Tr Co $1,840,000
Use: Residential-multiple Bldgs, Lot: 152460sf

512 NORTH RD **$2,575,000**
B: Chilhead Ventures LLC
S: Swordfish Enterprises LLC
Book/Page: 1630/185, Date: 06/30/22
Mtg: Citizens Bank $2,060,000
Use: Restaurant/bar, Lot: 34848sf

26 PINKLETINK RD **$3,495,000**
B: Jessica Millstone Tr, Tr for Robert G Millstone RET
S: Michael A Bass Tr, Tr for T N Craig IRT 2020
Doc#: 000000000092475, Date: 06/28/22
Use: 3 Bdrm Ranch, Lot: 130680sf
Prior Sale: $2,050,000 (09/17)

Edgartown

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	36	28
Median Price	$1,230,000	$1,467,000

► REAL ESTATE SALES

36 MILL ST **$3,200,000**
B: Meredith Wolff & Samuel Wolff
S: Sandra S Scheuer Tr, Tr for Sandra S Scheuer LT
Book/Page: 1630/257, Date: 06/30/22
Mtg: Cambridge Svgs Bk $2,320,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 18923sf
Prior Sale: $400,000 (05/10)

Oak Bluffs

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	38	20
Median Price	$865,000	$1,013,600

► REAL ESTATE SALES

20 NETOCK AVE **$810,000**
B: Sean Gilpin & Leandra Seward
S: Keith Linscott & Mary B Linscott
Book/Page: 1629/678, Date: 06/24/22
Mtg: Martha Vineyard SB $648,000
Use: 3 Bdrm Cape Cod, Lot: 10100sf

10 WINTHROP AVE **$810,000**
B: Kathryn R Ham Tr, Tr for Oak Grove RT
S: Louise M Dahill
Book/Page: 1629/895, Date: 06/27/22
Mtg: Martha Vineyard SB $528,000
Use: 3 Bdrm Ranch, Lot: 6534sf

Tisbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	36	24
Median Price	$870,000	$932,500

► REAL ESTATE SALES

60 BERNARD CIR **$500,000**
B: Anthony J Breth & Taylor N Armer
S: Norton Linda M Est & Jesse M Steere
Book/Page: 1629/926, Date: 06/28/22
Mtg: Guaranteed Rate Inc $475,000
Use: 2 Bdrm Ranch, Lot: 20000sf

14 HATCH RD **$3,789,000**
B: Isabelle Lew Tr, Tr for 14 Hatch NT
S: Iyah K Romm & Sylvia V Romm
Book/Page: 1630/246, Date: 06/30/22
Use: 2-Family, Lot: 34600sf
Prior Sale: $2,580,000 (02/21)

164 SKIFF AVE **$1,350,000**
B: Richard Keegan & Marcia Keegan
S: Charlotte S Owens Tr, Tr for Charlotte S Owens FT
Book/Page: 1629/591, Date: 06/23/22
Use: 3 Bdrm Colonial, Lot: 6360sf

West Tisbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	13	5
Median Price	$1,270,000	$1,250,000

► REAL ESTATE SALES

510 LAMBERTS COVE RD **$2,025,000**
B: Elizabeth I Seem Tr, Tr for S J&E I Seem 2015 T
S: Harold B Lawry 4th & Melissa E Lawry
Book/Page: 1629/647, Date: 06/24/22
Mtg: Cape Cod Five Cent Bk $1,518,750
Use: 3 Bdrm Colonial, Lot: 56628sf

Essex Registry

Northern District

M. Paul Iannuccillo, Register
354 Merrimack Street, Suite 304
Lawrence, MA 01843
Telephone: (978) 683-2745
Fax: (978) 688-4679
www.lawrencedeeds.com

Andover

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	125	98
Median Price	$815,000	$920,000

► REAL ESTATE SALES

6 ALDERBROOK RD **$760,000**
B: Jason L Andresen & Alyssa K Andresen
S: Kelsey Driscoll & Daniel J Driscoll Jr
Book/Page: 17490/47, Date: 06/28/22
Mtg: Total Mtg Svcs $608,000
Use: 2 Bdrm Ranch, Lot: 19689sf
Prior Sale: $400,000 (07/13)

9 BLUEBERRY HILL RD **$1,050,000**
B: Christopher Caverly & Kelly Caverly
S: Bank New York Mellon Tr, Tr for King RT
Book/Page: 17491/108, Date: 06/28/22
Mtg: Mortgage Networks Inc $787,500
Use: 4 Bdrm Colonial, Lot: 32583sf

29 BOARDWALK DR U:29 ..... **$815,000**
B: Duhgoon Lee & Nakyoung Kim
S: Shashank R Nalla & Archana Pothula
Book/Page: 17485/181, Date: 06/23/22
Mtg: Radius Financial Grp $647,201
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $599,900 (03/17)

5 BRIDLE PATH RD **$1,200,000**
B: Connor Mcnamara & Shelby Mcnamara
S: Keith C Xu & Jingwen Zhu
Book/Page: 17494/72, Date: 06/30/22
Mtg: Jeanne DArc CU $960,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 44083sf

4 BRUNDRETT AVE **$950,000**
B: George Q Landers & Elizabeth Landers
S: David K Toebes & Elizabeth A Rafferty
Book/Page: 17487/46, Date: 06/24/22
Mtg: Total Mtg Svcs $760,000
Use: 4 Bdrm Colonial, Lot: 44605sf

99 CHESTNUT ST **$980,000**
B: Casey Goodnough & Anthony Goodnough
S: Alison M Cody Tr, Tr for Cody FT
Book/Page: 17495/264, Date: 06/30/22
Mtg: Leader Bank NA $700,000
Use: 4 Bdrm Old Style, Lot: 16988sf

6 CLOVER CIR **$650,000**
B: Fabio Rosa & Juliana Rosa
S: Capomaccio John J Est & Angelina Capomaccio
Doc#: 000000000127395, Date: 06/30/22
Mtg: United Wholesale Mtg $631,613
Use: 3 Bdrm Split Entry, Lot: 31058sf

11 COLLEGE CIR **$1,196,500**
B: Douglas W Heim & Stacy A Swift
S: Francis R Mccarthy & Joan M Mccarthy
Book/Page: 17492/188, Date: 06/29/22
Mtg: Guaranteed Rate Inc $846,500
Use: 5 Bdrm Colonial, Lot: 50747sf

30 FOXHILL RD **$750,000**
B: Merrimack College
S: Bertrand A Ouellette & Camille L Ouellette
Doc#: 000000000127353, Date: 06/27/22
Use: 4 Bdrm Ranch, Lot: 11282sf

9 HALL AVE **$750,000**
B: Margaret Legner-Rumson
S: Christopher P Macphee & Jenna D Leighty-Boschetto
Book/Page: 17495/294, Date: 06/30/22
Mtg: Churchill Mortgage Co $575,000
Use: 3 Bdrm Cape Cod, Lot: 10759sf
Prior Sale: $473,000 (06/17)

174 HAVERHILL ST U:314 ..... **$525,000**
B: Brian Glaser & Michael Spenard
S: Gill Robert M Est & Laurie A Gill
Book/Page: 17495/177, Date: 06/30/22
Mtg: Salem Five Mtg Co $420,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $335,000 (10/13)

205 HIGH ST **$990,000**
B: Mranal Jain & Ritika Bhansali
S: Diem T Tran
Book/Page: 17491/4, Date: 06/28/22
Mtg: PNC Bank $792,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 30013sf
Prior Sale: $625,000 (06/16)

15 IRON GATE DR **$830,000**
B: Buyer Accepted LLC
S: Michael D Dimodica & June M Dimodica
Book/Page: 17495/169, Date: 06/30/22
Use: 4 Bdrm Colonial, Lot: 31102sf

1 ISLAND WAY **$1,060,000**
B: Chang B Hong & Jamie L Hong
S: Lei Feng
Book/Page: 17492/128, Date: 06/29/22
Mtg: Citizens Bank $648,000
Use: 4 Bdrm Colonial, Lot: 30013sf
Prior Sale: $749,000 (05/16)

3 JILLIAN WAY **$1,375,000**
B: Jonathan R Pereira & Gretchen A Pereira
S: Kevin Tassinari & Gayle Tassinari
Book/Page: 17489/62, Date: 06/27/22
Mtg: Academy Mortgage Corp $916,250
Use: 4 Bdrm Colonial, Lot: 29142sf
Prior Sale: $892,499 (12/15)

5 LANDAU LN **$1,252,500**
B: Timothy M Dore & Lisa W Dore
S: Anne M Dever & Philip M Dever
Book/Page: 17486/284, Date: 06/24/22
Mtg: William Raveis Mtg Co $802,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 50399sf

8 LAUREL LN **$660,000**
B: Michael W Reidy & Franco Lozano
S: David Buttry
Book/Page: 17494/2, Date: 06/30/22
Mtg: Rocket Mortgage LLC $560,000
Use: 3 Bdrm Ranch, Lot: 25700sf
Prior Sale: $330,000 (09/18)

7 LENOX CIR **$1,700,000**
B: Andrew C Young & Mengdi Lu
S: Kent E Earle & Diane A Dillon
Book/Page: 17492/152, Date: 06/29/22
Mtg: Washington Trust Mtg $1,360,000
Use: 4 Bdrm Colonial, Lot: 32278sf

63 LOVEJOY RD **$835,000**
B: Barry Singelais & Betsy Singelais
S: Richard G Roycraft & Yvonne Roycroft
Book/Page: 17494/150, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 29664sf
Prior Sale: $490,000 (10/18)

50 LUPINE RD **$575,000**
B: Tunde Szivak
S: Nicholas G Doucakis
Book/Page: 17493/173, Date: 06/29/22
Mtg: Metro Credit Union $504,000
Type: Adj
Use: 2 Bdrm Bngl/cottage, Lot: 13024sf
Prior Sale: $255,000 (09/14)

2 PATRIOT DR **$1,116,000**
B: Zhe Liu & Jingyi Zhu
S: Bharath Kodali & Chaitanya R Kaita
Book/Page: 17492/168, Date: 06/29/22
Mtg: Washington Trust Mtg $892,800
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $860,000 (08/18)

290 S MAIN ST **$2,300,000**
B: Richard Pierce & Caitlin Woo-Pierce
S: US Bank NA Tr
Book/Page: 17489/197, Date: 06/27/22
Mtg: Berkshire Bank $648,000
Type: Adj
Use: 8 Bdrm Mansion, Lot: 98968sf
Prior Sale: $1,570,608 (08/17)

62 SALEM ST **$3,610,000**
B: Dorothy Feng & Michael Feng
S: Robert W Hughes Tr, Tr for Hughes RT
Book/Page: 17486/336, Date: 06/24/22
Mtg: Bank of America NA $2,320,000
Type: Adj
Use: 5 Bdrm Contemporary, Lot: 32409sf

4 SAMOS LN **$601,000**
B: Riverdale Const LLC
S: Robert M Marshall
Book/Page: 17492/339, Date: 06/29/22
Mtg: Enterprise Bk & Tr Co $570,150
Use: 3 Bdrm Split Entry, Lot: 45520sf

26 SHIPMAN RD **$1,825,000**
B: Ali Hussein & Lisa Mccormack
S: Richard Quinn & Juliana W Quinn
Book/Page: 17493/301, Date: 06/29/22
Mtg: JPMorgan Chase Bank $1,432,250
Use: 4 Bdrm Cape Cod, Lot: 10498sf

6 SPRUCE CIR **$1,126,500**
B: Michael E Bergeron & Andrea B Bergeron
S: John A Saba Tr, Tr for Saba RT
Book/Page: 17487/210, Date: 06/24/22
Mtg: Partners Bk New Eng $648,000
Use: 4 Bdrm Split Entry, Lot: 25962sf

21 TIMOTHY DR **$1,455,000**
B: Eric French & Brittany French
S: John G Higgins Jr Tr, Tr for Nancy L Higgins RET 2008
Book/Page: 17485/231, Date: 06/23/22
Mtg: Washington Trust Mtg $800,000
Use: 6 Bdrm Colonial, Lot: 77885sf

26 VINE ST **$1,695,000**
B: Andrew Quatrale & Tara Quatrale
S: Philip C Farmer
Book/Page: 17495/112, Date: 06/30/22
Mtg: First Republic Bk $1,356,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 21736sf
Prior Sale: $380,000 (10/20)

5 VIRGINIA RD **$725,000**
B: Zachary Lankow & Rachael Klehm
S: Theodore Stamas Tr, Tr for Stamas RT 1
Book/Page: 17490/164, Date: 06/28/22
Mtg: Inst Svgs Newburyport $580,000
Use: 3 Bdrm Cape Cod, Lot: 14941sf

3 WAGON WHEEL RD **$916,000**
B: Robert Dum
S: David L Bunting & Jessica Coletti
Book/Page: 17489/164, Date: 06/27/22
Mtg: First Tech FCU $732,800
Type: Adj
Use: 3 Bdrm Colonial, Lot: 65340sf

97 WILD ROSE DR **$875,000**
B: Daniel Mcdermott & Meghan M Mcdermott
S: Mary Kurkul Tr, Tr for 66 Haymeadow Rd RT
Book/Page: 17494/223, Date: 06/30/22
Mtg: Bank of America NA $700,000
Type: Adj
Use: 4 Bdrm Ranch, Lot: 31973sf
Prior Sale: $642,000 (06/20)

87 WOBURN ST **$1,403,000**
B: Shaw X Wu & Yu Chen
S: Ariel G Jablonki & Whitney L Jablonki
Book/Page: 17485/35, Date: 06/23/22
Mtg: PNC Bank $1,100,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 51314sf

Lawrence

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	72	83
Median Price	$360,000	$410,000

► REAL ESTATE SALES

12 ARCHER ST **$645,000**
B: Rigoberto M Lopez & Flavio J Ajcac-Garcia
S: Oscar A Interiano & Juvelina Interiano
Book/Page: 17485/252, Date: 06/23/22
Mtg: Guild Mortgage Co $633,317
Use: 3-Family Family Flat, Lot: 3150sf

92 BEACON ST U:5 ..... **$230,000**
B: C D Deazevedo-Cardoso & Expedito C Junior
S: Carlos A DaSilva
Book/Page: 17487/346, Date: 06/27/22
Mtg: Athas Capital Group $184,000
Use: 2 Bdrm Condo
Prior Sale: $180,000 (12/21)

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ESSEX REGISTRY
continued

71 BODWELL ST **$625,000**
B: Nicole M Ramirez & Samuel B Batista
S: Johanny Pinales
Book/Page: 17493/70, Date: 06/29/22
Mtg: Guild Mortgage Co $613,679
Use: Residential-multiple Bldgs, Lot: 5000sf

29-33 BROOK ST **$1,675,000**
B: 29 Brook St Realty LLC
S: Jason Sabatino
Book/Page: 17491/53, Date: 06/28/22
Mtg: Leader Bank NA $1,256,250
Use: Apartment Bldg - 9 + Units, Lot: 6400sf

3 CAMDEN ST **$411,000**
B: Astrid Y Abreu & Rosa M Debido
S: John P Rita & Rosa M Rita
Book/Page: 17492/235, Date: 06/29/22
Mtg: Equity Prime Mtg $390,450
Use: 3 Bdrm Conventional, Lot: 5850sf

274 E HAVERHILL ST U:13 ..... **$200,000**
B: Betances Real Estate LLC
S: Salas Jordan Family LLC
Book/Page: 17495/60, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $103,500 (03/17)

176 FERRY ST **$420,000**
B: Naomy T Rodriguez & Edith Hernandez
S: Carmen R Southgate
Book/Page: 17487/229, Date: 06/24/22
Mtg: Equity Prime Mtg $412,392
Use: 4 Bdrm Cape Cod, Lot: 3500sf

1 FOXCROFT ST **$470,000**
B: Santa Quezada & Angel Pastrano
S: Paulo N Silva & Miriam Garcia
Book/Page: 17493/147, Date: 06/29/22
Mtg: Guild Mortgage Co $446,500
Use: 3 Bdrm Cape Cod, Lot: 5436sf
Prior Sale: $230,000 (03/15)

38 FULTON ST **$750,000**
B: Darleny B Melo & Sammy Rosario
S: Steven J Derosa Tr, Tr for 38 Fulton RT
Book/Page: 17489/116, Date: 06/27/22
Mtg: Mtg Equity Partners $702,075
Use: 3-Family Family Flat, Lot: 3340sf
Prior Sale: $75,500 (02/10)

268-270 HAMPSHIRE ST **$775,000**
B: Ruberth Y Lara & Ruben D Lara
S: Frank Efezokhae Jr
Book/Page: 17484/138, Date: 06/23/22
Mtg: Guild Mortgage Co $760,962
Use: 3-Family Family Flat, Lot: 4375sf
Prior Sale: $485,000 (12/18)

140 HANCOCK ST **$250,000**
B: Eduardo A Brea
S: Jessica M Marquis
Book/Page: 17493/125, Date: 06/29/22
Use: 3 Bdrm Conventional, Lot: 6200sf

604 HAVERHILL ST **$605,000**
B: Efrain Ortega-Navas & Claudia F DeLeon-Merida
S: Raphael Guzman
Book/Page: 17496/59, Date: 06/30/22
Mtg: Guild Mortgage Co $584,808
Use: 6 Bdrm Conventional, Lot: 7005sf
Prior Sale: $140,000 (11/12)

63 LINEHAN ST U:63 ..... **$325,000**
B: Niurka M Lamarche
S: Nicole M Hajali
Book/Page: 17484/307, Date: 06/23/22
Mtg: Equity Prime Mtg $308,750
Use: 3 Bdrm Condo
Prior Sale: $110,000 (10/13)

38 LOUISBERG ST **$490,000**
B: Asha A Misra
S: Reynaldo Lebron & Vivian Garcia-Lebron
Book/Page: 17493/128, Date: 06/29/22
Mtg: Washington Trust Mtg $456,000
Use: 3 Bdrm Ranch, Lot: 9107sf
Prior Sale: $190,000 (04/11)

55 LOUISBERG ST **$540,000**
B: Juan Ambiorix-Cruz
S: Tarah M Fitzgerald & Jeffrey M Fitzgerald
Book/Page: 17494/306, Date: 06/30/22
Mtg: Salem Five Mtg Co $523,796
Use: 3 Bdrm Ranch, Lot: 11657sf

74-76 NESMITH ST **$700,000**
B: Daynner E Morfa & Gabriel Jimenez
S: Yadira Vargas & Jose R Feliz
Book/Page: 17485/82, Date: 06/23/22
Mtg: Guild Mortgage Co $687,321
Use: 2-Family Family Flat, Lot: 6990sf
Prior Sale: $286,000 (03/14)

17 OREGON AVE **$205,000**
B: Win Win Properties LLC
S: Josephine E Mcdougall & Arlene Witkiewicz
Book/Page: 17495/200, Date: 06/30/22
Use: 3-Family Family Flat, Lot: 4500sf

135 PEARL ST **$400,000**
B: Dervy Gomez & Yuliana M Pena-Degomez
S: Henry Bencosme
Book/Page: 17486/31, Date: 06/24/22
Mtg: Prime Lending Inc $392,755
Use: 2 Bdrm Ranch, Lot: 4624sf
Prior Sale: $181,000 (03/16)

30-32 SARATOGA ST **$650,000**
B: Jissel Martinez-Depolanco & Juan A Polanco-Padilla
S: Christian Pena & Francisco Bonilla
Book/Page: 17484/201, Date: 06/23/22
Mtg: Equity Prime Mtg $638,226
Use: 2-Family Family Flat, Lot: 3200sf

17-19 SPRING ST **$521,500**
B: Nathalie German
S: Allison Tran, Tr for Thao Nguyen
Book/Page: 17485/338, Date: 06/24/22
Mtg: Prime Lending Inc $495,425
Use: 4 Bdrm Colonial, Lot: 12000sf

43 WINTHROP AVE **$680,000**
B: Albert S Acosta-Mota & Hector R Acosta-Disla
S: Maria H Martins
Book/Page: 17490/284, Date: 06/28/22
Mtg: Guild Mortgage Co $667,683
Use: 2-Family Family Flat, Lot: 10910sf
Prior Sale: $435,000 (07/17)

Methuen

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	159	146
Median Price	$430,000	$487,500

► REAL ESTATE SALES

15 ANDERSON DR **$250,000**
B: Randy R Hagger
S: Hamel Henri J Est & Arthur Hamel
Book/Page: 17492/326, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 10402sf

56 ARTHUR ST **$540,000**
B: Cherena C Kitchen
S: David C Devallon & Tierra A Devallon
Doc#: 000000000127379, Date: 06/29/22
Mtg: Cross Country Mtg Inc $484,549
Use: 3 Bdrm Gambrel, Lot: 6068sf
Prior Sale: $365,000 (06/18)

42 ATKINSON ST **$703,135**
B: Robert C Miller & Samantha J Brown
S: Armano Realty Invs Inc
Book/Page: 17494/325, Date: 06/30/22
Mtg: Brotherhood CU $558,400
Use: Residential Developable Land, Lot: 267332sf

25 BAREMEADOW ST **$175,000**
B: GSDC Development Corp
S: Julie A Ciaraldi Tr, Tr for Julie A Ciaraldi LT
Book/Page: 17484/268, Date: 06/23/22
Use: Residential Developable Land, Lot: 13416sf

17 BUTTONWOOD DR **$680,000**
B: Maureen W Kamau
S: Tomorrow James & Cleon James
Book/Page: 17489/21, Date: 06/27/22
Mtg: Rockland Tr Co $657,305
Use: 4 Bdrm Colonial, Lot: 17224sf
Prior Sale: $515,000 (10/18)

25 CAMPBELL ST **$471,000**
B: Elena Bassett
S: Bruno Michael H Est & Joann Ouellette
Doc#: 000000000127390, Date: 06/30/22
Mtg: American Ngbd Mtg Acc $338,429
Use: 3 Bdrm Ranch, Lot: 8002sf

20 CHOCHRANE CIR **$625,000**
B: Deborah S Spivack
S: John J Silva
Book/Page: 17486/257, Date: 06/24/22
Mtg: Guaranteed Rate Inc $437,500

46 ELMORE ST **$690,000**
B: Feliciano Gomez & Susana Esteban-Gomez
S: John R Lincourt & Yvonne E Zirpolo
Book/Page: 17495/66, Date: 06/30/22
Mtg: United Wholesale Mtg $640,000
Use: 4 Bdrm Gambrel, Lot: 23353sf

6 EMMONS WAY U:6 ..... **$755,000**
B: Jeanne M Hereth Tr, Tr for Jeanne M Hereth RET
S: Edward P Lawless Tr, Tr for Edward P Lawless IRT
Book/Page: 17494/107, Date: 06/30/22
Use: 2 Bdrm Condo

44 EMSLEY TER **$575,000**
B: Jennifer Goodwin & James Goodwin
S: John Benedict
Book/Page: 17495/6, Date: 06/30/22
Mtg: Hunt Mortgage $544,108
Use: 3 Bdrm Ranch, Lot: 10001sf

19 ENDICOTT CIR **$575,000**
B: Carlos A Sousa
S: Leigh A Carbone
Book/Page: 17490/90, Date: 06/28/22
Mtg: Manuel L Sardinha RET $76,000
Use: 3 Bdrm Split Entry, Lot: 12297sf

15 HAMPSHIRE RD U:2A **$475,000**
B: Hampshire Road LLC
S: Nimisha P Patel & Paresh Patel
Book/Page: 17485/271, Date: 06/23/22
Use: 3 Bdrm Condo

30 HEATHER DR U:30 ..... **$561,500**
B: Sandy Pharaon
S: Carol J Beattie
Book/Page: 17494/166, Date: 06/30/22
Mtg: Fairway Ind Mtg $533,425
Use: 4 Bdrm Condo

5 LANCASTER RD **$340,000**
B: Home Sweet Hm Soln LLC
S: Naylor Ernest Jr Est & Janice Allen
Book/Page: 17492/61, Date: 06/29/22
Use: 3 Bdrm Old Style, Lot: 8002sf

81-83 LARCHWOOD RD **$505,000**
B: Ctzent LLC
S: Rita Kalil & Michael Kalil
Book/Page: 17494/159, Date: 06/30/22
Use: 2-Family Mlti-unt Blg, Lot: 10001sf

131 LAWRENCE ST **$475,000**
B: Wilfrid Charles & Joseph Rhuma
S: Nikisha L Hollins
Book/Page: 17493/52, Date: 06/29/22
Mtg: Mortgage Networks Inc $466,396
Use: 3 Bdrm Cape Cod, Lot: 6299sf
Prior Sale: $187,000 (03/12)

15 LENOX AVE **$710,000**
B: Jason M Bramble
S: Joseph S Curley & Joanne K Curley
Book/Page: 17494/198, Date: 06/30/22
Mtg: Total Mtg Svcs $639,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 28410sf

6 LIAMS LN **$20,000**
B: Rose Athime
S: Rose Pierre & Willie Pierre
Book/Page: 17495/282, Date: 06/30/22
Mtg: TD Bank NA $147,500
Use: 4 Bdrm Colonial, Lot: 16348sf
Prior Sale: $600,000 (06/19)

291-R MERRIMACK ST **$415,625**
B: Nicole Rogers & Noah Holecy
S: Debra A Nicolosi Tr, Tr for Raymond S Nicolosi FT
Book/Page: 17495/210, Date: 06/30/22
Mtg: Haverhill Bk $332,500
Use: 3 Bdrm Ranch, Lot: 60984sf

69 OAKSIDE AVE **$450,000**
B: Jean M StSauveur & Alexandra Saint-Gilles
S: Christopher Mwichigi & Irene N Mwichigi
Book/Page: 17490/332, Date: 06/28/22
Mtg: Sierra Pacific Mtg $441,849
Use: 4 Bdrm Cape Cod, Lot: 6700sf

137 OLD FERRY RD **$775,000**
B: Anand Patel & Ruchi Patel
S: Kareem A Whitely
Book/Page: 17491/73, Date: 06/28/22
Mtg: Metro Credit Union $697,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 43120sf
Prior Sale: $545,000 (12/19)

6 PALERMO ST **$470,000**
B: Hajera Tania & Hussain Tanbir
S: Ripaldi Peter Est & Peter P Ripaldi
Doc#: 000000000127347, Date: 06/27/22
Mtg: Leader Bank NA $446,500
Use: 3 Bdrm Old Style, Lot: 10402sf

9 PHOEBE ST U:9 ..... **$820,000**
B: David A Morgenstern & Sharon S Morgenstern
S: Daniel F Walsh & Dorna A Walsh
Book/Page: 17488/284, Date: 06/27/22
Use: 2 Bdrm Condo

66 PHOEBE ST U:66 ..... **$739,875**
B: Brian K Chapman & Jeanne Chapman
S: Toll MA Land 3 LP
Book/Page: 17487/98, Date: 06/24/22
Mtg: Mid-Island Mortgage C $289,995
Use: Possible New Construction

27 PINE TREE DR U:27 ..... **$859,000**
B: Paul Oliviero & Michelle Oliviero
S: Keith D Murphy & Lori N Murphy
Book/Page: 17494/259, Date: 06/30/22
Use: Condo
Prior Sale: $724,123 (01/18)

150 PLEASANT ST **$150,000**
B: Middlesex Bldg Assoc LLC
S: Barry Virginia C Est & Michael C Barry
Book/Page: 17494/142, Date: 06/30/22

23 REDGATE DR **$434,000**
B: Awilda M Pimentel
S: Joseph P Vega & Cheryl A Vega
Book/Page: 17490/229, Date: 06/28/22
Mtg: Equity Prime Mtg $415,099
Use: 2 Bdrm Ranch, Lot: 14231sf
Prior Sale: $245,000 (06/14)

102 ROLLING RIDGE LN **$625,000**
B: Dorila Santos & Nelson Santos
S: Michael L Hirsch & Catherine Day-Hirsch
Book/Page: 17492/211, Date: 06/29/22
Mtg: Salem Five Mtg Co $320,000
Use: 3 Bdrm Split Entry, Lot: 22856sf
Prior Sale: $325,000 (06/15)

4 SCHERIG CIR U:4 ..... **$450,000**
B: Timothy Kruy & Punleu Buth
S: Crystal Mcintyre & Rhonda Lefebvre
Book/Page: 17491/130, Date: 06/28/22
Mtg: Total Mtg Svcs $427,500
Use: 3 Bdrm Condo, Lot: 8712sf
Prior Sale: $355,000 (12/20)

24 SWAN AVE **$655,000**
B: Fabio A Santos & Ana P DosSantos
S: Andre N Ramy & Micheline Saghbiny-Ramy
Book/Page: 17493/194, Date: 06/29/22
Mtg: United Wholesale Mtg $524,000
Use: 2-Family Mlti-unt Blg, Lot: 11975sf

4 TREETRUNK LN **$700,000**
B: Kate Mattar & Ayham Mattar
S: Chong C So & Yun K So
Book/Page: 17491/170, Date: 06/28/22
Mtg: Guild Mortgage Co $540,000
Use: 3 Bdrm Colonial, Lot: 40014sf

20 WASHINGTON ST U:61 ..... **$390,000**
B: Samrat Bhattachan & Rojina Gauchan
S: Hanane Mouilek & Hicham El-Hendouz
Book/Page: 17486/229, Date: 06/24/22
Mtg: Rocket Mortgage LLC $318,750
Use: 3 Bdrm Condo
Prior Sale: $320,000 (06/21)

210 WASHINGTON ST **$560,000**
B: Daniel C Souza
S: Paul C Bolduc
Book/Page: 17485/124, Date: 06/23/22
Mtg: First Natl Bank Trini $476,000
Use: 3 Bdrm Cape Cod, Lot: 50094sf

North Andover

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	96	76
Median Price	$717,450	$830,500

► REAL ESTATE SALES

145 BRADFORD ST **$900,000**
B: Ariana N Bond & Kenneth D Bond
S: Thomas A Teichman & Patricia B Teichman
Book/Page: 17484/271, Date: 06/23/22
Mtg: Metro Credit Union $720,000
Use: 4 Bdrm Ranch, Lot: 40615sf
Prior Sale: $555,000 (06/16)

54 BRIGHTWOOD AVE **$730,000**
B: Jaclyn A Callison & Marie B Escott
S: Jian Lin & Jian H Ren
Book/Page: 17489/147, Date: 06/27/22
Mtg: Total Mtg Svcs $480,000
Use: 4 Bdrm Cape Cod, Lot: 9792sf
Prior Sale: $525,000 (12/19)

200 CHICKERING RD U:307B **$430,000**
B: Alison Stager
S: Kenneth D Bond
Book/Page: 17484/228, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $313,500 (05/19)

56 COMPASS PT U:56 ..... **$655,000**
B: Mulayim Mammadova & Jeyla A Mammadova
S: Scott B Villemure & Michele Villemure
Book/Page: 17495/229, Date: 06/30/22
Mtg: Guaranteed Rate Inc $458,500
Use: 3 Bdrm Condo

43 CONCORD ST **$635,447**
B: Juan M Cid & Jessie Cashins
S: Teresa F Hickey & Paul Pesaturo
Book/Page: 17494/287, Date: 06/30/22
Mtg: Kwik Mtg Corp $508,357
Use: 3 Bdrm Colonial, Lot: 16000sf

80 EDGELAWN AVE U:1 ..... **$255,000**
B: Sarah Norman
S: Allison P Teal
Book/Page: 17488/308, Date: 06/27/22
Mtg: Mortgage Networks Inc $229,500
Use: 1 Bdrm Condo
Prior Sale: $200,000 (06/21)

12 FERRY ST **$325,000**
B: Erick Lawrence
S: Neftaly Alvarez
Book/Page: 17492/106, Date: 06/29/22
Mtg: Inst Svgs Newburyport $300,000
Use: 2 Bdrm Ranch, Lot: 5449sf
Prior Sale: $209,000 (07/17)

45 FOREST ST **$660,000**
B: Michael Camuso & Brooke Rauseo
S: Kimberly A Goc
Book/Page: 17492/70, Date: 06/29/22
Mtg: Academy Mortgage Corp $597,920
Use: 3 Bdrm Cape Cod, Lot: 30928sf

27 GARDEN ST **$775,000**
B: Michael Nay
S: John D Shagoury & Yvonne M Ciardiello
Book/Page: 17487/168, Date: 06/24/22
Mtg: Leader Bank NA $749,134
Use: 2-Family Duplex, Lot: 8425sf

29 GRANVILLE LN **$1,050,000**
B: Michael G Crepeau & Kristina N Crepeau
S: Christopher Simone & Michele Simone
Book/Page: 17495/311, Date: 06/30/22
Mtg: Guaranteed Rate Inc $675,000
Use: 3 Bdrm Colonial, Lot: 43996sf
Prior Sale: $620,000 (09/15)

2 HARVEST DR U:104 ..... **$177,900**
B: Marsha Finkelstein
S: Jennifer Regan
Book/Page: 17496/7, Date: 06/30/22
Mtg: Eastern Bank $138,110
Use: 1 Bdrm Condo
Prior Sale: $142,000 (03/18)

4 HARVEST DR U:314 ..... **$432,500**
B: Joan Oneill
S: Robert Donoghue & Marcia Donoghue
Book/Page: 17494/268, Date: 06/30/22
Mtg: Salem Five Mtg Co $387,000
Use: 1 Bdrm Condo
Prior Sale: $362,500 (08/21)

127 HIGH ST U:1 ..... **$350,000**
B: Alicia R Peppe & Matthew W Donovan
S: Joshua R Canner & Jeffrey D Canner
Book/Page: 17490/256, Date: 06/28/22
Mtg: Leader Bank NA $332,500
Use: 2 Bdrm Condo
Prior Sale: $240,000 (08/17)

127 HIGH ST U:2 ..... **$440,000**
B: Paul Oleksyszyn & Michelle Griffin
S: Audrey Hase-Woods
Book/Page: 17487/126, Date: 06/24/22
Mtg: LoanDepot.Com $250,000
Use: 4 Bdrm Condo
Prior Sale: $250,400 (07/13)

23 KINGSTON ST U:23 ..... **$316,000**
B: Emily Dawn-Wheeler & Kevin Sanderson-Wheeler
S: Christopher B Alden & Hilary A Alden
Book/Page: 17490/65, Date: 06/28/22
Mtg: Eastern Bank $284,400
Use: 2 Bdrm Condo
Prior Sale: $45,000 (06/13)

148 MAIN ST U:C239 ..... **$335,000**
B: Eric M Miller & Ariel L York
S: Kirsten Peterson
Book/Page: 17493/30, Date: 06/29/22
Mtg: Total Mtg Svcs $324,950
Use: 2 Bdrm Condo
Prior Sale: $290,000 (05/19)

148 MAIN ST U:S426 ..... **$350,000**
B: Brian M Hanssen Tr, Tr for Hanssen Irrev Home T
S: Brooke Harrington
Book/Page: 17484/335, Date: 06/23/22
Use: 2 Bdrm Condo

64 MEADOWOOD RD **$620,000**
B: Elmutaz M Mohammed & Hiba Eltigani
S: Jonathan Maimaron & Lindsey M Giacomoni
Book/Page: 17487/68, Date: 06/24/22
Mtg: 2013 1 LLC $589,000
Use: 3 Bdrm Colonial, Lot: 21475sf
Prior Sale: $461,000 (10/19)

20 OLYMPIC LN **$1,017,500**
B: Michael D Miller & Gina M Miller
S: Jerome E Justin & Rebecca L Justin
Book/Page: 17495/89, Date: 06/30/22
Mtg: Digital FCU $169,000
Use: 4 Bdrm Colonial, Lot: 43660sf

989 OSGOOD ST U:989 ..... **$1,375,000**
B: JC RE Holdings LLC
S: DLS Realty LLC
Book/Page: 17496/93, Date: 06/30/22
Mtg: Needham Bk $1,031,250
Use: Office Condo Unit
Prior Sale: $1,300,000 (10/18)

991 OSGOOD ST U:991 ..... **$1,375,000**
B: JC RE Holdings LLC
S: DLS Realty LLC
Book/Page: 17496/93, Date: 06/30/22
Mtg: Needham Bk $1,031,250
Use: Office Condo Unit
Prior Sale: $1,300,000 (10/18)

995 OSGOOD ST U:995 ..... **$1,375,000**
B: JC RE Holdings LLC
S: DLS Realty LLC
Book/Page: 17496/93, Date: 06/30/22
Mtg: Needham Bk $1,031,250
Use: Office Condo Unit
Prior Sale: $1,300,000 (10/18)

285 RALEIGH TAVERN LN **$955,000**
B: Michael Sullivan & Kelly A Parks
S: Valencia Augusta & Robert A Augusta
Book/Page: 17485/103, Date: 06/23/22
Mtg: Prime Lending Inc $573,000
Use: 4 Bdrm Contemporary, Lot: 43996sf
Prior Sale: $664,250 (08/17)

125 SHERWOOD DR **$1,500,000**
B: Blythe Laddis & Stephen Laddis
S: Linda J Pegalis Tr, Tr for 125 Sherwood Drive RT
Book/Page: 17488/275, Date: 06/27/22
Use: 4 Bdrm Colonial, Lot: 49658sf

14 SKYVIEW TER **$1,251,000**
B: Nicholas Helinski & Andrea Helinski
S: Laura K Kaye & Gregory N Flemming
Book/Page: 17484/350, Date: 06/23/22
Mtg: Rocket Mortgage LLC $999,990
Use: 4 Bdrm Colonial, Lot: 23522sf
Prior Sale: $825,000 (08/16)

93 SURREY DR **$800,000**
B: Jonas Asongtia & Merci Emetem
S: Adam W Rowe
Book/Page: 17489/94, Date: 06/27/22
Mtg: Salem Five Mtg Co $732,600
Use: 2-Family Duplex, Lot: 12506sf
Prior Sale: $701,000 (03/21)

1174 TURNPIKE ST **$900,000**
B: Fabrice Kandjanga & Noella Kandjanga
S: Mounir Jermany
Book/Page: 17491/315, Date: 06/29/22
Mtg: Citizens Bank $720,000
Use: 4 Bdrm Colonial, Lot: 111949sf
Prior Sale: $499,000 (02/15)

Essex Registry

Southern District

John L. O'Brien, Jr., Register
45 Congress St, Suite 4100
Salem, MA 01970
Telephone: (978) 742-1700
Fax: (978) 744-5865
www.salemdeeds.com

Amesbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	54	41
Median Price	$480,500	$555,138

► REAL ESTATE SALES

1 1ST ST **$605,000**
B: Derek R Chisholm & Tricia L Chisholm
S: Susan K Slack & W Scott Slack
Book/Page: 41027/449, Date: 06/27/22
Mtg: Guaranteed Rate Inc $453,750
Use: 3 Bdrm Ranch, Lot: 19280sf

11 ACADIA KIMBALL RD U:11 ..... **$332,000**
B: Katherine M Fish & Jhonna R Mclean
S: Bethany J Granoth
Book/Page: 41041/207, Date: 06/30/22
Mtg: Fairway Ind Mtg $209,000
Use: 2 Bdrm Condo
Prior Sale: $166,000 (12/13)

15 CEDAR ST U:23 ..... **$325,000**
B: Diana Frake
S: Kasey Crist
Book/Page: 41033/23, Date: 06/29/22
Use: 1 Bdrm Condo
Prior Sale: $255,000 (09/18)

15 CEDAR ST U:33 ..... **$392,000**
B: Tiffany D Chapman
S: Suzanne Fix
Book/Page: 41026/433, Date: 06/27/22
Mtg: Guaranteed Rate Inc $360,640
Use: 1 Bdrm Condo
Prior Sale: $362,500 (08/21)

27-1/2 CLARKS RD **$449,000**
B: Eagles Crossing LLC
S: Earl J Day & Theresa M Day
Book/Page: 41035/253, Date: 06/29/22
Mtg: Enterprise Bk & Tr Co $336,750
Use: 4 Bdrm Cape Cod, Lot: 40200sf

65 CONGRESS ST **$450,000**
B: Allison N Pudvah & Matthew D Pudvah
S: Gonthier Barbara K Est & Ronald K Gonthier
Book/Page: 41037/68, Date: 06/30/22
Mtg: Mortgage Networks Inc $300,000
Use: 2 Bdrm Colonial, Lot: 12030sf

5 CUTTER LN U:5 ..... **$694,365**
B: Steven A Mazzie & Stacey A Lyons
S: Brendon Prop Baileys Pond
Book/Page: 41019/144, Date: 06/23/22
Mtg: Members Plus CU $402,000
Use: Possible New Construction

7 CUTTER LN U:7 ..... **$720,800**
B: Cody J Cusano & Jamie E Sullivan
S: Brendon Prop Baileys Pond
Book/Page: 41032/190, Date: 06/28/22
Mtg: David Sullivan $500,000
Use: Possible New Construction

5 ELLIS CT **$810,000**
B: Michael Minahan & Brittany A Mosier
S: Kristina L Ghafari & Charles M Webber Jr
Book/Page: 41031/256, Date: 06/28/22
Mtg: Leader Bank NA $729,000
Use: 3 Bdrm Colonial, Lot: 8170sf
Prior Sale: $444,000 (06/14)

87 ELM ST **$450,000**
B: Alphonse Overhead Door
S: Beverly A Drew & William F Drew
Book/Page: 41027/427, Date: 06/27/22
Use: Auto Repair, Lot: 10560sf

207-R ELM ST U:207R **$406,250**
B: John Desimone Tr, Tr for C N Management T
S: Jeffrey F Delong Tr, Tr for Delong Automotive T
Book/Page: 41039/467, Date: 06/30/22
Mtg: Jeffrey F Delong $406,250
Use: Office Condo Unit

31 GLEN DEVIN ST U:31 ..... **$346,000**
B: Kimberly Roessiger
S: Laura B Hiller
Book/Page: 41037/246, Date: 06/30/22
Mtg: Evolve B&T $276,800
Use: 2 Bdrm Condo

17 HILLSIDE AVE **$700,000**
B: Curtis L Eckelkamp & Kandice R Tebou
S: Mark Surgent & Monique Surgent
Book/Page: 41036/561, Date: 06/30/22
Mtg: HarborOne Mortgage $420,000
Use: 4 Bdrm Victorian, Lot: 10320sf

4 JOHN ST **$380,000**
B: Diane Montenegro
S: Kandice R Noble & Joshua E Tebou
Book/Page: 41024/462, Date: 06/24/22
Use: 2 Bdrm Cottage, Lot: 2075sf

264 MAIN ST **$557,500**
B: Kara L Curcio & Timothy A Curcio
S: Megan E Gerde & Olivia R Gerde
Book/Page: 41034/504, Date: 06/29/22
Mtg: Mortgage Networks Inc $529,625
Use: 2 Bdrm Conventional, Lot: 3370sf
Prior Sale: $370,000 (07/19)

19 MAPLE ST U:3 ..... **$165,000**
B: Laurie Mackillop
S: John M Saville Tr, Tr for John M Saville T
Book/Page: 41021/269, Date: 06/23/22
Use: 1 Bdrm Condo

60 MERRIMAC ST U:305 ..... **$891,720**
B: JJIBB LLC & Robert A Young
S: Kathleen M Sullivan & Melvin K Webster
Book/Page: 41040/505, Date: 06/30/22
Use: 2 Bdrm Condo

63 THOMPSON ST **$615,000**
B: John Clifford
S: Michael A Tramontozzi
Book/Page: 41039/157, Date: 06/30/22
Mtg: Patriot Community Bk $350,000
Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 3072sf

1 UNION CT U:1 ..... **$379,000**
B: Suzanne Fix & Kristin A Schaller
S: Bradford R Galpin & Heather M Galpin
Book/Page: 41033/369, Date: 06/29/22
Mtg: Prime Lending Inc $265,300
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $280,000 (03/18)

2 WHITEHALL RD U:2 ..... **$540,000**
B: Mitchell Jay Tr, Tr for Lussier RET
S: Benjamin Bice
Book/Page: 41040/230, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $429,000 (11/19)

11 WHITTIER AVE **$655,000**
B: Andrew W Shepard & Elizabeth A Shepard
S: Melanie Manseau-Daniels
Book/Page: 41022/549, Date: 06/24/22
Mtg: Guaranteed Rate Inc $524,000
Use: 3 Bdrm Conventional, Lot: 9650sf
Prior Sale: $229,900 (06/14)

12 WOODSOM DR **$880,000**
B: Kelly J Burke & Jared Oconnor
S: Mark James
Book/Page: 41038/130, Date: 06/30/22
Mtg: Cross Country Mtg Inc $704,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 40202sf

Beverly

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	99	108
Median Price	$588,900	$600,500

► REAL ESTATE SALES

2 ANDOVER RD **$721,500**
B: James Leduc & Kristen Leduc
S: Stella Lensing & Ethan Parsons
Book/Page: 41034/102, Date: 06/29/22
Mtg: Ross Mortgage Co Inc $360,750
Use: 3 Bdrm Ranch, Lot: 9788sf
Prior Sale: $330,000 (06/15)

16 ANDOVER RD **$589,000**
B: John Brooks-Earle & Stacey A Earle
S: Gary E Modugno
Book/Page: 41023/86, Date: 06/24/22
Mtg: Cross Country Mtg Inc $589,000
Use: 3 Bdrm Ranch, Lot: 8057sf

8 BAKER AVE **$631,000**
B: James M Ferullo & Eric Knudsen
S: Annie B Chatel & Cerek R Spencer
Book/Page: 41020/229, Date: 06/23/22
Mtg: Cross Country Mtg Inc $504,800
Use: 2 Bdrm Colonial, Lot: 4868sf
Prior Sale: $329,000 (06/15)

58 BRIDGE ST U:58 ..... **$412,000**
B: Ashley T Chalifour & Jeremy J Krugh
S: Kara Mcgarigal
Book/Page: 41023/129, Date: 06/24/22
Mtg: Drew Mortgage Assnlnc $391,400
Use: 3 Bdrm Condo

185 BRIMBAL AVE **$761,000**
B: Samuel B Evans & Audrey E Wolfe
S: Jacob D Snyder & Laura G Snyder
Book/Page: 41020/386, Date: 06/23/22
Mtg: Leader Bank NA $608,800
Use: 3 Bdrm Raised Ranch, Lot: 9000sf
Prior Sale: $513,000 (08/17)

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4 CHASE TER **$500,000**
B: Colette J Hennessey & Ronald J Hennessey
S: Delarosa Signature Hm LLC
Book/Page: 41041/31, Date: 06/30/22
Mtg: Reading Cp Bk $375,000
Use: 3 Bdrm Colonial, Lot: 2100sf
Prior Sale: $250,000 (11/21)

13 CHERRY RD **$657,000**
B: Victoria A Lord Tr, Tr for Lord 2022 RET
S: Richard H Bernard
Book/Page: 41026/386, Date: 06/27/22
Use: 3 Bdrm Ranch, Lot: 16400sf

15 DRISCOLL LN **$725,000**
B: Meghan L Powers & Matthew Scialdone
S: Kenneth P Robichaud Tr, Tr for Robichaud FT
Book/Page: 41024/365, Date: 06/24/22
Mtg: Norwich Commercal Grp $620,350
Use: 3 Bdrm Raised Ranch, Lot: 15000sf

62 ESSEX ST U:62 ..... **$452,000**
B: Stephanie Romano
S: Caitlin Biondi
Book/Page: 41023/375, Date: 06/24/22
Use: 3 Bdrm Condo
Prior Sale: $295,000 (10/17)

94 ESSEX ST **$570,000**
B: Eduard Dake
S: Douglas A Saunders Tr, Tr for J A Saunders Minority T
Book/Page: 41019/441, Date: 06/23/22
Mtg: MSA Mortgage LLC $456,000
Use: 2 Bdrm Cape Cod, Lot: 4110sf

135 ESSEX ST **$720,000**
B: Catherine Keaney
S: Deborah I Sumner
Book/Page: 41033/96, Date: 06/29/22
Mtg: Salem Five Mtg Co $290,000
Type: Adj
Use: 2 Bdrm Colonial, Lot: 5447sf

47 GLIDDEN ST **$807,000**
B: Anthony N Clark & Shalby E Clark
S: Celerick D Stephens & Kimberly Stephens
Book/Page: 41037/159, Date: 06/30/22
Mtg: Draper and Kramer Mtg $483,750
Use: 3 Bdrm Dutch Colonl, Lot: 6300sf
Prior Sale: $720,000 (08/21)

101 HALE ST **$930,000**
B: Violaine E Gillot
S: S&M Realty Group LLC
Book/Page: 41033/216, Date: 06/29/22
Mtg: Cross Country Mtg Inc $697,500
Use: 2-Family Two Family, Lot: 3172sf
Prior Sale: $567,500 (07/18)

954 HALE ST **$1,700,000**
B: Sylvie Robert & Marc Stevens
S: Franklin Foster & Rosanna P Fox
Book/Page: 41038/152, Date: 06/30/22
Mtg: First Republic Bk $975,000
Type: Adj
Use: 4 Bdrm Old Style, Lot: 39371sf
Prior Sale: $1,365,000 (06/21)

1-A INDEPENDENCE CIR **$1,000,000**
B: Catherine S Seraphin & Colin Sullivan
S: Betty A Cardran Tr, Tr for Bacs T
Book/Page: 41034/281, Date: 06/29/22
Mtg: Guaranteed Rate Inc $800,000
Use: 4 Bdrm Colonial, Lot: 15500sf

19 MARSH AVE **$600,000**
B: Corey B Everleigh
S: Hailey B Mccall & Jacob Spector
Book/Page: 41029/470, Date: 06/28/22
Mtg: Amerifirst Financial $570,000
Use: 3 Bdrm Raised Ranch, Lot: 5186sf
Prior Sale: $405,000 (07/18)

24 MCKINLEY AVE **$660,000**
B: Christopher Rice
S: Pamela C Chase
Book/Page: 41026/507, Date: 06/27/22
Mtg: Princeton Mtg Corp $528,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 4713sf

27 PRINCETON AVE **$705,000**
B: Stella Lensing & Ethan Parsons
S: Richard M Casale Tr, Tr for 27 Princeton Avenue RT
Book/Page: 41035/201, Date: 06/29/22
Mtg: New Fed Mtg Corp $564,000
Use: 3 Bdrm Colonial, Lot: 11000sf

9 RODERICK AVE **$735,000**
B: Paul A Decrescente & Suzan W Decrescente
S: Jordan Ryan
Book/Page: 41023/234, Date: 06/24/22
Mtg: Guaranteed Rate Inc $395,000
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $260,000 (10/21)

19 SOMERSET AVE **$910,000**
B: Ashley Parent & Bret Parent
S: Amanda Martin & Colin J Martin
Book/Page: 41034/378, Date: 06/29/22
Mtg: Baycoast Mortgage Co $625,000
Use: 3 Bdrm Bngl/cottage, Lot: 10523sf
Prior Sale: $525,000 (01/17)

10 STONE RIDGE RD **$1,350,000**
B: Bradford P Belin & Sarah O Belin
S: Andrea Russello & Salvatore Russello
Book/Page: 41031/81, Date: 06/28/22
Use: 4 Bdrm Contemporary, Lot: 47600sf
Prior Sale: $725,000 (08/13)

109 WATER ST U:106 ..... **$504,700**
B: David J Smith & Judith A Smith
S: John P Ciesinski Tr, Tr for Joanne Ciesinski IRT
Doc#: 000000000637421, Date: 06/30/22
Use: 2 Bdrm Condo

6-B WOODLAND RD **$1,275,000**
B: Ann Perrott & Godfrey Perrott
S: Hyland J Homes LLC
Book/Page: 41027/100, Date: 06/27/22
Mtg: North Shore Bank $600,000
Type: Adj
Use: Residential Developable Land, Lot: 15089sf

Boxford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	40	39
Median Price	$890,000	$975,000

► REAL ESTATE SALES

44 GLENDALE RD **$894,000**
B: Erik Lotspeich & Rhiannon Lotspeich
S: Daniel Gormally & Kathryn Gormally
Book/Page: 41035/19, Date: 06/29/22
Mtg: Guaranteed Rate Affin $804,600
Use: 4 Bdrm Colonial, Lot: 170320sf
Prior Sale: $555,000 (04/15)

HOLMES RD **$410,000**
B: Cynthia Famolare & Joseph Famolare
S: Keith P Deambrose & Kellie L Deambrose
Book/Page: 41035/488, Date: 06/29/22
Use: Residential Developable Land, Lot: 87120sf

27 HOVEYS POND DR **$2,050,000**
B: Farid A Abu-Ghoush & Sonya A AlKhateeb
S: Charles P Nason 3rd & Kelly A Nason
Doc#: 000000000637321, Date: 06/28/22
Mtg: OCMBC Inc $1,845,000
Use: 5 Bdrm Colonial, Lot: 98010sf

13 INVERNESS CIR **$1,500,000**
B: James Larkin & Alyson W Simonetta-Larkin
S: Anmarie Cote & Glenn P Cote
Book/Page: 41040/508, Date: 06/30/22
Mtg: Citibank Na $1,200,000
Use: 4 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: $675,000 (05/13)

Danvers

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	79	80
Median Price	$610,000	$624,350

► REAL ESTATE SALES

37 CONSTITUTION LN U:56 ..... **$530,000**
B: Christopher Magnuson
S: Ruth M Mineo
Book/Page: 41031/478, Date: 06/28/22
Mtg: Salem Five Mtg Co $424,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $400,000 (11/17)

8 AMHERST ST **$640,000**
B: Brian A Clarizia & Laura M Goguen
S: Kimberly J Cournoyer Tr, Tr for Sweet FT
Book/Page: 41039/504, Date: 06/30/22
Mtg: Guaranteed Rate Inc $608,000
Use: 3 Bdrm Ranch, Lot: 15980sf

106 ASH ST **$695,000**
B: Alis G Gabriel
S: 106 Ash St LLC
Book/Page: 41028/329, Date: 06/27/22
Mtg: Cross Country Mtg Inc $495,000
Use: 2-Family Conventional, Lot: 12960sf
Prior Sale: $400,000 (05/21)

8 BAYVIEW AVE **$625,000**
B: Brian Okeefe & Genevieve Okeefe
S: Jennifer Msciaz
Book/Page: 41041/262, Date: 06/30/22
Mtg: Fairway Ind Mtg $593,750
Use: 3 Bdrm Old Style, Lot: 5220sf
Prior Sale: $445,000 (08/17)

1 BIRCH HILL RD **$811,000**
B: Megan Berry & Cornelia Mirra
S: Katherine Yeanacopolis & Mark Yeanacopolis
Book/Page: 41038/114, Date: 06/30/22
Use: 3 Bdrm Split Level, Lot: 20090sf
Prior Sale: $230,000 (09/15)

3 CAROLYN DR **$625,000**
B: Emerson A Dacosta
S: Dale S Agnese Tr, Tr for Corbett NT
Book/Page: 41035/333, Date: 06/29/22
Mtg: First Natl Bank Trini $468,750
Use: 3 Bdrm Ranch, Lot: 10350sf

13 CLARK ST **$575,000**
B: Laila Bahraoui & Abdelilah Boukchouch
S: Rosemary A Boharic Tr, Tr for Boharic INT
Book/Page: 41039/331, Date: 06/30/22
Mtg: American Ngbd Mtg Acc $555,809
Use: 3 Bdrm Old Style, Lot: 8595sf

156 ELLIOTT ST U:1 ..... **$420,000**
B: Gregory E Peterson & Meagan J Plotner
S: Edward W Lapham
Book/Page: 41038/440, Date: 06/30/22
Mtg: Inst Svgs Newburyport $378,000
Use: 2 Bdrm Condo
Prior Sale: $281,000 (03/19)

9 GROVE ST **$435,780**
B: Alexis M Gabel & Kyle W Gabel
S: Robert A Gabel & Sheila M Gabel
Book/Page: 41034/499, Date: 06/29/22
Use: 3 Bdrm Ranch, Lot: 10076sf
Prior Sale: $370,000 (01/19)

27 LONGBOW RD **$725,000**
B: Dolores M Decoff Tr, Tr for Decoff 2016 T
S: Craig A Bertoldi Tr, Tr for Bertoldi FT
Book/Page: 41021/437, Date: 06/23/22
Use: 3 Bdrm Split Entry, Lot: 25566sf

6 MAPLE ST **$2,175,000**
B: Ball Round LLC
S: Mear RT LLC
Book/Page: 41038/548, Date: 06/30/22
Mtg: Salem FiveCts Svgs Bk $1,740,000

150 MAPLE ST **$2,175,000**
B: Ball Round LLC
S: Mear RT LLC
Book/Page: 41038/548, Date: 06/30/22
Mtg: Salem FiveCts Svgs Bk $1,740,000
Use: Mixed Use-prim Indust & Res, Lot: 21811sf

511 MAPLE ST **$600,000**
B: Debra S Burridge & Donald F Burridge Jr
S: John K Sullivan & Shu Z Sullivan
Book/Page: 41029/515, Date: 06/28/22
Mtg: Guaranteed Rate Inc $330,000
Use: 3 Bdrm Old Style, Lot: 18810sf

10 MILTON RD **$520,000**
B: Joseph Lynch & Lisa Lynch
S: Kaitlyn Enger & Keith W Enger
Book/Page: 41039/586, Date: 06/30/22
Mtg: Eastern Bank $468,000
Use: 3 Bdrm Bngl/cottage, Lot: 4841sf
Prior Sale: $375,000 (08/19)

15 SANDPIPER CIR **$46,000**
B: Dmitry Shevchenko & Harbpinder Shevchenko
S: Roman Catholic Archbishop
Book/Page: 41041/576, Date: 06/30/22
Use: 1-Family Colonial, Lot: 20718sf
Prior Sale: $439,900 (06/20)

150 SYLVAN ST U:2 ..... **$735,000**
B: Pruthvi Davineni & Meghana Chitta
S: Fellows Construction Inc
Doc#: 000000000637280, Date: 06/24/22
Mtg: Cambridge Svgs Bk $624,750
Type: Adj
Use: Condo

Essex

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	6
Median Price	$521,000	$670,000

► REAL ESTATE SALES

31 MARTIN ST **$1,100,000**
B: James Carter
S: Barry A Richards & Sara C Richards
Book/Page: 41040/429, Date: 06/30/22
Mtg: US Bank NA $880,000
Use: 2-Family Conventional, Lot: 7982sf

1 NOAHS HILL WAY U:1 ..... **$1,400,000**
B: Roger B Tyler 2nd & Vail C Tyler
S: Linda J Nolan Tr, Tr for Noahs Hill Way T
Book/Page: 41039/25, Date: 06/30/22
Use: 4 Bdrm Condo

150 SYLVAN ST U:2 ..... **$735,000**
B: Meghana Chitta & Pruthvi Davineni
S: Fellows Construction Inc
Book/Page: 41023/315, Date: 06/24/22
Use: Condo

Georgetown

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	30	32
Median Price	$487,500	$625,000

► REAL ESTATE SALES

12 HILLSIDE DR U:44 ..... **$1,000,000**
B: Ahmed Amin & Nusrath Khan
S: Joseph L Rooney & Michelle B Rooney
Book/Page: 41028/354, Date: 06/27/22
Mtg: HarborOne Mortgage $647,201
Use: Condo

2 LIBRARY ST **$500,000**
B: Luiz F Bezerra & Kelsey M Paddol
S: Scott Coletti
Book/Page: 41037/518, Date: 06/30/22
Mtg: Cross Country Mtg Inc $471,306
Use: 3 Bdrm Bngl/cottage, Lot: 3500sf
Prior Sale: $375,000 (07/19)

11 MIDDLE ST **$420,000**
B: Kristina M Relihan & Terence D Relihan
S: Emily A Isgur
Book/Page: 41037/292, Date: 06/30/22
Mtg: Guaranteed Rate Inc $330,000
Use: 2 Bdrm Conventional, Lot: 2750sf
Prior Sale: $240,000 (11/18)

486 NORTH ST **$615,000**
B: Colleen M Passariello & Ernest Passariello
S: Daniel Graves
Book/Page: 41037/449, Date: 06/30/22
Mtg: Rocket Mortgage LLC $603,860
Use: 3 Bdrm Cape Cod, Lot: 29620sf

36 SPOFFORD ST **$725,000**
B: Jessica Rothenberg & Justin Rothenberg
S: Charles T Wertz & Rebbeca A Wertz
Book/Page: 41040/204, Date: 06/30/22
Mtg: Mortgage Networks Inc $375,000
Use: 3 Bdrm Colonial, Lot: 80075sf
Prior Sale: $525,000 (06/17)

91 TENNEY ST **$550,000**
B: Tenney Holdings LLC
S: 91 Tenney Street LLC
Book/Page: 41039/246, Date: 06/30/22
Mtg: Salem FiveCts Svgs Bk $1,080,000
Use: Industrial Devlpble Land, Lot: 112234sf
Prior Sale: $225,000 (07/20)

3 WHITE PINE DR **$800,000**
B: James Hinkle & Sarah Hinkle
S: Donnie L Fuller
Book/Page: 41040/57, Date: 06/30/22
Mtg: Guaranteed Rate Inc $720,000
Use: 4 Bdrm Colonial, Lot: 40871sf
Prior Sale: $510,000 (09/20)

Gloucester

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	60	54
Median Price	$546,600	$574,500

► REAL ESTATE SALES

6-R ACACIA ST U:1 ..... **$415,000**
B: Gary M Judd & Jill E Judd
S: Jeffrey M Bartlett & Meghan Cole
Book/Page: 41022/178, Date: 06/24/22
Mtg: Nations Reliable Lndg $265,000
Use: 2 Bdrm Condo
Prior Sale: $309,900 (09/18)

39 ATLANTIC RD **$700,000**
B: Diana R Blitz & John M Copacino
S: Bernice P Blitz Tr, Tr for 39 Atlantic Rd RT
Book/Page: 41021/173, Date: 06/23/22
Mtg: BankGloucester $700,000
Use: 4 Bdrm Colonial, Lot: 10850sf

25 BASS AVE **$220,000**
B: Thomas A Brigham
S: Alan L Brigham & Gail M Brigham
Book/Page: 41031/577, Date: 06/28/22
Mtg: BankGloucester $220,000
Use: 2-Family Two Family, Lot: 2580sf

6 CENTENNIAL AVE **$740,000**
B: Nicholas J Gorgone
S: 187 East Main Street LLC
Doc#: 000000000637400, Date: 06/29/22
Mtg: BankGloucester $703,000
Type: Adj
Use: 3-Family Family Flat, Lot: 2038sf
Prior Sale: $480,000 (08/18)

93 CHERRY ST **$650,000**
B: Alexandra Habecker & Kyle M Habecker
S: Eric G Anzalone & Kimberlie M Anzalone
Book/Page: 41039/67, Date: 06/30/22
Mtg: BankGloucester $617,500
Use: 3 Bdrm Cape Cod, Lot: 20451sf
Prior Sale: $447,500 (10/16)

24 COBBLESTONE LN U:602 ..... **$499,500**
B: Bianca M Salerno Tr
S: Chandler Thompson & Raymond Thompson
Book/Page: 41033/476, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $192,500 (03/15)

47 ENGLEWOOD RD **$305,000**
B: Lisa Chafe & Tom Chafe
S: Jeffrey S Bullock
Book/Page: 41041/227, Date: 06/30/22
Mtg: Cape Ann Svgs Bk $440,000
Use: 2-Family Two Family, Lot: 10175sf

77 HESPERUS AVE **$720,000**
B: Eric P Fredette & Paul M Fredette
S: Mark S Caddle & Stephanie D Caddle
Book/Page: 41027/510, Date: 06/27/22
Mtg: Wells Fargo Bank $647,200
Type: Adj
Use: 3 Bdrm, Lot: 12900sf

12 MIDDLE ST U:1 ..... **$205,000**
B: Patricia Giragosian
S: Gillian Davis & Levi Davis
Book/Page: 41031/318, Date: 06/28/22
Use: 1 Bdrm Condo
Prior Sale: $150,000 (04/17)

4-R MOUNT VERNON ST **$500,000**
B: Andrew Ingemi & Jessica Ingemi
S: Kimberly A Mackey & John E Rogers Jr
Book/Page: 41041/437, Date: 06/30/22
Mtg: Total Mtg Svcs $375,000
Type: Adj
Use: 2-Family Two Family, Lot: 1695sf
Prior Sale: $167,000 (03/13)

8 ORCHARD RD **$2,200,000**
B: Rebuild Gloucester LLC
S: Charles A Fisher & Elizabeth A Fisher
Book/Page: 41033/483, Date: 06/29/22
Mtg: Cape Ann Svgs Bk $1,650,000
Use: 5 Bdrm Colonial, Lot: 110642sf

61 RIVERSIDE AVE **$725,000**
B: Brian Kelly
S: John D Mcniff Tr, Tr for Cape Ann Forge T
Book/Page: 41029/332, Date: 06/27/22
Use: Residential Developable Land, Lot: 30726sf

5 STANLEY CT **$545,000**
B: Jacob G Schrock & James C Schrock
S: Christina M Parisi & Matthew J Parisi
Book/Page: 41032/144, Date: 06/28/22
Mtg: Draper and Kramer Mtg $517,750
Use: 2 Bdrm Ranch, Lot: 5170sf

202 WASHINGTON ST **$450,000**
B: Sarah L Frazie & Gabriel A Jablanczy
S: Munroe Alan M Est & Lisa M Korte
Book/Page: 41020/362, Date: 06/23/22
Mtg: Guaranteed Rate Inc $427,500
Use: 2 Bdrm Colonial, Lot: 3000sf

371 WESTERN AVE **$720,000**
B: Philip R Joseph Sr & Anne T Keane
S: Chantal Hackford & George Hackford
Book/Page: 41037/179, Date: 06/30/22
Mtg: Guaranteed Rate Inc $576,000
Use: 3 Bdrm Colonial, Lot: 26000sf
Prior Sale: $400,000 (09/13)

Groveland

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	20
Median Price	$615,000	$502,500

► REAL ESTATE SALES

25 GOVERNORS RD **$729,000**
B: Andrea Parshley & Joseph K Parshley 3rd
S: Jean C Poth Tr, Tr for Poth Groveland RT
Book/Page: 41019/382, Date: 06/23/22
Mtg: Cross Country Mtg Inc $665,285
Use: 3 Bdrm Split Entry, Lot: 55757sf

85 MAIN ST **$125,000**
B: Karl G Smith
S: Sanborn Mildred I Est & Karl G Smith
Book/Page: 41035/122, Date: 06/29/22
Use: 2-Family Colonial, Lot: 91476sf

769 SALEM ST **$370,000**
B: Omar Folkes
S: Richard M Ferrick Tr, Tr for Ferrick IRT
Book/Page: 41022/150, Date: 06/24/22
Use: 4 Bdrm Old Style, Lot: 22500sf

866 SALEM ST **$360,000**
B: Starhill Properties LLC
S: A W Chesterton Co
Book/Page: 41019/247, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 21654sf
Prior Sale: $210,000 (05/16)

26 STONEBRIDGE RD **$975,000**
B: Cara Hanson & Gregory R Hanson
S: Charlotte Cantone & Thomas C Cantone
Book/Page: 41027/375, Date: 06/27/22
Mtg: HarborOne Mortgage $650,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 62291sf
Prior Sale: $649,000 (08/15)

9 YALE ST **$623,000**
B: Patrick J Burke
S: Nicole T Glennon & Matthew S Twomey
Book/Page: 41027/25, Date: 06/27/22
Mtg: Mortgage Networks Inc $554,400
Use: 4 Bdrm Cape Cod, Lot: 18800sf
Prior Sale: $358,500 (12/15)

Hamilton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	38	29
Median Price	$760,000	$845,000

► REAL ESTATE SALES

864 BAY RD **$1,400,000**
B: Catherine L Svagdis & Paul E Svagdis
S: Amy E Crate
Book/Page: 41030/153, Date: 06/28/22
Use: Mixed Use-prim Res & Agricul, Lot: 80586sf
Prior Sale: $800,000 (09/17)

6 CARRIAGE LN **$1,100,000**
B: Anne Walsh & Patrick Walsh
S: Margaret E Fiery & Richard D Fiery
Book/Page: 41038/294, Date: 06/30/22
Mtg: Bangor Savings Bank $880,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 18208sf

62 CUNNINGHAM DR **$700,000**
B: Jaroslav Horvath & Minji Kim
S: Jemma K Pasmore
Book/Page: 41034/25, Date: 06/29/22
Mtg: Blue Water Mortgage $560,000
Use: 3 Bdrm Colonial, Lot: 12153sf

7 ERINS WAY **$1,600,000**
B: Anthony Ausiello & Megan Ausiello
S: Amy E Crate
Doc#: 000000000637428, Date: 06/30/22
Use: Mixed Use-prim Res & Agricul, Lot: 225205sf
Prior Sale: $1,500,000 (08/18)

315 ESSEX ST **$870,000**
B: Isaac Moche & Emily Riley
S: Tamara Villalva-Garcia & Cornelius J Murray 4th
Book/Page: 41032/353, Date: 06/28/22
Mtg: Bangor Savings Bank $696,000
Use: 2 Bdrm Colonial, Lot: 20822sf
Prior Sale: $625,000 (07/18)

12 PLEASANT ST U:12 ..... **$478,000**
B: Ariana Herlinger
S: Erika Sheehan
Book/Page: 41039/305, Date: 06/30/22
Mtg: Guild Mortgage Co $358,500
Use: 3 Bdrm Condo

34 TALLY HO DR **$1,010,000**
B: Bria M Kneller & Daniel W Kneller
S: Leigh A Hartnagel & William H Hatcher Jr
Book/Page: 41041/52, Date: 06/30/22
Mtg: Luxury Mtg Corp $776,000
Use: 4 Bdrm Colonial, Lot: 19994sf

Haverhill

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	155	153
Median Price	$429,282	$480,000

► REAL ESTATE SALES

24 18TH AVE **$460,000**
B: Leonor Rosario
S: Jean Arau & Joseph Montibello
Book/Page: 41031/114, Date: 06/28/22
Mtg: Equity Prime Mtg $345,000
Use: 4 Bdrm Cape Cod, Lot: 11469sf

45 AGAWAM AVE **$499,000**
B: Janessa R Boudrow & Thomas A Boudrow
S: Sarah Velilla
Book/Page: 41041/530, Date: 06/30/22
Mtg: LoanDepot.Com $474,050
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: $210,000 (02/22)

558 AMESBURY RD **$405,000**
B: Jamieleigh Walsh & Ryan A Walsh
S: Christopher Morris
Book/Page: 41028/201, Date: 06/27/22
Mtg: Guild Mortgage Co $419,580
Use: 2 Bdrm Old Style, Lot: 74052sf
Prior Sale: $390,000 (08/19)

1 BARTLETT AVE U:A **$315,000**
B: Brandon Farrell & Saydee Penalo
S: Deshawn L Standard & Margit Star
Book/Page: 41020/56, Date: 06/23/22
Mtg: Guild Mortgage Co $305,550
Use: 2 Bdrm Condo

516 BOXFORD RD **$585,000**
B: Vivien Marcus
S: David L Zoffoli Tr, Tr for David L Zoffoli RET
Book/Page: 41027/596, Date: 06/27/22
Mtg: Blue Water Mortgage $555,750
Use: 2 Bdrm Contemporary, Lot: 144489sf

189 BRICKETT HILL CIR U:189 ..... **$400,000**
B: Philip C Archambault
S: Dina Buccieri Tr, Tr for Buccieri IRT
Book/Page: 41021/241, Date: 06/23/22
Mtg: Pennymac Loan Service $365,000
Use: 2 Bdrm Condo
Prior Sale: $235,000 (01/17)

30 BURNHAM ST **$490,000**
B: Luis A Valenzuela & Luis Valenzuela-Salazar
S: Hilda Monroy & Walfre Monroy
Book/Page: 41024/292, Date: 06/24/22
Mtg: Caliber Home Loans $481,124
Use: 3 Bdrm Ranch, Lot: 9374sf
Prior Sale: $315,000 (11/17)

14 CASABLANCA CT U:14 ..... **$320,000**
B: Sunil D Nair & Viji R Nair
S: Chihary Fujita
Book/Page: 41022/91, Date: 06/24/22
Mtg: T2 Financial LLC $187,968
Use: 2 Bdrm Condo
Prior Sale: $255,000 (01/21)

58 CASABLANCA CT U:58 ..... **$330,000**
B: Nadine C Daou
S: Linda K Obrien
Book/Page: 41028/89, Date: 06/27/22
Mtg: Service Credit Union $297,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $182,000 (07/14)

38 COUNTRY HOLLOW LN U:38 ..... **$380,000**
B: Christopher J Brault & Elizabeth E Brault
S: Beverly A Contarino
Book/Page: 41022/128, Date: 06/24/22
Mtg: Bay Equity LLC $361,000
Use: 2 Bdrm Condo

71 CROSS RD U:71 ..... **$475,000**
B: Carolyn Bell
S: Jenna Toyfair
Book/Page: 41021/25, Date: 06/23/22
Mtg: Total Mtg Svcs $310,000
Use: 3 Bdrm Condo
Prior Sale: $309,900 (01/18)

9 E BROADWAY **$355,000**
B: E Broadway Properties LLC
S: Auto Alliance LLC
Book/Page: 41037/136, Date: 06/30/22
Mtg: Frank J Taibbi $250,000
Use: Commercial Warehouse, Lot: 11304sf

19 FRANZONE DR U:19 ..... **$450,000**
B: Emily Seayam & Sidy Seayam
S: Francis Cusumano & Jamie Cusumano
Book/Page: 41027/5, Date: 06/27/22
Mtg: Republic State Mtg Co $436,500
Use: 3 Bdrm Condo
Prior Sale: $279,900 (04/20)

10 GREENHILL FARM RD U:10 ..... **$380,500**
B: Kyria E Magan & Sean Magan
S: Krystle Northrup
Book/Page: 41029/146, Date: 06/27/22
Mtg: Mortgage Networks Inc $346,251
Use: 2 Bdrm Condo
Prior Sale: $176,900 (10/15)

69 GREENOUGH ST U:69 ..... **$350,000**
B: Laura A Galicia
S: Angela Curtis
Book/Page: 41025/155, Date: 06/24/22
Mtg: Prime Lending Inc $175,000
Use: 2 Bdrm Condo

15 HAMEL WAY U:15 ..... **$425,000**
B: Domenica Ortisi
S: Ashley Blanchard & Mark Dellacroce
Book/Page: 41030/510, Date: 06/28/22
Mtg: Guild Mortgage Co $392,000
Use: 2 Bdrm Condo
Prior Sale: $324,900 (09/19)

50 HAVERHILL ST **$555,000**
B: Hannah M Chase & David C Errett
S: Brittany Ohlson
Book/Page: 41022/570, Date: 06/24/22
Mtg: Inst Svgs Newburyport $499,500
Use: 4 Bdrm Old Style, Lot: 7200sf
Prior Sale: $319,000 (11/19)

60 HAZEN AVE **$475,000**
B: Melissa Boylan-Sullivan & Michael P Sullivan
S: Tracy J Fitzgerald
Book/Page: 41022/592, Date: 06/24/22
Mtg: Fairway Ind Mtg $451,250
Use: 3 Bdrm Colonial, Lot: 5480sf

36 HILLCREST AVE U:36 ..... **$500,000**
B: Amanda V Bianchi-Mello & David J Bianchi-Mello
S: Brittany Cabral & Matthew Cabral
Book/Page: 41035/70, Date: 06/29/22
Mtg: Mortgage Networks Inc $400,000
Use: 3 Bdrm Condo
Prior Sale: $329,900 (08/17)

15 JOHN AVE **$485,000**
B: Kevin S Best
S: Philip J Sevigny
Book/Page: 41023/55, Date: 06/24/22
Mtg: Guaranteed Rate Inc $388,000
Use: 3 Bdrm Colonial, Lot: 7793sf

21 KINGSBURY AVE **$600,000**
B: Luis A Hidalgo-Cuevas & Rances Emilio
S: Granville-Elf LLC
Book/Page: 41022/226, Date: 06/24/22
Mtg: Equity Prime Mtg $589,132
Use: 2-Family Conventional, Lot: 8969sf
Prior Sale: $155,000 (02/10)

631 LAKE ST **$667,000**
B: Christopher J Thomann & Kristina M Thomann
S: Beverly A Mackie & Brian A Mackie
Book/Page: 41040/454, Date: 06/30/22
Mtg: Draper and Kramer Mtg $670,292
Use: 4 Bdrm Colonial, Lot: 52708sf

73 LAUREL AVE **$523,000**
B: Laura A Butler & Dustin H Melino-Getz
S: Mark E Majeski
Book/Page: 41036/201, Date: 06/29/22
Mtg: Guaranteed Rate Inc $496,850
Use: 3 Bdrm Old Style, Lot: 6307sf
Prior Sale: $350,000 (07/18)

54 LIBERTY ST **$650,000**
B: Ellen M Bedell & Ray G Dechoretz
S: Bobbie J Bedell
Book/Page: 41036/30, Date: 06/29/22
Use: 4 Bdrm Cape Cod, Lot: 117612sf

545 MAIN ST **$650,000**
B: Alexandra E Chandler & Catherine E Chandler
S: Hb Lawrence Holdings Inc
Book/Page: 41041/553, Date: 06/30/22
Mtg: Leader Bank NA $585,000
Use: Mixed Use-prim Comm & Resd, Lot: 19676sf
Prior Sale: $425,000 (09/17)

44 MARSHLAND ST **$480,000**
B: Lounceny Kaba & Djouba Toure
S: Christina M Digloria & Nathanael P Digloria
Book/Page: 41040/259, Date: 06/30/22
Mtg: Equity Prime Mtg $471,306
Use: 3 Bdrm Old Style, Lot: 6582sf
Prior Sale: $145,000 (05/11)

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ESSEX REGISTRY
continued

49 MYRON RD **$580,000**
B: Eleanor Deglaoui & Eli Deglaoui
S: Jeanne Cunningham Tr, Tr for Holland RT
Book/Page: 41022/475, Date: 06/24/22
Mtg: Mortgage Networks Inc $435,000
Use: 3 Bdrm Colonial, Lot: 14431sf
Prior Sale: $186,000 (08/14)

1119 N BROADWAY **$605,000**
B: Jennifer K Palladino & Michael J Palladino
S: Celeste Corriveau & Steven Mauriello
Book/Page: 41033/121, Date: 06/29/22
Mtg: Cross Country Mtg Inc $305,000
Use: 4 Bdrm Split Entry, Lot: 60548sf
Prior Sale: $360,000 (01/20)

190 NORTH AVE **$4,510,000**
B: Aspen Hill Property LLC
S: WHC Haverhill LLC
Book/Page: 41033/510, Date: 06/29/22
Mtg: CIBC Bank USA $25,900,000
Use: Nursing Home, Lot: 93266sf
Prior Sale: $6,500,000 (05/16)

600 PRIMROSE ST **$22,500,000**
B: Lipt Primrose Street LLC
S: Chp Haverhill Mob LLC
Book/Page: 41036/279, Date: 06/30/22
Use: Office Bldg-general, Lot: 277913sf
Prior Sale: $13,213,670 (11/18)

243 ROSEMONT ST **$401,000**
B: Gina Guerra-Pearson
S: Carl Beauregard
Book/Page: 41022/434, Date: 06/24/22
Use: 3 Bdrm Old Style, Lot: 17258sf

76 RUSSELL ST **$410,000**
B: Kathryn Ward-Keegan & Chad L Papa
S: Jean M Benjamin
Book/Page: 41019/180, Date: 06/23/22
Mtg: Stephen E Keegan $410,000
Use: 4 Bdrm Cape Cod, Lot: 9117sf

37 STEEPLECHASE CT U:37 ..... **$165,000**
B: Freedom Foundation Corp
S: Andrew T Maioli & George G Scleparis
Book/Page: 41033/429, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $130,000 (07/10)

47 TAYLOR ST U:47 ..... **$350,000**
B: Andrew Rich
S: Saleh Rajai & Merima Zenkic
Book/Page: 41030/350, Date: 06/28/22
Mtg: Rocket Mortgage LLC $262,500
Use: 2 Bdrm Condo
Prior Sale: $185,000 (05/15)

46 TENADEL AVE **$200,000**
B: Donna M Kee & Stephen D Kee
S: Giant RE Development LLC
Book/Page: 41038/17, Date: 06/30/22
Use: Residential Developable Land, Lot: 10154sf

18 TWIN BROOKS CIR U:18 ..... **$425,000**
B: Kelly A Bradley & Patrick J Bradley
S: Kristen D Wiseheart & Larry A Wiseheart 2nd
Book/Page: 41040/237, Date: 06/30/22
Mtg: New Fed Mtg Corp $403,750
Use: 2 Bdrm Condo
Prior Sale: $295,000 (06/19)

15 W PARISH CT U:15 ..... **$360,000**
B: Ann M Boisselle & Paul M Boisselle
S: Lori A Oconnor
Book/Page: 41021/357, Date: 06/23/22
Mtg: Amerant Mortgage $224,000
Use: 2 Bdrm Condo
Prior Sale: $245,000 (09/17)

110 WESTCHESTER DR U:110 ..... **$455,000**
B: Josef Novotny & Lubica Novotny
S: Steven Mauriello Tr, Tr for Maureen B Schofield T
Book/Page: 41032/205, Date: 06/28/22
Use: 2 Bdrm Condo, Lot: 13504sf

WHEELER AVE L:1 ..... **$225,000**
B: Franwheeler LLC
S: Gerard Boucher Tr, Tr for Boucher FT
Book/Page: 41038/4, Date: 06/30/22
Mtg: Pamela Franciosa $525,000

196 WILLOW AVE **$600,000**
B: Robert C Landry & Xvk M Landry
S: Pamela T Landry & William J Reitchel
Book/Page: 41025/327, Date: 06/24/22
Mtg: Pamela T Landry $540,000
Use: 4 Bdrm Colonial, Lot: 80150sf

Ipswich

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	46	46
Median Price	$718,000	$632,000

► REAL ESTATE SALES

16 APPLETON PARK U:C1 ..... **$294,700**
B: Sergei V Stone
S: Gail T Arak Tr, Tr for Louis M Arak RET
Book/Page: 41020/255, Date: 06/23/22
Mtg: Cross Country Mtg Inc $194,700
Use: 2 Bdrm Condo
Prior Sale: $89,000 (12/11)

108 CENTRAL ST **$160,000**
B: Maynard Crowe Realty LLC
S: 108 Central Street LLC
Book/Page: 41024/335, Date: 06/24/22
Mtg: Enterprise Bk & Tr Co $472,220
Use: 3 Bdrm Old Style, Lot: 29799sf
Prior Sale: $489,900 (09/19)

200 COLONIAL DR U:303 ..... **$335,000**
B: Jennifer A Dow
S: Joseph D Caieiro
Book/Page: 41029/171, Date: 06/27/22
Mtg: Hanscom FCU $305,000
Use: 2 Bdrm Condo

33 DOW BROOK CIR U:19 ..... **$881,080**
B: Henry A Geller Tr, Tr for Berta M Geller LT
S: Village At Linebrook LLC
Book/Page: 41041/372, Date: 06/30/22
Use: Condo

33 DOW BROOK CIR U:21 ..... **$881,080**
B: Henry A Geller Tr, Tr for Berta M Geller LT
S: Village At Linebrook LLC
Book/Page: 41041/372, Date: 06/30/22
Use: Condo

33 DOW BROOK CIR U:33 ..... **$881,080**
B: Henry A Geller Tr, Tr for Berta M Geller LT
S: Village At Linebrook LLC
Book/Page: 41041/372, Date: 06/30/22
Use: Condo

33 DOW BROOK CIR U:34 ..... **$881,080**
B: Henry A Geller Tr, Tr for Berta M Geller LT
S: Village At Linebrook LLC
Book/Page: 41041/372, Date: 06/30/22
Use: Condo

33 DOW BROOK CIR U:35 ..... **$881,080**
B: Henry A Geller Tr, Tr for Berta M Geller LT
S: Village At Linebrook LLC
Book/Page: 41041/372, Date: 06/30/22
Use: Condo

33 DOW BROOK CIR U:41 ..... **$881,080**
B: Henry A Geller Tr, Tr for Berta M Geller LT
S: Village At Linebrook LLC
Book/Page: 41041/372, Date: 06/30/22
Use: Condo

33 DOW BROOK CIR U:42 ..... **$881,080**
B: Henry A Geller Tr, Tr for Berta M Geller LT
S: Village At Linebrook LLC
Book/Page: 41041/372, Date: 06/30/22
Use: Condo

21 FARLEY AVE **$720,000**
B: Andrew Williamson & Eliza Williamson
S: Amanda Bruno & Scott W Thompson
Book/Page: 41024/552, Date: 06/24/22
Mtg: Eastern Bank $648,000
Use: 3 Bdrm Cape Cod, Lot: 10424sf
Prior Sale: $475,000 (06/16)

41 HIGH ST **$1,225,000**
B: Tamara Villalva-Garcia & Cornelius J Murray
S: Alvin F Boynton & Kathy A Bruce
Book/Page: 41040/360, Date: 06/30/22
Mtg: City National Bank $1,041,250
Type: Adj
Use: 4 Bdrm Antique, Lot: 6586sf

402 LINEBROOK RD **$699,000**
B: Jacob Bowler & Sara A Cormier
S: Roger D Leblanc Tr, Tr for 400 Linebrook Rd RT
Book/Page: 41021/388, Date: 06/23/22
Mtg: Ross Mortgage Co Inc $559,200
Use: Residential-multiple Bldgs, Lot: 62726sf
Prior Sale: $580,000 (12/14)

50-56 MARKET ST U:2 ..... **$605,000**
B: Kailey G Donovan & John M Ryan
S: 50-56 Market Street LLC
Book/Page: 41035/222, Date: 06/29/22
Mtg: Silicon Valley Bank $514,250
Type: Adj
Use: Condo

11 NEWMARCH ST **$641,000**
B: Oliver Ciman & Daniel N Rafferty
S: John D Benedix Tr, Tr for Benedix T
Book/Page: 41034/4, Date: 06/29/22
Mtg: LoanDepot.Com $544,850
Use: 3 Bdrm Ranch, Lot: 19602sf

7 OLD ESSEX RD **$600,000**
B: Paul Patten Jr
S: Amanda C Orlando & Andrew J Orlando
Book/Page: 41027/402, Date: 06/27/22
Mtg: New Fed Mtg Corp $570,000
Use: 3 Bdrm Ranch, Lot: 65340sf
Prior Sale: $325,000 (01/16)

13 PLEASANT ST **$540,000**
B: Zachary Eliopoulos & Jordan Spencer
S: Dana P Mastrangelo & Karyn Mastrangelo
Book/Page: 41039/524, Date: 06/30/22
Mtg: Salem Five Mtg Co $459,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 4352sf

10 SAGAMORE RD **$915,000**
B: Amanda Thompson & Scott Thompson
S: Elizabeth A Dipalma
Book/Page: 41025/276, Date: 06/24/22
Mtg: Inst Svgs Newburyport $515,000
Use: 5 Bdrm Colonial, Lot: 43996sf

Lynn

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	218	178
Median Price	$440,000	$502,500

► REAL ESTATE SALES

53 ALLEN AVE **$711,000**
B: Erick M Castro-Garcia & Karla Garcia
S: Ruth E Baptiste & John P Kerns
Book/Page: 41027/537, Date: 06/27/22
Mtg: Caliber Home Loans $698,122
Use: 2-Family Two Family, Lot: 6672sf
Prior Sale: $337,101 (07/14)

150 ALLEN AVE **$800,000**
B: Cuong Tran, Tr for Joanna Pham
S: Andres R Tejeda-Soto
Book/Page: 41021/63, Date: 06/23/22
Mtg: Prime Lending Inc $635,000
Use: 3-Family Mlti-unt Blg, Lot: 4373sf
Prior Sale: $224,000 (01/11)

28 ARCHER ST **$550,000**
B: Neris Aguilar
S: Gladys Evangelista & Luciano Evangelista
Book/Page: 41037/202, Date: 06/30/22
Mtg: Bank of England Mtg $540,038
Use: 3 Bdrm Old Style, Lot: 2970sf

55 ARCHER ST **$630,000**
B: Jose S Lemus
S: Paula C Selmo
Book/Page: 41040/78, Date: 06/30/22
Mtg: First Guaranty Mtg $589,000
Use: 3 Bdrm Old Style, Lot: 4900sf
Prior Sale: $380,000 (03/17)

45 ARLINGTON ST **$420,000**
B: Jinje Properties LLC
S: Cabral Francisco O Est & Jesus Cabral
Book/Page: 41035/516, Date: 06/29/22
Mtg: Harvest Now LLC $420,000
Use: 4 Bdrm Colonial, Lot: 4100sf

2-6 AUBURN ST **$640,000**
B: 2-6 Auburn Street LLC
S: John J Reppucci Jr & James Reppucci
Doc#: 000000000637391, Date: 06/29/22
Use: Retail-equipment, Lot: 8140sf

2 BICKERTON ST **$950,000**
B: Bickerton Street LLC
S: Eric Zaccagnini Tr, Tr for Bickerton 2 RT
Book/Page: 41035/427, Date: 06/29/22
Use: Commercial Warehouse, Lot: 15720sf
Prior Sale: $380,000 (11/21)

91 BLAKELEY ST **$450,000**
B: Marjorie Senat
S: John J Maselbas & Melanie D Maselbas
Book/Page: 41039/445, Date: 06/30/22
Mtg: Republic State Mtg Co $412,392
Use: 3 Bdrm Cape Cod, Lot: 5215sf

18 BOYLSTON ST **$520,000**
B: Juan C Zarzuela-Cardenas & Felipe A Ventura
S: Guarionex Rodriguez & Maria Rodriquez
Book/Page: 41039/284, Date: 06/30/22
Mtg: Prime Lending Inc $509,767
Use: 3 Bdrm Old Style, Lot: 5198sf

85 CANNON ROCK RD **$950,000**
B: Lodzh Shalimov
S: Thomas S Kropiwnicki
Book/Page: 41040/561, Date: 06/30/22
Mtg: Rocket Mortgage LLC $712,500
Use: 3 Bdrm Contemporary, Lot: 10909sf
Prior Sale: $876,100 (05/21)

16 CATALINA RD **$581,000**
B: Vivaldo Meneses Sr
S: Todisco Properties LLC
Book/Page: 41019/463, Date: 06/23/22
Use: 3 Bdrm Cape Cod, Lot: 10600sf
Prior Sale: $351,000 (11/21)

255 CEDAR BROOK RD **$640,000**
B: Winifred J James
S: Lucille Medina Tr, Tr for Medina 2017 T
Doc#: 000000000637453, Date: 06/30/22
Mtg: Draper and Kramer Mtg $608,000
Use: 3 Bdrm Split Entry, Lot: 19628sf

378 CEDAR BROOK RD **$520,000**
B: Melissa Campbell & Donald Campbell
S: Shaun Irving & Jennifer A Irving
Doc#: 000000000637459, Date: 06/30/22
Mtg: Cross Country Mtg Inc $380,000
Use: 3 Bdrm Ranch, Lot: 8000sf
Prior Sale: $240,000 (06/11)

71 CLAIRMONT ST **$490,000**
B: Alejandro Gomez-Ramirez & Maria M Gomes-Ramirez
S: Craig M Whitcomb & Leah Whitecomb
Book/Page: 41032/329, Date: 06/28/22
Mtg: New Fed Mtg Corp $420,000
Use: 3 Bdrm Old Style, Lot: 5000sf

51 COOLIDGE RD **$580,000**
B: Kevin Adams & Shamika J Adams
S: Colleen Eriesian & Glenn Eriesian
Book/Page: 41027/268, Date: 06/27/22
Mtg: Rocket Mortgage LLC $522,000
Use: 3 Bdrm Split Entry, Lot: 8586sf

45 COTTAGE ST U:2 ..... **$310,000**
B: Yessica R Parra Tr, Tr for YD Cottage Crest RT
S: Yenit Degracia & Laurie L Dempsey
Book/Page: 41020/125, Date: 06/23/22
Use: 2 Bdrm Condo, Lot: 12689sf
Prior Sale: $103,820 (09/13)

6 CREIGHTON PL **$480,000**
B: Humberto Lopez-Guzman & Concepcion M Mauricio
S: Juan A Guevara
Book/Page: 41018/588, Date: 06/23/22
Mtg: United Wholesale Mtg $471,306
Use: 3 Bdrm Old Style, Lot: 3015sf
Prior Sale: $330,000 (12/19)

46 CUMBERLAND CIR **$543,000**
B: Edward Beazer & Alexandra King
S: Bianca M Saleno
Doc#: 000000000637347, Date: 06/28/22
Mtg: United Wholesale Mtg $515,850
Use: 2 Bdrm Colonial, Lot: 5000sf

90 E PARK AVE **$540,000**
B: Martha Calero & Maria I Perez
S: Eric C Homan
Book/Page: 41032/225, Date: 06/28/22
Mtg: Total Mtg Svcs $513,000
Use: 3 Bdrm Colonial, Lot: 3696sf
Prior Sale: $168,000 (10/12)

69 EDGE HILL RD **$501,000**
B: Nicholas M Holmes
S: Cathy L Ring & John F Ring
Book/Page: 41022/383, Date: 06/24/22
Mtg: Savings Bank (The) $400,800
Use: 2 Bdrm Bngl/cottage, Lot: 5000sf
Prior Sale: $300,000 (04/17)

18 ELVIR ST **$650,000**
B: Carlos A Cordova & Kevin A Panameno
S: Kenneth W Michaud
Book/Page: 41027/79, Date: 06/27/22
Mtg: Salem Five Mtg Co $635,937
Use: 2-Family Two Family, Lot: 6141sf

348 ESSEX ST **$365,000**
B: Pervez Chowdhury Tr, Tr for Chowdhury RT 1
S: James G Dunlop
Book/Page: 41021/425, Date: 06/23/22
Use: 3 Bdrm Old Style, Lot: 3191sf

529 ESSEX ST U:529 ..... **$465,000**
B: Yildirim Dogan
S: Stanley Chalvire & Bukia Louis
Book/Page: 41038/386, Date: 06/30/22
Mtg: Salem Five Mtg Co $441,750
Use: 3 Bdrm Condo, Lot: 19463sf

177 EUCLID AVE **$490,000**
B: Kerry Cavanagh & Patrick O Connor
S: Danielle J Pezzino
Book/Page: 41036/3, Date: 06/29/22
Mtg: Fairway Ind Mtg $481,124
Use: 3 Bdrm Old Style, Lot: 5000sf

281 EUCLID AVE **$510,000**
B: Patricio A Aguilar-Alfaro & Rubudia D Ayala
S: Hallande Pierre
Book/Page: 41025/372, Date: 06/24/22
Mtg: Homebridge Financial $443,700
Use: 2 Bdrm Old Style, Lot: 5000sf
Prior Sale: $200,000 (10/13)

23 FAY ST **$565,000**
B: Ramona Figuereo-Cuevas & Carlos D Herrera-Figuereo
S: Coralis Batista & Nelson R Batista
Book/Page: 41025/560, Date: 06/27/22
Mtg: Homebridge Financial $529,150
Use: 3 Bdrm Old Style, Lot: 3523sf

31 GAYRON WAY U:31 ..... **$435,000**
B: Georgia Clark & Shaniqua Clark
S: Jerome P Keenan
Book/Page: 41027/290, Date: 06/27/22
Mtg: US Bank NA $413,250
Use: 3 Bdrm Condo, Lot: 9074sf

19 HARVEST ST **$561,000**
B: Jose M Tatis
S: Nathaniel Chio & Jessica Sedgwick
Book/Page: 41020/519, Date: 06/23/22
Mtg: Total Mtg Svcs $521,730
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $268,000 (02/14)

40 HOLLINGSWORTH ST **$945,000**
B: Marcos R Weber
S: Elcio Loch & Joaquim Ribeiro
Book/Page: 41031/274, Date: 06/28/22
Mtg: Cross Country Mtg Inc $697,500
Use: 3-Family Mlti-unt Blg, Lot: 4459sf
Prior Sale: $525,000 (12/16)

10 LAKE VIEW PL **$550,000**
B: Jeremy B Gillis
S: Lee Edith Anne Est & Karen Walker
Book/Page: 41035/396, Date: 06/29/22
Mtg: United Wholesale Mtg $530,000
Use: 3 Bdrm Colonial, Lot: 4195sf

49 LAMBERT AVE **$585,000**
B: Christopher D Vallerie
S: Joanne M Mellen Tr, Tr for W&J Mellen RT
Book/Page: 41038/63, Date: 06/30/22
Mtg: Zillow Home Loans $555,750
Use: 3 Bdrm Colonial, Lot: 5713sf

10 LAWTON AVE **$930,000**
B: Amel Charfi & Skander Limem
S: Nicolaos Kritikos Jr
Book/Page: 41021/148, Date: 06/23/22
Mtg: Guild Mortgage Co $697,500
Use: 3-Family Mlti-unt Blg, Lot: 2505sf
Prior Sale: $364,600 (09/13)

59 LEWIS ST **$650,000**
B: Moises C Chavez & Amalia E Lopez
S: Neighborhood Dev Assoc
Book/Page: 41025/338, Date: 06/24/22
Mtg: United Wholesale Mtg $595,237
Use: 3 Bdrm Old Style, Lot: 4143sf
Prior Sale: $275,000 (01/21)

67-69 LEWIS ST **$500,000**
B: 67-69 Lewis Street LLC
S: Beata M Pantzer & Paul Pantzer
Book/Page: 41020/199, Date: 06/23/22
Mtg: Cape Cod Five Cent Bk $375,000
Use: 2-Family Two Family, Lot: 3156sf

285 LYNN SHORE DR U:411 ..... **$220,000**
B: Janis Cannata
S: Soraya Cacici Tr, Tr for Soraya Cacici RET
Doc#: 000000000637425, Date: 06/30/22
Use: 1 Bdrm Condo, Lot: 11641sf

45 LYNNFIELD ST **$640,000**
B: 2-6 Auburn Street LLC
S: John J Reppucci Jr & James Reppucci
Doc#: 000000000637391, Date: 06/29/22

25 LYNNMERE AVE **$615,000**
B: Robert O Corona & Silda Y Melo
S: James P Flynn Tr, Tr for George J Flynn IRT
Book/Page: 41019/566, Date: 06/23/22
Mtg: Guild Mortgage Co $565,000
Use: 3 Bdrm Cape Cod, Lot: 6000sf

263 MAPLE ST **$505,000**
B: Jesus A Ingles & Modesto I Portillo
S: Michael Carmenatty
Book/Page: 41029/96, Date: 06/27/22
Mtg: Rockland Tr Co $450,000
Use: 2 Bdrm Old Style, Lot: 5508sf
Prior Sale: $335,000 (08/17)

16 MARGIN ST U:10 ..... **$400,000**
B: Pedro M Carreno
S: Adalet Canovic & Melisa Canovic
Book/Page: 41025/529, Date: 06/27/22
Use: 3 Bdrm Condo, Lot: 18000sf
Prior Sale: $245,000 (09/16)

21-A MARKET SQ **$1,730,000**
B: Edvin Robles LLC
S: Arichaya Hernandez & Osmin Hernandez
Book/Page: 41041/460, Date: 06/30/22
Mtg: Avidia Bank $1,297,500
Use: Mixed Use-prim Res & Comm, Lot: 6164sf
Prior Sale: $355,000 (12/10)

47 N BEND ST U:47 ..... **$485,000**
B: Christian Martinez & Jasmin Ramirez
S: John R Dunn & Kristen M Dunn
Book/Page: 41031/504, Date: 06/28/22
Mtg: Cross Country Mtg Inc $460,750
Use: 2 Bdrm Condo, Lot: 67595sf

6-8 NASH TER **$900,000**
B: Guilver J Gomez-Ramirez & Jasmin Ramirez
S: Santos M Cardenas
Book/Page: 41038/180, Date: 06/30/22
Mtg: Republic State Mtg Co $720,000
Use: 3-Family Mlti-unt Blg, Lot: 7314sf

15 OLEARY PL **$560,000**
B: James V Hynh & Kati K Vu
S: Leonard Ciaccio & Marie Ciaccio
Doc#: 000000000637341, Date: 06/28/22
Mtg: Guaranteed Rate Inc $487,200
Use: 3 Bdrm Cape Cod, Lot: 8360sf
Prior Sale: $270,000 (10/14)

12 PATTYS WAY **$525,000**
B: Denisse Viera-Pineda & Iris Y Pineda
S: Maria O Amador
Book/Page: 41027/316, Date: 06/27/22
Mtg: Prime Lending Inc $468,000
Use: 3 Bdrm Ranch, Lot: 4066sf
Prior Sale: $296,000 (12/16)

54 QUINN RD **$630,000**
B: Leticia Lopez-Benitez & Daniel Orrtiz
S: Gloria Forth & Ronald Forth
Book/Page: 41031/441, Date: 06/28/22
Mtg: MSA Mortgage LLC $598,500
Use: 2 Bdrm Ranch, Lot: 7500sf
Prior Sale: $292,000 (03/15)

50 S COMMON ST U:409 ..... **$365,000**
B: Gracelyn Ischia & Sarah Izzo
S: Steven Llanos
Book/Page: 41028/575, Date: 06/27/22
Mtg: Guaranteed Rate Inc $292,000
Use: 2 Bdrm Condo, Lot: 56850sf
Prior Sale: $280,000 (08/19)

20 S VIEW RD **$615,000**
B: Charles W Haugland & Susan Warrell-Haugland
S: Linda Ritter
Book/Page: 41022/404, Date: 06/24/22
Mtg: Leader Bank NA $553,500
Use: 3 Bdrm Raised Ranch, Lot: 8500sf
Prior Sale: $431,000 (05/19)

285 SHORE DR U:509 ..... **$220,000**
B: Natasha M Lee
S: Victor J Chiozzi
Doc#: 000000000637354, Date: 06/28/22
Use: Condo

11 TILTON TER **$450,000**
B: 11 Tilton Ter LLC
S: Frances Dipesa & Michael F Dipesa
Book/Page: 41025/255, Date: 06/24/22
Mtg: 16 Dorothy Avenue LLC $450,000
Use: Apartment Bldg - 4-8 Units, Lot: 3839sf

26 TOWNS CT **$425,000**
B: Ramesh Koirala
S: Melissa Mclaughlin
Book/Page: 41020/442, Date: 06/23/22
Mtg: Guaranteed Rate Inc $311,000
Use: 2 Bdrm Colonial, Lot: 3293sf

47 WOODMAN ST **$770,000**
B: Sabbir Ahmmed & Saifur Rashid
S: Soklay Chea & Kimheng Yang
Book/Page: 41023/23, Date: 06/24/22
Mtg: Movement Mtg LLC $616,000
Use: 2-Family Two Family, Lot: 4260sf
Prior Sale: $550,000 (10/18)

Lynnfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	38	43
Median Price	$765,000	$1,005,000

► REAL ESTATE SALES

35 LYNNBROOK RD **$820,000**
B: Joel Cruz & Darvy Cruz
S: Tringali Jennifer L Est & Jonas Merrill
Doc#: 000000000637270, Date: 06/24/22
Mtg: Cross Country Mtg Inc $647,200
Use: 3 Bdrm Colonial, Lot: 9858sf

1 MITCHELL RD **$840,000**
B: Kathryn R Price & Timothy J Price
S: Redfinnow Borrower LLC
Book/Page: 41038/269, Date: 06/30/22
Mtg: Citizens Bank $672,000
Use: 3 Bdrm Cape Cod, Lot: 16601sf
Prior Sale: $800,000 (04/22)

12 POCAHONTAS WAY **$1,375,000**
B: Alex Turkov & Maryna Turkova
S: Jane G Tessier & Paul A Tessier
Book/Page: 41036/129, Date: 06/29/22
Mtg: Cross Country Mtg Inc $1,100,000
Use: 5 Bdrm Colonial, Lot: 27473sf

2 TUTTLE LN **$2,749,000**
B: Angela Karogiannis & Konstantinos Mamakos
S: HPI Mass RE Dev LLC
Book/Page: 41022/288, Date: 06/24/22
Mtg: Washington Trust Mtg $1,749,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 30509sf

22 UPTON LN **$505,000**
B: 22 Upton Ln LLC
S: David Kulakowski & Kevin Kulakowski
Book/Page: 41041/94, Date: 06/30/22
Mtg: Rd W SPV LLC $580,000
Use: 3 Bdrm Old Style, Lot: 7523sf

175 WALNUT ST **$605,000**
B: Kalco Properties LLC
S: James R Knudsen Tr, Tr for Ramona Musker LT
Book/Page: 41040/10, Date: 06/30/22
Mtg: Jason Scaduto $250,000
Use: 3 Bdrm Ranch, Lot: 30008sf

Manchester

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	29	24
Median Price	$1,200,000	$1,243,250

► REAL ESTATE SALES

7 ARBELLA ST U:A **$750,000**
B: John F Hanna & Christine S Stanley
S: John A Murray Tr, Tr for 7a Arbella Street RT
Book/Page: 41019/489, Date: 06/23/22
Mtg: Guaranteed Rate Affin $712,500
Use: 3 Bdrm Condo
Prior Sale: $592,500 (07/20)

18 NORWOOD AVE **$967,000**
B: Michelle Chobanian & Peter Chobanian
S: John B Herrick Jr & Kimberly Herrick
Book/Page: 41023/260, Date: 06/24/22
Mtg: Guaranteed Rate Inc $870,300
Use: 4 Bdrm Old Style, Lot: 5520sf

Marblehead

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	86	58
Median Price	$813,000	$800,000

► REAL ESTATE SALES

2 ABERNATHY LN **$860,000**
B: Michael N Turi & Rita M Turi
S: Paul Depry & Cari Kreshak
Book/Page: 41023/150, Date: 06/24/22
Use: 4 Bdrm Colonial, Lot: 6832sf
Prior Sale: $619,000 (08/15)

14 BALLAST LN **$1,500,000**
B: Kristen C Edgcomb & Scott T Edgcomb
S: Marilyn B Briggs Tr, Tr for 14 Ballast Lane RT
Book/Page: 41036/478, Date: 06/30/22
Mtg: Natl Grand Bk Marblhd $1,200,000
Type: Adj
Use: 4 Bdrm Old Style, Lot: 16640sf

6 BROOKHOUSE DR **$950,000**
B: Jason Fenwick & Sarah Izzo
S: Michael C Gilman Tr, Tr for M C Gillman 2015 T
Book/Page: 41034/178, Date: 06/29/22
Mtg: Guaranteed Rate Affin $760,000
Use: 3 Bdrm Old Style, Lot: 8866sf
Prior Sale: $449,963 (04/13)

9 COLUMBIA RD **$925,000**
B: Adam J Walsh & Melanie M Walsh
S: Sean M Greely
Book/Page: 41041/578, Date: 06/30/22
Mtg: Cross Country Mtg Inc $740,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 7104sf
Prior Sale: $550,000 (06/11)

28 COLUMBIA RD **$1,100,320**
B: Theodore P Hack & Jill M Jacobs
S: Virginia F Obrien
Book/Page: 41023/200, Date: 06/24/22
Mtg: Guaranteed Rate Inc $935,270
Use: 4 Bdrm Colonial, Lot: 6500sf

12 CONANT RD **$802,050**
B: Egypt House
S: Patrick Donegan
Book/Page: 41037/15, Date: 06/30/22
Use: 3 Bdrm Old Style, Lot: 4728sf
Prior Sale: $505,000 (10/11)

5 FROST LN **$556,250**
B: Cynthia P Stone & Michael B Stone
S: Dennis B Calhoun & Susan N Calhoun
Book/Page: 41022/309, Date: 06/24/22
Use: 2 Bdrm Row House, Lot: 1038sf

69 GLENDALE RD **$705,000**
B: Sarah Freudenberger
S: Jerold B Garfield Tr, Tr for Garfield FT
Book/Page: 41032/68, Date: 06/28/22
Mtg: Cross Country Mtg Inc $564,000
Use: 3 Bdrm Cape Cod, Lot: 5418sf

13 GOODWINS CT **$3,420,000**
B: Karyn A Zion Tr, Tr for Karyn A Zion 2012 T
S: Anthony M Turchi Tr, Tr for Turchi RET
Book/Page: 41019/401, Date: 06/23/22
Use: 3 Bdrm Colonial, Lot: 4570sf
Prior Sale: $2,000,000 (10/16)

8 HILLSIDE AVE **$1,040,000**
B: Virginia Adams & Andrew Dittrich
S: Coralie Stanton-Osborne & John B Osborne
Book/Page: 41038/20, Date: 06/30/22
Mtg: Silicon Valley Bank $832,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 5020sf
Prior Sale: $573,000 (04/15)

124 LAFAYETTE ST **$1,125,000**
B: Elisabeth E Massaro & Thomas A Massaro
S: William P Franzese Jr
Book/Page: 41037/23, Date: 06/30/22
Mtg: Bank of America NA $900,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 24868sf

156 LAFAYETTE ST U:156 ..... **$550,000**
B: Nicholas Mosher & Brittany A Mosier
S: Christopher R Haley
Book/Page: 41035/453, Date: 06/29/22
Mtg: Salem Five Mtg Co $377,000
Type: Adj
Use: 3 Bdrm Condo

10 LEE ST **$1,220,000**
B: Patrick N Donegan
S: Gretchen Z Fisher
Book/Page: 41038/529, Date: 06/30/22
Mtg: Academy Mortgage Corp $915,000
Use: 4 Bdrm Antique, Lot: 1570sf
Prior Sale: $585,000 (04/14)

12 LINCOLN PARK **$600,000**
B: Adri Bekker & Michael Howes
S: Ernest N Young Tr, Tr for Young RT 2022
Book/Page: 41026/529, Date: 06/27/22
Mtg: Abington Bank $531,000
Type: Adj
Use: 3 Bdrm Row House, Lot: 2110sf

1 MANSION RD **$1,425,000**
B: Scotia T LLC Tr, Tr for Mansion Road RT
S: First Republic T Co Tr, Tr for Patricia M Labranche RET
Book/Page: 41024/515, Date: 06/24/22
Use: 3 Bdrm Colonial, Lot: 7000sf

7 MAY ST **$100,000**
B: Beth A Desimone
S: Andrew Golden
Book/Page: 41026/485, Date: 06/27/22
Mtg: Brotherhood CU $330,000
Use: 4 Bdrm Colonial, Lot: 6570sf
Prior Sale: $616,500 (01/14)

72 NANEPASHEMET ST **$3,300,000**
B: Leslie M Bailey Tr, Tr for 72 Nanepashemet RT
S: Karyn A Zion Tr, Tr for Karen A Zion 2012 T
Book/Page: 41019/137, Date: 06/23/22
Use: 4 Bdrm Colonial, Lot: 16494sf
Prior Sale: $1,700,000 (06/11)

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92 NANEPASHEMET ST **$2,325,000**
B: Brooke Hooks & Matthew Hooks
S: Jerome P Foley Tr, Tr for Kimball Yates RT
Book/Page: 41039/185, Date: 06/30/22
Mtg: First Republic Bk $1,511,250
Type: Adj
Use: 5 Bdrm Old Style, Lot: 12183sf
Prior Sale: $1,325,000 (10/17)

294 OCEAN AVE **$2,450,000**
B: Kathryn L Foley Tr, Tr for Kimball Yates RT
S: Mark R Ulian Tr, Tr for 294 Ocean Avenue RT
Book/Page: 41040/536, Date: 06/30/22
Mtg: Inst Svgs Newburyport $650,000
Use: 4 Bdrm Cape Cod, Lot: 20367sf

11 PEACH HIGHLANDS **$765,000**
B: Katherine A Boyce & Patrick O Nash
S: Michael Mcewen & Amy E Mcfarland
Book/Page: 41036/579, Date: 06/30/22
Mtg: Natl Grand Bk Marblhd $612,000
Use: 4 Bdrm Old Style, Lot: 11454sf
Prior Sale: $423,000 (04/13)

46 PILGRIM RD **$1,425,000**
B: Leanne Homan & Marc Leonti
S: Benjamin D Mottola Tr, Tr for 46 Pilgrim Road RT
Book/Page: 41024/436, Date: 06/24/22
Mtg: Ross Mortgage Co Inc $1,401,000
Use: 3 Bdrm Colonial, Lot: 5957sf

20 PROSPECT ST **$750,000**
B: S&S Realty Invs LLC
S: Cecily N Cushman & Benjamin D Koopman
Book/Page: 41037/315, Date: 06/30/22
Mtg: Marblehead Svgs Bk $562,500
Use: 1 Bdrm Old Style, Lot: 2250sf
Prior Sale: $435,000 (09/19)

9 SELMAN ST **$1,300,000**
B: Frederick P Callori
S: Michael A Finnerty & Rosanna P Fox
Book/Page: 41037/226, Date: 06/30/22
Mtg: Cross Country Mtg Inc $1,040,000
Type: Adj
Use: 3 Bdrm Antique, Lot: 5960sf

12 TRAGER RD **$1,030,000**
B: Janet W Nolan Tr, Tr for Daniel J N Marital T
S: Jeffrey E Ostrer Tr, Tr for 12 Trager Road RT
Doc#: 000000000637265, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 10000sf

169 W SHORE DR **$679,000**
B: Caroline Anderson & Zachary Vickerson
S: Lemieux Paul B Est & Lorraine M Lemieux
Book/Page: 41039/566, Date: 06/30/22
Mtg: Cross Country Mtg Inc $641,889
Use: 3 Bdrm Cape Cod, Lot: 11892sf

5 WASHINGTON ST **$1,450,000**
B: Brittany Ross & Ryan Ross
S: Eric Walker & Katherine Walker
Book/Page: 41025/111, Date: 06/24/22
Mtg: Drew Mortgage AssnInc $1,050,000
Use: 3 Bdrm Antique, Lot: 3450sf
Prior Sale: $800,000 (04/20)

Merrimac

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	23	21
Median Price	$505,000	$630,000

► REAL ESTATE SALES

42 BIRCH MEADOW RD **$450,000**
B: Michael J Williamson
S: Dorothy A Williamson
Book/Page: 41029/120, Date: 06/27/22
Mtg: Guaranteed Rate Inc $384,489
Use: 3 Bdrm Ranch, Lot: 121097sf

1 EMERY ST U:B **$515,000**
B: Ramakrisnan Narasimhan & Patrick O Nash
S: Brian T Delaney Tr, Tr for BTD 2021 RET
Book/Page: 41038/472, Date: 06/30/22
Mtg: Cape Ann Svgs Bk $315,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 18086sf
Prior Sale: $369,900 (10/17)

4 MEADOW AVE **$495,900**
B: Zachary T Smith
S: Corey A Halliday & Jahzmin M Walker
Book/Page: 41040/306, Date: 06/30/22
Mtg: Cross Country Mtg Inc $486,917
Use: 1 Bdrm Old Style, Lot: 5320sf
Prior Sale: $395,000 (08/20)

59 W MAIN ST **$550,000**
B: Andrew Davis & Sarah Smith
S: Elizabeth Giordano & Brett D Leomard
Book/Page: 41034/527, Date: 06/29/22
Mtg: Guild Mortgage Co $495,000
Use: 3 Bdrm Colonial, Lot: 18504sf
Prior Sale: $309,777 (01/15)

Middleton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	37	21
Median Price	$671,000	$685,000

► REAL ESTATE SALES

3 AJOOTIAN WAY U:E1 ..... **$3,500,000**
B: Vending Property LLC
S: Mutual Realty LLC
Book/Page: 41027/49, Date: 06/27/22
Mtg: Ballston Spa NB $2,500,000
Use: Industrial Condominum

3 HAYNES AVE **$500,000**
B: Mathew Pelrine & Lia Scharaffa
S: Maria J Gildea & Michael E Gildea
Book/Page: 41037/502, Date: 06/30/22
Mtg: Draper and Kramer Mtg $450,000
Use: 2 Bdrm Ranch, Lot: 19166sf
Prior Sale: $140,000 (02/13)

13 LEBEAU DR U:13 ..... **$850,000**
B: Francis Mccarthy & Joan Mccarthy
S: Jennifer Wightman Tr, Tr for 13 Lebeau Drive RT
Book/Page: 41038/107, Date: 06/30/22
Use: 2 Bdrm Condo

30 MEADOW DR **$710,000**
B: Zachary Bradanick & Jessica Garibaldi
S: Anthony Velez & Jennifer Velez
Book/Page: 41031/337, Date: 06/28/22
Mtg: Guaranteed Rate Inc $568,000
Use: 2 Bdrm Raised Ranch, Lot: 15002sf
Prior Sale: $420,000 (08/11)

36 ROWELL LN U:36 ..... **$1,009,860**
B: Elizabeth Klencheski & Gary Klencheski
S: Middleton Living LLC
Book/Page: 41034/473, Date: 06/29/22
Mtg: Guaranteed Rate Inc $150,000
Use: Condo

38 ROWELL LN U:38 ..... **$906,720**
B: Rosina Gerolimatos & Nicholas P Helides
S: Middleton Living LLC
Book/Page: 41038/317, Date: 06/30/22
Use: Condo

8 SAMOS CIR **$1,160,000**
B: Ian Faulkner & Angela M Sparrow-Faulkner
S: Benjamin Coulehan
Book/Page: 41036/542, Date: 06/30/22
Mtg: Leader Bank NA $928,000
Use: 5 Bdrm Contemporary, Lot: 134683sf
Prior Sale: $654,500 (06/15)

38 VILLAGE RD U:215 ..... **$510,000**
B: Heidi Macdonald & Richard Macdonald
S: Mary Saleh & Raouf Saleh
Book/Page: 41040/277, Date: 06/30/22
Mtg: US Bank NA $459,000
Type: Adj
Use: 2 Bdrm Condo

Nahant

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	6
Median Price	$702,500	$1,158,500

► REAL ESTATE SALES

151 BASS POINT RD **$990,000**
B: 818 Design&Dev
S: Susan L Kerr
Book/Page: 41039/87, Date: 06/30/22
Use: 3 Bdrm Old Style, Lot: 6887sf

348 NAHANT RD **$1,275,000**
B: Christopher A Monson & Meaghan Cashman-Monson
S: Nicholas S Strange Tr, Tr for 348 Nahant Road RT
Book/Page: 41034/349, Date: 06/29/22
Mtg: Caliber Home Loans $1,275,000
Use: 7 Bdrm Old Style, Lot: 20591sf

25 WILLOW RD **$1,100,000**
B: Michael N Gallant
S: Dante Tuccero Tr, Tr for Dante Tuccero 2015 RET
Doc#: 000000000637433, Date: 06/30/22
Mtg: Washington Trust Mtg $825,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 5929sf

170 WILLOW RD **$625,000**
B: Bay State Rlty Group Inc
S: Marc Zeugner & Molly Zeugner
Book/Page: 41027/177, Date: 06/27/22
Mtg: Gravalese Realty Inc $500,000
Use: 2 Bdrm Old Style, Lot: 1716sf
Prior Sale: $371,000 (10/13)

Newbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	30	18
Median Price	$804,250	$717,500

► REAL ESTATE SALES

70 CALDWELL FARM RD U:70 ..... **$810,000**
B: John Kelleher & Cathy L Connell
S: Margery A Keenan
Book/Page: 41033/535, Date: 06/29/22
Mtg: Inst Svgs Newburyport $290,000
Use: 2 Bdrm Condo

76 HIGH RD **$699,900**
B: Carol Pouliot & Jean Pouliot
S: Russell Barry & Bonnie Silva
Book/Page: 41036/448, Date: 06/30/22
Mtg: Inst Svgs Newburyport $559,920
Use: 3 Bdrm Cape Cod, Lot: 40001sf
Prior Sale: $315,000 (08/11)

97 HIGH RD **$1,250,000**
B: Way Farm Newbury LLC
S: John R Chandler & Salina L Chandler
Book/Page: 41041/341, Date: 06/30/22
Mtg: Farm Credit East ACA $1,950,000
Use: Residential-multiple Bldgs, Lot: 239580sf

9 KNOBB HL **$975,000**
B: Richard Appel 3rd & Barbara Call
S: John L Buswell Tr, Tr for Buswell Family RET 2015
Book/Page: 41039/414, Date: 06/30/22
Mtg: Guaranteed Rate Affin $300,000
Use: 4 Bdrm Colonial, Lot: 53579sf

Newburyport

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	61	44
Median Price	$730,000	$815,000

► REAL ESTATE SALES

20 61ST ST **$750,000**
B: Melanie Manseau
S: William A Beaubien
Book/Page: 41027/474, Date: 06/27/22
Mtg: Newburyport Five Cent $325,000
Use: 2 Bdrm Raised Ranch, Lot: 4900sf

25 BARTON ST U:2 ..... **$575,000**
B: Kayla C Baldwin & Kevin S Mccartney
S: Brenda Baldwin
Book/Page: 41032/45, Date: 06/28/22
Mtg: Inst Svgs Newburyport $460,000
Use: 2 Bdrm Condo
Prior Sale: $575,000 (05/22)

3 BAYBERRY RD **$725,000**
B: Vanessa Doucette & Joanathan R Kelley
S: Julia Lamontagne & Kendrick Oconnor
Book/Page: 41032/161, Date: 06/28/22
Mtg: Fairway Ind Mtg $616,250
Use: 3 Bdrm Raised Ranch, Lot: 12470sf
Prior Sale: $430,000 (01/20)

20 BOYD DR **$1,475,000**
B: Kaitlyn J Freeman & Stanley Addison-Freeman
S: Kara Maney Tr, Tr for K Ramos Maney 2020 T
Book/Page: 41040/594, Date: 06/30/22
Mtg: Fairway Ind Mtg $1,190,000
Use: 3 Bdrm Cape Cod, Lot: 20970sf
Prior Sale: $945,000 (04/19)

22 BROAD ST U:1 ..... **$505,000**
B: Joyce Cejka
S: Cynthia Boyle & Michael Boyle
Book/Page: 41037/397, Date: 06/30/22
Use: 1 Bdrm Condo
Prior Sale: $295,000 (09/21)

4 EVERETT DR **$930,000**
B: Christina M Curtin & Tadhg S Curtin
S: Carolyn L Burt Tr, Tr for 4 Everette Drive RT
Book/Page: 41028/258, Date: 06/27/22
Mtg: Inst Svgs Newburyport $744,000
Use: 3 Bdrm Cape Cod, Lot: 10600sf

41 FRANCES DR **$1,001,000**
B: Adrian Litscher & Caitlin Litscher
S: Craig R Strauss & Mary E Strauss
Book/Page: 41034/303, Date: 06/29/22
Mtg: Mortgage Networks Inc $800,800
Type: Adj
Use: 4 Bdrm Colonial, Lot: 13892sf

329 HIGH ST **$1,525,000**
B: Katie A Palmer & Lauren Palmer
S: Daniel T Anthony & Jill A Hempen-Anthony
Book/Page: 41038/581, Date: 06/30/22
Mtg: Mortgage Networks Inc $1,220,000
Use: 4 Bdrm Conventional, Lot: 15149sf
Prior Sale: $1,100,000 (01/20)

20 HORTON ST U:B **$415,000**
B: Johanna Ramsay-Welt
S: Robert P Krom & Terese M Krom
Book/Page: 41020/299, Date: 06/23/22
Mtg: New Fed Mtg Corp $264,250
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $320,000 (11/17)

126 MERRIMAC ST U:59 ..... **$695,000**
B: Christopher S Schofield
S: David L Broderick
Book/Page: 41019/373, Date: 06/23/22
Use: 2 Bdrm Condo

129 MERRIMAC ST U:16 ..... **$689,000**
B: Faith A Pulis
S: Steven A Mazzie
Book/Page: 41040/50, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $398,000 (11/16)

243 MERRIMAC ST U:3 ..... **$405,000**
B: Helen English
S: Camille R Gallo
Book/Page: 41027/148, Date: 06/27/22
Use: 1 Bdrm Condo

14 OLIVE ST **$675,000**
B: Kirby Sundquist & Stephanie Sundquist
S: Bruce Skud
Book/Page: 41025/43, Date: 06/24/22
Mtg: First Republic Bk $540,000
Use: 3 Bdrm Conventional, Lot: 1840sf

163 ROUTE 1 U:G **$695,000**
B: Kevin Gillis & Laura Gillis
S: Ellen M Bosch & Timothy J Bosch
Book/Page: 41026/599, Date: 06/27/22
Mtg: Jeanne DArc CU $521,250
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $515,000 (06/20)

24 SPOFFORD ST **$1,125,000**
B: Jonathan Robbins-Ostrom & Lindsay Burke-Ostrom
S: Bonnie J Duval & Daniel J Duval
Book/Page: 41031/23, Date: 06/28/22
Mtg: Embrace Home Loans $450,000
Use: 3 Bdrm Conventional, Lot: 41344sf
Prior Sale: $600,000 (10/15)

8 STOREYBROOK DR **$670,000**
B: Arjola Azizaj & Denada Azizaj
S: Gayle F Cutter Tr, Tr for 8 Storeybrook Drive RT
Book/Page: 41036/40, Date: 06/29/22
Mtg: Cross Country Mtg Inc $636,500
Use: 3 Bdrm Raised Ranch, Lot: 18000sf

WATER ST **$250,000**
B: Jamie Mastrovich & Steven Mastrovich
S: Mason Water Street LLC
Book/Page: 41033/598, Date: 06/29/22

278 WATER ST **$1,300,000**
B: Jamie Mastrovich & Steven Mastrovich
S: Shipley C Manson Tr, Tr for 278 Water Street RT
Book/Page: 41033/595, Date: 06/29/22
Mtg: JPMorgan Chase Bank $1,019,200
Type: Adj
Use: 4 Bdrm Conventional, Lot: 7504sf

10 WOODMAN WAY U:18 ..... **$230,000**
B: Samuel G Wellington & Senami Wellington
S: Arthur Devlin
Book/Page: 41033/255, Date: 06/29/22
Mtg: Bank of America NA $170,000
Use: 2 Bdrm Condo
Prior Sale: $100,000 (10/16)

Peabody

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	130	111
Median Price	$559,000	$590,000

► REAL ESTATE SALES

39 ABERDEEN AVE **$510,000**
B: Jose Granados
S: Gerson G Zepeda
Book/Page: 41039/4, Date: 06/30/22
Mtg: Guaranteed Rate Inc $459,000
Use: 1 Bdrm Ranch, Lot: 4299sf
Prior Sale: $260,000 (09/16)

27 BUXTON ST **$421,000**
B: Edilson P Deoliveira
S: Roberta P Bravim & Leonardo B Vitorino
Book/Page: 41034/73, Date: 06/29/22
Mtg: Steven A Ross $504,000
Use: 5 Bdrm Old Style, Lot: 2540sf
Prior Sale: $313,000 (10/20)

11 CHARLES ST **$540,000**
B: Elton D Sawyer & Shana C Sawyer
S: Danielle T Veilleux & Timothy J Veilleux
Book/Page: 41034/227, Date: 06/29/22
Mtg: Mortgage Networks Inc $351,000
Use: 2 Bdrm Ranch, Lot: 4953sf
Prior Sale: $369,000 (10/19)

10-R COUNTY ST U:1 ..... **$551,000**
B: Bruce Vozeh & Kali Vozeh
S: Timothy C Strik
Book/Page: 41041/356, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $322,000 (08/12)

9 DIANE RD **$560,000**
B: Ertugrul Turkseven & Lauren H Turkseven
S: Patricia E Richard Tr, Tr for Decker RT
Book/Page: 41022/495, Date: 06/24/22
Mtg: Citizens Bank $532,000
Use: 3 Bdrm Raised Ranch, Lot: 5998sf

64 FAIRVIEW AVE **$545,000**
B: Amanda L Crean & Cornelius J Crean
S: Andrews Cynthia J Est & Jeri Terenzoni
Doc#: 000000000637275, Date: 06/24/22
Mtg: Mass Family CU $300,000
Type: Adj
Use: 2 Bdrm Old Style, Lot: 5001sf

83 GARDNER ST **$720,000**
B: Ryan Janedy & Amberlynn Porter
S: Mary Duff-Henry Tr, Tr for Mary Duff RET
Book/Page: 41040/393, Date: 06/30/22
Mtg: New Fed Mtg Corp $647,200
Use: 4 Bdrm Colonial, Lot: 8999sf

8 HANCOCK ST **$670,000**
B: Jurild Bitri & Lediana Miraka
S: Lori Brigley & Jose Reyes
Book/Page: 41041/242, Date: 06/30/22
Mtg: MSA Mortgage LLC $636,446
Use: 2-Family Old Style, Lot: 3899sf

12 HEROLD RD **$700,000**
B: Michael B Gamache & Nanette M Gamache
S: Theresa A Bellacini
Book/Page: 41020/138, Date: 06/23/22
Mtg: Guaranteed Rate Affin $550,000
Use: 3 Bdrm Split Entry, Lot: 15002sf
Prior Sale: $400,000 (05/14)

19 HOURIHAN ST **$653,000**
B: Aaron K Hanson & Kristrin M Hanson
S: Shannon K Mcinnis
Book/Page: 41029/450, Date: 06/28/22
Mtg: Cross Country Mtg Inc $641,172
Use: 4 Bdrm Cape Cod, Lot: 6482sf

1 LEDGEWOOD WAY U:5 ..... **$385,000**
B: Baoguo Huang
S: Angela Fitzgerald
Book/Page: 41036/416, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $300,000 (07/18)

2 LEDGEWOOD WAY U:14 ..... **$445,000**
B: Stephen Schetta Tr, Tr for J J Scali Jr 2010 T
S: Mark Gelaides
Book/Page: 41041/4, Date: 06/30/22
Mtg: Everett Cp Bk $210,000
Type: Adj
Use: 2 Bdrm Condo

7 LEDGEWOOD WAY U:23 ..... **$439,000**
B: Joshua A Yagjian
S: Richard Lavoier Tr, Tr for 7 Ledgewood Way 23 RET
Book/Page: 41027/343, Date: 06/27/22
Mtg: Eastern Bank $364,000
Type: Adj
Use: 2 Bdrm Condo

19 LONE PINE LN **$875,000**
B: Lynley Deamato & Joseph D Paratore
S: Larry M Freedman & Peter Freedman
Book/Page: 41037/426, Date: 06/30/22
Mtg: Guaranteed Rate Inc $786,500
Use: 4 Bdrm Split Entry, Lot: 21249sf

43 LYNNFIELD ST **$217,649**
B: Karen-Marie Cohen & Seth D Cohen
S: Kelley A Cohen & Seth D Cohen
Book/Page: 41034/601, Date: 06/29/22
Mtg: BankGloucester $499,999
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 17842sf

143 LYNNFIELD ST **$400,000**
B: Todisco Properties LLC
S: 143 Lynnfield Street LLC
Book/Page: 41023/116, Date: 06/24/22
Use: Parking Lot, Lot: 25892sf
Prior Sale: $600,000 (12/13)

13 MURDOCK DR **$650,000**
B: Ashley Hatch & Amgad Mukhtar
S: Marjani C Chamblain & Stanley M Chamblain
Book/Page: 41039/544, Date: 06/30/22
Mtg: United Wholesale Mtg $638,226
Use: 3 Bdrm Raised Ranch, Lot: 6033sf
Prior Sale: $492,000 (05/20)

11 NICKERSON RD **$600,000**
B: Elizabeth P Zaiter & Jose A Zaiter
S: Brendan R Ekstrom & Devancy D Sloan
Book/Page: 41038/356, Date: 06/30/22
Mtg: New Fed Mtg Corp $450,000
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $370,000 (06/17)

13 PAUL AVE **$680,000**
B: Kyung H Baek & Seung H Choi
S: Barbara Pisano & Frederick Pisano
Book/Page: 41032/125, Date: 06/28/22
Mtg: Union Home Mortgage $578,000
Use: 3 Bdrm Ranch, Lot: 18099sf

24 REED RD **$550,000**
B: Afrim Gjini & Dhurata Gjini
S: Anne C Ezepek & Matthew A Ezepek
Book/Page: 41037/271, Date: 06/30/22
Mtg: MSA Mortgage LLC $495,000
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: $347,000 (10/17)

4 ROCKDALE AVE **$660,000**
B: Brian Lagace & Meghan Lagace
S: Anna Buono & James Rudloff
Book/Page: 41040/96, Date: 06/30/22
Mtg: Home Point Finl Corp $360,000
Use: 3 Bdrm Old Style, Lot: 7649sf
Prior Sale: $479,000 (07/19)

13 RUSSELL ST **$570,000**
B: Elisabeth Hoffman & Marc Hoffman
S: Brian Lagace & Meghan Lagace
Book/Page: 41038/411, Date: 06/30/22
Mtg: US Bank NA $541,500
Use: 3 Bdrm Ranch, Lot: 17559sf
Prior Sale: $277,500 (07/12)

132 SUMMIT ST **$500,000**
B: Stephen J Davanage Jr & Ruth A Internicola
S: Alan R Lord Tr, Tr for Christine A Lord LT
Book/Page: 41020/89, Date: 06/23/22
Mtg: Webster First FCU $485,000
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 8760sf

3 TREMONT PL **$765,000**
B: Benjamin M Walker & Melissa Walker
S: Paul J Clarimundo
Book/Page: 41037/476, Date: 06/30/22
Mtg: Natl Grand Bk Marblhd $650,000
Use: 2-Family Old Style, Lot: 2858sf

75 WALNUT ST U:207 ..... **$350,000**
B: Alisson Pires-Dematos
S: Cassandra Giuffrida
Book/Page: 41024/523, Date: 06/24/22
Mtg: Salem Five Mtg Co $262,500
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $158,700 (08/12)

Rockport

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	16
Median Price	$800,000	$747,500

► REAL ESTATE SALES

5 GRANITE ST **$560,000**
B: HCP Granite Street LLC
S: Granite Street Csng LLC
Book/Page: 41024/17, Date: 06/24/22
Mtg: Eastern Bank $6,950,000
Use: Accessory Land Improved, Lot: 58370sf
Prior Sale: $470,000 (07/16)

170-1/2 GRANITE ST U:5 ..... **$320,000**
B: Cynthia L Poulsen & Philip D Poulsen
S: Carol Gaudette
Book/Page: 41025/391, Date: 06/24/22
Use: 1 Bdrm Condo
Prior Sale: $175,000 (11/16)

22 RAILROAD AVE **$650,000**
B: Christopher A Barry
S: Samuel F Gagliardi Tr, Tr for Samuel F Gagliardi LT
Book/Page: 41031/359, Date: 06/28/22
Mtg: Supreme Lending $520,000
Use: 2 Bdrm Conventional, Lot: 7841sf

Rowley

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	31	20
Median Price	$652,000	$651,500

► REAL ESTATE SALES

137 HAVERHILL ST **$700,000**
B: George P Tsoutsouras & James G Tsoutsouras
S: Next Opportunity Prop LLC
Book/Page: 41030/555, Date: 06/28/22
Mtg: BankGloucester $499,999
Use: 2 Bdrm Conventional, Lot: 65227sf
Prior Sale: $600,000 (11/21)

26 TAYLOR LN **$1,074,549**
B: Robert Page
S: Falcon Ridge Cobalt LLC
Book/Page: 41035/351, Date: 06/29/22
Mtg: Cross Country Mtg Inc $935,000
Use: Residential Developable Land, Lot: 24877sf

Salem

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	68	70
Median Price	$522,000	$587,500

► REAL ESTATE SALES

9 ABBOTT ST **$760,000**
B: Any J Agango-Builes & Sebastian Agudelo-Cordoba
S: Joseph N Ngotho & Emily N Njuguna
Book/Page: 41038/44, Date: 06/30/22
Mtg: Prime Lending Inc $746,234
Use: 2-Family Mlti-unt Blg, Lot: 4848sf

105 BAY VIEW AVE **$785,000**
B: Garrett D Gilbert & Alexis Paglirini
S: Craig Leboeuf
Book/Page: 41029/242, Date: 06/27/22
Mtg: Guaranteed Rate Inc $745,750
Use: 4 Bdrm Colonial, Lot: 1150sf
Prior Sale: $488,000 (09/18)

10 BENTLEY ST **$716,000**
B: Phillip Hunt & Stephanie Hunt
S: Colleen M Debeasi & Ryan C Debeasi
Book/Page: 41034/419, Date: 06/29/22
Mtg: Guaranteed Rate Inc $572,800
Use: 3 Bdrm Old Style, Lot: 1520sf
Prior Sale: $338,000 (02/16)

11 CHURCH ST U:520 ..... **$365,000**
B: Ruby Realty Group LLC
S: Norma Kolesnikoff Tr, Tr for N R Kolesnikoff Gift T
Book/Page: 41030/388, Date: 06/28/22
Use: 2 Bdrm Condo

82 DERBY ST **$1,000,000**
B: CDK LLC
S: 82 Derby Street LLC
Book/Page: 41031/212, Date: 06/28/22
Mtg: Salem FiveCts Svgs Bk $800,000
Use: Mixed Use-prim Res & Comm, Lot: 2230sf
Prior Sale: $495,000 (04/15)

110 DERBY ST U:1 ..... **$1,050,011**
B: Collin Murray & Cornelius J Murray 4th
S: Pamela J Barton
Book/Page: 41038/244, Date: 06/30/22
Mtg: Savings Bank (The) $525,000
Use: 3 Bdrm Condo, Lot: 4151sf
Prior Sale: $515,000 (06/15)

315 ESSEX ST U:1 ..... **$549,000**
B: Deborah A Dewick & Thomas S Dewick
S: Mitchell Jay Tr, Tr for Lussier RET
Book/Page: 41038/501, Date: 06/30/22
Mtg: Wells Fargo Bank $299,000
Use: 2 Bdrm Condo, Lot: 9692sf
Prior Sale: $350,000 (06/17)

358 ESSEX ST U:1 ..... **$1,011,000**
B: Ryan Juckett
S: Essex Moon LLC
Book/Page: 41024/264, Date: 06/24/22
Mtg: Prime Lending Inc $500,000
Use: 5 Bdrm Condo, Lot: 7858sf
Prior Sale: $450,000 (04/21)

183 FEDERAL ST U:3 ..... **$510,000**
B: Jonathan Mccurdy & Alina Zalucki
S: Amy Richardson
Book/Page: 41025/228, Date: 06/24/22
Mtg: Fairway Ind Mtg $440,000
Use: 3 Bdrm Condo
Prior Sale: $300,000 (09/17)

14 FOWLER ST **$1,000,000**
B: Roger Chen & Vicky Hsu
S: Naoma G Homan
Doc#: 000000000637315, Date: 06/27/22
Mtg: Guaranteed Rate Inc $600,000
Use: 3-Family Mlti-unt Blg, Lot: 6081sf

26 GABLES CIR **$720,000**
B: Erin Remington & Melanie Remington
S: Charles E Clifford & Donna M Clifford
Book/Page: 41021/101, Date: 06/23/22
Mtg: Guaranteed Rate Inc $612,000
Use: 4 Bdrm Colonial, Lot: 7815sf

5 GARDNER ST U:3 ..... **$360,000**
B: Amber R Freedman & Christopher V Lousos
S: Shane Thomas
Book/Page: 41029/214, Date: 06/27/22
Mtg: Guaranteed Rate Inc $342,000
Use: 2 Bdrm Condo, Lot: 6377sf
Prior Sale: $156,000 (03/16)

3 GRANT RD **$300,000**
B: Myrthala G Deouellette & Paul Oullette
S: Annalisa C Dipalma
Book/Page: 41020/567, Date: 06/23/22
Mtg: Inst Svgs Newburyport $240,000
Use: 4 Bdrm Colonial, Lot: 10846sf

33 HARBOR ST **$1,600,000**
B: 33 Harbor Street Dev LLC
S: Matthew Gagnon Tr, Tr for Henrie RT
Book/Page: 41021/198, Date: 06/23/22
Mtg: Needham Bk $1,120,000
Use: Apartment Bldg - 4-8 Units, Lot: 5502sf

9 JAPONICA ST **$412,000**
B: Susannah J Geary & Julio A Mota
S: Allison N Pudvah & Matthew D Pudvah
Book/Page: 41032/263, Date: 06/28/22
Mtg: Guaranteed Rate Inc $380,000
Use: 1 Bdrm Old Style, Lot: 3202sf
Prior Sale: $296,000 (04/18)

204 JEFFERSON AVE U:2 ..... **$385,000**
B: David Gardner & Merry B Gardner
S: Nicole Martocchio
Book/Page: 41027/123, Date: 06/27/22
Mtg: United Wholesale Mtg $308,000
Use: 3 Bdrm Condo, Lot: 4465sf
Prior Sale: $285,000 (05/20)

51 LAFAYETTE ST U:205 ..... **$540,000**
B: Nicholas H Almy
S: James J Heiserman & Fusun H Tufanyazici
Book/Page: 41028/34, Date: 06/27/22
Mtg: Fairway Ind Mtg $290,000
Use: 2 Bdrm Condo, Lot: 20752sf
Prior Sale: $358,000 (06/16)

3 LAURENT RD U:1 ..... **$245,000**
B: Allyson Varao
S: Neil A Hack
Book/Page: 41035/128, Date: 06/29/22
Mtg: Dedham Inst for Svgs $232,750
Type: Adj
Use: 2 Bdrm Condo

25 LYNDE ST U:1 ..... **$683,775**
B: John N Canning 3rd & Molly E Canning
S: 25 Lynde St Condos LLC
Book/Page: 41032/20, Date: 06/28/22
Mtg: Leader Bank NA $641,975
Use: Condo, Lot: 4342sf
Prior Sale: $950,000 (11/20)

25 LYNDE ST U:5 ..... **$539,900**
B: Matthew Chicca
S: 25 Lynde St Condos LLC
Book/Page: 41036/383, Date: 06/30/22
Mtg: Cross Country Mtg Inc $300,000
Use: Condo

22 MASON ST **$946,250**
B: Nicholas Delena
S: PCG Properties LLC
Book/Page: 41035/601, Date: 06/29/22
Mtg: Rocket Mortgage LLC $804,300
Use: 2-Family Mlti-unt Blg, Lot: 5075sf
Prior Sale: $415,000 (08/20)

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ESSEX REGISTRY
continued

24 NORMAN ST U:2 ..... **$247,500**
B: Frederick J Schneider Tr, Tr for Chahivec Schnieder FT
S: William P Obrien
Book/Page: 41040/589, Date: 06/30/22
Use: 1 Bdrm Condo

30 NURSERY ST U:1 ..... **$525,000**
B: Eliza Berg & Casey Marchek
S: Jenny Shelton
Book/Page: 41031/146, Date: 06/28/22
Mtg: Leader Bank NA $498,750
Use: 2 Bdrm Condo, Lot: 8002sf
Prior Sale: $430,000 (10/20)

44 PINGREE ST U:5 ..... **$250,000**
B: Heather M Foley
S: Edward Shaw
Book/Page: 41026/188, Date: 06/27/22
Mtg: Guaranteed Rate Inc $200,000
Use: 2 Bdrm Condo
Prior Sale: $130,000 (02/18)

21 SABLE RD **$610,000**
B: Nicholas Semons
S: Patricia Morin
Book/Page: 41040/126, Date: 06/30/22
Mtg: Fairway Ind Mtg $549,000
Use: 3 Bdrm Split Entry, Lot: 7000sf

16 SAUNDERS ST **$420,000**
B: Rewan Al-Haddad
S: Leslie A Byrne
Book/Page: 41032/499, Date: 06/29/22
Mtg: Bank of America NA $399,000
Use: 1 Bdrm Old Style, Lot: 3820sf

31 SYMONDS ST U:9 ..... **$270,000**
B: Ana Mesquita-Emlinger
S: Jeffrey A Newsome
Book/Page: 41039/37, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $242,730
Use: 2 Bdrm Condo

15 VALIANT WAY U:15 ..... **$568,000**
B: Christian L Galacar & Kayler M Zeller
S: Edward M Braun & Sheila L Braun
Book/Page: 41031/187, Date: 06/28/22
Mtg: Inst Svgs Newburyport $426,000
Use: 2 Bdrm Condo
Prior Sale: $324,000 (07/13)

5 WALL ST **$670,000**
B: Edgar A Cuello & Mary Villanueva-Fabian
S: Jenny J Pena
Book/Page: 41038/602, Date: 06/30/22
Mtg: Equity Prime Mtg $657,864
Use: 2-Family Mlti-unt Blg, Lot: 5850sf
Prior Sale: $385,000 (11/17)

6 WARNER ST **$1,205,000**
B: Barry Lyons
S: Ralph R Fabiano Jr & Susan C Fabiano
Book/Page: 41028/438, Date: 06/27/22
Mtg: North Shore Bank $903,750
Use: 3 Bdrm Old Style, Lot: 3676sf

65 WASHINGTON ST U:305 ..... **$629,000**
B: Mary-Ann Fraser
S: Lindsey B Hudson & Norman F Hunter
Book/Page: 41037/151, Date: 06/30/22
Use: Condo

150 WASHINGTON ST **$4,500,000**
B: Charles C Hajjar Tr, Tr for Merchant RT
S: ZXE LLC
Book/Page: 41025/445, Date: 06/24/22
Mtg: Rockland Tr Co $4,500,000
Use: Inn/resort, Lot: 7819sf
Prior Sale: $825,000 (04/14)

4 WATSON ST **$769,000**
B: Lois M Hinman & Richard M Hinman
S: Alexandra K Peterson & William Peterson
Book/Page: 41038/333, Date: 06/30/22
Mtg: Fairway Ind Mtg $169,000
Use: 3 Bdrm Old Style, Lot: 2400sf
Prior Sale: $221,000 (04/15)

49 WHALERS LN U:49 ..... **$476,000**
B: Francisco Peschard
S: Alicia Green Tr, Tr for Greens Point INT
Book/Page: 41025/69, Date: 06/24/22
Mtg: Needham Bk $310,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $245,000 (05/15)

7 WOODLANDS RD **$915,000**
B: Douglas Grad & Kimberly Grad
S: Ian Murphy & Lauren G Murphy
Doc#: 000000000637369, Date: 06/29/22
Use: 3 Bdrm Colonial, Lot: 7492sf

Salisbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	17
Median Price	$500,000	$520,000

▶ REAL ESTATE SALES

153 ATLANTIC AVE U:1 ..... **$550,000**
B: Robert A Mcnutt & Carole J Mcnutt
S: Stephen P Robertson & Faye Nabhan-Robertson
Doc#: 000000000637246, Date: 06/23/22
Mtg: Methuen Cp Bk $720,000
Use: 2 Bdrm Condo

14 BROADWAY **$1,300,000**
B: Footes 2 LLC
S: Norman N Pelletier
Doc#: 000000000637256, Date: 06/23/22
Use: Mixed Use-prim Comm & Resd, Lot: 2980sf

30 CABLE AVE **$200,000**
B: Damon Amato Tr, Tr for 30 Cable Ave NT
S: Edward Foote Jr
Book/Page: 41041/570, Date: 06/30/22
Use: Residential Developable Land, Lot: 4761sf

32 CABLE AVE **$250,000**
B: Rebekah E Grundy & Thomas W Grundy
S: Edward Foote Jr
Book/Page: 41041/479, Date: 06/30/22
Mtg: Washington Trust Mtg $200,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 2200sf

4 DERBY LN U:B **$635,000**
B: Cheryl A Dean
S: Donna L Larkin
Book/Page: 41039/354, Date: 06/30/22
Mtg: Inst Svgs Newburyport $385,000
Use: 2 Bdrm Condo
Prior Sale: $497,500 (06/21)

89 FOLLY MILL RD **$500,000**
B: Paula Dossantos & Daniel Gomes-Neto
S: Jean Lawler-Isbell & Edward P Nasta
Book/Page: 41024/474, Date: 06/24/22
Mtg: First Natl Bank Trini $400,000
Use: 3 Bdrm Cape Cod, Lot: 107123sf
Prior Sale: $424,900 (11/20)

10 GERRISH RD **$625,000**
B: Matthew J Beevers & Jillian M Byra
S: Jonathan R Kelley
Book/Page: 41032/98, Date: 06/28/22
Mtg: Prime Lending Inc $591,850
Use: 3 Bdrm Split Entry, Lot: 21501sf
Prior Sale: $275,000 (01/16)

3 GOVE LN **$450,900**
B: Robert J Villemure
S: Desmond Stephen W Est & Stephen W Desmond Jr
Book/Page: 41037/555, Date: 06/30/22
Mtg: Blue Water Mortgage $360,720
Use: 3 Bdrm Ranch, Lot: 10145sf

7 JAK LEN DR **$357,000**
B: Zoe Benjamin
S: MTGLQ Investors LP
Book/Page: 41021/487, Date: 06/23/22
Use: 3 Bdrm Split Entry, Lot: 29002sf
Prior Sale: $376,650 (07/21)

37 JAK LEN DR **$530,000**
B: Alana R Griffin & Alexander S Griffin
S: Debra M Sancranti
Book/Page: 41037/333, Date: 06/30/22
Mtg: Guaranteed Rate Inc $370,000
Use: 3 Bdrm Split Entry, Lot: 21000sf

113 N END BLVD **$775,000**
B: 113&115 North End Blvd
S: Salisbury Town Of
Book/Page: 41021/134, Date: 06/23/22
Use: County/municipality Property, Lot: 23610sf

115 N END BLVD **$775,000**
B: 113&115 North End Blvd
S: Salisbury Town Of
Book/Page: 41021/134, Date: 06/23/22
Use: County/municipality Property, Lot: 7680sf

528 N END BLVD U:2N **$475,000**
B: Sandy A Reilly Tr, Tr for Sandy A Reilly RET
S: Maura A Renaud Tr, Tr for Renaud FT
Book/Page: 41039/134, Date: 06/30/22
Mtg: Salem Cooperative Bk $356,250
Use: 2 Bdrm Condo
Prior Sale: $351,000 (07/18)

5 PARTRIDGE LN U:C **$481,700**
B: David Zoffoli
S: Carol J Moran Tr, Tr for C J Brown RET 2022
Book/Page: 41039/94, Date: 06/30/22
Mtg: Salem Five Mtg Co $90,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $330,000 (10/18)

8 WINTERBERRY CIR **$719,900**
B: Daniel W Bertrand & Gina L Bertrand
S: Destefano Dev Group
Book/Page: 41034/47, Date: 06/29/22
Mtg: Caliber Home Loans $719,000
Use: Residential Developable Land, Lot: 10485sf

Saugus

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	101	94
Median Price	$535,000	$600,000

▶ REAL ESTATE SALES

3 ANJO LN U:B **$475,000**
B: Thavy Chen
S: John J Capomaccio & Susan Capomaccio
Book/Page: 41022/347, Date: 06/24/22
Mtg: Guaranteed Rate Inc $356,250
Use: 3 Bdrm Condo
Prior Sale: $350,000 (05/18)

474 CENTRAL ST **$1,115,000**
B: Jennifer Osmani
S: 474 Ctrl St Saugus LLC
Book/Page: 41019/539, Date: 06/23/22
Mtg: TD Bank NA $715,000
Use: 2-Family Mlti-unt Blg, Lot: 7492sf
Prior Sale: $545,000 (07/21)

12 CLARK ST **$670,000**
B: Rafael Q Garcia & Marra V Zamora
S: Adele L Dantona & Brittany M Dantona
Book/Page: 41030/327, Date: 06/28/22
Mtg: MSA Mortgage LLC $620,000
Use: 3 Bdrm Ranch, Lot: 5793sf
Prior Sale: $500,000 (08/19)

14 ENDICOTT ST **$589,000**
B: Matthew J Ogrady
S: Lisa Dedo & Zhaniel Dedo
Book/Page: 41031/60, Date: 06/28/22
Mtg: Guaranteed Rate Inc $550,000
Use: 3 Bdrm Old Style, Lot: 4400sf
Prior Sale: $435,000 (03/19)

9 HEMINGWAY RD **$620,000**
B: Jarrett Arredondo & Andressa Reis-Arredondo
S: Carmen L Freda & Italo L Freda
Book/Page: 41020/500, Date: 06/23/22
Mtg: Shamrock Home Loans $589,000
Use: 3 Bdrm Colonial, Lot: 17555sf

11 HULL DR **$515,000**
B: Zachary M Demas
S: Jean R Rossi Tr, Tr for Jean R Rossi RET
Doc#: 000000000637387, Date: 06/29/22
Mtg: Guaranteed Rate Inc $265,000
Use: 3 Bdrm Ranch, Lot: 10019sf

85 HURD AVE **$420,000**
B: New England Hm Buyers LLC
S: Amy Orlando
Book/Page: 41038/177, Date: 06/30/22
Use: 2 Bdrm Cape Cod, Lot: 2047sf
Prior Sale: $359,000 (11/19)

403 LEWIS O GRAY DR U:403 ..... **$570,000**
B: Maria L Lopes
S: Roger Frossard
Book/Page: 41023/416, Date: 06/24/22
Mtg: United Wholesale Mtg $448,000
Use: 2 Bdrm Condo

20 PACE RD **$540,000**
B: James P Brown Jr & Melissa Brown
S: Alexander R Grant & Samantha A Grant
Book/Page: 41041/71, Date: 06/30/22
Mtg: Citizens Bank $490,000
Use: 3 Bdrm Ranch, Lot: 10542sf
Prior Sale: $350,000 (06/17)

201 SHERWOOD FOREST LN U:201 ..... **$565,000**
B: Zachary Berube
S: Laura Mccormack
Book/Page: 41041/179, Date: 06/30/22
Mtg: Cross Country Mtg Inc $452,000
Use: 2 Bdrm Condo
Prior Sale: $305,000 (07/13)

7 TUTTLE ST **$580,000**
B: Alicia M Almonte & Carolina Almonte
S: Kathleen Stewart & Thomas Stewart
Book/Page: 41023/284, Date: 06/24/22
Mtg: Mortgage Networks Inc $430,000
Use: 3 Bdrm Cape Cod, Lot: 6882sf

4 UPLAND RD **$1,000,000**
B: James Hykel & Joseph Hykel
S: Stacy A Goldberg
Doc#: 000000000637436, Date: 06/30/22
Mtg: Fairway Ind Mtg $600,000

1 VINCENT ST **$862,500**
B: Eda Balqi
S: Gregory Feider & Kathleen P Labadie
Book/Page: 41031/239, Date: 06/28/22
Mtg: Bristol Cnty Svgs Bk $776,250
Use: 3 Bdrm Old Style, Lot: 9845sf
Prior Sale: $792,000 (07/21)

50 VINE ST **$535,000**
B: Aashraya Bc & Kusum Gautam
S: Janice Necco & Anita Quevillion
Book/Page: 41037/372, Date: 06/30/22
Mtg: Citizens Bank $508,250
Use: 2 Bdrm Old Style, Lot: 22564sf
Prior Sale: $315,000 (10/15)

83 WATER ST **$660,000**
B: Mohammed Mrabbi & Rajaa Stour
S: Swanson David A Est & Marie Parent
Book/Page: 41029/306, Date: 06/27/22
Mtg: Guaranteed Rate Inc $627,000
Use: 3 Bdrm Split Entry, Lot: 19994sf

3 WESTERN PL **$865,000**
B: Manuel D Urrutia & Dora A Lemus-Tejada
S: Ermez R Gomez & Jose F Marchorro
Book/Page: 41041/279, Date: 06/30/22
Mtg: United Wholesale Mtg $807,131
Use: 2-Family Townhouse, Lot: 13199sf
Prior Sale: $675,000 (05/20)

Swampscott

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	52	43
Median Price	$668,750	$775,000

▶ REAL ESTATE SALES

12 BOYNTON ST **$675,000**
B: Christopher Robinson
S: Marco Sanchez & Molly Sanchez
Book/Page: 41034/205, Date: 06/29/22
Mtg: Guaranteed Rate Inc $607,500
Use: 4 Bdrm Old Style, Lot: 3920sf
Prior Sale: $474,000 (05/19)

28 CLAREMONT TER U:6 ..... **$304,000**
B: Barry F Hunt Tr, Tr for B&E Hunt RET
S: Michael D Gillepie
Doc#: 000000000637333, Date: 06/28/22
Use: 1 Bdrm Condo
Prior Sale: $209,000 (12/17)

34 HUMPHREY ST U:34 ..... **$737,777**
B: Christopher Bolsinger & Alexa Cordell
S: Molly E Manson & Sean R Quinn
Book/Page: 41029/269, Date: 06/27/22
Mtg: Sugar River Bank $642,140
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $580,000 (02/19)

35 LITTLES POINT RD U:S302 ..... **$4,500,000**
B: Susan E Zweicker Tr, Tr for S E Zwicker RET 2016
S: CC White Court LLC
Book/Page: 41031/56, Date: 06/28/22
Use: Condo

137 NORFOLK AVE **$830,000**
B: Benjamin E Baltimore & Alyson G Yacobian
S: Jeffrey Plourde & Kendra Plourde
Book/Page: 41040/412, Date: 06/30/22
Mtg: Cross Country Mtg Inc $400,000
Use: 3 Bdrm Old Style, Lot: 4792sf
Prior Sale: $600,000 (11/17)

2 PHILLIPS TER **$1,525,000**
B: Jessica Black
S: Julie Lemanski & Preston Lemanski
Book/Page: 41038/406, Date: 06/30/22
Use: 5 Bdrm Old Style, Lot: 7971sf

60 PLEASANT VIEW AVE **$565,000**
B: Joseph Barbuzzi & Monique R Bleau
S: Pamela J Collins & Stephen G Collins
Book/Page: 41019/342, Date: 06/23/22
Mtg: Rocket Mortgage LLC $508,500
Use: 3 Bdrm Old Style, Lot: 3964sf

94 ROY ST U:94 ..... **$455,000**
B: Aeshna Badruzzaman & Matthew S Spearing
S: Kelley M Collins & Timothy M Collins
Book/Page: 41025/16, Date: 06/24/22
Mtg: Cross Country Mtg Inc $427,500
Use: 3 Bdrm Condo
Prior Sale: $305,000 (03/19)

36 STETSON AVE **$530,000**
B: Maria E Muniz & Pedro U Muniz
S: Ann M Tibbetts
Book/Page: 41028/557, Date: 06/27/22
Mtg: Fairway Ind Mtg $503,500
Use: 4 Bdrm Colonial, Lot: 4792sf

161 STETSON AVE **$660,000**
B: Coralis A Batista
S: Mahababul Haque
Book/Page: 41028/407, Date: 06/27/22
Mtg: Guaranteed Rate Inc $410,000
Use: 3 Bdrm Split Entry, Lot: 5009sf

Topsfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	29
Median Price	$810,000	$780,000

▶ REAL ESTATE SALES

19 HIGH RIDGE RD **$1,950,000**
B: Sean Mackey
S: Kevin C Gillis Tr, Tr for Laura E Gillis RET
Book/Page: 41022/208, Date: 06/24/22
Mtg: North Shore Bank $1,462,500
Use: 4 Bdrm Colonial, Lot: 43564sf

21 WILDES RD **$942,000**
B: Christopher J Beza & Maureen D Neville
S: Joseph A Bettencourt
Book/Page: 41021/276, Date: 06/23/22
Mtg: Draper and Kramer Mtg $530,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 87120sf

Wenham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	20	23
Median Price	$915,000	$770,000

▶ REAL ESTATE SALES

27 ARBOR ST **$900,000**
B: Wendy M Waller Tr, Tr for 27 Arbor Street RT
S: Elise D Wolcott Tr, Tr for Wolcott RT
Book/Page: 41034/152, Date: 06/29/22
Use: 3 Bdrm Conventional, Lot: 39531sf

8 MIDDLEWOOD DR U:8 ..... **$262,548**
B: David Daeyoung-Ko
S: Lauren Dandreo
Book/Page: 41040/155, Date: 06/30/22
Mtg: MA Housing Fin Auth $249,421
Use: 3 Bdrm Condo

7 PINE HILL RD U:7 ..... **$1,200,000**
B: Andrew Boumil & Jan L Boumil
S: Wenham Pines LLC
Book/Page: 41034/253, Date: 06/29/22
Mtg: Republic State Mtg Co $200,000
Use: Possible New Construction, Lot: 40001sf

21 PURITAN RD **$775,000**
B: Renato E Deleon & Teresa C Deleon
S: Paul Moroney Tr, Tr for Moroney RT
Book/Page: 41035/47, Date: 06/29/22
Mtg: United Wholesale Mtg $760,962
Use: 3 Bdrm Split Level, Lot: 46535sf

West Newbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	11
Median Price	$797,500	$705,000

▶ REAL ESTATE SALES

3 DOLE PL **$1,250,000**
B: Donald G Lussier & Meghan E Lussier
S: Gayle D Alcon & Mitchell G Alcon
Book/Page: 41037/88, Date: 06/30/22
Mtg: Fairway Ind Mtg $1,000,000
Type: Adj
Use: 2-Family Colonial, Lot: 35285sf

2 HILLTOP CIR **$840,000**
B: Xantha Stringfellow & David Furlong
S: Pamela A Atwood & Thomas M Atwood
Book/Page: 41024/387, Date: 06/24/22
Mtg: HarborOne Mortgage $672,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 42222sf

26 KIMBALL RD **$876,000**
B: Clarissa Palomba & Ermelino Palomba
S: Allison Beaumier & Nicholas Delena
Book/Page: 41035/95, Date: 06/29/22
Mtg: Flagstar Bank FSB $700,800
Type: Adj
Use: 4 Bdrm Colonial, Lot: 30020sf
Prior Sale: $485,000 (03/13)

Franklin Registry

Scott A. Cote. Register
43 Hope Street, Greenfield, MA 01301
Telephone: (413) 772-0239
Fax: (413) 774-7150
www.franklindeeds.com
or www.masslandrecords.com

Ashfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	4
Median Price	$400,000	$284,500

▶ REAL ESTATE SALES

393 BAPTIST CORNER RD **$125,000**
B: Double Edge Theatre Prod
S: Elisha D Sweet
Book/Page: 8026/221, Date: 06/30/22

BUG HILL RD L:1B1 ..... **$115,000**
B: Alice G Mckusick & Eliza L Daniels
S: David J Nelson & Carol J Nelson
Book/Page: 8024/293, Date: 06/28/22

401-B SMITH RD **$320,000**
B: David W Christenson & Brianna M Willis
S: David H Christenson
Book/Page: 8026/73, Date: 06/30/22
Mtg: EMM Loans LLC $256,000
Use: 2-Family Old Style, Lot: 487872sf

14 WATSON RD **$450,000**
B: Leopoldo DeLaCruz & Lisa Fortin
S: Richard L Sprague Jr & Delmar C Haskins
Book/Page: 8025/33, Date: 06/28/22
Mtg: Richard L Sprangue Jr $150,000
Use: 4 Bdrm Antique, Lot: 880914sf

Buckland

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	10
Median Price	$247,000	$274,000

▶ REAL ESTATE SALES

86 E BUCKLAND RD **$340,000**
B: Stephen Harding
S: Kurtis A Williams & Nichole B Williams
Book/Page: 8023/300, Date: 06/27/22
Mtg: Rocket Mortgage LLC $272,000
Use: 3 Bdrm Ranch, Lot: 185086sf
Prior Sale: $255,000 (03/20)

17 MAPLE ST **$352,500**
B: Norbert B Johnston & Doris L Johnston
S: L Kelvin Gavin & Joann M Gavin
Book/Page: 8026/100, Date: 06/30/22

▶ FORECLOSURE DEEDS

64 NORTH ST **$235,236**
B: US Bank NA Tr
S: Kenneth E Snow & US Bank NA
Book/Page: 8021/314, Date: 06/23/22
Use: 3 Bdrm Old Style, Lot: 10890sf

Conway

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	10	3
Median Price	$251,500	$454,000

▶ REAL ESTATE SALES

FIELDS HILL RD **$10,000**
B: Edward Stuart
S: Scott A Kelemen & Susan S Kelemen
Book/Page: 8024/299, Date: 06/28/22

234 MAIN POLAND RD **$875,000**
B: Michelle L Byrtek Tr, Tr for AMBS Byrtek FT
S: Timothy C Borton Tr, Tr for Ann H Borton RET
Book/Page: 8026/173, Date: 06/30/22
Use: Mixed Use-prim Res & Rec, Lot: 3354120sf

3385 SHELBURNE FALLS RD **$250,000**
B: David Thibault & Faith Thibault
S: Kim Cislo Tr, Tr for Phillip A Crafts T
Book/Page: 8025/122, Date: 06/29/22
Use: 3 Bdrm Colonial, Lot: 116349sf

Deerfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	11
Median Price	$364,950	$305,000

▶ REAL ESTATE SALES

6 KEETS RD **$52,000**
B: Brandon Tessier & David Meyer
S: HSBC Bank USA NA Tr
Book/Page: 8026/289, Date: 06/30/22
Use: 1 Bdrm Cottage, Lot: 24755sf
Prior Sale: $80,600 (06/22)

26 S MAIN ST **$421,026**
B: Ashly Mellon & Jamison Young
S: Deborah S Dachos
Book/Page: 8026/179, Date: 06/30/22
Mtg: Greenfield Svgs $391,026
Use: 3 Bdrm Old Style, Lot: 15682sf
Prior Sale: $237,000 (07/14)

Erving

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	5
Median Price	$284,650	$200,000

▶ REAL ESTATE SALES

43 RIDGE RD **$420,000**
B: Beth E Hanson
S: Brian E Frank & Anna Vdovichenko
Book/Page: 8021/296, Date: 06/23/22
Use: Mixed Use-prim Res & Comm, Lot: 134165sf
Prior Sale: $213,000 (05/13)

Gill

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	5	5
Median Price	$184,000	$435,000

▶ REAL ESTATE SALES

MOUNTAIN RD L:2 ..... **$40,000**
B: Tyler Raymond
S: Jean Donovan Tr, Tr for Alyce A Sokolosky IRT
Book/Page: 8025/191, Date: 06/29/22

54 WOOD AVE **$552,000**
B: Tracy F Walsh & Rebecca N Mandel
S: Jeffrey L Coulson & Betsy L Evans
Book/Page: 8023/326, Date: 06/27/22
Mtg: Morgan Stanley $513,360
Use: Mixed Use-prim Res & Comm, Lot: 295772sf

Greenfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	65	47
Median Price	$235,000	$267,000

▶ REAL ESTATE SALES

248 ADAMS RD **$325,000**
B: Christopher Dodge
S: Suzanne E Delesdernier
Book/Page: 8023/282, Date: 06/27/22
Mtg: Alan John Owleiseichi $325,000
Use: 4 Bdrm Cape Cod, Lot: 222082sf

39 BEACON ST **$3,500,000**
B: Mag RE Hldg Mohawk Trl
S: 39 Beacon Street LLC
Book/Page: 8023/124, Date: 06/27/22
Mtg: Santander Bank NA $2,080,000
Use: Auto Sales, Lot: 91750sf
Prior Sale: $2,275,000 (08/19)

965 BERNARDSTON RD **$500,000**
B: James B Moses Tr, Tr for 965 Bernardston Road RT
S: Rodney P Wert
Book/Page: 8022/138, Date: 06/24/22
Use: 2 Bdrm Ranch, Lot: 1259010sf

89 DAVIS ST **$265,000**
B: LCS Realty LLC
S: John W Guenther Tr, Tr for Tiltonguenther INT
Book/Page: 8026/267, Date: 06/30/22
Mtg: Greenfield Svgs $267,700
Use: Residential-multiple Bldgs, Lot: 6212sf

412 PLAIN RD **$365,000**
B: Joshua J Pfisterer Sr & Sophie Fiske
S: Yogesh Malik & Renu Malik
Book/Page: 8024/306, Date: 06/28/22
Mtg: Academy Mortgage Corp $358,388
Use: 4 Bdrm Cape Cod, Lot: 11400sf
Prior Sale: $200,000 (11/16)

133 SCHOOL ST **$140,000**
B: EDS Enterprises LLC
S: Lisa L Sandri
Book/Page: 8023/218, Date: 06/27/22
Mtg: Pinnacle Fncl Svc LLC $226,000
Use: 4 Bdrm Old Style, Lot: 5449sf

175 SILVER ST **$475,000**
B: William L Fletcher Tr, Tr for Fletcher FT
S: Mary Foley & Robert Foley
Book/Page: 8026/213, Date: 06/30/22
Use: 4 Bdrm Colonial, Lot: 23104sf
Prior Sale: $280,000 (08/17)

Hawley

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	4
Median Price		$462,500

▶ REAL ESTATE SALES

HUNT RD **$30,000**
B: Carl Perella & Lori A Perella
S: Burstein Merwyn J Est & Ruth B Burstein
Book/Page: 8024/333, Date: 06/28/22
Use: Residential Developable Land, Lot: 130680sf

19 HUNT RD **$100,000**
B: Country Development Corp
S: Todd Aubrey
Book/Page: 8025/10, Date: 06/28/22
Mtg: Monson Svgs Bk $80,000
Use: 2 Bdrm Ranch, Lot: 130680sf

Leverett

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	5
Median Price	$494,494	$600,000

▶ REAL ESTATE SALES

4 STILL CORNER RD **$464,990**
B: Charles Dana & Ruoqi Zhong
S: Hanna M Shea & Ryan J Shea
Book/Page: 8025/1, Date: 06/28/22
Use: 3 Bdrm Contemporary, Lot: 40001sf
Prior Sale: $392,000 (08/20)

Leyden

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	1	1
Median Price		

▶ REAL ESTATE SALES

199 E HILL RD **$400,000**
B: Rebecca Bald & Daniel Bald
S: Joel Tognarelli & Kristie Tognarelli
Book/Page: 8024/250, Date: 06/28/22
Mtg: Navy FCU $200,000
Use: Residential-multiple Bldgs, Lot: 804379sf
Prior Sale: $92,500 (05/19)

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Montague

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	21	20
Median Price	$266,000	$265,000

▶ REAL ESTATE SALES

91 4TH ST **$260,000**
B: Zachary Wright & Alexxis Young
S: Edward F Wilcox 3rd & Toni S Wilcox
Book/Page: 8026/150, Date: 06/30/22
Mtg: Greenfield Svgs $208,000
Use: 3-Family Conventional, Lot: 2919sf

79 7TH ST **$349,000**
B: William G Walker & Stephanie L Stroud
S: Felice Hall & Jesse Hall
Book/Page: 8026/236, Date: 06/30/22
Mtg: Greenfield Cp Bk $250,000
Use: 4 Bdrm Colonial, Lot: 6839sf
Prior Sale: $205,000 (12/17)

64-66 AVENUE A **$280,000**
B: Unmalnaebe LLC
S: Derwicki LLC
Book/Page: 8024/276, Date: 06/28/22
Use: Restaurant/bar, Lot: 6055sf
Prior Sale: $200,000 (01/15)

75 CENTER ST **$380,000**
B: Naomi Brave & Clay R Larsen
S: Adam R Levine & Sarah E Lowe
Book/Page: 8025/241, Date: 06/29/22
Use: 2 Bdrm Cape Cod, Lot: 14244sf
Prior Sale: $213,500 (06/15)

144 MILLERS FALLS RD **$295,500**
B: Kurt A Gilmore
S: Jonas Bless
Book/Page: 8025/328, Date: 06/30/22
Mtg: EMM Loans LLC $268,905
Use: 3 Bdrm Ranch, Lot: 43691sf
Prior Sale: $217,000 (06/19)

2 OLD SUNDERLAND RD **$375,000**
B: Laurie Olsen & Michael Margulis
S: Sasha Z Statman-Weil
Book/Page: 8025/131, Date: 06/29/22
Use: 3 Bdrm Old Style, Lot: 36329sf

▶ FORECLOSURE DEEDS

59 G ST **$46,228**
B: USA VA
S: David J Pike & USA VA
Book/Page: 8022/102, Date: 06/23/22
Use: 2 Bdrm Old Style, Lot: 3311sf

New Salem

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	3
Median Price		$270,000

▶ REAL ESTATE SALES

N MAIN ST **$10,000**
B: Heyes Family Forests LLC
S: Carey Gerald R Est & Kevin L Carey
Book/Page: 8022/161, Date: 06/24/22
Use: Residential Undvlpble Land, Lot: 378972sf

Northfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	9	8
Median Price	$295,000	$307,500

▶ REAL ESTATE SALES

ALEXANDER HILL RD **$80,000**
B: Mount Grace Land Cons T
S: Samuel A Richardson & Barbara J Richardson
Book/Page: 8024/230, Date: 06/28/22

▶ FORECLOSURE DEEDS

16 S MOUNTAIN RD **$202,000**
B: 16 South Mountain RT & Jason Brooks Tr
S: Larry E Bonnet & Reverse Mtg Funding LLC
Book/Page: 8026/135, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 28450sf

Orange

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	26	28
Median Price	$219,000	$247,500

▶ REAL ESTATE SALES

COTTAGE ST **$30,000**
B: Thomas J Doane
S: Rene Arsenault
Book/Page: 8024/339, Date: 06/28/22
Use: Res Potentially Dvlpble Land, Lot: 87120sf

60 FAIRMAN RD **$347,900**
B: Kim L Luketich & John A Luketich
S: Mark Stoddard & Paula Boyle
Book/Page: 8026/308, Date: 06/30/22
Mtg: GFA Federal Credit Un $248,000
Use: 4 Bdrm Ranch, Lot: 43638sf
Prior Sale: $90,000 (08/14)

40 PACKARD RD **$400,000**
B: Abigail Ali & Farhad Ali
S: Barbara A Lozanski-Byrnes & Patricia A Byrnes
Book/Page: 8026/45, Date: 06/30/22
Mtg: Fairway Ind Mtg $320,000
Use: 3 Bdrm Cape Cod, Lot: 46792sf

30 SHELTER ST **$145,000**
B: Scott Fahlbeck
S: Michael Pollastri & Sally A Pollastri
Book/Page: 8024/288, Date: 06/28/22
Use: 2-Family Conventional, Lot: 26410sf

Shelburne

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	5	2
Median Price	$219,000	

▶ REAL ESTATE SALES

MERCY ANDERSON RD **$18,000**
B: Anthony Arendell & Karen Arendell
S: Casey Cusson & Jeremy Lajoie
Book/Page: 8022/164, Date: 06/24/22

416 S SHELBURNE RD **$230,000**
B: Robert A Manners & Laura L Manners
S: Manners Betty L Est & Penny A Manners
Book/Page: 8026/14, Date: 06/30/22
Mtg: EMM Loans LLC $172,500
Use: Mixed Use-prim Res & Forest, Lot: 3510065sf

Shutesbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	11	8
Median Price	$340,000	$302,500

▶ REAL ESTATE SALES

6 HASKINS WAY **$152,000**
B: Sarah Mccormick-Goodhart
S: Tamara M Spears
Book/Page: 8026/201, Date: 06/30/22
Use: 2 Bdrm Bngl/cottage, Lot: 8712sf
Prior Sale: $92,500 (03/17)

299 PELHAM HILL RD **$220,000**
B: Charles H Clark
S: Lori D Weaver & Thomas S Weaver
Book/Page: 8022/195, Date: 06/24/22
Mtg: Florence Bank $170,000
Use: 3 Bdrm Raised Ranch, Lot: 87120sf

Sunderland

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	13
Median Price	$397,450	$440,000

▶ REAL ESTATE SALES

OLD AMHERST RD **$12,500**
B: Michael S Uchneat & Mark S Uchneat
S: Michael S Uchneat & Mark S Uchneat
Book/Page: 8021/166, Date: 06/23/22

RESERVOIR RD **$25,000**
B: Carol A Sherman & Ronald T Sherman
S: Michael S Uchneat & Mark S Uchneat
Book/Page: 8021/164, Date: 06/23/22

37 RESERVOIR RD **$333,333**
B: Carol A Sherman & Ronald T Sherman
S: Michael S Uchneat & Mark S Uchneat
Book/Page: 8021/162, Date: 06/23/22
Use: 4 Bdrm Cape Cod, Lot: 40036sf

Warwick

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	0	3
Median Price		$220,000

▶ REAL ESTATE SALES

RICHMOND RD **$40,000**
B: MA Audubon Society Inc
S: Peter Fryn & Jacqueline Fryn
Book/Page: 8021/336, Date: 06/23/22
Use: Accessory Land Improved, Lot: 1077239sf

Whately

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	6
Median Price	$280,000	$408,000

▶ REAL ESTATE SALES

STRIPPE RD **$60,000**
B: Garret J Barry & Shannon N Barry
S: Norman E Young & Maxine L Young
Book/Page: 8022/214, Date: 06/24/22
Use: Residential Developable Land, Lot: 51401sf

Hampden Registry

Cheryl A. Coakley Rivera, Esq., Register
50 State Street
Springfield, MA 01103
Telephone: (413) 755-1722
Fax: (413) 731-8190

Westfield Satellite Office
Westfield City Hall
59 Court Street
Westfield, MA 01085
Telephone: (413) 568-2290
Fax: (413) 568-4869
www.registryofdeeds.co.hampden.ma.us

Agawam

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	76	87
Median Price	$268,250	$305,000

▶ REAL ESTATE SALES

43 AVALON PL **$645,000**
B: Garth R Murszewski & Cindy M Murszewski
S: Kathryn M Ayre
Book/Page: 24608/30, Date: 06/24/22
Mtg: Westfield Bank $512,000
Use: 3 Bdrm Colonial, Lot: 20198sf

13 BARN RD **$362,000**
B: Daniel Doane & Alyssa Foss
S: Katara T Baber & Mickey A Baber Jr
Book/Page: 24610/573, Date: 06/27/22
Mtg: Movement Mtg LLC $289,600
Use: 4 Bdrm Cape Cod, Lot: 15681sf
Prior Sale: $341,000 (05/21)

173 BARRY ST **$346,000**
B: Alexander P Webb & Kara E Franqueza
S: Kretschmar Margaret L Est & Christine E Freiburger
Doc#: 000000000231055, Date: 06/30/22
Mtg: Westfield Bank $328,700
Use: 4 Bdrm Colonial, Lot: 20794sf

14 CASTLE HILL RD U:G **$255,000**
B: Charles Sclafani 3rd
S: Blakesley Donald W Est & Daniel E Blakesley
Book/Page: 24621/40, Date: 06/30/22
Mtg: Norwich Commercal Grp $242,250
Use: 2 Bdrm Condo

32 CENTURY ST **$2,880,000**
B: ACP FP AG LLC
S: Millwork Realty Assoc LLC
Book/Page: 24613/152, Date: 06/28/22
Mtg: Texas B&T Co $2,465,000
Use: Trucking Terminal, Lot: 82606sf

134 CHANNELL DR **$177,500**
B: Veteran Stan LLC
S: Pontier John Est & Sara Haapanen
Book/Page: 24615/404, Date: 06/29/22
Mtg: Pinnacle Funding Grp $220,000
Use: 3 Bdrm Cape Cod, Lot: 10890sf

11 FRANCES ST **$275,500**
B: Aquan P Myers Jr & Megan E Cizek
S: Michael A Cerpovicz & Paul F Cerpovicz
Book/Page: 24619/51, Date: 06/30/22
Mtg: Envision Bank $256,918
Use: 4 Bdrm Cape Cod, Lot: 10707sf

779 MAIN ST **$620,000**
B: Telman V Dadayev
S: Aleksandr V Dadayev
Book/Page: 24618/396, Date: 06/30/22
Mtg: Fairway Ind Mtg $496,000
Use: 5 Bdrm Old Style, Lot: 18295sf
Prior Sale: $135,000 (03/15)

23 MOORE ST **$113,000**
B: Bryan Burlingham
S: Lavalley Kimberly Est & Edward Lavalley
Book/Page: 24621/279, Date: 06/30/22
Mtg: Movement Mtg LLC $109,610
Use: 2 Bdrm Bngl/cottage, Lot: 14810sf

100 OAK LN **$418,000**
B: Stephanie Dowers & Debra Dowers
S: Sergey Novak & Julia Novak
Book/Page: 24606/110, Date: 06/23/22
Mtg: Mortgage Networks Inc $334,400
Use: 4 Bdrm Colonial, Lot: 20000sf
Prior Sale: $285,000 (09/19)

69 REGENCY PARK DR U:69 ..... **$140,500**
B: Ashfaqur Rahman & Sefati Rahi
S: Nicole E Bennett & Alison E Johnson
Book/Page: 24608/125, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $107,000 (08/17)

557 S WEST ST **$297,000**
B: Mikasa Miller
S: Andrew Boisvert
Book/Page: 24608/206, Date: 06/24/22
Mtg: Berkshire Bank $267,300
Use: 3 Bdrm Split Entry, Lot: 12025sf
Prior Sale: $217,000 (05/15)

63 SILVER LAKE DR **$520,000**
B: Frederick Yaitanes & Kathleen Jordan
S: Joseph H Aldridge
Doc#: 000000000231020, Date: 06/29/22
Mtg: US Bank NA $390,000
Use: 3 Bdrm Ranch, Lot: 30000sf

830 SILVER ST **$775,000**
B: Behavioral Health Network
S: Agawam Silver St RE Inc
Book/Page: 24606/58, Date: 06/23/22
Use: Industrial Office Building, Lot: 157252sf
Prior Sale: $1,620,000 (01/17)

77 SUNNYSLOPE AVE **$275,000**
B: Dawn M Dentzan & M K Dentzan-Gauthier
S: Alice Couture
Book/Page: 24614/108, Date: 06/28/22
Mtg: Movement Mtg LLC $270,019
Use: 4 Bdrm Cape Cod, Lot: 12197sf

37 THALIA DR **$273,500**
B: Samantha Collins & Steven Gristwood
S: Burton Alexandrea E Est & Kevin D Burton
Book/Page: 24611/52, Date: 06/27/22
Mtg: Cross Country Mtg Inc $265,295
Use: 3 Bdrm Ranch, Lot: 18443sf

Blandford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	1
Median Price	$245,000	

▶ REAL ESTATE SALES

85 GIBBS RD **$70,000**
B: John R Walsh
S: Catharine E Marek
Book/Page: 24613/28, Date: 06/28/22

Brimfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	12
Median Price	$325,000	$340,450

▶ REAL ESTATE SALES

131 E BRIMFIELD HOLLAND **$539,000**
B: John A Sanderski Jr & Emily J Sanderski
S: Woodstock Golf LLC
Book/Page: 24606/290, Date: 06/23/22
Mtg: Baycoast Mortgage Co $419,000
Use: 4 Bdrm Colonial, Lot: 134600sf
Prior Sale: $259,875 (03/21)

125 E HILL RD **$440,000**
B: Brenden Bessette & Nicole Bessette
S: Donna M Parker
Book/Page: 24621/305, Date: 06/30/22
Mtg: Guaranteed Rate Inc $300,000
Use: 4 Bdrm Cape Cod, Lot: 245243sf

76 MARSH HILL RD **$610,000**
B: Donald F Hall & Karen Hall
S: Robert M Looney & Jennie Looney
Book/Page: 24616/146, Date: 06/29/22
Use: 3 Bdrm Cape Cod, Lot: 338897sf

Chester

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	4
Median Price	$200,000	$217,943

▶ REAL ESTATE SALES

10 WESTERN VW **$20,000**
B: Ethan Bedard
S: Dennis M Hayden & Catherine R Hayden
Book/Page: 24604/541, Date: 06/23/22

Chicopee

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	185	148
Median Price	$229,900	$262,500

▶ REAL ESTATE SALES

42 ABBEY ST **$425,000**
B: Martin P Sheridan
S: Anthony D Maloni & Cynthia J Maloni
Book/Page: 24611/28, Date: 06/27/22
Mtg: Athol CU $318,750
Use: Apartment Bldg - 4-8 Units, Lot: 6370sf

1060 CHICOPEE ST **$1,085,000**
B: Pastore Realty LLC
S: Volga Empire MA LLC
Book/Page: 24606/400, Date: 06/24/22
Mtg: Berkshire Bank $813,750
Use: Apartment Bldg - 9 + Units, Lot: 7668sf
Prior Sale: $935,000 (10/19)

66 CINNAMON DR **$395,000**
B: Steven Sawyer & Danielle Sawyer
S: Branden M Labrie & Jill Beiermeister
Book/Page: 24619/198, Date: 06/30/22
Mtg: Polish National CU $302,400
Use: 3 Bdrm Gambrel, Lot: 12880sf
Prior Sale: $252,400 (10/18)

30 CLARENDON AVE **$300,000**
B: Mikhail Chikrizov & Vera Chikrizova
S: Volodymyr Boyko
Book/Page: 24609/40, Date: 06/24/22
Mtg: Radius Financial Grp $150,000
Use: Residential Developable Land, Lot: 9488sf
Prior Sale: $135,000 (03/21)

340 DALE ST U:I **$241,000**
B: Rosalia S Belarmino & Evelyn Barcela
S: Claude Labrie & Anita Labrie
Book/Page: 24611/358, Date: 06/27/22
Mtg: Evolve B&T $228,950
Type: Adj
Use: 2 Bdrm Condo

80 EDGEWOOD AVE **$280,000**
B: Scott M Hebert
S: Steven Sawyer & Danielle Sawyer
Book/Page: 24619/4, Date: 06/30/22
Mtg: Guaranteed Rate Affin $221,889
Use: 3 Bdrm Cape Cod, Lot: 7000sf
Prior Sale: $186,900 (11/18)

64 EMMETT ST **$330,000**
B: Carlos F Cancel & Luz M Velez
S: Kristy M Cintron
Book/Page: 24608/342, Date: 06/24/22
Mtg: Norwich Commercal Grp $324,022
Use: 4 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: $215,000 (05/15)

7 GARITY ST **$262,000**
B: Kenneth Hernandez-Baez & Yamilet Perez-Ortiz
S: Gorman Cynthia P Est & Angelica M Bongiorno
Book/Page: 24620/102, Date: 06/30/22
Mtg: Movement Mtg LLC $254,140

GREENWICH ST L:E **$65,000**
B: Vyacheslav Tsukanov
S: A Crane Construction LLC
Book/Page: 24605/346, Date: 06/23/22
Mtg: Polish National CU $45,500
Type: Adj

67 GUERIN ST **$440,000**
B: Justin T Lavertue & Nikki Lavertue
S: Deshawn A Brown & Kaycee L Brown
Book/Page: 24614/4, Date: 06/28/22
Mtg: Northpoint Mortgage $428,041
Use: 3 Bdrm Colonial, Lot: 11049sf
Prior Sale: $327,000 (07/20)

179 IRENE ST **$380,000**
B: Santa Rodriguez & Frank A Pereira
S: Brian M Dupuis & Rachel C Dupuis
Book/Page: 24605/291, Date: 06/23/22
Mtg: Fairway Ind Mtg $367,317
Use: 5 Bdrm Colonial, Lot: 9750sf

79 LANGEVIN ST **$465,000**
B: Cassandra S Chicoine & Anthony J Popielarczyk
S: Sergey Kaletin & Olga Kaletina
Book/Page: 24620/3, Date: 06/30/22
Mtg: Florence Bank $195,000
Use: 4 Bdrm Cape Cod, Lot: 18912sf

122 POLASKI AVE **$207,000**
B: Christopher Kervian
S: Mark A Fine & Silvia Fine
Book/Page: 24617/188, Date: 06/29/22
Mtg: Inland B&T $196,650
Use: 4 Bdrm Old Style, Lot: 5400sf

5 RIVEST CT **$650,000**
B: Daniel B Peters LLC
S: Edward Maddaloni
Book/Page: 24620/492, Date: 06/30/22
Mtg: Polish National CU $487,500
Use: 2-Family Duplex, Lot: 6912sf

13 RIVEST CT **$650,000**
B: Daniel B Peters LLC
S: Edward Maddaloni
Book/Page: 24620/492, Date: 06/30/22
Mtg: Polish National CU $487,500
Use: 2-Family Two Family, Lot: 6651sf

21 RIVEST CT **$650,000**
B: Daniel B Peters LLC
S: Edward Maddaloni
Book/Page: 24620/492, Date: 06/30/22
Mtg: Polish National CU $487,500
Use: 2-Family Two Family, Lot: 6297sf

29 RIVEST CT **$650,000**
B: Daniel B Peters LLC
S: Edward Maddaloni
Book/Page: 24620/492, Date: 06/30/22
Mtg: Polish National CU $487,500
Use: 2-Family Two Family, Lot: 5934sf

37 RIVEST CT **$650,000**
B: Daniel B Peters LLC
S: Edward Maddaloni
Book/Page: 24620/492, Date: 06/30/22
Mtg: Polish National CU $487,500
Use: 2-Family Two Family, Lot: 6000sf

46 RIVEST CT **$650,000**
B: Daniel B Peters LLC
S: Edward Maddaloni
Book/Page: 24620/492, Date: 06/30/22
Mtg: Polish National CU $487,500
Use: 2-Family Two Family, Lot: 6432sf

73 SAINT JAMES AVE **$300,000**
B: Destiny Sanchez & Quaishaun Bias
S: Maribel Rosario & James Rosario
Book/Page: 24621/9, Date: 06/30/22
Mtg: Inland B&T $306,900
Use: 3 Bdrm Gambrel, Lot: 9746sf
Prior Sale: $129,000 (06/17)

27 STREIBER DR **$200,000**
B: Stephen J Martin & Lisa M Martin
S: Episcopal Missions W MA
Doc#: 000000000230992, Date: 06/28/22
Use: Religious Property, Lot: 39438sf

57 SYCAMORE LN **$506,000**
B: Ricardo Y Garib & Ashley M Garib
S: Grandview Dev Assoc LLC
Book/Page: 24612/359, Date: 06/28/22
Mtg: American Ngbd Mtg Acc $455,400

16 WARREN ST **$170,000**
B: Gaylord Blue LLC
S: Jeffrey J Czarnecki & Jennifer E Consedine
Book/Page: 24608/4, Date: 06/24/22
Use: 3 Bdrm Cape Cod, Lot: 12538sf

52 WOODBRIDGE RD U:52 ..... **$240,000**
B: Marta M Gonzalez
S: Joseph Mccloud
Book/Page: 24620/514, Date: 06/30/22
Mtg: Movement Mtg LLC $230,743
Use: 3 Bdrm Condo
Prior Sale: $150,500 (10/19)

19 YVETTE ST **$235,000**
B: Kevin Tracy
S: Steinbock Midred L Est & Cynthia A Steinbock
Doc#: 000000000230941, Date: 06/24/22
Mtg: Norwich Commercal Grp $215,201
Use: 3 Bdrm Ranch, Lot: 8280sf

East Longmeadow

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	90	83
Median Price	$277,786	$330,000

▶ REAL ESTATE SALES

71 ALLEN ST **$270,000**
B: Sally T Ngo & Sally T Ngo
S: Parker Judith Paula Est & Melynda G Peloquin
Book/Page: 24605/201, Date: 06/23/22
Mtg: PeoplesBank (Holyoke) $256,500
Use: 4 Bdrm Ranch, Lot: 25000sf

57 BAYMOR DR **$331,500**
B: Mary J Lizardi
S: Derek M Bennett
Book/Page: 24607/452, Date: 06/24/22
Mtg: Guaranteed Rate Affin $265,200
Use: 4 Bdrm Cape Cod, Lot: 10534sf

BENTON DR **$475,000**
B: JSTW LP
S: Benton Professional Ptnrs
Book/Page: 24615/265, Date: 06/29/22

41 BENTON DR **$1,920,000**
B: Mbel LLC
S: Mcgill Realty Mgmt Co LLC
Book/Page: 24608/93, Date: 06/24/22
Mtg: PeoplesBank (Holyoke) $1,330,000
Use: Manufacturing Building, Lot: 107954sf

24 CALLENDER AVE **$275,000**
B: Robert G Zanetti
S: Marcus D Verteramo & Beth A Verteramo
Book/Page: 24613/466, Date: 06/28/22
Use: 2 Bdrm Ranch, Lot: 13362sf

513 CHESTNUT ST **$265,000**
B: Michael E Cole & Shayna M Oneill
S: Paul F Dunia & Lisa M Medeiros
Book/Page: 24619/218, Date: 06/30/22
Mtg: Guaranteed Rate Inc $238,500
Use: 3 Bdrm Cape Cod, Lot: 31653sf

33 HOLLAND DR **$265,000**
B: Nicole K Barry & David K Barry
S: Adam J Turner
Book/Page: 24609/328, Date: 06/27/22
Mtg: Envision Bank $249,491
Use: 2 Bdrm Ranch, Lot: 13895sf
Prior Sale: $190,000 (11/19)

106 NOTTINGHAM DR **$670,000**
B: Alexander Grisaru & Anna M Grisaru
S: Scott E Rogers & Jennifer K Rogers
Book/Page: 24618/443, Date: 06/30/22
Mtg: Florence Bank $330,000
Use: 4 Bdrm Colonial, Lot: 33125sf

512 PARKER ST **$370,000**
B: Kristin M Baio & Michael F Baio
S: Silvana A Ayala & Anna Cuomo
Book/Page: 24607/209, Date: 06/24/22
Mtg: Fairway Ind Mtg $287,500
Use: 3 Bdrm Ranch, Lot: 25000sf

220 PINEHURST DR U:220 ..... **$395,000**
B: Maria Scibelli & Andrew Gillespie
S: Leary Marie T Est & Thomas Leary Jr
Book/Page: 24618/92, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $280,000 (08/13)

32 PINEYWOODS DR **$405,000**
B: Thomas Kaye Jr
S: Gregg A Richers & Nida C Richers
Book/Page: 24618/370, Date: 06/30/22
Mtg: Fairway Ind Mtg $397,664
Use: 3 Bdrm Split Entry, Lot: 28000sf

281 PORTER RD **$520,000**
B: Asif M Chaudhry & Sarah Chaudhry
S: Nathan A Olin & Joanna L Olin
Book/Page: 24619/308, Date: 06/30/22
Mtg: 2013 1 LLC $468,000
Use: 4 Bdrm Cape Cod, Lot: 24766sf

9 REVERE ST **$205,000**
B: Jamie Downing
S: Kathleen M Snow
Book/Page: 24605/6, Date: 06/23/22
Mtg: Florence Bank $162,500
Use: 2 Bdrm Bngl/cottage, Lot: 13430sf
Prior Sale: $156,900 (04/19)

27 SAINT JOSEPH DR **$269,900**
B: Brennan J Roy
S: Thomas J Fawcett & Katy L Fawcett
Book/Page: 24613/264, Date: 06/28/22
Mtg: Guaranteed Rate Affin $262,010
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: $203,000 (08/17)

20 SAVOY AVE **$303,000**
B: Thomas Farnham
S: Michael F Baio & Kristin M Baio
Book/Page: 24607/162, Date: 06/24/22
Mtg: William Raveis Mtg Co $242,400
Use: 2 Bdrm Cape Cod, Lot: 9808sf

533 SOMERS RD **$275,000**
B: Ryan Provencher
S: Rhonda E Black
Book/Page: 24611/564, Date: 06/28/22
Use: 4 Bdrm Cape Cod, Lot: 40208sf

Granville

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	2
Median Price	$237,500	

▶ REAL ESTATE SALES

207 SILVER ST **$345,000**
B: Shawn Rutola
S: Carlson Raymond W Jr Est & Linda C Annino
Book/Page: 24611/99, Date: 06/27/22
Mtg: Berkshire Bank $276,000
Use: 4 Bdrm Colonial, Lot: 826333sf

Hampden

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	14
Median Price	$325,000	$330,000

▶ REAL ESTATE SALES

FERNWOOD DR **$56,000**
B: April Greene
S: Community LD LLC
Book/Page: 24612/257, Date: 06/28/22
Use: Nature Study, Lot: 1176120sf
Prior Sale: $30,000 (05/21)

20 HICKORY LN **$330,000**
B: Donna T Haskins
S: Helena E Harris
Book/Page: 24611/89, Date: 06/27/22
Use: 3 Bdrm Ranch, Lot: 21780sf

323 NORTH RD **$465,000**
B: Michael Roszko & Stephanie Roszko
S: Steven Hin
Book/Page: 24619/241, Date: 06/30/22
Mtg: Monson Svgs Bk $360,000
Use: 4 Bdrm Cape Cod, Lot: 156380sf
Prior Sale: $360,000 (08/19)

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HAMPDEN REGISTRY
continued

Holland

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	14
Median Price	$205,000	$355,000

► REAL ESTATE SALES

BLODGETT RD **$315,245**
B: Holland Town
S: Brian A Sichol Tr, Tr for Brian A Sichol RET
Doc#: 000000000231035, Date: 06/30/22

BLODGETT RD **$30,000**
B: Denis Gaudet
S: Brian A Sichol Tr, Tr for Brian A Sichol RET
Doc#: 000000000231037, Date: 06/30/22

BUTTERWORTH RD L:26 ..... **$75,000**
B: Amy C Grossi
S: David R Gagnon
Book/Page: 24612/545, Date: 06/28/22
Use: Residential Developable Land, Lot: 43560sf

21 DUG HILL RD **$345,000**
B: Eric Garcia & Jenna Garcia
S: Justin R Frenier & Lindsey Champney
Book/Page: 24620/58, Date: 06/30/22
Mtg: CMG Mortgage Inc $352,935
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: $210,000 (02/18)

28 EVELYN DR **$319,000**
B: Marie-Nicole Meak
S: Joshua D Thomas
Book/Page: 24618/347, Date: 06/30/22
Mtg: Movement Mtg LLC $303,050
Use: 3 Bdrm Ranch, Lot: 3049sf
Prior Sale: $206,000 (05/20)

15 MAY BROOK RD U:15 ..... **$224,900**
B: Denise Ubaldino
S: Jean C Bleecker
Book/Page: 24619/541, Date: 06/30/22
Mtg: River City Mtg LLC $179,920
Use: 2 Bdrm Condo

STAFFORD RD **$214,000**
B: Holland Town
S: Brian A Sichol Tr, Tr for Brian A Sichol RET
Doc#: 000000000231034, Date: 06/30/22

STAFFORD RD **$315,245**
B: Holland Town
S: Brian A Sichol Tr, Tr for Brian A Sichol RET
Doc#: 000000000231035, Date: 06/30/22

3 WILLIAMS LN **$250,000**
B: Laurie L Palmer
S: David Bell
Book/Page: 24609/395, Date: 06/27/22
Use: 2 Bdrm Bngl/cottage, Lot: 5663sf

Holyoke

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	106	97
Median Price	$229,950	$260,000

► REAL ESTATE SALES

79 CALUMET RD **$249,900**
B: Julie Masse & Allen Masse
S: Edward G Miles & Steven T Miles Sr
Book/Page: 24615/388, Date: 06/29/22
Use: 2 Bdrm Old Style, Lot: 7500sf

CANAL ST **$335,080**
B: 475 Canal MA LLC
S: Armory Capital Corp
Book/Page: 24610/156, Date: 06/27/22
Use: Industrial Devlpble Land, Lot: 21344sf

475 CANAL ST **$2,524,920**
B: 475 Canal MA LLC
S: Republic Clear-Thru Acqui
Book/Page: 24610/159, Date: 06/27/22
Use: Mixed Use-prim Indust & Othr, Lot: 42122sf

47 EVERGREEN DR **$282,000**
B: Allyson Fairweather & Joshua Murray
S: Richard J Rabtor
Book/Page: 24613/223, Date: 06/28/22
Mtg: Guild Mortgage Co $233,750
Use: 3 Bdrm Split Entry, Lot: 16639sf

8 GLEN ST **$225,000**
B: Carlos E Benitez
S: Daniel L Knapp
Book/Page: 24614/330, Date: 06/29/22
Mtg: Easthampton Svgs Bk $180,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 14200sf

518 HIGH ST **$75,000**
B: Diomedes D Chavez
S: Yogeshkumar C Patel & Kunjal J Patel
Book/Page: 24613/25, Date: 06/28/22
Use: Retail-service, Lot: 6320sf

316 HOMESTEAD AVE **$180,000**
B: Samuel A Schroeter & Stefanie S Selmon
S: Robert J Schroeter
Book/Page: 24615/27, Date: 06/29/22
Mtg: Monson Svgs Bk $144,000
Use: 3 Bdrm Cape Cod, Lot: 13974sf
Prior Sale: $155,000 (03/22)

85 JARVIS AVE **$324,900**
B: Elizabeth Scheurer & Matthew Sullivan
S: Barbara J Moynihan
Doc#: 000000000230947, Date: 06/24/22
Use: 2-Family Old Style, Lot: 52272sf

241 LOCUST ST **$285,000**
B: Amanda Farace & Matthew Dejesus
S: Catherine L Damon & Samuel C Rush
Book/Page: 24608/175, Date: 06/24/22
Mtg: Norwich Commercal Grp $270,750
Use: 4 Bdrm Old Style, Lot: 5900sf

52 MAGNOLIA AVE **$105,000**
B: Sondra T Guzik
S: Marilyn E Guzik
Book/Page: 24618/178, Date: 06/30/22
Mtg: Evolve B&T $84,000
Use: 2 Bdrm Ranch, Lot: 6372sf
Prior Sale: $66,000 (05/12)

204 MICHIGAN AVE **$332,500**
B: William R Perry
S: Joseph J Lahey
Book/Page: 24617/548, Date: 06/30/22
Mtg: Florence Bank $266,000
Use: 4 Bdrm Cape Cod, Lot: 10191sf
Prior Sale: $233,500 (06/19)

ROUTE 5 ..... **$300,000**
B: Massachusetts Comm
S: Site Reclamation LLC
Book/Page: 24612/532, Date: 06/28/22

28-30 SAINT JAMES AVE **$300,000**
B: Betsabe Cruz-Lopez
S: Edmund H Dupont Jr & Margo M Dupont
Book/Page: 24608/264, Date: 06/24/22
Mtg: Citizens Bank $291,000
Use: 2-Family Two Family, Lot: 9425sf

32 SAINT KOLBE DR U:D **$125,000**
B: Joann Lemire
S: Shaun J Whalen
Book/Page: 24605/264, Date: 06/23/22
Mtg: Mortgage Networks Inc $112,500
Use: 1 Bdrm Condo

49 SAINT KOLBE DR U:D **$105,000**
B: Raquel Luna
S: Andrea L French
Book/Page: 24615/322, Date: 06/29/22
Mtg: Academy Mortgage Corp $101,850
Use: 1 Bdrm Condo

14 SHEPARD DR **$440,400**
B: Kate T Caligaris
S: Dean M Powers & Kristin J Powers
Book/Page: 24611/230, Date: 06/27/22
Mtg: PeoplesBank (Holyoke) $352,300
Use: 4 Bdrm Colonial, Lot: 14400sf
Prior Sale: $294,900 (10/18)

48 VERNON ST **$88,155**
B: Dominic Kirchner 2nd Tr, Tr for Ushokoledi RT
S: Margaret Colarusso
Book/Page: 24605/589, Date: 06/23/22
Use: 4 Bdrm Old Style, Lot: 8125sf

Longmeadow

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	89	72
Median Price	$385,000	$420,000

► REAL ESTATE SALES

71 ACADEMY DR **$470,000**
B: Freya G Hernandez & Marcos Hernandez
S: Lawrence R Ehrhard
Book/Page: 24621/60, Date: 06/30/22
Mtg: Academy Mortgage Corp $235,000
Use: 5 Bdrm Colonial, Lot: 33049sf

57 CHESHIRE DR **$585,000**
B: Gerard Coly & Yolanda Coly
S: J Peter Bouvier & Brenda M Bouvier
Book/Page: 24615/136, Date: 06/29/22
Mtg: Movement Mtg LLC $555,750
Use: 4 Bdrm Colonial, Lot: 25000sf

28 FARMINGTON AVE **$525,000**
B: Marissa Sweeney & Quentin Sweeney
S: Mary C Carpenter
Book/Page: 24619/105, Date: 06/30/22
Mtg: Westfield Bank $420,000
Use: 5 Bdrm Colonial, Lot: 9900sf
Prior Sale: $388,000 (06/13)

638 LAUREL ST **$452,000**
B: Mazin Shaikhoun & Setana A Idriss
S: Casey Kroma & Tatiana Kroma
Book/Page: 24610/410, Date: 06/27/22
Mtg: TD Bank NA $452,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 11018sf
Prior Sale: $315,000 (03/15)

214 LYNNWOOD DR **$526,000**
B: Ricardo Borgos & Jennifer L Borgos
S: Samuel J Rickless & Marsha A Rickless
Doc#: 000000000231039, Date: 06/30/22
Mtg: Pioneer Vally CU $420,800
Use: 3 Bdrm Split Level, Lot: 10636sf

501 MAPLE RD **$309,950**
B: Paul Ciaglo
S: Jeffrey W Trace
Book/Page: 24619/396, Date: 06/30/22
Mtg: Mortgage Networks Inc $278,955
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 11520sf
Prior Sale: $277,500 (07/20)

547 MAPLE RD **$350,000**
B: Evan A Minkin
S: Marissa Sweeney
Book/Page: 24618/575, Date: 06/30/22
Mtg: JPMorgan Chase Bank $280,000
Use: 3 Bdrm Ranch, Lot: 14604sf
Prior Sale: $218,000 (06/17)

77 MASSACHUSETTS AVE **$309,900**
B: Candance Emanuel
S: Bellal Realty Group LLC & Sami Ullah
Book/Page: 24616/276, Date: 06/29/22
Mtg: Mortgage Networks Inc $309,900
Use: 3 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: $180,000 (01/22)

90 MEADOWBROOK RD **$485,000**
B: Rory X Brown & Jaime M Volpe
S: Caitlin Millett
Book/Page: 24620/438, Date: 06/30/22
Mtg: Morgan Stanley $362,400
Use: 3 Bdrm Colonial, Lot: 11900sf
Prior Sale: $330,000 (10/19)

63 MILL RD **$750,000**
B: Mark Mahoney & Sonya K Mahoney
S: Mark C Hauser & Lynne Merrick-Hauser
Book/Page: 24604/513, Date: 06/23/22
Mtg: Guild Mortgage Co $550,000
Use: 4 Bdrm Colonial, Lot: 35227sf

134 NORMANDY RD **$625,000**
B: Steven A Erb & Tammye Erb
S: Thomas J Lacasse
Book/Page: 24612/378, Date: 06/28/22
Mtg: Fairway Ind Mtg $500,000
Use: 3 Bdrm Cape Cod, Lot: 18400sf

17 OXFORD RD **$715,000**
B: Maureen C Derosier & John C Derosier
S: Atkinson Lucy B Est & Elizabeth H Sillin
Book/Page: 24607/345, Date: 06/24/22
Use: 4 Bdrm Colonial, Lot: 18176sf

61 SALEM RD **$881,000**
B: Zachary L Schepart & Meghan S Schepart
S: Rolf J Gerchberg & Mary A Celentano
Book/Page: 24617/244, Date: 06/29/22
Mtg: William Raveis Mtg Co $749,000
Use: 4 Bdrm Colonial, Lot: 26280sf

19 SHADY SIDE DR **$500,000**
B: Adam T Hamada
S: Conway Ruth H Est & Thomas J Conway Jr
Book/Page: 24620/577, Date: 06/30/22
Mtg: ARRHA Credit Union $275,000
Use: 2 Bdrm Ranch, Lot: 21430sf

37 VILLAGE DR **$505,000**
B: Geoffrey Putnam & Jessica Putnam
S: Nicole B Weymouth & Joseph M Nadeau
Book/Page: 24607/374, Date: 06/24/22
Mtg: Monson Svgs Bk $479,750
Use: 3 Bdrm Colonial, Lot: 32178sf
Prior Sale: $354,500 (06/19)

25 WHITE OAKS DR **$575,000**
B: Adam L Rosenblum & Carissa A Rosenblum
S: Moynihan Jr Leon P Est & Timothy C Relihan
Book/Page: 24613/542, Date: 06/28/22
Mtg: Blue Water Mortgage $546,250
Use: 4 Bdrm Cape Cod, Lot: 20800sf

Ludlow

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	76	74
Median Price	$256,500	$283,000

► REAL ESTATE SALES

549 ALDEN ST **$180,000**
B: Domingo Tavarez
S: Bank Of America NA
Book/Page: 24613/573, Date: 06/28/22
Use: 4 Bdrm Cape Cod, Lot: 60984sf
Prior Sale: $208,884 (12/21)

AUTUMN RIDGE RD L:44 ..... **$147,000**
B: Anthony T Torres & Donna M Wishart
S: Whitetail Wreks LLC
Book/Page: 24607/247, Date: 06/24/22

BALSAM HILL RD L:61 ..... **$149,900**
B: Brandon M Quiterio & Amanda M Quiterio
S: Whitetail Wreks LLC
Book/Page: 24620/462, Date: 06/30/22
Mtg: Polish National CU $99,900
Type: Adj

60 BLANCHARD AVE **$75,255**
B: Posiadlosc LLC
S: Nowak Peter P Est & Robert Gadziala
Book/Page: 24613/139, Date: 06/28/22
Use: 3 Bdrm Cape Cod, Lot: 11100sf

202 BLISSWOOD VILLAGE DR U:202 ..... **$169,000**
B: Valdemar Rodrigues
S: Barlow Clara D Est & Darlene Duggan
Doc#: 000000000230934, Date: 06/24/22
Mtg: Luso FCU $135,200
Type: Adj
Use: 2 Bdrm Condo

15 BUCKNELL ST **$320,000**
B: Fred Balbino
S: James E Burek & Richard E Burek
Book/Page: 24620/321, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 9271sf

665 CENTER ST U:312 ..... **$220,000**
B: David A Proulx Sr & Jane C Culverwell
S: Marjorie W Munroe
Book/Page: 24616/115, Date: 06/29/22
Use: 2 Bdrm Condo

483 CHAPIN ST **$298,723**
B: Zachary Lebeau & Courtney Lebeau
S: Michael D Armando & Yvonne Armando
Book/Page: 24615/281, Date: 06/29/22
Mtg: HarborOne Mortgage $283,786
Use: 3 Bdrm Cape Cod, Lot: 20010sf
Prior Sale: $232,000 (01/20)

41 DUKE ST **$190,000**
B: Shannon A Aleixo
S: Dejesus Maria Est & Yvette Aleixo
Book/Page: 24618/315, Date: 06/30/22
Mtg: PeoplesBank (Holyoke) $170,000
Use: 3 Bdrm Conventional, Lot: 4680sf

700 EAST ST **$700,000**
B: Robert F White Jr & Andreana White
S: Rui R Serrazina & Ana G Serrazina
Book/Page: 24619/355, Date: 06/30/22
Mtg: USAA Federal SB $620,000
Use: 3 Bdrm Colonial, Lot: 44823sf

63 HELENE ST **$380,000**
B: Richard Kuehn & Christina Kuehn
S: Fred F Balbino
Book/Page: 24619/516, Date: 06/30/22
Use: 3 Bdrm Raised Ranch, Lot: 18103sf

34 HUBBARD ST **$510,000**
B: 34 Hubbard LLC
S: Baystate Wing Hospital
Book/Page: 24618/115, Date: 06/30/22
Mtg: Freedom Credit Union $400,000
Use: Other Exempt, Lot: 29529sf

18 KEITH CIR **$345,000**
B: Iris D Cabral & Adilson M Furtado
S: Lisa L Roger
Doc#: 000000000230968, Date: 06/27/22
Mtg: Mortgage Networks Inc $310,500
Type: Adj
Use: 3 Bdrm Ranch, Lot: 25560sf

76-78 KIRKLAND AVE **$355,000**
B: Ana P Varandas-Dias
S: Antonio Agostinho & Maria P Agostinho
Doc#: 000000000230923, Date: 06/23/22
Use: 3-Family Duplex, Lot: 9000sf

51 MORSE ST U:12 ..... **$223,750**
B: Fernando Pires
S: Kimberly D Mcgregor
Book/Page: 24621/237, Date: 06/30/22
Mtg: Rocket Mortgage LLC $160,000
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $135,000 (10/18)

TURNING LEAF RD **$149,900**
B: Tyrone Manfredi & Christopher Manfredi
S: Whitetail Wreks LLC
Book/Page: 24618/502, Date: 06/30/22

40 WEST ST **$215,000**
B: Michelle Degray
S: Jennie A Malinowski & Michael E Malinowski
Book/Page: 24607/297, Date: 06/24/22
Mtg: Academy Mortgage Corp $193,500
Use: 3 Bdrm Conventional, Lot: 10975sf

Monson

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	31	23
Median Price	$320,000	$260,000

► REAL ESTATE SALES

CEDAR SWAMP RD L:3A **$5,000**
B: Thomas W Santaniello & Kate A Santaniello
S: Michael J Coolong & Darlene M Coolong
Book/Page: 24607/158, Date: 06/24/22

CEDAR SWAMP RD L:3B **$5,000**
B: Mark L Hunter
S: Michael J Coolong & Darlene M Coolong
Book/Page: 24607/160, Date: 06/24/22

6 GATES ST **$410,000**
B: Beri A Recher
S: Brian D Conners & Susan H Conners
Book/Page: 24611/73, Date: 06/27/22
Mtg: Flagstar Bank FSB $110,000
Use: 4 Bdrm Cape Cod, Lot: 20000sf

47 LAKESHORE DR **$6,700**
B: Tim Real Estate LLC
S: Robert Bracci
Book/Page: 24612/571, Date: 06/28/22
Use: Residential Undvlpble Land, Lot: 19742sf

18 PALMER RD U:16 ..... **$227,000**
B: Christy Allen
S: Caryn Zelazo
Book/Page: 24618/144, Date: 06/30/22
Mtg: Country Bank $172,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $180,000 (06/20)

S MAIN ST **$12,000**
B: Bradford J Medeiros
S: Leonard G Mascaro
Book/Page: 24605/221, Date: 06/23/22

STAFFORD HOLLOW RD L:8B **$5,000**
B: Michael P Moynahan
S: Michael J Coolong & Darlene M Coolong
Book/Page: 24607/156, Date: 06/24/22

80 UPPER HAMPDEN RD **$351,000**
B: Sarah A Mceachern & Jill Fuduric
S: Charles L Hood 3rd & Christine R Hood
Book/Page: 24619/440, Date: 06/30/22
Mtg: Cross Country Mtg Inc $315,900
Use: 3 Bdrm Old Style, Lot: 258746sf
Prior Sale: $254,900 (09/13)

127 UPPER HAMPDEN RD **$430,000**
B: Anthony Jianaces & Meaghan Jianaces
S: Jose M Alves & Maria M Alves
Book/Page: 24608/553, Date: 06/24/22
Mtg: Broker Solutions Inc $422,211
Use: 4 Bdrm Ranch, Lot: 446054sf

Palmer

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	46	55
Median Price	$245,000	$250,000

► REAL ESTATE SALES

51 FOREST ST **$335,000**
B: Barry W Harris
S: Mary E Zajac
Book/Page: 24606/130, Date: 06/23/22
Mtg: Polish National CU $150,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 28030sf

29 GAY ST **$174,000**
B: Kathleen A Alves
S: Prevez Hai
Book/Page: 24605/370, Date: 06/23/22
Mtg: Total Mtg Svcs $170,848
Use: 3 Bdrm Conventional, Lot: 30313sf
Prior Sale: $105,000 (06/21)

2057-2061 HIGH ST **$229,900**
B: Bradley Boulanger & Joshua Banas
S: Gualdino D Dacosta & Amelia Dacosta
Book/Page: 24608/73, Date: 06/24/22
Mtg: Drew Mortgage Assnlnc $172,425
Use: 3-Family Family Flat, Lot: 6109sf

3094 MAIN ST U:3094 ..... **$184,900**
B: Scott Z Gorn
S: Meghan Majka
Book/Page: 24619/25, Date: 06/30/22
Mtg: CMG Mortgage Inc $181,550
Use: 2 Bdrm Condo
Prior Sale: $135,000 (12/18)

3121-3123 MAIN ST **$260,000**
B: Nidaa Al-Zubaidy
S: Louise A Kareta & Edward J Kareta
Book/Page: 24608/361, Date: 06/24/22
Mtg: Luso FCU $208,000
Type: Adj
Use: 2-Family Duplex, Lot: 11587sf

43 MEADOWBROOK LN U:43 ..... **$230,000**
B: Dennis Dambra & Anna-Maria Della-Dambra
S: Michael L Corman
Book/Page: 24619/129, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $154,900 (11/17)

357 SHEARER ST **$352,000**
B: Diane C Caeran & Maria Caeran
S: P Brian White & Margaret A White
Book/Page: 24613/85, Date: 06/28/22
Mtg: Guaranteed Rate Inc $345,624
Use: 3 Bdrm Cape Cod, Lot: 20194sf

Southwick

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	41	34
Median Price	$295,000	$337,500

► REAL ESTATE SALES

41 BUNGALOW ST **$285,000**
B: Matthew T Kidrick
S: Marcus Trinchini
Book/Page: 24605/117, Date: 06/23/22
Mtg: Movement Mtg LLC $270,750
Use: 2 Bdrm Bngl/cottage, Lot: 7500sf
Prior Sale: $250,000 (06/21)

283 COLLEGE HWY **$235,000**
B: Stefanie K Kesecker
S: William Rivera
Book/Page: 24604/288, Date: 06/23/22
Mtg: Northpoint Mortgage $188,000
Use: 2 Bdrm Ranch, Lot: 12500sf

356 COLLEGE HWY **$295,000**
B: David Bulissa & Gale Bulissa
S: Robert K Johnson
Book/Page: 24608/15, Date: 06/24/22
Mtg: Adams Community Bk $238,000
Use: 3 Bdrm Conventional, Lot: 186362sf

361 GRANVILLE RD **$355,000**
B: Matthew Mountain
S: Autilio Darosa & Maria Darosa
Book/Page: 24621/188, Date: 06/30/22
Mtg: Mortgage Networks Inc $319,500
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 70056sf

46 MORT VINING RD **$599,900**
B: James E Ovitt & Stephanie A Ovitt
S: Oak Rdg Custom Hm Bldrs
Book/Page: 24607/502, Date: 06/24/22
Mtg: Academy Mortgage Corp $399,900

72 MORT VINING RD **$450,000**
B: Oak Rdg Custom Hm Bldrs
S: Arthur G Pinell & Dianne E Baker-Pinell
Book/Page: 24617/46, Date: 06/29/22
Use: Mixed Use-prim Res & Agricul, Lot: 1350285sf

3 NOBLE STEED XING **$600,000**
B: Hasham A Majoka
S: Giberson Construction Inc
Book/Page: 24608/322, Date: 06/24/22
Mtg: Academy Mortgage Corp $570,000
Use: Residential Developable Land, Lot: 40034sf
Prior Sale: $85,000 (04/21)

3 SHAGGBARK DR **$435,000**
B: Taylor Hartmann & Adino C Maloni
S: Eric Scammons & Heidi Scammons
Book/Page: 24619/158, Date: 06/30/22
Mtg: PeoplesBank (Holyoke) $290,000
Use: 3 Bdrm Colonial, Lot: 18295sf
Prior Sale: $295,000 (09/10)

98 VINING HILL RD **$700,000**
B: Erin Poteat & Gabriel F Ruiz
S: Tyler Hutchison & Britany Hutchison
Book/Page: 24608/419, Date: 06/24/22
Mtg: Norwich Commercal Grp $595,000
Use: 4 Bdrm Colonial, Lot: 495638sf
Prior Sale: $612,500 (07/21)

Springfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	527	513
Median Price	$210,000	$240,000

► REAL ESTATE SALES

170 ACREBROOK RD **$280,000**
B: Marc Couture-King
S: Prime Partners LLC
Book/Page: 24608/152, Date: 06/24/22
Mtg: Westfield Bank $271,600
Use: 1 Bdrm Ranch, Lot: 17498sf
Prior Sale: $180,000 (04/22)

61 ARMORY ST **$486,000**
B: Samir Ismael
S: Marwan M Awkal
Book/Page: 24617/166, Date: 06/29/22
Mtg: Marwan Awkal $486,000
Use: Mixed Use-prim Comm & Other, Lot: 13046sf
Prior Sale: $210,000 (07/15)

797 ARMORY ST **$265,000**
B: Jose Torres-Rivera
S: Anthony Torres
Book/Page: 24613/517, Date: 06/28/22
Mtg: Movement Mtg LLC $257,050
Use: 3 Bdrm Cape Cod, Lot: 6142sf
Prior Sale: $131,900 (12/16)

186 ARNOLD AVE **$360,000**
B: Cheryl Viera
S: Keshav Sanyasi
Book/Page: 24607/134, Date: 06/24/22
Use: 4 Bdrm Colonial, Lot: 5001sf

64 AUDUBON ST **$315,000**
B: Jordan M Bennett & Nicole E Bennett
S: Daren Kline & Kathryn Obrien
Book/Page: 24608/224, Date: 06/24/22
Mtg: TD Bank NA $215,000
Use: 3 Bdrm Colonial, Lot: 6839sf
Prior Sale: $199,000 (06/18)

18 BERKSHIRE AVE **$210,000**
B: Excellent Exchange LLC
S: George M Wihbey
Doc#: 000000000231043, Date: 06/30/22
Mtg: George M Wihbey $180,000
Use: Mixed Use-prim Comm & Resd, Lot: 151153sf

148 BERKSHIRE AVE **$225,000**
B: Jesus Carbonell
S: John L Pezzote Jr
Book/Page: 24613/408, Date: 06/28/22
Mtg: Total Mtg Svcs $220,924
Use: 4 Bdrm Colonial, Lot: 5301sf

60 BLAKE ST **$282,000**
B: Kendall Pollock-Parker & John R Pollock-Parker
S: Stefanie Flynn
Book/Page: 24610/530, Date: 06/27/22
Mtg: Fairway Ind Mtg $163,560
Use: 3 Bdrm Old Style, Lot: 6251sf
Prior Sale: $135,000 (06/16)

34 BORDER ST **$210,000**
B: Pioneer Housing LLC
S: Ottani Lawrence M Est & Jane A Barrett-Ottani
Book/Page: 24606/2, Date: 06/23/22
Use: 4 Bdrm Cape Cod, Lot: 10001sf

80 BRICKETT ST **$150,000**
B: Santana Real Estate Inc
S: Bass Jerome Est & Alesha Miller
Book/Page: 24613/106, Date: 06/28/22
Mtg: Pinnacle Funding Grp $135,000
Use: 4 Bdrm Old Style, Lot: 6033sf

141 BRIDLE PATH RD **$260,000**
B: Pam Irwin & Desmond W Henry Sr
S: Berard Annie A Est & Jeri Humphries
Book/Page: 24611/510, Date: 06/27/22
Mtg: TD Bank NA $240,000
Use: 2 Bdrm Ranch, Lot: 9461sf

BROOKLINE AVE **$12,500**
B: Dubs Capital LLC
S: Jadwiga Sacuta
Book/Page: 24616/336, Date: 06/29/22

20 CALIFORNIA AVE **$260,000**
B: David A Lartigue
S: Jonathon S Taylor & Amy M Brown
Doc#: 000000000230972, Date: 06/27/22
Mtg: HarborOne Mortgage $160,000
Use: 2 Bdrm Cape Cod, Lot: 5419sf
Prior Sale: $149,900 (08/17)

59 CASTLEGATE DR U:B **$225,000**
B: W T Martinez-Reguero
S: Jason M Lebeau & Samantha M Lebeau
Book/Page: 24621/215, Date: 06/30/22
Mtg: Fairway Ind Mtg $213,750
Use: 2 Bdrm Condo
Prior Sale: $100,000 (08/15)

63 CHAUNCEY DR **$130,000**
B: Nickolis P Dulude
S: Perry Dulude
Book/Page: 24605/318, Date: 06/23/22
Mtg: PeoplesBank (Holyoke) $104,000
Use: 3 Bdrm Ranch, Lot: 28358sf
Prior Sale: $120,000 (12/21)

158-166 CHESTNUT ST U:4D **$90,000**
B: Mark A Rehbein & Deborah J Rehbein
S: Karl Rehbein
Book/Page: 24608/11, Date: 06/24/22
Use: 2 Bdrm Condo

159 COLLEGE ST **$276,000**
B: Erwin Francois & Abra Francois
S: Round 2 LLC
Book/Page: 24619/333, Date: 06/30/22
Mtg: Bay State Savings Bk $207,000
Type: Adj
Use: 3-Family Mlti-unt Blg, Lot: 5001sf
Prior Sale: $158,000 (05/21)

54 COMMONWEALTH AVE **$246,000**
B: Abdirashid A Ali
S: Leon Hutt & Dina Hutt
Book/Page: 24620/556, Date: 06/30/22
Mtg: Oaktree Funding Corp $209,100
Use: 4 Bdrm Old Style, Lot: 5001sf

68 CORNFLOWER ST **$176,000**
B: Chelsea Marvici & Catherine Marvici
S: Eric Jacobson
Book/Page: 24610/382, Date: 06/27/22
Mtg: Mortgage Networks Inc $172,812
Use: 3 Bdrm Ranch, Lot: 10799sf
Prior Sale: $98,000 (11/14)

84 DAVID ST **$245,000**
B: Damaris Rosario & Antonio R Suarez
S: Sandra Y Jackson & Walter R Jackson
Book/Page: 24619/522, Date: 06/30/22
Mtg: Movement Mtg LLC $240,562
Use: 2 Bdrm Ranch, Lot: 5249sf

151 DAVISTON ST **$250,000**
B: Steven R Menard
S: Sharon A Ehrlich & Michael J Agard
Book/Page: 24618/1, Date: 06/30/22
Mtg: Mortgage Research Ctr $250,000
Use: 2 Bdrm Old Style, Lot: 5001sf

115 DENWALL DR **$225,500**
B: Shari Mattei
S: Carol A Ray
Book/Page: 24607/570, Date: 06/24/22
Mtg: Citizens Bank $218,735
Use: 3 Bdrm Ranch, Lot: 9901sf

48 DUBOIS ST **$175,000**
B: Jaime Rivera
S: Property Advantage Inc
Book/Page: 24614/462, Date: 06/29/22
Mtg: United Wholesale Mtg $169,750
Use: 1 Bdrm Old Style, Lot: 5001sf
Prior Sale: $67,500 (02/22)

118 E ALLEN RIDGE RD **$300,000**
B: Anne F Evans & Michael Flanagan
S: Jamie L Campbell
Doc#: 000000000231047, Date: 06/30/22
Mtg: Academy Mortgage Corp $294,566
Use: 2 Bdrm Ranch, Lot: 12685sf
Prior Sale: $205,000 (05/19)

2155 E COLUMBUS AVE **$2,150,000**
B: Sprfield Qoz Self-Storg 2
S: 6 Liberty Street LLC
Book/Page: 24608/193, Date: 06/24/22

61 EMERSON ST **$325,000**
B: Lok M Bhattarai & Dil B Bhattarai
S: Tika Sharma & Basu D Sharma
Book/Page: 24611/211, Date: 06/27/22
Mtg: Radius Financial Grp $316,951
Use: 4 Bdrm Ranch, Lot: 10001sf
Prior Sale: $170,000 (11/15)

55 EMERY ST **$2,150,000**
B: Sprfield Qoz Self-Storg 2
S: 6 Liberty Street LLC
Book/Page: 24608/193, Date: 06/24/22
Use: Commercial Warehouse, Lot: 28323sf

56 FLORENCE ST **$300,000**
B: Usman Razak
S: Yevgeniy Rudenko
Book/Page: 24617/261, Date: 06/29/22
Mtg: Academy Mortgage Corp $294,566
Use: 2-Family Two Family, Lot: 9439sf
Prior Sale: $18,200 (01/12)

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55-57 FOREST PARK AVE **$315,000**
B: Karel Sovereign
S: GLA Realty LLC
Book/Page: 24613/477, Date: 06/28/22
Mtg: Caliber Home Loans $309,294
Use: 2-Family Two Family, Lot: 13186sf
Prior Sale: $165,000 (09/19)

174 FORT PLEASANT AVE **$435,000**
B: Suhyun Lee & Changin Kim
S: Berkshire Land Co LLC
Book/Page: 24609/489, Date: 06/27/22
Mtg: Movement Mtg LLC $326,250
Use: Apartment Bldg - 4-8 Units, Lot: 10023sf
Prior Sale: $153,000 (03/10)

55 GREENLAWN ST **$344,000**
B: Rachel Connell
S: John P Greeley
Book/Page: 24605/158, Date: 06/23/22
Mtg: Academy Mortgage Corp $326,800
Use: 3 Bdrm Ranch, Lot: 10799sf
Prior Sale: $105,362 (03/13)

76 HALL ST **$387,500**
B: Diep Ngo
S: Long River Realty LLC
Book/Page: 24611/138, Date: 06/27/22
Mtg: Rockland Tr Co $277,500
Use: Apartment Bldg - 4-8 Units, Lot: 4217sf
Prior Sale: $217,000 (04/18)

38 HOWES ST **$255,000**
B: Richard A David
S: WPB Partners LLC & Karen Flechsig
Book/Page: 24620/347, Date: 06/30/22
Mtg: Academy Mortgage Corp $250,381
Use: 4 Bdrm Colonial, Lot: 5001sf
Prior Sale: $18,600 (09/12)

60 JEFFREY RD **$360,000**
B: Marcia M Johnson
S: Maria Scibelli
Book/Page: 24610/309, Date: 06/27/22
Mtg: United Wholesale Mtg $353,479
Use: 3 Bdrm Ranch, Lot: 12855sf
Prior Sale: $177,500 (11/12)

17 JONQUIL DR **$207,000**
B: Aldyn Ruth
S: James P Kelley
Book/Page: 24619/423, Date: 06/30/22
Mtg: PeoplesBank (Holyoke) $200,790
Use: 3 Bdrm Ranch, Lot: 13090sf
Prior Sale: $100,000 (07/20)

44 JOSEPHINE ST **$231,000**
B: Jesus D Nater
S: Linda Fleming
Book/Page: 24616/345, Date: 06/29/22
Mtg: Citizens Bank $224,070
Use: 3 Bdrm Ranch, Lot: 7501sf

146 KENSINGTON AVE **$420,000**
B: Winners O LLC
S: Volga Empire MA LLC
Book/Page: 24613/426, Date: 06/28/22
Mtg: New Valley B & T $315,000
Use: Apartment Bldg - 4-8 Units, Lot: 5493sf
Prior Sale: $315,000 (10/19)

132 KING ST **$325,000**
B: James Barret & Ravonne Cockfield
S: Cornel Forbes & Dondre Forbes
Book/Page: 24620/80, Date: 06/30/22
Mtg: William Raveis Mtg Co $314,204
Use: 4 Bdrm Colonial, Lot: 6338sf
Prior Sale: $51,000 (10/20)

80-82 LAURENCE ST **$320,000**
B: Kevyn B Mosele
S: Elton Thompson & Alicia Gordon-Thompson
Book/Page: 24613/384, Date: 06/28/22
Mtg: Home Point Finl Corp $314,204
Use: 2-Family Duplex, Lot: 6186sf
Prior Sale: $190,000 (04/19)

36 LEHIGH ST **$240,000**
B: Jose A Zavala
S: Douglas Grasso
Doc#: 000000000230958, Date: 06/24/22
Mtg: PeoplesBank (Holyoke) $204,000
Use: 3 Bdrm Ranch, Lot: 8150sf
Prior Sale: $127,000 (09/19)

6 LIBERTY ST **$2,150,000**
B: Sprfield Qoz Self-Storg 2
S: 6 Liberty Street LLC
Book/Page: 24608/193, Date: 06/24/22
Use: Commercial Warehouse, Lot: 24141sf

86 LUCERNE RD **$125,000**
B: Trinity Est Invs&Dev
S: Wilmington Svgs Fund Soc
Book/Page: 24608/535, Date: 06/24/22
Mtg: Steven A Ross $143,000
Use: 3 Bdrm Bngl/cottage, Lot: 5001sf
Prior Sale: $80,000 (10/21)

121-123 MASSACHUSETTS AVE **$280,000**
B: Sheryss Taylor
S: Brady Appolon
Book/Page: 24609/536, Date: 06/27/22
Mtg: Fall River Five Cents $336,229
Use: 3-Family Mlti-unt Blg, Lot: 5393sf
Prior Sale: $187,000 (07/18)

195 MAZARIN ST **$321,500**
B: Trinidad M Demonegro & Jose Liriano
S: Fannie J Loadholt & Katherine Vargas
Book/Page: 24620/418, Date: 06/30/22
Mtg: Cross Country Mtg Inc $286,324
Use: 3 Bdrm Colonial, Lot: 5001sf

6 METZGER PL **$265,000**
B: Crystal R Douglas
S: Mohammad Rafiq & Fouzia Rafiq
Book/Page: 24608/249, Date: 06/24/22
Mtg: Cross Country Mtg Inc $260,200
Use: 3 Bdrm Ranch, Lot: 8141sf
Prior Sale: $140,000 (05/17)

40 MONTICELLO AVE **$350,000**
B: John D Roncalli
S: John H Gousy
Book/Page: 24608/453, Date: 06/24/22
Mtg: PeoplesBank (Holyoke) $185,000
Use: 3 Bdrm Ranch, Lot: 7501sf

21 MONTMORENCI ST **$400,000**
B: George G Kamukala
S: Home LLC
Book/Page: 24606/36, Date: 06/23/22
Mtg: Radius Financial Grp $271,000
Use: Apartment Bldg - 4-8 Units, Lot: 8982sf
Prior Sale: $1,960,000 (04/22)

46-48 MOORELAND ST **$120,000**
B: David Kachinski & William Raleigh
S: Theodore J Augustyn
Book/Page: 24620/368, Date: 06/30/22
Use: 2-Family Two Family, Lot: 5249sf

125 NASSAU DR U:125 ..... **$175,000**
B: Christina Guy
S: Joseph M Saffioti
Book/Page: 24620/393, Date: 06/30/22
Mtg: Movement Mtg LLC $169,750
Use: 1 Bdrm Condo
Prior Sale: $121,450 (05/19)

27 NEWHOUSE ST **$290,000**
B: Joseph R Daniels
S: Anthony C Beckford & Latoya N Beckford
Book/Page: 24614/65, Date: 06/28/22
Mtg: United Wholesale Mtg $284,747
Use: 3 Bdrm Ranch, Lot: 13499sf
Prior Sale: $155,000 (08/15)

315 NOTTINGHAM ST **$255,000**
B: Ryan Doig & Stephen Panto
S: Eduardo Matos
Book/Page: 24606/268, Date: 06/23/22
Mtg: Cross Country Mtg Inc $250,381
Use: 2 Bdrm Cape Cod, Lot: 7501sf

476 OAK ST **$1,950,000**
B: 3P Properties LLC
S: A Boilard Sons Inc
Book/Page: 24617/179, Date: 06/29/22
Use: Mixed Use-prim Comm & Other, Lot: 61420sf

328 OAKLAND ST **$200,000**
B: Ferdinand Colon
S: LE&Associates LLC
Book/Page: 24614/130, Date: 06/28/22
Mtg: Finance America LLC $194,000
Use: 2 Bdrm Old Style, Lot: 5345sf
Prior Sale: $55,500 (12/20)

46 PENDLETON AVE **$230,000**
B: 46 Pendleton Avenue LLC
S: Matthew J Whitley
Book/Page: 24620/283, Date: 06/30/22
Use: 2-Family Two Family, Lot: 11465sf
Prior Sale: $45,000 (01/13)

10-12 POMONA ST **$250,000**
B: Hans F Valcin
S: John A Organek
Book/Page: 24608/470, Date: 06/24/22
Mtg: Pennymac Loan Service $245,400
Use: 3-Family Mlti-unt Blg, Lot: 3999sf

15 PORTLAND ST **$186,300**
B: Eduardo Vega
S: Luis Arena
Book/Page: 24613/4, Date: 06/28/22
Mtg: Inland B&T $182,925
Use: 2-Family Two Family, Lot: 5153sf
Prior Sale: $128,000 (04/16)

62 REDLANDS ST **$236,000**
B: Karlos J Marrero
S: Linda S Anthony
Book/Page: 24610/330, Date: 06/27/22
Mtg: Broker Solutions Inc $231,725
Use: 3 Bdrm Cape Cod, Lot: 5746sf
Prior Sale: $121,400 (09/12)

620 ROOSEVELT AVE **$325,000**
B: Stefania Falvo & Italo Falvo
S: Veteran Stan LLC
Book/Page: 24618/68, Date: 06/30/22
Mtg: Movement Mtg LLC $292,500
Use: 3 Bdrm Ranch, Lot: 21519sf
Prior Sale: $145,010 (08/21)

245 ROSEWELL ST **$250,000**
B: Paula Lopez-Caban & Orlando Caban
S: Guillermo Rios & Ana M Rios
Book/Page: 24619/568, Date: 06/30/22
Mtg: Citizens Bank $242,500
Use: 3 Bdrm Cape Cod, Lot: 5388sf

46-48 SHAWMUT ST **$319,000**
B: Eduardo H Haywood
S: Brital 1987 LLC
Book/Page: 24618/557, Date: 06/30/22
Mtg: Fairway Ind Mtg $313,222
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $151,500 (05/21)

142 SHAWMUT ST **$255,000**
B: Tuanh T Evanguelidi
S: Joseph P Potito
Book/Page: 24620/325, Date: 06/30/22
Mtg: Northpointe Bank $191,250
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $94,500 (03/10)

95 SIERRA VISTA RD **$259,000**
B: Robert J Keene
S: John Martin
Book/Page: 24605/564, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 10467sf
Prior Sale: $124,000 (07/21)

82 STUART ST **$170,000**
B: Luis A Cintron-Figueroa
S: Marelin Ramos-Clay
Book/Page: 24616/379, Date: 06/29/22
Mtg: Movement Mtg LLC $166,920
Use: 2 Bdrm Cape Cod, Lot: 5580sf

85 TALLYHO DR **$320,000**
B: Tyrone Zaitshik
S: Villani Davide Mario Est & Anthony P Villani
Book/Page: 24621/270, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 30797sf

135 TEMBY ST **$225,000**
B: Carmen M Rodriguez & Angel R Rodriguez
S: Joyce M Whidden
Book/Page: 24605/530, Date: 06/23/22
Mtg: Fairway Ind Mtg $217,490
Use: 2 Bdrm Ranch, Lot: 5001sf

4-10 TRACY ST **$384,900**
B: Arthur Hunt
S: Home LLC
Book/Page: 24605/234, Date: 06/23/22
Mtg: Fairway Ind Mtg $307,920
Use: Apartment Bldg - 4-8 Units, Lot: 6399sf
Prior Sale: $1,960,000 (04/22)

17-19 TRINITY TER **$350,000**
B: Eric Matondo
S: Cadence Capital Group LLC
Book/Page: 24615/215, Date: 06/29/22
Mtg: United Wholesale Mtg $258,750
Use: 2-Family Two Family, Lot: 5301sf
Prior Sale: $170,000 (02/20)

210 VERGE ST **$365,000**
B: 3P Properties LLC
S: 210 Verge St LLC
Book/Page: 24617/234, Date: 06/29/22
Use: Industrial Warehouse, Lot: 45302sf

70 VERMONT ST **$340,000**
B: Rosa I Rodriguez
S: JJJ 17 LLC
Book/Page: 24621/162, Date: 06/30/22
Mtg: Fairway Ind Mtg $333,841
Use: 2-Family Two Family, Lot: 6591sf
Prior Sale: $156,000 (10/21)

269 W ALLEN RIDGE RD **$247,000**
B: Teri A Moriarty
S: Lamothe Carol A Est & William T Lamothe
Book/Page: 24606/89, Date: 06/23/22
Mtg: Freedom Credit Union $234,650
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 7501sf

53-55 W ALVORD ST **$310,000**
B: Nicholas Barroso
S: Ellen Pollock
Book/Page: 24617/52, Date: 06/29/22
Mtg: Fairway Ind Mtg $304,385
Use: 2-Family Two Family, Lot: 6098sf
Prior Sale: $145,300 (09/19)

11 WATLING ST **$259,000**
B: Migdalia G DeJesus
S: John D Roncalli
Book/Page: 24607/526, Date: 06/24/22
Mtg: Norwich Commercal Grp $254,308
Use: 2 Bdrm Ranch, Lot: 5001sf

76 WAYSIDE ST **$265,000**
B: Ousmane Sow & Fatoumata Wassa
S: Labelle Richard R Est & Kristin M Smith
Book/Page: 24616/26, Date: 06/29/22
Mtg: Rocket Mortgage LLC $265,000
Use: 3 Bdrm Colonial, Lot: 8721sf

16 WEYMOUTH ST **$329,000**
B: Megan Schwartz
S: Mary Curran
Book/Page: 24604/382, Date: 06/23/22
Mtg: Movement Mtg LLC $323,040
Use: 3 Bdrm Colonial, Lot: 5998sf
Prior Sale: $188,000 (10/10)

215 WHITE ST **$300,000**
B: Maria E DeReinoso
S: Lien T Tran, Tr for Nhon H Lam
Book/Page: 24606/562, Date: 06/24/22
Mtg: Norwich Commercal Grp $255,000
Use: 2-Family Two Family, Lot: 7501sf
Prior Sale: $61,200 (07/13)

66 WINDEMERE ST **$235,000**
B: Julia M Oliver
S: Madeline Negron
Book/Page: 24617/580, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $235,000
Use: 4 Bdrm Old Style, Lot: 5502sf

9 WOODCLIFF ST **$235,000**
B: Latonia D Hornsby
S: Jeffrey Jean-Charles & Malissa Jean-Charles
Book/Page: 24619/135, Date: 06/30/22
Mtg: Finance America LLC $230,743
Use: 3 Bdrm Ranch, Lot: 6220sf
Prior Sale: $130,000 (08/19)

61 WOODMONT ST **$350,000**
B: A&P Captial Group LLC
S: Ayad Mehdi
Book/Page: 24617/476, Date: 06/30/22
Mtg: First Guaranty Mtg $227,500
Use: 3-Family Mlti-unt Blg, Lot: 8904sf
Prior Sale: $182,500 (09/16)

544-546 WORTHINGTON ST **$165,000**
B: Abelino Lopez-Roblero & Sheila J Lopez
S: D Angel Cordero
Book/Page: 24607/494, Date: 06/24/22
Use: Mixed Use-prim Comm & Resd, Lot: 1686sf

818 WORTHINGTON ST U:524 ..... **$300,000**
B: Manuel Colon
S: CIM Realty LLC
Book/Page: 24608/199, Date: 06/24/22
Use: Condo

930-934 WORTHINGTON ST **$190,000**
B: Sis Worthington Rlty LLC
S: Adexi Cruz & Rafael A Cruz
Book/Page: 24608/585, Date: 06/24/22
Mtg: M&T Bank NA $160,000
Use: Retail-service, Lot: 8416sf
Prior Sale: $200,000 (04/14)

940 WORTHINGTON ST **$190,000**
B: Sis Worthington Rlty LLC
S: Adexi Cruz & Rafael A Cruz
Book/Page: 24608/585, Date: 06/24/22
Mtg: M&T Bank NA $160,000

Wales

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	8	11
Median Price	$219,500	$280,000

► REAL ESTATE SALES

16 HIDDEN ACRES RD **$35,000**
B: Darren Nguyen
S: Tep Nguyen
Book/Page: 24607/179, Date: 06/24/22
Use: 2 Bdrm Bngl/cottage, Lot: 12632sf
Prior Sale: $33,000 (04/19)

West Springfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	90	101
Median Price	$257,500	$270,000

► REAL ESTATE SALES

100 BEACON HILL RD **$430,000**
B: Damian Mincey & Ronnie Mincey
S: Michael J Macutkiewicz & Tanya M Macutkiewicz
Book/Page: 24608/515, Date: 06/24/22
Mtg: Guaranteed Rate Inc $422,211
Use: 4 Bdrm Colonial, Lot: 17870sf
Prior Sale: $296,000 (06/16)

10 BIRCH ST **$315,000**
B: Sergey Savonin
S: Lynn M Gordon
Book/Page: 24617/320, Date: 06/29/22
Mtg: Polish National CU $265,600
Type: Adj
Use: 4 Bdrm Colonial, Lot: 12252sf

221 BIRNIE AVE **$415,000**
B: Benjamin F Greguoli & Sarah S Greguoli
S: Robert P Szmania & Nicholle B Szmania
Book/Page: 24607/252, Date: 06/24/22
Mtg: Florence Bank $352,750
Use: 3 Bdrm Colonial, Lot: 20804sf
Prior Sale: $296,500 (05/17)

42 CHESTER ST **$285,000**
B: Morgan J Parrette & Justin D Douglas
S: Stephen M Sjostrom & Roxanne S Sjostrom
Book/Page: 24605/506, Date: 06/23/22
Mtg: Citizens Bank $275,025
Use: 2 Bdrm Ranch, Lot: 10000sf

177 EDGEWOOD RD **$425,000**
B: Monica Lombardo
S: Francis R Langer Jr & Barbara H Yelle
Book/Page: 24606/382, Date: 06/24/22
Mtg: Norwich Commercal Grp $293,625
Use: 3 Bdrm Raised Ranch, Lot: 41761sf

44 EXPOSITION TER **$250,000**
B: PL LLC
S: V&K Realty LLC
Book/Page: 24620/595, Date: 06/30/22
Mtg: Anthony J Valentino $250,000
Use: Auto Repair, Lot: 4500sf

168 FALMOUTH RD **$490,000**
B: Joaquin Bello & Bethany A Bello
S: Kathryn J Pisano & John A Pisano
Book/Page: 24605/452, Date: 06/23/22
Mtg: Florence Bank $365,000
Use: 5 Bdrm Colonial, Lot: 14000sf

71 GARDEN ST **$270,000**
B: Neris D Maltez & Jose E Diaz
S: Campagnari Const LLC
Book/Page: 24616/80, Date: 06/29/22
Mtg: Guild Mortgage Co $243,000
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $182,000 (06/22)

71 GARDEN ST **$182,000**
B: Campagnari Const LLC
S: Campagnari Const LLC
Book/Page: 24612/575, Date: 06/28/22
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $182,000 (05/22)

200 GREAT PLAINS RD **$303,000**
B: Ryan C Bowler & Allyson M Bowler
S: Joan D Messer & John P Messer
Book/Page: 24612/130, Date: 06/28/22
Mtg: Academy Mortgage Corp $242,400
Use: 3 Bdrm Ranch, Lot: 19030sf

31 KERRY LN **$345,000**
B: Keshav Sanyasi & Pabitra Sanyasi
S: Oakley K Comrie & Hope A Comrie
Book/Page: 24615/114, Date: 06/29/22
Mtg: Guaranteed Rate Inc $172,500
Use: 3 Bdrm Raised Ranch, Lot: 13140sf
Prior Sale: $235,000 (03/15)

1413 MORGAN RD **$740,000**
B: Robert P Szmania & Nicholle B Szmania
S: Graig J Demerski & Jennifer C Demerski
Book/Page: 24608/48, Date: 06/24/22
Mtg: Pioneer Vally CU $580,000
Use: 3 Bdrm Colonial, Lot: 193350sf

28 MOSHER ST **$286,000**
B: Michel S Klimczak & Helen E Klimczak
S: Vadim Botezat & Victoria Botezat
Book/Page: 24608/392, Date: 06/24/22
Mtg: Envision Bank $271,700
Use: 2 Bdrm Conventional, Lot: 5000sf
Prior Sale: $175,000 (09/19)

51 OAKLAND ST **$275,000**
B: Timothy D Wenzel & Jessica L Wenzel
S: Jonathan L Longenecker & Rebecca A Longenecker
Book/Page: 24616/55, Date: 06/29/22
Mtg: Citizens Bank $266,750
Use: 2 Bdrm Colonial, Lot: 10800sf
Prior Sale: $202,000 (01/17)

9 RAILROAD ST **$410,000**
B: Murat Selim
S: Ross C Larson
Book/Page: 24606/458, Date: 06/24/22
Mtg: Luxury Mtg Corp $328,000
Use: 3-Family Family Flat, Lot: 6150sf
Prior Sale: $329,900 (02/20)

26 RAILROAD ST **$147,000**
B: Property Advantage Inc
S: Brenda S Gaudette & Branda S Landauer
Book/Page: 24621/76, Date: 06/30/22
Mtg: Residential Capital $172,000
Use: 3 Bdrm Bngl/cottage, Lot: 4500sf

332 ROGERS AVE **$340,000**
B: Michael E Locke & Rachel Locke
S: Joaquim B Carro & Bethany A Bello
Book/Page: 24605/387, Date: 06/23/22
Mtg: Movement Mtg LLC $306,000
Use: 3 Bdrm Ranch, Lot: 16541sf
Prior Sale: $240,000 (06/16)

626 ROGERS AVE **$365,000**
B: Veronica Hull
S: Eric S Benoit
Book/Page: 24611/157, Date: 06/27/22
Mtg: Mortgage Networks Inc $328,500
Type: Adj
Use: 3 Bdrm Ranch, Lot: 21025sf

844 UNION ST **$245,000**
B: Union Street Rentals LLC
S: DHJC Realty LLC
Book/Page: 24607/70, Date: 06/24/22
Mtg: Liberty Bk $196,000
Use: Commercial Warehouse, Lot: 12371sf
Prior Sale: $125,000 (04/21)

1557 WESTFIELD ST **$180,000**
B: PAH Properties LLC
S: Koonz Virginia Marie Est & James R Gazzaniga Jr
Book/Page: 24619/266, Date: 06/30/22
Use: 4 Bdrm Conventional, Lot: 10067sf

Westfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	123	123
Median Price	$267,000	$300,000

► REAL ESTATE SALES

55 BATES RD **$370,000**
B: Jordan Boutin-Cooper & Anna Boutin-Cooper
S: Daniel P Berube & Candice T Berube
Book/Page: 24620/538, Date: 06/30/22
Mtg: Holyoke CU $351,500
Use: 3 Bdrm Ranch, Lot: 20400sf
Prior Sale: $243,500 (07/10)

9 BELANGER DR **$300,000**
B: Jasmine Caruk
S: Timofey Banar
Book/Page: 24604/534, Date: 06/23/22

9 BELANGER RD **$300,000**
B: Jasmine Caruk
S: Timofey Banar
Book/Page: 14594/146, Date: 06/23/22
Use: Residential Undvlpble Land, Lot: 18295sf
Prior Sale: $119,000 (06/21)

49 CHURCH ST **$300,000**
B: Serhii Kashuk
S: Andrey Yurovsky & Piotr Burunov
Book/Page: 24611/116, Date: 06/27/22
Mtg: Fairway Ind Mtg $240,000
Use: 2-Family Family Flat, Lot: 10019sf

8 DUBOIS ST **$290,000**
B: Michael Stanley
S: Laurent B Gignac
Book/Page: 24611/471, Date: 06/27/22
Mtg: Rocket Mortgage LLC $246,500
Use: 2-Family Conventional, Lot: 5350sf

129 ELIZABETH AVE **$265,000**
B: Benjamin J Mazza & Kellee E Mazza
S: Patricia R Morris
Book/Page: 24614/492, Date: 06/29/22
Mtg: Mortgage Networks Inc $254,771
Use: 3 Bdrm Ranch, Lot: 21225sf

27 FAIRVIEW AVE **$218,000**
B: Javier Martinez
S: Lawrence Wozniak
Book/Page: 24607/279, Date: 06/24/22
Mtg: Bay Equity LLC $10,900
Use: 4 Bdrm Cape Cod, Lot: 7500sf

116 FALLEY DR **$400,000**
B: Braeden J Dion & Amy P Dion
S: Steven K Daury & D Alejandra Daury
Book/Page: 24609/565, Date: 06/27/22
Mtg: Key Bank NA $340,000
Use: 3 Bdrm Ranch, Lot: 22500sf

25 HARVEST MOON LN **$700,000**
B: Kais Zakharia & Joyce Arnouk
S: Gerard W Zecca & Robin L Zecca
Book/Page: 24608/133, Date: 06/24/22
Mtg: Norwich Commercal Grp $641,250
Use: 4 Bdrm Contemporary, Lot: 21302sf

239 HONEY POT RD **$351,000**
B: Brian L Osowski & Tina D Osowski
S: Jon B Lambert
Book/Page: 24618/420, Date: 06/30/22
Mtg: Easthampton Svgs Bk $268,000
Type: Adj
Use: 1 Bdrm Ranch, Lot: 43560sf
Prior Sale: $232,000 (06/13)

10 KNOLLWOOD DR **$325,000**
B: Nathan Higgins
S: James F Ahearn & Ann L Ahearn
Book/Page: 24607/182, Date: 06/24/22
Mtg: Mortgage Networks Inc $225,000
Use: 3 Bdrm Ranch, Lot: 16500sf

26 LADY SLIPPER CIR **$594,000**
B: Estelle Leeds
S: Tamal K Galustov
Book/Page: 24609/351, Date: 06/27/22
Mtg: TD Bank NA $475,200
Type: Adj
Use: 5 Bdrm Contemporary, Lot: 72310sf
Prior Sale: $445,000 (10/15)

117 LLEWELLYN DR **$440,000**
B: Deshawn A Brown & Kaycee L Brown
S: Mark Hoffman & Deborah Hoffman
Book/Page: 24616/160, Date: 06/29/22
Mtg: Mortgage Networks Inc $455,840
Use: 3 Bdrm Ranch, Lot: 50094sf
Prior Sale: $264,000 (10/11)

185 LONG POND RD **$210,000**
B: Anthony Mazza & Shauna A Morse
S: Brian S Raco & Linda R Krause
Book/Page: 24617/287, Date: 06/29/22
Mtg: Movement Mtg LLC $202,991
Use: 4 Bdrm Cape Cod, Lot: 18000sf

44 MASSEY ST **$295,000**
B: Wyatt Pease & Emily Querceto
S: Murzin Jeanne L Est & Debra J Lampro
Book/Page: 24620/371, Date: 06/30/22
Mtg: Polish National CU $250,750
Type: Adj
Use: 2 Bdrm Ranch, Lot: 14390sf

21 MORNINGSIDE DR **$415,000**
B: Domenic J Liquori & John W Cody
S: James A Brown 2nd & Shye A Brown
Book/Page: 24612/585, Date: 06/28/22
Mtg: Westfield Bank $332,000
Use: 3 Bdrm Colonial, Lot: 16900sf
Prior Sale: $294,900 (03/19)

27 PARKSIDE AVE **$180,000**
B: Nicholas Maratea
S: Kimberly M Puffer
Book/Page: 24616/122, Date: 06/29/22
Mtg: Monson Svgs Bk $144,000
Use: 2-Family Conventional, Lot: 9800sf

30 PEARL ST **$355,000**
B: Andrew J Boisvert
S: Jeffrey W Collier & Celina M Collier
Book/Page: 24608/300, Date: 06/24/22
Mtg: Movement Mtg LLC $337,250
Use: 6 Bdrm Family Flat, Lot: 9372sf

27 PINEHURST ST **$250,000**
B: Shauna Bein
S: Avery Christopher D Est & Rebecca J Clerkin
Book/Page: 24608/494, Date: 06/24/22
Mtg: Westfield Bank $218,000
Use: 2 Bdrm Ranch, Lot: 7500sf
Prior Sale: $204,900 (06/17)

11 RACHAEL TER **$625,000**
B: David J Miller Jr & Angela B Weiland
S: Adam T Hamada
Book/Page: 24619/464, Date: 06/30/22
Mtg: Westfield Bank $375,000
Use: 4 Bdrm Colonial, Lot: 21314sf
Prior Sale: $412,500 (06/19)

549 RUSSELL RD U:6D **$131,000**
B: John O Martin & Claire M Martin
S: Anna J Furioni
Book/Page: 24608/245, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $74,900 (02/18)

82 S MAPLE ST U:40 ..... **$140,000**
B: Johanna Maldonado
S: Johnathan R Haluck
Book/Page: 24613/284, Date: 06/28/22
Mtg: Embrace Home Loans $105,000
Use: 2 Bdrm Condo
Prior Sale: $99,900 (05/20)

77 SERVISTAR INDUSTRIAL WAY **$2,113,000**
B: Servistar Prop Owner LLC
S: JMF Realty LLC
Book/Page: 24606/491, Date: 06/24/22
Mtg: Westfield Bank $1,750,000
Use: Mixed Use-prim Indust & Othr, Lot: 272686sf

19 SPRING ST **$255,000**
B: Jennifer R Carlson
S: Bruce A Faria & Holly B Faria
Book/Page: 24619/275, Date: 06/30/22
Mtg: Guild Mortgage Co $229,500
Use: 3 Bdrm Conventional, Lot: 3585sf

250 STEIGER DR **$425,000**
B: Terry D Mcneill & Joseph F Mcneill
S: Renee C Holmes
Book/Page: 24617/157, Date: 06/29/22
Use: 3 Bdrm Colonial, Lot: 18750sf
Prior Sale: $290,000 (08/19)

39 SUSAN DR **$380,000**
B: Brian M Dupuis & Rachel C Dupuis
S: Boniface Pedanou
Book/Page: 24606/81, Date: 06/23/22
Use: 2 Bdrm Ranch, Lot: 18714sf
Prior Sale: $212,000 (06/14)

7 SYLVAN DR **$312,000**
B: Bikash Gurung & Ronisha Gurung
S: Daniel A Gaskin & Donna L Gaskin
Book/Page: 24616/532, Date: 06/29/22
Mtg: Citizens Bank $290,000
Use: 3 Bdrm Ranch, Lot: 12197sf

23 VERONA ST **$145,000**
B: NPJW LLC
S: Kevyn M Thomas
Book/Page: 24611/383, Date: 06/27/22
Mtg: Polish National CU $100,000
Use: 2 Bdrm Cape Cod, Lot: 7000sf

37 WASHINGTON ST **$150,000**
B: Martin Nunez
S: Stephen C Strebel
Book/Page: 24617/42, Date: 06/29/22
Use: Mixed Use-prim Res & Comm, Lot: 7384sf

275 WESTERN AVE **$210,000**
B: MS Homes LLC
S: Kevin M Hall
Book/Page: 24617/39, Date: 06/29/22
Use: 3 Bdrm Ranch, Lot: 18900sf

118 WESTERN CIR **$345,000**
B: Phyllisa N Phillips
S: Harlow Norma B Est & Benjamin Bump
Book/Page: 24619/193, Date: 06/30/22
Use: 4 Bdrm Cape Cod, Lot: 42600sf

64 WESTWOOD DR **$440,000**
B: Stephen H Irving & Celeste E Irving
S: William D Stroud & Nancy W Stroud
Book/Page: 24606/5, Date: 06/23/22
Mtg: Guaranteed Rate Affin $418,000
Use: 6 Bdrm Colonial, Lot: 35204sf

58 WOODCLIFF DR **$435,000**
B: Daniel P Berube & Candice Berube
S: Lawrence R Gosselin & Joanne P Gosselin
Book/Page: 24618/193, Date: 06/30/22
Mtg: Homebridge Financial $420,481
Use: 3 Bdrm Split Level, Lot: 21765sf

Wilbraham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	67	53
Median Price	$347,000	$399,000

► REAL ESTATE SALES

18 BROOKSIDE CIR **$410,000**
B: Albert J Santamaria Jr Tr, Tr for Albert J Santamaria Jr FT
S: Stephen R Saunders & Susan R Saunders
Doc#: 000000000230919, Date: 06/23/22
Use: 3 Bdrm Cape Cod, Lot: 20136sf

3 DEERFIELD DR **$876,000**
B: Alan W Kulig
S: Siavash Saadat & Deanna Tocco
Book/Page: 24619/82, Date: 06/30/22
Mtg: Shamrock Home Loans $647,200
Use: 5 Bdrm Colonial, Lot: 114581sf
Prior Sale: $665,000 (06/19)

699 GLENDALE RD **$310,000**
B: Brigid LLC
S: Emtay Inc
Book/Page: 24620/165, Date: 06/30/22
Use: 4 Bdrm Colonial, Lot: 42453sf
Prior Sale: $222,500 (06/22)

83 MAIN ST **$300,000**
B: Joyce M Fulmer
S: Elaine N King & Joyce Flynn
Book/Page: 24610/119, Date: 06/27/22
Mtg: Fairway Ind Mtg $285,000
Use: 3 Bdrm Conventional, Lot: 16695sf

85 OAKLAND ST **$510,000**
B: Adam M Pelzek & Angela Pessolano-Pelzek
S: Kristin Mccarthy
Doc#: 000000000231010, Date: 06/29/22
Mtg: Monson Svgs Bk $459,000
Use: 3 Bdrm Colonial, Lot: 28139sf
Prior Sale: $350,000 (09/17)

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HAMPDEN REGISTRY
continued

10 OLD ORCHARD RD **$360,597**
B: Grant Rauscher & Alexis Rauscher
S: Raymond R Courtney
Book/Page: 24615/494, Date: 06/29/22
Mtg: Evolve B&T $327,230
Use: 3 Bdrm Split Level, Lot: 21566sf

8 PARK DR **$540,000**
B: Joseph M Nadeau & Nicole B Nadeau
S: Andrew J Krol & Mary C Krol
Book/Page: 24607/544, Date: 06/24/22
Mtg: Polish National CU $340,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 34111sf

17 RED BRIDGE RD **$535,000**
B: Ryan Brassard & Kelly Brassard
S: Eugene D Oshea & Layla Oshea
Book/Page: 24617/504, Date: 06/30/22
Mtg: Fairway Ind Mtg $481,500
Use: 4 Bdrm Colonial, Lot: 173387sf

TINKHAM RD L:B **$70,000**
B: Bretta Construction LLC
S: John P Angelica & Nicolette Mushenko
Book/Page: 24604/433, Date: 06/23/22

Hampshire Registry

Mary Olberding, Register
33 King Street
Northampton, MA 01060
Telephone: (413) 584-3637
Fax: (413) 584-4136
www.hampshiredeeds.com
or www.masslandrecords.com

Amherst

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	53	57
Median Price	$453,500	$475,000

► REAL ESTATE SALES

17 AUBINWOOD RD **$305,000**
B: 7740 NE College LLC
S: Christine A Sonnhalter
Book/Page: 14605/98, Date: 06/30/22
Use: 4 Bdrm Dutch Colonl, Lot: 21091sf

938 BAY RD **$355,000**
B: Zachary Figoli & Emily Macdonald
S: Girard G Roberge
Book/Page: 14604/112, Date: 06/30/22
Mtg: Caliber Home Loans $284,000
Use: 2 Bdrm Cape Cod, Lot: 57939sf

10 BELLVIEW CIR **$753,000**
B: Christopher Pifer & Sadie Forsythe
S: Richard L Schrader & Diane K Berg
Book/Page: 14599/332, Date: 06/28/22
Mtg: HarborOne Mortgage $602,400
Use: 5 Bdrm Cape Cod, Lot: 28000sf

18 GREENLEAVES DR **$417,000**
B: Melinda A Ewen Tr, Tr for Melinda Ann Ewen T
S: Dorothy W Canciglia
Book/Page: 14596/85, Date: 06/24/22

56 HOP BROOK RD **$925,000**
B: Michael Offner & Lonna Steinberg
S: Matthew W Mccall & Allison K Mccall
Book/Page: 14601/217, Date: 06/29/22
Use: 5 Bdrm Colonial, Lot: 39393sf
Prior Sale: $745,000 (07/17)

219 LINCOLN AVE **$728,500**
B: Kara D Peterman & Scott M Rutherford
S: Mary H Wyse Tr, Tr for Mary H Wyse RET
Book/Page: 14603/129, Date: 06/30/22
Mtg: Peoples Bank $428,500
Use: 4 Bdrm Old Style, Lot: 33670sf

2 SALEM PL U:2 ..... **$265,000**
B: Southat Sisounthone
S: Hope T Chiavaras Tr, Tr for Grove NT
Book/Page: 14604/267, Date: 06/30/22
Mtg: Guaranteed Rate Inc $185,500
Use: 2 Bdrm Condo, Lot: 4295sf
Prior Sale: $175,000 (05/17)

142 STATE ST **$410,000**
B: Alexandra B Rabasco & Gregory J Dorchak
S: John Kuzmiski
Book/Page: 14596/46, Date: 06/24/22
Mtg: Hanscom FCU $410,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 23411sf

78 STONY HILL RD **$340,000**
B: Javier F Salcedo, Tr for Hannah Bigelow-Treworgy
S: Reginald E Bingham
Book/Page: 14595/129, Date: 06/23/22
Mtg: Greenfield Svgs $306,000
Use: 3 Bdrm Ranch, Lot: 11671sf

252 WEST ST U:1 ..... **$212,000**
B: Yixue Zhao & Brandon B Paulsen
S: Ru Zheng & Yumeng Zhang
Book/Page: 14602/167, Date: 06/29/22
Mtg: Florence Bank $161,600
Use: 2 Bdrm Condo, Lot: 5137sf

87 WOODSIDE AVE **$377,000**
B: Vanessa Walker-Gordon & Adi Gordon
S: Amherst College
Book/Page: 14599/144, Date: 06/27/22
Mtg: Florence Bank $301,600
Use: Educational Property, Lot: 22869sf
Prior Sale: $460,000 (10/19)

Belchertown

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	52	57
Median Price	$320,025	$378,250

► REAL ESTATE SALES

BARTON AVE **$6,000**
B: Megan L Moynihan
S: Craig Burdick & Sharon G Burdick
Book/Page: 14604/182, Date: 06/30/22

9 CLARK ST **$325,000**
B: Steven D Fontaine
S: Jannah M Tierney
Book/Page: 14598/111, Date: 06/27/22
Mtg: Florence Bank $260,000
Use: 4 Bdrm Cape Cod, Lot: 10890sf

51 ESKETT RD **$282,000**
B: Alexandr Rusnac & Maia Rusnac
S: Thomas H Dion & Susan J Dion
Book/Page: 14605/77, Date: 06/30/22
Mtg: Fairway Ind Mtg $225,600
Use: 3 Bdrm Conventional, Lot: 126324sf

761 FEDERAL ST **$280,000**
B: Carlo A Lascala & Giselle Lascala
S: Claire Baldwin Tr, Tr for Claire Baldwin 2001 LT
Book/Page: 14602/219, Date: 06/29/22
Use: 2 Bdrm Old Style, Lot: 95832sf

18 FOREST RD **$329,900**
B: Benjamin N Vanderpuije & Christina K Vanderpuije
S: Anne Mistivar
Book/Page: 14605/205, Date: 06/30/22
Mtg: Members Advantage Mtg $304,900
Use: 3 Bdrm Split Entry, Lot: 50530sf
Prior Sale: $225,000 (07/15)

15 JON DR **$360,000**
B: Will Byler & Katherine A House
S: Owen Roy W Est & Deborah O Doulette
Book/Page: 14600/94, Date: 06/28/22
Mtg: Members Advantage Mtg $342,000
Use: 2 Bdrm Ranch, Lot: 44431sf

64 MUNSELL ST **$145,000**
B: Josh Tatro
S: G&H Development LLC
Book/Page: 14597/219, Date: 06/24/22
Use: 1 Bdrm Cottage, Lot: 47916sf
Prior Sale: $55,000 (12/11)

47 POOLE RD **$200,000**
B: Matthew T Buzzell
S: Chi L Lysak
Book/Page: 14600/183, Date: 06/28/22
Mtg: Security First Mtg Fn $185,000
Use: 2 Bdrm Cottage, Lot: 13504sf
Prior Sale: $65,000 (04/19)

58 STEBBINS ST **$530,000**
B: Shiya Cao
S: Darrin C Booke & Elizabeth Booke
Book/Page: 14601/115, Date: 06/29/22
Mtg: First World Mortgage $450,500
Use: 4 Bdrm Colonial, Lot: 42728sf
Prior Sale: $67,000 (06/18)

17 SYCAMORE CIR **$502,900**
B: Peter Yoon & Taeeun Kang
S: J N Duquette&Son Const
Book/Page: 14600/297, Date: 06/28/22
Mtg: Draper and Kramer Mtg $300,000
Use: Residential Developable Land, Lot: 16562sf

40 WARE RD U:7 ..... **$242,000**
B: David P Thibodeau & Paul J Thibodeau
S: Geoffrey C Warner Tr, Tr for P C Warner 2020 T
Book/Page: 14596/234, Date: 06/24/22
Use: 2 Bdrm Condo

Cummington

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	4
Median Price	$145,000	$167,500

► REAL ESTATE SALES

237 TROUBLE ST **$58,000**
B: Judith Cowell-Meredith & Peter S Rider
S: Michael L Welch & Theresa M Welch
Book/Page: 14597/232, Date: 06/24/22
Use: Residential Developable Land, Lot: 169013sf
Prior Sale: $12,000 (02/21)

Easthampton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	39	42
Median Price	$304,000	$345,000

► REAL ESTATE SALES

41 CHERRY ST **$405,000**
B: Jennifer Rain & Karen Rain
S: SA Holdings 2 LLC
Book/Page: 14600/43, Date: 06/28/22
Use: 2 Bdrm Conventional, Lot: 10019sf
Prior Sale: $179,000 (11/21)

73 FLORENCE RD **$390,000**
B: Michael Rock & Brittany Moreau
S: Guczek Paula J Est & Nathan D Ogulewicz
Book/Page: 14599/1, Date: 06/27/22
Mtg: Peoples Bank $370,500
Use: 4 Bdrm Cape Cod, Lot: 15682sf

15 GOLDEN DR **$408,000**
B: Timothy E Wegman & Alanna Servant
S: Pamela Graves-Boyce
Book/Page: 14599/43, Date: 06/27/22
Mtg: Peoples Bank $326,400
Use: 3 Bdrm Colonial, Lot: 18500sf

20 GOLDEN DR **$425,000**
B: Abigail M Cadigan & Patrick J Cadigan
S: James E Donah & Ann M Donah
Book/Page: 14596/327, Date: 06/24/22
Mtg: Florence Bank $275,000
Use: 4 Bdrm Colonial, Lot: 15000sf

8 HANNUM BROOK DR **$320,500**
B: Heather M Longley
S: Armour Jeanne B Est & Frank L Fisher Jr
Book/Page: 14603/93, Date: 06/30/22
Mtg: Westfield Bank $256,400
Type: Adj
Use: 3 Bdrm Ranch, Lot: 14810sf

11-15 HILL AVE **$400,000**
B: Jonathan N Kelley & Katie J Kelley
S: Scott C Harlow & Pamela J Harlow
Book/Page: 14598/66, Date: 06/27/22
Mtg: Luxury Mtg Corp $320,000
Use: Apartment Bldg - 4-8 Units, Lot: 7841sf
Prior Sale: $210,900 (07/10)

4 LAURA AVE U:B **$330,000**
B: Lawrence Davis Tr, Tr for L&Patricia Davis Joint LT
S: Hull Joyce L Est & Jennifer L Kostek
Book/Page: 14602/125, Date: 06/29/22
Use: Condo

287 LOUDVILLE RD **$510,000**
B: Nic Wildes & Christabeth Ingold
S: Donald E Alexander & Nancy E Alexander
Book/Page: 14596/243, Date: 06/24/22
Mtg: HarborOne Mortgage $484,500
Use: 3 Bdrm Cape Cod, Lot: 14810sf
Prior Sale: $155,000 (04/21)

7 LOUISE AVE **$384,500**
B: Austen Williams & Elizabeth Williams
S: Mary E Rust
Book/Page: 14594/227, Date: 06/23/22
Mtg: Susquehanna Vly FCU $314,500
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 12197sf

30 PINE ST **$545,115**
B: Michaela A Tally & Anne Canfield
S: Karin G Lapointe
Book/Page: 14596/214, Date: 06/24/22
Use: 2-Family Two Family, Lot: 29987sf

14 RUSSELL LN **$546,000**
B: Katelyn Bouzane & Jonathan A Adams
S: Stephen L Zimora & Michelle J Zimora
Book/Page: 14601/136, Date: 06/29/22
Mtg: Rockland Tr Co $374,000
Use: 4 Bdrm Raised Ranch, Lot: 15682sf
Prior Sale: $270,000 (01/15)

11 STANLEY ST **$340,000**
B: Laura Barley & Benjamin Breger
S: Peter L Galvagni & Karen A Galvagni
Book/Page: 14601/246, Date: 06/29/22
Mtg: Florence Bank $252,000
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: $175,000 (01/12)

25 WATER LN **$450,500**
B: Jeremy D Ober
S: Woodlawn Construction LLC
Book/Page: 14595/48, Date: 06/23/22
Use: 2-Family Two Family, Lot: 14213sf

24 WESTVIEW TER **$477,000**
B: Keegan Kuvach
S: Gott Elizabeth L Est & Christine A Wu
Book/Page: 14598/158, Date: 06/27/22
Mtg: Rocket Mortgage LLC $177,000
Use: 3 Bdrm Ranch, Lot: 20038sf

Granby

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	24	25
Median Price	$322,500	$332,250

► REAL ESTATE SALES

37 ALDRICH ST **$300,000**
B: MA Comm Cons&Recr
S: Nash Kornell R Est & Charles W Nash
Book/Page: 14599/290, Date: 06/28/22

39 ALDRICH ST **$300,000**
B: MA Comm Cons&Recr
S: Nash Kornell R Est & Charles W Nash
Book/Page: 14599/290, Date: 06/28/22

403 BATCHELOR ST **$150,000**
B: Pech Sok & Sim Sok
S: Razorback Capital LLC
Book/Page: 14599/27, Date: 06/27/22
Use: Residential-multiple Bldgs, Lot: 43485sf
Prior Sale: $110,250 (07/21)

67 COLD HILL RD **$425,000**
B: Philip J Samonte
S: Robert Cannon
Book/Page: 14597/188, Date: 06/24/22
Mtg: Guaranteed Rate Inc $382,500
Use: 3 Bdrm Conventional, Lot: 44356sf
Prior Sale: $250,000 (01/15)

56 FERRY HILL RD **$515,000**
B: Cynthia A Murphy
S: John P Sullivan Sr Tr, Tr for C M Sullivan Funding T
Book/Page: 14597/1, Date: 06/24/22
Mtg: Fairway Ind Mtg $225,000
Use: 3 Bdrm Cape Cod, Lot: 170244sf

70 GRANBY HTS U:70 ..... **$285,000**
B: James W Elfman
S: Aleksandra Stankovic
Book/Page: 14604/189, Date: 06/30/22
Mtg: Baycoast Mortgage Co $243,000
Use: 3 Bdrm Condo
Prior Sale: $165,500 (11/18)

31 NEW LUDLOW RD **$243,000**
B: Matthew L Levierge & Jennifer L Levierge
S: Robert F Levierge & Theresa L Levierge
Book/Page: 14594/258, Date: 06/23/22
Mtg: Evolve B&T $170,100
Use: 2-Family Family Flat, Lot: 93143sf

16 PARISH HILL RD **$223,500**
B: Sarah E Maney & Nicole C Britt
S: John B Gulbrandsen
Book/Page: 14604/232, Date: 06/30/22
Use: 4 Bdrm Colonial, Lot: 56988sf
Prior Sale: $157,507 (03/21)

Hadley

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	17
Median Price	$457,000	$485,000

► REAL ESTATE SALES

AQUA VITAE RD **$750,000**
B: G&M Enterprises Inc
S: Shelley Steuer Tr, Tr for Ness Oleson T
Book/Page: 14604/221, Date: 06/30/22

3 CEMETERY RD **$325,000**
B: Anna K Klepikov
S: Marla R Miller
Book/Page: 14604/150, Date: 06/30/22
Mtg: Florence Bank $240,000
Use: 3 Bdrm Cape Cod, Lot: 20581sf

19 ROOSEVELT ST **$312,500**
B: Daniel Waskiewicz & Kara Kostek
S: Zalot Edward F Est & J M Stowe
Book/Page: 14596/109, Date: 06/24/22
Mtg: HarborOne Mortgage $250,000
Use: 2-Family Two Family, Lot: 120169sf

25 SYLVIA HTS **$1,295,000**
B: Jerremy I Rorick
S: Okemo LLC
Book/Page: 14597/258, Date: 06/24/22
Mtg: Mortgage Research Ctr $1,295,000
Use: 5 Bdrm Colonial, Lot: 338840sf

137 WEST ST **$750,000**
B: G&M Enterprises Inc
S: Shelley Steuer Tr, Tr for Ness Oleson T
Book/Page: 14604/221, Date: 06/30/22
Use: 3-Family Antique, Lot: 50038sf

Hatfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	8	9
Median Price	$339,950	$300,000

► REAL ESTATE SALES

200 WEST ST **$290,000**
B: Matthew Fisher & Margaret J Fisher
S: Jude LLC
Book/Page: 14604/240, Date: 06/30/22
Mtg: Lower LLC $284,747
Use: 3 Bdrm Colonial, Lot: 52407sf

Huntington

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	10
Median Price	$296,000	$275,000

► REAL ESTATE SALES

115 COUNTY RD **$447,500**
B: Andre T Alguero
S: Lisa Fortin & Leopoldo DeLaCruz
Book/Page: 14600/136, Date: 06/28/22
Mtg: Florence Bank $344,575
Use: 2 Bdrm Colonial, Lot: 217800sf
Prior Sale: $286,000 (11/20)

128 GOSS HILL RD **$440,000**
B: Jordan Doucette
S: Abigail Lennox & Daniel Lennox
Book/Page: 14603/181, Date: 06/30/22
Mtg: Embrace Home Loans $418,000
Use: 4 Bdrm Cape Cod, Lot: 777110sf
Prior Sale: $380,000 (05/22)

Northampton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	58	70
Median Price	$418,625	$441,000

► REAL ESTATE SALES

547 AUDUBON RD **$585,000**
B: Kristopher S Schmidt & Alicia Schmidt
S: Alan F Mcbride & Heather B Mcbride
Book/Page: 14603/66, Date: 06/30/22
Mtg: HarborOne Mortgage $260,000
Use: 4 Bdrm Colonial, Lot: 522720sf

37 AUSTIN CIR **$359,900**
B: Erin E Donohue
S: Frank S Whitehead & Jessica Whitehead
Book/Page: 14603/39, Date: 06/30/22
Mtg: Mortgage Networks Inc $323,910
Use: 3 Bdrm Ranch, Lot: 13094sf
Prior Sale: $238,000 (12/18)

24 BIRCH LN **$699,000**
B: Joshua Allgaier & Holly H Allgaier
S: Jeffrey D Morse
Book/Page: 14604/303, Date: 06/30/22
Mtg: HarborOne Mortgage $611,000
Use: 3 Bdrm Contemporary, Lot: 101495sf

246 CHESTERFIELD RD **$415,000**
B: Michael Brown & Susan Daily
S: Robert A Cartledge
Book/Page: 14601/266, Date: 06/29/22
Mtg: HarborOne Mortgage $332,000
Use: 4 Bdrm Cape Cod, Lot: 50094sf

119 CHESTNUT ST **$375,000**
B: Derek Merleaux & April Merleaux
S: Frank R Mitchell & Patricia J Mitchell
Book/Page: 14598/199, Date: 06/27/22
Mtg: Greenfield Svgs $300,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 23988sf

115 CONZ ST **$3,000,000**
B: Rankin Holdings LLC
S: Gazette Realty LLC
Book/Page: 14602/229, Date: 06/29/22
Use: Office Bldg-general, Lot: 155379sf
Prior Sale: $600,000 (02/13)

80 DAMON RD U:3303 ..... **$156,000**
B: Cynthia D Jerome
S: Tribe 101 LLC
Book/Page: 14601/224, Date: 06/29/22
Mtg: Florence Bank $116,000
Use: 1 Bdrm Condo
Prior Sale: $92,000 (05/18)

14 GRAVES AVE U:B **$255,000**
B: Alexandra Sprague
S: Sarah B Sullivan
Book/Page: 14605/232, Date: 06/30/22
Use: 2 Bdrm Condo

86 ISLAND RD **$420,000**
B: Emma Kohlmann
S: Linda Putnam
Book/Page: 14596/273, Date: 06/24/22
Mtg: HarborOne Mortgage $294,000
Use: 3 Bdrm Conventional, Lot: 47045sf

426 KENNEDY RD **$599,900**
B: Matthew Goldfield & Helen Bennett
S: Schuyler J Salz & Katie L Salz
Book/Page: 14595/179, Date: 06/23/22
Use: 2 Bdrm Contemporary, Lot: 190357sf
Prior Sale: $450,000 (05/19)

113 LAUREL PARK U:113 ..... **$420,000**
B: Jonathan Dean
S: Colleen Byrnes & Darcy G Johnson
Book/Page: 14597/18, Date: 06/24/22
Mtg: Guild Mortgage Co $130,000
Use: 2 Bdrm Condo
Prior Sale: $272,000 (07/17)

25 NEW SOUTH ST U:A201 ..... **$287,000**
B: Jennifer Khelil & Aidan Khelil
S: Colin D Chickles & Shelda T Chickles
Book/Page: 14605/54, Date: 06/30/22
Mtg: Northern Mtg $258,300
Use: 1 Bdrm Condo
Prior Sale: $257,000 (07/19)

47 OVERLOOK DR **$310,000**
B: Richard M Mcneil
S: Matthew C Howe & Jennifer L Blake
Book/Page: 14600/158, Date: 06/28/22
Mtg: HarborOne Mortgage $220,000
Use: 3 Bdrm Ranch, Lot: 16065sf
Prior Sale: $203,000 (11/18)

66 RIDGE VIEW RD **$225,000**
B: Perry L Cohen & Amy Gowell
S: Sovereign Builders Inc
Book/Page: 14597/84, Date: 06/24/22
Use: Residential Developable Land, Lot: 74923sf

66 RIDGE VIEW RD **$200,000**
B: Sovereign Builders Inc
S: Kipp S Armstrong & Patricia S Armstrong
Book/Page: 14597/78, Date: 06/24/22
Use: Residential Developable Land, Lot: 74923sf

253 RIVERSIDE DR **$555,000**
B: Craig Rossein
S: Seth W Johnson & Lisa M Echevarria
Book/Page: 14596/294, Date: 06/24/22
Mtg: Allied Mortgage Group $485,000
Use: 3 Bdrm Conventional, Lot: 11800sf

60 WALNUT ST **$668,000**
B: Danica Phelps
S: James L Podolak
Book/Page: 14602/133, Date: 06/29/22
Mtg: Peoples Bank $534,400
Use: 2-Family Conventional, Lot: 6978sf

1368 WESTHAMPTON RD **$315,000**
B: Michele L Ruschhaupt
S: Matthew P Schroyer & Jordan E Schroyer
Book/Page: 14598/190, Date: 06/27/22
Use: 3 Bdrm Conventional, Lot: 45302sf
Prior Sale: $207,000 (08/21)

Pelham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	4
Median Price	$430,000	$446,900

► REAL ESTATE SALES

7 ARNOLD RD **$900,000**
B: James A Bradbury & Jennifer S Bradbury
S: Susanne Mueller-Redwood & Robert Redwood
Book/Page: 14596/20, Date: 06/24/22
Mtg: Florence Bank $600,000
Use: 3 Bdrm Cape Cod, Lot: 117612sf
Prior Sale: $570,000 (08/19)

195 N VALLEY RD **$504,000**
B: Eric Burri & Kristen Lynch
S: Ecclestone Brian W Est & Ryan E Ecclestone
Book/Page: 14596/317, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 130244sf

South Hadley

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	67	48
Median Price	$285,000	$300,000

► REAL ESTATE SALES

26 ASHTON LN **$560,000**
B: Kevin M Haydocy
S: Roger W Tucker & Camille Provost-Tucker
Book/Page: 14603/159, Date: 06/30/22
Mtg: Peoples Bank $532,000
Use: 3 Bdrm Ranch, Lot: 37046sf
Prior Sale: $328,000 (08/15)

16 BRITTANY RD **$445,000**
B: David J Sullivan & Courtney L Sullivan
S: Benjamin H Hale & Kristin M Hale
Book/Page: 14597/54, Date: 06/24/22
Mtg: Guild Mortgage Co $422,750
Use: 3 Bdrm Cape Cod, Lot: 11932sf
Prior Sale: $300,000 (10/14)

72 COLUMBIA ST **$275,000**
B: Christopher J Reynolds & Wendy A Reynolds
S: William N Nowell 3rd & Bryn R Nowell
Book/Page: 14595/21, Date: 06/23/22
Mtg: First World Mortgage $233,750
Use: 3 Bdrm Cape Cod, Lot: 10091sf

10 FOREST DR **$325,000**
B: Daniel Dubuc & Caitlyn Taylor
S: Ryan C Bowler
Book/Page: 14599/122, Date: 06/27/22
Mtg: Academy Mortgage Corp $298,300
Use: 3 Bdrm Ranch, Lot: 19500sf
Prior Sale: $199,000 (03/16)

540 GRANBY RD U:62 ..... **$175,000**
B: Pamela A Queior
S: Lorraine Destromp
Doc#: 000000000021487, Date: 06/30/22
Mtg: Allied Mortgage Group $171,830
Use: 2 Bdrm Condo

16 HELM ST **$265,000**
B: Stacey M Burgielewicz & Corey R Ellis
S: Mark Burgielewicz & Celine Burgielewicz
Doc#: 000000000021478, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 11250sf
Prior Sale: $225,000 (08/20)

3 MAPLE ST **$380,000**
B: Nicholas Atallah & Jillian Handy
S: David J Sullivan & Courtney L Sullivan
Book/Page: 14596/127, Date: 06/24/22
Mtg: HarborOne Mortgage $304,000
Use: 5 Bdrm Colonial, Lot: 8600sf
Prior Sale: $279,900 (11/18)

175 PINE GROVE DR U:175 ..... **$275,000**
B: Donald J Chabot
S: Dorothy J Beaudoin & Kenneth A Beaudoin
Book/Page: 14604/50, Date: 06/30/22
Use: 2 Bdrm Condo

105 PITTROFF AVE **$451,000**
B: Sarah J Andrews
S: Maria Janelli & Genevieve Sarnak
Book/Page: 14594/341, Date: 06/23/22
Mtg: Guild Mortgage Co $161,000
Use: 4 Bdrm Ranch, Lot: 19167sf
Prior Sale: $340,600 (05/21)

47 SHADOW BROOK EST U:47 ..... **$370,000**
B: Jieun Park
S: Robert B Weitzman & Isaac W Weitzman
Book/Page: 14605/29, Date: 06/30/22
Mtg: Florence Bank $190,000
Use: 3 Bdrm Condo

20 W SUMMIT ST **$280,000**
B: Justin J Whelihan & Hannah B Whelihan
S: David B Williams & Patricia A Pappas
Book/Page: 14595/105, Date: 06/23/22
Mtg: Cross Country Mtg Inc $224,000
Use: 3 Bdrm Cape Cod, Lot: 14250sf

41 W SUMMIT ST U:27 ..... **$147,500**
B: Dennis Kirby & Christine Kirby
S: William F Hunter
Book/Page: 14604/142, Date: 06/30/22
Use: 1 Bdrm Condo
Prior Sale: $118,000 (05/21)

41 W SUMMIT ST U:74 ..... **$75,000**
B: Deborah Fogarty & John Fogarty
S: Mooney Richard F Est & Alexandria F Mooney
Book/Page: 14594/77, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $121,000 (11/18)

Southampton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	25
Median Price	$372,272	$450,000

► REAL ESTATE SALES

9 BELANGER RD **$300,000**
B: Jasmine Caruk
S: Timofey Banar
Book/Page: 14594/146, Date: 06/23/22
Use: 2 Bdrm Ranch, Lot: 3049sf
Prior Sale: $119,000 (06/21)

195 BRICKYARD RD **$426,000**
B: Rebecca A Fisher
S: Patrick J Cadigan & Abigail M Donah
Book/Page: 14596/187, Date: 06/24/22
Mtg: Easthampton Svgs Bk $226,000
Use: 3 Bdrm Raised Ranch, Lot: 40512sf
Prior Sale: $275,000 (11/13)

154 FOMER RD **$531,000**
B: Michael S Leuchtenburg & Maria J Mrowicki
S: Dylan P Mawdsley & Teresa S Mawdsley
Book/Page: 14598/247, Date: 06/27/22
Mtg: Mortgage Networks Inc $376,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 112385sf
Prior Sale: $375,200 (06/20)

25 HELEN DR **$885,000**
B: Christopher M Grant & Kara A Grant
S: Alan L Maycock Tr, Tr for A L Maycock T
Book/Page: 14604/12, Date: 06/30/22
Mtg: Westfield Bank $708,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 238273sf
Prior Sale: $625,000 (01/14)

2 KATELYN WAY **$730,000**
B: Gregory J Nigro & Rachel A Nigro
S: Kenneth F Bourdon & Betty J Bourdon
Book/Page: 14597/105, Date: 06/24/22
Mtg: Mortgage Networks Inc $430,000
Use: 4 Bdrm Colonial, Lot: 40001sf

84 LINE ST **$342,000**
B: Britain Grilli-Scott & Emily Grilli-Scott
S: Jesse R Katz
Book/Page: 14595/56, Date: 06/23/22
Mtg: Mortgage Networks Inc $265,600
Use: 2 Bdrm Ranch, Lot: 46609sf
Prior Sale: $260,000 (07/19)

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Ware

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	50	43
Median Price	$226,650	$282,000

► REAL ESTATE SALES

3-5 CLIFFORD AVE $250,000
B: Christopher F Bradley
S: Idalete Barbosa & Jorge Barbosa
Book/Page: 14596/149, Date: 06/24/22
Mtg: Citizens Bank $237,650
Use: 2-Family Two Family, Lot: 7301sf
Prior Sale: $190,000 (10/19)

52 OLD BELCHERTOWN RD $277,000
B: Jacob I Straight & Danielle A Rossignol
S: Sheila J Straight
Book/Page: 14604/343, Date: 06/30/22
Mtg: St Marys Credit Union $221,500
Use: 2 Bdrm Ranch, Lot: 71761sf

87 RIVER RD $381,500
B: Kathleen Etzel & Laura Etzel
S: David F Kozlik & Pamela J Kozlik
Book/Page: 14595/346, Date: 06/24/22
Mtg: Rocket Mortgage LLC $305,200
Use: 3 Bdrm Contemporary, Lot: 74941sf

7 SPRING ST $65,285
B: Megliola Realty LLC
S: Edward Bernat & Mary A Bernat
Book/Page: 14600/207, Date: 06/28/22
Mtg: Residential Capital $157,336
Use: 3 Bdrm Old Style, Lot: 2801sf

Westhampton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	9
Median Price	$368,500	$405,000

► REAL ESTATE SALES

BURT RD $2,000
B: John A Dunn & Monique C Dunn
S: Allan N Menkel & Sally Watson-Menkel
Book/Page: 14598/339, Date: 06/27/22

41 EDWARDS RD $630,000
B: Valeri Edwards & Gen Edwards
S: Lara Ramsey & Lisa Mascaro
Book/Page: 14600/48, Date: 06/28/22
Mtg: Adams Community Bk $504,000
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 321473sf

301 MAIN RD $389,500
B: Matthew M Klarich & Crystal R Klarich
S: Stephen R Pierce & Timothy E Pierce
Book/Page: 14602/190, Date: 06/29/22
Mtg: Guild Mortgage Co $311,600
Use: 3 Bdrm Ranch, Lot: 108464sf

360 MAIN RD $482,000
B: Nicholas J Sallis
S: Philip J Desantis Tr, Tr for Desantis RT
Book/Page: 14603/338, Date: 06/30/22
Mtg: Cross Country Mtg Inc $422,000
Use: Mixed Use-prim Res & Agricul, Lot: 161608sf

461 MAIN RD $605,000
B: Erika Andrades & William Andrades
S: Fumiko U Brown & James Brown
Book/Page: 14604/68, Date: 06/30/22
Mtg: Movement Mtg LLC $484,000
Use: 5 Bdrm Colonial, Lot: 915631sf

Williamsburg

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	10
Median Price	$422,000	$302,500

► REAL ESTATE SALES

67 CHESTERFIELD RD $120,000
B: Allison Jones
S: Jennifer Reagan & Michael Connors
Book/Page: 14599/79, Date: 06/27/22
Use: Residential Developable Land, Lot: 481338sf

10 EASTERN AVE $270,000
B: Brian Conklin & Amy Conklin
S: Jane Bickford & Edward Parsons
Book/Page: 14601/317, Date: 06/29/22
Mtg: HarborOne Mortgage $247,252
Use: 3 Bdrm Conventional, Lot: 60984sf
Prior Sale: $308,500 (11/12)

15 N MAIN ST U:B $250,000
B: Christan Hooper-Daniele
S: Kristin F Mccue
Book/Page: 14603/224, Date: 06/30/22
Mtg: HarborOne Mortgage $237,500
Use: 4 Bdrm Condo, Lot: 4356sf
Prior Sale: $169,000 (07/15)

Middlesex Registry

Northern District

Richard Howe, Jr., Register
360 Gorham Street
Lowell, MA 01852
Telephone: (978) 322-9000
Fax: (978) 322-9001
www.lowelldeeds.com

Billerica

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	118	150
Median Price	$520,000	$620,500

► REAL ESTATE SALES

2 ACRE RD $781,000
B: Sukhdeep Kaur & Abhijot S Mann
S: Suresh Ramaswamy Tr, Tr for 2 Acre Road NT
Book/Page: 37176/291, Date: 06/24/22
Mtg: Salem Five Mtg Co $581,000
Type: Adj
Use: 3 Bdrm Split Entry, Lot: 32560sf
Prior Sale: $400,000 (06/15)

1 ADAMS ST $777,000
B: Joseph Girolamo & Rene K Wacksman
S: Kiel Mccaul & Karyn Mccaul
Book/Page: 37191/63, Date: 06/30/22
Mtg: Cross Country Mtg Inc $250,000
Use: 3 Bdrm Split Entry, Lot: 34792sf
Prior Sale: $425,000 (02/17)

2 ALICE AVE $635,000
B: Deborah A Ackerley & James E Ackerley
S: Kristen Pordido
Doc#: 000000000316769, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 15724sf

26 ARCADIA RD $430,000
B: GNJM Realty LLC
S: Christine M Goucher & Debra A Kelley
Doc#: 000000000316740, Date: 06/30/22
Mtg: Stoneham Cp Bk $1,173,510
Use: 3 Bdrm Ranch, Lot: 26250sf

18 AUSTIN RD $230,000
B: 18 Austin Road CBC LLC
S: JCG Investments LLC
Book/Page: 37193/73, Date: 06/30/22
Use: 1 Bdrm Ranch, Lot: 11867sf
Prior Sale: $190,000 (04/22)

21 AVILA RD $571,000
B: Prabha Paudel & Neeraj Sharma
S: Bobby Kazis & Spiridoula S Kazis
Book/Page: 37182/112, Date: 06/28/22
Mtg: TD Bank NA $500,000
Use: 3 Bdrm Colonial, Lot: 33054sf
Prior Sale: $405,000 (03/18)

6 BEDFORD ST $325,000
B: Visionary Prop Vent LLC
S: Josephine B Rodrigues
Book/Page: 37191/120, Date: 06/30/22
Mtg: Universal Capital LLC $412,000
Use: 5 Bdrm Conventional, Lot: 12500sf

6 BISCAYNE DR $287,500
B: Denise Celata & James Celata
S: Maureen Celata
Book/Page: 37184/237, Date: 06/28/22
Mtg: Cambridge Svgs Bk $702,000
Use: 3 Bdrm Ranch, Lot: 31711sf

37 BRIDGE ST U:202 ..... $263,778
B: Abdelkader Guessas & Nadia Guessas
S: Brandon S Childs & Shannon Childs
Book/Page: 37182/257, Date: 06/28/22
Mtg: Citizens Bank $255,865
Use: 3 Bdrm Condo
Prior Sale: $189,500 (06/16)

14-16 BUCKINGHAM DR $675,000
B: Nertil Muci & Merushe Vasili
S: Paul W Chiasson & Margaret M Chiasson
Book/Page: 37188/293, Date: 06/29/22
Mtg: MSA Mortgage LLC $642,805
Use: 2-Family Townhouse, Lot: 31500sf

20 CALL ST $679,000
B: Nazareth Tajrian
S: John G Conway & Deanna Conway
Book/Page: 37196/3, Date: 06/30/22
Mtg: Salem Five Mtg Co $645,050
Type: Adj
Use: 3 Bdrm Split Level, Lot: 36000sf

270 CONCORD RD $90,501
B: Nabil Elfakih
S: Asmo Boston Billerica LP
Book/Page: 37190/106, Date: 06/30/22
Use: Hotel, Lot: 436036sf
Prior Sale: $21,500,000 (03/22)

4 CREST RD $565,000
B: Wiliams N Acosta
S: Luz Martinez
Book/Page: 37187/185, Date: 06/29/22
Mtg: First Natl Bank Trini $452,000
Use: 3 Bdrm Conventional, Lot: 10000sf
Prior Sale: $240,000 (03/14)

23 ESQUIRE RD $20,600,000
B: MCP 3 23 Esquire LLC
S: BTU International Inc
Book/Page: 37172/118, Date: 06/23/22
Mtg: Webster FiveCent Svgs $14,420,000
Use: Manufacturing Building, Lot: 304484sf

14 GRANDVIEW RD $1,050,000
B: Richard L Perry 2nd & Clara J Miller
S: Michael T Pendleton
Book/Page: 37191/247, Date: 06/30/22
Mtg: HarborOne Mortgage $840,000
Use: 5 Bdrm Colonial, Lot: 34826sf

2 HOLDEN ST $435,000
B: Devlin R Crane & Patricia Crane
S: Heckman David W Est & Paula Morris
Book/Page: 37197/220, Date: 06/30/22
Mtg: Mortgage Networks Inc $413,250
Use: 4 Bdrm Cape Cod, Lot: 15570sf

5 KAREN CIR U:5 ..... $315,000
B: Rachel R Dobeck
S: Donna M Dufour
Book/Page: 37179/113, Date: 06/27/22
Mtg: United Wholesale Mtg $267,000
Use: 2 Bdrm Condo

6 KARL DR $820,000
B: David N West & Sherri L Howell
S: Joann Lamar Tr, Tr for Joann Lamar RET
Book/Page: 37171/69, Date: 06/23/22
Mtg: Cross Country Mtg Inc $656,000
Use: 3 Bdrm Gambrel, Lot: 64018sf

44 OAK ST $550,000
B: Colin R Kelly & Jessica M Rivet
S: Charlemagne Cejour & Elsie Clairzie
Doc#: 000000000316616, Date: 06/23/22
Mtg: Movement Mtg LLC $320,000
Use: 2 Bdrm Ranch, Lot: 22152sf

11 PARKER ST $625,000
B: Ruth E Jnbaptiste
S: Michelle Clifford & Barry Clifford
Book/Page: 37181/41, Date: 06/27/22
Mtg: Cross Country Mtg Inc $375,000
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: $380,000 (01/22)

14 PEQUOT ST $531,000
B: Christopher R Peltier
S: Beri A Recher
Book/Page: 37173/233, Date: 06/24/22
Mtg: Digital FCU $424,800
Use: 3 Bdrm Bngl/cottage, Lot: 22017sf

19 PROGRESS RD $34,000,000
B: Atlantic Oliver 2 17 Prog
S: KIG 17P TIC LLC & TPG 17P TIC LLC
Book/Page: 37174/274, Date: 06/24/22
Use: Industrial Warehouse, Lot: 400316sf

28 REXHAME ST $615,000
B: Joseph Mazzeo & Robin Mazzeo
S: Stephen P Kennedy & Patricia G Kennedy
Book/Page: 37183/56, Date: 06/28/22
Mtg: Mortgage Networks Inc $492,000
Use: 3 Bdrm Split Entry, Lot: 15406sf

45 RIVEREDGE RD $400,000
B: Vesselina Toncheva & Hristina Toncheva
S: Hristo Tonchev & Nelly Tonchev
Book/Page: 37195/76, Date: 06/30/22
Mtg: Fairway Ind Mtg $185,000
Use: 2 Bdrm Ranch, Lot: 10234sf

196 SALEM RD $600,000
B: Nicole Guillaume & Moise Guillaume
S: Lilia J Sloman
Book/Page: 37169/26, Date: 06/23/22
Mtg: Guaranteed Rate Inc $579,975
Use: 3 Bdrm Colonial, Lot: 50094sf
Prior Sale: $370,000 (08/16)

14 SWAN LN $765,000
B: Niju Jose & Johncy George
S: Phillip A Pappalardo & Kaitlyn Pappalardo
Book/Page: 37194/250, Date: 06/30/22
Mtg: Cross Country Mtg Inc $688,500
Use: 3 Bdrm Gambrel, Lot: 5325sf
Prior Sale: $439,900 (09/15)

47 TOWER FARM RD $653,000
B: Harishchandra Patel & Sushmabahen Patel
S: Stephen A Vanaria 2nd & Jacqueline M Vanaria
Book/Page: 37192/252, Date: 06/30/22
Mtg: Provident Fund Assoc $522,400
Use: 3 Bdrm Split Entry, Lot: 25052sf
Prior Sale: $475,000 (07/19)

3-A-B TUFTS LN $710,000
B: Borjana Mahmutaj & Dalmat Mahmutaj
S: Elaine H Cenci Tr, Tr for Cenci FT
Book/Page: 37191/193, Date: 06/30/22

67 WHIPPLE RD $636,000
B: John A Penta Jr & Lynn Penta
S: Kate H Mattar & Ayham Mattar
Book/Page: 37184/73, Date: 06/28/22
Mtg: Baxter CU $604,200
Use: 3 Bdrm Cape Cod, Lot: 7500sf
Prior Sale: $426,500 (01/20)

Carlisle

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	24	17
Median Price	$1,017,500	$1,329,000

► REAL ESTATE SALES

51 BINGHAM RD $699,000
B: Pablo Hopman & Tatja Hopman
S: Anita L Opitz
Book/Page: 37193/288, Date: 06/30/22
Mtg: Rollstone Bk & Tr $559,000
Use: 3 Bdrm Split Entry, Lot: 87120sf
Prior Sale: $585,000 (06/18)

180 CONCORD ST $940,000
B: Colby Mauke & Claire Mauke
S: James G Bohn & Susan M Wolfe
Book/Page: 37180/148, Date: 06/27/22
Mtg: First Republic Bk $752,000
Use: 3 Bdrm Old Style, Lot: 87120sf

31 HILLSIDE RD $1,400,000
B: Minh Nguyen, Tr for Kenny K Tran
S: Barbara StOnge Tr, Tr for David&B StOnge NT
Book/Page: 37184/158, Date: 06/28/22
Mtg: Bank of America NA $840,000
Use: 3 Bdrm Cape Cod, Lot: 87120sf

BROOK ST L:X $20,000
B: James Carter Tr, Tr for Cranberry Knoll T
S: East View Partners LLC
Book/Page: 37187/262, Date: 06/29/22

Chelmsford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	129	101
Median Price	$536,000	$650,000

► REAL ESTATE SALES

30 ARBOR RD $565,000
B: Danica L Lima-Bybell & Tyler J Lima-Bybell
S: Martin R Peal Tr, Tr for Martys RT
Book/Page: 37174/54, Date: 06/24/22
Mtg: Total Mtg Svcs $536,750
Use: 3 Bdrm Cape Cod, Lot: 16555sf
Prior Sale: $255,000 (04/14)

3 AUGUSTA WAY U:3 ..... $600,000
B: Robert Clancy
S: Mary M Cormier Tr, Tr for Cormier FT
Book/Page: 37197/20, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $433,000 (06/19)

1 BILLERICA RD $575,000
B: Chelmsford Town Of
S: S Bnk Chelmsford Ctrl LLC
Book/Page: 37182/141, Date: 06/28/22
Use: Mixed Use-prim Comm & Other, Lot: 134165sf
Prior Sale: $465,000 (05/22)

101 BOSTON RD U:B $90,000
B: Shayla Adam
S: Shahin Khyamian
Book/Page: 37174/123, Date: 06/24/22
Use: 1 Bdrm Condo
Prior Sale: $90,000 (05/16)

93 BRICK KILN RD $2,350,000
B: 93 Brick Kiln Road LLC
S: Brick Kiln Road LLC
Book/Page: 37173/283, Date: 06/24/22
Mtg: Centreville Bank $1,645,000
Use: Residential Developable Land, Lot: 417740sf

9 BURNING TREE LN $775,000
B: Michael Zahedi & Tina M Damico
S: Ronald H Gill & Susan M Gill
Book/Page: 37171/228, Date: 06/23/22
Mtg: United Wholesale Mtg $736,250
Use: 4 Bdrm Ranch, Lot: 41626sf

44 CENTRAL SQ $575,000
B: Chelmsford Town Of
S: S Bnk Chelmsford Ctrl LLC
Book/Page: 37182/141, Date: 06/28/22

7 CLARKE AVE $526,000
B: Paul Mccarthy & Jillian A Carney
S: Jonathan M Romig & Monica Romig
Doc#: 000000000316681, Date: 06/28/22
Mtg: Leader Bank NA $473,400
Use: 3 Bdrm Cape Cod, Lot: 7650sf
Prior Sale: $285,000 (05/14)

5 CLOVER HILL DR $625,000
B: Andrew E Guy & Kelly R Guy
S: Samuel T Benigno & Lee Benigno
Book/Page: 37186/189, Date: 06/29/22
Mtg: Jeanne DArc CU $500,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 24644sf

4 CROSBY LN $550,000
B: Irma Y Blanco
S: Matthew P Camacho & Anthony R Camacho
Book/Page: 37197/37, Date: 06/30/22
Mtg: American Pacific Mtg $522,500
Use: 3 Bdrm Split Level, Lot: 19745sf

46 DALTON RD $835,000
B: Chad Pimentel & Meghan Pimentel
S: Janet G Dubner Tr, Tr for Janet G Dubner 1985 RET
Book/Page: 37187/163, Date: 06/29/22
Mtg: Leader Bank NA $709,750
Use: 4 Bdrm Colonial, Lot: 38768sf

81 DALTON RD $497,000
B: Gladys Lucien-Carney & Steven G Carney
S: Daniel J Keaney Tr, Tr for Dalton Road RT
Book/Page: 37184/280, Date: 06/28/22
Mtg: Citibank Na $67,000
Use: 3 Bdrm Ranch, Lot: 17886sf

245 DUNSTABLE RD $580,000
B: Ioannis C Constantinides
S: David K Bruce & Pamela-Jo Bruce
Doc#: 000000000316644, Date: 06/24/22
Mtg: Guaranteed Rate Inc $557,500
Use: 4 Bdrm Colonial, Lot: 21083sf

2 HOWARD RD $575,000
B: Colleen Hartung & Barry Long Jr
S: John H Sharon & Amy E Sharon
Book/Page: 37194/225, Date: 06/30/22
Mtg: First SB $517,500
Use: 3 Bdrm Ranch, Lot: 22847sf
Prior Sale: $360,000 (08/18)

43 KENNEDY DR U:43 ..... $350,000
B: Mary Connell & Thomas Iozzo
S: Puneet Mangal & Shweta Mangal
Book/Page: 37174/98, Date: 06/24/22
Mtg: Leader Bank NA $330,000
Use: 2 Bdrm Condo
Prior Sale: $196,000 (06/17)

53 LAMPLIGHTER LN $253,000
B: Chelsey L Yencho
S: Daniel W Johnson
Book/Page: 37179/247, Date: 06/27/22
Mtg: Northern Bk & Tr $188,000
Use: 3 Bdrm Colonial, Lot: 4574sf

56 LINWOOD ST $570,000
B: Renee Walker & Vincent Freelove Jr
S: Robert P Laroche
Book/Page: 37193/81, Date: 06/30/22
Mtg: Cross Country Mtg Inc $513,000
Use: 3 Bdrm Cape Cod, Lot: 11250sf
Prior Sale: $350,000 (12/16)

179 LITTLETON RD U:1 ..... $419,000
B: Jatin Mehta
S: Sumodh S Nair
Book/Page: 37182/146, Date: 06/28/22
Mtg: Avidia Bank $377,100
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $256,000 (12/13)

181 LITTLETON RD U:302 ..... $290,000
B: Dennis Y Chan & Angela L Aldebol
S: Joseph W Dowd
Book/Page: 37193/257, Date: 06/30/22
Mtg: Workers Credit Union $203,000
Use: 2 Bdrm Condo
Prior Sale: $217,500 (03/19)

311 LITTLETON RD U:60 ..... $603,000
B: Srikanth Kakumanu
S: Suneetha Kambhampati & Pavan K Vemuri
Book/Page: 37191/272, Date: 06/30/22
Mtg: Bangor Savings Bank $482,400
Use: 3 Bdrm Condo
Prior Sale: $408,000 (12/16)

51 LOCKE RD $244,000
B: Michael Wetmore
S: Wetmore Carol M Est & Dianne M Wetmore-Winters
Book/Page: 37187/267, Date: 06/29/22
Mtg: Watertown Svgs Bk $244,000
Use: 3 Bdrm Ranch, Lot: 32230sf

146 MAIN ST $615,000
B: Lynne M Mullen & Brian W Mullen
S: Alicia R Evans Tr, Tr for 146 Main Street RT 2
Book/Page: 37195/219, Date: 06/30/22
Mtg: TD Bank NA $530,000
Use: 4 Bdrm Conventional, Lot: 108464sf

255 NORTH RD U:73 ..... $515,000
B: Anand Ramanujam & Subapradha Narayanan
S: Warren K Turner & Catherine N Turner
Book/Page: 37192/49, Date: 06/30/22
Mtg: Cross Country Mtg Inc $455,000
Use: 3 Bdrm Condo

58 PARK RD $565,000
B: John M Sullivan Tr, Tr for John M Sullivan LT
S: Kelly John A Est & Paul V Kelly
Book/Page: 37192/181, Date: 06/30/22
Mtg: Central One FCU $452,000
Use: 3 Bdrm Ranch, Lot: 30064sf

19 RAINBOW AVE $585,000
B: Joseph V Haley
S: Samuel T Cornett
Book/Page: 37178/168, Date: 06/27/22
Mtg: Reading Cp Bk $468,000
Use: 2 Bdrm Ranch, Lot: 10977sf
Prior Sale: $430,000 (04/20)

113 RICHARDSON RD $640,000
B: Mark K Kohls & Erin Kohls
S: Ariel Sanchez
Book/Page: 37189/33, Date: 06/29/22
Mtg: Fairway Ind Mtg $512,000
Use: 3 Bdrm Colonial, Lot: 40066sf
Prior Sale: $356,000 (07/15)

29 SANDRA DR $615,000
B: Helena Heng
S: Deborah A Keane
Book/Page: 37171/19, Date: 06/23/22
Mtg: Guild Mortgage Co $492,000
Use: 5 Bdrm Colonial, Lot: 28155sf

2 SHORE DR $700,000
B: Donald Spencer
S: Responsive Results LLC
Book/Page: 37194/282, Date: 06/30/22
Mtg: Fairway Ind Mtg $607,500
Use: 4 Bdrm Conventional, Lot: 6416sf
Prior Sale: $400,000 (12/21)

5 SINGLEFOOT RD $637,500
B: Francesca A Solitro & Michael R Demartinis
S: Walter Wrobel
Book/Page: 37176/152, Date: 06/24/22
Use: 2 Bdrm Ranch, Lot: 40040sf
Prior Sale: $380,000 (03/16)

3 TREMONT RD $800,000
B: Michael Soum & Sopheap Soum
S: Peter Meehan
Book/Page: 37191/39, Date: 06/30/22
Mtg: Mortgage Research Ctr $818,400
Use: 4 Bdrm Colonial, Lot: 40050sf
Prior Sale: $529,900 (01/22)

138 TYNGSBORO RD U:5 ..... $192,000
B: Zinia Luong
S: William P Modica
Book/Page: 37195/69, Date: 06/30/22
Use: 2 Bdrm Condo

2 WALTER G WIEDE ST U:10 ..... $511,464
B: Abhijeet Deshpande & Sanika Pujari
S: Glenview Dev Inc
Book/Page: 37192/147, Date: 06/30/22
Mtg: Guild Mortgage Co $434,744
Use: Condo

2 WALTER G WIEDE ST U:6 ..... $505,804
B: Vilas V Shenoy & Soumya V Shenoy
S: Glenview Development Inc
Book/Page: 37193/224, Date: 06/30/22
Mtg: Guild Mortgage Co $480,513
Use: Condo

16 WOODBINE ST $370,000
B: David Melanson & Diane Melanson
S: David Paterson & Rhiannon Connor
Book/Page: 37178/290, Date: 06/27/22
Use: 3 Bdrm Bngl/cottage, Lot: 13455sf
Prior Sale: $266,000 (06/19)

Dracut

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	89	103
Median Price	$440,000	$480,000

► REAL ESTATE SALES

67 2ND ST $360,000
B: PR Real Properties LLC
S: Michael J Ring
Book/Page: 37196/280, Date: 06/30/22
Mtg: Enterprise Bk & Tr Co $327,000
Use: 3 Bdrm Cape Cod, Lot: 31480sf
Prior Sale: $246,000 (07/18)

76 BEAVER BROOK LN $430,000
B: Mark Sullivan & Meghan Sullivan
S: Howard J Dailey 3rd Tr, Tr for Dailey FT
Book/Page: 37172/190, Date: 06/24/22
Mtg: Ross Mortgage Co Inc $422,211
Use: 3 Bdrm Ranch, Lot: 31400sf

54 BERUBE LN $790,000
B: Steven Silva & Chastity Dasilva
S: Berube Lane LLC
Book/Page: 37193/102, Date: 06/30/22
Mtg: Salem Five Mtg Co $558,400
Type: Adj
Use: Res Potentially Dvlpble Land, Lot: 20026sf

1745 BRIDGE ST $360,000
B: Josue Cabral
S: Robert Demers & Juliette Demers
Book/Page: 37177/131, Date: 06/24/22
Mtg: OCMBC Inc $324,000
Use: 3 Bdrm Conventional, Lot: 71438sf

21 CHERRYWOOD DR $785,000
B: Lien T Phan
S: Adam A Ryan & Osama Omar
Book/Page: 37185/113, Date: 06/29/22
Mtg: Cross Country Mtg Inc $410,000
Use: 4 Bdrm Colonial, Lot: 49223sf
Prior Sale: $575,000 (06/19)

340 COLBURN AVE $665,000
B: Jennifer Bassett
S: George T Spence Jr Tr, Tr for Spence RET
Book/Page: 37197/127, Date: 06/30/22
Mtg: Hanscom FCU $665,000
Use: 4 Bdrm Colonial, Lot: 31381sf

93 CROSS RD $250,000
B: CIL Realty Of MA Inc
S: Christopher Deputat
Doc#: 000000000316726, Date: 06/30/22
Mtg: TD Bank NA $1,694,076

95 CROSS RD $250,000
B: CIL Realty Of MA Inc
S: Christopher Deputat
Doc#: 000000000316721, Date: 06/30/22
Mtg: TD Bank NA $1,694,076

ELM ST $5,000
B: Thomas J Clougher Tr, Tr for Clougher LT
S: Stephen P Mccarthy & Roberta L Mccarthy
Book/Page: 37194/276, Date: 06/30/22

67 ELM ST $570,000
B: Bahadur S Ayer & Reema Shrestha
S: Eric E Paquette & Melissa M Paquette
Book/Page: 37190/18, Date: 06/29/22
Mtg: Fairway Ind Mtg $513,000
Use: 3 Bdrm Colonial, Lot: 6411sf

7 ESSEX ST $303,000
B: Tricia Butland
S: Irene C Murray
Book/Page: 37187/74, Date: 06/29/22
Mtg: Salem Five Mtg Co $272,700
Use: 3 Bdrm Bngl/cottage, Lot: 10900sf

5 FLOWER LN $420,000
B: Patience Nalubega & George Kasumba-Kakooza
S: Jeannine M Letendre Tr, Tr for 5 Flower Lane NT
Book/Page: 37198/106, Date: 06/30/22
Mtg: Mortgage Networks Inc $412,392
Use: 3 Bdrm Ranch, Lot: 16948sf

118 FLOWER LN $440,000
B: Christina M Bromley & Timothy G Bromley
S: Carmelo Holdings LLC
Book/Page: 37185/48, Date: 06/28/22
Use: 3 Bdrm Ranch, Lot: 15233sf
Prior Sale: $265,000 (04/22)

24 HILLTOP RD $521,000
B: Corey Sheehan & Deborah Bua
S: Infinitum Realty Inc
Book/Page: 37169/195, Date: 06/23/22
Mtg: Northpoint Mortgage $494,950
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $380,000 (03/22)

31 HOLLY LN U:31 ..... $605,500
B: Maureen A Taddeo & Stephen F Taddeo
S: Anne M Drysdale
Book/Page: 37195/278, Date: 06/30/22
Mtg: Rockland Tr Co $432,000
Use: 2 Bdrm Condo, Lot: 436sf
Prior Sale: $425,000 (08/18)

12 HOVEY ST $715,000
B: Scott Brodsky
S: Dale Inglis & Erin Inglis
Book/Page: 37173/186, Date: 06/24/22
Mtg: New Fed Mtg Corp $702,049
Use: 2-Family Two Family, Lot: 12543sf
Prior Sale: $340,000 (08/13)

54 LANSEIGNE AVE $610,000
B: James A Reidy Jr & Colleen P Reidy
S: Marcel J Chouinard & Victoria B Chouinard
Book/Page: 37185/139, Date: 06/29/22
Mtg: Washington Svgs Bk $485,000
Use: Res Potentially Dvlpble Land, Lot: 19971sf

9 LINDSEY LN $491,750
B: Randy C Oliver
S: Broadleaf REI LLC
Book/Page: 37187/35, Date: 06/29/22
Mtg: Leader Bank NA $465,500
Use: 3 Bdrm Cape Cod, Lot: 3719sf
Prior Sale: $360,000 (04/22)

38 LINDSEY LN $430,000
B: Tony Ngeth
S: Benjamin Potter
Book/Page: 37182/212, Date: 06/28/22
Mtg: New Fed Mtg Corp $408,500
Use: 3 Bdrm Cape Cod, Lot: 3900sf
Prior Sale: $300,000 (05/18)

67 LOON HILL RD $430,000
B: Kenneth G Bousquet & Chandler M Cross
S: Elie Robert F Est & Rhonda S Chauncey
Book/Page: 37175/85, Date: 06/24/22
Mtg: Salem Five Mtg Co $408,500
Type: Adj
Use: 2 Bdrm Bngl/cottage, Lot: 14520sf

100 MERRIMACK AVE U:19 ..... $400,000
B: Drake Humphrey & Kim Humphrey
S: Debra A Crosby
Book/Page: 37187/102, Date: 06/29/22
Mtg: Cardinal Fncl Co LP $360,000
Use: 2 Bdrm Condo
Prior Sale: $253,500 (06/20)

157 OLD MEADOW RD $425,000
B: Abdulhameid Sayedali
S: Heidi M Steere
Doc#: 000000000316698, Date: 06/29/22
Mtg: Cambridge Svgs Bk $340,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 11050sf

360 RICHARDSON RD $720,000
B: Sathsia Pong & Vanlang Ma
S: Cesar R Rivera & Meghan E Rivera
Book/Page: 37175/268, Date: 06/24/22
Mtg: Flagstar Bank FSB $660,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 65340sf
Prior Sale: $494,000 (03/18)

23 ROYAL AVE U:23 ..... $420,000
B: Matthew A Sepe Jr & Patricia A Sepe
S: Michael Mahoney Tr, Tr for Cam FT
Book/Page: 37190/233, Date: 06/30/22
Mtg: Jeanne DArc CU $336,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 4600sf

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MIDDLESEX REGISTRY
continued

103 STONEBRIDGE DR **$590,000**
B: Evans O Agyemang
S: Robert G Marchelletta & Suzanne P Marchelletta
Book/Page: 37170/146, Date: 06/23/22
Mtg: First SB $560,500
Use: 4 Bdrm Colonial, Lot: 41000sf

144 STONEBRIDGE DR **$588,000**
B: Viseth Nhor & Malinie Buin
S: Jill M Margolis
Book/Page: 37190/241, Date: 06/30/22
Mtg: Guaranteed Rate Inc $529,200
Use: 3 Bdrm Colonial, Lot: 59242sf

25 TOBEY RD U:55 ..... **$320,000**
B: Jean Donovan
S: George Anagnostopoulos & Althea A Harrington
Book/Page: 37197/92, Date: 06/30/22
Mtg: Rocket Mortgage LLC $288,000
Use: 2 Bdrm Condo

144 TROUT BROOK RD **$640,000**
B: Alison Hughes
S: Richard H Kelly Tr, Tr for Richard H Kelly RET
Book/Page: 37183/112, Date: 06/28/22
Mtg: Jeanne DArc CU $512,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 47916sf

60 TURNER AVE **$200,000**
B: Christos Daoulas & Morphoula Daoulas
S: Christos Daoulas & William Daoulas
Book/Page: 37190/175, Date: 06/30/22
Use: 3 Bdrm Bngl/cottage, Lot: 11200sf

642 WHEELER RD **$350,000**
B: CIL Realty Of MA Inc
S: Abreu Const Corp Tr, Tr for Abreu Construction RT
Book/Page: 37194/135, Date: 06/30/22
Mtg: TD Bank NA $1,688,243
Use: 3 Bdrm Colonial, Lot: 40209sf
Prior Sale: $313,750 (01/22)

Lowell

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	179	189
Median Price	$410,000	$427,000

► REAL ESTATE SALES

66 5TH AVE **$514,000**
B: Bunloeu Huot
S: Camille L Bedard
Book/Page: 37175/185, Date: 06/24/22
Mtg: Guild Mortgage Co $488,300
Use: 4 Bdrm Conventional, Lot: 7500sf

466 ANDOVER ST **$485,000**
B: Christopher M Lupien & Emily N Lupien
S: Matthew Quill
Book/Page: 37192/113, Date: 06/30/22
Mtg: Fairway Ind Mtg $378,300
Use: 2 Bdrm Cape Cod, Lot: 7703sf
Prior Sale: $390,000 (08/20)

9 BALTIMORE AVE **$339,900**
B: 9 Baltimore Ave LLC
S: Maria M Leal Tr, Tr for Baltimore Avenue RT
Book/Page: 37192/77, Date: 06/30/22
Mtg: Washington Svgs Bk $249,000
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $299,900 (07/14)

9 BASSETT ST **$871,000**
B: Sathi Properties LLC
S: Ronie V Calixto-Teixeira
Book/Page: 37196/63, Date: 06/30/22
Mtg: Workers Credit Union $688,000
Use: Apartment Bldg - 4-8 Units, Lot: 5088sf
Prior Sale: $540,000 (08/19)

10 BICKFORD AVE **$675,000**
B: Jarbas Toledo-Cruz & Amanda M Toledo
S: Sam N Suong & Melody H Suong
Book/Page: 37193/44, Date: 06/30/22
Mtg: A & D Mortgage LLC $540,000
Use: 2-Family Duplex, Lot: 6000sf

110 BOYLSTON LN U:37 ..... **$148,000**
B: Mouafak Khabazeh
S: C&B Condominium LLC
Book/Page: 37172/241, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $135,000 (04/18)

29 BOYNTON ST **$360,000**
B: Ramon Bonfante & Olivia Hattenburg
S: Marcos Santos
Book/Page: 37195/28, Date: 06/30/22
Mtg: Embrace Home Loans $353,479
Use: 3 Bdrm Cape Cod, Lot: 2408sf

493 BROADWAY ST **$410,000**
B: Wiss Pierre & Franklette Jean-Michel
S: Sheriff Showunmi
Book/Page: 37175/158, Date: 06/24/22
Mtg: NFM Inc $307,500
Use: 2-Family Two Family, Lot: 3083sf
Prior Sale: $220,000 (11/20)

11 BURTT ST **$500,000**
B: Channary Keung
S: Sokheng Kang & Chantha Lam
Book/Page: 37197/156, Date: 06/30/22
Mtg: Bay Equity LLC $460,000
Use: 4 Bdrm Conventional, Lot: 3481sf

22 BUTLER AVE **$530,000**
B: Rajat Kumar
S: DJT Holdings LLC
Book/Page: 37197/286, Date: 06/30/22
Mtg: Fairway Ind Mtg $424,000
Use: 2-Family Two Family, Lot: 2812sf
Prior Sale: $200,000 (03/21)

26 CIDALIA DR **$610,000**
B: Athena Pinales & Eric Harris
S: Fernando P Vitorino & Judy F Vitorino
Book/Page: 37196/180, Date: 06/30/22
Mtg: American Ngbd Mtg Acc $579,500
Use: 3 Bdrm Raised Ranch, Lot: 7501sf

185 CIRCUIT AVE U:185 ..... **$200,000**
B: Ponn Properties LLC
S: Kevin A Ortins
Book/Page: 37180/206, Date: 06/27/22
Use: 2 Bdrm Condo
Prior Sale: $147,000 (12/11)

99 COMMONWEALTH AVE **$563,000**
B: Isaac M Kiwanuka & Susan N Kiwanuka
S: Raymond S Perigny Tr, Tr for R S Perigny RET 2020
Doc#: 000000000316734, Date: 06/30/22
Mtg: Republic State Mtg Co $506,350
Use: 4 Bdrm Ranch, Lot: 15000sf
Prior Sale: $330,000 (04/17)

12 DABBY WAY **$640,500**
B: Nilesh Patel & Shital Patel
S: Mark Souza & Maureen Souza
Book/Page: 37195/247, Date: 06/30/22
Mtg: Leader Bank NA $512,400
Use: 3 Bdrm Colonial, Lot: 16019sf

500 DOUGLAS RD **$530,000**
B: Rena M Phin-Kem & Tony Kem
S: Maciej B Diduch & Meghan C Diduch
Book/Page: 37179/70, Date: 06/27/22
Mtg: Salem Five Mtg Co $514,100
Use: 4 Bdrm Cape Cod, Lot: 6759sf
Prior Sale: $300,000 (01/19)

68 ESSEX ST **$425,000**
B: Sameh Shaker & Nermen Aziz
S: Nadav Geva & Ceit L Geva
Book/Page: 37190/110, Date: 06/30/22
Mtg: Federal Savings Bank $403,750
Use: 3 Bdrm Conventional, Lot: 7495sf
Prior Sale: $224,900 (09/17)

84 FLORENCE AVE **$610,000**
B: Jeffrey Mitchell & Danyel Specht
S: Socheat Heang & Yuchheng Tien
Book/Page: 37175/130, Date: 06/24/22
Mtg: Rocket Mortgage LLC $579,500
Use: 5 Bdrm Conventional, Lot: 11718sf
Prior Sale: $392,000 (09/19)

136 FORT HILL AVE **$569,000**
B: Roberto Ribeiro & Rosemary Loureiro
S: Susan Kanavas Tr, Tr for Kanavas FT
Book/Page: 37171/256, Date: 06/23/22
Mtg: United Wholesale Mtg $544,947
Use: 2-Family Two Family, Lot: 3657sf

295 FOSTER ST **$410,000**
B: David E Sullivan & Carol J Sullivan
S: Marielba Beltran
Book/Page: 37186/60, Date: 06/29/22
Mtg: Homebridge Financial $307,500
Use: 2-Family Two Family, Lot: 5000sf

203 GIBSON ST **$670,000**
B: Saga Investments LLC
S: Lawrence W Carney
Book/Page: 37172/259, Date: 06/24/22
Mtg: Washington Svgs Bk $502,500
Use: Apartment Bldg - 4-8 Units, Lot: 7887sf
Prior Sale: $482,500 (02/22)

1524 GORHAM ST U:213 ..... **$240,000**
B: Louis E Castro
S: Michael G Long
Book/Page: 37183/191, Date: 06/28/22
Use: 2 Bdrm Condo

8 GOWARD PL **$165,000**
B: Richard Lopez
S: Helen Sweeney Tr, Tr for 8 Goward Place NT
Book/Page: 37183/292, Date: 06/28/22
Mtg: New Fed Mtg Corp $148,500
Use: 4 Bdrm Conventional, Lot: 1906sf

416 HIGH ST **$640,000**
B: Dominic X Rodriguez
S: Anex Sap & Chandy Oeur
Book/Page: 37195/105, Date: 06/30/22
Mtg: Rockland Tr Co $620,800
Use: 2-Family Two Family, Lot: 6250sf

240 JACKSON ST U:602 ..... **$318,000**
B: Corey J Grant
S: Anthony Ducharme
Book/Page: 37183/208, Date: 06/28/22
Mtg: Merrimack Valley CU $307,500
Use: 1 Bdrm Condo
Prior Sale: $248,500 (09/18)

21 JENNIFER RD **$645,000**
B: Bunthunvoath Chea & Rosalina Suon
S: Michael C Russo & Kulkanit Russo
Book/Page: 37179/1, Date: 06/27/22
Mtg: Draper and Kramer Mtg $451,500
Use: 3 Bdrm Contemporary, Lot: 11923sf
Prior Sale: $455,000 (06/20)

33 JOFFRE ST **$460,000**
B: Chakravarthy Garlapati
S: Channary Keung & Sophorn Yem
Doc#: 000000000316745, Date: 06/30/22
Mtg: Digital FCU $418,500
Type: Adj
Use: 3 Bdrm Ranch, Lot: 5017sf
Prior Sale: $325,000 (06/18)

71 LAFAYETTE ST **$660,000**
B: Steven J Derosa Tr, Tr for 38 Fulton RT
S: Seng E Taing
Book/Page: 37196/45, Date: 06/30/22
Use: 3-Family Mlti-unt Blg, Lot: 3400sf

359 LAWRENCE ST **$400,000**
B: Santa E DeLiberato
S: Cash Max Properties LLC
Book/Page: 37181/236, Date: 06/27/22
Use: Residential Undvlpble Land, Lot: 1596sf

1229 LAWRENCE ST U:201 ..... **$172,000**
B: Lamour Beautiful Creatns
S: Svetislav Lazich
Book/Page: 37189/25, Date: 06/29/22
Use: 2 Bdrm Condo

230 LINCOLN ST **$1,300,000**
B: Thomas Rossi & Ronald Rossi
S: 230 Lincoln St LLC
Doc#: 000000000316613, Date: 06/23/22
Mtg: Leader Bank NA $975,000
Use: Apartment Bldg - 4-8 Units, Lot: 4500sf
Prior Sale: $750,000 (12/20)

256-C MARKET ST U:3007 ..... **$200,000**
B: Andrew P Dion
S: Erica L Jussaume & Michael A Jussaume
Book/Page: 37188/242, Date: 06/29/22
Mtg: Evolve B&T $186,200
Use: 1 Bdrm Condo
Prior Sale: $155,400 (02/19)

94 MIDLAND ST **$400,000**
B: Renata Alves-Maciel & Sthenio C Maciel
S: Brian Archambeault & Monique Archambeault
Book/Page: 37172/159, Date: 06/24/22
Mtg: Paramount Res Mtg Gp $300,000
Use: 3-Family Mlti-unt Blg, Lot: 6814sf

157 NESMITH ST U:10 ..... **$150,000**
B: Mary E Carroll
S: Hannah G Cutting
Book/Page: 37196/252, Date: 06/30/22
Mtg: CMG Mortgage Inc $90,000
Use: 1 Bdrm Condo
Prior Sale: $118,000 (08/20)

25 NEW SPAULDING ST **$520,000**
B: Niurka V DeMendez & Eimy Mendez
S: Belmiro Cunha & Bethzaida Iraola
Book/Page: 37196/136, Date: 06/30/22
Mtg: Salem Five Mtg Co $494,000
Use: 3 Bdrm Ranch, Lot: 6875sf

309 PAWTUCKET BLVD U:15 ..... **$147,000**
B: Veeranjaneyulu Padidepu
S: Farheen F Hussain & Rashida Siyar
Book/Page: 37198/131, Date: 06/30/22
Mtg: Enterprise Bk & Tr Co $100,000
Use: 1 Bdrm Condo
Prior Sale: $145,000 (10/21)

190 PLEASANT ST **$600,000**
B: Kimhun Kam
S: Blanche H Deschenes
Book/Page: 37196/171, Date: 06/30/22
Mtg: Jeanne DArc CU $480,000
Type: Adj
Use: 2-Family Two Family, Lot: 4434sf

84 RICHARDS ST **$450,000**
B: Diane W Walker
S: Kathryn M Comeau
Book/Page: 37183/264, Date: 06/28/22
Mtg: Stoneham Cp Bk $200,000
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $325,000 (07/18)

689 SCHOOL ST **$420,000**
B: Andril Grisel-Pena
S: Na C Huynh & China Huynh
Book/Page: 37170/280, Date: 06/23/22
Mtg: Total Mtg Svcs $361,200
Use: 3 Bdrm Conventional, Lot: 7434sf

68 SMITH ST **$710,000**
B: Fiske Properties LLC
S: Kosmack Promket
Book/Page: 37176/199, Date: 06/24/22
Mtg: Align CU $431,000
Use: Apartment Bldg - 4-8 Units, Lot: 5310sf
Prior Sale: $97,500 (01/19)

68 SMITH ST **$97,500**
B: Kosmack Promket
S: Rieng Thach
Book/Page: 37176/192, Date: 06/24/22
Use: Apartment Bldg - 4-8 Units, Lot: 5310sf
Prior Sale: $97,500 (01/19)

68 SMITH ST **$15,000**
B: Rieng Thach
S: Helena Pang
Book/Page: 37176/189, Date: 06/24/22
Use: Apartment Bldg - 4-8 Units, Lot: 5310sf
Prior Sale: $97,500 (01/19)

68 SMITH ST **$51,600**
B: Rieng Thach
S: Soeun Yaing & Khom Sok
Book/Page: 37176/186, Date: 06/24/22
Use: Apartment Bldg - 4-8 Units, Lot: 5310sf
Prior Sale: $97,500 (01/19)

76 STAFFORD RD **$890,000**
B: Carleton Woodring & Jennifer Whitten-Woodring
S: Neil Rubado & Kathleen Rubado
Doc#: 000000000316658, Date: 06/24/22
Mtg: Salem Five Mtg Co $590,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 12943sf
Prior Sale: $557,500 (11/15)

30 STANLEY ST **$455,000**
B: Nikolaos Stamos
S: Mirella S Murray & Kimball A Murray
Book/Page: 37181/80, Date: 06/27/22
Mtg: Guaranteed Rate Inc $341,250
Use: 2-Family Two Family, Lot: 2430sf

760 STEVENS ST **$515,000**
B: David Dupre-Wilson & Laura Dupre-Wilson
S: Nicholas R Wasileuskas
Book/Page: 37197/59, Date: 06/30/22
Mtg: United Wholesale Mtg $489,250
Use: 4 Bdrm Conventional, Lot: 5422sf
Prior Sale: $269,900 (12/15)

129 W JENNESS ST **$490,000**
B: Justin K Thach & Analyn S Kien
S: Sopheak Yuk
Book/Page: 37183/245, Date: 06/28/22
Mtg: Bay Equity LLC $416,500
Use: 3 Bdrm Colonial, Lot: 7403sf

36 WAMESIT ST **$400,000**
B: Santa E DeLiberato
S: Cash Max Properties LLC
Book/Page: 37181/236, Date: 06/27/22
Mtg: Salem Five Mtg Co $383,367
Use: 3 Bdrm Conventional, Lot: 2055sf
Prior Sale: $218,000 (07/21)

Tewksbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	104	105
Median Price	$550,500	$600,000

► REAL ESTATE SALES

55 BALLARD ST **$640,000**
B: Eric Murphy & Alicia Addonizio
S: Michael Beauchesne & Bethany Beauchesne
Book/Page: 37183/80, Date: 06/28/22
Mtg: Pennymac Loan Service $608,000
Use: 4 Bdrm Cape Cod, Lot: 10304sf
Prior Sale: $359,000 (10/13)

535 CHANDLER ST **$899,900**
B: Shaishav S Shah & Aayushee Jain
S: Gen 4 Builders LLC
Doc#: 000000000316751, Date: 06/30/22
Mtg: Draper and Kramer Mtg $719,000
Type: Adj

83 EAGLE DR U:83 ..... **$420,000**
B: David Mcnamara & Catherine Mcnamara
S: Ernest M Marsh & Carolyn M Speranza
Book/Page: 37191/157, Date: 06/30/22
Mtg: Avidia Bank $378,000
Use: 2 Bdrm Condo, Lot: 100sf

22 ELLINGTON RD **$500,000**
B: Ryan Lynch & Heidi Lynch
S: Thomas E Tower & Sharon M Tower
Book/Page: 37173/15, Date: 06/24/22
Mtg: Leader Bank NA $475,000
Use: 3 Bdrm Ranch, Lot: 21000sf

160 GREENMEADOW DR **$680,000**
B: Robert P Keddie & Kaila R Keddie
S: Todd J Brodeur Tr, Tr for Virginia J Brodeur IRT
Book/Page: 37192/21, Date: 06/30/22
Mtg: Evolve B&T $618,540
Use: 4 Bdrm Raised Ranch, Lot: 53579sf

12 HIGHLANDVIEW RD **$485,000**
B: Alessandro Cordima & Teaghan Cordima
S: Kenneth C Keyser & Karin C Keyser
Book/Page: 37171/93, Date: 06/23/22
Mtg: Patriot Community Bk $420,000
Use: 4 Bdrm Ranch, Lot: 6300sf

1777 MAIN ST **$10,128,000**
B: Mar-Burg 1777 LLC
S: 1777 Main Street LP
Doc#: 000000000316758, Date: 06/30/22
Use: Shopping Ctr/mall, Lot: 1518502sf

7 MEMORIAL DR **$580,000**
B: Gerald F Gustus & Mary J Gustus
S: Glen P Comfort Tr, Tr for C D Comfort 2019 RET
Book/Page: 37189/140, Date: 06/29/22
Mtg: Home Point Finl Corp $464,000
Use: 3 Bdrm Ranch, Lot: 10000sf

55 MERRIMACK MEADOWS LN U:55 ..... **$485,000**
B: James Carfagno
S: Alexandra Johnson
Book/Page: 37187/15, Date: 06/29/22
Use: 3 Bdrm Condo, Lot: 100sf
Prior Sale: $360,000 (10/20)

50 NEW JERSEY RD **$835,000**
B: Kendrick Oconnor & Julia Oconnor
S: Adrian U Eggerts
Book/Page: 37185/81, Date: 06/28/22
Mtg: Amerisave Mtg Corp $626,250
Use: 4 Bdrm Colonial, Lot: 18000sf

5 OLOUGHLIN DR **$615,000**
B: John V Haskell & Caroline H Haskell
S: Mary P Kotsios Tr, Tr for Constance Gialopsos T
Book/Page: 37170/210, Date: 06/23/22
Mtg: Fairway Ind Mtg $515,000
Use: 4 Bdrm Colonial, Lot: 43560sf

340 PLEASANT ST **$890,000**
B: Kunal Baxi & Preshita Pancholi
S: Robert G Scarano & Cynthia A Scarano
Book/Page: 37196/221, Date: 06/30/22
Mtg: Berkshire Bank $712,000
Use: 3 Bdrm Cape Cod, Lot: 87120sf

3 PROSPECT HILL DR **$1,050,096**
B: Jared J Westfall & Katelyn Westfall
S: John F Quinn Tr, Tr for Quinn Sullivan RT
Doc#: 000000000316631, Date: 06/23/22
Mtg: Bangor Savings Bank $840,077
Use: 3 Bdrm Cape Cod, Lot: 20823sf

70 REGINA S DR **$720,000**
B: Eric Rosenberg & Brianna Rosenberg
S: James R Mazzapica & Mary M Mazzapica
Book/Page: 37196/101, Date: 06/30/22
Mtg: Hanscom FCU $540,000
Type: Adj
Use: 4 Bdrm Two Story, Lot: 78408sf

166 ROPER ST **$450,000**
B: James W Roper & Nicole L Roper
S: Gail Roper
Book/Page: 37179/210, Date: 06/27/22

216 SALEM RD **$599,000**
B: Christopher J Marino & Brienne E Thibodeau
S: Henry R Mcacoy Tr, Tr for Mcavoy 2020 T
Book/Page: 37193/133, Date: 06/30/22
Mtg: Leader Bank NA $539,100
Use: 3 Bdrm Colonial, Lot: 12500sf

240 SHAWSHEEN ST **$671,000**
B: Joseph Youssef
S: Patricia A Lobsien & Kris Lobsien
Book/Page: 37179/218, Date: 06/27/22
Mtg: NFM Inc $503,250
Use: 4 Bdrm Colonial, Lot: 22447sf

20 SUSAN DR **$590,000**
B: Christina Price & Russell B Kelly
S: Joan Z Graham
Book/Page: 37191/225, Date: 06/30/22
Mtg: Rockland Tr Co $493,000
Use: 3 Bdrm Ranch, Lot: 33000sf

319 TRULL RD **$400,000**
B: James A Ramsdell & Samantha L Young
S: Joyce G Hamlyn Tr, Tr for Hamlyn FT
Book/Page: 37192/223, Date: 06/30/22
Mtg: Eastern Bank $388,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 121097sf

48 VILLA ROMA DR U:48 ..... **$500,000**
B: Spyridoula G Dayanis & Sotirios Dayanis
S: Gina M Miller & Stephen Tassinari
Book/Page: 37189/240, Date: 06/29/22
Mtg: Eastern Bank $350,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $223,650 (01/11)

WOODSIDE TER L:71 ..... **$42,000**
B: Matthew W Poirier & Grace C Poirier
S: Tewksbury Town Of
Doc#: 000000000316662, Date: 06/27/22

Tyngsboro

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	41	43
Median Price	$500,000	$550,000

► REAL ESTATE SALES

5 BRIDGEVIEW CIR U:24 ..... **$210,000**
B: 3 Brgview Mahant Swami
S: Chantha Pearce
Book/Page: 37188/48, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $137,000 (05/18)

3 CAROLINE WAY U:3 ..... **$450,000**
B: Mary M Collins
S: Debra Dicenso & Sarah A Forbes
Book/Page: 37184/112, Date: 06/28/22
Mtg: Rocket Mortgage LLC $225,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $311,475 (08/18)

3 DAVIS RD **$880,000**
B: Patrick E Cassidy & Catherine A Cassidy
S: Frank M Lentine & Kerry Roche
Book/Page: 37173/159, Date: 06/24/22
Mtg: Service Credit Union $704,000
Use: 3 Bdrm Colonial, Lot: 307882sf

203 DUNSTABLE RD **$670,000**
B: Lisa C Mccarron & Robert M Lawlor
S: John E Lyons & Jennifer L Lyons
Book/Page: 37172/35, Date: 06/23/22
Mtg: Enterprise Bk & Tr Co $486,000
Use: 3 Bdrm Old Style, Lot: 43560sf

27 GROTON RD **$20,000**
B: Scott A Dillon & Andrea J Dillon
S: Christopher Lenzi
Book/Page: 37182/97, Date: 06/28/22
Use: Residential Undvlpble Land, Lot: 25000sf

8 MACKEY DR **$768,000**
B: Maximilian X Maybury & Rebecca M Maybury
S: Renee M Leal
Book/Page: 37194/189, Date: 06/30/22
Mtg: Mortgage Networks Inc $614,400
Type: Adj
Use: 3 Bdrm Colonial, Lot: 65166sf

18 MERRIMAC WAY U:A **$430,000**
B: Robert Marchelletta & Suzanne Marchelletta
S: Robert M Lawlor
Book/Page: 37171/162, Date: 06/23/22
Mtg: Nationstar Mtg $100,000
Use: 2 Bdrm Condo
Prior Sale: $242,677 (04/17)

10 VIOLET LN **$863,000**
B: Joseph Farmer & Jamie Farmer
S: Meera Bou & Sokthea Bou
Book/Page: 37174/241, Date: 06/24/22
Mtg: Guaranteed Rate Inc $676,000
Use: 4 Bdrm Colonial, Lot: 49876sf
Prior Sale: $520,000 (07/16)

Westford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	71	70
Median Price	$710,000	$750,000

► REAL ESTATE SALES

3 ALLIE LN **$1,155,000**
B: Sambath Diep & Samorn Diep
S: Brett W Hammond & Jennifer L Hammond
Book/Page: 37189/93, Date: 06/29/22
Mtg: Rocket Mortgage LLC $647,200
Use: 4 Bdrm Colonial, Lot: 67518sf
Prior Sale: $698,000 (08/13)

26 BANBURY DR **$850,000**
B: Mrinmoy Saha & Shreya Bhattacharya
S: Binoy G Kurien & Neha Kurien
Book/Page: 37169/296, Date: 06/23/22
Mtg: Rockland Tr Co $700,000
Use: 4 Bdrm Split Level, Lot: 40249sf
Prior Sale: $432,000 (11/11)

3 BEAR HILL TER **$1,020,000**
B: Susan Marciano & Kimberly Cardoza
S: Matthew Erich & Amy Erich
Book/Page: 37174/184, Date: 06/24/22
Use: 4 Bdrm Garrison, Lot: 21259sf
Prior Sale: $512,000 (06/13)

12 BROOKSIDE RD U:21 ..... **$480,000**
B: Douglas P Jensen Tr, Tr for Lincoln Growth Hldg RET
S: Omprakash Voruganti
Book/Page: 37186/27, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $360,000 (10/19)

12 BROOKSIDE RD U:29 ..... **$400,000**
B: Kiruthiga Nadaraja
S: Adalberto Vargas
Book/Page: 37171/195, Date: 06/23/22
Mtg: Guaranteed Rate Inc $340,000
Use: 2 Bdrm Condo
Prior Sale: $300,000 (08/19)

46 E PRESCOTT ST **$643,000**
B: Burhan Kaya & Derya Ibic-Kaya
S: Murat Yaldizli
Book/Page: 37192/285, Date: 06/30/22
Mtg: Guild Mortgage Co $610,850
Use: 3 Bdrm Ranch, Lot: 67779sf
Prior Sale: $463,000 (05/19)

24 FIR RD **$480,000**
B: Kristin M Dasilva & Matthew L Dasilva
S: Gerald A Barclay & Valerie Barclay
Book/Page: 37170/190, Date: 06/23/22
Mtg: Bay Equity LLC $384,000
Use: 2 Bdrm Ranch, Lot: 10000sf

7 HIDDEN VALLEY RD **$750,000**
B: Abhijeet H Gadkari & Aditi Gupte
S: Luke R Jorgensen & Dawn Reiko-Funaki
Book/Page: 37197/184, Date: 06/30/22
Mtg: Leader Bank NA $647,000
Use: 4 Bdrm Garrison, Lot: 65340sf

17 JARVIS WAY **$1,160,000**
B: Adam Carmichael & Meaghan Carmichael
S: Richard E Boretti & Lauren V Boretti
Book/Page: 37187/209, Date: 06/29/22
Mtg: Cambridge Svgs Bk $928,000
Use: 4 Bdrm Colonial, Lot: 25267sf

7 JENNIFER DR **$1,205,000**
B: He Zhu & Jia Kang
S: Stephen C Flint & Michelle Gilmor
Book/Page: 37194/96, Date: 06/30/22
Mtg: Fall River Five Cents $964,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 21869sf
Prior Sale: $855,000 (08/20)

5 KYLEMORE DR **$900,000**
B: William Field & Kristin Field
S: Kathleen R Auth
Book/Page: 37174/192, Date: 06/24/22
Mtg: Leader Bank NA $720,000
Use: 3 Bdrm Colonial, Lot: 40380sf

14 KYLEMORE DR **$1,020,000**
B: Daniel R Cannon & Emily R Cannon
S: Gail K Bradley Tr, Tr for 14 Kylemore Drive NT
Book/Page: 37176/55, Date: 06/24/22
Mtg: Northpoint Mortgage $612,000
Use: 4 Bdrm Garrison, Lot: 39988sf

23 LOWELL RD **$1,070,000**
B: Amit Agrawal & Prachi Agrawal
S: David Barnes & Marci Barnes
Book/Page: 37194/71, Date: 06/30/22
Mtg: Patriot Community Bk $856,000
Use: 4 Bdrm Cape Cod, Lot: 39988sf

120 LOWELL RD U:C **$465,000**
B: Kyle Scaplen & Gianna Demetroulakos
S: Brett T Kelly & Stephanie L Kelly
Book/Page: 37194/25, Date: 06/30/22
Mtg: United Wholesale Mtg $394,500
Use: 2 Bdrm Condo
Prior Sale: $319,900 (05/19)

29 MAPLE RD **$325,000**
B: Ace Your Home Lux LLC
S: M Diane Feole
Book/Page: 37183/201, Date: 06/28/22
Use: 3 Bdrm Cape Cod, Lot: 18731sf

23 MONADNOCK DR U:23 ..... **$650,000**
B: Ross Kass & Patricia Kass
S: Mark L Pease Tr, Tr for Maureen J Pease 2017 LT
Book/Page: 37179/32, Date: 06/27/22
Use: 2 Bdrm Condo

4 OLD WOOD RD **$710,000**
B: Ramesh Dasari & Ramadevi Bathini
S: Udaykumar Batchu & Kavitha Nune
Doc#: 000000000316709, Date: 06/29/22
Mtg: Draper and Kramer Mtg $497,000
Type: Adj
Use: 4 Bdrm Garrison, Lot: 23261sf
Prior Sale: $420,000 (12/15)

9 PIERCE AVE **$928,000**
B: Amy Fontaine & Michael Fontaine
S: Peter R Mattila & Joan T Mattila
Doc#: 000000000316687, Date: 06/28/22
Mtg: US Bank NA $575,000
Type: Adj
Use: 4 Bdrm Gambrel, Lot: 42123sf

8 PINE RD **$850,000**
B: Hongjin Sung & James Smith
S: Patrick M Mulroy & Kerry M Mulroy
Book/Page: 37175/54, Date: 06/24/22
Mtg: Reading Cp Bk $680,000
Use: 3 Bdrm Colonial, Lot: 14985sf
Prior Sale: $615,000 (07/18)

3 RAVINE WAY U:3 ..... **$279,000**
B: Pamela M Clark Tr, Tr for Clark LT
S: Lorette Weymouth
Book/Page: 37196/35, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $164,900 (08/15)

8 SAINT MARYS DR **$574,000**
B: Kevin R Vona 2nd
S: Carol Sleeper-Keller
Book/Page: 37186/269, Date: 06/29/22
Mtg: Leader Bank NA $459,200
Use: 3 Bdrm Ranch, Lot: 39988sf

27 WEST ST **$471,250**
B: Stephan Korecki & Ashley S Korecki
S: Ritscher James A Est & David Ritscher
Book/Page: 37198/75, Date: 06/30/22
Mtg: US Bank NA $400,000
Use: 3 Bdrm Bngl/cottage, Lot: 63990sf
Prior Sale: $410,000 (08/20)

11 WILSHIRE AVE **$380,000**
B: Dawog Hldg&Invs LLC
S: Richard E Girard
Book/Page: 37171/289, Date: 06/23/22
Mtg: Raymond C Green Fund $350,000
Use: 3 Bdrm Split Entry, Lot: 11021sf

23 WOODRIDGE LN U:23 ..... **$465,000**
B: Yang Ji & Xuandong Cao
S: Krystyna E Kostka Tr, Tr for Gornisiewicz Kostka T
Book/Page: 37193/34, Date: 06/30/22
Use: 2 Bdrm Condo

Wilmington

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	84	92
Median Price	$591,345	$675,000

► REAL ESTATE SALES

85 BURLINGTON AVE **$655,500**
B: Eleandro Cenci & Adriana Cenci
S: Joseph D Smith & Deanna M Smith
Book/Page: 37189/206, Date: 06/29/22
Mtg: Guild Mortgage Co $622,725
Use: 3 Bdrm Conventional, Lot: 13504sf
Prior Sale: $399,900 (04/16)

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34-R COTTAGE ST **$727,000**
B: Muhammad A Rafiq
S: Mohamad A Ali Tr, Tr for Alsayed Ali FT
Book/Page: 37176/5, Date: 06/24/22
Mtg: Guild Mortgage Co $647,200
Use: 3 Bdrm Raised Ranch, Lot: 21344sf
Prior Sale: $535,000 (10/18)

2 ENGLEWOOD DR **$700,000**
B: Jonathan V Nguyen & Nicole M Nguyen
S: Thelma M Peters
Book/Page: 37184/42, Date: 06/28/22
Mtg: Rockland Fed CU $665,000
Use: 3 Bdrm Raised Ranch, Lot: 22651sf

105 GROVE AVE **$575,000**
B: Nicholas Calderan
S: Adam N Elnagger & Alicia Elnagger
Doc#: 000000000316715, Date: 06/30/22
Mtg: T2 Financial LLC $460,000
Use: 3 Bdrm Colonial, Lot: 4356sf
Prior Sale: $289,000 (07/13)

20 HARNDEN ST **$575,000**
B: Matthew Simpson
S: William W Crispin & Lisa H Crispin
Book/Page: 37188/144, Date: 06/29/22
Use: 5 Bdrm Colonial, Lot: 34848sf

81 HIGH ST **$828,000**
B: Jeffrey J Woodman & Jaret S Balter
S: Leane B Schofield Tr, Tr for Leane B Schofield RET
Book/Page: 37170/246, Date: 06/23/22
Mtg: City Of Boston CU $662,400
Use: 2-Family Conventional, Lot: 24394sf

8 MCDONALD RD **$835,000**
B: Bobby Bist & Shanta Bist
S: H Adlai Murdoch & Judith A Murdoch
Book/Page: 37180/253, Date: 06/27/22
Mtg: Citizens Bank $668,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 14810sf
Prior Sale: $500,000 (04/12)

73 NICHOLS ST **$645,000**
B: Bryan F Pedato & Deidre Pedato
S: Alan E Fisher & Joanne Fisher
Book/Page: 37188/150, Date: 06/29/22
Mtg: NJ Lenders Corp $580,500
Use: 3 Bdrm Ranch, Lot: 21780sf

1702 POULIOT PL **$342,720**
B: Lawrence B Mensah & Rosemary Mensah
S: Michael S Krakofsky
Book/Page: 37193/160, Date: 06/30/22
Mtg: MA Comm Hsg & C Dev $325,580
Use: 3 Bdrm Conventional, Lot: 2614sf

205 SALEM ST **$1,051,000**
B: Palak Kale & Vishwajeet Kale
S: Nicole Mcbrine & Eric Mcbrine
Book/Page: 37188/12, Date: 06/29/22
Mtg: Mortgage Corp EastIII $901,000
Use: 3 Bdrm Colonial, Lot: 160301sf
Prior Sale: $584,500 (03/15)

54 WASHINGTON AVE **$710,000**
B: Brogan Orourke & Jenna Parella
S: Ruiyang Yang Tr, Tr for Boston Times RT
Book/Page: 37174/149, Date: 06/24/22
Mtg: Radius Financial Grp $639,000
Use: 6 Bdrm Conventional, Lot: 21344sf
Prior Sale: $421,000 (12/21)

779 WOBURN ST **$1,515,000**
B: 779 Woburn St Prop Owner
S: J&g Services LLC
Book/Page: 37185/40, Date: 06/28/22
Use: Residential-multiple Bldgs, Lot: 19166sf

Middlesex Registry

Southern District

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

Acton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	76	60
Median Price	$704,000	$828,000

► REAL ESTATE SALES

6 ASHWOOD RD **$825,000**
B: Mantu Singh & Jyoti Singh
S: Jonathan M Morse & Lisa B Morse
Book/Page: 80341/497, Date: 06/27/22
Mtg: Guaranteed Rate Inc $742,500
Use: 4 Bdrm Colonial, Lot: 22754sf

2 BLUEBERRY PATH U:2 ..... **$1,610,000**
B: Vikram Vedantham & Priya N Vedantham
S: Daniel G Dean
Book/Page: 80347/542, Date: 06/28/22
Mtg: Guaranteed Rate Inc $1,288,000
Type: Adj
Use: 5 Bdrm Condo, Lot: 31786sf

56 BRUCEWOOD RD **$1,010,000**
B: Christopher M Aiudi & Melissa Weinstein
S: Joseph G Sestrich Tr, Tr for Sestrich RET
Book/Page: 80337/360, Date: 06/27/22
Mtg: Washington Trust Mtg $808,000
Use: 4 Bdrm Colonial, Lot: 30778sf

17 DEVON DR U:17 ..... **$610,000**
B: Robert D Mahoney & Marilyn Mahoney
S: Mark J Daly Tr, Tr for Frances S Daly 2010 T
Book/Page: 80339/302, Date: 06/27/22
Mtg: Members Mtg Co Inc $488,000
Use: 2 Bdrm Condo
Prior Sale: $315,000 (06/13)

34 DUGGAN RD **$665,000**
B: Shannon Letizi & John Letizi
S: Doreen K Sullivan Tr, Tr for 34 Duggan Road RT 2012
Book/Page: 80339/98, Date: 06/27/22
Mtg: Rockland Tr Co $500,000
Use: 4 Bdrm Colonial, Lot: 20000sf

4 FLAGG RD **$990,000**
B: Varun Gupta & Shilpa M Gupta
S: Eamon T Tighe & Nancy Tighe
Book/Page: 80327/116, Date: 06/24/22
Mtg: Metro Credit Union $891,000
Type: Adj
Use: 4 Bdrm Conventional, Lot: 48352sf

340 GREAT RD **$12,000,000**
B: Acton Woods Plaza LLC
S: Acton Woods Associates LP
Book/Page: 80323/444, Date: 06/23/22
Mtg: Bluestone Bank $9,000,000
Use: Shopping Ctr/mall, Lot: 232610sf

405 GREAT RD U:22 ..... **$250,000**
B: Brightbat Realty LLC
S: Justine Fitzsimmons
Book/Page: 80347/161, Date: 06/28/22
Use: 1 Bdrm Condo

424 GREAT RD U:3 ..... **$118,000**
B: Michael A Volpe
S: Ava Central Mass Prop LLC
Book/Page: 80367/559, Date: 06/30/22
Mtg: Evolve B&T $94,400
Use: Condo
Prior Sale: $36,500 (06/13)

6 GREENWOOD LN **$950,000**
B: Alan P Carpenter Jr Tr, Tr for Alan P Carpenter Jr T
S: William F Heigl & Margaret C Heigl
Book/Page: 80329/569, Date: 06/24/22
Use: 4 Bdrm Colonial, Lot: 20293sf

17 GRIST MILL RD **$980,000**
B: Brandon Coo & Jasmine Coo
S: Peter M Kuda Tr, Tr for Kuda LT
Book/Page: 80363/109, Date: 06/30/22
Mtg: Guaranteed Rate Inc $770,500
Use: 4 Bdrm Colonial, Lot: 20000sf

11 HALF MOON HL U:11 ..... **$950,000**
B: Katherine A Fisher & Frederick N Martin
S: Nicholas J Capasso & Andrea M Southwick
Book/Page: 80354/246, Date: 06/29/22
Use: 3 Bdrm Condo, Lot: 7382sf

550 MASSACHUSETTS AVE **$730,000**
B: Chi H Ma & Sarah G Ma
S: Janice E Beaudoin
Book/Page: 80320/334, Date: 06/23/22
Mtg: Inst Svgs Newburyport $584,000
Use: 4 Bdrm Antique, Lot: 20000sf

108-A NEWTOWN RD **$1,250,000**
B: Glen J Colaco & Kadambari Colaco
S: 108a Newtown Road LLC
Book/Page: 80327/535, Date: 06/24/22
Mtg: Eastern Bank $900,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 70663sf
Prior Sale: $800,000 (01/22)

128 PARKER ST U:2D **$400,000**
B: Rui Guo & Wei Liu
S: T R Ramanathan & Deepa P Narayanaswamy
Book/Page: 80362/403, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $250,000 (12/15)

159 PROSPECT ST U:6 ..... **$815,000**
B: Zhian Peng & Jiajia Sun
S: Stephen F Doucette & Christine A Doucette
Book/Page: 80347/300, Date: 06/28/22
Mtg: Metro City Bank $489,000
Type: Adj
Use: Residential-multiple Bldgs
Prior Sale: $629,000 (06/17)

21 SILVER HILL RD **$990,000**
B: John Goreham & Hande Tuncer
S: Madhur Mahajan
Doc#: 000000001916847, Date: 06/23/22
Use: 4 Bdrm Colonial, Lot: 58806sf
Prior Sale: $664,000 (08/17)

6 SMART RD **$745,000**
B: Huamei Pang
S: Keyur Desai & Mehaben Mehta
Book/Page: 80364/177, Date: 06/30/22
Mtg: United Wholesale Mtg $372,500

4 SUTTON PL **$1,400,000**
B: Balazs Sallay & Monika Erdos
S: Jean-Paul Mangeolle & Gail Mangeolle
Book/Page: 80350/552, Date: 06/29/22
Use: 4 Bdrm Contemporary, Lot: 318709sf
Prior Sale: $800,000 (07/10)

5 WAMPUS AVE U:8 ..... **$263,000**
B: Yelena Wallace
S: Acton Crestfield LLC
Book/Page: 80356/66, Date: 06/29/22
Mtg: Rocket Mortgage LLC $197,250
Use: 2 Bdrm Condo

19 WASHINGTON DR **$972,000**
B: Dehming F Tang & Yen L Liu
S: Stephen H Grossman & Susan Cohen-Grossman
Book/Page: 80369/136, Date: 06/30/22
Mtg: Leader Bank NA $647,201
Use: 4 Bdrm Cape Cod, Lot: 20136sf

80 WOOD LN **$1,050,000**
B: Michael V Lin & Melanie Lin
S: Jocelyn M Woodruff & Heather L Woodruff
Book/Page: 80367/381, Date: 06/30/22
Mtg: Berkshire Bank $840,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 65340sf
Prior Sale: $580,000 (07/16)

20 WOODCHESTER DR **$990,000**
B: Bella Vishnevsky
S: Vera Moshkevich
Book/Page: 80346/195, Date: 06/28/22
Mtg: Key Bank NA $945,000
Use: 3 Bdrm Colonial, Lot: 20270sf

10 WOODFIELD RD **$1,203,000**
B: Raajan Aravindhan & Shanmugapriya Sothiselvam
S: Ying Tang
Book/Page: 80369/422, Date: 06/30/22
Mtg: UniBank for Savings $1,073,000
Use: 4 Bdrm Colonial, Lot: 28794sf
Prior Sale: $640,000 (01/15)

Arlington

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	108	96
Median Price	$917,500	$1,150,000

► REAL ESTATE SALES

27 BARTLETT AVE U:27 ..... **$1,150,000**
B: Dimitra Dimitrakopoulou & Iraklis Kourtis
S: Beate Klein-Becker
Doc#: 000000001917025, Date: 06/24/22
Mtg: First Republic Bk $852,000
Type: Adj
Use: 4 Bdrm Condo

66 BELLINGTON ST **$1,300,000**
B: Miriam E Barnett & Harsha Swamy
S: Matthew D Killeen Tr, Tr for Lydia Bryant Thayer T
Doc#: 000000001917400, Date: 06/29/22
Mtg: Leader Bank NA $1,040,000
Use: 4 Bdrm Garrison, Lot: 7723sf

31 BRUNSWICK RD **$2,200,000**
B: Moon O Kwoun & Jeannie C Min
S: 25 Brunswick LLC
Book/Page: 80338/50, Date: 06/27/22
Mtg: Cambridge Svgs Bk $1,500,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 6530sf

25 COUNTRY CLUB DR **$2,225,000**
B: Malavika Prabhu & Pietro Bortoletto
S: Yang L Yunghans
Doc#: 000000001917616, Date: 06/30/22
Mtg: First Republic Bk $1,668,750
Type: Adj
Use: 5 Bdrm Colonial, Lot: 9470sf
Prior Sale: $1,220,000 (12/15)

122 DECATUR ST U:11 ..... **$392,000**
B: Andreas Abasto
S: Christopher M Lupien & Emily Lupien
Book/Page: 80350/365, Date: 06/29/22
Mtg: Onto Mortgage LLC $302,400
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $200,000 (06/13)

87 DICKSON AVE **$865,000**
B: Joshua A Fink & Twyla Fink
S: Seth C Grandeau & Tracy A Grandeau
Book/Page: 80365/69, Date: 06/30/22
Mtg: US Bank NA $692,000
Use: 3 Bdrm Cape Cod, Lot: 6569sf

189 FOREST ST **$490,000**
B: IG Investments LLC
S: Mary J Downie
Book/Page: 80329/230, Date: 06/24/22
Mtg: RFLF 1 LLC $1,195,100
Use: 2 Bdrm Old Style, Lot: 10210sf

27 GLENBURN RD **$1,460,000**
B: Amir Momeni & Mahsa H Dehabadi
S: Amanda B Benson Tr, Tr for A B Birdsey-Benson RET
Book/Page: 80364/527, Date: 06/30/22
Mtg: Bangor Savings Bank $1,314,000
Type: Adj
Use: 4 Bdrm Tudor, Lot: 5001sf
Prior Sale: $649,000 (11/14)

231 GRAY ST U:231 ..... **$1,015,000**
B: Robert Jackson-Best 3rd & Stephanie Gironde-Best
S: Dustin Tenreiro & Ellen Bates-Tenreiro
Book/Page: 80337/593, Date: 06/27/22
Mtg: Citizens Bank $812,000
Use: 4 Bdrm Condo
Prior Sale: $398,000 (05/10)

37 HAMLET ST **$1,050,000**
B: Ashley N Mangrum & Benjamin C Mangrum
S: Jean R Edgerly & Brad K Edgerly
Book/Page: 80369/160, Date: 06/30/22
Mtg: Cambridge Svgs Bk $745,000
Type: Adj
Use: 3 Bdrm Tudor, Lot: 3825sf

52 HILLSDALE RD **$1,410,000**
B: Nicholas Merrill & Rona Merrill
S: Sheila Barrett-Smith & David A Smith
Book/Page: 80339/334, Date: 06/27/22
Mtg: Cambridge Svgs Bk $650,000
Use: 3 Bdrm Tudor, Lot: 9043sf
Prior Sale: $587,500 (10/10)

147 JASON ST **$1,290,000**
B: Rebecca K Clough & Jad Kazan
S: Geoffrey Cooper & Marianne Cooper
Book/Page: 80355/390, Date: 06/29/22
Mtg: Wells Fargo Bank $903,000
Use: 4 Bdrm Garrison, Lot: 6368sf
Prior Sale: $760,000 (09/20)

3 LINWOOD ST **$1,950,000**
B: 310 Mass Ave CBC LLC
S: Janice M Giuffre
Book/Page: 80343/46, Date: 06/28/22

25 LOCKELAND AVE U:B **$600,000**
B: Kari M Wojanik
S: Franklin R Oneal Tr, Tr for Oneal FT
Doc#: 000000001916908, Date: 06/24/22
Mtg: Inst Svgs Newburyport $570,000
Use: 3 Bdrm Condo

26 LOMBARD RD U:2 ..... **$1,050,000**
B: Seth Federspiel & Janet M Mosley
S: Francis J Tietje & Margaret Tietje
Book/Page: 80369/94, Date: 06/30/22
Mtg: Washington Trust Mtg $840,000
Use: 4 Bdrm Condo, Lot: 7315sf
Prior Sale: $560,000 (07/13)

127 MADISON AVE U:2 ..... **$765,000**
B: Sara E Keen
S: Jaclyn K Caruso
Doc#: 000000001917597, Date: 06/30/22
Mtg: United Wholesale Mtg $604,000
Use: 2 Bdrm Condo
Prior Sale: $320,000 (10/12)

215 MASSACHUSETTS AVE U:7 ..... **$425,000**
B: John C Clarke & Giuseppina Romano-Clarke
S: Meredith Watts
Book/Page: 80323/540, Date: 06/23/22
Mtg: Rocket Mortgage LLC $318,750
Use: 1 Bdrm Condo
Prior Sale: $305,000 (02/15)

2 MICHAEL ST **$1,295,000**
B: Michael Scarito
S: Michael A Zalisk & Kirsten M Unfried
Book/Page: 80347/585, Date: 06/28/22
Mtg: Citibank Na $1,036,000
Use: 4 Bdrm Colonial, Lot: 5419sf
Prior Sale: $760,000 (01/15)

90 MOUNT VERNON ST **$1,200,000**
B: Eric A Ardolino & Hien M Le
S: Yvonne S Aratyn & Thomas E Schaus
Book/Page: 80352/228, Date: 06/29/22
Mtg: TD Bank NA $1,140,000
Type: Adj
Use: 4 Bdrm Old Style, Lot: 5049sf
Prior Sale: $500,000 (02/14)

47 MYSTIC ST U:1E **$423,000**
B: Bonnie Weir & David A Weir
S: Yujian Guan
Book/Page: 80366/161, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $408,000 (06/20)

266 MYSTIC VALLEY PKWY **$1,825,000**
B: Jason Bell-Koster & Megan A Koster
S: Aaron Reirano-Garrison Tr, Tr for Peirano Garrison Fundng T
Book/Page: 80335/596, Date: 06/27/22
Mtg: Leader Bank NA $1,460,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 14070sf
Prior Sale: $1,550,000 (11/20)

85 NEWPORT ST U:85 ..... **$899,000**
B: Connor Clancy & Sarah Clancy
S: Anthony J Siddall & Danielle A Descoteaux
Book/Page: 80345/99, Date: 06/28/22
Mtg: Washington Trust Mtg $719,200
Use: 4 Bdrm Condo

341 PARK AVE **$1,035,000**
B: Gregory A Dierksen & Bronwen L Price-Dierksen
S: Helen Lee & Tyler R Simpson
Book/Page: 80319/44, Date: 06/23/22
Mtg: Fairway Ind Mtg $828,000
Use: 3 Bdrm Colonial, Lot: 5685sf
Prior Sale: $720,000 (04/17)

232 RENFREW ST **$985,000**
B: Soo H Lee & Nam H Kim
S: Adrian A Conte
Book/Page: 80333/15, Date: 06/27/22
Mtg: United Wholesale Mtg $590,000
Type: Adj
Use: 2 Bdrm Colonial, Lot: 5502sf
Prior Sale: $548,000 (12/14)

48 SILK ST **$880,000**
B: Benjamin Wiener & Elizabeth Baessler
S: Sarah Kaufmann-Paulman & Victoria Kaufmann-Paulman
Book/Page: 80360/42, Date: 06/30/22
Mtg: Morgan Stanley $660,000
Use: 3 Bdrm Old Style, Lot: 5214sf
Prior Sale: $735,000 (04/21)

8 SORENSON CT **$975,000**
B: Matthew Explosion & Kaitlyn Explosion
S: Lawrence F Army & Susan Scangas
Book/Page: 80369/519, Date: 06/30/22
Mtg: Leader Bank NA $780,000
Use: 2 Bdrm Cape Cod, Lot: 7170sf

42 TEMPLE ST **$2,111,000**
B: Margaret Benthall & David Galvin
S: Suzanne M Costello & Jeffery L Keffer
Book/Page: 80321/136, Date: 06/23/22
Use: 3 Bdrm Old Style, Lot: 9261sf

217 WAVERLY ST **$1,660,000**
B: Jacob Hochberg & Jessie Levit-Shore
S: Edward N Leutz & Amelia K Leutz
Book/Page: 80362/428, Date: 06/30/22
Use: 4 Bdrm Tudor, Lot: 5998sf
Prior Sale: $1,150,000 (06/17)

41 WINTER ST U:43 ..... **$1,675,000**
B: Daniel Lyons & Erika Lyons
S: BDKL Properties LLC
Book/Page: 80337/8, Date: 06/27/22
Mtg: Leader Bank NA $1,125,000
Type: Adj
Use: Condo

10 WRIGHT ST **$779,000**
B: Khoshnood Nourollahi & Zohreh Sahfiei
S: Joanna M Litsas Tr, Tr for Litsas RT
Doc#: 000000001917031, Date: 06/24/22
Mtg: Cambridge Svgs Bk $740,000
Use: 3 Bdrm Old Style, Lot: 3916sf

27 YERXA RD **$1,335,000**
B: Ashwin Vishwanathan & Rakshita Charan
S: Elise Bauer & John Bauer
Book/Page: 80348/278, Date: 06/28/22
Mtg: Guaranteed Rate Inc $1,020,000
Use: 3 Bdrm Garrison, Lot: 8398sf
Prior Sale: $925,000 (11/19)

Ashby

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	18	18
Median Price	$347,500	$372,750

► REAL ESTATE SALES

125 GREENVILLE RD **$370,000**
B: Daniel J Deroche
S: Diane T Carson Tr, Tr for Honkala FT
Book/Page: 80336/558, Date: 06/27/22
Mtg: Fairway Ind Mtg $260,000
Use: 3 Bdrm Cape Cod, Lot: 34848sf

Ashland

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	61	51
Median Price	$515,000	$645,000

► REAL ESTATE SALES

107 AMERICA BLVD U:107 ..... **$650,000**
B: Marcos A Carreras & Johanne M Arce-Solis
S: Avani Bhamidipati
Book/Page: 80367/256, Date: 06/30/22
Mtg: EMM Loans LLC $585,000
Use: 2 Bdrm Condo
Prior Sale: $372,000 (07/17)

284 AMERICA BLVD U:284 ..... **$585,000**
B: Jaya K Vasireddy
S: Sivaram M Konanki & Lakshmi S Aduri
Book/Page: 80356/349, Date: 06/29/22
Mtg: Guaranteed Rate Inc $468,000
Use: 2 Bdrm Condo
Prior Sale: $360,000 (10/16)

37 BIRCH HILL RD **$447,000**
B: Rosemary C Brundige & Brandon K Brundige
S: Mark F Rothwell & Sharon A Rothwell
Book/Page: 80327/390, Date: 06/24/22
Mtg: Guaranteed Rate Inc $392,000
Use: 1 Bdrm Ranch, Lot: 12632sf

103 BRAEBURN LN U:103 ..... **$700,000**
B: Nancy N Colatosti Tr, Tr for 103 Braeburn Lane RT
S: Jeffrey M Paul & Patricia A Paul
Book/Page: 80363/5, Date: 06/30/22
Use: 2 Bdrm Condo

16-18 BROOK ST **$465,000**
B: Carlos Campos & Roxana Campos
S: Samantha M Mcdonough
Book/Page: 80359/409, Date: 06/30/22
Mtg: Cambridge Svgs Bk $325,500
Type: Adj
Use: 2-Family Conventional, Lot: 14810sf

16 CUTLER DR **$500,000**
B: Katherine Boyarsky & Benjamin Emerson-Blask
S: Bryan Christensen & Elizabeth Christensen
Book/Page: 80331/535, Date: 06/24/22
Mtg: Radius Financial Grp $475,000
Use: 3 Bdrm Cape Cod, Lot: 14810sf

29 DEAN RD **$508,000**
B: Andrew R Rhodes & Ashlee E Rhodes
S: Ellen K Stewart
Book/Page: 80332/548, Date: 06/24/22
Mtg: Cross Country Mtg Inc $491,045
Use: 3 Bdrm Cape Cod, Lot: 13068sf

29 HAWTHORNE RD **$445,000**
B: Steven Schwab
S: Beverly C Fabricius & Amy L Poa-Simonetta
Book/Page: 80330/301, Date: 06/24/22
Mtg: Shamrock Home Loans $386,750
Use: 3 Bdrm Ranch, Lot: 21344sf

60 MOUNTAIN GATE RD U:60 ..... **$435,000**
B: Svetlana Shnayder Tr, Tr for Svetlana Shnayder RET
S: Michael Perry & Meg Perry
Book/Page: 80328/504, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $290,000 (10/18)

113 MOUNTAIN GATE RD U:113 ..... **$400,000**
B: Patricia A Moody Tr, Tr for Mountain Gate Road RT
S: Jamie T Jerskey-Pena & Oscar E Pena
Book/Page: 80371/451, Date: 06/30/22
Use: 3 Bdrm Condo

254 OAK ST **$595,000**
B: Rashad Mammadov
S: Kerr Loretta P Est & Ellen P Demers
Doc#: 000000001916996, Date: 06/24/22
Mtg: Drew Mortgage Assnlnc $455,000
Use: 4 Bdrm Raised Ranch, Lot: 31363sf

80 OREGON RD **$375,000**
B: Laurie Medri
S: Bradley J Jollymore Jr
Book/Page: 80330/556, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 65340sf

23 PENNOCK RD **$1,285,000**
B: Robert Wise & Yelena Wise
S: Matthew S Jacques & Caitlin T Jacques
Book/Page: 80332/62, Date: 06/24/22
Mtg: Citizens Bank of RI $1,006,400
Use: 4 Bdrm Colonial, Lot: 30056sf

8 PROSPECT ST **$545,000**
B: James E Britton & Christine M Fimognari
S: Joseph A Volpe Jr & Allison R Volpe
Book/Page: 80361/44, Date: 06/30/22
Mtg: Rockland Tr Co $470,000
Use: 3 Bdrm Ranch, Lot: 21344sf
Prior Sale: $359,000 (01/17)

47 RAMBLEWOOD DR **$712,500**
B: Anirudh Ghomotam & Sruthi Kakuturu
S: Darwin L Blakemore & Andrea T Blakemore
Doc#: 000000001916962, Date: 06/24/22
Mtg: Berkshire Bank $570,000
Type: Adj
Use: 4 Bdrm Garrison, Lot: 30056sf

18 RUNNING BROOK CIR **$745,000**
B: Thiara M Borges-Dananberg & Geoffrey I Dananberg
S: Robert K Wise & Yelena Wise
Book/Page: 80361/155, Date: 06/30/22
Mtg: United Wholesale Mtg $647,200
Use: 3 Bdrm Contemporary, Lot: 30056sf
Prior Sale: $375,000 (02/13)

22-24 SUMMER ST **$425,000**
B: Davison Delima & Kailey E Lima
S: James G Thompson & Gloria V Rausa-Thompson
Doc#: 000000001917315, Date: 06/29/22
Mtg: United Wholesale Mtg $318,750
Use: 2-Family Conventional, Lot: 11326sf

12 TELLER DR **$680,000**
B: Timothy P Goessling & Michelle S Goessling
S: Paul A Berthiaume & Joanne M Berthiaume
Doc#: 000000001917131, Date: 06/27/22
Mtg: Leader Bank NA $440,000
Use: 4 Bdrm Garrison, Lot: 33977sf

212 W UNION ST **$460,000**
B: Higor N Almeida
S: Cronin Lisa A Est & John M Dzindolet
Book/Page: 80348/127, Date: 06/28/22
Mtg: United Wholesale Mtg $444,647
Use: 3 Bdrm Ranch, Lot: 14767sf

Ayer

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	23	18
Median Price	$399,000	$433,250

► REAL ESTATE SALES

507 AUTUMN RIDGE DR U:507 ..... **$420,000**
B: Gregory C Formichelli Tr, Tr for 507 Autumn Ridge Drive RT
S: Julie A Richard Tr, Tr for John&Constance Kero IRT
Book/Page: 80359/167, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $299,900 (03/11)

67 HEMLOCK DR **$775,000**
B: Andrew Bender
S: John D Demerjian & Lisa J Demerjian
Book/Page: 80354/537, Date: 06/29/22
Mtg: Radius Financial Grp $620,000
Use: 4 Bdrm Colonial, Lot: 40032sf
Prior Sale: $456,013 (04/14)

55 LITTLETON RD U:23B **$307,000**
B: Olivia M Phillips
S: Russell P Dodd 3rd & Kathleen A Dodd
Book/Page: 80366/240, Date: 06/30/22
Mtg: Fairway Ind Mtg $245,600
Use: 2 Bdrm Condo
Prior Sale: $150,000 (03/15)

130 WASHINGTON ST U:A **$585,000**
B: Asad U Khan
S: Ayer Development LLC
Book/Page: 80371/87, Date: 06/30/22
Mtg: Rocket Mortgage LLC $268,000
Use: Condo

130 WASHINGTON ST U:B **$589,000**
B: Lude Wang
S: Ayer Development LLC
Book/Page: 80370/153, Date: 06/30/22
Mtg: Guaranteed Rate Inc $424,080
Use: Condo

Bedford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	43	42
Median Price	$835,000	$945,500

► REAL ESTATE SALES

35 BATTLE FLAGG RD **$2,010,000**
B: Anthony M Aiudi & Chelsea J Aiudi
S: Kenneth G Place & Susan J Place
Book/Page: 80370/454, Date: 06/30/22
Mtg: Washington Trust Mtg $1,010,000
Use: 5 Bdrm Colonial, Lot: 35915sf
Prior Sale: $1,010,000 (07/10)

91 HARTWELL RD **$731,000**
B: Sunny Rana & Barkha Thakur
S: Leskouski Marilyn G Est & Michael Leskouski
Book/Page: 80372/218, Date: 06/30/22
Mtg: William Raveis Mtg Co $592,800
Use: 4 Bdrm Cape Cod, Lot: 7610sf

15 INDEPENDENCE RD **$907,000**
B: Peter J Polesnak
S: Janet Guanci
Book/Page: 80338/194, Date: 06/27/22
Mtg: Washington Trust Mtg $689,320
Use: 3 Bdrm Cape Cod, Lot: 15973sf

16 INDEPENDENCE RD **$1,000,000**
B: Riddhi C Dedhia & Manish Patel
S: Yutaka Wakai & Hiroko Wakai
Book/Page: 80346/77, Date: 06/28/22
Mtg: Berkshire Bank $800,000
Type: Adj
Use: 3 Bdrm Split Entry, Lot: 20582sf
Prior Sale: $780,000 (07/18)

5 LIDO LN **$1,000,000**
B: Rahul Bhoyar & Aditi Dhawale
S: Cheri T Winkler & Karl T Winkler
Book/Page: 80367/583, Date: 06/30/22
Mtg: Metro Credit Union $900,000
Type: Adj
Use: 3 Bdrm Split Entry, Lot: 44653sf

16 MADAWASKA ST **$850,000**
B: Katharine Cope & Scott Cope
S: Joann Santiago & Omar A Santiago
Book/Page: 80324/106, Date: 06/23/22
Mtg: Florida Capital Bank $647,200
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 7501sf

16 MICHELSON LN U:2 ..... **$560,000**
B: Crystal Wee
S: Pine Hill Crossing LLC
Book/Page: 80339/526, Date: 06/27/22
Mtg: Guaranteed Rate Inc $504,000
Use: Condo

165 MIDDLESEX TPKE U:106 ..... **$73,000**
B: Greg Papazian Tr, Tr for 165 Middlesex Tpke 106 RT
S: Tortota Consulting Inc
Book/Page: 80329/433, Date: 06/24/22
Use: Office Condo Unit
Prior Sale: $66,500 (02/13)

269 NORTH RD **$765,000**
B: Ryan Nazemian & Betsabe S Nazemian
S: Katy Oconnor & Kyle Oconnor
Book/Page: 80324/335, Date: 06/23/22
Mtg: Evolve B&T $765,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 19998sf

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MIDDLESEX REGISTRY
continued

15 NOTRE DAME RD $1,715,000
B: Janet Y Hong & Ryan W Arc
S: Robert A Lawrence Tr, Tr for K Lee Lawrence 2003 T
Book/Page: 80356/199, Date: 06/29/22
Mtg: Guaranteed Rate Inc $1,315,000
Use: 4 Bdrm Colonial, Lot: 20800sf
Prior Sale: $1,185,000 (05/14)

29 OLD BILLERICA RD $1,595,000
B: Karl Winkler & Cheri Winkler
S: Richard P Paine Jr & Cathleen R Paine
Book/Page: 80355/421, Date: 06/29/22
Mtg: Academy Mortgage Corp $345,000
Use: 8 Bdrm Cape Cod, Lot: 108900sf

119 PAGE RD..... $659,000
B: Stephanie Fairchild & Raymond J Decker
S: Cynthia A Dicecca Tr, Tr for Shirley M Devine IRT
Book/Page: 80322/586, Date: 06/23/22
Mtg: Guaranteed Rate Inc $585,000
Use: 3 Bdrm Ranch, Lot: 30374sf

600 SPRINGS RD..... $700,000
B: Frederic J Wirbs & Han Wang-Wirbs
S: Mark Sardzinski Tr, Tr for Springs RT
Book/Page: 80358/516, Date: 06/29/22
Mtg: Webster Bank $600,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 40001sf

Belmont

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	52
Median Price	$1,415,000	$1,477,500

► REAL ESTATE SALES

3 AGASSIZ AVE U:3..... $825,000
B: Kevin Maher & Nobue Maher
S: Hideki Shishido & Sachie Shishido
Book/Page: 80349/171, Date: 06/28/22
Mtg: Leader Bank NA $660,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $651,200 (03/19)

28 BARTLETT AVE..... $1,035,000
B: Gabriela R Mondino Tr, Tr for G Raquel Mondino LT
S: Catherine Haas
Doc#: 000000001917124, Date: 06/27/22
Use: 4 Bdrm Old Style, Lot: 6163sf

22 BURNHAM ST..... $1,800,000
B: Jason Mitchell
S: Lorene Dangelo
Book/Page: 80365/391, Date: 06/30/22
Mtg: Harvard University CU $1,300,000
Use: 5 Bdrm Colonial, Lot: 7003sf

51 COMMON ST $3,200,000
B: Carson Pickens & Caroline Reuter
S: Moon O Kwoun & Jeannie C Min
Book/Page: 80366/63, Date: 06/30/22
Mtg: Washington Trust Mtg $2,400,000
Use: 4 Bdrm Colonial, Lot: 13954sf
Prior Sale: $1,800,000 (08/12)

88 DEAN ST..... $1,260,000
B: David M Lee & Janet B Lee
S: Eric D Batcho & Audra C Burns
Book/Page: 80318/187, Date: 06/23/22
Use: 3 Bdrm Garrison, Lot: 6112sf
Prior Sale: $950,000 (12/18)

102 FAIRVIEW AVE U:102..... $900,000
B: Lora Golann-Babu & Ashwin Babu
S: Benjamin Vincent & Sylvia Vincent
Book/Page: 80361/290, Date: 06/30/22
Mtg: Fairway Ind Mtg $600,000
Use: 2 Bdrm Condo
Prior Sale: $670,000 (10/19)

53-55 FALMOUTH ST $1,150,000
B: Amir Shiranian
S: Joseph P Greelish Jr
Book/Page: 80370/475, Date: 06/30/22
Mtg: Mortgage Networks Inc $545,000
Use: 2-Family Old Style, Lot: 5000sf

14 FARM RD..... $2,480,000
B: Yun Wang & Weiyi Liu
S: Roy Nejabi & Isabelle Morin
Book/Page: 80341/267, Date: 06/27/22
Mtg: US Bank NA $1,984,000
Type: Adj

50 GALE RD..... $1,650,000
B: Samuel S Wakefield & Milena Petranovic
S: Francis M Disalvio & Christine M Disalvio
Book/Page: 80324/179, Date: 06/23/22
Mtg: Village Bank $1,320,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 7777sf

65 GRANT AVE U:65..... $1,039,000
B: Mehmet Camkurt & Fatma Camkurt
S: Xuelin Cui & Muchun Wang
Book/Page: 80347/430, Date: 06/28/22
Mtg: Washington Trust Mtg $831,200
Type: Adj
Use: 3 Bdrm Condo

77 HILLCREST RD $2,245,000
B: Johan C Grove-Petersen & Lonnie Grove-Petersen
S: Janet A Perl
Book/Page: 80337/540, Date: 06/27/22
Mtg: Cambridge Svgs Bk $1,645,000
Use: 4 Bdrm Colonial, Lot: 10024sf

118 LEWIS RD U:120..... $703,000
B: Kristine Fraser & Kevin Fraser
S: Sachchidanand Jha & Ranjana Jha
Book/Page: 80369/294, Date: 06/30/22
Mtg: Leader Bank NA $560,000
Use: Condo

13 MAPLE TER U:3..... $640,000
B: Christine A Chambers & Staceyann E Chambers
S: Giuseppe Dandrea & Adriana Dandrea
Book/Page: 80360/356, Date: 06/30/22
Mtg: United Wholesale Mtg $448,000
Use: 2 Bdrm Condo

121 OLIVER RD..... $1,400,000
B: 121 Oliver Road Rlty LLC
S: Mary L Quinn Tr, Tr for 121 Oliver Road RT
Book/Page: 80368/381, Date: 06/30/22
Mtg: Coastal Heritage Bank $1,870,000
Use: 4 Bdrm Garrison, Lot: 13512sf

12 SIMMONS AVE $1,400,000
B: Hideki Shishido & Sachie Shishido
S: James M Siracusa & Nancy A Siracusa
Book/Page: 80363/337, Date: 06/30/22
Mtg: Village Bank $1,120,000
Type: Adj
Use: 3 Bdrm Garrison, Lot: 6700sf

40 WALNUT ST U:1 ..... $1,410,000
B: Milutin Pajovic & Jelena Pajovic
S: 40 Walnut LLC
Book/Page: 80327/572, Date: 06/24/22
Use: Condo

37 WAVERLEY ST..... $925,000
B: Stephen P Baccari Jr & Lindsay E Shea
S: William J Shea & Karen L Shea
Book/Page: 80336/487, Date: 06/27/22
Mtg: Leader Bank NA $700,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 6526sf

41-43 WILEY RD $600,000
B: William J Shea Tr, Tr for Shea FT 2022
S: Lisa J Shea & Karen L Shea
Book/Page: 80357/434, Date: 06/29/22
Mtg: Lisa J Shea $141,868
Use: 2-Family Old Style, Lot: 6847sf

51 WINTER ST..... $1,904,000
B: Ali A Causer & Nadia Sharif
S: Amit Powar & Shilpa Malhotra
Doc#: 000000001917408, Date: 06/29/22
Mtg: Bangor Savings Bank $1,499,900
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 11753sf
Prior Sale: $1,450,000 (03/20)

Boxboro

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	13
Median Price	$925,000	$950,000

► REAL ESTATE SALES

294 CODMAN HILL RD U:33F..... $142,000
B: Simon Springs & Paul Hilcoff
S: Tonna Vaccaro & Nicholas A Vaccaro
Book/Page: 80372/433, Date: 06/30/22
Mtg: Pennymac Loan Service $113,600
Use: 1 Bdrm Condo

109 CORTLAND LN U:109 ..... $475,000
B: Kenneth W Dow & Gail C Dow
S: Theodore G Omer & Donna L Omer
Book/Page: 80346/379, Date: 06/28/22
Mtg: Central One FCU $300,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $370,000 (04/20)

398 DEPOT RD..... $1,475,000
B: Joshua S Klemme & Kristen E Klemme
S: Nathan K Pieri & Suzanne H Pieri
Doc#: 000000001917526, Date: 06/30/22
Mtg: Cross Country Mtg Inc $1,180,000
Use: 4 Bdrm Contemporary, Lot: 261360sf

6 LYONS LN U:9 ..... $904,248
B: John W Seeley & Julie Rembrandt-Seeley
S: Toll Northeast 5 Corp
Book/Page: 80366/574, Date: 06/30/22
Use: Condo

146 RUSSET LN U:146 ..... $459,000
B: Waseem John
S: Isabelle H Naginski
Book/Page: 80372/154, Date: 06/30/22
Mtg: Salem Five Mtg Co $436,050
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $345,000 (01/20)

57 WHEELER DR U:31 ..... $924,995
B: Mark Helman & Catherine Helman
S: Toll Northeast 5 Corp
Book/Page: 80357/187, Date: 06/29/22
Use: Condo

103 WHEELER DR U:103..... $1,350,000
B: Jamela LLC
S: Toll Northeast 5 Corp
Book/Page: 80357/114, Date: 06/29/22
Use: Condo

Burlington

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	83	72
Median Price	$675,000	$700,000

► REAL ESTATE SALES

2 ANGELA CIR $960,000
B: Thomas J Burke & Sherry Keenan-Burke
S: Scott R Manion
Book/Page: 80318/524, Date: 06/23/22
Mtg: Leader Bank NA $864,000
Use: 4 Bdrm Garrison, Lot: 29480sf
Prior Sale: $610,000 (03/17)

21 CEDAR ST..... $950,000
B: Dylan Pollack & Portia K Considine
S: Edward E Feldman
Book/Page: 80331/117, Date: 06/24/22
Mtg: Leader Bank NA $760,000
Use: 5 Bdrm Conventional, Lot: 15037sf

3 CRESTHAVEN DR $1,710,000
B: Yang Wang & Bo Lin
S: De Novo Holdings LLC
Book/Page: 80372/337, Date: 06/30/22
Mtg: Guaranteed Rate Inc $770,000
Use: 3 Bdrm Ranch, Lot: 20474sf
Prior Sale: $480,000 (01/21)

1 EASTERN AVE $662,000
B: GRH Homes LLC
S: Nancy J Klesaris & John T Klesaris
Book/Page: 80344/539, Date: 06/28/22
Use: 2 Bdrm Ranch, Lot: 20000sf

24 EVELYN ST $730,000
B: Ahmad Golchin & Amber Dawn-Golchin
S: Robert H Colliton & Andrea L Colliton
Book/Page: 80327/293, Date: 06/24/22
Mtg: Guaranteed Rate Affin $674,500
Use: 3 Bdrm Ranch, Lot: 23400sf
Prior Sale: $420,000 (10/20)

10 GLORIA CIR $835,000
B: Munender Vodnala & Sharvani M Vodnala
S: Lexington Holdings LLC
Book/Page: 80371/173, Date: 06/30/22
Mtg: Eastern Bank $751,500
Use: 3 Bdrm Ranch, Lot: 20001sf
Prior Sale: $600,000 (05/21)

28 GROVE LN U:28 ..... $785,000
B: Jangwon Huh & Hanna Huh
S: Ronnie A Lapidus Tr, Tr for Ronnie A Lapidus T
Book/Page: 80322/63, Date: 06/23/22
Mtg: Leader Bank NA $706,500
Use: 2 Bdrm Condo
Prior Sale: $405,000 (08/11)

12 IVY LN $500,000
B: JR&RJ LLC
S: Joel I Shapiro Tr, Tr for JSS RET
Book/Page: 80365/110, Date: 06/30/22
Mtg: Emerald Cap Lending $550,000
Use: 4 Bdrm Cape Cod, Lot: 12750sf

26 MARYVALE RD..... $1,865,000
B: Vivek Shah & Shital Shah
S: GRH Homes LLC
Book/Page: 80370/430, Date: 06/30/22
Mtg: Metro Credit Union $1,492,000
Use: 3 Bdrm Colonial, Lot: 20000sf
Prior Sale: $455,000 (01/21)

31 MAUD GRAHAM CIR..... $845,000
B: Ranjan K Saha & Pratima Saha
S: Qimei Ran & Xiaodong Sun
Doc#: 000000001916982, Date: 06/24/22
Mtg: Citizens Bank $760,500
Use: 3 Bdrm Split Entry, Lot: 22800sf
Prior Sale: $508,000 (08/17)

2 PAULA ST..... $600,000
B: 2 Paula Street LLC
S: Joan M Biundo
Book/Page: 80366/199, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 20000sf

14 SKELTON RD $770,000
B: Silver Y Li-Situ & Shikun Wang
S: Jaideep Majumdar & Aparajita Chatterjee
Book/Page: 80365/494, Date: 06/30/22
Mtg: Leader Bank NA $616,000
Use: 3 Bdrm Cape Cod, Lot: 22715sf

3 SLEEPER DR..... $600,000
B: Eric Pow
S: Tony Pow Tr, Tr for Pow LT
Book/Page: 80355/141, Date: 06/29/22
Use: 4 Bdrm Colonial, Lot: 20129sf

21 SUMNER ST..... $800,000
B: Peter J Gianacopolis & Laura A Valente
S: Joseph Valente & Ellen Valente
Doc#: 000000001917100, Date: 06/27/22
Mtg: Wells Fargo Bank $500,000
Use: 3 Bdrm Split Entry, Lot: 20304sf

Cambridge

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	37	41
Median Price	$1,525,000	$1,725,000

► REAL ESTATE SALES

21 7TH ST U:2 ..... $146,907
B: Chelsea Farrell & Matthew Ingold
S: Stephan R Korecki & Ashley S Korecki
Book/Page: 80359/440, Date: 06/30/22
Mtg: Cambridge, City of $146,907
Use: 3 Bdrm Condo
Prior Sale: $135,000 (04/16)

7 BEECH ST U:109..... $2,648,000
B: John M Reynolds Tr, Tr for StJames Pl 109 Res T
S: Oaktree 2013 Mass Ave LLC
Book/Page: 80341/46, Date: 06/27/22
Mtg: Morgan Stanley $2,118,400
Type: Adj
Use: Condo

7 BEECH ST U:315..... $1,460,000
B: Claudia Santoro
S: Oaktree 2013 Mass Ave LLC
Book/Page: 80355/570, Date: 06/29/22
Mtg: UBS Bank USA $735,000
Type: Adj
Use: Condo

243 BENT ST U:2..... $1,150,000
B: Eliot Green & Yolanda Winberg
S: Kenneth D Fund & Joan M Fund
Book/Page: 80371/528, Date: 06/30/22
Mtg: Berkshire Bank $647,200
Use: Condo

1541 CAMBRIDGE ST U:1 ..... $960,000
B: Nadeen K Ritt & Sereen I Waletski-Nazzal
S: Rajeev Pattni & Talia Wildes
Book/Page: 80354/33, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $475,000 (11/12)

45 CEDAR ST..... $925,000
B: 45 Cedar Street LLC
S: Ana Bard
Book/Page: 80360/28, Date: 06/30/22
Use: 4 Bdrm Conventional, Lot: 2086sf

21 CHAUNCY ST U:3..... $750,000
B: Angela G Li & Lucy G Xia
S: Yuval Sadan & Zohara Sadan
Book/Page: 80340/550, Date: 06/27/22
Use: 1 Bdrm Condo
Prior Sale: $458,000 (12/12)

2 CHETWYND RD U:1 ..... $1,830,000
B: Matthew J Schuman & Emily C Schuman
S: Amy C Muse Tr, Tr for Amy C Muse T
Book/Page: 80336/214, Date: 06/27/22
Use: Condo

84 COLUMBIA ST U:3..... $950,000
B: Max Renard & Laura Renard
S: 84 Columbia Street LLC
Book/Page: 80340/231, Date: 06/27/22
Mtg: Raymond James Bk FSB $712,500
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $450,000 (09/19)

315 CONCORD AVE U:315..... $1,650,000
B: Ryan Buck & Karli Greene
S: Ting Qu & Yan Chen
Book/Page: 80344/265, Date: 06/28/22
Mtg: Guaranteed Rate Inc $1,237,500
Use: 3 Bdrm Condo
Prior Sale: $1,260,000 (09/17)

477 CONCORD AVE $1,000,000
B: Liang Li Tr, Tr for Li Gu RT
S: Dongfeng Lu & Hong Xu
Book/Page: 80370/278, Date: 06/30/22
Mtg: US Bank NA $650,000
Type: Adj
Use: 3 Bdrm Townhouse, Lot: 1694sf
Prior Sale: $809,000 (05/16)

20-22 CORPORAL BURNS RD U:20..... $725,000
B: Virginia B Cyr & William E Fatherley
S: Alice Heller & Lawrence C Childs
Book/Page: 80323/384, Date: 06/23/22
Mtg: Cambridge Svgs Bk $668,750
Use: Condo

10 DANA ST U:315 ..... $527,000
B: Sandeep Lahoti & Sheela Lahoti
S: Philippe A Grandjean
Book/Page: 80326/305, Date: 06/24/22
Use: 1 Bdrm Condo

1 EARHART ST U:120..... $1,180,000
B: Tzu-Le Chen
S: Geraldine Quinzio
Book/Page: 80364/98, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $840,000 (09/17)

8 FAINWOOD CIR U:1 ..... $1,075,000
B: Maureen Oneil
S: Rhonda S Bondie
Book/Page: 80337/140, Date: 06/27/22
Use: 2 Bdrm Condo
Prior Sale: $930,000 (03/19)

85 FAYERWEATHER ST U:85..... $1,700,000
B: Caroline Berz
S: Anna Henchman & Steven Biel
Book/Page: 80320/175, Date: 06/23/22
Use: 3 Bdrm Condo
Prior Sale: $930,000 (07/13)

240 FRANKLIN ST U:3..... $975,000
B: Chuqiao Yang
S: Charles L Ha & Erika G Lee
Book/Page: 80367/463, Date: 06/30/22
Mtg: Cambridge Svgs Bk $675,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $845,000 (12/20)

135 FRESH POND PKWY U:135..... $1,125,000
B: Melissa Ill
S: Fiery Andrews-Cushman & Julia E Kobick
Book/Page: 80322/496, Date: 06/23/22
Mtg: Leader Bank NA $750,000
Use: 3 Bdrm Condo

5 GARDEN CT U:2..... $651,000
B: Julia Mansfield-Fuller
S: Terry Clewley & Matthew Miller
Book/Page: 80321/204, Date: 06/23/22
Mtg: Liberty Bk $316,000
Type: Adj
Use: 2 Bdrm Condo

170 GORE ST U:101..... $480,000
B: Adrienne M Stang Tr, Tr for Adrienne M Stang T
S: Salvatore Dicecca
Book/Page: 80348/462, Date: 06/28/22
Mtg: Guild Mortgage Co $312,000
Use: 1 Bdrm Condo

170 GORE ST U:405..... $735,000
B: Serina Hu & Qiao-Sheng Hu
S: Michael J Abraham Tr, Tr for M J Abraham 2018 RET
Book/Page: 80368/597, Date: 06/30/22
Mtg: Mass Inst of Tech $588,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $357,500 (07/10)

39 HAMMOND ST U:2..... $3,400,000
B: Shirley Lee & Taeku Lee
S: Patricia J Obrien Tr, Tr for 39 Hammond St Unit 2 RT
Book/Page: 80322/310, Date: 06/23/22
Mtg: Harvard University CU $1,000,000
Use: 3 Bdrm Condo

1 HAMPSHIRE ST U:1S..... $120,000,000
B: Arema Region 103 Hldg
S: Schlumberger Technology
Book/Page: 80332/492, Date: 06/24/22
Use: Office Condo Unit

1 HAMPSHIRE ST U:3..... $120,000,000
B: Arema Region 103 Hldg
S: Schlumberger Technology
Book/Page: 80332/492, Date: 06/24/22
Use: Condo

1 HAMPSHIRE ST U:3N $120,000,000
B: Arema Region 103 Hldg
S: Schlumberger Technology
Book/Page: 80332/492, Date: 06/24/22
Use: Condo

1 HAMPSHIRE ST U:4N $120,000,000
B: Arema Region 103 Hldg
S: Schlumberger Technology
Book/Page: 80332/492, Date: 06/24/22
Use: Condo

1 HAMPSHIRE ST U:4S..... $120,000,000
B: Arema Region 103 Hldg
S: Schlumberger Technology
Book/Page: 80332/492, Date: 06/24/22
Use: Industrial Condominum
Prior Sale: $89,500,000 (01/16)

70 HOWARD ST U:70..... $600,000
B: Amelia Sugianto & Lucia Sugianto
S: Michael Madio
Book/Page: 80338/592, Date: 06/27/22
Mtg: Mortgage Networks Inc $480,000
Type: Adj
Use: 1 Bdrm Condo

395 HURON AVE U:1..... $888,000
B: Caitlin Dube
S: Cynthia Sorensen
Book/Page: 80332/300, Date: 06/24/22
Use: 1 Bdrm Condo

183 LAKE VIEW AVE..... $2,250,000
B: Andrea C Saltzman & Mark A Saltzman
S: 183 Lakeview Avenue LLC
Book/Page: 80330/243, Date: 06/24/22
Mtg: Onto Mortgage LLC $625,000
Use: 2-Family Old Style, Lot: 3200sf

6-8 LOPEZ ST U:2..... $1,630,000
B: Marcel Damiani & Valerie Damiani
S: Alias LLC
Book/Page: 80352/383, Date: 06/29/22
Use: Condo

21 MAGOUN ST $1,250,000
B: 19-21 Magoun St LLC
S: Robert V Kelley
Doc#: 000000001916779, Date: 06/23/22
Mtg: Northern Bk & Tr $1,572,000
Use: 2-Family Old Style, Lot: 4000sf

950 MASSACHUSETTS AVE U:2C..... $700,000
B: Hong Yang
S: Keith Flaherty & Mira Kautzky
Book/Page: 80349/494, Date: 06/28/22
Mtg: Washington Trust Mtg $350,000
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $459,000 (03/15)

1572 MASSACHUSETTS AVE U:4..... $830,000
B: Samuel Myers
S: Teresa Clarke Tr, Tr for 1572 Mass RT
Doc#: 000000001916868, Date: 06/23/22
Mtg: Morey M Myers $600,000
Use: 2 Bdrm Condo
Prior Sale: $7,462 (09/18)

2508 MASSACHUSETTS AVE U:2..... $980,000
B: Soumendra N Banerjee & Anita Vanka
S: Mary Dewitte & Joshua P Dewitte
Book/Page: 80368/51, Date: 06/30/22
Mtg: Guaranteed Rate Inc $882,000
Use: 2 Bdrm Condo
Prior Sale: $760,000 (06/18)

40-42 MOUNT PLEASANT ST U:2 ..... $1,550,000
B: Scott J Smith & Karen B Smith
S: Anne-Elizabeth M Norris
Book/Page: 80339/193, Date: 06/27/22
Use: 3 Bdrm Condo
Prior Sale: $701,000 (06/11)

8-12 MUSEUM WAY U:1301..... $797,500
B: Leopold Grinberg & Ilana E Szobel
S: Heming Zhen & Yunzhi Lin
Book/Page: 80370/32, Date: 06/30/22
Mtg: Jeanne DArc CU $598,125
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $760,000 (08/17)

75 ORCHARD ST..... $1,375,000
B: Cecile F Barthelemy & Frederic R Barthelemy
S: Karen L Dinatale & John A Occhialini
Book/Page: 80352/353, Date: 06/29/22
Mtg: Guaranteed Rate Inc $910,000
Use: 2-Family Old Style, Lot: 2513sf

33 PEMBERTON ST U:2..... $2,125,000
B: Stuart Muter & Mary Muter
S: 33 Pemberton Dev LLC
Book/Page: 80329/496, Date: 06/24/22
Mtg: Wrentham Cp Bk $650,000
Use: Condo

157 PLEASANT ST U:201 ..... $795,000
B: Nicholas J Watson
S: Harvard College
Doc#: 000000001917604, Date: 06/30/22
Mtg: Flagstar Bank FSB $300,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $765,748 (09/21)

10-12 REED ST U:1 ..... $846,000
B: Kyunghee N Kwon
S: Tyler M Rogers & Alexandra C Mcgee
Book/Page: 80327/251, Date: 06/24/22
Mtg: Leader Bank NA $652,000
Use: 3 Bdrm Condo
Prior Sale: $656,000 (11/19)

51 REED ST U:51..... $1,030,000
B: Xiaojun Lou Tr, Tr for Lou-Chen RET
S: Bruce Schulman & Alice Killian
Book/Page: 80355/380, Date: 06/29/22
Use: 3 Bdrm Condo

36-38 RICE ST U:1 ..... $880,000
B: Anna A Henchman
S: Jotham C Kinder & Genevieve M Kinder
Book/Page: 80347/363, Date: 06/28/22
Mtg: Washington Trust Mtg $528,000
Type: Adj
Use: 2 Bdrm Condo

132 RINDGE AVE U:132..... $1,400,000
B: Paola Cappellaro
S: Rony Kubat & Michelle Stewart
Book/Page: 80336/319, Date: 06/27/22
Mtg: Cambridge Svgs Bk $700,000
Use: 3 Bdrm Condo
Prior Sale: $1,140,000 (07/17)

430 RINDGE AVE U:JAS $75,933
B: Rindge Commons N Land Own
S: Rindge Tower Apt LLC
Book/Page: 80373/132, Date: 06/30/22
Use: Condo

430 RINDGE AVE U:JAS $269,217
B: Rindge Commons N Land Own
S: Rindge Tower Apt LLC
Book/Page: 80373/140, Date: 06/30/22
Use: Condo

432 RINDGE AVE U:LIHTC $239,850
B: Rindge Commons North 4
S: Rindge Tower Apt LLC
Book/Page: 80373/124, Date: 06/30/22
Use: Condo

147 SHERMAN ST U:203..... $1,485,000
B: Nicholas Digiovanni
S: Bradley C Galle & Kathleen K Galle
Book/Page: 80327/448, Date: 06/24/22
Mtg: Washington Trust Mtg $1,113,750
Use: 1 Bdrm Condo
Prior Sale: $1,116,000 (08/20)

101 SPRING ST..... $1,100,000
B: Kristin Monaco, Tr for John Tracy
S: Maureen B Ford Tr, Tr for 101 Spring Street RT
Book/Page: 80361/501, Date: 06/30/22
Mtg: E Cambridge Svgs Bk $990,000
Use: 2-Family Old Style, Lot: 2500sf

46 TROWBRIDGE ST U:D..... $1,715,000
B: NG Family LLC
S: Jennifer Factor
Doc#: 000000001917006, Date: 06/24/22
Mtg: Goldman Sachs Bank US $1,220,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $1,398,225 (04/19)

33-35 WASHBURN AVE U:2 ..... $720,000
B: Vincent Moschella & Zoe Mervine
S: Christine E Hanko
Book/Page: 80330/456, Date: 06/24/22
Mtg: JPMorgan Chase Bank $540,000
Use: 2 Bdrm Condo
Prior Sale: $416,000 (06/13)

305 WEBSTER AVE U:101 ..... $655,000
B: S Lakshminarasimhan & Sushmitha Ravikumar
S: 305 Webster Ave Condo LLC
Book/Page: 80363/63, Date: 06/30/22
Mtg: Mass Inst of Tech $589,500
Type: Adj
Use: Condo

305 WEBSTER AVE U:102..... $650,000
B: Emir P Escobar-Jersson & Sandra C Lopez
S: 305 Webster Ave Condo LLC
Book/Page: 80368/508, Date: 06/30/22
Mtg: Draper and Kramer Mtg $617,500
Use: Condo

305 WEBSTER AVE U:105..... $577,500
B: Megan Patel
S: 305 Webster Ave Condo LLC
Book/Page: 80321/491, Date: 06/23/22
Use: Condo

305 WEBSTER AVE U:109..... $775,000
B: Kallol D Par
S: 305 Webster Ave Condo LLC
Book/Page: 80323/337, Date: 06/23/22
Mtg: Guaranteed Rate Inc $325,000
Use: Condo

288 WESTERN AVE U:288..... $1,220,000
B: John P Wise & Shan Wu
S: MLA Capital Partners LLC
Book/Page: 80326/315, Date: 06/24/22
Mtg: Cambridge Svgs Bk $854,000
Type: Adj
Use: 5 Bdrm Condo

18 WHITE ST U:5..... $1,125,000
B: Weichuan Chen
S: William Lebow & Laura Lebow
Book/Page: 80356/290, Date: 06/29/22
Mtg: Eastern Bank $647,201
Use: 2 Bdrm Condo

Concord

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	68	60
Median Price	$1,467,500	$1,600,000

► REAL ESTATE SALES

312 DEACON HAYNES RD..... $1,415,750
B: Michael R Sogard & Pamela L Sogard
S: Karen Burns & Peter Burns
Book/Page: 80331/206, Date: 06/24/22
Mtg: Middlesex Svgs Bk $1,132,600
Type: Adj
Use: 3 Bdrm Ranch, Lot: 88276sf
Prior Sale: $833,500 (07/10)

273 ELSINORE ST..... $600,000
B: Claudia F Sousa
S: Obrien Neal Declan Est & Margaret A Hoag
Book/Page: 80352/445, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 11307sf

75 LAUREL ST $648,633
B: William E Francis
S: Lisa K Pohl
Book/Page: 80325/201, Date: 06/24/22
Mtg: Citizens Bank $700,000
Use: 4 Bdrm Colonial, Lot: 16098sf

1336 MAIN ST U:1336..... $900,500
B: Thomas Harwood & Diane Harwood
S: Thomas R Gasper Tr, Tr for Ball FT
Book/Page: 80345/434, Date: 06/28/22
Use: 3 Bdrm Condo, Lot: 9360sf
Prior Sale: $743,000 (06/19)

1510 MAIN ST..... $1,200,000
B: Lorene Dangelo
S: Stephen B Cambria & Annalisa Notaro
Book/Page: 80367/350, Date: 06/30/22
Mtg: Bank of America NA $255,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 6600sf
Prior Sale: $579,000 (01/18)

325 POPE RD..... $2,050,000
B: 325 Pope Road LLC
S: Louisa O Mckown Tr, Tr for David K Mckown T 2004
Book/Page: 80355/303, Date: 06/29/22
Use: 3 Bdrm Raised Ranch, Lot: 233331sf

46 REVOLUTIONARY RD..... $1,320,000
B: Hilary C Vassil & Thomas W Vassil
S: Hans M Seidel & Bonnie I Bertolaet
Book/Page: 80369/124, Date: 06/30/22
Mtg: Michael V Marino $400,000
Use: 4 Bdrm Colonial, Lot: 20874sf
Prior Sale: $1,100,000 (01/21)

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Everett

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	32
Median Price	$537,000	$604,250

► REAL ESTATE SALES

135-137 BELMONT ST $800,000
B: Angelo M Verteiro & Ronica Verteiro
S: Marie Baker
Book/Page: 80371/55, Date: 06/30/22
Mtg: NP Inc $680,000
Use: 2-Family Two Family, Lot: 5401sf

147 BROADWAY $2,300,000
B: 147 Broadway LLC
S: D&E Realty Co Inc
Book/Page: 80333/66, Date: 06/27/22
Mtg: Norwood CooperativeBk $1,320,000
Use: Commercial Warehouse, Lot: 13495sf

30 CHELSEA ST U:602 ..... $430,000
B: John Daliadakis & Evgenia Daliadakis
S: Michael J Colameta & Robert J Colameta Jr
Book/Page: 80325/238, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $220,000 (09/13)

129 CLARENCE ST $745,000
B: Jean Adrien & Margaret J Adrien
S: Raymond Lepore
Book/Page: 80330/11, Date: 06/24/22
Mtg: Guaranteed Rate Inc $731,506
Use: 2-Family Two Family, Lot: 4051sf

87 CLEVELAND AVE $775,000
B: Tenzin Tsephel & Sugam Rai
S: Elizabeth Denish & Christina E Murphy
Book/Page: 80327/189, Date: 06/24/22
Mtg: Cross Country Mtg Inc $658,750
Use: 2-Family Two Family, Lot: 4369sf

225 EAST ST $451,000
B: John Cotter & Kathryn Cotter
S: Scott A Miller & Daunne M Miller
Book/Page: 2788/153, Date: 06/30/22

66 HARVARD ST $550,000
B: Better Homes Realty LLC
S: Foppiano James J Jr Est & Michelle Callinan
Book/Page: 80321/584, Date: 06/23/22
Use: 2-Family Two Family, Lot: 5149sf

46 LAFAYETTE ST $926,000
B: Luciano Apponi
S: Ailton Dacosta-Torres & Marilia Depinho-Torres
Book/Page: 80328/117, Date: 06/24/22
Mtg: Fall River Five Cents $740,800
Use: 4 Bdrm Colonial, Lot: 6024sf

11-13 LANGDON ST $6,800,000
B: Langdon Apartments LLC
S: Eleven Langdon LLC
Book/Page: 80326/348, Date: 06/24/22
Mtg: Everett Cp Bk $5,100,000
Use: Apartment Bldg - 9 + Units, Lot: 12706sf
Prior Sale: $6,000,000 (01/20)

126 REVERE ST $2,150,000
B: Revere Street Group LLC
S: Celiberti Realty LLC
Doc#: 000000001917540, Date: 06/30/22
Mtg: Hingham Inst for Svgs $1,660,000
Use: Industrial Warehouse, Lot: 11217sf

129 SHUTE ST $460,000
B: Edwin Barahona & Elfida Barahona
S: Doreen A Pope
Book/Page: 80341/446, Date: 06/27/22
Mtg: E Cambridge Svgs Bk $437,000

Framingham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	193	187
Median Price	$540,000	$590,000

► REAL ESTATE SALES

20 2ND ST U:A $454,000
B: Shuhui Li
S: Molly M Estrada & Jordan Estrada
Book/Page: 80342/457, Date: 06/28/22
Mtg: Washington Trust Mtg $363,200
Use: 3 Bdrm Condo
Prior Sale: $349,000 (02/19)

11 BELLWOOD WAY $710,000
B: Laili Mojalal
S: Lung S Chui & Doi W Chui
Book/Page: 80320/154, Date: 06/23/22
Use: 4 Bdrm Split Entry, Lot: 20221sf

5 COLBY AVE $825,000
B: Sabah Razavi & Furooz J Zadeh
S: Prateek Agarwal Tr, Tr for Jindala&Garwal FT
Book/Page: 80370/590, Date: 06/30/22
Mtg: Cross Country Mtg Inc $770,500
Use: 4 Bdrm Colonial, Lot: 8037sf
Prior Sale: $522,000 (06/14)

16 CUNNINGHAM DR $565,000
B: Celvin O Kilder & Ilcia Y Chacon
S: George Kochergin
Book/Page: 80368/90, Date: 06/30/22
Mtg: Caliber Home Loans $508,500
Use: 3 Bdrm Split Entry, Lot: 22547sf

116 DANFORTH ST U:1 ..... $408,000
B: Scott Berten-Gantz & Savanna L Rivas
S: Alexandra Colantoni
Book/Page: 80368/332, Date: 06/30/22
Mtg: Mtg Equity Partners $70,000
Use: 4 Bdrm Condo

7 DAY HILL RD $580,000
B: Carolina Pimentel & Miguel E Ramirez
S: Tracey A Stewart
Book/Page: 80366/431, Date: 06/30/22
Mtg: Guaranteed Rate Inc $551,000
Use: 3 Bdrm Cape Cod, Lot: 9971sf

1 DONOVAN DR $720,000
B: Max Wang
S: Ellen Hearst-Gilman & Nancy Hearst
Doc#: 000000001916892, Date: 06/24/22
Mtg: Cross Country Mtg Inc $475,000
Use: 3 Bdrm Colonial, Lot: 20534sf

61 DOW ST $250,000
B: Dow Street Rear LLC
S: Bruce H Walbridge & Linda M Walbridge
Book/Page: 80347/181, Date: 06/28/22
Use: Accessory Land Improved, Lot: 10589sf

63 DOW ST $405,000
B: 63 Dow Street LLC
S: Linda M Walbridge
Book/Page: 80347/185, Date: 06/28/22
Use: 3 Bdrm Cape Cod, Lot: 7501sf

79 DUNSTER RD $580,000
B: Jack G Pierce & Jessica M Boulet
S: Louis D Tanzilli & Brianne E Hennigan
Doc#: 000000001916990, Date: 06/24/22
Mtg: Bay Equity LLC $541,500
Use: 2 Bdrm Ranch, Lot: 12602sf
Prior Sale: $347,000 (11/16)

175 EDGEWATER DR $654,000
B: Brian W Reynolds & Deirdre Mcnamara-Reynolds
S: Andrew D Emslie & Germaine Emslie
Doc#: 000000001916863, Date: 06/23/22
Mtg: UniBank for Savings $555,900
Use: 3 Bdrm Ranch, Lot: 13098sf

22 ELDER ST $225,000
B: Day Holdings LLC
S: Jason A Pasciuti
Doc#: 000000001917296, Date: 06/29/22
Mtg: Leonard N Dicicco Jr $611,500
Use: 3 Bdrm Colonial, Lot: 4465sf

26 FAIRBROOK RD $545,000
B: Jesus J Aguilera
S: Colleen A Steele & Dean M Goodale
Book/Page: 80330/90, Date: 06/24/22
Mtg: Guaranteed Rate Inc $517,750
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: $342,500 (04/16)

6 FIELDSTONE WAY $1,195,000
B: Johannes H Mweli & Babalwa Mweli
S: David A Lessard & Patricia Lessard
Book/Page: 80334/455, Date: 06/27/22
Mtg: Guaranteed Rate Affin $991,850
Use: 4 Bdrm Colonial, Lot: 22320sf
Prior Sale: $837,000 (06/17)

150 FRANKLIN ST $790,000
B: Jin W Lu & Chai F Zhou
S: Emanuel Achildiev & Tatiana Achildiev
Book/Page: 80350/460, Date: 06/29/22
Mtg: East West Bank $474,000
Use: 2-Family Two Family, Lot: 5401sf
Prior Sale: $485,000 (08/17)

78 GILBERT ST $760,000
B: Tiffany Bellatoni & Matthew Bellatoni
S: Jenna Mackinnon & Stephen Mackinnon
Book/Page: 80337/115, Date: 06/27/22
Mtg: Envision Bank $608,000
Use: 3 Bdrm Colonial, Lot: 8002sf
Prior Sale: $601,000 (06/20)

17 HARTFORD ST $175,000
B: Day Holdings LLC
S: Jason A Pasciuti
Doc#: 000000001917293, Date: 06/29/22
Mtg: Leonard N Dicicco Jr $611,500
Use: Retail-service, Lot: 5532sf

21 HARTFORD ST $550,000
B: Day Holdings LLC
S: Jason A Pasciuti
Doc#: 000000001917301, Date: 06/29/22
Mtg: Leonard N Dicicco Jr $611,500
Use: 3-Family Mlti-unt Blg, Lot: 6486sf

2 HAWK LN U:2 ..... $992,162
B: Danuta M Reczek Tr, Tr for Danuta M Reczek RET
S: Millwood Residential LLC
Book/Page: 80321/572, Date: 06/23/22
Use: Possible New Construction

14 HAWK LN U:14 ..... $932,774
B: Douglas H Meyer & Ann M Meyer
S: Millwood Residential LLC
Book/Page: 80331/304, Date: 06/24/22
Mtg: Cross Country Mtg Inc $300,000
Use: Possible New Construction

16 HAWK LN U:16 ..... $775,745
B: Paul J Morin & Julie T Morin
S: Millwood Residential LLC
Book/Page: 80361/146, Date: 06/30/22
Use: Possible New Construction

18 HAWK LN U:18 ..... $838,773
B: Sandra B Hewitt
S: Millwood Residential LLC
Book/Page: 80330/563, Date: 06/24/22
Use: Possible New Construction

91 HIGGINS RD $675,000
B: Allison Cortes & Hernan Cortes-Rios
S: Haven Const Mgmt Inc
Book/Page: 80365/559, Date: 06/30/22
Mtg: Fairway Ind Mtg $573,750
Use: 2 Bdrm Cape Cod, Lot: 12301sf
Prior Sale: $391,000 (01/22)

15 JOANNE DR $740,000
B: Francisco Dias-Rocha & Dinolga Dias-Rocha
S: Sophia Zegaglia Tr, Tr for Sophia Zegaglia T
Book/Page: 80348/172, Date: 06/28/22
Mtg: Home Point Finl Corp $518,000

29 JUNIPER LN $715,000
B: Edward Mcdonnell & Rachel Mcdonnell
S: Richard J Pinn Tr, Tr for Richard J Pinn 2011 RET
Doc#: 000000001916947, Date: 06/24/22
Mtg: Ally Bank $540,000
Use: 4 Bdrm Ranch, Lot: 20608sf

45 JUNIPER LN $730,000
B: James F Hobin & Kathleen A Hobin
S: Henry H Chiu
Doc#: 000000001916872, Date: 06/23/22
Mtg: Citizens Bank $250,000
Use: 4 Bdrm Ranch, Lot: 43560sf

72 KAREN RD $498,000
B: Amego Inc
S: CIL Realty Of MA Inc
Book/Page: 80346/418, Date: 06/28/22
Mtg: M&T Bank NA $3,000,000
Use: Charity Property, Lot: 20020sf
Prior Sale: $385,000 (10/18)

111 LONG AVE $657,000
B: James Mcnerney & Eve Young
S: Arlene T Ferrini Tr, Tr for A F Ferrini FT
Doc#: 000000001917156, Date: 06/27/22
Mtg: First Republic Bk $482,000
Use: 3 Bdrm Ranch, Lot: 19998sf

4 MCLAUGHLIN ST U:1 ..... $160,000
B: William G Tately
S: Kerry A Bellefontaine
Book/Page: 80364/311, Date: 06/30/22
Mtg: Digital FCU $100,000
Use: 1 Bdrm Condo

60 NORMAL HILL RD $810,000
B: Alma Cothias & Gregg Cothias
S: Derek B Lighthouse & Gillian F Lighthouse
Book/Page: 80352/421, Date: 06/29/22
Mtg: Guaranteed Rate Inc $640,000
Use: 4 Bdrm Colonial, Lot: 8999sf
Prior Sale: $515,000 (07/17)

63 OAKCREST DR $710,000
B: Carmen Peliza
S: Nisha Chokhani
Book/Page: 80363/137, Date: 06/30/22
Mtg: First Natl Bank Trini $568,000
Use: 4 Bdrm Cape Cod, Lot: 12489sf
Prior Sale: $270,000 (05/10)

154 OAKCREST DR $675,000
B: Sarah E Sequeira & John D Sequeira
S: David M Ahronian & Samantha C Ahronian
Book/Page: 80359/102, Date: 06/29/22
Mtg: Northpoint Mortgage $540,000
Use: 4 Bdrm Cape Cod, Lot: 11896sf
Prior Sale: $500,000 (10/17)

17 PINEWOOD DR $450,000
B: Dennis Ford
S: Alexander Catherine Est & Delores Thomas
Doc#: 000000001916968, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 20922sf

44 PRINDIVILLE AVE $667,500
B: Libby Chiu & Paul Murray
S: Richard Stroud
Book/Page: 80362/393, Date: 06/30/22
Use: 3 Bdrm Colonial, Lot: 7714sf

11 QUINLAN DR $675,000
B: Robert Moore & Ami Moore
S: Meredith J Boudreault & Robert J Boudreault
Doc#: 000000001916933, Date: 06/24/22
Mtg: North American SB $612,750
Use: 4 Bdrm Garrison, Lot: 11082sf
Prior Sale: $520,000 (06/20)

15 ROBIN DR U:B5 ..... $223,000
B: Veronica Cabrera & Jose Cabrera
S: Marissa Adams
Book/Page: 80336/139, Date: 06/27/22
Mtg: Rocket Mortgage LLC $200,700
Use: Condo

203 SALEM END RD $620,000
B: Gina L Lirange & Brent D Myers
S: Shailesh Salgar & Gauri Salgar
Book/Page: 80368/532, Date: 06/30/22
Mtg: Fairway Ind Mtg $465,000
Use: 3 Bdrm Split Level, Lot: 12057sf

82 SWIFT RD $725,000
B: Sheeja Sukumaran & Ramadas Kandamuthan
S: John F Mcneil
Book/Page: 80354/318, Date: 06/29/22
Mtg: Bethpage FCU $435,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 8398sf
Prior Sale: $425,000 (12/11)

98 WALNUT ST $690,000
B: Michael Spoko & Danielle M Staub
S: Brian J Lemieux Tr, Tr for Lemieux FT
Book/Page: 80324/475, Date: 06/23/22
Mtg: Mortgage Networks Inc $552,000
Use: 4 Bdrm Conventional, Lot: 9400sf

7 WELD ST U:44 ..... $260,000
B: Mayra Ramirez
S: Howard D Siegel & Helen Siegel
Book/Page: 80321/133, Date: 06/23/22
Use: 2 Bdrm Condo

9 WILLIAM J HTS $705,000
B: Matthew R Lynch & Reva D Geier
S: Robert T Espinosa & Jenna A Espinosa
Book/Page: 80363/464, Date: 06/30/22
Mtg: Rocket Mortgage LLC $564,000
Use: 5 Bdrm Garrison, Lot: 25504sf
Prior Sale: $490,500 (05/17)

27 WILLIS ST U:29 ..... $250,000
B: Eileen Jimenez & Paolo Camerotto
S: Yili Yu
Book/Page: 80361/207, Date: 06/30/22
Mtg: Cross Country Mtg Inc $200,000
Use: 2 Bdrm Condo
Prior Sale: $180,000 (04/18)

1308 WINDSOR DR U:1308 ..... $305,000
B: Aliaksandr Ananich
S: Amanda K Reall
Book/Page: 80327/11, Date: 06/24/22
Mtg: Caliber Home Loans $274,500
Use: 1 Bdrm Condo
Prior Sale: $229,000 (06/20)

627 WINTER ST $570,000
B: Ronaldo P Cordeiro
S: Vinicius T Almeida & Nadine T Almeida
Doc#: 000000001917064, Date: 06/27/22
Mtg: First Natl Bank Trini $456,000
Use: 3 Bdrm Split Level, Lot: 9148sf

45 WOODMERE RD $732,500
B: Jack Kanieff
S: David S Mash & Erica M Mash
Book/Page: 80335/241, Date: 06/27/22
Mtg: Oakfield Rlty Partner $800,000
Use: 3 Bdrm Colonial, Lot: 21619sf

1500 WORCESTER RD U:308 ..... $365,000
B: Ehtesham U Mohammed & Ayesha Mohammed
S: Nutile Properties LLC
Book/Page: 80328/147, Date: 06/24/22
Mtg: Leader Bank NA $328,000
Use: 2 Bdrm Condo
Prior Sale: $272,500 (08/19)

1550 WORCESTER RD U:112 ..... $290,000
B: Dmitry Alper
S: Jayne C Samuda
Book/Page: 80346/138, Date: 06/28/22
Use: 1 Bdrm Condo

Groton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	43	36
Median Price	$614,000	$740,500

► REAL ESTATE SALES

19 BABY BEACH RD $491,000
B: Igor Berezin & Anna Perederina
S: Scott Dean
Book/Page: 80358/3, Date: 06/29/22
Mtg: Reading Cp Bk $441,000
Use: 2 Bdrm Contemporary, Lot: 4200sf
Prior Sale: $210,000 (12/17)

24 BROWN LN $850,000
B: Joseph Parisi Jr & Angela Parisi
S: Douglas W Bachelor & Roberta C Bachelor
Book/Page: 80353/544, Date: 06/29/22
Mtg: Cross Country Mtg Inc $680,000

29 CARDINAL LN $1,325,000
B: Matthew J Erich & Amy B Erich
S: Nathan Percival & Jennifer Percival
Book/Page: 80332/7, Date: 06/24/22
Mtg: Guild Mortgage Co $334,000
Use: 4 Bdrm Colonial, Lot: 26853sf
Prior Sale: $885,000 (09/17)

89 CHAMPNEY ST $734,000
B: Michael Appel & Carol Moore
S: Frederick J Diedrich & Jennifer N Diedrich
Book/Page: 80331/429, Date: 06/24/22
Mtg: Mortgage Networks Inc $639,000
Use: 3 Bdrm Colonial, Lot: 26136sf

193 GRATUITY RD $1,100,000
B: Robert Augusta & Valencia Augusta
S: John F Lynch & Tiffany A Doggett
Book/Page: 80323/237, Date: 06/23/22
Mtg: Wells Fargo Bank $825,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 241172sf

402 LOWELL RD $980,000
B: Rhenise A Lucot & Charles P Lucot
S: Rick Weaver Jr & Rose Weaver
Book/Page: 80320/571, Date: 06/23/22
Mtg: Fairway Ind Mtg $864,000
Use: 4 Bdrm Colonial, Lot: 62512sf
Prior Sale: $640,000 (04/17)

7 MCCARTHY DR $481,000
B: Caitlin Furcolo & Christopher B Furcolo
S: Julius P Ochodo
Doc#: 000000001917009, Date: 06/24/22
Mtg: City Of Boston CU $336,700
Use: 3 Bdrm Ranch, Lot: 20037sf
Prior Sale: $270,000 (01/18)

23 NATE NUTTING RD $680,000
B: Daryl Dimare & Catherine L Dimare
S: Ursula Flury
Book/Page: 80368/357, Date: 06/30/22
Mtg: T2 Financial LLC $400,000
Use: 3 Bdrm Ranch, Lot: 70928sf
Prior Sale: $474,175 (10/19)

235 OLD DUNSTABLE RD $270,000
B: Neil C Sargent
S: Richard A Sargent Tr, Tr for Richard A Sargent RET
Book/Page: 80324/321, Date: 06/23/22
Use: 4 Bdrm Conventional, Lot: 108750sf

290 OLD DUNSTABLE RD $450,000
B: Old Dunstable Road LLC
S: Richard W Lewis
Book/Page: 80360/402, Date: 06/30/22
Mtg: Richard W Lewis $450,000

296 OLD DUNSTABLE RD $450,000
B: Old Dunstable Road LLC
S: Richard W Lewis
Book/Page: 80360/402, Date: 06/30/22
Mtg: Richard W Lewis $450,000

302 OLD DUNSTABLE RD $450,000
B: Old Dunstable Road LLC
S: Richard W Lewis
Book/Page: 80360/402, Date: 06/30/22
Mtg: Richard W Lewis $450,000

65 PAINTED POST RD $1,278,000
B: Tamir Hashem & Kristen A Frank
S: Jenny M Brown
Book/Page: 80364/69, Date: 06/30/22
Mtg: US Bank NA $650,000
Use: 4 Bdrm Colonial, Lot: 76489sf

73 PEPPERELL RD U:C $670,000
B: Pamela Morris
S: Eric A Semple & Laura Semple
Book/Page: 80354/465, Date: 06/29/22
Mtg: CMG Mortgage Inc $402,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $516,000 (03/20)

310 RIVERBEND DR $936,000
B: James J Mcnamara & Tara B Mcnamara
S: John D Devereaux & Michelle Devereaux
Book/Page: 80369/258, Date: 06/30/22
Mtg: Guild Mortgage Co $565,000
Use: 4 Bdrm Colonial, Lot: 45981sf
Prior Sale: $640,000 (07/19)

20 THRONE HILL RD $800,000
B: Sumeet Sarin
S: Mark V Cirignano
Book/Page: 80341/21, Date: 06/27/22
Mtg: Guild Mortgage Co $740,000
Use: 4 Bdrm Colonial, Lot: 55321sf
Prior Sale: $410,000 (08/13)

11 WAMPUS AVE U:17 ..... $255,000
B: Mark R Hurynowicz Sr & Margalie Nazaire
S: Dhara Parikh & Jainikkumar Thummar
Book/Page: 80340/159, Date: 06/27/22
Mtg: Fairway Ind Mtg $247,350
Use: Condo

Holliston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	67	78
Median Price	$595,000	$640,000

► REAL ESTATE SALES

43 ASHLAND ST $552,000
B: Laura M Pond & Sean D Gilpatrick
S: Zoya Marzano & Jeffrey E Marzano
Book/Page: 80328/516, Date: 06/24/22
Mtg: Guaranteed Rate Inc $462,000
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: $360,000 (10/17)

38 BAKER ST $805,000
B: Benjamin L Petrey & Mary E Petrey
S: Jack Carpenter & Lisa Hooper
Book/Page: 80322/31, Date: 06/23/22
Mtg: Cross Country Mtg Inc $640,000
Use: 4 Bdrm Conventional, Lot: 39988sf
Prior Sale: $553,000 (07/18)

199 CEDAR ST $744,000
B: Ksenia Prokofjeva
S: Ravi Rajagopal & Archana Iyengar
Doc#: 000000001917144, Date: 06/27/22
Mtg: United Wholesale Mtg $576,000
Use: 3 Bdrm Contemporary, Lot: 30013sf

166 DODD DR $565,000
B: Chamara Sandaradura & Shyanki Sandaradura
S: Joan P Stillwell
Book/Page: 80345/539, Date: 06/28/22
Mtg: Envision Bank $536,750
Use: 4 Bdrm, Lot: 17860sf

58 FAIRVIEW ST $1,050,000
B: Eric T Higgens & Elizabeth R Higgens
S: Brian L Arnold & Susan Arnold
Doc#: 000000001917379, Date: 06/29/22
Mtg: Washington Trust Mtg $816,000
Use: 4 Bdrm Colonial, Lot: 67082sf
Prior Sale: $689,000 (12/14)

2 FISKE POND RD $1,225,000
B: Philippe Businger & Alexandra Businger
S: Jeffrey R Moore & Carol S Moore
Book/Page: 80363/399, Date: 06/30/22
Mtg: Equity Resources Inc $956,000
Use: 5 Bdrm Cape Cod, Lot: 51749sf

76 GREGORY RD $650,000
B: Emily Higgins & Alexander Loewenthal
S: Miguel L Vaz & Amanda C Vaz
Book/Page: 80357/53, Date: 06/29/22
Mtg: Guaranteed Rate Inc $600,000
Use: 4 Bdrm Raised Ranch, Lot: 22041sf
Prior Sale: $379,900 (06/16)

1230 HIGHLAND ST $300,000
B: Uarton Gomes-Pecanha
S: Dennis W Murphy
Book/Page: 80350/408, Date: 06/29/22
Mtg: United Wholesale Mtg $255,000
Use: 2 Bdrm Conventional, Lot: 51314sf

1373 HIGHLAND ST $585,000
B: Elida S Abreu & Martin Conserva
S: Andrew J Oconnell & Nicole Oconnell
Book/Page: 80328/591, Date: 06/24/22
Mtg: Radius Financial Grp $461,000
Use: 3 Bdrm Split Level, Lot: 40511sf
Prior Sale: $365,000 (07/15)

75 JOHNSON DR $900,000
B: Thomas A Wagner 3rd & Drew Wagner
S: Lauren K Birmingham & David J Birmingham
Book/Page: 80323/590, Date: 06/23/22
Mtg: Citibank Na $450,000
Use: 4 Bdrm Colonial, Lot: 86162sf

330 MILL ST $1,110,000
B: Brenna L Casey & Michael C Casey
S: Michael R Benadon & Jenny L Benadon
Book/Page: 80339/42, Date: 06/27/22
Mtg: Guaranteed Rate Affin $400,000
Use: 4 Bdrm Colonial, Lot: 121010sf

80 OLD CART PATH $873,000
B: Kalyana C Pingali & Sunita Madduri
S: Constitution Village LLC
Book/Page: 80359/23, Date: 06/29/22
Mtg: Bangor Savings Bank $785,700
Type: Adj
Use: Residential Developable Land, Lot: 98807sf

85 OLD CART PATH $1,255,000
B: Saarthak Sethi & Somya Saxena
S: Venkateswar R Gongireddy & Radha R Mandapuram
Book/Page: 80362/50, Date: 06/30/22
Mtg: Bluestone Bank $1,000,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 53013sf
Prior Sale: $840,500 (07/18)

3 SPOUT LN $1,148,915
B: Alexis Lempereur & Angela H Lee
S: Constitution Village LLC
Book/Page: 80341/164, Date: 06/27/22
Mtg: Leader Bank NA $1,000,000
Type: Adj
Use: Res Potentially Dvlpble Land, Lot: 75359sf

30 TURNER RD $737,000
B: Callie J Lekas & Caitlin E Pickul
S: Paul D Pandolfino & Janine M Pandolfino
Doc#: 000000001916784, Date: 06/23/22
Mtg: Radius Financial Grp $589,600
Use: 3 Bdrm Cape Cod, Lot: 22216sf

147 TURNER RD U:93 ..... $190,000
B: Victor R Lewis & Refina L Lewis
S: Kory Saulnier
Doc#: 000000001916809, Date: 06/23/22
Use: 1 Bdrm Condo
Prior Sale: $61,000 (07/11)

92 WINGATE RD $727,000
B: Rita D Johnston & Daisuke Goto
S: Beth Goldstein
Book/Page: 80358/208, Date: 06/29/22
Mtg: Merck EFCU $467,000
Type: Adj
Use: 4 Bdrm, Lot: 17860sf

Hopkinton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	67	51
Median Price	$790,000	$865,000

► REAL ESTATE SALES

11 BANDON LN U:11 ..... $699,000
B: Gerard M Mcdonald Tr, Tr for Mickey D RT
S: Trails LLC
Book/Page: 80327/283, Date: 06/24/22
Use: Possible New Construction

14 BANDON LN U:14 ..... $659,000
B: Robert C Donnelly Tr, Tr for Yorkshire Drive RT
S: Trails LLC
Book/Page: 80344/198, Date: 06/28/22
Use: Condo

16 BANDON LN U:16 ..... $684,000
B: Gang Chen & Jinsong Chu
S: Trails LLC
Book/Page: 80349/123, Date: 06/28/22
Mtg: LoanDepot.Com $500,000
Use: Condo

6 BENSON RD $1,450,000
B: Adam Charlton & Leah Charlton
S: Arthur P Ciaramicoli Tr, Tr for Benson Heritage RT
Book/Page: 80336/418, Date: 06/27/22
Mtg: Mortgage Networks Inc $900,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 30592sf

17 CHURCH ST $624,500
B: Milton M Lopez & Stefanie M Merida
S: James F Maloney
Book/Page: 80358/298, Date: 06/29/22
Mtg: OCMBC Inc $603,657
Use: 2-Family Conventional, Lot: 4421sf
Prior Sale: $430,000 (01/21)

8 COLE DR U:8 ..... $706,145
B: Joseph D Mercurio & Nancy E Mercurio
S: William G Burgess Tr, Tr for William G Burgess 3rd FT
Book/Page: 80337/321, Date: 06/27/22
Use: 2 Bdrm Condo
Prior Sale: $506,000 (12/16)

28 CONNELLY HILL RD $1,680,000
B: Soroosh Kiani & Mary Flynn
S: Kelly Depaolo
Book/Page: 80348/539, Date: 06/28/22
Mtg: TD Bank NA $1,500,000
Use: 5 Bdrm Colonial, Lot: 45002sf
Prior Sale: $1,239,400 (08/16)

23 FALCON RIDGE DR $1,400,000
B: Amin Khairallah & Johanna Benavides
S: Adalton Sales
Book/Page: 80367/223, Date: 06/30/22
Mtg: HSBC Bank $1,120,000
Use: 4 Bdrm Colonial, Lot: 64438sf
Prior Sale: $700,000 (11/17)

18 FAWN RIDGE RD $1,800,000
B: Chowdhury Ferdous & Tareq Islam
S: Kevin P Thomas & Deborah A Thomas
Book/Page: 80362/265, Date: 06/30/22
Mtg: Mortgage Networks Inc $1,440,000
Use: 5 Bdrm Colonial, Lot: 50094sf
Prior Sale: $1,072,499 (11/15)

17 HIDDEN BRICK RD $1,620,000
B: Susan Song & Jung Rhee
S: John N Dionne & Kristin Dionne
Book/Page: 80363/28, Date: 06/30/22
Mtg: Bangor Savings Bank $1,020,600
Type: Adj
Use: 4 Bdrm Colonial, Lot: 60130sf

7 HOYT WAY U:7 ..... $893,100
B: Michael E Levangie & Sandra M Lucchesi
S: LFJ Development Corp
Book/Page: 80340/437, Date: 06/27/22
Use: Condo

LEGACY FARMS RD N L:A111 ..... $5,145,000
B: Trails LLC
S: Legacy Farms LLC
Book/Page: 80324/372, Date: 06/23/22
Mtg: Main Street Bank (MA) $5,958,750

124 LUMBER ST $990,000
B: Suchandra Ghose & Gautam Prakash
S: Brian C Fitzgerald & Crystal S Fitzgerald
Book/Page: 80371/197, Date: 06/30/22
Mtg: Fall River Five Cents $693,000
Use: 4 Bdrm Colonial, Lot: 311454sf
Prior Sale: $650,000 (07/17)

217 LUMBER ST $995,000
B: Satishraju Rajendran & Rashmi Ahok
S: Lawrence C Norman & Sung Norman
Doc#: 000000001917241, Date: 06/28/22
Mtg: Draper and Kramer Mtg $796,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 45054sf
Prior Sale: $735,000 (06/20)

N VILLAGE 2 CONDO U:248 ..... $1,112,297
B: Kaushik Raut & Bhakti Vishwasrao
S: Pulte Hm Of New Eng LLC
Book/Page: 80348/344, Date: 06/28/22
Use: Condo

N VILLAGE 2 CONDO U:249 ..... $1,012,920
B: Srinivasan Chandrasekaran & Ramya Ramachandran
S: Pulte Hm Of New Eng LLC
Book/Page: 80324/58, Date: 06/23/22
Use: Condo

N VILLAGE 2 CONDO U:382 ..... $1,089,227
B: Jaspreet S Chadha & Gulshi K Bhatia
S: Pulte Hm Of New Eng LLC
Book/Page: 80364/344, Date: 06/30/22
Use: Condo

2 PAUL REVERE PATH U:2 ..... $635,000
B: Amit Banne & Sneha Nagaraj
S: Kanvasri Jonnalagadda
Book/Page: 80326/389, Date: 06/24/22
Mtg: Avidia Bank $603,250
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $300,000 (08/11)

7 PEPPERCORN RD $1,050,000
B: Karthik Sridhar & Lakshmi Karthik
S: Harry Keates & Robin L Silverman
Book/Page: 80354/388, Date: 06/29/22
Mtg: Leader Bank NA $840,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 40716sf

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MIDDLESEX REGISTRY
continued

19 PLEASANT ST **$363,749**
B: Amego Inc
S: Kennedy-Donovan Ctr Inc
Book/Page: 80346/455, Date: 06/28/22
Mtg: M&T Bank NA $3,000,000
Use: Other Exempt, Lot: 28645sf

33 ROCKY WOODS RD **$1,310,000**
B: Isaac Barbour & Jessica Spinelli
S: James Holland & Jerri-Lynn Holland
Book/Page: 80332/343, Date: 06/24/22
Mtg: Fairway Ind Mtg $1,048,000
Use: 4 Bdrm Colonial, Lot: 32539sf

4 VALENTINE CIR **$1,100,000**
B: Sevag Donabedian & Michaela A Donabedian
S: Donald G Lussier & Meghan E Luccier
Book/Page: 80337/443, Date: 06/27/22
Mtg: Guaranteed Rate Affin $880,000
Use: 4 Bdrm Colonial, Lot: 245243sf
Prior Sale: $629,000 (11/17)

311 WOOD ST **$600,000**
B: Stephen Franks & Keryn Franks
S: Judith Stingly
Book/Page: 80345/373, Date: 06/28/22
Mtg: United Wholesale Mtg $420,000
Use: 3 Bdrm Ranch, Lot: 29808sf

Hudson

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	48
Median Price	$465,000	$531,000

► REAL ESTATE SALES

23 APSLEY ST **$575,000**
B: Antonio H Fontoura & Cibele M Remigio
S: Paul&Ray Realty LLC
Book/Page: 80371/458, Date: 06/30/22
Mtg: Radius Financial Grp $431,250
Use: 3-Family Family Flat, Lot: 10073sf

12 BARRETTS RD U:12 ..... **$780,000**
B: Barbara A Fargnoli Tr, Tr for B Fargnoli Life T
S: Eleanor G Dowd
Book/Page: 80364/32, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $458,695 (03/14)

161 BROAD ST U:5 ..... **$525,000**
B: Desmond Bedard & Kaila Bishop
S: Elizabeth Campbell
Book/Page: 80365/1, Date: 06/30/22
Mtg: RBC Bank Georgia NA $420,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $375,000 (05/17)

131 COOLIDGE ST **$1,500,000**
B: James Welch Tr, Tr for Grove Street RT
S: 131 Coolidge LLC & Competitive Crotty LLC
Book/Page: 80357/269, Date: 06/29/22
Use: Office Bldg-general, Lot: 34940sf
Prior Sale: $1,800,000 (12/17)

88 COX ST **$530,000**
B: Michael Gigliotti & Geysel Fuentes-Gigliotti
S: Edelson B Almeida & Sonia C Almeida
Book/Page: 80367/331, Date: 06/30/22
Mtg: E Cambridge Svgs Bk $424,000
Use: 3 Bdrm Conventional, Lot: 13059sf

24 GREEN ST **$386,000**
B: Corey Quigley
S: Stephen P Quigley & Lucille Beeth
Book/Page: 80346/426, Date: 06/28/22
Use: 3 Bdrm Conventional, Lot: 8721sf
Prior Sale: $416,000 (02/21)

66 HASTINGS RD U:66 ..... **$580,000**
B: Joan Stearns & James Stearns
S: Barbara Parsons Tr, Tr for Barbara Parsons T
Book/Page: 80326/450, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $372,960 (11/15)

55 LAUREL DR **$750,000**
B: Jhonathan A Morais & Ariane Duarte-Morais
S: Trevor A Miller & Shawnacy Miller
Book/Page: 80339/65, Date: 06/27/22
Mtg: Envoy Mtg LTD $712,500
Use: 4 Bdrm Colonial, Lot: 46970sf
Prior Sale: $410,000 (06/12)

43 LINCOLN ST **$302,000**
B: Jaime P Dasilva & Regiana Dasilva
S: John B Parent
Book/Page: 80333/145, Date: 06/27/22
Use: 3 Bdrm Conventional, Lot: 7936sf

90 MANNING ST **$425,000**
B: Megan E Bouchard & Patrick Horgan
S: Carmelo Holdings LLC
Book/Page: 80327/357, Date: 06/24/22
Mtg: Avidia Bank $394,250
Type: Adj
Use: 3 Bdrm Conventional, Lot: 10791sf
Prior Sale: $226,000 (10/21)

15 ONEIL ST **$605,000**
B: Erik Gunnar-Wester & Jennifer P Zehab
S: Deoliveira Jose M Est & Zenaide Percuoco
Book/Page: 80357/126, Date: 06/29/22
Mtg: Rocket Mortgage LLC $370,000
Use: 3-Family Family Flat, Lot: 7198sf

6 PEARL ST **$410,000**
B: Sejoung Kim & Casey Pickering
S: Peter J Carbone Tr, Tr for David P Carbone T
Book/Page: 80328/266, Date: 06/24/22
Mtg: Washington Trust Mtg $328,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 3539sf

114 RIVER ST **$675,000**
B: Lillan Burkart Tr, Tr for L Mary Burkart 2005 RET
S: Felix John Palumbo Jr Tr, Tr for Palumbo FT
Book/Page: 80342/544, Date: 06/28/22
Use: 2 Bdrm Conventional, Lot: 8167sf
Prior Sale: $357,000 (09/15)

17 ROLLING LN **$500,000**
B: Andrew D Zieff & Brianna L Radicioni
S: Sheila M Demichele
Book/Page: 80321/27, Date: 06/23/22
Mtg: Guaranteed Rate Inc $475,000
Use: 3 Bdrm Split Level, Lot: 21229sf

Lexington

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	138	111
Median Price	$1,485,000	$1,566,000

► REAL ESTATE SALES

5 APRIL LN U:33 ..... **$500,000**
B: Huimin Sun
S: Jeanne A Papa
Book/Page: 80336/391, Date: 06/27/22
Mtg: MLD Mortgage Inc $375,000
Use: 1 Bdrm Condo, Lot: 435sf

20 BALFOUR ST **$1,700,000**
B: Karie K Yee-Li & Benjamin C Wang
S: Nancy S Ginns Tr, Tr for Nancy S Ginns 2003 RET
Book/Page: 80359/222, Date: 06/30/22
Mtg: Leader Bank NA $1,250,000
Use: 4 Bdrm Colonial, Lot: 18200sf

6 BARBERRY RD **$1,790,000**
B: Kiwon Shin & Byungdoo A Yi
S: Sally I Bowie
Doc#: 000000001917288, Date: 06/29/22
Mtg: US Bank NA $1,500,000
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 20727sf

14 BEDFORD ST **$1,250,000**
B: EJS Private Equity 2 LLC
S: 1416 Bedford St LLC
Book/Page: 80360/104, Date: 06/30/22
Use: 2-Family Family Flat, Lot: 8040sf

26 CLARKE ST **$3,300,000**
B: Amanda Y Atkins & Joshua D Atkins
S: Jeffrey S Blecher & Jennifer E Blecher
Book/Page: 80361/346, Date: 06/30/22
Mtg: Guild Mortgage Co $1,600,000
Use: 5 Bdrm Conventional, Lot: 10028sf
Prior Sale: $1,662,500 (08/16)

12 DENVER ST **$2,180,000**
B: Junhua Shen & Xue Yu
S: Sreekar Bhaviripudi & Ulana P Bhaviripudi
Book/Page: 80367/95, Date: 06/30/22
Mtg: Washington Trust Mtg $1,680,000
Use: 4 Bdrm Colonial, Lot: 16250sf
Prior Sale: $1,611,000 (08/18)

143 EAST ST U:143 ..... **$930,000**
B: Victor W Wu
S: Diane E Karasic Tr, Tr for D E Karasic 2017 T
Book/Page: 80371/24, Date: 06/30/22
Mtg: Leader Bank NA $430,000
Use: 2 Bdrm Condo, Lot: 435sf

44 EATON RD **$2,290,000**
B: Ankur Datta & Shveta Motwani
S: Kevin P Duffy & Mary B Duffy
Book/Page: 80354/358, Date: 06/29/22
Mtg: Berkshire Bank $1,832,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 24212sf

55 ELDRED ST **$1,125,000**
B: Shaina Bukiet & Eli Olidort
S: Mariwyn Somers Tr, Tr for Mariwyn Somers 2019 RET
Book/Page: 80356/472, Date: 06/29/22
Mtg: Berkshire Bank $900,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 41761sf

58 EMERSON GARDENS RD U:58 ..... **$610,000**
B: Dinesh C Verma & Sangya Chaurasia
S: Rui Fu Tr, Tr for 58 Emerson Gardens T
Book/Page: 80332/90, Date: 06/24/22
Mtg: Guaranteed Rate Affin $579,500
Use: 2 Bdrm Condo, Lot: 435sf
Prior Sale: $298,000 (08/12)

10 FAIRLAWN LN **$1,500,000**
B: 10 Fairlawn LLC
S: Lynne Koser & Paul Andersen
Book/Page: 80371/413, Date: 06/30/22
Mtg: Enterprise Bk & Tr Co $2,775,000
Use: 3 Bdrm Ranch, Lot: 33920sf

45 FIFER LN U:45 ..... **$649,000**
B: Pengfei Ding & Binbin Ding
S: Phyllis Brooks
Book/Page: 80355/319, Date: 06/29/22
Mtg: MLD Mortgage Inc $389,000
Use: 3 Bdrm Condo, Lot: 435sf

59 FREEMONT ST **$1,310,000**
B: Rakesh P Dsouza & Jobina I Gonsalves
S: Vidya S Adgaonkar & Sandeep Adgaonkar
Doc#: 000000001917235, Date: 06/28/22
Mtg: Cross Country Mtg Inc $982,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 8670sf
Prior Sale: $965,000 (10/20)

14 JOHN POULTER RD **$1,650,000**
B: Brian Walker & Elizabeth Walker
S: Jeremy P Sharer & Suzanne L Sharer
Book/Page: 80330/269, Date: 06/24/22
Mtg: Leader Bank NA $1,320,000
Use: 4 Bdrm Conventional, Lot: 18549sf

1 JOHN WILSON LN **$1,950,000**
B: Janna C Mendonca & David J Mendonca
S: Frederica M Cushman Tr, Tr for John Wilson Farm NT
Book/Page: 80362/222, Date: 06/30/22
Mtg: John Wilson Farm NT $800,000
Use: 3 Bdrm Conventional, Lot: 121476sf

59 LOCUST AVE **$850,000**
B: Michael P Synan
S: Donna M Synan Tr, Tr for Richard C Martin IRT
Doc#: 000000001917196, Date: 06/28/22
Mtg: Stoneham Cp Bk $300,000
Use: 2 Bdrm Ranch, Lot: 13520sf

312 LOWELL ST **$1,255,000**
B: Victor Seow & Minju K Seow
S: Ming L Wang & Dan J Li
Book/Page: 80359/261, Date: 06/30/22
Mtg: Harvard College $240,400
Use: 4 Bdrm Colonial, Lot: 13268sf

97 MERIAM ST **$2,105,000**
B: James M Eysenbach Tr, Tr for Eysenbach RT
S: Jane L Forsyth Tr, Tr for Jane L Forsyth LT
Book/Page: 80362/252, Date: 06/30/22
Use: 3 Bdrm Colonial, Lot: 21598sf
Prior Sale: $1,300,000 (06/14)

3 NICKERSON RD **$1,930,000**
B: Haibin Zhang & Hongjun Chen
S: Thomas G Hiniker & Lenora L Hiniker
Book/Page: 80362/443, Date: 06/30/22
Mtg: US Bank NA $1,544,000
Type: Adj
Use: 5 Bdrm Split Entry, Lot: 15936sf

10 PAUL REVERE RD **$975,000**
B: 10 Paul Revere Road LLC
S: Donna L Novak & David A Novak
Book/Page: 80365/276, Date: 06/30/22
Mtg: Norwood CooperativeBk $1,811,250
Use: 3 Bdrm Cape Cod, Lot: 11870sf

26 PEACOCK FARM RD **$1,325,000**
B: Andrew J Hollinger & Tiffany W Hollinger
S: Consance K Reiffen Tr, Tr for Constance Reiffen T
Book/Page: 80364/204, Date: 06/30/22
Mtg: Fairway Ind Mtg $1,000,000
Use: 3 Bdrm Contemporary, Lot: 16807sf

85 POTTER POND U:85 ..... **$600,000**
B: Lisa Z Glenn & Richard M Glenn
S: Yimei Zhang
Book/Page: 80340/196, Date: 06/27/22
Mtg: Homebridge Financial $540,000
Use: 2 Bdrm Condo, Lot: 435sf
Prior Sale: $500,000 (06/17)

10 RUMFORD RD **$1,410,000**
B: Lisa R Girard
S: Richard B Levey Tr, Tr for G M&Edith S Levey T
Book/Page: 80327/510, Date: 06/24/22
Mtg: Bangor Savings Bank $800,000
Use: 3 Bdrm Contemporary, Lot: 30871sf

24 SHERMAN ST U:24 ..... **$910,000**
B: Margaret Higgins
S: Amy Palu & Juan M Pacheco-Bloch
Book/Page: 80347/332, Date: 06/28/22
Mtg: Guaranteed Rate Inc $422,000
Use: 4 Bdrm Condo
Prior Sale: $857,500 (07/19)

62 WOOD ST **$1,000,000**
B: Priyaranjan Tokachichu
S: Jimin J Ren
Book/Page: 80346/549, Date: 06/28/22
Mtg: Digital FCU $900,000
Use: 3 Bdrm Colonial, Lot: 6392sf

36 WOODCLIFFE RD **$2,635,000**
B: Kai Gao & Yan S Xie
S: Ronald R Rios & Rosa G Rios
Doc#: 000000001916771, Date: 06/23/22
Mtg: Dedham Inst for Svgs $1,875,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 13125sf
Prior Sale: $1,601,200 (04/13)

Lincoln

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	17	12
Median Price	$1,220,000	$1,627,500

► REAL ESTATE SALES

241 ASPEN CIR U:241 ..... **$750,000**
B: Maureen Harmonay
S: Virginia M Lemire Tr, Tr for 241 Aspen Circle NT
Book/Page: 80360/479, Date: 06/30/22
Use: 2 Bdrm Condo

245 LINCOLN RD **$1,000,000**
B: John W Cooper & Victoria J Cooper
S: Kennie Huber & Catherine A Richards
Doc#: 000000001917586, Date: 06/30/22
Mtg: Guaranteed Rate Inc $900,000
Use: 3 Bdrm Bngl/cottage, Lot: 82614sf
Prior Sale: $803,000 (11/20)

21 OAK MEADOW RD **$1,075,000**
B: Matthew R Grace & Asli B Grace
S: Mark N Hochman
Book/Page: 80347/273, Date: 06/28/22
Mtg: First Republic Bk $784,750
Use: 1 Bdrm Contemporary, Lot: 123275sf
Prior Sale: $766,500 (01/15)

22 WARBLER SPRINGS RD **$3,150,000**
B: Eight Lakes LLC
S: Mahmood R Ghaffari & Roudabeh Ghaffari
Book/Page: 80367/301, Date: 06/30/22
Use: 7 Bdrm Contemporary, Lot: 80131sf

Littleton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	34	42
Median Price	$553,000	$614,500

► REAL ESTATE SALES

2 CHARLES RIDGE RD U:B **$500,000**
B: Courtney Mahoney & Sean Montville
S: Ruth C Corcoran
Book/Page: 80370/99, Date: 06/30/22
Mtg: First SB $400,000
Use: 2 Bdrm Condo

15 GRIMES LN **$989,900**
B: Joseph M Gallo & Alexandra A Gallo
S: Grimes Land Invs LLC
Book/Page: 80365/174, Date: 06/30/22
Mtg: Avidia Bank $689,900
Use: Residential Developable Land, Lot: 40263sf

2 HYSSOP LN U:2 ..... **$740,000**
B: Caibin Lin
S: Rajani R Pagilla & Sandeep R Yennepalli
Book/Page: 80363/214, Date: 06/30/22
Mtg: Metro City Bank $481,000
Use: 3 Bdrm Condo
Prior Sale: $499,000 (11/16)

114 TAYLOR ST **$571,000**
B: Thomas J Gillispie & Pamela A Gillispie
S: Diodato Ann E Est & Nancy A Cyr
Book/Page: 80323/216, Date: 06/23/22
Mtg: Mortgage Networks Inc $456,000
Use: 3 Bdrm Ranch, Lot: 113256sf

Malden

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	81	81
Median Price	$580,000	$620,000

► REAL ESTATE SALES

100 CEDAR ST **$742,500**
B: Daniel I Snider & Jordan M Metcalfe
S: Clay R Larsen & Naomi Brave
Book/Page: 80335/280, Date: 06/27/22
Mtg: Bay Equity LLC $490,000
Use: 3 Bdrm Old Style, Lot: 3180sf

29 CHERRY ST **$700,000**
B: Xie H Tan & Yuci Huang
S: Mary E Sullivan
Book/Page: 80364/41, Date: 06/30/22
Mtg: LoanDepot.Com $610,000
Use: 3 Bdrm Garrison, Lot: 3690sf

64 CHERRY ST **$600,000**
B: Mohamad Sater & Racha ElKhansa
S: Michael Prentice & Tasha Kates
Book/Page: 80335/94, Date: 06/27/22
Mtg: Rockland Tr Co $500,000
Use: 4 Bdrm Old Style, Lot: 5850sf
Prior Sale: $337,000 (06/15)

13 COLEMAN ST **$900,000**
B: Arelis Dine & Arelis Frias
S: Xin Lin & Hui Lin
Book/Page: 80351/16, Date: 06/29/22
Mtg: Fidelity Cp Bk $825,000

20-30 DANIELS ST U:107 ..... **$420,000**
B: Caitlin Shalvey & Eugene Shalvey 3rd
S: Shenzong Pan & Fangyuan Yan
Book/Page: 80349/257, Date: 06/28/22
Mtg: Fairway Ind Mtg $399,000
Use: 2 Bdrm Condo
Prior Sale: $377,500 (10/19)

19 DELL ST **$549,900**
B: Caitlin Shelburne
S: Marcio Dejesus
Book/Page: 80367/115, Date: 06/30/22
Mtg: JPMorgan Chase Bank $384,930
Use: 3 Bdrm Old Style, Lot: 2113sf
Prior Sale: $315,000 (11/21)

179 EMERALD ST **$1,100,000**
B: Al Abbaspour & Karen L Pichette
S: Judith E Lehane
Book/Page: 80367/198, Date: 06/30/22
Mtg: Middlesex Svgs Bk $742,500
Type: Adj
Use: 2-Family Mlti-unt Blg, Lot: 5001sf

11 FALL ST **$664,000**
B: Chad E Bigelow
S: Alexandra C Thek & Michael C Crellin
Book/Page: 80354/43, Date: 06/29/22
Mtg: Cross Country Mtg Inc $531,000
Use: 3 Bdrm Old Style, Lot: 4212sf
Prior Sale: $400,000 (07/15)

16 FAULKNER ST **$1,250,000**
B: Giovani Miranda
S: Kwok C Tse & Yuanyuan Tse
Book/Page: 80365/269, Date: 06/30/22
Use: 3-Family Decker, Lot: 7545sf
Prior Sale: $545,000 (07/12)

32 GARDEN ST **$550,000**
B: Christina Giordano & Michael Weaver
S: Giordano Marion N Est & Anthony Giordano
Book/Page: 80372/23, Date: 06/30/22
Mtg: Guaranteed Rate Inc $522,500
Use: 2 Bdrm Bngl/cottage, Lot: 3916sf

22 HANCOCK ST **$628,000**
B: Norman Cho & Jin X Cho
S: Yukai Sun & Xiaolu Chen
Book/Page: 80364/262, Date: 06/30/22
Mtg: Fairway Ind Mtg $478,000
Use: 3 Bdrm Old Style, Lot: 3341sf
Prior Sale: $275,000 (02/13)

136 LEBANON ST U:2 ..... **$600,000**
B: Diamler Vadlamuri & Erica Faletto
S: Gavin W Sidebottom & Anna C Ward
Book/Page: 80328/5, Date: 06/24/22
Mtg: Huntington Natl Bank $600,000
Use: 3 Bdrm Condo
Prior Sale: $438,500 (04/18)

15-17 LINWOOD ST **$1,200,000**
B: Robert J Palmisano 2nd
S: Robert J Palmisano Tr, Tr for Robert J Palmisano RET
Book/Page: 80370/505, Date: 06/30/22
Use: Apartment Bldg - 4-8 Units, Lot: 6338sf

80 MAIN ST U:23 ..... **$355,000**
B: Nina Dai
S: Demetrios Papoulidis Tr, Tr for Marina Gerolimatos IRT
Book/Page: 80330/447, Date: 06/24/22
Use: 2 Bdrm Condo

56 PERKINS AVE **$372,500**
B: Nicole G Muir & Glenn Muir
S: Elizabeth C Donaldson
Book/Page: 80352/506, Date: 06/29/22
Mtg: Washington Trust Mtg $298,000
Type: Adj
Use: 2 Bdrm Row House, Lot: 1764sf

72 PIERCE ST **$652,000**
B: Casey L Patterson & Andrew J Rula
S: Keith A Littlefield
Book/Page: 80332/119, Date: 06/24/22
Mtg: Guaranteed Rate Inc $619,400
Use: 3 Bdrm Old Style, Lot: 3302sf
Prior Sale: $451,941 (05/22)

30 RICH ST U:25 ..... **$350,000**
B: Sean Keough
S: Paul N Petrone Tr, Tr for Paul N Petrone RET
Book/Page: 80365/524, Date: 06/30/22
Mtg: Watertown Svgs Bk $280,000
Use: 2 Bdrm Condo

31 TALBOT ST **$305,333**
B: Peter S Leung & Joanna K Leung
S: Alan W Leung & Joanna K Leung
Book/Page: 80348/430, Date: 06/28/22
Mtg: Watermark Cap Inc $345,000
Use: 4 Bdrm Old Style, Lot: 4626sf

6-8 TOWNSEND ST **$975,000**
B: Jonah Connally & Morgan Mann
S: Amanda Y Kwan & Angela S Vo
Book/Page: 80361/441, Date: 06/30/22
Mtg: HarborOne Mortgage $675,000
Use: 2-Family Mlti-unt Blg, Lot: 3999sf

Marlborough

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	93	84
Median Price	$460,000	$496,250

► REAL ESTATE SALES

181 BOSTON POST RD E **$17,152,000**
B: Moon St Marlborough LLC
S: Post Rd Mobile Hm Pk&Sals
Book/Page: 80330/592, Date: 06/24/22
Mtg: Brookline Bank $11,150,000
Use: Mixed Use-prim Res & Comm, Lot: 560182sf

198 BOSTON POST RD E U:3 ..... **$210,000**
B: Michelle L John-Baptiste & Gean D Pedro
S: Ann D Pettrone Tr, Tr for DCI RT
Book/Page: 80358/573, Date: 06/29/22
Mtg: Radius Financial Grp $157,500
Use: 2 Bdrm Condo

98 BRIMSMEAD ST **$745,000**
B: Nikita Nekrasenko & Vian Abraham
S: Richard Carter Jr & Linda Carter
Book/Page: 80320/362, Date: 06/23/22
Mtg: Cross Country Mtg Inc $707,750
Use: 4 Bdrm Colonial, Lot: 9488sf

817 CONCORD RD **$567,500**
B: Eric Dong & Raphaelle Rouzeau
S: Jonathan Lewis Tr, Tr for 817 Concord Road RT
Book/Page: 80370/245, Date: 06/30/22
Mtg: St Marys Credit Union $454,000
Type: Adj
Use: 4 Bdrm Ranch, Lot: 20200sf
Prior Sale: $161,000 (09/13)

56 CRESTWOOD LN **$410,000**
B: Jazmin Murillo
S: Mark A Sawtelle
Book/Page: 80333/245, Date: 06/27/22
Mtg: Provident Fund Assoc $310,000
Use: 3 Bdrm Ranch, Lot: 10030sf

15 DALEY CIR **$690,000**
B: Richard Newbery & Amy Newbery
S: Gerard M Mcdonald Tr, Tr for Mickey D RT
Book/Page: 80321/318, Date: 06/23/22
Mtg: Pennymac Loan Service $200,000
Use: 3 Bdrm Colonial, Lot: 15114sf

115 DUDLEY ST **$460,000**
B: Samantha A Carver & Mark W Robbins
S: Joseph P Lussier Tr, Tr for Helen E Lussier IRT
Book/Page: 80323/162, Date: 06/23/22
Mtg: Cardinal Fncl Co LP $414,000
Use: 3 Bdrm Ranch, Lot: 10535sf

17 DUFRESNE DR **$740,000**
B: Diane A Smith
S: Michael E Bergeron Tr, Tr for Bergeron FT
Book/Page: 80330/163, Date: 06/24/22
Mtg: UniBank for Savings $691,600
Use: 4 Bdrm Colonial, Lot: 19545sf
Prior Sale: $518,700 (06/18)

39 EDINBORO ST **$390,000**
B: Stephanie Malyszka
S: Dangelo Ralph J Est & Ralph J Dangelo Jr
Book/Page: 80363/524, Date: 06/30/22
Mtg: Guaranteed Rate Inc $331,500
Use: 2 Bdrm Ranch, Lot: 15405sf

56 ETHIER CIR **$980,000**
B: Helio Gomes & Lizett Najera
S: John C Butler & Wendy M Butler
Book/Page: 80331/185, Date: 06/24/22
Mtg: First Natl Bank Trini $750,000
Use: 4 Bdrm Colonial, Lot: 67082sf

138 EWALD AVE **$855,000**
B: Alphonse Shiwala
S: Jakubaszek Richard Est & Susan J Jakubaszek
Book/Page: 80334/587, Date: 06/27/22
Mtg: Leader Bank NA $684,000
Use: 4 Bdrm Colonial, Lot: 30341sf

15 GOODNOW LN **$775,000**
B: Jonathan Lewitus & Amanda T Lewitus
S: Donald P Carlson & Anne F Carlson
Book/Page: 80320/548, Date: 06/23/22
Mtg: United Wholesale Mtg $620,000
Use: 3 Bdrm Colonial, Lot: 24242sf

156 HIGHLAND ST **$519,000**
B: Alberto Valadez & Rosalia Valadez
S: David F Wagner
Book/Page: 80336/184, Date: 06/27/22
Use: 2 Bdrm Cape Cod, Lot: 8165sf

2 JOSEPH NORTH RD **$794,900**
B: Maycan Groner-Alvarenga
S: Subramanian Santhanam & Thiripurasundari Krishnan
Book/Page: 80356/443, Date: 06/29/22
Mtg: United Wholesale Mtg $780,501
Use: 4 Bdrm Colonial, Lot: 21485sf
Prior Sale: $460,000 (08/13)

38 KANE DR **$565,000**
B: Harold J Greer & Elizabeth R Greer
S: Geovannie Figueroa & Siomari G Figuero
Book/Page: 80355/168, Date: 06/29/22
Mtg: Envision Bank $530,000
Use: 3 Bdrm Cape Cod, Lot: 10578sf
Prior Sale: $354,000 (11/17)

198 KINGS GRANT RD **$495,000**
B: John Rice
S: Shondra Wicks
Book/Page: 80362/350, Date: 06/30/22
Mtg: Main Street Bank (MA) $225,000
Use: 4 Bdrm Cape Cod, Lot: 12000sf
Prior Sale: $370,000 (12/19)

114 LINDA CIR **$442,000**
B: Arjun Raval
S: James J Obrien
Book/Page: 80371/285, Date: 06/30/22
Mtg: Fairway Ind Mtg $432,000
Use: 3 Bdrm Raised Ranch, Lot: 11340sf

189-191 MAIN ST **$625,000**
B: Paul J Reppucci Tr, Tr for 189-191 RT
S: Kevin R Hart & Maryjo A Hart
Book/Page: 80323/108, Date: 06/23/22
Mtg: St Marys Credit Union $500,000
Use: Office Bldg-general, Lot: 5690sf

106 MAPLEWOOD AVE **$437,000**
B: Mark C Dunlea-Tate & Devon E Dunlea-Tate
S: Emily J Wilde & Caroline S Wilde
Book/Page: 80347/97, Date: 06/28/22
Mtg: Guaranteed Rate Inc $393,300
Use: 3 Bdrm Conventional, Lot: 8436sf
Prior Sale: $232,500 (05/15)

100 MINEHAN LN **$807,000**
B: Peter Tunnicliffe & Jennifer L Tunnicliffe
S: Mark A Goudzwaard Tr, Tr for Mark A Goudzwaard LT
Book/Page: 80337/286, Date: 06/27/22
Mtg: Guild Mortgage Co $645,600
Use: 3 Bdrm Colonial, Lot: 48787sf
Prior Sale: $390,000 (07/12)

55 OMALLEY RD **$760,000**
B: Zaheer M Ali & Shahnaz Ali
S: Steven W Norton & Renee S Norton
Book/Page: 80327/38, Date: 06/24/22
Use: 4 Bdrm Colonial, Lot: 33246sf

PHELPS ST **$17,152,000**
B: Moon St Marlborough LLC
S: Post Rd Mobile Hm Pk&Sals
Book/Page: 80330/592, Date: 06/24/22

110 PLEASANT ST U:401 ..... **$425,000**
B: Melissa Falone
S: Erica C Ryan
Book/Page: 80338/217, Date: 06/27/22
Mtg: LoanDepot.Com $318,750
Use: 2 Bdrm Condo
Prior Sale: $264,900 (05/15)

15 ROBIN DR U:2 ..... **$185,000**
B: David Allen Tr, Tr for D&S RT
S: Stephen Vigeant
Book/Page: 80353/173, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $145,000 (03/18)

31 ROOSEVELT ST **$600,000**
B: Jose A Quiles & Mario N Ruiz
S: Izbicki John J Jr Est & Jaclyn R Patel
Book/Page: 80332/36, Date: 06/24/22
Mtg: United Wholesale Mtg $589,132
Use: 2-Family Conventional, Lot: 11930sf
Prior Sale: $15,000 (04/13)

30 SAWIN ST **$450,000**
B: Matthew Mcneal & Luciana Rodrigues-Mcneal
S: Christopher Hill
Book/Page: 80321/97, Date: 06/23/22
Mtg: Envision Bank $427,500
Use: 3 Bdrm Conventional, Lot: 5038sf
Prior Sale: $304,000 (12/17)

64 SHORT ST **$458,000**
B: Joanne M Beaudry
S: Robert J Mcgrath Jr & Ruth A Mcgrath
Book/Page: 80351/306, Date: 06/29/22
Use: 3 Bdrm Ranch, Lot: 10614sf

287 STOW RD **$678,000**
B: Christopher Hill
S: Hayden R Lambing & Morgan Bearden
Book/Page: 80322/518, Date: 06/23/22
Mtg: Envision Bank $474,600
Type: Adj
Use: 4 Bdrm Split Level, Lot: 33390sf
Prior Sale: $499,000 (03/20)

326 W HILL RD **$570,000**
B: Ricardo W Ferraz
S: Eliaquim L DeMelo & Melissa M Silva
Book/Page: 80360/134, Date: 06/30/22
Mtg: United Wholesale Mtg $427,500
Use: 4 Bdrm Raised Ranch, Lot: 19307sf
Prior Sale: $268,500 (08/12)

204 W MAIN ST U:B **$336,000**
B: Jill Berson
S: Shalvis Realty LLC
Book/Page: 80336/270, Date: 06/27/22
Mtg: Guaranteed Rate Inc $319,200
Use: 2 Bdrm Condo

204 W MAIN ST U:E **$440,000**
B: Jose C Goulart & Salvelina Goulart
S: Shalvis Realty LLC
Book/Page: 80366/504, Date: 06/30/22
Mtg: United Wholesale Mtg $286,000
Use: 2 Bdrm Condo

Maynard

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	42	41
Median Price	$455,000	$525,000

► REAL ESTATE SALES

9 CRANE AVE **$525,000**
B: Tahsina Latif
S: Michael Mcdonald & Kimberly Mcdonald
Book/Page: 80372/253, Date: 06/30/22
Mtg: Leader Bank NA $507,478
Use: 3 Bdrm Conventional, Lot: 8015sf

15-1/2 DOUGLAS AVE U:15H **$205,000**
B: Deborah M Schwartz & Audrey M Roth
S: Sarah Barcock
Book/Page: 80322/194, Date: 06/23/22
Mtg: Middlesex Svgs Bk $164,000
Type: Adj
Use: 2 Bdrm Condo

6-8 LEWIS ST **$355,000**
B: Philip Morris & Rachael B Morris
S: Dolan Philip A Est & Philip P Dolan
Book/Page: 80327/480, Date: 06/24/22
Use: 2-Family Mlti-unt Blg, Lot: 13678sf

15 LINCOLN ST **$360,000**
B: 15 Lincoln St LLC
S: Christine Cobb
Book/Page: 80362/75, Date: 06/30/22
Use: 3 Bdrm Conventional, Lot: 5619sf

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50-52 MCKINLEY ST **$427,500**
B: Rex Olson
S: Maskousky Richard Est & Cynthia Zerella
Book/Page: 80324/545, Date: 06/24/22
Use: 2-Family Mlti-unt Blg, Lot: 6316sf

150 PARKER ST **$348,200**
B: Ni Dai
S: Old Bay Road LLC
Book/Page: 80370/313, Date: 06/30/22
Mtg: Cambridge Tr Co $336,013
Use: 4 Bdrm Colonial, Lot: 28706sf

2 WINDMILL DR **$625,000**
B: John Celli Jr & Melissa Celli
S: New England Hm Buyers LLC
Book/Page: 80363/305, Date: 06/30/22
Mtg: Cardinal Fncl Co LP $468,750
Use: 4 Bdrm Cape Cod, Lot: 12197sf
Prior Sale: $262,500 (12/21)

Medford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	125	109
Median Price	$726,100	$825,000

► REAL ESTATE SALES

105 2ND ST **$1,125,000**
B: William W Thomas & Brianne Cordima
S: GL Properties LLC
Book/Page: 80365/360, Date: 06/30/22
Mtg: Northern Trust Co $900,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 4670sf
Prior Sale: $415,000 (12/20)

87 ANDREWS ST **$845,000**
B: Adam C Mueller & Alicia N Rizzo
S: Angela E Brathwaite & Almedia Guilherme
Book/Page: 80342/334, Date: 06/28/22
Mtg: TD Bank NA $802,750
Use: 3 Bdrm Conventional, Lot: 4410sf
Prior Sale: $502,500 (08/18)

5 ASH ST U:9 ..... **$360,000**
B: Kristina Comley-Washer
S: Marlene R English Tr, Tr for Marlene R English FT
Doc#: 000000001917577, Date: 06/30/22
Mtg: Lowell Five Cent Svgs $160,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1sf

94-96 BOW ST U:1 ..... **$507,694**
B: Maeve Levi
S: Petit Nuage LLC
Book/Page: 80343/548, Date: 06/28/22
Mtg: Leader Bank NA $367,500
Use: Condo

14 CHERRY ST **$775,000**
B: 14 Cherry Street LLC
S: Rynn Ronald W Est & Jennifer Schulte
Book/Page: 80338/481, Date: 06/27/22
Mtg: Middlesex FSLA $1,531,250
Use: 2-Family Two Family, Lot: 9360sf

84 COTTING ST **$737,000**
B: Adam P Boucher
S: Lance Steinberg & Justin M Steinberg
Book/Page: 80368/285, Date: 06/30/22
Mtg: Cambridge Svgs Bk $674,500
Use: 2-Family Two Family, Lot: 4009sf

11 CROWLEY RD **$880,000**
B: Kelly Mcgee & Mario Datodi
S: Eileen Fagone & Alfred Baraby
Doc#: 000000001917581, Date: 06/30/22
Mtg: Cornerstone Bank $704,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 2438sf

13 EDWARD ST **$800,000**
B: Robert E Cassano & Christina D Cassano
S: Ann M Farino & Salvatore M Nardella
Book/Page: 80368/562, Date: 06/30/22
Mtg: Cross Country Mtg Inc $680,000
Use: 2-Family Two Family, Lot: 4219sf

57 ELM ST **$750,000**
B: Gurpinder S Gill & Dilasha Mahat
S: Marian Esanu & Cosmina Esanu
Book/Page: 80327/70, Date: 06/24/22
Mtg: TD Bank NA $712,500
Use: 3 Bdrm Conventional, Lot: 4022sf
Prior Sale: $470,000 (10/18)

159 ELM ST **$525,000**
B: Mason F Gohl & Maria E Monahan
S: Gregory M Cass & Rachel M Cass
Book/Page: 80359/277, Date: 06/30/22
Mtg: Fairway Ind Mtg $420,000
Use: 2 Bdrm Conventional, Lot: 5001sf
Prior Sale: $375,000 (05/16)

37 ESSEX ST **$660,000**
B: Antonia Veneziano & Eric Lamonica
S: Marie Izzo & John Izzo
Book/Page: 80363/424, Date: 06/30/22
Mtg: Members Plus CU $600,000
Use: 3 Bdrm Colonial, Lot: 6461sf

127 FULTON SPRING RD **$750,000**
B: Guirlande Prince & Williamson Dolcius
S: Tony T Punjabi Tr, Tr for Henica RT
Doc#: 000000001917213, Date: 06/28/22
Mtg: Paramount Res Mtg Gp $600,000
Use: 4 Bdrm Colonial, Lot: 8577sf

35 GOLDEN AVE **$1,125,000**
B: Andy Wenhao-Gao
S: Ira Club LLC & Robert F Familiar
Book/Page: 80325/283, Date: 06/24/22
Mtg: Leader Bank NA $570,000
Use: 2-Family Two Family, Lot: 4275sf
Prior Sale: $775,000 (04/16)

190 HIGH ST U:512 ..... **$569,900**
B: Nancy X Huang
S: Diana Aronin & Vincent John
Doc#: 000000001917174, Date: 06/28/22
Mtg: Metro Credit Union $427,425
Type: Adj
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $510,000 (07/19)

54 JACKSON RD **$1,024,000**
B: Benjamin K Shown & Kristen F Hoskins
S: John F Wilder & Dorothy A Wilder
Book/Page: 80322/131, Date: 06/23/22
Mtg: Guaranty Home Mtg $770,501
Use: 5 Bdrm Colonial, Lot: 5437sf

16 MAGOUN AVE **$1,179,000**
B: Carolyn Choong & Christopher Flygare
S: Tzafrir Gordin
Book/Page: 80348/403, Date: 06/28/22
Mtg: US Bank NA $884,250
Use: 7 Bdrm Conventional, Lot: 14419sf
Prior Sale: $787,000 (05/17)

29 MANNING ST U:1 ..... **$591,000**
B: Christie L Morrison
S: Jonathan D Duncan
Book/Page: 80328/312, Date: 06/24/22
Mtg: Rockland Tr Co $300,000
Use: 2 Bdrm Condo
Prior Sale: $379,900 (12/16)

38 MARION ST **$960,000**
B: David Farber & Caroline Samp
S: Brighid C Crowe & William J Crowe
Book/Page: 80363/255, Date: 06/30/22
Mtg: TD Bank NA $760,000
Use: 4 Bdrm Conventional, Lot: 5655sf

202 MIDDLESEX AVE **$1,153,888**
B: Martin F Smith
S: 202 Middlesex Ave LLC
Book/Page: 80330/215, Date: 06/24/22
Mtg: Prime Lending Inc $750,028
Use: 6 Bdrm Conventional, Lot: 7200sf
Prior Sale: $715,000 (12/20)

2500 MYSTIC VALLEY PKWY U:607 ..... **$550,000**
B: Betsabeh Khoramian-Tusi
S: Jinquian Li & Chunzhi Zhao
Book/Page: 80328/474, Date: 06/24/22
Mtg: Cross Country Mtg Inc $440,000
Use: 2 Bdrm Condo, Lot: 1sf

134 NORTH ST **$895,000**
B: Constitution Prop LLC
S: Edwin P Braunstein
Book/Page: 80319/217, Date: 06/23/22
Mtg: Bank of Canton $929,750
Use: 2-Family Two Family, Lot: 4810sf

58 NORWICH CIR **$779,000**
B: Pietro Giglio Jr & Nicole C Giglio
S: Paul Flemming
Book/Page: 80336/90, Date: 06/27/22
Mtg: Leader Bank NA $639,000
Use: 3 Bdrm Cape Cod, Lot: 7404sf
Prior Sale: $469,000 (06/13)

136 PARK ST U:1 ..... **$575,000**
B: Stephanie Cornell & Alison Ballbach
S: Eric Grant & Christine Grant
Book/Page: 80360/6, Date: 06/30/22
Mtg: Rockland Fed CU $460,000
Use: 2 Bdrm Condo
Prior Sale: $285,000 (09/13)

241 RIVERSIDE AVE **$1,100,000**
B: Jillian L Kando
S: Lawrence E Hawkins & Linda J Hawkins
Book/Page: 80346/102, Date: 06/28/22
Mtg: First Republic Bk $880,000
Use: 2-Family Two Family, Lot: 6002sf

240 SALEM ST U:2C **$785,000**
B: Yanxin Li & Michael Ayers
S: HHC 1 Sync LLC
Book/Page: 80341/334, Date: 06/27/22
Mtg: Navy FCU $628,000
Type: Adj
Use: 2 Bdrm Condo

21 TALBOT ST **$1,290,000**
B: Rinzin Tsomo
S: Adam S Furtado Tr, Tr for A S Furtado RET 2021
Book/Page: 80326/480, Date: 06/24/22
Use: 3 Bdrm Contemporary, Lot: 3783sf
Prior Sale: $675,000 (06/18)

14 WADDELL ST **$929,000**
B: Tracy Dudevoir & Scott Dudevoir
S: Scott D Magnoni & Christine M Magnoni
Doc#: 000000001917206, Date: 06/28/22
Mtg: LendSure Mtg $714,000
Use: 3 Bdrm Ranch, Lot: 6002sf
Prior Sale: $640,000 (12/17)

16 WALKER ST U:16 ..... **$1,150,000**
B: Travis S Drake & Esther Adams-Drake
S: 28 Cherry Street LLC
Book/Page: 80330/328, Date: 06/24/22
Mtg: Leader Bank NA $894,000
Use: Condo

118 WARREN ST **$1,100,000**
B: Christopher G Romagna & Jaclyn B Latessa
S: Mark Fagan & Ellen Fagan
Book/Page: 80329/197, Date: 06/24/22
Mtg: First Republic Bk $880,000
Use: 2-Family Two Family, Lot: 4000sf

90 WINDSOR RD **$1,120,000**
B: Michael A Casoli Tr, Tr for MAC RT
S: Jiapeng Zhang & Xiao Gao
Doc#: 000000001917088, Date: 06/27/22
Mtg: Rockland Tr Co $1,336,000
Use: 2-Family Two Family, Lot: 3644sf
Prior Sale: $751,000 (06/16)

235 WINTHROP ST U:1109 ..... **$390,000**
B: Kiyoshi Ishitani & Emiko Ishitani
S: Dolores R Capotosto Tr, Tr for Capotosto RT 2016
Doc#: 000000001916759, Date: 06/23/22
Mtg: Cross Country Mtg Inc $234,000
Use: 1 Bdrm Condo, Lot: 1sf

Melrose

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	81	89
Median Price	$769,900	$825,000

► REAL ESTATE SALES

43-51 ALBION ST U:A3 ..... **$335,000**
B: Robert L Brown
S: Zachary Lankow
Book/Page: 80335/438, Date: 06/27/22
Mtg: United Wholesale Mtg $185,000
Use: 1 Bdrm Condo
Prior Sale: $230,000 (11/19)

21 BERWICK ST U:21 ..... **$313,000**
B: Kyle Belmont & Jay Stapp
S: Donica Omalley & William Benker
Book/Page: 80356/235, Date: 06/29/22
Mtg: Fairway Ind Mtg $263,000
Use: 1 Bdrm Condo
Prior Sale: $258,500 (03/19)

66 E FOSTER ST **$810,000**
B: Eric A Deluca
S: Pamela L Irvin
Book/Page: 80367/506, Date: 06/30/22
Mtg: Leader Bank NA $648,000
Type: Adj
Use: 2-Family Conventional, Lot: 4718sf

62 FLORENCE ST **$1,010,000**
B: Katharine M Garrett & Andrew L Cunningham
S: Sunil K Sainis & Caroline B Parker-Sainis
Book/Page: 80335/519, Date: 06/27/22
Mtg: Berkshire Bank $808,000
Type: Adj
Use: 2 Bdrm Old Style, Lot: 6922sf
Prior Sale: $335,000 (04/11)

57 HOWARD ST **$856,000**
B: Qiongzhen Liu & Cam S Ye
S: Steven M Byler & Christine N Byler
Book/Page: 80354/496, Date: 06/29/22
Mtg: United Wholesale Mtg $470,000
Use: 2-Family Mlti-unt Blg, Lot: 6268sf
Prior Sale: $437,500 (12/13)

33 LEONARD RD **$835,000**
B: Karin Rivard
S: Susan T Ross & David A Ross
Book/Page: 80359/184, Date: 06/30/22
Mtg: Guaranteed Rate Inc $647,000
Use: 3 Bdrm Colonial, Lot: 3563sf
Prior Sale: $385,000 (02/16)

51 LYNN FELLS PKWY **$950,000**
B: Tzu P Kuo & Naiyu Chen
S: Richard D Graf & Janet A Graf
Book/Page: 80322/561, Date: 06/23/22
Mtg: Leader Bank NA $647,000
Use: 3 Bdrm Colonial, Lot: 6107sf

1147 MAIN ST **$965,000**
B: 419-429 Main St Melrose
S: Seth Carleton
Book/Page: 80372/59, Date: 06/30/22
Mtg: Inst Svgs Newburyport $515,000
Use: Mixed Use-prim Res & Comm, Lot: 5837sf

28 MAPLE RD **$725,000**
B: Jonathan Stahl & Karen Stahl
S: Jane G Marks
Book/Page: 80336/522, Date: 06/27/22
Mtg: Winchester Svgs Bk $580,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 9243sf

51 MELROSE ST U:5G **$375,000**
B: Yin Y Chew & Shue P Chan-Chew
S: Katherine Kurpaska
Book/Page: 80344/68, Date: 06/28/22
Use: 1 Bdrm Condo
Prior Sale: $301,000 (07/17)

16 MYSTIC AVE **$715,000**
B: Jackson Q Luckner
S: Philip J Powell & Susan M Powell
Book/Page: 80327/415, Date: 06/24/22
Mtg: Mortgage Networks Inc $350,000
Use: 3 Bdrm Old Style, Lot: 9413sf

12 PATRICKS PL **$1,950,000**
B: Madeleine K Rodriguez & Francisco T Morales
S: Laura Szekely Tr, Tr for 0 Swains Pond Avenue RT
Book/Page: 80361/93, Date: 06/30/22
Mtg: Leader Bank NA $700,000

509 PLEASANT ST U:2-3 ..... **$515,000**
B: Stephen E Tatarczuk & Molly E Paone
S: Zhuchang Zhan & Qihua Gao
Book/Page: 80356/411, Date: 06/29/22
Mtg: Inst Svgs Newburyport $412,000
Use: 3 Bdrm Condo
Prior Sale: $369,000 (08/16)

5 REGANS WAY **$2,085,000**
B: Matthew J Fonstein & Adriann Fonstein
S: Alex F Tanguay & Nacole L Tanguay
Doc#: 000000001916836, Date: 06/23/22
Mtg: Drew Mortgage Assnlnc $1,500,000
Use: 4 Bdrm Colonial, Lot: 15655sf
Prior Sale: $1,395,450 (08/18)

19 ROCKLAND ST **$1,300,000**
B: Matthew A Barsotti & Janelle Barsotti
S: Summit RE Dev Co Inc
Book/Page: 80359/80, Date: 06/29/22
Mtg: Onto Mortgage LLC $750,000
Use: 5 Bdrm Victorian, Lot: 7736sf
Prior Sale: $700,000 (08/21)

25 S HIGH ST **$775,000**
B: Sylvie Lee & Kyle Kilgore-Lumbra
S: Adam J Serafin & Alicia Serafin
Book/Page: 80341/303, Date: 06/27/22
Mtg: Fairway Ind Mtg $620,000
Use: 2 Bdrm Old Style, Lot: 2962sf
Prior Sale: $430,500 (06/13)

5 STOWECROFT RD **$1,055,000**
B: Pranita Shrestha & Prateek Dhungel
S: Matthew Powers & Erin Bell
Doc#: 000000001917413, Date: 06/29/22
Mtg: Bank of America NA $844,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 8163sf
Prior Sale: $507,000 (05/15)

33 VINE ST U:1 ..... **$425,000**
B: Emily Majeski
S: Kristina M Kelley
Book/Page: 80330/120, Date: 06/24/22
Mtg: Fairway Ind Mtg $340,000
Use: 1 Bdrm Condo
Prior Sale: $279,000 (07/15)

134 W FOSTER ST **$600,000**
B: James Kavanaugh
S: Moura Venilde Maria D Est & Ana I Maranhas
Book/Page: 80366/537, Date: 06/30/22
Mtg: Middlesex FSLA $480,000
Type: Adj
Use: 2-Family Conventional, Lot: 4887sf

Natick

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	150	116
Median Price	$721,000	$815,000

► REAL ESTATE SALES

26 ALGONQUIAN DR **$1,700,000**
B: Mario A Morken & Kerry L Spillane
S: David R Unger & Kristin K Unger
Book/Page: 80339/497, Date: 06/27/22
Mtg: Mortgage Networks Inc $1,100,000
Use: 4 Bdrm Colonial, Lot: 20055sf
Prior Sale: $958,500 (08/15)

24 BACON ST **$900,000**
B: Katelan Young & Alexander Milburn
S: Paul Maxwell & Jessica Maxwell
Book/Page: 80340/592, Date: 06/27/22
Mtg: Berkshire Bank $720,000
Use: 3 Bdrm Cape Cod, Lot: 10507sf
Prior Sale: $440,000 (07/14)

16 BORDER RD **$830,000**
B: Mark S Bentwitch & Patricia A Curran
S: Michael P Dibartolo & Michelle L Dibartolo
Book/Page: 80336/242, Date: 06/27/22
Mtg: JPMorgan Chase Bank $664,000
Use: 4 Bdrm Old Style, Lot: 8285sf
Prior Sale: $570,000 (02/17)

6 BUCKSKIN LN **$1,600,000**
B: Martin C Carey & Mei Xu
S: Richard Wooster & Maureen Wooster
Book/Page: 80367/176, Date: 06/30/22
Mtg: Cambridge Svgs Bk $500,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 45259sf
Prior Sale: $900,000 (07/13)

50 CHARLES ST **$631,000**
B: Chi Timmons
S: Kimberly A Carey Tr, Tr for Grady RT
Book/Page: 80331/468, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 10241sf

4 CHRISLIN WAY U:4 ..... **$599,900**
B: Stephen A Soroka Jr & Rachel L Carroll
S: Victoria M Eddy
Book/Page: 80337/332, Date: 06/27/22
Mtg: Cambridge Svgs Bk $539,910
Type: Adj
Use: 2 Bdrm Condo

3 DWIGHT AVE **$1,519,450**
B: Gregory Kong & Ale L Kong
S: 3 Dwight Avenue Rt LLC
Book/Page: 80321/290, Date: 06/23/22
Mtg: Draper and Kramer Mtg $1,132,500
Type: Adj
Use: 3 Bdrm Ranch, Lot: 10080sf
Prior Sale: $560,000 (11/21)

302 ELIOT ST **$625,000**
B: Rimark LLC
S: Lynette Franciose & Donald J Rigoli
Book/Page: 80345/28, Date: 06/28/22
Use: 4 Bdrm Cape Cod, Lot: 94090sf

7 FLORENCE ST **$905,000**
B: Yi Miao & Ning Zhong
S: Hong Xu
Book/Page: 80330/34, Date: 06/24/22
Mtg: Envision Bank $678,000
Type: Adj
Use: 2-Family Old Style, Lot: 6390sf
Prior Sale: $650,000 (02/16)

14 GARDEN RD U:14 ..... **$720,000**
B: Ranadeep Guha & Sneha Dutta
S: Michelle W Kwan
Book/Page: 80357/404, Date: 06/29/22
Mtg: Leader Bank NA $576,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 9017sf
Prior Sale: $393,300 (09/12)

6 KENSINGTON RD **$1,300,000**
B: Rivers School Corp Inc
S: Richard L Sahakian Tr, Tr for Sahakian FT
Book/Page: 80361/547, Date: 06/30/22
Use: Residential Undvlpble Land, Lot: 39727sf

14 KENSINGTON RD **$1,300,000**
B: Rivers School Corp Inc
S: Richard L Sahakian Tr, Tr for Sahakian FT
Book/Page: 80361/547, Date: 06/30/22
Use: Residential Undvlpble Land, Lot: 34195sf

20 KENSINGTON RD **$1,300,000**
B: Rivers School Corp Inc
S: Richard L Sahakian Tr, Tr for Sahakian FT
Book/Page: 80361/547, Date: 06/30/22
Use: Residential Undvlpble Land, Lot: 27617sf

19 LACONIA RD **$540,000**
B: Brusa Construction Corp
S: Jean L Williams
Book/Page: 80321/447, Date: 06/23/22
Mtg: Middlesex Svgs Bk $920,000

1 LIBERTY ST **$580,000**
B: Nardone Corp
S: Sajida Iqbal
Doc#: 000000001916941, Date: 06/24/22
Mtg: Main Street Bank (MA) $927,500
Use: 3 Bdrm Ranch, Lot: 15002sf
Prior Sale: $358,500 (08/12)

12 LINCOLN ST U:1 ..... **$975,000**
B: Dvorah Cohen & Jeffrey S Cohen
S: Joshua R Smith & Tiffany L Smith
Book/Page: 80337/419, Date: 06/27/22
Mtg: HarborOne Mortgage $650,000
Use: 4 Bdrm Condo, Lot: 9975sf
Prior Sale: $729,000 (08/18)

7 MORGAN DR U:101 ..... **$625,000**
B: John T Donovan Tr, Tr for Donovan FT
S: Patricia North
Book/Page: 80353/261, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $625,000 (12/21)

46 N MAIN ST **$559,000**
B: 46 North Main Street LLC
S: Margaret A Tierney Tr, Tr for Margaret A Tierney RET
Doc#: 000000001917330, Date: 06/29/22
Mtg: Village Bank $400,000
Use: 2-Family Old Style, Lot: 7100sf
Prior Sale: $209,000 (11/12)

173 N MAIN ST U:173 ..... **$700,000**
B: Mehmet Tik
S: Zelu Xu & Yue Wang
Book/Page: 80321/250, Date: 06/23/22
Mtg: Leader Bank NA $560,000
Use: 3 Bdrm Condo, Lot: 12023sf
Prior Sale: $570,000 (06/19)

126 OAK ST **$200,000**
B: Bertnell Realty Inc
S: Michael R Scannell Tr, Tr for 126 Oak Street RT
Doc#: 000000001916831, Date: 06/23/22
Mtg: Residential Capital $250,000
Use: 4 Bdrm Colonial, Lot: 10001sf

14 OVERBROOK TER **$415,000**
B: 14 Overbrook Realty LLC
S: Laurie Goodman
Book/Page: 80342/35, Date: 06/27/22
Mtg: CCG Fund 1 LLC $466,000
Use: 3 Bdrm Gambrel, Lot: 6987sf

1 PARKER CT U:1 ..... **$1,025,000**
B: Joseph Scordino & Stephanie Scordino
S: Sandra B Hewitt
Doc#: 000000001916854, Date: 06/23/22
Use: 4 Bdrm Condo, Lot: 20996sf

34 PORTER RD **$855,000**
B: John P Choi & Rahel H Choi
S: Cassio M Kalil & Clarissa M Kalil
Doc#: 000000001917429, Date: 06/29/22
Mtg: Village Bank $684,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10742sf
Prior Sale: $445,000 (10/16)

15 QUINCE ST **$930,000**
B: Erin J Meyer & Annie M Racine
S: Kate F Eisenberg & Kimberly Parr
Doc#: 000000001917368, Date: 06/29/22
Mtg: Webster Bank $744,000
Use: 3 Bdrm Old Style, Lot: 5863sf
Prior Sale: $636,000 (08/14)

19 RANGER RD **$1,650,000**
B: Arvind Srinivasamoorthy & Kavitha Ranganathan
S: Brusa Construction Corp
Book/Page: 80341/418, Date: 06/27/22
Mtg: HarborOne Mortgage $1,320,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10023sf
Prior Sale: $500,000 (06/21)

40-R RANGER RD **$7,000**
B: Roderick D Mcardle Jr & Sophanny Mcardle
S: Jane A Lenarsky
Book/Page: 80363/23, Date: 06/30/22
Use: Residential Undvlpble Land, Lot: 19698sf

7 ROBINHOOD RD **$850,000**
B: Juhx Pellazar & Joanne Tsang
S: Nicholas G Grant & Jean M Williams
Doc#: 000000001917517, Date: 06/30/22
Mtg: TD Bank NA $680,000
Use: 3 Bdrm Colonial, Lot: 10511sf

76 SPEEN ST **$590,000**
B: Patrick G Hanrahan
S: John F Whitney Tr, Tr for Whitney FT
Book/Page: 80368/311, Date: 06/30/22
Mtg: Rocket Mortgage LLC $579,313
Use: 4 Bdrm Gambrel, Lot: 5750sf

78 SPEEN ST **$590,000**
B: Patrick G Hanrahan
S: John F Whitney Tr, Tr for Whitney FT
Book/Page: 80368/311, Date: 06/30/22
Mtg: Rocket Mortgage LLC $579,313
Use: Accessory Land Improved, Lot: 4857sf

17 SUNSHINE AVE **$595,000**
B: Christopher P Larreur & Kyra A Taylor
S: Brianna Rosenberg & Eric Rosenberg
Book/Page: 80365/424, Date: 06/30/22
Mtg: Guaranteed Rate Inc $574,576
Use: 2 Bdrm Bngl/cottage, Lot: 7440sf
Prior Sale: $412,000 (04/19)

24 SUPERIOR DR **$17,599,000**
B: Mathworks Inc
S: LMF Cochituate Corp
Doc#: 000000001916764, Date: 06/23/22
Use: Office Bldg-general, Lot: 197327sf

4 WALKUP CT U:4 ..... **$1,050,000**
B: Betsy Marantz & Craig H Marantz
S: Joel M Gondelman
Book/Page: 80343/508, Date: 06/28/22
Mtg: First Republic Bk $840,000
Use: 3 Bdrm Condo

9 YORKSHIRE DR **$1,175,000**
B: Christopher Dantonio Tr, Tr for Waverly Street RT
S: Robert C Donnelly Tr, Tr for Yorkshire Drive RT
Book/Page: 80342/231, Date: 06/27/22
Mtg: Village Bank $530,000
Use: 2-Family Old Style, Lot: 78495sf

Newton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	237	224
Median Price	$1,452,000	$1,605,000

► REAL ESTATE SALES

174 ADAMS ST U:7 ..... **$810,000**
B: Lillian Zhao
S: Kevin Ng
Book/Page: 80364/556, Date: 06/30/22
Mtg: Envision Bank $567,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 24024sf
Prior Sale: $517,000 (12/14)

24 ALBAN RD **$1,300,000**
B: 24 Alban Rd LLC
S: Gregory C Newton & Kristin Olsen
Book/Page: 80329/449, Date: 06/24/22
Mtg: CCG Fund 1 LLC $1,830,000
Use: 3 Bdrm Colonial, Lot: 13756sf

91 ASPEN AVE **$2,600,000**
B: Asheesh B Gupta & Elinor J Pierce
S: Betty I Morningstar
Book/Page: 80348/318, Date: 06/28/22
Use: 4 Bdrm Colonial, Lot: 25010sf

170 AUBURN ST **$1,400,000**
B: Kejun Gu & Shirley Tan
S: Asheesh B Gupta & Elinor J Pierce
Book/Page: 80346/148, Date: 06/28/22
Mtg: Village Bank $1,120,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 10400sf
Prior Sale: $608,000 (03/12)

11 BALDWIN ST U:B **$700,000**
B: Eric Lee & Emily Lee
S: Chien T Chen
Book/Page: 80372/462, Date: 06/30/22
Mtg: Better Mortgage Corp $559,771
Use: 2 Bdrm Condo, Lot: 15853sf
Prior Sale: $470,000 (11/14)

14 BEACH ST U:14 ..... **$705,000**
B: Saptarshi Ganguly & Sushmita Biswas
S: Byung K Choi & Yun M Choi
Book/Page: 80320/187, Date: 06/23/22
Use: 4 Bdrm Condo, Lot: 4017sf
Prior Sale: $350,000 (06/12)

1521 BEACON ST U:3 ..... **$1,600,000**
B: Maria H Milekic & Eric M Snyder
S: Katerina Diaconu & Silviu Diaconu
Book/Page: 80346/584, Date: 06/28/22
Mtg: Village Bank $1,280,000
Use: 3 Bdrm Condo, Lot: 31250sf

39 BELLEVUE ST **$3,100,000**
B: Longxin Liao & Christine X Xu
S: Charles H Chu & Georgina Chu
Book/Page: 80349/402, Date: 06/28/22
Mtg: Washington Trust Mtg $1,860,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 15933sf

120 BIGELOW RD **$7,258,821**
B: Sekar Kathiresan & Nilanjana Pal
S: 120 Bigelow LLC
Book/Page: 80330/182, Date: 06/24/22
Mtg: First Republic Bk $5,000,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 49109sf
Prior Sale: $3,200,000 (09/20)

11 BLUEBERRY CIR **$1,200,000**
B: Jintai Cho & Keunyoung Lee
S: Mina Tsay-Vogel & Tobias W Vogel
Book/Page: 80340/136, Date: 06/27/22
Use: 3 Bdrm Raised Ranch, Lot: 17737sf
Prior Sale: $700,000 (09/14)

280 BOYLSTON ST U:208 ..... **$430,000**
B: Olivia W Chan
S: Win K Ko & Phoebe M Zaw
Book/Page: 80331/475, Date: 06/24/22
Mtg: JPMorgan Chase Bank $356,000
Use: 1 Bdrm Condo, Lot: 194106sf
Prior Sale: $355,000 (10/16)

132 BRACKETT RD **$2,500,018**
B: Joshua Friedman & Danielle Tanguay
S: Joshua Sydney & Beth Sydney
Book/Page: 80341/231, Date: 06/27/22
Mtg: Citibank Na $2,000,014
Use: 5 Bdrm Colonial, Lot: 16240sf
Prior Sale: $1,400,000 (12/15)

25 BRANDEIS RD **$1,100,000**
B: Christopher Ellsworth & Lucy Quach
S: Jen-Shiang Hong Tr, Tr for Hong FT
Doc#: 000000001917450, Date: 06/29/22
Mtg: Supreme Lending $825,000
Use: 3 Bdrm Split Level, Lot: 10237sf

64 BROOKS AVE **$1,275,000**
B: Mohamad Metghalchi & Flora F Metghalchi
S: Anuradha Bhalla & Tarun Bhalla
Book/Page: 80346/282, Date: 06/28/22
Use: 2-Family Two Family, Lot: 6336sf
Prior Sale: $1,070,000 (08/21)

162 CABOT ST U:162 ..... **$845,000**
B: John J Kirby & Deirdre Brogan
S: Shanmuga P Sothiselvam & Raajan Aravindhan
Book/Page: 80353/575, Date: 06/29/22
Mtg: US Bank NA $760,500
Type: Adj
Use: 3 Bdrm Condo, Lot: 6710sf
Prior Sale: $759,000 (08/19)

47 CAROLINE PARK **$3,450,000**
B: Daniel J Urman & Kate E Urman
S: Alan D Gordon Tr, Tr for Alan D Gordon RET 2014
Doc#: 000000001917499, Date: 06/30/22
Use: 6 Bdrm Contemporary, Lot: 27531sf

85 CENTRAL AVE U:85 ..... **$774,000**
B: Robert R Leaper Tr, Tr for Robert R Leaper LT
S: Katherine E Sherwin
Book/Page: 80326/129, Date: 06/24/22
Use: 2 Bdrm Condo, Lot: 8965sf

CHESTNUT ST **$30,000**
B: 68 Chestnut Newton LLC
S: Massachusetts DOT
Book/Page: 80335/155, Date: 06/27/22

120 CHESTNUT ST **$1,750,000**
B: Robert Cholnoky & Sara Medina-Devilliers
S: Michael Gorelik & Mina I Gorelik
Doc#: 000000001917220, Date: 06/28/22
Mtg: Metro Credit Union $1,400,000
Use: 5 Bdrm Colonial, Lot: 11625sf
Prior Sale: $1,105,000 (06/19)

53 CLEMENTS RD **$2,450,000**
B: Eric Wheeldon & Elaina Wheeldon
S: Rebekah Roiter & Yosef Zweibach
Book/Page: 80317/461, Date: 06/23/22
Mtg: JPMorgan Chase Bank $1,837,500
Type: Adj

22 DAVIS AVE **$1,157,000**
B: Lauren Tobin
S: Deborah M Ohare Tr, Tr for Deborah M Ohare RET
Book/Page: 80339/430, Date: 06/27/22
Mtg: Morgan Stanley $657,000
Use: 2 Bdrm Cape Cod, Lot: 7939sf
Prior Sale: $810,000 (06/17)

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MIDDLESEX REGISTRY
continued

12-14 EDINBORO TER U:1..... $620,000
B: Robert P Colantoni & Lisa Maderia-Cigna
S: Hok H Tam & Brooke E Tam
Book/Page: 80353/416, Date: 06/29/22
Mtg: Rockland Tr Co $434,000
Use: 2 Bdrm Condo, Lot: 4982sf
Prior Sale: $535,000 (04/18)

202 ELLIOT ST U:3..... $550,000
B: Scott J Satinover
S: Jose Mallari & Kati L Mallari
Book/Page: 80337/384, Date: 06/27/22
Mtg: Movement Mtg LLC $275,000
Use: Condo

56 ELM ST U:56..... $2,050,000
B: Ishita Sen & Sourabh Datta
S: Joshua A Friedman & Danielle Tanguay
Book/Page: 80330/497, Date: 06/24/22
Use: 4 Bdrm Condo, Lot: 14400sf

19 ELMORE ST..... $1,870,000
B: Seth Krause & Hilary Krause
S: Michael P Donahue & Martha Reed-Donahue
Book/Page: 80369/596, Date: 06/30/22
Mtg: Harvard University CU $1,496,000
Use: 4 Bdrm Victorian, Lot: 7321sf

13-15 EMERSON ST..... $2,400,000
B: Emmanuel Doe & Dennis Lee
S: Jeetendra Shahani
Book/Page: 80344/545, Date: 06/28/22
Mtg: First Republic Bk $1,680,000
Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 7782sf
Prior Sale: $1,350,000 (01/19)

19 FAXON ST..... $1,500,000
B: Amir Shiranian & Raha Tajrobehkar
S: John Bastianelli & Lucia C Bastianelli
Book/Page: 80371/313, Date: 06/30/22
Mtg: Mortgage Networks Inc $1,125,000
Use: 2-Family Old Style, Lot: 7200sf

99 GATE HOUSE RD..... $5,800,000
B: Gate House Chestnut Hl
S: Miceal Chamberlain & Nancie Chamberlain
Book/Page: 80368/428, Date: 06/30/22
Mtg: Citibank Na $4,350,000
Use: 3 Bdrm Contemporary, Lot: 49006sf

250 HAMMOND POND PKWY U:203N.. $850,000
B: Leonard W Levine
S: Evan M Kushner Tr, Tr for Cynthia S Kushner IRT
Book/Page: 80326/294, Date: 06/24/22
Use: 2 Bdrm Condo, Lot: 761642sf
Prior Sale: $572,075 (05/15)

20 HAMMONDSWOOD RD..... $1,875,000
B: Mark J Cunningham & Isabel T Lagomasino
S: Rachel Somer
Book/Page: 80348/380, Date: 06/28/22
Mtg: Village Bank $1,500,000
Use: 4 Bdrm Colonial, Lot: 10000sf
Prior Sale: $1,175,000 (11/16)

66 HARVARD ST U:68..... $1,299,000
B: Steven R Sherman
S: Dome Investments LLC
Book/Page: 80341/467, Date: 06/27/22
Mtg: Firstrust Bank $1,039,200
Type: Adj
Use: Condo

112 HARVARD ST..... $1,502,000
B: 112 Harvard Street LLC
S: Lahey Donald P Est & Matthew Lahey
Book/Page: 80332/585, Date: 06/24/22
Use: 2-Family Victorian, Lot: 9000sf

73 LEWIS ST..... $1,001,000
B: Byungman Yoon & Jung Paik
S: Barclay Anne M Est & Patricia Miskella
Book/Page: 80345/1, Date: 06/28/22
Mtg: Village Bank $2,500,000
Use: 3 Bdrm Cape Cod, Lot: 6500sf

21 LITTLEFIELD RD..... $2,200,000
B: Lynda Freshman & Benjamin Freshman
S: David E Peck Tr, Tr for David E Peck RET 2012
Book/Page: 80349/526, Date: 06/28/22
Mtg: Bank of America NA $1,760,000
Use: 5 Bdrm Tudor, Lot: 16576sf

42 MAYNARD ST..... $1,465,000
B: Daniel Rosen & Poshan Chang
S: Jeffrey Z Broitman & Anne Broitman
Book/Page: 80338/348, Date: 06/27/22
Mtg: Washington Trust Mtg $1,172,000
Use: 3 Bdrm Contemporary, Lot: 8200sf

218 MIDDLESEX RD..... $2,925,000
B: Timothy F Holahan & Maura E Malone
S: J Brooks Reece Jr & Judith S Reece
Doc#: 000000001917342, Date: 06/29/22
Mtg: Citibank Na $2,340,000
Use: Accessory Land Improved, Lot: 5504sf

215 MILL ST..... $1,380,000
B: Yael Asen & Alexander Asen
S: David E Rickland & Ziona D Mehl
Book/Page: 80327/140, Date: 06/24/22
Use: 4 Bdrm Colonial, Lot: 10880sf

219 MILL ST..... $1,590,000
B: Joyce Yee & Jayven Rappa
S: Joshua Mandel-Brehm & Nicole Hodgman
Book/Page: 80342/74, Date: 06/27/22
Mtg: Rockland Tr Co $1,490,000
Use: 4 Bdrm Colonial, Lot: 14022sf
Prior Sale: $1,261,000 (04/17)

24 NEWTONVILLE AVE..... $1,100,000
B: 24 Newtonville Avenue LLC
S: Indira Desai
Book/Page: 80355/68, Date: 06/29/22
Mtg: E Cambridge Svgs Bk $2,325,000
Use: 2-Family Two Family, Lot: 12080sf

32 NEWTONVILLE AVE..... $1,450,000
B: 32 Newtonville Avenue LLC
S: Indira Desai Tr, Tr for Shiva RT
Book/Page: 80355/41, Date: 06/29/22
Mtg: E Cambridge Svgs Bk $2,587,500
Use: Nursing Home, Lot: 14258sf

322 NEWTONVILLE AVE..... $855,000
B: Cenk Emre
S: Newtonville Avenue LLC
Book/Page: 80354/440, Date: 06/29/22

322 NEWTONVILLE AVE U:324..... $1,250,000
B: Elizabeth Gilbert-Ryan
S: Newtonville Avenue LLC
Book/Page: 80346/249, Date: 06/28/22
Mtg: Leader Bank NA $1,000,000
Use: Condo

130 NONANTUM RD..... $950,000
B: London On The Charles LLC
S: Machiavelli W Chao Tr, Tr for Nonantum Road RT
Book/Page: 80338/408, Date: 06/27/22
Mtg: Village Bank $665,000
Use: 2-Family Two Family, Lot: 10845sf

38 OBER RD U:38..... $712,500
B: Richard Lifsitz
S: Deborah S Palladino Tr, Tr for Ober Road RT
Book/Page: 80334/320, Date: 06/27/22
Mtg: BNC National Bank $534,375
Use: 2 Bdrm Condo, Lot: 523183sf

240 OLD FARM RD..... $3,600,000
B: Ari Brettman & Irene Brettman
S: 240 Old Farm Road LLC
Book/Page: 80369/542, Date: 06/30/22
Mtg: First Republic Bk $2,520,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 17587sf
Prior Sale: $910,000 (06/21)

351 OTIS ST..... $4,310,000
B: Joshua M Brehm & Nicole Hodgman
S: Massimiliano Menozzi
Book/Page: 80349/459, Date: 06/28/22
Mtg: First Republic Bk $2,900,000
Use: 6 Bdrm Victorian, Lot: 18667sf
Prior Sale: $2,530,000 (08/16)

362 OTIS ST..... $3,570,000
B: Jake Lemle & Natalie Lemle
S: Sarah L Perry Tr, Tr for Sarah L Perry RET 2007
Book/Page: 80341/138, Date: 06/27/22
Mtg: First Republic Bk $2,499,000
Type: Adj

123-125 OXFORD RD..... $1,175,000
B: Johnny Chen
S: 5 Monmouth Street LLC
Book/Page: 80320/385, Date: 06/23/22
Use: 2-Family Two Family, Lot: 7363sf
Prior Sale: $1,010,000 (04/22)

402 PARKER ST..... $1,245,000
B: Cheng Lin & Jeanna Huang
S: Yujia Zhang & Jiewan Lu
Book/Page: 80367/534, Date: 06/30/22
Mtg: New Fed Mtg Corp $920,000
Use: 3 Bdrm Colonial, Lot: 5200sf
Prior Sale: $935,000 (11/15)

431 PARKER ST U:431..... $910,000
B: Cengiz Bektas & Gonca Bektas
S: Juan M Ortner & Malena L Gargantini
Book/Page: 80369/467, Date: 06/30/22
Mtg: Workers Credit Union $819,000
Type: Adj
Use: 4 Bdrm Condo, Lot: 15024sf
Prior Sale: $725,000 (06/17)

152 PEARL ST U:2..... $947,000
B: John A Duberstein & Jennifer E Cazenave
S: Darrell Ray-Canada & Bridget Ray-Canada
Book/Page: 80355/261, Date: 06/29/22
Mtg: Guaranteed Rate Inc $475,000
Use: 3 Bdrm Condo, Lot: 5000sf

30 PLAINFIELD ST..... $2,200,000
B: Sean P Dineen & Daniela F Paredes-Velasco
S: Neil P Ferraro & Renee G Ferrraro
Book/Page: 80362/1, Date: 06/30/22
Mtg: Key Bank NA $1,300,000
Type: Adj
Use: 6 Bdrm Victorian, Lot: 12169sf
Prior Sale: $1,549,030 (05/16)

128 PROSPECT ST..... $3,300,000
B: Pamela S Jones & Gavin P Dunn
S: Robin Davis
Book/Page: 80345/564, Date: 06/28/22
Mtg: First Republic Bk $2,310,000
Use: 4 Bdrm Colonial, Lot: 18020sf

9 REGENT ST..... $1,818,000
B: James A Pappas Jr & Rebecca L Hayes
S: David M Lowe Tr, Tr for Barbara Lowe Hill T 2003
Book/Page: 80320/297, Date: 06/23/22
Use: 3 Bdrm Colonial, Lot: 10000sf

19 RIPLEY ST U:19..... $2,249,000
B: Andy Pang & Cindy Leung
S: Norton Pt Ripley St LLC
Book/Page: 80358/447, Date: 06/29/22
Mtg: Citizens Bank $1,499,000
Use: Condo

21 RIPLEY ST U:21..... $2,145,000
B: Patricia J Felz
S: Norton Pt Ripley St LLC
Book/Page: 80349/351, Date: 06/28/22
Mtg: First Republic Bk $1,716,000
Use: Condo

114 SARGENT ST..... $2,501,000
B: Ryan Cameron
S: Brian C Mcmanus & Kelly L Mcmanus
Book/Page: 80347/493, Date: 06/28/22
Use: 6 Bdrm Colonial, Lot: 11688sf
Prior Sale: $1,378,000 (08/16)

18 SCRIBNER PARK..... $1,500,000
B: Daniel J Fabiano & Amy B Fabiano
S: Elinor W Beatty
Book/Page: 80356/260, Date: 06/29/22
Mtg: First Republic Bk $1,200,000
Use: 4 Bdrm Colonial, Lot: 9078sf

52 SHARPE RD..... $1,750,000
B: Edward Lukatsky & Lana Lukatsky
S: Alexander Nesterenko & Milena Nesterenko
Book/Page: 80357/275, Date: 06/29/22
Mtg: Village Bank $2,950,000
Type: Adj
Use: 3 Bdrm Split Level, Lot: 14351sf

7 SHAWMUT PARK..... $1,315,000
B: Tendai M Makura & Zvorufura G Makura
S: Shawmut Chestnut LLC
Book/Page: 80371/578, Date: 06/30/22
Mtg: TD Bank NA $1,249,250
Type: Adj
Use: 4 Bdrm Old Style, Lot: 4270sf
Prior Sale: $675,000 (05/21)

37 SILVER BIRCH RD..... $2,500,000
B: David I Gilon
S: James F Mollenauer
Book/Page: 80350/50, Date: 06/29/22
Mtg: Jacob Gilon $2,375,000
Use: 5 Bdrm Contemporary, Lot: 37790sf

7 SUNHILL LN..... $1,550,000
B: Lijia Li & Junfeng Wang
S: Gregory A Wellenius & Heather L Wellenius
Book/Page: 80345/38, Date: 06/28/22
Mtg: PNC Bank $1,240,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 8870sf
Prior Sale: $800,000 (04/10)

92-94 THURSTON RD U:92..... $2,170,000
B: Rong Yu
S: Thurston Road LLC
Book/Page: 80325/531, Date: 06/24/22
Mtg: East West Bank $1,300,000
Type: Adj
Use: Condo

29 TROWBRIDGE AVE..... $1,390,000
B: Robert Oteri & Caroline Lamb-Oteri
S: Marie Franklin & William Franklin
Book/Page: 80329/527, Date: 06/24/22
Mtg: Fairway Ind Mtg $700,000
Use: 6 Bdrm Victorian, Lot: 8175sf

421 WABAN AVE..... $2,700,000
B: Eric Merlis & Suzanne Merlis
S: Rachael L Garrett Tr, Tr for Garrett Wildcat T
Book/Page: 80349/219, Date: 06/28/22
Mtg: First Republic Bk $2,025,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 14941sf
Prior Sale: $1,750,000 (10/19)

52 WALKER ST U:52..... $785,000
B: Nicholas M Desimone & Megan A Kuharich
S: Margaret St LLC
Book/Page: 80325/596, Date: 06/24/22
Mtg: Rocket Mortgage LLC $706,500
Use: Condo

1623 WASHINGTON ST..... $1,070,000
B: Dheeraj Malhotra & Meha Singh
S: Edward J Edgar & Barbara Boen-Edgar
Book/Page: 80354/65, Date: 06/29/22
Mtg: Guaranteed Rate Inc $856,000
Use: 3 Bdrm Old Style, Lot: 8314sf
Prior Sale: $635,000 (07/11)

40 WINDSOR RD..... $2,525,000
B: Alexandra Slote Tr, Tr for SGG NT
S: Ronald K Warren Tr, Tr for Peggy E Warren 2004 RET
Book/Page: 80322/243, Date: 06/23/22
Mtg: Reading Cp Bk $2,000,000
Type: Adj
Use: Mixed Use-prim Res & Comm, Lot: 23684sf

109 WISWALL RD..... $1,190,000
B: 109 Wiswall LLC
S: Patrick J Otoole Tr, Tr for Patrick Otoole RET
Book/Page: 80340/38, Date: 06/27/22
Mtg: Rockland Tr Co $1,983,000
Use: 3 Bdrm Ranch, Lot: 10860sf

425 WOODWARD ST..... $3,100,000
B: Ekkehard Kasper & Ines Kasper
S: Debra F Weinstein Tr, Tr for D F Weinstein RET
Book/Page: 80330/387, Date: 06/24/22
Mtg: Cambridge Tr Co $2,325,000
Use: 4 Bdrm Colonial, Lot: 18092sf

North Reading

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	68	38
Median Price	$653,500	$750,000

► REAL ESTATE SALES

4 BERRIDGE WAY..... $490,000
B: Robert J Reynolds & Meera B Reynolds
S: Robert J Reynolds & Meera B Reynolds
Book/Page: 80350/197, Date: 06/29/22
Use: 4 Bdrm Colonial, Lot: 45302sf
Prior Sale: $675,000 (07/12)

7 BRASSIE WAY U:7..... $810,000
B: Paul Tessier & Jane Tessier
S: Judith A Swartz
Doc#: 000000001917458, Date: 06/29/22
Mtg: Cross Country Mtg Inc $510,000
Use: 3 Bdrm Condo

21 COUNTRY CLUB RD..... $660,000
B: Melinda L Mcintire & David S Marshall
S: David S Marshall Tr, Tr for 21 Country Clb Rd N Readi
Book/Page: 80334/433, Date: 06/27/22
Mtg: Winter Hill Fed SB $528,000
Use: 4 Bdrm Raised Ranch, Lot: 26136sf

27 COUNTRY CLUB RD..... $950,000
B: Robert B Macaleese & Jessica E Macaleese
S: Michael J Mcelaney & Kate Benoit-Mcelaney
Book/Page: 80360/585, Date: 06/30/22
Mtg: Movement Mtg LLC $760,000
Use: 4 Bdrm Garrison, Lot: 40816sf
Prior Sale: $572,500 (11/11)

4 DARRELL DR..... $1,005,000
B: Steven C Attardo & Laurel K Attardo
S: J Jeffery Semaan & Annie P Woon
Book/Page: 80368/116, Date: 06/30/22
Mtg: Wakefield Cp Bk $450,000
Use: 4 Bdrm Colonial, Lot: 119354sf

6 EATON CIR..... $1,800,000
B: Bart Hanson
S: AAA Asset Redev LLC
Book/Page: 80322/273, Date: 06/23/22
Mtg: Citizens Bank $1,260,000
Use: 4 Bdrm Colonial, Lot: 40075sf

5 FREEDOM DR..... $1,322,000
B: Jonathan Lahey & Jennifer Lahey
S: Richard Colangelo
Book/Page: 80368/22, Date: 06/30/22
Mtg: Mortgage Networks Inc $1,057,600
Use: 4 Bdrm Colonial, Lot: 40075sf

9 KRISTYN LN..... $1,116,000
B: Daniel J Driscoll Jr & Kelsey R Driscoll
S: Kevin L Lentini & Kathryn R Lentini
Book/Page: 80352/12, Date: 06/29/22
Mtg: First Republic Bk $615,000
Use: 4 Bdrm Colonial, Lot: 20473sf

28 MAIN ST U:9..... $345,000
B: Kayla Geaney
S: Danielle Chiachio
Book/Page: 80319/416, Date: 06/23/22
Mtg: Haverhill Bk $260,000
Use: 2 Bdrm Condo
Prior Sale: $180,000 (01/16)

36 MAIN ST U:22..... $300,000
B: Charles V Skehan
S: Lauren Hayes & Connor Hayes
Book/Page: 80362/574, Date: 06/30/22
Mtg: New Fed Mtg Corp $225,000
Use: 2 Bdrm Condo
Prior Sale: $211,000 (05/18)

143 MAIN ST..... $385,000
B: Darbyfield LLC
S: Richard F Larkin Tr, Tr for DC Enterprise T
Book/Page: 80355/446, Date: 06/29/22
Mtg: Northmark Bank $250,000
Use: Office Bldg-general, Lot: 6621sf

MARTINS LANDING CONDO U:6411..... $655,000
B: Steven M Carr & Linda M Carr
S: Andrew R Home Tr, Tr for Andrew R Horne 2011 T
Book/Page: 80338/36, Date: 06/27/22
Use: Condo

8 NIBLICK WAY U:8..... $700,000
B: Andrew Mucciarone
S: Cathy L Oconnell
Doc#: 000000001917284, Date: 06/29/22
Mtg: Silicon Valley Bank $250,000
Use: 2 Bdrm Condo

109 NORTH ST..... $752,000
B: M Sadeghianpourhamami & Eltham Y Kalafi
S: Alexander Ripley & Amber-Lyn Ripley
Doc#: 000000001917560, Date: 06/30/22
Mtg: Jeanne DArc CU $601,600
Type: Adj
Use: 3 Bdrm Ranch, Lot: 19166sf
Prior Sale: $478,000 (11/13)

2 SPRING LN..... $700,000
B: Rose M Cheever & Joseph A Grabau
S: Catherine J Robbins
Book/Page: 80339/122, Date: 06/27/22
Mtg: Washington Trust Mtg $490,000
Use: 3 Bdrm Conventional, Lot: 25265sf

Pepperell

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	50	38
Median Price	$472,500	$530,000

► REAL ESTATE SALES

15 ASHLEY ST..... $735,000
B: Joseph W Matthews & Amy K Matthews
S: Joseph A Sergi & Patricia A Sergi
Book/Page: 80337/192, Date: 06/27/22
Mtg: Bangor Savings Bank $185,000
Use: 4 Bdrm Colonial, Lot: 82485sf

6 BEAVER CREEK CIR..... $750,000
B: Jeffrey M Hill & Anne R Hill
S: Rodney Reid-Choroszy & Jocelyn E Choroszy
Book/Page: 80340/468, Date: 06/27/22
Mtg: US Bank NA $651,000
Use: 4 Bdrm Cape Cod, Lot: 26162sf
Prior Sale: $484,600 (06/15)

144 BROOKLINE ST..... $390,000
B: William R English & Naho English
S: Jeffrey L Teachout
Book/Page: 80362/167, Date: 06/30/22
Mtg: Leominster CU $212,000
Use: 2 Bdrm Ranch, Lot: 43560sf

28 CRANBERRY ST..... $525,000
B: Haley Duncanson
S: Jayne L Kinney
Book/Page: 80353/441, Date: 06/29/22
Mtg: Harvard University CU $450,000

51-53 MAIN ST..... $1,550,000
B: 51-53 Main Street LLC
S: William S Lorden Jr Tr, Tr for Lorden Plaza T
Book/Page: 80363/551, Date: 06/30/22
Mtg: William S Lorden Jr $1,450,000
Use: Retail-service, Lot: 34722sf

38 MILL ST..... $480,000
B: Spencer Shapiro
S: 101-105 Baker Avenue LLC
Book/Page: 80339/260, Date: 06/27/22
Mtg: Jeanne DArc CU $360,000
Type: Adj
Use: 3-Family Conventional, Lot: 15682sf
Prior Sale: $598,000 (01/22)

2 SHATTUCK ST..... $475,000
B: Julie R Raymond & Tyler M Perry
S: Beau A Gramz & Kelley A Gramz
Book/Page: 80363/181, Date: 06/30/22
Mtg: Bangor Savings Bank $451,250
Use: 3 Bdrm Colonial, Lot: 171043sf
Prior Sale: $313,000 (09/15)

32 TUCKER ST..... $470,000
B: Snith Nuy & Sophany Bun
S: Kristina M Thomann & Christopher J Thomann
Book/Page: 80342/6, Date: 06/27/22
Mtg: Cross Country Mtg Inc $446,500
Use: 3 Bdrm Old Style, Lot: 8276sf
Prior Sale: $330,000 (03/20)

Reading

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	91	90
Median Price	$720,000	$834,500

► REAL ESTATE SALES

9 ABIGAIL WAY U:1013..... $582,900
B: David C Flowers & Jessica L Flowers
S: Paul Pelosi & Michael Pelosi
Book/Page: 80346/17, Date: 06/28/22
Mtg: EMM Loans LLC $495,465
Use: 2 Bdrm Condo

9 ABIGAIL WAY U:2013..... $585,000
B: Sandra Riggillo
S: Mark J Sawyer Tr, Tr for Gusthoven 2002 RT
Book/Page: 80365/313, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $373,825 (11/12)

78 ASHLEY PL..... $1,300,000
B: Kristie Whitehouse
S: Thomas W Byrne & Brenda E Byrne
Book/Page: 80366/347, Date: 06/30/22
Mtg: Wells Fargo Bank $1,040,000
Use: 4 Bdrm Colonial, Lot: 44562sf

23 AUGUSTUS CT U:2002..... $540,000
B: Janice B Necco & Anita D Quevillon
S: Mary J Giunta Tr, Tr for J Petrousky Pagliaro LT
Book/Page: 80365/331, Date: 06/30/22
Mtg: EMM Loans LLC $255,000
Use: 2 Bdrm Condo
Prior Sale: $407,410 (12/14)

97 BATCHELDER RD..... $1,050,000
B: Yun Zou & Zhiyue Sun
S: John J Gillis & Caitlin C Gillis
Book/Page: 80367/64, Date: 06/30/22
Mtg: MLD Mortgage Inc $630,000
Use: 5 Bdrm Colonial, Lot: 18090sf
Prior Sale: $129,900 (03/18)

21 COPELAND AVE..... $1,400,000
B: Elizabeth E Storti & John A Storti 4th
S: Sheldon Bacon & Kelli Bacon
Book/Page: 80357/369, Date: 06/29/22
Mtg: Guaranteed Rate Inc $999,999
Use: 4 Bdrm Old Style, Lot: 15000sf

713 GAZEBO CIR U:713..... $540,000
B: Ute H Miner
S: Jennifer L Smith Tr, Tr for Charlene Kay Morgan FT
Book/Page: 80355/233, Date: 06/29/22
Mtg: William Raveis Mtg Co $378,000
Use: 2 Bdrm Condo

18 GREEN MEADOW DR U:18..... $930,000
B: Jinsam You
S: Iannaco Robert V Est & Mary A Iannaco
Book/Page: 80338/146, Date: 06/27/22
Mtg: Guaranteed Rate Inc $744,000
Type: Adj
Use: 2 Bdrm Condo

1 HERITAGE DR..... $1,580,000
B: Paul L Gallant & Cindy A Gallant
S: 1 Heritage Drive LLC
Doc#: 000000001917534, Date: 06/30/22
Mtg: Cambridge Svgs Bk $1,264,000
Use: 3 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $510,000 (08/21)

122 JOHNSON WOODS DR U:303..... $770,000
B: Dorothy Erikson
S: Christine B Thomas Tr, Tr for Christine B Thomas LT
Book/Page: 80355/548, Date: 06/29/22
Use: 2 Bdrm Condo

34 PARKVIEW RD..... $770,000
B: Lucia A Passanisi & James Coletta
S: William J Veronelli Tr, Tr for Veronelli 2015 Funding T
Book/Page: 80356/160, Date: 06/29/22
Mtg: PNC Bank $577,500
Use: 3 Bdrm Colonial, Lot: 5799sf

170 SALEM ST..... $856,000
B: Anh N Nguyen & Khoa P Ho
S: Eugene Maganzini & Robin M Maganzini
Book/Page: 80330/62, Date: 06/24/22
Mtg: Rocket Mortgage LLC $770,000
Use: 3 Bdrm Colonial, Lot: 7875sf

30 SELFRIDGE RD..... $705,000
B: Nazar Vincent
S: Mariellen Fidrych Tr, Tr for Regan RT
Book/Page: 80372/394, Date: 06/30/22
Mtg: Enterprise Bk & Tr Co $1,125,750
Use: 2 Bdrm Ranch, Lot: 26254sf

51 SHERWOOD RD..... $1,406,000
B: Courtney Roman & Michael E Roman
S: Paul W Hanlon Tr, Tr for Paul W Hanlon RET
Book/Page: 80366/211, Date: 06/30/22
Mtg: First SB $548,250
Use: 4 Bdrm Colonial, Lot: 22277sf

605 SUMMER AVE U:1-37..... $389,900
B: Eric M Dufault
S: Nancy E Robbins Tr, Tr for Nancy E Robbins NT
Book/Page: 80366/289, Date: 06/30/22
Mtg: Citizens Bank $370,405
Use: 2 Bdrm Condo

58 TIMBERNECK DR..... $725,000
B: Bryan Crespo & Cristina Crespo
S: Joseph R Pecoraro
Book/Page: 80352/388, Date: 06/29/22
Mtg: LoanDepot.Com $616,250
Use: 3 Bdrm Split Level, Lot: 22500sf

3 TREVOR CT U:3..... $1,175,000
B: Kenneth D Tarbell & Karen A Tarbell
S: Johnson Woods Realty Corp
Book/Page: 80368/142, Date: 06/30/22
Use: 2 Bdrm Condo

Sherborn

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	30	26
Median Price	$935,000	$1,202,500

► REAL ESTATE SALES

30 GREAT ROCK RD..... $935,000
B: Peter Keeman & Samantha R Mekrut
S: Brady Dowling & Cassandra Dowling
Book/Page: 80329/302, Date: 06/24/22
Mtg: E Cambridge Svgs Bk $888,250
Use: 4 Bdrm Ranch, Lot: 47045sf
Prior Sale: $675,000 (10/20)

32 LAKE ST..... $875,000
B: Michael J Maresca & Kathleen M Maresca
S: Joshua Leclair & Shannon Leclair
Book/Page: 80355/478, Date: 06/29/22
Mtg: Mortgage Networks Inc $680,000
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: $515,000 (06/13)

14 LELAND DR U:14..... $475,000
B: Linda N Olen & Michael J Olen
S: Mark Rose
Book/Page: 80359/400, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $455,000 (02/22)

53 NASON HILL RD..... $987,000
B: Christian C Dibble & Julie M Lucier
S: Andrew Jackson & Jessica Jackson
Book/Page: 80334/348, Date: 06/27/22
Mtg: Eastern Bank $789,600
Use: 4 Bdrm Colonial, Lot: 219542sf
Prior Sale: $672,000 (07/15)

239 S MAIN ST..... $1,410,000
B: Sibo Jiang & Huiyan Sun
S: Hollis W Plimpton 3rd & Constance Plimpton
Book/Page: 80320/426, Date: 06/23/22
Mtg: US Bank NA $1,090,000
Use: 4 Bdrm Contemporary, Lot: 152024sf

4 SOUTHFIELD LN U:4..... $900,000
B: Allison Nance
S: Moliang Zhou & Ran Tao
Book/Page: 80339/463, Date: 06/27/22
Mtg: Middlesex Svgs Bk $720,000
Type: Adj
Use: 2 Bdrm Condo

40 WHITNEY ST..... $1,107,000
B: Priyanka A Patel & Caleb J Dresser
S: Michael D Barnett Jr Tr, Tr for Barnett Family 2000 RT
Book/Page: 80354/161, Date: 06/29/22
Mtg: Fall River Five Cents $885,600
Use: 3 Bdrm Contemporary, Lot: 172933sf

Shirley

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	36	18
Median Price	$404,500	$482,500

► REAL ESTATE SALES

1 BRUCE ST..... $460,000
B: Douglas G Murphy & Kyung-Mi L Murphy
S: Kaitlyn E Millay & Connor M Duncan
Book/Page: 80331/83, Date: 06/24/22
Mtg: Ally Bank $351,500
Use: 3 Bdrm Colonial, Lot: 6969sf
Prior Sale: $402,500 (03/21)

31 CATACUNEMAUG RD..... $294,000
B: Jared Clough
S: Linda Fifield & Pauline Gentile
Book/Page: 80362/316, Date: 06/30/22
Mtg: Fairway Ind Mtg $288,674
Use: 2 Bdrm Ranch, Lot: 6534sf

2 DERBY DR..... $790,000
B: Derek J Nolan & Tiffany A Nolan
S: Apple Valley Homes LLC
Book/Page: 80358/49, Date: 06/29/22
Mtg: Workers Credit Union $711,000
Use: Residential Developable Land, Lot: 20243sf
Prior Sale: $150,000 (06/21)

240 GREAT RD U:3..... $325,000
B: Michelle M Chilicky & Rosinei L Viana
S: Kathleen A French
Book/Page: 80351/371, Date: 06/29/22
Mtg: Evolve B&T $332,475
Use: 3 Bdrm Condo
Prior Sale: $162,500 (07/14)

164 GROTON RD..... $585,000
B: Trenton W Davis & Melissa J Davis
S: Matthew M Hill & Rebecca P Hill
Book/Page: 80353/72, Date: 06/29/22
Mtg: Middlesex Svgs Bk $385,000
Use: 2 Bdrm Split Entry, Lot: 26571sf

5 HOLDEN RD..... $475,000
B: Phuong Rogemoser & Thomas Rogemoser
S: B Squared Corp
Book/Page: 80361/277, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 40510sf
Prior Sale: $175,000 (08/21)

71 LANCASTER RD..... $570,000
B: Yimer Addissu & Mastewal Yaze
S: Kathleen Vizen & Deonefe Vizen
Book/Page: 80356/8, Date: 06/29/22
Mtg: Cross Country Mtg Inc $552,900
Use: 3 Bdrm Colonial, Lot: 40075sf
Prior Sale: $345,000 (03/17)

19 TOLMAN AVE..... $370,000
B: Dominic Deruosi & Ryan Bradbury
S: Cloverhill Properties LLC
Book/Page: 80331/276, Date: 06/24/22
Mtg: Guaranteed Rate Inc $363,298
Use: 3 Bdrm Old Style, Lot: 18295sf
Prior Sale: $180,000 (12/21)

Somerville

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	37	26
Median Price	$1,030,000	$1,200,000

► REAL ESTATE SALES

39 ADAMS ST..... $1,350,000
B: Ivy Intl Realty LLC
S: Tiancheng Intl Group Inc
Book/Page: 80348/61, Date: 06/28/22
Mtg: Hingham Inst for Svgs $795,000
Use: 3-Family Family Flat, Lot: 8080sf
Prior Sale: $1,400,000 (11/20)

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40 ASH AVE **$815,000**
B: Mark Nakib & Makenna Hart
S: Carolyn M Emberley
Book/Page: 80356/100, Date: 06/29/22
Mtg: Leader Bank NA $733,500
Use: 3 Bdrm Cottage, Lot: 2100sf
Prior Sale: $610,040 (04/17)

25 BOSTON AVE U:25 ..... **$1,249,900**
B: Gautam Jadhav & Melissa Jadhav
S: Raina D Dunkelberger & Lloyd E Dunkelberger Jr
Book/Page: 80372/296, Date: 06/30/22
Mtg: Salem Five Mtg Co $1,124,910
Use: 3 Bdrm Condo

326 BROADWAY U:19 ..... **$455,000**
B: Armando H Coelho Tr, Tr for Laurel Park RT
S: Jonathan Cung
Book/Page: 80372/324, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $315,000 (07/15)

561 BROADWAY U:B3 ..... **$715,000**
B: Zoe Weems
S: Jeffrey Battles & Alicia Battles
Book/Page: 80337/155, Date: 06/27/22
Mtg: First Republic Bk $315,000
Use: Condo

855 BROADWAY **$2,700,000**
B: Mccrone LLC
S: Nancy Doherty-Neri & Resa M Doherty
Book/Page: 80350/138, Date: 06/29/22
Use: Funeral Home, Lot: 15791sf

865 BROADWAY **$2,700,000**
B: Mccrone LLC
S: Nancy Doherty-Neri & Resa M Doherty
Book/Page: 80350/138, Date: 06/29/22
Use: 2-Family Two Family, Lot: 2494sf

7 CEDAR AVE **$750,750**
B: 7 Cedar Avenue LLC
S: Evelyn Valentino Tr, Tr for Valentino RT
Book/Page: 80365/463, Date: 06/30/22
Mtg: Walpole Coop Bank $980,600
Use: 3 Bdrm Cottage, Lot: 2372sf

29 CEDAR ST U:29 ..... **$1,160,800**
B: Zoe Schoen
S: Charles Spellman
Book/Page: 80338/374, Date: 06/27/22
Mtg: HarborOne Mortgage $754,800
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $760,000 (07/17)

83 CEDAR ST U:2 ..... **$1,222,000**
B: Sylvia Smullin
S: Joshua C Snyder & Lael S Harris
Book/Page: 80366/323, Date: 06/30/22
Mtg: HarborOne Mortgage $650,000
Use: 3 Bdrm Condo
Prior Sale: $690,000 (06/14)

14 CORINTHIAN RD **$1,267,500**
B: Sean Maloney & Sophia Carayannopoulos
S: Lindsay Andrew S D Est & Janet D Heintzman-Lindsay
Book/Page: 80369/59, Date: 06/30/22
Mtg: First Republic Bk $1,014,000
Use: 2-Family Decker, Lot: 2775sf
Prior Sale: $715,000 (05/12)

47 GLEN ST U:2 ..... **$810,000**
B: Daniel P Deconinck & Chelsey S Cole
S: Katharine M Garrett & Andrew Cunningham
Book/Page: 80366/170, Date: 06/30/22
Mtg: Guaranteed Rate Inc $560,000
Use: 2 Bdrm Condo

50 GORDON ST U:1 ..... **$642,500**
B: Namir Jawdat
S: Sandra L Delaney
Book/Page: 80367/27, Date: 06/30/22
Mtg: Bank of America NA $610,375
Use: 2 Bdrm Condo
Prior Sale: $420,000 (08/16)

17 HANCOCK ST **$775,000**
B: Steven J Moskowitz Tr, Tr for Steven Moskowitz RET
S: Leah Moskowitz & David Moskowitz
Book/Page: 80320/464, Date: 06/23/22
Use: 3-Family Family Flat, Lot: 3391sf
Prior Sale: $525,000 (06/17)

46 HIGH ST U:46 ..... **$664,900**
B: Rachel R Dorsey & Kyle J Dorsey
S: Gary Sullivan Tr, Tr for 46-48 High Street RT
Book/Page: 80329/403, Date: 06/24/22
Mtg: Leader Bank NA $618,350
Use: Condo

40 HIGHLAND RD **$1,200,000**
B: Jennifer Da & Zachary Chen
S: Silvana Comeau Tr, Tr for Giurleo FT
Book/Page: 80324/290, Date: 06/23/22
Mtg: Cambridge Svgs Bk $960,000
Use: 2-Family Two Family, Lot: 3440sf

144 HOLLAND ST **$1,260,000**
B: 202 Middlesex Ave LLC
S: Sean Paige Tr, Tr for DW RET
Book/Page: 80344/13, Date: 06/28/22
Mtg: FTF Lending LLC $1,800,000
Use: 2-Family Two Family, Lot: 4535sf

136 HUDSON ST U:1 ..... **$937,000**
B: Rupesh Malhotra & Shraddha Thakkar
S: Elizabeth T Goldmann
Book/Page: 80326/552, Date: 06/24/22
Mtg: Wells Fargo Bank $749,600
Use: 2 Bdrm Condo
Prior Sale: $600,000 (10/13)

7-R JOSEPH ST U:7R **$815,000**
B: Jason Obrien & Melissa Bloom
S: Peter J Valle & Emilie P Valle
Book/Page: 80326/510, Date: 06/24/22
Mtg: Bluestone Bank $652,000
Use: 2 Bdrm Condo

25 MORELAND ST **$1,245,000**
B: Moreland Street Kmal LLC
S: 25 Moreland Street LLC
Book/Page: 80366/583, Date: 06/30/22
Mtg: Winter Hill Fed SB $996,000
Type: Adj
Use: 3-Family Family Flat, Lot: 3665sf
Prior Sale: $875,000 (11/19)

52 PEARSON RD **$1,250,000**
B: New Sunshine LLC
S: Tiancheng Intl Group Inc
Book/Page: 80348/92, Date: 06/28/22
Mtg: Hingham Inst for Svgs $900,000
Use: 2-Family Two Family, Lot: 5029sf
Prior Sale: $1,270,000 (12/20)

10 POWDER HOUSE BLVD **$2,700,000**
B: Mccrone LLC
S: Nancy Doherty-Neri & Resa M Doherty
Book/Page: 80350/138, Date: 06/29/22

109-111 PROSPECT ST U:101 ..... **$925,000**
B: Gohar I Chaudhry & Qandeel Tariq
S: 109-111 Prospect St Somer
Book/Page: 80366/460, Date: 06/30/22
Mtg: Washington Trust Mtg $740,000
Type: Adj
Use: Condo

31 RICHARDSON ST **$965,000**
B: Mark Files-Schwaller & Shannon Schwaller
S: Somerville Community Corp
Book/Page: 80357/177, Date: 06/29/22
Use: 3 Bdrm Conventional, Lot: 5767sf
Prior Sale: $1,275,000 (03/19)

35 RICHARDSON ST **$965,000**
B: Mark Files-Schwaller & Shannon Schwaller
S: Somerville Community Corp
Book/Page: 80357/177, Date: 06/29/22
Use: Res Potentially Dvlpble Land, Lot: 5728sf
Prior Sale: $1,050,000 (11/17)

373 SOMERVILLE AVE U:E **$637,000**
B: Rochelle Sun
S: Sara J Cohen
Book/Page: 80329/48, Date: 06/24/22
Mtg: Metro Credit Union $307,000
Type: Adj
Use: 2 Bdrm Condo

209 SUMMER ST U:2 ..... **$720,000**
B: Rebecca K Powell
S: Dana M Hurlbut
Book/Page: 80329/167, Date: 06/24/22
Mtg: LoanDepot.Com $576,000
Use: 2 Bdrm Condo
Prior Sale: $310,000 (12/10)

5 TANNERY BROOK ROW U:8 ..... **$1,469,000**
B: Sharon Schrott
S: Beth Jen & Francois Ward
Book/Page: 80362/505, Date: 06/30/22
Mtg: US Bank NA $1,175,200
Use: 1 Bdrm Condo
Prior Sale: $900,000 (12/13)

24 WATERHOUSE ST U:3 ..... **$725,000**
B: Lauren E Savit
S: William P Fitzgerald 3rd & Lori A Fitzgerald
Book/Page: 80333/54, Date: 06/27/22
Use: Condo

10 WATSON ST **$1,180,000**
B: Cecile C Barthelemy & Frederic R Barthelemy
S: Patricia H Kervick & Robyn Kervick
Book/Page: 80326/30, Date: 06/24/22
Mtg: Guaranteed Rate Inc $885,000
Use: 2-Family Decker, Lot: 2675sf

82 WILLOW AVE U:2 ..... **$1,060,000**
B: Tsae LLC
S: 82 Willow Ave LLC
Book/Page: 80358/402, Date: 06/29/22
Use: Condo

Stoneham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	62	60
Median Price	$620,000	$725,000

► REAL ESTATE SALES

88 COLLINCOTE ST **$715,000**
B: Emily K Burns & John R Burns 4th
S: Brian E Mcneil & Allison P Mcneil
Book/Page: 80352/543, Date: 06/29/22
Mtg: Leader Bank NA $643,500
Use: 3 Bdrm Old Style, Lot: 6416sf

11 CRESCENT AVE **$657,500**
B: Corey Upton & Jacqueline Kamel
S: Albert M Navetta & Kimbery Navetta
Doc#: 000000001917094, Date: 06/27/22
Mtg: Nations Reliable Lndg $589,250
Use: 2 Bdrm Split Entry, Lot: 10507sf
Prior Sale: $484,000 (01/17)

146 FRANKLIN ST **$570,000**
B: Andrea Formosi & Alan Burke
S: David Fiore & Janis Fiore
Book/Page: 80328/224, Date: 06/24/22
Mtg: Advisors Mtg Grp LLC $456,000
Use: 3 Bdrm Old Style, Lot: 20891sf

159 FRANKLIN ST U:B2 ..... **$275,000**
B: Meghan C Mccormick
S: Tricia Butland
Book/Page: 80347/508, Date: 06/28/22
Mtg: Draper and Kramer Mtg $261,250
Use: 1 Bdrm Condo
Prior Sale: $250,000 (06/22)

159 FRANKLIN ST U:B2 ..... **$250,000**
B: Emily Donahue
S: Charlene M Burke
Book/Page: 80340/388, Date: 06/27/22
Mtg: E Cambridge Svgs Bk $217,500
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $170,000 (04/17)

200 LEDGEWOOD DR U:106 ..... **$460,000**
B: Daniel R Mcgonagle & Susan A Mcgonagle
S: Hanley Marilyn G Est & Edward T Hanley
Book/Page: 80370/553, Date: 06/30/22
Use: 2 Bdrm Condo

200 LEDGEWOOD DR U:604 ..... **$485,000**
B: Kristen A Marino
S: Richard M Dibella Tr, Tr for Dibella FT
Book/Page: 80345/234, Date: 06/28/22
Mtg: New Fed Mtg Corp $388,000
Type: Adj
Use: 2 Bdrm Condo

159 MAIN ST U:30A **$440,000**
B: Shuning Zheng
S: Jingping Zhang
Book/Page: 80362/131, Date: 06/30/22
Mtg: LoanDepot.Com $330,000
Use: 2 Bdrm Condo

7 MARIE AVE **$320,000**
B: Kimberly A Hutchins
S: Kimberly A Hutchins & John J Johnston 3rd
Book/Page: 80364/233, Date: 06/30/22
Mtg: Winchester Cp Bk $572,000
Type: Adj
Use: 3 Bdrm Split Level, Lot: 7174sf

57 NORVAL AVE **$720,000**
B: Michele C Cruz
S: Margaret Meluzio & Michael Meluzio
Book/Page: 80369/361, Date: 06/30/22
Mtg: Cross Country Mtg Inc $525,600
Use: 3 Bdrm Colonial, Lot: 7314sf
Prior Sale: $489,000 (02/16)

43 POMEWORTH ST U:22 ..... **$372,000**
B: Loretta Martinez & Dominic Martinez
S: Connell Francis J Est & Linda D Connell
Book/Page: 80369/331, Date: 06/30/22
Mtg: St Jeans Credit Union $172,000
Use: 2 Bdrm Condo

112 SPRING ST **$670,000**
B: William J Crowe & Brighid C Crowe
S: Dino J Giancola
Book/Page: 80367/439, Date: 06/30/22
Use: 3 Bdrm Old Style, Lot: 5497sf
Prior Sale: $424,900 (08/19)

11 VERNON AVE **$785,000**
B: Shawn F Strout
S: Zoya Shcherbinina
Book/Page: 80353/121, Date: 06/29/22
Mtg: Savings Bank (The) $350,000
Use: 2 Bdrm Split Entry, Lot: 7584sf
Prior Sale: $490,000 (08/18)

61 WRIGHT ST U:103 ..... **$255,000**
B: Pamela Travaglione
S: Thomas J Connor Tr, Tr for Frederick J Connor IRT
Book/Page: 80357/467, Date: 06/29/22
Mtg: Salem Five Mtg Co $204,000
Type: Adj
Use: 1 Bdrm Condo

Stow

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	41	27
Median Price	$640,000	$785,000

► REAL ESTATE SALES

30 HIGH ST **$825,000**
B: Brett A Mallette & Lindsey G Mallette
S: Paul Murphy & Kimberly Murphy
Book/Page: 80363/158, Date: 06/30/22
Mtg: Rockland Tr Co $660,000
Use: 3 Bdrm Contemporary, Lot: 25047sf
Prior Sale: $525,000 (06/17)

40 JOANNE DR **$1,179,000**
B: Christopher M Packhem & Nicole L Packhem
S: Kendall Homes Inc
Book/Page: 80341/106, Date: 06/27/22
Mtg: Fairway Ind Mtg $829,000
Use: Residential Developable Land, Lot: 43037sf

32 RANDALL RD **$665,000**
B: Bennett Daley & Jillian Daley
S: Thomas H Aleo & Barbara A Aleo
Book/Page: 80366/131, Date: 06/30/22
Mtg: Fairway Ind Mtg $485,000
Use: 3 Bdrm Cape Cod, Lot: 65340sf
Prior Sale: $610,000 (12/21)

71 WHEELER RD **$1,105,000**
B: Jenna Terrell & Andrew Rafanello
S: Lawrence A Lepore & Lina Lepore
Book/Page: 80329/267, Date: 06/24/22
Mtg: JPMorgan Chase Bank $864,000
Use: 4 Bdrm Contemporary, Lot: 68825sf

59 WHITMAN ST **$917,000**
B: Richard Yennaco & Elizabeth Yennaco
S: Lawrence M Stafford & Michelle A Stafford
Book/Page: 80364/280, Date: 06/30/22
Mtg: Harvard University CU $667,000
Use: 4 Bdrm Garrison, Lot: 66211sf

Sudbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	84	86
Median Price	$952,000	$1,167,000

► REAL ESTATE SALES

62 BELCHER DR **$1,605,000**
B: Mark R Hanekom & Svetlana Hanekom
S: Patrick VanDer-Voorn & Nancy VanDer-Voorn
Book/Page: 80363/491, Date: 06/30/22
Mtg: Wells Fargo Bank $1,123,500
Use: 4 Bdrm Colonial, Lot: 43049sf
Prior Sale: $1,526,000 (08/21)

215 BOSTON POST RD **$460,000**
B: Terra Holdings LLC
S: Kathleen D Middleton
Book/Page: 80354/197, Date: 06/29/22
Mtg: Middlesex Svgs Bk $1,685,000

725 BOSTON POST RD U:12 ..... **$650,000**
B: Ahmed Sanaullah & Hafsah Shahzad
S: Fred Cohen Tr, Tr for F R Cohen RT
Doc#: 000000001917507, Date: 06/30/22
Use: 2 Bdrm Condo

5 FAIRHAVEN CIR **$920,000**
B: Celia W Zhang & Apurv Gupta
S: G Boyd Gochenour & Lorie J Gochenour
Book/Page: 80361/372, Date: 06/30/22
Mtg: US Bank NA $736,000
Use: 4 Bdrm Colonial, Lot: 40435sf

224 GOODMANS HILL RD **$725,000**
B: Thomas E Farley
S: Margaret R Espinola
Book/Page: 80328/542, Date: 06/24/22
Mtg: Navy FCU $544,000
Use: 3 Bdrm Ranch, Lot: 47492sf

34 GREENWOOD RD **$1,800,000**
B: David Salvo & Caitlin Salvo
S: Mustang Dev Advisors Inc
Book/Page: 80370/524, Date: 06/30/22
Mtg: Everett Cp Bk $1,440,000
Type: Adj
Use: 4 Bdrm Ranch, Lot: 33541sf
Prior Sale: $475,000 (06/21)

103 HAWKS PERCH U:85 ..... **$770,335**
B: Zhe Li & Nannan Wang
S: Pulte Hm Of New Eng LLC
Book/Page: 80369/385, Date: 06/30/22
Mtg: Washington Trust Mtg $577,000
Type: Adj
Use: Condo

107 HAWKS PERCH U:83 ..... **$777,530**
B: Can Luo & Ziqi Wei
S: Pulte Hm Of New Eng LLC
Book/Page: 80369/25, Date: 06/30/22
Mtg: Bangor Savings Bank $267,530
Use: Condo

62 JACK PINE DR **$1,800,000**
B: Michael R Stann & Sasha A Stann
S: Joseph M Muellller & Andrea Mueller
Book/Page: 80339/401, Date: 06/27/22
Mtg: Bluestone Bank $900,000
Use: 5 Bdrm Cape Cod, Lot: 220774sf
Prior Sale: $1,250,000 (11/16)

7 KENDRA DR **$1,870,000**
B: Joseph M Parise & Lynn Parise
S: Rebecca Fleishman
Book/Page: 80356/384, Date: 06/29/22
Mtg: Leader Bank NA $1,496,000
Use: 4 Bdrm, Lot: 47841sf

17 LETTERY CIR **$2,025,000**
B: Matthew A Vogel & Julie R Sobel
S: Michael F Nobile Tr, Tr for M&Cheryl Nobile FT
Book/Page: 80324/509, Date: 06/23/22
Mtg: Inst Svgs Newburyport $1,620,000
Use: 4 Bdrm Colonial, Lot: 24394sf

15 LINDEN RD **$795,000**
B: Casey P Friend & Christopher A Friend
S: Dominic Barbuto & Lynn A Barbuto
Book/Page: 80364/416, Date: 06/30/22
Mtg: Mortgage Networks Inc $520,000
Use: 4 Bdrm Split Level, Lot: 27443sf

150 NORTH RD U:4 ..... **$550,000**
B: John R Murnane & Kerry L Sullivan
S: Patricia Duarte & Judy A Kendall
Doc#: 000000001917138, Date: 06/27/22
Mtg: Fairway Ind Mtg $350,000
Use: 2 Bdrm Condo

6 OLD COUNTY RD U:19 ..... **$985,000**
B: Stephen J Murphy
S: Bayar Tumennasan & Otgontetseg Erhemjamts
Book/Page: 80361/487, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $655,000 (08/11)

602 PEAKHAM RD **$612,000**
B: Debrah Booras
S: Jon L Hart & Brenda K Hart
Book/Page: 80349/590, Date: 06/29/22
Mtg: Bank of England Mtg $591,574
Use: 3 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: $559,000 (07/18)

4 PHILEMON WHALE LN **$770,000**
B: Kyle Kemp & Elizabeth Kemp
S: Gayathri Sathiamoorthy & Lakshmi Raman
Doc#: 000000001917556, Date: 06/30/22
Mtg: Cross Country Mtg Inc $577,500
Use: 4 Bdrm Colonial, Lot: 41742sf

32 PINE ST **$900,000**
B: Varun Khedekar & Sarah Marchese
S: William Kunkle & Rose A Kaczmarcik
Book/Page: 80345/405, Date: 06/28/22
Mtg: Guild Mortgage Co $810,000
Use: 3 Bdrm Ranch, Lot: 40000sf
Prior Sale: $670,000 (09/20)

47 PRATTS MILL RD **$1,300,000**
B: Ferrell Shatto & Nicole Reid
S: Catherine Helman & Mark D Helman
Book/Page: 80346/524, Date: 06/28/22
Mtg: Cross Country Mtg Inc $1,105,000
Use: 3 Bdrm Colonial, Lot: 92272sf
Prior Sale: $700,000 (02/10)

90 RUDDOCK RD **$2,000,000**
B: Elizabeth A Sues, Tr for Kashitiz Trivedi
S: Mark J Bruni & Lisa V Bruni
Doc#: 000000001917611, Date: 06/30/22
Mtg: PNC Bank $1,600,000
Use: 5 Bdrm Colonial, Lot: 40871sf

10 SPRUCE LN **$2,100,000**
B: Benjamin P Johnson & Katherine Johnson
S: Matthew E Carlin & Nicole M Carlin
Book/Page: 80365/197, Date: 06/30/22
Mtg: TD Bank NA $1,500,000
Use: 4 Bdrm Colonial, Lot: 40144sf

15 WOODSIDE RD **$460,000**
B: Terra Holdings LLC
S: Kathleen D Middleton
Doc#: 000000001917360, Date: 06/29/22
Mtg: Middlesex Svgs Bk $1,685,000

111 WOODSIDE RD **$870,000**
B: Anne Malan & William Malan
S: Sabino G Merra & Judith A Merra
Book/Page: 80327/48, Date: 06/24/22
Mtg: Leader Bank NA $500,000
Use: 4 Bdrm Colonial, Lot: 68749sf

Townsend

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	36	46
Median Price	$354,000	$362,451

► REAL ESTATE SALES

12 DEPOT ST **$308,000**
B: Susan E Szerencsi & Christopher M Rivera
S: Faith Perry
Book/Page: 80340/1, Date: 06/27/22
Mtg: Total Mtg Svcs $298,760
Use: 3 Bdrm Old Style, Lot: 7139sf
Prior Sale: $165,000 (05/17)

59 EMERY RD **$262,100**
B: Mario Mikhail
S: MTGLQ Investors LP
Book/Page: 80360/161, Date: 06/30/22
Use: 2 Bdrm Contemporary, Lot: 1089000sf
Prior Sale: $245,000 (06/19)

90 MASON RD **$520,000**
B: Kathryn L Buttrick Tr, Tr for Kathryn L Buttrick RET
S: Matthew J Brander & Valerie Brander
Book/Page: 80319/313, Date: 06/23/22
Use: 4 Bdrm Colonial, Lot: 135036sf
Prior Sale: $276,000 (04/15)

231 S ROW RD **$420,000**
B: Christina M Deveaux & Benjamin N Lodge
S: Kristen M Stone
Book/Page: 80338/110, Date: 06/27/22
Mtg: Fairway Ind Mtg $399,000
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: $265,000 (09/17)

4 SCHOOL ST **$450,000**
B: Donald Morton & Mary Mcgraw
S: Steven G Missaggia & Chelsea C Eaton
Book/Page: 80318/205, Date: 06/23/22
Mtg: Ross Mortgage Co Inc $436,300
Use: 3 Bdrm Old Style, Lot: 10890sf
Prior Sale: $187,000 (05/21)

29 WARREN RD **$150,000**
B: Brandon M Cole & Zachary T Cole
S: William R Cole Jr Tr, Tr for WAC FT
Book/Page: 80327/332, Date: 06/24/22
Mtg: Workers Credit Union $145,500
Use: 3 Bdrm Cape Cod, Lot: 47916sf

30 WARREN RD **$400,000**
B: Thomas P Murphy Jr & Jackeline Cubero-Murphy
S: Eric M Pompi
Doc#: 000000001917436, Date: 06/29/22
Mtg: Evolve B&T $404,040
Use: 3 Bdrm Ranch, Lot: 19998sf
Prior Sale: $294,900 (06/19)

13 WILLOW DR **$470,000**
B: Hadson Ssekilime
S: Joann D Lanzillo
Book/Page: 80320/475, Date: 06/23/22
Mtg: Salem Five Mtg Co $461,487
Use: 3 Bdrm Colonial, Lot: 20090sf
Prior Sale: $174,814 (06/16)

Wakefield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	72	78
Median Price	$620,525	$703,500

► REAL ESTATE SALES

2 ANJIM LN **$1,075,000**
B: Xiaocun Qiu & Yuanshuo Qu
S: Stephen J Mcdermod
Book/Page: 80342/130, Date: 06/27/22
Mtg: Leader Bank NA $750,000
Use: 4 Bdrm Cape Cod, Lot: 22085sf

15 BELMONT RD **$1,013,000**
B: Seyed S Ardakani & Suzanne Snell
S: Joseph S Zappulla Tr, Tr for Zappulla RET
Book/Page: 80357/218, Date: 06/29/22
Use: 3 Bdrm Ranch, Lot: 12720sf

40 CHURCH ST **$900,000**
B: Peter L Conti & Sean Camp
S: Katherine P Messenger & Will Wright
Book/Page: 80324/570, Date: 06/24/22
Mtg: Rockland Tr Co $720,000
Use: 2 Bdrm Antique, Lot: 11195sf

14 CONVERSE ST **$840,000**
B: Emily R Gusse
S: John F Foley Jr & Kathryn B Foley
Book/Page: 80348/513, Date: 06/28/22
Mtg: Eagle Bank $647,200
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6665sf

38 EMERSON ST **$950,000**
B: Katie Shinkwin
S: Kevin D Hyde & Melissa Hyde
Book/Page: 80356/321, Date: 06/29/22
Mtg: E Cambridge Svgs Bk $700,000
Use: 3-Family Conventional, Lot: 7231sf
Prior Sale: $420,000 (02/15)

20 GREEN ST **$660,000**
B: Kate E Spinosa & Brian Besinger
S: Laura B Gallugi
Book/Page: 80355/344, Date: 06/29/22
Mtg: Leader Bank NA $620,400
Use: 3 Bdrm Cape Cod, Lot: 4356sf
Prior Sale: $302,527 (08/15)

14 KATHY LN **$860,000**
B: Eric N Hoffman & Meghan A Hoffman
S: Robert J Reardon Jr Tr, Tr for Robert J Reardon FT
Book/Page: 80371/372, Date: 06/30/22
Mtg: Leader Bank NA $560,000
Use: 3 Bdrm Colonial, Lot: 34195sf

474 LOWELL ST **$770,000**
B: Dino Loconte & Christina Loconte
S: James J Hykel & Joseph P Hykel
Book/Page: 80369/199, Date: 06/30/22
Mtg: Flagstar Bank FSB $616,000
Use: 4 Bdrm Colonial, Lot: 37984sf
Prior Sale: $520,000 (07/15)

910 MAIN ST **$3,500,000**
B: High Mountain LLC
S: Sigma Realty LLC
Book/Page: 80371/217, Date: 06/30/22
Mtg: Leader Bank NA $1,750,000
Use: Retail-service, Lot: 48352sf
Prior Sale: $1,675,000 (01/15)

916 MAIN ST **$3,500,000**
B: High Mountain LLC
S: Sigma Realty LLC
Book/Page: 80371/217, Date: 06/30/22

920 MAIN ST **$3,500,000**
B: High Mountain LLC
S: Sigma Realty LLC
Book/Page: 80371/217, Date: 06/30/22

974 MAIN ST U:28 ..... **$530,000**
B: John Sigg & Brynne Sigg
S: Stackhouse Arthur D Est & James A Stackhouse
Book/Page: 80342/408, Date: 06/28/22
Use: 2 Bdrm Condo, Lot: 1sf

9 MORRISON AVE **$700,000**
B: Jennifer Carney & Jesse Gordon
S: Spurr Barbara J Est & David L Spurr
Book/Page: 80354/567, Date: 06/29/22
Mtg: BNC National Bank $560,000
Use: 3 Bdrm Cape Cod, Lot: 15072sf

175 NORTH AVE U:208 ..... **$621,000**
B: Kevin K Wong
S: Christopher Provines & Dolores Provines
Book/Page: 80358/411, Date: 06/29/22
Mtg: E Cambridge Svgs Bk $496,800
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $454,900 (03/18)

16 ORCHARD AVE **$645,000**
B: Rebecca L Crank & John T Cerrato
S: Joseph Macgilvray & Altino Medeiros
Book/Page: 80353/92, Date: 06/29/22
Mtg: Fairway Ind Mtg $612,750
Use: 2 Bdrm Cape Cod, Lot: 6011sf
Prior Sale: $369,000 (03/11)

68 PRESTON ST U:5A **$322,500**
B: Jason A Grato
S: Christopher Pagliccia & Kristina Pagliccia
Book/Page: 80328/40, Date: 06/24/22
Mtg: Workers Credit Union $291,375
Type: Adj
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: $255,000 (06/18)

9 ROCKLAND ST **$630,000**
B: John I Sabbagh & Ashley E Griffin
S: Thomas E Hurton Jr & Joan Hurton
Book/Page: 80323/569, Date: 06/23/22
Mtg: Cross Country Mtg Inc $450,000
Use: 3 Bdrm Colonial, Lot: 6186sf

44 SALEM ST U:A **$541,000**
B: Galina Toteva & Vladimir Pavlov
S: Fallon Concetta M Est & Norma J Morris
Book/Page: 80332/419, Date: 06/24/22
Mtg: Rockland Tr Co $405,750
Use: 2 Bdrm Condo, Lot: 4356000sf
Prior Sale: $100,000 (02/14)

504 SALEM ST **$485,000**
B: DLT Family LP
S: Schaffer Richard Est & Christopher Schaffer
Book/Page: 80359/581, Date: 06/30/22
Use: 2-Family Conventional, Lot: 60984sf

Waltham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	106	113
Median Price	$687,500	$732,000

► REAL ESTATE SALES

16 BACON ST **$3,000,000**
B: Boston Cap Inv Group LLC
S: 16 18 20 Bacon St LLC
Doc#: 000000001917264, Date: 06/28/22
Use: 2-Family Two Family, Lot: 6682sf

14 CHATHAM LN **$950,000**
B: Vesuvius Realty Dev LLC
S: Yvonne Aghassi
Book/Page: 80336/455, Date: 06/27/22
Mtg: Village Bank $760,000
Use: 4 Bdrm Raised Ranch, Lot: 15002sf

107 CLOCKTOWER DR U:109 ..... **$810,000**
B: Stephen Connors & Janet Connors
S: Nicholas A Zessoules & Mary A Zessoules
Book/Page: 80363/288, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $596,000 (12/16)

37 COLLEGE FARM RD **$700,000**
B: Nathaniel Bonilla & Jillian Sheedy
S: Maria Mariona & Vincent Pulselli
Book/Page: 80366/409, Date: 06/30/22
Mtg: Poli Mtg Group $630,000
Use: 2 Bdrm Cape Cod, Lot: 13482sf

248 COLLEGE FARM RD **$650,000**
B: Benjamin J Kraines & Anna K Prendeville
S: Yichun Lin & Yi Li
Book/Page: 80347/70, Date: 06/28/22
Mtg: Baycoast Mortgage Co $520,000
Use: 3 Bdrm Colonial, Lot: 3202sf
Prior Sale: $520,000 (01/17)

42 FELTON ST U:3R **$733,480**
B: 423R Felton LLC
S: Transatlantic 42 Felton
Book/Page: 80350/262, Date: 06/29/22
Mtg: E Cambridge Svgs Bk $550,110
Use: Condo

79 HOWARD ST **$750,000**
B: Howard Dev Partners LLC
S: John A Doucet & Karen A Doucet
Book/Page: 80361/407, Date: 06/30/22
Mtg: Cambridge Tr Co $1,812,500
Use: 3 Bdrm Old Style, Lot: 7501sf

73 LIONEL AVE U:A **$300,000**
B: Justin M Brooks & Stephanie M Brooks
S: Frederick A Bryson 4th
Book/Page: 80339/228, Date: 06/27/22
Mtg: Poli Mtg Group $225,000
Use: 1 Bdrm Condo

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MIDDLESEX REGISTRY
continued

79 LIONEL AVE U:A **$380,000**
B: Alex Idanjian
S: Matthew Carlson
Book/Page: 80367/413, Date: 06/30/22
Mtg: Fall River Five Cents $210,000
Use: 2 Bdrm Condo
Prior Sale: $360,000 (03/21)

198 LOWELL ST U:1 ..... **$975,000**
B: Francine R Guttman & Brian M Cooley
S: Zachary C Wainwright & Marissa C Wainwright
Book/Page: 80345/159, Date: 06/28/22
Mtg: US Bank NA $780,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $854,000 (02/18)

1111 MAIN ST **$565,000**
B: Patrick Stpierre & Lorraine E Ali
S: Walter E Ohnemus 3rd Tr, Tr for Baldwin RT
Book/Page: 80332/520, Date: 06/24/22
Mtg: United Wholesale Mtg $536,750
Use: 4 Bdrm Old Style, Lot: 7619sf
Prior Sale: $750,000 (04/22)

78 MAYALL RD **$857,000**
B: Erin M Flood & Alex P Fernandes
S: Edgar V Thomas & Carrie A Thomas
Book/Page: 80365/146, Date: 06/30/22
Mtg: Middlesex FSLA $685,600
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $614,900 (02/18)

65 MILNER ST **$596,000**
B: Danielle Dorey
S: Jeff E Dusek & Lianne I Dusek
Book/Page: 80362/108, Date: 06/30/22
Mtg: Guaranteed Rate Inc $476,800
Use: 3 Bdrm Bngl/cottage, Lot: 5502sf
Prior Sale: $450,000 (05/19)

12 NANCY LN **$975,000**
B: Jingyi Li
S: William J Corcoran & Maria G Corcoran
Doc#: 000000001916790, Date: 06/23/22
Use: 4 Bdrm Colonial, Lot: 8350sf

41 NATHAN RD **$750,000**
B: 41 Nathan Rd LLC
S: Mahoney Mary K Est & Paul Mahoney
Book/Page: 80353/37, Date: 06/29/22
Mtg: Watertown Svgs Bk $562,500
Use: 4 Bdrm Colonial, Lot: 11199sf

5 PELHAM RD **$680,000**
B: Dinesh Sharma & Rajani Maharjan
S: Maloney John E Est & John T Maloney
Book/Page: 80319/330, Date: 06/23/22
Mtg: Fairway Ind Mtg $578,000
Use: 4 Bdrm Ranch, Lot: 6856sf

20 PLANT RD **$575,000**
B: Mary Donlon
S: Darren G Greeley & Brianne O Greeley
Book/Page: 80366/378, Date: 06/30/22
Mtg: Watertown Svgs Bk $460,000
Use: 2 Bdrm Ranch, Lot: 3698sf
Prior Sale: $337,500 (05/13)

55 POND ST U:8B **$348,000**
B: A Wherehouse LLC
S: Oneill Pond 88 LLC
Book/Page: 80320/242, Date: 06/23/22
Use: Industrial Condominum

55 POND ST U:8C **$287,000**
B: A Wherehouse LLC
S: Oneill Pond 88 LLC
Book/Page: 80320/227, Date: 06/23/22
Use: Industrial Condominum

121 POND ST U:1 ..... **$630,000**
B: Jake L Kailey & Emily N Kailey
S: Amy E Rabideau
Book/Page: 80335/366, Date: 06/27/22
Mtg: Guaranteed Rate Inc $567,000
Use: 2 Bdrm Condo
Prior Sale: $451,000 (09/16)

71 PORTER RD **$25,000**
B: Michael Greco
S: Thomas E Donnelly
Doc#: 000000001917004, Date: 06/24/22
Use: 3 Bdrm Cape Cod, Lot: 8851sf

40 RAFFAELE DR **$1,575,000**
B: Joseph A Mccarthy
S: Yi Shen & Shiping Zheng
Book/Page: 80318/122, Date: 06/23/22
Mtg: Neat Loans LLC $1,260,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 19972sf

73 ROBBINS ST U:24 ..... **$231,000**
B: Zhe Wu
S: J Marlin Hawthorne
Book/Page: 80357/499, Date: 06/29/22
Use: 1 Bdrm Condo

106 SHIRLEY RD **$800,000**
B: Andrew I Franks & Miriam L Franks
S: Stephen V Donnelly Tr, Tr for Donnelly FT
Book/Page: 80344/133, Date: 06/28/22
Mtg: Washington Trust Mtg $425,000
Use: 3 Bdrm Split Level, Lot: 8782sf

9 VAN VECHTEN ST **$409,000**
B: Nancy E Brown
S: Jennifer A Alosso & Daniel J Alosso
Book/Page: 80329/24, Date: 06/24/22
Mtg: Digital FCU $320,000
Use: 3 Bdrm Old Style, Lot: 6774sf

34-44 WARREN ST **$1,850,000**
B: E&C Constant LLC
S: Richard A Najarian
Book/Page: 80366/101, Date: 06/30/22
Mtg: Enterprise Bk & Tr Co $1,387,500
Use: Retail-service, Lot: 10968sf

16 WINTER ST U:46A **$400,800**
B: Huayu Liu
S: John Holland
Book/Page: 80346/349, Date: 06/28/22
Mtg: Washington Trust Mtg $240,000
Type: Adj
Use: Condo

Watertown

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	39	26
Median Price	$775,000	$802,500

► REAL ESTATE SALES

83 ARLINGTON ST U:2 ..... **$465,000**
B: Lyle Moffitt
S: Gail Healey & Gregory M Bedrosian
Book/Page: 80320/32, Date: 06/23/22
Mtg: Fairway Ind Mtg $418,500
Use: Condo

327 ARLINGTON ST U:1 ..... **$575,000**
B: Thomas A Zaccaro Tr, Tr for Zaccaro FT
S: Angela Boudreau
Book/Page: 80354/420, Date: 06/29/22
Use: 2 Bdrm Condo

1067 BELMONT ST U:1067 ..... **$605,000**
B: Ronald J Cincotta
S: Gerald K Kelley
Book/Page: 80363/369, Date: 06/30/22
Use: 2 Bdrm Condo

33 BOYD ST **$1,013,000**
B: 33 Boyd Street CBC LLC
S: Conway Elizabeth A Est & James M Conway
Book/Page: 80348/238, Date: 06/28/22
Mtg: Cambridge Svgs Bk $1,475,000
Use: 2-Family Family Flat, Lot: 7501sf

1 BRIDGHAM AVE **$1,005,000**
B: David Scrivner & Amalia Fenton
S: Christopher J Candiello & Julie P Candiello
Book/Page: 80364/386, Date: 06/30/22
Mtg: E Cambridge Svgs Bk $804,000
Use: 3 Bdrm Colonial, Lot: 5820sf
Prior Sale: $545,000 (05/13)

54 BUICK ST **$710,000**
B: Josh Coefer & Lydia Chevalier
S: Priya M Tawczynski Tr, Tr for Priya M Tawczynski T
Book/Page: 80334/120, Date: 06/27/22
Mtg: Broker Solutions Inc $674,500
Use: 3 Bdrm Cape Cod, Lot: 5615sf
Prior Sale: $437,000 (02/13)

50 CAREY AVE U:9 ..... **$351,000**
B: Kevin Smith
S: Joeng S Cho Tr, Tr for Cho RET
Doc#: 000000001917258, Date: 06/28/22
Mtg: Rocket Mortgage LLC $315,900
Use: 2 Bdrm Condo
Prior Sale: $280,000 (06/17)

48 CHESTER ST **$1,050,000**
B: Herve Husson
S: Johanna M Erickson Tr, Tr for Roger Erickson T
Book/Page: 80347/222, Date: 06/28/22
Mtg: Guaranteed Rate Inc $675,000
Use: 4 Bdrm Victorian, Lot: 6225sf

116 CHURCH ST **$1,300,000**
B: Patrick Mulroy & Juliet Domb
S: Helene E Whittaker & Jennie E Brown
Book/Page: 80357/203, Date: 06/29/22
Use: 5 Bdrm Victorian, Lot: 7806sf

58 DUFF ST U:58 ..... **$492,000**
B: Daniel L Blake
S: Thomas P Bray & Linda M Micu
Book/Page: 80368/260, Date: 06/30/22
Mtg: Village Bank $392,000
Use: 2 Bdrm Condo
Prior Sale: $362,000 (02/17)

60 EDGECLIFF RD U:60 ..... **$726,000**
B: Susan Barnett
S: Nicholas H Schmalensee
Book/Page: 80319/558, Date: 06/23/22
Mtg: Watertown Svgs Bk $476,000
Use: 2 Bdrm Condo
Prior Sale: $420,000 (12/16)

38 EDWARD RD **$640,000**
B: Deborah Eccleston & Henrique Sabino
S: Christopher Suraci
Book/Page: 80322/470, Date: 06/23/22
Mtg: United Wholesale Mtg $608,000
Use: 4 Bdrm Cape Cod, Lot: 5197sf
Prior Sale: $401,000 (05/22)

20 FAYETTE ST **$1,200,000**
B: Andrew Bolognese & Hannah Murphy
S: Dac&Roman LLC
Book/Page: 80365/41, Date: 06/30/22
Mtg: Leader Bank NA $825,000
Type: Adj
Use: 2-Family Family Flat, Lot: 7357sf

24 GILBERT ST **$1,307,000**
B: Edwin T Gideon-Smith & Theresa L Demarco
S: Christopher D Collins & Kelsey Collins
Book/Page: 80346/431, Date: 06/28/22
Use: 2-Family Family Flat, Lot: 3999sf
Prior Sale: $520,000 (03/13)

30 HALL AVE U:30 ..... **$790,000**
B: Shyam C Nambiar & Soumya V Nair
S: 28 Hall Ave LLC
Book/Page: 80353/381, Date: 06/29/22
Mtg: Village Bank $553,000
Type: Adj
Use: Condo

107 HIGHLAND AVE **$875,000**
B: Kevin Lai
S: Luana Bossolo Tr, Tr for LPM T
Book/Page: 80357/231, Date: 06/29/22
Mtg: TD Bank NA $656,250
Type: Adj
Use: 2-Family Family Flat, Lot: 3563sf

643-649 MOUNT AUBURN ST **$1,300,000**
B: Galicia Properties LLC
S: Malcolm Atamian Tr, Tr for East Side RT
Book/Page: 80367/59, Date: 06/30/22
Use: Restaurant/bar, Lot: 6586sf

786 MOUNT AUBURN ST **$1,850,000**
B: Elie On Mt Auburn St LLC
S: Richard J Stanton Tr, Tr for Stanton RT
Book/Page: 80358/248, Date: 06/29/22
Mtg: E Cambridge Svgs Bk $1,387,500
Use: Mixed Use-prim Comm & Resd, Lot: 7958sf

53 MYRTLE ST U:53 ..... **$599,999**
B: Cheri Han & Jean Han
S: 51-53 Myrtle LLC
Book/Page: 80357/45, Date: 06/29/22
Mtg: Movement Mtg LLC $449,999
Use: Condo

85-101 N BEACON ST U:109 ..... **$835,000**
B: Karen Bullock
S: 101 North Beacon LLC
Book/Page: 80356/594, Date: 06/29/22
Mtg: Cambridge Svgs Bk $393,250
Type: Adj
Use: Condo

15 PARTRIDGE ST **$660,000**
B: 28 Hall Ave LLC
S: Ellen C Scafidi
Doc#: 000000001916859, Date: 06/23/22
Mtg: Everett Cp Bk $671,700
Use: 4 Bdrm Cape Cod, Lot: 7000sf

PATTEN ST **$55,000**
B: Astrid Hajjar Tr, Tr for Astrid Hajjar T 2005
S: Michael J Penta Tr, Tr for SMC T
Book/Page: 80349/86, Date: 06/28/22
Use: Commercial Potntl Dvlp Land, Lot: 8368sf

33 PIERCE RD U:33 ..... **$515,000**
B: Ayse Okutgen
S: Mindy Pollack-Fusi & Stephen F Fusi
Book/Page: 80352/592, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $365,650 (04/16)

29 PIERMONT ST **$515,000**
B: Robert W Macdonald & Julie L Macdonald
S: Joanne Grason & Gregory Grason
Book/Page: 80339/198, Date: 06/27/22
Mtg: Guaranteed Rate Inc $309,000
Use: 2 Bdrm Ranch, Lot: 3502sf

290 PLEASANT ST U:201 ..... **$569,000**
B: Fergus R Byrne & Teresa Wallace-Byrne
S: Michael Patti
Book/Page: 80323/328, Date: 06/23/22
Use: Condo
Prior Sale: $495,000 (07/21)

11 RALPH PITERI TER **$550,000**
B: Elie On Ralph Piteri Ter
S: Richard J Stanton Tr, Tr for Stanton RT
Book/Page: 80358/350, Date: 06/29/22
Mtg: E Cambridge Svgs Bk $412,500
Use: Auto Repair, Lot: 3598sf

41-43 ROSE AVE U:1 ..... **$600,000**
B: Jessica Blohm-Pederson
S: Jared E Rice & Laura B Prickett
Book/Page: 80356/565, Date: 06/29/22
Mtg: E Cambridge Svgs Bk $480,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $305,000 (01/11)

9 WESTLAND RD U:1 ..... **$706,500**
B: Ross P Matson
S: Michael W Lofgren & Elizabeth C Townsend
Book/Page: 80329/149, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $535,000 (07/18)

Wayland

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	63	45
Median Price	$900,000	$975,000

► REAL ESTATE SALES

27 AMEY RD **$1,100,000**
B: Victoria Hargreaves & Paul Migdalen
S: Chien Liu & Liding Deng
Book/Page: 80323/73, Date: 06/23/22
Mtg: Mortgage Networks Inc $880,000
Use: 4 Bdrm Colonial, Lot: 14375sf

23-B BAYFIELD RD **$1,650,000**
B: Elizabeth Cashin-Demers
S: Mary R Upton Tr, Tr for Mary R Upton RET
Book/Page: 80322/94, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 117612sf

51 BENT AVE **$780,000**
B: Norayr Sargsyan & Olena Sargsyan
S: Victoria V Hargreaves & Paul J Migdalen
Book/Page: 80368/201, Date: 06/30/22
Mtg: Citizens Bank $702,000
Use: 3 Bdrm Colonial, Lot: 18295sf
Prior Sale: $527,000 (07/13)

113 BOSTON POST RD **$2,541,633**
B: Cascade Dev Assoc LLC
S: Mahoneys Garden Ctrs LLC
Book/Page: 80325/106, Date: 06/24/22
Mtg: M&T Bank NA $3,960,000
Use: 4 Bdrm Conventional, Lot: 54450sf

115 BOSTON POST RD **$2,541,633**
B: Cascade Dev Assoc LLC
S: Mahoneys Garden Ctrs LLC
Book/Page: 80325/106, Date: 06/24/22
Mtg: M&T Bank NA $3,960,000
Use: Mixed Use-prim Comm & Other, Lot: 228254sf

283 CONCORD RD **$810,000**
B: Alexandra F Puleo & Sebastian E Ebarb
S: Robert Vinson & Juliet Vinson
Book/Page: 80367/307, Date: 06/30/22
Mtg: Leader Bank NA $607,500
Use: 3 Bdrm Cape Cod, Lot: 38768sf
Prior Sale: $568,000 (06/17)

203 GLEZEN LN **$425,000**
B: William E Jacques & Leslie R Jacques
S: Jean L Ryan & Marjorie J Ryan
Doc#: 000000001917113, Date: 06/27/22
Use: 4 Bdrm Ranch, Lot: 45302sf

31 HASTINGS WAY U:31 ..... **$1,112,500**
B: Jon Groetzinger Jr & Carol Groetzinger
S: John Gehring & Renu Sharma-Gehring
Book/Page: 80323/476, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $850,000 (04/18)

19 HICKORY HILL RD **$1,055,000**
B: Muir Res Investments LLC
S: Olivier N Kocher & Tobi-Ann Kocher
Book/Page: 80368/463, Date: 06/30/22
Use: 3 Bdrm Raised Ranch, Lot: 66647sf

30 HILLSIDE DR U:30 ..... **$1,275,000**
B: Elizabeth C Patten & Richard D Patten
S: James D Spound Tr, Tr for PLS RT
Doc#: 000000001917574, Date: 06/30/22
Use: 3 Bdrm Condo

1 PICKWICK WAY U:1 ..... **$1,369,000**
B: Maurice Zylber & Emily Zylber
S: Robert W Dutton & Carol E Dutton
Doc#: 000000001917020, Date: 06/24/22
Use: 3 Bdrm Condo
Prior Sale: $559,000 (06/12)

28 RICE RD **$730,000**
B: Frederick Rhodes-Coburn & Marinna Teixeira
S: Erin E Splaine
Book/Page: 80353/293, Date: 06/29/22
Mtg: Middlesex Svgs Bk $474,500
Use: 3 Bdrm Bngl/cottage, Lot: 28750sf
Prior Sale: $330,000 (06/12)

15 SPRINGHILL RD **$1,200,000**
B: Pablo J Diaz-Collado & Lauren K Szolomayer
S: Wendy W Chao Tr, Tr for Wendy Wing Yee Chao T
Book/Page: 80368/155, Date: 06/30/22
Mtg: TD Bank NA $1,140,000
Use: 3 Bdrm Colonial, Lot: 22216sf

24 SUNSET RD **$950,000**
B: Daniel R Abrahams & Kyla R Guidoboni
S: Donald M Rodd & Janet B Rodd
Doc#: 000000001917307, Date: 06/29/22
Mtg: Citizens Bank $855,000
Use: 3 Bdrm Colonial, Lot: 10019sf

81 W PLAIN ST **$328,800**
B: Botros Wisa & Manal M Halaka
S: Britton Bradford Tr, Tr for 81 W Plain RT
Book/Page: 80364/455, Date: 06/30/22
Mtg: Northern Bk & Tr $268,040
Use: 3 Bdrm Conventional, Lot: 9583sf
Prior Sale: $35,750 (09/19)

17 WHITE RD **$1,418,000**
B: Christopher C Baker & Karen E Ocwieja
S: P Whitney Wolff & Deborah S Stubeda
Book/Page: 80368/176, Date: 06/30/22
Mtg: Guaranteed Rate Inc $1,276,200
Use: 4 Bdrm Colonial, Lot: 31363sf

49 YORK RD **$1,535,000**
B: Scott Schumacher Tr, Tr for Schumacher Zeng FT
S: Kurt M Grazewski Tr, Tr for 49 York Road NT
Book/Page: 80345/208, Date: 06/28/22
Use: 4 Bdrm Colonial, Lot: 40075sf

Weston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	59	57
Median Price	$1,825,000	$2,225,000

► REAL ESTATE SALES

11 BEECH RD **$1,600,000**
B: Malagna RT
S: Ellen R Cook Tr, Tr for P Norman Roy T
Doc#: 000000001917052, Date: 06/27/22
Use: 5 Bdrm Colonial, Lot: 63920sf

42 BRADYLL RD **$1,500,000**
B: Ruilong Li & Dongni Zhao
S: Daniel M Scott & Michelle A Scott
Doc#: 000000001916978, Date: 06/24/22
Mtg: US Bank NA $1,000,000
Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 30056sf

BRENTON RD **$1,300,000**
B: Rivers School Corp Inc
S: Richard L Sahakian Tr, Tr for Sahakian FT
Book/Page: 80361/547, Date: 06/30/22
Use: Residential Undvlpble Land, Lot: 10019sf

70 CHERRY BROOK RD **$1,950,000**
B: Christina Giguere & David Kvaratskhelia
S: Simon L Strong
Book/Page: 80354/281, Date: 06/29/22
Mtg: Rocket Mortgage LLC $999,975
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 103124sf
Prior Sale: $1,101,000 (01/13)

410 CONCORD RD **$2,300,000**
B: Julie T Mcveigh
S: Barbara R Talamo
Book/Page: 80332/368, Date: 06/24/22
Mtg: First Western T Bk $775,000
Use: 5 Bdrm Raised Ranch, Lot: 84394sf

25 FOREST RIDGE RD **$1,770,000**
B: Jian Zhou
S: Gene A Miller Tr, Tr for Lukens Montgomery RT
Book/Page: 80319/464, Date: 06/23/22
Mtg: Washington Trust Mtg $640,000
Type: Adj
Use: 4 Bdrm Ranch, Lot: 53216sf

65 JERICHO RD U:65 ..... **$725,000**
B: Datson Pereira & Nikita Srinivasan
S: Janis Fathman
Book/Page: 80362/84, Date: 06/30/22
Mtg: TD Bank NA $725,000
Use: 2 Bdrm Condo
Prior Sale: $615,000 (03/20)

105 JERICHO RD U:105 ..... **$700,000**
B: Frances K Huebner
S: O Jackson Sands 3rd & Arria W Sands
Book/Page: 80347/462, Date: 06/28/22
Mtg: Cardinal Fncl Co LP $525,000
Use: 2 Bdrm Condo
Prior Sale: $558,000 (10/17)

8 LONGMEADOW RD **$1,150,000**
B: 8 Longmeadow Road LLC
S: Richard G Wohlers & Janet M Wohlers
Book/Page: 80369/229, Date: 06/30/22
Mtg: Enterprise Bk & Tr Co $1,370,700
Use: 3 Bdrm Cape Cod, Lot: 30744sf

62 MONTVALE RD **$1,705,000**
B: Sarbre LLC
S: Wayne C Johnson Tr, Tr for 62 Montvale Road RT
Book/Page: 80367/172, Date: 06/30/22
Use: 4 Bdrm Cape Cod, Lot: 48356sf

398 NORTH AVE **$1,579,000**
B: Ruopeng Wang & Ping Bai
S: Kunal Potnis & Sweta Singh
Book/Page: 80348/579, Date: 06/28/22
Mtg: PNC Bank $947,400
Type: Adj
Use: 4 Bdrm Colonial, Lot: 25890sf
Prior Sale: $988,000 (03/14)

11 WEBSTER RD **$3,150,000**
B: Christopher Vavra & Margaret Fry
S: Charles E Larkin Tr, Tr for Charles E Larkin RET
Book/Page: 80365/586, Date: 06/30/22
Mtg: First Republic Bk $1,900,000
Use: 5 Bdrm Colonial, Lot: 66970sf

676 WELLESLEY ST **$1,100,000**
B: 676 Wellesley Street LLC
S: Nancy K Mcfarland & William W Mcfarland
Book/Page: 80346/308, Date: 06/28/22
Mtg: Rockland Tr Co $825,000
Use: 3 Bdrm Cape Cod, Lot: 81344sf

Winchester

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	88	83
Median Price	$1,255,000	$1,480,000

► REAL ESTATE SALES

40 ALLEN RD **$1,910,000**
B: Xi Qian & Yi Ba
S: Mark S Donnellan
Book/Page: 80328/77, Date: 06/24/22
Mtg: Northmark Bank $1,300,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 7501sf
Prior Sale: $950,000 (10/21)

20 BORDER ST **$926,088**
B: Bao J Yu & Maltimore D Butler Jr
S: Jeffrey K Blaisdell & Catherine Bauer
Book/Page: 80353/349, Date: 06/29/22
Mtg: Winchester Cp Bk $740,870
Type: Adj
Use: 3 Bdrm Old Style, Lot: 2448sf

16 CARRIAGE LN **$1,410,000**
B: You Li & Wen Liu
S: Eric T French Tr, Tr for French FT
Doc#: 000000001917069, Date: 06/27/22
Mtg: Leader Bank NA $987,000
Type: Adj
Use: 3 Bdrm Split Level, Lot: 15551sf
Prior Sale: $766,500 (07/15)

19 EDGEHILL RD **$2,275,000**
B: Elizabeth E Curran
S: Ezra Martin & Laura Martin
Book/Page: 80336/310, Date: 06/27/22
Use: 5 Bdrm Colonial, Lot: 9017sf
Prior Sale: $1,275,000 (07/19)

27 GARFIELD AVE **$700,000**
B: Maitri D Tanna & Nisarg A Shah
S: Chinnamma S Malanakarot & Sebastian S Malanakarot
Doc#: 000000001917335, Date: 06/29/22
Mtg: Bank of America NA $665,000
Use: 3 Bdrm Colonial, Lot: 6499sf

80 HARVARD ST **$1,070,000**
B: Ian D Renshaw
S: Anthony R Conte Tr, Tr for Conte FT
Book/Page: 80324/234, Date: 06/23/22
Mtg: Mtg Equity Partners $770,500
Use: 3 Bdrm Split Entry, Lot: 5811sf

93 HIGHLAND AVE **$1,065,000**
B: Philip Burgin-Young & Jamie Potter
S: Helen Chen-Kingston
Book/Page: 80324/152, Date: 06/23/22
Mtg: Berkshire Bank $852,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 7000sf
Prior Sale: $699,000 (01/15)

6 LANTERN LN **$1,072,000**
B: Bhaskar Dutta & Indrani Dasgupta
S: John L Keller & Rebecca C Keller
Book/Page: 80353/468, Date: 06/29/22
Mtg: Citibank Na $857,600
Use: 3 Bdrm Cape Cod, Lot: 9152sf

282 MAIN ST **$2,150,000**
B: Edward T Chidsey & Rachel M Chidsey
S: Admanfred LLC
Book/Page: 80372/124, Date: 06/30/22
Mtg: Wells Fargo Bank $1,720,000
Use: 3 Bdrm Old Style, Lot: 8577sf
Prior Sale: $978,500 (06/21)

433 MAIN ST **$2,250,000**
B: Thomas E Schaus & Yvonne S Aratyn
S: Walter C Ogier Tr, Tr for Walter C Ogier 2015 RET
Book/Page: 80370/65, Date: 06/30/22
Mtg: Cambridge Svgs Bk $1,687,500
Use: 6 Bdrm Tudor, Lot: 18683sf

21 MYRTLE ST **$1,360,000**
B: Waldemar Kozak & Elif Irtemcelik-Kozak
S: Harold D Chasse & Deborah J Chasse
Book/Page: 80355/89, Date: 06/29/22
Mtg: Draper and Kramer Mtg $1,088,000
Type: Adj
Use: 5 Bdrm Old Style, Lot: 9034sf

25 OLDE VILLAGE DR **$2,410,000**
B: Madan Balasubramanian & Mansi Chourey
S: Mary E Margosian Tr, Tr for 25 Olde Village Drive RT
Book/Page: 80371/343, Date: 06/30/22
Mtg: UBS Bank USA $1,410,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 34491sf

38 RANGELEY RD **$2,600,000**
B: David Winterle & Carey Dawson
S: David L Feigenbaum & Maureen I Meister
Book/Page: 80346/46, Date: 06/28/22
Mtg: First Republic Bk $1,820,000
Type: Adj
Use: 5 Bdrm Revival, Lot: 40611sf

6 RIDGE ST **$1,800,000**
B: Muhammad A Khan & Samia Aitzaz
S: John A Carney
Book/Page: 80372/181, Date: 06/30/22
Mtg: Guild Mortgage Co $1,440,000
Type: Adj
Use: 1 Bdrm Cape Cod, Lot: 10964sf
Prior Sale: $650,000 (02/21)

8 SACHEM RD **$1,700,000**
B: Erik T Bodzsar & Mallory W Feng
S: David C Winterle & Carey A Dawson
Doc#: 000000001917149, Date: 06/27/22
Mtg: US Bank NA $1,323,200
Use: 4 Bdrm Cape Cod, Lot: 8189sf
Prior Sale: $825,000 (03/13)

22 SALEM ST U:22 ..... **$300,000**
B: Shayne W Oneil
S: Christopher J Oneil Tr, Tr for C J Oneil 2021 T
Book/Page: 80321/76, Date: 06/23/22
Mtg: Christopher J Oneil 2 $300,000
Use: 2 Bdrm Condo

23 SHEPARD CT U:23 ..... **$502,000**
B: Song P Ly & Chuanmei Liu
S: Jeffrey R Rosenberg
Doc#: 000000001917253, Date: 06/28/22
Mtg: Poli Mtg Group $376,500
Use: 3 Bdrm Condo
Prior Sale: $450,000 (08/18)

8 SUNSET RD **$1,300,000**
B: Ram Yadav & Sunita Yadav
S: Steven T DeZepetnek & Joanne Totosy-DeZepetnek
Doc#: 000000001917569, Date: 06/30/22
Mtg: Embrace Home Loans $1,105,000
Use: 5 Bdrm Colonial, Lot: 14693sf

200 SWANTON ST U:330 ..... **$315,000**
B: Mei Q Ye
S: Maher N Tadros Tr, Tr for Maher N Tadros T
Book/Page: 80320/519, Date: 06/23/22
Mtg: Leader Bank NA $204,750
Use: 1 Bdrm Condo

15 VINSON CIR **$1,870,000**
B: Patrick Whearty Tr, Tr for 15 Vinson Owen RT
S: Mary Diarbakerly
Book/Page: 80321/89, Date: 06/23/22
Use: 5 Bdrm Contemporary, Lot: 42571sf

3 WILDWOOD TER **$1,241,000**
B: Nicholas Pisegna & Morgan Pisegna
S: Aaron J Wassall & Allison M Marn
Book/Page: 80357/344, Date: 06/29/22
Mtg: First SB $645,000
Use: 3 Bdrm Colonial, Lot: 3480sf
Prior Sale: $865,000 (06/20)

Woburn

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	109	111
Median Price	$575,000	$650,000

► REAL ESTATE SALES

2 ALBERT DR U:1 ..... **$325,500**
B: Kelsey Mcaleer
S: Jane Falcone
Book/Page: 80361/242, Date: 06/30/22
Mtg: Eastern Bank $292,950
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $290,000 (04/19)

31 ARLINGTON RD U:21 ..... **$330,000**
B: Dzianis Yerashevich & Yana Krechkova
S: William H Ames Jr & Jeffrey P Ames
Book/Page: 80358/556, Date: 06/29/22
Use: 2 Bdrm Condo

100 BALDWIN AVE U:13 ..... **$850,000**
B: Xiaomin Yu
S: Guopeng Fu
Book/Page: 80341/379, Date: 06/27/22
Mtg: Guaranteed Rate Inc $647,500
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $674,511 (04/18)

100 BALDWIN AVE U:22 ..... **$820,000**
B: Cristiane R Kohiyama
S: Brian Zhimin-Chan & Li J Chen
Book/Page: 80326/67, Date: 06/24/22
Mtg: Baxter CU $738,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $621,363 (08/18)

19 BRENTWOOD RD U:10 ..... **$892,484**
B: Brian Thompson & Marilyn Thompson
S: LFJ Development Corp
Book/Page: 80321/196, Date: 06/23/22
Use: Condo

269 CAMBRIDGE RD U:303 ..... **$365,000**
B: Alyssa Tarpy
S: Ammar Farrra & Kinda Sakal
Doc#: 000000001916812, Date: 06/23/22
Mtg: United Wholesale Mtg $346,750
Use: 1 Bdrm Condo
Prior Sale: $236,000 (08/15)

15 CANTERBURY RD **$810,000**
B: Steven Santos
S: Mary J Lanni
Book/Page: 80358/116, Date: 06/29/22
Mtg: Salem Five Mtg Co $648,000
Use: 3 Bdrm Split Level, Lot: 15056sf

3 COLONIAL RD **$550,000**
B: Effie Veres
S: Keaghan Adley
Book/Page: 80339/567, Date: 06/27/22
Mtg: Cross Country Mtg Inc $370,000
Use: 4 Bdrm Cape Cod, Lot: 6861sf
Prior Sale: $400,000 (12/19)

2 DERBY DR U:62 ..... **$789,900**
B: Yunzhe Li
S: West Woburn Dev Corp
Book/Page: 80337/225, Date: 06/27/22
Mtg: E Cambridge Svgs Bk $631,920
Type: Adj
Use: 2 Bdrm Condo

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8 DERBY DR U:68 ..... **$719,900**
B: Bimal R Paudyal & Shirijana Sangraula
S: West Woburn Dev Corp
Book/Page: 80342/191, Date: 06/27/22
Mtg: Guaranteed Rate Inc $539,935
Type: Adj
Use: 2 Bdrm Condo

149 GREEN ST **$700,000**
B: Jennifer B Langh & Brian T Hunt
S: Nicholas A Benson & Christine L Benson
Book/Page: 80328/183, Date: 06/24/22
Mtg: Bank of America NA $660,000
Use: 3 Bdrm Cape Cod, Lot: 25832sf
Prior Sale: $600,000 (03/21)

26 LEXINGTON ST **$250,000**
B: 26 Lexington Street LLC
S: 24 Lexington Street LLC
Book/Page: 80319/500, Date: 06/23/22
Mtg: Northern Bk & Tr $932,000

3 MARILYN CT **$899,900**
B: Thao T Duong & Tan N Huynh
S: Justin Maccutcheon & Amanda Maccutcheon
Book/Page: 80362/476, Date: 06/30/22
Mtg: Caliber Home Loans $764,150
Use: 3 Bdrm Cape Cod, Lot: 12075sf
Prior Sale: $615,000 (08/19)

2 MAUD PL **$841,000**
B: Carolyn Burke & Christopher P Macdonald
S: Ricardo N Cabrera & Anais Cabrera
Book/Page: 80353/316, Date: 06/29/22
Mtg: Guaranteed Rate Inc $672,800
Type: Adj
Use: 4 Bdrm Colonial, Lot: 12646sf
Prior Sale: $800,000 (12/21)

40 MISHAWUM RD **$655,000**
B: Jetta Rackleff & Vladyslav Plakhotnyi
S: Christopher Burroughs & Catherine Taglilatela
Book/Page: 80327/146, Date: 06/24/22
Mtg: JPMorgan Chase Bank $555,000
Use: 2 Bdrm Ranch, Lot: 8570sf
Prior Sale: $441,300 (07/18)

80 N WARREN ST U:42 ..... **$351,000**
B: Khikmey S Sadykov & Madina Sadykova
S: Michael Khalandovsky & Irina Dobrina
Book/Page: 80323/25, Date: 06/23/22
Mtg: Guaranteed Rate Inc $263,250
Use: 2 Bdrm Condo

29 PORTER ST **$700,000**
B: Ying Yao
S: Sella H Silva & Chatura Jayakody
Book/Page: 80327/222, Date: 06/24/22
Mtg: Poli Mtg Group $270,000
Use: 3 Bdrm Conventional, Lot: 4070sf
Prior Sale: $602,000 (01/21)

31 REVERE RD **$625,000**
B: Thomas Rogg & Alison Rogg
S: Nancy M Swan Tr, Tr for Nancy M Swan RET
Book/Page: 80341/198, Date: 06/27/22
Mtg: Northern Bk & Tr $450,000
Use: 4 Bdrm Cape Cod, Lot: 15055sf

21 RICHARD CIR **$591,000**
B: Michael Desalvo & Megan Desalvo
S: Mariah Melanson & Mark Melanson
Book/Page: 80331/28, Date: 06/24/22
Mtg: United Wholesale Mtg $580,295
Use: 4 Bdrm Cape Cod, Lot: 10032sf
Prior Sale: $440,000 (10/19)

38 UNION ST **$820,000**
B: Inderpreet Singh & Iqbal Kaur
S: Helen M Lafreniere & Lori E Morgan
Book/Page: 80339/163, Date: 06/27/22
Mtg: River Works CU $615,000
Type: Adj
Use: 2-Family Duplex, Lot: 5040sf

10 W DEXTER AVE **$825,000**
B: Jagjeet S Kohli & Manveen K Sethi
S: Thomas R Maguire 3rd & Gwendolyn A Cardoos
Book/Page: 80366/40, Date: 06/30/22
Mtg: Leader Bank NA $742,500
Use: 4 Bdrm Colonial, Lot: 24050sf

128 WASHINGTON ST **$375,000**
B: Frederick C Brenna Jr & Meghan E Brenna
S: Frederick C Brenna & Maureen Brenna
Book/Page: 80318/231, Date: 06/23/22
Mtg: Liberty Bay CU $300,000
Use: 5 Bdrm Cape Cod, Lot: 7789sf

83 WILLOW ST **$420,000**
B: Sean Duggan
S: Alan R Walukiewicz & Annette S Walukiewicz
Book/Page: 80336/53, Date: 06/27/22
Mtg: Guild Mortgage Co $407,400
Use: 2 Bdrm Ranch, Lot: 9600sf

Nantucket Registry

Jennifer H. Ferreira, Register
16 Broad Street
Nantucket, MA 02554
Telephone: (508) 228-7250
Fax: (508) 325-5331
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Nantucket

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	83	48
Median Price	$1,850,000	$2,254,000

► REAL ESTATE SALES

8 2ND WAY **$1,400,000**
B: John R Ocallaghan
S: US Bank NA Tr
Book/Page: 1902/70, Date: 06/28/22
Use: 4 Bdrm Colonial, Lot: 7614sf
Prior Sale: $680,916 (01/16)

8 30 ACRES LN U:A **$825,000**
B: Nantucket Town Of
S: Elizabeth Kassan-Bisbee & Laura J Wolfe
Book/Page: 1902/329, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $250,000 (11/10)

3 AURIGA ST **$400,000**
B: Amy Allina
S: Katherine G Rakowski
Book/Page: 1903/4, Date: 06/30/22
Use: 3 Bdrm Bngl/cottage, Lot: 14360sf
Prior Sale: $375,000 (03/21)

5 BLACK FISH LN **$6,192,677**
B: 5 Black Fish Lane LLC
S: Luis D Xavier
Book/Page: 1902/181, Date: 06/29/22
Use: Residential Developable Land, Lot: 20536sf
Prior Sale: $1,590,000 (09/20)

21 BOULEVARDE **$730,000**
B: Arthur D King
S: 21 Boulevarde LLC
Book/Page: 1900/323, Date: 06/23/22
Mtg: Leader Bank NA $2,500,000
Use: 4 Bdrm Cape Cod, Lot: 41307sf
Prior Sale: $1,300,000 (01/11)

1 CHAPEL WAY **$2,325,000**
B: Robert A Young Tr, Tr for Robert A Young 2000 T
S: Thomas Ragno Tr, Tr for Little Starbuck RT
Book/Page: 1901/22, Date: 06/23/22
Use: 3 Bdrm Conventional, Lot: 1750sf
Prior Sale: $1,312,500 (01/15)

36 CLIFF RD **$3,200,000**
B: Carol L Allfather & Lars P Allfather
S: Mark Palleschi
Book/Page: 1902/269, Date: 06/30/22
Mtg: Mortgage Networks Inc $500,000
Use: 4 Bdrm Antique, Lot: 3434sf

5 DOC RYDER DR **$3,304,000**
B: Saltaire Ack LLC
S: Little Rabbit Hldg LLC
Doc#: 000000000174557, Date: 06/24/22
Mtg: Bank of America NA $2,643,200
Use: 3 Bdrm Ranch, Lot: 19583sf
Prior Sale: $1,900,000 (10/18)

14 FLINTLOCK RD **$2,000,000**
B: Michael P Perticari & Melissa A Perticari
S: Marion L Pearson Tr, Tr for M L Pearson T
Doc#: 000000000174541, Date: 06/23/22
Mtg: Bank of America NA $1,800,000
Use: 4 Bdrm Colonial, Lot: 47916sf

77 HUMMOCK POND RD **$900,000**
B: Fernando C Osorio Tr, Tr for EEL Point Road NT
S: Paula Minozzi
Book/Page: 1901/61, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 78370sf
Prior Sale: $645,000 (06/22)

28 MAIN ST **$10,800,000**
B: Phillip G Levy Tr, Tr for 28 Main Street RT
S: Darrell C Ferguson & Andrea Ferguson
Book/Page: 1901/26, Date: 06/23/22

95 MIACOMET AVE **$3,000,000**
B: Nantucket Iss Land Bank
S: Sallyanne Austin Tr, Tr for Austin Charitable FT
Book/Page: 1901/13, Date: 06/23/22
Use: Residential Developable Land, Lot: 274201sf

29 MILK ST **$3,164,165**
B: Lackmilk Street LLC
S: Douglas S Rohrer
Book/Page: 1902/261, Date: 06/30/22
Use: 4 Bdrm Antique, Lot: 5871sf

29 MILLBROOK RD **$2,250,000**
B: Dean S Long
S: David B Vermilye
Book/Page: 1902/148, Date: 06/29/22
Use: 2-Family Cape Cod, Lot: 20005sf

35 OLD SOUTH RD U:D **$825,000**
B: Richard Beaudette Tr, Tr for 35 NT
S: Gosnold Inc
Book/Page: 1902/221, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $658,750
Use: Charity Property

Norfolk Registry

William P. O'Donnell, Esq, Register
649 High Street
Dedham, MA 02026
Telephone: (781) 461-6122
Fax: (781) 326-4742
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Avon

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	16	28
Median Price	$450,000	$470,000

► REAL ESTATE SALES

25 GRANITE ST **$510,000**
B: Christina Carius
S: Henry Wiktorowski & Lucyna Wiktorowski
Book/Page: 40633/343, Date: 06/23/22
Mtg: EMM Loans LLC $408,000
Use: 3 Bdrm Conventional, Lot: 30160sf

Bellingham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	71	73
Median Price	$378,000	$445,000

► REAL ESTATE SALES

3 CELESTIAL CIR **$329,990**
B: Zaheen A Syed
S: South Center Realty LLC
Book/Page: 40654/563, Date: 06/30/22
Mtg: Homebridge Financial $299,900
Use: Residential Developable Land, Lot: 8799sf

8 COLONIAL DR **$835,000**
B: Jefferson A Degracia & Ligia E Garcia
S: Magno R Araujo & Suellen C Araujo
Book/Page: 40656/85, Date: 06/30/22
Mtg: Cross Country Mtg Inc $783,983
Use: 4 Bdrm Colonial, Lot: 113256sf
Prior Sale: $520,000 (08/17)

12 CRANBERRY MEADOW RD **$349,000**
B: Robert S Carlson
S: David C Gregg Tr, Tr for DGH FT
Book/Page: 40633/590, Date: 06/23/22
Mtg: Cardinal Fncl Co LP $298,335
Use: Mixed Use-prim Res & Comm, Lot: 24700sf

163 FARM ST **$500,000**
B: Nathan Siebenthal & Erin V Dunham
S: Jeffrey J Orlando & Taylor C Orlando
Doc#: 000000001505806, Date: 06/29/22
Mtg: Fairway Ind Mtg $485,000
Use: 3 Bdrm Cape Cod, Lot: 54886sf
Prior Sale: $340,000 (08/18)

LAKEVIEW AVE **$1,800**
B: Quarry Development LLC
S: Leona M Tulumello
Book/Page: 40649/377, Date: 06/29/22

14 LAUREL LN **$470,000**
B: Eric Coutu & Tinaromp Coutu
S: Nicholas P Wolschon
Doc#: 000000001505405, Date: 06/23/22
Mtg: Guild Mortgage Co $446,500
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: $325,000 (11/18)

12 LOVERS LN **$475,000**
B: Arunkumar Anandhakrishnan & Karthika Jayagovindan
S: South Center Realty LLC
Book/Page: 40656/372, Date: 06/30/22
Mtg: Bristol Cnty Svgs Bk $427,500
Use: Residential Developable Land, Lot: 6900sf

143 MENDON ST **$380,000**
B: Jason Lebeau & Kayla Dietzel
S: Mark D Lacasse
Book/Page: 40652/156, Date: 06/30/22
Mtg: HarborOne Mortgage $357,000
Use: 2 Bdrm Ranch, Lot: 12600sf
Prior Sale: $182,000 (05/15)

110 N MAIN ST **$415,000**
B: Matthew C Seaman
S: Gravel Anne C Est & Nicole M Rutkowski
Book/Page: 40643/214, Date: 06/28/22
Mtg: Rockland Tr Co $332,000
Use: 2 Bdrm Ranch, Lot: 26192sf

22 NASON ST **$500,000**
B: Amber Kasinmars & Evan Kasinmars
S: Michael G Shifman & Anuke A Shifman
Book/Page: 40653/421, Date: 06/30/22
Mtg: Digital FCU $485,000
Use: 3 Bdrm Split Entry, Lot: 20001sf

26 POTTER DR **$380,000**
B: Shane N Oneill & Rebecca K Zimble
S: Jerika Lowry & Jordan Lowry
Book/Page: 40645/320, Date: 06/28/22
Mtg: LoanDepot.Com $342,000
Use: 3 Bdrm Ranch, Lot: 8000sf
Prior Sale: $241,900 (09/17)

24 ROME AVE **$370,000**
B: Constitution Prop LLC
S: Michelle L Morin & Jeffrey A Morin
Book/Page: 40643/348, Date: 06/28/22
Mtg: Bank of Canton $309,500
Use: 3 Bdrm Ranch, Lot: 14875sf
Prior Sale: $175,000 (09/12)

48 TAUNTON ST **$515,000**
B: Patrick Sevy & Elizabeth Sevy
S: William J Bussey & Brenda L Peterson
Doc#: 000000001505713, Date: 06/28/22
Mtg: Dedham Inst for Svgs $463,500
Use: 3 Bdrm Colonial, Lot: 64643sf

75 TAUNTON ST **$310,000**
B: Aniceto 2022 Inv LLC
S: Marguerite R Christie
Book/Page: 40655/268, Date: 06/30/22
Mtg: State Funding LLC $319,000
Use: 3 Bdrm Split Entry, Lot: 26203sf

Braintree

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	116	105
Median Price	$617,500	$620,000

► REAL ESTATE SALES

185 ALLERTON COMMONS LN U:185 .. **$459,000**
B: Robert Nash & Annie Nash
S: Mary E Buckley
Book/Page: 40652/572, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $265,000 (07/12)

161 CAIN AVE **$810,000**
B: Katia Calixte
S: Beverly Hirtle Tr, Tr for Hirtle FT
Doc#: 000000001505934, Date: 06/30/22
Mtg: Needham Bk $688,500
Use: 4 Bdrm Colonial, Lot: 16466sf

78 CEDAR CLIFF RD **$680,000**
B: Christine L Gaffney
S: Noreen A Clarke & Mary T Clarke
Book/Page: 40639/505, Date: 06/27/22
Mtg: Rockland Fed CU $496,400
Use: 3 Bdrm Cape Cod, Lot: 10803sf

75 COLUMBUS AVE **$515,000**
B: Vung T Tran
S: Paul J Victor
Book/Page: 40652/82, Date: 06/30/22
Mtg: Bank of America NA $386,250
Use: 2 Bdrm Bngl/cottage, Lot: 5009sf

42 CRAWFORD RD **$590,000**
B: Divyata Gauchan
S: Donald M Delaney
Book/Page: 40655/390, Date: 06/30/22
Mtg: Guaranteed Rate Inc $560,500
Use: 2 Bdrm Cape Cod, Lot: 5009sf

60 DEWEY RD **$250,000**
B: K&CG Properties LLC
S: Pagnani Cathy A Est & William D Pagnani
Doc#: 000000001506005, Date: 06/30/22
Mtg: Atlas Funding LLC $412,000
Use: 4 Bdrm Old Style, Lot: 3136sf

385 ELM ST **$705,000**
B: Tak L Kwong & Sharon P Kwong
S: Michael B Early & Elizabeth M Early
Book/Page: 40651/506, Date: 06/30/22
Mtg: Cross Country Mtg Inc $564,000
Use: 4 Bdrm Ranch, Lot: 12720sf

15 FOUNTAIN ST **$521,000**
B: Cristin Deroma
S: Emanuel R Pansa Tr, Tr for Pansa RT
Book/Page: 40655/362, Date: 06/30/22
Mtg: Bay Equity LLC $246,000
Use: 2 Bdrm Bngl/cottage, Lot: 9975sf

93 MASSACHUSETTS AVE **$740,000**
B: 93 Ma Avenue LLC
S: Boyd W Martin
Doc#: 000000001505359, Date: 06/23/22
Mtg: QS Lending T $592,000
Use: 3 Bdrm Colonial, Lot: 11543sf

11 MERRITT AVE **$585,000**
B: Lingfang Mo & Jingli Peng
S: Mary E Delano
Book/Page: 40637/525, Date: 06/24/22
Mtg: United Wholesale Mtg $472,000
Use: 3 Bdrm Cape Cod, Lot: 5227sf

53 PARKSIDE CIR **$660,000**
B: Hanna Trang
S: Judith A Cataldo Tr, Tr for Mickiewicz FT
Doc#: 000000001505631, Date: 06/27/22
Mtg: LoanDepot.Com $495,000
Use: 3 Bdrm Colonial, Lot: 8364sf

58 PARKSIDE CIR **$820,000**
B: Di Zhao & Yu Teng
S: Sach V Nguyen, Tr for Diep M Tran
Doc#: 000000001505743, Date: 06/28/22
Mtg: AmWest Funding Corp $588,750
Use: 4 Bdrm Split Entry, Lot: 8015sf
Prior Sale: $499,000 (09/17)

614 POND ST U:1117 ..... **$430,000**
B: Abhishek Bhandari
S: Kim P Tran, Tr for Don D Ho
Book/Page: 40651/7, Date: 06/30/22
Mtg: Shamrock Home Loans $387,000
Use: 2 Bdrm Condo
Prior Sale: $327,000 (04/17)

30 RICHARD RD **$740,000**
B: Tommy Zhen & Hang Phan
S: Lynne M Mason & Donna M Sacchetti
Book/Page: 40653/45, Date: 06/30/22
Mtg: Sierra Pacific Mtg $585,000
Use: 4 Bdrm Colonial, Lot: 12502sf

21 TOWER HILL RD **$410,000**
B: Yiu W Wong Tr, Tr for Wong Liu RT
S: Ricky Kwong
Book/Page: 40649/253, Date: 06/29/22
Use: 3 Bdrm Ranch, Lot: 16248sf
Prior Sale: $400,000 (06/22)

Brookline

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	58	46
Median Price	$1,807,500	$2,632,500

► REAL ESTATE SALES

5 ADAMS ST U:5 ..... **$1,875,000**
B: Jane A Ellin & Rory M DelaPaz
S: Lana Barakat & Christo Shalish
Book/Page: 40648/188, Date: 06/29/22
Mtg: Cross Country Mtg Inc $1,375,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $753,000 (08/10)

1574 BEACON ST **$2,500,000**
B: RDC Beacon 1574 LLC
S: Charles R Anderson & Pamela R Anderson
Book/Page: 40652/378, Date: 06/30/22
Mtg: Brookline Bank $3,365,000
Use: Residential-multiple Bldgs, Lot: 5262sf

1600 BEACON ST U:412 ..... **$900,000**
B: Paul B Ahn & Suru Lin
S: Vladislav Abramskiy & Nataliya Abramskiy
Book/Page: 40648/386, Date: 06/29/22
Mtg: Guaranteed Rate Inc $450,000
Use: 2 Bdrm Condo

1601 BEACON ST U:303 ..... **$1,650,000**
B: Marc F Schultz & Debra F Schultz
S: Warren B Richman & Lee G Richman
Book/Page: 40654/128, Date: 06/30/22
Mtg: Metro Credit Union $1,000,000
Use: 2 Bdrm Condo
Prior Sale: $1,320,000 (07/18)

32 BROOK ST U:32 ..... **$2,431,000**
B: Alexander J Boer & Erin Zwaska
S: David P Lucey & Alice V Lucey
Book/Page: 40641/549, Date: 06/27/22
Mtg: Citibank Na $2,187,656
Type: Adj
Use: 5 Bdrm Condo

25 CLEARWATER RD **$1,295,000**
B: Joseph Merkel & Erin Merkel
S: Abraham Lebenthal & Sarit Lebenthal
Book/Page: 40640/181, Date: 06/27/22
Mtg: JPMorgan Chase Bank $1,036,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 8464sf
Prior Sale: $640,000 (07/10)

32 COLBOURNE CRES **$2,425,000**
B: Ivan D Stoyanov & Mariana M Nikolova
S: 32 Colbourne Cres Rlty
Book/Page: 40634/166, Date: 06/23/22
Mtg: Village Bank $1,625,000
Type: Adj
Use: 4 Bdrm Duplex, Lot: 4726sf

21 CROWNINSHIELD RD U:21 ..... **$2,150,000**
B: Robbin S Johnson Tr, Tr for R S Johnson T
S: 21 Crown LLC
Book/Page: 40646/174, Date: 06/29/22
Use: Condo

21 CROWNINSHIELD RD U:9 ..... **$2,200,000**
B: Pin-Jou Wu
S: 21 Crown LLC
Book/Page: 40648/22, Date: 06/29/22
Use: Condo

72 CYPRESS ST U:1 ..... **$910,000**
B: Michael G Erkkinen & Anna Challet
S: Philip Allen Jr & Lorrie Allen
Book/Page: 40652/212, Date: 06/30/22
Mtg: Mortgage Networks Inc $710,000
Use: 2 Bdrm Condo

36 DRUCE ST **$3,800,000**
B: Benjamin Green & Celia Green
S: Maria L Medrano
Book/Page: 40651/297, Date: 06/30/22
Mtg: Wells Fargo Bank $2,850,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 6700sf
Prior Sale: $2,100,000 (06/11)

60 FAIRGREEN PL U:60 ..... **$1,925,000**
B: J Brooks Reece Jr & Judith S Reece
S: Eleanor J Panasevich & James A Greer 2nd
Book/Page: 40652/185, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $1,591,500 (05/13)

207 FULLER ST U:207 ..... **$1,850,000**
B: R Robert Huckfeldt Tr, Tr for Huckfeldt FT
S: Jonathan A Wiederecht & Kevser N Kilic
Book/Page: 40643/114, Date: 06/28/22
Mtg: Fairway Ind Mtg $285,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 4400sf
Prior Sale: $975,000 (08/12)

76 GOODNOUGH RD **$1,970,000**
B: Lesbia Lobb & Roy Lobb
S: William C Hsu & Kelly Hsu
Book/Page: 40641/494, Date: 06/27/22
Use: 4 Bdrm Ranch, Lot: 14039sf

310 HAMMOND POND PKWY U:201 ... **$1,050,000**
B: Alexander Shteinfeld & Sabina Shteinfeld
S: Jeannine M Barrett
Book/Page: 40644/521, Date: 06/28/22
Mtg: Envision Bank $580,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $930,000 (08/14)

615 HAMMOND ST **$3,000,000**
B: CH Realty Ventures LLC
S: 615 Hammond Street LLC
Book/Page: 40650/418, Date: 06/30/22
Mtg: Metro Credit Union $9,300,000
Use: 3-Family Decker, Lot: 4626sf
Prior Sale: $2,300,000 (06/20)

545 HEATH ST **$1,000,000**
B: CH Realty Ventures LLC
S: Michael J Hynes Jr & Daniel J Conlon
Book/Page: 40650/425, Date: 06/30/22
Mtg: Metro Credit Union $9,300,000
Use: 2-Family Old Style, Lot: 1786sf
Prior Sale: $98,000 (12/21)

167 LAUREL RD **$3,100,000**
B: Martha L Naddaff
S: Linda S Kay Tr, Tr for M M Sloane 2013 RET
Book/Page: 40639/481, Date: 06/27/22
Use: 4 Bdrm Ranch, Lot: 26829sf
Prior Sale: $2,300,000 (08/17)

50 LONGWOOD AVE U:416 ..... **$820,000**
B: Pamidimukkala M Rao & Uma M Rao
S: Leonid Meter & Frida Meter
Doc#: 000000001505985, Date: 06/30/22
Use: 2 Bdrm Condo

230 MASON TER **$2,325,000**
B: Julian Gorfajn & Shanna T Giora-Gorfajn
S: Neil W Kowall & Miriam P Kowall
Book/Page: 40632/307, Date: 06/23/22
Mtg: Mortgage Networks Inc $1,500,000
Use: 4 Bdrm Colonial, Lot: 6821sf

218 MIDDLESEX RD **$2,925,000**
B: Timothy F Holahan & Maura E Malone
S: J Brooks Reece Jr & Judith S Reece
Doc#: 000000001505785, Date: 06/29/22
Mtg: Citibank Na $2,340,000
Use: 5 Bdrm Colonial, Lot: 15599sf

69 PARK ST U:6 ..... **$847,500**
B: Celine Ginsburg & Jonathan Ginsburg
S: Phyllis D Rubin
Book/Page: 40653/444, Date: 06/30/22
Mtg: Amerisave Mtg Corp $547,500
Use: 2 Bdrm Condo

17 PAYSON RD **$1,410,000**
B: Kyle N Sherseth & Hannah S Sherseth
S: Robert Dumas & Helene Dumas
Book/Page: 40648/214, Date: 06/29/22
Mtg: Leader Bank NA $1,128,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 8777sf

99 POND AVE U:614 ..... **$512,500**
B: Shilpa Reddy
S: Randall T Andreoli & Barbara J Andreoli
Book/Page: 40655/39, Date: 06/30/22
Mtg: Guaranteed Rate Inc $285,000
Use: 1 Bdrm Condo

102 PRINCETON RD **$2,000,000**
B: Robert Giacchetti & Laura Johnson
S: Barrie Wheeler Tr, Tr for 102 Princeton Road RT
Book/Page: 40654/79, Date: 06/30/22
Mtg: First Republic Bk $1,600,000
Use: 3 Bdrm Colonial, Lot: 15433sf

121 SALISBURY RD **$2,370,000**
B: Christopher Reed & Paige S Reed
S: Srinivassan Mukundan Jr & Nancy E Mukundan
Book/Page: 40648/276, Date: 06/29/22
Mtg: USA Alliance FCU $1,896,000
Use: 4 Bdrm Colonial, Lot: 11060sf

114 SEWALL AVE U:2 ..... **$880,000**
B: Charles Anderson
S: Christopher J Ternan
Book/Page: 40647/481, Date: 06/29/22
Mtg: Key Bank NA $430,000
Use: 2 Bdrm Condo

123 SHAW RD **$2,799,000**
B: Michael Devine & Jessica Devine
S: Gary S Lowe & Elizabeth O Lowe
Book/Page: 40647/571, Date: 06/29/22
Mtg: First Republic Bk $899,000
Type: Adj
Use: 4 Bdrm Tudor, Lot: 13782sf

8 SHEAFE ST **$2,000,000**
B: CH Realty Ventures LLC
S: Michael J Hynes Jr & Daniel J Conlon
Book/Page: 40650/421, Date: 06/30/22
Mtg: Metro Credit Union $9,300,000
Use: 3-Family Decker, Lot: 3907sf

116 UNIVERSITY RD U:2 ..... **$860,000**
B: Jon B Dallessandro & Ekaterina Savchenko
S: Shelley Fried & Sarah Porell
Book/Page: 40644/49, Date: 06/28/22
Mtg: South Shore Bank $774,000
Use: 3 Bdrm Condo
Prior Sale: $465,000 (09/10)

44 WASHINGTON ST U:614 ..... **$390,000**
B: Rachel Hongo & Teresa D Hongo
S: Gary K Liebowitz & Linda Liebowitz
Book/Page: 40647/140, Date: 06/29/22
Mtg: Salem Five Mtg Co $312,000
Use: 1 Bdrm Condo

161 WILLARD RD **$2,355,000**
B: Alex Mego & Lara Mego
S: Aryeh S Goldman Tr, Tr for Lila E Goldman T 2006
Book/Page: 40652/597, Date: 06/30/22
Mtg: Fall River Five Cents $850,000
Use: 4 Bdrm Colonial, Lot: 11034sf

19 WINCHESTER ST U:504 ..... **$597,450**
B: Saba Z Zardareh
S: Doreen Kriegel & Michele Warshaw
Book/Page: 40639/285, Date: 06/27/22
Mtg: Berkshire Bank $537,705
Use: 1 Bdrm Condo

228 WINCHESTER ST U:1 ..... **$1,015,000**
B: Apoorva Bhandari & Stuti R Mehta
S: Nancy J Park
Book/Page: 40640/267, Date: 06/27/22
Mtg: Harvard University CU $761,250
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $775,000 (06/15)

Canton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	93	62
Median Price	$725,000	$763,000

► REAL ESTATE SALES

25 ANDREA DR U:25 ..... **$485,000**
B: Stephen Kachur & Anne E Smolko
S: Ana M Paez-Ulpino
Doc#: 000000001505550, Date: 06/24/22
Mtg: Envoy Mtg LTD $451,050
Use: 3 Bdrm Condo

35 ELM ST **$1,275,000**
B: Robert M Sbalbi & Elizabeth C Sbalbi
S: John M Crowe Tr, Tr for Crowe RT
Doc#: 000000001505990, Date: 06/30/22
Mtg: Mortgage Networks Inc $875,000
Type: Adj
Use: 5 Bdrm Conventional, Lot: 87120sf

78 HIGH ST **$529,000**
B: Ramon L Fernandes & Nicolas A Buonanduci
S: National Properties LLC
Book/Page: 40639/355, Date: 06/27/22
Mtg: Guaranteed Rate Affin $511,344
Use: 2-Family Cape Cod, Lot: 14520sf
Prior Sale: $278,250 (07/20)

21 HOWARD ST **$475,000**
B: Eve M Nightingale
S: Paul J Cherchia
Book/Page: 40653/556, Date: 06/30/22
Mtg: Envision Bank $267,750
Use: 3 Bdrm Conventional, Lot: 4468sf
Prior Sale: $295,000 (09/16)

116 INDIAN LN **$1,764,481**
B: John M Andrade & Audrey Andrade
S: Green Acres Invs LLC
Book/Page: 40640/210, Date: 06/27/22
Mtg: Bluestone Bank $1,400,000
Use: Residential Developable Land, Lot: 20228sf

7 INDIAN WOODS WAY U:7 ..... **$655,000**
B: Stanley Miller & Sally B Miller
S: Phyllis T Cohen Tr, Tr for 7 Indian Woods RT
Book/Page: 40633/75, Date: 06/23/22
Use: 2 Bdrm Condo

217 LAWRENCE ST **$592,000**
B: Harriett R Gabbidon & Harold G Arzu
S: Paul J Thalheimer & Erin H Thalheimer
Book/Page: 40640/59, Date: 06/27/22
Mtg: HarborOne Mortgage $562,400
Use: 3 Bdrm Colonial, Lot: 10890sf
Prior Sale: $388,500 (09/16)

7 LEXINGTON ST **$621,000**
B: Matthew Buckley & Morgan Gravlin
S: Stephen Mclaughlin Tr, Tr for Florence D Mclaughlin IRT
Book/Page: 40654/16, Date: 06/30/22
Mtg: Shamrock Home Loans $490,400
Use: 3 Bdrm Colonial, Lot: 10002sf

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NORFOLK REGISTRY
continued

62 MAPLE ST U:C **$550,000**
B: Peter V Dodd & Kris A Dodd
S: Andrea M Daniels & James M Daniels
Book/Page: 40653/325, Date: 06/30/22
Mtg: Fairway Ind Mtg $385,000
Use: 2 Bdrm Condo
Prior Sale: $400,000 (10/19)

350 NEPONSET ST U:E **$361,000**
B: Elton Fani & Entela Fani
S: Linda M Archibald
Book/Page: 40644/103, Date: 06/28/22
Mtg: MSA Mortgage LLC $342,950
Use: 2 Bdrm Condo

36 NORFOLK ST **$395,000**
B: Mank LLC
S: Demayo Patricia A Est & Todd V Demayo
Book/Page: 40631/463, Date: 06/23/22
Use: 3 Bdrm Colonial, Lot: 16520sf

123 REVERE ST U:F **$578,000**
B: Salma S Duwaji & Iman S Duwaji
S: Sau L Chu & Su L Chu
Book/Page: 40637/330, Date: 06/24/22
Use: 2 Bdrm Condo

41 SHAW FARM RD U:41 ..... **$460,000**
B: Joshua E Palter Tr, Tr for Lloyd S Palter T
S: James A Mackenzie & Carole F Mackenzie
Doc#: 000000001505402, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $279,000 (10/15)

54 SHAW FARM RD U:54 ..... **$505,000**
B: Kevin Szeto & Debby Thea
S: Romero Frank E Est & Cynthia L Bezeredy
Doc#: 000000001505507, Date: 06/24/22
Mtg: Envision Bank $353,500
Use: 2 Bdrm Condo

35 THOMAS LN **$1,260,000**
B: Eric Riordan & Laura Riordan
S: Robert M Sbalbi & Elizabeth C Sbalbi
Book/Page: 40641/265, Date: 06/27/22
Use: 2 Bdrm Colonial, Lot: 30144sf
Prior Sale: $625,000 (11/10)

124 TURNPIKE ST U:124 ..... **$340,000**
B: Leonard A Green 2nd
S: Robert S Gooley
Book/Page: 40654/284, Date: 06/30/22
Mtg: US Bank NA $272,000
Use: 2 Bdrm Condo

2240 WASHINGTON ST **$1,465,000**
B: Matthew Mcginty & Stefanie Mcginty
S: Francis A Leahy 3rd
Book/Page: 40649/78, Date: 06/29/22
Mtg: Fairway Ind Mtg $1,172,000
Use: 4 Bdrm Colonial, Lot: 22506sf
Prior Sale: $250,000 (05/16)

1 WOODCLIFF RD **$530,000**
B: Peter Walsh & Emily Rowe
S: Michael A Rose & Tammy L Rose
Book/Page: 40646/12, Date: 06/29/22
Mtg: American Ngbd Mtg Acc $424,000
Use: 3 Bdrm Ranch, Lot: 33000sf

Cohasset

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	50	33
Median Price	$1,328,000	$1,250,000

► REAL ESTATE SALES

16 CEDAR LN **$1,200,000**
B: August Kerschner & Martha Oakes
S: Thomas W Clay & Sarah S Peacock
Book/Page: 40651/437, Date: 06/30/22
Mtg: USA Alliance FCU $960,000
Use: 3 Bdrm Cape Cod, Lot: 19811sf

146 N MAIN ST U:146 ..... **$1,095,000**
B: Marc Stolzman & Jeanne Beauregard
S: Chloe D Nolan
Book/Page: 40639/527, Date: 06/27/22
Use: 2 Bdrm Condo
Prior Sale: $627,500 (06/14)

40 RED GATE LN **$2,100,000**
B: Patrick D Doherty & Alexandra Doherty
S: Scott C Muir & Cassie V Muir
Book/Page: 40636/25, Date: 06/24/22
Mtg: First Republic Bk $1,680,000
Use: Residential-multiple Bldgs, Lot: 25665sf
Prior Sale: $1,177,000 (07/18)

Dedham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	115	104
Median Price	$620,000	$707,500

► REAL ESTATE SALES

16 ARCADIA AVE U:16 ..... **$410,000**
B: Genci Bala
S: DNP Realty Inc
Doc#: 000000001505952, Date: 06/30/22
Mtg: Bank of America NA $332,100
Use: 2 Bdrm Condo
Prior Sale: $220,000 (09/15)

11 BEACON ST **$960,000**
B: Yaodong Gao & Yunqing Sun
S: Peter Sage & Jennifer Sage
Doc#: 000000001505655, Date: 06/27/22
Mtg: TD Bank NA $660,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 4500sf
Prior Sale: $728,000 (02/18)

25 CALVIN RD **$725,000**
B: Steven J Feeley & Stacy Deal-Feeley
S: William J Okeefe
Book/Page: 40643/387, Date: 06/28/22
Mtg: Dedham Inst for Svgs $580,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 19868sf

299 CENTRAL AVE **$900,000**
B: Andrew Gilhooly & Michelle Gilhooly
S: George Tiglianidis & Tina M Tiglianidis
Book/Page: 40638/89, Date: 06/24/22
Mtg: Salem Five Mtg Co $810,000
Type: Adj
Use: 6 Bdrm Colonial, Lot: 4807sf
Prior Sale: $525,000 (08/19)

29 DARTMOUTH AVE **$747,000**
B: Sean P Woods & Sarah B Budlong
S: Barbara C Crane
Book/Page: 40638/64, Date: 06/24/22
Mtg: Greenwood CU $597,600
Type: Adj
Use: 3 Bdrm Colonial, Lot: 11350sf
Prior Sale: $342,000 (10/13)

724 EAST ST **$633,000**
B: Rachel Borson & Hannah Longmore
S: Christine M Crede
Doc#: 000000001505982, Date: 06/30/22
Use: 3 Bdrm Conventional, Lot: 5100sf

730 EAST ST **$800,000**
B: Sean B Sendall & Brianne L Ryan
S: Merrill E Leavens & Holly Leavens
Book/Page: 40644/563, Date: 06/28/22
Mtg: Cross Country Mtg Inc $590,000
Use: 4 Bdrm Colonial, Lot: 8532sf

26 FARRINGTON AVE **$810,000**
B: Timothy M Vrabel & Courtney B Vrabel
S: Steven J Feeley & Stacey Feeley
Doc#: 000000001505607, Date: 06/27/22
Mtg: Leader Bank NA $648,000
Use: 3 Bdrm Cape Cod, Lot: 5386sf
Prior Sale: $345,000 (11/16)

72 GREENLODGE ST **$720,000**
B: Conor Jacob & Shawn Crifo
S: Michael P Gumbley & Alexandra M Gumbley
Book/Page: 40650/340, Date: 06/30/22
Mtg: Thomas Jacob $450,000
Use: 3 Bdrm Cape Cod, Lot: 11394sf
Prior Sale: $539,900 (04/19)

137 HARDING TER **$770,000**
B: Amit A Parate & Meeral P Patel
S: Heidi A Leone
Book/Page: 40654/540, Date: 06/30/22
Mtg: Guaranteed Rate Inc $577,500
Type: Adj
Use: 2 Bdrm Ranch, Lot: 5400sf

91 HIGH ST **$505,000**
B: Christina Clemons
S: Philippe A Pamphile
Book/Page: 40641/8, Date: 06/27/22
Mtg: United Wholesale Mtg $495,853
Use: 3 Bdrm Conventional, Lot: 6800sf

306 HIGHLAND ST **$905,000**
B: 306 Highland LLC
S: Michael D Neyhus & Mary C Neyhus
Book/Page: 40642/598, Date: 06/28/22
Use: 2 Bdrm Ranch, Lot: 17202sf

111 JEFFERSON ST **$953,000**
B: Joseph C Camaratta 3rd & Betsy V Ellsworth
S: Lynne F Canavan Tr, Tr for Lynne F Canavan T
Book/Page: 40647/254, Date: 06/29/22
Mtg: Leader Bank NA $762,400
Use: 4 Bdrm Colonial, Lot: 14250sf

14 KIMBALL RD **$779,000**
B: Brian Lamb
S: Robert L Stow
Book/Page: 40631/210, Date: 06/23/22
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: $327,000 (03/17)

27 LAMOINE ST **$975,000**
B: Jennifer B Lewis & Nischay Maridevegowda
S: Evergreen Prop Soln LLC
Doc#: 000000001505338, Date: 06/23/22
Mtg: Envision Bank $780,000
Type: Adj
Use: 4 Bdrm Split Level, Lot: 12500sf
Prior Sale: $483,000 (06/21)

14 PEARL ST **$820,000**
B: Frank Kelly & Chelsea Bernstein
S: Katharine E Murphy
Book/Page: 40656/104, Date: 06/30/22
Mtg: Fairway Ind Mtg $540,000
Use: 4 Bdrm Antique, Lot: 6770sf

5 S STONE MILL DR U:321 ..... **$472,000**
B: Greg A Shell Jr & Michelle A Shell
S: Laura Quicker
Book/Page: 40653/208, Date: 06/30/22
Mtg: William Raveis Mtg Co $372,000
Use: 2 Bdrm Condo
Prior Sale: $360,000 (11/18)

145 SCHOOLMASTER LN **$2,000,000**
B: Bryan Song & Janet Song
S: Emma Mahoney & Kevin M Cox
Book/Page: 40653/257, Date: 06/30/22
Mtg: First Republic Bk $1,500,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 117972sf
Prior Sale: $1,829,000 (10/21)

19 SHERMAN RD **$650,000**
B: Rinoy Pazhekattu
S: Bradford Walker
Book/Page: 40643/543, Date: 06/28/22
Mtg: Rocket Mortgage LLC $520,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 5501sf

132 SPRAGUE ST **$575,000**
B: Peter A Covitz
S: Sean Sendall & Brianne L Ryan
Book/Page: 40644/339, Date: 06/28/22
Mtg: Guild Mortgage Co $450,000
Use: 2 Bdrm Cape Cod, Lot: 6955sf
Prior Sale: $355,500 (10/15)

10 STAFFORD ST **$875,000**
B: Michel E Moravia & Lyndia D Moravia
S: Benjamin Bern
Doc#: 000000001505755, Date: 06/28/22
Mtg: Guild Mortgage Co $700,000
Type: Adj
Use: 2-Family Family Flat, Lot: 4037sf
Prior Sale: $520,000 (05/20)

31 WHITEHALL ST **$705,000**
B: Kenneth S Melancon & Helen E Melancon
S: Catherine G Harrell
Book/Page: 40643/411, Date: 06/28/22
Mtg: Guild Mortgage Co $669,750
Use: 3 Bdrm Bngl/cottage, Lot: 14481sf

57 WHITING AVE **$680,000**
B: Chase R Johnson & Jessica R Ahonen
S: Rea Ellen V Est & Frank C Keaney Jr
Book/Page: 40639/120, Date: 06/27/22
Mtg: Bank of America NA $612,000
Use: 4 Bdrm Colonial, Lot: 14016sf

Dover

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	32	38
Median Price	$1,482,500	$1,460,000

► REAL ESTATE SALES

14 BELDON RD **$2,375,000**
B: Regina Pearson
S: Andrea M Winterer Tr, Tr for A M Stackland Winterer LT
Book/Page: 40641/415, Date: 06/27/22
Mtg: City National Bank $1,400,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 45699sf
Prior Sale: $700,000 (06/14)

95 COUNTY ST **$1,505,000**
B: Matthew D Hadge & Catherine L Hadge
S: Andrew M Wright & Lisa A Wright
Book/Page: 40654/331, Date: 06/30/22
Mtg: Citizens Bank $1,354,350
Use: 4 Bdrm Colonial, Lot: 49759sf

5 DANCER FARM DR **$2,730,000**
B: Kevin Bielke & Debra Bielke
S: Steven J Niemiec & Katherine S Niemiec
Book/Page: 40642/449, Date: 06/28/22
Mtg: JPMorgan Chase Bank $2,000,000
Use: 5 Bdrm Colonial, Lot: 43629sf
Prior Sale: $1,700,000 (05/17)

90 DEDHAM ST **$1,050,000**
B: Malwina Carrion & Miguel M Carrion
S: Anthony J May & Jean Sullivan-May
Book/Page: 40651/382, Date: 06/30/22
Mtg: Baycoast Mortgage Co $840,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 21800sf

2 FRANCIS ST **$2,250,000**
B: Elizabeth Kinder & Gordon Kinder
S: Barclay L Douglas 3rd & Dee A Douglas
Doc#: 000000001505762, Date: 06/28/22
Mtg: LoanDepot.Com $1,200,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 48550sf

120 HAVEN ST **$1,200,000**
B: Bean Real Estate LLC
S: Susan Mcgill Tr, Tr for 120 Haven Street RT
Book/Page: 40651/367, Date: 06/30/22
Use: 5 Bdrm Antique, Lot: 87120sf

24 NORMANDIE RD **$925,000**
B: Steven H Senzer & Danielle Senzer
S: David R Alach & Jacqueline K Alach
Book/Page: 40652/126, Date: 06/30/22
Use: 3 Bdrm Colonial, Lot: 43560sf

162 PINE ST **$1,300,000**
B: Brendon Keinath & Sarah Keinath
S: Gordon Kinder & Elizabeth A Kinder
Book/Page: 40644/225, Date: 06/28/22
Mtg: American Ngbd Mtg Acc $1,040,000
Use: 5 Bdrm Colonial, Lot: 95076sf
Prior Sale: $610,000 (02/13)

88 TISDALE DR U:88 ..... **$865,000**
B: Chunyan Xiang & Sivoush Nayyeri
S: Anthony D Ierardi & Andrea Ierardi
Book/Page: 40651/272, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $446,300 (04/14)

22 YORKSHIRE RD **$1,638,000**
B: Daniel Franck & Ramsay Stewart
S: Julie E Ambrosino Tr, Tr for 22 Yorkshire Road RT
Book/Page: 40634/319, Date: 06/23/22
Mtg: Needham Bk $1,280,000
Use: 4 Bdrm Colonial, Lot: 50958sf

Foxboro

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	67	53
Median Price	$540,000	$610,000

► REAL ESTATE SALES

19 BEACH ST **$615,000**
B: Patrice Roundy & Peter E Roundy
S: Albert A Cummings Jr & Edward Cardoza
Book/Page: 40647/193, Date: 06/29/22
Mtg: Leader Bank NA $492,000
Use: 3 Bdrm Raised Ranch, Lot: 43920sf
Prior Sale: $354,000 (02/17)

99 BEACH ST **$577,000**
B: Brain F Maloney & Michelle E Andrews
S: Patrick Murphy & Sarah Murphy
Book/Page: 40632/544, Date: 06/23/22
Mtg: Fairway Ind Mtg $548,150
Use: 2 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: $272,000 (10/13)

12 BORROWS RD **$580,000**
B: Thomas Caya & Angela Caya
S: Lucy A Erhard Tr, Tr for Thomas F Erhard Sr T
Book/Page: 40631/385, Date: 06/23/22
Mtg: Leader Bank NA $450,000
Use: 3 Bdrm Raised Ranch, Lot: 30646sf

30 BOURNE RD **$931,000**
B: Mahmoud Khader & Ann Khader
S: Ron Marom & Heather Marom
Book/Page: 40654/447, Date: 06/30/22
Mtg: Salem Five Mtg Co $175,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 40000sf
Prior Sale: $640,000 (11/16)

202 CENTRAL ST **$470,000**
B: Devon E Lovely
S: Findlay Mary G Est & Thomas J Findlay
Doc#: 000000001505898, Date: 06/30/22
Mtg: United Wholesale Mtg $376,000
Use: 2 Bdrm Cape Cod, Lot: 16380sf

52 CROSS ST **$710,000**
B: Andrew Pryzbylinski & Erica S Pryzbylinski
S: Adelcia M Monteiro & Tad Mendes Jr
Book/Page: 40649/11, Date: 06/29/22
Mtg: United Wholesale Mtg $568,000
Use: 4 Bdrm Cape Cod, Lot: 31000sf
Prior Sale: $500,000 (07/19)

9 EASTMAN AVE **$585,000**
B: Guillermo Vizarreta & Kimberly Vizarreta
S: Wayne M Relleva & Christine M Relleva
Doc#: 000000001505444, Date: 06/24/22
Mtg: Wells Fargo Bank $557,750
Use: 2 Bdrm Cape Cod, Lot: 18463sf

41 ELM ST U:B3 ..... **$420,000**
B: Victoria C Jeanetti
S: Laurie A Pendergast
Book/Page: 40637/5, Date: 06/24/22
Mtg: Leader Bank NA $355,500
Use: 2 Bdrm Condo

39 GREEN ST **$540,000**
B: Alexander Aranki & Shauna Garrigan
S: Timothy P Culverhouse & Teresa E Culverhouse
Book/Page: 40651/549, Date: 06/30/22
Mtg: Camden National Bank $470,000
Use: 3 Bdrm Cape Cod, Lot: 20300sf
Prior Sale: $335,000 (04/17)

11-A HODGES RD **$825,000**
B: Mfoniso E Esenyie & Melixza Esenyie
S: Erica Ryan
Book/Page: 40643/31, Date: 06/28/22
Mtg: Cross Country Mtg Inc $550,000
Use: 3 Bdrm Colonial, Lot: 77897sf
Prior Sale: $422,500 (04/12)

9 RICHARD ST **$605,000**
B: Tyler P Cotto & Micaela Cotto
S: Marianne Cronin
Book/Page: 40646/249, Date: 06/29/22
Mtg: Fairway Ind Mtg $484,000
Use: 2 Bdrm Cape Cod, Lot: 20000sf

3 SUMMER ST **$805,000**
B: Sarah Zeroual & Soheyb Kouider
S: Jeffrey M Theriault
Book/Page: 40653/282, Date: 06/30/22
Mtg: 2013 1 LLC $644,000
Use: 4 Bdrm Colonial, Lot: 51326sf
Prior Sale: $416,400 (07/13)

Franklin

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	97	97
Median Price	$550,000	$599,900

► REAL ESTATE SALES

5 ANNABEL LN **$645,000**
B: Patrick J Cleary & Jennifer L Cleary
S: Mithilesh Jha & Anamika Jha
Book/Page: 40647/293, Date: 06/29/22
Mtg: Rockland Tr Co $548,250
Use: 3 Bdrm Colonial, Lot: 20861sf
Prior Sale: $372,000 (07/14)

58 BAYBERRY CMN U:58 ..... **$527,500**
B: Bernard J Sullivan Tr, Tr for B&R Sullivan Legacy T
S: Nancy M Ciolfi
Book/Page: 40636/504, Date: 06/24/22
Use: 2 Bdrm Condo

45 BENJAMIN LANDING LN U:45 ..... **$357,000**
B: Jessica Mcneil
S: Mary A Dipietro
Book/Page: 40643/453, Date: 06/28/22
Mtg: Fairway Ind Mtg $249,900
Use: 2 Bdrm Condo
Prior Sale: $157,000 (12/12)

60 DANIELS ST **$605,000**
B: Jill M Mckenna
S: Christopher Palladini & Michelle Palladini
Book/Page: 40651/524, Date: 06/30/22
Mtg: Rocket Mortgage LLC $479,000
Use: 3 Bdrm Antique, Lot: 144576sf
Prior Sale: $650,000 (12/21)

4 EMILY DR **$836,022**
B: Matthew Birnie & Caitlin Birnie
S: Sharon A Chatterton
Book/Page: 40637/294, Date: 06/24/22
Mtg: Salem Five Mtg Co $585,200
Type: Adj
Use: 4 Bdrm Colonial, Lot: 40019sf

10 EMMONS ST **$330,000**
B: BHR Development LLC
S: Wilmington Svgs Fund Soc
Book/Page: 40656/387, Date: 06/30/22
Mtg: Raymond C Green Fund $380,000
Use: 3 Bdrm Old Style, Lot: 5593sf
Prior Sale: $365,000 (08/21)

28 FALES ST U:28 ..... **$625,000**
B: Gregory Kita & Victoria Preziosi
S: Donald A Bower & Lili Bower
Book/Page: 40634/280, Date: 06/23/22
Mtg: Leader Bank NA $500,000
Type: Adj
Use: 4 Bdrm Condo
Prior Sale: $556,500 (03/22)

52 FARRINGTON ST U:52 ..... **$625,000**
B: Kevin Crawford & Charlene Higgins-Crawford
S: Albert J Inglesi & Patricia E Shea
Book/Page: 40648/89, Date: 06/29/22
Mtg: HarborOne Mortgage $146,000
Use: 2 Bdrm Condo

1 HENNERY WAY U:E2 ..... **$1,015,000**
B: Muhammad Aaquib & Mariam Rehmatulla
S: Medfield Meadows 18A LLC
Book/Page: 40654/425, Date: 06/30/22
Mtg: Berkshire Bank $812,000
Use: Condo

92 HIGHBANK RD U:92 ..... **$465,000**
B: Judith Wood
S: Carl A Lochiatto
Book/Page: 40653/163, Date: 06/30/22
Mtg: Mtg Equity Partners $200,000
Use: 2 Bdrm Condo

68 HIGHWOOD DR U:68 ..... **$320,000**
B: Sathyajit S Bandaru & Madhuri Ravinuthala
S: Jeffrey Finn & Sarah Finn
Book/Page: 40653/517, Date: 06/30/22
Mtg: Rockland Tr Co $259,250
Use: 2 Bdrm Condo
Prior Sale: $217,000 (02/20)

49 HILLSIDE RD **$415,000**
B: Connor Dwyer
S: Keith M Willard & Priscilla K Willard
Book/Page: 40646/122, Date: 06/29/22
Mtg: Plaza Home Mtg $385,950
Use: 2 Bdrm Ranch, Lot: 7806sf

12 HUNTERS RUN **$743,000**
B: William Lovetere & Kaitlin J Lovetere
S: Shanna M Mckelvie Tr, Tr for Mckelvie FT
Book/Page: 40651/222, Date: 06/30/22
Mtg: Leader Bank NA $594,400
Use: 3 Bdrm Colonial, Lot: 76143sf

5 HUTCHINSON ST **$482,000**
B: Kenneth S Parece
S: James Parece Tr, Tr for 5 Hutchinson Street RT
Book/Page: 40642/289, Date: 06/28/22
Mtg: Envoy Mtg LTD $457,900
Use: 3 Bdrm Conventional, Lot: 15560sf
Prior Sale: $360,000 (10/14)

637 KING ST **$462,000**
B: Christina Percuoco
S: Andrew D Quinn
Book/Page: 40654/420, Date: 06/30/22
Mtg: Fairway Ind Mtg $369,600
Use: 3 Bdrm Ranch, Lot: 26946sf
Prior Sale: $205,000 (10/11)

287 MAIN ST **$706,000**
B: Timothy P Culverhouse & Teresa E Culverhouse
S: Janelle M Mangiante & Jonathan R Mangiante
Book/Page: 40655/213, Date: 06/30/22
Mtg: Middlesex Svgs Bk $556,000
Use: 6 Bdrm Antique, Lot: 22250sf
Prior Sale: $410,000 (08/16)

585 MAPLE ST **$570,000**
B: Cleiton Patrocinio & Yaneth S Patrocinio
S: Washer Roderick M Est & Susan A Mangini
Doc#: 000000001505829, Date: 06/29/22
Mtg: Hunt Mortgage $506,700
Use: 3 Bdrm Ranch, Lot: 235355sf

8 MONTEREY DR **$950,000**
B: Mark P Mulcahy & Kelli D Mulcahy
S: Susan P Rowan & Mary E Davenport
Book/Page: 40656/44, Date: 06/30/22
Mtg: Cambridge Svgs Bk $647,201
Use: 4 Bdrm Contemporary, Lot: 20264sf

580 OAK ST **$346,000**
B: Win Win Cap&Invs LLC
S: Richard Pezzuolo & Joanne Pezzuolo
Book/Page: 40656/203, Date: 06/30/22
Use: 5 Bdrm Conventional, Lot: 16379sf

99 POPULATIC ST **$730,000**
B: Ian Hoagland & Emily S Hoagland
S: David J Myers & Krystal R Myers
Book/Page: 40641/231, Date: 06/27/22
Mtg: Homebridge Financial $584,000
Use: 4 Bdrm Colonial, Lot: 81239sf
Prior Sale: $355,000 (06/10)

50 PROSPECT ST **$500,000**
B: Wayne R Spencer & Linda M Spencer
S: Maxwell Herbert S Est & Linda M Gunning
Book/Page: 40640/432, Date: 06/27/22
Use: 3 Bdrm Contemporary, Lot: 107158sf

34 STONE RIDGE RD U:34 ..... **$400,000**
B: Jeffrey J Meyers & Loretta A Meyers
S: Joseph C Silvia & Lorraine Silvia
Doc#: 000000001505741, Date: 06/28/22
Use: 2 Bdrm Condo

156 STONE RIDGE RD U:156 ..... **$437,965**
B: Mary A Dipietro
S: Parkinson Grace P Est & Thomas E Parkinson
Doc#: 000000001505774, Date: 06/29/22
Mtg: First Home Mtg $200,965
Use: 2 Bdrm Condo

87 SUMMER ST U:87 ..... **$250,000**
B: Meagan Nashawaty
S: David C Jordan & Hope D Jordan
Book/Page: 40642/164, Date: 06/28/22
Mtg: Rocket Mortgage LLC $187,500
Use: 3 Bdrm Condo

1015 W CENTRAL ST **$515,000**
B: Leonard Hastings & Charmaine James
S: Matthew S Linehan & Jennifer L Linehan
Book/Page: 40632/390, Date: 06/23/22
Mtg: Guaranteed Rate Inc $489,250
Use: 3 Bdrm Old Style, Lot: 12615sf
Prior Sale: $319,000 (12/16)

12 WALNUT AVE **$492,500**
B: Sandra C Mackinnon
S: Arlene M Kelly & Michael J Kelly
Book/Page: 40655/133, Date: 06/30/22
Mtg: Fairway Ind Mtg $440,323
Use: 3 Bdrm Cape Cod, Lot: 7100sf
Prior Sale: $380,000 (10/21)

213 WASHINGTON ST **$870,000**
B: Merin Gazell & Sabnam M Ashraf
S: John E Marguerite
Book/Page: 40644/436, Date: 06/28/22
Mtg: Fall River Five Cents $783,000
Use: 3 Bdrm Colonial, Lot: 26515sf

Holbrook

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	59	35
Median Price	$407,000	$475,000

► REAL ESTATE SALES

27 ELL RD **$380,000**
B: Eric D Sorensen
S: Jerome P Barrett
Book/Page: 40637/236, Date: 06/24/22
Mtg: Total Mtg Svcs $361,000
Use: 3 Bdrm Ranch, Lot: 5000sf

9 HAMILTON WAY **$700,000**
B: Humberto T Daveiga & Isidora Centeio
S: Eric J Galgay & Claudia L Galgay
Book/Page: 40654/356, Date: 06/30/22
Mtg: Guaranteed Rate Affin $665,000
Use: 3 Bdrm Colonial, Lot: 63842sf

12 LINCOLN AVE **$550,000**
B: Kenny A Casado & Cancio Casado
S: Nicholas A Gambino
Book/Page: 40654/264, Date: 06/30/22
Mtg: Salem Five Mtg Co $533,500
Use: 3 Bdrm Cape Cod, Lot: 7764sf
Prior Sale: $239,900 (03/11)

299 WEYMOUTH ST **$600,000**
B: Becky O Omoregie-Edewi
S: Chalyse L Bush & Paul L Ward
Book/Page: 40649/193, Date: 06/29/22
Mtg: LoanDepot.Com $540,000
Use: 2 Bdrm Ranch, Lot: 42226sf
Prior Sale: $375,000 (12/18)

Medfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	52	47
Median Price	$728,950	$960,000

► REAL ESTATE SALES

30 EASTMOUNT RD **$2,000,000**
B: Evan Winters & Kathryn Winters
S: Jonathan E Epstein & Linn M Epstein
Book/Page: 40651/328, Date: 06/30/22
Use: 5 Bdrm Colonial, Lot: 20025sf

21 HOSPITAL RD U:21 ..... **$779,900**
B: Lalitha Tiyyagura
S: Country Ests Of Medfield
Book/Page: 40645/296, Date: 06/28/22
Use: 4 Bdrm Condo
Prior Sale: $759,000 (12/18)

23 HOSPITAL RD U:23 ..... **$779,900**
B: Lalitha Tiyyagura
S: Country Ests Of Medfield
Book/Page: 40645/296, Date: 06/28/22
Use: 4 Bdrm Condo
Prior Sale: $810,500 (02/19)

10 KETTLE POND WAY **$1,855,000**
B: Matthew Sullivan & Tiffany A Sullivan
S: Edmund L Poli 3rd & Catherine R Poli
Doc#: 000000001505519, Date: 06/24/22
Mtg: LoanDepot.Com $475,000
Use: 4 Bdrm Colonial, Lot: 46100sf

421 MAIN ST **$953,000**
B: Mark Rautiola & Alexandra Rautiola
S: David L Grinnell & Jeannet Leendertse
Book/Page: 40639/454, Date: 06/27/22
Mtg: Envision Bank $762,400
Use: 3 Bdrm Old Style, Lot: 9675sf

15 MAPLE ST U:15 ..... **$1,500,000**
B: Kevin C Cuzzi & Barbara L Cuzzi
S: Jack Mccallion & Cheryl F Mccallion
Book/Page: 40651/358, Date: 06/30/22
Use: 4 Bdrm Condo
Prior Sale: $1,420,440 (07/16)

200 NORTH ST **$1,700,000**
B: Elizabeth A Haley & Terrence J Johnson
S: Stephen T StMary Tr, Tr for StMary FT
Book/Page: 40652/474, Date: 06/30/22
Mtg: Avidia Bank $700,000
Type: Adj
Use: 3 Bdrm Antique, Lot: 31611sf
Prior Sale: $1,015,000 (03/12)

43 ORCHARD ST **$720,000**
B: Shengli Zhang & Xiu Zhai
S: Sally G Wilson Tr, Tr for W A Wilson T 2008
Book/Page: 40654/242, Date: 06/30/22
Mtg: LoanDepot.Com $500,000
Use: 4 Bdrm Split Level, Lot: 36982sf

132 PHILIP ST **$1,425,000**
B: Brian P Guiney & Meaghan C Guiney
S: Mark R Denney Tr, Tr for Friend Denney FT
Book/Page: 40640/362, Date: 06/27/22
Mtg: Leader Bank NA $1,140,000
Use: 4 Bdrm Colonial, Lot: 81557sf

105 SOUTH ST U:105 ..... **$512,000**
B: Irma Kume
S: Scott A Gessin & Karen M Gessin
Book/Page: 40636/510, Date: 06/24/22
Mtg: Rockland Tr Co $460,800
Use: 2 Bdrm Condo, Lot: 16733sf

18 SUNSET WAY U:18 ..... **$779,900**
B: Lalitha Tiyyagura
S: Country Ests Of Medfield
Book/Page: 40645/296, Date: 06/28/22
Mtg: Draper and Kramer Mtg $623,920
Use: 3 Bdrm Condo

1 TALLWOOD DR **$1,230,000**
B: Kenneth D Richard & Kelly Richard
S: Evan S Weisenfeld Tr, Tr for Evan S Weisenfeld RET
Book/Page: 40644/467, Date: 06/28/22
Mtg: Rocket Mortgage LLC $928,000
Use: 4 Bdrm Colonial, Lot: 40014sf

9 WOODFALL RD **$915,000**
B: Gregory M Chalder & Caroline Chalder
S: Rhea T Eskew Jr Tr, Tr for Rhea T Eskew Jr RET
Book/Page: 40648/155, Date: 06/29/22
Mtg: Guaranteed Rate Inc $732,000
Use: 4 Bdrm Colonial, Lot: 20251sf

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15 WOODFALL RD **$1,075,000**
B: Gaurav Rao & Eliza Rao
S: Eramo Building&Prop LLC
Book/Page: 40634/197, Date: 06/23/22
Mtg: JPMorgan Chase Bank $752,500
Use: 3 Bdrm Cape Cod, Lot: 20251sf
Prior Sale: $530,000 (10/21)

Medway

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	50	42
Median Price	$487,500	$652,500

► REAL ESTATE SALES

3 CENTER ST **$543,500**
B: A R Milstone-Charles & Nicholas Charles
S: Amanda L Connor
Book/Page: 40651/463, Date: 06/30/22
Mtg: Baycoast Mortgage Co $404,800
Use: 2 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $373,000 (07/17)

8 CHARLES VIEW LN U:8 ..... **$800,000**
B: Kevin U Frey & Alexandra Frey
S: Christopher L Arienti & Debby R Arienti
Book/Page: 40635/395, Date: 06/24/22
Mtg: Leader Bank NA $720,000
Use: 4 Bdrm Condo
Prior Sale: $740,000 (11/21)

36 GORWIN DR **$505,000**
B: Maria V Delosreyes & Paul R Delosreyes
S: David Jewer & Lisa N Jewer
Book/Page: 40652/132, Date: 06/30/22
Mtg: Guaranteed Rate Inc $475,000
Use: 3 Bdrm Raised Ranch, Lot: 11976sf
Prior Sale: $322,000 (06/16)

3 KOYVIEW PL **$460,000**
B: Sarah E Drew & Nathan Cole
S: Alexander Nicolaou & Astrid Nicolaou
Book/Page: 40647/506, Date: 06/29/22
Mtg: Keller Mortgage LLC $437,000
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $250,000 (05/15)

17 MAIN ST **$785,000**
B: Roy W Coates 2nd & Stephanie L Greenspan
S: Steven D Perkins & Kathleen Perkins
Book/Page: 40636/554, Date: 06/24/22
Mtg: Rockland Fed CU $706,500
Use: 4 Bdrm Colonial, Lot: 54014sf
Prior Sale: $430,000 (05/14)

11 TIMBER CREST DR **$731,085**
B: Gregory T Donahue & Ellen M Donahue
S: Timber Crest LLC
Book/Page: 40652/412, Date: 06/30/22
Mtg: Fairway Ind Mtg $250,000
Use: Residential Developable Land, Lot: 10329sf

Millis

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	33	35
Median Price	$542,000	$588,000

► REAL ESTATE SALES

16-20 EXCHANGE ST **$500,000**
B: Joseph Gaied
S: Khanh K Tran
Book/Page: 40651/48, Date: 06/30/22
Use: Retail-service, Lot: 14375sf

88 GLEN ELLEN BLVD U:47 ..... **$887,997**
B: Abha Moitra & Dipen Moitra
S: Toll MA 3 LP
Book/Page: 40634/135, Date: 06/23/22
Mtg: Toll Brothers Mtg Co $400,000
Use: Condo

20 HELEN LN U:171 ..... **$939,597**
B: Mary C Gilfillan
S: Toll MA Land 3 LP
Book/Page: 40639/207, Date: 06/27/22
Use: Condo

11 HERITAGE PATH **$551,000**
B: Sourojit Ghosh & Deblina Dutta
S: Doueihi J Eldoueihi & Margaret C Eldoueihi
Book/Page: 40649/33, Date: 06/29/22
Mtg: Leader Bank NA $495,900
Use: 2 Bdrm Colonial, Lot: 8712sf
Prior Sale: $364,900 (04/17)

7 J WILLIAM HTS **$730,000**
B: Patrick Lynch & Sandra Lynch
S: Robert E Davis & Kathy S Davis
Book/Page: 40640/243, Date: 06/27/22
Mtg: Guild Mortgage Co $480,000
Use: 3 Bdrm Contemporary, Lot: 25265sf

56 MYRTLE ST **$690,000**
B: Dita Mazenkofski & Filip Mazenkofski
S: David S Beller
Book/Page: 40640/338, Date: 06/27/22
Mtg: Movement Mtg LLC $552,000
Use: 3 Bdrm Colonial, Lot: 30492sf

244 ORCHARD ST **$665,000**
B: Francis J Deignan 3rd & Hilary A Deignan
S: Kathleen Kelly Tr, Tr for Orchard Street RT
Book/Page: 40633/22, Date: 06/23/22
Mtg: Radius Financial Grp $562,000
Use: 3 Bdrm Cape Cod, Lot: 23087sf

225 PLEASANT ST **$280,000**
B: Aced Capital LLC
S: Hilton Paul C M Est & James E Hilton
Book/Page: 40655/295, Date: 06/30/22
Mtg: Secured Inv High Yiel $408,000
Use: 3 Bdrm Conventional, Lot: 27007sf

191 VILLAGE ST **$515,000**
B: Timothy J Mcinerny Jr & Courtney J Steeves
S: Evelyn M Boyd
Book/Page: 40646/102, Date: 06/29/22
Mtg: Mortgage Networks Inc $502,645
Use: 3 Bdrm Ranch, Lot: 12197sf

423 VILLAGE ST **$580,000**
B: Alexander D Kraplin & Elizabeth A Duross
S: Brendan T Siebecker & Bridget Siebecker
Book/Page: 40652/265, Date: 06/30/22
Mtg: Superior Funding Corp $522,000
Use: 4 Bdrm Cape Cod, Lot: 22651sf
Prior Sale: $387,500 (07/19)

16 WALNUT HILL RD **$783,000**
B: Patrick R Gleason & Christina M Gleason
S: Clark Rothauser & Michele L Rothauser
Doc#: 000000001505427, Date: 06/23/22
Mtg: Leader Bank NA $704,700
Use: 4 Bdrm Colonial, Lot: 31363sf

Milton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	99	96
Median Price	$815,000	$857,500

► REAL ESTATE SALES

577 ADAMS ST U:A **$585,000**
B: Caitlyn Zheng
S: Terri Wellner
Book/Page: 40647/272, Date: 06/29/22
Mtg: Bank of Canton $468,000
Use: 2 Bdrm Condo

41-43 BRANDON RD **$950,000**
B: Zofia A Kotecka & Maria A Kotecka
S: Thomas E Finnerty Jr & Joanne R Finnerty
Book/Page: 40655/71, Date: 06/30/22
Mtg: Prime Lending Inc $932,793
Use: 2-Family Mlti-unt Blg, Lot: 7645sf
Prior Sale: $250,000 (12/15)

504 BRUSH HILL RD **$2,250,000**
B: Robert Vansickle & Elizabeth Vansickle
S: Squire Servance & Zoelene Hill
Book/Page: 40636/379, Date: 06/24/22
Mtg: Morgan Stanley $1,800,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 95832sf
Prior Sale: $2,000,000 (03/21)

19 BUCKINGHAM RD **$905,190**
B: Tanya Li & Spencer L Tiberi
S: Ryan F Watt & Katherin Shevchenko
Book/Page: 40648/295, Date: 06/29/22
Mtg: Guild Mortgage Co $655,190
Use: 3 Bdrm Colonial, Lot: 6072sf
Prior Sale: $685,000 (11/17)

7 CEDAR TER **$827,000**
B: Thuong T Nguyen & Andy Xie
S: Jessica M Thompson & Neal Thompson
Book/Page: 40641/342, Date: 06/27/22
Mtg: E Cambridge Svgs Bk $660,000
Use: 4 Bdrm Bngl/cottage, Lot: 7950sf
Prior Sale: $399,000 (11/13)

36 CENTRE LN **$1,105,000**
B: Roderick Griffith & Meaghan Griffith
S: Sarah L Blake
Book/Page: 40651/136, Date: 06/30/22
Mtg: Cambridge Svgs Bk $884,000
Use: 3 Bdrm Colonial, Lot: 7322sf
Prior Sale: $670,000 (07/15)

49 COLONIAL RD **$1,795,000**
B: Andre October & Emily October
S: John J Hutcheson & Tara J Hutcheson
Book/Page: 40637/267, Date: 06/24/22
Mtg: First Republic Bk $750,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 40049sf

20 GILE RD **$1,400,000**
B: Nicole M Walker
S: Michael A Bowden & Ashley L Bowden
Book/Page: 40649/480, Date: 06/29/22
Mtg: Citizens Bank $1,050,000
Use: 3 Bdrm Cape Cod, Lot: 40114sf
Prior Sale: $820,000 (08/19)

15 GRAFTON AVE **$1,000,000**
B: Timothy N Cronin & Katharine E Cronin
S: Hugh J Donovan & Kimberly M Donovan
Book/Page: 40646/576, Date: 06/29/22
Mtg: Northeast Home Loan $600,000
Use: 4 Bdrm Old Style, Lot: 7401sf

15 MAGNOLIA RD **$840,000**
B: Allison R Knox & Brian A Fogerty
S: John Urbsas & Elena Paretti
Book/Page: 40640/157, Date: 06/27/22
Mtg: Leader Bank NA $440,000
Use: 4 Bdrm Colonial, Lot: 7170sf

578 PLEASANT ST **$968,500**
B: Stephen Kemble & Jade Leung
S: Miriam A Shillingsburgh & Jared Gentry
Book/Page: 40641/103, Date: 06/27/22
Mtg: Leader Bank NA $680,000
Use: 3 Bdrm Colonial, Lot: 5279sf
Prior Sale: $545,000 (07/17)

10 ROCK VIEW RD **$1,475,000**
B: James Kim & Julie Rhew
S: Nicole M Walker & Bart Walker
Book/Page: 40647/49, Date: 06/29/22
Mtg: HarborOne Mortgage $1,180,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 5732sf
Prior Sale: $631,000 (03/18)

40 SQUANTUM ST **$810,000**
B: Mariano Perez-Martinez & Paulina X Escobedo
S: Timothy Cronin & Katharine Cronin
Doc#: 000000001505458, Date: 06/24/22
Mtg: USA Alliance FCU $648,000
Use: 3 Bdrm Colonial, Lot: 6939sf
Prior Sale: $290,000 (07/16)

152 WARREN AVE **$780,000**
B: Joseph Mcevoy & Tenley Mcevoy
S: Kevin J Schell & Bethany A Croke
Book/Page: 40636/531, Date: 06/24/22
Mtg: Envision Bank $624,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 5837sf
Prior Sale: $499,000 (08/17)

157 WHITTIER RD **$1,925,000**
B: Xuefeng Yao & Yanhang Zhang
S: Jonathon D Friedmann & Christina J Friedmann
Book/Page: 40641/364, Date: 06/27/22
Mtg: Wells Fargo Bank $1,540,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 40049sf

Needham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	135	114
Median Price	$1,182,000	$1,400,000

► REAL ESTATE SALES

75 2ND AVE **$22,953,195**
B: OH Hillsite LLC & WSP TBCI LLC
S: Hillsite Rlty Assoc DE
Doc#: 000000001505939, Date: 06/30/22
Mtg: Cambridge Svgs Bk $19,170,000
Use: Office Bldg-general, Lot: 173369sf

254 2ND AVE **$30,650,000**
B: 254 Needham LLC
S: GCP Second Avenue LLC
Book/Page: 40653/466, Date: 06/30/22
Mtg: Berkshire Bank $31,961,300
Use: Office Bldg-general, Lot: 233046sf
Prior Sale: $15,900,000 (07/14)

13 APPLETON RD **$877,000**
B: Colleen K Emmett & Emily Engeland
S: Peter K Greenberg & Irene Greenberg
Book/Page: 40631/597, Date: 06/23/22
Mtg: Leader Bank NA $647,200
Use: 3 Bdrm Cape Cod, Lot: 7841sf

32 BARBARA RD **$1,100,000**
B: Ji Shi & Yan Zhao
S: David G Blackburn & Laura A Blackburn
Book/Page: 40656/12, Date: 06/30/22
Mtg: Leader Bank NA $1,462,500
Use: 3 Bdrm Garrison, Lot: 10019sf

800 CENTRAL AVE **$1,268,000**
B: Yijia Luo & Patrick Merrigan
S: Jinpei Gao & Yannling Chen
Doc#: 000000001505947, Date: 06/30/22
Mtg: JPMorgan Chase Bank $1,014,400
Use: 3 Bdrm Cape Cod, Lot: 11021sf
Prior Sale: $619,000 (10/18)

2 CENTRAL TER **$990,000**
B: Corry Spinale & Madelana Spinale
S: Daniel R Morrell & Callie A Morrell
Book/Page: 40633/133, Date: 06/23/22
Mtg: Guaranteed Rate Inc $792,000
Use: 3 Bdrm Colonial, Lot: 9583sf
Prior Sale: $565,000 (05/15)

67 DARTMOUTH AVE **$2,400,000**
B: Adam Scott & Rachel Scott
S: Christopher Defazio & Sheryl Edsall
Doc#: 000000001505617, Date: 06/27/22
Mtg: First Republic Bk $1,920,000
Use: 4 Bdrm Colonial, Lot: 12632sf

311 DEDHAM AVE **$765,000**
B: Saumya Prasad & Suman Sahu
S: Vy D Hoang & Duc T Nguyen
Doc#: 000000001505528, Date: 06/24/22
Mtg: Draper and Kramer Mtg $573,750
Use: 3 Bdrm Garrison, Lot: 10019sf
Prior Sale: $717,500 (06/21)

7 DONNA RD **$1,550,000**
B: Jun Yang & John Roepke
S: Jonathan W Young & Audrey G Young
Book/Page: 40651/198, Date: 06/30/22
Mtg: Leader Bank NA $1,200,000
Use: 6 Bdrm Colonial, Lot: 11979sf
Prior Sale: $955,000 (06/16)

39 DONNA RD **$2,590,000**
B: Aleksey Yefremov & Natalia Yefremova
S: J Derenzo Properties LLC
Doc#: 000000001505490, Date: 06/24/22
Mtg: Village Bank $1,942,500
Type: Adj
Use: 3 Bdrm Ranch, Lot: 10062sf
Prior Sale: $890,000 (08/21)

160 EDGEWATER DR **$1,500,000**
B: Stephen Maimone & Pauline Maimone
S: Marvin A Eichner & Marilyn R Eichner
Book/Page: 40650/385, Date: 06/30/22
Mtg: Rockland Tr Co $580,000
Use: 4 Bdrm Split Level, Lot: 55321sf

41 FULLER BROOK AVE **$1,225,000**
B: Daniel Gandhi & Jacquelyn K Murphy
S: Nelson R Hammer Tr, Tr for Nelson R Hammer RET
Book/Page: 40639/314, Date: 06/27/22
Mtg: Eastern Bank $900,000
Use: 4 Bdrm Colonial, Lot: 10106sf

37 GAYLAND RD **$835,000**
B: David Gennert & Lia Tucker
S: Frank Cabezas & Sue M Cabezas
Book/Page: 40649/216, Date: 06/29/22
Mtg: Citizens Bank $285,000
Use: 3 Bdrm Cape Cod, Lot: 8712sf

5 GRANT ST **$615,000**
B: Kenneth G Buckley & David H Rahn
S: Edna J Hurley
Book/Page: 40653/26, Date: 06/30/22
Mtg: Homebridge Financial $550,000
Use: 3 Bdrm Colonial, Lot: 6534sf

170 GREENDALE AVE **$2,000,000**
B: Guy Rozen & Shelly L Rozen
S: Kane Built Inc
Book/Page: 40656/240, Date: 06/30/22
Mtg: Wells Fargo Bank $1,600,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $805,000 (05/21)

445 GREENDALE AVE **$980,000**
B: Yanxin Jia
S: Zhuoxin Li & Jie Gao
Book/Page: 40649/576, Date: 06/29/22
Mtg: LoanDepot.Com $580,000
Use: 3 Bdrm Cape Cod, Lot: 16030sf
Prior Sale: $724,000 (04/17)

853 GREENDALE AVE **$2,200,000**
B: Daniel Bloomstone & Lori Cassorla
S: Mark R Strasnick & Alyson Strasnick
Book/Page: 40644/29, Date: 06/28/22
Mtg: Bangor Savings Bank $1,100,000
Use: 4 Bdrm Colonial, Lot: 11848sf
Prior Sale: $1,335,000 (02/16)

1033 GREENDALE AVE **$1,850,000**
B: Ashish Gupta & Zafira C Corsino
S: A R P Development LLC
Doc#: 000000001505368, Date: 06/23/22
Mtg: Direct Credit Union $830,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: $725,000 (04/21)

1039 GREENDALE AVE **$725,000**
B: DS Ventures Inc
S: Oles Edmund M Est & Theresa J Oles
Doc#: 000000001505872, Date: 06/30/22
Mtg: Coastal Heritage Bank $1,494,000
Use: 2 Bdrm Cape Cod, Lot: 8276sf

402 GROVE ST **$2,549,000**
B: Michael G Feinberg & Sara K Feinberg
S: Robert P Badavas & Kalliope D Badavas
Book/Page: 40654/229, Date: 06/30/22
Use: 5 Bdrm Cape Cod, Lot: 69260sf

207 HIGHLAND AVE **$2,250,000**
B: Needham Realty Vent LLC
S: Laureen Guariglia Tr, Tr for Roklan T
Book/Page: 40640/411, Date: 06/27/22
Mtg: Rollstone Bk & Tr $1,575,000
Use: Gas Station, Lot: 11761sf

760 HIGHLAND AVE U:7 ..... **$697,000**
B: Steven N Jacques & Katherine P Jacques
S: Shirley W Pratt Tr, Tr for Pratt Avery Park Condo T
Book/Page: 40652/525, Date: 06/30/22
Use: 2 Bdrm Condo

129 HOOVER RD **$1,300,000**
B: Howard Schacter & Deena Schacter
S: Jane M Costello Tr, Tr for Kelly Costello RT
Book/Page: 40641/526, Date: 06/27/22
Mtg: Cape Cod Cp Bk $1,040,000
Use: 3 Bdrm Cape Cod, Lot: 9583sf

133 HUNNEWELL ST **$825,000**
B: Bradford White Jr & Jessica White
S: Whitney K Norby & Michael Norby
Book/Page: 40653/352, Date: 06/30/22
Mtg: First Republic Bk $536,000
Use: 2 Bdrm Bngl/cottage, Lot: 6970sf
Prior Sale: $587,000 (09/14)

62 LYNN RD **$1,820,000**
B: Lenka Patten & Zachary Patten
S: Amir Kassiff & Esther Kassiff
Book/Page: 40649/282, Date: 06/29/22
Mtg: LoanDepot.Com $1,456,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 10062sf

77 MAY ST **$2,400,000**
B: Julia Leja & Jonathan Pomerleau
S: Erik S Johnson & Laura D Johnson
Book/Page: 40637/69, Date: 06/24/22
Mtg: Shaunt Voskanian $1,920,000
Use: 5 Bdrm Colonial, Lot: 11021sf
Prior Sale: $1,150,000 (06/12)

225 NEHOIDEN ST **$1,800,000**
B: Patricia A Flatley Tr, Tr for Patricia A Flatley RET
S: Dean E Ridlon
Book/Page: 40647/316, Date: 06/29/22
Use: 4 Bdrm Colonial, Lot: 17642sf

88 PLEASANT ST **$1,482,000**
B: Amber R Dipiazza & Anthony T Dipiazza
S: Slicklen Builders Inc
Book/Page: 40652/285, Date: 06/30/22
Mtg: Morgan Stanley $1,140,000
Use: 3 Bdrm Raised Ranch, Lot: 8276sf
Prior Sale: $750,000 (10/21)

108 PLYMOUTH RD **$1,049,000**
B: Callie A Morrell & Daniel R Morrell
S: Catherine E Spencer
Book/Page: 40640/93, Date: 06/27/22
Mtg: Workers Credit Union $675,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 8712sf

6 SUNSET RD **$2,125,000**
B: Nathan C Silberman & Alexis F Bernstein
S: Hua Dong & Yulai Yang
Book/Page: 40642/517, Date: 06/28/22
Mtg: UniBank for Savings $1,700,000
Use: 4 Bdrm Colonial, Lot: 10062sf
Prior Sale: $1,250,000 (10/10)

29 TOWER AVE **$1,305,000**
B: Jennifer D Schwartz
S: George Doukas & Leigh R Doukas
Book/Page: 40644/156, Date: 06/28/22
Mtg: Huntington Natl Bank $1,174,500
Type: Adj
Use: 3 Bdrm Colonial, Lot: 6970sf
Prior Sale: $582,500 (09/13)

8 TUDOR RD **$1,600,000**
B: Fatemeh Tousi & Amir A Taghavey
S: Michael J Lambert & Carol M Lambert
Book/Page: 40648/470, Date: 06/29/22
Mtg: First Republic Bk $1,280,000
Use: 4 Bdrm Cape Cod, Lot: 11195sf

98 WAYNE RD **$2,380,000**
B: David C Knuth & Heather Knuth
S: Ross J Musumeci & Kerie Musumeci
Book/Page: 40632/225, Date: 06/23/22
Mtg: Cambridge Svgs Bk $800,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 10454sf
Prior Sale: $1,332,000 (12/13)

Norfolk

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	49	40
Median Price	$690,000	$696,417

► REAL ESTATE SALES

32 BOARDMAN ST **$499,000**
B: Christopher P Michienzie
S: Matthew S Eustis & Helen Eustis
Book/Page: 40637/88, Date: 06/24/22
Mtg: Northpointe Bank $449,100
Use: 2 Bdrm Ranch, Lot: 30000sf
Prior Sale: $286,000 (02/17)

8 BREWSTER RD **$727,500**
B: Daniel Stern & Sarah Stern
S: Robert F Tobin Jr & Elizabeth Tobin
Book/Page: 40637/186, Date: 06/24/22
Mtg: Dedham Inst for Svgs $648,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 76780sf
Prior Sale: $385,000 (01/15)

15 FREDRICKSON RD **$985,000**
B: Theodore J Rosner & Christine Rosner
S: James C Lehan & Elizabeth S Lehan
Book/Page: 40643/74, Date: 06/28/22
Mtg: Washington Trust Mtg $648,000
Use: 4 Bdrm Colonial, Lot: 170194sf

5 HAMPTON RD **$982,500**
B: Stephen Woelfel Jr & Kaitlyn Woelfel
S: Stephen L Sexeny & Beth A Sexeny
Book/Page: 40647/2, Date: 06/29/22
Mtg: First Republic Bk $786,000
Use: 5 Bdrm Colonial, Lot: 38919sf

2 LANTERN LN **$775,000**
B: Lauren J Beck
S: Joyce G Maguire Tr, Tr for Maguire RT
Book/Page: 40634/485, Date: 06/23/22
Mtg: Salem Five Mtg Co $736,250

NORTH ST **$200,000**
B: Grillo Builders LLC
S: Bremilst Mary C Est & Ruth Palumbo
Doc#: 000000001505425, Date: 06/23/22

55 PARK ST **$775,000**
B: Andrew D Quinn & Amy M Quinn
S: Lawrence Digiacomo & Barbara Digiacomo
Book/Page: 40654/470, Date: 06/30/22
Mtg: LoanDepot.Com $486,600
Use: 3 Bdrm Colonial, Lot: 33608sf
Prior Sale: $499,000 (06/16)

59 PINE ST **$612,500**
B: Siobhan Allen & James L Allen
S: Michael F Morgan & Sandra P Oneill
Book/Page: 40646/227, Date: 06/29/22
Mtg: Province Mtg Assoc $490,000
Use: 3 Bdrm Raised Ranch, Lot: 32129sf
Prior Sale: $345,000 (05/11)

81 POND ST **$675,000**
B: Dalton Business Group LLC
S: William Fowler 3rd Tr, Tr for Joint Excursions RT
Book/Page: 40634/85, Date: 06/23/22
Mtg: Middlesex Svgs Bk $506,250
Use: Commercial Warehouse, Lot: 32614sf
Prior Sale: $450,000 (10/16)

12 STOP RIVER RD **$1,275,000**
B: Mohit Mehrotra & Amie S Mehrotra
S: Andrew P Keenan & Ann M Keenan
Book/Page: 40636/201, Date: 06/24/22
Mtg: Clinton Svgs Bk $1,020,000
Use: 4 Bdrm Contemporary, Lot: 80265sf

14 VALENTINE DR **$825,000**
B: Kristin Clark & Frederick Schlecht
S: Stephen E Woelfel
Book/Page: 40648/318, Date: 06/29/22
Mtg: Fall River Five Cents $660,000
Use: 4 Bdrm Colonial, Lot: 72424sf
Prior Sale: $433,500 (07/12)

15 VALENTINE DR **$800,000**
B: Brian Tourtellott & Ashley Tourtellott
S: Lori Marano
Book/Page: 40654/401, Date: 06/30/22
Mtg: Guaranteed Rate Inc $640,000
Use: 3 Bdrm Colonial, Lot: 55000sf
Prior Sale: $500,000 (02/15)

18 VILLAGE GRN **$759,000**
B: Michael F Morgan & Sandra P Oneil
S: Christopher J Flaherty & Denise S Flaherty
Book/Page: 40648/129, Date: 06/29/22
Mtg: Mortgage Networks Inc $660,000
Use: 4 Bdrm Colonial, Lot: 33984sf

21 WINTERBERRY WAY U:21 ..... **$710,000**
B: James C Lehan & Eliabeth Lehan
S: Raymond K Antonio Tr, Tr for R&Susan Antonio LT
Book/Page: 40651/96, Date: 06/30/22
Mtg: Fairway Ind Mtg $525,000
Use: 2 Bdrm Condo
Prior Sale: $457,500 (11/12)

6 WRIGHTS FARM RD **$1,575,000**
B: Jessica S Olaughlin & Brian H Olaughlin
S: Professional Dev Ltd
Book/Page: 40638/113, Date: 06/24/22
Mtg: Fall River Five Cents $1,200,000
Use: Residential Developable Land, Lot: 50823sf

Norwood

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	81	84
Median Price	$566,000	$672,500

► REAL ESTATE SALES

5 ASH RD **$810,000**
B: Ashley R Oblak & Maurice P Cote
S: Miguel M Navarro & Malwina N Carrion
Book/Page: 40644/366, Date: 06/28/22
Mtg: Baycoast Mortgage Co $648,000
Use: 4 Bdrm Cape Cod, Lot: 15151sf
Prior Sale: $495,000 (06/16)

81 BRUCE RD **$648,500**
B: Nicholas Patsos & Linda Patsos
S: Helen T Rasmussen
Book/Page: 40650/351, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 10057sf

28 BURNLEY RD **$730,000**
B: Katherine Tremblay, Tr for Kevin Tremblay
S: Susan Vater Tr, Tr for 28 Burnley Road RT
Book/Page: 40648/238, Date: 06/29/22
Mtg: Fairway Ind Mtg $620,500
Use: 3 Bdrm Raised Ranch, Lot: 15000sf

211 CENTRAL ST U:A106 ..... **$430,000**
B: Garry Alexis & Marcelle M Alexis
S: Dennis Lottero Tr, Tr for D&Sherry Lottero RET
Doc#: 000000001505857, Date: 06/30/22
Use: 2 Bdrm Condo

46 CHATHAM RD **$815,000**
B: Charles Wulff & Valentina M Wulff
S: Elizabeth R Brown
Book/Page: 40644/395, Date: 06/28/22
Mtg: Key Bank NA $774,250
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 15062sf
Prior Sale: $527,000 (01/17)

14 ELKWAY U:14 ..... **$500,000**
B: Albert Arstamyan & Elena Arstamyan
S: Melvi C Navarro & Martin M Kauke-Navarro
Book/Page: 40655/240, Date: 06/30/22
Mtg: Northstar Mtg Corp $400,000
Use: 2 Bdrm Condo
Prior Sale: $410,000 (09/19)

12 GREENLEAF RD **$665,000**
B: Charles F King Jr & Kate E Morse
S: Richard L Adams
Book/Page: 40644/489, Date: 06/28/22
Mtg: Washington Trust Mtg $647,000
Use: 3 Bdrm Cape Cod, Lot: 16353sf

60 LENOX ST U:9 ..... **$830,000**
B: Elizabeth Tartaro & Frank A Tartaro Jr
S: James T Pauley & Lisa M Pauley
Book/Page: 40634/14, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $529,900 (04/18)

301 NEPONSET ST U:3 ..... **$317,000**
B: Dan R Preston
S: Dzu T Nguyen & Ngan P Diem
Book/Page: 40640/80, Date: 06/27/22
Use: 2 Bdrm Condo
Prior Sale: $195,000 (08/15)

843 NEPONSET ST **$563,000**
B: Terry N Fancher & Kathleen A Fancher
S: Mary E Deroche Tr, Tr for 843 Neponset Street RT
Book/Page: 40636/585, Date: 06/24/22
Mtg: Equity Resources Inc $450,400
Use: 3 Bdrm Ranch, Lot: 30852sf

595 PLEASANT ST **$2,100,000**
B: 595 Pleasant Street LLC
S: CVNA Acquisition LLC
Book/Page: 40640/565, Date: 06/27/22
Mtg: Village Bank $1,575,000
Use: Other Exempt, Lot: 55321sf
Prior Sale: $409,400 (09/21)

47 PLIMPTON AVE **$665,000**
B: Sorivel Mones
S: Merrill B Marchand Tr, Tr for Marchand FT
Doc#: 000000001505613, Date: 06/27/22
Mtg: Eastern Bank $532,000
Use: 3 Bdrm Conventional, Lot: 9685sf

RIVERSIDE CT **$2,100,000**
B: 595 Pleasant Street LLC
S: CVNA Acquisition LLC
Book/Page: 40640/565, Date: 06/27/22

17 ROSE CT U:17 ..... **$395,000**
B: Richard P Cornell
S: Frances B Anderer
Book/Page: 40634/114, Date: 06/23/22
Use: 2 Bdrm Condo

47 SUMNER ST **$640,000**
B: Aliu Ture & Nwamaka Onyeocha
S: Srinivasaraj Balakrishna & Valsala Devi Srinivas
Doc#: 000000001505968, Date: 06/30/22
Mtg: Primary Residentl Mtg $628,408
Use: 3 Bdrm Cape Cod, Lot: 8417sf

845 WASHINGTON ST U:845 ..... **$300,000**
B: Michael P Connolly
S: Maureen B Connolly
Book/Page: 40641/205, Date: 06/27/22
Mtg: Guaranteed Rate Inc $170,000
Use: 3 Bdrm Condo

9-11 WEST ST **$706,680**
B: Timothy P Carroll & Kaitlyn M Morris
S: Marjorie M Matchak & Peter Matchak
Book/Page: 40632/412, Date: 06/23/22
Mtg: Radius Financial Grp $565,300
Use: 2-Family Two Family, Lot: 5407sf
Prior Sale: $425,000 (05/14)

86 WINTER ST **$945,000**
B: Eric Lamb & Courtney Lamb
S: William J Andruskevich & Cailin M Andruskevich
Book/Page: 40656/142, Date: 06/30/22
Mtg: Envoy Mtg LTD $756,000
Use: 4 Bdrm Conventional, Lot: 11780sf
Prior Sale: $760,000 (12/19)

406 WINTER ST **$485,000**
B: Michael J Hines & Denise A Hines
S: Johns Barbara H Est & Robert Groves
Book/Page: 40652/242, Date: 06/30/22
Mtg: Rockland Tr Co $362,000
Use: 3 Bdrm Ranch, Lot: 15128sf

► FORECLOSURE DEEDS

22 DORSET ST **$455,000**
B: Anurag Sureka
S: Eleanor C Bingham & Santander Bank NA
Doc#: 000000001505350, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 15010sf

Plainville

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	25
Median Price	$425,000	$507,500

► REAL ESTATE SALES

9 COACH RD **$1,350,000**
B: Raghava Kasara
S: Raymond C Loughlin
Book/Page: 40633/523, Date: 06/23/22
Mtg: Coastal One CU $1,147,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 77537sf

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NORFOLK REGISTRY
continued

102 GROVE ST **$510,000**
B: Diane Thornton
S: Linda M Braga
Book/Page: 40633/279, Date: 06/23/22
Mtg: Dedham Inst for Svgs $230,000
Use: 4 Bdrm Cape Cod, Lot: 10416sf

24 MIRIMICHI ST **$665,000**
B: Kenneth J Charnley 2nd & Meghan Charnley
S: John P Molloy & Elizabeth Molloy
Doc#: 000000001505433, Date: 06/23/22
Mtg: Rocket Mortgage LLC $498,750
Use: 3 Bdrm Colonial, Lot: 30435sf

66 TAUNTON ST **$625,000**
B: Jake A Legge
S: Matthew G Nicastro & Michelle Raposa
Doc#: 000000001505956, Date: 06/30/22
Mtg: Prestige Home Mtg LLC $325,000
Use: 4 Bdrm Cape Cod, Lot: 36534sf
Prior Sale: $449,900 (03/20)

16 VALERIE DR **$605,000**
B: Brian M Loomer & Leah M Huyler
S: Aaron P Milne & Leah A Milne
Book/Page: 40652/452, Date: 06/30/22
Mtg: Movement Mtg LLC $505,000
Use: 3 Bdrm Gambrel, Lot: 15440sf
Prior Sale: $336,000 (11/13)

WASHINGTON ST L:50 ..... **$200,000**
B: Aline L Kenney Tr, Tr for CCK RT
S: Dorothea J Kettell
Book/Page: 40651/194, Date: 06/30/22

Quincy

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	189	128
Median Price	$580,000	$638,500

► REAL ESTATE SALES

77 ADAMS ST U:1202 ..... **$360,000**
B: Hongai Zhuang
S: Weiyang Liu
Book/Page: 40651/410, Date: 06/30/22
Mtg: Washington Trust Mtg $216,000
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $315,000 (02/18)

82 ARNOLD ST **$590,000**
B: Henry Lo & Kelly Luo
S: David Perdios Tr, Tr for 82 Arnold Street RT
Book/Page: 40656/212, Date: 06/30/22
Mtg: LoanDepot.Com $531,000
Use: 3 Bdrm Cape Cod, Lot: 5000sf

274 BILLINGS RD **$1,150,000**
B: Rui E Yang & Jiawei Huang
S: 276 Billings LLC
Book/Page: 40653/140, Date: 06/30/22
Mtg: Metro City Bank $747,500
Use: 2-Family Two Family, Lot: 6282sf
Prior Sale: $850,000 (10/21)

75 BRACKETT ST U:H **$700,000**
B: Biao Chen
S: Sanjay M Kovley & Sucheta S Kawali
Book/Page: 40652/331, Date: 06/30/22
Mtg: LoanDepot.Com $500,499
Use: 3 Bdrm Condo
Prior Sale: $370,000 (05/10)

1 BROOK RD U:210 ..... **$638,000**
B: Dian Cheng LLC
S: Shashank Mara & Minita S Mara
Book/Page: 40646/158, Date: 06/29/22
Use: 3 Bdrm Condo
Prior Sale: $425,000 (08/16)

209-213 CENTRE ST **$950,000**
B: Cunda Liu & Ping Chen
S: John Ciraolo
Book/Page: 40653/76, Date: 06/30/22
Mtg: Wakefield Cp Bk $686,250
Type: Adj
Use: Residential-multiple Bldgs, Lot: 4907sf

1 CITYVIEW LN U:604 ..... **$380,000**
B: Meifang Yao & Daniel Chou
S: Elise M Grover
Doc#: 000000001505995, Date: 06/30/22
Use: 1 Bdrm Condo
Prior Sale: $242,970 (01/22)

72 COLBY RD **$635,000**
B: Baotran T Le & Hung T Duong
S: Coull Stuart E Est & Tracy Osullivan
Book/Page: 40647/342, Date: 06/29/22
Use: 3 Bdrm Conventional, Lot: 8000sf

200 COVE WAY U:405 ..... **$420,000**
B: Ye M Tun & Cho M Tun
S: Anthony F Kraunelis
Book/Page: 40636/178, Date: 06/24/22
Use: 2 Bdrm Condo

35 DESMOINES RD U:302 ..... **$289,000**
B: Lok M Wong
S: Kathianne Shea-Hynes Tr, Tr for Kathianne S Hynes T
Book/Page: 40637/482, Date: 06/24/22
Mtg: Leader Bank NA $260,100
Use: 1 Bdrm Condo

35 DESMOINES RD U:310 ..... **$212,500**
B: Harry Kortikere & Srikrishna S Koratikere
S: Chandrashekar Busannagari
Book/Page: 40653/5, Date: 06/30/22
Mtg: Leader Bank NA $170,000
Use: Condo
Prior Sale: $165,000 (01/19)

170 E SQUANTUM ST **$757,000**
B: Yanfang Ye & Shoutong Zheng
S: David Greenwood
Book/Page: 40649/54, Date: 06/29/22
Mtg: Sun Mortgage Co Inc $260,000
Use: 4 Bdrm Conventional, Lot: 6506sf

782 E SQUANTUM ST **$658,000**
B: Xiuqin Huang & Zhong G Huang
S: Nathan F Hayden & Alexandra C Caruso
Doc#: 000000001505978, Date: 06/30/22
Mtg: Mortgage Networks Inc $526,400
Type: Adj
Use: 3 Bdrm Conventional, Lot: 9032sf
Prior Sale: $389,000 (04/15)

28 EDGEWOOD CIR **$760,000**
B: Brett M Skolnick & Rhiannon L Skolnick
S: Pristine Investments LLC
Book/Page: 40633/565, Date: 06/23/22
Mtg: Coastal Heritage Bank $570,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 6500sf
Prior Sale: $470,000 (01/22)

160 GRANGER ST **$600,000**
B: Qinmei Wang & Jin L Lin
S: Mark L Crehan Tr, Tr for Crehan FT
Book/Page: 40649/556, Date: 06/29/22
Mtg: Leader Bank NA $480,000
Use: 3 Bdrm Colonial, Lot: 5040sf

1025 HANCOCK ST U:3G **$297,500**
B: Patrick J Goonan Tr, Tr for Goonan FT
S: Kelly M Moore
Doc#: 000000001505498, Date: 06/24/22
Use: 1 Bdrm Condo

105 HARVARD ST **$636,000**
B: Yi M Chen
S: Chang X Zeng & Qiao Chen
Doc#: 000000001505516, Date: 06/24/22
Use: 3 Bdrm Conventional, Lot: 5327sf
Prior Sale: $423,500 (02/17)

105 HARVARD ST **$636,000**
B: Yi M Chen
S: Qiao Chen & Chang X Zeng
Book/Page: 40637/367, Date: 06/24/22
Use: 3 Bdrm Conventional, Lot: 5327sf
Prior Sale: $423,500 (02/17)

242 HARVARD ST **$675,000**
B: Ying Zhang & Hongxing Zhao
S: Robert R Tiro & Grace P Tiro
Book/Page: 40644/79, Date: 06/28/22
Mtg: Caliber Home Loans $506,250
Use: 3 Bdrm Colonial, Lot: 4850sf

4 HODGES AVE **$788,000**
B: See Wong Tr, Tr for Hodges Avenue RT
S: John W Doran Tr, Tr for Doran FT
Book/Page: 40651/252, Date: 06/30/22
Use: 2 Bdrm Ranch, Lot: 10273sf

8 JACKSON ST U:B1 ..... **$230,000**
B: JP Empire LLC
S: Chenghai Xue
Book/Page: 40643/569, Date: 06/28/22
Use: 2 Bdrm Condo
Prior Sale: $251,000 (07/20)

1 LUDLOW RD U:1 ..... **$1,460,000**
B: Sidney C Kuo & Jennifer M Kuo
S: Scott A Selig & Amanda M Selig
Doc#: 000000001505920, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $965,000 (06/16)

MADISON AVE **$630,000**
B: Xue M Zheng
S: Franklyn J Stevens
Book/Page: 40650/23, Date: 06/29/22

24 MAYPOLE RD **$781,000**
B: Matthew J Grazioso & Mary E Grazioso
S: Robert F Olsen Tr, Tr for 24 Maypole Road RT
Book/Page: 40651/155, Date: 06/30/22
Mtg: Colonial Fed Svgs Bk $624,800
Use: 3 Bdrm Colonial, Lot: 5000sf

99 MONTCLAIR AVE **$1,010,000**
B: Tsz H Cheung & Xue C Lu
S: Xiu R Zheng & Joie-Mei Chen
Book/Page: 40647/88, Date: 06/29/22
Mtg: Sun Mortgage Co Inc $707,000
Use: 2-Family Two Family, Lot: 5777sf

92 N CENTRAL AVE **$879,000**
B: Kwong Y Tam & Lee Y Tam
S: Hai F Lin & Xin G Chen
Book/Page: 40648/517, Date: 06/29/22
Use: 2-Family Two Family, Lot: 6000sf
Prior Sale: $521,500 (07/14)

179 PRESIDENTS LN U:3K **$275,000**
B: Natasha Bajrami
S: Jorge M Santamaria
Book/Page: 40655/12, Date: 06/30/22
Mtg: Movement Mtg LLC $158,000
Use: Condo
Prior Sale: $200,000 (06/19)

10 SEAPORT DR U:2516 ..... **$450,000**
B: Kaitlyn M Swierzewski
S: Wilmington Svgs Fund Soc
Book/Page: 40633/444, Date: 06/23/22
Mtg: William Raveis Mtg Co $425,000
Use: 1 Bdrm Condo
Prior Sale: $410,000 (06/22)

34 SOUTH ST U:202 ..... **$330,000**
B: David Chan
S: Random Prop Acqui Corp 3
Book/Page: 40647/376, Date: 06/29/22
Mtg: Guild Mortgage Co $247,500
Use: 2 Bdrm Condo
Prior Sale: $336,977 (12/21)

39 SUOMI RD **$520,000**
B: Hao T Ly & Phuoc H Ly
S: Hung K Nguyen & Diem N Phan
Book/Page: 40633/421, Date: 06/23/22
Mtg: United Wholesale Mtg $510,581
Use: 2 Bdrm Cape Cod, Lot: 6250sf
Prior Sale: $375,000 (04/19)

12 THOMPSON ST **$525,000**
B: Yi Q Chen & Tricia K Fu
S: John F Oneil
Book/Page: 40636/452, Date: 06/24/22
Use: 3 Bdrm Colonial, Lot: 4054sf

90 UPTON ST **$605,000**
B: Henry C Miller & Tan C Miller
S: Andrew E Krause Tr, Tr for Krause Family IRT 2011
Book/Page: 40653/233, Date: 06/30/22
Mtg: Metro Credit Union $574,750
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 5931sf

147 VASSALL ST **$153,750**
B: Elena M Mcclanahan Tr, Tr for Elana M Mcclanahan RET
S: Steven J Paglierani
Book/Page: 40646/412, Date: 06/29/22
Use: 4 Bdrm Bngl/cottage, Lot: 6742sf

115 W SQUANTUM ST U:1018 ..... **$350,000**
B: Fan Zhang
S: Carrie Hui
Book/Page: 40647/442, Date: 06/29/22
Use: 2 Bdrm Condo

106 WASHINGTON ST U:25 ..... **$585,000**
B: Yunzhou Li & Juqi Huo
S: Edward Bough & Joan Merdinger
Book/Page: 40636/110, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $571,000 (05/19)

230 WILLARD ST U:201 ..... **$362,000**
B: Ying Chen
S: Andy Xie & Thuong Nguyen
Book/Page: 40650/330, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $314,000 (02/20)

654 WILLARD ST **$580,000**
B: Jianquan Huang & Yuezhuo Lu
S: Robert L Hernandez & Elena B Perez-Hernandez
Book/Page: 40634/312, Date: 06/23/22
Use: 3 Bdrm Conventional, Lot: 8481sf
Prior Sale: $415,000 (08/19)

43 WILSON AVE **$1,050,000**
B: DM Bros LLC
S: Anna Dottavio & Joseph P Dottavio
Doc#: 000000001505975, Date: 06/30/22
Mtg: Leader Bank NA $735,000
Use: Apartment Bldg - 4-8 Units, Lot: 4952sf

Randolph

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	98	102
Median Price	$435,000	$516,500

► REAL ESTATE SALES

65 ACORN DR **$440,000**
B: Nicholas M Speller & Dana R Speller
S: Morse Bradford E Est & Lisa M Cukier
Book/Page: 40648/589, Date: 06/29/22
Mtg: Cross Country Mtg Inc $432,030
Use: 2 Bdrm Cape Cod, Lot: 12000sf

167 ALLEN ST **$541,000**
B: Riguad Saint-Jean & Margareth Saint-Jean
S: Radcliffe Chambers & Stacy-Ann E Chambers
Book/Page: 40649/420, Date: 06/29/22
Mtg: Citizens Bank $531,201
Use: 3 Bdrm Conventional, Lot: 47878sf
Prior Sale: $240,000 (09/13)

21 CANTON ST **$650,000**
B: Paul Vu & Karen Vu
S: Osaro M Agbongiague
Book/Page: 40653/305, Date: 06/30/22
Mtg: United Wholesale Mtg $455,000
Use: 3 Bdrm Cape Cod, Lot: 24356sf
Prior Sale: $262,000 (08/16)

44 CANTON ST **$525,000**
B: Aaron N Young Sr
S: Centura Bay LLC
Book/Page: 40656/422, Date: 06/30/22
Mtg: Envoy Mtg LTD $472,500
Use: 3 Bdrm Conventional, Lot: 12444sf
Prior Sale: $280,000 (03/22)

232 CANTON ST U:201 ..... **$235,000**
B: Ashley Puffer
S: Thai D Nguyen
Book/Page: 40638/20, Date: 06/24/22
Mtg: Mutual Of Omaha Mtg $220,000
Use: 1 Bdrm Condo
Prior Sale: $160,000 (01/20)

348 CANTON ST **$645,000**
B: Erick C Lopes & Jade O Chauvin
S: Miao-Hsin Lai
Book/Page: 40654/378, Date: 06/30/22
Mtg: Cross Country Mtg Inc $612,750
Use: 3 Bdrm Colonial, Lot: 12278sf
Prior Sale: $428,000 (05/16)

169 CENTER ST **$510,000**
B: Uju B Mirilla & Ugochukwu A Opara
S: Xiaoqin Zeng
Book/Page: 40638/232, Date: 06/24/22
Mtg: Guaranteed Rate Inc $433,500
Use: 3 Bdrm Conventional, Lot: 12000sf
Prior Sale: $320,000 (10/21)

4 CHERRY CIR **$785,000**
B: Bao V Nguyen
S: 1928 Investments LLC
Book/Page: 40646/292, Date: 06/29/22
Mtg: United Wholesale Mtg $628,000
Use: Accessory Land Improved, Lot: 12010sf
Prior Sale: $739,900 (08/21)

16 FAWN CIR **$695,000**
B: Anthony R Navarro & Chelsey L Navarro
S: Omalley William F Est & Lauren L Omalley-Singh
Book/Page: 40656/179, Date: 06/30/22
Mtg: Guaranteed Rate Inc $603,330
Use: 4 Bdrm Colonial, Lot: 15213sf

22 HAYWARD ST U:22 ..... **$555,000**
B: Adeyemi Aderinto & Tinuade Aderinto
S: Juan D Sandoval
Book/Page: 40654/515, Date: 06/30/22
Mtg: Baycoast Mortgage Co $527,250
Use: 4 Bdrm Condo

1-3 HOEG ST U:L **$410,000**
B: Hung Y Liu
S: Doug Mcnaughton & Ruth Mcnaughton
Book/Page: 40650/536, Date: 06/30/22
Mtg: Guaranteed Rate Inc $328,000
Use: Condo

2 HOLLY LN **$700,000**
B: Emia C Gilmere
S: Jeannine M Iarrobino & Flaiminio G Iarrobino
Book/Page: 40637/543, Date: 06/24/22
Mtg: Cross Country Mtg Inc $629,000
Use: 3 Bdrm Raised Ranch, Lot: 12188sf
Prior Sale: $375,000 (06/15)

1001 IRVING RD U:1001 ..... **$500,000**
B: Patrice Williams & Sonia Williams
S: Sinbiat Hassan
Book/Page: 40651/53, Date: 06/30/22
Mtg: Movement Mtg LLC $440,000
Use: 2 Bdrm Condo
Prior Sale: $340,000 (11/18)

82 JASPER LN U:82 ..... **$446,000**
B: Marangeliz Medrano
S: PBP LLC
Book/Page: 40634/370, Date: 06/23/22
Mtg: Fairway Ind Mtg $350,400
Use: 2 Bdrm Condo
Prior Sale: $233,000 (09/18)

38 MCDEVITT RD **$459,000**
B: Edith StLouis & Shepard Paul
S: Grant Murphy
Book/Page: 40654/44, Date: 06/30/22
Mtg: Cardinal Fncl Co LP $450,686
Use: 3 Bdrm Ranch, Lot: 7500sf
Prior Sale: $214,900 (06/13)

604 MEADOW LN U:604 ..... **$522,000**
B: Suzanne Hankel
S: Kevin T Comick & Deborah A Comick
Book/Page: 40633/559, Date: 06/23/22
Use: 2 Bdrm Condo

26 MILTON TER **$685,000**
B: Ives Leonidas & Natacha Leonidas
S: Timothy Smith & Salanna D Smith
Book/Page: 40640/385, Date: 06/27/22
Mtg: Guaranteed Rate Inc $593,190
Use: 5 Bdrm Colonial, Lot: 12000sf

334 N MAIN ST **$167,000**
B: Emerald Trns LLC
S: Gerald Richman Tr, Tr for 324 North Main St RT
Doc#: 000000001505639, Date: 06/27/22
Use: Retail-service, Lot: 5340sf

1108 N MAIN ST **$330,000**
B: 1108 N Main St LLC
S: Zhimin Tian
Book/Page: 40638/167, Date: 06/24/22
Mtg: Rockland Tr Co $247,500
Use: Commercial Building, Lot: 2600sf

203 OAK ST **$420,000**
B: Kien T Truong, Tr for Ha Truong
S: Paul D Karvetski & Wally Karvetski
Book/Page: 40636/456, Date: 06/24/22
Mtg: Total Mtg Svcs $399,000
Use: 2 Bdrm Ranch, Lot: 12000sf
Prior Sale: $242,000 (04/16)

11 SARAH ST **$438,000**
B: Gracia H Barthelemy & Kelourde Barthelemy
S: Chiedu E Ude
Book/Page: 40637/345, Date: 06/24/22
Mtg: Guild Mortgage Co $416,100
Use: 2 Bdrm Cape Cod, Lot: 9593sf
Prior Sale: $219,500 (06/12)

19 STOUGHTON ST **$375,000**
B: Andre Y Pauyo
S: Marian R Billingham Tr, Tr for 19 Stoughton Street RT
Book/Page: 40646/502, Date: 06/29/22
Mtg: New Fed Mtg Corp $345,250
Use: 2 Bdrm Cape Cod, Lot: 8200sf

34-42 WEST ST **$500,000**
B: James Minutello Tr, Tr for J M Feuerman 2012 IRT
S: Gilbert Pongetti
Book/Page: 40650/60, Date: 06/29/22
Use: Apartment Bldg - 9 + Units, Lot: 34939sf

10 ZANGA CIR **$765,000**
B: Estenel S Veillard
S: JDG Development LLC
Book/Page: 40642/13, Date: 06/27/22
Mtg: Boston FireFightrs CU $365,000
Use: Residential Developable Land, Lot: 12086sf

Sharon

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	93	65
Median Price	$685,000	$730,000

► REAL ESTATE SALES

15 BOYDEN LN **$1,250,000**
B: Michael Rubin & Emily Adametz
S: Yuval Ezer & Jennifer Ezer
Book/Page: 40637/485, Date: 06/24/22
Mtg: Citizens Bank $650,000
Use: 4 Bdrm Colonial, Lot: 20015sf
Prior Sale: $708,750 (06/13)

20 BULLARD ST **$865,000**
B: Juliana Mertiri & Helidon Mertiri
S: Matthew R Moll & Rubaina Zaman
Doc#: 000000001505964, Date: 06/30/22
Mtg: Cooperative Bank $692,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 41336sf
Prior Sale: $764,000 (05/19)

14 CLARKE CT **$615,000**
B: Naushin F Shibli & Colin Leslie
S: Carlos Marques & Valerie Marques
Doc#: 000000001505546, Date: 06/24/22
Mtg: Leader Bank NA $553,500
Use: 3 Bdrm Ranch, Lot: 17310sf

46 DEPOT ST **$400,000**
B: YZY Group LLC
S: Groh Robert E Est & Arthur Groh
Book/Page: 40656/454, Date: 06/30/22
Use: 2-Family Duplex, Lot: 18500sf

235 EAST ST **$1,900,000**
B: Wayne C Gietz & Jacqueline J Gietz
S: Max E Voshchin & Victoria Voshchin
Book/Page: 40631/95, Date: 06/23/22
Mtg: USAA Federal SB $1,400,000
Use: 5 Bdrm Colonial, Lot: 20000sf
Prior Sale: $390,000 (03/19)

47 FORGE RD **$1,310,000**
B: Kalpesh Shah & Nitu Sakaria
S: Sonia Gupta
Book/Page: 40652/494, Date: 06/30/22
Mtg: US Bank NA $920,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 25064sf
Prior Sale: $765,000 (07/17)

49 GARDEN ST **$799,000**
B: Jun H Choi & Nam K Yu
S: Michael Diesso & Cheryl Diesso
Book/Page: 40648/345, Date: 06/29/22
Mtg: Eastern Bank $679,150
Use: 3 Bdrm Conventional, Lot: 30100sf
Prior Sale: $150,000 (12/12)

148 OAK HILL DR **$1,235,000**
B: Onur S Yordem & Burcu Yordem
S: Steven E Shostek & Deborah R Shostek
Book/Page: 40637/564, Date: 06/24/22
Mtg: Fall River Five Cents $988,000
Use: 4 Bdrm Colonial, Lot: 43398sf

374 OLD POST RD **$675,000**
B: Kaydon Realty LLC
S: Sharon Congregation Jehov
Book/Page: 40654/309, Date: 06/30/22
Use: Religious Property, Lot: 22200sf

25 OWL DR **$825,000**
B: Melissa S Rubock & Joshua E Rubock
S: Sujeev Velur & Divya J Chinvar
Book/Page: 40652/578, Date: 06/30/22
Mtg: Washington Trust Mtg $660,000
Use: 3 Bdrm Colonial, Lot: 40001sf
Prior Sale: $470,000 (07/11)

20 QUEENS CIR **$1,125,000**
B: Abraham Berin & Leah Berin
S: Lynda B Shuman
Book/Page: 40638/41, Date: 06/24/22
Mtg: First Republic Bk $900,000
Use: 3 Bdrm Colonial, Lot: 32411sf

98 S MAIN ST **$805,000**
B: Roy S Schreiber & Lisa R Schreiber
S: Allison Salomon & Marc Salomon
Book/Page: 40652/567, Date: 06/30/22
Use: 4 Bdrm Conventional, Lot: 12337sf
Prior Sale: $605,000 (06/18)

10 WILSHIRE DR **$580,000**
B: Soumya Perath & Arun Arumugasamy
S: Nickolaos G Michaelidis & Elizabeth M Campagna
Book/Page: 40635/321, Date: 06/24/22
Mtg: PNC Bank $380,000
Use: 3 Bdrm Split Level, Lot: 29250sf
Prior Sale: $480,188 (07/20)

182 WOLOMOLOPOAG ST **$650,000**
B: William Y Walker 3rd & Rachel S Walker
S: Seungsook S Kim
Doc#: 000000001505541, Date: 06/24/22
Mtg: Fall River Five Cents $380,000
Use: 4 Bdrm Colonial, Lot: 41104sf

Stoughton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	97	90
Median Price	$495,000	$522,450

► REAL ESTATE SALES

23 ALDERWOOD RD **$330,000**
B: John B Howe
S: Timothy N Howe Tr, Tr for L D Howe Family IRT 2014
Doc#: 000000001505502, Date: 06/24/22
Mtg: Bank of Canton $230,000
Use: 4 Bdrm Cape Cod, Lot: 15136sf

19 CAMDEN ST **$625,000**
B: Virginia Stoughton LLC
S: James W Barnie Tr, Tr for James Barnie Crdt Shltr T
Book/Page: 40643/483, Date: 06/28/22
Use: 3 Bdrm Old Style, Lot: 39000sf

154 CAREY CIR **$515,000**
B: Ilona Perkins
S: Daniel M Flanagan Tr, Tr for Flanagan FT
Book/Page: 40635/550, Date: 06/24/22
Mtg: NJ Lenders Corp $437,750
Use: 3 Bdrm Cape Cod, Lot: 7500sf

99 CENTRAL ST **$590,000**
B: Ebenezer Church Of Boston
S: Porter Road LLC
Doc#: 000000001505816, Date: 06/29/22
Mtg: Eastern Bank $614,400
Use: Retail-service, Lot: 19500sf

1508 CENTRAL ST **$1,500,000**
B: Central 1508 LLC
S: 1508 Central LLC
Book/Page: 40656/319, Date: 06/30/22
Mtg: Envision Bank $1,125,000
Use: Apartment Bldg - 4-8 Units, Lot: 15326sf
Prior Sale: $755,000 (05/19)

173 COPPERWOOD DR U:173 ..... **$480,000**
B: Julianne M Leist & Tyler J Sherman
S: Lynda A Brunette
Book/Page: 40643/488, Date: 06/28/22
Mtg: Leader Bank NA $384,000
Use: 2 Bdrm Condo

357 ERIN RD U:357 ..... **$375,000**
B: Mary T Beauvais
S: Paul A Freeman
Book/Page: 40632/144, Date: 06/23/22
Mtg: Homebridge Financial $275,000
Use: 2 Bdrm Condo

31 GUILD ST **$585,000**
B: Timothy P Gaines & Marclyse Michel
S: Marcio E Ribeiro & Keiter S Ribeiro
Book/Page: 40653/500, Date: 06/30/22
Mtg: Total Mtg Svcs $409,500
Use: 3 Bdrm Raised Ranch, Lot: 10894sf

114 HOLMES AVE **$615,000**
B: Robertho Cean & Alexandra Duverneau
S: Kerry F Rodrigues Tr, Tr for Tsinzo FT
Book/Page: 40656/302, Date: 06/30/22
Mtg: Fairway Ind Mtg $584,250
Use: 3 Bdrm Raised Ranch, Lot: 15000sf

466 ISLAND ST U:466 ..... **$345,000**
B: Marie J Novembre & Wilde J Marseille
S: Jill A Smith
Doc#: 000000001505810, Date: 06/29/22
Mtg: Fairway Ind Mtg $327,750
Use: 2 Bdrm Condo

15 JONES TER U:1 ..... **$230,000**
B: Sandra L Lee
S: John Laing Jr & John Laing 3rd
Book/Page: 40649/506, Date: 06/29/22
Use: 1 Bdrm Condo
Prior Sale: $159,900 (06/21)

61 KOTLIK ST **$585,000**
B: Mauricio O Nallar & Jessica P Nallar
S: Ruth H Sawyer Tr, Tr for Sawyer RT
Book/Page: 40645/118, Date: 06/28/22
Mtg: Fairway Ind Mtg $574,404
Use: 3 Bdrm Split Level, Lot: 15066sf

86 LARSON RD **$675,000**
B: Jason Levine
S: Marangeliz Medrano
Doc#: 000000001505414, Date: 06/23/22
Mtg: Cross Country Mtg Inc $641,250
Use: 3 Bdrm Colonial, Lot: 15400sf
Prior Sale: $422,500 (01/19)

28 PATRICIA DR U:28 ..... **$348,000**
B: Lisa L Mora
S: Joan M Cullen
Book/Page: 40646/314, Date: 06/29/22
Use: 2 Bdrm Condo

163 PEARL ST **$325,000**
B: George Dolabany & Afram Dolabany
S: Alfio Berardi
Book/Page: 40632/47, Date: 06/23/22
Use: 3 Bdrm Ranch, Lot: 13500sf
Prior Sale: $271,000 (05/22)

479 SCHOOL ST **$650,000**
B: Gbaruc Const Co LC
S: Adriano D Oliveira
Book/Page: 40633/66, Date: 06/23/22
Use: 2-Family Conventional, Lot: 169884sf
Prior Sale: $340,000 (12/17)

60 TURNSTONE TER **$730,000**
B: Anderson Cenesca & Fabienne Pierre-Louis
S: Galiouk Alexander V Est & Vladislav Galiouk
Book/Page: 40633/46, Date: 06/23/22
Mtg: United Wholesale Mtg $584,000
Use: 4 Bdrm Colonial, Lot: 40604sf
Prior Sale: $456,000 (03/12)

761-765 WASHINGTON ST **$850,000**
B: Redeemed Christian Chrch
S: T&D United LLC
Book/Page: 40656/342, Date: 06/30/22
Mtg: Eastern Bank $664,000
Use: Retail-service, Lot: 4851sf
Prior Sale: $467,000 (07/20)

Walpole

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	80	68
Median Price	$599,950	$665,000

► REAL ESTATE SALES

3 BUCKBOARD DR **$841,000**
B: Cornelia Photopoulos
S: Joseph C Moraski & Virgina M Moraski
Doc#: 000000001505409, Date: 06/23/22
Mtg: Guild Mortgage Co $541,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 40029sf

7 IRVING DR **$716,000**
B: Johnathan Fergione & Stephanie Fergione
S: Scott R Fuller & Amy L Fuller
Book/Page: 40633/106, Date: 06/23/22
Mtg: US Bank NA $572,800
Use: 3 Bdrm Cape Cod, Lot: 21459sf
Prior Sale: $385,000 (10/12)

2199 MAIN ST **$580,000**
B: Andrew J Marquis & Veronica W Marquis
S: Kaitlyn F Lanthier & Eric J Lanthier
Book/Page: 40636/126, Date: 06/24/22
Mtg: Guild Mortgage Co $540,000
Use: 3 Bdrm Colonial, Lot: 21232sf
Prior Sale: $425,000 (08/17)

8 MALLARD LN U:8 ..... **$538,000**
B: Henry Wong & Siyun Gao
S: Mary L Yee
Book/Page: 40643/595, Date: 06/28/22
Mtg: Guaranteed Rate Inc $450,000
Use: 3 Bdrm Condo
Prior Sale: $291,000 (10/11)

2 MERGANSER WAY U:2 ..... **$475,000**
B: Madhukumar P Bommu
S: Alex P Durai
Book/Page: 40640/4, Date: 06/27/22
Mtg: Coastal Heritage Bank $427,500
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $350,000 (12/20)

2105 PENNINGTON DR U:2105 ..... **$382,500**
B: Marie Callanan
S: Joseph Callanan Tr, Tr for Marie Callanan 2019 IRT
Book/Page: 40635/286, Date: 06/24/22
Mtg: Bank of Canton $180,000
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $374,740 (09/21)

3105 PENNINGTON DR U:3105 ..... **$436,885**
B: Barbara J Johnson
S: Pulte Hm Of New Eng LLC
Book/Page: 40645/186, Date: 06/28/22
Mtg: Pulte Mortgage Corp $201,885
Use: Condo

3201 PENNINGTON DR U:3201 ..... **$604,680**
B: Susan Y Lee
S: Pulte Hm Of New Eng LLC
Book/Page: 40645/36, Date: 06/28/22
Mtg: Pulte Mortgage Corp $453,510
Use: Condo

3204 PENNINGTON DR U:3204 ..... **$436,970**
B: Robert N Mullen
S: Pulte Hm Of New Eng LLC
Book/Page: 40645/223, Date: 06/28/22
Mtg: Pulte Mortgage Corp $286,970
Use: Condo

3205 PENNINGTON DR U:3205 ..... **$500,950**
B: Omar H Abd & Lorraine A Gomba
S: Pulte Hm Of New Eng LLC
Book/Page: 40650/522, Date: 06/30/22
Use: Condo

3212 PENNINGTON DR U:3212 ..... **$468,755**
B: Brian F Turnbull & Virginia M Turnbull
S: Pulte Hm Of New Eng LLC
Book/Page: 40648/419, Date: 06/29/22
Mtg: Pulte Mortgage Corp $351,566
Use: Condo

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3302 PENNINGTON DR U:3302 ..... $433,200
B: Julia G Berrisford & Barry J Doucette
S: Pulte Hm Of New Eng LLC
Book/Page: 40647/115, Date: 06/29/22
Mtg: North Easton Svgs Bk $338,200
Use: Condo

3303 PENNINGTON DR U:3303 ..... $469,215
B: Julie M Ogg
S: Pulte Hm Of New Eng LLC
Book/Page: 40651/569, Date: 06/30/22
Mtg: Rockland Tr Co $245,000
Use: Condo

3304 PENNINGTON DR U:3304 ..... $430,365
B: Judith Cox
S: Pulte Hm Of New Eng LLC
Book/Page: 40645/138, Date: 06/28/22
Mtg: Pulte Mortgage Corp $130,365
Use: Condo

3305 PENNINGTON DR U:3305 ..... $480,435
B: William G Obrien Tr, Tr for William Obrien 2018 RET
S: Pulte Hm Of New Eng LLC
Book/Page: 40645/283, Date: 06/28/22
Use: Condo

3308 PENNINGTON DR U:3308 ..... $545,340
B: Garrie Oneill & Marian C Oneill
S: Pulte Hm Of New Eng LLC
Book/Page: 40655/494, Date: 06/30/22
Mtg: Pulte Mortgage Corp $135,000
Use: Condo

3309 PENNINGTON DR U:3309 ..... $549,480
B: Nicholas S Haponik
S: Pulte Hm Of New Eng LLC
Book/Page: 40645/259, Date: 06/28/22
Use: Condo

3310 PENNINGTON DR U:3310 ..... $562,435
B: Ronald J Panzo
S: Pulte Hm Of New Eng LLC
Book/Page: 40655/566, Date: 06/30/22
Mtg: Fairway Ind Mtg $393,704
Use: Condo

3311 PENNINGTON DR U:3311 ..... $565,075
B: Pauline M Ternan Tr, Tr for Pauline M Ternan LT
S: Pulte Hm Of New Eng LLC
Book/Page: 40645/271, Date: 06/28/22
Use: Condo

3403 PENNINGTON DR U:3403 ..... $484,000
B: Ginger A Berenson
S: Pulte Hm Of New Eng LLC
Book/Page: 40651/592, Date: 06/30/22
Use: Condo

3404 PENNINGTON DR U:3404 ..... $458,165
B: Nancy J Henry
S: Pulte Hm Of New Eng LLC
Book/Page: 40645/81, Date: 06/28/22
Mtg: Pulte Mortgage Corp $258,165
Use: Condo

3405 PENNINGTON DR U:3405 ..... $550,185
B: Henry J Lord
S: Pulte Hm Of New Eng LLC
Book/Page: 40647/350, Date: 06/29/22
Mtg: Rockland Fed CU $440,000
Use: Condo

3406 PENNINGTON DR U:3406 ..... $653,785
B: Stephen W White Tr, Tr for Stephen W White T
S: Pulte Hm Of New Eng LLC
Book/Page: 40647/533, Date: 06/29/22
Use: Condo

3410 PENNINGTON DR U:3410 ..... $595,585
B: Linda P Bloch Tr, Tr for L&Stephen Bloch RET
S: Pulte Hm Of New Eng LLC
Book/Page: 40649/451, Date: 06/29/22
Mtg: Cross Country Mtg Inc $476,468
Use: Condo

3411 PENNINGTON DR U:3411 ..... $559,870
B: Mary E Oricchio & Paul T Oricchio
S: Pulte Hm Of New Eng LLC
Book/Page: 40652/533, Date: 06/30/22
Mtg: Pulte Mortgage Corp $447,896
Use: Condo

3412 PENNINGTON DR U:3412 ..... $649,610
B: Kathleen L Ryan
S: Pulte Hm Of New Eng LLC
Book/Page: 40655/311, Date: 06/30/22
Mtg: Pulte Mortgage Corp $519,688
Use: Condo

27 RAINBOW POND DR U:B1 ..... $400,000
B: Kayla Hujber
S: Patrick F Curley & Helen L Curley
Book/Page: 40651/333, Date: 06/30/22
Mtg: Embrace Home Loans $380,000
Use: 2 Bdrm Condo

20 SUNNYROCK DR..... $785,000
B: Francisco M Covino-Deaso & Linsey Covino-Deaso
S: Eric Hague & Jennifer A Hague
Book/Page: 40643/292, Date: 06/28/22
Mtg: Mortgage Networks Inc $435,000
Use: 3 Bdrm Contemporary, Lot: 42732sf
Prior Sale: $450,000 (08/10)

312 WASHINGTON ST $405,000
B: Daniel Hernon
S: Linda L Oberlander Tr, Tr for Macomber FT
Book/Page: 40632/472, Date: 06/23/22
Mtg: Leader Bank NA $364,500
Use: 3 Bdrm Conventional, Lot: 9776sf

932 WEST ST..... $590,000
B: David S Jewer & Lisa Rinn
S: Ruggles David E Est & Dianne R Langer
Book/Page: 40654/198, Date: 06/30/22
Mtg: Poli Mtg Group $410,000
Use: 3 Bdrm Cape Cod, Lot: 30623sf

Wellesley

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	126	137
Median Price	$1,557,500	$1,900,000

► REAL ESTATE SALES

21 APPLEBY RD $1,850,000
B: Matthew Schrimper & Jean-Marie Mcgrath
S: Scott Matthews & Tamara Nikuradse
Book/Page: 40641/145, Date: 06/27/22
Mtg: First Republic Bk $1,480,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 10500sf

53 AUDUBON RD $2,202,000
B: Yang Liu & Yizhi Sun
S: Robert J Wadja & Lori E Deane-Wadja
Doc#: 000000001505778, Date: 06/29/22
Mtg: Guaranteed Rate Inc $1,575,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 16042sf

22 BOULDER RD..... $1,612,000
B: Ashley L Cole
S: Revan H Miles Tr, Tr for M B Fisher 1996 RET
Book/Page: 40635/472, Date: 06/24/22
Use: 4 Bdrm Tudor, Lot: 16250sf

12 COTTONWOOD RD..... $1,375,000
B: Andrew C Wigren
S: Katherine Omalley
Doc#: 000000001505644, Date: 06/27/22
Mtg: First Republic Bk $500,000
Use: 3 Bdrm Colonial, Lot: 7100sf
Prior Sale: $912,000 (08/18)

12 CRESCENT ST..... $1,512,000
B: Mark Wendell & Erin Wendell
S: Daniel J Flanagan & Elizabeth H Flanagan
Book/Page: 40654/149, Date: 06/30/22
Mtg: First Republic Bk $1,209,600
Use: 3 Bdrm Colonial, Lot: 7042sf

65 CREST RD..... $2,800,000
B: Clarence H King 3rd & Mary H King
S: 65 Crest Road LLC
Book/Page: 40655/152, Date: 06/30/22
Mtg: First Republic Bk $750,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 19947sf
Prior Sale: $1,100,000 (11/20)

102 EDGEMOOR AVE..... $1,501,000
B: John Goss & Erinn Staley
S: Marc Lindow & Francesca Masciari
Doc#: 000000001505724, Date: 06/28/22
Mtg: Needham Bk $760,800
Use: 4 Bdrm Colonial, Lot: 9600sf

71 EMERSON ST..... $150,000
B: Michael Cashman & Shana Cashman
S: Conrad R Sergel Tr, Tr for Conrad Sergel RET
Doc#: 000000001506012, Date: 06/30/22

35 FIELDSTONE WAY U:35..... $2,000,000
B: Wayne Grabowski & Tracey Moreno
S: Wellesley Residential LLC
Book/Page: 40634/28, Date: 06/23/22
Use: 3 Bdrm Condo

92 HUNDREDS RD $4,950,000
B: Craig Maurer & Kristin Maurer
S: Michael F Coyne Tr, Tr for Coyne FT
Book/Page: 40632/167, Date: 06/23/22
Mtg: Bank of America NA $2,500,000
Use: 6 Bdrm Colonial, Lot: 24397sf
Prior Sale: $3,800,000 (10/11)

19 HUNTING ST $1,450,000
B: Wayra Y Salazar
S: Nora R Keefe
Doc#: 000000001505893, Date: 06/30/22
Mtg: Citizens Bank $1,232,500
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 19064sf
Prior Sale: $1,100,000 (07/19)

33 LONGMEADOW RD..... $2,255,000
B: Jack Rowe & Katherine B Rockman
S: Andrew J Kemper & Catherine A Wheeler
Book/Page: 40640/498, Date: 06/27/22
Mtg: US Bank NA $1,800,000
Type: Adj
Use: 7 Bdrm Garrison, Lot: 16487sf

19 MARSHALL RD..... $3,050,000
B: Bingbing Lu & Jia Niu
S: Jeanette M Donahue & Charles W Donahue
Book/Page: 40648/539, Date: 06/29/22
Mtg: Village Bank $1,250,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 13552sf
Prior Sale: $2,080,000 (03/18)

86 MAYO RD..... $2,700,000
B: John L Goldie & Karen V Selody
S: 86 Mayo Road LLC
Book/Page: 40637/453, Date: 06/24/22
Mtg: Dedham Inst for Svgs $760,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 10649sf
Prior Sale: $925,000 (05/21)

10 MEADOWBROOK RD $2,500,000
B: Hachem A Soce & Eileen K Alaoui
S: Alexander F Keally & Nicolle H Keally
Book/Page: 40639/387, Date: 06/27/22
Mtg: Wells Fargo Bank $2,000,000
Use: 4 Bdrm Colonial, Lot: 23629sf

7 NANTUCKET RD..... $2,815,000
B: Benjamin Masselink & Sandra Masselink
S: Peter C Vaream & Ellen M Vaream
Book/Page: 40644/135, Date: 06/28/22
Mtg: First Republic Bk $715,000
Use: 4 Bdrm Colonial, Lot: 28585sf

2 RIVER GLEN RD..... $2,637,375
B: Arielle Friedler & Evan Friedler
S: Scott Foster & Judith Foster
Book/Page: 40640/332, Date: 06/27/22
Use: 5 Bdrm Colonial, Lot: 15014sf

15 RUTGERS RD..... $3,200,000
B: Mehdi Tehranchi Tr, Tr for Mehdi Tehranchi RET
S: Daniel P Stokes Tr, Tr for Stokes FT A
Book/Page: 40636/423, Date: 06/24/22
Use: 4 Bdrm Colonial, Lot: 23412sf
Prior Sale: $2,450,000 (09/11)

22 SAUNDERS TER..... $2,460,000
B: Albert Chan & Pamela Chan
S: Bengt I Berg & Michele L Berg
Doc#: 000000001505397, Date: 06/23/22
Mtg: First Republic Bk $1,200,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 12556sf
Prior Sale: $1,595,000 (07/15)

38 SHIRLEY RD $1,961,000
B: Rohan Malhotra & Neha Garg
S: Matthew Milewski & Elizabeth Milewski
Book/Page: 40651/483, Date: 06/30/22
Mtg: Berkshire Bank $1,764,900
Type: Adj
Use: 4 Bdrm Garrison, Lot: 10615sf
Prior Sale: $1,305,000 (11/17)

8 UPLAND RD U:8..... $1,334,000
B: Jonathan Kahn & Karen-Sue Taussig
S: 8-10 Upland Road LLC
Doc#: 000000001505887, Date: 06/30/22
Mtg: Needham Bk $640,000
Use: 5 Bdrm Condo

51 WARELAND RD $2,430,000
B: Daniel J Mozer & Shreya Mozer
S: Susan W White
Book/Page: 40634/398, Date: 06/23/22
Mtg: First Republic Bk $1,700,000
Use: 4 Bdrm Colonial, Lot: 21000sf

6 WISWALL CIR..... $1,286,000
B: Amy F Wu & Robert H Wu
S: Linda R Sanderson
Book/Page: 40644/181, Date: 06/28/22
Mtg: Washington Trust Mtg $964,500
Type: Adj
Use: 2-Family Colonial, Lot: 8860sf

Westwood

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	75	40
Median Price	$974,000	$1,077,500

► REAL ESTATE SALES

20 ABBEY RD U:20..... $1,524,506
B: Richard Briller & Barbara Briller
S: Westwood Green LLC
Book/Page: 40634/353, Date: 06/23/22
Use: 2 Bdrm Condo

22 ABBEY RD U:22..... $1,491,875
B: Peter H Talbot
S: Westwood Green LLC
Book/Page: 40632/26, Date: 06/23/22
Use: 2 Bdrm Condo

60 BIRCHTREE DR..... $1,126,000
B: Colleen M Feblowitz & Michael G Feblowitz
S: Rebecca Malakoff & John Petrovato
Book/Page: 40646/481, Date: 06/29/22
Mtg: Northpoint Mortgage $900,800
Use: 3 Bdrm Colonial, Lot: 17500sf

228 BURGESS AVE..... $1,303,000
B: Jason Chiu & Kate E Chiu
S: John P Oconnell & Colleen W Oconnell
Book/Page: 40653/118, Date: 06/30/22
Mtg: Guaranteed Rate Affin $1,042,400
Use: 3 Bdrm Ranch, Lot: 18484sf

119 CARROLL AVE $605,000
B: Singh Development LLC
S: Gail A Douglas & Lloyd Douglas
Doc#: 000000001505583, Date: 06/27/22
Use: 3 Bdrm Ranch, Lot: 11410sf

151 CARROLL AVE $706,800
B: Patrick J Casey & Annie J Casey
S: Sean Casey
Doc#: 000000001505750, Date: 06/28/22
Use: 2 Bdrm Ranch, Lot: 10614sf
Prior Sale: $550,000 (03/21)

60 CEDAR LN..... $1,955,000
B: Sean P Waters & Rebecca M Waters
S: John W Nelson & Gwendolyn M Nelson
Book/Page: 40649/514, Date: 06/29/22
Mtg: Leader Bank NA $900,000
Use: 5 Bdrm Colonial, Lot: 50454sf
Prior Sale: $950,000 (04/16)

249 DOVER RD $1,431,000
B: Beth A Amendt & Kevin C Amendt
S: Dianne Mccarthy & Leslie A Joseph
Book/Page: 40649/264, Date: 06/29/22
Mtg: Leader Bank NA $1,144,800
Use: 4 Bdrm Colonial, Lot: 97499sf

363 FAR REACH RD $2,725,000
B: Michael R Diminico & Amanda Diminico
S: Shawn D Martin & Susan R Martin
Doc#: 000000001505462, Date: 06/24/22
Mtg: First Republic Bk $1,905,000
Use: 5 Bdrm Colonial, Lot: 65700sf

9 GLOUCESTER RD..... $1,450,000
B: Hassan Sajjad & Marvi Moeen
S: Christine Lang & David S Lang
Book/Page: 40637/156, Date: 06/24/22
Mtg: Washington Trust Mtg $1,156,800
Use: 3 Bdrm Cape Cod, Lot: 21107sf

44 GLOUCESTER RD..... $965,000
B: Renuka S Haridas & Haridas Kumarakuru
S: Elizabeth A Deangelis Tr, Tr for Deangelis FT
Book/Page: 40653/580, Date: 06/30/22
Mtg: First SB $647,200
Use: 3 Bdrm Ranch, Lot: 15251sf

1505 HIGH ST..... $2,060,000
B: Zhongchen Shen & Chuan He
S: Marios Michalakis LLC
Book/Page: 40653/383, Date: 06/30/22
Mtg: Washington Trust Mtg $1,580,000
Type: Adj
Use: 4 Bdrm Mansion, Lot: 40000sf

90 LAKESHORE DR..... $800,000
B: Michael J Koslouski & Jessica B Koslouski
S: Michael C Botaish & Melissa K Botaish
Book/Page: 40648/110, Date: 06/29/22
Mtg: Salem Five Mtg Co $400,000
Use: 3 Bdrm Cape Cod, Lot: 9121sf
Prior Sale: $525,000 (02/14)

262 POND ST..... $775,000
B: Amanda Morteo & Michael Morteo
S: Jean R Lupica
Book/Page: 40634/57, Date: 06/23/22
Mtg: Everett Cp Bk $608,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 31837sf

Weymouth

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	176	182
Median Price	$495,500	$552,350

► REAL ESTATE SALES

53 ABBOTT ST..... $400,000
B: John Connolly
S: Kevin E Lynch & Cynthia Lynch
Book/Page: 40655/188, Date: 06/30/22
Mtg: South Shore Bank $150,000
Use: 3 Bdrm Cape Cod, Lot: 7500sf
Prior Sale: $265,000 (04/11)

39 ALROY RD $832,500
B: Michael Santolucito & Melissa Santolucito
S: Anthony M Cedrone & Paula M Cedrone
Book/Page: 40656/62, Date: 06/30/22
Mtg: Morgan Stanley $511,000
Use: 4 Bdrm Cape Cod, Lot: 10604sf

28 ANDREW RD..... $775,000
B: Jordan G Brown & Rachel E Disick
S: Joseph M Kelly Jr Tr, Tr for Andrew Road RT
Book/Page: 40637/213, Date: 06/24/22
Mtg: Reading Cp Bk $736,250
Use: 4 Bdrm Cape Cod, Lot: 10713sf

27 BARTLETT ST..... $100,000
B: Dominic Dolimpio & Jonathan Dolimpio
S: Suzanne M Biscotti & Dominic Dolimpio
Book/Page: 40631/49, Date: 06/23/22
Mtg: Quincy Credit Union $647,000
Type: Adj
Use: 2-Family Conventional, Lot: 7420sf
Prior Sale: $330,000 (09/12)

43 BARTLETT ST..... $590,000
B: Kevin R Garity Jr & Caitlin Hanna
S: Jared Connelly & Elizabeth A Connelly
Book/Page: 40632/515, Date: 06/23/22
Mtg: Camden National Bank $560,500
Use: 3 Bdrm Conventional, Lot: 4200sf

54 BROAD REACH U:402..... $550,000
B: Victor E Derubeis & Diane M Derubeis
S: Debra M Curry Tr, Tr for 54 Broad Reach NT 2020
Book/Page: 40638/207, Date: 06/24/22
Mtg: Fairway Ind Mtg $285,000
Use: 2 Bdrm Condo
Prior Sale: $330,000 (02/10)

130 BROAD REACH U:304..... $919,000
B: Kevin Gaddi
S: Seascape Development LLC
Book/Page: 40655/530, Date: 06/30/22
Mtg: US Bank NA $400,000
Use: 2 Bdrm Condo

58 BROWNING ST..... $660,000
B: Carson W Goeke & Melanie Freitas
S: Scot W Obrien
Doc#: 000000001505880, Date: 06/30/22
Mtg: Baycoast Mortgage Co $594,000
Use: 3 Bdrm Cape Cod, Lot: 10125sf
Prior Sale: $530,000 (03/22)

160 BURKHALL ST U:311..... $345,000
B: Dakota A Riley
S: Dale A Hogan
Book/Page: 40631/520, Date: 06/23/22
Mtg: Homebridge Financial $241,500
Use: 2 Bdrm Condo

148 CHARD ST $656,000
B: Chad Darcy & Lauren Oshea
S: Parker Berg & Alyssa F Berg
Book/Page: 40655/593, Date: 06/30/22
Mtg: Amerisave Mtg Corp $622,250
Use: 3 Bdrm Conventional, Lot: 6000sf
Prior Sale: $395,000 (11/15)

95 CHARLES DIERSCH ST..... $600,000
B: Albert Lynch & Lynne C Lynch
S: Daniel P Otoole
Book/Page: 40648/4, Date: 06/29/22
Mtg: Homebridge Financial $400,000
Use: 3 Bdrm Ranch, Lot: 12537sf
Prior Sale: $275,000 (05/10)

381 COLUMBIAN ST..... $570,000
B: Brianna R Derooy
S: David P Mcgrath Jr & Janet T Mcgrath
Book/Page: 40632/197, Date: 06/23/22
Mtg: Fairway Ind Mtg $456,000
Use: 3 Bdrm Colonial, Lot: 23845sf

1800 COMMERCIAL ST $360,000
B: Robert Maher & Devan Maher
S: Lorraine A Nicotera
Book/Page: 40639/193, Date: 06/27/22
Use: 4 Bdrm Conventional, Lot: 7841sf

39 DOUGLAS ST $911,890
B: Keith A Nystrom & Ying M Lin
S: Rockland Meadows LLC
Book/Page: 40634/341, Date: 06/23/22
Use: Residential Developable Land, Lot: 4680sf

30 EDWARD CODY LN..... $610,000
B: Roxanne Godding & Shaun Bloom
S: Casey Brown & Megan Brown
Doc#: 000000001505483, Date: 06/24/22
Mtg: Cross Country Mtg Inc $270,000
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $452,000 (03/20)

20 ELLIS CIR $821,000
B: Patrick Obrien & Andrea M Houle
S: Daniel Ryan & Jacqueline M Ryan
Doc#: 000000001505730, Date: 06/28/22
Mtg: Guild Mortgage Co $738,900
Type: Adj
Use: 4 Bdrm Colonial, Lot: 15006sf

101 EVANS ST..... $430,000
B: Shi H Poon & Carson J Marques
S: Stephen P Wood & Karl F Wood
Book/Page: 40638/364, Date: 06/27/22
Use: 3 Bdrm Conventional, Lot: 10850sf

20 GAREY ST..... $264,000
B: Steven V Lovering
S: Suzanne Whitman & Thomas W Lovering
Book/Page: 40650/256, Date: 06/30/22
Mtg: Rocket Mortgage LLC $322,344
Use: 2 Bdrm Conventional, Lot: 7200sf

67 GILBERT RD $740,000
B: Athan G Dial Tr, Tr for Athan G Dial RET
S: Victor E Derubeis & Diane M Derubeis
Book/Page: 40635/510, Date: 06/24/22
Mtg: TD Bank NA $592,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 9349sf

34 HILLTOP RD..... $820,000
B: Jeanna M Mccarthy & Gregory N Hagan
S: John N Cole & Matthew H Cole
Doc#: 000000001505926, Date: 06/30/22
Mtg: Ross Mortgage Co Inc $608,500
Use: 3 Bdrm Cape Cod, Lot: 6551sf

1100 MIDDLE ST..... $440,000
B: Yoal Peguero & Katherine Peguero
S: Gay Barbara E Est & Robert A Gay
Book/Page: 40648/35, Date: 06/29/22
Mtg: Salem Five Mtg Co $403,750
Type: Adj
Use: 2 Bdrm Conventional, Lot: 13000sf

43 MOUNT VERNON RD W $695,000
B: Daniel L Hughes & Faith E Tamuleviz
S: Jean A Mcdonough Tr, Tr for Jean A Mcdonough 2018 FT
Book/Page: 40648/496, Date: 06/29/22
Mtg: Guaranteed Rate Inc $625,500
Use: 3 Bdrm Colonial, Lot: 12059sf

42 MOUNTAIN VIEW RD..... $340,000
B: Kevin Fuentes
S: Joshua Bowen & Melissa Bowen
Book/Page: 40633/396, Date: 06/23/22
Mtg: Total Mtg Svcs $329,800
Use: 3 Bdrm Conventional, Lot: 4675sf

275 NECK ST U:B1 ..... $225,000
B: Danapel C DeVeer
S: Aaron Lieber
Doc#: 000000001505533, Date: 06/24/22
Mtg: NFM Inc $202,500
Use: 1 Bdrm Condo
Prior Sale: $190,000 (12/18)

12 OAK CLIFF RD $455,000
B: Phoebe C Gallagher
S: Paul Delucia
Book/Page: 40646/456, Date: 06/29/22
Mtg: Fairway Ind Mtg $409,500
Use: 2 Bdrm Conventional, Lot: 6200sf
Prior Sale: $315,000 (10/18)

100 PARK AVE W $560,000
B: Melissa M Bennett-Carini
S: Thomas Burns & Regina Burns
Book/Page: 40641/501, Date: 06/27/22
Mtg: HarborOne Mortgage $468,050
Use: 2 Bdrm Ranch, Lot: 23058sf
Prior Sale: $270,000 (02/13)

36 PETER RD..... $175,000
B: Robert D Grover Jr & Erin T Grover
S: Deborah A Coon & David A Coon
Book/Page: 40631/270, Date: 06/23/22
Mtg: Boston FireFightrs CU $185,000
Use: 5 Bdrm Colonial, Lot: 10000sf

11 PINE RIDGE RD..... $565,000
B: Shannon Kafka & Adam Kafka
S: Anne F Beaumont & Cassandra L Cox
Book/Page: 40642/498, Date: 06/28/22
Mtg: Mtg Equity Partners $536,750
Use: 3 Bdrm Cape Cod, Lot: 6400sf
Prior Sale: $325,000 (05/14)

100 PLEASANT ST U:4 ..... $350,000
B: Kin S Chui
S: Kam W Chui & Po Y Kwan
Book/Page: 40633/197, Date: 06/23/22
Use: Condo

669 PLEASANT ST U:1 ..... $450,000
B: Patricia J Scott
S: Tak Kwong & Sharon Kwong
Book/Page: 40647/447, Date: 06/29/22
Mtg: Mortgage Corp EastIII $175,000
Use: 2 Bdrm Condo
Prior Sale: $237,000 (06/15)

1088 PLEASANT ST..... $400,000
B: Jennifer M Keeley
S: John F Jones
Doc#: 000000001505622, Date: 06/27/22
Mtg: Mortgage Corp EastIII $340,000
Use: 3 Bdrm Ranch, Lot: 7076sf
Prior Sale: $264,900 (08/12)

58 RANDOLPH ST..... $995,000
B: ARM 2022 LLC
S: Crossbuck 8 LLC
Book/Page: 40648/175, Date: 06/29/22
Mtg: Crossbuck 8 Propertie $995,000
Use: Industrial Warehouse, Lot: 31883sf
Prior Sale: $590,000 (09/17)

181 SEA ST..... $686,000
B: Courtney Stanton
S: Steven L Kenney & Alison Kennedy
Book/Page: 40653/185, Date: 06/30/22
Mtg: Mortgage Networks Inc $548,800
Use: 3 Bdrm Conventional, Lot: 6328sf
Prior Sale: $452,930 (12/18)

45 SEMINOLE AVE..... $620,000
B: Raymond X Ma & Yinxing Chen
S: Eric J Debello
Book/Page: 40637/584, Date: 06/24/22
Mtg: Bank of Canton $440,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 6000sf
Prior Sale: $313,700 (03/20)

45 SEMINOLE AVE..... $313,700
B: 4 Bell Properties LLC
S: Bank Of America NA
Book/Page: 40637/580, Date: 06/24/22
Use: 3 Bdrm Colonial, Lot: 6000sf
Prior Sale: $313,700 (03/20)

3 SPARROW GRN $610,000
B: Elizabeth A Claflin Tr, Tr for Elizabeth A Claflin FT
S: Clare M Druther Tr, Tr for C&M Willow Pond T
Book/Page: 40636/1, Date: 06/24/22
Mtg: Rockland Fed CU $380,000
Type: Adj
Use: 2 Bdrm Colonial, Lot: 2312sf
Prior Sale: $382,544 (05/14)

188 SUMMER ST U:3..... $445,000
B: Steven Chan
S: Jia L Song & Aizhi Mei
Book/Page: 40641/180, Date: 06/27/22
Mtg: United Wholesale Mtg $356,000
Use: 2 Bdrm Condo
Prior Sale: $329,900 (06/18)

59 SUMMIT ST $550,000
B: Alexandra D Schuppert
S: Patricia A Doyle
Book/Page: 40647/400, Date: 06/29/22
Use: 3 Bdrm Conventional, Lot: 6600sf

202 TALL OAKS DR U:C $300,000
B: Daniel Mccarthy
S: Lisa Tragno
Book/Page: 40646/350, Date: 06/29/22
Mtg: Mortgage Corp EastIII $270,000
Use: 1 Bdrm Condo

88 THOMPSON RD..... $540,000
B: Gregory Macdonald & Angela M Clarke
S: Brian R Alberico & Sarah K Alberico
Book/Page: 40651/276, Date: 06/30/22
Mtg: LoanDepot.Com $432,000
Use: 3 Bdrm Ranch, Lot: 10052sf
Prior Sale: $290,000 (04/12)

110 TROTTER RD U:2310..... $530,000
B: Todor T Stoyanov
S: Elizabeth A Claflin Tr, Tr for Elizabeth A Claflin FT
Book/Page: 40635/20, Date: 06/24/22
Mtg: Guaranteed Rate Inc $424,100
Use: 2 Bdrm Condo

57 VILLAGE RD..... $415,000
B: Van D Nguyen, Tr for Huy H Tran
S: Marini Nancy A Est & Cindy Roccaforte
Doc#: 000000001505387, Date: 06/23/22
Mtg: Caliber Home Loans $352,750
Use: 3 Bdrm Cape Cod, Lot: 8961sf

1215 WASHINGTON ST $1,350,000
B: Elksy Development LLC
S: Carin M Murley
Book/Page: 40631/238, Date: 06/23/22
Use: Residential-multiple Bldgs, Lot: 12000sf

Wrentham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	53	31
Median Price	$565,000	$570,000

► REAL ESTATE SALES

85 CHERRY ST..... $900,000
B: Adam Burrows & Krystal Burrows
S: Jean P Cataldo
Book/Page: 40640/126, Date: 06/27/22
Mtg: Needham Bk $855,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 98021sf

5 EVERETT ST $230,000
B: Edward Noonan & Amy Noonan
S: Margaret P Hubbell
Book/Page: 40633/155, Date: 06/23/22
Use: Residential Developable Land, Lot: 223027sf

40 LHERAULT DR $810,000
B: Collin Lind & Ashley Mccarron
S: William S Edwards Jr & Michelle A Edwards
Book/Page: 40634/460, Date: 06/23/22
Mtg: Guild Mortgage Co $648,000
Use: 4 Bdrm Colonial, Lot: 46653sf
Prior Sale: $520,000 (10/14)

70 REED FULTON AVE..... $259,090
B: Adam Paralta & Leah M Crandall
S: Park Place Wrentham LLC
Book/Page: 40645/6, Date: 06/28/22
Mtg: Navigant Credit Union $1,031,700
Use: Residential Developable Land, Lot: 25013sf

61 RIVERSIDE DR..... $635,000
B: Jennifer Thibault & Lyndon R Thibault
S: Heather A Crocker
Book/Page: 40648/366, Date: 06/29/22
Mtg: Fairway Ind Mtg $508,000
Use: 3 Bdrm Cape Cod, Lot: 36403sf
Prior Sale: $330,000 (08/11)

20 ROGER GOODWIN DR..... $760,000
B: Daniel Loreaux & Kristin Loreaux
S: Thomas J Geraghty & Constance M Geraghty
Book/Page: 40643/54, Date: 06/28/22
Mtg: Washington Trust Mtg $608,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 43560sf

10 WARNER TRAIL RD $665,000
B: Gregory Tolson & Christine Tolson
S: Gregory D Cuoco & Cherly A Cuoco
Book/Page: 40653/536, Date: 06/30/22
Mtg: Northpointe Bank $532,000
Use: 3 Bdrm Raised Ranch, Lot: 43821sf

17 WEBER FARM RD U:17 ..... $729,779
B: Patricia A Barr Tr, Tr for Samuel I Barr RET
S: WW Development LLC
Book/Page: 40650/325, Date: 06/30/22
Use: Condo

18 WEBER FARM RD U:18 ..... $790,891
B: Marie C Buckley & Bruce J Buckley
S: WW Development LLC
Book/Page: 40631/548, Date: 06/23/22
Use: Condo

59 WEBER FARM RD U:59 ..... $786,946
B: Joseph C Moraski & Virginia M Moraski
S: WW Development LLC
Book/Page: 40656/7, Date: 06/30/22
Use: Condo

250 WEST ST..... $475,000
B: Mitchell F Timmins
S: Robert A Foley & Patricia A Foley
Doc#: 000000001505915, Date: 06/30/22
Mtg: Leader Bank NA $380,000
Use: 2 Bdrm Ranch, Lot: 203425sf
Prior Sale: $370,000 (01/21)

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Plymouth Registry

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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 MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	66	46
Median Price	$413,500	$562,500

► REAL ESTATE SALES

930 BROCKTON AVE $268,000
B: Juliano Anjos
S: Domingas Resende-Lopes
Book/Page: 56951/299, Date: 06/24/22
Use: Commercial Potntl Dvlp Land, Lot: 18800sf
Prior Sale: $105,000 (09/13)

375 CENTRE AVE..... $13,600,000
B: Centre Ave Shopping Plz
S: TRT Abington LLC
Book/Page: 56977/141, Date: 06/30/22
Use: Mixed Use-prim Res & Comm, Lot: 590655sf

77 CLAPP ST $435,000
B: Kevin Wholey & Doreen Wholey
S: John R Dominici
Doc#: 000000000833345, Date: 06/30/22
Mtg: United Wholesale Mtg $413,250
Use: 3 Bdrm Ranch, Lot: 6914sf

109 DALE ST $970,000
B: Michael Viles & Kathryn Viles
S: Christopher E Demars
Book/Page: 56953/214, Date: 06/24/22
Mtg: Camden National Bank $760,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 30038sf
Prior Sale: $135,000 (06/12)

62 GROVELAND ST..... $300,000
B: Brenden M Therrien
S: Sandra Hodges
Book/Page: 56969/245, Date: 06/29/22
Mtg: Rocket Mortgage LLC $213,635
Use: 2 Bdrm Bngl/cottage, Lot: 5028sf
Prior Sale: $200,000 (03/22)

313 HAMPTON WAY U:313 ..... $450,000
B: Marixie Z Besner
S: Sahas Jangam & Sandhya Vunnava
Book/Page: 56960/75, Date: 06/27/22
Mtg: Wells Fargo Bank $337,500
Use: 2 Bdrm Condo
Prior Sale: $352,000 (04/19)

263 LINCOLN ST..... $427,450
B: Kenneth J Mullaney & Diane Mullaney
S: Teal Joan Est & Justin D Simmons
Book/Page: 56981/258, Date: 06/30/22
Mtg: Aldon Elec Inc $322,948
Use: 4 Bdrm Cape Cod, Lot: 26988sf

621 LINWOOD ST $753,000
B: Luan M Desouza
S: Jeffrey J Gauthier & Marguerite T Gauthier
Book/Page: 56979/113, Date: 06/30/22
Mtg: Home Point Finl Corp $684,370
Use: 4 Bdrm Colonial, Lot: 40056sf
Prior Sale: $520,000 (03/18)

75 OAK ST $265,000
B: Christopher L Long
S: Inner Marker LLC
Book/Page: 56982/109, Date: 06/30/22
Mtg: Envision Bank $260,200
Use: 1 Bdrm Ranch, Lot: 4350sf
Prior Sale: $130,000 (02/15)

812 RANDOLPH ST..... $515,000
B: Vagner Ribeiro-Oliveira
S: Kathleen Mcdonough Tr, Tr for Mcdonough FT
Book/Page: 56979/338, Date: 06/30/22
Mtg: Cross Country Mtg Inc $412,000
Use: 2 Bdrm Ranch, Lot: 202971sf

1012 THAYER ST U:1012 ..... $430,000
B: Rudina Spiro & Marvisa Ferro
S: Anne M Decristoforo
Book/Page: 56960/234, Date: 06/27/22
Mtg: MSA Mortgage LLC $408,500
Use: 2 Bdrm Condo

306 WASHINGTON ST $585,000
B: James Mccurdy
S: Nicole R Chryssicas
Book/Page: 56948/257, Date: 06/23/22
Mtg: Cross Country Mtg Inc $438,750
Use: 3 Bdrm Cape Cod, Lot: 10871sf
Prior Sale: $275,000 (04/12)

1267 WASHINGTON ST $635,000
B: Stephen Macdonald Tr, Tr for 6 Oval Road T
S: Mark S Brezina & Martha Brezina
Book/Page: 56954/6, Date: 06/24/22
Use: 2 Bdrm Raised Ranch, Lot: 27424sf
Prior Sale: $292,000 (04/17)

Bridgewater

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	76	49
Median Price	$475,000	$526,000

► REAL ESTATE SALES

52 CONCETTA DR..... $500,000
B: Sebastiao G Salazar & Tatiana S Salazar
S: Diloreto John J Est & John J Diloreto Jr
Book/Page: 56965/100, Date: 06/28/22
Mtg: First Natl Bank Trini $375,000
Use: 4 Bdrm Raised Ranch, Lot: 21900sf

30 CRAPO ST..... $345,000
B: YGM Prop Inv Group LLC
S: Pauline R Collins
Book/Page: 56979/255, Date: 06/30/22
Mtg: Liberty Bay CU $276,000
Use: 2-Family Bngl/cottage, Lot: 22000sf

46 GREEN ST $560,000
B: Hannah C Reynolds & Isaac S Rosenthal
S: Sanford Petty Jr & Carrie L Petty
Book/Page: 56954/178, Date: 06/24/22
Mtg: Conway Financial Svcs $504,000
Use: 4 Bdrm Conventional, Lot: 61160sf

55 KEITH PL $641,000
B: Christopher S Young & Nicole Young
S: Stephanie Armagost
Doc#: 000000000833322, Date: 06/30/22
Mtg: Guaranteed Rate Inc $441,000
Use: 3 Bdrm Raised Ranch, Lot: 34441sf
Prior Sale: $335,000 (08/13)

75 LEDGEWOOD DR $720,000
B: Edward R Fagan & Michelle Fagan
S: Kelley A Collins & William J Collins
Book/Page: 56978/48, Date: 06/30/22
Mtg: Liberty Bk $576,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 59242sf

54 MAIN ST $500,000
B: 54 Main Street BW LLC
S: Saccocia David N Est & Beverly Saccocia
Book/Page: 56969/293, Date: 06/29/22
Mtg: Rockland Tr Co $375,000
Use: Office Bldg-general, Lot: 9432sf

180 MAIN ST U:4305..... $205,000
B: Dar Sandler & Simon Cartoon
S: Steven Nash & Diane Nash
Book/Page: 56967/276, Date: 06/28/22
Use: 1 Bdrm Condo
Prior Sale: $165,500 (07/21)

578 MAIN ST $135,000
B: Matthew Macfadzen & Kathleen Macfadzen
S: Joseph J Parmeggiani
Book/Page: 56952/145, Date: 06/24/22
Mtg: United Wholesale Mtg $326,250
Use: 2-Family, Lot: 21000sf

1384 OLD PLEASANT ST..... $430,000
B: Diane M Malouin Tr, Tr for DKC NT
S: Fabroski Rlty Grp&Const
Book/Page: 56980/131, Date: 06/30/22
Use: 2 Bdrm Ranch, Lot: 9000sf
Prior Sale: $175,000 (04/22)

26 PRATT AVE..... $806,205
B: Colin Mcmaster & Caitlin Mcquillen
S: Duxburrow Estates LLC
Book/Page: 56972/106, Date: 06/29/22
Mtg: Guild Mortgage Co $736,205
Use: Residential Developable Land, Lot: 10470sf

110 PRATTOWN LN $550,000
B: Tiffany D Hartle
S: Aaron P Pickering & Lindsey B Pickering
Book/Page: 56954/53, Date: 06/24/22
Mtg: United Wholesale Mtg $440,000
Use: 3 Bdrm Colonial, Lot: 7735sf
Prior Sale: $379,000 (08/18)

419 SPRUCE ST..... $721,000
B: Angela M Ross Tr, Tr for P Spruce Street T
S: Michael C Bernasconi & Dorothy A Bernasconi
Book/Page: 56970/284, Date: 06/29/22
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $499,900 (04/18)

25 STRAWBERRY LN..... $850,000
B: Joseph I Feldman
S: Paul Sikora & Cheryl Sikora
Book/Page: 56977/209, Date: 06/30/22
Mtg: Drew Mortgage Assnlnc $722,500
Use: 4 Bdrm Colonial, Lot: 64212sf

60 VILLAGE GATE DR..... $535,000
B: Kevin M Riley
S: Harris Marilyn J Est & Darrin M Harris
Book/Page: 56982/77, Date: 06/30/22
Mtg: Webster Bank $428,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 22602sf

101 VILLAGE GATE DR..... $540,000
B: Michael Gage
S: Pamela J Mcgoodwin
Book/Page: 56977/38, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 19307sf

Brockton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	314	309
Median Price	$375,000	$425,000

► REAL ESTATE SALES

25 3RD ST $740,000
B: Manoucheka Suffrin & Adrien Suffrin
S: Hans Laguerre & Maiysha Laguerre
Book/Page: 56959/140, Date: 06/27/22
Mtg: LoanDepot.Com $726,596
Use: 2-Family Two Family, Lot: 6007sf

134 ANNE MARIE DR $425,000
B: Guirlande N Pierre
S: Jeanie R Jeudy & Isaac Denaud
Book/Page: 56979/217, Date: 06/30/22
Mtg: Nations Reliable Lndg $410,815
Use: 3 Bdrm Ranch, Lot: 10703sf
Prior Sale: $175,000 (03/15)

136 ARDSLEY CIR $480,000
B: Ramattu Sesay
S: Fernando Rodriguez
Book/Page: 56982/230, Date: 06/30/22
Mtg: Guaranteed Rate Inc $422,760
Use: 4 Bdrm Colonial, Lot: 10001sf

150 AUBURN ST $240,000
B: Centura Bay LLC
S: Edgar W Hamm Jr
Book/Page: 56973/253, Date: 06/29/22
Mtg: Dunegrass Capital LLC $310,000
Use: 2 Bdrm Colonial, Lot: 5990sf

22 AUGUSTINE ST $360,000
B: Jose Valdez-Guzman
S: Margaret J Mace
Book/Page: 56983/148, Date: 06/30/22
Mtg: Fairway Ind Mtg $353,479
Use: 2 Bdrm Bngl/cottage, Lot: 9174sf

66 BELCHER AVE $625,000
B: Carlos C Sequeria & Carla M Centeio
S: Antonio E Garcia
Book/Page: 56955/20, Date: 06/24/22
Mtg: Total Mtg Svcs $534,187
Use: 4 Bdrm Colonial, Lot: 18212sf
Prior Sale: $495,000 (06/19)

1308 BELMONT ST..... $500,000
B: Depina Enterprises LLC
S: 1308 Belmont Street LLC
Book/Page: 56950/34, Date: 06/23/22
Mtg: Eastern Bank $375,000
Use: Office Bldg-general, Lot: 9378sf
Prior Sale: $470,000 (06/16)

283 BOYLSTON ST $600,000
B: Jessica Ofurie & Pelumi Oluwalana
S: Renee L Jackson
Book/Page: 56949/210, Date: 06/23/22
Mtg: Guild Mortgage Co $589,132
Use: 3 Bdrm Raised Ranch, Lot: 11273sf
Prior Sale: $260,000 (10/14)

69 BREER CIR..... $565,000
B: Denise Braxton
S: Michael J Micciche Jr & Ashley M Micciche
Book/Page: 56983/22, Date: 06/30/22
Mtg: Home Ln & Invest Bk $405,000
Use: 3 Bdrm Raised Ranch, Lot: 36002sf
Prior Sale: $379,000 (10/19)

326 COPELAND ST $450,000
B: Albertina Vaz-Goncalves & Jaime Gomes-Goncalves
S: Bossa O Kennath Est & Kathleen M Bossa
Doc#: 000000000833097, Date: 06/24/22
Mtg: Guild Mortgage Co $427,500
Use: 3 Bdrm Colonial, Lot: 6255sf

148 E ASHLAND ST..... $665,000
B: Valdir Ribeiro & Liliana Ribeiro
S: AGS Development Corp
Book/Page: 56977/96, Date: 06/30/22
Mtg: LoanDepot.Com $652,955
Use: 2-Family Two Family, Lot: 6630sf
Prior Sale: $262,000 (09/21)

533 EAST ST..... $509,000
B: Tristan A Randolph
S: Lamon B Houston
Book/Page: 56976/314, Date: 06/30/22
Mtg: Prime Lending Inc $499,780
Use: 3 Bdrm Split Level, Lot: 13098sf
Prior Sale: $279,900 (10/16)

537 EAST ST..... $520,000
B: Older L Cardona-Rodriguez & Sindy R Benitez-Alvarado
S: Gloria Marrero
Doc#: 000000000833111, Date: 06/24/22
Mtg: Cross Country Mtg Inc $490,943
Use: 3 Bdrm Raised Ranch, Lot: 15337sf

77 ELLIOT ST..... $400,000
B: Louis Roselaure
S: Midnight Sun LLC
Book/Page: 56947/237, Date: 06/23/22
Mtg: Mega Capital Funding $380,000
Use: 3 Bdrm Colonial, Lot: 8054sf
Prior Sale: $255,000 (01/22)

104 ERROL RD..... $350,000
B: Jose M Cirino
S: Santiago Cirino
Book/Page: 56956/235, Date: 06/27/22
Mtg: HarborOne Mortgage $332,500
Use: 3 Bdrm Ranch, Lot: 10001sf

23 GAY ST $385,000
B: Dapney Toussaint
S: Donna Rawlings
Book/Page: 56970/265, Date: 06/29/22
Mtg: Homebridge Financial $378,026
Use: 3 Bdrm Ranch, Lot: 8499sf

128 HEALEY TER $53,000
B: Merrick Johnson
S: Conrod A Boone & June F Marrow
Book/Page: 56954/228, Date: 06/24/22
Mtg: Magnolia Bank Inc $470,085
Use: 3 Bdrm Raised Ranch, Lot: 11561sf

410 HILLBERG AVE $455,000
B: Tomas A Cruz & Yosehani Adorno
S: Carlos M Andrade
Doc#: 000000000833115, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 9200sf
Prior Sale: $241,500 (09/16)

47 JOHN BERMAN DR..... $455,000
B: Nidia F Rodrigues
S: Karen M Albanese-Potter
Book/Page: 56976/48, Date: 06/30/22
Mtg: Total Mtg Svcs $409,500
Use: 3 Bdrm Split Level, Lot: 12885sf

88 KINGMAN ST $50,000
B: Modern Homes Builders Inc
S: Randall E Nevins & Edi M Mitchell
Book/Page: 56963/266, Date: 06/28/22
Use: 3 Bdrm Colonial, Lot: 13817sf
Prior Sale: $50,000 (05/22)

25 LANSDOWNE ST..... $361,000
B: Alicia Molloy
S: Deborah A Zanellato Tr, Tr for Zanellato RT
Book/Page: 56961/51, Date: 06/27/22
Mtg: Fairway Ind Mtg $342,950
Use: 3 Bdrm Bngl/cottage, Lot: 5036sf

47 LITCHFIELD TER..... $505,000
B: Nilson M Depina
S: Maria M Dacruz-Afonso
Book/Page: 56979/196, Date: 06/30/22
Mtg: Home Point Finl Corp $479,750
Use: 2 Bdrm Split Level, Lot: 10001sf
Prior Sale: $309,000 (06/17)

15 MARGERY RD..... $569,900
B: Dennis Walsh
S: Christopher J Cunningham
Book/Page: 56982/262, Date: 06/30/22
Mtg: Envision Bank $521,885
Use: 3 Bdrm Split Level, Lot: 10502sf
Prior Sale: $265,000 (11/12)

105 MASSASOIT AVE..... $426,000
B: Jessica Val
S: Charles E Moore & Brenda Wornum-Moore
Book/Page: 56980/340, Date: 06/30/22
Mtg: HarborOne Mortgage $411,782
Use: 3 Bdrm Split Level, Lot: 7671sf

1230 MONTELLO ST..... $650,000
B: Karen Gamble & Kaswana Debnam
S: Edgar M Santos
Book/Page: 56978/323, Date: 06/30/22
Mtg: United Wholesale Mtg $638,226
Use: 4 Bdrm Colonial, Lot: 7815sf
Prior Sale: $370,000 (11/21)

41 MONTROSE ST $475,000
B: Marie Saint-Germain & Frandy Boyer
S: Olga L Gudiel & Monica M Gudiel
Book/Page: 56954/319, Date: 06/24/22
Mtg: Fairway Ind Mtg $466,396
Use: 3 Bdrm Split Level, Lot: 10001sf
Prior Sale: $153,000 (11/12)

19 MORSE AVE..... $538,000
B: Christopher Mcnaughton & Lakisha Mcnaughton
S: Shelley A Foley
Book/Page: 56977/117, Date: 06/30/22
Mtg: Citizens Bank $521,860
Use: 4 Bdrm Colonial, Lot: 7200sf

69 N MONTELLO ST $1,100,000
B: J&A Property Mgmt LLC
S: BRG Group Inc
Book/Page: 56983/104, Date: 06/30/22
Use: Industrial Warehouse, Lot: 13517sf
Prior Sale: $180,000 (03/14)

132 N PEARL ST..... $260,000
B: Real Properties LLC
S: Dennis J Walsh & Tracie J Walsh
Book/Page: 56981/189, Date: 06/30/22
Mtg: Axe Capital $266,000
Use: 3 Bdrm Colonial, Lot: 35122sf

111 NICHOLSON DR $435,000
B: Aurelia Hicks & Mark Hicks
S: Moacir Marchesini & Valmiria W Marchesini
Book/Page: 56981/38, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 12040sf
Prior Sale: $369,000 (01/21)

85 NORWOOD ST..... $180,000
B: Aliza M Delva
S: Pierre J Lubin Tr, Tr for Lubin FT
Book/Page: 56948/8, Date: 06/23/22
Mtg: LoanDepot.Com $471,306
Use: 3 Bdrm Raised Ranch, Lot: 10001sf

101 OAK LN U:7..... $205,000
B: Phinix Knight-Jacks
S: Wiss Pierre & Franklette Jean-Michel
Book/Page: 56973/45, Date: 06/29/22
Mtg: LoanDepot.Com $194,750
Use: 1 Bdrm Condo
Prior Sale: $112,000 (02/20)

21 PAYTON CT..... $380,000
B: Sara S Gomes Soares & Patrick J Gonsalves
S: Hugo A Rocha
Book/Page: 56978/150, Date: 06/30/22
Mtg: Total Mtg Svcs $373,117
Use: 2 Bdrm Colonial, Lot: 7366sf
Prior Sale: $199,000 (12/17)

96 POMONA DR..... $450,000
B: Timothy L Squires
S: Sheila M Mullaney
Book/Page: 56963/135, Date: 06/28/22
Mtg: Guaranteed Rate Inc $360,000
Use: 3 Bdrm Raised Ranch, Lot: 16609sf

30 RUTLAND ST $345,000
B: Kristy D Philistin
S: Robert E Raynard Tr, Tr for Robert E Raynard T
Book/Page: 56958/341, Date: 06/27/22
Mtg: Navy FCU $295,000
Use: 2 Bdrm Bngl/cottage, Lot: 6460sf

180 SPARK ST..... $3,500,000
B: Uno Foods Brockton LLC
S: Spencer Family LLC
Book/Page: 56968/99, Date: 06/29/22
Use: Industrial Warehouse, Lot: 96268sf

37 SPRUCE ST..... $470,000
B: Elsie Colon & Jonathan Colon
S: Gary J Salamone & Catherine A Salamone
Book/Page: 56978/271, Date: 06/30/22
Mtg: Movement Mtg LLC $446,500
Use: 3 Bdrm Colonial, Lot: 11805sf

132 SUMNER ST W $376,900
B: Joseph Gobbi & Meghan Stanton
S: Grant Francis K Est & Kathryn A Gobbi
Book/Page: 56947/127, Date: 06/23/22
Mtg: Fall River Five Cents $358,000
Use: 3 Bdrm Ranch, Lot: 13003sf

123 TINA AVE..... $430,000
B: Wendy Mejia
S: Beverly S Hulse
Doc#: 000000000833122, Date: 06/24/22
Mtg: Madison Pk Dev Corp $344,000
Use: 3 Bdrm Ranch, Lot: 10202sf
Prior Sale: $193,000 (09/15)

136 TINA AVE..... $392,000
B: Dominique Romain
S: Amarise H Laviolette
Doc#: 000000000833106, Date: 06/24/22
Mtg: Citizens Bank $313,600
Use: 3 Bdrm Ranch, Lot: 12449sf
Prior Sale: $175,000 (03/14)

108 W ASHLAND ST..... $480,000
B: Fabian Gonzalez-Mazo
S: Jacqueline L Peruzzi & Whitney L Peruzzi
Book/Page: 56977/18, Date: 06/30/22
Mtg: MSA Mortgage LLC $471,306
Use: 4 Bdrm Colonial, Lot: 7018sf
Prior Sale: $290,000 (07/17)

675 W CHESTNUT ST $450,000
B: Son-Rossy Dorvil & Emmanuela Dorvil
S: William T Masefield & Maryanne R Masefield
Doc#: 000000000833384, Date: 06/30/22
Mtg: Rocket Mortgage LLC $427,500
Use: 3 Bdrm Ranch, Lot: 9775sf

220 W HARVARD ST $380,000
B: Lloyd H Mandrell
S: David L Bruce & Lianne Bruce
Book/Page: 56964/274, Date: 06/28/22
Mtg: Sierra Pacific Mtg $236,000
Use: 2 Bdrm Bngl/cottage, Lot: 7200sf

81 WINNIFRED RD..... $480,000
B: Trenita Robinson & Everdon Henry
S: Loretta J Jamoulis
Book/Page: 56954/148, Date: 06/24/22
Mtg: Fairway Ind Mtg $456,000
Use: 4 Bdrm Cape Cod, Lot: 7113sf

5 WINSLOW AVE $420,000
B: Pierre L Timeus
S: Croteau Darlene S Est & Catherine Croteau-Pinney
Book/Page: 56954/126, Date: 06/24/22
Mtg: Cardinal Fncl Co LP $412,392
Use: 3 Bdrm Split Level, Lot: 7004sf

60 WINTER ST..... $1,300,000
B: 60-64 Winter Street LLC
S: Alfred Gillis Tr, Tr for 60 Winter Street NT
Book/Page: 56955/79, Date: 06/24/22
Mtg: Capital One $2,010,000
Use: Apartment Bldg - 4-8 Units, Lot: 7200sf
Prior Sale: $407,500 (01/15)

64 WINTER ST..... $1,300,000
B: 60-64 Winter Street LLC
S: Alfred Gillis Tr, Tr for 64 Winter Street NT
Book/Page: 56955/77, Date: 06/24/22
Use: Apartment Bldg - 4-8 Units, Lot: 6900sf
Prior Sale: $407,500 (01/15)

► FORECLOSURE DEEDS

277 E ASHLAND ST..... $339,698
B: US Bank NA
S: Vuthy Yuong & US Bank NA
Book/Page: 56946/320, Date: 06/23/22
Use: 3 Bdrm Split Level, Lot: 12005sf

Carver

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	51	47
Median Price	$410,000	$480,000

► REAL ESTATE SALES

24 LEONARD ST $500,000
B: Joseph D Righter & Nicole Righter
S: William M Righter Tr, Tr for Jane Righter T
Book/Page: 56960/339, Date: 06/27/22
Mtg: Wells Fargo Bank $290,000
Use: 4 Bdrm Colonial, Lot: 68389sf

91-A PLYMOUTH ST..... $560,000
B: Donandrea Myette & Jaime Gill
S: Blake A Crist & Elizabeth J Crist
Book/Page: 56953/317, Date: 06/24/22
Mtg: First Home Mtg $448,000
Use: 3 Bdrm Colonial, Lot: 63249sf
Prior Sale: $368,000 (06/16)

175 PLYMOUTH ST..... $375,000
B: Kayla Cadogan
S: Rudolph Renovations LLC
Book/Page: 56975/46, Date: 06/30/22
Mtg: First Home Mtg $368,207
Use: 4 Bdrm Antique, Lot: 34848sf
Prior Sale: $255,000 (09/21)

73 PURCHASE ST $505,500
B: Susan H Sanford
S: Jason A Nali
Book/Page: 56970/148, Date: 06/29/22
Mtg: Rockland Tr Co $391,000
Use: 3 Bdrm Cape Cod, Lot: 59982sf
Prior Sale: $342,000 (06/17)

5 STANLEY LN..... $240,000
B: CE Development LLC
S: Henny Lane LLC
Book/Page: 56963/68, Date: 06/28/22
Mtg: Daniel R Riordan $450,000
Use: Residential Developable Land, Lot: 47132sf

Duxbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	67	58
Median Price	$850,000	$870,350

► REAL ESTATE SALES

45 ACORN ST $789,000
B: John K Higley & Susan P Higley
S: Patricia M Lorente
Doc#: 000000000833349, Date: 06/30/22
Mtg: Wells Fargo Bank $670,650
Use: 2 Bdrm Ranch, Lot: 40045sf

39 BAY FARM RD U:39 ..... $550,000
B: Dawn U Hadley Tr, Tr for Dawn Utz Hadley LT
S: Greg J Howell & Heidi Howell
Book/Page: 56947/166, Date: 06/23/22
Use: 2 Bdrm Condo, Lot: 3049sf
Prior Sale: $428,000 (07/18)

214 CHESTNUT ST..... $1,010,000
B: Richard Schwartz & Caitlin Schwartz
S: Jason Busch & Andrea Busch
Book/Page: 56983/78, Date: 06/30/22
Mtg: First Republic Bk $757,500
Use: 3 Bdrm Conventional, Lot: 13504sf
Prior Sale: $820,000 (02/21)

673 CONGRESS ST..... $925,000
B: Kristyn F Anderson & Yigitcan Acar
S: Taylor West & Stephen West
Book/Page: 56970/35, Date: 06/29/22
Mtg: Cape Cod Five Cent Bk $647,500
Use: 4 Bdrm Cape Cod, Lot: 107518sf

186 CRESCENT ST..... $4,300,000
B: Daniel S Lefevre-Levy
S: Barbara Freedman-Wand Tr, Tr for JHJ NT
Book/Page: 56980/18, Date: 06/30/22
Use: 4 Bdrm Conventional, Lot: 48712sf

7 DEACONS PATH U:7..... $950,000
B: Clark J Hinkley Tr, Tr for Hinkley Realty NT
S: Williams Charles G Est & Beth E Williams
Book/Page: 56978/32, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $675,000 (08/16)

266 ELM ST..... $1,200,000
B: James Stoeckle
S: Alison J Ceesay
Book/Page: 56973/130, Date: 06/29/22
Use: 3 Bdrm Gambrel, Lot: 46534sf

62 HIGHLAND TRL..... $780,000
B: Mark Thomas & Marianthi Thomas
S: Donna J Theodossiou
Book/Page: 56959/75, Date: 06/27/22
Mtg: Ally Bank $624,000
Use: 3 Bdrm Ranch, Lot: 40075sf

2 LEWIS FARM RD $1,200,000
B: Brendan Cournoyer & Collen Cournoyer
S: Michael P Gambino & Sheila K Gambino
Book/Page: 56951/273, Date: 06/24/22
Mtg: Fall River Five Cents $960,000
Use: 4 Bdrm Colonial, Lot: 44792sf

42 STRAWBERRY LN..... $1,100,000
B: John S Craighill & Dorothy D Craighill
S: Ronald H Mccarthy & Diane K Mccarthy
Book/Page: 56983/223, Date: 06/30/22
Mtg: Stonewater Mtg Corp $892,320
Use: 4 Bdrm Cape Cod, Lot: 13068sf

398 SUMMER ST..... $780,000
B: James J Toland Jr & Kimberly N Mchugh
S: Norman J Robillard
Book/Page: 56949/251, Date: 06/23/22
Mtg: Cross Country Mtg Inc $770,000
Use: 5 Bdrm Gambrel, Lot: 40871sf

TEAKETTLE LN $1,400,000
B: Teakettle Lane LLC
S: Bitters Olga V Est & David C Bitters
Book/Page: 56948/333, Date: 06/23/22
Use: Res Potentially Dvlpble Land, Lot: 338461sf

39 WINSLOW RD $900,000
B: R Scott Oliver
S: Josee E Juliano
Doc#: 000000000833342, Date: 06/30/22
Mtg: HarborOne Mortgage $720,000
Use: 4 Bdrm Gambrel, Lot: 40075sf
Prior Sale: $576,001 (07/16)

East Bridgewater

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	38	40
Median Price	$435,000	$487,500

► REAL ESTATE SALES

20 CHESTNUT ST U:2..... $390,000
B: Evan Davis & Emily Davis
S: Corey R Houle & Alexandra L Houle
Book/Page: 56980/52, Date: 06/30/22
Mtg: EMM Loans LLC $304,500
Use: 2 Bdrm Condo
Prior Sale: $85,000 (01/15)

2 HEMLOCK DR U:2..... $425,000
B: Robert Tiro
S: Helen M Condon
Book/Page: 56975/83, Date: 06/30/22
Mtg: Eastern Bank $155,000
Use: 2 Bdrm Condo
Prior Sale: $258,000 (07/15)

490 HIGHLAND ST..... $575,000
B: Kevin A Davis & Bevette E Davis
S: Richard M Coletti
Book/Page: 56954/100, Date: 06/24/22
Mtg: Webster Bank $460,000
Use: 3 Bdrm Ranch, Lot: 22564sf

157 PLYMOUTH ST..... $600,000
B: Simone A Johnson
S: Bruce Sartwell & Jessica Sartwell
Book/Page: 56969/9, Date: 06/29/22
Mtg: First Home Mtg $480,000
Use: 3 Bdrm Colonial, Lot: 21780sf
Prior Sale: $392,000 (10/18)

63 STONEGATE DR..... $1,039,000
B: Dennis Antonino Jr
S: Leon C Mccabe & Kathleen M Mccabe
Book/Page: 56977/250, Date: 06/30/22
Use: 5 Bdrm Colonial, Lot: 135472sf

629 SUMMER ST..... $590,000
B: Kaitlyn G Woods
S: Andrea T Robles
Doc#: 000000000833165, Date: 06/27/22
Mtg: LoanDepot.Com $472,000
Use: 3 Bdrm Cape Cod, Lot: 24730sf
Prior Sale: $312,500 (03/16)

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Halifax

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	37	31
Median Price	$450,000	$450,000

► REAL ESTATE SALES

75 HAYWARD ST $627,000
B: David Fonseca & Marianne K Fonseca
S: Mary C Praught Tr, Tr for AQP Halifax T
Book/Page: 56973/198, Date: 06/29/22
Mtg: Conway Financial Svcs $501,600
Use: 3 Bdrm Colonial, Lot: 114064sf

350-350A INDUSTRIAL DR $575,000
B: 350 Industrial Drive LLC
S: A&E Realty Halifax LLC
Book/Page: 56951/107, Date: 06/24/22
Mtg: Rockland Tr Co $460,000
Use: Retail-service, Lot: 68390sf
Prior Sale: $245,000 (04/15)

82 LAKE ST $244,000
B: Isabella Sansone
S: Ben R Lansing
Book/Page: 56983/127, Date: 06/30/22
Mtg: Shamrock Home Loans $332,529
Use: 1 Bdrm Bngl/cottage, Lot: 9600sf

338-340 MONPONSETT ST $1,000,000
B: 340 Monponsett Street LLC
S: Robert J Piccirilli Tr, Tr for 340 Monponsett Street RT
Book/Page: 56948/173, Date: 06/23/22
Mtg: Cape Cod Cp Bk $750,000
Use: Residential-multiple Bldgs, Lot: 47650sf
Prior Sale: $140,000 (05/12)

743 OLD PLYMOUTH ST $440,000
B: Anders Skjerli & Kristen Skjerli
S: Pereira Joshua T Est & Joseph Pereria
Book/Page: 56963/317, Date: 06/28/22
Mtg: American Pacific Mtg $370,000
Use: 2 Bdrm Cape Cod, Lot: 23000sf
Prior Sale: $414,000 (04/21)

76 PRATT ST $460,000
B: Christopher Memmo
S: David F Fonseca & Marianne K Fonseca
Book/Page: 56970/222, Date: 06/29/22
Mtg: Radius Financial Grp $437,000
Use: 3 Bdrm Ranch, Lot: 41700sf
Prior Sale: $319,900 (11/16)

159 RIVER ST $720,000
B: Julie A Beniers
S: Leonard S Teceno Jr & Elizabeth M Teceno
Book/Page: 56971/180, Date: 06/29/22
Mtg: Envision Bank $500,000
Use: 3 Bdrm Ranch, Lot: 124536sf
Prior Sale: $85,000 (10/15)

385 THOMPSON ST $600,000
B: James Reineck & Mary Reineck
S: Robert Peck
Book/Page: 56959/209, Date: 06/27/22
Use: 3 Bdrm Cape Cod, Lot: 92792sf
Prior Sale: $293,000 (10/16)

Hanover

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	64	44
Median Price	$653,084	$686,950

► REAL ESTATE SALES

170 GROVE ST $935,000
B: Amer Fahim
S: Timothy J Shaughnessy & Melissa L Shaughnessy
Book/Page: 56965/316, Date: 06/28/22
Mtg: NFM Inc $607,750
Use: 3 Bdrm Colonial, Lot: 51836sf
Prior Sale: $635,000 (02/17)

176 GROVE ST $675,000
B: Michael B Rosenberg & Amanda M Lake
S: Daniel B Dimarzio
Book/Page: 56947/259, Date: 06/23/22
Mtg: United Wholesale Mtg $540,000
Use: 3 Bdrm Ranch, Lot: 43996sf
Prior Sale: $361,500 (09/14)

49 HEMLOCK CIR U:49 ..... $692,000
B: G Nathan&Jo A M Watkins T
S: Alison M Cloutier Tr, Tr for H Jean Mills T
Book/Page: 56972/195, Date: 06/29/22
Mtg: Raymond James Bk FSB $513,750
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $442,090 (06/10)

72 OLD WASHINGTON ST $700,000
B: William F Haley & Annora Haley
S: Thomas J Mitchell & Kathleen E Mitchell
Doc#: 000000000833224, Date: 06/28/22
Mtg: Bethpage FCU $560,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 40510sf

32 PHILLIPS ST $510,500
B: Joseph Carroll
S: Neal R Macpherson Tr, Tr for Thomasina M Corey IRT
Book/Page: 56948/216, Date: 06/23/22
Mtg: Energy Credit Union $350,000
Use: 3 Bdrm Cape Cod, Lot: 24829sf

52 SCONSET WAY U:52 ..... $750,000
B: Susan J Mielbye Tr, Tr for D T Mielbye 1999 T
S: Maria Rocci
Book/Page: 56978/142, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $565,000 (03/19)

9 SHOE COTTAGE LN $1,250,000
B: Andrew C Christopher & Meredith Christopher
S: Peter T Landry Tr, Tr for Landry Family LT
Book/Page: 56978/189, Date: 06/30/22
Mtg: Berkshire Bank $800,000
Use: 4 Bdrm Colonial, Lot: 35216sf

95 WOODLAND DR $631,800
B: Isaac Reyes & Jamie Z Reyes
S: John M Rafferty & Laura J Rafferty
Book/Page: 56981/207, Date: 06/30/22
Mtg: Workers Credit Union $505,440
Type: Adj
Use: 3 Bdrm Ranch, Lot: 19602sf

Hanson

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	32
Median Price	$469,100	$470,000

► REAL ESTATE SALES

24 BOWKER AVE $267,000
B: Slm Real Estate Limited
S: US Bank NA Tr
Book/Page: 56980/244, Date: 06/30/22
Mtg: Global Rai Funding LI $250,250
Use: 2 Bdrm Conventional, Lot: 32361sf
Prior Sale: $229,080 (02/22)

38 HIGH ST U:4 ..... $350,000
B: Hanna Tawadrous & Mervat Gayed
S: Danielle Foster
Book/Page: 56959/247, Date: 06/27/22
Mtg: NFM Inc $280,000
Use: 2 Bdrm Condo
Prior Sale: $235,500 (12/15)

38 HIGH ST U:D3 ..... $350,000
B: Peter Walker & Julie Mignosa
S: Grace Franco
Book/Page: 56953/236, Date: 06/24/22
Mtg: Caliber Home Loans $350,000
Use: Condo

591 HIGH ST $605,000
B: Samuel El Gendry & Susan Takla
S: Richard M Barker & Donna M Barker
Book/Page: 56946/189, Date: 06/23/22
Use: 4 Bdrm Split Level, Lot: 31886sf

LEON CT $10,500
B: Kelli Laplante-Ahola
S: Dale Murphy
Book/Page: 56964/124, Date: 06/28/22
Use: Accessory Land Improved, Lot: 125888sf

1064 MAIN ST $600,000
B: 1064 Main Street LLC
S: Anthony E Delacono
Book/Page: 56952/205, Date: 06/24/22
Mtg: Anthony E Delacono $500,000
Use: Retail-service, Lot: 54450sf

101 PERRY AVE $690,000
B: Everett J Lumbert
S: Mark G Worster Tr, Tr for Taj FT
Book/Page: 56975/234, Date: 06/30/22
Use: 4 Bdrm Cape Cod, Lot: 71003sf
Prior Sale: $400,000 (01/22)

114 STONEBRIDGE DR U:114 ..... $685,000
B: Kenneth G Mastrullo Tr, Tr for K G&D A Mastrullo T
S: Pearl H Jayko Tr, Tr for Jayko FT
Book/Page: 56960/32, Date: 06/27/22
Use: 2 Bdrm Condo

161 WINTER ST U:1 ..... $317,000
B: Diane L Walkey & Steven A Walkey
S: Frank Longo Tr, Tr for Winter Street NT
Book/Page: 56954/257, Date: 06/24/22
Mtg: Eastern Bank $192,000
Use: 2 Bdrm Condo

297 WINTER ST $525,000
B: David R Woodard & Laura J Woodard
S: Kevin Kane LLC
Book/Page: 56961/216, Date: 06/27/22
Use: 3 Bdrm Ranch, Lot: 30013sf
Prior Sale: $367,500 (01/22)

Hingham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	108	118
Median Price	$1,064,000	$1,200,000

► REAL ESTATE SALES

10 BULOW RD $575,000
B: Francesco Qualtieri & Maria A Qualtieri
S: Jacob Danielson & Patricia Danielson
Book/Page: 56970/191, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 15527sf

2 CROOKED MEADOW LN $1,330,000
B: Anderson Chang & Julia Starr
S: George M Straehle & Meghan F Mcmanama
Book/Page: 56965/76, Date: 06/28/22
Mtg: Bluestone Bank $730,000
Use: 3 Bdrm Cape Cod, Lot: 44792sf
Prior Sale: $720,000 (03/18)

9 ELDRIDGE CT $1,250,000
B: Rachael Mott
S: Richard V Deluca & Alyssa L Deluca
Book/Page: 56975/188, Date: 06/30/22
Use: 3 Bdrm Antique, Lot: 19740sf
Prior Sale: $650,000 (08/19)

22 FREE ST $1,700,000
B: Nancy Berube
S: Joseph C Theis Jr & Abigail Bronner-Theis
Book/Page: 56980/95, Date: 06/30/22
Use: 4 Bdrm Cape Cod, Lot: 26777sf
Prior Sale: $525,000 (08/13)

1806 HOCKLEY DR U:1806 ..... $535,000
B: Suzanne S Curran Tr, Tr for 1806 Hockley Drive RT
S: M Elisabeth Sawyer Tr, Tr for M Elisabeth Sawyer T
Book/Page: 56975/228, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $355,000 (07/17)

67 MARTINS LN $1,500,000
B: Emily Lamb
S: Kimberly G Juric & Gordon Juric
Doc#: 000000000833242, Date: 06/29/22
Mtg: Deborah L Allinson $1,000,000
Use: 4 Bdrm Colonial, Lot: 65700sf

9 PARK CIR $1,075,000
B: APF Development Group LLC
S: Christine M Chiulli Tr, Tr for Mccarthy FT
Book/Page: 56961/211, Date: 06/27/22
Mtg: Dedham Inst for Svgs $956,250
Use: 4 Bdrm Colonial, Lot: 20025sf

12 STODDARD RD $2,325,000
B: Warren T Besser & Renee Lavista-Besser
S: Scott K Rabschnuk & Alison D Rabschnuk
Book/Page: 56949/185, Date: 06/23/22
Mtg: Bank of NY Mellon $1,700,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 13905sf

1207 TUCKERS LN U:1207 ..... $486,500
B: Techex Ventures LLC
S: Michael G Anderson
Book/Page: 56952/201, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $359,000 (04/19)

15 UNION ST $1,930,000
B: Michelle Rogers-Bankhead
S: Kevin Sullivan & Kelli Sullivan
Book/Page: 56978/317, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 13223sf
Prior Sale: $575,000 (04/20)

Hull

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	65	47
Median Price	$550,000	$567,000

► REAL ESTATE SALES

7 BAY ST U:8 ..... $799,000
B: Henry W Wagner Tr, Tr for Wagner LT
S: Mark Clermont & Heidi Clermont
Book/Page: 56948/132, Date: 06/23/22
Use: 3 Bdrm Condo
Prior Sale: $750,000 (08/20)

41 D ST $555,000
B: Maria E Writesel & Denice Writesel
S: Lawrence Fouraker & Jane Fouraker
Book/Page: 56953/269, Date: 06/24/22
Mtg: Salem Five Mtg Co $444,000
Type: Adj
Use: 4 Bdrm Ranch, Lot: 6383sf
Prior Sale: $269,000 (11/16)

17 EASTERN AVE $812,500
B: John K Giffin & Monica L Giffin
S: Gary Stilphen & Michael Neyhus
Book/Page: 56952/336, Date: 06/24/22
Mtg: Wells Fargo Bank $609,375
Use: 4 Bdrm Gambrel, Lot: 5559sf
Prior Sale: $365,000 (12/21)

27 MANOMET AVE $1,411,000
B: Shail Maingi & Susan Sfarra
S: Nancy Oconnor & Thomas Oconnor
Book/Page: 56973/109, Date: 06/29/22
Mtg: Radius Financial Grp $1,128,800
Use: 5 Bdrm Colonial, Lot: 7591sf
Prior Sale: $572,500 (08/11)

42 OCEANSIDE DR U:42 ..... $562,500
B: Nelson K Stacks & Abby R Stacks
S: Kenneth L Brown & Cheryl L Brown
Book/Page: 56947/114, Date: 06/23/22
Use: 2 Bdrm Condo
Prior Sale: $550,000 (06/17)

9 PARK AVE U:106 ..... $300,000
B: Joseph Just & Sara Boscarino
S: Kevin A Petitti Tr, Tr for Petitti RET
Book/Page: 56952/28, Date: 06/24/22
Use: 2 Bdrm Condo

46 PROSPECT AVE $1,275,000
B: Brian Effinger & Amy M Joseph
S: Kenneth F Walsh & Jane M Walsh
Book/Page: 56958/276, Date: 06/27/22
Mtg: Mortgage Networks Inc $1,020,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 12000sf

7 RICHARDS RD $505,000
B: Melissa Massachusetts LLC
S: Lisa A Derosa
Book/Page: 56955/317, Date: 06/24/22
Mtg: Rd W SPV LLC $680,000
Use: 3 Bdrm Colonial, Lot: 20040sf

► FORECLOSURE DEEDS

9 PARK AVE U:402 ..... $506,000
B: US Bank NA Tr
S: James D Campbell & Nationstar Mortgage LLC
Book/Page: 56958/73, Date: 06/27/22
Use: 2 Bdrm Condo

Kingston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	48
Median Price	$550,000	$523,000

► REAL ESTATE SALES

9 BAY PATH $405,000
B: Rebecca A Litalien & Joshua S Lydon
S: Linda A Bayles
Book/Page: 56952/316, Date: 06/24/22
Mtg: Homebridge Financial $408,995
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: $327,443 (10/10)

GROVE ST (REAR) $19,400
B: Dorran M Dougherty Tr, Tr for Space Research RT
S: Jesse Daniel Sr Est & Daniel Jesse Jr
Book/Page: 56968/216, Date: 06/29/22
Use: Residential Undvlpble Land, Lot: 48650sf

6 MILLERS LN $780,000
B: Matthew Mahoney & Katie Mahoney
S: Stephen P Lennox & Julie M Lennox
Book/Page: 56958/249, Date: 06/27/22
Mtg: Luxury Mtg Corp $702,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 40179sf

171 WAPPING RD $710,000
B: Jeffrey Gauthier & Marguerite Gauthier
S: Franz Huard Tr, Tr for Huard FT
Doc#: 000000000833360, Date: 06/30/22
Mtg: TJC Mortgage Inc $300,000
Use: 3 Bdrm Colonial, Lot: 224770sf

Lakeville

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	57	31
Median Price	$430,000	$470,000

► REAL ESTATE SALES

433 BEDFORD ST $560,000
B: Craig Landry
S: Divine Development LLC
Book/Page: 56981/268, Date: 06/30/22
Mtg: Guild Mortgage Co $420,000
Use: 3 Bdrm Colonial, Lot: 70000sf
Prior Sale: $280,000 (08/21)

6 BIRDIE CT U:6 ..... $525,000
B: Bobby Calvert & Karen E Calvert
S: Susan C Pires & Maureen A Dorsey
Book/Page: 56951/137, Date: 06/24/22
Mtg: Rocket Mortgage LLC $498,750
Use: 2 Bdrm Condo
Prior Sale: $327,500 (04/15)

2 HERITAGE HILL DR $515,500
B: Raymond Correll & Melissa Correll
S: Mark J Knox Tr, Tr for E Martha Knox T
Book/Page: 56968/24, Date: 06/28/22
Mtg: Mortgage Research Ctr $533,727
Use: 3 Bdrm Cape Cod, Lot: 39704sf

117 HOWLAND RD $640,000
B: Keith Knowlton
S: Edward D Worcester & Phoebe C Worcester
Book/Page: 56982/277, Date: 06/30/22
Mtg: First SB $512,000
Use: 3 Bdrm Cape Cod, Lot: 52272sf

12 JENNIFER LN $705,000
B: Sara Quinn-Black & Justin Black
S: Edmond W Laliberte Tr, Tr for Laliberte T
Book/Page: 56967/127, Date: 06/28/22
Mtg: Primary Residentl Mtg $564,000
Use: 4 Bdrm Colonial, Lot: 91780sf

14 JOHNSON DR $760,000
B: Lisa Dawn-Johnson & John Robinson-Marks
S: Todd D Trojano & Michelle M Trojano
Book/Page: 56953/60, Date: 06/24/22
Mtg: Inst Svgs Newburyport $570,000
Use: 3 Bdrm Cape Cod, Lot: 71307sf

80 LEBARON BLVD U:1 ..... $222,200
B: Yanick M Josey
S: Residences At Lebaron Hls
Book/Page: 56965/1, Date: 06/28/22
Mtg: MA Housing Fin Auth $215,534
Use: 2 Bdrm Condo

80 LEBARON BLVD U:11 ..... $222,200
B: Maureen Cordero
S: Residences At Lebaron Hls
Book/Page: 56960/271, Date: 06/27/22
Mtg: Rockland Tr Co $211,090
Use: 2 Bdrm Condo

4 OLD FIELD WAY U:4 ..... $505,000
B: Jose R Dossantos & Vanessa C DosSantos
S: Christopher P Conley
Book/Page: 56959/186, Date: 06/27/22
Mtg: Mortgage Research Ctr $516,615
Use: 3 Bdrm Condo

10 S KINGMAN ST $418,000
B: Nicole Tarr & Christine Tarr
S: Tarr Irene C Est & Stephen M Tarr
Doc#: 000000000833254, Date: 06/29/22
Mtg: Guaranteed Rate Affin $334,400
Use: 3 Bdrm Raised Ranch, Lot: 70000sf

12 SHERWOOD LN $625,000
B: Kyle A Forward
S: Glen W Forward & Debra A Forward
Book/Page: 56967/74, Date: 06/28/22
Mtg: Rocket Mortgage LLC $468,750
Type: Adj
Use: 4 Bdrm Colonial, Lot: 70436sf

14 WEDGE DR $76,900
B: Jose A Oliveira & Filomena M Oliveira
S: Residences At Lebaron Hls
Book/Page: 56952/168, Date: 06/24/22
Mtg: William Raveis Mtg Co $600,800
Use: Residential Developable Land, Lot: 12170sf

Marion

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	31	18
Median Price	$600,000	$530,000

► REAL ESTATE SALES

21 AUTUMN LN $760,000
B: Alexis R Keeler
S: Peter H Hulton & Carol C Hulton
Book/Page: 56958/1, Date: 06/27/22
Mtg: LoanDepot.Com $624,750
Use: 3 Bdrm Colonial, Lot: 36242sf

26 FIELDSTONE LN $505,000
B: Kristen E Sullivan & Randy M Oliver
S: Michael Whynott & Amanda Whynott
Book/Page: 56948/56, Date: 06/23/22
Mtg: United Wholesale Mtg $454,500
Use: 3 Bdrm Colonial, Lot: 7809sf
Prior Sale: $350,900 (07/19)

30 JOANNE DR $550,000
B: Rory D Burke & Sofia I Burke
S: Lisa C Anderson
Book/Page: 56969/273, Date: 06/29/22
Mtg: United Wholesale Mtg $467,500
Use: 3 Bdrm Cape Cod, Lot: 16588sf

31 PARTRIDGE PL $651,000
B: Marc Treichler
S: Jayson Mello
Book/Page: 56957/123, Date: 06/27/22
Use: 3 Bdrm Colonial, Lot: 45550sf
Prior Sale: $371,900 (12/19)

POINT RD $650,000
B: Mark Maclean & Mariya Maclean
S: JLK GP
Book/Page: 56969/66, Date: 06/29/22

5 SPINNAKER RD $1,002,000
B: Fan Yang
S: Matthew L Stelmach Jr Tr, Tr for Stelmach FT
Book/Page: 56974/27, Date: 06/30/22
Mtg: Cathay Bank $650,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 9454sf
Prior Sale: $375,000 (12/12)

Marshfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	100	77
Median Price	$576,450	$648,000

► REAL ESTATE SALES

115 ALLAN ST $558,600
B: Kathryn Fruggiero
S: James Keating & Carol Keating
Book/Page: 56983/85, Date: 06/30/22
Mtg: JPMorgan Chase Bank $484,500
Use: 4 Bdrm Ranch, Lot: 10000sf

18 BRUNSWICK ST $250,000
B: Dale B Connor & Alison D Mayer
S: Richard H Donohue & Consuelo Oconnell-Donohue
Doc#: 000000000833269, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 5000sf

180 CANAL ST $655,000
B: Thomas H Aleo & Barbara A Aleo
S: Jacquelyn L Dinsomore
Doc#: 000000000833393, Date: 06/30/22
Mtg: Coastal Heritage Bank $400,000
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $325,000 (10/11)

82 DANFORTH ST $815,000
B: Michael Albanese & Jennifer Albanese
S: Michael S Wolstencroft & Erin Wolstencroft
Book/Page: 56979/51, Date: 06/30/22
Mtg: Guaranteed Rate Inc $652,000
Use: 4 Bdrm Colonial, Lot: 94090sf
Prior Sale: $375,000 (12/12)

34 FOSTER AVE $1,280,000
B: Dunesberry North LLC
S: Barbara E Murray Tr, Tr for Murray RT
Book/Page: 56958/108, Date: 06/27/22
Use: 4 Bdrm Old Style, Lot: 5514sf

61 HINGHAM AVE $660,000
B: Robert Mcbrien
S: Tyce S Havens & Jennifer Havens
Book/Page: 56970/300, Date: 06/29/22
Use: 3 Bdrm Split Level, Lot: 12000sf
Prior Sale: $493,400 (01/20)

219 PINE ST $950,000
B: Nicholas G Iverson & Shauna C Iverson
S: Margaret M Yates-Berg
Doc#: 000000000833377, Date: 06/30/22
Mtg: Washington Trust Mtg $760,000
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $536,000 (07/19)

414 PLAIN ST $590,000
B: John J Feeney & Erin L Feeney
S: Alyssa Rubino & Charles A Rubino Jr
Book/Page: 56946/337, Date: 06/23/22
Mtg: Mortgage Research Ctr $540,000
Use: 3 Bdrm Split Level, Lot: 20639sf
Prior Sale: $320,000 (09/15)

1065 S RIVER ST $515,000
B: Dennis M Greenwood
S: Taylor C Murphy
Book/Page: 56980/162, Date: 06/30/22
Mtg: Mortgage Corp EastIll $463,500
Use: 2 Bdrm Victorian, Lot: 24250sf

66 SMOKE HILL RIDGE RD $785,000
B: Mary A Cresswell & Scott P StJohn
S: NPH Real Estate LLC
Book/Page: 56973/143, Date: 06/29/22
Mtg: Prime Lending Inc $667,250
Use: 3 Bdrm Cape Cod, Lot: 84942sf
Prior Sale: $453,262 (10/21)

38 SPARHAWK PATH $1,050,000
B: Paul S Grip 3rd
S: Brian R Fletcher & Ann E Fletcher
Book/Page: 56983/1, Date: 06/30/22
Mtg: Guaranteed Rate Inc $840,000
Use: 4 Bdrm Colonial, Lot: 53579sf

Mattapoisett

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	31	35
Median Price	$629,900	$600,000

► REAL ESTATE SALES

26 DRISCOLL LN $485,000
B: Stephanie L Pittsley
S: Sean W Reed & William Reed
Book/Page: 56977/281, Date: 06/30/22
Mtg: Guild Mortgage Co $460,750
Use: 3 Bdrm Colonial, Lot: 12495sf

76 FAIRHAVEN RD U:76 ..... $280,000
B: Mya G Lunn
S: Joseph E Swift Tr, Tr for 72 Fairhaven Road NT
Book/Page: 56977/181, Date: 06/30/22
Mtg: Eastern Bank $224,000
Type: Adj
Use: 2 Bdrm Condo

10 KNOLLWOOD DR $610,000
B: Joseph W Crosby
S: Sharon L Doyon & Donald E Doyon
Book/Page: 56975/20, Date: 06/30/22
Mtg: Equity Resources Inc $579,500
Use: 3 Bdrm Split Level, Lot: 27640sf

MATTAPOISETT NECK RD $20,000
B: C M Macgregor Tr, Tr for KLM RT
S: William D Clapp Tr, Tr for Clapp NT
Book/Page: 56980/215, Date: 06/30/22

40 OLD TREE FARM RD $1,150,000
B: Jamie L Bubier
S: Everett D Mills & Claudia L Mills
Doc#: 000000000833074, Date: 06/24/22

SELHA WAY $100,000
B: Andrew Joseph
S: Gregory H Huntoon Tr, Tr for Valet Realty NT
Book/Page: 56969/139, Date: 06/29/22
Mtg: Gregory H Huntoon $80,000

33 SHAGBARK CIR $1,050,000
B: Michael J Dolan & Justine R Dolan
S: Torwin Development LLC
Book/Page: 56967/281, Date: 06/28/22
Mtg: Broker Solutions Inc $425,000
Use: Residential Developable Land, Lot: 35960sf

► FORECLOSURE DEEDS

90 CHURCH ST $317,000
B: Bank Of America NA
S: Robert L Gifford & Bank Of New York Mellon
Book/Page: 56962/256, Date: 06/28/22
Use: 2 Bdrm Cape Cod, Lot: 11548sf

Middleboro

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	81	91
Median Price	$410,000	$463,000

► REAL ESTATE SALES

58 HARVESTWOOD LN $670,000
B: Andrew P Pueschner
S: Maroney Bldg&Contracting
Book/Page: 56980/74, Date: 06/30/22
Mtg: United Wholesale Mtg $502,500
Use: Accessory Land Improved, Lot: 60034sf

31 N GROVE ST $560,000
B: Andrew T Mckenna & Christina M Mckenna
S: Mikail Ellis & Stephanie Ellis
Book/Page: 56953/39, Date: 06/24/22
Mtg: Coastal One CU $328,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 20473sf
Prior Sale: $417,000 (06/20)

65 OAK ST $450,000
B: Troy M Butler & Erica M Butler
S: William Fuller Jr
Book/Page: 56969/96, Date: 06/29/22
Mtg: Movement Mtg LLC $360,000
Use: 2-Family Two Family, Lot: 5663sf
Prior Sale: $185,000 (10/18)

201 OLD CENTER ST $475,000
B: Tassia Depaiva & Thiago R Faria
S: William G Melchin & Kathy E Melchin
Book/Page: 56959/300, Date: 06/27/22
Mtg: Cross Country Mtg Inc $451,250
Use: 3 Bdrm Raised Ranch, Lot: 30056sf

251 OLD CENTER ST $3,000,000
B: Paula B Obrien Tr, Tr for Grove Center Street RT
S: VLD LLC
Doc#: 000000000833199, Date: 06/28/22
Use: Residential Developable Land, Lot: 2296333sf

293 OLD CENTER ST $3,000,000
B: Paula B Obrien Tr, Tr for Grove Center Street RT
S: VLD LLC
Doc#: 000000000833199, Date: 06/28/22
Mtg: VMD SLN 1 LLC $3,500,000
Use: Commercial Use, Lot: 1957151sf
Prior Sale: $600,000 (09/21)

293 OLD CENTER ST $3,000,000
B: Paula B Obrien Tr, Tr for Grove Center Street RT
S: VLD LLC
Book/Page: 56964/252, Date: 06/28/22
Use: Commercial Use, Lot: 1957151sf
Prior Sale: $600,000 (09/21)

18 OLD WOOD ST $574,900
B: Jennifer Thew & Jessica C Thew
S: Edward J Medeiros
Book/Page: 56960/195, Date: 06/27/22
Mtg: Rocket Mortgage LLC $515,000
Use: Residential Undvlpble Land, Lot: 21742sf
Prior Sale: $85,000 (08/21)

71 PLAIN ST $580,000
B: Ryan Sullivan
S: Alan F Libby & Sheila A Libby
Book/Page: 56961/171, Date: 06/27/22
Mtg: Rockland Tr Co $522,000
Use: 3 Bdrm Split Level, Lot: 80153sf
Prior Sale: $447,000 (01/21)

107 PLEASANT ST $405,000
B: Joseph L Fiore & Julie Flore
S: 2012 LLC
Book/Page: 56956/9, Date: 06/24/22
Mtg: LoanDepot.Com $361,212
Use: 3 Bdrm Conventional, Lot: 69696sf
Prior Sale: $131,000 (08/18)

36 PLYMOUTH ST $650,000
B: 36 Plymouth LLC
S: William J Doherty Tr, Tr for Schulpen RT
Book/Page: 56965/263, Date: 06/28/22
Mtg: Webster Bank $487,500
Use: Mixed Use-prim Res & Comm, Lot: 108314sf

110 PLYMOUTH ST $10,000
B: James Paress & Kristen Paress
S: Daria M Karos & Louis A Lenton
Book/Page: 56965/230, Date: 06/28/22
Use: 2-Family Two Family, Lot: 18981sf
Prior Sale: $249,000 (03/14)

35 TARRAGON LN $792,000
B: Bimjhana Bishwokarma
S: Matthew Vilbrandt & Elina V Vilbrandt
Book/Page: 56981/337, Date: 06/30/22
Mtg: Leader Bank NA $633,600
Use: 4 Bdrm Colonial, Lot: 32548sf
Prior Sale: $479,900 (07/14)

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PLYMOUTH REGISTRY
continued

101 TISPAQUIN ST **$555,000**
B: Ashley E Sousa
S: Stephen R Smith & Patricia J Smith
Book/Page: 56970/57, Date: 06/29/22
Mtg: Pennymac Loan Service $499,500
Use: 3 Bdrm Ranch, Lot: 130530sf
Prior Sale: $372,800 (07/14)

W GROVE ST **$3,000,000**
B: Paula B Obrien Tr, Tr for Grove Center Street RT
S: VLD LLC
Doc#: 000000000833199, Date: 06/28/22
Mtg: VMD SLN 1 LLC $3,500,000
Use: Residential Developable Land, Lot: 3049050sf

62 WAREHAM ST **$400,000**
B: Devon Diggs
S: Properties RE Co Inc
Book/Page: 56971/143, Date: 06/29/22
Mtg: Bluestone Bank $379,000
Use: 3 Bdrm Colonial, Lot: 15681sf
Prior Sale: $170,000 (02/20)

371 WAREHAM ST **$545,000**
B: Danielle M Quinlan & Brian E Quinlan
S: Marie E Bavin
Book/Page: 56961/188, Date: 06/27/22
Mtg: LoanDepot.Com $275,000
Use: 3 Bdrm Cape Cod, Lot: 60289sf

551 WAREHAM ST **$440,000**
B: Smaylle Oliveira
S: Kimm S Cameron & Tami L Cameron
Book/Page: 56965/205, Date: 06/28/22
Mtg: Eastern Bank $426,800
Type: Adj
Use: Mobile Home, Lot: 12632sf

Norwell

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	59	61
Median Price	$829,000	$810,000

▶ REAL ESTATE SALES

5 COPELAND TANNERY DR **$1,350,000**
B: Eduardo Dziegielewski & Ashley Dziegielewski
S: Paul J Mccann Jr & Bethany McCann
Book/Page: 56979/1, Date: 06/30/22
Mtg: Poli Mtg Group $950,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 54450sf
Prior Sale: $800,000 (06/18)

354 CROSS ST **$1,300,000**
B: Gregory Pownell & Paige Pownell
S: Joseph Ferrero Tr, Tr for Ferrero FT
Book/Page: 56964/98, Date: 06/28/22
Mtg: Guaranteed Rate Affin $342,250
Use: 4 Bdrm Colonial, Lot: 37026sf
Prior Sale: $950,000 (12/19)

40 FORDS XING **$1,430,000**
B: Sean Mcdermott & Katherine Mcdermott
S: David W Chapman Tr, Tr for Chapman NT
Book/Page: 56978/239, Date: 06/30/22
Mtg: Rockland Tr Co $1,144,000
Use: 3 Bdrm Cape Cod, Lot: 69696sf
Prior Sale: $715,000 (04/13)

16 GEORGE RD **$360,000**
B: Lauren Allen & Daniel Allen
S: Philip L Johnson Tr, Tr for Taylor RT
Book/Page: 56970/334, Date: 06/29/22
Mtg: Bristol Cnty Svgs Bk $1,040,000

15 HIGH ST **$800,000**
B: Norwell Residential LLC
S: Stephen N Marsh Tr, Tr for 44 High Street RT
Book/Page: 56978/261, Date: 06/30/22
Mtg: Middlesex Svgs Bk $19,000,000
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $350,000 (08/11)

19 HIGH ST **$800,000**
B: Norwell Residential LLC
S: Stephen N Marsh & Laurie K Marsh
Book/Page: 56978/263, Date: 06/30/22
Mtg: Middlesex Svgs Bk $19,000,000
Use: 3 Bdrm Conventional, Lot: 50965sf

27 HIGH ST **$800,000**
B: Norwell Residential LLC
S: Stephen N Marsh Tr, Tr for 27 High Street RT
Book/Page: 56978/268, Date: 06/30/22
Mtg: Middlesex Svgs Bk $19,000,000
Use: 3 Bdrm Cape Cod, Lot: 25265sf
Prior Sale: $750,000 (09/16)

35 HIGH ST **$800,000**
B: Norwell Residential LLC
S: Stephen N Marsh Tr, Tr for 35 High Street RT
Book/Page: 56979/132, Date: 06/30/22
Mtg: Middlesex Svgs Bk $19,000,000
Use: 3 Bdrm Ranch, Lot: 47916sf
Prior Sale: $750,000 (05/18)

55 JUDGES HILL DR **$2,400,000**
B: Paul J Mccann Jr & Bethany A Mccann
S: Jennifer S Tribush, Tr for Jason S Tribush
Book/Page: 56981/305, Date: 06/30/22
Mtg: Fairway Ind Mtg $1,920,000
Use: 5 Bdrm Colonial, Lot: 370696sf
Prior Sale: $1,300,000 (05/12)

335 LINCOLN ST **$925,000**
B: Megan Johnson & Jason Litchfield
S: Eric C Smith & Diana V Smith
Book/Page: 56978/209, Date: 06/30/22
Mtg: First SB $740,000
Use: 4 Bdrm Colonial, Lot: 57064sf
Prior Sale: $525,000 (11/15)

106 LONGWATER DR U:111 ..... **$4,850,000**
B: 4M 106 Longwater LLC
S: Longwater Realty LLC
Book/Page: 56967/215, Date: 06/28/22
Mtg: Bluestone Bank $3,637,500
Use: Industrial Condominum

106 LONGWATER DR U:112 ..... **$4,850,000**
B: 4M 106 Longwater LLC
S: Longwater Realty LLC
Book/Page: 56967/215, Date: 06/28/22
Mtg: Bluestone Bank $3,637,500
Use: Industrial Condominum

106 LONGWATER DR U:113 ..... **$4,850,000**
B: 4M 106 Longwater LLC
S: Longwater Realty LLC
Book/Page: 56967/215, Date: 06/28/22
Mtg: Bluestone Bank $3,637,500
Use: Industrial Condominum

106 LONGWATER DR U:114 ..... **$4,850,000**
B: 4M 106 Longwater LLC
S: Longwater Realty LLC
Book/Page: 56967/215, Date: 06/28/22
Mtg: Bluestone Bank $3,637,500
Use: Industrial Condominum

106 LONGWATER DR U:115 ..... **$4,850,000**
B: 4M 106 Longwater LLC
S: Longwater Realty LLC
Book/Page: 56967/215, Date: 06/28/22
Mtg: Bluestone Bank $3,637,500
Use: Industrial Condominum

106 LONGWATER DR U:116 ..... **$4,850,000**
B: 4M 106 Longwater LLC
S: Longwater Realty LLC
Book/Page: 56967/215, Date: 06/28/22
Mtg: Bluestone Bank $3,637,500
Use: Industrial Condominum

121 RIVERSIDE DR **$1,350,000**
B: Stephen A Yates & Erica Yates
S: Edward R Quinn Jr & Jamie E Quinn
Doc#: 000000000833027, Date: 06/23/22
Mtg: Fairway Ind Mtg $750,000
Use: 3 Bdrm Cape Cod, Lot: 43560sf

57 STETSON SHRINE LN **$876,000**
B: James M Ohare & Tracy A Ohare
S: Elizabeth S Peterson Tr, Tr for James A Schautz RET
Book/Page: 56949/17, Date: 06/23/22
Mtg: Cross Country Mtg Inc $456,000
Use: 3 Bdrm Colonial, Lot: 46174sf

36 SUMMER ST **$905,000**
B: Michael Anzenberger & Mellara Anzenberger
S: Michael Kocourek Tr, Tr for M A Kocourek Generations
Book/Page: 56951/338, Date: 06/24/22
Mtg: First Republic Bk $609,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 101930sf
Prior Sale: $690,000 (08/20)

Pembroke

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	72	72
Median Price	$430,750	$492,000

▶ REAL ESTATE SALES

9 CATHERINE RD **$400,000**
B: James Hayden
S: Patrick R Sullivan
Book/Page: 56969/188, Date: 06/29/22
Mtg: Wintrust Mtg Corp $409,200
Use: 2 Bdrm Colonial, Lot: 5000sf
Prior Sale: $224,000 (05/13)

9 CENTER HILL RD **$725,000**
B: Eric Bucca
S: David S Carter & Tracy L Carter
Book/Page: 56966/50, Date: 06/28/22
Mtg: Cape Cod Cp Bk $580,000
Use: 3 Bdrm Cape Cod, Lot: 40236sf

18 CRESCENT AVE **$990,000**
B: Brian Costa & Humberto B Costa
S: Brookside Reallty LLC
Book/Page: 56949/308, Date: 06/23/22
Mtg: Bristol Cnty Svgs Bk $251,500
Use: Residential Developable Land, Lot: 43200sf

55 EDGEWATER DR **$896,000**
B: John M Rafferty & Erin L Rafferty
S: James E Dyckman & Deborah L Dyckman
Book/Page: 56980/221, Date: 06/30/22
Mtg: Prime Lending Inc $398,182
Use: 5 Bdrm Split Level, Lot: 59187sf

156 ELM ST **$515,000**
B: Breann Wasson & Stephen A Aimola
S: Alan R Dunne & Amanda T Deady
Doc#: 000000000833278, Date: 06/29/22
Mtg: Guaranteed Rate Inc $489,250
Use: 3 Bdrm Ranch, Lot: 40055sf
Prior Sale: $305,000 (11/18)

37 KENNIE LN **$1,100,000**
B: Jonathan B Macneil & Susan Macneil
S: John J Sheehan & Katherine M Sheehan
Book/Page: 56980/185, Date: 06/30/22
Mtg: Citizens Bank $700,000
Use: 5 Bdrm Colonial, Lot: 40000sf
Prior Sale: $515,000 (07/14)

67 LADY SLIPPER CIR **$930,000**
B: Marcia R Beatty & Stephanie A Beatty
S: Leticia Huether & John R Huether
Book/Page: 56948/33, Date: 06/23/22
Mtg: Mid America Mtg $510,000
Use: 4 Bdrm Colonial, Lot: 43060sf
Prior Sale: $477,000 (11/15)

139 OAK ST **$465,000**
B: Kristyn A Stock
S: Mary E Lopes Tr, Tr for Supple T
Book/Page: 56953/143, Date: 06/24/22
Mtg: Coastal Heritage Bank $372,000
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 45700sf

162 PLYMOUTH ST **$420,000**
B: Brittany Chambers
S: Jolene L Lessard Tr, Tr for Jolene L Lessard RET
Book/Page: 56965/237, Date: 06/28/22
Mtg: Guild Mortgage Co $399,000
Use: 1-Family Ranch, Lot: 31000sf
Prior Sale: $248,000 (04/16)

67 SCHOOL ST U:67 ..... **$400,000**
B: Darcy Cataldo & Joseph Cataldo
S: Kristen L Skjerli & Anders Skjerli
Book/Page: 56962/67, Date: 06/28/22
Mtg: Mortgage Research Ctr $409,200
Use: 3 Bdrm Condo

72 VALLEY ST **$580,000**
B: Caleb D Wiley & Claire Wiley
S: George A Patriarca 3rd Tr, Tr for Marie E Patriarca FT
Book/Page: 56966/254, Date: 06/28/22
Mtg: Cross Country Mtg Inc $464,000
Use: 3 Bdrm Cape Cod, Lot: 40092sf

15 VIRGINIA DR **$850,000**
B: Adam Carreiro & Kathryn Carreiro
S: Nicholas Pamahiotopoulos & C L Panagiotopoulos
Book/Page: 56951/33, Date: 06/24/22
Mtg: Rockland Fed CU $500,000
Use: 3 Bdrm Colonial, Lot: 42981sf

Plymouth

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	310	245
Median Price	$456,000	$540,000

▶ REAL ESTATE SALES

90-R BILLINGTON ST **$560,000**
B: Courtney Curran
S: Celeste F Kilday
Book/Page: 56953/173, Date: 06/24/22
Mtg: Mutual Of Omaha Mtg $260,000
Use: 3 Bdrm Cape Cod, Lot: 4800sf

4 CAYUGA CIR **$550,000**
B: Thu T Huynh
S: Charles D Mothes & Kara A Mothes
Book/Page: 56951/228, Date: 06/24/22
Mtg: Northpointe Bank $495,000
Use: 3 Bdrm Raised Ranch, Lot: 23049sf
Prior Sale: $345,000 (04/18)

13 CHAPEL HILL DR U:4 ..... **$217,500**
B: Mackenzie A Malone
S: John E Gomes Jr
Book/Page: 56976/290, Date: 06/30/22
Mtg: LoanDepot.Com $206,043
Use: 1 Bdrm Condo
Prior Sale: $159,000 (04/21)

21 CHAPEL HILL DR U:9 ..... **$250,000**
B: William P Gagnon
S: Ryan Eastman & Laura Nagle
Book/Page: 56979/325, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $169,000 (04/19)

46 CHIPPING HL **$1,150,000**
B: David Teplow & Wendy Teplow
S: David C Carson & Shelley H Carson
Book/Page: 56954/343, Date: 06/24/22
Use: 3 Bdrm Contemporary, Lot: 20436sf
Prior Sale: $650,000 (05/11)

134 COURT ST **$2,600,000**
B: 134 Court LLC
S: Courtlhouse LLC
Book/Page: 56980/109, Date: 06/30/22
Mtg: Rockland Tr Co $13,104,800
Use: Office Bldg-general, Lot: 123124sf
Prior Sale: $130,000 (04/21)

264 COURT ST **$930,000**
B: Gregory Fallon & Mary Fallon
S: John E Sellier
Book/Page: 56953/95, Date: 06/24/22
Mtg: Movement Mtg LLC $744,000
Use: 5 Bdrm Colonial, Lot: 20010sf
Prior Sale: $784,000 (11/20)

7 DINAH PATH **$650,000**
B: Ryan S Bettencourt & Nicole K Bettencourt
S: Daniel J Mangoon
Book/Page: 56949/230, Date: 06/23/22
Mtg: Camden National Bank $465,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 24356sf
Prior Sale: $395,000 (07/18)

23 DUNDEE WAY **$885,000**
B: Maria Rocci
S: Carolyn M Richard Tr, Tr for Arrcmr NT
Book/Page: 56982/162, Date: 06/30/22
Mtg: Guaranteed Rate Inc $708,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 42821sf

20 FARM RD **$656,900**
B: Michael Katz
S: EJP Redbrook LLC
Book/Page: 56979/27, Date: 06/30/22
Mtg: Rocket Mortgage LLC $240,000
Use: Residential Developable Land, Lot: 9138sf

104 FEDERAL FURNACE RD **$475,000**
B: Nicholas V Decker & Holly E Decker
S: Laura A Carroll
Book/Page: 56955/222, Date: 06/24/22
Mtg: Rockland Fed CU $451,250
Use: 3 Bdrm Cape Cod, Lot: 59640sf

42 HARBORLIGHT CIR U:42 ..... **$650,000**
B: Jay W Farley & Barbara A Farley
S: Keri A Sibley Tr, Tr for Hobbs FT
Book/Page: 56964/190, Date: 06/28/22
Use: 2 Bdrm Condo

29 HATHERLY RISE U:29 ..... **$715,000**
B: Mary E Banziruk Tr, Tr for Mary Elizabeth LT
S: Raymond L Nault & Marguerite A Nault
Book/Page: 56953/198, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $533,147 (11/17)

62 HILLTOP AVE **$367,000**
B: Michael A Yuscavitch & David A Yuscavitch
S: Elizabeth M Ailes & Keith D Ailes
Doc#: 000000000833103, Date: 06/24/22
Mtg: Alltrust CU $360,352
Use: 2 Bdrm Cottage, Lot: 7000sf

72 JANEBAR CIR **$401,000**
B: Adam C Creighton
S: Joanne R Obrien Tr, Tr for Margaret A Buckley RET
Book/Page: 56964/146, Date: 06/28/22
Mtg: Mortgage Corp EastIll $360,900
Use: 3 Bdrm Garrison, Lot: 15044sf

12 KARAS WAY **$829,900**
B: Ryan Krajewski
S: Champion Builders Inc
Book/Page: 56972/330, Date: 06/29/22

46 KENSINGTON **$676,000**
B: Sean J Mccann & Ellen P Mccann
S: Robert T Foley
Book/Page: 56964/298, Date: 06/28/22
Mtg: Cross Country Mtg Inc $100,000
Use: 3 Bdrm Contemporary, Lot: 8146sf
Prior Sale: $455,000 (03/17)

2 LANCASTER AVE **$385,000**
B: Megan R Relihan
S: Charles E Souza
Book/Page: 56964/319, Date: 06/28/22
Mtg: Rockland Tr Co $234,025
Use: 2 Bdrm Cottage, Lot: 7185sf
Prior Sale: $235,000 (03/20)

15 LOWER ELBOW POND LN **$330,500**
B: Andrea M Ferrini
S: Elbow Pond LLC
Book/Page: 56980/276, Date: 06/30/22
Mtg: Rockland Tr Co $290,500
Use: 3 Bdrm Colonial, Lot: 32633sf

132 MANDEVILLE AVE **$506,000**
B: Jonathan B Marston & Terri M Marston
S: Marietta J Tsinzo Tr, Tr for Bosworth RT
Book/Page: 56975/157, Date: 06/30/22

31 MARTINGALE LN **$530,000**
B: Celio Pereira-DaSilva Jr
S: Denise E Fairhurst
Doc#: 000000000833094, Date: 06/24/22
Mtg: Cross Country Mtg Inc $503,500
Use: 2 Bdrm Cape Cod, Lot: 67481sf
Prior Sale: $292,000 (07/13)

91 NEWFIELD ST U:24 ..... **$800,000**
B: William Corcoran & Maria Corcoran
S: Gary L Friedman & Carol J Friedman
Book/Page: 56965/132, Date: 06/28/22
Use: 3 Bdrm Condo
Prior Sale: $609,000 (04/21)

24 NOREAST LN **$655,000**
B: Connor Rossi & Allison M Rossi
S: Joshua L Larkin & Fallon L Larkin
Book/Page: 56948/294, Date: 06/23/22
Mtg: Guaranteed Rate Inc $556,250
Use: 4 Bdrm Garrison, Lot: 45265sf
Prior Sale: $450,000 (06/20)

24 PAWTUXET RD **$485,000**
B: Nicolas R Sandim & Victor A Sandim
S: David W Welcker Tr, Tr for Welcker FT
Book/Page: 56953/297, Date: 06/24/22
Mtg: Cape Cod Cp Bk $460,750
Use: 3 Bdrm Raised Ranch, Lot: 26534sf

3 PEPPERBUSH **$620,000**
B: Jacquline V Kolgraf Tr, Tr for Pepperbush RET
S: Michael Tubin
Book/Page: 56950/75, Date: 06/23/22
Mtg: Rockland Tr Co $240,000
Use: 2 Bdrm Townhouse, Lot: 1445sf

46 PETER RD **$465,000**
B: Stephen Nesterak
S: Inherited Prop Soln LLC
Doc#: 000000000833168, Date: 06/27/22
Mtg: Prestige Home Mtg LLC $372,000
Use: 2 Bdrm Cape Cod, Lot: 29583sf
Prior Sale: $415,000 (06/22)

24 PIERCE AVE **$700,000**
B: Anne Clark Tr, Tr for Friends&Family Cape Cod
S: Kathleen Sullivan & Michael S Brown
Book/Page: 56979/90, Date: 06/30/22
Mtg: Home Point Finl Corp $312,000
Use: 4 Bdrm Garrison, Lot: 30019sf
Prior Sale: $400,000 (04/16)

63 PIONEER TRL **$790,000**
B: Robiano K Aguiar & Danielli M Aguiar
S: Christopher E Godihnho
Doc#: 000000000833070, Date: 06/24/22
Mtg: Paramount Res Mtg Gp $632,000
Use: 4 Bdrm Colonial, Lot: 19217sf
Prior Sale: $485,000 (06/20)

337 PLYMOUTH ST **$1,400,000**
B: Mother Nature Realty LLC
S: Richard S Rosen Tr, Tr for Pippin RT 2
Book/Page: 56972/240, Date: 06/29/22

15 PRESIDENTS LN **$450,000**
B: Shiela Bothwell & Charles Bothwell
S: Michael D Freeland & Jessica L Freeland
Book/Page: 56982/297, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 14810sf

550 RAYMOND RD **$805,000**
B: Jenna Mackinnon & Stephen Mackinnon
S: Dustin Harris & Jennifer Harris
Book/Page: 56960/314, Date: 06/27/22
Mtg: Envision Bank $505,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 25663sf
Prior Sale: $665,000 (07/21)

14 ROBERTS RD U:2 ..... **$125,000**
B: Shoreline Roberts Rd RT
S: Can-Am RE LLC
Book/Page: 56966/166, Date: 06/28/22
Use: Industrial Condominum

91 ROCKY HILL RD **$515,480**
B: Joseph Lyons
S: Richard P Farragher & Michelle L Farragher
Book/Page: 56947/173, Date: 06/23/22
Mtg: US Bank NA $395,000
Type: Adj
Use: 2 Bdrm Colonial, Lot: 18295sf
Prior Sale: $254,500 (05/10)

61 SAMOSET ST **$350,000**
B: Jelena Svaikovsky
S: Hahn Lorraine E Est & Stephen A Hahn
Book/Page: 56974/345, Date: 06/30/22
Use: 2 Bdrm, Lot: 5156sf

221 SANDWICH ST U:2 ..... **$218,750**
B: Thomas J Whyte 3rd
S: Thomas J Whyte Jr
Book/Page: 56954/204, Date: 06/24/22
Mtg: First SB $175,000
Use: Condo

10 SNUG COR U:10 ..... **$744,370**
B: Ellen Osullivan & Colleen Mccaffrey
S: Ridge Devlopment LLC
Book/Page: 56949/42, Date: 06/23/22
Mtg: Cross Country Mtg Inc $250,000
Use: Condo

7 SOUTH ST **$345,000**
B: Simar House Inc
S: C Warren Lane
Book/Page: 56963/52, Date: 06/28/22
Mtg: Raymond C Green Fund $430,000
Use: 4 Bdrm, Lot: 6350sf

30 SPINNAKER DR **$425,000**
B: Ryan P Burke & Kristianna Knisley
S: Ryan S Bettencourt & Nicole Bettencourt
Book/Page: 56948/145, Date: 06/23/22
Mtg: United Wholesale Mtg $434,775
Use: 2 Bdrm Cape Cod, Lot: 41780sf
Prior Sale: $286,000 (02/18)

14 STAGE POINT RD U:14 ..... **$370,000**
B: Karlee Ottino & Parker Stuart
S: Kristin D Dewitt Tr, Tr for Karl R Anderson FT
Book/Page: 56955/43, Date: 06/24/22
Mtg: Rockland Tr Co $351,500
Use: 4 Bdrm Condo

265 STANDISH AVE U:265 ..... **$389,500**
B: Sarah A Bidgood
S: Annmarie Corey
Book/Page: 56976/183, Date: 06/30/22
Mtg: Leader Bank NA $311,700
Use: 2 Bdrm Condo
Prior Sale: $358,000 (06/21)

942 STATE RD **$349,900**
B: William Arnold & Ruth A Littman
S: Freedom Mtg Corp
Book/Page: 56967/340, Date: 06/28/22
Mtg: LoanDepot.Com $358,085
Use: 3 Bdrm Gambrel, Lot: 15857sf
Prior Sale: $336,668 (02/22)

1500 STATE RD **$1,017,000**
B: Alexander Wilson
S: Key Point Const LLC
Book/Page: 56952/119, Date: 06/24/22
Mtg: Fall River Five Cents $813,000
Use: Residential Developable Land, Lot: 38295sf

1766 STATE RD **$571,000**
B: Christopher J Heinrich
S: Katherine B Mcardle & Jennifer A Friedrich
Book/Page: 56980/138, Date: 06/30/22
Mtg: Freedom Mortgage Corp $340,000
Use: 6 Bdrm Cape Cod, Lot: 20436sf
Prior Sale: $287,500 (03/14)

45 SUNFLOWER WAY **$485,000**
B: Beth A Frasso & Paul E Cornelison
S: Janice E Davies
Book/Page: 56955/65, Date: 06/24/22
Use: 2 Bdrm Townhouse, Lot: 1952sf

7 TEABERRY CIR **$695,000**
B: Tyler A Scholl & Jessical Larsen
S: James M Miketa Tr, Tr for James M Miketa T
Book/Page: 56954/297, Date: 06/24/22
Mtg: Get A Rate LLC $611,800
Use: 3 Bdrm Garrison, Lot: 25227sf

225 VALLEY RD **$665,000**
B: Christopher Churchill & Shannon Regan
S: Donald Thelen & Debra Thelen
Book/Page: 56969/160, Date: 06/29/22
Mtg: Cape Cod Cp Bk $490,000
Use: 3 Bdrm Contemporary, Lot: 63125sf
Prior Sale: $344,500 (12/12)

27 WATERVIEW WAY **$573,500**
B: Grace Tripp
S: Barefoot Cottage Co LLC
Book/Page: 56975/195, Date: 06/30/22
Mtg: Members Mtg Co Inc $229,400
Use: Res Potentially Dvlpble Land, Lot: 3375sf
Prior Sale: $350,000 (06/21)

6 WESTCLIFF DR U:6 ..... **$380,000**
B: Pamela A Carroll & Robert S Carroll 3rd
S: Lynne Murphy & Donald Craig
Book/Page: 56967/44, Date: 06/28/22
Mtg: LoanDepot.Com $304,000
Use: 2 Bdrm Condo
Prior Sale: $165,000 (06/18)

48 WESTCLIFF DR U:48 ..... **$349,000**
B: Donna A Greco
S: Gerard F Connolly & Ann M Connolly
Book/Page: 56977/334, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $225,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $200,000 (02/20)

10 WHITE OAK DR **$495,000**
B: Ashlyn Hudson & Paul Turkavage
S: Manuel Pacheco & Susan Pacheco
Book/Page: 56975/336, Date: 06/30/22
Mtg: Rocket Mortgage LLC $396,000
Use: 3 Bdrm Raised Ranch, Lot: 24356sf
Prior Sale: $395,000 (01/21)

24 WHITING ST **$660,000**
B: Derrick Fernandes Jr
S: Jonathan B Macneil
Book/Page: 56976/24, Date: 06/30/22
Mtg: American Ngbd Mtg Acc $594,000
Use: 4 Bdrm Colonial, Lot: 6100sf
Prior Sale: $352,000 (06/13)

33 WIDGEON POND RD **$1,300,000**
B: Anne Fitzpatrick & Robert Penland
S: Thomas J Zorn & Nancy B Zorn
Book/Page: 56955/282, Date: 06/24/22
Mtg: Berkshire Bank $1,040,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 30019sf
Prior Sale: $750,000 (08/18)

84 WINTHROP RD **$425,000**
B: Kenneth L Ferrara & Kristen M Ferrara
S: James E Driscoll Jr & Lisa M Driscoll
Book/Page: 56961/115, Date: 06/27/22
Mtg: Bank of America NA $340,000
Use: 3 Bdrm Gambrel, Lot: 4792sf

3 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

4 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

5 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

6 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

7 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

8 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

9 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

10 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

11 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

14 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

15 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

16 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

17 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

18 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

19 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

20 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

59 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

61 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

63 WISTERIA RD **$1,764,150**
B: Valle Redbrook LLC
S: ADM Agawam Dev LLC
Book/Page: 56952/291, Date: 06/24/22

47 WOODY NOOK **$853,992**
B: Andrew F Martin & Darcy Martin
S: Toll MA Land LP
Book/Page: 56967/258, Date: 06/28/22
Use: Residential Developable Land, Lot: 7565sf

62 WOODY NOOK **$908,998**
B: John S Solakian Tr, Tr for Johns Solakian RET
S: Toll MA Land LP
Book/Page: 56972/97, Date: 06/29/22
Use: Residential Developable Land, Lot: 7225sf

Plympton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	9	11
Median Price	$505,000	$490,000

▶ REAL ESTATE SALES

231 BROOK ST **$295,000**
B: Dana R Galgana Tr, Tr for 231 Brook Street T
S: Victor A Lewis & Deborah I Lewis
Book/Page: 56966/324, Date: 06/28/22
Use: 4 Bdrm Raised Ranch, Lot: 85683sf

Rochester

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	16	20
Median Price	$583,500	$571,500

▶ REAL ESTATE SALES

BURGESS AVE **$300,000**
B: Buzzards Bay Coalition
S: Decas Cranberry Co LLC
Book/Page: 56978/81, Date: 06/30/22

NEW BEDFORD RD **$475,000**
B: Briggsbrains LLC
S: Johanna Gibbs Tr, Tr for Johanna G Cote RET
Book/Page: 56981/79, Date: 06/30/22

15 SARAHBETH LN U:19 ..... **$485,100**
B: Libnda A Cavanaugh Tr, Tr for Linda A Cavanaugh T
S: Plumb Corner LLC
Book/Page: 56976/177, Date: 06/30/22
Use: Condo

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Rockland

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	63	35
Median Price	$435,000	$480,000

► REAL ESTATE SALES

30 ALBION ST **$349,000**
B: Michael A Scibelli
S: Jean A Davis
Book/Page: 56977/310, Date: 06/30/22
Mtg: Guaranteed Rate Affin $338,530
Use: 3 Bdrm Conventional, Lot: 10164sf

150 BEAL ST **$610,001**
B: Svetoslav Vito-Neshev
S: William J Doherty Tr, Tr for Doherty RET
Book/Page: 56979/299, Date: 06/30/22
Mtg: Prime Lending Inc $579,500
Use: 5 Bdrm Colonial, Lot: 13533sf

3 CORNET STETSON DR **$720,000**
B: Hans J Bading 3rd & Colleen J Hillis
S: Alex M Cummings & Carolyn R Cummings
Book/Page: 56971/250, Date: 06/29/22
Mtg: Guaranteed Rate Inc $647,000
Use: 4 Bdrm Cape Cod, Lot: 11374sf
Prior Sale: $460,000 (03/17)

591 HINGHAM ST **$400,000**
B: Donald W Soper
S: Kimberly L Donovan Tr, Tr for Osborn FT 2009
Book/Page: 56976/225, Date: 06/30/22
Mtg: Luxury Mtg Corp $200,000
Use: 4 Bdrm Ranch, Lot: 50530sf

230 MYRTLE ST **$475,000**
B: Amanda Quinn & Richard Shea
S: Phelps Judith N Est & Richard J Phelps
Book/Page: 56970/113, Date: 06/29/22
Mtg: Radius Financial Grp $451,250
Use: 1-Family Colonial, Lot: 23454sf

54 NORTH AVE **$385,000**
B: Elias Youssef & Salam Chahine
S: Christine T Laplume
Book/Page: 56956/307, Date: 06/27/22
Mtg: Cross Country Mtg Inc $378,026
Use: 1-Family Cape Cod, Lot: 25715sf

123-125 PLAIN ST **$630,000**
B: James W Folan & Gearoid Folan
S: John V Doherty & Sandra J Doherty
Book/Page: 56959/161, Date: 06/27/22
Mtg: Guild Mortgage Co $472,500
Use: 2-Family Conventional, Lot: 5240sf

959 UNION ST **$430,000**
B: Vakencia StCharles
S: John C Robbins & Roberta B Robbins
Book/Page: 56950/165, Date: 06/23/22
Mtg: Eastern Bank $385,000
Use: 1-Family Conventional, Lot: 23425sf

8 WALNUT CT U:8 ..... **$453,000**
B: Jennifer Atwell
S: Laura Delaplain
Book/Page: 56964/43, Date: 06/28/22
Mtg: Guild Mortgage Co $260,000
Use: 2 Bdrm Condo, Lot: 1213277sf
Prior Sale: $210,000 (09/13)

Scituate

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	107	82
Median Price	$700,000	$860,000

► REAL ESTATE SALES

27 10TH AVE **$590,000**
B: Frederick K Hayes
S: CMC Properties LLC
Doc#: 000000000833369, Date: 06/30/22
Mtg: Conway Financial Svcs $531,000
Use: 3 Bdrm Raised Ranch, Lot: 6011sf
Prior Sale: $475,000 (11/21)

11 BRIAR MEADOW CIR **$1,575,000**
B: Sean Q Curran
S: SSIG LLC
Book/Page: 56982/331, Date: 06/30/22
Mtg: Guaranteed Rate Inc $1,250,000
Use: 4 Bdrm Colonial, Lot: 43057sf
Prior Sale: $755,000 (12/21)

CENTRAL AVE **$52,000**
B: Hallisey Properties LLC & William P Hallisey Jr
S: Donna Brugnoli
Book/Page: 56960/164, Date: 06/27/22
Use: Residential Undvlpble Land, Lot: 2500sf

228 CENTRAL AVE **$1,045,000**
B: Jessica Keeney
S: Carl E Akerblom
Doc#: 000000000833388, Date: 06/30/22
Mtg: Cross Country Mtg Inc $770,000
Use: 3 Bdrm Cape Cod, Lot: 11250sf

3 CHESTER ST **$830,000**
B: Arthur J Poje & Caroline R Poje
S: Vincent J Perri & Colleen Foley-Perri
Book/Page: 56977/70, Date: 06/30/22
Mtg: TJC Mortgage Inc $664,000
Use: 3 Bdrm Conventional, Lot: 11300sf

16 COLLIER AVE **$1,300,000**
B: Matthew Donadio & Michael D Donadio
S: John T Donelan Tr, Tr for John J Turner Jr LT
Book/Page: 56947/227, Date: 06/23/22
Use: 3 Bdrm Cape Cod, Lot: 13242sf

76 COUNTRY WAY **$700,000**
B: John Valley & Alexander Valley
S: Eric Hutson & Colleen Hutson
Doc#: 000000000833215, Date: 06/28/22
Mtg: US Bank NA $560,000
Type: Adj
Use: 3 Bdrm Split Level, Lot: 20300sf
Prior Sale: $477,000 (03/18)

397 COUNTRY WAY **$582,000**
B: Thomas J Major & Lily B Smith
S: Douglas V Arnold & Elaine E Arnold
Book/Page: 56982/188, Date: 06/30/22
Mtg: Conway Financial Svcs $552,900
Use: 4 Bdrm Cape Cod, Lot: 15000sf

432 COUNTRY WAY **$685,000**
B: David Glasheen
S: Matthew S Rusteika & Katrina M Rusteika
Doc#: 000000000833062, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 34621sf
Prior Sale: $490,000 (06/20)

7 DIANE TER U:7 ..... **$1,295,458**
B: David T Musselman Tr, Tr for David T Musselman RET
S: Toll MA Land 3 LP
Book/Page: 56946/79, Date: 06/23/22
Mtg: Toll Brothers Mtg Co $900,000
Use: Possible New Construction

11 EISENHOWER LN **$680,000**
B: Andrew J Blanchard
S: Robert A Canepa & Julie E Canepa
Book/Page: 56981/53, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 43600sf
Prior Sale: $468,000 (12/15)

26 ELAINE CT **$850,000**
B: Robert Curran
S: Peter V Dodd & Kris A Dodd
Book/Page: 56975/274, Date: 06/30/22
Use: 4 Bdrm Raised Ranch, Lot: 20200sf

72 GLADES RD **$918,888**
B: Horace Tjakra & Emily Tjakra
S: Thomas L Russo
Doc#: 000000000833374, Date: 06/30/22
Use: 2 Bdrm Conventional, Lot: 6011sf

9 HERITAGE TRL **$1,350,000**
B: Berit Walsh & David Walsh
S: Jebediah J Santos & Kirsten C Buteau
Book/Page: 56976/65, Date: 06/30/22
Mtg: JPMorgan Chase Bank $1,080,000
Use: 4 Bdrm Colonial, Lot: 20247sf
Prior Sale: $700,000 (06/14)

12 HOLMES ST **$800,000**
B: Michael Doherty & Anns Doherty
S: John T Kelley Tr, Tr for John T Kelley FT
Doc#: 000000000833037, Date: 06/23/22
Mtg: Bangor Savings Bank $650,000
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 6403sf

12 OLD COUNTRY WAY **$650,000**
B: Burke Development LLC
S: Alison L Gomes Tr, Tr for Daveiga RT
Book/Page: 56976/44, Date: 06/30/22
Use: Residential-multiple Bldgs, Lot: 7550sf

55 REBECCA RD **$895,000**
B: Frederick R Romano & Linda M Romano
S: Francis J Beckett & Dedra L Beckett
Book/Page: 56960/50, Date: 06/27/22
Use: 4 Bdrm Colonial, Lot: 5706sf
Prior Sale: $520,000 (11/19)

117 RIVER ST **$1,200,000**
B: James Moore & Rita Moore
S: David H Devine & Susan L Devine
Doc#: 000000000833355, Date: 06/30/22
Mtg: US Bank NA $800,000
Type: Adj
Use: 4 Bdrm, Lot: 4835sf
Prior Sale: $310,000 (05/11)

18 SANDY HILL CIR U:18 ..... **$312,200**
B: Kara Neterval
S: SL Owner LLC
Book/Page: 56974/291, Date: 06/30/22
Mtg: Coastal Heritage Bank $260,000
Use: Possible New Construction

20 SANDY HILL CIR U:20 ..... **$729,000**
B: Karen Huth
S: SL Owner LLC
Book/Page: 56980/334, Date: 06/30/22
Use: Possible New Construction

28 SANDY HILL CIR U:28 ..... **$759,000**
B: Hugh S Sease 3rd & Mary C Sease
S: SL Owner LLC
Book/Page: 56976/336, Date: 06/30/22
Mtg: Rockland Tr Co $200,000
Use: 2 Bdrm Condo

85 SCITUATE AVE **$675,000**
B: Coleman Kissick
S: Charles B Harris
Book/Page: 56976/153, Date: 06/30/22
Mtg: Rockland Tr Co $540,000
Use: 3 Bdrm Cape Cod, Lot: 5253sf

146 TACK FACTORY POND DR **$1,380,000**
B: Alexis Demetriades & Ian Spooner
S: Thomas P Murray & Mary E Murray
Book/Page: 56972/157, Date: 06/29/22
Mtg: Cross Country Mtg Inc $975,000
Use: 4 Bdrm Colonial, Lot: 40000sf

109 TURNER RD **$860,000**
B: Edward R Quinn Jr & Jamie E Quinn
S: Nan C Androski & Albert Vickery
Book/Page: 56975/78, Date: 06/30/22
Use: 3 Bdrm Conventional, Lot: 5249sf
Prior Sale: $301,350 (09/14)

5 WAMPATUCK WAY **$625,000**
B: Walter J Hannon 3rd & Kelley A Hannon
S: William S Oconnell
Doc#: 000000000833365, Date: 06/30/22
Mtg: HarborOne Mortgage $500,000
Use: 4 Bdrm Cape Cod, Lot: 2352sf
Prior Sale: $649,000 (07/21)

50 WOODWORTH LN **$1,500,000**
B: Jonathan Cohen & Lisa Cohen
S: Andrew J Blanchard & Heidi M Blanchard
Book/Page: 56975/309, Date: 06/30/22
Mtg: Fairway Ind Mtg $1,200,000
Use: 4 Bdrm Cape Cod, Lot: 40293sf

Wareham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	143	131
Median Price	$338,000	$396,500

► REAL ESTATE SALES

17 ALGELO AVE **$431,000**
B: Michael Bourassa & Marilyn J Bourassa
S: Kelley A Mcgovern & W Sandra Wheeler
Book/Page: 56974/274, Date: 06/30/22
Use: 4 Bdrm Cottage, Lot: 8480sf

16 CEDAR ST **$425,000**
B: Gabrielle J Ross & Oladapo B Sogaolu
S: Kathryn M Rhodes & Michael P Rhodes
Book/Page: 56959/111, Date: 06/27/22
Mtg: Fairway Ind Mtg $432,231
Use: 4 Bdrm Cape Cod, Lot: 27448sf

10 CHARGE POND RD **$425,000**
B: Jana Holdings LLC
S: William Lee Jr & Barbara A Lee
Book/Page: 56969/156, Date: 06/29/22
Use: Residential Developable Land, Lot: 36750sf

4 CHURBUCK ST **$438,000**
B: Kim Horyn
S: Steven C Henderson
Book/Page: 56978/112, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 6510sf
Prior Sale: $303,500 (11/17)

40 CIRCUIT AVE **$450,000**
B: Wilfred M Dendunnen & Anne E Dendunnen
S: Richard J Hyotte & Kathleen M Hyotte
Book/Page: 56975/185, Date: 06/30/22
Use: 2 Bdrm Cape Cod, Lot: 10650sf

1 CRANBERRY GROVE WAY U:B **$350,000**
B: William J Ryan & Janet Ryan
S: Virginia M Walsh
Book/Page: 56971/84, Date: 06/29/22
Mtg: Guild Mortgage Co $332,500
Use: 2 Bdrm Condo
Prior Sale: $213,000 (08/16)

2516 CRANBERRY HWY **$850,000**
B: 2516 Cranberry Hwy LLC
S: GMP RE Holdings LLC
Book/Page: 56982/17, Date: 06/30/22
Mtg: Eastern Bank $425,000
Use: Retail-department Store, Lot: 40975sf

2518-R CRANBERRY HWY **$850,000**
B: 2516 Cranberry Hwy LLC
S: GPM RE Holdings LLC
Book/Page: 56982/17, Date: 06/30/22
Mtg: Eastern Bank $425,000
Use: Commercial Use, Lot: 65757sf

5 DIAMOND AVE **$405,000**
B: Janelle L Lewis & John F Delgado
S: Margaret Lumb
Book/Page: 56953/336, Date: 06/24/22
Mtg: Cross Country Mtg Inc $397,664
Use: 2 Bdrm Ranch, Lot: 5345sf
Prior Sale: $134,000 (09/11)

90 EDGEWATER DR **$440,000**
B: Savannah B Beauplant & Ghislain Beauplant
S: Robert M Soorian Tr, Tr for Donald A Soorian 1992 RET
Book/Page: 56979/74, Date: 06/30/22
Mtg: USA Rural Hsng $440,000
Use: 3 Bdrm Ranch, Lot: 10000sf

12 GROVE ST **$700,000**
B: Melissa Travers
S: Francis A Urciuoli Jr Tr, Tr for Fau Irrev RT
Book/Page: 56980/24, Date: 06/30/22
Mtg: Amerisave Mtg Corp $560,000
Use: 3 Bdrm Conventional, Lot: 3600sf
Prior Sale: $395,000 (11/16)

45 MAIN ST U:202 ..... **$335,000**
B: Elizabeth Beaupied
S: Laura L Ferreira
Book/Page: 56963/308, Date: 06/28/22
Use: 1 Bdrm Condo

45 MAIN ST U:21 ..... **$272,500**
B: Megan Moriarty
S: Raymond M Kodzis Tr, Tr for Raymond M Kodzis 2015 RET
Book/Page: 56971/42, Date: 06/29/22
Mtg: Broker Solutions Inc $264,325
Use: 1 Bdrm Condo

3 MAPLE ST U:8 ..... **$361,825**
B: Elimelech Firer
S: Carl R Gonsalves
Book/Page: 56972/297, Date: 06/29/22
Use: Condo

11 MAYFLOWER AVE **$260,000**
B: Brian Francis
S: David A Gamache & Darlene Gamache
Book/Page: 56959/46, Date: 06/27/22
Mtg: David A Gamache $200,000
Use: Accessory Land Improved, Lot: 10125sf

24 MEADOWLARK DR **$333,000**
B: Susan A Moore
S: Marilyn E Smith
Book/Page: 56977/53, Date: 06/30/22
Mtg: First Home Mtg $326,968
Use: 2 Bdrm Ranch, Lot: 10250sf

43 OSBORNE AVE **$200,000**
B: Shawn S Erickson
S: Janice A Hartford Tr, Tr for Rose Point RT
Book/Page: 56951/209, Date: 06/24/22
Use: 2 Bdrm Bngl/cottage, Lot: 8000sf

36 SUNSET BLVD **$440,000**
B: Tracy Berry & Robert Tinti Jr
S: Sky Creations Invs LLC
Book/Page: 56965/189, Date: 06/28/22
Mtg: Shamrock Home Loans $432,030
Use: 2 Bdrm Ranch, Lot: 6570sf
Prior Sale: $227,000 (05/21)

TOWER TER L:1171 ..... **$20,000**
B: Mallory Decas
S: Robert Graham & Geraldine Graham
Doc#: 000000000833088, Date: 06/24/22

TOWER TER L:LC15 ..... **$20,000**
B: Mallory Decas
S: Robert Graham & Geraldine Graham
Doc#: 000000000833088, Date: 06/24/22

TOWER TER L:LC16 ..... **$20,000**
B: Mallory Decas
S: Robert Graham & Geraldine Graham
Doc#: 000000000833088, Date: 06/24/22

TOWER TER L:LC33 ..... **$20,000**
B: Mallory Decas
S: Robert Graham & Geraldine Graham
Doc#: 000000000833088, Date: 06/24/22

West Bridgewater

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	39	17
Median Price	$460,000	$488,000

► REAL ESTATE SALES

1 CORTLAND WAY **$561,000**
B: Brianna Hansen & Gary W Hansen
S: Flore Priscilla J Est & Gloria M Casieri
Book/Page: 56952/234, Date: 06/24/22
Mtg: Mortgage Networks Inc $420,750
Use: 3 Bdrm Ranch, Lot: 30056sf

22 GRANT ST **$436,000**
B: Jillian L Coene
S: Kevin Riley & Jacquelyn Riley
Book/Page: 56979/235, Date: 06/30/22
Mtg: Conway Financial Svcs $414,200
Use: 2 Bdrm Old Style, Lot: 35284sf
Prior Sale: $325,000 (07/18)

17 HARVESTWOOD DR **$675,000**
B: Robert W Mcmaster & Kristen H Mcmaster
S: Andrew P Pueschner
Book/Page: 56976/114, Date: 06/30/22
Mtg: Guaranteed Rate Inc $500,000
Use: 3 Bdrm Colonial, Lot: 52272sf
Prior Sale: $350,000 (08/13)

103 SOUTH ST **$580,000**
B: Joseph M Barry & Julia E Barry
S: Mary T Perry & Deborah A Germain
Book/Page: 56967/101, Date: 06/28/22
Mtg: Plaza Home Mtg $569,494
Use: 4 Bdrm Cape Cod, Lot: 109771sf

124 TURNPIKE ST U:5 ..... **$605,000**
B: O&C Realty LLC
S: Steven L Stone Tr, Tr for BJS Stonehill NT
Book/Page: 56968/116, Date: 06/29/22
Mtg: Citizens Bank $484,000
Use: Condo

124 TURNPIKE ST U:6 ..... **$605,000**
B: O&C Realty LLC
S: Steven L Stone Tr, Tr for BJS Stonehill NT
Book/Page: 56968/116, Date: 06/29/22
Mtg: Citizens Bank $484,000
Use: Condo

169 W CENTER ST **$361,000**
B: Brenda Mccune
S: Maroun A Saade & Flavia F Saade
Book/Page: 56949/126, Date: 06/23/22
Mtg: Cross Country Mtg Inc $350,170
Use: 3 Bdrm Ranch, Lot: 15682sf

Whitman

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	62	45
Median Price	$422,500	$465,000

► REAL ESTATE SALES

91 ALDEN ST **$495,000**
B: Nelson Huezo & Kaitlyn Merrikin
S: Kevin Kresser & Meredith Kresser
Book/Page: 56947/315, Date: 06/23/22
Mtg: Rockland Fed CU $470,250
Type: Adj
Use: 3 Bdrm Old Style, Lot: 12158sf
Prior Sale: $328,500 (08/16)

604 BEDFORD ST U:1 ..... **$386,000**
B: Israel A Barroso
S: Christiane O Machado & Cassio B Machado
Book/Page: 56973/278, Date: 06/29/22
Use: Condo

130 BURTON AVE **$510,000**
B: Christopher J Rowland & Robert P Rowland
S: John Tompkins & Karen Tompkins
Doc#: 000000000833007, Date: 06/23/22
Mtg: Baycoast Mortgage Co $408,000
Use: 3 Bdrm Ranch, Lot: 32518sf
Prior Sale: $290,000 (03/16)

127 CANDLEWICK LN **$525,000**
B: Kaitlyn M Heaman & Heidi Johndrow
S: Michael Mcbroom & Megan Mcbroom
Book/Page: 56952/254, Date: 06/24/22
Mtg: Guaranteed Rate Affin $315,000
Use: 3 Bdrm Split Entry, Lot: 25984sf

299 FRANKLIN ST **$495,000**
B: Ange M Val & Jeremie Val
S: Linda J Robbins
Book/Page: 56972/276, Date: 06/29/22
Mtg: OCMBC Inc $396,000
Use: 3 Bdrm Colonial, Lot: 18239sf

300 HOGG MEMORIAL DR **$732,000**
B: Gianfranco Paredes
S: Joseph L Jameson & Stephanie M Jameson
Doc#: 000000000833381, Date: 06/30/22
Mtg: United Wholesale Mtg $712,000
Use: 3 Bdrm Split Level, Lot: 21506sf
Prior Sale: $499,900 (05/20)

31 LEE AVE **$724,000**
B: Gregory R Mccombe & Tiffany A Mccombe
S: Tracy L Sonnemann
Book/Page: 56971/13, Date: 06/29/22
Mtg: Rockland Fed CU $501,000
Use: 3 Bdrm Split Level, Lot: 20578sf
Prior Sale: $578,200 (03/21)

6 OLD COLONY WAY **$660,000**
B: Elizabeth A Pomerleau & Lucas T Pomerleau
S: Diane M Malouin
Book/Page: 56977/159, Date: 06/30/22
Mtg: United Wholesale Mtg $627,000
Use: 2-Family Cape Cod, Lot: 15085sf

1 PARADISE LN U:L1 ..... **$430,000**
B: Alicia M Pavadore
S: Jeanne Ledwell & Kevin M Sysesky
Book/Page: 56970/85, Date: 06/29/22
Mtg: United Wholesale Mtg $403,750
Use: Condo
Prior Sale: $314,925 (12/18)

19 PERRY AVE **$415,000**
B: Nicholas Vassall
S: Jennifer A Stauss
Book/Page: 56978/168, Date: 06/30/22
Mtg: Leader Bank NA $373,500
Use: 2 Bdrm Ranch, Lot: 18003sf
Prior Sale: $320,000 (12/19)

13 ROBIN RD **$400,000**
B: Christopher J Early & Stephanie D Early
S: Jeanne L Deangelo & John A Deangelo
Book/Page: 56964/72, Date: 06/28/22
Mtg: Rocket Mortgage LLC $388,000
Use: 3 Bdrm Split Entry, Lot: 63153sf

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 MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	60	52
Median Price	$219,950	$276,500

► REAL ESTATE SALES

120 ARLINGTON ST **$305,000**
B: Jean-Luc Dejean
S: Nicole Doucas & Paul Taylor
Book/Page: 67831/109, Date: 06/30/22
Mtg: Norwich Commercal Grp $308,080
Use: 3 Bdrm Ranch, Lot: 13560sf
Prior Sale: $238,475 (08/20)

168 DRURY AVE **$345,000**
B: Maki Harris & Natasha Srinarain-Powell
S: 168 Drury Avenue LLC
Book/Page: 67831/270, Date: 06/30/22
Mtg: Rocket Mortgage LLC $328,720
Use: 3 Bdrm Victorian, Lot: 4950sf
Prior Sale: $118,000 (03/21)

882 OLD KEENE RD **$399,900**
B: Mary A Donze & Ralph Swan Jr
S: James E Herbert Tr, Tr for Herbert FT
Book/Page: 67836/179, Date: 06/30/22
Mtg: American Ngbd Mtg Acc $299,900
Use: 4 Bdrm Cape Cod, Lot: 36867sf

61 PROSPECT ST **$300,000**
B: Ian S Knirk
S: James R Valley & Amanda L Valley
Book/Page: 67833/317, Date: 06/30/22
Mtg: St Marys Credit Union $260,000
Type: Adj
Use: 7 Bdrm Conventional, Lot: 8200sf
Prior Sale: $154,900 (06/17)

Auburn

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	84	77
Median Price	$350,000	$375,000

► REAL ESTATE SALES

4 BUTTONWOOD LN **$260,000**
B: Julie M Almstrom
S: John R Witt & Steven E Witt
Book/Page: 67839/350, Date: 06/30/22
Mtg: Bay State Savings Bk $208,000
Use: 2 Bdrm Ranch, Lot: 15760sf

15 COLONIAL RD **$363,000**
B: Emily Sarkisian & Christopher Brodeaur
S: Derek J Leal & Laurel P Leal
Book/Page: 67821/19, Date: 06/28/22
Mtg: Bay State Savings Bk $326,700
Use: 3 Bdrm Cape Cod, Lot: 11793sf
Prior Sale: $186,250 (11/16)

501 FOREST PARK DR U:501 ..... **$335,500**
B: Ryan Kozlowski
S: Kevin Gosselin & Margaret Gosselin
Book/Page: 67827/205, Date: 06/29/22
Mtg: Guaranteed Rate Inc $281,175
Use: 2 Bdrm Condo
Prior Sale: $237,000 (05/20)

30 HIGHLAND ST **$325,000**
B: Aaron F Welch Sr & Stephanie A Welch
S: Eric M Malvey
Book/Page: 67839/22, Date: 06/30/22
Mtg: Fairway Ind Mtg $352,910
Use: 4 Bdrm Cape Cod, Lot: 7470sf
Prior Sale: $199,900 (09/17)

40 MAPLE ST **$210,000**
B: New England Hm Buyers LLC
S: Lisa F Plasse
Book/Page: 67817/124, Date: 06/28/22
Use: 3 Bdrm Ranch, Lot: 9126sf

19 MOUNT VIEW AVE **$440,000**
B: Amy Hopkins & Natasha Gonzalez
S: Jacob R Turcottee
Book/Page: 67822/301, Date: 06/28/22
Mtg: Cross Country Mtg Inc $428,041
Use: 4 Bdrm Cape Cod, Lot: 22767sf
Prior Sale: $320,000 (01/20)

91 PINEHURST AVE **$220,000**
B: Hoang X Nguyen
S: Ithink Financial CU
Book/Page: 67822/130, Date: 06/28/22
Mtg: LoanDepot.Com $464,432
Use: 2-Family Two Family, Lot: 6743sf
Prior Sale: $161,500 (09/19)

Barre

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	17	24
Median Price	$317,500	$357,250

► REAL ESTATE SALES

50 ELM ST N **$325,000**
B: Amanda K Patti
S: Holly M Clark
Book/Page: 67838/80, Date: 06/30/22
Mtg: Guaranteed Rate Affin $308,750
Use: 3 Bdrm Cape Cod, Lot: 18825sf
Prior Sale: $140,000 (03/12)

283 SCHOOL ST N **$325,000**
B: Nicholas R Martin & Erica E Obrien
S: Travis C Giard & Jessica M Giard
Book/Page: 67832/52, Date: 06/30/22
Mtg: ABSM $319,113
Use: 3 Bdrm Conventional, Lot: 26604sf
Prior Sale: $146,500 (01/20)

► FORECLOSURE DEEDS

54 KENDALL ST **$202,637**
B: US Bank NA
S: Katie M Berthiaume & US Bank NA
Book/Page: 67829/8, Date: 06/29/22
Use: 3 Bdrm Antique, Lot: 10978sf

Blackstone

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	26
Median Price	$365,000	$410,000

► REAL ESTATE SALES

53 EDGEWATER DR **$409,000**
B: Kaleb M Eichman & Alison M Collins
S: Christine M Dilibero
Book/Page: 67818/237, Date: 06/28/22
Mtg: Radius Financial Grp $396,000
Use: 2 Bdrm Raised Ranch, Lot: 11440sf

183 FARM ST **$400,000**
B: Rass Investments LLC
S: Lawrence A Tonks & Mary L Tonks
Book/Page: 67836/370, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 33105sf

183-R FARM ST **$400,000**
B: Rass Investments LLC
S: Lawrence A Tonks & Mary L Tonks
Book/Page: 67836/370, Date: 06/30/22
Use: Residential Developable Land, Lot: 332894sf

12 MANDY DR **$625,000**
B: Eric Vito & Danielle Bouvier-Vito
S: Michael C Lamoureux & Tanya M Lamoureux
Book/Page: 67830/170, Date: 06/29/22
Mtg: BNC National Bank $437,500
Use: 4 Bdrm Colonial, Lot: 35437sf
Prior Sale: $444,900 (06/16)

Bolton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	31	22
Median Price	$672,000	$770,000

► REAL ESTATE SALES

75 BOLTON WOODS WAY **$556,000**
B: Tyler Payne & Rachel Payne
S: Timothy R Lawless & Krista M Diamantopoulos
Doc#: 000000000120480, Date: 06/30/22
Use: 3 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: $362,500 (05/20)

27 BRIGHAM FARM LN U:27 ..... **$625,000**
B: Cheryl Kenney & Ronald L Bobick
S: Daniel L Mathews & Susan R Mathews
Book/Page: 67812/264, Date: 06/27/22
Mtg: Leader Bank NA $425,000
Use: 2 Bdrm Condo

10 DANFORTH LN **$895,000**
B: Kevin Lang & Philippa Lang
S: Michele L Bosari & Geordi K Bosari
Book/Page: 67816/17, Date: 06/28/22
Mtg: Bank of England Mtg $647,200
Use: 4 Bdrm Colonial, Lot: 52708sf

121 KETTLE HOLE RD **$1,100,000**
B: Michelle Mccormick & Daniel F Mccormick
S: Ty A Mcclure Tr, Tr for Mcclure LT
Book/Page: 67812/141, Date: 06/27/22
Mtg: Fairway Ind Mtg $647,200
Use: 4 Bdrm Colonial, Lot: 65776sf
Prior Sale: $637,500 (04/11)

703 MAIN ST **$469,000**
B: Michael D Kantor & Tara E Kantor
S: Thomas M Payne
Book/Page: 67813/57, Date: 06/27/22
Mtg: Evolve B&T $375,200
Use: 3 Bdrm Conventional, Lot: 77537sf
Prior Sale: $210,000 (06/19)

44 MODERATOR WAY **$900,000**
B: Katelyn E Mauro & Jonathan S Holt
S: James F Finegan & Logan A Finegan
Book/Page: 67833/1, Date: 06/30/22
Mtg: Main Street Bank (MA) $450,000
Use: 4 Bdrm Colonial, Lot: 73616sf
Prior Sale: $579,900 (08/19)

353 OLD BAY RD **$1,300,000**
B: Steven D Rommel & Debra K Rommel
S: Kenneth C Bishop & Nanci P Bishop
Book/Page: 67812/181, Date: 06/27/22
Mtg: Mortgage Networks Inc $1,040,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 91040sf

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WORCESTER REGISTRY
continued

93 TEELE RD **$750,000**
B: Christopher J Immekus & Erika J Immekus
S: Michael R Culkins & Karen L Culkins
Book/Page: 67829/348, Date: 06/29/22
Mtg: Fairway Ind Mtg $750,000
Use: 4 Bdrm Colonial, Lot: 47045sf
Prior Sale: $385,000 (12/17)

396 WILDER RD **$630,000**
B: Patrick S Mcguinness 2nd & Kaitlyn S Mcguinness
S: Kenneth W Macko & Brenda M Macko
Book/Page: 67835/68, Date: 06/30/22
Mtg: Guaranteed Rate Affin $548,100
Use: 4 Bdrm Colonial, Lot: 37026sf

Boylston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	10	24
Median Price	$472,900	$580,000

► REAL ESTATE SALES

212 EDGEBROOK DR U:212 ..... **$329,900**
B: Kevin J Crossman & Molly F Mcguire
S: Jamie J Chang
Book/Page: 67834/272, Date: 06/30/22
Mtg: Drew Mortgage Assnlnc $296,910
Use: 3 Bdrm Condo
Prior Sale: $229,000 (06/18)

705 EDGEBROOK DR U:705 ..... **$315,000**
B: Kevin A Peloquin
S: Paul Papalilo
Book/Page: 67824/183, Date: 06/29/22
Mtg: Main Street Bank (MA) $238,000
Use: 2 Bdrm Condo
Prior Sale: $210,000 (12/21)

Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	7
Median Price	$294,500	$355,000

► REAL ESTATE SALES

81 ALLEN RD **$478,000**
B: Craig A Power
S: Joseph Myran & Caroline Myran
Book/Page: 67837/64, Date: 06/30/22
Mtg: HarborOne Mortgage $278,000
Use: 3 Bdrm Colonial, Lot: 191664sf
Prior Sale: $321,500 (11/17)

Charlton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	52	42
Median Price	$353,000	$415,000

► REAL ESTATE SALES

7 ASHLEY RD **$591,000**
B: Jack J Murphy & Megan S Murphy
S: Kenneth P Kaszowski
Book/Page: 67842/82, Date: 06/30/22
Mtg: JPMorgan Chase Bank $555,540
Use: Residential Developable Land, Lot: 60113sf

94 HAGGERTY RD **$575,000**
B: Derek J Leal & Lauren P Leal
S: William C Martin Jr & Robin L Martin
Book/Page: 67838/225, Date: 06/30/22
Mtg: Fairway Ind Mtg $360,000
Use: 4 Bdrm Colonial, Lot: 60113sf

61 HILAND RD **$290,000**
B: Christopher M Scott
S: Lisa M Riley & Shawn Ryan
Book/Page: 67827/114, Date: 06/29/22
Mtg: Mortgage Research Ctr $296,670
Use: 2 Bdrm Ranch, Lot: 6961sf
Prior Sale: $185,500 (09/16)

20 N MAIN ST **$366,500**
B: Erica Pires-Toomer & Lissette Soto
S: Paul L Boria & Cheryl D Boria
Book/Page: 67813/75, Date: 06/27/22
Mtg: Academy Mortgage Corp $355,505
Use: 2 Bdrm Cape Cod, Lot: 21305sf

6 TIMBER HTS **$499,000**
B: Drew C Hirtle & Rebecca L Hirtle
S: Charles A Scavone 3rd & Doreen Colonero-Scavone
Book/Page: 67812/50, Date: 06/27/22
Mtg: Guaranteed Rate Inc $426,332
Use: 3 Bdrm Cape Cod, Lot: 43996sf

Clinton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	17	28
Median Price	$320,000	$365,500

► REAL ESTATE SALES

631 DEVENWOOD WAY U:631 ..... **$349,900**
B: Alexander Hilton
S: Roy England
Book/Page: 67825/322, Date: 06/29/22
Mtg: United Wholesale Mtg $314,910
Use: 2 Bdrm Condo
Prior Sale: $138,500 (11/11)

224-230 HIGH ST **$125,000**
B: Unit Way Of Tri-County
S: S Middlesex Non-Profit
Book/Page: 67830/152, Date: 06/29/22
Use: Commercial Devlpble Land, Lot: 5175sf
Prior Sale: $110,000 (08/15)

390 HIGH ST U:1 ..... **$158,000**
B: Michael Lapointe & Emily Draleau
S: Penni L Draleau
Book/Page: 67820/392, Date: 06/28/22
Mtg: Ross Mortgage Co Inc $106,000
Use: 2 Bdrm Condo
Prior Sale: $79,000 (02/16)

40 NASHUA ST U:5 ..... **$255,000**
B: Philip Andrews & Laura Donovan
S: Denise Ubaldino
Book/Page: 67834/295, Date: 06/30/22
Mtg: Total Mtg Svcs $208,000
Use: 2 Bdrm Condo
Prior Sale: $150,000 (10/16)

35 S MEADOW RD **$1,400,000**
B: Aron Suliman & Suraiya Suliman
S: Robert P Lanza
Book/Page: 67840/278, Date: 06/30/22
Mtg: Guaranteed Rate Inc $1,120,000
Use: Residential-multiple Bldgs, Lot: 449680sf

1 SAND CT **$350,000**
B: Paige Perault
S: Antonio M Viegas & Nancy J Gallagher
Book/Page: 67812/367, Date: 06/27/22
Mtg: American Mtg Resource $358,050
Use: 3 Bdrm Conventional, Lot: 15260sf

Douglas

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	38	32
Median Price	$377,500	$449,000

► REAL ESTATE SALES

66 FRANKLIN ST **$125,000**
B: Leslie M Stevens
S: Carole Rafferty
Book/Page: 67818/190, Date: 06/28/22
Use: Commercial Warehouse, Lot: 131987sf

MONROE ST **$75,000**
B: Davis Street LLC
S: Douglas G Amsbary
Book/Page: 67820/92, Date: 06/28/22

118 MONROE ST **$375,000**
B: Calvin Hatem
S: Christopher Rondeau
Book/Page: 67820/22, Date: 06/28/22
Mtg: UniBank for Savings $295,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 86684sf
Prior Sale: $90,000 (02/12)

MUMFORD ST L:1 ..... **$150,000**
B: Jessica L Gomez & Richard A Gomez
S: Colin Haire
Book/Page: 67835/3, Date: 06/30/22
Mtg: UniBank for Savings $336,000

206 WALLUM LAKE RD **$490,000**
B: Jack Spurr & Emma Brenner
S: Jay N Whipple Tr, Tr for Kelsey J Moss T
Book/Page: 67842/129, Date: 06/30/22
Mtg: US Bank NA $392,000
Use: 3 Bdrm Colonial, Lot: 89995sf
Prior Sale: $369,000 (10/19)

89 WEST ST **$525,000**
B: Shelley A Foley
S: Richard A Cundall & Amy A Cundall
Book/Page: 67839/105, Date: 06/30/22
Mtg: MountainOne Bk $335,000
Use: 3 Bdrm Cape Cod, Lot: 163350sf

10 WILLIAM DR U:12 ..... **$459,000**
B: Michelle A Vitagliano & Peter F Vitagliano
S: Williams Ct Douglas LLC
Book/Page: 67837/146, Date: 06/30/22
Use: Condo

Dudley

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	51	36
Median Price	$325,000	$346,500

► REAL ESTATE SALES

348 DUDLEY OXFORD RD **$501,000**
B: Steven Morton & Melynda Morton
S: Angel L Dingui Jr
Book/Page: 67842/208, Date: 06/30/22
Mtg: Cornerstone Bank $358,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $318,000 (12/18)

16 JOSEPH ST **$435,000**
B: Luis Pacheco & Karinna L Goff
S: Victoria F Quinn
Book/Page: 67817/229, Date: 06/28/22
Mtg: US Bank NA $413,250
Use: 4 Bdrm Colonial, Lot: 25561sf

124 OLD SOUTHBRIDGE RD **$415,000**
B: Wilfredo Hernandez & Ashley V Rivera
S: Virginia D Mckinstry & Gary S Mckinstry
Book/Page: 67823/94, Date: 06/28/22
Mtg: Salem Five Mtg Co $407,483
Use: 2-Family Two Family, Lot: 91040sf

181 RAMSHORN RD **$477,000**
B: Katarina K Klein & Kristi Schnepp
S: Keith M Solomon
Book/Page: 67826/393, Date: 06/29/22
Mtg: American Ngbd Mtg Acc $460,305
Use: 3 Bdrm Colonial, Lot: 64469sf

433 W MAIN ST **$27,000**
B: Keith Hodges & Destiny Hodges
S: Keith Hodges & Cheri Hodges
Book/Page: 67809/86, Date: 06/27/22
Mtg: Colleen Canty $119,529
Use: 4 Bdrm Conventional, Lot: 17700sf
Prior Sale: $110,000 (04/15)

Gardner

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	76	79
Median Price	$273,950	$317,500

► REAL ESTATE SALES

38 BAKER ST **$300,000**
B: Millennium Hldg Group LLC
S: Stephanie Cormier & John Divito
Book/Page: 67818/294, Date: 06/28/22
Mtg: ABL RPC Res Credit Ac $267,000
Use: Apartment Bldg - 4-8 Units, Lot: 10968sf
Prior Sale: $133,000 (04/11)

246 BAKER ST **$340,000**
B: Shanna K Sallah & Anthony J Pandiscio
S: Alan N Columbus & Kristen M Columbus
Book/Page: 67837/98, Date: 06/30/22
Mtg: Fairway Ind Mtg $333,841
Use: 2 Bdrm Cape Cod, Lot: 7356sf

61 ELM ST **$491,000**
B: Shawn D Stuart & Thanna Stuart
S: Hartshorn Family LLC
Book/Page: 67809/367, Date: 06/27/22
Mtg: United Wholesale Mtg $441,900
Use: 2-Family Two Family, Lot: 33330sf

53 GREENWOOD ST U:1 ..... **$310,000**
B: Olanrewaju Oyaronbi & Maureen Oyaronbi
S: Jesse R Dunkerly
Book/Page: 67814/129, Date: 06/27/22
Mtg: Washington Trust Mtg $294,500
Use: 3 Bdrm Condo

31 HARVARD ST **$300,000**
B: Daniel Johnstone
S: James S Boone Tr, Tr for B&B RT
Book/Page: 67838/50, Date: 06/30/22
Mtg: St Marys Bank $225,000
Type: Adj
Use: 3-Family Family Flat, Lot: 5800sf

72 LAKE ST U:72 ..... **$179,900**
B: Daniel J Keaney
S: Ken Matson Homes Inc
Book/Page: 67829/85, Date: 06/29/22
Mtg: Guaranteed Rate Inc $125,930
Use: 2 Bdrm Condo

42 LINUS ALLAIN AVE **$1,200,000**
B: Mount Wachusett Cmnty
S: Martha A Faulkner Tr, Tr for Longtail RT
Book/Page: 67842/314, Date: 06/30/22
Use: Manufacturing Building, Lot: 141570sf

794 PEARL ST **$115,000**
B: Chase Hamel
S: Boulanger Colin E Est & Brandy Meunier
Book/Page: 67841/348, Date: 06/30/22
Use: 2 Bdrm Colonial, Lot: 65227sf

24 RIDGEWOOD LN U:24 ..... **$129,000**
B: James Deveau
S: Timothy M Mccann & Maureen J Mccann
Book/Page: 67826/288, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $50,000 (11/15)

39 SUNSET RD **$389,900**
B: Angel L Miller & Paul R Miller
S: Robert G Levada Jr Tr, Tr for Ann M Romanson 2013 IRT
Book/Page: 67832/217, Date: 06/30/22
Mtg: Guaranteed Rate Inc $311,920
Use: 4 Bdrm Conventional, Lot: 9800sf
Prior Sale: $160,500 (07/13)

262 WATERFORD ST **$370,000**
B: Kelly A Gonzalez & Steve Gonzalez
S: John A Luketich & Kim L Luketich
Book/Page: 67839/78, Date: 06/30/22
Mtg: Broker Solutions Inc $363,298
Use: 4 Bdrm Ranch, Lot: 12150sf
Prior Sale: $199,900 (06/12)

5 WRIGHT ST **$360,000**
B: Zuleyka M Rodriguez
S: Michael Dagilis
Book/Page: 67841/239, Date: 06/30/22
Mtg: Pennymac Loan Service $353,479
Use: 3-Family Family Flat, Lot: 2900sf
Prior Sale: $119,000 (04/21)

Grafton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	57	58
Median Price	$455,000	$550,000

► REAL ESTATE SALES

6 AIRPORT RD **$475,000**
B: Thomas D Larkham & Laura A Larkham
S: Thomas D Larkham Tr, Tr for Larkham FT
Book/Page: 67842/6, Date: 06/30/22
Use: 4 Bdrm Garrison, Lot: 25265sf

7 BRIELLE RD **$640,000**
B: Suresh Baral & Prava Koirala
S: John P Gordon & Melissa M Gordon
Book/Page: 67841/327, Date: 06/30/22
Mtg: Cross Country Mtg Inc $588,800
Use: 4 Bdrm Colonial, Lot: 42253sf

4 CHERYL DR **$530,000**
B: Jared Kahn & Kaitlin Chatterton
S: Nancy L Fillers & Doran Crouse
Book/Page: 67821/92, Date: 06/28/22
Mtg: Fidelity Cp Bk $424,000
Use: 3 Bdrm Split Level, Lot: 12632sf

127 FERRY ST **$750,000**
B: 127 Ferry Street LLC
S: Robert G Flynn Sr Tr, Tr for Spice RT
Book/Page: 67833/99, Date: 06/30/22
Mtg: Webster First FCU $600,000
Use: Auto Sales, Lot: 46174sf

64 HIGH POINT DR **$936,000**
B: Kaushik Narendran & Revathy Vaidyanathan
S: Nagaraju Kandlagunta & Meenakshi Kandlagunta
Book/Page: 67811/140, Date: 06/27/22
Mtg: Leader Bank NA $744,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $530,000 (07/14)

98 HIGH POINT DR **$765,000**
B: Melissa Prohaska
S: Essek B Petrie & Sarah E Petrie
Book/Page: 67826/194, Date: 06/29/22
Mtg: M&T Bank NA $596,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 19166sf
Prior Sale: $418,000 (04/11)

228 MAIN ST **$300,000**
B: Andrew L Bissonnette
S: Paul S Mahoney & Beth A Mahoney
Doc#: 000000000120484, Date: 06/30/22
Use: Residential Undvlpble Land, Lot: 69696sf

32 WORCESTER ST **$655,000**
B: Essek B Petrie & Sarah E Petrie
S: Ronald W Warwick & Bernadette J Warwick
Book/Page: 67832/93, Date: 06/30/22
Mtg: Cape Cod Five Cent Bk $473,600
Use: 4 Bdrm Conventional, Lot: 17860sf

Hardwick

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	11
Median Price	$275,000	$315,000

► REAL ESTATE SALES

MUDDY BROOK RD **$65,000**
B: Keith E Gray & Tracey Sacco-Gray
S: Robert Sydla & Doreen J Sydla
Book/Page: 67826/162, Date: 06/29/22
Mtg: Baycoast Mortgage Co $52,000
Type: Adj
Use: Residential Developable Land, Lot: 174240sf

67-69 PETERSHAM RD **$199,900**
B: Eagle HI Fndtn Of MA Inc
S: Chestnut Farm Prop LLC
Book/Page: 67835/253, Date: 06/30/22
Use: 3-Family Colonial, Lot: 34804sf

Harvard

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	13
Median Price	$738,500	$950,000

► REAL ESTATE SALES

35 LANCASTER COUNTY RD U:7C **$665,000**
B: Kirti Patel & Silpa Everton
S: Mark Ledoux & Melissa Ledoux
Book/Page: 67836/297, Date: 06/30/22
Mtg: Cross Country Mtg Inc $609,900
Use: 2 Bdrm Condo
Prior Sale: $454,000 (12/16)

51 OAK HILL RD **$1,850,000**
B: Ryan Begin & Elizabeth Begin
S: Michael E Peters & Robin G Peters
Doc#: 000000000120450, Date: 06/27/22
Use: 4 Bdrm Colonial, Lot: 327571sf

Holden

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	89	79
Median Price	$416,900	$429,000

► REAL ESTATE SALES

21 ACORN DR **$475,000**
B: Kristjon Imperio & Sonya Dipietro
S: Ann M Kett & Patricia A Kett
Book/Page: 67839/265, Date: 06/30/22
Mtg: IC Credit Union $427,500
Use: 3 Bdrm Raised Ranch, Lot: 15682sf
Prior Sale: $305,000 (05/20)

86 DOROTHY AVE **$420,000**
B: Johanna Lolax & S Ralph Jones-Dagostino
S: Chinh Do & Truc Le
Book/Page: 67815/190, Date: 06/27/22
Mtg: Evolve B&T $378,000
Use: 3 Bdrm Ranch, Lot: 16988sf
Prior Sale: $233,000 (03/19)

165 HOLDEN ST **$275,000**
B: Michael R Preston
S: Sylvia J Chamberlain
Book/Page: 67819/379, Date: 06/28/22
Use: 2 Bdrm Ranch, Lot: 20684sf

90 JACKSON ST **$480,000**
B: Adam C Stockenberg & Beth Stockenberg
S: Gerald W Vaugh Tr, Tr for Vaugh Family 2018 LT
Book/Page: 67821/338, Date: 06/28/22
Mtg: Wells Fargo Bank $403,200
Use: 3 Bdrm Raised Ranch, Lot: 15000sf

1274 MAIN ST **$445,000**
B: Natalie E Hahn
S: John R Murnane & Kerry L Sullivan
Book/Page: 67837/343, Date: 06/30/22
Mtg: Fairway Ind Mtg $400,500
Use: 3 Bdrm Conventional, Lot: 11761sf
Prior Sale: $290,000 (10/18)

18 STONELEIGH RD **$410,500**
B: Sara Stacey & Teodor Serbanescu
S: Regina M Prosser
Book/Page: 67827/308, Date: 06/29/22
Mtg: Cornerstone Bank $328,400
Use: 3 Bdrm Cape Cod, Lot: 11761sf

Hopedale

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	34	19
Median Price	$427,750	$412,000

► REAL ESTATE SALES

198 DUTCHER ST **$680,000**
B: Maria A Santoro
S: Ronald A Copponi
Book/Page: 67833/196, Date: 06/30/22
Mtg: CMG Mortgage Inc $505,000
Use: 4 Bdrm Cape Cod, Lot: 20068sf
Prior Sale: $470,000 (11/18)

23 HARMONY TRL **$700,000**
B: Krystopher Grasmuck & Emily Grasmuck
S: Kerri A Carbonneau & Steven J Marenghi
Book/Page: 67812/12, Date: 06/27/22
Mtg: Charles River Bank $560,000
Use: 4 Bdrm Colonial, Lot: 40049sf

164 LAURELWOOD DR U:164 ..... **$420,000**
B: William M Dalessandro & Linda H Dalessandro
S: Robin M Dziedzic
Book/Page: 67830/157, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $345,000 (12/20)

Hubbardston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	21	14
Median Price	$385,000	$380,000

► REAL ESTATE SALES

46 BARRE RD **$185,000**
B: Amanda Schuster
S: Jeffrey A Hakala & Melonie A Hakala
Book/Page: 67824/215, Date: 06/29/22
Mtg: Athol Savings Bk $110,000
Use: 2 Bdrm Ranch, Lot: 39204sf
Prior Sale: $120,000 (12/19)

12 MALONE RD **$510,000**
B: Randy StCyr Tr, Tr for StCyr FT
S: Alan P Carpenter & Janice Q Carpenter
Book/Page: 67820/273, Date: 06/28/22
Use: 2 Bdrm Ranch, Lot: 474218sf

6 W COMET POND ACCESS RD **$700,000**
B: James Aukstikalnis & Mary Aukstikalnis
S: Theresa M Leoni
Book/Page: 67841/273, Date: 06/30/22
Mtg: Home Point Finl Corp $370,000
Use: 3 Bdrm Ranch, Lot: 279505sf

Lancaster

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	25
Median Price	$394,900	$412,000

► REAL ESTATE SALES

78 KILBOURN RD **$566,000**
B: Chad E Armstrong & Kelly Armstrong
S: John L Zimmer & Margaret M Zimmer
Book/Page: 67842/244, Date: 06/30/22
Mtg: Caliber Home Loans $461,290
Use: 3 Bdrm Conventional, Lot: 21780sf
Prior Sale: $322,000 (09/12)

136 PRESCOTT ST **$356,000**
B: Marnie A Jain
S: Matthew W Mccook & Katherine M Mccook
Book/Page: 67821/371, Date: 06/28/22
Mtg: Metro Credit Union $332,900
Use: 2 Bdrm Conventional, Lot: 8233sf
Prior Sale: $199,000 (10/13)

112 SETTLERS PATH **$670,000**
B: Vibin T Damodaran & Sreekutty P Hari
S: Jeana M Schneck Tr, Tr for Schneck LT
Book/Page: 67811/173, Date: 06/27/22
Mtg: Leader Bank NA $603,000
Use: 4 Bdrm Colonial, Lot: 43124sf

99 WHITCOMB DR **$470,000**
B: Brandon K Lejeune & Katrina A Fortman
S: Karen J Jennings Tr, Tr for Millet FT
Book/Page: 67838/174, Date: 06/30/22
Mtg: Mortgage Networks Inc $395,000
Use: 3 Bdrm Cape Cod, Lot: 13024sf

Leicester

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	41	40
Median Price	$295,000	$321,500

► REAL ESTATE SALES

BLUEBERRY LN L:10 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:11 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:12 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:13 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:14 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:15 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:16 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:17 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:18 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:19 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:20 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:21 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:22 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:23 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:24 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:25 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

BLUEBERRY LN L:6 ..... **$45,000**
B: Corey J Pratte & Deirdre A Pratte
S: Kyle Pratte & Molly Pratte
Book/Page: 67821/295, Date: 06/28/22

BLUEBERRY LN L:7 ..... **$45,000**
B: Corey J Pratte & Deirdre A Pratte
S: Kyle Pratte & Molly Pratte
Book/Page: 67821/295, Date: 06/28/22

BLUEBERRY LN L:8 ..... **$45,000**
B: Corey J Pratte & Deirdre A Pratte
S: Kyle Pratte & Molly Pratte
Book/Page: 67821/295, Date: 06/28/22

BLUEBERRY LN L:9 ..... **$70,000**
B: Corey Pratte & Deidre Pratte
S: Mary E Pratte & Martin J Pratte
Book/Page: 67821/292, Date: 06/28/22

60 BURNCOAT LN **$330,000**
B: Steven P Rawinski
S: Jessica L Ryan
Book/Page: 67839/201, Date: 06/30/22
Mtg: Mortgage Research Ctr $337,590
Use: 3 Bdrm Contemporary, Lot: 4875sf
Prior Sale: $232,000 (10/14)

80 GREEN ST **$565,000**
B: Oliver Grella & Ryan Barney
S: Brenda A Usher
Book/Page: 67837/203, Date: 06/30/22
Mtg: Digital FCU $451,000
Use: 3 Bdrm Colonial, Lot: 260491sf

66 KING ST **$380,000**
B: Leticia Deandrade & Kevin Lopez
S: Deryk T Beaudreau & Colleen V Beaudreau
Book/Page: 67827/65, Date: 06/29/22
Mtg: Cross Country Mtg Inc $373,117
Use: 3 Bdrm Ranch, Lot: 20381sf
Prior Sale: $189,900 (01/17)

14 LEXINGTON AVE **$333,000**
B: Dixie Wiafe
S: Jennifer A Carlson & Kevin Carlson
Book/Page: 67814/30, Date: 06/27/22
Mtg: Drew Mortgage Assnlnc $316,350
Use: 2 Bdrm Ranch, Lot: 10050sf
Prior Sale: $107,250 (04/13)

231 MAIN ST **$500,000**
B: Christ Vision Ministries
S: Shirley Mcafee
Book/Page: 67832/121, Date: 06/30/22
Mtg: Shirley Mcafee $400,000
Use: Entertainment-other, Lot: 11280sf
Prior Sale: $180,000 (07/19)

8 TOWN BEACH RD **$400,000**
B: Boa D Newgate
S: Francis X Rigiero Jr & Debra A Rigiero
Book/Page: 67842/184, Date: 06/30/22
Mtg: United Wholesale Mtg $365,200
Use: 3 Bdrm Cape Cod, Lot: 47916sf

Mendon

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	25	25
Median Price	$502,000	$512,500

► REAL ESTATE SALES

12 BROOKVIEW LN U:2 ..... **$505,000**
B: Nicholas Byrne & Jordan Byrne
S: Timothy Orrell
Book/Page: 67841/27, Date: 06/30/22
Mtg: Guaranteed Rate Inc $472,150
Use: Condo

26 BUTLER RD **$680,000**
B: Carisa Cataloni & Jeffrey Cataloni
S: Gordon S Scott Jr & Christine E Scott
Book/Page: 67842/282, Date: 06/30/22
Mtg: Guaranteed Rate Inc $612,000
Use: 4 Bdrm Colonial, Lot: 64033sf

55 HARTFORD AVE E **$527,000**
B: Damian Foye & Jade Foye
S: Allison Basson & Duncan S Basson
Book/Page: 67815/336, Date: 06/27/22
Mtg: Enterprise Bk & Tr Co $400,000
Use: 3 Bdrm Colonial, Lot: 44867sf
Prior Sale: $412,000 (06/18)

11 NECK HILL RD **$655,011**
B: Craig C Adamson & Heidi H Tilsch
S: Marc Bourque & Maureen Bourque
Book/Page: 67817/207, Date: 06/28/22
Mtg: Guaranteed Rate Inc $622,260
Use: 4 Bdrm Colonial, Lot: 66647sf
Prior Sale: $386,500 (05/16)

Milford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	77	80
Median Price	$430,000	$493,500

► REAL ESTATE SALES

9 BRIAR DR **$565,000**
B: Patrick Jamieson & Alyssa Robidoux
S: Andrew M Plante & Mary K Plante
Book/Page: 67812/236, Date: 06/27/22
Mtg: First SB $508,500
Use: 4 Bdrm Colonial, Lot: 15333sf
Prior Sale: $359,300 (07/17)

49 CEDAR ST **$1,400,000**
B: Al-Sadiq Islamic Ctr Inc
S: UK Investments LLC
Book/Page: 67817/129, Date: 06/28/22
Mtg: UK Investments LLC $750,000
Use: Restaurant/bar, Lot: 47916sf
Prior Sale: $700,000 (01/13)

9 CELESTIAL CIR **$780,000**
B: Jeffrey R Egan & Theresa Pilz-Egan
S: Vijay Hanumolu & Kranti Uppala
Book/Page: 67823/310, Date: 06/29/22
Mtg: Bay Equity LLC $647,200
Use: 4 Bdrm Colonial, Lot: 20708sf

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18 CONGRESS ST **$548,000**
B: Carlos A Punin-Saeteros
S: Adam West & Stephen Oloughlin
Book/Page: 67830/83, Date: 06/29/22
Mtg: United Wholesale Mtg $471,102
Use: 2-Family Two Family, Lot: 31999sf
Prior Sale: $80,000 (03/13)

17 CONGRESS TER **$440,000**
B: Estefannie M Escobar
S: Anthony Delvecchio & Kayla Delvecchio
Book/Page: 67838/205, Date: 06/30/22
Mtg: Keystone Funding $425,157
Use: 3 Bdrm Ranch, Lot: 13499sf
Prior Sale: $250,000 (08/16)

16 EMMONS ST **$410,000**
B: Mari C Drummond & Dayane S Witkowski
S: Maria Grazia-Simone & Aurora Alfidi
Book/Page: 67827/282, Date: 06/29/22
Mtg: Keystone Funding $389,500
Use: 3 Bdrm Old Style, Lot: 13613sf

4 FOX LN **$629,000**
B: Amanda L Connor
S: Michael P Wright & Angelina P Wright
Book/Page: 67842/153, Date: 06/30/22
Mtg: Rocket Mortgage LLC $503,200
Use: 4 Bdrm Colonial, Lot: 33411sf
Prior Sale: $306,000 (07/12)

1 GOVERNORS WAY U:D **$500,000**
B: Louis D Tanzilli & Brianne Hennigan
S: James Dennison
Book/Page: 67831/140, Date: 06/30/22
Mtg: Fairway Ind Mtg $330,000
Use: 2 Bdrm Condo
Prior Sale: $420,000 (05/21)

33 HARVARD DR **$499,000**
B: Kevin Oliveto
S: Ryan P Mchale & Shannon K Mchale
Book/Page: 67814/58, Date: 06/27/22
Mtg: Eastern Bank $399,000
Type: Adj
Use: 3 Bdrm Split Level, Lot: 10990sf
Prior Sale: $265,000 (05/14)

44 HARVARD DR **$323,378**
B: Amego Inc
S: Kennedy-Donovan Ctr Inc
Book/Page: 67819/395, Date: 06/28/22
Mtg: M&T Bank NA $3,000,000
Use: Other Exempt, Lot: 12001sf

203 PURCHASE ST **$725,000**
B: Rotchyl Sanon & Neline Sanon
S: Donald Corinna & Karen Corinna
Book/Page: 67822/38, Date: 06/28/22
Mtg: Total Mtg Svcs $580,000
Use: 4 Bdrm Colonial, Lot: 15412sf

14 QUINSHIPAUG RD **$689,000**
B: Melissa Roth & Thomas Goff
S: John Rizoli Tr, Tr for Rizoli FT
Book/Page: 67840/5, Date: 06/30/22
Mtg: Envision Bank $540,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 15028sf

30 RESERVOIR RD **$673,000**
B: Gregory Gitlitz & Ryan Filippi
S: Cheryl S Langlois & Richard Langlois
Book/Page: 67822/181, Date: 06/28/22
Mtg: Leader Bank NA $538,400
Use: 4 Bdrm Colonial, Lot: 50290sf

1 VICKIE LN **$132,120**
B: John S Coffey Tr, Tr for 1 Vicki Lane RT
S: Paul J Coffey
Book/Page: 67808/382, Date: 06/27/22
Use: 3 Bdrm Ranch, Lot: 12502sf

30 VILLAGE CIR U:30 ..... **$540,000**
B: Richard Langlois & Cheryl Langlois
S: Elizabeth J Belcher
Book/Page: 67825/393, Date: 06/29/22
Use: 2 Bdrm Condo

Millbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	48	54
Median Price	$355,000	$397,450

► REAL ESTATE SALES

5 NICOLE DR **$510,000**
B: Kyle V White & Amanda G Shackley
S: Vincent Gravallese
Book/Page: 67815/95, Date: 06/27/22
Mtg: United Wholesale Mtg $484,500
Use: 4 Bdrm Colonial, Lot: 30875sf
Prior Sale: $350,500 (02/19)

13 SALO TER **$444,000**
B: Winnie Gitau
S: Lawrence Mauriello & Virginia L Mauriello
Book/Page: 67818/320, Date: 06/28/22
Mtg: Bank of Canton $337,600
Use: 3 Bdrm Colonial, Lot: 5749sf

22 STRATFORD VILLAGE DR U:22 ..... **$510,000**
B: Melanie J Gouveia & Ethan D Gouveia
S: Philip C Mancuso & Ragini M Mancuso
Book/Page: 67823/273, Date: 06/29/22
Mtg: Winter Hill Fed SB $100,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $368,010 (11/19)

Millville

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	14	13
Median Price	$362,500	$375,000

► REAL ESTATE SALES

326 CHESTNUT HILL RD **$360,000**
B: Susan Bates
S: Christine Canzano
Book/Page: 67829/373, Date: 06/29/22
Mtg: Rocket Mortgage LLC $252,000
Use: 3 Bdrm Old Style, Lot: 24202sf

70 MAIN ST **$465,000**
B: Roland Desjarlias Jr
S: Eric S Vito & Danielle M Bouvier-Vito
Book/Page: 67822/372, Date: 06/28/22
Mtg: Navigant Credit Union $365,000
Use: 3 Bdrm Colonial, Lot: 68824sf
Prior Sale: $290,000 (06/11)

North Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	20	18
Median Price	$243,500	$256,000

► REAL ESTATE SALES

11 MOUNT GUYOT ST **$540,000**
B: David Annunziata & Katie E Annunziata
S: Robert F Lemansky Tr, Tr for Canteens RT
Book/Page: 67810/271, Date: 06/27/22
Mtg: Clinton Svgs Bk $432,000
Use: Apartment Bldg - 4-8 Units, Lot: 14375sf
Prior Sale: $420,000 (05/22)

Northborough

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	51	50
Median Price	$485,000	$620,000

► REAL ESTATE SALES

331 BRIGHAM ST **$485,000**
B: Elizabeth B Lee & Jacob T Lee
S: R Linda Gentile
Book/Page: 67835/368, Date: 06/30/22
Mtg: Guaranteed Rate Inc $412,250
Use: 3 Bdrm Cape Cod, Lot: 59202sf

26 DUNIA LN U:26 ..... **$725,000**
B: Alkesh Kawa & Sheetal Umraniya
S: Vinaypal T Raj-Urs & Santhoshi Keesari
Book/Page: 67832/377, Date: 06/30/22
Mtg: Leader Bank NA $652,500
Use: 3 Bdrm Condo, Lot: 174240sf
Prior Sale: $429,900 (06/14)

399 HUDSON ST U:A **$800,000**
B: Bruce E Coffin Jr & Kimberly D Coffin
S: Srisatyas Punyamurthula & Harika Tadepally
Book/Page: 67839/232, Date: 06/30/22
Mtg: Athol Savings Bk $600,000
Type: Adj
Use: Condo

12 JUNIPER BROOK RD **$575,000**
B: Kathryn L Saunders & Connor Stankus
S: Kimberly Mullen Tr, Tr for Kingman IRT
Book/Page: 67842/378, Date: 06/30/22
Mtg: Cornerstone Bank $460,000
Use: 3 Bdrm Split Entry, Lot: 20438sf

25 KERRY CRAIG CIR **$555,000**
B: Daniel T Knapp & Jillian M Knapp
S: Robert Fitzpatrick & Christine M Fitzpatrick
Book/Page: 67810/201, Date: 06/27/22
Mtg: Envision Bank $499,500
Use: 3 Bdrm Cape Cod, Lot: 16501sf

8 NEWTON ST **$820,100**
B: Eric Magnuson & Jessica Magnuson
S: Rob C Karlicek & May Karlicek
Book/Page: 67837/370, Date: 06/30/22
Mtg: US Bank NA $364,100
Use: 4 Bdrm Colonial, Lot: 40219sf
Prior Sale: $517,000 (12/19)

86 SUNSET DR **$650,000**
B: Heidi A Gordon
S: Eric C Magnuson & Jessica L Magnuson
Book/Page: 67834/45, Date: 06/30/22
Mtg: EMM Loans LLC $275,000
Use: 3 Bdrm Split Entry, Lot: 20086sf
Prior Sale: $297,000 (04/12)

188 WHITNEY ST **$590,000**
B: R Purusi Muralidharan & Janhavi K Lakshmanan
S: Kerry D Dion & Allison B Dion
Book/Page: 67821/240, Date: 06/28/22
Mtg: Fairway Ind Mtg $531,000
Use: 4 Bdrm Cape Cod, Lot: 28710sf

22 WOODSTONE RD **$1,020,000**
B: Adi Zaimi & Ada Kerxhalli
S: Derek T Loeffel & Sandra Soohoo-Loeffel
Book/Page: 67825/363, Date: 06/29/22
Mtg: US Bank NA $816,000
Use: 4 Bdrm Colonial, Lot: 170167sf

Northbridge

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	38	47
Median Price	$385,000	$471,900

► REAL ESTATE SALES

22 BROOK ST U:22 ..... **$350,000**
B: Robert Cox & Erin Cox
S: Joseph A Willoughby & Sara Willoughby
Book/Page: 67823/335, Date: 06/29/22
Use: 3 Bdrm Condo, Lot: 0sf
Prior Sale: $290,000 (08/20)

99 CLIFFE RD **$700,000**
B: Kirk P Farrell
S: Edward J Mockus & Ruth M Mockus
Book/Page: 67808/67, Date: 06/27/22
Mtg: Guild Mortgage Co $560,000
Use: 4 Bdrm Colonial, Lot: 45663sf

53 PROSPECT ST **$306,365**
B: Denis Latour
S: Kristina Bissonette
Book/Page: 67813/92, Date: 06/27/22
Use: 3 Bdrm Conventional, Lot: 27427sf
Prior Sale: $118,199 (04/12)

122 QUARRY RD U:122 ..... **$410,000**
B: Catherine L Barron
S: Michael Ventura
Book/Page: 67839/129, Date: 06/30/22
Mtg: Guaranteed Rate Inc $258,000
Use: 2 Bdrm Condo
Prior Sale: $315,000 (06/20)

Oakham

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	7
Median Price	$349,900	$435,500

► REAL ESTATE SALES

508 ADAMS RD **$580,000**
B: Paul Amons & Kristin Amons
S: Matthew Pollard & Courtney Pollard
Book/Page: 67830/359, Date: 06/29/22
Mtg: Fairway Ind Mtg $464,000
Use: 3 Bdrm Cape Cod, Lot: 317988sf
Prior Sale: $275,000 (09/15)

Oxford

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	56	45
Median Price	$330,000	$340,000

► REAL ESTATE SALES

83 DUDLEY RD **$339,500**
B: Nicholas Muscente
S: Jeanne H Saad
Book/Page: 67839/291, Date: 06/30/22
Mtg: Mid-Island Mortgage C $271,600
Use: 3 Bdrm Ranch, Lot: 29480sf

94 FEDERAL HILL RD **$480,000**
B: Michael T Wallace & Kelly A Cortesi
S: Robert E Christensen & Heidi M Christensen
Book/Page: 67820/57, Date: 06/28/22
Mtg: Fairway Ind Mtg $414,900
Use: 3 Bdrm Ranch, Lot: 40000sf

HOWARTH RD **$280,000**
B: Cor Group LLC
S: Carol J Graves
Book/Page: 67834/325, Date: 06/30/22
Mtg: Cornerstone Bank $320,000
Use: Residential Developable Land, Lot: 718267sf

2 MANOR LN **$585,000**
B: Nataliya Smirnov & Servio T Garcia-Hidalgo
S: Bruce K Chalupka
Book/Page: 67822/397, Date: 06/28/22
Mtg: MSA Mortgage LLC $425,000
Use: 4 Bdrm Colonial, Lot: 20231sf
Prior Sale: $319,000 (10/11)

► FORECLOSURE DEEDS

149 CHARLTON ST **$625,000**
B: 149 Charlton LLC
S: Phetdalinh Pany & Oxford Lenders T
Book/Page: 67822/3, Date: 06/28/22
Mtg: QS Lending T $712,000
Use: 4 Bdrm Colonial, Lot: 46970sf
Prior Sale: $69,000 (08/18)

54 ENNIS RD **$221,000**
B: Thomas Frongillo
S: Vincent V Strzelecki & US Bank NA Tr
Book/Page: 67836/271, Date: 06/30/22
Use: 2 Bdrm Cape Cod, Lot: 73939sf

Paxton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	11	15
Median Price	$464,045	$430,000

► REAL ESTATE SALES

11 HOLDEN RD **$445,000**
B: Christine L White & Gary White Jr
S: Steven J Ridgewell Tr, Tr for Ridgewell RET
Book/Page: 67823/225, Date: 06/29/22
Mtg: Fairway Ind Mtg $428,041
Use: 4 Bdrm Raised Ranch, Lot: 20230sf
Prior Sale: $220,000 (03/14)

143 MARSHALL ST **$725,000**
B: Tracey Wozniak & Jeffrey A Wozniak
S: Ryan Gates & Shauna Gates
Book/Page: 67841/354, Date: 06/30/22
Mtg: Guaranteed Rate Inc $580,000
Use: 4 Bdrm Colonial, Lot: 70019sf
Prior Sale: $493,000 (12/19)

9 ORCHARD DR **$325,000**
B: James M Smith & Joanne C Smith
S: Raymond L Azzarone & David T Obrien
Book/Page: 67839/180, Date: 06/30/22
Mtg: UniBank for Savings $180,000
Use: 2 Bdrm Ranch, Lot: 10000sf
Prior Sale: $220,000 (12/18)

Phillipston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	4
Median Price	$355,000	$322,450

► REAL ESTATE SALES

285 QUEEN LAKE RD **$182,000**
B: Bradley J Gallant & Julia P Gallant
S: Vernon C Lamere Tr, Tr for A R Lamere RT
Book/Page: 67835/55, Date: 06/30/22
Use: 2 Bdrm Camp/cabin, Lot: 7840sf

455 WILLIAMSVILLE RD **$705,000**
B: Peter J Thomann & Lisa C Thomann
S: Mark P Caissie & Patricia L Caissie
Book/Page: 67821/124, Date: 06/28/22
Mtg: Fidelity Cp Bk $450,000
Use: 4 Bdrm Contemporary, Lot: 149696sf
Prior Sale: $34,000 (06/17)

Princeton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	15	16
Median Price	$400,000	$605,000

► REAL ESTATE SALES

330 HUBBARDSTON RD **$462,000**
B: Jenna N Hoodlet & Jeffrey J Hoodlet
S: Brian P Gill & Allyson Gill
Book/Page: 67842/106, Date: 06/30/22
Mtg: United Wholesale Mtg $346,400
Use: 4 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: $235,000 (06/12)

Royalston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	1	8
Median Price		$377,500

► REAL ESTATE SALES

350 ATHOL RICHMOND RD **$25,000**
B: Trustees Of Reservations
S: Joseph K Nunes Tr, Tr for Nunes FT
Book/Page: 67831/132, Date: 06/30/22
Use: Mixed Use-prim Res & Forest, Lot: 1306800sf

NORCROSS RD **$60,000**
B: Trevor Albert & Amber Amadon
S: Leo A Martin Sr & John E Martin
Book/Page: 67812/171, Date: 06/27/22

Rutland

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	39	44
Median Price	$375,000	$477,050

► REAL ESTATE SALES

4 CHARNOCK CIR **$600,000**
B: Mary-Joan Potvin
S: Richard R Lizewski & Karen M Lizewski
Book/Page: 67842/12, Date: 06/30/22
Mtg: Total Mtg Svcs $250,000
Use: 4 Bdrm Colonial, Lot: 66647sf

334 E COUNTY RD **$930,000**
B: Matthew Emmott & Michelle Emmott
S: Michael A Ball & Barbara P Ball
Book/Page: 67828/160, Date: 06/29/22
Mtg: Shamrock Home Loans $744,000
Use: 3 Bdrm Contemporary, Lot: 463914sf

28 HAVEN HILL RD **$625,000**
B: Christopher Burroughs & Catherine Taglilatela
S: David J Sachs & Susan J Sachs
Book/Page: 67828/3, Date: 06/29/22
Mtg: Berkshire Bank $460,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 19602sf

6 PIONEER CIR **$494,571**
B: Israel Fernandez & Zina Fernandez
S: Brice Estates Inc
Book/Page: 67831/84, Date: 06/30/22
Mtg: Guild Mortgage Co $469,842
Use: Res Potentially Dvlpble Land, Lot: 15467sf

6 SUMAC CIR **$485,000**
B: Zachary C Marion & Emily A Marion
S: George M Zinkus Jr & Susan Zinkus
Book/Page: 67813/364, Date: 06/27/22
Mtg: Cornerstone Bank $384,000
Use: 3 Bdrm Cape Cod, Lot: 16988sf

Shrewsbury

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	117	119
Median Price	$500,000	$580,000

► REAL ESTATE SALES

25 BROOK ST **$1,067,302**
B: Isaac Adjei & Anna J Adjei
S: 25 Brook Street LLC
Book/Page: 67827/367, Date: 06/29/22
Mtg: Envoy Mtg LTD $853,841
Use: 3 Bdrm Ranch, Lot: 47480sf
Prior Sale: $500,000 (02/21)

27 BROOK ST **$950,899**
B: Abhinav Sharma & Anita Sharma
S: 25 Brook Street LLC
Book/Page: 67810/393, Date: 06/27/22

67 BROOKDALE CIR U:67 ..... **$467,000**
B: Sean Mcardle
S: Yongzhi Zhang & Xue Yue
Book/Page: 67840/245, Date: 06/30/22
Mtg: Rocket Mortgage LLC $413,250
Use: 2 Bdrm Condo

13 DALTON DR U:13 ..... **$375,000**
B: Michael Warner & Dianna R Warner
S: Laura Goldin
Book/Page: 67838/19, Date: 06/30/22
Mtg: Keystone Funding $275,000
Use: 2 Bdrm Condo

71 HILLANDO DR **$811,000**
B: Imran Pariyani & Afshan Pariyani
S: Chandu S Nair & Savitha Natarajan
Book/Page: 67830/1, Date: 06/29/22
Mtg: Mortgage Networks Inc $648,800
Type: Adj
Use: 4 Bdrm Colonial, Lot: 19587sf
Prior Sale: $454,000 (09/10)

26 KEYES HOUSE RD **$1,190,000**
B: Behroze Vachha & Barjor Gimi
S: Mark Saccone & Lee-Anne Saccone
Book/Page: 67830/62, Date: 06/29/22
Mtg: Washington Trust Mtg $952,000
Use: 4 Bdrm Colonial, Lot: 74923sf

210 MAIN ST **$380,000**
B: Hector Flores Jr & Nathaly Flores
S: Gail L West
Book/Page: 67831/385, Date: 06/30/22
Mtg: Fairway Ind Mtg $373,117
Use: 3 Bdrm Bngl/cottage, Lot: 8075sf
Prior Sale: $210,000 (10/21)

391 MAIN ST **$650,000**
B: Jill Moore & Eric Laroque
S: Brian E Smith & Jennifer L Smith
Book/Page: 67820/130, Date: 06/28/22
Mtg: Guaranteed Rate Affin $520,000
Use: 4 Bdrm Colonial, Lot: 14780sf
Prior Sale: $385,000 (11/12)

5 PTARMIGAN DR U:5 ..... **$668,611**
B: Pragnya P Biswal & Sangram K Singh
S: Jiangyue Zheng
Book/Page: 67840/383, Date: 06/30/22
Mtg: Cornerstone Bank $558,000
Use: 3 Bdrm Condo
Prior Sale: $369,000 (10/13)

10 SETON DR **$882,500**
B: Suryaa Ramaswamy & Srihari Sridhar
S: Amit S Paranjape & Archana Parasnis
Book/Page: 67810/168, Date: 06/27/22
Mtg: Berkshire Bank $706,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 22800sf
Prior Sale: $620,000 (01/18)

12 SHREWSBURY GREEN DR U:F **$192,500**
B: Megha H Bhatt & Dimple D Shah
S: Hong-Lin Chen Tr, Tr for Hong-Lin Chen 2007 RET
Book/Page: 67839/59, Date: 06/30/22
Use: 1 Bdrm Condo
Prior Sale: $90,000 (06/15)

21 THESTLAND DR **$760,000**
B: Edward Frowley & Katherine Frowley
S: Benjavan Upatising Tr, Tr for Benjavan Upatising RET
Book/Page: 67813/328, Date: 06/27/22
Mtg: Bethpage FCU $570,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 14093sf
Prior Sale: $485,000 (01/15)

304 WALNUT ST **$250,000**
B: Anthony Parreira
S: 304 Walnut Meadow LLC
Book/Page: 67833/218, Date: 06/30/22
Use: 2-Family Duplex, Lot: 30675sf

Southborough

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	43
Median Price	$775,000	$882,000

► REAL ESTATE SALES

39 CONSTITUTION DR **$1,250,000**
B: Raghu Kolath & Shruti Nair
S: Robert M Nemon & Marianne G Nemon
Book/Page: 67838/394, Date: 06/30/22
Mtg: Berkshire Bank $937,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 28750sf

178 CORDAVILLE RD **$855,000**
B: Arun K Kasaraneni & Sushma Kurra
S: Luciano Miranda & Clayton Ferraz
Book/Page: 67814/386, Date: 06/27/22
Mtg: JPMorgan Chase Bank $684,000
Use: 2 Bdrm Cape Cod, Lot: 19301sf
Prior Sale: $330,000 (10/21)

185 CORDAVILLE RD **$700,000**
B: Gregory Szczepanski
S: Linda L Torres
Book/Page: 67819/50, Date: 06/28/22
Mtg: Mortgage Networks Inc $665,000
Type: Adj
Use: 5 Bdrm Split Entry, Lot: 25234sf

141 DEERFOOT RD **$1,520,000**
B: Vaibhav Maniar & Ujal Lokhandwala
S: Roland A Webber 3rd & Christine M Webber
Book/Page: 67827/229, Date: 06/29/22
Mtg: HarborOne Mortgage $1,216,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 59242sf

24 GRANUAILE RD **$1,275,000**
B: Brett Ramsay & Paige Ramsay
S: Danielle Gauthier & Jared Gauthier
Book/Page: 67815/165, Date: 06/27/22
Mtg: Cross Country Mtg Inc $647,201
Use: 4 Bdrm Colonial, Lot: 537966sf

17 SADIE HUTT LN **$1,411,000**
B: Daniel Conklin & Kelly Conklin
S: Arthur F St Andre Jr Tr, Tr for StAndre Family 2011 RET
Book/Page: 67831/343, Date: 06/30/22
Mtg: First Republic Bk $987,700
Type: Adj
Use: 4 Bdrm Colonial, Lot: 43908sf

28 WILLIAM ONTHANK LN U:28 ..... **$485,000**
B: Muir Res Investments LLC
S: Joseph D Paratore Tr, Tr for Nancy Lee Paratore IRT
Book/Page: 67815/261, Date: 06/27/22
Use: 2 Bdrm Condo
Prior Sale: $400,000 (09/20)

Southbridge

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	57	64
Median Price	$260,000	$312,500

► REAL ESTATE SALES

96 ALPINE DR **$390,000**
B: Michael Cohen & Carol Cohen
S: Jiemin Chen & Liang D Huang
Book/Page: 67828/134, Date: 06/29/22
Mtg: Prestige Home Mtg LLC $150,000
Use: 3 Bdrm Ranch, Lot: 28750sf
Prior Sale: $375,000 (01/22)

102 BRIARWOOD AVE **$375,000**
B: Rebecca Moore
S: Tracey L Sullivan & Brian M Sullivan
Book/Page: 67832/71, Date: 06/30/22
Mtg: Homebridge Financial $356,250
Use: 4 Bdrm Raised Ranch, Lot: 22651sf
Prior Sale: $197,500 (02/15)

114 CHARLTON ST **$1,050,000**
B: GJD LLC
S: DNA Family LP
Book/Page: 67830/285, Date: 06/29/22
Mtg: NorthEast Comm BK $840,000
Use: Residential-multiple Bldgs, Lot: 17424sf

172 CHARLTON ST **$1,050,000**
B: GJD LLC
S: DNA Family LP
Book/Page: 67830/285, Date: 06/29/22
Mtg: NorthEast Comm BK $840,000
Use: Apartment Bldg - 4-8 Units, Lot: 5227sf

35 GOLF ST **$250,000**
B: Joshua M Dougherty & Christa M Belardo
S: Francis X Dougherty & Beverly A Dougherty
Book/Page: 67837/176, Date: 06/30/22
Mtg: Digital FCU $194,400
Use: 3 Bdrm Conventional, Lot: 13504sf

59 LEMOINE HL **$364,900**
B: Joshua Thomas & Hannah Mithcell
S: Karen Palinkas
Book/Page: 67840/134, Date: 06/30/22
Mtg: Fairway Ind Mtg $310,165
Use: 3 Bdrm Gambrel, Lot: 23958sf
Prior Sale: $284,000 (11/19)

470 SOUTH ST **$375,000**
B: Torian Stinnette
S: Yara O Carrera & Cristobal Martinez Sr
Book/Page: 67813/285, Date: 06/27/22
Mtg: Arc Home LLC $262,500
Use: 3 Bdrm Cape Cod, Lot: 9148sf
Prior Sale: $207,500 (09/18)

38 WESTWOOD PKWY **$295,000**
B: Armand R Robidoux
S: James W Powers
Book/Page: 67811/49, Date: 06/27/22
Use: 3 Bdrm Cape Cod, Lot: 8712sf

39 WORCESTER ST **$265,000**
B: Furtuna LLC
S: Eriselda Jaupaj & Aldo Myrta
Book/Page: 67814/166, Date: 06/27/22
Mtg: Probuilder Fncl LLC $250,000
Use: Apartment Bldg - 4-8 Units, Lot: 5663sf
Prior Sale: $147,250 (05/15)

Spencer

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	42
Median Price	$330,000	$329,500

► REAL ESTATE SALES

15 ASHVIEW DR **$355,000**
B: Cassandra M Aponte & Matthew S Smith
S: Rebecca Teman
Book/Page: 67813/238, Date: 06/27/22
Mtg: United Wholesale Mtg $348,570
Use: 2 Bdrm Raised Ranch, Lot: 36800sf
Prior Sale: $300,000 (11/20)

24 BRIARCLIFF LN U:C **$275,000**
B: Guillermo Pennycook
S: John F Kelley & Brenda M Kelley
Book/Page: 67830/206, Date: 06/29/22
Mtg: Envoy Mtg LTD $220,000
Use: Condo

20 BUTEAU RD **$750,000**
B: Mary E Norwood Tr, Tr for Norwood FT
S: Paul N Vandale & Emily A Vandale
Book/Page: 67837/87, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 68712sf
Prior Sale: $54,000 (07/19)

2 CHESTNUT ST **$750,000**
B: Jitraj LLC
S: Craig R Walker
Book/Page: 67841/55, Date: 06/30/22
Mtg: Rockland Tr Co $600,000
Use: Mixed Use-prim Res & Comm, Lot: 9938sf

17-1/2 GREENVILLE ST **$403,000**
B: Johanne Prochet
S: Tamara L Sweet & Tyler N Sweet
Book/Page: 67815/374, Date: 06/28/22
Use: 2-Family Family Flat, Lot: 18000sf
Prior Sale: $135,000 (12/15)

36 NORTHWEST RD **$290,000**
B: Propportunities LLC
S: Donald C Parker Jr & Glenn M Parker
Book/Page: 67822/171, Date: 06/28/22
Use: 3 Bdrm Cape Cod, Lot: 108352sf
Prior Sale: $30,000 (07/17)

► FORECLOSURE DEEDS

108 PAXTON RD **$46,000**
B: Amtd LLC
S: Harold Rondeau & Plan INT
Book/Page: 67810/330, Date: 06/27/22
Use: 2 Bdrm Conventional, Lot: 12632sf
Prior Sale: $59,000 (09/21)

Sterling

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	35	25
Median Price	$415,000	$550,000

► REAL ESTATE SALES

26 MELLON HOLLOW RD **$820,000**
B: Katelyn Kirkwood & Connor Kirkwood
S: Chris Ballard & Tammy Ballard
Book/Page: 67820/313, Date: 06/28/22
Mtg: Bank of America NA $770,000
Type: Adj
Use: 5 Bdrm Cape Cod, Lot: 43996sf
Prior Sale: $655,000 (04/21)

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WORCESTER REGISTRY
continued

Sturbridge

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	44
Median Price	$372,000	$432,500

► REAL ESTATE SALES

212 ARNOLD RD **$290,000**
B: Nicole L Digregorio & Evan K Gaylord
S: Guillermo E Pennycook
Book/Page: 67826/233, Date: 06/29/22
Mtg: Millbury CU $232,000
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 57064sf
Prior Sale: $145,500 (06/18)

105 COLONIAL DR U:105 ..... **$400,000**
B: William J Grandone Jr Tr, Tr for Grandone IRT
S: Christine M Tierni Tr, Tr for Tierni RT
Book/Page: 67840/375, Date: 06/30/22
Use: 2 Bdrm Condo
Prior Sale: $258,000 (04/19)

3 HUNTER LN **$620,000**
B: Jacob J Oyer
S: William J Grandone Jr Tr, Tr for Grandone IRT
Book/Page: 67840/95, Date: 06/30/22
Mtg: Fairway Ind Mtg $496,000
Use: 3 Bdrm Ranch, Lot: 31743sf
Prior Sale: $75,000 (06/13)

22 OLD TOWNE WAY **$579,000**
B: Nathan Everett-Lane & Alix Lane
S: Kristina K Olson & Michael C Olson
Book/Page: 67837/317, Date: 06/30/22
Mtg: Cornerstone Bank $463,200
Use: 4 Bdrm Colonial, Lot: 47916sf

Sutton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	36	30
Median Price	$457,450	$520,000

► REAL ESTATE SALES

91 ARIEL CIR U:91 ..... **$489,900**
B: Adrian Chambers
S: Douglas R Bower & Lori A Bower
Book/Page: 67832/274, Date: 06/30/22
Mtg: Webster FiveCent Svgs $391,920
Use: 2 Bdrm Condo

15 DARLING LN **$800,000**
B: Spruce Hill Assets LLC
S: Michele D Picard Tr, Tr for Picard IRT
Book/Page: 67819/186, Date: 06/28/22
Mtg: MutualOne Bk $600,000
Use: Residential Developable Land, Lot: 2222394sf

14 DEPOT ST **$300,000**
B: Andrew L Bissonnette
S: Paul S Mahoney & Beth A Mahoney
Doc#: 000000000120484, Date: 06/30/22
Mtg: Dean Cp Bk $285,000
Use: 3 Bdrm Conventional, Lot: 14808sf

10 PIERCE RD **$269,391**
B: Davide Bruno
S: Davide Bruno & Barbara Maggioni
Book/Page: 67824/118, Date: 06/29/22
Mtg: Amerisave Mtg Corp $401,097
Use: 3 Bdrm Colonial, Lot: 91326sf
Prior Sale: $470,000 (06/11)

284 PUTNAM HILL RD **$875,000**
B: Manish Tandon & Shikha Mehra
S: Suraj Prashad & Adrienne Prashad
Book/Page: 67840/171, Date: 06/30/22
Mtg: Draper and Kramer Mtg $743,750
Use: 4 Bdrm Colonial, Lot: 185415sf
Prior Sale: $665,000 (11/19)

Templeton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	42	32
Median Price	$289,250	$296,500

► REAL ESTATE SALES

BAPTIST COMMON RD L:2 ..... **$67,500**
B: Lisa M Basso
S: Scribner Development LLC
Book/Page: 67825/303, Date: 06/29/22

107 FRENCH RD **$485,000**
B: Aryel Price & Gary Silver
S: Alan W Pelletier & Lisa R Pelletier
Book/Page: 67823/184, Date: 06/29/22
Mtg: Total Mtg Svcs $363,750
Use: 4 Bdrm Contemporary, Lot: 130680sf

136 FRENCH RD **$500,000**
B: Greenstone Realty LLC
S: David A Penttinen Tr, Tr for Osmo E Penttinen IRT
Book/Page: 67821/88, Date: 06/28/22
Use: 4 Bdrm Colonial, Lot: 1490188sf

723 SOUTH RD **$450,000**
B: Valerie Corso & Jeffrey E Corso
S: Kaj Thomsen & Selina Bousquet
Book/Page: 67825/243, Date: 06/29/22
Mtg: Salem Five Mtg Co $427,500
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 113256sf
Prior Sale: $295,000 (08/13)

194 TURNER LN **$390,000**
B: Hannah L Pollan & Jason J Dwyer
S: Gary F Silver
Book/Page: 67821/219, Date: 06/28/22
Mtg: Total Mtg Svcs $370,500
Use: 3 Bdrm Colonial, Lot: 51836sf
Prior Sale: $274,000 (09/19)

Upton

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	34	25
Median Price	$585,000	$630,000

► REAL ESTATE SALES

36 BROOKS ST **$600,000**
B: Maureen Studley & David Studley
S: Richard Desjardins & Donna J Desjardins
Book/Page: 67838/361, Date: 06/30/22
Mtg: Baxter CU $165,000
Use: 2 Bdrm Ranch, Lot: 90021sf

72 CHRISTIAN HILL RD **$730,000**
B: Lindsay Mccormack & David Gaudet
S: Susan M Genova
Book/Page: 67813/213, Date: 06/27/22
Mtg: TD Bank NA $724,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 141988sf

70 HARTFORD AVE S **$545,000**
B: Ian Brown
S: Patricia D Foley & Joseph Tuccilo
Book/Page: 67814/345, Date: 06/27/22
Mtg: Cornerstone Bank $517,750
Use: 3 Bdrm Contemporary, Lot: 54450sf
Prior Sale: $310,000 (04/15)

HOWARTH DR **$385,000**
B: Mass Dept Cons&Recr
S: J Green-Thompson Tr, Tr for Thompson FT
Book/Page: 67840/44, Date: 06/30/22

21 HOWARTH DR **$920,000**
B: Sanjay K Sahasrabudhe & Manisha S Sahasrabudhe
S: Jesus Medina & Diana M Medina
Book/Page: 67836/155, Date: 06/30/22
Mtg: Cross Country Mtg Inc $792,000
Use: 4 Bdrm Colonial, Lot: 59677sf

8 JACKSON DR U:8 ..... **$575,000**
B: Robert N Siegel & Carol H Siegel
S: Guy A Gurinian & Cheryl Gurinian
Book/Page: 67828/368, Date: 06/29/22
Use: 2 Bdrm Condo, Lot: 2326975sf
Prior Sale: $453,855 (07/21)

85 SHANNON WAY **$553,945**
B: Kevin Miezejeski
S: Pulte Hm Of New Eng LLC
Book/Page: 67822/325, Date: 06/28/22
Mtg: Pulte Mortgage Corp $498,550
Use: Other Exempt, Lot: 2326975sf

87 SHANNON WAY **$623,215**
B: Stephen W Kiley & Lorraine F Kiley
S: Pulte Hm Of New Eng LLC
Book/Page: 67828/31, Date: 06/29/22
Mtg: Pulte Mortgage Corp $100,000
Use: Other Exempt, Lot: 2326975sf

89 SHANNON WAY **$562,000**
B: Dennis Pezzolesi & Lauren Bonney
S: Pulte Hm Of New Eng LLC
Book/Page: 67830/317, Date: 06/29/22
Mtg: Pulte Mortgage Corp $533,900
Use: Other Exempt, Lot: 2326975sf

91 SHANNON WAY **$555,765**
B: Elisabeth K Starr & Deborah A Starr
S: Pulte Hm Of New Eng LLC
Book/Page: 67831/169, Date: 06/30/22
Mtg: Pulte Mortgage Corp $444,611
Use: Other Exempt, Lot: 2326975sf

59 SHORE DR **$390,000**
B: Kenneth T Odonnell
S: Michael E Brohm
Book/Page: 67814/212, Date: 06/27/22
Mtg: Guild Mortgage Co $378,300
Use: 2 Bdrm Cape Cod, Lot: 14810sf
Prior Sale: $240,000 (04/18)

WESTBORO RD (OFF) **$385,000**
B: Mass Dept Cons&Recr
S: J Green-Thompson Tr, Tr for Thompson FT
Book/Page: 67840/44, Date: 06/30/22

Uxbridge

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	42	46
Median Price	$445,000	$428,450

► REAL ESTATE SALES

540 CHOCOLOG RD **$609,000**
B: Guillermo Ortiz & Nicole Sacco
S: David M Brown
Book/Page: 67838/104, Date: 06/30/22
Mtg: Baycoast Mortgage Co $426,300
Use: 4 Bdrm Colonial, Lot: 87120sf

450 E HARTFORD AVE **$438,000**
B: Gordon Winget
S: Matthew P Gonyea & Cherie Gonyea
Book/Page: 67840/335, Date: 06/30/22
Mtg: Bay Equity LLC $437,844
Use: 2 Bdrm Split Entry, Lot: 43560sf
Prior Sale: $209,900 (02/13)

30 FAGAN ST U:30 ..... **$425,000**
B: Patricia J Czerkowicz
S: Joseph M Carlino & Erica R Carlino
Book/Page: 67838/387, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $275,000 (10/18)

283 HAZEL ST **$575,000**
B: Benjamin Taddeo & Kristin Taddeo
S: Eric J Bazzett & Bernadette T Bazzett
Book/Page: 67836/28, Date: 06/30/22
Mtg: Bay Equity LLC $488,750
Use: 3 Bdrm Colonial, Lot: 149846sf

76 HOMEWARD AVE **$520,000**
B: Gregory M Leblanc
S: Michael W King & Laura King
Book/Page: 67817/5, Date: 06/28/22
Mtg: Cross Country Mtg Inc $510,581
Use: 2-Family Conventional, Lot: 47006sf
Prior Sale: $250,000 (04/17)

1010 MILLVILLE RD **$445,000**
B: Corey E Reed & Christine E Reed
S: Christopher King & Kimberly A King
Book/Page: 67819/281, Date: 06/28/22
Mtg: Guaranteed Rate Inc $422,750
Use: 3 Bdrm Split Entry, Lot: 38655sf
Prior Sale: $258,000 (12/13)

7 QUEEN OF ROSES LN U:7 ..... **$480,000**
B: Scott Dacosta
S: Tami S Rieger
Book/Page: 67822/106, Date: 06/28/22
Mtg: Homebridge Financial $408,000
Use: 4 Bdrm Condo

ROUTE 122 ..... **$137,500**
B: High Ridge Estates LLC
S: High Ridge Dev Inc
Book/Page: 67841/313, Date: 06/30/22

S MAIN ST **$137,500**
B: High Ridge Estates LLC
S: High Ridge Dev Inc
Book/Page: 67841/313, Date: 06/30/22
Mtg: High Rdg Development $112,500

35 SUMMERFIELD DR U:35 ..... **$180,389**
B: William F Johnson & Rita L Johnson
S: Patricia A Willard
Book/Page: 67820/283, Date: 06/28/22
Use: 2 Bdrm Condo

75 TURNER FARM RD **$695,000**
B: Jason Olkowski & Erin Olkowski
S: Heather A Brown & Shawn M Brown
Book/Page: 67813/1, Date: 06/27/22
Mtg: Northpoint Mortgage $537,600
Use: 4 Bdrm Colonial, Lot: 40075sf
Prior Sale: $474,472 (11/19)

Warren

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	18	18
Median Price	$235,950	$240,500

► REAL ESTATE SALES

299 CROUCH RD **$240,000**
B: Aaron S Simpson & Christopher Simpson
S: Gary D Simpson Jr & Ashley Simpson
Book/Page: 67832/175, Date: 06/30/22
Mtg: Cornerstone Bank $200,000
Use: 3 Bdrm Colonial, Lot: 83117sf

1046 SOUTH ST **$340,000**
B: Claude J Muzarol & Justin J Muzarol
S: Kenneth Edwards
Book/Page: 67836/343, Date: 06/30/22
Mtg: Guild Mortgage Co $333,841
Use: 4 Bdrm Cape Cod, Lot: 45045sf
Prior Sale: $227,900 (05/16)

Webster

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	87	56
Median Price	$300,000	$372,500

► REAL ESTATE SALES

34 DRESSER ST **$230,000**
B: Byrnes Capital LLC
S: Richard P Audette Sr & Debra A Audette
Book/Page: 67833/295, Date: 06/30/22
Mtg: Cornerstone Bank $247,775
Use: 2-Family Mlti-unt Blg, Lot: 10890sf

56 E MAIN ST **$900,000**
B: Webster Apartments LLC
S: DNA Family LP
Book/Page: 67830/245, Date: 06/29/22
Mtg: NorthEast Comm BK $720,000
Use: Apartment Bldg - 4-8 Units, Lot: 6186sf

5 LAKE ST **$405,000**
B: Stonebat LLC
S: Randall A Buck Tr, Tr for Randall A Buck RET
Book/Page: 67840/51, Date: 06/30/22
Mtg: Workers Credit Union $324,000
Use: 3-Family Mlti-unt Blg, Lot: 8059sf
Prior Sale: $250,000 (08/20)

23 LINCOLN ST **$370,000**
B: John P Pitre
S: Dorothy M Berry
Book/Page: 67837/287, Date: 06/30/22
Mtg: Evolve B&T $361,416
Use: 3-Family Mlti-unt Blg, Lot: 7920sf
Prior Sale: $225,000 (02/19)

58 NEGUS ST **$900,000**
B: Webster Apartments LLC
S: DNA Family LP
Book/Page: 67830/245, Date: 06/29/22
Mtg: NorthEast Comm BK $720,000
Use: Apartment Bldg - 4-8 Units, Lot: 10301sf

60 NEGUS ST **$900,000**
B: Webster Apartments LLC
S: DNA Family LP
Book/Page: 67830/245, Date: 06/29/22
Mtg: NorthEast Comm BK $720,000
Use: 3-Family Mlti-unt Blg, Lot: 5301sf

14 PEBBLE BEACH RD **$927,000**
B: Albert R Dubuque Jr & Tracy A Moskal
S: Kenneth Haase & Melissa C Haase
Book/Page: 67836/11, Date: 06/30/22
Use: 4 Bdrm Bngl/cottage, Lot: 7352sf
Prior Sale: $672,000 (05/18)

1 WAKEFIELD AVE **$1,179,000**
B: Thomas Siebert & Kelly Marino
S: Gregory J Gongaware & Kathleen Worthington
Book/Page: 67818/89, Date: 06/28/22
Use: 4 Bdrm Contemporary, Lot: 21623sf
Prior Sale: $645,000 (11/12)

West Boylston

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	27
Median Price	$340,000	$410,000

► REAL ESTATE SALES

15 HORSESHOE DR **$388,000**
B: Cassandra Santana
S: William C Bartlett Jr & Victoria Bartlett
Book/Page: 67834/254, Date: 06/30/22
Mtg: Plains Commerce Bank $349,200
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $259,900 (08/18)

76 HORSESHOE DR **$425,000**
B: Donald Howe & Stefanie Howe
S: Scott Sanville & Kelly J Sanville
Book/Page: 67810/365, Date: 06/27/22
Mtg: United Wholesale Mtg $340,000
Use: 3 Bdrm Ranch, Lot: 10853sf

475 PROSPECT ST **$215,000**
B: Paul N Osterberg & Lisa M Robertson
S: Nancy E Osterberg
Book/Page: 67817/99, Date: 06/28/22
Mtg: Clinton Svgs Bk $161,000
Use: 3 Bdrm Conventional, Lot: 52272sf
Prior Sale: $200,000 (04/16)

520 PROSPECT ST **$348,500**
B: Anthony P Freda
S: Brandon C Ferreira & Ana B Ferreira
Book/Page: 67828/188, Date: 06/29/22
Mtg: Fidelity Cp Bk $303,500
Use: 3 Bdrm Ranch, Lot: 18983sf
Prior Sale: $258,000 (01/20)

364 WORCESTER ST **$456,789**
B: Kristen Desrosier & Michael C Distaso
S: Alyson Quinn
Book/Page: 67820/189, Date: 06/28/22
Mtg: Caliber Home Loans $411,110
Use: 3 Bdrm Conventional, Lot: 13504sf
Prior Sale: $315,000 (12/17)

West Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	15	27
Median Price	$295,000	$344,500

► REAL ESTATE SALES

35 CHAPMAN AVE U:B **$190,000**
B: Kenneth Cloutier & Elizabeth Cloutier
S: Ronald F Paquette
Book/Page: 67818/106, Date: 06/28/22
Use: 2 Bdrm Condo

179 WICKABOAG VALLEY RD **$210,000**
B: Clinton A Jury
S: TCP Enterprises Inc
Book/Page: 67823/35, Date: 06/28/22
Mtg: N Brookfield Svgs Bk $355,000
Use: Farm Use, Lot: 1298088sf

187 WICKABOAG VALLEY RD **$210,000**
B: Clinton A Jury
S: TCP Enterprises Inc
Book/Page: 67823/35, Date: 06/28/22
Mtg: N Brookfield Svgs Bk $355,000
Use: Field Crops, Lot: 46609sf

Westborough

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	57	40
Median Price	$617,000	$687,450

► REAL ESTATE SALES

17 BERTIS ADAMS WAY **$1,430,000**
B: Anuj Jain & Vidhi Bhardwaj
S: Joseph D Burke & Maura E Burke
Book/Page: 67839/320, Date: 06/30/22
Mtg: Draper and Kramer Mtg $230,000
Use: 4 Bdrm Colonial, Lot: 51401sf

9 BROOK WAY **$1,050,000**
B: Daniel R Jacobs & Brittany Jacobs
S: Jon French & Mary French
Book/Page: 67815/296, Date: 06/27/22
Mtg: Ally Bank $683,000
Use: 4 Bdrm Colonial, Lot: 59677sf

177 E MAIN ST **$550,000**
B: Aashish A Gulanikar & Aishwarya A Gulanikar
S: Robert A Bemis
Book/Page: 67820/223, Date: 06/28/22
Mtg: Fairway Ind Mtg $440,000
Use: 3 Bdrm Split Level, Lot: 15303sf

6 FISHER ST **$740,000**
B: Elizaveta Gurskaya
S: April A Dewolfe & David C Dewolfe
Book/Page: 67818/356, Date: 06/28/22
Mtg: Northpoint Mortgage $592,000
Use: 2-Family Two Family, Lot: 7850sf

8 OLDE COACH RD **$910,000**
B: Demetri Adrahtas & Elena Gkrouzman
S: Amogh Srivastava & Sakiko Suzuki
Book/Page: 67829/282, Date: 06/29/22
Mtg: Inst Svgs Newburyport $728,000
Use: 4 Bdrm Colonial, Lot: 20617sf
Prior Sale: $610,000 (12/16)

1202 PETERS FARM WAY U:1202 ..... **$361,250**
B: Judith Nicholson
S: Pulte Hm Of New Eng LLC
Book/Page: 67813/104, Date: 06/27/22
Mtg: Pulte Mortgage Corp $150,000
Use: Condo

1212 PETERS FARM WAY U:1212 ..... **$430,545**
B: Patricia L Bendiak
S: Pulte Hm Of New Eng LLC
Book/Page: 67815/120, Date: 06/27/22
Mtg: Guaranteed Rate Inc $215,127
Use: Condo

12 QUAKER WAY U:12 ..... **$700,000**
B: Judith M Sparanges
S: Paul Kelly Tr, Tr for Paul D Kelly 1999 RET
Book/Page: 67830/194, Date: 06/29/22
Use: 2 Bdrm Condo
Prior Sale: $440,000 (12/13)

19 SCHOOL ST **$695,000**
B: Patrick Emery-Le
S: Nancy C Delle & Robert A Delle
Book/Page: 67820/266, Date: 06/28/22
Use: 2-Family Two Family, Lot: 13068sf

5 SHEFFIELD WAY U:5 ..... **$685,000**
B: Caroline Stevens
S: Nancy R Walker
Book/Page: 67816/121, Date: 06/28/22
Mtg: Bank of America NA $192,000
Type: Adj
Use: 2 Bdrm Condo

77 SOUTH ST **$750,000**
B: Infante West LLC
S: 77 South St Westboro LLC
Book/Page: 67833/136, Date: 06/30/22
Use: 3-Family Mlti-unt Blg, Lot: 11674sf
Prior Sale: $385,000 (11/15)

2205 TALBOT WAY U:2205 ..... **$395,000**
B: Robert Fitzpatrick & Christine M Fitzpatrick
S: Teresa M Garney
Book/Page: 67829/122, Date: 06/29/22
Mtg: St Marys Credit Union $245,000
Type: Adj
Use: 2 Bdrm Condo

Winchendon

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	48	36
Median Price	$271,500	$313,000

► REAL ESTATE SALES

74 PINEWOOD DR **$350,000**
B: Melinda S Salomon
S: Paul Keleher & Suzanne Keleher
Book/Page: 67838/285, Date: 06/30/22
Use: 3 Bdrm Ranch, Lot: 22825sf
Prior Sale: $25,000 (07/18)

105 ROYALSTON RD N **$7,500**
B: Jeffrey S Benedict
S: Jeffrey S Benedict & Rebecca L Benedict
Book/Page: 67811/118, Date: 06/27/22
Use: 3 Bdrm Split Entry, Lot: 139044sf

VINE ST **$25,000**
B: Nowian Builders Inc
S: James E Rheault
Book/Page: 67836/247, Date: 06/30/22
Use: Residential Developable Land, Lot: 10890sf
Prior Sale: $20,000 (04/19)

► FORECLOSURE DEEDS

3 BEECH ST **$7,765**
B: Winchendon Town Of
S: Bonnie Therrien Tr, Tr for Beech Street RT
Book/Page: 67826/323, Date: 06/29/22
Use: Auto Repair, Lot: 10019sf

11 BEECH ST **$4,526**
B: Winchendon Town Of
S: Bonnie Therrien Tr, Tr for Therrien RT
Book/Page: 67826/329, Date: 06/29/22
Use: 4 Bdrm Old Style, Lot: 5227sf

Worcester

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	465	465
Median Price	$320,000	$359,000

► REAL ESTATE SALES

6 2ND ST **$415,000**
B: Sarah VanHoesen & Quenton Laroe
S: Nicole Webster & Matthew Wiens
Book/Page: 67835/283, Date: 06/30/22
Mtg: US Bank NA $394,250
Use: 2 Bdrm Cape Cod, Lot: 10200sf
Prior Sale: $193,250 (06/18)

3 4TH ST **$310,000**
B: Georgia Murray & Daniel Gourley
S: Elaine A Godimis Tr, Tr for 3 Fourth Street RT
Book/Page: 67819/161, Date: 06/28/22
Mtg: Cross Country Mtg Inc $290,000
Use: 2 Bdrm Cape Cod, Lot: 5460sf

16 ADELLE CIRCUIT **$105,000**
B: Cornerstone Rlty Invs LLC
S: Silverman&Shepherd LLC
Book/Page: 67832/204, Date: 06/30/22

48 AETNA ST **$670,000**
B: Emanuela D DosSantos
S: Tiffany Tejada
Book/Page: 67810/294, Date: 06/27/22
Mtg: United Wholesale Mtg $502,500
Use: 3-Family Family Flat, Lot: 6600sf
Prior Sale: $387,500 (06/19)

125 AIRLIE ST **$350,000**
B: Dawn Giacobbi & James Giacobbi
S: Sean M Odoherty
Book/Page: 67828/310, Date: 06/29/22
Mtg: Webster FiveCent Svgs $332,500
Use: 3 Bdrm Conventional, Lot: 7500sf
Prior Sale: $188,000 (06/10)

46 ANDERSON AVE **$360,000**
B: Bryna A Dudek
S: Annie Hien
Book/Page: 67818/47, Date: 06/28/22
Mtg: Avidia Bank $220,000
Use: 2 Bdrm Cape Cod, Lot: 6365sf
Prior Sale: $185,000 (06/17)

96 ANGELO ST **$505,000**
B: Lisa B Maddox
S: Michael Mcauliffe & Andrea Mcauliffe
Book/Page: 67837/393, Date: 06/30/22
Mtg: Envoy Mtg LTD $479,750
Use: 3 Bdrm Cape Cod, Lot: 7125sf

97 APTHORP ST **$80,000**
B: Venus Gonzalez
S: Reynaldo Navarro & Rosa Navarro
Book/Page: 67813/391, Date: 06/27/22
Mtg: Reynaldo Navarro $82,193
Use: 2 Bdrm Conventional, Lot: 10976sf

1 AUTUMN ST **$548,500**
B: Pablo J Torres
S: Israel J Fermin
Book/Page: 67835/151, Date: 06/30/22
Mtg: Berkshire Bank $510,045
Use: 3-Family Family Flat, Lot: 17056sf
Prior Sale: $425,000 (03/22)

40 BEACONSFIELD RD **$265,000**
B: Festus Aidoo & Tanyikia Jackson
S: Harry J Vysniauskas
Book/Page: 67838/337, Date: 06/30/22
Mtg: Sierra Pacific Mtg $260,200
Use: 3 Bdrm Conventional, Lot: 10660sf

BEVERLY RD L:160 ..... **$387,000**
B: Benjamin Pollard & Brendan Griffiths
S: John P Stone & Amanda J Stone
Book/Page: 67808/6, Date: 06/27/22

BEVERLY RD L:161 ..... **$387,000**
B: Benjamin Pollard & Brendan Griffiths
S: John P Stone & Amanda J Stone
Book/Page: 67808/6, Date: 06/27/22

98 BLACKSTONE RIVER RD **$355,000**
B: Victor Navedo
S: Margarita Lanzot
Book/Page: 67813/153, Date: 06/27/22
Mtg: United Wholesale Mtg $337,250
Use: 3 Bdrm Conventional, Lot: 6000sf
Prior Sale: $260,000 (01/22)

31 BLITHEWOOD AVE U:305 ..... **$335,000**
B: Charles R Mattie & Amanda M Mattie
S: M Douglass Poirier
Book/Page: 67826/11, Date: 06/29/22
Mtg: Milford Fed Svgs Bk $301,500
Type: Adj
Use: 2 Bdrm Condo

43 BOYD ST **$450,000**
B: Leura LLC
S: Paul Grodzki & Heather Counts-Grodzki
Book/Page: 67828/71, Date: 06/29/22
Use: 2-Family Two Family, Lot: 4110sf

6 CHALMERS RD **$380,000**
B: Petraq Gace & Ljudmilla Gace
S: Shannon Martin A Est & Megan Collins
Book/Page: 67819/339, Date: 06/28/22
Mtg: Webster FiveCent Svgs $270,000
Use: 4 Bdrm Conventional, Lot: 7625sf

250 COBURN AVE **$585,000**
B: Matthew W Larson & Justine M Larson
S: Ngan T Ngo
Book/Page: 67813/21, Date: 06/27/22
Mtg: Workers Credit Union $526,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 20000sf
Prior Sale: $265,000 (06/18)

161 DEWEY ST **$655,000**
B: Hever C Santamaria
S: Juan F Calzadilla & Elida Calzadilla
Book/Page: 67808/97, Date: 06/27/22
Mtg: Prime Lending Inc $491,250
Use: 3-Family Family Flat, Lot: 5019sf
Prior Sale: $399,000 (06/19)

5 DOANE ST **$441,000**
B: Sandra C Diaz & Antonio Alves-Dias
S: James S Waire & Michelle Waire
Book/Page: 67827/39, Date: 06/29/22
Mtg: Nations Lending Corp $396,900
Use: 2-Family Two Family, Lot: 4500sf

44 ELM ST U:504 ..... **$223,500**
B: John Bastien & Philip Bastien
S: Jospeh F Dowgielewicz & Vidhu Nambiar
Book/Page: 67818/12, Date: 06/28/22
Use: 1 Bdrm Condo

9 ERIE AVE U:9 ..... **$285,000**
B: Chowdhury S Morshed & Nusaybah Quasem
S: Pawan Khawani
Book/Page: 67823/127, Date: 06/28/22
Mtg: UIF Corp $213,750
Use: 3 Bdrm Condo

31 ERNEST AVE **$385,000**
B: Salima Mouis & Brahim Karag
S: Catherine E Duffy
Book/Page: 67812/340, Date: 06/27/22
Mtg: 2013 1 LLC $335,000
Use: 3 Bdrm Colonial, Lot: 8333sf

38 ESTHER ST **$529,000**
B: Tony Cruz
S: Scudder Bay Capital LLC
Book/Page: 67812/396, Date: 06/27/22
Use: 3-Family Family Flat, Lot: 6627sf
Prior Sale: $308,000 (06/14)

17 FARRAR AVE U:9 ..... **$226,000**
B: Sandy Yu
S: Mark S Villnave
Book/Page: 67836/131, Date: 06/30/22
Mtg: Wells Fargo Bank $180,800
Use: 2 Bdrm Condo

18 FRIEDEL ST **$320,000**
B: Robert Taylor & Megan Houle
S: Elizabeth Woodcock
Book/Page: 67823/157, Date: 06/28/22
Mtg: Needham Bk $288,000
Use: 2 Bdrm Cape Cod, Lot: 5116sf
Prior Sale: $155,000 (08/16)

72 GARDNER ST **$305,000**
B: Diogenes L Lopez
S: James A Porcaro Jr & Elizabeth Porcaro
Book/Page: 67811/218, Date: 06/27/22
Mtg: James A Porcaro Jr $205,000
Use: Auto Repair, Lot: 5125sf

484 GRANITE ST **$480,000**
B: Cornelius Kwawukume
S: Loan T Phan
Book/Page: 67814/11, Date: 06/27/22
Mtg: Drew Mortgage Assnlnc $432,000
Use: 4 Bdrm Cape Cod, Lot: 26521sf
Prior Sale: $277,500 (03/21)

52 GRANVILLE AVE **$325,000**
B: Lesley S Ware
S: Brian Fitzgibbons & Linda Fitzgibbons
Book/Page: 67811/291, Date: 06/27/22
Mtg: CMG Mortgage Inc $304,232
Use: 2 Bdrm Bngl/cottage, Lot: 5288sf

48 HAMILTON ST **$449,000**
B: Noah Piou & Emilienne Cadiche
S: Mohammed O Gani & Begum Shahjebin
Book/Page: 67814/184, Date: 06/27/22
Mtg: Broker Solutions Inc $404,100
Use: 7 Bdrm Colonial, Lot: 6756sf
Prior Sale: $436,750 (04/21)

29 HICKORY DR **$1,000,000**
B: Khalil M Yatim
S: Angelo P Lopresti Tr, Tr for Valentin Gapontsev RET
Book/Page: 67838/137, Date: 06/30/22
Use: Residential Developable Land, Lot: 30000sf

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31 HICKORY DR **$1,000,000**
B: Khalil M Yatim
S: Angelo P Lopresti Tr, Tr for Valentin Gapontsev RET
Book/Page: 67838/137, Date: 06/30/22
Use: 4 Bdrm, Lot: 130790sf

165 HOLDEN ST **$565,000**
B: Scott Aghababian & Elizabeth Aghababian
S: Matthew Johnson-Henry & Nicole M Henry
Book/Page: 67836/218, Date: 06/30/22
Use: 4 Bdrm Conventional, Lot: 9269sf
Prior Sale: $498,500 (07/21)

56 HONEYSUCKLE RD **$430,000**
B: Ashlynn A Wood & Antonio Tinoco-Garcia
S: Benjamin Atuquayfio & Matilda F Atuquayfio
Book/Page: 67820/165, Date: 06/28/22
Mtg: Security First Mtg Fn $399,000
Use: 3 Bdrm Duplex, Lot: 5293sf
Prior Sale: $202,455 (12/10)

24 HOOPER ST **$560,000**
B: Jesus Cuevas-Jimenez
S: Eric A Safner
Book/Page: 67814/256, Date: 06/27/22
Mtg: Guild Mortgage Co $528,845
Use: 3-Family Family Flat, Lot: 5500sf
Prior Sale: $399,000 (10/21)

31 HURON AVE **$360,000**
B: Carolina Rincon & Carlos M Paredes
S: Annie Burnett & Robby Dion
Book/Page: 67826/115, Date: 06/29/22
Mtg: Citizens Bank $342,000
Use: 4 Bdrm Cape Cod, Lot: 14375sf
Prior Sale: $180,000 (07/10)

47 INDIAN HILL RD **$700,000**
B: Glenn Merritt & Marie Merritt
S: Mary Adams
Book/Page: 67839/48, Date: 06/30/22
Use: 4 Bdrm Cape Cod, Lot: 19441sf
Prior Sale: $166,000 (08/12)

43 KINNICUTT RD **$375,000**
B: Lisa Dubrule-Duncanson & Charles A Steward Jr
S: Levy Marvin P Est & Lila Levy
Book/Page: 67814/312, Date: 06/27/22
Mtg: Hunt Mortgage $259,462
Use: 2 Bdrm Ranch, Lot: 12875sf

40 LAURIER ST **$420,000**
B: Robinah M Pamilton & Robert Jjuuko
S: Michael H Murray & Rusty R Murray
Book/Page: 67841/109, Date: 06/30/22
Mtg: Envision Bank $336,000
Use: 4 Bdrm Conventional, Lot: 10397sf
Prior Sale: $255,000 (03/16)

184 LUDLOW ST **$330,000**
B: Denali Trimble
S: Timothy J Gervais & Caitlin Moore
Book/Page: 67818/148, Date: 06/28/22
Mtg: Workers Credit Union $300,000
Use: 3 Bdrm Ranch, Lot: 6250sf
Prior Sale: $159,000 (09/13)

24 MARANDA ST **$368,000**
B: Darius A Weems & Krystal J Nugent
S: Anthony L Mastrofillippo
Book/Page: 67836/383, Date: 06/30/22
Mtg: Fairway Ind Mtg $361,334
Use: 3 Bdrm Duplex, Lot: 6284sf
Prior Sale: $155,000 (04/12)

29 METCALF ST **$825,000**
B: David Severski & Kathleen Nilan
S: Jane A Benjamin
Book/Page: 67836/376, Date: 06/30/22
Use: 5 Bdrm Tudor, Lot: 23328sf

318 MILL ST **$325,000**
B: Yensi S Guerra-Abrego & Mario Lopez-Mendez
S: Kincaid Robert Carl Est & Robin L Hearne
Book/Page: 67837/234, Date: 06/30/22
Mtg: Caliber Home Loans $315,250
Use: 4 Bdrm Cape Cod, Lot: 11762sf

8 NYLAND ST **$35,000**
B: Pearson Development Corp
S: Skoglund Doris J Est & Marie Skoglund
Book/Page: 67838/281, Date: 06/30/22
Use: Residential Developable Land, Lot: 7500sf

115 ORTON STREET EXT **$385,000**
B: Esther Maina & Kwaku Ayebi-Awuah
S: Diane Henderson
Book/Page: 67836/49, Date: 06/30/22
Mtg: Main Street Bank (MA) $365,750
Type: Adj
Use: 3 Bdrm Duplex, Lot: 4004sf

15 PARK VILLA AVE **$350,000**
B: Gloria J Boakye
S: Brenda Mccarthy-Trayah
Book/Page: 67815/274, Date: 06/27/22
Mtg: EMM Loans LLC $343,660
Use: 3 Bdrm Ranch, Lot: 6741sf

26 PEMBERTON ST **$603,000**
B: Johan Paulino
S: These Guys Assets LLC
Book/Page: 67841/381, Date: 06/30/22
Mtg: Envoy Mtg LTD $422,100
Use: 3-Family Family Flat, Lot: 4671sf
Prior Sale: $200,000 (06/18)

75 PROGRESSIVE ST **$160,000**
B: Pamela A Wightman
S: Joan N Daignault
Book/Page: 67818/119, Date: 06/28/22
Use: 1 Bdrm Conventional, Lot: 8475sf

32 PROVIDENCE ST U:2 ..... **$256,000**
B: Michel S Tiako-Arnauld & Colette T Youngwa
S: David S Bill 4th
Book/Page: 67839/372, Date: 06/30/22
Mtg: Total Mtg Svcs $243,200
Use: 2 Bdrm Condo

48 PROVIDENCE ST **$650,000**
B: Lionel Bissereth & Marie Bissereth
S: Mclaren Investments LLC
Book/Page: 67817/373, Date: 06/28/22
Mtg: United Wholesale Mtg $487,500
Use: 3-Family Family Flat, Lot: 3806sf
Prior Sale: $400,000 (05/19)

9 REARDON ST **$605,000**
B: Michael Deturck & Megan Deturck
S: Eric L Peterson & Flavia Peterson
Book/Page: 67842/329, Date: 06/30/22
Mtg: Prestige Home Mtg LLC $544,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 8857sf
Prior Sale: $319,000 (08/13)

5 SANDRA DR **$465,000**
B: Patrick J Travaglio-Romeo
S: Theresa Travaglio
Book/Page: 67835/34, Date: 06/30/22
Mtg: Plaza Home Mtg $338,750
Use: 3 Bdrm Raised Ranch, Lot: 7800sf
Prior Sale: $200,000 (12/20)

69 SANDRA DR **$625,000**
B: Andrea M Southwick & Nicholas J Capasso
S: Michel Ermani & Andressa Ermani
Book/Page: 67821/39, Date: 06/28/22
Mtg: Cross Country Mtg Inc $300,000
Use: 3 Bdrm Colonial, Lot: 15773sf
Prior Sale: $375,000 (11/19)

35 SOPHIA DR **$410,000**
B: Leticia Allotey
S: Irene E Wanjiku
Book/Page: 67837/120, Date: 06/30/22
Mtg: Total Mtg Svcs $387,845
Use: 3 Bdrm Duplex, Lot: 7340sf
Prior Sale: $215,000 (01/14)

8 SUBURBAN RD **$540,000**
B: Sophie Kolchin-Miller & Edward Pacheco 3rd
S: James P Mcgrath & Margaret L Mcgrath
Book/Page: 67824/364, Date: 06/29/22
Mtg: Guild Mortgage Co $350,000
Use: 3 Bdrm Colonial, Lot: 8300sf
Prior Sale: $323,000 (05/17)

8 SUFFIELD ST **$185,000**
B: Carlos E Reyes-Nieves
S: Mirelys Valdez-Cabral
Book/Page: 67832/300, Date: 06/30/22
Mtg: Guaranteed Rate Inc $181,649
Use: 3 Bdrm Conventional, Lot: 5771sf
Prior Sale: $205,000 (03/21)

270 SUNDERLAND RD U:38 ..... **$255,000**
B: Paul T Taylor 2nd
S: Alexander Krouner & Leticia Caetano-Krouner
Book/Page: 67840/308, Date: 06/30/22
Mtg: Total Mtg Svcs $242,250
Use: 2 Bdrm Condo
Prior Sale: $222,000 (07/21)

31-A TIMROD DR **$295,000**
B: Debra Sweeney
S: Eileen V Deleo
Book/Page: 67825/80, Date: 06/29/22
Mtg: Homebridge Financial $289,656
Use: 2 Bdrm Duplex, Lot: 4303sf

42 TROWBRIDGE CIRCUIT **$270,000**
B: Juliette Pinto
S: Jeremiah Poirier & Melissa Poirier
Book/Page: 67838/315, Date: 06/30/22
Mtg: Equity Prime Mtg $334,110
Use: 3 Bdrm Conventional, Lot: 12500sf

71 UNCATENA AVE **$410,000**
B: Millicent E Whitely
S: Mary Gray
Book/Page: 67819/307, Date: 06/28/22
Mtg: Digital FCU $293,000
Use: 4 Bdrm Cape Cod, Lot: 12500sf
Prior Sale: $158,770 (09/14)

16 VIEW ST U:3 ..... **$165,000**
B: Sharam Homes LLC
S: Christin Grygorcewicz
Book/Page: 67833/85, Date: 06/30/22
Use: 3 Bdrm Condo
Prior Sale: $75,000 (06/16)

27 WABASH AVE **$355,000**
B: Luis R Caraballo
S: Maureen V Moriarty
Book/Page: 67828/336, Date: 06/29/22
Mtg: Fairway Ind Mtg $266,250
Use: 2-Family Two Family, Lot: 6250sf

48 WATER ST U:404 ..... **$325,000**
B: Laura J Eckelman
S: Corey J Roy
Book/Page: 67822/77, Date: 06/28/22
Mtg: Morgan Stanley $260,000
Use: 1 Bdrm Condo
Prior Sale: $239,000 (04/19)

118 WILKINSON ST **$435,000**
B: Michael Sarmiento
S: Peter S Czajkowski & Ashley Czajkowski
Book/Page: 67827/339, Date: 06/29/22
Mtg: Sierra Pacific Mtg $413,250
Use: 3 Bdrm Ranch, Lot: 8842sf
Prior Sale: $315,000 (06/19)

▶ FORECLOSURE DEEDS

14 FALES ST **$250,000**
B: Cascade Funding Mtg T HB5
S: Herbert T Stone Jr & PHH Mortgage Corp
Book/Page: 67841/134, Date: 06/30/22
Use: 2 Bdrm Conventional, Lot: 4080sf

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 MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	32	35
Median Price	$295,000	$320,000

▶ REAL ESTATE SALES

41 GIBSON RD **$500,000**
B: Scott B Guenard & Kristin L Guenard
S: John W Gerbick & Bonnie A Gerbick
Book/Page: 10363/133, Date: 06/28/22
Use: 4 Bdrm Cape Cod, Lot: 391927sf
Prior Sale: $379,900 (08/19)

9 LILLIAN DR **$290,000**
B: Steven Barber & Allison Adams
S: Matthew Bullard & Sarah Bullard
Book/Page: 10361/192, Date: 06/24/22
Mtg: CMG Mortgage Inc $281,300
Use: 3 Bdrm Ranch, Lot: 20800sf
Prior Sale: $195,000 (08/16)

134 RINDGE STATE RD **$493,000**
B: Oluwatobiloba Osikoya & Anthony Oppong-Gyebi
S: Tomas Martinez & Shirleyann E Gibson
Book/Page: 10361/122, Date: 06/24/22
Mtg: Fairway Ind Mtg $468,350
Use: 3 Bdrm Ranch, Lot: 543516sf
Prior Sale: $337,000 (11/20)

18 S HIGH ST **$348,000**
B: Jessica A Jalbert
S: Jon Somero Tr, Tr for Somero Massachusetts RT
Book/Page: 10362/171, Date: 06/27/22
Mtg: LoanDepot.Com $341,696
Use: 3 Bdrm Cape Cod, Lot: 21000sf
Prior Sale: $150,000 (12/21)

51 STODGE MEADOW RD **$260,000**
B: David Howard & Angela Howard
S: James R Morin & Nancy A Morin
Book/Page: 10361/96, Date: 06/24/22
Use: 2 Bdrm Camp/cabin, Lot: 8982sf
Prior Sale: $172,000 (08/18)

16 SUNSET DR **$525,000**
B: Donald Schoeny & Janet Schoeny
S: Thomas G VanWert & Susan S VanWert
Book/Page: 10364/295, Date: 06/29/22
Use: 2 Bdrm Ranch, Lot: 12500sf

W SHORE DR L:682 ..... **$4,000**
B: Brian Shute
S: Mary L Ivey
Book/Page: 10364/32, Date: 06/28/22

W SHORE DR L:682A **$4,000**
B: Brian Shute
S: Mary L Ivey
Book/Page: 10364/32, Date: 06/28/22

Fitchburg

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	139	145
Median Price	$270,000	$305,000

▶ REAL ESTATE SALES

2 ARDEN MILLS WAY U:2102 ..... **$287,000**
B: Michael Casey & Kathleen Casey
S: Linda M Dupell & Douglas J Dupell Sr
Book/Page: 10361/297, Date: 06/24/22
Use: 2 Bdrm Condo
Prior Sale: $199,900 (09/19)

87 ARLINGTON ST **$197,702**
B: Tobi A Wheeler
S: Heidi Bercovici Tr, Tr for 87 Arlington Street RT
Book/Page: 10363/3, Date: 06/27/22
Mtg: Rocket Mortgage LLC $193,628
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $45,000 (09/10)

63 BEECH ST **$100,000**
B: Beech Me LLC
S: Muller D Silva
Book/Page: 10362/276, Date: 06/27/22
Use: County/municipality Property, Lot: 11830sf
Prior Sale: $45,000 (12/21)

39 BELGIAN WAY U:39 ..... **$450,000**
B: Robert Favini & Elizabeth Favini
S: John T Toll & Suzanne G Toll
Book/Page: 10364/215, Date: 06/29/22
Mtg: Mtg Equity Partners $318,400
Use: 2 Bdrm Condo
Prior Sale: $328,000 (10/18)

44-48 BERRY STREET EXT **$60,000**
B: James C Pappas Tr, Tr for Jackson Avenue RT
S: SJA Realty Partners LLC
Book/Page: 10365/207, Date: 06/30/22
Use: 3-Family Family Flat, Lot: 26279sf

708 BLOSSOM ST **$410,000**
B: Nuhu Kalule
S: Craig D Smetana
Book/Page: 10363/299, Date: 06/28/22
Mtg: Republic State Mtg Co $402,573
Use: 4 Bdrm Colonial, Lot: 6921sf
Prior Sale: $294,900 (06/20)

1 BRIGHAM PARK **$332,500**
B: Tilford Johnson Jr
S: Janet C Leavitt & Gary L Leavitt
Book/Page: 10365/236, Date: 06/30/22
Mtg: Total Mtg Svcs $6,500
Use: 3-Family Mlti-unt Blg, Lot: 5261sf

116 CHARLES ST **$502,000**
B: Rosa M Salazar & Nery F Salazar
S: Pro-Painting Inc
Book/Page: 10362/50, Date: 06/27/22
Mtg: Fall River Five Cents $482,783
Use: 2-Family Mlti-unt Blg, Lot: 7315sf
Prior Sale: $167,000 (06/15)

37 DUCK MILL RD **$177,898**
B: Julio L Deaquino-Jackson
S: NMR Associates Inc
Book/Page: 10362/235, Date: 06/27/22
Mtg: Stoneham Cp Bk $133,423
Use: Commercial Warehouse, Lot: 11023sf
Prior Sale: $130,000 (12/20)

88 EVERETT ST **$325,000**
B: Maria Y DeLaCruz & Jose M Hernandez
S: Robert P Barrett 3rd & Sharaai Barrett
Book/Page: 10360/209, Date: 06/23/22
Mtg: Metro Credit Union $308,750
Use: 2 Bdrm Cape Cod, Lot: 9696sf
Prior Sale: $182,000 (08/18)

25 FAIRBANKS ST **$295,000**
B: Harold R Smith Jr & Margaret R Smith
S: Shawn D Peterson & Christina M Henry
Book/Page: 10365/185, Date: 06/30/22
Mtg: IC Credit Union $220,000
Use: 3 Bdrm Colonial, Lot: 5940sf
Prior Sale: $175,000 (04/17)

358 FISHER RD **$625,000**
B: Joyel Ditomasso & Tina Ditomasso
S: Normandin Group LLC
Book/Page: 10365/20, Date: 06/29/22
Mtg: Millbury National Bk $500,000
Type: Adj

27-29 FULTON ST **$415,000**
B: Jose J Godoy-Najera & Lara A Peregrino-Godoy
S: Mabia Tavares Tr, Tr for Mabia Tavarez T
Book/Page: 10364/236, Date: 06/29/22
Mtg: Seacoast Mortgage Cor $407,483
Use: 2-Family Mlti-unt Blg, Lot: 3719sf
Prior Sale: $172,000 (12/16)

62 HARTFORD ST **$400,000**
B: Molina Landmark LLC
S: Frederick J Benoit
Book/Page: 10363/160, Date: 06/28/22
Mtg: Avidia Bank $300,000
Use: 3-Family Family Flat, Lot: 6000sf

128-130 HIGH ST **$440,000**
B: Manuel Jaime
S: Hanssel Mejia & Natalia Mejia
Book/Page: 10361/273, Date: 06/24/22
Use: 3-Family Mlti-unt Blg, Lot: 7050sf
Prior Sale: $350,000 (12/20)

85 KENNEDY AVE **$413,000**
B: Carlyle R Baptiste & Vivian Surprise-Hyppolite
S: Matthew M Wing & Terry Wing
Book/Page: 10366/20, Date: 06/30/22
Mtg: Main Street Bank (MA) $392,350
Use: 3 Bdrm Ranch, Lot: 10800sf
Prior Sale: $255,000 (11/17)

96 LAUREL ST **$100,000**
B: 96R Laurel LLC
S: Bertnell Realty Inc
Doc#: 000000000012424, Date: 06/21/22
Mtg: RCN Capital LLC $100,000
Use: 1 Bdrm Conventional, Lot: 2758sf
Prior Sale: $65,000 (12/21)

164 LEIGHTON ST **$324,900**
B: Farrah Beaubrun & Martin Keeler
S: Tina M Kreidler Tr, Tr for Kreidler FT
Book/Page: 10362/195, Date: 06/27/22
Mtg: Envoy Mtg LTD $308,655
Use: 4 Bdrm Colonial, Lot: 14701sf

281 LUNENBURG ST **$263,273**
B: Gleison Rocha
S: Peter E Knox Tr, Tr for Lemac RT
Book/Page: 10360/345, Date: 06/24/22
Mtg: Steven A Ross $200,000
Use: Restaurant/bar, Lot: 23585sf
Prior Sale: $250,000 (12/11)

335 MADISON ST **$335,000**
B: Angel Rodriguez & Jovita Lozano-Rodriguez
S: Thomas C Wade
Book/Page: 10361/102, Date: 06/24/22
Mtg: Seacoast Mortgage Cor $328,932
Use: 2-Family Mlti-unt Blg, Lot: 9805sf

MAIN ST **$35,000**
B: Kelly Selin & Michael Selin
S: Daniel Lacruz Tr, Tr for Casa Del Rio RT
Book/Page: 10362/281, Date: 06/27/22

220 MILK ST **$318,000**
B: Matthew E Brench & Rebecca J Brench
S: Daniel S Jones
Book/Page: 10365/161, Date: 06/30/22
Mtg: Rollstone Bk & Tr $293,000
Use: 3 Bdrm Conventional, Lot: 7500sf

863 MOUNT ELAM RD **$630,000**
B: Matthew L Thompson & Martha M Thompson
S: David M Barone & Joanne I Barone
Book/Page: 10362/352, Date: 06/27/22
Mtg: Prestige Home Mtg LLC $504,000
Use: 3 Bdrm Colonial, Lot: 87120sf

33 PATTON ST **$315,500**
B: Bernadette M Bisson
S: Lee A Preville
Book/Page: 10365/326, Date: 06/30/22
Mtg: Fairway Ind Mtg $166,000
Use: 3 Bdrm Conventional, Lot: 2830sf

192 PEARL ST **$285,000**
B: FSU Fndtn Supporting Org
S: James Idaris
Book/Page: 10360/267, Date: 06/23/22
Use: 4 Bdrm Colonial, Lot: 6811sf

34 PLAIN ST **$305,000**
B: Jaqueline White-Forest & Zachary P Forest
S: Chad Armstrong & Kelly Armstrong
Book/Page: 10365/137, Date: 06/30/22
Mtg: Sierra Pacific Mtg $305,000
Use: 3 Bdrm Cape Cod, Lot: 6614sf
Prior Sale: $225,000 (05/18)

126 SADDLEBRED RD U:126 ..... **$378,000**
B: Francis A Bastine 3rd & Rene A Bastine
S: Donna M Little
Book/Page: 10365/286, Date: 06/30/22
Mtg: Total Mtg Svcs $264,600
Use: 2 Bdrm Condo
Prior Sale: $254,900 (08/18)

23 SAMUEL ST **$380,000**
B: Glenda Alvarez-Sorto & Dale E Morson
S: Martha Clark & Clifton C Clark
Book/Page: 10363/354, Date: 06/28/22
Mtg: Rockland Tr Co $361,000
Use: 4 Bdrm Colonial, Lot: 9645sf
Prior Sale: $217,000 (08/15)

535 SOUTH ST U:9-4B **$238,000**
B: Ronei F Rezende
S: Efone M Darocha
Book/Page: 10361/169, Date: 06/24/22
Mtg: Home Point Finl Corp $190,400
Use: 2 Bdrm Condo
Prior Sale: $148,000 (08/18)

945 WATER ST **$295,000**
B: Nick Alecon
S: Arnold Dumay Jr
Book/Page: 10363/214, Date: 06/28/22
Mtg: United Wholesale Mtg $289,656
Use: 2-Family Duplex, Lot: 4378sf
Prior Sale: $80,000 (05/19)

WEST ST L:1-17 ..... **$585,000**
B: Brian Whalen
S: Christa Little & Kurtis D Little
Book/Page: 10361/221, Date: 06/24/22

WEST ST L:II23 ..... **$585,000**
B: Brian Whalen
S: Christa Little & Kurtis D Little
Book/Page: 10361/221, Date: 06/24/22

391 WESTMINSTER HILL RD **$328,000**
B: Sarah K Dionne & Jennifer M Hemenway
S: Madeline E Bishop
Book/Page: 10364/174, Date: 06/29/22
Mtg: Fidelity Cp Bk $311,600
Use: 2 Bdrm Ranch, Lot: 19886sf
Prior Sale: $255,000 (11/21)

44 WINTER ST **$477,500**
B: EF Realty LLC
S: Mark E Leblanc & Carol I Leblanc
Book/Page: 10364/359, Date: 06/29/22
Mtg: Somerset Ventures LLC $420,000
Use: Apartment Bldg - 4-8 Units, Lot: 21817sf

31-33 WORCESTER ST **$480,000**
B: Ana B Cruz-Mejia
S: Son&Tes Realty LLC
Book/Page: 10361/304, Date: 06/24/22
Mtg: Equity Prime Mtg $471,306
Use: Apartment Bldg - 4-8 Units, Lot: 5322sf
Prior Sale: $287,900 (12/20)

Leominster

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	147	127
Median Price	$365,000	$380,000

▶ REAL ESTATE SALES

162 10TH ST **$260,000**
B: First Landing Invs LLC
S: Timothy J Garrett & Sheila M Garrett
Book/Page: 10365/7, Date: 06/29/22
Use: 3 Bdrm Conventional, Lot: 4955sf

162 10TH ST **$300,500**
B: KM U2 Realty LLC
S: First Landing Invs LLC
Book/Page: 10365/64, Date: 06/30/22
Use: 3 Bdrm Conventional, Lot: 4955sf
Prior Sale: $260,000 (06/22)

78 BETH AVE **$380,000**
B: Aline Honorato-Silva & Fernando Lopes-Dias
S: Rebecca L Hoyt & Adam J Ryan
Book/Page: 10363/240, Date: 06/28/22
Mtg: First Natl Bank Trini $304,000
Use: 3 Bdrm Raised Ranch, Lot: 12600sf
Prior Sale: $245,000 (08/18)

43 BROWN AVE **$650,000**
B: Julia M Capone & Joseph Goncalves
S: Leon J VanMolle & Kristin E VanMolle
Book/Page: 10365/307, Date: 06/30/22
Mtg: Fidelity Cp Bk $560,000
Use: 4 Bdrm Cape Cod, Lot: 52272sf

88 CENTRAL ST **$268,000**
B: 137 George Hill LLC
S: Della Gagnon
Book/Page: 10364/261, Date: 06/29/22
Mtg: David R Hegarty $338,250
Use: 3-Family Family Flat, Lot: 3258sf

32 HANOVER ST **$375,000**
B: Richard Tuttle & Dorothy Tuttle
S: Albee Joseph Est & Mary E Mullahy
Book/Page: 10361/45, Date: 06/24/22
Use: 2 Bdrm Cape Cod, Lot: 12836sf

17 LAUREL ST **$625,000**
B: Leslie J Greene
S: Abdallah Aladam
Book/Page: 10360/320, Date: 06/24/22
Mtg: Homebridge Financial $575,141
Use: 3-Family Family Flat, Lot: 5200sf
Prior Sale: $470,000 (04/21)

54 MAIN ST U:B2 ..... **$115,000**
B: 54 Main St Unit B2 RT
S: Martha A Faulkner Tr, Tr for Longtail RT
Book/Page: 10365/278, Date: 06/30/22
Use: Office Condo Unit

739 MAIN ST **$325,000**
B: Sonia E Funes-Marquez & Mario E Funes-Granados
S: Edgar N Funes
Book/Page: 10365/367, Date: 06/30/22
Mtg: Guaranteed Rate Inc $292,500
Use: 3 Bdrm Conventional, Lot: 13962sf
Prior Sale: $245,000 (09/18)

615 N MAIN ST **$360,000**
B: Michel Viana
S: Charlotte N Asanji
Book/Page: 10364/50, Date: 06/29/22
Mtg: United Wholesale Mtg $342,000
Use: 3 Bdrm Conventional, Lot: 2687sf
Prior Sale: $86,000 (05/15)

6 PHILLIPS ST U:6 ..... **$359,000**
B: Ama Addison-Eshun & Collins Kyei
S: Patricia M Sardelis
Book/Page: 10363/49, Date: 06/27/22
Mtg: Hunt Mortgage $352,497
Use: 2 Bdrm Condo
Prior Sale: $250,000 (03/18)

79 PRIEST ST **$430,000**
B: Edwin S Gonzalez & Redoika F Gonzalez
S: Travis R Vallee & Kelly L Vallee
Book/Page: 10364/190, Date: 06/29/22
Mtg: Cross Country Mtg Inc $402,930
Use: 2 Bdrm Raised Ranch, Lot: 10509sf

144 SAMOSET DR **$655,000**
B: David Terry & Maria C Pelesoris
S: Joseph Frawley 3rd & Jennifer Frawley
Book/Page: 10365/212, Date: 06/30/22
Mtg: United Wholesale Mtg $630,000
Use: 3 Bdrm Colonial, Lot: 12626sf
Prior Sale: $372,480 (02/16)

144 UNION ST **$339,000**
B: Jorge O Bonino & Adriana L Lucero
S: Matthew Scales
Book/Page: 10360/245, Date: 06/23/22
Mtg: Clinton Svgs Bk $271,200
Use: 2-Family Two Family, Lot: 13627sf
Prior Sale: $180,000 (10/18)

60 WEBBER ST **$350,000**
B: Timothy J Krikorian
S: Ratanak Chum
Book/Page: 10362/284, Date: 06/27/22
Mtg: HarborOne Mortgage $332,500
Use: 3 Bdrm Ranch, Lot: 7525sf
Prior Sale: $165,000 (06/19)

Lunenburg

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	48	50
Median Price	$397,500	$430,000

▶ REAL ESTATE SALES

26 BROOKVIEW TER **$905,000**
B: Ryan Jerome & Courtney Jerome
S: Bruce P Hallett
Book/Page: 10361/19, Date: 06/24/22
Use: 2 Bdrm Cape Cod, Lot: 16988sf

372 FLAT HILL RD **$760,000**
B: Daniel J Carlozzi
S: Matson Homes 2 Inc
Book/Page: 10363/27, Date: 06/27/22
Mtg: Total Mtg Svcs $646,000

136 LEOMINSTER RD **$585,000**
B: Brian Whalen
S: Christa Little & Kurtis D Little
Book/Page: 10361/221, Date: 06/24/22
Mtg: American Ngbd Mtg Acc $468,000
Use: 4 Bdrm Conventional, Lot: 11761sf
Prior Sale: $225,000 (03/16)

98 OLD FARM RD **$630,000**
B: Will Godsey & Rachel Godsey
S: Jeremy A Madore & Jennifer M Madore
Book/Page: 10365/350, Date: 06/30/22
Mtg: Evolve B&T $472,500
Use: 4 Bdrm Cape Cod, Lot: 41382sf
Prior Sale: $450,000 (06/17)

367 WHALOM RD **$515,000**
B: Haaim Toveem Prop LLC
S: Michael R Larouche Tr, Tr for Larouche-Sullivan FT
Book/Page: 10362/329, Date: 06/27/22
Mtg: Enterprise Bk & Tr Co $345,000
Use: Apartment Bldg - 4-8 Units, Lot: 39988sf

Westminster

MARKET STATISTICS THROUGH MAY

	YTD 2021	YTD 2022
Number of 1-Fam Sales	34	32
Median Price	$367,500	$425,000

▶ REAL ESTATE SALES

27 BOURGEOIS TER **$1,200,000**
B: Denise T Li & Matthias E Kersten
S: Robert P Bourgeois & Roselind J Bourgeois
Book/Page: 10360/279, Date: 06/23/22
Mtg: Broker Solutions Inc $960,000
Use: Mixed Use-prim Res & Rec, Lot: 512453sf

184 MAIN ST **$350,000**
B: Elizabeth N Leger & Josian J Rodriguez
S: Justin L Metsch
Book/Page: 10361/52, Date: 06/24/22
Use: 3 Bdrm Ranch, Lot: 33977sf
Prior Sale: $190,000 (06/16)

141 N COMMON RD **$655,000**
B: Kevin A Doyle & Holly A Doyle
S: Peter J Thomann & Lisa C Thomann
Book/Page: 10363/197, Date: 06/28/22
Mtg: Total Mtg Svcs $524,000
Use: 3 Bdrm Colonial, Lot: 268516sf
Prior Sale: $481,800 (01/20)

169 N COMMON RD **$720,000**
B: BGRS Relocation Inc
S: Michael C Underwood & Jennefer L Underwood
Book/Page: 10361/69, Date: 06/24/22
Use: 3 Bdrm Colonial, Lot: 43996sf
Prior Sale: $489,900 (04/20)

169 N COMMON RD **$720,000**
B: Michael Plooster & Nada Plooster
S: BGRS Relocation Inc
Book/Page: 10361/71, Date: 06/24/22
Mtg: JPMorgan Chase Bank $540,000
Use: 3 Bdrm Colonial, Lot: 43996sf
Prior Sale: $489,900 (04/20)

3 OLD COUNTY RD **$57,000**
B: Georgieanna Faiola
S: Anthony M Faiola & Georgieanna Faiola
Book/Page: 10362/101, Date: 06/27/22
Mtg: Leominster CU $330,000
Type: Adj
Use: 4 Bdrm Ranch, Lot: 43996sf
Prior Sale: $231,000 (12/13)

THEODORE DR L:I8 ..... **$7,400,000**
B: New England Sheets LLC
S: Westminster Bus Pk LLC Tr, Tr for Ind Dr Title Hldg T
Book/Page: 10361/161, Date: 06/24/22

21 W HILL DR U:D **$219,000**
B: Thomas Cunningham
S: Stephen Sala
Book/Page: 10362/215, Date: 06/27/22
Use: 2 Bdrm Condo
Prior Sale: $165,000 (08/19)

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Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BARNSTABLE

Centerville

COLBY, Cassandra L, 212 Harbor Hills Rd, Centerville, 02632-3616 D:07/08/22 Case#: 22-10963

Sandwich

BEALE, Felicia A, 2 Terrapin Rdg, Sandwich, 02563 D:07/06/22 Case#: 22-10942

BRISTOL FALL RIVER

Fall River

VENANCIO, Melanie L, 121 Last St U:2, Fall River, 02724-1734 D:07/05/22 Case#: 22-10937

ESSEX NORTH

Methuen

MIRANDA, Fabio D, 174 Broadway, Methuen, 01844-3841 D:07/04/22 Case#: 22-40499

North Andover

GIRARD, Judith L, 56 Waverley Rd, North Andover, 01845 D:07/06/22 Case#: 22-40503

ESSEX SOUTH

Danvers

ROMANO-SILVA, Abraham, 11 Riverside Ave U:12, Danvers, 01923 D:07/06/22 Case#: 22-10945

Lynn

CURLEY, Richard, 81 Dearborn Ave, Lynn, 01905-1974 D:07/06/22 Case#: 22-10950

EXAVIER, Marie Ange, 15 Dorinda Cir, Lynn, 01902 D:07/08/22 Case#: 22-10960

Rockport

VANTREASE, Paulette M, 1 Charte Ct, Rockport, 01966-1658 D:07/06/22 Case#: 22-10940

Salem

BURRELL, James R, 1000 Loring Ave, Salem, 01970-4253 D:07/08/22 Case#: 22-10956

HAMPDEN

Holyoke

NOUEL, Rafael B, 17 Beacon Ave, Holyoke, 01040-2449 D:07/07/22 Case#: 22-30240

Springfield

GENTILE, Edward T, 209 Pondview Dr, Springfield, 01118 D:07/06/22 Case#: 22-30236

MIDDLESEX NORTH

Billerica

MCDONALD, Joseph, 147 Rangeway Rd, Billerica, 01862-2006 D:07/04/22 Case#: 22-40500

MIDDLESEX SOUTH

Malden

TRAN, Tam Minh, 399 Salem St, Malden, 02148-4347 D:07/08/22 Case#: 22-10961

NORFOLK

Braintree

GSG CONSTRUCTION INC, 58 Poulos Rd, Braintree, 02184 D:07/06/22 Case#: 22-10948

PLYMOUTH

Lakeville

SULLIVAN, Sharon A, 16 Heritage Hill Dr, Lakeville, 02347-1919 D:07/07/22 Case#: 22-10955

SUFFOLK

Revere

COHEN, Shaina M, 255 Revere St, Revere, 02151-4619 D:07/06/22 Case#: 22-10941

West Roxbury

KLADOV, Igor A, 270 Spring St, West Roxbury, 02132-5009 D:07/02/22 Case#: 22-10936

WORCESTER

Brookfield

SNOW, Amanda T, 3 Wells Rd, Brookfield, 01506-1705 D:07/08/22 Case#: 22-40506

Worcester

HECKMAN, Margaret T, 1060 Main St, Worcester, 01603-2401 D:07/06/22 Case#: 22-40502

RAPOSA, Jason, 40 Dillon St, Worcester, 01604-4546 D:07/07/22 Case#: 22-40504

Chapter 13 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These allow for an adjustment of debt. An individual with a regular income proposes a plan to pay off debts from future earnings over a period of time between three to five years. Usually these payments are in full satisfaction of the debt, but may be a percentage of them. Upon completion, the debtor receives a discharge of all debts covered by the plan except child support and alimony, if applicable.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#)

BRISTOL FALL RIVER

Fall River

FERRO, Jeremy J, 102 Kellogg St, Fall River, 02724 D:07/06/22 Case#: 22-10943

GREEN, Michael T, 174 Laurel St, Fall River, 02724-3008 D:07/08/22 Case#: 22-10959

BRISTOL NORTH

Taunton

PONGNON, Johnny, 501 Bay St, Taunton, 02780 D:07/06/22 Case#: 22-10949

ESSEX SOUTH

Danvers

NORBAKA, Michelle, 9 Prince St, Danvers, 01923-1432 D:07/06/22 Case#: 22-10944

HAMPDEN

Hampden

JOHNSON, Desirae, 303 Scantic Rd, Hampden, 01036-9651 D:07/07/22 Case#: 22-30239

Holyoke

CAPUTO, David A, 903 Dwight St, Holyoke, 01040-4113 D:07/07/22 Case#: 22-30237

Springfield

LARAE-HAWK, Gina, 139 Balboa Dr, Springfield, 01119 D:07/07/22 Case#: 22-30238

HAMPSHIRE

Ware

BAXTER, Aaron L, 50 Coffey Hill Rd, Ware, 01082-9419 D:07/06/22 Case#: 22-30235

MIDDLESEX SOUTH

Newton

GRAVLIN, Wayne C, 29 Beaconwood Rd, Newton, 02461-1104 D:07/06/22 Case#: 22-10951

North Reading

POTHIER, James, 16 Burditt Rd, North Reading, 01864-2115 D:07/06/22 Case#: 22-10952

NORFOLK

Braintree

LE, Hien Kim, 60 Thetford Ave, Braintree, 02184-7310 D:07/07/22 Case#: 22-10953

Randolph

CHAUDRY, Marie Yves, 103 Morgan St, Randolph, 02368-2221 D:07/06/22 Case#: 22-10947

Stoughton

MACKENZIE, Jill R, 9 Fiorello Rd, Stoughton, 02072-4005 D:07/08/22 Case#: 22-10958

Walpole

TEAHAN, Paul F, 520 Common St, Walpole, 02081-3133 D:07/06/22 Case#: 22-10946

Weymouth

MACKENZIE, Kevin J, 480 Union St, Weymouth, 02190-3151 D:07/08/22 Case#: 22-10957

SUFFOLK

Dorchester

BRUNO, Antonio P, 59 Sumner St U:A, Dorchester, 02125-3417 D:07/08/22 Case#: 22-10962

Mattapan

SMITH, Deidre Y, 90 Mattapan St, Mattapan, 02126-3144 D:07/07/22 Case#: 22-10954

WORCESTER

Auburn

MCDONALD, Kelli A, 9 Coachman Ln, Auburn, 01501-1803 D:07/05/22 Case#: 22-40501

Hopedale

DEVORE, David L, 65 Laurelwood Dr U:65, Hopedale, 01747 D:07/08/22 Case#: 22-40505

Chapter 11 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are reorganizations usually used by a business (may be used by an individual) to rehabilitate rather than to liquidate. Debtors propose a plan to reorganize their financial affairs and satisfy their creditors. This plan must be accepted by the creditors and approved by the court.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

MIDDLESEX SOUTH

Cambridge

GENOCEA BIOSCIENCES INC, 100 Acorn Park Dr, Cambridge, 02140-2303 D:07/05/22 Case#: 22-10938

Federal Tax Liens

Filed: Clerk's Office, US District Court, Boston.

Liens are placed by the Department of the Treasury, Internal Revenue Service, on the property, real or personal, of any taxpaying entity deemed to be in default on taxes. Releases are not published.

The name and address of the taxpayer and filing date (D) of the lien is listed; the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) follows. If more than one tax is owed, the amount shown is the total of all amounts assessed.

Types of tax include

941 FICA and Withholding Tax;
940 Federal Unemployment Tax;
1040 Individual Income Tax;
2290 Highway Use Tax;
1120 Corporate Tax;
720 Excise Tax.

BARNSTABLE

Barnstable

SULLIVAN, Jeremiah D & Lea M Sullivan, 39 Desires Ln, Barnstable, 02668-1366 D:06/27/22 Tax:1040 Amt:$12,240

Chatham

BRIGHTON, Nigel J & Amanda J Brighton, 364 Old Harbor Rd, Chatham, 02633-2374 D:06/27/22 Tax:1040 Amt:$82,761

Mashpee

JONES, Errick D & Carol A Jones, 34 Wilann Rd, Mashpee, 02649-2714 D:06/27/22 Tax:1040 Amt:$1,679

Yarmouth

FLYNN, Raymond, 50 Katharyn Michael Rd, Yarmouth, 02675-2434 D:06/27/22 Tax:1040 Amt:$90,701

FRANKLIN, David, PO Box 571, Yarmouth, 02673 D:06/27/22 Tax:1040 Amt:$58,119

BRISTOL NORTH

Easton

CRAWFORD, Richard J, 15 Foundry St, Easton, 02375-1703 D:06/27/22 Tax:1040 Amt:$601,471

BRISTOL SOUTH

New Bedford

T&J FRYE TRUCKING CO, PO Box 50391, New Bedford, 02740 D:06/30/22 Tax:941 Amt:$132,128

TREELAND INC, 46 Rockdale Ave, New Bedford, 02740-1071 D:06/30/22 Tax:941 Amt:$6,642

DUKES

Tisbury

SANTOS, Reinaldo, 21 Oklahoma Ave, Tisbury, 02568-5820 D:06/27/22 Tax:1040 Amt:$25,307

WILLIAMS, Cheryle, 124 Skiff Ave, Tisbury, 02568-5555 D:06/27/22 Tax:1040 Amt:$223,312

ESSEX SOUTH

Danvers

CODE2 ACTION INC, 230 Independence Way, Danvers, 01923-3653 D:06/29/22 Tax:940, 941 Amt:$226,362

Lynn

MELANSON, Douglas, 16 Poplar St, Lynn, 01905-1109 D:06/29/22 Tax:1040 Amt:$2,978

Lynnfield

FALLON, John A & Cynthia E Fallon, 69 Bourque Rd, Lynnfield, 01940-1303 D:06/29/22 Tax:1040 Amt:$5,887

Marblehead

DUGGAN, Michael J, 2 Bowden St, Marblehead, 01945-2306 D:06/29/22 Tax:1040 Amt:$15,669

Newburyport

TAYLOR, Courtnie, 3 Helena St, Newburyport, 01950-4113 D:06/29/22 Tax:1040 Amt:$75,964

Salem

WC CONSTRUCTION INC, 90 Summer St, Salem, 01970-3030 D:06/29/22 Tax:941 Amt:$9,940

Saugus

PENNEY, Daisy E, PO Box 1106, Saugus, 01906 D:06/29/22 Tax:1040 Amt:$3,140

HAMPDEN

Agawam

KUDLIC BROS INC, 491-B Springfield St, Agawam, 01030-2158 D:06/29/22 Tax:941 Amt:$39,790

HAMPSHIRE

Southampton

TOUCHETTE, Charles T, 62 White Loaf Rd, Southampton, 01073-9251 D:06/27/22 Tax:1040 Amt:$38,436

MIDDLESEX NORTH

Lowell

BEDOYA, Angela M, 18-R Pleasant St U:1, Lowell, 01852-2329 D:06/28/22 Tax:1040 Amt:$221,431

MIDDLESEX SOUTH

Framingham

ASVADI, Shahla & Iradj Moradi, 1500 Worcester St, Framingham, 01701 D:06/28/22 Tax:1040 Amt:$127,702

Malden

GILES, Raymond N, 21 Como St, Malden, 02148-2001 D:06/28/22 Tax:1040 Amt:$8,814

HUSAIN, Jawad M, 4 Stone Ln, Malden, 02148-1550 D:06/28/22 Tax:1040 Amt:$3,395

Wakefield

CODE2 ACTION INC, 27 Water St, Wakefield, 01880-3032 D:06/28/22 Tax:940, 941 Amt:$226,362

Wayland

MANNARINO, Stephen H & Tina C Mannarino, 77 Plain Rd, Wayland, 01778-2311 D:06/28/22 Tax:1040 Amt:$198,557

Woburn

KAUL GROUP LLC, 1 Presidential Way, Woburn, 01801-8507 D:06/28/22 Tax:1120, 940 Amt:$12,768

VOLPE, Marissa, 3 Packard St, Woburn, 01801-3703 D:06/28/22 Tax:1040 Amt:$51,937

NORFOLK

Brookline

DEVLIN, Gerald F & Elizabeth M Devlin, 533 Boylston St, Brookline, 02445-5701 D:06/28/22 Amt:$20,055

SHAER, Richard, 1685 Beacon St, Brookline, 02445-4434 D:06/28/22 Tax:1040 Amt:$10,104

Holbrook

THERENCIEL, Sabine, 30 Belair Dr, Holbrook, 02343-1886 D:06/28/22 Tax:1040 Amt:$108,852

Quincy

OSBORNE, Matthew & Farrah E Osborne, 10 Watkins St, Quincy, 02170-3114 D:06/28/22 Tax:1040 Amt:$24,740

PLYMOUTH

Scituate

DOYLE Sr, Glenn A, 67 Greenfield Ln, Scituate, 02066-4523 D:06/27/22 Tax:1040 Amt:$27,759

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Hyannis

GONCALVES, Luciana, 800 Bearses Way, Hyannis, 02601-2234 D:06/27/22 Amt:$5,682

KELLEY, Douglas, 239 Iyannough Rd, Hyannis, 02601-2032 D:06/27/22 Amt:$11,752

Marstons Mills

ALBANO Jr, Dominick, 26 Waterford Dr, Marstons Mills, 02648-1800 D:06/27/22 Amt:$98,500

BERKSHIRE NORTH

Windsor

LAFRANCE, Joanne, 625 Route 9, Windsor, 01270-9277 D:06/27/22 Amt:$44,018

LAFRANCE, Kirt, 625 Route 9, Windsor, 01270-9277 D:06/27/22 Amt:$44,018

BRISTOL NORTH

Seekonk

TIFT, David, 9 Appaloosa Ct, Seekonk, 02771-1215 D:06/27/22 Amt:$4,967

TIFT, Denise, 9 Appaloosa Ct, Seekonk, 02771-1215 D:06/27/22 Amt:$4,967

DUKES

Tisbury

MACIEL&SONS INC, 15 Merchants Ct, Tisbury, 02568-6321 D:06/27/22 Amt:$156,141

ESSEX NORTH

Lawrence

CAVALLO RESTAURANT&DINER, 297 S Broadway, Lawrence, 01843-2631 D:06/27/22 Amt:$11,531

CAVALLOOLIVERO, Luis, 312 Water St, Lawrence, 01841-5132 D:06/27/22 Amt:$11,531

ESSEX SOUTH

Amesbury

DWAN, Kelly, 133 Haverhill Rd, Amesbury, 01913-2108 D:06/27/22 Amt:$36,445

Beverly

REUTER, Suzanne, 39 Dodge St, Beverly, 01915-1705 D:06/27/22 Amt:$6,083

THISTLE, Diane, 501 Manor Rd, Beverly, 01915-6201 D:06/27/22 Amt:$8,269

Haverhill

DOYLE, Shawn, 689 Main St, Haverhill, 01830-2697 D:06/27/22 Amt:$561

MICHITSON, Matthew R, 51 Altamont St, Haverhill, 01832-3846 D:06/27/22 Amt:$51,868

SILVA, Victor, 293 N Broadway, Haverhill, 01832-1922 D:06/27/22 Amt:$32,031

SILVA, Virginia, 293 N Broadway, Haverhill, 01832-1922 D:06/27/22 Amt:$6,379

SMITH, Adam, 80 Wingate Ave, Haverhill, 01832-4728 D:06/27/22 Amt:$5,606

Lynn

DEMOSTHENE, Kettia, 111 Green St, Lynn, 01902-3064 D:06/27/22 Amt:$11,373

Lynnfield

GLENNON, Edward & Edward F Glennon, 266 Pillings Pond Rd, Lynnfield, 01940-1364 D:06/27/22 Amt:$17,809

Marblehead

DIGITAL SURPLUS INC, 14 Maverick St, Marblehead, 01945-2220 D:06/27/22 Amt:$4,850

ROBINS, Christopher, 133 Jersey St, Marblehead, 01945-1346 D:06/27/22 Amt:$49,900

Newburyport

COOPER, Linda, 70-1/2/ Lime St, Newburyport, 01950-2927 D:06/27/22 Amt:$57,009

STONER, Wayne, 18 Woodman Way, Newburyport, 01950-3524 D:06/27/22 Amt:$6,374

STONER, Wayne, 18 Woodman Way, Newburyport, 01950-3524 D:06/27/22 Amt:$10,701

Peabody

FOYE BEVERAGE CORP, 474 Lowell St, Peabody, 01960-1341 D:06/27/22 Amt:$17,728

Rockport

KHOURY, Matthew, 18 Hodgkins Rd, Rockport, 01966-2044 D:06/27/22 Amt:$10,368

KHOURY, Rosa & Matthew Khoury, 18 Hodgkins Rd, Rockport, 01966-2044 D:06/27/22 Amt:$10,368

Swampscott

MILLETTE, Peter S, 67 Franklin Ave, Swampscott, 01907-1144 D:06/27/22 Amt:$4,698

FRANKLIN

Orange

WELLINGTON, Laure, 276 N Main St, Orange, 01364-1022 D:06/27/22 Amt:$15,378

HAMPDEN

Holyoke

ERICKSON, Jason, 6 Maple St, Holyoke, 01020-2627 D:06/27/22 Amt:$5,430

FITZ, David, 16 Tokeneke Rd, Holyoke, 01040-2814 D:06/27/22 Amt:$11,701

Springfield

CHURCHILL, George, 178 Jasper St, Springfield, 01109-1612 D:06/27/22 Amt:$6,191

CUMMINGS, Derek, 9 Montcalm St, Springfield, 01151-1613 D:06/27/22 Amt:$5,324

RUSSELL, Thomas, 207 Osborne Ter, Springfield, 01104-1523 D:06/27/22 Amt:$16,463

HAMPSHIRE

Belchertown

CHARTIER, Gregory, 86 Mountain View Dr, Belchertown, 01007-9341 D:06/27/22 Amt:$3,267

MIDDLESEX NORTH

Lowell

MCISAAC, Joseph, 3 River Pl U:A1202, Lowell, 01852-1006 D:06/27/22 Amt:$14,624

Westford

GHANTA, Murali, 4 Woolsack Dr U:1, Westford, 01886-2645 D:06/27/22 Amt:$5,004

MIDDLESEX SOUTH

Acton

BRADY, Jane, 12 Mallard Rd, Acton, 01720-2823 D:06/27/22 Amt:$7,307

Arlington

GALPIN, Loree, 29 Acton St, Arlington, 02476-6012 D:06/27/22 Amt:$6,092

Ashland

MACINTOSH, Alan, 35 Cherry St, Ashland, 01721-1143 D:06/27/22 Amt:$151,296

MACINTOSH, Paponake, 35 Cherry St, Ashland, 01721-1143 D:06/27/22 Amt:$8,554

Belmont

HORIZON INTL TRADE INC, 385 Concord Ave, Belmont, 02478-3036 D:06/27/22 Amt:$5,004

PETURSSON, Sheryl, 430 Common St, Belmont, 02478-2704 D:06/27/22 Amt:$19,866

Everett

DAFONSECA, Laecio, 246 Main St, Everett, 02149-5702 D:06/27/22 Amt:$8,953

MITCHELL, Sandy, 197 Broadway, Everett, 02149-2424 D:06/27/22 Amt:$21,161

Hudson

STEERE, Jeff, 53 Priest St, Hudson, 01749-1735 D:06/27/22 Amt:$12,896

Lexington

GOLDBERG, Terri, 177 E Emerson Rd, Lexington, 02420-2135 D:06/27/22 Amt:$37,390

Malden

DASILVEIRA, Roberto S, 48 Wolcott St, Malden, 02148-2811 D:06/27/22 Amt:$11,777

DASILVEIRA, Roberto S, 48 Wolcott St, Malden, 02148-2811 D:06/27/22 Amt:$20,694

Marlborough

BISHOP, Donald & Donald A Bishop, 100 Violetwood Cir, Marlborough, 01752-6493 D:06/27/22 Amt:$14,045

BISHOP, Patricia & Patricia A Bishop, 100 Violetwood Cir, Marlborough, 01752-6493 D:06/27/22 Amt:$14,045

NASUTI, Nicholas, 95 Shawmut Ave, Marlborough, 01752-2988 D:06/27/22 Amt:$18,306

Melrose

VIVIAN, David, 64 Granite St, Melrose, 02176-5019 D:06/27/22 Amt:$22,275

VLAHOULIS, Themistocles, 74 Lake Ave, Melrose, 02176-2702 D:06/27/22 Amt:$22,653

Somerville

BORGES, Rodrigo, 75 Bow St, Somerville, 02143-2921 D:06/27/22 Amt:$3,275

Sudbury

ADAMS, Robert, 98 Robert Best Rd, Sudbury, 01776-2816 D:06/27/22 Amt:$6,398

Wakefield

CHACON-MARAVILLA, Luis, 12 Spaulding St, Wakefield, 01880-1636 D:06/27/22 Amt:$4,428

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Waltham

GOLDBERG, Jeffrey, 270 Bishops Forest Dr, Waltham, 02452-8808 D:06/27/22 Amt:$37,390

WUONOLA, Mark, 48 Pine St, Waltham, 02453-5305 D:06/27/22 Amt:$67,938

Watertown

JUMPER, Brian, 31 Crawford St, Watertown, 02472-2819 D:06/27/22 Amt:$3,684

YAGCIOGLU, Hatice, 121 Nichols Ave, Watertown, 02472-4129 D:06/27/22 Amt:$92,728

Weston

MEULENKAMP, Eric, 77 Brook Rd, Weston, 02493-1766 D:06/27/22 Amt:$5,529

Woburn

HOWELL, Lynne, 900 Main St, Woburn, 01801-1507 D:06/27/22 Amt:$13,712

NORFOLK

Cohasset

DAILY PRESS JUICE BAR LLC, 132 Chief Justice Cushing Hwy, Cohasset, 02025-1204 D:06/27/22 Amt:$297,007

Franklin

MARTEL, John, 197 Pond St, Franklin, 02038-3810 D:06/27/22 Amt:$6,276

Norwood

MURRAY, Michael, 42 Highview St, Norwood, 02062-4315 D:06/27/22 Amt:$6,355

Quincy

OLESON, John, 77 Martensen St, Quincy, 02169-8037 D:06/27/22 Amt:$5,527

SMITH, James, 41 Dorchester St, Quincy, 02171-1101 D:06/27/22 Amt:$5,484

Walpole

VICTORIAS GROUP LLC & Cafe Victorias, 51 Spring St, Walpole, 02081-4303 D:06/27/22 Amt:$69,811

PLYMOUTH

Brockton

BENNETT, Arlisa, 69 Newbury St U:A31, Brockton, 02301-3862 D:06/27/22 Amt:$2,733

DION, Phyllis, 447 W Elm St, Brockton, 02301-4153 D:06/27/22 Amt:$21,524

Middleboro

CRAWFORD, Joseph, 8 Star Ave U:2, Middleboro, 02346-2428 D:06/27/22 Amt:$5,291

Norwell

DAILY PRESS JUICE BAR LLC & Tamyra S Guiney, 239 Mount Blue St, Norwell, 02061-1011 D:06/27/22 Amt:$236,169

Plymouth

ANDREWS Sr, Darren, 2 Rogers St, Plymouth, 02360-3258 D:06/27/22 Amt:$16,553

CALHOUN, Lucas & Lucas R Calhoun, 10 Westcliff Dr, Plymouth, 02360-1467 D:06/27/22 Amt:$23,882

MURPHY Jr, Joseph, 73 Long Duck Pond Rd, Plymouth, 02360-2844 D:06/27/22 Amt:$7,597

Wareham

EPPS, Christine, 5 9th St U:2, Wareham, 02571 D:06/27/22 Amt:$8,699

Whitman

EGAN, Richard, 224 South Ave, Whitman, 02382-2028 D:06/27/22 Amt:$10,100

LORING, James & TLC Complete Auto Sales, 746 Bedford St, Whitman, 02382-1104 D:06/27/22 Amt:$26,195

WORCESTER

Blackstone

HARPER, Brenda, 229 Elm St, Blackstone, 01504-1381 D:06/27/22 Amt:$20,986

Holden

SANTOS, Claribel R, 24 Paugus Rd, Holden, 01520-1749 D:06/27/22 Amt:$7,584

Northborough

TOOMEY, Lynne, 16 Shady Lane Ave, Northborough, 01532-1729 D:06/27/22 Amt:$2,302

Oxford

NOLIN, Matthew, 11 Sherwood Dr, Oxford, 01540-2437 D:06/27/22 Amt:$14,826

NOLIN, Shannon M, 11 Sherwood Dr, Oxford, 01540-2437 D:06/27/22 Amt:$8,534

Shrewsbury

BIG BOI MEAT MARKET CORP, 264 Boston Tpke, Shrewsbury, 01545-2639 D:06/27/22 Amt:$32,472

SANTIAGO, Andre, 13 Pineland Ave, Shrewsbury, 01545-4583 D:06/27/22 Amt:$3,060

VELEZ, Jose, 220 N Quinsigamond Ave, Shrewsbury, 01545-2178 D:06/27/22 Amt:$3,014

Westborough

RIVKAH ROMAN INC, 72 E Main St, Westborough, 01581-1416 D:06/27/22 Amt:$425

ROMAN, Rebecca, 72 E Main St, Westborough, 01581-1416 D:06/27/22 Amt:$102

Worcester

ALVARENGA, Maycan G, 145 Front St, Worcester, 01608-1406 D:06/27/22 Amt:$20,694

BIG BOI MEAT MARKET CORP, 43 Chandler Ct, Worcester, 01609-2405 D:06/27/22 Amt:$23,472

HOPE, Michael, 6-B Milton St, Worcester, 01605-3241 D:06/27/22 Amt:$7,445

PRITSOULIS, Helen, 26 Highland Ter, Worcester, 01602-4202 D:06/27/22 Amt:$10,089

RIVERAMENDIETA, Galo, 155 Wall St, Worcester, 01604-2940 D:06/27/22 Amt:$10,077

WORCESTER NORTH

Leominster

BIG MANIA MEAT MARKET INC, 1037 Central St, Leominster, 01453-4805 D:06/27/22 Amt:$32,472

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

BRISTOL NORTH

Taunton

PALMA, Ricardo, Taunton Plaintiff: Evelyn Martinez & Orlando Cormier D:06/30/22 Amt:$20,000

BRISTOL SOUTH

Westport

RODRIGUES, John T, Westport Plaintiff: Vaz Construction Inc D:06/29/22 Amt:$7,000

ESSEX SOUTH

Georgetown

SULLIVAN-MCCAUGHEY, S, 2 Corinthian Way, Georgetown Plaintiff: ARI T D:06/24/22 Amt:$274,985

MIDDLESEX SOUTH

Burlington

GONZALEZ, Evelyn, 60 Francis Wyman Rd, Burlington Plaintiff: Robert M Moore D:06/28/22 Amt:$135,000

Marlborough

RAYMOND DYNASTY FT & Gary Raymond Tr, 43 Chase Rd, Marlborough Plaintiff: Mckendall Restoration LLC D:06/23/22 Amt:$66,189

NORFOLK

Dedham

GREEN, Joseph, 19 Ardmore Rd, Dedham Plaintiff: Bruno PC D:06/24/22 Amt:$14,436

Foreclosure Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (Bk/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

BERKSHIRE MIDDLE

Pittsfield

08/02/22 01:00 PM 41 Burbank St
Owner:Trottier Donna M Est
Lender:Board Of Health Deposit:$10,000
Doc#:* D:08/05/86
Source:Berkshire Eagle (07/05/22)
Atty:Lyon & Fitzpatrick Llp 413-536-4000

BERKSHIRE NORTH

North Adams

07/28/22 01:00 PM 62-64 Charles St
Owner:Stephanie C Rufo
Lender:Adams Community Bank Deposit:$5,000
Doc#:* D:06/03/16
Source:Berkshire Eagle (07/05/22)
Atty:Hashim & Spinola 413-499-1304

08/02/22 01:00 PM 80 Elmwood Ave
Owner:Donald E Washburn
Lender:PHH US Mortgage Deposit:$5,000
Doc#:* D:05/07/18
Source:Berkshire Eagle (07/06/22)
Atty:Korde & Associates Pc 978-256-1500

BERKSHIRE SOUTH

Great Barrington

07/27/22 11:00 AM 140 Castle Hill Ave
Owner:Jonathan Hirsch
Lender:Lee Bank Deposit:$10,000
Doc#:* D:11/02/10
Source:Berkshire Eagle (07/01/22)
Atty:Hunter Graziano & Disanti 413-243-0789

ESSEX SOUTH

Georgetown

07/26/22 12:00 PM 231 W Main St
Owner:David J Leblanc
Lender:US Bank NA Deposit:$5,000
Bk/Pg:25087/175 D:11/11/05
Source:Haverhill Gazette (06/30/22)
Atty:Korde & Associates Pc 978-256-1500

Hamilton

07/21/22 03:00 PM 40 Lake Dr
Owner:Jon F Sanford
Lender:US Bank NA Deposit:$5,000
Bk/Pg:27194/513 D:07/24/07
Source:Salem Evening News (06/30/22)
Atty:Demerle Hoeger Llp 617-337-4444

Haverhill

07/26/22 01:00 PM 57 Frances St
Owner:Robert E Patnaude
Lender:US Bank NA Deposit:$5,000
Doc#:438767 D:05/05/04
Source:Haverhill Gazette (06/30/22)
Atty:Korde & Associates Pc 978-256-1500

HAMPDEN

Chicopee

07/28/22 01:00 PM 79 Wallace Ave
Owner:Barbara G Boucher
Lender:Westfield Bank Successor Deposit:$5,000
Bk/Pg:19006/120 D:11/17/11
Source:Republican (the) (06/30/22)
Atty:Harmon Law Offices Pc 617-558-0500

Southwick

07/28/22 12:00 PM 4 Pearl Brook Rd
Owner:Gary R Allen Jr
Lender:Freedom Mortgage Corp Deposit:$5,000
Bk/Pg:21147/458 D:04/16/16
Source:Republican (the) (06/30/22)
Atty:Harmon Law Offices Pc 617-558-0500

MIDDLESEX NORTH

Lowell

07/21/22 10:00 AM 55 Wamesit St
Owner:Token Multi Services Corp
Lender:Robert W Jacobs Deposit:$5,000
Bk/Pg:29972/63 D:04/21/16
Source:Sun (the) (06/30/22)
Atty:Plunkett & Plunkett 978-458-6162

Tyngsboro

07/27/22 11:00 AM 4 Rello Way
Owner:Joel Morton
Lender:Wells Fargo Bank NA Deposit:$1
Bk/Pg:19326/66 D:09/28/05
Source:Sun (the) (06/29/22)
Atty:Zzz

MIDDLESEX SOUTH

Cambridge

07/22/22 01:00 PM 372 Concord Ave
Owner:372 Concord Avenue LLC
Lender:G Capital LLC Deposit:$10,000
Doc#:* D:05/19/21
Source:Boston Herald (07/07/22)
Atty:Richard J Omar 781-331-9333

PLYMOUTH

Abington

08/11/22 02:00 PM 40 Bedford St
Owner:Jason Bloom
Lender:Newrez LLC Deposit:$5,000
Doc#:* D:08/21/19
Source:Brockton Enterprise (07/07/22)
Atty:Bendett & Mchugh Pc 860-677-2868

Brockton

07/26/22 10:00 AM 230 Grafton St
Owner:Ralph Mastrangelo
Lender:HarborOne Bank Deposit:$10,000
Doc#:* D:03/18/05
Source:Brockton Enterprise (07/01/22)
Atty:Kline & Sanders Llp 617-964-2200

West Bridgewater

07/26/22 03:00 PM 31 Wendell Ave
Owner:Jacqueline H Fresell & Joseph Ormond Jr
Lender:Reverse Mortgage Funding Deposit:$10,000
Doc#:* D:11/27/07
Source:Brockton Enterprise (07/05/22)
Atty:Harmon Law Offices Pc 617-558-0500

Petitions to Foreclose

The information here has been abstracted from initial filings at the Massachusetts Land Court where a lender has asked the court for authority to foreclose the mortgage it holds on the property mentioned. The Land Court has the responsibility of notifying interested parties of the foreclosure proceedings through the publication of legal notices in newspapers throughout the state. Only parties who are protected under the Servicemembers Civil Relief Act of 2003 may register objections to the proceedings. If no legitimate objections are filed with the court, the lender is granted permission to proceed with the foreclosure sale of the property.

The property address appears on the first line. The current owner of the property is followed by the lender (L). The third line begins with the Massachusetts Land Court case number and is followed by the date that the foreclosure petition was filed with the court.

SUFFOLK

Mattapan

NOBLE, Kathy, 571 Norfolk St, Mattapan Plaintiff: Mamie L Rudolph D:06/27/22

Petition to Frcl-Court Filing

BARNSTABLE

Mashpee

354 Quinaquisset Ave
Owner:Joseph A Pouliot L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001788 Filing Date:06/30/22
Petition to Frcl-Court Filing

BRISTOL NORTH

Berkley

26 Myricks St
Owner:Mary J Goff L:Santander Bank NA
Case#:22 SM 001791 Filing Date:07/01/22
Petition to Frcl-Court Filing

Taunton

15 Barton St
Owner:Kathleen M Cunningham L:Gitsit Solutions LLC
Case#:22 SM 001782 Filing Date:06/30/22
Petition to Frcl-Court Filing

BRISTOL SOUTH

New Bedford

1141 Joyce St
Owner:Brenda Dugal L:Mortgage Assets Mgmt
Case#:22 SM 001792 Filing Date:07/01/22
Petition to Frcl-Court Filing

ESSEX NORTH

Lawrence

58 Union St
Owner:Yahaira M Peguero L:JP Morgan Chase Bank NA
Case#:22 SM 001800 Filing Date:07/01/22
Petition to Frcl-Court Filing

North Andover

30 Fernview Ave U:1
Owner:Adam W Bump L:Midfirst Bank
Case#:22 SM 001768 Filing Date:06/30/22
Petition to Frcl-Court Filing

51 Village Green Dr U:51
Owner:Jacqueline King L:Washington T Co
Case#:22 SM 001773 Filing Date:06/30/22
Petition to Frcl-Court Filing

ESSEX SOUTH

Haverhill

65 16th Ave
Owner:Darrell B Toth L:Wells Fargo Bank NA
Case#:22 SM 001762 Filing Date:06/30/22
Petition to Frcl-Court Filing

Ipswich

15 Masconomet Rd
Owner:Robert L Tragert L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001780 Filing Date:06/30/22
Petition to Frcl-Court Filing

Peabody

28 Roosevelt Ave
Owner:Christopher M York L:Bank Of America NA
Case#:22 SM 001787 Filing Date:06/30/22
Petition to Frcl-Court Filing

FRANKLIN

Orange

23 Stone Valley Rd
Owner:Heirs L:Pennymac Loan Svcs LLC
Case#:22 SM 001793 Filing Date:07/01/22
Petition to Frcl-Court Filing

HAMPDEN

Agawam

411 N Westfield St
Owner:Uladzimir Mamentau L:Wells Fargo Bank NA
Case#:22 SM 001806 Filing Date:07/05/22
Petition to Frcl-Court Filing

Chicopee

40 Sunnymeade Ave
Owner:Darlene A Leblanc L:PNC Bank NA
Case#:22 SM 001764 Filing Date:06/30/22
Petition to Frcl-Court Filing

Holland

124 Old County Rd
Owner:Michael Damato L:Freedom Mortgage Corp
Case#:22 SM 001804 Filing Date:07/05/22
Petition to Frcl-Court Filing

Holyoke

344 Maple St U:344
Owner:Willie Willis L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001786 Filing Date:06/30/22
Petition to Frcl-Court Filing

9 View St
Owner:Marisela Diaz L:Newrez LLC
Case#:22 SM 001796 Filing Date:07/01/22
Petition to Frcl-Court Filing

Springfield

80 Norman St
Owner:Brian Phillips L:US Bank NA
Case#:22 SM 001803 Filing Date:07/05/22
Petition to Frcl-Court Filing

Westfield

40 Murray Ave
Owner:Scott A Miles L:Matrix Financial Services
Case#:22 SM 001781 Filing Date:06/30/22
Petition to Frcl-Court Filing

HAMPSHIRE

Amherst

20 Western Ln
Owner:Phoebe J Merriam L:Midfirst Bank
Case#:22 SM 001767 Filing Date:06/30/22
Petition to Frcl-Court Filing

Northampton

222 Audubon Rd
Owner:Mark D Medaugh L:Wilmington Svgs Fund Soc
Case#:22 SM 001795 Filing Date:07/01/22
Petition to Frcl-Court Filing

54 Rick Dr
Owner:Brian Renaud L:Longbridge Financial LLC
Case#:22 SM 001798 Filing Date:07/01/22
Petition to Frcl-Court Filing

MIDDLESEX NORTH

Billerica

9 Governor Saltonstall Rd
Owner:Robert W Wilson 3rd L:Midfirst Bank
Case#:22 SM 001774 Filing Date:06/30/22
Petition to Frcl-Court Filing

Lowell

112 Charant Rd
Owner:Margaret K White L:Midfirst Bank
Case#:22 SM 001769 Filing Date:06/30/22
Petition to Frcl-Court Filing

MIDDLESEX SOUTH

Framingham

368 Concord St
Owner:Elizabeth A Beck L:Freedom Mortgage Corp
Case#:22 SM 001761 Filing Date:06/29/22
Petition to Frcl-Court Filing

Malden

58 Davis St
Owner:Jamie M Rodriguez L:Ally Bank
Case#:22 SM 001777 Filing Date:06/30/22
Petition to Frcl-Court Filing

Marlborough

221 Kings Grant Rd
Owner:Michael H White L:Wells Fargo Bank NA Tr
Case#:22 SM 001778 Filing Date:06/30/22
Petition to Frcl-Court Filing

Maynard

122 Waltham St
Owner:Jeffrey L Swanson L:Bank Of America NA
Case#:22 SM 001772 Filing Date:06/30/22
Petition to Frcl-Court Filing

Natick

4 Westlake Rd
Owner:William W Thompson L:Ctf Asset Management LLC
Case#:22 SM 001765 Filing Date:06/30/22
Petition to Frcl-Court Filing

Somerville

7-9 Illinois Avenue
Owner:Sean Lynch L:Nexbank
Case#:22 SM 001810 Filing Date:07/06/22
Petition to Frcl-Court Filing

Woburn

21 Vernon St
Owner:Steven M Sgroi L:Reliant Income Fund LLC
Case#:22 SM 001797 Filing Date:07/01/22
Petition to Frcl-Court Filing

NORFOLK

Stoughton

321 Walnut St
Owner:Heirs L:Rocket Mortgage LLC
Case#:22 SM 001785 Filing Date:06/30/22
Petition to Frcl-Court Filing

Wrentham

3 Oakhill Ave
Owner:David M Alger L:Wells Fargo Bank NA
Case#:22 SM 001805 Filing Date:07/05/22
Petition to Frcl-Court Filing

PLYMOUTH

Brockton

33 Division St
Owner:Sabrina Pittman L:US Bank NA Tr
Case#:22 SM 001784 Filing Date:06/30/22
Petition to Frcl-Court Filing

10 Morrill St
Owner:Carline Leveque L:Nationstar Mortgage LLC
Case#:22 SM 001770 Filing Date:06/30/22
Petition to Frcl-Court Filing

Duxbury

53 Bay Farm Rd U:53
Owner:Joseph Wanner L:US Bank NA Tr
Case#:22 SM 001766 Filing Date:06/30/22
Petition to Frcl-Court Filing

Halifax

5 Lydon Ln U:A1
Owner:Bret Lothrop L:US Bank NA Tr
Case#:22 SM 001807 Filing Date:07/06/22
Petition to Frcl-Court Filing

Kingston

20-R Main St
Owner:Heidi M Kane L:Bank New York Mellon Tr
Case#:22 SM 001783 Filing Date:06/30/22
Petition to Frcl-Court Filing

Marshfield

97 Foster Ave
Owner:Heirs L:Bank New York Mellon Tr
Case#:22 SM 001776 Filing Date:06/30/22
Petition to Frcl-Court Filing

Middleboro

7 Cottage Ct
Owner:Justin M Burrill L:Newrez LLC
Case#:22 SM 001808 Filing Date:07/06/22
Petition to Frcl-Court Filing

Wareham

84 Standish Ave
Owner:Jorge M Medeiros L:Wilmington Svgs Fund Soc
Case#:22 SM 001763 Filing Date:06/30/22
Petition to Frcl-Court Filing

SUFFOLK

Brockton

156 West St
Owner:Joseph J Valdivieso L:Newrez LLC
Case#:22 SM 001809 Filing Date:07/06/22
Petition to Frcl-Court Filing

Dorchester

152 Spencer St
Owner:Deborah Archie L:US Bank NA Tr
Case#:22 SM 001802 Filing Date:07/05/22
Petition to Frcl-Court Filing

Mattapan

57-59 Clarkwood St
Owner:Peggy C Breneus L:US Bank NA Tr
Case#:22 SM 001779 Filing Date:06/30/22
Petition to Frcl-Court Filing

472 Norfolk St
Owner:James Dancy L:Reverse Mortgage Funding
Case#:22 SM 001799 Filing Date:07/01/22
Petition to Frcl-Court Filing

Revere

509 Broadway
Owner:Maria Manjivar-DeBeltran L:Nationstar Mortgage LLC
Case#:22 SM 001794 Filing Date:07/01/22
Petition to Frcl-Court Filing

WORCESTER

Bolton

288 Sugar Rd
Owner:Christine V Kelley L:Wells Fargo Bank NA Tr
Case#:22 SM 001801 Filing Date:07/05/22
Petition to Frcl-Court Filing

Sutton

100 Wheelock Rd
Owner:William Pouliot L:Lakeview Loan Servicing
Case#:22 SM 001789 Filing Date:07/01/22
Petition to Frcl-Court Filing

Worcester

29 Camp St
Owner:Marie Samia L:HSBC Bank USA NA Tr
Case#:22 SM 001775 Filing Date:06/30/22
Petition to Frcl-Court Filing

WORCESTER NORTH

Ashburnham

453 Foster Rd
Owner:Heirs L:Mortgage Assets Mgmt
Case#:22 SM 001771 Filing Date:06/30/22
Petition to Frcl-Court Filing

Fitchburg

40 Berry Street Ext
Owner:Yendy Rodriguez L:Nationstar Mortgage LLC
Case#:22 SM 001790 Filing Date:07/01/22

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