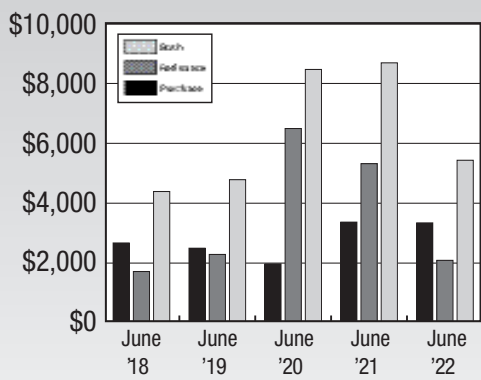
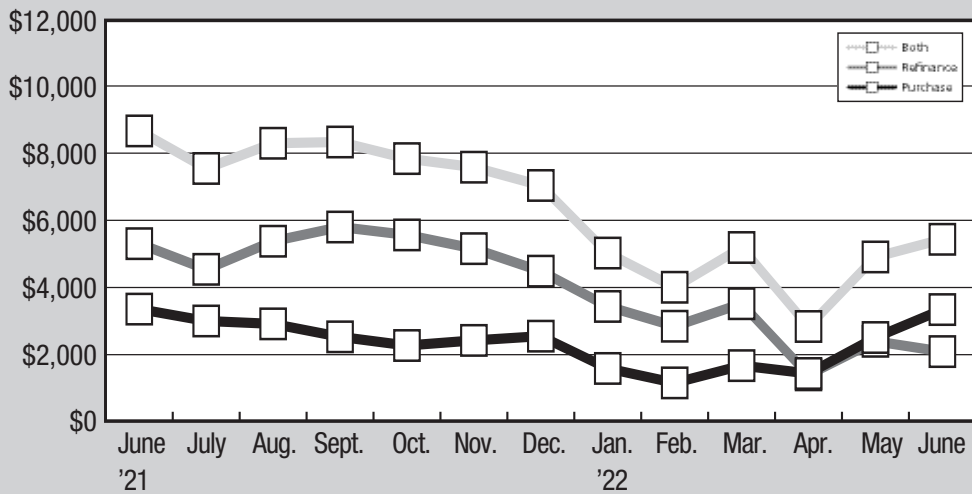


Official Records

MASSACHUSETTS MARKET STATISTICS

Volume of Mortgages for Single-Family Homes



Month	Purchase	Refinance	Both
June 2018	\$2,672	\$1,719	\$4,391
June 2019	\$2,497	\$2,289	\$4,786
June 2020	\$1,973	\$6,495	\$8,468
June 2021	\$3,368	\$5,321	\$8,689
June 2022	\$3,343	\$2,092	\$5,435

Statistics based on single-family home sales Dollar amounts in millions
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

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REAL ESTATE RECORDS

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B6	Berkshire Middle	07/15/22	B15	Hampshire	07/15/22
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Boston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	28	27
Median Price	\$3,462,500	\$4,400,000

► REAL ESTATE SALES

2 AVERY ST U:31C \$3,400,000
 B: Monica Manotas
 S: Ronald D Frashure Tr, Tr for Dragon IRT
 Book/Page: 67956/31, Date: 07/15/22
 Use: 3 Bdrm Condo, Lot: 2705sf
 Prior Sale: \$3,200,000 (03/13)

12 BATTERY ST U:5 \$620,000
 B: Marc Cafasso & Jan Bershtein
 S: Melanie L Holmberg
 Book/Page: 67952/264, Date: 07/15/22
 Use: 1 Bdrm Condo, Lot: 580sf

50 BATTERY ST U:PH3..... \$1,695,000
 B: Brady Otey & Melissa Lackey
 S: Nanci S Peters
 Book/Page: 67957/62, Date: 07/15/22
 Use: 2 Bdrm Condo, Lot: 1445sf

31 BAY STATE RD U:4..... \$1,450,000
 B: Hanyue T Liu & Xiangting A Liu
 S: Douglas Curtis & Michaeline Curtis
 Book/Page: 67936/111, Date: 07/12/22
 Use: 4 Bdrm Condo, Lot: 1665sf
 Prior Sale: \$900,000 (01/18)

157 BEACON ST U:5..... \$1,320,000
 B: Yusu Liu
 S: Yvonne Muir & Lincoln C Muir
 Book/Page: 67946/254, Date: 07/14/22
 Mtg: Cambridge Svgs Bk \$1,056,000
 Use: 2 Bdrm Condo, Lot: 1014sf
 Prior Sale: \$984,750 (12/14)

230 BEACON ST U:3..... \$685,000
 B: Martheswaran Solamuthu
 S: 230 Beacon LLC
 Book/Page: 67943/74, Date: 07/14/22
 Use: 2 Bdrm Condo, Lot: 812sf
 Prior Sale: \$500,000 (11/14)

295-297 BEACON ST U:3..... \$830,000
 B: Frederick E Connelly Jr & Maria E Ciampa
 S: Raphaela M Diclemente
 Book/Page: 67952/339, Date: 07/15/22
 Mtg: Jeanne DArc CU \$664,000
 Type: Adj
 Use: 1 Bdrm Condo, Lot: 708sf
 Prior Sale: \$670,000 (03/19)

80 BROAD ST U:906..... \$734,000
 B: Connie Yeh
 S: Michael S Schiavo
 Book/Page: 67954/233, Date: 07/15/22
 Mtg: E Cambridge Svgs Bk \$234,000
 Type: Adj
 Use: 1 Bdrm Condo, Lot: 732sf

234 CAUSEWAY ST U:1106..... \$629,000
 B: Rebecca Shait
 S: Fabian Schober & Sharin Schober
 Book/Page: 67953/117, Date: 07/15/22
 Mtg: First Republic Bk \$503,200
 Use: 2 Bdrm Condo, Lot: 671sf
 Prior Sale: \$559,000 (10/21)

1 CHARLES ST S U:407..... \$620,000
 B: Monica Montanari
 S: Michelle K Fares
 Book/Page: 67947/344, Date: 07/14/22
 Use: Condo, Lot: 610sf
 Prior Sale: \$420,000 (06/10)

563 COLUMBUS AVE U:1..... \$1,080,000
 B: David L Evans & Karen E Evans
 S: Columbus Condo LLC
 Book/Page: 67935/227, Date: 07/12/22
 Use: 2 Bdrm Condo, Lot: 874sf
 Prior Sale: \$1,980,000 (12/21)

45 COMMERCIAL WHARF U:45..... \$1,385,000
 B: Julia P Shea & John B Shea
 S: Pt By The Sea LLC
 Book/Page: 67944/282, Date: 07/14/22
 Use: 1 Bdrm Condo, Lot: 1228sf
 Prior Sale: \$925,000 (04/11)

118 COMMONWEALTH AVE U:2..... \$1,500,000
 B: Mark E Biloedeau
 S: Sudhanshu Narendan & Dharamjit Kumar
 Book/Page: 67957/167, Date: 07/15/22
 Mtg: Salem Five Mtg Co \$1,050,000
 Type: Adj
 Use: 1 Bdrm Condo, Lot: 900sf

345 COMMONWEALTH AVE U:10..... \$1,900,000
 B: Nicholas Schappeler & Meaghan Schappeler
 S: Darcy K Mcdonough
 Book/Page: 67932/154, Date: 07/12/22
 Mtg: First Republic Bk \$1,400,000
 Use: 2 Bdrm Condo, Lot: 1125sf
 Prior Sale: \$1,525,000 (12/17)

1 DALTON ST U:3506..... \$2,225,000
 B: Jiacheng Sun
 S: 1 Dalton Owner LLC
 Book/Page: 67927/342, Date: 07/11/22
 Use: 2 Bdrm Condo

80 FULLER ST U:2..... \$632,000
 B: Svenja Sims
 S: Tiffany Koolakian
 Book/Page: 67957/26, Date: 07/15/22
 Mtg: First Republic Bk \$262,000
 Use: 3 Bdrm Condo

90 GAINSBOROUGH ST U:204E..... \$740,000
 B: Mkes LLC
 S: Hsiu O Huang & Yuan-Ling C Chien
 Book/Page: 67948/132, Date: 07/14/22
 Use: 2 Bdrm Condo, Lot: 1008sf

8 GARRISON ST U:504..... \$405,000
 B: Tri Nguyen Tr, Tr for Tri Nguyen RET
 S: Wadsworth Village LLC
 Book/Page: 67947/272, Date: 07/14/22
 Use: Condo, Lot: 305sf
 Prior Sale: \$290,000 (08/12)

16 GRAY ST U:1..... \$867,500
 B: Robert J Davis & Elaine T Davis
 S: Joseph H Hare Jr & Elizabeth C Hare
 Book/Page: 67954/268, Date: 07/15/22
 Mtg: William Raveis Mtg Co \$360,000
 Use: 2 Bdrm Condo, Lot: 800sf
 Prior Sale: \$661,000 (06/14)

2 HAWTHORNE PL U:10E..... \$840,000
 B: Carolyn L Federoff & Janice D Philpot
 S: Nance Previte Tr, Tr for Hawthorne Place Res IRT
 Book/Page: 67952/181, Date: 07/15/22
 Mtg: Guaranteed Rate Inc \$570,000
 Type: Adj
 Use: 2 Bdrm Condo, Lot: 1197sf

47 JOY ST U:4..... \$785,000
 B: Radcliffe Holdings LLC
 S: Sarah P Psutka
 Book/Page: 67936/64, Date: 07/12/22
 Mtg: Envision Bank \$285,000
 Use: 2 Bdrm Condo, Lot: 733sf

50-56 LEO M BIRMINGHAM PKWY U:306..... \$906,500
 B: Lei Ye
 S: Leo Birmingham Dev LLC
 Book/Page: 67931/310, Date: 07/12/22
 Mtg: East West Bank \$543,900
 Type: Adj
 Use: Condo

50-56 LEO M BIRMINGHAM PKWY U:410..... \$1,257,500
 B: Joseph Sultan
 S: Leo Birmingham Dev LLC
 Book/Page: 67936/1, Date: 07/12/22
 Mtg: Cambridge Tr Co \$550,000
 Type: Adj
 Use: Condo

50-56 LEO M BIRMINGHAM PKWY U:511..... \$575,500
 B: 50 Leo LLC
 S: Leo Birmingham Dev LLC
 Book/Page: 67946/342, Date: 07/14/22
 Mtg: Cambridge Svgs Bk \$345,300
 Type: Adj
 Use: Condo

65 LEWIS ST U:215..... \$960,000
 B: Vahé Mkrtchyan & Armine Hovhannisyan
 S: Eric Wang
 Book/Page: 67954/51, Date: 07/15/22
 Mtg: First Republic Bk \$680,000
 Use: 2 Bdrm Condo

65 LEWIS ST U:511..... \$760,000
 B: Yufei Gao
 S: Anthony P Testaverde Jr
 Book/Page: 67955/1, Date: 07/15/22
 Mtg: LoanDepot.Com \$570,000
 Use: 1 Bdrm Condo

7 LISBON ST U:101..... \$221,900
 B: Fikadu G Zewde & Bethel G Lema
 S: Clippership Condo LLC
 Book/Page: 67947/164, Date: 07/14/22
 Mtg: Rockland Tr Co \$181,799
 Use: Condo

133 MARLBOROUGH ST U:1..... \$585,000
 B: Martha Lane Tr, Tr for BBB RT
 S: Kush B Badshah
 Book/Page: 67933/9, Date: 07/12/22
 Use: 1 Bdrm Condo, Lot: 456sf
 Prior Sale: \$570,000 (05/19)

288 MARLBOROUGH ST U:3..... \$2,250,000
 B: R David Tabors & Cristen Tabors
 S: Helen Grassi
 Book/Page: 67945/98, Date: 07/14/22
 Use: 3 Bdrm Condo, Lot: 1963sf
 Prior Sale: \$1,650,000 (10/16)

474 MASSACHUSETTS AVE U:2..... \$700,000
 B: Andrew Marcotte
 S: Phillip R Farrow & Jessica M Pisegna
 Book/Page: 67952/1, Date: 07/15/22
 Use: 2 Bdrm Condo, Lot: 735sf
 Prior Sale: \$416,000 (05/13)

335 MAVERICK ST U:2..... \$624,500
 B: Mikayla D Acosta & Paul Acosta
 S: Eric Green & Jennifer Green
 Book/Page: 67957/198, Date: 07/15/22
 Mtg: Guaranteed Rate Inc \$562,050
 Use: 2 Bdrm Condo

337 MAVERICK ST U:3..... \$735,000
 B: Emmeline Kuo
 S: Adam Cataldi & Mariel Cataldi
 Book/Page: 67940/308, Date: 07/13/22
 Mtg: First Republic Bk \$570,000
 Type: Adj
 Use: 2 Bdrm Condo

60 MOUNT VERNON ST..... \$1,475,000
 B: Stepehn W Kidder Tr, Tr for 60 Mt Vernon RT
 S: Leila Macauley Tr, Tr for J Sherburne Reidy T 2005
 Book/Page: 67944/193, Date: 07/14/22
 Use: 2 Bdrm Row-middle, Lot: 1217sf

60 QUEENSBERRY ST U:E..... \$445,000
 B: Catherine Cullen & Glenn A Cullen
 S: David M Terrell
 Book/Page: 67939/96, Date: 07/13/22
 Mtg: Guaranteed Rate Inc \$356,000
 Use: 1 Bdrm Condo, Lot: 494sf
 Prior Sale: \$240,000 (10/10)

66 QUEENSBERRY ST U:119..... \$577,500
 B: Shuping Liang
 S: Chandler Sekar & Saraswathi Sekar
 Book/Page: 67942/264, Date: 07/13/22
 Mtg: East West Bank \$346,500
 Type: Adj
 Use: 1 Bdrm Condo, Lot: 610sf
 Prior Sale: \$288,000 (06/11)

135 SEAPORT BLVD U:1710..... \$899,000
 B: Jiaqi Zhang
 S: Boston Seaport M1&2 Land
 Book/Page: 67956/46, Date: 07/15/22
 Use: Condo

135 SEAPORT BLVD U:1903..... \$1,875,000
 B: Priya Bhambhani
 S: Boston Seaport M1&2 Land
 Book/Page: 67948/4, Date: 07/14/22
 Mtg: First Republic Bk \$1,406,250
 Type: Adj
 Use: 2 Bdrm Condo

100 SHAWMUT AVE U:305..... \$962,900
 B: John M Malone & Brian W Allieri
 S: Div Shawmut LLC
 Book/Page: 67935/164, Date: 07/12/22
 Mtg: Guaranteed Rate Inc \$674,000
 Use: Condo

400 STUART ST U:25A..... \$5,200,000
 B: Yoon Chang & Hye J Chang
 S: Caroline Rando Tr, Tr for Clarendon Bb2020 IRT
 Book/Page: 67956/132, Date: 07/15/22
 Mtg: Silicon Valley Bank \$3,220,000
 Type: Adj
 Use: 4 Bdrm Condo, Lot: 2428sf
 Prior Sale: \$4,600,000 (05/21)

99 SUMNER ST U:604..... \$1,299,900
 B: Deepti Mehtani
 S: Div Sumner Street LLC
 Book/Page: 67953/88, Date: 07/15/22
 Mtg: Washington Trust Mtg \$1,030,000
 Type: Adj
 Use: Condo

10-14 SYDNEY ST U:8..... \$1,135,000
 B: Thomas J Ustach & Tricia E Hurley
 S: Karen Eskenazi
 Book/Page: 67934/222, Date: 07/12/22
 Use: 3 Bdrm Condo

23 TEMPLE ST U:5..... \$484,000
 B: Christopher Morrison & Julie M Morrison
 S: New Properties LLC
 Book/Page: 67940/196, Date: 07/13/22
 Use: 1 Bdrm Condo, Lot: 402sf
 Prior Sale: \$480,000 (05/18)

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
Aquinnah	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
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Clinton	Worcester
Cohasset	Norfolk
Colrain	Franklin
Concord	Middlesex South
Conway	Franklin

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

Newton	Middlesex South
Norfolk	Norfolk
North Adams	Berkshire North
North Andover	Essex North
North Attleboro	Bristol North
North Brookfield	Worcester
North Reading	Middlesex South
Northampton	Hampshire
Norborough	Worcester
Northbridge	Worcester
Northfield	Franklin
Norton	Bristol North
Norwell	Plymouth
Norwood	Norfolk
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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
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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	

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	17	23
Median Price	\$47,000	\$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.

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 Mtg Co \$70,000
Mtg: 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.

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

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.**

■ 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.

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.

■ 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.

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!

- 21 N BENNET ST U-2L** **\$1,365,000**
B: Jack R Coopersmith & Nichelle P Hodulik
S: Irving L Nussbaum & Alexis Demoulas
Book/Page: 67951/313, Date: 07/15/22
Mtg: Morgan Stanley \$1,023,750
Type: Adj
Use: 2 Bdrm Condo, Lot: 1034sf
Prior Sale: \$1,150,000 (10/20)
- 530 TREMONT ST U-R1** **\$915,000**
B: William S Greif
S: Vinay Shah
Book/Page: 67942/200, Date: 07/13/22
Mtg: First Republic Bk \$686,250
Use: 2 Bdrm Condo, Lot: 802sf
Prior Sale: \$880,000 (06/18)
- 607 TREMONT ST U-2** **\$1,050,000**
B: Sarah Williams
S: Christine Valenti
Book/Page: 67955/200, Date: 07/15/22
Mtg: Mass Inst of Tech \$550,000
Use: 1 Bdrm Condo, Lot: 814sf
Prior Sale: \$925,000 (09/17)
- 188 W CANTON ST U-3** **\$1,414,000**
B: Lina Stadkeviciute & Michael Scolamiero
S: Jesse O Villarreal Jr
Book/Page: 67935/91, Date: 07/12/22
Mtg: Citibank Na \$1,131,200
Type: Adj
Use: 2 Bdrm Condo, Lot: 1208sf
Prior Sale: \$792,950 (07/12)
- 193 W CANTON ST U-1** **\$1,500,000**
B: Jodie C Zussman & Alexis A Isenberg
S: Matthew J Giffune & Giffune N Le
Book/Page: 67952/216, Date: 07/15/22
Mtg: Eastern Bank \$350,400
Type: Adj
Use: 2 Bdrm Condo, Lot: 1379sf
Prior Sale: \$1,125,000 (12/19)
- 219 W CANTON ST U-2** **\$2,995,000**
B: Hang Campbell & William Campbell
S: 219 West Canton LLC
Book/Page: 67935/235, Date: 07/12/22
Mtg: Guaranteed Rate Inc \$2,195,000
Use: 3 Bdrm Condo, Lot: 2201sf
- 243 W CANTON ST U-1** **\$835,000**
B: Christopher M Staffier
S: Jose F Stockhammer
Book/Page: 67933/179, Date: 07/12/22
Mtg: Fairway Ind Mtg \$250,500
Use: 2 Bdrm Condo, Lot: 793sf
- 230-232 W NEWTON ST U-C** **\$810,000**
B: Brett M Moretzky
S: Lawrence L Blacker Tr, Tr for Exchange NT 32
Book/Page: 67929/17, Date: 07/11/22
Mtg: Washington Trust Mtg \$648,000
Use: 1 Bdrm Condo, Lot: 712sf
- 155-157 W SPRINGFIELD ST** **\$4,700,000**
B: 157 Ebenezer LLC
S: Ebenezer Bpt Chrch Bosto
Book/Page: 67943/252, Date: 07/14/22
Mtg: MountainOne Bk \$9,125,000
Use: Religious Property, Lot: 7219sf
- 580 WASHINGTON ST U-906** **\$1,280,000**
B: Elizabeth A Randall & Roger H Randall
S: Sunil Puria & Muneshrie Tiwari
Book/Page: 67928/76, Date: 07/11/22
Use: 2 Bdrm Condo, Lot: 1140sf
Prior Sale: \$1,260,000 (07/16)
- 1166 WASHINGTON ST U-602** **\$1,450,000**
B: Gateway Terrace LLC
S: Uli Mittermaier
Book/Page: 67941/212, Date: 07/13/22
Mtg: Brookline Bank \$1,000,000
Use: 2 Bdrm Condo, Lot: 1265sf
Prior Sale: \$40,375 (06/15)
- 1180-1200 WASHINGTON ST U-504 ...** **\$2,750,000**
B: Jason Vaillancourt & Kathryn Michalewicz
S: Lilli A Gordon Tr, Tr for Lilli Ann Gordon RET
Book/Page: 67944/345, Date: 07/14/22
Mtg: First Republic Bk \$1,925,000
Use: 2 Bdrm Condo, Lot: 1736sf
Prior Sale: \$1,965,125 (12/14)
- 3 WELLINGTON ST U-1** **\$1,500,000**
B: Charles G Redmon 3rd Tr, Tr for C Grant Redmon 3rd RET
S: Tom Axbey
Book/Page: 67942/244, Date: 07/13/22
Mtg: Gant Redmon \$750,000
Use: 2 Bdrm Condo, Lot: 1613sf
Prior Sale: \$1,500,000 (07/19)
- 83 WORCESTER ST U-2** **\$1,925,000**
B: Ahou Mejdani-Korb & Geoff Korb
S: Peter C Erichsen Tr, Tr for Peter C Erichsen LT
Book/Page: 67955/150, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$1,300,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 1454sf
Prior Sale: \$1,040,000 (08/10)

Allston

MARKET STATISTICS THROUGH JUNE			
	YTD 2021	YTD 2022	
Number of 1-Fam Sales	3	3	7
Median Price	\$831,550	\$831,550	\$830,000

- 1267 COMMONWEALTH AVE U-8** **\$410,000**
B: Huachuan Shao & Francis Wolenski
S: Sudha Sarin Tr, Tr for Sudha Sarin FT
Book/Page: 67934/141, Date: 07/12/22
Mtg: Leader Bank NA \$287,000
Use: 2 Bdrm Condo, Lot: 691sf

Brighton

MARKET STATISTICS THROUGH JUNE			
	YTD 2021	YTD 2022	
Number of 1-Fam Sales	19	19	17
Median Price	\$820,000	\$820,000	\$875,000

- 1427 COMMONWEALTH AVE U-6-103** **\$665,000**
B: William A Rhodehamel & Megan C Rhodehamel
S: Felix Chen & Felice H Chen
Book/Page: 67955/321, Date: 07/15/22
Use: Condo
- 1762 COMMONWEALTH AVE U-5** **\$509,000**
B: Haluk Germeyan & Sibel Germeyan
S: Alan Ginsberg & Mark Altman
Book/Page: 67954/129, Date: 07/15/22
Use: 2 Bdrm Condo, Lot: 750sf

- 98-100 ETNA ST** **\$1,165,000**
B: Stacy Conneely
S: Patrick Conneely & Deirdre Okeeffe
Book/Page: 67940/71, Date: 07/13/22
Mtg: Charles River Bank \$850,000
Type: Adj
Use: 3-Family Conventional, Lot: 5176sf

- 60 OAK SQUARE AVE** **\$875,000**
B: Morgan T Hsueh & Hanna L Rajabi
S: Paul A Messier & Laura L Paul
Book/Page: 67952/149, Date: 07/15/22
Mtg: Village Bank \$700,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 3245sf

- 32 PERTSHIRE RD** **\$590,000**
B: GJM Perthshire LLC
S: 32 Perthshire Rd LLC
Doc#: 00000000935983, Date: 07/14/22
Mtg: CCG Fund 1 LLC \$1,575,000
Use: 2-Family Conventional, Lot: 9988sf
Prior Sale: \$810,000 (09/15)
- 318 SUMMIT AVE** **\$338,000**
B: Jeffrey Shlayan & Marina Fishman
S: Walter Ross-Oconnor
Doc#: 00000000935863, Date: 07/12/22
- 25 WILSON PARK** **\$2,350,000**
B: Kishore R Mosaliganti & Smitha Mosaliganti
S: Carol D Mcleney Tr, Tr for William E Donahue LT
Book/Page: 67935/281, Date: 07/12/22
Mtg: Leader Bank NA \$1,737,750
Type: Adj
Use: 3-Family Decker, Lot: 9576sf

Charlestown

MARKET STATISTICS THROUGH JUNE			
	YTD 2021	YTD 2022	
Number of 1-Fam Sales	32	32	35
Median Price	\$1,428,500	\$1,428,500	\$1,381,500

REAL ESTATE SALES

- 45 1ST AVE U-3:11** **\$590,000**
B: Atila Terzioglu & Deborah Terzioglu
S: Richard Harris & Mary K Harris
Book/Page: 67943/87, Date: 07/14/22
Use: 1 Bdrm Condo
Prior Sale: \$610,000 (10/17)
- 42 8TH ST U-1504** **\$907,500**
B: Mathew Dunn & Bethany Dunn
S: Michelle L Smea & Nicholas Bannister
Book/Page: 67939/195, Date: 07/13/22
Use: 3 Bdrm Condo
Prior Sale: \$515,000 (09/13)
- 12 CEDAR ST** **\$2,240,000**
B: Jonathan Marshall & Brienne Marshall
S: Kenneth P Fraser & Joana L Fraser
Doc#: 00000000935925, Date: 07/13/22
Mtg: Citibank Na \$2,015,776
Use: 3 Bdrm Row-middle, Lot: 1078sf
Prior Sale: \$1,815,000 (06/17)
- 73 CHELSEA ST U-106** **\$428,000**
B: Rebecca L Brand
S: Elyssa M Brand
Book/Page: 67949/261, Date: 07/15/22
Use: 2 Bdrm Condo
- 43 CHESTNUT ST** **\$2,200,000**
B: Alexander Provost & Craig Wood
S: Sandra A Callahan Tr, Tr for Gpb RET
Book/Page: 67948/65, Date: 07/14/22
Mtg: Jeanne DArc CU \$1,650,000
Type: Adj
Use: 3-Family Row-middle, Lot: 1659sf
- 26 CROSS ST U-2** **\$1,630,000**
B: Jamie Carlson & Nathan J Carlson
S: Brian J Freer & Kelly L Freer
Book/Page: 67929/86, Date: 07/11/22
Mtg: UBS Bank USA \$1,020,000
Use: 4 Bdrm Condo
Prior Sale: \$1,145,625 (06/19)
- 15 HENLEY ST U-F** **\$1,200,000**
B: Joseph Papa Jr & Nike Frangules
S: Kyle Sloan-Rossiter & Danielle Zion
Book/Page: 67938/145, Date: 07/13/22
Mtg: Rockland Tr Co \$960,000
Use: 2 Bdrm Condo
Prior Sale: \$907,500 (03/17)
- 50 MONUMENT SQ U-7** **\$935,000**
B: Kevin Tangen & Keely Murphy
S: Kimberly P Libby
Book/Page: 67946/193, Date: 07/14/22
Mtg: HarborOne Mortgage \$735,000
Use: 2 Bdrm Condo
Prior Sale: \$850,000 (08/19)
- 40 MYSTIC ST U-1** **\$886,000**
B: Andrew Powell & Allison Singer
S: Kelle Burbank & Joseph Gadbaw
Book/Page: 67933/30, Date: 07/12/22
Mtg: Washington Trust Mtg \$708,800
Type: Adj
Use: 2 Bdrm Condo
- 14 OAK ST U-2** **\$1,300,000**
B: Gowri Nagaraj
S: Jacquelyn Perkins & Christopher Regan
Book/Page: 67940/215, Date: 07/13/22
Mtg: Guaranteed Rate Inc \$750,000
Use: 2 Bdrm Condo
Prior Sale: \$1,011,000 (09/16)
- 28 SHIPWAY PL U-28** **\$1,310,000**
B: Jay Corey & Barbara J Corey
S: Lauri Fazikas & Karl Gium
Book/Page: 67956/245, Date: 07/15/22
Mtg: Guild Mortgage Co \$648,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$820,000 (03/14)
- 32 SOLEY ST U-1** **\$835,000**
B: Preston Roycroft
S: Valerie K Baker & Enrique R Poulin-Waters
Book/Page: 67954/141, Date: 07/15/22
Mtg: Camden National Bank \$751,500
Use: 2 Bdrm Condo
Prior Sale: \$828,000 (07/19)
- 18 SULLIVAN ST U-2** **\$590,000**
B: Blake R Boudreau
S: Colleen Keefe
Book/Page: 67951/267, Date: 07/15/22
Mtg: Fairway Ind Mtg \$405,000
Use: 2 Bdrm Condo
- 13 WALKER ST U-2** **\$730,000**
B: Jessica A Mcniff & Ryan C Mcniff
S: Amy C Parker
Book/Page: 67934/172, Date: 07/12/22
Mtg: TD Bank NA \$584,000
Use: 3 Bdrm Condo
Prior Sale: \$525,000 (07/14)
- 27 WALKER ST U-2** **\$519,000**
B: Nicole M Yorra
S: Alicia M Doherty
Book/Page: 67928/321, Date: 07/11/22
Mtg: LoanDepot.Com \$389,250
Use: 1 Bdrm Condo
- 25 WARREN ST U-25** **\$1,875,000**
B: Mark A Trullif, Tr for Karen M Trullif
S: Marjorie B Barefoot
Book/Page: 67944/164, Date: 07/14/22
Use: 3 Bdrm Condo

Chelsea

MARKET STATISTICS THROUGH JUNE			
	YTD 2021	YTD 2022	
Number of 1-Fam Sales	20	20	18
Median Price	\$476,500	\$476,500	\$606,500

- 6 ALBION PL** **\$425,000**
B: Conner P Lang & Cheyenne D Englert
S: Eric J Asquith & Gilda R Asquith
Book/Page: 67955/116, Date: 07/15/22
Mtg: Bank of America NA \$374,300
Use: 2 Bdrm Conventional, Lot: 2315sf
Prior Sale: \$170,000 (11/16)

- 950 BROADWAY** **\$510,000**
B: Gregory T Jackson
S: Alfred Shaver Tr, Tr for 950 Broadway IRT
Doc#: 00000000935941, Date: 07/13/22
- 950 BROADWAY U-6** **\$510,000**
B: Gregory T Jackson
S: Alfred Shaver Tr, Tr for 950 Broadway IRT
Book/Page: 67942/114, Date: 07/13/22
Mtg: Citizens Bank \$494,700
Use: 1 Bdrm Condo
Prior Sale: \$267,000 (06/13)
- 200 CAPTAINS ROW U-502** **\$425,000**
B: Katuscia S Correia
S: Paul J Palermo & Phyllis R Palermo
Book/Page: 67954/202, Date: 07/15/22
Mtg: United Wholesale Mtg \$340,000
Use: 2 Bdrm Condo
Prior Sale: \$212,500 (01/13)
- 36 CARY AVE** **\$840,000**
B: Nelson Tejada
S: Alicia Mancina
Book/Page: 67930/113, Date: 07/11/22
Mtg: Rockland Tr Co \$630,000
Use: 2-Family Two Family, Lot: 5100sf
Prior Sale: \$250,000 (01/12)
- 100 COMMANDANTS WAY U-401** **\$380,000**
B: Ferreira S Roldan & Brandon Bowman
S: James M Griffin
Book/Page: 67956/211, Date: 07/15/22
Mtg: Mortgage Research Ctr \$368,600
Use: 2 Bdrm Condo
- 55 ELEANOR ST U-20** **\$300,000**
B: Angel J Oliva
S: Joseph P Fantasia Tr, Tr for VF IRT
Book/Page: 67950/313, Date: 07/15/22
Mtg: Cross Country Mtg Inc \$280,250
Use: 1 Bdrm Condo
Prior Sale: \$154,000 (08/13)
- 168 SPENCER AVE** **\$450,000**
B: Luis G Loja
S: US Bank NA Tr
Book/Page: 67949/280, Date: 07/15/22
Mtg: Leader Bank NA \$397,500
Use: 4 Bdrm Conventional, Lot: 3333sf
Prior Sale: \$425,000 (11/21)
- 56 WEBSTER AVE** **\$250,000**
B: Julialisa Papagno Tr, Tr for 56 Webster Ave RT
S: Hamilton Dorothy C Est & Cheryl L Odenweller
Book/Page: 67942/183, Date: 07/13/22
Use: 3 Bdrm Conventional, Lot: 2000sf
- 67-69 WEBSTER AVE** **\$1,765,000**
B: 67 Webster LLC
S: 69 Webster LLC
Book/Page: 67934/198, Date: 07/12/22
Mtg: E Cambridge Svgs Bk \$1,275,000
Use: Apartment Bldg - 4-8 Units, Lot: 5000sf
Prior Sale: \$1,335,000 (04/18)

Dorchester

MARKET STATISTICS THROUGH JUNE			
	YTD 2021	YTD 2022	
Number of 1-Fam Sales	75	75	70
Median Price	\$671,000	\$671,000	\$700,000

REAL ESTATE SALES

- 26 ANGELL ST** **\$1,065,950**
B: Amanda F Mitchell
S: George E Boggs
Doc#: 00000000935867, Date: 07/12/22
Mtg: Bank of America NA \$1,033,209
Use: 3-Family Decker, Lot: 5420sf
- 31 BOURNESIDE ST** **\$1,100,000**
B: TTC Investment LLC
S: Mikel Sidberry & Tyra Sidberry
Book/Page: 67944/80, Date: 07/14/22
Use: 2-Family Conventional, Lot: 6890sf
- 267 E COTTAGE ST** **\$1,500,000**
B: 267 East Cottage LLC
S: Nancy Edwards
Book/Page: 67956/57, Date: 07/15/22
Mtg: Cooperative Bank \$1,200,000
Use: 3-Family Decker, Lot: 3343sf
- 11 HENDRY ST** **\$1,032,500**
B: 11 Hendry LLC
S: Daniel Jacobson
Book/Page: 67958/37, Date: 07/15/22
Mtg: Everett Cp Bk \$774,375
Use: 3-Family Decker, Lot: 2894sf
Prior Sale: \$615,000 (12/16)
- 4 MELVILLE AVE** **\$1,840,000**
B: Lynda Tran, Tr for Phuc Tran
S: Donald E Duger & James C Dion
Book/Page: 67928/138, Date: 07/11/22
Use: Residential-multiple Bldgs, Lot: 16140sf
- 200 MILTON ST** **\$887,000**
B: Nesly Lynch
S: George A Rollins & Marian E Rollins
Book/Page: 67951/229, Date: 07/15/22
Mtg: Rockland Tr Co \$709,600
Use: 4 Bdrm Colonial, Lot: 6459sf
- 45-47 SELDEN ST** **\$855,000**
B: Wildia Capre
S: Sandra A Williams & Cecily Williams
Book/Page: 67940/280, Date: 07/13/22
Mtg: Cooperative Bank \$812,250
Use: 2-Family Two Family, Lot: 4783sf
- 76-78 TUTTLE ST U-1** **\$465,000**
B: Monica A Riordan
S: Jenan Al-Hafidh
Book/Page: 67944/228, Date: 07/14/22
Mtg: EMM Loans LLC \$441,750
Use: 2 Bdrm Condo, Lot: 828sf
Prior Sale: \$435,000 (06/19)
- 3 WARE ST** **\$880,000**
B: Gavin C Hodgkins
S: Cong Wang
Book/Page: 67955/239, Date: 07/15/22
Mtg: Nations Reliable Lndg \$850,630
Use: 2-Family Conventional, Lot: 6733sf
Prior Sale: \$650,000 (06/18)
- 11 WENLOCK RD** **\$1,265,000**
B: Scott S Segal & Julia D Segel
S: Jessica J Klein Tr, Tr for Jessica J Klein T
Book/Page: 67932/309, Date: 07/12/22
Mtg: Guaranteed Rate Inc \$1,000,000
Use: 3 Bdrm Conventional, Lot: 4462sf
Prior Sale: \$829,000 (04/18)
- 5-7 WESTGLOW ST U-7-2** **\$360,000**
B: Michael Nealon
S: Michael M Spencer Tr, Tr for 5-7-2 Westglow Street IRT
Book/Page: 67956/174, Date: 07/15/22
Mtg: City Of Boston CU \$337,250
Use: 1 Bdrm Condo, Lot: 634sf
- 179 WILMINGTON AVE** **\$530,000**
B: Alttagracia N Gonzalez
S: Cheryl Lloyd
Book/Page: 67930/248, Date: 07/11/22
Mtg: Sierra Pacific Mtg \$514,100
Use: 3 Bdrm Raised Ranch, Lot: 5141sf

SUFFOLK REGISTRY

continued

East Boston

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales including Webster St U:A, Eagle St, Estrella St U:1, Forest Hills St U:2, Goodway Rd U:2, Liverpool St U:1, Maverick St U:413, Saratoga St U:1, Saratoga St U:2, Summer St U:2, Wordsworth St U:2, Greenwood Ave U:3, Lodgehills Rd, Massasoit St, Neponset Ave, Skyline Rd, Summit St.

64 W MILTON ST

B: SBF LLC
S: Barbara A Cawley Tr, Tr for Ernest Caruso T
Book/Page: 67945/66, Date: 07/14/22

Jamaica Plain

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales including Chestnut Ave U:1, Eagle St, Estrella St U:1, Forest Hills St U:2, Goodway Rd U:2, Heath St, Lee Burbank Hwy, Montebllo Rd, School St, Seaverns Ave U:3, Sheridan St, Woodman St U:1, Lorina Rd, Mattapan.

Revere

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales, Median Price, and YTD 2022.

REAL ESTATE SALES

- List of real estate sales including Beach St U:4, Broadway, Dolphin Ave, Essex St, Francis St, Gage Ave, Highborn St, Lee Burbank Hwy, Mccoba St U:2A, Shore Rd U:402, Randall Rd, Revere Beach Blvd U:314, Washington Ave, Winthrop Pkwy, Roslindale.

22 HEWLETT ST U:1

- List of real estate sales including Hewlett St U:1, Mendelsohn St, Orange St, Poplar St, Poplar St U:2, Symmes St U:3, Weld St, Whitney St U:1, Whitney St U:7, Woodville St, Dorchester Ave U:510, Carpentier St U:1, Dorchester Ave U:510, 1st St U:304, 3rd St, Beech St, Beryl St, 5th St U:3, 5th St U:3, 5th St U:3, 5th St U:3.

458-460 E 6TH ST U:2

- List of real estate sales including 458-460 E 6th St U:2, Linden St, Telegraph St U:1, 4th St U:1R, 5th St U:1, 6th St U:G, 5th St U:1, 5th St U:1, 5th St U:1, 5th St U:1.

139 MAPLE ST \$771,400
 B: Elana Wong & Julie Wolfman
 S: Brandon Cooney & Lindsay Spencer
 Book/Page: 67939/145, Date: 07/13/22
 Mtg: Cambridge Svgs Bk \$617,120
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 3808sf
 Prior Sale: \$414,000 (07/14)

5 MARLIN RD \$1,135,000
 B: Pamela Chu & Jamin Sheriff
 S: Barry S Davis & Barbara S Davis
 Book/Page: 67952/13, Date: 07/15/22
 Mtg: Leader Bank NA \$650,000
 Use: 4 Bdrm Colonial, Lot: 6010sf
 Prior Sale: \$593,000 (05/11)

70 NORTHDALÉ RD \$475,000
 B: 70 Northdale Road LLC
 S: Kristy Paszak & Rosanne Lane
 Doc#: 00000000935993, Date: 07/15/22
 Mtg: Norwood CooperativeBk \$916,250
 Use: 3 Bdrm Bngl/cottage, Lot: 3965sf

990 VWF PKWY U:401 \$579,000
 B: Gherman Wiederschain & Ludmila Wiederschain
 S: Rachele Luciano & Kaveh Zehtab
 Book/Page: 67930/302, Date: 07/11/22
 Mtg: Rocket Mortgage LLC \$440,000
 Use: 2 Bdrm Condo, Lot: 1519sf
 Prior Sale: \$510,000 (05/18)

5090 WASHINGTON ST U:3 \$490,000
 B: Abigail Michaud
 S: Daniel J Birnbaum
 Doc#: 00000000935832, Date: 07/11/22
 Use: 2 Bdrm Condo, Lot: 1322sf

Winthrop

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	50	46
Median Price	\$629,000	\$694,900

► REAL ESTATE SALES

182 COURT RD \$500,000
 B: Jeffrey Mchugh & Jeff Mchugh
 S: Susan M Lazzari
 Book/Page: 67940/341, Date: 07/13/22
 Mtg: Guaranteed Rate Inc \$485,000
 Use: 2-Family Two Family, Lot: 4300sf
 Prior Sale: \$695,000 (08/17)

100 GROVERS AVE \$850,000
 B: Justine Schultz & Christopher J Bolster
 S: Suzanne E Proctor
 Book/Page: 67939/267, Date: 07/13/22
 Mtg: Guaranteed Rate Inc \$783,475
 Use: 2-Family Two Family, Lot: 7683sf

10 PERKINS ST \$525,000
 B: Ian W Hoser
 S: Patrick Beckwith Jr
 Book/Page: 67939/171, Date: 07/13/22
 Mtg: Leader Bank NA \$498,750
 Use: 3 Bdrm Old Style, Lot: 3600sf
 Prior Sale: \$410,000 (01/17)

550 PLEASANT ST U:504 \$609,900
 B: Yana Parfyevich
 S: Alessio Fasano & Anna Sapone
 Book/Page: 67955/34, Date: 07/15/22
 Mtg: Eagle Bank \$579,405
 Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$445,000 (10/17)

34 READ ST \$565,000
 B: Gabriel Barcelo & Kristen Barcelo
 S: Margery S Beckwith
 Book/Page: 67935/329, Date: 07/12/22
 Mtg: Cross Country Mtg Inc \$536,750
 Use: 3 Bdrm Old Style, Lot: 5400sf

65 SAGAMORE AVE \$685,000
 B: Jonathan Martinez & Sarah Martinez
 S: Angela M Campo
 Doc#: 00000000936001, Date: 07/15/22
 Mtg: Mortgage Networks Inc \$647,200
 Use: 3 Bdrm Ranch, Lot: 4500sf

3 SEAL HARBOR RD U:634 \$430,000
 B: Artin Kouyoumdjian
 S: Torrone Louis J Est & Richard G Torrone
 Book/Page: 67951/136, Date: 07/15/22
 Use: 1 Bdrm Condo

10 WHITTIER ST \$575,000
 B: Paula M Donohue
 S: William A Rice Jr & Robin J Rice
 Doc#: 00000000935936, Date: 07/13/22
 Mtg: Cross Country Mtg Inc \$300,000
 Use: 3 Bdrm Ranch, Lot: 4466sf

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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	48	43
Median Price	\$660,000	\$775,000

► REAL ESTATE SALES

10 BLACK DUCK LN \$875,000
 B: Jeffrey P Oneil & Jillian Brown-Oneil
 S: Nicole F Charron Tr, Tr for Nicole F Charron LT
 Book/Page: 35247/343, Date: 07/14/22
 Mtg: Cape Cod Cp Bk \$787,500
 Use: 3 Bdrm Cape Cod, Lot: 43560sf

110 COBBLESTONE RD \$400,000
 B: Wallace Souza & Maytana Souza
 S: Thomas E Sullivan Tr, Tr for Cobblestone IRT
 Book/Page: 35243/59, Date: 07/12/22
 Mtg: Linda A Sullivan T \$325,000
 Use: 2 Bdrm Ranch, Lot: 47480sf

104 GREAT MARSH RD \$410,000
 B: Robson R Ferreira & Daiana M Ferreira
 S: Anne I Seminara
 Book/Page: 35240/230, Date: 07/11/22
 Mtg: Cape Cod Five Cent Bk \$1,100,000
 Use: Residential Developable Land, Lot: 46174sf

Centerville

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	123	95
Median Price	\$505,000	\$570,000

► REAL ESTATE SALES

84 CAPTAIN LIJAHS RD \$415,000
 B: PT Remodeling&Design
 S: A Mark Christopher Tr, Tr for Leon K Pfeiffer T
 Book/Page: 35246/55, Date: 07/13/22
 Mtg: Lawrence Martin \$475,000
 Use: 2 Bdrm Salt Box, Lot: 15246sf

1090 CRAIGVILLE BEACH RD \$680,000
 B: Charles Pisacano & Margo Wharton-Pisacano
 S: Robert J Stewart & Laurie J Stewart
 Doc#: 000000001463230, Date: 07/13/22
 Mtg: Paramount Res Mtg Gp \$268,000
 Use: 2 Bdrm Ranch, Lot: 6970sf

23 GOOSE POINT RD \$520,000
 B: Denise A Baldner
 S: Daniel R Vengren & Donna M Vengren
 Book/Page: 35251/81, Date: 07/15/22
 Mtg: Keystone Funding \$494,000
 Use: Residential Developable Land, Lot: 7405sf
 Prior Sale: \$231,000 (06/10)

49 LARCH LN \$580,000
 B: Michael Nabrynski
 S: Rebecca L Gage
 Book/Page: 35242/226, Date: 07/12/22
 Use: 3 Bdrm Cape Cod, Lot: 16988sf
 Prior Sale: \$305,000 (01/14)

225 PATRIOT WAY \$625,000
 B: Amy L Sub & Joseph A Sub Jr
 S: Michael R Kaupp Tr, Tr for Kaupp FT
 Doc#: 000000001463153, Date: 07/12/22
 Mtg: Cape Cod Cp Bk \$562,500
 Use: 3 Bdrm Ranch, Lot: 16553sf

195 ROUTE 149 U:6 \$640,000
 B: Zion W Dejong & Paula F Dejong
 S: Keating Carolyn C Est & Thomas N Munsell
 Book/Page: 35250/288, Date: 07/15/22
 Mtg: Cape Cod Five Cent Bk \$500,000
 Type: Adj
 Use: 2 Bdrm Condo, Lot: 12197sf

8 SUNNYWOOD DR \$632,400
 B: Bette A Anderson Tr, Tr for CW&BA LT
 S: Linda M Baker
 Doc#: 000000001463189, Date: 07/13/22
 Mtg: Equity Resources Inc \$390,000

Hyannis

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	114	112
Median Price	\$419,000	\$461,500

► REAL ESTATE SALES

15 BAXTER RD \$301,000
 B: Jedson Liguicota
 S: Bowman Christine C Est & Pamela A Vinal
 Doc#: 000000001463307, Date: 07/14/22
 Mtg: LoanDepot.Com \$240,800
 Use: 1 Bdrm Ranch, Lot: 14375sf

2 COMPASS CIR \$390,000
 B: Russell G Brilliant & Ana Coutinho
 S: Ethan Lowe & Kathleen Lowe
 Book/Page: 35252/88, Date: 07/15/22
 Mtg: NFM Inc \$376,983
 Use: 2 Bdrm Ranch, Lot: 12632sf
 Prior Sale: \$199,000 (02/16)

101 DELTA ST \$470,000
 B: Maura Murray
 S: Tatiana Brewster
 Book/Page: 35250/239, Date: 07/15/22
 Mtg: Cape Cod Five Cent Bk \$446,500
 Use: 4 Bdrm Raised Ranch, Lot: 16117sf

43 IYANOUGH AVE \$4,000,000
 B: John R Duane Tr, Tr for Dale Avenue RT
 S: HP Associates LLC
 Book/Page: 35247/335, Date: 07/14/22
 Use: 6 Bdrm Conventional, Lot: 22216sf

649 SCUDDER AVE \$1,740,000
 B: Mark Khozozian
 S: Julie L Place Tr, Tr for Julie Lewis Pl RET
 Book/Page: 35252/233, Date: 07/15/22
 Use: 6 Bdrm Cape Cod, Lot: 20038sf

15 TOBY CIR \$835,000
 B: Jeffrey Koehling Tr, Tr for Koehling Williams LT
 S: Stephen W Nealon Tr, Tr for Paul Terrence Lamb RET
 Doc#: 000000001463257, Date: 07/14/22
 Use: 4 Bdrm Contemporary, Lot: 37026sf

Marstons Mills

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	48
Median Price	\$499,000	\$629,500

► REAL ESTATE SALES

1009 OLD FALMOUTH RD \$640,000
 B: Letizia Ruisi
 S: DRFN LLC
 Book/Page: 35250/131, Date: 07/15/22
 Mtg: Radius Financial Grp \$628,408
 Use: 3 Bdrm Colonial, Lot: 54886sf
 Prior Sale: \$329,000 (10/16)

Osterville

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	53	45
Median Price	\$767,000	\$954,738

► REAL ESTATE SALES

379 BUMPS RIVER RD \$700,000
 B: William T Clough & Noura Milardo
 S: Kathleen Guimond-Mulherin
 Book/Page: 35240/208, Date: 07/11/22
 Mtg: Cape Cod Five Cent Bk \$250,000
 Use: 3 Bdrm Cape Cod, Lot: 18295sf

933 MAIN ST \$287,260
 B: Cynthia J Foster & William P Foster
 S: Cynthia W Foster Tr, Tr for 933 Main St Bldg H IRT
 Book/Page: 35249/204, Date: 07/15/22

32 STURBRIDGE DR \$1,250,000
 B: Patricia L Mahalik & James R Mahalik
 S: Andrea C Gillis Tr, Tr for CPRP IRT
 Doc#: 000000001463128, Date: 07/12/22
 Mtg: Cape Cod Five Cent Bk \$1,000,000
 Use: 4 Bdrm Colonial, Lot: 12632sf
 Prior Sale: \$1,065,000 (05/21)

Bourne

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	162	124
Median Price	\$476,500	\$550,000

► REAL ESTATE SALES

5 ADAMS ST \$399,900
 B: Jean P Rutledge Tr, Tr for Partridge RT
 S: Louis R Gallo
 Book/Page: 35242/345, Date: 07/12/22
 Use: Mixed Use-prim Res & Comm, Lot: 12415sf
 Prior Sale: \$150,000 (06/12)

7 CANDLEBERRY CT U:7 \$725,000
 B: Paul E Longo
 S: Gordon K Snell & Barbara E Snell
 Book/Page: 35246/331, Date: 07/14/22
 Use: 2 Bdrm Condo, Lot: 213008sf
 Prior Sale: \$500,000 (11/17)

33 CATSKILL RD \$499,900
 B: Frank Santacqua & Merrill Pontes
 S: Matthew Griffin
 Doc#: 000000001463352, Date: 07/15/22
 Mtg: Cape Cod Five Cent Bk \$474,900
 Use: 3 Bdrm Raised Ranch, Lot: 20822sf
 Prior Sale: \$330,000 (08/19)

10 GULL LN \$5,500,000
 B: H James Dermody 3rd Tr, Tr for 10 Gull Lane RT
 S: Allan G Curtis & Sandra J Curtis
 Book/Page: 35250/108, Date: 07/15/22
 Use: 5 Bdrm Colonial, Lot: 70567sf

HEAD OF THE BAY RD \$745,682
 B: Kape View House LLC
 S: Bbay Realty LLC
 Doc#: 000000001463299, Date: 07/14/22

681 HEAD OF THE BAY RD \$2,684,318
 B: Kape View House LLC
 S: 681 Hotb LLC
 Doc#: 000000001463298, Date: 07/14/22
 Use: Residential-multiple Bldgs, Lot: 261360sf

15 MICHAEL RD \$575,000
 B: Peter Murphy & Denise Murphy
 S: Anne D King Tr, Tr for King IRT
 Book/Page: 35242/304, Date: 07/12/22
 Use: 3 Bdrm Colonial, Lot: 20299sf

4 MIZZEN LN \$1,115,000
 B: Parin Patel & Anandiben S Patel
 S: Paul E Longo Tr, Tr for Paul E Longo RET
 Doc#: 000000001463376, Date: 07/15/22
 Mtg: Flagstar Bank FSB \$892,000
 Type: Adj
 Use: 5 Bdrm Contemporary, Lot: 40337sf
 Prior Sale: \$130,000 (04/15)

19 RIDGEBILL LN \$950,000
 B: Matthew Dandrea & Amybeth C Dandrea
 S: Ann Bracchi Tr, Tr for Steven E Fitzek T
 Book/Page: 35242/237, Date: 07/12/22
 Use: 3 Bdrm Contemporary, Lot: 15355sf
 Prior Sale: \$137,500 (02/18)

9 ROUNDHOUSE RD U:9 \$330,000
 B: Mary J Wiley
 S: Scott Conlon Tr, Tr for Jillian IRT
 Book/Page: 35251/249, Date: 07/15/22
 Mtg: Washington Trust Mtg \$280,000
 Use: 2 Bdrm Condo, Lot: 2925925sf

22 SHIPS VIEW TER U:22 \$380,000
 B: Eric R Hunt & Wendy L Hunt
 S: Christina Hungria & Allan Hungria
 Doc#: 000000001463049, Date: 07/11/22
 Mtg: Cape Cod Five Cent Bk \$280,000
 Use: 2 Bdrm Condo, Lot: 1305929sf
 Prior Sale: \$299,900 (01/21)

290 SHORE RD \$4,375,000
 B: MSLT Bourne LLC
 S: Lobster Trap Co Inc
 Book/Page: 35243/102, Date: 07/12/22
 Mtg: Eastern Bank \$2,187,500
 Use: Manufacturing Building, Lot: 30481sf

26 YEARLING RUN RD \$10,000
 B: Nancy E Poitras
 S: Vicki Harding
 Book/Page: 35249/217, Date: 07/15/22
 Use: Residential Undivisible Land, Lot: 231739sf

Brewster

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	69	56
Median Price	\$615,000	\$753,500

► REAL ESTATE SALES

34 1000 OAKS DR \$745,000
 B: Michael Ruo & Nancy L Ruo
 S: Jennifer Thibeault
 Doc#: 000000001463186, Date: 07/13/22
 Use: 3 Bdrm Cape Cod, Lot: 32937sf

146 GRIST MILL RD \$705,000
 B: Michaela Jarrard & Amy V Jarrard
 S: BRAT Ventures LLC
 Book/Page: 35252/204, Date: 07/15/22
 Mtg: Cape Cod Five Cent Bk \$564,000
 Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 22500sf
 Prior Sale: \$395,000 (11/21)

LONG POND RD (REAR) \$132,000
 B: Michael W Lach
 S: Christopher P Frey Tr, Tr for Christopher P Frey T
 Book/Page: 35241/217, Date: 07/11/22

23 ROGERS RD \$420,000
 B: William J Better & Hannah L Better
 S: Bartholomew Leslie Est & Sarah Bartholomew
 Book/Page: 35251/16, Date: 07/15/22
 Mtg: Cape Cod Five Cent Bk \$315,000
 Use: 3 Bdrm Ranch, Lot: 21131sf

112 STURBRIDGE WAY \$585,000
 B: Jennifer L Mince & Nancy L Mince
 S: Thomas L Bartimole & Mary E Bartimole
 Doc#: 000000001463362, Date: 07/15/22
 Mtg: Cape Cod Five Cent Bk \$468,000
 Use: 3 Bdrm Ranch, Lot: 20165sf

Chatham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	105	78
Median Price	\$999,999	\$1,025,000

► REAL ESTATE SALES

404 CROWELL RD \$650,000
 B: Megan T Mitchell & Jacob Grier
 S: Richard Doyle & Denise C Doyle
 Book/Page: 35240/139, Date: 07/11/22
 Mtg: Cape Cod Five Cent Bk \$575,000
 Use: 2 Bdrm Ranch, Lot: 10000sf
 Prior Sale: \$375,000 (06/20)

HAPPY VALLEY RD \$50,000
 B: Little Scoop Cranberry
 S: Gary Darman Tr, Tr for Bucks Creek IRT
 Book/Page: 35243/13, Date: 07/12/22

HAPPY VALLEY RD \$10,000
 B: Gary Darman Tr, Tr for Bucks Creek RT
 S: Little Scoop Cranberry
 Book/Page: 35243/17, Date: 07/12/22

34 MEADOWBROOK RD \$750,000
 B: Mark E Brown & Linda M Chicariello
 S: Jonathan H Avery & Christy B Avery
 Book/Page: 35245/140, Date: 07/13/22
 Mtg: Guaranteed Rate Affin \$400,000
 Type: Adj
 Use: 2 Bdrm Ranch, Lot: 10850sf

935 OLD QUEEN ANNE RD \$1,884,533
 B: Julien Grant & Susan J Grant
 S: Chatham Dragonfly LLC
 Book/Page: 35247/251, Date: 07/14/22
 Mtg: US Bank NA \$1,224,900
 Type: Adj
 Use: 4 Bdrm Antique, Lot: 30600sf
 Prior Sale: \$525,000 (03/21)

77 PATUXET TR \$695,000
 B: Danielle M James & Diamond James
 S: Jean L Seligmann Tr, Tr for Seligmann FT
 Book/Page: 35247/15, Date: 07/14/22
 Mtg: Morgan Stanley \$556,000
 Use: 2 Bdrm Colonial, Lot: 14356sf

1 SEASTRAND WAY U:3 \$525,000
 B: Sandra J Kloos
 S: Virginia Theiss
 Book/Page: 35247/163, Date: 07/14/22
 Mtg: Cape Cod Five Cent Bk \$420,000
 Use: 2 Bdrm Condo
 Prior Sale: \$310,000 (09/16)

52 TISQUANTUM RD \$6,500,000
 B: Amy B Naughton Tr, Tr for 52 Tisquantum Road NT
 S: Michael Towey & Andrea Towey
 Doc#: 000000001463367, Date: 07/15/22
 Use: 4 Bdrm, Lot: 99715sf
 Prior Sale: \$1,400,000 (12/10)

SUFFOLK REGISTRY continued

HALLS PATH..... \$133,000
B: Christopher Wise Tr, Tr for 8 Halls Path T
S: Paul R Oconnell 3rd Tr, Tr for Harwich East IRT
Book/Page: 35250/30, Date: 07/15/22
14 HAROLD ST U:4F..... \$375,000
B: Elinor V Krier
S: David B Reen & Judith A Johnson
Book/Page: 35245/76, Date: 07/13/22
Use: 2 Bdrm Condo
Prior Sale: \$247,500 (09/19)
113 SOUTH ST..... \$804,900
B: Colette Cummings & Kimberly C McCreight
S: Katherine W Flannick
Book/Page: 35244/335, Date: 07/13/22
Use: 3 Bdrm Ranch, Lot: 9320sf
Prior Sale: \$520,000 (07/21)

Mashpee

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 153 129
Median Price \$555,000 \$632,000
REAL ESTATE SALES
44 BAYSHORE DR..... \$1,210,250
B: Scott Greig & Jessica Greig
S: Patricia Squaglia
Book/Page: 35251/114, Date: 07/15/22
Mtg: Cape Cod Five Cent Bk \$968,000
Use: 3 Bdrm Contemporary, Lot: 19820sf
92 BLUE CASTLE DR..... \$650,000
B: Jessica A Desouza & Darley C Desouza
S: Wayne S Reed & Joanne Reed
Book/Page: 35245/12, Date: 07/13/22
Mtg: Eastern Bank \$552,500
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 19994sf
70 CAPE DR U:12D..... \$257,500
B: Armen Safaryan
S: Trumble Russell S Est & William R Trumble
Doc#: 00000001463064, Date: 07/11/22
Mtg: Home Point Finl Corp \$193,125
Use: 2 Bdrm Condo
36 CLAYTON CIR U:36B..... \$1,020,000
B: Steven Paul & Lee Paul
S: Southworth Mashpee Props
Book/Page: 35249/212, Date: 07/15/22
Use: 3 Bdrm Condo
27 COBBLESTONE CIR..... \$1,697,775
B: Stephen B Greenberg & Ellen B Greenberg
S: Bayswater Cott New Seabury
Doc#: 00000001463077, Date: 07/12/22
Mtg: Bank of America NA \$640,000
Use: Residential Developable Land, Lot: 5385sf
42 FOREST DR..... \$550,000
B: Ryan J Kincade-Crean & Krystle D Crean
S: Francis T Laporte & Donna R Laporte
Book/Page: 35250/151, Date: 07/15/22
Mtg: Draper and Kramer Mtg \$467,500
Use: 4 Bdrm Colonial, Lot: 11282sf
Prior Sale: \$240,000 (05/13)
79 NESHOBE RD..... \$275,000
B: Kimberly Ridenour
S: Beverly Moriarty
Doc#: 00000001463279, Date: 07/14/22
Use: Residential Developable Land, Lot: 18077sf
35 SANTUIT POND WAY U:2A..... \$403,000
B: Craig W Stewart & Patricia M Fruean
S: Diego Baveloni & Fabio Valerio
Book/Page: 35248/156, Date: 07/14/22
Use: 2 Bdrm Condo
Prior Sale: \$277,000 (03/22)
251 SHORE DR U:F2..... \$361,000
B: Kristie Claus & Daniel Claus
S: Candace L Avery Tr, Tr for Seabury IRT
Doc#: 00000001463391, Date: 07/15/22
Mtg: Fall River Five Cents \$288,800
Use: 2 Bdrm Condo
5 TRURO RD..... \$500,000
B: David Kinne & Deborah Kinne
S: Arthur A Campagna Jr
Book/Page: 35252/111, Date: 07/15/22
Mtg: Freedom Mortgage Corp \$500,000
Use: 2 Bdrm Ranch, Lot: 15769sf

Orleans

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 64 48
Median Price \$862,500 \$1,000,001
REAL ESTATE SALES
164 NAMEQUOIT RD..... \$2,995,000
B: Carmen J Nero & Joan Nero
S: Peter T Swaim & Sara O Swaim
Book/Page: 35250/218, Date: 07/15/22
Mtg: Cape Cod Five Cent Bk \$1,995,000
Use: 5 Bdrm Colonial, Lot: 69696sf
Prior Sale: \$1,825,000 (06/12)
10 NORSEMANS DR..... \$1,062,000
B: Corey Brown & Jennifer Brown
S: Gregory J Avenroth & Linda T Avenroth
Book/Page: 35247/38, Date: 07/14/22
Use: 3 Bdrm Cape Cod, Lot: 16553sf
Prior Sale: \$680,000 (05/17)
78 ROUTE 6A..... \$865,000
B: Delude Enterprises LLC
S: 78 Route 6A LLC
Book/Page: 35248/137, Date: 07/14/22
Use: Mixed Use-prim Res & Comm, Lot: 12632sf
232 TONSET RD..... \$945,000
B: Alexander Macielak
S: Harry E Hunt 3rd
Book/Page: 35246/234, Date: 07/14/22
Mtg: Mechanics Cp Bk \$1,192,620
Use: 3 Bdrm Cape Cod, Lot: 54886sf
236 TONSET RD..... \$370,000
B: Happy Jack Holdings LLC
S: Harry E Hunt 3rd
Book/Page: 35246/191, Date: 07/14/22
Mtg: Mechanics Cp Bk \$1,181,250

Provincetown

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 19 11
Median Price \$1,410,000 \$1,825,000
REAL ESTATE SALES
20 ALDEN ST U:3..... \$651,100
B: John Bosco
S: Laurie H Appleby Tr, Tr for Appleby Martin IRT
Book/Page: 35247/44, Date: 07/14/22
Mtg: Seamens Savings Bank \$455,770
Type: Adj
Use: 1 Bdrm Condo, Lot: 9831sf
Prior Sale: \$335,000 (04/13)
929 COMMERCIAL ST..... \$2,400
B: Scott Rehbein
S: Sharon Gavitt & Thomas F Saccone
Book/Page: 35245/83, Date: 07/13/22
25 CONANT ST..... \$2,000,000
B: Orchard East LLC
S: Sarah A Bailey & Paula Schuppert
Book/Page: 35251/180, Date: 07/15/22
Mtg: First Republic Bk \$1,400,000
Type: Adj
Use: Residential-multiple Bldgs, Lot: 4100sf
94 HARRY KEMP WAY..... \$1,887,500
B: Seamens Bank
S: William J Gately Tr, Tr for 94 Harry Kemp Way IRT
Book/Page: 35245/70, Date: 07/13/22
Use: Mixed Use-prim Comm & Resd, Lot: 48918sf

44 HI ONA HILL RD..... \$450,000
B: Lewis Bay Realty Invs Inc
S: Dacey A MCGovern
Book/Page: 35252/84, Date: 07/15/22
8 JESSIES LN..... \$9,400,000
B: John W Stadler & Suzanne M Stadler
S: Jessies Lane LLC
Book/Page: 35247/225, Date: 07/14/22
Mtg: Wells Fargo Bank \$5,170,000
Use: Residential-multiple Bldgs, Lot: 57860sf
44 LEEWARD RUN..... \$1,600,000
B: Geoffrey Cottrill & Allison Cottrill
S: Suzanne T Iovanna Tr, Tr for Patricia A Iovanna T
Doc#: 000000001463418, Date: 07/15/22
Mtg: Rocket Mortgage LLC \$960,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 17860sf
17 NOBBY LN..... \$435,000
B: Dacey MCGovern
S: Adam T Dupuy Tr, Tr for Jutta E Ponce T
Book/Page: 35242/323, Date: 07/12/22
Mtg: Citizens Bank \$386,647
Use: 3 Bdrm Ranch, Lot: 8712sf
16 PINE ST..... \$625,000
B: Dacey MCGovern
S: Lewis Bay Realty Invs Inc
Book/Page: 35252/79, Date: 07/15/22
Use: 2 Bdrm Ranch, Lot: 11761sf
Prior Sale: \$200,000 (07/20)
22 PINWOOD RD..... \$450,000
B: Igor Jelavski
S: Rogerio F Vieira & Ana L Vieira
Book/Page: 35250/329, Date: 07/15/22
Mtg: United Wholesale Mtg \$436,500
Use: 3 Bdrm Ranch, Lot: 10019sf
97 QUARTERMASTER ROW..... \$550,000
B: Alain Laval & Jenness B Laval
S: James Viccaro & Rachael Viccaro
Book/Page: 35247/81, Date: 07/14/22
Mtg: Cape Cod Five Cent Bk \$440,000
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$345,000 (08/18)
103 SWAN LAKE RD..... \$420,000
B: 2 Ceas LLC
S: Bridget E Cunningham & Joseph P Cunningham
Book/Page: 35245/7, Date: 07/13/22
Use: 2-Family Duplex, Lot: 15246sf
37 TANGLEWOOD DR..... \$523,575
B: John Shea & Robin Papper
S: Arthur H Zaniboni & Delores A Zaniboni
Book/Page: 35240/249, Date: 07/11/22
Mtg: Members Plus CU \$393,000
Use: 2 Bdrm Ranch, Lot: 16117sf
31 WINSLOW GRAY RD..... \$550,000
B: Victor M Mateo-Herrera & Edison Herrera
S: Kathleen M Wright
Book/Page: 35252/152, Date: 07/15/22
Mtg: Shamrock Home Loans \$540,038
Use: 4 Bdrm Colonial, Lot: 11326sf
28 WINSOME RD..... \$425,000
B: Allyson Boske
S: Mccabe Patricia F Est & Patricia F Mccabe
Book/Page: 35249/78, Date: 07/15/22
Mtg: Rocket Mortgage LLC \$397,664
Use: 3 Bdrm Ranch, Lot: 11761sf

Sandwich

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 196 149
Median Price \$525,500 \$615,000
REAL ESTATE SALES
12 CAPTAIN TEACH RD..... \$575,000
B: Kerry Martens
S: Sheila A Spencer & Patricia E Spencer
Doc#: 00000001463054, Date: 07/11/22
Use: 3 Bdrm Cape Cod, Lot: 10454sf
6 FOX RUN..... \$725,000
B: ZF 2021-1 LLC
S: David Rothman & Margaret L Rothman
Book/Page: 35249/350, Date: 07/15/22
Mtg: Churchill Funding 1 L \$591,760
Use: 4 Bdrm Garrison, Lot: 23522sf
Prior Sale: \$415,000 (02/16)
55 HIGHVIEW DR U:55..... \$360,000
B: Charles M Bruni
S: Terrence F Brown Jr & Teresa M Brown
Book/Page: 35248/217, Date: 07/14/22
Mtg: United Wholesale Mtg \$241,758
Use: 2 Bdrm Condo
Prior Sale: \$258,500 (01/21)
2 PALMER RD..... \$695,000
B: Danielle Croke & Daniel J Crow
S: Kevin H Murphy & Allyson M Murphy
Book/Page: 35240/345, Date: 07/11/22
Mtg: Mortgage Research Ctr \$695,000
Use: Residential-multiple Bldgs, Lot: 23087sf
Prior Sale: \$450,000 (06/19)
315 ROUTE 6A..... \$810,000
B: Geoffrey Carignan & Veronique Carignan
S: Jeffrey L Herndon & Kristen Coons
Book/Page: 35248/116, Date: 07/14/22
Mtg: Home Ln & Invest Bk \$647,200
Use: 2 Bdrm Antique, Lot: 60548sf
669 ROUTE 6A..... \$1,300,000
B: Sun Of A Beach LLC
S: Carol Hanson Tr, Tr for Chosen FT
Book/Page: 35251/349, Date: 07/15/22
Mtg: Fall River Five Cents \$1,070,000
Use: Mixed Use-prim Comm & Resd, Lot: 99317sf
Prior Sale: \$590,000 (08/18)
50 TUPPER AVE..... \$575,000
B: William Depippo
S: Christopher R Cotter & Janet H Cotter
Doc#: 00000001463204, Date: 07/13/22
Use: 3 Bdrm Raised Ranch, Lot: 4792sf
Prior Sale: \$299,000 (05/13)
41 WOOD AVE..... \$167,500
B: Kristine R Gatesman
S: Elisabeth Rainge
Doc#: 00000001463334, Date: 07/15/22
Use: 3 Bdrm Ranch, Lot: 4792sf

Truro

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 36 13
Median Price \$880,000 \$895,000
REAL ESTATE SALES
5 COOPER CIR..... \$1,587,000
B: Susan L Mitchell & Mary E Hamel
S: Marty Rosenbaum & Lorraine Rosenbaum
Book/Page: 35251/271, Date: 07/15/22
Use: 4 Bdrm Ranch, Lot: 63162sf
168 SHORE RD U:13..... \$951,000
B: Peter D Deandrae
S: John P Peak & Joan M Ford
Book/Page: 35251/279, Date: 07/15/22
Mtg: Cape Cod Cp Bk \$760,000
Use: 2 Bdrm Condo
Prior Sale: \$400,000 (11/11)

Wellfleet

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 40 22
Median Price \$752,000 \$844,500
REAL ESTATE SALES
85 HOLBROOK AVE..... \$1,750,000
B: Kathryn A Bueker & Bryce D Youngren
S: Marilyn M Wolfson Tr, Tr for M M Wolfson 1995 RET
Book/Page: 35249/70, Date: 07/15/22
Use: 2-Family Ranch, Lot: 44867sf
Yarmouth
MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 266 228
Median Price \$445,000 \$520,000
REAL ESTATE SALES
481 BUCK ISLAND RD U:3A..... \$352,000
B: Sarah A Bailey & Paula Schuppert
S: William J Parkins Jr Tr, Tr for Parkins FT
Book/Page: 35252/300, Date: 07/15/22
Use: 2 Bdrm Condo
Prior Sale: \$180,000 (01/14)
14 COVEY DR..... \$465,000
B: David Guiney & Lauren Guiney
S: Keelin C Godsey & Melanie A Hebert
Book/Page: 35252/105, Date: 07/15/22
Use: 3 Bdrm Cape Cod, Lot: 11761sf
Prior Sale: \$270,000 (02/16)
20 FESSENDEN ST..... \$480,000
B: Susan J Cameron Tr, Tr for S J Cameron 2004 T
S: Lapoint Lillian M Est & Laura J Johnson
Book/Page: 35244/339, Date: 07/13/22
Use: 2 Bdrm Ranch, Lot: 16988sf
39 GROUSE LN..... \$539,000
B: Glen C Stagnitta & Sharron M Stagnitta
S: Jensett Corp
Book/Page: 35251/218, Date: 07/15/22
Mtg: Armed Forces Bank NA \$558,404
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: \$320,000 (03/22)

412 CALIFORNIA AVE..... \$147,500
B: Nicholas J Gallagher
S: Matthew J Barnes
Book/Page: 7235/329, Date: 07/15/22
Mtg: Greylock FCU \$139,500
Type: Adj
Use: 2 Bdrm Ranch, Lot: 7139sf
1110 CHURCHILL ST..... \$1,585,000
B: BPM 1120 Churchill LLC
S: Cheryl A Bianco Tr, Tr for Bianco Landscaping NT
Book/Page: 7233/43, Date: 07/13/22
Mtg: Greylock FCU \$1,468,000
Use: Accessory Land Improved, Lot: 265803sf
1120 CHURCHILL ST..... \$1,585,000
B: BPM 1120 Churchill LLC
S: Cheryl A Bianco Tr, Tr for Bianco Landscaping NT
Book/Page: 7233/43, Date: 07/13/22
Mtg: Greylock FCU \$1,468,000
Use: 1 Bdrm Ranch, Lot: 75969sf
22 COVE ST..... \$145,000
B: Deanna Gardom & Bruce Gardom
S: Richard D Sands
Book/Page: 7232/190, Date: 07/13/22
Use: 2 Bdrm Conventional, Lot: 5942sf
Prior Sale: \$114,000 (11/20)
155 DAWES AVE..... \$700,000
B: William E King & Daniella N Murray
S: Andrew Beckwith
Doc#: 00000000043422, Date: 07/14/22
Mtg: Adams Community Bk \$650,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 26641sf
253 DEWEY AVE..... \$155,000
B: Jahlone D Pacheco
S: Jugal Singh
Book/Page: 7231/78, Date: 07/11/22
Mtg: Northpointe Bank \$116,250
Use: 2-Family Family Flat, Lot: 4439sf
Prior Sale: \$32,430 (06/19)
109 EUCLID AVE..... \$250,000
B: Michael Jefferson & Heather Jefferson
S: Jason T Jones & Meagan E Jones
Book/Page: 7233/189, Date: 07/14/22
Use: 2 Bdrm Cape Cod, Lot: 8777sf
Prior Sale: \$143,000 (05/15)
9 GILLETTE ST..... \$375,000
B: Roshni Patel
S: Darren S Corbett & Michelle L Corbett
Book/Page: 7231/151, Date: 07/11/22
Mtg: Academy Mortgage Corp \$245,000
Use: 4 Bdrm Colonial, Lot: 15002sf
501 HOLMES RD..... \$567,000
B: Morgan J Balentine
S: Pamela J Gauthier
Book/Page: 7231/276, Date: 07/11/22
Use: 5 Bdrm Ranch, Lot: 40502sf
Prior Sale: \$349,900 (09/20)
130 LEONA DR..... \$580,000
B: Mark F Marzotto & Lena B Diller
S: Daniel J Light
Book/Page: 7234/287, Date: 07/15/22
Mtg: Lee Bank \$464,000
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 14549sf
Prior Sale: \$450,000 (08/18)
36 LOUISE ST..... \$300,000
B: Anni Anoushian
S: Elizabeth Moisan
Book/Page: 7234/263, Date: 07/15/22
Mtg: Adams Community Bk \$220,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 8499sf
Prior Sale: \$222,000 (01/20)
25 MEADOW RIDGE DR..... \$700,000
B: Pradeep Manoharan & Kannichamy Vaishnavi
S: Jacob Sweener & William Ellsworth
Book/Page: 7235/64, Date: 07/15/22
Mtg: Key Bank NA \$700,000
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 38206sf
Prior Sale: \$450,000 (08/16)
835 NORTH ST..... \$370,000
B: 835 North LLC
S: Ronald J Piazza Tr, Tr for Piazza FT
Book/Page: 7235/186, Date: 07/15/22
Mtg: Salisbury Bk & Tr \$277,500
Type: Adj
Use: Mixed Use-prim Res & Comm, Lot: 9505sf
56 PINE ST..... \$220,000
B: Tamara R Tarjick-Hansen
S: Clint Casella & Ashley Casella
Book/Page: 7233/245, Date: 07/14/22
Mtg: Greylock FCU \$190,000
Type: Adj
Use: 4 Bdrm Conventional, Lot: 9601sf
Prior Sale: \$108,000 (10/16)
163 STEARNS AVE..... \$100,000
B: LND Investments LLC
S: Nicholas J Garzone Sr & Marjorie G Garzone
Book/Page: 7236/55, Date: 07/15/22
Use: 1 Bdrm Conventional, Lot: 8050sf
Prior Sale: \$30,000 (09/20)
11 SWAN ST..... \$452,000
B: Carol Passley
S: Sarah M Langlais
Book/Page: 7231/127, Date: 07/11/22
Mtg: Total Mtg Svcs \$429,400
Use: 3 Bdrm Cape Cod, Lot: 12502sf
Prior Sale: \$220,000 (07/17)
46 WEALTHY AVE..... \$272,500
B: KAREN E KONDEL
S: Pierino A Besseghini & Anna M Besseghini
Book/Page: 7235/263, Date: 07/15/22
Mtg: Greylock FCU \$172,500
Type: Adj
Use: 3 Bdrm Ranch, Lot: 10402sf
FORECLOSURE DEEDS
139 ROBBINS AVE..... \$70,000
B: Richard Lampron
S: Christina A Rosa & US Bank NA
Book/Page: 7235/244, Date: 07/15/22
Use: 2-Family Duplex, Lot: 8978sf

Dalton
MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 39 30
Median Price \$205,000 \$237,250
REAL ESTATE SALES
55 BRUCE DR..... \$446,000
B: Ryan Mccasland & Shannon Mccasland
S: Zachary M Sondriini & Katie M West
Book/Page: 7235/122, Date: 07/15/22
Mtg: Greylock FCU \$356,800
Type: Adj
Use: 3 Bdrm Split Level, Lot: 15298sf
Prior Sale: \$249,900 (08/16)
61 RIVERVIEW DR..... \$326,500
B: Lawrence C Brooker Jr
S: Brian S Rice & Erika F Prouty
Book/Page: 7235/153, Date: 07/15/22
Mtg: Rocket Mortgage LLC \$310,175
Use: 3 Bdrm Ranch, Lot: 9657sf
Prior Sale: \$142,000 (05/13)
916 SOUTH ST..... \$370,000
B: Andrew S Cromartie & Janet L Forest
S: Sharon M Daley
Book/Page: 7234/32, Date: 07/14/22
Mtg: Camden National Bank \$351,500
Use: 3 Bdrm Split Entry, Lot: 25814sf

Lee
MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 21 20
Median Price \$295,000 \$362,000
REAL ESTATE SALES
260 MANDALAY RD..... \$435,000
B: Susan Ochs-Kravitz
S: Joseph Coates Tr, Tr for Taylor FT
Book/Page: 7235/300, Date: 07/15/22
Mtg: Pittsfield Cp Bk \$200,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 37462sf
1185 PLEASANT ST..... \$1,200,000
B: T&S Holdings LLC
S: Casella Waste Mgmt Inc
Book/Page: 7231/300, Date: 07/11/22
Use: Mixed Use-prim Indust & Othr, Lot: 653836sf
Prior Sale: \$963,800 (02/20)
Lenox
MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 36 35
Median Price \$525,000 \$560,000
REAL ESTATE SALES
15 HAWTHORNE ST..... \$1,012,241
B: Corcoran Lodging LLC
S: Phillip Halpern & Linda Halpern
Book/Page: 7230/285, Date: 07/11/22
Mtg: Grasshopper Bank \$990,000
Use: Mixed Use-prim Comm & Resd, Lot: 32085sf
449 PITTSFIELD RD..... \$640,000
B: Smegal Holdings LLC
S: Wojtkowski Bros Inc
Book/Page: 7236/32, Date: 07/15/22
Mtg: Wojtkowski Bros Inc \$600,000
Use: Office Bldg-general, Lot: 27500sf
5 MORGAN MNR U:9..... \$310,000
B: Barbara J Cohen
S: Carolyn R Vandervort
Book/Page: 7235/255, Date: 07/15/22
Use: 2 Bdrm Condo
Prior Sale: \$219,000 (09/17)
60 WILLOW CREEK RD..... \$640,000
B: Casella Waste Mgmt Inc
S: Valley Mill Corp
Book/Page: 7231/285, Date: 07/11/22
Use: Lumber Yard, Lot: 75794sf
Prior Sale: \$449,025 (02/16)
64 WILLOW CREEK RD..... \$710,000
B: Casella Waste Mgmt Inc
S: Raymond Kushi Tr, Tr for T R&B L Garrity 2012 IRT
Book/Page: 7231/293, Date: 07/11/22
Use: Commercial Warehouse, Lot: 31363sf
68 WILLOW CREEK RD..... \$710,000
B: Casella Waste Mgmt Inc
S: Raymond Kushi Tr, Tr for T R&B L Garrity 2012 IRT
Book/Page: 7231/293, Date: 07/11/22
Use: Commercial Warehouse, Lot: 15246sf

Pittsfield

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 226 207
Median Price \$201,500 \$255,500
REAL ESTATE SALES
287 2ND ST..... \$248,000
B: Deborah Salmon
S: Jose F Saldana
Book/Page: 7233/1, Date: 07/13/22
Mtg: Greylock FCU \$198,400
Use: 2-Family Family Flat, Lot: 8316sf
Prior Sale: \$45,000 (05/20)
16 ADELAIDE AVE..... \$293,000
B: Julia King
S: Kendra V Smallwood & Tristan L Greene
Book/Page: 7234/316, Date: 07/15/22
Mtg: Greylock FCU \$284,210
Type: Adj
Use: 3 Bdrm Colonial, Lot: 10176sf
Prior Sale: \$225,000 (10/20)
37 ALCOVE ST..... \$195,000
B: Anthony M Booth Sr
S: Allyson N Curley
Book/Page: 7235/212, Date: 07/15/22
Mtg: Adams Community Bk \$156,000
Type: Adj
Use: 3-Family Mlti-unt Blg, Lot: 5062sf
Prior Sale: \$134,000 (08/19)
25 ALPINE TRL U:25..... \$530,000
B: Giovanni Tintin & Mirian D Galarza
S: Deepak Agarwal Tr, Tr for Deepak Agarwal MD RET
Book/Page: 7231/173, Date: 07/11/22
Mtg: Greylock FCU \$450,500
Type: Adj
Use: 4 Bdrm Condo
112 BARTLETT AVE..... \$270,000
B: Anita Saldana
S: Sergio Torres & Katie Torres
Book/Page: 7234/64, Date: 07/14/22
Mtg: Adams Community Bk \$242,730
Type: Adj
Use: 2-Family Family Flat, Lot: 6059sf
Prior Sale: \$13,000 (11/12)

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.berkshireregistry.com

Becket

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 27 20
Median Price \$275,000 \$274,000
REAL ESTATE SALES
BROOK LN L:170..... \$25,000
B: Richard J Cole Jr
S: Robert J Vanzandt & William B Vanzandt
Book/Page: 7234/105, Date: 07/15/22
BROOK LN L:171..... \$25,000
B: Richard J Cole Jr
S: Robert J Vanzandt & William B Vanzandt
Book/Page: 7234/105, Date: 07/15/22
BROOK LN L:172..... \$25,000
B: Richard J Cole Jr
S: Robert J Vanzandt & William B Vanzandt
Book/Page: 7234/105, Date: 07/15/22
BROOK LN L:173..... \$25,000
B: Richard J Cole Jr
S: Robert J Vanzandt & William B Vanzandt
Book/Page: 7234/105, Date: 07/15/22
609 MAIN ST..... \$238,500
B: Becket On Main Hldg LLP
S: Thomas W Rumbolt Tr, Tr for Cory Wishes NT
Book/Page: 7233/205, Date: 07/14/22
Mtg: Polish National CU \$237,807
Use: Retail-service, Lot: 43560sf
Prior Sale: \$89,250 (07/21)
2442 MAIN ST..... \$250,000
B: Shasta M Bona & Sean M Fusco
S: Mange Edward E Est & Construct Inc
Book/Page: 7231/35, Date: 07/11/22
Mtg: Greylock FCU \$246,000
Type: Adj
Use: 1 Bdrm Bngl/cottage, Lot: 126324sf
SHORE RD L:138..... \$25,000
B: Richard J Cole Jr
S: Robert J Vanzandt & William B Vanzandt
Book/Page: 7234/105, Date: 07/15/22
SHORE RD L:139..... \$25,000
B: Richard J Cole Jr
S: Robert J Vanzandt & William B Vanzandt
Book/Page: 7234/105, Date: 07/15/22

Tyringham

MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

42 LAKESIDE DR **\$850,000**
 B: Robert C Kane Jr & Kathleen O Kane
 S: Mark S Baran Tr, Tr for P T Baran 2019 T
 Book/Page: 1796/183, Date: 07/14/22
 Use: 2 Bdrm Log, Lot: 25700sf

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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	42	41
Median Price	\$188,450	\$188,000

► REAL ESTATE SALES

57 BELLEVUE AVE..... **\$150,000**
 B: Lydia Richardson
 S: Ellen A Richardson & John P Richardson
 Book/Page: 1796/704, Date: 07/11/22
 Mtg: Greylcock FCU \$135,000
 Type: Adj
 Use: 2-Family Decker, Lot: 14375sf

21 WILLOW ST **\$26,000**
 B: Nathan M Sobon & Amanda A Sobon
 S: Kleiner Carol M Est & Laurie J Sobon
 Book/Page: 1796/910, Date: 07/12/22
 Use: 2-Family Decker, Lot: 11326sf

21 WILLOW ST **\$78,000**
 B: Nathan M Sobon & Amanda A Sobon
 S: Norman W Kleiner Jr & Laurie J Sobon
 Book/Page: 1796/914, Date: 07/12/22
 Mtg: Adams Community Bk \$104,000
 Use: 2-Family Decker, Lot: 11326sf

Cheshire

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	18
Median Price	\$193,250	\$276,450

► REAL ESTATE SALES

213 DEVONSHIRE DR **\$329,023**
 B: Kelsey L Kurowski
 S: Daniel E Coe & Julie K Coe
 Book/Page: 1797/174, Date: 07/14/22
 Mtg: Greylcock FCU \$309,023
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 28140sf
 Prior Sale: \$209,500 (08/12)

415-417 N STATE RD..... **\$249,900**
 B: Laura N Harbin-Waters
 S: Richard J Pikul & Dianna J Pikul
 Book/Page: 1796/972, Date: 07/12/22
 Mtg: Adams Community Bk \$199,920
 Type: Adj
 Use: 3-Family Conventional, Lot: 74052sf

Hancock

MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

2631 HANCOCK RD **\$230,000**
 B: Cheryl Bianco Tr, Tr for Bianco NT
 S: Alyse F Dvorak & Vaclav Dvorak
 Book/Page: 1797/204, Date: 07/14/22
 Use: 3 Bdrm Colonial, Lot: 282443sf
 Prior Sale: \$227,000 (08/15)

Lanesboro

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	28	21
Median Price	\$221,500	\$250,000

► REAL ESTATE SALES

226 BAILEY RD..... **\$440,900**
 B: Justin M Dezess & Sarah M Dezess
 S: Delmont T Keyes Jr & Christena M Keyes
 Book/Page: 1796/800, Date: 07/12/22
 Mtg: Adams Community Bk \$418,855
 Type: Adj
 Use: 2-Family Colonial, Lot: 87991sf

31 OLSEN RD..... **\$431,500**
 B: Charles E Forgey & Elizabeth Moisan-Forgey
 S: John Jasinski & Louann Jasinski
 Book/Page: 1797/270, Date: 07/15/22
 Mtg: Academy Mortgage Corp \$345,200
 Use: 3 Bdrm Split Entry, Lot: 22216sf
 Prior Sale: \$293,500 (12/19)

115 OREBED RD **\$275,000**
 B: David F Manning & Judith M Kelly
 S: Kimberly S Morris
 Book/Page: 1796/776, Date: 07/11/22
 Use: 1 Bdrm Contemporary, Lot: 177333sf

North Adams

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	35	39
Median Price	\$171,000	\$190,000

► REAL ESTATE SALES

60 CHESTNUT ST..... **\$145,000**
 B: Lyndsey M Degrenier & Chad D Degrenier
 S: Mountaineer Bank
 Book/Page: 1797/22, Date: 07/13/22
 Mtg: Adams Community Bk \$115,000
 Type: Adj
 Use: 2-Family Conventional, Lot: 10260sf
 Prior Sale: \$105,544 (01/20)

11 HATHAWAY ST..... **\$62,000**
 B: Michael P Meaney
 S: Cindy E Florence Tr, Tr for 11 Hathaway T
 Book/Page: 1797/120, Date: 07/13/22
 Mtg: Adams Community Bk \$237,394
 Use: 3 Bdrm Old Style, Lot: 5000sf
 Prior Sale: \$22,900 (05/20)

Savoy

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	3
Median Price		\$230,000

► REAL ESTATE SALES

302 OLD MAIN RD..... **\$405,000**
 B: Michael P Maloney & Brittany K Maloney
 S: Derek K Pinsonneault & Lynn E Pinsonneault
 Book/Page: 1796/947, Date: 07/12/22
 Mtg: Mortgage Research Ctr \$405,000
 Use: 3 Bdrm Split Entry, Lot: 417740sf
 Prior Sale: \$120,000 (01/16)

Williamstown

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	36	30
Median Price	\$377,500	\$496,000

► REAL ESTATE SALES

1191 MAIN ST **\$616,000**
 B: Samuel W Smith Tr, Tr for Samuel W Smith 2003 RET
 S: Mary Alcott-Ferger & George E Ferger
 Doc#: 00000000014726, Date: 07/13/22
 Use: 4 Bdrm Cape Cod, Lot: 13504sf

1025 SIMONDS RD..... **\$165,000**
 B: 1025 Simonds LLC
 S: Maura Taylor
 Book/Page: 1797/263, Date: 07/15/22
 Use: 4 Bdrm Conventional, Lot: 9583sf

Berkshire Registry

Southern District

Michelle Laramée-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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	15	15
Median Price	\$585,000	\$785,000

► REAL ESTATE SALES

31 CREAMERY RD..... **\$705,000**
 B: Zander Oldendorp & Elizabeth Oldendorp
 S: Paul Landsman & Susan Kosoff
 Book/Page: 2790/197, Date: 07/15/22
 Mtg: US Bank NA \$528,750
 Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 105851sf

Great Barrington

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	52
Median Price	\$399,000	\$470,000

► REAL ESTATE SALES

4 LAKE BUEL RD **\$300,000**
 B: Jessica Bennett
 S: Kevin P Orourke & Juanita Hankey-Orourke
 Book/Page: 2789/287, Date: 07/11/22
 Mtg: Greylcock FCU \$250,000
 Type: Adj
 Use: 3 Bdrm Ranch, Lot: 43516sf

N PLAIN RD **\$310,000**
 B: Little Brook Farm LLC
 S: Gregg O Wellenkamp & Eric H Wellenkamp
 Book/Page: 2790/128, Date: 07/15/22

Monterey

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	10	10
Median Price	\$660,000	\$767,500

► REAL ESTATE SALES

17 LIMEROCK LN..... **\$800,000**
 B: Keith Lepack & Alyssa Gelbard-Lepack
 S: Joseph W Putrino Tr, Tr for J W&D M Putrino RET
 Book/Page: 2790/284, Date: 07/15/22
 Mtg: Lee Bank \$500,000
 Type: Adj
 Use: 1 Bdrm Ranch, Lot: 16988sf

200 MAIN RD..... **\$850,000**
 B: Rebecca H Holder & Mary B Holder
 S: Alexandria D Ramsey & Elizabeth Fulton-Foley
 Book/Page: 2790/254, Date: 07/15/22
 Mtg: Adams Community Bk \$450,000
 Use: 4 Bdrm Old Style, Lot: 130854sf
 Prior Sale: \$495,000 (01/20)

Mt Washington

MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

419 EAST ST..... **\$950,000**
 B: Jacob Pelley Tr, Tr for Bradley P Brown T
 S: James S Filkins & Virginia S Filkins
 Book/Page: 2790/230, Date: 07/15/22
 Use: 2 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$180,000 (03/11)

Sandisfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	8	8
Median Price	\$375,000	\$296,250

► REAL ESTATE SALES

WEST ST **\$25,000**
 B: Samuel S Mercier
 S: Maria E Ghi & Lily E Ghi
 Book/Page: 2790/91, Date: 07/15/22
 Mtg: Pittsfield Cp Bk \$17,500
 Use: Residential Developable Land, Lot: 52272sf

Sheffield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	19
Median Price	\$476,500	\$500,000

► REAL ESTATE SALES

158 BUNCE RD **\$350,000**
 B: Nicole Kotsos & Lukus Mcdonnell
 S: Jeffrey S Rote & Angel S Rote
 Book/Page: 2790/170, Date: 07/15/22
 Mtg: Greylock FCU \$319,500
 Type: Adj
 Use: 2 Bdrm Ranch, Lot: 59242sf

West Stockbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	13	12
Median Price	\$648,000	\$464,000

► REAL ESTATE SALES

7 CONE HILL RD **\$831,000**
 B: Mark S Greenlaw & Melissa Greenlaw
 S: Roger Kavanagh & Karen Kavanagh
 Book/Page: 2790/66, Date: 07/14/22
 Use: 3 Bdrm Colonial, Lot: 45302sf
 Prior Sale: \$439,000 (10/16)

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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	195	168
Median Price	\$330,000	\$366,000

► REAL ESTATE SALES

78 AUGUSTUS ST **\$550,000**
 B: Paul Moniz & Carol Agostinho
 S: Alfonso H Borges & Nizalda Broges
 Book/Page: 11068/194, Date: 07/15/22
 Use: 2-Family Two Family, Lot: 7841sf

170 BARLOW ST..... **\$350,000**
 B: Alexander Amaral & Sharday L Amaral
 S: Michelle Nunes & Brian Nunes
 Book/Page: 11064/150, Date: 07/12/22
 Mtg: Fairway Ind Mtg \$358,050
 Use: 4 Bdrm Conventional, Lot: 6011sf
 Prior Sale: \$210,000 (09/17)

305 CHAVENSON ST

305 CHAVENSON ST..... **\$339,900**
 B: Diana Sousa
 S: Matthew L Sousa
 Book/Page: 11068/68, Date: 07/15/22
 Mtg: St Annes Credit Union \$267,400
 Type: Adj
 Use: 2 Bdrm Conventional, Lot: 10019sf
 Prior Sale: \$170,000 (05/22)

95 CHURCH ST

95 CHURCH ST **\$355,000**
 B: Joao Santos & Maria Aguiar
 S: Joanne Bullivant
 Book/Page: 11067/179, Date: 07/15/22
 Mtg: Envision Bank \$348,570
 Use: 2-Family Two Family, Lot: 5532sf
 Prior Sale: \$160,000 (06/17)

67 DOVER ST

67 DOVER ST..... **\$589,000**
 B: Jailson DePina-Montrond & Vanusa Lopes-Goncalves
 S: Guilherme Miranda
 Book/Page: 11066/305, Date: 07/14/22
 Mtg: Pennymac Loan Service \$578,331
 Use: 3-Family Mlti-unt Bldg, Lot: 2919sf
 Prior Sale: \$275,000 (05/18)

51 FALMOUTH ST U:B

51 FALMOUTH ST U:B..... **\$349,900**
 B: Mark Haynes
 S: Ronald S Rusin Jr Tr, Tr for R&D IRT
 Book/Page: 11068/25, Date: 07/15/22
 Mtg: Navy FCU \$262,425
 Use: Condo

11 FIELDSTONE LN

11 FIELDSTONE LN..... **\$200,000**
 B: Kayleigh King & Simon N Costakos
 S: Highland Farms 2 Dev LLC
 Book/Page: 11064/41, Date: 07/12/22

965-967 GLOBE ST **\$600,000**
 B: Adilson Depina & Bruna E Almeida
 S: Joao F Monteiro
 Book/Page: 11063/166, Date: 07/11/22
 Mtg: Guild Mortgage Co \$579,975
 Use: 3-Family Mlti-unt Bldg, Lot: 5445sf
 Prior Sale: \$339,900 (08/18)

25 HAFFARDS ST

25 HAFFARDS ST **\$2,100,000**
 B: Afamia Real Estate LLC
 S: FR Properties LLC
 Doc#: 00000000053796, Date: 07/13/22
 Mtg: Avidia Bank \$1,575,000
 Use: Apartment Bldg - 9 + Units, Lot: 12619sf
 Prior Sale: \$626,500 (10/10)

37 HAFFARDS ST

37 HAFFARDS ST **\$2,100,000**
 B: Afamia Real Estate LLC
 S: FR Properties LLC
 Doc#: 00000000053796, Date: 07/13/22
 Mtg: Avidia Bank \$1,575,000
 Use: Apartment Bldg - 4-8 Units, Lot: 12023sf
 Prior Sale: \$304,000 (10/10)

123-133 HAFFARDS ST

123-133 HAFFARDS ST..... **\$1,150,000**
 B: Afamia Real Estate LLC
 S: Fall River Apartments LLC
 Book/Page: 11066/6, Date: 07/13/22
 Mtg: Avidia Bank \$862,500
 Use: Apartment Bldg - 4-8 Units, Lot: 2483sf

135 HAFFARDS ST

135 HAFFARDS ST **\$1,150,000**
 B: Afamia Real Estate LLC
 S: Fall River Apartments LLC
 Book/Page: 11066/6, Date: 07/13/22
 Mtg: Avidia Bank \$862,500
 Use: 3-Family Mlti-unt Bldg, Lot: 7884sf

36 HERITAGE CT

36 HERITAGE CT **\$148,000**
 B: Lynn Abendroth
 S: Joyce A Abendroth
 Book/Page: 11066/145, Date: 07/14/22
 Mtg: Nations Lending Corp \$140,600
 Use: 1-Family Colonial, Lot: 5053sf
 Prior Sale: \$239,900 (12/10)

109 IRVING ST

109 IRVING ST **\$330,000**
 B: Natalino M Goncalves & Antonieta D Vieira
 S: Ronald Oliveira
 Book/Page: 11063/194, Date: 07/11/22
 Mtg: Northpointe Bank \$315,425
 Use: 4 Bdrm Conventional, Lot: 2526sf
 Prior Sale: \$135,000 (08/21)

76 LAKE AVE

76 LAKE AVE **\$400,000**
 B: Robert K Dunn & Elizabeth A Dunn
 S: David Nicolau & Susan Nicolau
 Book/Page: 11067/130, Date: 07/15/22
 Mtg: Notre Dame FCU \$375,000
 Use: 3 Bdrm Ranch, Lot: 6578sf
 Prior Sale: \$378,000 (11/18)

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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	200	182
Median Price	\$400,000	\$450,000

► REAL ESTATE SALES

30 CENTRAL AVE **\$400,000**
B: Nicholas J Rivard & Ashley C Cuneo
S: Moyer D Est & David M Rolfe
Book/Page: 27998/140, Date: 07/15/22
Mtg: Mortgage Networks Inc \$380,000
Use: 2 Bdrm Ranch, Lot: 6400sf

14 GARFIELD AVE **\$475,000**
B: Danielle M Moreau & Kathryn A Moreau
S: Daniel Mcdonald
Book/Page: 27998/202, Date: 07/15/22
Mtg: Stonewater Mtg Corp \$451,250
Use: 3 Bdrm Ranch, Lot: 30019sf
Prior Sale: \$252,500 (02/17)

24 GEORGE ST U:14 **\$285,000**
B: John P Ribeiro
S: David R Migneault & Linda A Migneault
Book/Page: 27997/24, Date: 07/15/22
Mtg: Rocket Mortgage LLC \$270,000
Use: 2 Bdrm Condo

10 GILMORE ST U:2 **\$257,500**
B: Steven J Dennis & Maria Z Castro-Dennis
S: James Crudele & Pippa L Crudele
Doc#: 000000000117457, Date: 07/15/22
Mtg: Guild Mortgage Co \$206,000
Use: 2 Bdrm Condo
Prior Sale: \$205,000 (12/20)

87 LINCOLN AVE **\$670,000**
B: Nancy Tariot
S: Charles R Guillette
Book/Page: 27994/235, Date: 07/14/22
Use: 3 Bdrm Colonial, Lot: 10800sf

65 LORD ST **\$400,000**
B: Teresa A Benoit
S: Stephen A Quevillon & Nicole L Quevillon
Book/Page: 27996/307, Date: 07/15/22
Mtg: Keller Mortgage LLC \$400,000
Use: 2 Bdrm Conventional, Lot: 15750sf
Prior Sale: \$287,900 (06/18)

17 LOUISE ST **\$405,000**
B: Younan Kades & Warda Botros
S: David Cavaliere
Book/Page: 27998/264, Date: 07/15/22
Mtg: NFM Inc \$324,000
Use: 2-Family Family Flat, Lot: 8180sf

35 MITCHELL TER **\$527,000**
B: Shiva H Chaturvedi & S Sivaramakrishnan
S: Nancy J Moreau
Book/Page: 27994/344, Date: 07/14/22
Mtg: Mortgage Networks Inc \$500,650
Use: 3 Bdrm Raised Ranch, Lot: 22614sf

33 NORGATE RD **\$656,000**
B: Darnell T Parker & Marcie A Parker
S: John M Hollis
Book/Page: 27997/171, Date: 07/15/22
Mtg: NFM Inc \$594,320
Use: 5 Bdrm Cape Cod, Lot: 17100sf
Prior Sale: \$395,000 (11/15)

33 RIVERSIDE AVE **\$170,000**
B: Nelson Faria & Jeffrey A Lombardy
S: Lynne S Lafond
Book/Page: 27996/75, Date: 07/15/22
Use: 3 Bdrm Conventional, Lot: 8700sf

718 S MAIN ST **\$325,000**
B: Leo S Kushner
S: Maureen Alves
Book/Page: 27996/205, Date: 07/15/22
Use: 3 Bdrm Cape Cod, Lot: 10782sf

3 SHERIDAN CIR **\$460,000**
B: Kelly Donahue & Michael Doyle
S: Robert A Hunter & Rosemary G Hunter
Book/Page: 27995/189, Date: 07/14/22
Mtg: US Bank NA \$368,000
Use: 2 Bdrm Raised Ranch, Lot: 17300sf

27 SPARROW WAY **\$745,000**
B: Miranda L Ryan & Cameron R Lucci
S: Bertha I Granados & Rafael Granados
Book/Page: 27995/90, Date: 07/14/22
Mtg: Guaranteed Rate Inc \$596,000
Use: 4 Bdrm Colonial, Lot: 29583sf
Prior Sale: \$563,000 (05/20)

14 TAPPAN AVE **\$585,000**
B: Timothy E Granger
S: Victor M Filipe & Carla L Filipe
Book/Page: 27998/58, Date: 07/15/22
Mtg: Fairway Ind Mtg \$438,750
Use: 2-Family Family Flat, Lot: 9330sf

40 TOWNSEND RD **\$295,000**
B: DGG Industries Inc
S: Norsemen Inc
Book/Page: 27989/234, Date: 07/11/22
Mtg: Customers Bank \$883,000
Use: Manufacturing Building, Lot: 23468sf

Berkley

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	37
Median Price	\$452,450	\$500,000

► REAL ESTATE SALES

103 BAYVIEW AVE **\$750,000**
B: Rachel Mandeix
S: James Loud Tr, Tr for 124 Fremont St Nomine T
Book/Page: 27995/242, Date: 07/14/22
Use: Residential-multiple Bldgs, Lot: 486565sf

3 CHESTER AVE **\$1,500,001**
B: William F Nixon Jr
S: Marcus J Baptiste & Taunya D Baptiste
Book/Page: 27988/279, Date: 07/11/22
Use: 4 Bdrm Colonial, Lot: 51401sf

14 GREEN ST **\$690,000**
B: Jerry Jensen & Nicole Pietsch
S: Deborah L Cotter
Book/Page: 27992/141, Date: 07/13/22
Mtg: Rocket Mortgage LLC \$552,000
Use: 3 Bdrm Colonial, Lot: 971388sf

7 OSPREY DR **\$510,000**
B: Jean Furbish
S: Kenneth A Bell
Book/Page: 27995/41, Date: 07/14/22
Mtg: Milestone Mtg Solutio \$210,000
Use: 3 Bdrm Ranch, Lot: 43560sf

Dighton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	52	41
Median Price	\$401,500	\$453,000

► REAL ESTATE SALES

711 HART ST **\$715,500**
B: Laurie L Ronan & Thomas L Dellavecchia
S: Jennifer D Bosco
Book/Page: 27996/301, Date: 07/15/22
Use: 3 Bdrm Colonial, Lot: 216493sf

47 WATERFORD CIR **\$690,000**
B: Sean Deary
S: Sean Deoni & Alexandra Deoni
Book/Page: 27989/158, Date: 07/11/22
Mtg: Direct Credit Union \$552,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 29577sf
Prior Sale: \$549,565 (08/17)

1565 WILLIAMS ST **\$550,000**
B: Antonio Molina & Michelle Molina
S: Katherine A Brown & Susan K Brown
Book/Page: 27996/267, Date: 07/15/22
Mtg: Bristol Cnty Svcs Bk \$495,000
Type: Adj
Use: 3 Bdrm Raised Cape, Lot: 24829sf
Prior Sale: \$366,500 (10/19)

Easton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	114	102
Median Price	\$628,750	\$645,000

► REAL ESTATE SALES

87 ALLEN RD **\$700,000**
B: Marissa A Hanney & Marissa S Hanney
S: Timothy Oleary & Lillian Oleary
Book/Page: 27997/87, Date: 07/15/22
Mtg: Fairway Ind Mtg \$470,000
Use: 3 Bdrm Raised Ranch, Lot: 40000sf

2 DANIEL DR U:2 **\$465,000**
B: Michele Jeudy
S: Aldrich Linda J Est & Elizabeth A Coughlan
Book/Page: 27994/117, Date: 07/14/22
Mtg: Guaranteed Rate Inc \$391,000
Use: 3 Bdrm Condo

8 FROTHINGHAM DR **\$1,300,000**
B: Nathan Bousquet & Sarah Bousquet
S: Brian T Oneil Jr & Diana M Oneil
Book/Page: 27995/164, Date: 07/14/22
Mtg: LoanDepot.Com \$775,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 54450sf

25 HILLTOP LN U:3 **\$335,000**
B: Basami LLC
S: Julie A Madden
Book/Page: 27997/144, Date: 07/15/22
Use: 2 Bdrm Condo
Prior Sale: \$235,000 (05/17)

157 NORTON AVE U:5 **\$290,000**
B: Seema P Mahase
S: Scott Rubin & Paul F Schlegel
Book/Page: 27998/113, Date: 07/15/22
Mtg: Movement Mtg LLC \$279,837
Use: 2 Bdrm Condo
Prior Sale: \$85,000 (08/10)

25 REYNOLDS ST **\$595,000**
B: Maries Victoria
S: John J Curtin 2nd
Book/Page: 27988/307, Date: 07/11/22
Mtg: Salem Five Mtg Co \$476,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 8312sf

5 WATERBURY LN **\$1,035,000**
B: Todd Lieberman & Marie Lieberman
S: Erick Jhon-Connelly Tr, Tr for Connolly RET
Book/Page: 27996/118, Date: 07/15/22
Mtg: Fall River Five Cents \$650,000
Use: 4 Bdrm Colonial, Lot: 20401sf
Prior Sale: \$750,000 (05/18)

Mansfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	110	77
Median Price	\$552,500	\$647,500

► REAL ESTATE SALES

130 BROWN AVE **\$1,300,000**
B: Erick J Connolly Tr, Tr for Connolly RET
S: Jennifer R Andruzzi
Book/Page: 27998/341, Date: 07/15/22
Mtg: Mortgage Networks Inc \$995,000
Use: 4 Bdrm Cape Cod, Lot: 243936sf

7 PATRIOTS WAY **\$1,150,000**
B: Lindsey Tracy, Tr for Kevin J Tracy
S: Susan J Trombetta, Tr for Christopher J Trombetta
Book/Page: 27988/247, Date: 07/11/22
Mtg: Guaranty Home Mtg \$920,000
Use: 5 Bdrm Colonial, Lot: 25505sf

80 PRATT ST U:1 **\$325,000**
B: Mario A Marzano & Emma G Peters
S: Eric J Brosnan
Book/Page: 27992/214, Date: 07/13/22
Mtg: Leader Bank NA \$308,750
Use: 3 Bdrm Condo
Prior Sale: \$181,000 (01/11)

150 RUMFORD AVE U:111 **\$187,000**
B: Andres Diosa
S: Douglas S Mccicar Tr, Tr for Kem-Rumford IRT
Book/Page: 27993/61, Date: 07/13/22
Mtg: Shamrock Home Loans \$157,000
Use: 1 Bdrm Condo

150 RUMFORD AVE U:127 **\$225,000**
B: Lisa Kearney
S: Douglas S Mccicar Tr, Tr for Kem-Rumford IRT
Book/Page: 27996/220, Date: 07/15/22
Use: 1 Bdrm Condo

► FORECLOSURE DEEDS

300 PRATT ST **\$421,000**
B: Odonnell Borthers LLC
S: Janet M Moreshead & Wilmington Svcs Fund Soc
Book/Page: 27996/82, Date: 07/15/22
Mtg: Alicia Cummings \$445,000
Use: 3 Bdrm Cape Cod, Lot: 40000sf

North Attleboro

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	141	111
Median Price	\$485,000	\$515,000

► REAL ESTATE SALES

117 CHURCH ST U:3 **\$280,000**
B: Brian Watson
S: Diana Tighe
Book/Page: 27994/151, Date: 07/14/22
Mtg: JPMorgan Chase Bank \$170,000
Use: 2 Bdrm Condo

140 COMMONWEALTH AVE U:38 **\$385,000**
B: Claire M Varrieur
S: Cathleen Falcione
Book/Page: 27996/185, Date: 07/15/22
Use: 2 Bdrm Condo

141 ELMWOOD ST **\$432,500**
B: Cameron Mcdonough & Mary Mcdonough
S: Neil P Brogan & Tina Brogan
Book/Page: 27997/51, Date: 07/15/22
Mtg: First Home Mtg \$419,525
Use: 3 Bdrm Cape Cod, Lot: 10068sf
Prior Sale: \$195,000 (01/11)

121 JOHN F MASON RD **\$599,000**
B: Aviole J Sance
S: Robert L Mcquire Jr
Book/Page: 27998/181, Date: 07/15/22
Mtg: Cross Country Mtg Inc \$569,050
Use: 3 Bdrm Cape Cod, Lot: 22024sf

125 JOHN REZZA DR **\$705,000**
B: Jessica P Fiorenzano & Joseph Fiorenzano
S: Philip G Tower Tr, Tr for Tower Revocables T
Book/Page: 27989/78, Date: 07/11/22
Use: 4 Bdrm Colonial, Lot: 21540sf

83 LAURELWOOD DR **\$551,000**
B: Jordan S Hansen
S: Matthew D Hewett & Sazanne M Hewett
Book/Page: 27988/287, Date: 07/11/22
Mtg: Fairway Ind Mtg \$440,800
Use: 3 Bdrm Colonial, Lot: 12396sf

46 MARY ANN WAY **\$761,000**
B: John Mccarthy & Mary Mccarthy
S: Thomas A Keating & Colleen D Keating
Doc#: 000000000117461, Date: 07/15/22
Mtg: Homebridge Financial \$532,700
Use: 4 Bdrm Colonial, Lot: 15055sf

426 MOUNT HOPE ST U:303 **\$241,000**
B: Christopher P Robinson & Kate W Robinson
S: Shiva Kalinga
Book/Page: 27992/178, Date: 07/13/22
Mtg: Pennymac Loan Service \$224,200
Use: 2 Bdrm Condo
Prior Sale: \$210,000 (08/21)

100 NORTH AVE **\$650,000**
B: John Arenburg & Donna Arenburg
S: Carole Arenburg & Robert D Arenburg
Book/Page: 27989/196, Date: 07/11/22
Mtg: St Annes Credit Union \$440,000
Type: Adj
Use: Residential-multiple Bldgs, Lot: 105851sf

101 QUAIL CREEK RD **\$706,000**
B: Anand Nagaraj & Manasa Rudrapatna
S: Michael E Gorman Jr & Reha M Gorman
Book/Page: 27998/161, Date: 07/15/22
Mtg: Avidia Bank \$506,000
Use: 4 Bdrm Colonial, Lot: 27746sf

40 STANSON DR **\$690,000**
B: Brian Keegan & Colleen Ryan
S: Laura A Mayer & Maxwell I Mayer
Book/Page: 27989/37, Date: 07/11/22
Mtg: Broker Solutions Inc \$552,000
Use: 3 Bdrm Contemporary, Lot: 15000sf
Prior Sale: \$560,000 (05/19)

Norton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	71	72
Median Price	\$455,000	\$482,450

► REAL ESTATE SALES

107 BURT ST **\$580,000**
B: Joshua R Mcduffie
S: Delores Ludwick & Richard P Ludwick
Book/Page: 27994/47, Date: 07/14/22
Mtg: Mortgage Corp Eastill \$530,000
Use: 3 Bdrm Colonial, Lot: 38383sf

115 BURT ST **\$550,000**
B: John F Gallahue & Nicholas H Gallahue
S: Nicholas Miller
Book/Page: 27996/2, Date: 07/15/22
Mtg: Homebridge Financial \$440,000
Use: 3 Bdrm Ranch, Lot: 49658sf
Prior Sale: \$180,000 (04/19)

5 COUNTRY CLUB WAY **\$820,000**
B: Sotheavong Meas & Alexandria M Custodio
S: Reece H Oconnor & Megan Sheehan
Book/Page: 27996/187, Date: 07/15/22
Mtg: Mortgage Networks Inc \$620,000
Use: 4 Bdrm Colonial, Lot: 20952sf
Prior Sale: \$740,000 (05/21)

32 JAMES ST **\$500,000**
B: Jasur Kirgizbaev & Sabrina Yadgorava
S: Edward G Cullinane & Diane M Cullinane
Book/Page: 27994/91, Date: 07/14/22
Mtg: Embrace Home Loans \$450,000
Use: 3 Bdrm Raised Ranch, Lot: 18011sf

192 MANSFIELD AVE **\$11,200,000**
B: TA Fund 13 Mansfield Ave
S: EP Norton Ventures LLC
Book/Page: 27996/257, Date: 07/15/22
Use: Industrial Warehouse, Lot: 1369962sf
Prior Sale: \$67,101,831 (12/21)

196 MANSFIELD AVE **\$11,200,000**
B: TA Fund 13 Mansfield Ave
S: EP Norton Ventures LLC
Book/Page: 27996/257, Date: 07/15/22
Use: Commercial Developable Land, Lot: 296644sf
Prior Sale: \$2,625,000 (06/22)

120 S WASHINGTON ST **\$545,000**
B: Meaghan Z Corbett & William E Reynolds
S: Diamond James & Danielle M James
Book/Page: 27992/251, Date: 07/13/22
Mtg: Guaranteed Rate Inc \$436,000
Use: 3 Bdrm Bngl/cottage, Lot: 61420sf

95 TAUNTON AVE **\$565,000**
B: Carlos M Silva & Patricia M Silva
S: Gabriela Lopez
Book/Page: 27996/231, Date: 07/15/22
Mtg: Guild Mortgage Co \$423,750
Use: 2-Family Raised Ranch, Lot: 52272sf
Prior Sale: \$260,000 (03/18)

Raynham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	81	49
Median Price	\$485,000	\$510,000

► REAL ESTATE SALES

56 CARRIAGE HILL DR **\$765,000**
B: Alfred R Dankiewicz Jr & Cynthia D Dankiewicz
S: Brian T Fahey & Megan C Fahey
Book/Page: 27996/136, Date: 07/15/22
Use: 3 Bdrm Colonial, Lot: 40655sf
Prior Sale: \$472,000 (10/10)

33 CHRISTOPHER ST **\$835,000**
B: Brian T Fashey & Megan C Fashey
S: Michael S Brennan & Sara Brennan
Book/Page: 27999/36, Date: 07/15/22
Mtg: First SB \$500,000
Use: 3 Bdrm Colonial, Lot: 57904sf

38 MEADOW BROOK RD **\$415,000**
B: Lisa M Maragal
S: Derek J Demendonca
Book/Page: 27991/102, Date: 07/12/22
Mtg: Guaranteed Rate Inc \$361,212
Use: 1-Family Ranch, Lot: 39422sf
Prior Sale: \$186,500 (06/14)

40 RICHMOND ST **\$460,000**
B: Sarah Lloyd-Winggard
S: Carvalho IRT
Book/Page: 27993/31, Date: 07/13/22
Mtg: United Wholesale Mtg \$320,000
Use: 4 Bdrm Raised Ranch, Lot: 22521sf

190 TITICUT RD **\$630,000**
B: Alda Stankewicz & Kasey Stankewicz
S: Diane L Mello & Paul A Mello
Book/Page: 27997/210, Date: 07/15/22
Mtg: Fairway Ind Mtg \$504,000
Use: 3 Bdrm Raised Ranch, Lot: 18295sf

Rehoboth

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	71	70
Median Price	\$460,000	\$507,500

► REAL ESTATE SALES

229 AGRICULTURAL AVE **\$475,000**
B: Scott Strom
S: Kirk K Kanarian
Book/Page: 27991/208, Date: 07/12/22
Mtg: Damico Lending LLC \$475,000
Use: 4 Bdrm Contemporary, Lot: 160624sf

38 BROAD ST **\$480,000**
B: Eileen Cormican
S: Rachel B Mandeix
Doc#: 000000000117438, Date: 07/14/2

78 WINTHROP ST \$610,000
 B: Rosa Florestal
 S: Ronald Oliveira Tr, Tr for Roso Investment IRT
 Book/Page: 27994/250, Date: 07/14/22
 Mtg: T2 Financial LLC \$598,951
 Use: Apartment Bldg - 4-8 Units, Lot: 14810sf
 Prior Sale: \$286,000 (07/21)

226 WINTHROP ST \$679,000
 B: Smith Charles & Marie N StLouis
 S: 154 Eugenia St LLC
 Book/Page: 27995/61, Date: 07/14/22
 Mtg: Bank of America NA \$748,000
 Use: 3-Family Family Flat, Lot: 26572sf
 Prior Sale: \$225,000 (11/13)

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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	37
Median Price	\$365,000	\$399,000

REAL ESTATE SALES

185 MAIN ST \$540,000
 B: Christopher Williams-Blak & Elizabeth Blake
 S: Trayee M Crew
 Book/Page: 14401/205, Date: 07/11/22
 Mtg: Milestone Mtg Solutio \$420,000
 Use: 1-Family Split Entry, Lot: 15565sf
 Prior Sale: \$300,000 (08/19)

Dartmouth

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	149	125
Median Price	\$417,900	\$460,000

REAL ESTATE SALES

36 ATLANTIC ST \$410,000
 B: Erin Bromage
 S: Eduardo M Goncalo & Tamis S Goncalo
 Book/Page: 14401/297, Date: 07/12/22
 Mtg: Guild Mortgage Co \$200,000
 Use: 3 Bdrm Cape Cod, Lot: 4792sf
 Prior Sale: \$209,000 (11/11)

26 EAGLE DR \$1,975,000
 B: Kenneth S Roberts & Helena C Roberts
 S: Kara M Caplan & William E Caplan
 Book/Page: 14406/101, Date: 07/15/22
 Mtg: Rocket Mortgage LLC \$1,580,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 102366sf

92 FAUNCE CORNER MALL RD U:140.. \$700,000

B: Laurel Glen Prop Hldg LLC
 S: C&F Realty Group LLC
 Book/Page: 14402/89, Date: 07/12/22
 Mtg: Provide Inc \$595,000
 Use: Office Condo Unit

92 FAUNCE CORNER MALL RD U:150.. \$700,000
 B: Laurel Glen Prop Hldg LLC
 S: C&F Realty Group LLC
 Book/Page: 14402/89, Date: 07/12/22
 Mtg: Provide Inc \$595,000
 Use: Office Condo Unit

92 FAUNCE CORNER MALL RD U:160.. \$700,000
 B: Laurel Glen Prop Hldg LLC
 S: C&F Realty Group LLC
 Book/Page: 14402/89, Date: 07/12/22
 Mtg: Provide Inc \$595,000
 Use: Office Condo Unit

11 HUMMINGBIRD TRL \$565,000

B: Kevin J Cambra
 S: Dawn W Audette
 Book/Page: 14401/43, Date: 07/11/22
 Mtg: United Wholesale Mtg \$536,750
 Use: 2 Bdrm Cape Cod, Lot: 50965sf

357 LUCY LITTLE RD \$375,000
 B: Ronald Oliveira
 S: Benjamin F Pacheco & Paula J Pacheco
 Book/Page: 14404/211, Date: 07/14/22
 Mtg: Tailor Ridge RET LLC \$395,000
 Use: 3 Bdrm Colonial, Lot: 30492sf

13 SMITHS WAY \$850,000
 B: Malaika Tabors & Alan Goodwin
 S: Susan Sargent Tr, Tr for RTB T
 Book/Page: 14407/100, Date: 07/15/22
 Use: 1 Bdrm Conventional, Lot: 23087sf
 Prior Sale: \$435,000 (11/16)

21 DOVER ST \$515,000

B: Timothy L Mattos
 S: Jennifer L Roderiques & Robert C Roderiques
 Book/Page: 14406/273, Date: 07/15/22
 Mtg: Baycoast Mortgage Co \$454,900
 Type: Adj
 Use: Residential Developable Land, Lot: 4395sf

3 ELM AVE \$650,000
 B: Perston D Mcneil
 S: Brian R Cromier & Paula M Cromier
 Book/Page: 11068/95, Date: 07/15/22
 Mtg: Homestar Mtg Inc \$480,000
 Use: 3 Bdrm Conventional, Lot: 6943sf
 Prior Sale: \$600,000 (07/22)

Fairhaven

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	75	81
Median Price	\$355,000	\$430,000

REAL ESTATE SALES

20 BEACH ST \$218,000
 B: Shane Gurran
 S: Christopher A Sucier
 Book/Page: 14406/56, Date: 07/15/22
 Mtg: Cape Cod Five Cent Bk \$207,100
 Use: 1 Bdrm Conventional, Lot: 4848sf
 Prior Sale: \$60,000 (05/13)

21 DOVER ST \$515,000
 B: Timothy L Mattos
 S: Jennifer L Roderiques & Robert C Roderiques
 Book/Page: 14406/273, Date: 07/15/22
 Mtg: Baycoast Mortgage Co \$454,900
 Type: Adj
 Use: Residential Developable Land, Lot: 4395sf

3 ELM AVE \$650,000
 B: Perston D Mcneil
 S: Brian R Cromier & Paula M Cromier
 Book/Page: 11068/95, Date: 07/15/22
 Mtg: Homestar Mtg Inc \$480,000
 Use: 3 Bdrm Conventional, Lot: 6943sf
 Prior Sale: \$600,000 (07/22)

3 ELM AVE \$600,000

B: Ericas Edsell & Emily M Danforth
 S: Kenneth Roberge Jr Tr, Tr for K R Sr&M Roberge RET
 Book/Page: 14400/232, Date: 07/11/22
 Use: 3 Bdrm Conventional, Lot: 6943sf

2 FORESTVIEW DR \$560,000
 B: Kristen L Fiano
 S: Kevin W Medeiros
 Book/Page: 14403/306, Date: 07/13/22
 Mtg: Milestone Mtg Solutio \$380,000
 Use: 3 Bdrm Colonial, Lot: 17433sf

28 MIDDLE ST \$670,000

B: Colleen Sacnon-Brewer
 S: Eric L Delong Tr, Tr for Eric L Delong 2018 LT
 Book/Page: 14406/344, Date: 07/15/22
 Mtg: Radius Financial Grp \$636,500
 Use: 2-Family Colonial, Lot: 4334sf
 Prior Sale: \$394,000 (10/14)

6 ROBERT ST \$415,000

B: Tessa B McMullen & Matthew Nielsen
 S: Christine J Gellinas
 Book/Page: 14404/104, Date: 07/13/22
 Mtg: Flagstar Bank FSB \$394,250
 Use: 2 Bdrm Ranch, Lot: 12545sf
 Prior Sale: \$245,000 (08/14)

New Bedford

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	252	260
Median Price	\$306,400	\$340,000

REAL ESTATE SALES

133-135 ACUSHNET AVE \$127,000
 B: Victoria Souza
 S: Jose Borges
 Book/Page: 14405/300, Date: 07/14/22
 Use: Gymnasium, Lot: 3907sf
 Prior Sale: \$27,500 (07/15)

ACUSHNET AVE (WS) \$40,800
 B: Victoria Souza
 S: Jawed A Mirzai
 Book/Page: 14405/298, Date: 07/14/22
 Use: Residential Developable Land, Lot: 5810sf

29 BASS ST \$350,000
 B: Kervyn Garcia
 S: Manuel M Raposo
 Book/Page: 14406/226, Date: 07/15/22
 Mtg: Milestone Mtg Solutio \$332,500
 Use: 3 Bdrm Ranch, Lot: 7367sf

503 BOLTON ST \$380,000

B: Griselinda Estrada
 S: Melo Mario J Est & Mario J Melo
 Book/Page: 14406/10, Date: 07/15/22
 Mtg: Amerant Mortgage \$285,000
 Use: 3-Family Mlti-unt Blg, Lot: 3046sf

52-54 BRIGHAM ST U:2 \$140,000
 B: Michael J Rogers
 S: Patricia L Andrade
 Book/Page: 14404/26, Date: 07/13/22
 Mtg: Liberty Bay CU \$168,000
 Use: Medical Condo Unit

52-54 BRIGHAM ST U:3 \$140,000
 B: Michael J Rogers
 S: Patricia L Andrade
 Book/Page: 14404/26, Date: 07/13/22
 Mtg: Liberty Bay CU \$168,000
 Use: Medical Condo Unit

52-54 BRIGHAM ST U:6 \$78,000

B: Michael J Rogers
 S: Elizabeth Silva Tr, Tr for Suite 6 IRT
 Book/Page: 14404/33, Date: 07/13/22
 Mtg: Liberty Bay CU \$168,000
 Use: Medical Condo Unit
 Prior Sale: \$23,000 (09/14)

588-594 BROCK AVE \$590,000
 B: 588-594 Brock Ave LLC
 S: John J Ray
 Book/Page: 14403/238, Date: 07/13/22
 Mtg: Rockland Tr Co \$442,500
 Use: Apartment Bldg - 4-8 Units, Lot: 2962sf
 Prior Sale: \$400,000 (02/21)

88 CHANCERY ST \$385,000
 B: Mikki Monteiro
 S: Brandin Gonsalves Tr, Tr for B&B RT
 Book/Page: 14407/77, Date: 07/15/22
 Mtg: United Wholesale Mtg \$378,026
 Use: 2-Family Two Family, Lot: 2807sf
 Prior Sale: \$145,000 (04/20)

1261 CHURCH ST U:64 \$175,000

B: Jennifer A Domingo
 S: Andrea A Garcia
 Book/Page: 14404/164, Date: 07/13/22
 Mtg: Fairway Ind Mtg \$110,000
 Use: 2 Bdrm Condo
 Prior Sale: \$93,000 (10/19)

35 DEANE ST \$542,000
 B: Lumbini LLC
 S: Simone E Ferreira
 Book/Page: 14405/10, Date: 07/14/22
 Mtg: Taunton Federal Cr Un \$352,300

117 FARLAND CIR \$525,000
 B: Arturo Soto & Margaret Moneiro
 S: Lopez Development LLC
 Book/Page: 14401/151, Date: 07/11/22
 Mtg: United Wholesale Mtg \$515,490

356 FRIEDA ST \$390,000

B: Maria Adamides & Katelyn Adamides
 S: Andrew Adamides & Christie Adamides
 Book/Page: 14403/328, Date: 07/13/22
 Mtg: Milestone Mtg Solutio \$315,000
 Use: 3 Bdrm Colonial, Lot: 6075sf
 Prior Sale: \$301,900 (06/21)

93 JARRY ST \$640,000
 B: Gabriela P Mejia & Ernesto Mejia
 S: Stephen P Brown Jr & Melissa A Brown
 Book/Page: 14402/181, Date: 07/12/22
 Mtg: EMM Loans LLC \$602,614
 Use: 4 Bdrm Cape Cod, Lot: 10880sf

4 JENNY LIND ST \$415,000
 B: Jay Ward & Jessica Ward
 S: Jennifer R Collins
 Book/Page: 14406/248, Date: 07/15/22
 Mtg: United Wholesale Mtg \$389,250
 Use: 3 Bdrm Colonial, Lot: 2044sf
 Prior Sale: \$330,000 (03/21)

586 KEMPTON ST \$330,000

B: Paulo F Goncalves
 S: Lani L Souza
 Book/Page: 14406/181, Date: 07/15/22
 Mtg: Alltrust CU \$313,500
 Type: Adj
 Use: 2-Family Two Family, Lot: 3071sf

69 ONEIDA ST \$430,000
 B: James P Goldrick & Kaitlin F Goldrick
 S: Joseph Melio Tr, Tr for Joseph Mello LT
 Book/Page: 14402/284, Date: 07/12/22
 Mtg: Baycoast Mortgage Co \$344,000
 Use: 3 Bdrm Colonial, Lot: 6000sf

53 OSBORNE ST \$473,000
 B: Maxwell Remington Stuart
 S: Lopes Charles M Est & Susan Geriderman
 Book/Page: 14405/269, Date: 07/14/22
 Mtg: Movement Mtg LLC \$373,000
 Use: 3 Bdrm Colonial, Lot: 3825sf
 Prior Sale: \$280,000 (09/17)

80 PURCHASE ST \$410,000

B: Brown C Quinilla-Layne
 S: Santo Rosario & Juana Rosario
 Book/Page: 14405/174, Date: 07/14/22
 Mtg: Amerant Mortgage \$402,573
 Use: 3-Family Mlti-unt Blg, Lot: 3175sf

31 STACKHOUSE ST \$260,000
 B: Jeffrey Rebelo
 S: Susan C Martins
 Book/Page: 14405/236, Date: 07/14/22
 Mtg: Fall River Five Cents \$208,000
 Use: 2 Bdrm Old Style, Lot: 4725sf

57 STOWELL ST \$355,000

B: Augstin Tzoc-Arriola
 S: Jerome C Hardy Jr
 Book/Page: 14407/47, Date: 07/15/22
 Mtg: Fairway Ind Mtg \$348,570
 Use: 2-Family Two Family, Lot: 2116sf
 Prior Sale: \$246,000 (03/20)

641 UNION ST \$370,000
 B: Anne T Atherton
 S: Lauren C Urbschat
 Book/Page: 14407/111, Date: 07/15/22
 Mtg: Baycoast Mortgage Co \$296,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 3100sf
 Prior Sale: \$268,000 (11/17)

390 UPLAND ST \$350,000

B: Daniel Magalhaes & Gisela Magalhaes
 S: Pitta R Est & Michelle R Pequeta
 Doc#: 00000000133250, Date: 07/12/22
 Use: 2 Bdrm Ranch, Lot: 10200sf

32 WEAVER ST \$385,000
 B: Edwin Tacardon & Isabel Lugo
 S: Elisangela L Gomes
 Book/Page: 14401/175, Date: 07/11/22
 Mtg: Amerant Mortgage \$378,026
 Use: 3 Bdrm Colonial, Lot: 7290sf
 Prior Sale: \$235,000 (05/18)

274 WILSON ST \$564,000
 B: Martin Hernandez
 S: Michelle E Robillard & Louis A Robillard
 Book/Page: 14404/139, Date: 07/13/22
 Mtg: United Wholesale Mtg \$451,200
 Use: 3 Bdrm Ranch, Lot: 8058sf

FORECLOSURE DEEDS

16 ETHEL ST \$211,000
 B: Quintal Investments LLC
 S: Robert Eldridge & Newrez LLC
 Book/Page: 14407/191, Date: 07/15/22
 Use: 2 Bdrm Ranch, Lot: 4147sf
 Prior Sale: \$200,000 (03/16)

16 ETHEL ST \$211,000
 B: Quintal Investments LLC
 S: Robert Eldridge & Newrez LLC
 Book/Page: 14407/191, Date: 07/15/22
 Use: 2 Bdrm Ranch, Lot: 4147sf
 Prior Sale: \$200,000 (03/16)

Westport

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	78	71
Median Price	\$425,000	\$435,000

REAL ESTATE SALES

1282 DRIFT RD \$610,000
 B: John P Noyes & Kati L Noyes
 S: Phyllis Noyes
 Book/Page: 14401/124, Date: 07/11/22
 Mtg: Baycoast Mortgage Co \$135,000
 Use: 3 Bdrm Colonial, Lot: 21112sf

27 JORDANS WAY \$720,000
 B: Jonathan M Ferreira
 S: Robert Dasilva & Elizabeth M Dasilva
 Book/Page: 14407/22, Date: 07/15/22
 Mtg: St Annes Credit Union \$576,000
 Type: Adj
 Use: 3 Bdrm Ranch, Lot: 87120sf

2038 MAIN RD \$1,300,000
 B: Rachel Kalin Tr, Tr for Driftwood RT
 S: Robert G Branca Tr, Tr for RLB IRT
 Book/Page: 14404/132, Date: 07/13/22
 Use: 3 Bdrm Antique, Lot: 6392sf
 Prior Sale: \$825,000 (07/17)

2040 MAIN RD \$925,000

B: Cherrystone RT
 S: Ann Harrer
 Book/Page: 14404/203, Date: 07/13/22
 Use: 4 Bdrm Antique, Lot: 9199sf

225 SODOM RD \$525,000
 B: Mark Devitt & Elizabeth Devitt
 S: Roger A Robidoux & Beverly L Robidoux
 Book/Page: 14402/233, Date: 07/12/22
 Use: 3 Bdrm Cape Cod, Lot: 22829sf

235-237 STATE RD \$1,050,000
 B: Roll The Dice LLC
 S: LGKA LLC
 Book/Page: 14406/51, Date: 07/15/22
 Use: Mixed Use-prim Comm & Other, Lot: 290502sf

81-D SYLVIA LN \$550,000

B: Crystal K Walen & David E Smith
 S: John P Noyes & Kati L Nmyes
 Book/Page: 14401/95, Date: 07/11/22
 Mtg: St Annes Credit Union \$440,000
 Type: Adj
 Use: 1 Bdrm Cottage, Lot: 10498sf
 Prior Sale: \$355,000 (01/19)

2040 MAIN RD \$925,000

B: Cherrystone RT
 S: Ann Harrer
 Book/Page: 14404/203, Date: 07/13/22
 Use: 4 Bdrm Antique, Lot: 9199sf

225 SODOM RD \$525,000
 B: Mark Devitt & Elizabeth Devitt
 S: Roger A Robidoux & Beverly L Robidoux
 Book/Page: 14402/233, Date: 07/12/22
 Use: 3 Bdrm Cape Cod, Lot: 22829sf

235-237 STATE RD \$1,050,000
 B: Roll The Dice LLC
 S: LGKA LLC
 Book/Page: 14406/51, Date: 07/15/22
 Use: Mixed Use-prim Comm & Other, Lot: 290502sf

81-D SYLVIA LN \$550,000

B: Crystal K Walen & David E Smith
 S: John P Noyes & Kati L Nmyes
 Book/Page: 14401/95, Date: 07/11/22
 Mtg: St Annes Credit Union \$440,000
 Type: Adj
 Use: 1 Bdrm Cottage, Lot: 10498sf
 Prior Sale: \$355,000 (01/19)

Dukes Registry

Paulo C. DeOliveira, Register
 Box 5231, Edgartown, MA 02539
 Telephone: (508) 627-4025
 Fax: (508) 627-7821

Chilmark

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	3
Median Price	\$1,746,313	\$1,753,000

REAL ESTATE SALES

55 N ABELS HILL RD \$2,300,000
 B: Grinleys On The Hill LLC
 S: Gordon K Reese & Laurel C Walker
 Book/Page: 1630/1088, Date: 07/11/22
 Use: 3 Bdrm Colonial, Lot: 69696sf

1 SHADBUSH HOLW \$1,600,000
 B: Delanie S Pickering
 S: Jonathan Zeeman
 Book/Page: 1631/167, Date: 07/12/22
 Mtg: Jonathan Zeeman \$1,000,000
 Use: Residential-multiple Bldgs, Lot: 74052sf

Edgartown

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	45	31
Median Price	\$1,260,000	\$1,469,000

REAL ESTATE SALES

13 HANNAHS WAY \$1,275,000
 B: Uros Andrijanic & Katherine A Beynnon
 S: Laurence Scherzer Tr, Tr for Helen L Levine RET
 Book/Page: 1631/34, Date: 07/12/22
 Mtg: Cape Cod Five Cent Bk \$1,146,200
 Use: 4 Bdrm Raised Ranch, Lot: 10960sf

14 MILL HILL RD \$950,000
 B: MSK LLC
 S: Michael Ciano
 Book/Page: 1631/67, Date: 07/12/22
 Mtg: Warrior Capital Corp \$2,975,000
 Use: Residential Developable Land, Lot: 30928sf

17 MILL ST U:19 \$765,000
 B: Antonio R Piraino & Ashley B Piraino
 S: John R Burger & Pamela M Burger
 Book/Page: 1631/106, Date: 07/12/22
 Use: Condominium/motel, Lot: 1sf

Oak Bluffs

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	46	26
Median Price	\$870,000	\$953,600

REAL ESTATE SALES

54 CANNAHOOT ST \$1,300,000
 B: Cannahoot LLC
 S: Brian J Farrell & Elke A Farrell
 Doc#: 00000000092546, Date: 07/12/22
 Use: Residential-multiple Bldgs, Lot: 10000sf

28 GREENLEAF AVE \$3,000,000
 B: John Cruz & Barbara Cruz
 S: Shawn K Lytle
 Book/Page: 1631/491, Date: 07/15/22
 Use: 3 Bdrm Old Style, Lot: 3485sf

ESSEX REGISTRY

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

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

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

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

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

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 for Amesbury showing YTD 2021 and YTD 2022 data for number of sales and median price.

REAL ESTATE SALES

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

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

Boxford

Market statistics for Boxford showing YTD 2021 and YTD 2022 data for number of sales and median price.

REAL ESTATE SALES

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

Methuen

Market statistics for Methuen showing YTD 2021 and YTD 2022 data for number of sales and median price.

REAL ESTATE SALES

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

Groveland

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 9 MURRAY AVE \$228,000
B: 5 Corners Dev LLC
S: Danny Jackson
Book/Page: 41070/27, Date: 07/15/22
Mtg: Enterprise Bk & Tr Co \$435,000
Use: 3 Bdrm Cape Cod, Lot: 15210sf
274 SCHOOL ST \$575,000
B: Michael Amato
S: Donald S Sheldon
Doc#: 00000000637826, Date: 07/15/22
Mtg: Fidelity Cp Bk \$460,000
Use: 5 Bdrm Ranch, Lot: 16400sf
22 WOOD ST \$326,000
B: Driscoll RE Hldg LLC
S: Parsons Linda J Est & Jaime Parsons
Book/Page: 41065/34, Date: 07/14/22
Use: 3 Bdrm Old Style, Lot: 111078sf

Hamilton

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 550 BAY RD \$400,000
B: Erin Curtin & Matthew Curtin
S: Made Pony LLC
Book/Page: 41069/44, Date: 07/15/22
Use: Residential Developable Land, Lot: 40380sf
9 WOODSIDE RD \$575,000
B: Wade Krull
S: Bradford C Snow
Book/Page: 41070/59, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$402,500
Use: 3 Bdrm Ranch, Lot: 10019sf

Haverhill

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 25 5TH AVE \$460,000
B: Juan C Cormier & Dennis D Parra-Mejia
S: James J Bransfield Jr & Paula C Bransfield
Book/Page: 41069/244, Date: 07/15/22
Mtg: Guild Mortgage Co \$345,000
Use: 2-Family Mlti-unt Blg, Lot: 6625sf
33 ALBERTA AVE \$750,000
B: Jenna Johnson & Nicholas Johnson
S: Nancy Butler
Book/Page: 41068/590, Date: 07/15/22
Mtg: Home Ln & Invest Bk \$736,415
Use: 5 Bdrm Contemporary, Lot: 19476sf
33 ALTAMONT ST \$575,000
B: Carmen Gonzalez & Billy Monroy
S: Christian T Dossantos
Book/Page: 41068/351, Date: 07/15/22
Mtg: Radius Financial Grp \$431,250
Use: 4 Bdrm Old Style, Lot: 7501sf
Prior Sale: \$350,000 (12/21)
27 BELVIDERE RD \$560,000
B: Timothy E Boulay
S: Anthony Mallia & Barbara Mallia
Book/Page: 41067/357, Date: 07/15/22
Mtg: Draper and Kramer Mtg \$549,857
Use: 3 Bdrm Cape Cod, Lot: 12354sf
Prior Sale: \$370,000 (08/18)
105 BRICKETT HILL CIR U:105 \$401,333
B: Jessie Marsh
S: Suzanne M Johnson
Book/Page: 41068/373, Date: 07/15/22
Mtg: Home Ln & Invest Bk \$381,266
Use: 2 Bdrm Condo
100 CEDAR ST \$590,000
B: Rosa A Cepeda & Amaly Espinal-Martinez
S: Pamela Amico & Christos N Ross
Book/Page: 41060/114, Date: 07/12/22
Mtg: Equity Prime Mtg \$579,313
Use: 2-Family Mlti-unt Blg, Lot: 4748sf
45 COLUMBIA PARK \$590,000
B: Essi G Kuemkong & Harold J Kuemkong
S: Allyson Norton-Graffum & Anne Norton-Graffum
Book/Page: 41058/103, Date: 07/11/22
Mtg: Amerisave Mtg Corp \$569,349
Use: 6 Bdrm Old Style, Lot: 18757sf
Prior Sale: \$433,000 (11/17)
12 DANFORTH CT U:12 \$400,000
B: Christine Traficanti, Tr for Tyler Evangelista
S: Andrea Mccann & Frank Mccann
Book/Page: 41068/238, Date: 07/15/22
Mtg: Wakefield Cp Bk \$370,000
Type: Adj
Use: 2 Bdrm Condo
15 EATON CT U:15 \$400,000
B: Matthew Barbin & Meagan Jablonski
S: Albert F Ellis
Book/Page: 41066/252, Date: 07/15/22
Mtg: Citizens Bank \$350,000
Use: 2 Bdrm Condo
47 FARRWOOD DR U:47 \$350,000
B: Audrey Hase-Woods
S: Dustin S Byrne
Book/Page: 41062/262, Date: 07/13/22
Use: 2 Bdrm Condo
Prior Sale: \$211,000 (04/18)
105 GROVELAND ST \$570,000
B: Mackenzie L Baxley & Leonel Contreras
S: Brenda M Nadeau & Gerard C Nadeau
Book/Page: 41069/70, Date: 07/15/22
Mtg: Guild Mortgage Co \$559,675
Use: 2-Family Mlti-unt Blg, Lot: 9866sf
56 LAKEWOOD TER \$700,000
B: Eric J Blanchet & Heidi K Blanchet
S: Dennis J Collins & Judith A Collins
Book/Page: 41069/474, Date: 07/15/22
Mtg: Pentucket Bank \$560,000
Use: 3 Bdrm Ranch, Lot: 26358sf
19-21 LOCKWOOD ST \$605,000
B: Jasmin Lopez & Emil Morel-Jerez
S: Elizabeth A Sanchez
Book/Page: 41068/264, Date: 07/15/22
Mtg: Sierra Pacific Mtg \$594,041
Use: 2-Family Mlti-unt Blg, Lot: 5310sf
210 MORGAN DR U:210 \$400,000
B: Domenic J Bramante & Mary A Bramante
S: John A Morrell
Book/Page: 41070/83, Date: 07/15/22
Mtg: Academy Mortgage Corp \$180,000
Use: 2 Bdrm Condo
Prior Sale: \$189,900 (08/14)

- 144 OLD FERRY RD U:H \$305,000
B: John Capomaccio
S: Zachary Bettencourt
Book/Page: 41060/489, Date: 07/12/22
Mtg: LoanDepot.Com \$305,000
Use: 2 Bdrm Condo
Prior Sale: \$250,000 (09/21)
21 OVERLOOK AVE \$625,000
B: Muryelle Staco
S: Susan A Freamo & Eric V Veatch
Book/Page: 41064/527, Date: 07/14/22
Mtg: NFM Inc \$613,679
Use: 3 Bdrm Colonial, Lot: 16000sf
Prior Sale: \$288,000 (11/12)
25 PORTLAND ST \$2,675,000
B: 25 Portland St Re Grp LLC
S: Michael A Cronin Tr, Tr for 25 Portland St RT
Book/Page: 41067/452, Date: 07/15/22
Mtg: Hingham Inst for Svcs \$1,875,000
Use: Apartment Bldg - 9 + Units, Lot: 5192sf
2 PROSPECT ST \$680,000
B: Daniel Singh
S: Bimmer 24 Realty LLC
Book/Page: 41069/6, Date: 07/15/22
Mtg: Metro Credit Union \$612,000
Use: Apartment Bldg - 4-8 Units, Lot: 7331sf
5 QUIMBY ST \$575,000
B: Linda Lowry-Downey Tr, Tr for Linda Lowry-Downey RT
S: Bruce Overhiser & Nancy Overhiser
Book/Page: 41069/173, Date: 07/15/22
Use: 3 Bdrm Old Style, Lot: 5750sf
Prior Sale: \$268,000 (12/12)
46 RIVERSIDE AVE \$550,000
B: Eric Harper
S: Merit E Mclntyre Tr, Tr for Riverside Avenue IRT
Book/Page: 41064/309, Date: 07/14/22
Mtg: Cambridge Tr Co \$385,000
Type: Adj
Use: 2-Family Conventional, Lot: 7301sf
18 RIVERVIEW ST \$375,000
B: Danielle A Britt
S: Sandra J Bianco
Book/Page: 41068/305, Date: 07/15/22
Mtg: Members Mtg Co Inc \$289,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 19375sf
146 S PLEASANT ST U:146 \$400,000
B: Ryan E Olbash & Marilyn Singbury
S: Shelbi L Deacon
Book/Page: 41060/347, Date: 07/12/22
Mtg: TD Bank NA \$380,000
Use: 3 Bdrm Condo, Lot: 9994sf
Prior Sale: \$281,500 (07/18)
16 SUNRISE DR \$539,900
B: John Giardi & Laura Giardi
S: Eric S Waxman & Stacy J Waxman
Book/Page: 41057/547, Date: 07/11/22
Mtg: Salem Five Mtg Co \$512,905
Type: Adj
Use: 3 Bdrm Gambrel, Lot: 8198sf

FORECLOSURE DEEDS

- 421 E BROADWAY \$515,100
B: Maryam Yamin & Mohammad Yamin
S: Joseph W Belanger 3rd & Wilmington Svgs Fund Soc
Book/Page: 41069/499, Date: 07/15/22
Use: 3 Bdrm Colonial, Lot: 106722sf
Ipswich
MARKET STATISTICS THROUGH JUNE
Number of 1-Fam Sales 59
Median Price \$747,500
YTD 2021 60
YTD 2022 \$657,500

Ipswich

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 15 BROWNVILLE AVE \$660,000
B: Nora H Bigelow & Thomas P Bigelow
S: Jonathan T Henry & Hannah D Wilbur
Book/Page: 41064/398, Date: 07/14/22
Mtg: Mortgage Networks Inc \$402,000
Use: 4 Bdrm Old Style, Lot: 4299sf
Prior Sale: \$410,000 (06/16)
108 CENTRAL ST U:1 \$650,000
B: Leigh S Mason & Patrick W Mason
S: 108 Central Street LLC
Book/Page: 41064/338, Date: 07/14/22
Mtg: Academy Mortgage Corp \$552,500
Use: Condo
56 COUNTRY CLUB WAY \$949,900
B: James F Stungis
S: Jianying Luo & Yi Yin
Book/Page: 41059/140, Date: 07/12/22
Use: 3 Bdrm Contemporary, Lot: 6643sf
Prior Sale: \$562,000 (07/21)
161 COUNTY RD \$599,000
B: Richard F Ostberg
S: Elizabeth Dorman Tr, Tr for Elizabeth Dorman LT
Book/Page: 41068/400, Date: 07/15/22
Use: 3 Bdrm Cape Cod, Lot: 10759sf
389 LINEBROOK RD \$760,000
B: Matthew Twomey & Nicole Twomey
S: Linebrook Church
Book/Page: 41060/183, Date: 07/12/22
Mtg: Fairway Ind Mtg \$420,000
Use: Religious Property, Lot: 64469sf
50-56 MARKET ST U:3 \$621,000
B: Suzanne M Hally
S: 50-56 Market Street LLC
Book/Page: 41068/465, Date: 07/15/22
Mtg: Onto Mortgage LLC \$321,000
Use: Condo
2 NUTHATCH RD \$1,150,000
B: Nutbar LLC
S: Robert Farley & Jane W Harold
Book/Page: 41063/163, Date: 07/13/22
Use: 2 Bdrm Ranch, Lot: 8960sf
19 SAGAMORE RD \$1,215,000
B: Jane L Good & Peter L Good
S: Ann B Hollingsworth & Nathaniel D Hollingsworth
Book/Page: 41069/180, Date: 07/15/22
Mtg: Bank of NY Mellon \$725,000
Use: 4 Bdrm Colonial, Lot: 60984sf
Prior Sale: \$875,000 (07/17)
SPRING ST L:A2 \$550,000
B: Hilary Shepard & Owen Thomas
S: Kelsey Bruckner & Mark Granger
Book/Page: 41056/391, Date: 07/11/22
Mtg: Fall River Five Cents \$900,000
40 TOPSFIELD RD \$640,000
B: Brian W Styskal & Kimberly A Wennerberg
S: Suzanne M Hally
Book/Page: 41066/403, Date: 07/15/22
Mtg: Together CU \$640,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 5776sf

Lynn

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 458 BOSTON ST \$465,000
B: Andrew J Nardone Tr, Tr for 81-83 Marion Street RT
S: Rock&Sons Prop Mgmt LLC
Book/Page: 41070/483, Date: 07/15/22
518 BOSTON ST U:204 \$340,000
B: Nathan Bourgeois & Alejandra Griesmer
S: Leslie Barber
Book/Page: 41066/77, Date: 07/15/22
Mtg: Nina Faucher \$277,500
Use: 2 Bdrm Condo, Lot: 19242sf
Prior Sale: \$215,900 (05/17)
92 EASTERN AVE \$650,000
B: Edgar R Lopez-Chilel & Silvia R Lopez-Nolasco
S: B&Contracting Inc
Book/Page: 41058/182, Date: 07/11/22
Mtg: Cross Country Mtg Inc \$638,226
Use: 4 Bdrm Colonial, Lot: 3355sf
Prior Sale: \$410,000 (10/21)
222 ESSEX ST \$1,100,000
B: Eagles Nest Inv Group LLC
S: Evelyn Gerardo
Book/Page: 41061/392, Date: 07/13/22
Mtg: Cooperative Bank \$880,000
Use: 3-Family Mlti-unt Blg, Lot: 7269sf
Prior Sale: \$256,000 (05/12)
589 ESSEX ST U:410 \$456,000
B: Francis Harrington
S: Rolf D Flor & Son H Wooten
Book/Page: 41062/87, Date: 07/13/22
Use: 2 Bdrm Condo, Lot: 25425sf
55 FLINT ST \$725,000
B: Anne M Le & Helen Le
S: Rosa A Perez-Dediaz & Domingo D Diaz
Book/Page: 41057/439, Date: 07/11/22
Mtg: Movement Mtg LLC \$700,803
Use: 2-Family Two Family, Lot: 4768sf
Prior Sale: \$400,000 (01/18)
17 HOBSON ST \$530,000
B: Anna Quiroz & Aleksandra Ranevska
S: Dennis R Murray & Janel A Murray
Book/Page: 41067/4, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$520,400
Use: 3 Bdrm Colonial, Lot: 11362sf
Prior Sale: \$260,000 (01/15)
81 JENNESS ST \$540,000
B: Francisco G Marichal & Yvonne Osornio
S: Cara A Gensel-Hrubes & Kristy R Gensel-Hrubes
Book/Page: 41062/319, Date: 07/13/22
Mtg: Ross Mortgage Co Inc \$540,000
Use: 2 Bdrm Old Style, Lot: 11362sf
Prior Sale: \$223,000 (12/14)
42 JOYCE ST U:A \$75,000
B: Pablo Delacruz
S: Censa Ramirez
Book/Page: 41067/517, Date: 07/15/22
Use: 2 Bdrm Condo, Lot: 8338sf
Prior Sale: \$66,000 (08/12)
22 JUDITH WAY \$610,000
B: Daniel R Luberto & Maria L Luberto
S: Nury Gallego & Vanessa Romero
Book/Page: 41058/587, Date: 07/12/22
Mtg: Fall River Five Cents \$598,951
Use: 2 Bdrm Ranch, Lot: 10435sf
Prior Sale: \$420,000 (09/19)
81-83 MARION ST \$465,000
B: Andrew J Nardone Tr, Tr for 81-83 Marion Street RT
S: Rock&Sons Prop Mgmt LLC
Book/Page: 41070/483, Date: 07/15/22
Use: Mixed Use-prim Comm & Resd, Lot: 3822sf
Prior Sale: \$80,000 (07/22)
50 MOULTON ST \$55,000
B: Kathleen E Davies & Maureen F Stanton
S: Daren Fiske
Book/Page: 41063/142, Date: 07/13/22
Use: 4 Bdrm Old Style, Lot: 3603sf
6 OCALLAGHAN WAY \$550,000
B: Raj K Syangtan & Bishnu Tamang
S: Branka Cvjetic
Book/Page: 41063/67, Date: 07/13/22
Mtg: Fairway Ind Mtg \$495,000
Use: 3 Bdrm Ranch, Lot: 7200sf
31 OCEAN ST U:3 \$305,000
B: Jamie R Pekuncece
S: Stephen J Meagher
Book/Page: 41057/157, Date: 07/11/22
Mtg: Guaranteed Rate Inc \$289,750
Use: 2 Bdrm Condo, Lot: 6670sf
Prior Sale: \$163,000 (05/17)
71 RAND ST \$820,000
B: Florentin Mendez
S: Jane A Hinds Tr, Tr for Hinds FT
Book/Page: 41061/248, Date: 07/13/22
Mtg: Athas Capital Group \$615,000
Use: 3-Family Mlti-unt Blg, Lot: 5662sf
17-17A RHODES AVE \$880,000
B: Christina Tran, Tr for Jack Nguyen
S: Robert T Healey
Book/Page: 41070/3, Date: 07/15/22
Mtg: Centreville Bank \$580,000
Use: 3-Family Mlti-unt Blg, Lot: 6899sf
Prior Sale: \$282,000 (05/12)
36 SCRANTON WAY \$850,000
B: Luis A Azurdia & Beatriz Bolgorio
S: Warren F White Jr Tr, Tr for White Family 2021 IRT
Doc#: 00000000637788, Date: 07/14/22
Mtg: Total Mtg Svcs \$637,000
Use: 3 Bdrm Colonial, Lot: 14662sf
42 VICTORY RD \$560,000
B: Ruiya A Hsing & Julien L Hsing
S: Shane Feit
Doc#: 00000000637722, Date: 07/12/22
Mtg: Leader Bank NA \$448,000
Type: Adj
Use: 2 Bdrm Colonial, Lot: 4407sf
Prior Sale: \$282,000 (06/14)

FORECLOSURE DEEDS

- 9 HEFFERNAN AVE \$219,600
B: 9 Heffernan Ave RT & Jenny C Sok Tr
S: Thomas Fiste & Wells Fargo Bank NA
Book/Page: 41069/34, Date: 07/15/22
Use: 2 Bdrm Old Style, Lot: 1800sf

Lynnfield

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 4 TRICKETT RD \$625,000
B: Lurdes S Rodrigues Tr, Tr for Lurdes S Rodrigues RET
S: Kathy Si
Book/Page: 41068/518, Date: 07/15/22
Use: 3 Bdrm Ranch, Lot: 17202sf

Manchester

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- ATWATER AVE \$10,200,000
B: Old Quarry LLC
S: Simboli Prop Manchestr 42
Book/Page: 41065/352, Date: 07/14/22
8 ATWATER AVE \$7,300,000
B: New Quarry LLC
S: Simboli Prop Manchester
Book/Page: 41065/358, Date: 07/15/22
Use: Tennis/racquetball Club, Lot: 277042sf
Prior Sale: \$400,000 (09/16)
48 CENTRAL ST \$4,500,000
B: Richard L Bedell Tr, Tr for Richard L Bedell LT
S: Andrew J Hawley
Book/Page: 41057/390, Date: 07/11/22
Mtg: Rocket Mortgage LLC \$2,475,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 7520sf
Prior Sale: \$1,900,000 (04/19)
44 HARBOR ST \$1,550,000
B: David M Larabell
S: Marianne S Mewkill
Book/Page: 41068/173, Date: 07/15/22
Mtg: JPMorgan Chase Bank \$1,000,000
Type: Adj
Use: 7 Bdrm Antique, Lot: 61117sf
Prior Sale: \$1,218,000 (06/16)

Marblehead

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 399 ATLANTIC AVE \$1,010,000
B: Joann Sorg & Scott Sorg
S: Kevin Casey & Mary R Casey
Book/Page: 41057/523, Date: 07/11/22
Mtg: American Pacific Mtg \$606,000
Use: 3 Bdrm Colonial, Lot: 8550sf
10 CLIFF ST \$3,750,000
B: Andrea York & Adam York
S: David H Pierce Tr, Tr for D H&J L Pierce Joint RET
Doc#: 00000000637670, Date: 07/11/22
Mtg: Eastern Bank \$2,812,500
Type: Adj
Use: 4 Bdrm Old Style, Lot: 5668sf
Prior Sale: \$2,250,000 (10/16)
67 GREGORY ST U:1 \$479,000
B: Marie Pattison
S: Robert W Dine Tr, Tr for Shoo Fitz T
Book/Page: 41060/457, Date: 07/12/22
Use: 2 Bdrm Condo
Prior Sale: \$315,000 (11/20)
19 MAY ST \$838,000
B: Cuong V Tran
S: Mairin A Friday Tr, Tr for Joan M Allen 2005 RET
Book/Page: 41067/584, Date: 07/15/22
Mtg: Embrace Home Loans \$251,000
Use: 3 Bdrm Ranch, Lot: 9000sf
18 MIDDLE ST \$537,500
B: 4J Homes LLC
S: Patricia G Lausier Tr, Tr for John B Read Jr RET
Book/Page: 41067/99, Date: 07/15/22
Mtg: FTF Lending LLC \$648,000
Prior Sale: \$2394sf
8 SHEPARD ST \$765,000
B: Andrew Mahoney & Heather Strogoff
S: Smart Sell Realty LLC
Book/Page: 41059/408, Date: 07/12/22
Use: 4 Bdrm Bngl/cottage, Lot: 4134sf
Prior Sale: \$444,000 (01/21)
8 SMITH ST \$1,051,000
B: Molly K Lennon & Peter Lennon
S: Wade A Krull & Kathleen A Skehan
Doc#: 00000000637807, Date: 07/15/22
Mtg: Natl Grand Bk Marlblhd \$647,200
Use: 3-Family Old Style, Lot: 12750sf
136 W SHORE DR \$575,000
B: Jennie Difrancesco & Timothy Difrancesco
S: Stephen Phillips Mem 2
Book/Page: 41067/520, Date: 07/15/22
Mtg: Salem Five Mtg Co \$431,250
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 7000sf

Merrimac

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 4 ABBEY RD \$900,000
B: Matthew E Schena & Sharon A Schena
S: Jaclyn Scarsella & Michael Scarsella
Book/Page: 41061/283, Date: 07/13/22
Mtg: Pentucket Bank \$720,000
Use: 3 Bdrm Contemporary, Lot: 21573sf
Prior Sale: \$613,628 (02/18)
21 ABBOTT ST \$560,000
B: Catrina M Morgan & Lliazar Nushi
S: Ellen T Fowler & Anthony C Janelli
Book/Page: 41070/338, Date: 07/15/22
Mtg: Guild Mortgage Co \$476,000
Use: 3 Bdrm Ranch, Lot: 15100sf
33 GROVE ST \$175,000
B: John Cormier Tr, Tr for BC RT
S: Roam Realty LLC
Book/Page: 41070/471, Date: 07/15/22
Use: 3 Bdrm Old Style, Lot: 12900sf
Prior Sale: \$75,000 (05/22)

Middleton

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 1 CASHMAN WAY U:1 \$880,000
B: Pamela Laramie Tr, Tr for 1 Cashman Way U1 RT
S: Cathy M McCarthy Tr, Tr for Alley FT
Book/Page: 41065/89, Date: 07/14/22
Use: 3 Bdrm Condo
89 EAST ST \$1,100,000
B: Marija Nikic & Nemanja Nikic
S: Sergey Invitskiy & Tatyana Invitskiy
Book/Page: 41057/242, Date: 07/11/22
Mtg: Cross Country Mtg Inc \$770,000
Use: 4 Bdrm Colonial, Lot: 40001sf

- 12 GALEUCIA RD \$1,100,000
B: Claire E Rosenbaum & Joshua S Rosenbaum
S: Jay S Freshman
Book/Page: 41070/184, Date: 07/15/22
Mtg: Metro Credit Union \$850,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 165498sf
9 MILLS PT U:9 \$755,000
B: Deodato Arruda & Kim B Arruda
S: Richard J Barry Jr Tr, Tr for 9 Mills Point IRT
Book/Page: 41063/16, Date: 07/13/22
Use: 3 Bdrm Condo
Prior Sale: \$670,000 (08/16)

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 248 WILSON RD \$2,600,000
B: Lee C Quach Tr, Tr for Quach FT
S: Carl H Ingrao Jr & Susan L Ingrao
Doc#: 00000000637673, Date: 07/11/22
Use: 3 Bdrm Contemporary, Lot: 10302sf
Prior Sale: \$2,050,000 (10/17)

Nahant

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 16 DARTMOUTH WAY \$650,000
B: Meredith E Massaro Tr, Tr for Meredith E Massaro RET
S: Laurie Mcdonnell
Book/Page: 41067/176, Date: 07/15/22
Use: 2 Bdrm Camp/cabin, Lot: 5632sf
160 HIGH RD \$700,000
B: Nell E Achtmeyer
S: Emily L Bray & Elizabeth M Goetter
Book/Page: 41067/376, Date: 07/15/22
Mtg: Radius Financial Grp \$630,000
Use: 2 Bdrm Colonial, Lot: 17999sf
Prior Sale: \$465,000 (11/15)
63 PEARSON DR \$780,000
B: Christine Gross & Stephen Gross
S: Hayley Fox-Dube & Tad R Dube
Book/Page: 41064/545, Date: 07/14/22
Mtg: Embrace Home Loans \$420,000
Use: 3 Bdrm Conventional, Lot: 23832sf
Prior Sale: \$375,000 (08/15)

Newbury

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: YTD 2021, YTD 2022, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- 178 2ND ST \$1,675,000
B: Port Development LLC
S: Thomas G Lawrence
Book/Page: 41068/555, Date: 07/15/22
Use: 5 Bdrm Conventional, Lot: 3724sf
53 CLIPPER WAY U:53 \$600,000
B: Mary L Monteiro
S: William D Serino
Book/Page: 41063/11, Date: 07/13/22
Use: 2 Bdrm Condo
Prior Sale: \$358,000 (05/17)
8 COLLINS FARM RD U:C \$884,500
B: Glenn J Kiladis
S: Stables At Bashaw Farm
Book/Page: 41061/530, Date: 07/13/22
Mtg: Inst Svgs Newburyport \$618,500
Use: Condo
8 COLLINS FARM RD U:D \$934,000
B: Karla Hesterberg & Nathan Hesterberg
S: Stables At Bashaw Farm
Book/Page: 41069/98, Date: 07/15/22
Mtg: TD Bank NA \$653,800
Use: Condo
163 CROW LN \$1,675,000
B: Denise A Mayer & Pierre V Mayer
S: Alan M Weiner Tr, Tr for 163 Crow Newburyport IRT
Book/Page: 41057/465, Date: 07/11/22
Mtg: Newburyport Five Cent \$1,340,000
Use: 3 Bdrm Ranch, Lot: 16500sf
Prior Sale: \$540,000 (07/21)
19-21 ELM ST \$915,000
B: Matthew A Jacobs & Melissa C Jacobs
S: Sarah W Johnston
Book/Page: 41058/294, Date: 07/11/22
Mtg: Direct Credit Union \$686,250
Type: Adj
Use: 5 Bdrm Antique, Lot: 3100sf
7 FAIR ST U:A \$680,000
B: Karol Ostberg
S: Arthur Obrien-Ledoux & Nancy Obrien-Ledoux
Book/Page: 41066/299, Date: 07/15/22
Use: 2 Bdrm Condo
70 HIGH ST \$2,050,000
B: Alissa J Findlen-Cough & Shane M Cough
S: Daniel P Abdulla Tr, Tr for Ridgeview IRT
Book/Page: 41070/105, Date: 07/15/22
M

ESSEX REGISTRY

continued

Table with 2 columns: Property address and Price. Includes entry for 11 PARKER RIDGE WAY U:11 for \$810,000 and 24 PROSPECT ST for \$1,600,000.

Peabody

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 178 vs 144. Median Price: \$562,500 vs \$590,000.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entries for 156-R BARTHOLOMEW ST for \$40,000 and 6 BARTLETT ST for \$505,000.

Table with 2 columns: Property address and Price. Includes entries for 17 BOURBON ST U:77 for \$385,000 and 19 BUXTON LN for \$605,000.

Table with 2 columns: Property address and Price. Includes entries for 25 CASTLE CIR for \$685,000 and 8 CROWNINSIELD ST U:414 for \$436,400.

Table with 2 columns: Property address and Price. Includes entries for 5 ESSEX GREEN DR U:23 for \$139,000 and 101 GOODALE ST for \$902,000.

Table with 2 columns: Property address and Price. Includes entries for 53 HARRIS ST for \$299,000 and 29 KENWOOD RD for \$501,000.

Table with 2 columns: Property address and Price. Includes entries for 129 LOWELL ST U:2 for \$162,500 and 95 LYNN ST U:4 for \$175,000.

Table with 2 columns: Property address and Price. Includes entries for 7 OAK ST for \$2,450,000 and 10 WALLACE RD for \$1,495,000.

Rockport

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 24 vs 21. Median Price: \$837,500 vs \$660,000.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entries for 6 HODGKINS RD U:B for \$415,000 and 10 WALLACE RD for \$1,495,000.

Rowley

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 40 vs 25. Median Price: \$708,500 vs \$700,000.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entries for 357 MAIN ST for \$490,000 and 25 WILKES RD for \$1,125,000.

Salem

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 93 vs 99. Median Price: \$529,000 vs \$600,000.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entries for 16 AMERICA WAY U:4AW for \$450,000 and 73 BARSTOW ST for \$715,000.

Table with 2 columns: Property address and Price. Includes entries for 162 BRIDGE ST U:1 for \$490,000 and 21 BUCHANAN RD for \$750,000.

Table with 2 columns: Property address and Price. Includes entries for 14 DUNLAP ST for \$705,100 and 65 FEDERAL ST U:3 for \$400,000.

Table with 2 columns: Property address and Price. Includes entries for 50 FREEDOM HOLW U:113 for \$450,000 and 24 HATHORNE ST for \$690,000.

Table with 2 columns: Property address and Price. Includes entries for 419 HIGHLAND AVE for \$745,000 and 25-R LYNDSE ST U:101 for \$360,000.

Table with 2 columns: Property address and Price. Includes entries for 15 NORTHEY ST U:3 for \$405,000 and 56 PEABODY ST U:3W for \$206,000.

Table with 2 columns: Property address and Price. Includes entries for 27 SURREY RD for \$755,000 and 4 WATERS ST U:4 for \$525,000.

Table with 2 columns: Property address and Price. Includes entries for 66 WEATHERLY DR U:66 for \$545,000 and 22 WILLIAMS ST U:R2 for \$536,000.

Salisbury

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 36 vs 28. Median Price: \$500,000 vs \$517,500.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entries for 11TH ST W U:4R for \$667,500 and 20 1ST ST U:1 for \$930,000.

Table with 2 columns: Property address and Price. Includes entries for 32 BEACH RD for \$660,000 and 37 BEACH RD for \$490,000.

Table with 2 columns: Property address and Price. Includes entry for 167 ELM ST U:L47 for \$149,000.

Table with 2 columns: Property address and Price. Includes entries for 109 N END BLVD for \$350,000 and 26 RABBIT RD for \$215,050.

Saugus

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 131 vs 119. Median Price: \$540,000 vs \$603,000.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entries for 437 CENTRAL ST for \$945,000 and 6 ELIZABETH CT for \$660,000.

Table with 2 columns: Property address and Price. Includes entries for 141 ESSEX ST U:C3 for \$330,000 and 56 FAIRMOUNT AVE for \$495,000.

Table with 2 columns: Property address and Price. Includes entries for 5 LAURA LEE CIR for \$830,000 and 22 BANKS TER for \$895,000.

Table with 2 columns: Property address and Price. Includes entries for 44 CHERRY ST U:1 for \$265,000 and 121 EASTMAN AVE for \$650,000.

Table with 2 columns: Property address and Price. Includes entries for 5 ERIE ST U:1 for \$420,000 and 948 HUMPHREY ST for \$750,000.

Table with 2 columns: Property address and Price. Includes entries for 315 PARADISE RD for \$500,000 and 404 PARADISE RD U:3A for \$465,000.

Table with 2 columns: Property address and Price. Includes entries for 4 SHELTON RD U:4 for \$410,000 and 26 THOMAS RD for \$710,000.

Table with 2 columns: Property address and Price. Includes entries for 5 MORTON HILL AVE for \$540,000 and 364 S DEERFIELD RD for \$247,979.

Table with 2 columns: Property address and Price. Includes entries for 5 MORTON HILL AVE for \$540,000 and 364 S DEERFIELD RD for \$247,979.

Table with 2 columns: Property address and Price. Includes entries for 5 MORTON HILL AVE for \$540,000 and 364 S DEERFIELD RD for \$247,979.

Topsfield

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 27 vs 37. Median Price: \$795,000 vs \$780,000.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entry for 108 PERKINS ROW for \$800,000.

Wenham

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 26 vs 31. Median Price: \$915,000 vs \$870,000.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entry for 16 GRAPEVINE RD for \$1,400,000.

Table with 2 columns: Property address and Price. Includes entries for 42 GEORGETOWN RD for \$630,000 and 116 GEORGETOWN RD for \$1,050,000.

Table with 2 columns: Property address and Price. Includes entries for 40 MAPLE ST for \$625,000 and 5 LAURA LEE CIR for \$830,000.

Table with 2 columns: Property address and Price. Includes entries for 40 MAPLE ST for \$625,000 and 5 LAURA LEE CIR for \$830,000.

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Table with 2 columns: Property address and Price. Includes entries for 40 MAPLE ST for \$625,000 and 5 LAURA LEE CIR for \$830,000.

Deerfield

MARKET STATISTICS THROUGH JUNE. YTD 2021 vs YTD 2022. Number of 1-Fam Sales: 19 vs 17. Median Price: \$379,900 vs \$370,000.

REAL ESTATE SALES

Table with 2 columns: Property address and Price. Includes entries for GREENFIELD RD for \$550,000 and ROUTE 10 L:15B for \$550,000.

Table with 2 columns: Property address and Price. Includes entries for ROUTE 5 L:15A for \$550,000 and 5 W HIGH ST for \$209,000.

Table with 2 columns: Property address and Price. Includes entries for 269 CONWAY ST for \$285,500 and 159 DAVIS ST for \$211,200.

Table with 2 columns: Property address and Price. Includes entries for 342 DAVIS ST for \$251,300 and 44 E CLEVELAND ST for \$330,000.

Table with 2 columns: Property address and Price. Includes entries for 10 EUCLID AVE for \$235,000 and 68 FAIRVIEW ST E for \$259,550.

Table with 2 columns: Property address and Price. Includes entries for 179 GREEN RIVER RD for \$301,000 and 71 LAUREL ST for \$98,000.

Table with 2 columns: Property address and Price. Includes entries for 67 MEADOW LN for \$425,000 and 85 NEWELL POND RD for \$193,750.

Table with 2 columns: Property address and Price. Includes entries for 75 PHILLIPS ST for \$226,500 and 12 PLANTATION CIR for \$281,000.

Table with 2 columns: Property address and Price. Includes entries for 85 VERDE DR for \$775,000 and COLRAIN STAGE RD for \$10,000.

Table with 2 columns: Property address and Price. Includes entries for COLRAIN STAGE RD for \$10,000 and 85 VERDE DR for \$775,000.

Table with 2 columns: Property address and Price. Includes entries for 85 VERDE DR for \$775,000 and COLRAIN STAGE RD for \$10,000.

Table with 2 columns: Property address and Price. Includes entries for 85 VERDE DR for \$775,000 and COLRAIN STAGE RD for \$10,000.

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

Leyden

MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

EDEN TRAIL RD..... **\$70,000**
 B: Carol Michelfelder
 S: Gary J Giacomoni Tr, Tr for G J Giacomoni 2021 T
 Book/Page: 8033/337, Date: 07/15/22

Montague

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	29
Median Price	\$266,000	\$266,500

► REAL ESTATE SALES

1 HATCHERY RD..... **\$375,000**
 B: Marc Anderson
 S: Michael A Martino & Anthony L Martino
 Book/Page: 8034/8, Date: 07/15/22
 Mtg: HarborOne Mortgage \$388,500
 Use: 3 Bdrm Conventional, Lot: 26528sf
43 OAKMAN ST..... **\$224,900**
 B: Janice Mcmahon
 S: Daniel M Majewski & Cynthia F Majewski
 Book/Page: 8032/241, Date: 07/13/22
 Mtg: Greenfield Svgs \$134,900
 Type: Adj
 Use: 2 Bdrm Ranch, Lot: 8320sf
 Prior Sale: \$90,000 (03/13)

Orange

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	32	34
Median Price	\$221,500	\$250,000

► REAL ESTATE SALES

137 CHENEY ST..... **\$270,090**
 B: Kevin P Beland & Carol Disalvo-Enman
 S: Tina Spano
 Book/Page: 8032/125, Date: 07/12/22
 Mtg: Mortgage Research Ctr \$240,090
 Use: 3 Bdrm Old Style, Lot: 8276sf
 Prior Sale: \$176,000 (09/18)
17 E MYRTLE ST..... **\$87,500**
 B: Stanley R Smith
 S: Wayne Whitmore
 Book/Page: 8033/172, Date: 07/15/22
 Use: 2-Family Conventional, Lot: 7841sf
 Prior Sale: \$36,500 (09/13)
35 JOHNSON RD..... **\$285,000**
 B: Lindsey C Landry & Trevor Berard
 S: Christopher W Rutola
 Book/Page: 8033/255, Date: 07/15/22
 Mtg: Workers Credit Union \$117,000
 Use: 2 Bdrm Ranch, Lot: 34588sf
 Prior Sale: \$211,000 (12/20)
53 MATTAWA CIR..... **\$265,000**
 B: Ryan D Tikka & Holly F Roach
 S: Raymond Keith S Sr Est & Keith S Raymond Jr
 Book/Page: 8033/281, Date: 07/15/22
 Mtg: Athol Savings Bk \$251,750
 Use: 3 Bdrm Ranch, Lot: 20204sf
56 SPRING ST..... **\$310,000**
 B: Jon Lueck & Francisca Lueck
 S: Eric P Mcavene Jr
 Book/Page: 8031/219, Date: 07/11/22
 Mtg: EMM Loans LLC \$248,000
 Use: 2 Bdrm Ranch, Lot: 10819sf

Rowe

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	3
Median Price		\$340,000

► REAL ESTATE SALES

33 OLD CYRUS STAGE RD..... **\$160,000**
 B: Amanda Yelle
 S: Gallo Raymond Est & Carol A Abild
 Book/Page: 8034/38, Date: 07/15/22
 Use: 3 Bdrm Old Style, Lot: 26484sf
 Prior Sale: \$121,900 (01/16)

Shelburne

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	2
Median Price	\$217,000	

► REAL ESTATE SALES

PATTEN RD..... **\$240,000**
 B: Todd W Neal & Cathy R Neal
 S: Elizabeth S Sinnigen Tr, Tr for E S Sinnigen T
 Book/Page: 8034/91, Date: 07/15/22

Shutesbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	14	10
Median Price	\$347,500	\$260,000

► REAL ESTATE SALES

29 JANUARY HILLS RD..... **\$835,000**
 B: Kayvon C Ross & Elliot D Ross
 S: Constance L Cappelli
 Book/Page: 8034/163, Date: 07/15/22
 Mtg: Prime Lending Inc \$314,000
 Use: 2 Bdrm Contemporary, Lot: 240451sf
197-199 WENDELL RD..... **\$390,000**
 B: Sarah A Czerwonka
 S: NE Market Trade Rity 11
 Book/Page: 8031/147, Date: 07/11/22
 Mtg: PeoplesBank (Holyoke) \$312,000
 Use: Mixed Use-prim Res & Rec, Lot: 537530sf

Sunderland

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	15
Median Price	\$397,450	\$440,000

► REAL ESTATE SALES

19 PINE CT..... **\$486,500**
 B: Tera Huang
 S: Sungwook Wi & Ji S Park
 Book/Page: 8032/89, Date: 07/12/22
 Use: 3 Bdrm Colonial, Lot: 37139sf
 Prior Sale: \$345,000 (10/16)

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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	119	119
Median Price	\$275,000	\$307,000

► REAL ESTATE SALES

45 BELVIDERE AVE..... **\$345,000**
 B: Richard H Easton & Gloria Easton
 S: Matthew D Blackak & Deborah A Blackak
 Book/Page: 24632/232, Date: 07/11/22
 Use: 3 Bdrm Cape Cod, Lot: 9808sf
320 BOWLES RD..... **\$12,500,000**
 B: Therma Howe LLC & Big Brother LLC
 S: Agawam 320 TGC LLC
 Book/Page: 24639/358, Date: 07/15/22
 Mtg: Washington Tr Co \$6,875,000
 Use: Manufacturing Building, Lot: 668638sf
 Prior Sale: \$5,025,000 (10/19)
16 CASTLE HILL RD U:C..... **\$289,900**
 B: Robert W Ritchie & Jean M Ritchie
 S: Deborah J Gelineau & Paulette F Gelineau
 Book/Page: 24640/27, Date: 07/15/22
 Use: 2 Bdrm Condo
24 CHRISTOPHER LN..... **\$480,000**
 B: Brian J Foley & Amanda R Foley
 S: John R Lapierre & Stephanie Lapierre
 Book/Page: 24640/242, Date: 07/15/22
 Mtg: Movement Mtg LLC \$428,041
 Use: 3 Bdrm Colonial, Lot: 19994sf
 Prior Sale: \$379,000 (07/20)
82 MOUNTAINVIEW ST..... **\$180,000**
 B: Matthew Frappier
 S: Frappier Mark E Est & Paul L Frappier Jr
 Book/Page: 24641/6, Date: 07/15/22
 Mtg: Easthampton Svgs Bk \$157,000
 Use: 3 Bdrm Ranch, Lot: 13699sf
183 PARKEDGE DR..... **\$365,000**
 B: Jonathan L Watson & Sarah E Watson
 S: Seneca Leborgne
 Book/Page: 24641/72, Date: 07/15/22
 Mtg: Mortgage Networks Inc \$288,000
 Use: 4 Bdrm Colonial, Lot: 27150sf
 Prior Sale: \$278,000 (02/18)
42 RED FOX DR..... **\$395,000**
 B: Andrew Fedotov & Svitlana Pomazniuk
 S: Nikolay N Shalnev
 Book/Page: 24632/243, Date: 07/11/22
 Mtg: Radius Financial Grp \$375,250
 Use: 4 Bdrm Split Entry, Lot: 15855sf
128 REED ST..... **\$321,000**
 B: Timothy Lafalam
 S: Joseph A Ieraci & Jennifer Ieraci
 Book/Page: 24633/444, Date: 07/11/22
 Mtg: Mortgage Networks Inc \$311,370
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 7200sf
 Prior Sale: \$180,000 (08/16)
325-327 WALNUT STREET EXT..... **\$250,000**
 B: Walnut Vo LLC
 S: OSC Property LLC
 Book/Page: 24634/122, Date: 07/11/22
 Mtg: Monson Svgs Bk \$150,000
 Use: Retail-service, Lot: 5663sf
 Prior Sale: \$281,000 (03/16)

Blandford

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	5
Median Price	\$245,000	\$425,000

► REAL ESTATE SALES

BEECH HILL RD..... **\$57,500**
 B: Larry Darling & Lisa Darling
 S: Peter J Dowers & Denise M Dowers
 Book/Page: 24639/4, Date: 07/14/22
18 NORTH ST..... **\$675,000**
 B: Gregory S Lanzoni Tr, Tr for G&Beth Lanzoni T
 S: Richard Igel
 Book/Page: 24640/178, Date: 07/15/22
 Use: 4 Bdrm Contemporary, Lot: 30000sf

Brimfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	23	20
Median Price	\$325,000	\$365,000

► REAL ESTATE SALES

LITTLE ALUM RD..... **\$6,000**
 B: John Calabrese & Irene Calabrese
 S: Stanley R Choiniski & Lesley A Choiniski
 Book/Page: 24640/265, Date: 07/15/22
22 WARREN RD..... **\$515,000**
 B: Darren A Wiemer & Penella A Wiemer
 S: Ann F Howell & Clark W Howell
 Book/Page: 24633/94, Date: 07/11/22
 Use: 3 Bdrm Old Style, Lot: 174240sf

Chicopee

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	226	180
Median Price	\$235,000	\$267,750

► REAL ESTATE SALES

39 ACREBROOK DR..... **\$300,000**
 B: Jacquelyn M Fanning
 S: Richard E Jette & Phyllis P Jette
 Book/Page: 24641/398, Date: 07/15/22
 Mtg: Guaranteed Rate Inc \$285,000
 Use: 3 Bdrm Ranch, Lot: 9144sf
924 CHICOPEE ST..... **\$2,105,000**
 B: Blue River Properties LLC
 S: Nolava LLC
 Book/Page: 24635/452, Date: 07/13/22
 Mtg: Southbridge CU \$1,684,000
 Use: Mixed Use-prim Res & Comm, Lot: 9346sf
 Prior Sale: \$1,355,000 (03/20)
166 COLLEGE ST..... **\$283,000**
 B: Elias D McDonnell & Natalie Bell
 S: Robert F Danczak
 Book/Page: 24640/491, Date: 07/15/22
 Mtg: Movement Mtg LLC \$215,000
 Use: 3 Bdrm Old Style, Lot: 49968sf
 Prior Sale: \$150,000 (07/21)
48 COLLINS ST U:48..... **\$200,000**
 B: Noah Seubong-Choi & Priscilla Y Choi
 S: Alycar Investments LLC
 Book/Page: 24641/350, Date: 07/15/22
 Use: 2 Bdrm Condo
 Prior Sale: \$146,000 (04/22)
94 CORA AVE..... **\$272,000**
 B: Sabri Bajrami & Durim Makolli
 S: Elsie M Colon
 Book/Page: 24635/258, Date: 07/12/22
 Mtg: Fairway Ind Mtg \$267,073
 Use: 3 Bdrm Ranch, Lot: 10371sf
 Prior Sale: \$246,500 (06/21)
340 DALE ST U:F..... **\$130,000**
 B: Samantha Ramos
 S: USA VA
 Book/Page: 24641/270, Date: 07/15/22
 Mtg: Key Bank NA \$130,000
 Use: 2 Bdrm Condo
 Prior Sale: \$111,787 (12/21)
22 FISHER ST..... **\$220,000**
 B: Amaurs D Amadis
 S: Cebula Jr Theodore J Est & Joseph J Cebula
 Book/Page: 24641/568, Date: 07/15/22
 Mtg: Cross Country Mtg Inc \$176,000
 Use: 3 Bdrm Ranch, Lot: 7500sf
283 FULLER RD U:E..... **\$200,000**
 B: Jared S Johnson
 S: Anton I Zhenchenko & Lisa M Zhenchenko
 Book/Page: 24633/8, Date: 07/11/22
 Mtg: Guaranteed Rate Affin \$160,000
 Use: 2 Bdrm Condo
50 GEORGE ST..... **\$220,000**
 B: Phillip L Beaulieu & Pauline D Beaulieu
 S: Elly J Rozell
 Book/Page: 24640/116, Date: 07/15/22
 Mtg: Polish National CU \$160,000
 Type: Adj
 Use: 3 Bdrm Old Style, Lot: 7029sf
 Prior Sale: \$181,500 (02/19)
GRANBY RD..... **\$5,000**
 B: Thomas Alexopoulos
 S: Donna C Morin & Michael R Hammersmith
 Book/Page: 24635/482, Date: 07/13/22
620 GRANBY RD..... **\$5,000**
 B: Thomas Alexopoulos
 S: Donna C Morin & Michael R Hammersmith
 Book/Page: 24635/482, Date: 07/13/22
 Use: 4 Bdrm Colonial, Lot: 9383sf
358 GRATTAN ST..... **\$150,000**
 B: David Roman
 S: Robins Rita Est & Angela Sydorak
 Book/Page: 24638/508, Date: 07/14/22
 Use: 3 Bdrm Old Style, Lot: 4709sf
108 NORTHWOOD ST..... **\$295,000**
 B: Yaira I Ramos
 S: Timothy Beauchamp
 Book/Page: 24633/533, Date: 07/11/22
 Mtg: Bank of America NA \$295,000
 Use: 3 Bdrm Old Style, Lot: 5000sf
 Prior Sale: \$185,000 (06/17)
79 OLKO CIR..... **\$273,000**
 B: Jeffrey M Carter
 S: Brian S Maslak & Laurie A Judd
 Book/Page: 24635/286, Date: 07/12/22
 Mtg: Westfield Bank \$218,400
 Use: 3 Bdrm Ranch, Lot: 12570sf
40 ORCHARD ST..... **\$395,000**
 B: Haskell Holdings LLC
 S: Eduardo Yanyuk & Anastasia Yanyuk
 Book/Page: 24641/431, Date: 07/15/22
 Mtg: PeoplesBank (Holyoke) \$316,000
 Use: 3-Family Family Flat, Lot: 5000sf
 Prior Sale: \$250,000 (06/17)
1375 PENDLETON AVE U:1375..... **\$185,000**
 B: Damon K Wood
 S: Jeffrey M Carter
 Book/Page: 24635/148, Date: 07/12/22
 Mtg: Freedom Credit Union \$179,450
 Use: 2 Bdrm Condo
 Prior Sale: \$118,000 (04/18)
134 STEARNS TER..... **\$230,000**
 B: Leroy A Thomas
 S: Johnson William D Est & Janet Bullard
 Book/Page: 24639/76, Date: 07/14/22
 Mtg: Polish National CU \$184,000
 Type: Adj
 Use: 4 Bdrm Old Style, Lot: 7400sf
1 TANGLEWOOD ST..... **\$260,000**
 B: Kyle A Greene & Gabrielle E Goralczyk
 S: Jeremy Lambert & Sandra Lambert
 Book/Page: 24636/302, Date: 07/13/22
 Mtg: Guaranteed Rate Inc \$247,000
 Use: 2 Bdrm Ranch, Lot: 12776sf
 Prior Sale: \$144,800 (08/13)
82 WALLACE AVE..... **\$315,000**
 B: Salomon Moreno-Rosa
 S: Jorge Pedraza & Shelly A Pedraza
 Book/Page: 24639/526, Date: 07/15/22
 Mtg: PeoplesBank (Holyoke) \$252,000
 Use: 3 Bdrm Ranch, Lot: 7584sf
48 WEST ST..... **\$850,000**
 B: Strong Building Co LLC
 S: Luke Realty Mgmt LLC
 Book/Page: 24632/85, Date: 07/11/22
 Mtg: Greenfield Cp Bk \$637,500
 Use: Apartment Bldg - 9 + Units, Lot: 5481sf

► FORECLOSURE DEEDS

95 QUARTUS ST..... **\$189,000**
 B: Samuel R Castellano
 S: Linda S Chartier & Country Bank For Savings
 Book/Page: 24632/563, Date: 07/11/22
 Use: 4 Bdrm Cape Cod, Lot: 32669sf
 Prior Sale: \$215,000 (07/14)

East Longmeadow

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	114	112
Median Price	\$288,500	\$333,250

► REAL ESTATE SALES

9 CALKINS AVE..... **\$260,000**
 B: Natalie Heredia
 S: Tinkham Debra K Est & Penny M Peck
 Book/Page: 24637/152, Date: 07/13/22
 Mtg: Academy Mortgage Corp \$255,290
 Use: 3 Bdrm Old Style, Lot: 5227sf
170 CANTERBURY CIR..... **\$677,500**
 B: Steven E Fitzek & Ann Bracchi
 S: Robert T Whiteley & Pamela K Whiteley
 Book/Page: 24638/148, Date: 07/14/22
 Use: 3 Bdrm Ranch, Lot: 25488sf
 Prior Sale: \$504,900 (10/20)
115 FERNWOOD DR..... **\$345,000**
 B: Thomas J Mazza
 S: Allison Ebner
 Book/Page: 24638/317, Date: 07/14/22
 Mtg: ARHA Credit Union \$327,500
 Type: Adj
 Use: 2 Bdrm Ranch, Lot: 32995sf
5 GARLAND AVE..... **\$460,000**
 B: Fresly Eustache Sr & Benetty Eustache
 S: Luz A Manson
 Book/Page: 24635/306, Date: 07/12/22
 Mtg: Academy Mortgage Corp \$437,000
 Use: 4 Bdrm Colonial, Lot: 10000sf
82 MILLBROOK DR..... **\$257,000**
 B: David T Skorupski
 S: Quercus Properties LLC
 Book/Page: 24634/509, Date: 07/12/22
 Mtg: Fairway Ind Mtg \$205,000
 Use: 3 Bdrm Ranch, Lot: 16250sf
 Prior Sale: \$175,000 (04/22)
125 PARKER ST..... **\$330,000**
 B: Connor J Dion
 S: Carolina L Joos & Juan P Quagliotti
 Book/Page: 24640/452, Date: 07/15/22
 Mtg: PeoplesBank (Holyoke) \$264,000
 Use: 4 Bdrm Cape Cod, Lot: 25200sf
 Prior Sale: \$205,000 (06/16)
317 PINEHURST DR U:317..... **\$405,000**
 B: Aaron L Cook & Brenda J Cook
 S: Lapinski Elinor K Est & Katharine A Bak
 Book/Page: 24640/218, Date: 07/15/22
 Use: 2 Bdrm Condo
569 SOMERS RD..... **\$515,000**
 B: Jesse D Garrison & Sarah Klepicgarrison
 S: Steven Scagliarini & Janine Scagliarini
 Book/Page: 24640/539, Date: 07/15/22
 Mtg: Navy FCU \$441,090
 Use: 4 Bdrm Cape Cod, Lot: 37500sf
 Prior Sale: \$530,000 (05/20)
9 WISTERIA LN..... **\$620,000**
 B: William Bach & Christina Kelly
 S: Li Quan & Yaodan Di
 Book/Page: 24640/161, Date: 07/15/22
 Mtg: BNC National Bank \$496,000
 Use: 4 Bdrm Colonial, Lot: 33062sf
 Prior Sale: \$490,000 (08/20)

Hampden

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	28	24
Median Price	\$323,500	\$360,000

► REAL ESTATE SALES

CHAPIN RD..... **\$85,000**
 B: Jared A Laravee & Ellen A Laravee
 S: Edward C Pessolano & Kathy A Pessolano
 Book/Page: 24640/320, Date: 07/15/22
59 MEADOW BROOK LN..... **\$275,000**
 B: Susan Sirosis & Mark Reardon
 S: George A Romano 3rd
 Book/Page: 24638/129, Date: 07/14/22
 Mtg: Monson Svgs Bk \$220,000
 Use: 3 Bdrm Ranch, Lot: 45738sf
 Prior Sale: \$180,000 (06/16)

Holland

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	22
Median Price	\$205,000	\$332,000

► REAL ESTATE SALES

7 LAKERIDGE DR..... **\$343,000**
 B: Kristina Hynes
 S: Richard F Wilmarth & Loretta A Wilmarth
 Book/Page: 24636/232, Date: 07/13/22
 Mtg: American Ngbd Mtg Acc \$291,550
 Use: 2-Family Raised Ranch, Lot: 29185sf
PINE CREST DR..... **\$2,500**
 B: Patrick Kubik & Krystal L SiSaviour
 S: Jean-Paul Brouillette
 Book/Page: 24632/326, Date: 07/11/22

Holyoke

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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	73	84
Median Price	\$453,000	\$475,450

▶ REAL ESTATE SALES

- BAKER ST** **\$4,000**
B: Binglei Gong & Colin J Gleason
S: Colleen Erickson & Kevin P Joy
Book/Page: 14614/299, Date: 07/12/22
- 170 E HADLEY RD U:128** **\$199,000**
B: Qingyi Zheng & Chenghui Zheng
S: Mlaw C Chiang
Book/Page: 14614/344, Date: 07/12/22
Mtg: Greenfield Cp Bk \$149,250
Use: 2 Bdrm Condo, Lot: 7175sf
- 238 E PLEASANT ST** **\$549,900**
B: Thomas A Carswell
S: Judith F Moran
Book/Page: 14619/182, Date: 07/15/22
Mtg: Robert I Carswell \$520,000
Use: 4 Bdrm, Lot: 15518sf
- 28 FARMINGTON RD** **\$287,500**
B: Ngawang T Sherpa
S: Dorje Romito & Kima Romito
Book/Page: 14617/27, Date: 07/14/22
Mtg: HarborOne Mortgage \$230,000
Use: 3 Bdrm Ranch, Lot: 19961sf
Prior Sale: \$239,250 (12/16)
- 32 N PROSPECT ST U:3** **\$750,000**
B: Weixia Zhang
S: Kevin Weinman & Elizabeth Weinman
Book/Page: 14617/335, Date: 07/14/22
Use: 4 Bdrm Condo
Prior Sale: \$560,000 (03/19)

Belchertown

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	73	77
Median Price	\$330,000	\$375,000

▶ REAL ESTATE SALES

- ALLEN ST L:5** **\$50,000**
B: Angelo Montemagni
S: James N Hayward
Book/Page: 14613/288, Date: 07/11/22
- 29 DEPOT ST** **\$370,000**
B: Elena Khramtsova
S: Antonio Carvalho
Book/Page: 14615/26, Date: 07/12/22
Mtg: Prosperity Home Mtg \$351,500
Use: 3 Bdrm Old Style, Lot: 155466sf
Prior Sale: \$142,000 (12/21)
- 7 KNIGHTS ST** **\$625,000**
B: David Hornstein & Joan Schaffner
S: Peter Lobdell Tr, Tr for Peter Lobdell 2018 T
Book/Page: 14619/128, Date: 07/15/22
Mtg: Amerisave Mtg Corp \$490,400
Use: 2 Bdrm Contemporary, Lot: 591980sf
- 170 METACOMET ST** **\$153,000**
B: Gary Stones Remodeling
S: Gail S Platz & Joseph J Platz
Book/Page: 14618/331, Date: 07/15/22
Use: 3 Bdrm Ranch, Lot: 22102sf
- 515 MICHAEL SEARS RD** **\$363,000**
B: Matthew M Aaronian
S: Erica M Bernard & Joseph A Bernard
Book/Page: 14615/84, Date: 07/12/22
Mtg: Guild Mortgage Co \$290,400
Use: 3 Bdrm Split Entry, Lot: 104980sf
Prior Sale: \$237,000 (09/15)
- 7 OLD FARM RD** **\$366,500**
B: Ben K Kalamia & D A Perkins-Kalama
S: Barbara L Hawley
Book/Page: 14615/48, Date: 07/12/22
Mtg: PeoplesBank (Holyoke) \$100,000
Use: 2 Bdrm Ranch, Lot: 24777sf
Prior Sale: \$280,000 (11/20)
- 201 SPRINGFIELD RD** **\$600,000**
B: Belchertown RE LLC
S: Northeast Treators Inc
Book/Page: 14615/200, Date: 07/12/22
Use: Mixed Use-prim Indust & Othr, Lot: 1940598sf
- 20 SYCAMORE CIR** **\$519,900**
B: So Y Choi
S: J N Duquette&Son Const
Book/Page: 14614/213, Date: 07/12/22
Mtg: Radius Financial Grp \$200,000
Use: Residential Developable Land, Lot: 17572sf
- 29 TUCKER LN** **\$142,000**
B: Martha J Henneman
S: Linda Snow & Kenneth Henneman
Book/Page: 14613/115, Date: 07/11/22
Mtg: Country Bank \$148,000
Use: 2 Bdrm Ranch, Lot: 16000sf
- 40 WARE RD U:20** **\$220,000**
B: Paul Connelly
S: Brendan M Coughlin & Brooke E Packard
Book/Page: 14615/138, Date: 07/12/22
Mtg: Workers Credit Union \$107,800
Use: 2 Bdrm Condo
Prior Sale: \$113,500 (09/21)

Easthampton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	48	65
Median Price	\$311,000	\$385,000

▶ REAL ESTATE SALES

- 36-40 CHAPMAN AVE** **\$350,000**
B: Joseph C Martinez & Anna M Martinez
S: Chris M Patnode
Book/Page: 14618/175, Date: 07/15/22
Mtg: Country Bank \$262,500
Type: Adj
Use: 3-Family Mlti-unt Bldg, Lot: 4350sf
Prior Sale: \$165,000 (10/10)
- 36 CLARK ST** **\$365,000**
B: Peter Neely & Lindsay Steele
S: Mary B Cross & Richard F Manning
Book/Page: 14616/136, Date: 07/13/22
Mtg: PeoplesBank (Holyoke) \$292,000
Use: 3 Bdrm Cape Cod, Lot: 16988sf
- 52 GLENDALE ST** **\$335,000**
B: Thomas J Kelly Jr & Colleen M Kelly
S: Gary L Dacunha & Thomas W Dacunha
Book/Page: 14619/101, Date: 07/15/22
Mtg: Lee Bank \$268,000
Use: 2-Family Two Family, Lot: 16988sf
- 11 GROVE ST** **\$392,250**
B: Tim Donner & Katherine Cummings
S: Enrique A Suarez & Daisy Patton
Book/Page: 14617/103, Date: 07/14/22
Mtg: HarborOne Mortgage \$305,355
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$305,000 (06/19)
- 27 NORTHAMPTON ST** **\$250,000**
B: Kelly A Broderick & Jeffrey P Bujak
S: Wen P Zheng & Liqin Zheng
Book/Page: 14613/73, Date: 07/11/22
Mtg: Academy Mortgage Corp \$200,000
Use: 3 Bdrm Conventional, Lot: 3401sf
Prior Sale: \$164,000 (06/13)
- 14 PICARD CIR** **\$250,000**
B: Carley Davis & Jarrett Austin
S: Ronald R Davis & Estelle S Davis
Book/Page: 14616/104, Date: 07/13/22
Mtg: Mortgage Networks Inc \$200,000
Use: 3 Bdrm Ranch, Lot: 16988sf

Granby

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	29	34
Median Price	\$325,000	\$338,625

▶ REAL ESTATE SALES

- 221 CHICOPEE ST** **\$665,000**
B: Yongjian Li & Emei Luo
S: Daniel Bernashe
Book/Page: 14618/349, Date: 07/15/22
Mtg: Florence Bank \$532,000
- COLD HILL RD** **\$167,000**
B: Stephen R Katigbak & Sallie Welsht-Steele
S: Kathleen H Maiolatesi & Nancy H Abdalla
Book/Page: 14618/77, Date: 07/14/22
Use: Residential Developable Land, Lot: 148900sf
- 43 W STATE ST** **\$1,200,000**
B: Kinetic Estates LLC
S: Darcy Daniel J Est & Patricia Darcy
Book/Page: 14615/321, Date: 07/13/22
Mtg: Liberty Bk \$960,000
Use: Mixed Use-prim Comm & Other, Lot: 38800sf

Hadley

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	33	28
Median Price	\$432,000	\$502,500

▶ REAL ESTATE SALES

- 89 CEMETERY RD** **\$515,000**
B: Brett D Molhan & Stephanie L Molhan
S: Kathleen A Squires
Book/Page: 14614/49, Date: 07/12/22
Mtg: Florence Bank \$463,500
Use: Commercial Agriculture Land, Lot: 53579sf
- 14 SOUTHBRANCH RD** **\$515,000**
B: Brett D Molhan & Stephanie L Molhan
S: Kathleen A Squires
Book/Page: 14614/49, Date: 07/12/22
Mtg: Florence Bank \$463,500

Hatfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	11
Median Price	\$381,000	\$300,000

▶ REAL ESTATE SALES

- 62 MAIN ST U:3** **\$275,000**
B: John Morse & Anne M Morse
S: Thomas J Kwapien Sr
Book/Page: 14618/50, Date: 07/14/22
Mtg: Freedom Credit Union \$100,000
Type: Adj
Use: Condo

Northampton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	86	90
Median Price	\$421,625	\$420,000

▶ REAL ESTATE SALES

- 57 AUTUMN DR** **\$333,000**
B: Geoffrey Lind-Karlson & Jaya K Karlson
S: Kara M Graves
Book/Page: 14615/107, Date: 07/12/22
Use: 3 Bdrm Ranch, Lot: 12785sf
Prior Sale: \$210,000 (07/13)
- 46 EVERGREEN RD U:106** **\$215,000**
B: Sandra L Teece & Kira S Teece
S: Paul B Coombs & Elizabeth A Coombs
Book/Page: 14617/240, Date: 07/14/22
Mtg: Westfield Bank \$155,015
Use: 2 Bdrm Condo
Prior Sale: \$117,560 (07/15)
- 387 FLORENCE RD** **\$450,000**
B: Daniel Lipson
S: Tonet Lee S Est & Judith A Franklin
Book/Page: 14615/223, Date: 07/13/22
Mtg: Academy Mortgage Corp \$396,000
Use: 2 Bdrm Cape Cod, Lot: 40798sf
- 20 FRANKLIN ST** **\$905,000**
B: Devin M Caughey & Sara Newland
S: Ellie Shelburne & Peter D Shelburne
Book/Page: 14614/188, Date: 07/12/22
Use: 4 Bdrm Conventional, Lot: 9439sf

- 218 JACKSON ST** **\$179,595**
B: Ryan Thompson & Jillian Deso
S: Ryan Thompson & Laura-Jo Webber
Book/Page: 14616/175, Date: 07/13/22
Mtg: Freedom Credit Union \$156,000
Use: 4 Bdrm Ranch, Lot: 8525sf
- 421 LOUDVILLE RD** **\$349,000**
B: Sathya P Levy & Maia Beckwith
S: Jesse J Rasid & Chihiro Makio
Book/Page: 14613/102, Date: 07/11/22
Use: 4 Bdrm Conventional, Lot: 9200sf
Prior Sale: \$165,000 (08/16)
- 773 PARK HILL RD** **\$145,000**
B: John Silletto & Barbara Rabson
S: Alice Heller & Lawrence Childs
Book/Page: 14613/182, Date: 07/11/22
Use: Residential Developable Land, Lot: 81196sf
- 79 RESERVOIR RD** **\$362,000**
B: Andrew Skoirchet & Elizabeth Spriggs
S: Karen A Lynds
Book/Page: 14616/166, Date: 07/13/22
Use: 3 Bdrm Ranch, Lot: 45738sf
- 63 UNION ST** **\$801,000**
B: Meaghan Sullivan
S: Samantha L Wood & Spirit Joseph
Book/Page: 14615/113, Date: 07/12/22
Mtg: Greenfield Svgs \$525,000
Type: Adj
Use: 4 Bdrm Conventional, Lot: 6382sf
Prior Sale: \$419,500 (08/16)
- 24 WALNUT ST** **\$715,000**
B: Daniel Papasian
S: Rosamond L Merrill Tr, Tr for Merrill-Morrison T
Book/Page: 14617/71, Date: 07/14/22
Use: 2-Family Conventional, Lot: 11500sf
Prior Sale: \$484,500 (08/17)
- 65 WARNER ST** **\$639,900**
B: Kathleen Alves & Phyllis King
S: Nu-Way Homes Inc
Book/Page: 14617/122, Date: 07/14/22
Mtg: Rocket Mortgage LLC \$210,000
Use: Residential Developable Land

- 10 BIRCHWOOD RD** **\$900,000**
B: Linying Li & Eric Wei
S: Huiwei Guan & Haoxing Guan
Book/Page: 37228/76, Date: 07/15/22
Mtg: TD Bank NA \$855,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 10000sf
Prior Sale: \$484,900 (04/13)
- 10 CREST RD** **\$480,000**
B: Michelle B Milo
S: Eric L Petelle
Book/Page: 37223/211, Date: 07/13/22
Mtg: Mortgage Networks Inc \$456,000
Use: 3 Bdrm Colonial, Lot: 5000sf
- 6 DOE DR** **\$725,000**
B: Armen Markarian & Haigaz Markarian
S: Peterson David T Est & David M Peterson
Book/Page: 37225/271, Date: 07/14/22
Mtg: Watertown Svgs Bk \$550,000
Use: 3 Bdrm Split Entry, Lot: 37632sf
- 7 KAREN CIR U:16** **\$245,501**
B: Puju J Upadhayaya & Priyank S Rajse
S: Neel P Shah & Piyush Shah
Book/Page: 37227/216, Date: 07/14/22
Mtg: Washington Trust Mtg \$171,850
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$114,050 (01/18)
- 3 KOHLRAUSCH AVE** **\$625,000**
B: Stacey M Desimone
S: Justin L Black & Melissa Q Black
Book/Page: 37231/16, Date: 07/15/22
Mtg: Mortgage Networks Inc \$375,000
Use: 3 Bdrm Split Entry, Lot: 8000sf
Prior Sale: \$357,500 (09/15)
- MECHANICS WAY** **\$2,000**
B: Leonard H Harmon
S: Keith L Harmon
Book/Page: 37229/165, Date: 07/15/22
Use: Residential Undvlpble Land, Lot: 3875sf
- 15 MOUNT PLEASANT ST** **\$555,000**
B: Edwin Dollowier & Joseph Merullo
S: Elizabeth A Dollowier
Book/Page: 37231/99, Date: 07/15/22
Mtg: Leader Bank NA \$527,250
Use: 2 Bdrm Ranch, Lot: 12840sf
- 228 NASHUA RD** **\$530,000**
B: Carolyn Musisi
S: Stacey M Desimone
Book/Page: 37229/142, Date: 07/15/22
Mtg: Freedom Mortgage Corp \$512,311
Use: 2 Bdrm Ranch, Lot: 20000sf
Prior Sale: \$287,000 (01/16)
- 13 PINETREE RD** **\$705,000**
B: Lori A Humphreys & Timothy J Swissler
S: John P Hurley Jr Tr, Tr for Patricia A Hurley RET
Doc#: 00000000316871, Date: 07/11/22
Mtg: Guild Mortgage Co \$270,000
Use: 3 Bdrm Split Entry, Lot: 30036sf
- 21 PINETREE RD** **\$625,000**
B: Michael J Olivero
S: Ronald Olivero & Kathleen Olivero
Doc#: 00000000316864, Date: 07/11/22
Mtg: Mortgage Networks Inc \$500,000
Use: 3 Bdrm Split Entry, Lot: 32250sf
- 233 POND ST** **\$339,000**
B: Alex T Doherty
S: James Patierno
Book/Page: 37230/133, Date: 07/15/22
Mtg: Workers Credit Union \$322,050
Use: 2 Bdrm Ranch, Lot: 52795sf
Prior Sale: \$332,500 (06/22)

South Hadley

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	87	67
Median Price	\$299,000	\$315,000

▶ REAL ESTATE SALES

- 124 ALVORD PL U:124** **\$267,000**
B: John Coville & Stephen Negron
S: Paul M Connelly
Book/Page: 14614/170, Date: 07/12/22
Use: 2 Bdrm Condo
Prior Sale: \$209,000 (07/19)
- 85 CAMDEN ST** **\$250,900**
B: Elizabeth Martinez
S: Daniel J Giroux & Melissa A Giroux
Book/Page: 14618/297, Date: 07/15/22
Mtg: PeoplesBank (Holyoke) \$232,750
Use: 1 Bdrm Ranch, Lot: 10200sf
Prior Sale: \$117,500 (05/16)
- 20 EAST ST** **\$385,000**
B: James Watts & Cheryl L Watts
S: Victoria A Wildman & Laura Wildman-Hanlon
Book/Page: 14617/344, Date: 07/14/22
Mtg: Superior Funding Corp \$308,000
Use: 4 Bdrm Cape Cod, Lot: 19606sf
- 5 PINE GROVE DR U:5** **\$268,500**
B: Eli Schwartz
S: Glatter Christa Est & Daniel A Glatter
Book/Page: 14615/180, Date: 07/12/22
Use: 2 Bdrm Condo

Southampton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	23	37
Median Price	\$375,000	\$450,000

▶ REAL ESTATE SALES

- 2 ANITA DR** **\$460,000**
B: George H Blais & Denise M Blais
S: Joanne M Kennedy
Book/Page: 14617/150, Date: 07/14/22
Mtg: Easthampton Svgs Bk \$437,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 40075sf
Prior Sale: \$250,000 (07/15)
- 128 EAST ST** **\$210,000**
B: Calli M Paulin & John T York
S: Ryan Southworth & Nina M Southworth
Book/Page: 14619/211, Date: 07/15/22
Mtg: Florence Bank \$199,500
Use: 2 Bdrm Cape Cod, Lot: 59677sf

Ware

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	58	56
Median Price	\$231,650	\$288,813

▶ REAL ESTATE SALES

- 235 BELCHERTOWN RD** **\$300,000**
B: Edna E Frullo & Andy A Melanson
S: Lisa C Sheehan Tr, Tr for D E Chrabasz 2008 T
Book/Page: 14618/244, Date: 07/15/22
Mtg: Fairway Ind Mtg \$270,000
Use: 3 Bdrm Cape Cod, Lot: 141457sf
- 59 CHURCH ST** **\$335,000**
B: Paul Starkin
S: Mary E Butler & Allen A Butler
Book/Page: 14619/236, Date: 07/15/22
Mtg: Broker Solutions Inc \$234,500
Use: 5 Bdrm Old Style, Lot: 25565sf

Westhampton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	13
Median Price	\$397,500	\$450,000

▶ REAL ESTATE SALES

- 253 KINGS HWY** **\$359,000**
B: Jace M Bryan & Joni Bryan
S: Cindy M Turner
Book/Page: 14617/265, Date: 07/14/22
Mtg: Movement Mtg LLC \$341,050
Use: 3 Bdrm Ranch, Lot: 69696sf
Prior Sale: \$214,000 (05/15)

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 JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	162	199
Median Price	\$543,995	\$620,000

▶ REAL ESTATE SALES

- 30 ARROW ST** **\$600,000**
B: Bryant H Creane & Vanessa Tham
S: Amanda Donnelly & Tyler Donnelly
Doc#: 00000000316917, Date: 07/13/22
Mtg: Cross Country Mtg Inc \$250,000
Use: 3 Bdrm Split Level, Lot: 15000sf
Prior Sale: \$438,000 (07/17)
- 11 AUSTIN RD** **\$490,000**
B: Arturo Buenrostro Sr
S: Scott W Hutchings
Book/Page: 37218/215, Date: 07/11/22
Mtg: Mortgage Networks Inc \$392,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 11260sf
Prior Sale: \$270,000 (08/13)
- 10 BIRCHWOOD RD** **\$900,000**
B: Linying Li & Eric Wei
S: Huiwei Guan & Haoxing Guan
Book/Page: 37228/76, Date: 07/15/22
Mtg: TD Bank NA \$855,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 10000sf
Prior Sale: \$484,900 (04/13)
- 10 CREST RD** **\$480,000**
B: Michelle B Milo
S: Eric L Petelle
Book/Page: 37223/211, Date: 07/13/22
Mtg: Mortgage Networks Inc \$456,000
Use: 3 Bdrm Colonial, Lot: 5000sf
- 6 DOE DR** **\$725,000**
B: Armen Markarian & Haigaz Markarian
S: Peterson David T Est & David M Peterson
Book/Page: 37225/271, Date: 07/14/22
Mtg: Watertown Svgs Bk \$550,000
Use: 3 Bdrm Split Entry, Lot: 37632sf
- 7 KAREN CIR U:16** **\$245,501**
B: Puju J Upadhayaya & Priyank S Rajse
S: Neel P Shah & Piyush Shah
Book/Page: 37227/216, Date: 07/14/22
Mtg: Washington Trust Mtg \$171,850
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$114,050 (01/18)
- 3 KOHLRAUSCH AVE** **\$625,000**
B: Stacey M Desimone
S: Justin L Black & Melissa Q Black
Book/Page: 37231/16, Date: 07/15

MIDDLESEX REGISTRY continued

469 NASHUA RD U:6 \$90,000
B: Kenneth Bergeron
S: Somong Rattanayong
Book/Page: 37231/294, Date: 07/15/22
Use: Office Condo Unit

Dunstable

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 14 16
Median Price \$617,500 \$690,000

REAL ESTATE SALES

314 DEPOT ST \$925,000
B: Peter P Tourigny & Nasim Tourigny
S: Shane M Leary & Holly C Leary
Book/Page: 37231/232, Date: 07/15/22
Mtg: Rocket Mortgage LLC \$832,500
Use: 3 Bdrm Colonial, Lot: 90169sf
Prior Sale: \$663,000 (11/19)

Lowell

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 251 241
Median Price \$415,000 \$439,000

REAL ESTATE SALES

37 ARLINGTON ST \$1,370,000
B: Saga Investments LLC
S: Marc A Gizzi Tr, Tr for 37 Arlington Street IRT
Book/Page: 37221/271, Date: 07/12/22
Mtg: Washington Svgs Bk \$1,027,500
Use: Apartment Bldg - 4-8 Units, Lot: 8022sf
Prior Sale: \$325,000 (04/10)

27 DANIELS ST \$515,100
B: Nathom Phung & Keosereyath Sak
S: William H Harden & Jennifer A Harden
Book/Page: 37230/58, Date: 07/15/22
Mtg: Total Mtg Svcs \$415,000
Use: Residential Undvplble Land, Lot: 2545sf

58 PRESCOTT ST U:10 \$380,000
B: Walter C Dent
S: Brian A Boyson
Doc#: 00000000316900, Date: 07/12/22
Mtg: Guaranteed Rate Inc \$307,800
Use: 1 Bdrm Condo
Prior Sale: \$364,000 (03/22)

70 ORCHARD ST \$700,000
B: Tyler J Frank & Ashley Goodwin-Frank
S: Deepak Soni & Shubhlakhan Dhilon
Doc#: 00000000316921, Date: 07/13/22
Use: 3 Bdrm Colonial, Lot: 5148sf
Prior Sale: \$415,000 (06/16)

Wilmington

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 120 124
Median Price \$589,850 \$700,000

187 GREAT RD U:10..... \$205,000
B: Jason Sabatino
S: Alan Vlainiac
Book/Page: 80414/241, Date: 07/12/22
Use: 2 Bdrm Condo
Prior Sale: \$139,900 (06/17)

1 GREENWOOD LN..... \$770,000
B: Ramesh Ponna & Gayathri Bommakanti
S: An Pho, Tr for Harrison Tross
Book/Page: 80436/562, Date: 07/15/22
Mtg: Metro Credit Union \$616,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 20210sf
Prior Sale: \$560,000 (08/19)

9 KENNEDY LN..... \$1,300,000
B: Charles E Hodgman & Michelle P Hodgman
S: Catherine Longwell & Mark Longwell
Book/Page: 80431/161, Date: 07/14/22
Mtg: US Bank NA \$990,000
Use: 5 Bdrm Colonial, Lot: 31137sf

11 LAWSBROOK RD..... \$585,000
B: Christopher W Delehanty & Hannah D Frigand
S: Ellen P Shenette & Jeffrey A Shenette
Book/Page: 80429/349, Date: 07/14/22
Mtg: Guaranteed Rate Inc \$555,750
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: \$439,000 (09/18)

15 STONEYMEADE WAY..... \$1,600,000
B: Kenneth Young & Nicole Young
S: Edward A Sasena & Santa M Sasena
Book/Page: 80441/143, Date: 07/15/22
Mtg: JPMorgan Chase Bank \$1,010,000
Use: 4 Bdrm Colonial, Lot: 34827sf

128 WILLOW ST..... \$580,000
B: David J Havelick & Steven R Toothaker
S: Fandel Nicole M Est & Jean-Paul Fandel
Book/Page: 80424/463, Date: 07/13/22
Mtg: Harvard University CU \$464,000
Use: 2-Family Ranch, Lot: 23544sf

Arlington

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 152 149
Median Price \$949,500 \$1,156,000

REAL ESTATE SALES
24-26 BOWDOIN ST..... \$995,000
B: Home Helpers RE Svcs LLC
S: Priscilla Mae LLC
Book/Page: 80434/413, Date: 07/15/22
Mtg: FTF Lending LLC \$1,653,000
Use: 2-Family Mlti-unt Bldg, Lot: 4500sf

112 COLLEGE AVE..... \$975,000
B: John A Carney
S: Anna L Lionetta Tr, Tr for Joseph F Lionetta RET
Book/Page: 80418/360, Date: 07/12/22
Mtg: Northmark Bank \$1,180,000
Use: 3 Bdrm Raised Ranch, Lot: 11343sf

8 FLORENCE AVE..... \$650,000
B: Ronayne Properties LLC
S: Bird Houston E Est & Alexander A Bird
Doc#: 00000001918269, Date: 07/12/22
Use: 3 Bdrm Old Style, Lot: 7501sf

72-74 GRAFTON ST U-1..... \$940,000
B: Redfinnow Borrower LLC
S: Vi T Nguyen, Tr for Tam V Truong
Book/Page: 80437/400, Date: 07/15/22
Use: 3 Bdrm Condo

74 GRANDVIEW RD..... \$1,300,000
B: Joseph R Kabel & Monica H Kabel
S: Thomas A Chaput Tr, Tr for Janet L Chaput IRT
Book/Page: 80435/476, Date: 07/15/22
Mtg: Leader Bank NA \$910,000
Use: 4 Bdrm Tudor, Lot: 6403sf

8 GRAY ST..... \$1,560,000
B: Amelia Drive LLC
S: Jonathan C Hawkins & Beth M Hawkins
Book/Page: 80410/550, Date: 07/11/22
Use: 3 Bdrm Old Style, Lot: 9161sf
Prior Sale: \$800,000 (07/17)

17 HEMLOCK ST..... \$1,138,000
B: Corey Farcas & Megan Farcas
S: Yanning Liu
Book/Page: 80438/378, Date: 07/15/22
Mtg: Washington Trust Mtg \$910,400
Use: 4 Bdrm Colonial, Lot: 6164sf
Prior Sale: \$820,000 (08/19)

77 HEMLOCK ST..... \$1,000,000
B: Victoria R Clark & Adam R Frange
S: Robert C Chapman & Ryan D Chapman
Book/Page: 80430/376, Date: 07/14/22
Mtg: Fairway Ind Mtg \$800,000
Use: 3 Bdrm Cape Cod, Lot: 6952sf
Prior Sale: \$599,000 (12/18)

4 KENILWORTH RD..... \$1,275,000
B: Casey A Bishop & Samuel L Polk
S: Edward Roberts & Carol Roberts
Book/Page: 80440/375, Date: 07/15/22
Mtg: Dedham Inst for Svgs \$400,000
Use: 5 Bdrm Garrison, Lot: 5998sf
Prior Sale: \$720,000 (12/13)

12 LOCKELAND AVE..... \$1,233,750
B: Stephanie K Ford
S: Papazian Rebecca A Est & Linda J Papazian
Book/Page: 80419/496, Date: 07/12/22
Mtg: Washington Trust Mtg \$987,000
Type: Adj
Use: 2-Family Mlti-unt Bldg, Lot: 10289sf

16 MARRIGAN ST..... \$540,000
B: Evyatar Shaulsky & Dolly Goldenberg
S: Jonathan M Davidson & Rachel Atwood
Book/Page: 80424/375, Date: 07/13/22
Mtg: Bank of America NA \$483,000
Use: 2 Bdrm Row House, Lot: 3123sf
Prior Sale: \$475,000 (11/18)

370 RIDGE ST..... \$2,180,000
B: Camille Prost & Winnie Prost
S: Seaver Properties LLC
Doc#: 00000001918451, Date: 07/14/22
Mtg: Village Bank \$1,744,000
Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 6482sf
Prior Sale: \$827,000 (05/21)

3 STOWECROFT RD..... \$1,795,000
B: Joseph Vickery & Agata Bielska
S: Brian Callahan Co
Book/Page: 80414/100, Date: 07/11/22
Mtg: Rocket Mortgage LLC \$850,000
Use: 2 Bdrm Cape Cod, Lot: 6573sf
Prior Sale: \$735,000 (06/21)

61 WOODSIDE LN..... \$2,349,000
B: Rahul B Khara & Yenju L Liu
S: 61 Woodside LLC
Book/Page: 80416/364, Date: 07/12/22
Mtg: JPMorgan Chase Bank \$1,996,650
Type: Adj
Use: 2 Bdrm Ranch, Lot: 7619sf
Prior Sale: \$550,000 (04/21)

Ashby

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 21 24
Median Price \$350,000 \$370,250

REAL ESTATE SALES
CARRS MILL RD..... \$35,000
B: Kevin Michaud & Amanda Michaud
S: Devin M Crowe
Book/Page: 80437/63, Date: 07/15/22
Use: Res Potentially Dvlpble Land, Lot: 216929sf

197 HARRIS RD..... \$36,000
B: John Daughraty & Mary Calandrella
S: Ruth M Buczynski
Book/Page: 80436/15, Date: 07/15/22
Use: Residential-multiple Bldgs, Lot: 121968sf

1423 PIPER RD..... \$640,000
B: Ilya Dubov & Olga Fishman
S: Aldrin M Sencion & Jacqueline G Martinez
Book/Page: 80441/273, Date: 07/15/22
Mtg: Northstar Mtg Corp \$540,000
Use: 3 Bdrm Conventional, Lot: 258877sf
Prior Sale: \$225,000 (12/13)

Ashland

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 92 76
Median Price \$545,000 \$625,000

REAL ESTATE SALES
26 ALBERT RAY DR..... \$910,000
B: Ramesh Ramchandran & Krishna M Santhi
S: Venkata S Krishnan & Lakshmi S Krishnan
Book/Page: 80413/328, Date: 07/11/22
Mtg: Avidia Bank \$728,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 30056sf

6 ALDRICH WAY..... \$925,000
B: Kevin W Smyth Jr & Leigh T Smyth
S: Danny Foun & Shuming Z Foun
Doc#: 00000001918140, Date: 07/11/22
Mtg: Leader Bank NA \$605,000
Use: 4 Bdrm Colonial, Lot: 15246sf

10 BELKNAP CIR..... \$1,170,500
B: Carlo Pinciroli & Rachael Walker
S: Bijan Mahnoori & Debra A Mahnoori
Doc#: 00000001918182, Date: 07/11/22
Mtg: Bluestone Bank \$933,600
Use: 4 Bdrm Colonial, Lot: 15246sf

22 DEAN RD..... \$600,000
B: Winston S Leslie & Casey M Leslie
S: James E Kelly & Laura E Kelly
Book/Page: 80440/578, Date: 07/15/22
Mtg: American Fin Network \$570,000
Use: 2 Bdrm Cape Cod, Lot: 10890sf

27 DOUGLAS RD U:27..... \$365,000
B: Marisa Sposato
S: Alketa Apostoli & Risto Apostoli
Book/Page: 80412/50, Date: 07/11/22
Mtg: Vandyk Mortgage Corp \$292,000
Use: 2 Bdrm Condo

70 GREEN ST..... \$935,000
B: Sravan K Aravapalli & Venus Mahajan
S: Jessica Lockwood & Jonathan Chapman
Book/Page: 80440/60, Date: 07/15/22
Mtg: Cross Country Mtg Inc \$790,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 40206sf
Prior Sale: \$785,000 (08/18)

29 HIGH ST..... \$495,000
B: Sean Mckiernan
S: Louise M Garcia
Doc#: 00000001918460, Date: 07/14/22
Use: 3 Bdrm Colonial, Lot: 38333sf
Prior Sale: \$787,200 (10/18)

24 JOHN HANCOCK DR U:24..... \$676,000
B: Gowrishankar Muralidaran & Divya Chockalingam
S: Susmitha S Badugu & Avinash Gajula
Book/Page: 80442/587, Date: 07/15/22
Mtg: Bristol Cnty Svgs Bk \$598,500
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$462,000 (07/18)

155 PROSPECT ST..... \$858,000
B: Eric Perdoni-Ostrandler & Alexandra E Natale
S: Kirk Sorbo & Bella Sorbo
Book/Page: 80416/92, Date: 07/12/22
Mtg: United Wholesale Mtg \$526,500
Use: 4 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$406,200 (12/16)

42 RIVERVIEW DR..... \$654,000
B: Andrew Gillis-Smith & Sarah Gillis-Smith
S: Phoebe Chase-Ramsey & Christopher D Ramsey
Book/Page: 80426/81, Date: 07/14/22
Mtg: Millbury CU \$519,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 12197sf
Prior Sale: \$478,000 (06/18)

43 SPYGLASS HILL DR U:43..... \$379,000
B: Altimira C Harris & Thaymara Lopes-Batista
S: Goldberg Andrew S Est & Marc Goldberg
Book/Page: 80425/381, Date: 07/13/22
Mtg: Finance America LLC \$303,200
Use: 2 Bdrm Condo

58 TRI ST..... \$665,000
B: Randi L Whitcomb & Jonathan W Havens
S: Oliver W Gasior & Izabela Czepiel-Leahy
Book/Page: 80442/200, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$532,000
Use: 3 Bdrm Conventional, Lot: 9148sf
Prior Sale: \$207,000 (06/19)

Ayer

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 34 24
Median Price \$418,000 \$521,500

REAL ESTATE SALES
50 BARNUM RD..... \$766,122
B: Riveridge Mass Land Co
S: Edward J Oneill Jr Tr, Tr for Apple Orchard IRT
Book/Page: 80416/219, Date: 07/12/22
Mtg: Joseph P Sullivan \$1,000,000

60 BARNUM RD..... \$2,040,648
B: Riveridge Mass Land Co
S: Joseph P Sullivan & Co
Book/Page: 80417/126, Date: 07/12/22
Mtg: Apple Orchard RT \$3,000,000
Use: Mixed Use-prim Comm & Resd, Lot: 152460sf
Prior Sale: \$55,000 (04/13)

14 DOUGLAS DR..... \$645,000
B: Elaine C Brunelle & Steven Brunelle
S: Mark T Canney & Cheryl A Canney
Book/Page: 80440/305, Date: 07/15/22
Mtg: Cross Country Mtg Inc \$591,000
Use: 4 Bdrm Raised Ranch, Lot: 38028sf

31 ELM RD U.D..... \$375,000
B: George Ross & Linda Ross
S: Jeanne A Rodman Tr, Tr for J A Rodman T
Book/Page: 80427/141, Date: 07/14/22
Use: Condo

5 MADIGAN LN..... \$575,000
B: Richard Maimone Tr, Tr for Richard&D Maimone RET
S: Nancy F Washington Tr, Tr for Rakip Family Generatnl T
Book/Page: 80421/212, Date: 07/13/22
Mtg: UBS Bank USA \$500,000
Use: 2 Bdrm Ranch, Lot: 38246sf

14 MOUNTAIN LAUREL RD..... \$775,000
B: Saumlil Shah & Anjanababen Patel
S: Mark R Newell & Adalia Newell
Book/Page: 80433/284, Date: 07/14/22
Mtg: Leader Bank NA \$695,000
Use: 3 Bdrm Colonial, Lot: 40467sf
Prior Sale: \$469,900 (10/11)

Bedford

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 61 65
Median Price \$835,000 \$950,000

REAL ESTATE SALES
9 BEACON ST..... \$550,000
B: A Coffey House LLC
S: Deangelo Dominic Est & Elizabeth A Deangelo
Book/Page: 80415/526, Date: 07/12/22
Use: 2 Bdrm Old Style, Lot: 18404sf

46 ELM ST U:48..... \$785,000
B: Brandon Twilley & Amy Twilley
S: Eugene J Clerkin Tr, Tr for 46 Elm Street IRT
Book/Page: 80418/318, Date: 07/12/22
Use: Condo

139 GREAT RD..... \$1,700,000
B: Bedford Town Of
S: Utah State University
Book/Page: 80438/221, Date: 07/15/22
Use: Educational Property, Lot: 64822sf

8 JEFFREY CIR..... \$810,000
B: Christopher N Bassett & Hui F Bassett
S: Dean Guidetti Tr, Tr for Jauiss 2008 FT
Book/Page: 80438/158, Date: 07/15/22
Mtg: First SB \$500,000
Use: 3 Bdrm Split Level, Lot: 31398sf

77 KENDALL CT U:77..... \$870,000
B: Amy Goolkasian
S: Peter J Masters Jr Tr, Tr for Karolyn S Masters IRT
Book/Page: 80423/404, Date: 07/13/22
Mtg: Fairway Ind Mtg \$200,000
Use: Condo

16 LEWIS RD U:26..... \$700,000
B: Adam Mancini & Eunji Mancini
S: Yohan Lee & Eunkyung Jung
Book/Page: 80441/402, Date: 07/15/22
Mtg: Mortgage Research Ctr \$647,000
Use: 3 Bdrm Condo
Prior Sale: \$619,900 (03/21)

40 MIDDLESEX TPKE..... \$8,850,000
B: Fds Bedford LLC
S: Aware Inc
Doc#: 00000001918397, Date: 07/13/22
Use: Office Bldg-general, Lot: 175695sf

39-41 NEILLIAN WAY..... \$535,000
B: Michael J Barr & James C Barr
S: Clifford E Rober Tr, Tr for 39-41 Neillan Way NT
Book/Page: 80423/70, Date: 07/13/22
Mtg: Guaranteed Rate Inc \$407,000
Use: 2-Family Duplex, Lot: 9296sf

96 SOUTH RD..... \$680,000
B: Patrick Reed & Theresa Reed
S: Kelly A Knight Tr, Tr for Dixon FT
Book/Page: 80411/512, Date: 07/11/22
Mtg: Cambridge Svgs Bk \$405,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 10890sf

Belmont

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 72 74
Median Price \$1,441,500 \$1,575,900

REAL ESTATE SALES
48 BRETTWOOD RD..... \$2,300,000
B: Cari A Loftus & Francis J Loftus
S: Jeffrey M Coppolo & Michelle C Coppolo
Doc#: 00000001918176, Date: 07/11/22
Mtg: Cross Country Mtg Inc \$1,240,000
Use: 5 Bdrm Cape Cod, Lot: 11591sf

55 DALTON RD..... \$1,300,000
B: Dlora LLC
S: 55 Dalton LLC
Book/Page: 80439/429, Date: 07/15/22
Mtg: Watertown Svgs Bk \$975,000
Use: 2-Family Old Style, Lot: 7121sf
Prior Sale: \$1,250,000 (10/21)

358 PLEASANT ST..... \$1,800,000
B: 358 Pleasant St Belmont
S: William J Casey 3rd
Doc#: 00000001918352, Date: 07/13/22
Use: Auto Repair, Lot: 8985sf

219 WASHINGTON ST..... \$1,700,000
B: Morgan L Quigley & Kirsha J Quigley
S: Margaret O Eysenbach & James M Eysenbach
Book/Page: 80410/304, Date: 07/11/22
Mtg: James H Quigley \$1,000,000
Use: 3 Bdrm Colonial, Lot: 7034sf

Boxboro

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 15 18
Median Price \$925,000 \$1,012,600

REAL ESTATE SALES
248 LIBERTY SQUARE RD..... \$680,000
B: Eric M Forbush & Mingquan Forbush
S: Kevin D Bohmiller & Susan Envais-Bohmiller
Book/Page: 80440/222, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$578,000
Use: 4 Bdrm Colonial, Lot: 43560sf

340 LIBERTY SQUARE RD..... \$700,000
B: Seokman Ho & Youngmi Choi
S: Thomas Lyman-Arnold 3rd & Rebecca E Arnold
Book/Page: 80435/84, Date: 07/15/22
Mtg: Leader Bank NA \$647,200
Use: 4 Bdrm Colonial, Lot: 77973sf

61 MEADOW LN..... \$973,888
B: Steven Fiedler & Heidi Fiedler
S: Yansheng Liu
Book/Page: 80425/447, Date: 07/14/22
Mtg: Guaranteed Rate Inc \$325,000
Use: 4 Bdrm Colonial, Lot: 40510sf

232 SWANSON RD U:626..... \$225,000
B: Alexander D Bottomley
S: Mark Brooks Tr, Tr for Brooks Properties IRT
Book/Page: 80431/85, Date: 07/14/22
Mtg: RTN FCU \$180,000
Type: Adj
Use: 2 Bdrm Condo

Burlington

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 113 96
Median Price \$682,000 \$735,000

REAL ESTATE SALES
3 ARBORWOOD DR U:3..... \$810,000
B: Alexander Sellitsky & Sharon L Sellitsky
S: Kelley A Ocallaghan
Book/Page: 80439/453, Date: 07/15/22
Mtg: Cross Country Mtg Inc \$560,000
Use: 2 Bdrm Condo
Prior Sale: \$439,900 (01/15)

5 BURLINGTON WOODS DR..... \$32,750,000
B: 5 Burlington Woods LLC
S: 5 BW LLC
Book/Page: 80419/528, Date: 07/13/22
Mtg: Citizens Bank \$55,750,000

328 CAMBRIDGE ST..... \$551,410
B: Barbara A Benjamin Tr, Tr for B A Benjamin 2018 T
S: Burlington RE Group LLC
Book/Page: 80415/294, Date: 07/12/22
Use: Mixed Use-prim Comm & Resd, Lot: 110207sf
Prior Sale: \$14,300,000 (12/21)

330 CAMBRIDGE ST..... \$551,410
B: Barbara A Benjamin Tr, Tr for B A Benjamin 2018 T
S: Burlington RE Group LLC
Book/Page: 80415/294, Date: 07/12/22
Use: Commercial Warehouse, Lot: 38115sf
Prior Sale: \$14,300,000 (12/21)

49 DONALD RD..... \$840,000
B: Vishnurubini Suresh & Karthik Rajasekaran
S: Marie Presti Tr, Tr for Jocamp IRT
Doc#: 00000001918529, Date: 07/15/22
Mtg: Cambridge Svgs Bk \$672,000
Use: 4 Bdrm Cape Cod, Lot: 20000sf

10 KINNEY AVE..... \$845,000
B: Samuel Bessey
S: Pan Ye & Linlin Zhou
Book/Page: 80440/119, Date: 07/15/22
Mtg: Broker Solutions Inc \$345,000
Use: 3 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: \$555,000 (07/17)

26 RICHARDSON RD U:26..... \$726,000
B: Yang Cai
S: Luofei Shi & Yanshan Zeng
Book/Page: 80436/591, Date: 07/15/22
Use: 2 Bdrm Condo
Prior Sale: \$637,000 (05/20)

6 SHADY LANE DR..... \$1,200,000
B: Matthew D Debarros Tr, Tr for Debarros FT
S: Linda F Manfredi & Michael J Manfredi
Book/Page: 80431/264, Date: 07/14/22
Mtg: Mortgage Networks Inc \$950,400
Use: 4 Bdrm Garrison, Lot: 20000sf

Cambridge

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 60 49
Median Price \$1,537,500 \$1,775,000

REAL ESTATE SALES
7 BEECH ST U:107..... \$350,800
B: Jeff Banks & Anna J Banks
S: Oaktree 2013 Mass Ave LLC
Book/Page: 80427/54, Date: 07/14/22
Mtg: Citizens Bank \$340,276
Use: Condo

7 BEECH ST U:210..... \$1,450,000
B: Qinlin Li
S: Oaktree 2013 Mass Ave LLC
Book/Page: 80441/319, Date: 07/15/22
Use: Condo

10 BOWDOIN ST U:2..... \$835,000
B: Ofer Levy & Sharon Levy
S: Ana M Cardenas
Book/Page: 80413/413, Date: 07/11/22
Mtg: Silicon Valley Bank \$595,000
Use: 2 Bdrm Condo

75-83 CAMBRIDGE PKWY U:E402..... \$2,062,500
B: Azam Zand & Behroz D Zand
S: Rovee Joanne V Est & Dennis J Helms
Book/Page: 80437/426, Date: 07/15/22
Use: Condo

31 CONCORD AVE U:10..... \$685,000
B: Bai Maltez
S: Lukas C Scheibler & Jana Scheibler
Book/Page: 80430/130, Date: 07/14/22
Mtg: Metro City Bank \$445,200
Use: 2 Bdrm Condo
Prior Sale: \$650,000 (09/18)

31 CONCORD AVE U:14..... \$799,000
B: Richard Benton
S: Kevin Stevens & Janice Stevens
Book/Page: 80431/525, Date: 07/14/22
Use: 2 Bdrm Condo

59 DANA ST..... \$2,550,000
B: Diane Rubin & Andrew M Strassman
S: Krista A Zarb
Book/Page: 80428/246, Date: 07/14/22
Mtg: United Nations FCU \$1,500,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 6150sf

14 ELLSWORTH PARK U:3..... \$1,121,000
B: Louise A Durand
S: Irena Druzba-Lobsenz & Allan C Lobsenz
Book/Page: 80412/268, Date: 07/11/22
Use: 2 Bdrm Condo

182 ELM ST U:2..... \$1,012,000
B: Pei-Ru Wey
S: Sarah K Nyquist
Doc#: 00000001918503, Date: 07/14/22
Mtg: Cambridge Svgs Bk \$650,000
Use: 2 Bdrm Condo
Prior Sale: \$835,000 (04/17)

14 FAYETTE ST U:1..... \$1,270,000
B: Daniel Copeland & Isabelle Despins
S: Maxim Lobovsky & Nadia Cheng
Book/Page: 80417/194, Date: 07/12/22
Mtg: Leader Bank NA \$508,000
Use: 2 Bdrm Condo
Prior Sale: \$915,000 (07/15)

19 FLORENCE ST U:2..... \$2,900,000
B: Steffan Berelowitz & Meredith Lobel
S: 19 Florence Street LLC
Book/Page: 80428/93, Date: 07/14/22
Mtg: First Republic Bk \$1,530,000
Use: Condo

FRANCES PL..... \$1,351,000
B: Andrew Geng & Chelsea E Kendall
S: Philip G Arsenault Tr, Tr for Philip G Arsenault FT
Book/Page: 80420/226, Date: 07/13/22

6 FULKERSON ST..... \$970,000
B: Daniel Rich & Hannah Clevenson
S: Margaret E Fairbank
Book/Page: 80433/333, Date: 07/15/22
Mtg: HarborOne Mortgage \$776,000
Type: Adj
Use: 3 Bdrm Row-end, Lot: 1025sf
Prior Sale: \$457,000 (08/10)

35 GOLD STAR RD..... \$1,650,000
B: Maria B Serrano
S: Rodney H Sloat & Kevin R Lynch
Book/Page: 80440/195, Date: 07/15/22
Mtg: Leader Bank NA \$995,000
Type: Adj
Use: 2-Family Two Family, Lot: 3884sf

5 GRAY GDNS E..... \$5,430,000
B: Peter Glick Tr, Tr for K M Glick Irrev Gst T
S: John J Moriarty 3rd & Kathryn R Moriarty
Doc#: 00000001918190, Date: 07/11/22
Use: 4 Bdrm Colonial, Lot: 10381sf
Prior Sale: \$3,000,000 (07/16)

MIDDLESEX REGISTRY continued

Table with real estate listings including Concord Greene U-7, 1234 Monument St, 33 Saw Mill Rd, 17 Shirley St, and 17 Shireley St.

Everett

Market statistics for Everett through June, showing YTD 2021 and YTD 2022 data for number of sales and median price.

REAL ESTATE SALES

Table of real estate sales in Everett, listing addresses like 43 Charlton St, 70 Everett St, 94-96 Francis St, 22 Irving St, 23 Morris St, 27 Myrtle St, 36 Sea St, and 37 Pappan St.

Framingham

Market statistics for Framingham through June, showing YTD 2021 and YTD 2022 data.

REAL ESTATE SALES

Table of real estate sales in Framingham, listing addresses like 37 Arthur St, 17 Auburn St, 26 Auburn Street Ext, 53 Bradford Rd, and 13 Brigati Ter.

Table of real estate listings in Groton, including 19 Copeland Rd, 69 Eaton Rd, 97 Edgebrook Rd, 1033 Edmands Rd, and 7 Flanagan Dr.

Groton

Market statistics for Groton through June, showing YTD 2021 and YTD 2022 data.

REAL ESTATE SALES

Table of real estate sales in Groton, listing addresses like 25 Knox Ave, 35 Larrabee Ave, 9 Mark Rd, 14 Mayflower Rd, 44 Mellen St, 45 Pinewood Dr, 3 Strauss Ln, 7 Weld St, 207 Windsor Dr, 1908 Windsor Dr, and 108 Raddin Rd.

Table of real estate listings in Holliston, including 16 Shattuck St, 450 Townsend Rd, 184 Whitman Rd, 164 Wintergreen Ln, and 83 Downey St.

Holliston

Market statistics for Holliston through June, showing YTD 2021 and YTD 2022 data.

REAL ESTATE SALES

Table of real estate sales in Holliston, listing addresses like 109 Arch St, 59 Bittersweet Cir, 224 Concord St, 66 Elm St, 45 Exchange St, 977 Highland St, 20 Maple St, 348 Marshall St, 8 Meadowbrook Ln, 81 N Mill St, 70 Pamela Dr, 78 Turner Rd, 195 Turner Rd, 45 Woods Xing, and 4 Apple Tree Hill Rd.

Table of real estate listings in Lexington, including 7 Bridle Path, 44 Connelly Hill Rd, 54 Connelly Hill Rd, 83 Downey St, 11 Doyle Ln, 13 Elizabeth Rd, 19 Elizabeth Rd, 79 Front St, 3 Greystone Ln, 14 Marshall Ave, 11 Overlook Rd, 28 Pleasant St, 22 Smith Rd, 14 Stoney Brook Rd, and 39 Elm St.

Lexington

Market statistics for Lexington through June, showing YTD 2021 and YTD 2022 data.

REAL ESTATE SALES

Table of real estate sales in Lexington, listing addresses like 24 Blake Rd, 33 Forest St, 15 Harding Rd, 3 Hawthorne Rd, 16 Hayes Ln, 7 Holtan Rd, 59 Laconia St, 54 Marrett Rd, 594 Marrett Rd, 594 Marrett Rd, 41 Normandy Rd, 52 Potter Pond, 61 Potter Pond, 200 Manning St, and 24 Webb St.

Lincoln

MARKET STATISTICS THROUGH JUNE

Table with 3 columns: Metric (YTD 2021, YTD 2022), Value for 2021, Value for 2022. Includes Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

143 CHESTNUT CIR U:143..... \$760,000
B: Gloria J Dimambro
S: Donald G Kennedy & Jean A Kennedy

48 CONANT RD..... \$2,650,000
B: Jonathan Sheffi & Judyta Frodyma
S: Meghan K Lytton Tr, Tr for Michael E Lytton RET

338 S GREAT RD..... \$1,950,000
B: Wajdi W Kanj & Polina O Kanj
S: Stephen L Amelia & Frank J Amelia

51 RED SPRING RD..... \$180,000
B: Stephen R Vigeant Tr, Tr for Stephen R Vigeant RET

104 VIOLETWOOD CIR U:104..... \$477,002
B: Marlon N Heath & Geraldine Heath
S: Tunchak Michael R Est & Jamie R Tunchak

15 WARREN AVE..... \$550,000
B: Paul R Stevens
S: Juliette E Shih & Edward J Kinsella

114 WESTMINSTER DR U:114..... \$422,500
B: Kenneth E Snitger & Carole H Snitger
S: Cherish Alan W Est & Harriet G Cherish

17 TAMAR DR..... \$915,000
B: Corey J Robinson & Giana M Solviletti
S: Christopher Fallon

89 WORSTER DR..... \$810,000
B: Samarth Chaturvedi & Sandhya Goswami
S: Thomas G Laurino & Patricia Laurino

93 WASON ST..... \$799,000
B: Bridget G Fortunata
S: Eastcoast Buyers LLC

78 WHITTIER RD..... \$700,000
B: Amy-Jayne Mccabe
S: Ohara Marie R Est & Frederick M Ohara Jr

4 APPLE RDG U:1..... \$485,000
B: Karen A Shamon
S: Jeffrey Spring & Laurel Spring

48 RESERVE ST..... \$470,000
B: Mary A Martins & Amber R Martins
S: Lisa Jerome

265 FOSTER ST..... \$13,550,000
B: VAF 1 265 Foster LLC
S: 265 Foster LLC

3 GEORGE ST..... \$350,000
B: Kingland LLC
S: James F Petkewich Tr, Tr for 3 George Street IRT

4 GREEN ST..... \$650,000
B: Daniel B Ward
S: Galina Kumykov & Murat Kumtkov

1250 HILL RD..... \$935,000
B: Deepak Soni & Shubhklakhan K Dhillon
S: Prairga O Omairin & Gemma S Murphy

131 SPECTACLE POND RD..... \$850,000
B: Zachary T Cecere & Alice Hu
S: Nicholas A Cerullo & Rachael L Cerullo

234 TAYLOR ST..... \$4,500,000
B: Premier Healthcare Grp
S: 234 Taylor LLC

7 TROT RD..... \$900,000
B: Prabaa S Seetharaman & Sharan Ragunathan
S: Lisa J Crewe-Nekrasz

624 BOSTON POST RD E U:16..... \$201,000
B: Varonil P Couto
S: Laura L Kangas & Caroline V Duren

94 CRYSTAL BROOK WAY U:C..... \$380,000
B: Alexander T Piselli & Nicholas M Piselli
S: Renee A Marino Tr, Tr for Crystal Brook Way IRT

56 DANJOU DR..... \$727,416
B: Lilian Davis
S: Alberto N Ferreira & Maria D Ferreira

49-51 CHESTNUT ST..... \$650,000
B: William Farrar & Lori Strauss
S: Robert E Vogel

27 JEFFERSON ST U:201..... \$590,000
B: Stacie A Leary
S: 27 Jefferson LLC

65 BEACH ST U:67..... \$521,000
B: Matthew D Muniz & Demetres Spanos
S: 6567 Beach Street LLC

8 BARTLETT ST..... \$439,900
B: Xiaoju Cui
S: Hao X Shi & Li H Ru

190 KINGS GRANT RD..... \$700,000
B: Brooke Flanagan & Michael Flanagan
S: Finish Wood Carpentry Inc

18 LAMBERT CIR..... \$545,000
B: Paris S Roberts & Leslie Roberts
S: Joanne C Vigeant

20 CHESTNUT ST U:204..... \$253,000
B: Bin Mao
S: Heung W Poon & Miranda Lai

23 PHEASANT HILL RD..... \$710,000
B: Donald R Emerson Jr & Kate E Emerson
S: Deborah Montgomery & Doreen Howes

207 PLEASANT ST..... \$3,800,000
B: AR Raheem Academy Inc
S: Saint Chretienne Equal

25 CLYDE ST..... \$725,000
B: Hannah Barrett & Spencer B Gurley-Green
S: Janine T Hanley Tr, Tr for 25 Clyde St NT

507 CROSS ST..... \$534,000
B: Mina Soukrati
S: David J Brown Tr, Tr for Celia R Brown 2018 RET

31 RED SPRING RD..... \$180,000
B: Stephen R Vigeant Tr, Tr for Stephen R Vigeant RET

53 HIGH ST U:53..... \$480,000
B: Jennifer N Tran, Tr for Eric H Tran
S: Tuan Nguyen & Lana Dao

32 HUNEWILL AVE..... \$860,000
B: Gavin Strunk & Molly Oconnor
S: Steffanie R Sayce & Jose R Rodriguez

35 WARREN AVE..... \$550,000
B: Paul R Stevens
S: Juliette E Shih & Edward J Kinsella

114 WESTMINSTER DR U:114..... \$422,500
B: Kenneth E Snitger & Carole H Snitger
S: Cherish Alan W Est & Harriet G Cherish

17 TAMAR DR..... \$915,000
B: Corey J Robinson & Giana M Solviletti
S: Christopher Fallon

89 WORSTER DR..... \$810,000
B: Samarth Chaturvedi & Sandhya Goswami
S: Thomas G Laurino & Patricia Laurino

93 WASON ST..... \$799,000
B: Bridget G Fortunata
S: Eastcoast Buyers LLC

78 WHITTIER RD..... \$700,000
B: Amy-Jayne Mccabe
S: Ohara Marie R Est & Frederick M Ohara Jr

4 APPLE RDG U:1..... \$485,000
B: Karen A Shamon
S: Jeffrey Spring & Laurel Spring

48 RESERVE ST..... \$470,000
B: Mary A Martins & Amber R Martins
S: Lisa Jerome

265 FOSTER ST..... \$13,550,000
B: VAF 1 265 Foster LLC
S: 265 Foster LLC

3 GEORGE ST..... \$350,000
B: Kingland LLC
S: James F Petkewich Tr, Tr for 3 George Street IRT

4 GREEN ST..... \$650,000
B: Daniel B Ward
S: Galina Kumykov & Murat Kumtkov

1250 HILL RD..... \$935,000
B: Deepak Soni & Shubhklakhan K Dhillon
S: Prairga O Omairin & Gemma S Murphy

131 SPECTACLE POND RD..... \$850,000
B: Zachary T Cecere & Alice Hu
S: Nicholas A Cerullo & Rachael L Cerullo

234 TAYLOR ST..... \$4,500,000
B: Premier Healthcare Grp
S: 234 Taylor LLC

7 TROT RD..... \$900,000
B: Prabaa S Seetharaman & Sharan Ragunathan
S: Lisa J Crewe-Nekrasz

624 BOSTON POST RD E U:16..... \$201,000
B: Varonil P Couto
S: Laura L Kangas & Caroline V Duren

94 CRYSTAL BROOK WAY U:C..... \$380,000
B: Alexander T Piselli & Nicholas M Piselli
S: Renee A Marino Tr, Tr for Crystal Brook Way IRT

56 DANJOU DR..... \$727,416
B: Lilian Davis
S: Alberto N Ferreira & Maria D Ferreira

49-51 CHESTNUT ST..... \$650,000
B: William Farrar & Lori Strauss
S: Robert E Vogel

27 JEFFERSON ST U:201..... \$590,000
B: Stacie A Leary
S: 27 Jefferson LLC

65 BEACH ST U:67..... \$521,000
B: Matthew D Muniz & Demetres Spanos
S: 6567 Beach Street LLC

8 BARTLETT ST..... \$439,900
B: Xiaoju Cui
S: Hao X Shi & Li H Ru

190 KINGS GRANT RD..... \$700,000
B: Brooke Flanagan & Michael Flanagan
S: Finish Wood Carpentry Inc

18 LAMBERT CIR..... \$545,000
B: Paris S Roberts & Leslie Roberts
S: Joanne C Vigeant

20 CHESTNUT ST U:204..... \$253,000
B: Bin Mao
S: Heung W Poon & Miranda Lai

23 PHEASANT HILL RD..... \$710,000
B: Donald R Emerson Jr & Kate E Emerson
S: Deborah Montgomery & Doreen Howes

207 PLEASANT ST..... \$3,800,000
B: AR Raheem Academy Inc
S: Saint Chretienne Equal

25 CLYDE ST..... \$725,000
B: Hannah Barrett & Spencer B Gurley-Green
S: Janine T Hanley Tr, Tr for 25 Clyde St NT

507 CROSS ST..... \$534,000
B: Mina Soukrati
S: David J Brown Tr, Tr for Celia R Brown 2018 RET

31 RED SPRING RD..... \$180,000
B: Stephen R Vigeant Tr, Tr for Stephen R Vigeant RET

51 RED SPRING RD..... \$180,000
B: Stephen R Vigeant Tr, Tr for Stephen R Vigeant RET

104 VIOLETWOOD CIR U:104..... \$477,002
B: Marlon N Heath & Geraldine Heath
S: Tunchak Michael R Est & Jamie R Tunchak

15 WARREN AVE..... \$550,000
B: Paul R Stevens
S: Juliette E Shih & Edward J Kinsella

114 WESTMINSTER DR U:114..... \$422,500
B: Kenneth E Snitger & Carole H Snitger
S: Cherish Alan W Est & Harriet G Cherish

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53 HIGH ST U:53..... \$480,000
B: Jennifer N Tran, Tr for Eric H Tran

32 HUNEWILL AVE..... \$860,000
B: Gavin Strunk & Molly Oconnor

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B: Paul R Stevens

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B: Gavin Strunk & Molly Oconnor

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B: Paul R Stevens

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B: Kenneth E Snitger & Carole H Snitger

17 TAMAR DR..... \$915,000
B: Corey J Robinson & Giana M Solviletti

89 WORSTER DR..... \$810,

MIDDLESEX REGISTRY continued

557 CALIFORNIA ST..... \$1,055,700
 B: Ryan Wilensky & Sarah Ruderman-Wilensky
 S: Terry G Bromfield Tr, Tr for Terry Bromfield 2006 RET
 Book/Page: 80428/369, Date: 07/14/22
 Mtg: Guaranteed Rate Inc \$738,990
 Use: 3 Bdrm Old Style, Lot: 5000sf

1298 COMMONWEALTH AVE..... \$1,145,000
 B: Julia Tcw & Tony Tcw
 S: Susan D Lookner
 Book/Page: 80421/558, Date: 07/13/22
 Mtg: Leader Bank NA \$858,750
 Type: Adj
 Use: 2-Family Two Family, Lot: 8885sf

39 COURT ST U:1..... \$1,500,000
 B: RCS Brookline LLC
 S: Court Condo Inv LLC
 Book/Page: 80439/596, Date: 07/15/22
 Mtg: Silicon Valley Bank \$1,000,000
 Use: 3 Bdrm Condo, Lot: 45732sf
 Prior Sale: \$1,282,500 (12/17)

43 CRAFTS ST..... \$320,000
 B: Koshler K LLC
 S: Ronald Schiavone
 Book/Page: 80413/349, Date: 07/11/22
 Mtg: Endeavor Capital LLC \$285,000
 Use: Residential Developable Land, Lot: 1538sf

33 CRAGMORE RD..... \$2,900,000
 B: Anil M Patel & Sejal R Soni
 S: Ct Atlantic LLC
 Book/Page: 80413/442, Date: 07/11/22
 Mtg: Inst Svgs Newburyport \$1,500,000
 Use: 3 Bdrm Cape Cod, Lot: 10350sf
 Prior Sale: \$900,000 (06/21)

268 DEDHAM ST..... \$1,600,000
 B: Xuzhi Li & Ying Zhao
 S: David Pastor & Lisa Rice-Pastor
 Book/Page: 80414/304, Date: 07/12/22
 Mtg: HarborOne Mortgage \$1,200,000
 Type: Adj
 Use: 3 Bdrm Split Level, Lot: 11660sf

41 FENNO RD..... \$1,600,000
 B: Thomas J Niedermeyer Jr
 S: Jennifer K Pai & Patrick C Song
 Book/Page: 80412/74, Date: 07/11/22
 Mtg: Cambridge Tr Co \$1,000,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 6950sf
 Prior Sale: \$771,300 (05/10)

77 FLORENCE ST U:400N..... \$1,325,000
 B: J Fuller Const 2 LLC
 S: Idelson Renne E Est & Glen R Ilacqua
 Book/Page: 80413/551, Date: 07/11/22
 Mtg: Raymond C Green Fund \$1,325,000
 Use: 2 Bdrm Condo, Lot: 332926sf

19 GREYLOCK RD..... \$2,510,000
 B: Hlu K Wong
 S: Faiza Riaz
 Book/Page: 80435/322, Date: 07/15/22
 Use: 4 Bdrm Tudor, Lot: 13810sf

250 HAMMOND POND PKWY U:303S .. \$575,000
 B: Salomeh Sadri
 S: Mahmood A Niaraki Tr, Tr for Niaraki-Fadiani IRT
 Book/Page: 80410/59, Date: 07/11/22
 Use: 1 Bdrm Condo, Lot: 761642sf

11 JACOBS TER..... \$3,060,000
 B: Vivek Arora & Pallavi B Arora
 S: Jody Rose & Theophilus J Rose
 Doc#: 00000001918436, Date: 07/14/22
 Mtg: Citibank Na \$2,753,694
 Use: 4 Bdrm Colonial, Lot: 15492sf
 Prior Sale: \$1,823,000 (05/12)

100 LANGLEY RD U:102..... \$2,450,000
 B: Alexander Y Walley & Erin L Matias
 S: Langley Road LLC
 Book/Page: 80413/236, Date: 07/11/22
 Mtg: Salem Five Mtg Co \$1,250,000
 Use: Condo

204 LANGLEY RD..... \$1,650,000
 B: Tara T Jones
 S: Lorelei Mucci
 Book/Page: 80431/129, Date: 07/14/22
 Mtg: Bank of America NA \$1,320,000
 Use: 4 Bdrm Victorian, Lot: 6545sf
 Prior Sale: \$1,025,000 (07/16)

173 LINCOLN ST U:7..... \$320,807
 B: Denis D Mayfield & Jack H Mayfield 3rd
 S: Karen N Allen Tr, Tr for Lincoln Unit 7 IRT
 Book/Page: 80422/532, Date: 07/13/22
 Use: 1 Bdrm Condo, Lot: 19920sf
 Prior Sale: \$301,700 (10/20)

10 LINDBERGH AVE..... \$1,210,000
 B: Julie M Shea & Rafael B Blasco-Patino
 S: Thomas H Boyd & Margaret Ford
 Book/Page: 80422/227, Date: 07/13/22
 Mtg: Dedham Inst for Svgs \$400,000
 Use: 3 Bdrm Colonial, Lot: 6428sf

27 MECHANIC ST U:27..... \$1,100,000
 B: Nataliya V Nikolova & Vladimir A Sharapov
 S: Laurie Keegan & Roger Strang
 Book/Page: 80440/428, Date: 07/15/22
 Mtg: Village Bank \$820,000
 Use: 3 Bdrm Condo, Lot: 10143sf
 Prior Sale: \$544,000 (08/11)

188 MOUNT VERNON ST..... \$3,800,000
 B: 83 Airport Rd Solar LLC
 S: 188 Mount Vernon St LLC
 Book/Page: 80420/299, Date: 07/13/22
 Mtg: Raymond C Green T \$3,800,000
 Use: 4 Bdrm Colonial, Lot: 20176sf

271 MOUNT VERNON ST..... \$1,205,000
 B: 271 Mt Vernon St LLC
 S: Joanne W Tuck Tr, Tr for Tuck-Freedman IRT
 Doc#: 00000001918556, Date: 07/15/22
 Mtg: CCG Fund 1 LLC \$1,865,000
 Use: 3 Bdrm Ranch, Lot: 11744sf

272-274 NEWTONVILLE AVE..... \$1,075,000
 B: Martina G Yavin & David Yavin
 S: Xiangzhen Sui
 Book/Page: 80440/452, Date: 07/15/22
 Mtg: Guaranteed Rate Inc \$550,000
 Use: 2-Family Two Family, Lot: 5200sf
 Prior Sale: \$700,000 (04/16)

53 PAUL ST U:24..... \$532,000
 B: Russell Aramony
 S: John Solon Tr, Tr for Irene B Oranburg 2011 IRT
 Book/Page: 80443/294, Date: 07/15/22
 Use: 2 Bdrm Condo, Lot: 34426sf

145 PAULSON RD..... \$1,800,000
 B: Kangjian Qiao & Hui Zhou
 S: Argelia Ruiz
 Book/Page: 80431/328, Date: 07/14/22
 Mtg: Bank of America NA \$1,350,000
 Type: Adj
 Use: 3 Bdrm Split Level, Lot: 12860sf

69 PINE RIDGE RD..... \$2,600,000
 B: Daniel S Margulies & Carrie Margulies
 S: Robert L Klivans & Joan Klivans
 Book/Page: 80426/527, Date: 07/14/22
 Mtg: Wells Fargo Bank \$950,000
 Use: 5 Bdrm Victorian, Lot: 18970sf

129 PLYMOUTH RD..... \$1,785,000
 B: Epaminondas Sourlas & Ratri Roy
 S: Kurt M Pressman & Arlene F Pressman
 Book/Page: 80443/176, Date: 07/15/22
 Mtg: HSBC Bank \$1,428,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 11000sf

100 PROSPECT ST..... \$1,275,000
 B: Mark Oliver & Colleen Brady
 S: Zoe Rosenbaum & Carolina Ventura
 Book/Page: 80428/541, Date: 07/14/22
 Mtg: Leader Bank NA \$1,147,500
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 8730sf
 Prior Sale: \$900,000 (08/17)

135 ROWE ST..... \$1,225,000
 B: Fred C Pettjohn & Coral C Rudie
 S: Dana Smith
 Book/Page: 80433/153, Date: 07/14/22
 Mtg: Jeanne DArc CU \$980,000
 Type: Adj
 Use: 3 Bdrm Old Style, Lot: 5405sf
 Prior Sale: \$525,000 (10/14)

21 SHUMAKER PATH..... \$2,580,000
 B: Wei Dong & Su Liu
 S: Jeffrey S Dorris & Amy Magram
 Book/Page: 80437/193, Date: 07/15/22
 Use: 4 Bdrm Colonial, Lot: 10000sf
 Prior Sale: \$2,015,000 (09/20)

248 VALENTINE ST..... \$2,850,000
 B: Pinku P Patel & Shibani Sahni
 S: Dino Rossi & Cinzia Rossi
 Book/Page: 80439/73, Date: 07/15/22
 Mtg: Guaranteed Rate Affin \$500,000
 Use: 4 Bdrm Colonial, Lot: 9840sf

290 WATERTOWN ST..... \$1,400,000
 B: 290 Watertown St LLC
 S: Diane M Rogers & Alfred W Rogers Jr
 Book/Page: 80443/219, Date: 07/15/22
 Mtg: Dedham Inst for Svgs \$975,000
 Use: 2-Family Two Family, Lot: 11382sf

41 WESSEX RD..... \$1,070,000
 B: Paulita David & Michael Jolly
 S: Stokar Louise E Est & Ellen J Stokar
 Book/Page: 80417/141, Date: 07/12/22
 Mtg: Bank of America NA \$1,070,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 6844sf

10 WILTSHIRE CT..... \$1,275,000
 B: Aldo Cassola & Kristen Mulherin
 S: David Gaker & Emily Cosin
 Book/Page: 80429/143, Date: 07/14/22
 Mtg: Envision Bank \$1,020,000
 Type: Adj
 Use: 3 Bdrm Old Style, Lot: 4435sf
 Prior Sale: \$975,000 (03/19)

330 WOLCOTT ST U:330..... \$645,000
 B: Emily B Sullivan
 S: Matthew Sherrill & Magdalynne Sherrill
 Book/Page: 80411/276, Date: 07/11/22
 Mtg: Fairway Ind Mtg \$580,500
 Use: 2 Bdrm Condo, Lot: 6666sf
 Prior Sale: \$559,000 (06/19)

North Reading

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	94	66
Median Price	\$657,500	\$758,500

► REAL ESTATE SALES

8 FAIRWAY RD..... \$950,000
 B: Vincent Liung
 S: John P Demonico Jr Tr, Tr for Demonico IRT
 Book/Page: 80434/515, Date: 07/15/22
 Mtg: Cathay Bank \$665,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 20560sf
 Prior Sale: \$275,000 (10/20)

174 HAVERHILL ST..... \$400,000
 B: Affordable Hm Soln LLC
 S: Christine Osullivan Tr, Tr for 174 Haverhill Street IRT
 Book/Page: 80436/108, Date: 07/15/22
 Use: 3 Bdrm Ranch, Lot: 15246sf

5 MAIN ST U:5..... \$300,000
 B: Muhammad Muddasir & Maria Haseeb
 S: Cronin Gillian Est & Patricia White
 Book/Page: 80434/570, Date: 07/15/22
 Use: Condo

38 MAIN ST U:5..... \$300,000
 B: Muhammad Muddasir & Maria Haseeb
 S: Cronin Gillian Est & Patricia White
 Book/Page: 80434/570, Date: 07/15/22
 Mtg: 2013 1 LLC \$273,000
 Use: 2 Bdrm Condo

38 MID IRON DR U:38..... \$870,000
 B: April Ciampoli
 S: David B Crawford & Julia Tieman-Crawford
 Doc#: 00000001918499, Date: 07/14/22
 Mtg: United Wholesale Mtg \$647,200
 Use: 3 Bdrm Condo
 Prior Sale: \$483,000 (12/15)

40 MID IRON DR U:40..... \$755,000
 B: Brenda L Sutherland
 S: Beth A Cirella
 Doc#: 00000001918372, Date: 07/13/22
 Mtg: Leader Bank NA \$558,750
 Use: 2 Bdrm Condo
 Prior Sale: \$555,000 (07/15)

6 MILL ST..... \$350,000
 B: George Paone
 S: Patricia F Hanson
 Book/Page: 80421/102, Date: 07/13/22
 Use: 3 Bdrm Cape Cod, Lot: 56628sf

4 OAK KNOLL AVE..... \$700,000
 B: Mark Triglione, Tr for Shaina L Ocnor
 S: Sharon A Johnson & Thomas S Lumb
 Book/Page: 80419/328, Date: 07/12/22
 Mtg: Guaranteed Rate Inc \$560,000
 Use: 4 Bdrm Colonial, Lot: 24829sf

12 OLDE COACH RD..... \$1,325,000
 B: Emmanuel Scianatico & Stefanie G Scianatico
 S: Michael E Santilli & Lisa M Santilli
 Book/Page: 80429/446, Date: 07/14/22
 Mtg: Salem Five Mtg Co \$647,200
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 40032sf

7 SAMUEL PHELPS WAY..... \$1,950,000
 B: Leiha Macauley Tr, Tr for Amari Ames T
 S: James J Cataldo Jr & Pamela M Cataldo
 Book/Page: 80438/496, Date: 07/15/22
 Use: 5 Bdrm Colonial, Lot: 124582sf

6 WILLIAMS RD..... \$720,000
 B: Alana R Worthman & Paulo C Teixeira
 S: Amberly M Wood Tr, Tr for Jeffrey J King LT
 Book/Page: 80431/460, Date: 07/14/22
 Mtg: Embrace Home Loans \$504,000
 Use: 3 Bdrm Bi-level, Lot: 15246sf

Pepperell

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	66	47
Median Price	\$469,950	\$490,000

► REAL ESTATE SALES

32 BIRCH DR..... \$259,900
 B: Philip Deroche & Katherine Deroche
 S: Jayron Realty Inc
 Book/Page: 80412/114, Date: 07/11/22
 Mtg: Washington Trust Mtg \$244,400
 Use: Residential Developable Land, Lot: 13194sf

33-41 HARBOR ST..... \$300,000
 B: 33-41 Harbor Street LLC
 S: Gerard Karpowicz Tr, Tr for Karpowicz FT
 Book/Page: 80413/319, Date: 07/11/22
 Use: Mobile Home, Lot: 2238836sf

8 HASKELL RD..... \$500,000
 B: Jacob Lapointe
 S: Brett M Sullivan
 Book/Page: 80415/467, Date: 07/12/22
 Mtg: Total Mtg Svcs \$475,000
 Use: 3 Bdrm Split Entry, Lot: 15002sf
 Prior Sale: \$365,000 (07/20)

34 LOWELL RD U:21..... \$250,000
 B: Jkeya Lynch & Alyssa Luna
 S: Doyle Joanne B Est & Laura M Oconnor
 Book/Page: 80442/334, Date: 07/15/22
 Mtg: CMG Mortgage Inc \$252,525
 Use: 2 Bdrm Condo
 Prior Sale: \$145,000 (12/14)

11 WILLIAMS ST..... \$632,200
 B: Samantha R Oslin & David J Oslin
 S: Katherine M Marks
 Doc#: 00000001918582, Date: 07/15/22
 Mtg: Celebrity Home Loans \$617,607
 Use: Residential-multiple Bldgs, Lot: 37135sf

Reading

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	120	124
Median Price	\$725,000	\$853,000

► REAL ESTATE SALES

68 CHARLES ST..... \$840,000
 B: Daniel Guadagnoli & Stephanie Guadagnoli
 S: Joseph Connelly & Beverly Connelly
 Book/Page: 80440/400, Date: 07/15/22
 Mtg: Avidia Bank \$672,000
 Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 6745sf
 Prior Sale: \$540,000 (06/17)

60 DANA RD..... \$725,000
 B: Jacqueline L Carlson & Eric M Resman
 S: Philip E Howells & Elizabeth M Howells
 Book/Page: 80410/80, Date: 07/11/22
 Mtg: Guaranteed Rate Inc \$688,750
 Use: 3 Bdrm Ranch, Lot: 20523sf

23 DUSTIN RD..... \$855,000
 B: Lisamarie Tauro & Anthony Vasanthakumar
 S: Charlene Kelly & Eric Kelly
 Book/Page: 80413/206, Date: 07/11/22
 Mtg: E Cambridge Svgs Bk \$600,000
 Type: Adj
 Use: 5 Bdrm Colonial, Lot: 9000sf

20 EATON ST..... \$1,400,000
 B: Alan Koahou & Erika Mcclosky
 S: Gaetano Manganiello & Melissa M Manganiello
 Book/Page: 80429/416, Date: 07/14/22
 Mtg: Mortgage Networks Inc \$1,260,021
 Use: 4 Bdrm Colonial, Lot: 10600sf
 Prior Sale: \$170,000 (10/11)

16 JOSEPH WAY..... \$1,285,000
 B: Richard E Jackson & Carol L Poskay
 S: Ryan W Ark & Janet Y Hong
 Book/Page: 80431/421, Date: 07/14/22
 Mtg: Guaranteed Rate Inc \$771,000
 Use: 5 Bdrm Colonial, Lot: 16050sf
 Prior Sale: \$900,000 (08/18)

23 PRISCILLA RD..... \$1,710,000
 B: John J Tangney Jr & Dina L Tangney
 S: C&F Prop Advancement LLC
 Doc#: 00000001918299, Date: 07/12/22
 Mtg: Goldman Sachs Bank US \$1,449,600
 Type: Adj
 Use: 2 Bdrm Cape Cod, Lot: 9190sf
 Prior Sale: \$520,000 (05/21)

137 SALEM ST U:137..... \$949,900
 B: Anna Denardo
 S: Cornelius F Holmes & Carol L Facey-Holmes
 Book/Page: 80438/541, Date: 07/15/22
 Mtg: Bank of America NA \$300,000
 Use: 3 Bdrm Condo

39 TAYLOR DR U:1001..... \$260,267
 B: Victoria L Condon
 S: Myla Gordon
 Book/Page: 80437/579, Date: 07/15/22
 Mtg: MA Comm Hsg & C Dev \$252,458
 Use: 2 Bdrm Condo

7 TREVOR CT U:7..... \$1,210,000
 B: Cynthia Phelan & Patrick Delius
 S: Johnson Woods Realty Corp
 Book/Page: 80422/563, Date: 07/13/22
 Mtg: Salem Five Mtg Co \$700,000
 Type: Adj
 Use: 2 Bdrm Condo

9 TREVOR CT U:9..... \$1,095,000
 B: Po Hui & Jane Duan
 S: Johnson Woods Realty Corp
 Book/Page: 80420/595, Date: 07/13/22
 Use: 2 Bdrm Condo

Sherborn

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	42	37
Median Price	\$955,000	\$1,275,000

► REAL ESTATE SALES

7 SURREY LN..... \$1,061,000
 B: Butterfield Realty LLC
 S: John G Parillo & Nancy D Parillo
 Book/Page: 80419/124, Date: 07/14/22
 Use: 4 Bdrm Colonial, Lot: 43996sf

Shirley

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	48	27
Median Price	\$422,500	\$465,000

► REAL ESTATE SALES

172 AYER RD U:E..... \$270,000
 B: Michael J Barton
 S: Bonny E Liles
 Book/Page: 80424/78, Date: 07/13/22
 Use: 2 Bdrm Condo

292 GREAT RD..... \$395,000
 B: Cristian Romero-Aguilar & Maira Romero
 S: Michael Amato
 Book/Page: 80437/493, Date: 07/15/22
 Mtg: Fairway Ind Mtg \$375,250
 Use: 3 Bdrm Old Style, Lot: 25700sf
 Prior Sale: \$217,000 (05/14)

Somerville

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	52	31
Median Price	\$831,125	\$1,200,000

► REAL ESTATE SALES

43 BERKELEY ST U:1..... \$870,000
 B: Haoyu Cai
 S: James R Housman Tr, Tr for Housman FT
 Book/Page: 80419/92, Date: 07/14/22
 Mtg: LoanDepot.Com \$370,000
 Use: 2 Bdrm Condo

390 BROADWAY U:51..... \$522,000
 B: Heather Tierney
 S: Dohwee Kim
 Book/Page: 80423/146, Date: 07/13/22
 Mtg: Rocket Mortgage LLC \$417,600
 Use: 2 Bdrm Condo
 Prior Sale: \$485,000 (11/17)

375 CANAL ST U:604..... \$680,000
 B: Cristina Muise
 S: Matthew E Cameron
 Book/Page: 80419/456, Date: 07/12/22
 Use: Condo

109 CEDAR ST U:2..... \$675,000
 B: Evan Brodie & Caroline Brodie
 S: Samantha R Pass
 Book/Page: 80437/129, Date: 07/15/22
 Use: 2 Bdrm Condo
 Prior Sale: \$350,000 (05/16)

26 DANA ST U:2..... \$869,900
 B: Danielle Fong
 S: George Moore & Anna Sztatowski
 Book/Page: 80413/482, Date: 07/11/22
 Mtg: UBS Bank USA \$652,425
 Use: 2 Bdrm Condo

1 FITCHBURG ST U:C109..... \$925,000
 B: Catherine M Truman Tr, Tr for C M Truman 2018 T
 S: William C Uricchio & Maria L Roholl
 Book/Page: 80433/523, Date: 07/15/22
 Mtg: First Republic Bk \$555,000
 Use: 1 Bdrm Condo

57-59 FRANKLIN ST U:3..... \$881,500
 B: Andrew E Ganz
 S: Brittany N Dcruz & Travis S Dcruz
 Book/Page: 80432/258, Date: 07/14/22
 Mtg: Guaranteed Rate Inc \$311,500
 Use: 2 Bdrm Condo

7 HANSON ST U:7..... \$1,965,000
 B: Daniel R Goodwin & Caitlin Morris
 S: Srikanth Reddy & Morgan Mordecai
 Book/Page: 80440/161, Date: 07/15/22
 Mtg: First Republic Bk \$1,375,500
 Use: 3 Bdrm Condo
 Prior Sale: \$1,300,000 (03/17)

70 HOWARD ST U:3E..... \$1,600,000
 B: Michael D Reilly & Patricia K Reilly
 S: David Nagahiro & Ivy Y Nagahiro
 Book/Page: 80417/258, Date: 07/12/22
 Use: 2 Bdrm Condo
 Prior Sale: \$1,250,000 (12/15)

55 MAIN ST..... \$1,070,000
 B: Christopher R Renzi
 S: John R Piazza & Jennifer C Piazza
 Book/Page: 80414/394, Date: 07/12/22
 Mtg: Workers Credit Union \$963,000
 Type: Adj
 Use: 2-Family Two Family, Lot: 4100sf
 Prior Sale: \$449,000 (06/12)

9 MEDFORD ST U:205..... \$590,000
 B: Jeffrey Gorman & Martin E Gorman 3rd
 S: Sergey V Filippova & Elena V Filippova
 Book/Page: 80441/114, Date: 07/15/22
 Mtg: Envision Bank \$442,500
 Type: Adj
 Use: 1 Bdrm Condo

9 MEDFORD ST U:614..... \$929,000
 B: Kyle Devins & Michaela Devins
 S: Somerville Millbrk Assoc
 Book/Page: 80433/249, Date: 07/14/22
 Mtg: Berkshire Bank \$299,000
 Use: 2 Bdrm Condo

39 MEDFORD ST U:614..... \$929,000
 B: Kyle Devins & Michaela Devins
 S: Somerville Millbrk Assoc
 Book/Page: 80433/249, Date: 07/14/22
 Use: Condo

74 MORRISON AVE..... \$2,200,000
 B: Ruth J Byers
 S: 74 Morrison Somerville
 Book/Page: 80442/564, Date: 07/15/22
 Mtg: Bay Equity LLC \$1,430,000
 Use: 3-Family Family Flat, Lot: 4313sf
 Prior Sale: \$1,902,000 (10/17)

18 PARTRIDGE AVE..... \$1,050,000
 B: Eliza Stroh & Mark Stroh
 S: Lauren Michel & Matthew Harutunian
 Book/Page: 80438/472, Date: 07/15/22
 Mtg: Ross Mortgage Co Inc \$997,500
 Use: 2 Bdrm Conventional, Lot: 2240sf
 Prior Sale: \$750,000 (08/17)

48 PORTER ST U:1..... \$825,000
 B: Po Hui & Jane Duan
 S: Connor Hudson & Ryan M Hatlelid
 S: Margo Smith
 Book/Page: 80442/372, Date: 07/15/22
 Mtg: Movement Mtg LLC \$525,000
 Use: 2 Bdrm Condo
 Prior Sale: \$382,500 (06/11)

109-111 PROSPECT ST U:302..... \$825,000
 B: Deepak K Rajpal
 S: 109-111 Prospect St Some
 Book/Page: 80418/182, Date: 07/12/22
 Mtg: Metro Credit Union \$738,000
 Type: Adj
 Use: Condo

91 SUMMER ST U:4..... \$633,000
 B: Kyle Noel
 S: Zamir Juhl & Caitlin Juhl
 Book/Page: 80433/75, Date: 07/14/22
 Mtg: Superior Funding Corp \$601,350
 Use: 2 Bdrm Condo
 Prior Sale: \$606,000 (06/19)

25 TYLER ST U:2..... \$731,000
 B: Dou Zhang & Hai Wang
 S: We Close The Deal LLC
 Book/Page: 80441/476, Date: 07/15/22
 Mtg: Guaranteed Rate Inc \$548,250
 Use: 3 Bdrm Condo

35 VICTORIA ST U:2..... \$1,250,000
 B: Matthew Mollison
 S: Tiffany W Poon & Andrew J Hollinger
 Book/Page: 80436/390, Date: 07/15/22
 Mtg: Cambridge Svgs Bk \$875,000
 Use: 3 Bdrm Condo

10 WHEATLAND ST U:2..... \$1,135,000
 B: Joseph J Fielder 3rd Tr, Tr for Joseph

4 MARLBORO RD..... \$825,000
 B: Slammack Ayandeh
 S: Kenna L Iles & David R Iles
 Book/Page: 80412/299, Date: 07/11/22
 Mtg: Metro Credit Union \$518,750
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 90529sf
 Prior Sale: \$525,000 (02/19)

22B NORTH RD..... \$930,000
 B: Charles Jones & Kathryn Jones
 S: Yiping Liu
 Book/Page: 80411/218, Date: 07/11/22
 Mtg: Mortgage Research Ctr \$848,718
 Use: 4 Bdrm Colonial, Lot: 40435sf
 Prior Sale: \$750,000 (05/18)

35 PENNYMEADOW RD..... \$1,125,000
 B: Kyle Leahy & Olivia Leahy
 S: Christopher Mcclure & Kristen Mcclure
 Book/Page: 80439/172, Date: 07/15/22
 Mtg: Mortgage Networks Inc \$900,000
 Use: 4 Bdrm Ranch, Lot: 50019sf

15 PIPSISSEWA CIR..... \$1,900,000
 B: Melissa G Stolper Tr, Tr for Melissa G Stolper FT
 S: Tracy A Sykes & Kathleen M Sykes
 Doc#: 00000001918474, Date: 07/14/22
 Mtg: UBS Bank USA \$500,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 78333sf

37 STEARNS LN..... \$1,250,000
 B: Christopher E Beutel & Megan B Beutel
 S: Gordon L Yuen & Theresa M Yuen
 Book/Page: 80435/566, Date: 07/15/22
 Mtg: Leader Bank NA \$830,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 47841sf

35 STOCK FARM RD..... \$1,250,000
 B: Massimo Policastro & Binling Chen
 S: Leo Royman Tr, Tr for Leo Rotman RET
 Book/Page: 80440/482, Date: 07/15/22
 Mtg: First Tech FCU \$1,000,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 47841sf

68 STOCK FARM RD..... \$1,400,000
 B: David Dixon-Hargrove & Lauren Hargrove
 S: Laura S Flynn
 Book/Page: 80429/374, Date: 07/14/22
 Mtg: Mark E Kennedy \$400,000
 Use: 4 Bdrm Colonial, Lot: 40435sf

70 WASHINGTON DR..... \$1,250,000
 B: Justin Derrick & Nicole Shapoff
 S: Deborah E Simon
 Book/Page: 80422/484, Date: 07/13/22
 Mtg: Patriot Community Bk \$999,950
 Use: 4 Bdrm Colonial, Lot: 43049sf
 Prior Sale: \$750,000 (09/17)

303 WILLIS RD..... \$1,060,000
 B: Wei Zhao & Menglu Ji
 S: George J Wiedenbauer Tr, Tr for Wiedenbauer IRT
 Book/Page: 80437/290, Date: 07/15/22
 Mtg: US Bank NA \$840,000
 Type: Adj
 Use: 5 Bdrm Colonial, Lot: 40117sf

Townsend

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	50	62
Median Price	\$378,000	\$400,000

► REAL ESTATE SALES

44 EMERY RD..... \$550,000
 B: Laura Cosen-DeBinker & Marcelo Binker
 S: Gunther W Anderson & Donna M Dube
 Book/Page: 80437/521, Date: 07/15/22
 Mtg: Leader Bank NA \$522,500
 Use: 4 Bdrm Colonial, Lot: 131116sf
 Prior Sale: \$340,000 (03/10)

162 FITCHBURG RD..... \$599,999
 B: Linda Champ
 S: Gregory W Piette & Bonnie M Piette
 Book/Page: 80420/331, Date: 07/13/22
 Mtg: Bangor Savings Bank \$469,999
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 200420sf
 Prior Sale: \$375,000 (01/19)

168 FITCHBURG RD..... \$515,000
 B: Aldevine Melo & Maria Melo
 S: PJR LLC
 Book/Page: 80430/324, Date: 07/14/22
 Mtg: CMG Mortgage Inc \$515,131
 Use: 3 Bdrm Colonial, Lot: 13577sf

66 HIGHLAND ST..... \$185,000
 B: Sam Galeota
 S: Jennifer Pettit
 Book/Page: 80443/90, Date: 07/15/22
 Mtg: Evolve B&T \$166,500
 Use: 3 Bdrm Colonial, Lot: 65340sf

Wakefield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	102	105
Median Price	\$648,750	\$725,000

► REAL ESTATE SALES

10 BAY ST..... \$705,000
 B: Zhanhao Ou
 S: Michael J Walsh
 Book/Page: 80438/350, Date: 07/15/22
 Mtg: Rocket Mortgage LLC \$470,000
 Use: 3 Bdrm Cape Cod, Lot: 8015sf
 Prior Sale: \$405,000 (05/14)

37 CURTIS ST..... \$800,000
 B: Brett Riley
 S: John Riley 3rd
 Book/Page: 80433/40, Date: 07/14/22
 Mtg: Cape Ann Svgs Bk \$640,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 9017sf
 Prior Sale: \$425,000 (04/15)

80 EUNICE CIR..... \$780,000
 B: Danica Mccann & Malcolm-Ishmel Mccann
 S: Elizabeth J Gray
 Book/Page: 80427/217, Date: 07/14/22
 Mtg: Inst Svgs Newburyport \$585,000
 Use: 3 Bdrm Cape Cod, Lot: 8538sf

8 EVERGREEN ST..... \$510,000
 B: Franklin Farnsworth & Danielle Scione
 S: Nicole Hayward
 Doc#: 00000001918428, Date: 07/14/22
 Mtg: Cross Country Mtg Inc \$408,000
 Use: 3 Bdrm Bngl/cottage, Lot: 6011sf
 Prior Sale: \$289,900 (01/14)

15 HOPKINS ST..... \$865,000
 B: Anthony J Colarusso
 S: Joseph R Colarusso
 Book/Page: 80412/397, Date: 07/11/22
 Mtg: Savings Bank (The) \$645,000
 Use: 3 Bdrm Dutch Colonl, Lot: 24916sf
 Prior Sale: \$905,000 (07/21)

7 MORGAN AVE..... \$785,000
 B: Thurgood W Marshall & Alissa J Kamens
 S: W J Cobden 3rd Tr, Tr for Cobden-Gleason FT
 Book/Page: 80425/133, Date: 07/13/22
 Mtg: Homebridge Financial \$558,750
 Use: 3 Bdrm Cape Cod, Lot: 7667sf
 Prior Sale: \$380,000 (07/12)

33 MYRTLE AVE..... \$630,000
 B: Jessica Sutich & Lori Strauss
 S: Lewis J Dinitto & Roberta Dinitto
 Book/Page: 80412/277, Date: 07/11/22
 Mtg: Academy Mortgage Corp \$535,500
 Use: 3 Bdrm Ranch, Lot: 8015sf

44 PINE ST..... \$836,000
 B: Agus Marsono & Jiaqi Huang
 S: Todd S Kiley & Jennifer D Kiley
 Book/Page: 80417/167, Date: 07/12/22
 Mtg: Guaranteed Rate Inc \$710,600
 Use: 3 Bdrm Colonial, Lot: 6011sf

31 PLEASANT ST..... \$765,000
 B: Miguel A Chavez & Elvira Lopez-Niz
 S: Nicholas R Adragna & Karen T Adragna
 Book/Page: 80423/379, Date: 07/13/22
 Mtg: NP Inc \$650,250
 Use: 2-Family Conventional, Lot: 5053sf
 Prior Sale: \$730,000 (12/21)

Waltham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	153	157
Median Price	\$700,000	\$735,000

► REAL ESTATE SALES

88 ARCADIA AVE..... \$1,108,018
 B: Jessica I Pearlman
 S: Valerie Courville & Edward J Courville
 Book/Page: 80419/234, Date: 07/12/22
 Mtg: Leader Bank NA \$660,000
 Use: 4 Bdrm Colonial, Lot: 6307sf

55 ASH ST U:23..... \$525,000
 B: Wudthipong Guygaew & Jeffrey Konrad
 S: Yang Tang
 Book/Page: 80408/470, Date: 07/11/22
 Mtg: Guaranteed Rate Inc \$325,000
 Use: 2 Bdrm Condo
 Prior Sale: \$395,000 (01/16)

8-10 BERKSHIRE RD..... \$1,010,000
 B: Suzanne M Hughes & Heidi R Freimanis-Cordts
 S: John F Burns & Suzanne M Burns
 Book/Page: 80424/94, Date: 07/13/22
 Mtg: Metro Credit Union \$757,500
 Type: Adj
 Use: 2-Family Two Family, Lot: 6251sf
 Prior Sale: \$341,500 (11/19)

120 CIRCLE DR..... \$840,000
 B: Mary K Brady & Stephen B Kapuza
 S: Jaimee K Carstens
 Book/Page: 80427/491, Date: 07/14/22
 Mtg: Guild Mortgage Co \$588,000
 Use: 3 Bdrm Ranch, Lot: 12855sf
 Prior Sale: \$450,000 (06/14)

170 CLOCKTOWER DR U:410..... \$780,000
 B: Xuran Zhang
 S: Maria Mcwhinnie & Robert E Mcwhinnie
 Book/Page: 80443/353, Date: 07/15/22
 Mtg: First IC Bank \$546,000
 Type: Adj
 Use: 2 Bdrm Condo

42 FELTON ST U:4..... \$360,000
 B: Fedigan Partners LLC
 S: Transatlantic 42 Felton
 Book/Page: 80435/163, Date: 07/15/22
 Mtg: Brookline Bank \$270,000
 Use: Condo

75 FLORENCE RD..... \$765,000
 B: Edward F Kelly
 S: Stacey G Harris & Jessie R Harris
 Book/Page: 80438/85, Date: 07/15/22
 Mtg: Citizens Bank \$650,000
 Use: 2 Bdrm Colonial, Lot: 5001sf
 Prior Sale: \$399,900 (06/15)

86-88 FULLER ST..... \$845,000
 B: Laura Thompson & Leonid Lozinsky
 S: Bernice Leblanc-Scalzi Tr, Tr for Rita Leblanc T
 Book/Page: 80442/66, Date: 07/15/22
 Mtg: Amerisave Mtg Corp \$637,500
 Use: 2-Family Two Family, Lot: 5083sf

13 GROVE RD..... \$779,900
 B: Atif Seyal
 S: Christopher G Divincenzo & Kristin Divincenzo
 Book/Page: 80425/21, Date: 07/13/22
 Mtg: Cross Country Mtg Inc \$320,905
 Use: 2 Bdrm Colonial, Lot: 5131sf
 Prior Sale: \$450,000 (07/13)

16 HARDY POND RD..... \$733,000
 B: Karen Karapetyan & Lilit K Sargsyan
 S: Louis J Gatti Tr, Tr for 16 Hardy Pond Road IRT
 Doc#: 00000001918376, Date: 07/13/22
 Mtg: Rocket Mortgage LLC \$586,400
 Use: 3 Bdrm Cape Cod, Lot: 10036sf
 Prior Sale: \$395,000 (06/16)

45 JACQUELINE RD U:9..... \$305,000
 B: Xinyi Nan
 S: Xiaotian Zhou & Xin Y Lin
 Book/Page: 80436/204, Date: 07/15/22
 Mtg: Wendy Wang \$205,000
 Use: 1 Bdrm Condo
 Prior Sale: \$259,000 (04/19)

54 LAKEVIEW AVE..... \$725,000
 B: Ryan J Wilson & Marie K Wilson
 S: Jeffrey M Maclean & Brenda A Maclean
 Book/Page: 80431/539, Date: 07/14/22
 Mtg: Enterprise Bk & Tr Co \$688,700
 Use: 3 Bdrm Ranch, Lot: 9927sf

34 PROSPECT ST U:4..... \$715,000
 B: Antonia V Seligowski
 S: William M Miller
 Book/Page: 80418/234, Date: 07/12/22
 Mtg: Draper and Kramer Mtg \$572,000
 Use: 2 Bdrm Condo
 Prior Sale: \$510,000 (12/17)

302 RIVER ST U:2..... \$561,000
 B: Jessica L Gibson
 S: Reena S Gandhi
 Book/Page: 80428/221, Date: 07/14/22
 Mtg: Leader Bank NA \$476,850
 Use: 2 Bdrm Condo
 Prior Sale: \$425,000 (11/17)

33 RUMFORD AVE..... \$1,430,000
 B: 33 Rumford Avenue LLC
 S: Thomas Hession Sr & Diane R Hession
 Book/Page: 80421/165, Date: 07/13/22
 Mtg: E Cambridge Svgs Bk \$1,072,500
 Use: Manufacturing Building, Lot: 10010sf

18 SEMINOLE AVE..... \$1,100,000
 B: Hwashin Taverna & Pietro Taverna
 S: Jung Rhee & Susan Song
 Book/Page: 80424/582, Date: 07/13/22
 Mtg: Bank of America NA \$550,000
 Use: 4 Bdrm Colonial, Lot: 6203sf
 Prior Sale: \$701,000 (10/15)

20 SMART ST..... \$735,000
 B: Arash Shirvani & Prana Eshaghi
 S: Mahendra M Patel & Jyotsna M Patel
 Book/Page: 80436/273, Date: 07/15/22
 Mtg: United Wholesale Mtg \$588,000
 Use: 3 Bdrm Colonial, Lot: 3999sf

33 TEMPLE RD..... \$525,000
 B: DJD Development LLC
 S: Glidden Edward T Est & Susan Carter
 Book/Page: 80424/166, Date: 07/13/22
 Mtg: Charlesbank Ests Inc \$550,000
 Use: 3 Bdrm Cape Cod, Lot: 12092sf

26-32 WASHINGTON AVE..... \$1,302,000
 B: Daniel M Hatch & Anna M Hatch
 S: Dimeo Realty LLC
 Book/Page: 80419/576, Date: 07/13/22
 Mtg: Middlesex Svgs Bk \$976,500
 Type: Adj
 Use: Apartment Bldg - 4-8 Units, Lot: 8080sf

Watertown

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	54	40
Median Price	\$790,000	\$802,500

► REAL ESTATE SALES

5 LADD ST U:5..... \$775,000
 B: Eric R Molina & Mary E Natoli
 S: Shijin Wu & Juan Chen
 Book/Page: 80411/540, Date: 07/11/22
 Mtg: Guaranteed Rate Inc \$620,000
 Type: Adj
 Use: 3 Bdrm Condo
 Prior Sale: \$460,000 (06/14)

151 LEXINGTON ST..... \$895,000
 B: Eric Lewis & Tucker Lewis
 S: Frank Corsi & Judith A Corsi
 Doc#: 00000001918605, Date: 07/15/22
 Mtg: Bank of England Mtg \$865,129

212 MAPLEWOOD ST..... \$1,075,000
 B: Traolach Cahillane
 S: Charles F James 3rd & Claudia M James
 Book/Page: 80437/332, Date: 07/15/22
 Mtg: First Republic Bk \$698,750
 Type: Adj
 Use: 2-Family Family Flat, Lot: 10193sf

9 MERRIFIELD AVE..... \$320,000
 B: Cesar Hagopian & Paula Hagopian
 S: Anita H Jones
 Book/Page: 80419/474, Date: 07/12/22
 Mtg: Guaranteed Rate Affin \$465,000
 Use: 3 Bdrm Ranch, Lot: 4957sf

101 N BEACON ST U:107..... \$799,000
 B: Yury Volkov
 S: 101 North Beacon LLC
 Book/Page: 80411/449, Date: 07/11/22
 Mtg: Rocket Mortgage LLC \$639,200
 Use: Condo

101 N BEACON ST U:205..... \$810,000
 B: 7 5 Or 8 North Beacon Wat
 S: 101 North Beacon LLC
 Book/Page: 80435/334, Date: 07/15/22
 Use: Condo

185 PALFREY ST..... \$1,050,000
 B: Christopher M McDermott & Lucy S McDermott
 S: Meredith Fields & Gregory A Clark
 Book/Page: 80416/355, Date: 07/12/22
 Use: 3 Bdrm Conventional, Lot: 10119sf

7 SWETTS CT U:7..... \$650,000
 B: Shane Michniewicz & Molly Ezzell
 S: Richard Yennaco & Elizabeth Yennaco
 Book/Page: 80411/419, Date: 07/11/22
 Mtg: Harvard University CU \$520,000
 Use: 4 Bdrm Condo
 Prior Sale: \$526,500 (09/16)

10 WILLIAMS ST U:87..... \$380,000
 B: Suad Mammadkhanli
 S: Aldo Cedrone
 Doc#: 00000001918571, Date: 07/15/22
 Mtg: MLD Mortgage Inc \$342,000
 Use: 1 Bdrm Condo

61 WILSON AVE U:61..... \$1,080,000
 B: Jarad A Mason & Ivy C Mason
 S: Shan Zhu & Daniel Vanlunen
 Book/Page: 80423/556, Date: 07/13/22
 Mtg: Cambridge Svgs Bk \$729,496
 Type: Adj
 Use: 3 Bdrm Condo, Lot: 7575sf
 Prior Sale: \$699,000 (03/17)

Wayland

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	89	69
Median Price	\$950,000	\$950,000

► REAL ESTATE SALES

19 HICKORY HILL RD..... \$1,055,000
 B: Jun Chen & Xiyang Qu
 S: Muir Res Investment LLC
 Book/Page: 80429/536, Date: 07/14/22
 Mtg: US Bank NA \$808,500
 Type: Adj
 Use: 3 Bdrm Raised Ranch, Lot: 66647sf
 Prior Sale: \$1,055,000 (06/22)

84 LOKER ST..... \$1,550,000
 B: Annie Kao & Brendan Kiernan
 S: Adam H Kaufman & Molly B Kaufman
 Book/Page: 80428/305, Date: 07/14/22
 Mtg: Wells Fargo Bank \$900,000
 Use: 4 Bdrm Colonial, Lot: 32234sf
 Prior Sale: \$929,000 (08/15)

79 MOORE RD..... \$780,000
 B: Excellence Dev Co LLC
 S: Robin E Lowry Tr, Tr for Betty T Lowry RET
 Doc#: 00000001918515, Date: 07/15/22
 Mtg: FTF Lending LLC \$951,000
 Use: 3 Bdrm Split Level, Lot: 48352sf

28 RICE SPRING LN..... \$889,000
 B: Tait Larson & Abigail Larson
 S: Valerie L Karr Tr, Tr for 28 Rice Spring Lane IRT
 Book/Page: 80434/4, Date: 07/15/22
 Use: 3 Bdrm Ranch, Lot: 25265sf
 Prior Sale: \$619,000 (05/20)

17 ROLLING LN..... \$975,000
 B: Lisa Gagnon
 S: Brian T Colella & Lauren B Colella
 Book/Page: 80439/218, Date: 07/15/22
 Mtg: First Republic Bk \$775,000
 Use: 3 Bdrm Raised Ranch, Lot: 25700sf
 Prior Sale: \$600,000 (09/16)

85 WOODRIDGE RD..... \$1,467,000
 B: Jennifer R Charness & Jonathan S Bishop
 S: Grant L Grava
 Book/Page: 80435/431, Date: 07/15/22
 Mtg: First Republic Bk \$1,000,000
 Use: 4 Bdrm Colonial, Lot: 47916sf

Weston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	81	78
Median Price	\$1,852,500	\$2,182,500

► REAL ESTATE SALES

11 BEAVER RD..... \$2,500,000
 B: Robert S Higgins & Molly C Higgins
 S: Benjamin Tobey & Jordan Tobey
 Doc#: 00000001918186, Date: 07/11/22
 Mtg: Northern Trust Co \$2,000,000
 Type: Adj
 Use: 5 Bdrm Colonial, Lot: 60000sf
 Prior Sale: \$1,190,000 (11/12)

100 CONANT RD..... \$1,150,000
 B: Nancy I Poyer Tr, Tr for Nancy I Poyer T
 S: Susan I Luchetti
 Book/Page: 80429/172, Date: 07/14/22
 Mtg: Morgan Stanley \$800,000
 Use: 3 Bdrm Contemporary, Lot: 18295sf
 Prior Sale: \$843,750 (06/16)

20 GOWELL LN..... \$1,125,000
 B: Ashwin Seetharaman & Natasha Pascoe
 S: Abigail S Horowitz Tr, Tr for Gowell Lane 20 IRT
 Book/Page: 80438/238, Date: 07/15/22
 Mtg: Metro Credit Union \$1,068,750
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 33800sf

79 JERICO RD U:79..... \$705,000
 B: Cai V Rumohr
 S: James J Crowley
 Book/Page: 80412/514, Date: 07/11/22
 Use: 2 Bdrm Condo

63 RADCLIFFE RD..... \$1,200,000
 B: Daniel Jacobson
 S: Sheldon J Jacobson Tr, Tr for Sheldon J Jacobson RET
 Doc#: 00000001918129, Date: 07/11/22
 Mtg: Bank of America NA \$960,000
 Type: Adj
 Use: 3 Bdrm Raised Ranch, Lot: 62614sf

1 WINSOR WAY..... \$2,895,000
 B: Patrick Cunningham & Molly Cunningham
 S: Patrick T Flanagan & Elizabeth V Flanagan
 Book/Page: 80412/591, Date: 07/11/22
 Mtg: First Republic Bk \$1,395,000
 Use: 5 Bdrm Colonial, Lot: 50475sf
 Prior Sale: \$1,955,000 (05/14)

Winchester

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	132	123
Median Price	\$1,319,250	\$1,500,325

► REAL ESTATE SALES

12 ARDLEY PL..... \$1,200,000
 B: 12 Ardley Pl LLC
 S: Ralph J Annese & Nadia L Annese
 Doc#: 00000001918401, Date: 07/14/22
 Mtg: Opidium LLC \$1,306,500
 Use: 3 Bdrm Colonial, Lot: 20277sf

3 BACON ST..... \$2,300,000
 B: Chad A Borer Tr, Tr for Chad A Borer RET
 S: Matthew C Croatti & Jennifer L Croatti
 Book/Page: 80441/15, Date: 07/15/22
 Mtg: Guaranteed Rate Inc \$1,840,000
 Use: 6 Bdrm Colonial, Lot: 10193sf
 Prior Sale: \$936,500 (07/13)

20 BELLEVUE AVE..... \$1,035,000
 B: Salem St Consortium LLC
 S: Michael R Pelletier
 Book/Page: 80438/159, Date: 07/15/22
 Mtg: Northern Bk & Tr \$1,900,000
 Use: 2 Bdrm Ranch, Lot: 10001sf

32 CAMBRIDGE ST..... \$1,100,000
 B: Nathan Joh
 S: 32 Cambridge LLC
 Book/Page: 80443/126, Date: 07/15/22
 Mtg: US Bank NA \$990,000
 Type: Adj
 Use: 4 Bdrm Ranch, Lot: 20504sf
 Prior Sale: \$840,000 (05/17)

15 CLARK ST U:15..... \$820,000
 B: Ky H Ho & Mai T Ho
 S: 15-17 Clark St CBC LLC
 Book/Page: 80438/574, Date: 07/15/22
 Mtg: Leader Bank NA \$647,200
 Type: Adj
 Use: Condo

7 CONANT RD U:30..... \$715,000
 B: Qingwen Song & Nanyan Chu
 S: Mary G Solberg
 Book/Page: 80432/580, Date: 07/14/22
 Mtg: Guaranteed Rate Inc \$505,000
 Use: 2 Bdrm Condo

EUGENE DR..... \$1,035,000
 B: Salem St Consortium LLC
 S: Michael R Pelletier
 Book/Page: 80443/159, Date: 07/15/22
 Use: Residential Undvlpble Land, Lot: 1721sf

42 IRVING ST..... \$750,000
 B: Ben Yu & Lihua Huang
 S: Michael J Casalnuovo & Richard S Casalnuovo
 Book/Page: 80424/436, Date: 07/13/22
 Mtg: Fairway Ind Mtg \$500,000
 Use: 3 Bdrm Old Style, Lot: 4199sf

16 LEDGEWOOD RD..... \$2,500,000
 B: Jerry Liang & Danielle F Liang
 S: Derek E Johnson & Jennifer M Johnson
 Doc#: 00000001918120, Date: 07/11/22
 Mtg: JPMorgan Chase Bank \$2,000,000
 Type: Adj
 Use: 5 Bdrm Colonial, Lot: 27229sf
 Prior Sale: \$1,650,000 (09/14)

119 LORING AVE U:119..... \$715,000
 B: Saad Farooq & Ayesha Saad
 S: Loring Avenue Realty LLC
 Book/Page: 80432/537, Date: 07/14/22
 Mtg: Winchester Cp Bk \$643,500
 Type: Adj
 Use: Condo

62 SWANTON ST U:6

Norfolk Registry

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Avon

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	34
Median Price	\$465,000	\$475,000

► **REAL ESTATE SALES**

46 GLENDON ST **\$475,000**
B: Marco Freire & Katia N Silva
S: Rachel Muszynski & Melinda M Kayyal
Book/Page: 40687/320, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$380,000
Use: 3 Bdrm Cape Cod, Lot: 8400sf
Prior Sale: \$345,000 (08/20)

4 RUSSELL RD **\$735,000**
B: Martin E Ellis & Angela M Perry
S: Simonds Frank H Est & Lorna E Murphy
Book/Page: 40688/333, Date: 07/15/22
Mtg: Prime Lending Inc \$721,687
Use: 2 Bdrm Cape Cod, Lot: 101930sf

Bellingham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	90	97
Median Price	\$385,000	\$435,000

► **REAL ESTATE SALES**

248 CAROLINE DR **\$350,000**
B: Bruno P Oliveira & Rosilaine G Teixeira
S: Bryan A Turner
Book/Page: 40684/11, Date: 07/14/22
Mtg: First Natl Bank Trini \$280,000
Use: 3 Bdrm Ranch, Lot: 10000sf

310 CENTER ST **\$660,000**
B: Diane Becker Tr, Tr for J&L Trudel RT
S: Jean P Corriveau & Lise M Corriveau
Book/Page: 40679/319, Date: 07/12/22
Use: 2-Family Cape Cod, Lot: 65340sf

7 CHASE ST **\$550,000**
B: Jason Allison & Lynn Allison
S: David A Cornetta & Katie L Rogers
Book/Page: 40675/74, Date: 07/11/22
Mtg: Middlesex Svgs Bk \$440,000
Use: 3 Bdrm Split Entry, Lot: 30000sf
Prior Sale: \$395,500 (09/18)

45 DOUGLAS DR **\$315,000**
B: Bissam Suazo
S: Thavatchai Vitunitaya
Book/Page: 40675/465, Date: 07/11/22
Mtg: Guild Mortgage Co \$304,486
Use: 2 Bdrm Ranch, Lot: 9540sf

57 HIXON ST **\$675,000**
B: Christopher Dageese
S: Ian Frates & Adrienne Zaleski-Frutes
Book/Page: 40687/41, Date: 07/15/22
Use: 3 Bdrm Cape Cod, Lot: 40383sf
Prior Sale: \$348,000 (02/13)

6 MARION RD **\$435,000**
B: Rene Depot
S: Hhd Realty Holdings LLC
Doc#: 00000001506841, Date: 07/15/22
Mtg: United Wholesale Mtg \$380,741
Use: 3 Bdrm Cape Cod, Lot: 12664sf
Prior Sale: \$250,000 (01/22)

30 MCKEAN ST **\$281,000**
B: Ercilia E Franco
S: Jacqueline F Katsiaounis
Book/Page: 40678/355, Date: 07/12/22
Use: 3 Bdrm Old Style, Lot: 9000sf
Prior Sale: \$281,000 (05/22)

21 STONE ST **\$430,000**
B: Timothy R Tetreault & Lauren M Souza
S: Ashley B Pluta & Bryan J Pluta
Book/Page: 40687/599, Date: 07/15/22
Mtg: Fairway Ind Mtg \$395,000
Use: 3 Bdrm Split Entry, Lot: 30350sf
Prior Sale: \$275,000 (04/14)

206 VILLAGE LN U:206 **\$360,000**
B: Dorothy G Harrington
S: Helen E Donnelly
Book/Page: 40689/546, Date: 07/15/22
Mtg: Charles River Bank \$185,000
Type: Adj
Use: 2 Bdrm Condo

Braintree

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	151	146
Median Price	\$615,000	\$630,000

► **REAL ESTATE SALES**

165 ARNOLD ST **\$437,500**
B: Kevin G Irving & Aimee B Bridgwood
S: Leighton F Irving & Frances A Irving
Book/Page: 40685/489, Date: 07/15/22
Mtg: HarborOne Mortgage \$350,000
Use: 3 Bdrm Old Style, Lot: 9017sf

298 COMMERCIAL ST U:24 **\$300,000**
B: Olton Sina
S: Sandra L Gunther
Book/Page: 40676/103, Date: 07/11/22
Mtg: MSA Mortgage LLC \$255,000
Use: 2 Bdrm Condo

128 ELMELAWN RD **\$552,000**
B: Marcus J Egan & Samantha M Egan
S: Eileen M Cormican
Book/Page: 40681/156, Date: 07/13/22
Mtg: Fairway Ind Mtg \$533,577
Use: 2 Bdrm Bngl/cottage, Lot: 7623sf
Prior Sale: \$316,000 (06/15)

615 GRANITE ST **\$699,900**
B: Simon Companies LP
S: Messina Res Prop LLC
Doc#: 00000001506737, Date: 07/15/22
Use: 2-Family Conventional, Lot: 11500sf

482 GROVE ST **\$740,000**
B: Chiu F Chan & Jingjing Li
S: Margaret M Duffy Tr, Tr for MMD T
Book/Page: 40688/563, Date: 07/11/22
Mtg: LoanDepot.Com \$405,000
Use: 3 Bdrm Split Entry, Lot: 33759sf

7 HELEN RD **\$500,000**
B: Rebecca Tatum & Evan Picco
S: Rita A Murphy & Stacie A Tatum
Book/Page: 40687/9, Date: 07/15/22
Mtg: Rita Andler \$420,000
Use: 3 Bdrm Split Level, Lot: 25875sf

97 JOHN PAUL CIR **\$1,187,500**
B: Kristen V Tran, Tr for Patrick J Palingo
S: Peter Olivadoti & Silvana Olivadoti
Doc#: 00000001506845, Date: 07/15/22
Mtg: Mortgage Networks Inc \$737,500
Use: 4 Bdrm Contemporary, Lot: 22259sf

45 LEHAVEN TER **\$770,000**
B: Michael T DaSilva-Neves
S: Kwok-Kwan Lai & Alice Y Lai
Doc#: 00000001506813, Date: 07/15/22
Mtg: Cross Country Mtg Inc \$539,000
Use: 3 Bdrm Split Entry, Lot: 12502sf

577 POND ST **\$800,000**
B: Dorchester Rity Group LLC
S: Carl S Erickson Tr, Tr for C&N Erickson IRT
Book/Page: 40676/588, Date: 07/11/22
Use: Auto Sales, Lot: 20996sf

20 SKYLINE DR U:7 **\$220,000**
B: Qilin Si
S: Su E Li-Liang & Xiao F Li
Book/Page: 40682/490, Date: 07/14/22
Mtg: East West Bank \$120,000
Type: Adj
Use: 2 Bdrm Condo

36 WHITES HILL DR **\$1,452,000**
B: Daniel F Keller & Kathryn L Keller
S: Darren Butler Tr, Tr for Butler Hua FT
Book/Page: 40684/518, Date: 07/14/22
Mtg: Ruoff Mortgage Co \$1,161,600
Use: 4 Bdrm Colonial, Lot: 25439sf
Prior Sale: \$789,000 (03/15)

95 WHITES HILL DR **\$1,650,000**
B: Alex Cheung
S: Whites Hill LLC
Book/Page: 40682/188, Date: 07/14/22
Mtg: East West Bank \$950,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 25178sf

► **FORECLOSURE DEEDS**

21 SUNNYSIDE LN **\$641,000**
B: Bethsaida M Clark
S: Mark D Estillore & PHH Mortgage Corp
Book/Page: 40680/532, Date: 07/13/22
Use: 4 Bdrm Cape Cod, Lot: 17860sf
Prior Sale: \$534,500 (04/15)

Brookline

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	84	71
Median Price	\$1,850,000	\$2,542,000

► **REAL ESTATE SALES**

16 ADDINGTON RD U:32 **\$712,000**
B: THK Development LLC
S: Boris Kalinichenko & Alina Zalutskaya
Book/Page: 40676/565, Date: 07/11/22
Use: 2 Bdrm Condo
Prior Sale: \$600,000 (07/15)

126 AMORY ST U:B4 **\$543,000**
B: Summer I Thurston
S: Emily W Johnson
Book/Page: 40686/205, Date: 07/15/22
Use: 1 Bdrm Condo

22 ASPINWALL AVE **\$3,250,000**
B: Robert L Allen Jr Tr, Tr for 212 Aspinwall Avenue RT
S: Pappo Iso Est & Susan Axworthy
Book/Page: 40676/285, Date: 07/11/22

1450-1454 BEACON ST U:503 **\$535,000**
B: Olga L Rusak
S: Bruno G Dovalle & Isabella Delatorre
Book/Page: 40683/461, Date: 07/14/22
Mtg: Webster Bank \$320,000
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$329,000 (04/12)

769 BOYLSTON ST U:1 **\$510,000**
B: Jose C Andreazi & Sarah R Phat
S: James W Bales & Elizabeth A Bales
Book/Page: 40688/56, Date: 07/15/22
Mtg: Guaranteed Rate Affin \$433,500
Use: 3 Bdrm Condo

248 BUCKMINSTER RD **\$5,995,000**
B: Craig G Kennedy & Anna Bilnova
S: Russell S Cox & Sarah E Obrien
Book/Page: 40683/554, Date: 07/14/22
Mtg: Rocket Mortgage LLC \$2,997,500
Type: Adj
Use: 7 Bdrm Old Style, Lot: 24306sf
Prior Sale: \$4,750,000 (07/15)

20 CHAPEL ST U:C305 **\$589,000**
B: Lion River Properties LLC
S: Michael S Els Tr, Tr for Els Brastianos FT 2020
Book/Page: 40687/444, Date: 07/15/22
Use: 1 Bdrm Condo

80 CHESTNUT ST **\$1,889,062**
B: Marc Schwabish & Lisa Huang
S: Camjo LLC
Book/Page: 40679/255, Date: 07/12/22
Mtg: Metro Credit Union \$1,322,300
Use: 3-Family Decker, Lot: 2810sf
Prior Sale: \$1,380,000 (05/14)

21 CROWNSHIELD RD U:5 **\$2,032,000**
B: Chao Zhang & Anqi Hu
S: 21 Crown LLC
Book/Page: 40687/45, Date: 07/15/22
Mtg: First Republic Bk \$1,250,000
Type: Adj
Use: Condo

34 FRANCIS ST U:34 **\$2,600,000**
B: Imogen M Pryce & Nicholas D Larusso
S: Emery N Brown & Virginia Andradas
Book/Page: 40675/540, Date: 07/11/22
Mtg: Leader Bank NA \$1,900,000
Use: 6 Bdrm Condo

130 FULLER ST U:1 **\$565,000**
B: Giovanni Nicolai & Silvia Alberta
S: Sally J Dunn
Doc#: 00000001506769, Date: 07/15/22
Use: 1 Bdrm Condo

30 GEORGE LN **\$4,900,000**
B: George Frem Tr, Tr for G Joseph&R Claude Frem LT
S: Jeffrey J Palmucci Tr, Tr for Palmucci IRT
Book/Page: 40678/582, Date: 07/12/22
Use: 5 Bdrm Colonial, Lot: 40080sf

3 GREENWAY CT U:A **\$855,000**
B: Philip Christiansen & Nelya Christiansen
S: 3 Greenway Court LLC
Book/Page: 40689/345, Date: 07/15/22
Mtg: HarborOne Mortgage \$647,201
Type: Adj
Use: 3 Bdrm Condo

8 HART ST **\$875,000**
B: Zoe B Girard
S: Meighan C Rock & Stephen Rock
Book/Page: 40688/563, Date: 07/15/22
Mtg: First Republic Bk \$660,000
Use: 2 Bdrm Old Style, Lot: 1429sf

11 HURD RD U:1 **\$715,000**
B: Courtney P Miller & Jessie W Miller
S: Alix L Fishman & Daniel Fishman
Book/Page: 40676/216, Date: 07/11/22
Mtg: Fairway Ind Mtg \$679,250
Use: 3 Bdrm Condo
Prior Sale: \$643,000 (08/17)

5 IRVING ST U:3 **\$1,145,000**
B: Gizem A Bayram & Ilker Bayram
S: Djems Domerson Tr, Tr for Ginger Melton RET
Book/Page: 40684/438, Date: 07/14/22
Mtg: Cambridge Svgs Bk \$800,000
Use: 4 Bdrm Condo
Prior Sale: \$541,000 (01/12)

32 KENT SQ U:2 **\$2,205,022**
B: Hemati T Bhashyam & Abhiram R Bhashyam
S: Edward F Smith Tr, Tr for Smith Lyle 2022 Funding T
Book/Page: 40689/11, Date: 07/15/22
Mtg: Cambridge Svgs Bk \$1,500,000
Type: Adj
Use: 4 Bdrm Condo, Lot: 6647sf

147 KENT ST U:2 **\$1,400,000**
B: Elizabeth Oliver Tr, Tr for Elizabeth Oliver T
S: Oliver Kent LLC
Book/Page: 40674/409, Date: 07/11/22
Use: Condo

121 LONGWOOD AVE U:4A **\$1,150,000**
B: Majorie Prolman Tr, Tr for Majorie Prolman RET
S: Varda Lief & Anthony Giarrusso
Book/Page: 40678/482, Date: 07/12/22
Use: 2 Bdrm Condo

193 LONGWOOD AVE U:193 **\$2,500,000**
B: Yvonne Lai & Gabriel Brat
S: Steven A Brown
Book/Page: 40687/197, Date: 07/15/22
Mtg: First Republic Bk \$2,000,000
Use: 4 Bdrm Condo

604 NEWTON ST **\$2,460,000**
B: Shideh Amirifeli
S: Aditya Kaza & Elisabeth Kaza
Book/Page: 40687/400, Date: 07/15/22
Mtg: Liberty Bay CJ \$1,650,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 16744sf
Prior Sale: \$1,900,000 (07/14)

62 PLEASANT ST U:3 **\$1,600,000**
B: Claudio Punzo & Diana J Eschaki
S: William R Young & Kelly Church
Book/Page: 40686/77, Date: 07/15/22
Mtg: First Republic Bk \$1,280,000
Use: 3 Bdrm Condo
Prior Sale: \$850,000 (03/14)

33 POND AVE U:1117 **\$560,000**
B: Deanna Miller
S: Andrew Donald R Est & Robert D Andrew
Book/Page: 40681/375, Date: 07/13/22
Use: 1 Bdrm Condo

77 POND AVE U:706 **\$735,000**
B: Kunimatsu Hashimoto
S: Yueh-O Wu
Book/Page: 40676/334, Date: 07/11/22
Mtg: Mortgage Corp Eastll \$551,250
Use: 2 Bdrm Condo

123 SAINT PAUL ST U:2 **\$1,620,000**
B: Domagoj Mladinov
S: Jieming Gu & Zhongkai Gu
Book/Page: 40679/512, Date: 07/12/22
Mtg: Wakefield Cp Bk \$1,244,850
Type: Adj
Use: 4 Bdrm Condo
Prior Sale: \$1,375,000 (03/16)

232 SUMMIT AVE U:W102 **\$1,425,000**
B: Charles R Anderson & Pamela R Anderson
S: Richard Segal
Book/Page: 40684/55, Date: 07/14/22
Use: Condo

69 WALNUT ST U:12 **\$1,600,000**
B: Luke Frankiw
S: Kenwood Investments LLC
Book/Page: 40689/179, Date: 07/15/22
Use: Condo

10 RIVER RD **\$3,425,000**
B: Gregory N Thomas
S: Robert K McConaughy & Martha B McConaughy
Book/Page: 40682/401, Date: 07/14/22
Use: 6 Bdrm Gambrel, Lot: 87120sf

14 STOCKBRIDGE ST **\$1,500,000**
B: Eric J Fleming
S: Ochs Darcy N Est & Helena Ochs
Book/Page: 40686/391, Date: 07/15/22
Mtg: Abington Bank \$1,125,000
Use: 3 Bdrm Contemporary, Lot: 16335sf
Prior Sale: \$805,000 (07/10)

Canton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	132	85
Median Price	\$727,500	\$760,000

► **REAL ESTATE SALES**

187 INDIAN LN **\$494,550**
B: Jenk Builders LLC
S: US Bank NA Tr
Book/Page: 40682/527, Date: 07/14/22
Mtg: Loan Funder LLC \$541,218
Use: 3 Bdrm Colonial, Lot: 24859sf
Prior Sale: \$282,480 (07/19)

125 REVERE ST U:B **\$620,000**
B: Jaya M Allu
S: Xiaoming Wu & Xiaoling Zong
Book/Page: 40687/491, Date: 07/15/22
Mtg: Fairway Ind Mtg \$465,000
Use: 2 Bdrm Condo

200 REVERE ST U:4203 **\$630,000**
B: Redfinnow Borrower LLC
S: Ryan A Werber & Christina B Pomanski
Book/Page: 40673/584, Date: 07/11/22
Use: 2 Bdrm Condo

4 SHORE DR **\$810,000**
B: Lewis B Moten Jr & Nadgeda J Moten
S: Joyce Michael P Est & Jeannemarie Joyce
Book/Page: 40681/354, Date: 07/13/22
Mtg: Berkshire Bank \$729,000
Use: 3 Bdrm Split Level, Lot: 16831sf

5 STILLWATER RD **\$1,852,985**
B: Eric Batchelder & Dawn Batchelder
S: Toll Northeast 5 Corp
Book/Page: 40676/531, Date: 07/11/22
Mtg: Toll Brothers Mtg Co \$1,480,000
Use: Residential Developable Land, Lot: 31832sf

304 YORK ST **\$1,053,945**
B: David Arrowsmith
S: Brian J Whipple & Margaret P Whipple
Book/Page: 40687/342, Date: 07/15/22
Mtg: New Fed Mtg Corp \$770,000
Use: 4 Bdrm Colonial, Lot: 30710sf

Cohasset

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	66	43
Median Price	\$1,352,500	\$1,300,000

► **REAL ESTATE SALES**

74 FOREST AVE **\$2,100,000**
B: Christopher M Kondrat & Lizanne B Kondrat
S: Eric Guempel & Denise Guempel
Book/Page: 40687/378, Date: 07/15/22
Mtg: East West Mtg LLC \$300,000
Use: 8 Bdrm Colonial, Lot: 238273sf

4 KENDALL VLG U:4 **\$900,000**
B: Stacie Tatum & Rita Andler
S: Gregory A Holden & Anne C Holden
Book/Page: 40686/321, Date: 07/15/22
Use: 2 Bdrm Condo
Prior Sale: \$559,000 (10/15)

10 RIVER RD **\$3,425,000**
B: Gregory N Thomas
S: Robert K McConaughy & Martha B McConaughy
Book/Page: 40682/401, Date: 07/14/22
Use: 6 Bdrm Gambrel, Lot: 87120sf

14 STOCKBRIDGE ST **\$1,500,000**
B: Eric J Fleming
S: Ochs Darcy N Est & Helena Ochs
Book/Page: 40686/391, Date: 07/15/22
Mtg: Abington Bank \$1,125,000
Use: 3 Bdrm Contemporary, Lot: 16335sf
Prior Sale: \$805,000 (07/10)

Dedham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	153	145
Median Price	\$626,500	\$710,000

► **REAL ESTATE SALES**

711 EAST ST **\$601,000**
B: Gregory Sullivan & Amy Sullivan
S: Murray Norbert A Est & Neal F Murray
Doc#: 00000001506830, Date: 07/15/22
Mtg: Needham Bk \$540,900
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 9573sf

21 GREENWOOD AVE **\$175,000**
B: David J Gillis & Patricia A Gillis
S: Daniel F Keech
Doc#: 00000001506661, Date: 07/13/22
Use: 3 Bdrm Ranch, Lot: 4800sf

38 HAZELNUT PL **\$649,900**
B: Robert P Murphy Jr & Meghan Sheehan
S: Shawn P Kelley
Book/Page: 40684/323, Date: 07/14/22
Mtg: UBS Bank USA \$519,920
Use: 3 Bdrm Colonial, Lot: 4772sf
Prior Sale: \$315,000 (06/13)

52 HYDE PARK ST **\$552,000**
B: SBF LLC
S: Kevin F Cahill Tr, Tr for 52 Hyde Park Street IRT
Book/Page: 40687/542, Date: 07/15/22
Mtg: Needham Bk \$531,000
Use: 2-Family Family Flat, Lot: 14230sf

19 LEWIS FARM RD U:19 **\$320,000**
B: Michael W Alexandre & Neema S Nkya
S: Judith M Crawford
Book/Page: 40688/276, Date: 07/15/22
Mtg: Amerisave Mtg Corp \$264,651
Use: 2 Bdrm Condo

289 MILTON ST **\$960,000**
B: Jiaxin Cai & Tongjie Jian
S: Tony L Chamoun
Book/Page: 40688/206, Date: 07/15/22
Mtg: Needham Bk \$620,000
Use: 2-Family Family Flat, Lot: 13991sf

86 RICHARDS ST **\$1,050,000**
B: Virginia M Swain & Kathleen A Fitzgerald
S: John R Ingram & Linda B Ingram
Book/Page: 40683/224, Date: 07/14/22
Mtg: Needham Bk \$840,000
Use: 3 Bdrm Conventional, Lot: 6000sf

265 RIVERSIDE DR **\$839,000**
B: Anastasia Lyamar
S: Burke Lieppman & Kathryn C Lieppman
Doc#: 00000001506790, Date: 07/15/22
Mtg: Northstar Mtg Corp \$647,200
Use: 4 Bdrm Cape Cod, Lot: 9000sf
Prior Sale: \$659,000 (07/20)

100-210 RUSTCRAFT RD **\$134,100,000**
B: Rustcraft Industrial Owrn
S: Rustcraft Owner LLC
Book/Page: 40678/151, Date: 07/12/22

72 SCHOOL ST **\$1,375,000**
B: Christopher Pope & Sarah Pope
S: Jeffrey L Randall & Nancy S Randall
Book/Page: 40686/150, Date: 07/15/22
Use: 3 Bdrm Antique, Lot: 12712sf

28 VIOLET AVE **\$625,000**
B: Yolanda Depalo
S: David F Oconnor & Janice S Oconnor
Doc#: 00000001506644, Date: 07/13/22
Mtg: Mortgage Networks Inc \$350,000
Use: 3 Bdrm Conventional, Lot: 8100sf

494 WASHINGTON ST **\$1,000,000**
B: Kathleen M Haley
S: Daniel H Doud & Sarah B Whitney
Book/Page: 40675/217, Date: 07/11/22
Mtg: Finance America LLC \$750,000
Use: 4 Bdrm Antique, Lot: 5800sf
Prior Sale: \$741,000 (07/17)

686 WASHINGTON ST **\$670,000**
B: Miguel Cerinza & Hector Acosta
S: Ronaldo D Deoliveira
Book/Page: 40676/189, Date: 07/11/22
Mtg: Fairway Ind Mtg \$502,500
Use: 4 Bdrm Cape Cod, Lot: 33975sf
Prior Sale: \$438,000 (09/19)

Dover

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	50
Median Price	\$1,425,000	\$1,631,500

► **REAL ESTATE SALES**

15 CEDAR HILL RD **\$1,261,000**
B: Kathleen F McCullough & John J McCullough
S: Carol A Boudreau & William A Seibel
Book/Page: 40679/132, Date: 07/12/22
Mtg: Mortgage Networks Inc \$711,000
Use: 4 Bdrm Colonial, Lot: 46739sf
Prior Sale: \$900,000 (05/20)

Foxboro

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2
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177 HIGHWOOD DR U:177..... \$350,000
 B: James Thornhill Jr Tr, Tr for Juna Way RT
 S: Lynda V Strissel Tr, Tr for 177 Highwood Drive T
 Book/Page: 40677/66, Date: 07/11/22
 Use: 2 Bdrm Condo
 Prior Sale: \$258,000 (05/19)

1 JUNA WAY..... \$850,000
 B: Ronnie L Guyton & Clarissa A Guyton
 S: James Thornhill Jr Tr, Tr for 1 Juna Way IRT
 Book/Page: 40676/255, Date: 07/11/22
 Mtg: Workers Credit Union \$807,500
 Type: Adj
 Use: 4 Bdrm Contemporary, Lot: 40267sf

30 MCKEAN ST..... \$281,000
 B: Ercilia E Franco
 S: Jacqueline F Katsiaounis
 Book/Page: 40678/355, Date: 07/12/22

108 MILL ST..... \$605,000
 B: Nicholas O Botts & Lisa A Britto
 S: Daniel J Syman & Celio Gaspar
 Book/Page: 40684/288, Date: 07/14/22
 Mtg: Guaranteed Rate Inc \$484,000
 Use: 2 Bdrm Contemporary, Lot: 101277sf
 Prior Sale: \$291,000 (06/11)

735 POND ST..... \$350,000
 B: Ethan Steeves
 S: Stephen A Cole & Colleen M Cole
 Book/Page: 40678/383, Date: 07/12/22
 Mtg: Equity Resources Inc \$225,000
 Use: 3 Bdrm Colonial, Lot: 35789sf

31 QUINCE ISLAND RD U:31 \$80,000
 B: Jennifer S Ebel
 S: Jennifer S Ebel & Christopher Kelly
 Book/Page: 40675/512, Date: 07/11/22
 Mtg: LoanDepot.Com \$251,500
 Use: 2 Bdrm Condo
 Prior Sale: \$275,000 (03/12)

7 ROLLING RIDGE RD..... \$446,000
 B: Cody J Harrop & Nicole Horsman
 S: Kathleen I Kennedy
 Book/Page: 40675/239, Date: 07/11/22
 Mtg: Envoy Mtg LTD \$401,400
 Use: 3 Bdrm Ranch, Lot: 16191sf

839 WASHINGTON ST..... \$653,000
 B: Tianpeng Wang & Yanyun Ni
 S: Viatcheslav Kokkaev & Natalia Sarygina
 Book/Page: 40689/143, Date: 07/15/22
 Mtg: MLD Mortgage Inc \$500,000
 Use: 4 Bdrm Colonial, Lot: 44388sf
 Prior Sale: \$418,750 (06/10)

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	48
Median Price	\$555,000	\$592,000

► REAL ESTATE SALES

36 CRESTVIEW DR..... \$800,000
 B: Robert Sullivan & Maureen Sullivan
 S: Suzanne S Curran Tr, Tr for 36 Crestview Drive IRT
 Book/Page: 40676/364, Date: 07/11/22
 Mtg: Fall River Five Cents \$720,000
 Use: 4 Bdrm Colonial, Lot: 27007sf

14 FRONTIER LN..... \$310,000
 B: 431 Whiting LLC
 S: Richard M Mccarthy & Courtney L Mccarthy
 Book/Page: 40678/212, Date: 07/12/22
 Mtg: Urban Equities LLC \$850,000
 Use: Residential Developable Land, Lot: 60984sf
 Prior Sale: \$260,000 (04/19)

96 GLEN ELLEN BLVD U:96..... \$963,405
 B: Lawrence A Lepore Jr & Lina Lepore
 S: Toll MA Land 3 LP
 Book/Page: 40682/441, Date: 07/14/22
 Use: 3 Bdrm Condo

24 HELEN LN U:173..... \$828,995
 B: Marcy Buckler
 S: Toll MA Land 3 LP
 Book/Page: 40675/408, Date: 07/11/22
 Mtg: Toll Brothers Mtg Co \$330,000
 Use: Condo

19 KEY ST U:19..... \$360,000
 B: Ellen D Corbett Tr, Tr for H K Alaska Supplemental T S:
 Merilyn G Thompson
 Doc#: 00000001506847, Date: 07/15/22
 Use: 2 Bdrm Condo

327 PLAIN ST..... \$600,000
 B: Nicholas F Pacheco & Kelly G Laporte
 S: Lawrence B Colaluca 3rd & Allison B Colaluca
 Book/Page: 40681/135, Date: 07/13/22
 Mtg: United Wholesale Mtg \$570,000
 Use: 3 Bdrm Ranch, Lot: 14375sf
 Prior Sale: \$450,000 (02/20)

76 SPENCER ST..... \$430,000
 B: Rory Greene
 S: Evelyn M Hynes
 Book/Page: 40687/22, Date: 07/15/22
 Mtg: Northpointe Bank \$330,500
 Use: 3 Bdrm Colonial, Lot: 30056sf
 Prior Sale: \$272,000 (07/12)

397 VILLAGE ST..... \$800,000
 B: Olga Kuperman
 S: Femion Mezzini Tr, Tr for 333M IRT
 Book/Page: 40684/143, Date: 07/14/22
 Mtg: Comerstone Bank \$600,000
 Type: Adj
 Use: 2-Family Family Flat, Lot: 40946sf
 Prior Sale: \$590,000 (06/21)

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	73	50
Median Price	\$415,500	\$475,000

► REAL ESTATE SALES

22 EDGEWOOD RD..... \$600,000
 B: Christopher Lui & Nam Vo
 S: Roger Figueroa
 Book/Page: 40688/231, Date: 07/15/22
 Mtg: Amerisave Mtg Corp \$480,000
 Use: 3 Bdrm Colonial, Lot: 5000sf
 Prior Sale: \$415,000 (10/19)

24 EDGEWOOD RD..... \$600,000
 B: Christopher Lui & Nam Vo
 S: Roger Figueroa
 Book/Page: 40688/231, Date: 07/15/22
 Use: Residential Undvlpble Land, Lot: 5000sf

Medfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	87	74
Median Price	\$835,000	\$1,055,000

► REAL ESTATE SALES

11 GLOVER PL U:11..... \$915,000
 B: Xiaomeng Wu & Xiaoling Zong
 S: Antonio J Santos & Kirstin A Santos
 Book/Page: 40678/595, Date: 07/12/22
 Mtg: Guaranteed Rate Inc \$280,000
 Use: 3 Bdrm Condo

16 HILLCREST RD..... \$825,000
 B: Kristin Sjo-Gaber & Luke Riso
 S: Corey Lavallee & Jayme W Lavallee
 Book/Page: 40675/306, Date: 07/11/22
 Mtg: Home Point Finl Corp \$618,750
 Use: 3 Bdrm Split Level, Lot: 26894sf
 Prior Sale: \$499,000 (12/15)

7 MAPLE ST U:7..... \$998,000
 B: Thomas Little & Paula Little
 S: Matthew P Lawrence
 Book/Page: 40686/175, Date: 07/15/22
 Use: 2 Bdrm Condo
 Prior Sale: \$880,000 (10/19)

23 PARTRIDGE RD..... \$920,000
 B: Juliet Campbell & Neil C Campbell
 S: Stella Demopoulos & Miltiades Tolikas
 Book/Page: 40677/268, Date: 07/11/22
 Mtg: Citizens Bank \$828,000
 Use: 3 Bdrm Split Level, Lot: 25827sf

280 SOUTH ST..... \$1,380,000
 B: Enis H Simsek & Elcin L Simsek
 S: Kin T Chung & Hong Chen
 Book/Page: 40689/92, Date: 07/15/22
 Mtg: Mortgage Networks Inc \$1,104,000
 Use: 3 Bdrm Colonial, Lot: 39099sf
 Prior Sale: \$887,500 (08/15)

Medway

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	76	55
Median Price	\$532,500	\$665,000

► REAL ESTATE SALES

36 COFFEE ST..... \$550,000
 B: Willie R Tyndall & April M Tyndall
 S: Peter J Deolympio & Teresa A Deolympio
 Book/Page: 40683/262, Date: 07/14/22
 Mtg: United Wholesale Mtg \$569,800
 Use: 3 Bdrm Ranch, Lot: 11761sf

3 IARUSSI WAY..... \$1,050,000
 B: Assem Takla & Marlene Takla
 S: Karen A Canessa & Eric K Lindstrom
 Book/Page: 40687/397, Date: 07/15/22
 Mtg: Envoy Mtg LTD \$770,500
 Use: 4 Bdrm Colonial, Lot: 28967sf

5 INDEPENDENCE LN..... \$1,110,000
 B: Joshua Cook & Melinda Cook
 S: James A Lane & Darlene M Lane
 Book/Page: 40678/514, Date: 07/12/22
 Mtg: Rocket Mortgage LLC \$880,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 22564sf

2 KING PHILLIP ST..... \$363,000
 B: Taylor A Hayes & Justin N Papparazzo
 S: Dangelia Alberty & Fabio Cataldo
 Book/Page: 40677/201, Date: 07/11/22
 Mtg: Citizens Bank \$356,425
 Use: 2 Bdrm Colonial, Lot: 5000sf
 Prior Sale: \$290,000 (03/19)

14-R SANFORD ST U:71..... \$235,000
 B: Elias E Sayah
 S: Vincent A Boczanowski Tr, Tr for Vin Boczanowski IRT
 Book/Page: 40676/487, Date: 07/11/22
 Mtg: Cross Country Mtg Inc \$230,743
 Use: 3 Bdrm Condo

8 STERLING CIR U:8..... \$702,986
 B: Nurtal Lamiev
 S: DTRT LLC
 Book/Page: 40677/71, Date: 07/11/22
 Mtg: Rocket Mortgage LLC \$597,539
 Use: Condo

20 STERLING CIR U:20..... \$701,965
 B: William K Lewis Jr
 S: DTRT LLC
 Book/Page: 40689/417, Date: 07/15/22
 Mtg: Academy Mortgage Corp \$479,965
 Use: Condo

3 TIMBER CREST DR..... \$859,630
 B: Federico Franchi & Maria G Gualandi
 S: Timber Crest LLC
 Book/Page: 40676/537, Date: 07/11/22
 Mtg: Wells Fargo Bank \$687,704
 Use: Residential Developable Land, Lot: 11900sf

Needham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	185	179
Median Price	\$1,230,000	\$1,450,000

► REAL ESTATE SALES

251 BROOKLINE ST..... \$1,060,000
 B: Ryan Chladny & Melanie Chladny
 S: Joni P Syrotick Tr, Tr for Joni P Syrotick 2016 RET
 Book/Page: 40686/567, Date: 07/15/22
 Mtg: US Bank NA \$848,000
 Type: Adj
 Use: 4 Bdrm Old Style, Lot: 10759sf

78 ELDER RD..... \$2,675,000
 B: Michael Turgel & Charla Turgel
 S: Met Development LLC
 Book/Page: 40687/132, Date: 07/15/22
 Mtg: US Bank NA \$1,375,000
 Type: Adj
 Use: 3 Bdrm Ranch, Lot: 14636sf
 Prior Sale: \$800,000 (12/21)

171 ELMWOOD RD..... \$1,250,000
 B: LDS Development Group LLC
 S: Sheila A Stanton
 Book/Page: 40684/216, Date: 07/14/22
 Mtg: Norwood CooperativeBk \$1,787,500
 Use: 4 Bdrm Garrison, Lot: 13416sf

118 EVELYN RD..... \$1,759,000
 B: Karen R Ruderman Tr, Tr for KRR LT
 S: Michael J Turgel & Charla R Turgel
 Book/Page: 40684/417, Date: 07/14/22
 Use: 4 Bdrm Cape Cod, Lot: 11195sf
 Prior Sale: \$967,250 (11/12)

185 EVELYN RD..... \$1,450,000
 B: Ellen D Corbett Tr, Tr for H K Alaska Supplemental T S:
 Merilyn G Thompson
 Doc#: 00000001506689, Date: 07/12/22
 Use: 3 Bdrm Raised Ranch, Lot: 10498sf

42 GILBERT RD..... \$1,532,000
 B: Michael Mcdonough & Kristin Mcdonough
 S: Karen Ruderman
 Doc#: 00000001506609, Date: 07/12/22
 Mtg: South Shore Bank \$1,287,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 13199sf
 Prior Sale: \$1,132,000 (05/20)

665 GREAT PLAIN AVE..... \$2,155,000
 B: Richard A Hirschen & Marcy W Hirschen
 S: J Derenzo Properties LLC
 Book/Page: 40675/53, Date: 07/11/22
 Mtg: Firsttrust Bank \$950,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 9583sf
 Prior Sale: \$772,800 (11/21)

1204 GREENDALE AVE U:109..... \$355,000
 B: Needham Enterprises LLC
 S: Mark W Kelley
 Book/Page: 40681/286, Date: 07/13/22
 Mtg: Needham Bk \$284,000
 Use: 1 Bdrm Condo
 Prior Sale: \$223,000 (05/18)

39 HUTTER RIDGE RD..... \$3,610,000
 B: Jeffrey J Doran & Colen D Doran
 S: Igor Kozhemiakini & Ekaterina Kozhemiakina
 Book/Page: 40677/548, Date: 07/12/22
 Mtg: First Republic Bk \$2,210,000
 Type: Adj
 Use: 5 Bdrm Colonial, Lot: 43778sf
 Prior Sale: \$3,120,000 (05/16)

19 KENNEY ST..... \$1,050,000
 B: CMJ Properties Corp
 S: Philip Maher
 Book/Page: 40688/81, Date: 07/15/22
 Mtg: Village Bank \$2,077,500
 Use: 3 Bdrm Colonial, Lot: 10019sf

135 LINDBERGH AVE..... \$1,650,000
 B: Jingzhou Yang & Xiaofang Yu
 S: William F Hines Jr Tr, Tr for Lindbergh Avenue IRT
 Book/Page: 40689/284, Date: 07/15/22
 Mtg: Washington Trust Mtg \$950,000
 Type: Adj
 Use: 4 Bdrm Garrison, Lot: 10019sf

229 VALLEY RD..... \$2,223,500
 B: Marjorie Matchak & Peter Matchak
 S: Silva Development LLC
 Book/Page: 40687/358, Date: 07/15/22
 Mtg: Eastern Bank \$580,000
 Use: 3 Bdrm Ranch, Lot: 10716sf
 Prior Sale: \$750,000 (08/21)

12 WEBSTER ST..... \$1,100,000
 B: Omer Gabay & Zarina P Gabay
 S: Guillaume Bourgeois-Pin & Zoe Girard
 Book/Page: 40686/211, Date: 07/15/22
 Mtg: RTN FCU \$880,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 14549sf
 Prior Sale: \$810,000 (04/19)

70 WEBSTER ST..... \$2,620,000
 B: Dominique Abdi & Jiahui Yu
 S: 70 Webster Street LLC
 Book/Page: 40685/34, Date: 07/15/22
 Mtg: Leader Bank NA \$2,096,000
 Use: Residential Developable Land, Lot: 10716sf
 Prior Sale: \$780,975 (04/21)

77 WEBSTER ST..... \$950,000
 B: ARP Development LLC
 S: Donald R Emerson Jr & Kate E Emerson
 Book/Page: 40680/330, Date: 07/13/22
 Mtg: Needham Bk \$1,560,000
 Use: 3 Bdrm Cape Cod, Lot: 14331sf

835 WEBSTER ST..... \$1,080,000
 B: J Derenzo Properties LLC
 S: Robert R Andrews 3rd Tr, Tr for Andrews 2 NT
 Book/Page: 40687/172, Date: 07/15/22
 Mtg: Village Bank \$1,950,000
 Use: 2 Bdrm Ranch, Lot: 12981sf

Milton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	150	139
Median Price	\$870,000	\$887,500

► REAL ESTATE SALES

39 CALIFORNIA AVE..... \$788,500
 B: Jing Li
 S: Shuai Cao & Valdir Pereira
 Doc#: 000000001506709, Date: 07/14/22
 Mtg: Needham Bk \$512,525
 Use: 3 Bdrm Colonial, Lot: 7610sf

124 CANTON AVE..... \$1,950,000
 B: Cody S Klein & Jessica J Klein
 S: Nora T Harrington
 Book/Page: 40680/585, Date: 07/13/22
 Mtg: Bethpage FCU \$1,560,000
 Type: Adj
 Use: 7 Bdrm Colonial, Lot: 18639sf
 Prior Sale: \$1,050,000 (01/14)

244 ELIOT ST U:1..... \$719,000
 B: Adam M Easley & Katherine E RETtie
 S: Tyler Gualtieri & Joanna Gualtieri
 Book/Page: 40688/459, Date: 07/15/22
 Mtg: JPMorgan Chase Bank \$575,200
 Use: 2 Bdrm Condo, Lot: 5250sf
 Prior Sale: \$496,000 (03/18)

105 GRANITE PL..... \$670,000
 B: Patrick Clarke & Casey Noonan
 S: Chinn Carol V Est & John A Chinn
 Book/Page: 40689/64, Date: 07/15/22
 Mtg: Harvard University CU \$536,000
 Type: Adj
 Use: 3 Bdrm Bngl/cottage, Lot: 6726sf

29 LAUREL RD..... \$950,000
 B: Edison Ortiz & Patricia Nunez-Ortiz
 S: Arthur H Posner Tr, Tr for Posner FT
 Book/Page: 40679/283, Date: 07/12/22
 Mtg: Evolve B&T \$807,500
 Use: 2-Family Mlti-unt Blg, Lot: 4500sf

22 MILTON HILL RD..... \$2,500,000
 B: Jonathan Merrigan & Sarah Merrigan
 S: James K Schmidt & Nancy L Schmidt
 Book/Page: 40688/299, Date: 07/15/22
 Mtg: Bank of America NA \$2,000,000
 Type: Adj
 Use: 7 Bdrm Colonial, Lot: 44183sf

10 STANDISH RD..... \$1,050,000
 B: Nora T Harrington
 S: Basil Hayek & Kimberley Wyman
 Book/Page: 40686/295, Date: 07/15/22
 Use: 3 Bdrm Colonial, Lot: 8721sf
 Prior Sale: \$1,256,000 (05/22)

7 WALDO RD..... \$860,000
 B: John Colton & Sasha Pressman
 S: Kyle Mcburney & Heather Mcburney
 Doc#: 000000001506771, Date: 07/15/22
 Mtg: Cape Cod Five Cent Bk \$560,000
 Use: 3 Bdrm Colonial, Lot: 5336sf
 Prior Sale: \$599,000 (04/17)

86 WENDELL PARK..... \$1,150,000
 B: Alejandro Miranda & Tara Miranda
 S: Beverly A Walsh Tr, Tr for Walsh FT
 Book/Page: 40683/305, Date: 07/14/22
 Use: 4 Bdrm Colonial, Lot: 11857sf

29 WILDWOOD RD..... \$965,000
 B: Katherine Mathews
 S: Matthew Mccarthy & Jessica S Mccarthy
 Book/Page: 40687/72, Date: 07/15/22
 Mtg: Guaranteed Rate Inc \$750,000
 Use: 3 Bdrm Cape Cod, Lot: 9818sf
 Prior Sale: \$599,000 (11/17)

72 WOLCOTT WOODS LN U:72..... \$1,425,000
 B: David A Calef & Ingrid I Schaffer
 S: Wolcott Residential LLC
 Book/Page: 40683/527, Date: 07/14/22
 Mtg: Middlesex Svgs Bk \$825,000
 Use: Possible New Construction

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	185	179
Median Price	\$1,230,000	\$1,450,000

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 Type: Adj
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 S: Met Development LLC
 Book/Page: 40687/132, Date: 07/15/22
 Mtg: US Bank NA \$1,375,000
 Type: Adj
 Use: 3 Bdrm Ranch, Lot: 14636sf
 Prior Sale: \$800,000 (12/21)

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 B: LDS Development Group LLC
 S: Sheila A Stanton
 Book/Page: 40684/216, Date: 07/14/22
 Mtg: Norwood CooperativeBk \$1,787,500
 Use: 4 Bdrm Garrison, Lot: 13416sf

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 Mtg: South Shore Bank \$1,287,000
 Type: Adj
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 S: J Derenzo Properties LLC
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 Mtg: Firsttrust Bank \$950,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 9583sf
 Prior Sale: \$772,800 (11/21)

1204 GREENDALE AVE U:109..... \$355,000
 B: Needham Enterprises LLC
 S: Mark W Kelley
 Book/Page: 40681/286, Date: 07/13/22
 Mtg: Needham Bk \$284,000
 Use: 1 Bdrm Condo
 Prior Sale: \$223,000 (05/18)

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 S: Igor Kozhemiakini & Ekaterina Kozhemiakina
 Book/Page: 40677/548, Date: 07/12/22
 Mtg: First Republic Bk \$2,210,000
 Type: Adj
 Use: 5 Bdrm Colonial, Lot: 43778sf
 Prior Sale: \$3,120,000 (05/16)

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 B: CMJ Properties Corp
 S: Philip Maher
 Book/Page: 40688/81, Date: 07/15/22
 Mtg: Village Bank \$2,077,500
 Use: 3 Bdrm Colonial, Lot: 10019sf

135 LINDBERGH AVE..... \$1,650,000
 B: Jingzhou Yang & Xiaofang Yu
 S: William F Hines Jr Tr, Tr for Lindbergh Avenue IRT
 Book/Page: 40689/284, Date: 07/15/22
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 Type: Adj
 Use: 4 Bdrm Garrison, Lot: 10019sf

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 S: Silva Development LLC
 Book/Page: 40687/358, Date: 07/15/22
 Mtg: Eastern Bank \$580,000
 Use: 3 Bdrm Ranch, Lot: 10716sf
 Prior Sale: \$750,000 (08/21)

12 WEBSTER ST..... \$1,100,000
 B: Omer Gabay & Zarina P Gabay
 S: Guillaume Bourgeois-Pin & Zoe Girard
 Book/Page: 40686/211, Date: 07/15/22
 Mtg: RTN FCU \$880,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 14549sf
 Prior Sale: \$810,000 (04/19)

70 WEBSTER ST..... \$2,620,000
 B: Dominique Abdi & Jiahui Yu
 S: 70 Webster Street LLC
 Book/Page: 40685/34, Date: 07/15/22
 Mtg: Leader Bank NA \$2,096,000
 Use: Residential Developable Land, Lot: 10716sf
 Prior Sale: \$780,975 (04/21)

77 WEBSTER ST..... \$950,000
 B: ARP Development LLC
 S: Donald R Emerson Jr & Kate E Emerson
 Book/Page: 40680/330, Date: 07/13/22
 Mtg: Needham Bk \$1,560,000
 Use: 3 Bdrm Cape Cod, Lot: 14331sf

835 WEBSTER ST..... \$1,080,000
 B: J Derenzo Properties LLC
 S: Robert R Andrews 3rd Tr, Tr for Andrews 2 NT
 Book/Page: 40687/172, Date: 07/15/22
 Mtg: Village Bank \$1,950,000
 Use: 2 Bdrm Ranch, Lot: 12981sf

Norfolk

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	69	60
Median Price	\$690,000	\$764,500

► REAL ESTATE SALES

15 BERKSHIRE ST..... \$988,000
 B: Stephen F Mcdonough & Michelle A Mcdonough
 S: John N Buckley & Annette E Buckley
 Book/Page: 40686/289, Date: 07/15/22
 Use: 5 Bdrm Colonial, Lot: 44659sf

5 TURNER ST..... \$125,000
 B: David A Cornetta & Katie L Rogers
 S: Kimball W Rogers Tr, Tr for Rogers IRT
 Book/Page: 40677/13, Date: 07/11/22
 Mtg: Baycoast Mortgage Co \$100,000
 Type: Adj
 Use: Residential Developable Land, Lot: 55871sf

18 VALENTINE DR..... \$830,000
 B: Kerri Murray & Timothy Willis
 S: Jason N Gilbody & Joanne V Gilbody
 Book/Page: 40689/183, Date: 07/15/22
 Mtg: Leader Bank NA \$664,000
 Use: 3 Bdrm Colonial, Lot: 71117sf
 Prior Sale: \$535,000 (01/13)

Norwood

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
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NORFOLK REGISTRY
continued

Randolph

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	126	133
Median Price	\$450,000	\$520,000

► REAL ESTATE SALES

- 44 CANTON ST** **\$285,000**
B: Centura Bay LLC
S: Neil K Harpster & Brett J Harpster
Book/Page: 40678/178, Date: 07/12/22
Use: 3 Bdrm Conventional, Lot: 12444sf
Prior Sale: \$525,000 (06/22)
- 68 CONCETTA SASS DR** **\$645,000**
B: Thang Q Do & Ha T Nguyen
S: Chalfin Brenda A Est & Michael Chalfin
Book/Page: 40675/579, Date: 07/11/22
Use: 3 Bdrm Colonial, Lot: 12022sf
- 25 CRAWFORD ST** **\$610,000**
B: Christina Andrews & Hughroy H Andrews
S: Gail F Cullen
Doc#: 000000001506740, Date: 07/15/22
Mtg: Rocket Mortgage LLC \$518,500
Use: 3 Bdrm Raised Ranch, Lot: 13345sf
- 4 DAVIS RD** **\$450,000**
B: Rasheed A Bocas & Shariza A Bocas
S: Jean E Furbish
Book/Page: 40684/123, Date: 07/14/22
Mtg: Rockland Tr Co \$427,500
Use: 3 Bdrm Cape Cod, Lot: 9980sf
- 145 LIBERTY ST** **\$525,000**
B: Mai T Nguyen & Hoang P Nguyen
S: Bailey J Riegelhaupt Tr, Tr for B J Riegelhaupt 2021 T
Book/Page: 40689/377, Date: 07/15/22
Mtg: Flagstar Bank FSB \$420,000
Use: 3 Bdrm Ranch, Lot: 18168sf
- 7 ORCHARD ST** **\$400,000**
B: Darling Joseph & Eunnindy D Sanon
S: David C Ridge
Book/Page: 40688/432, Date: 07/15/22
Mtg: Fairway Ind Mtg \$392,755
Use: 3 Bdrm Conventional, Lot: 16746sf
Prior Sale: \$200,000 (04/19)
- 6 PROSPECT AVE** **\$325,000**
B: Giang Hoang
S: Hung Le
Book/Page: 40677/38, Date: 07/11/22
Mtg: Embrace Home Loans \$350,000
Use: 3 Bdrm Cape Cod, Lot: 14399sf
Prior Sale: \$110,000 (12/21)
- 62 ROCKEFELLER ST** **\$733,000**
B: Zhensheng Luo & Zhaokang Ma
S: Quyen Q Le & Loan P Nguyen
Book/Page: 40689/248, Date: 07/15/22
Mtg: Sun Mortgage Co Inc \$499,875
Use: 5 Bdrm Raised Ranch, Lot: 9500sf
Prior Sale: \$442,000 (06/17)
- 82 SOUTH ST** **\$745,000**
B: Erlin M Martinez
S: Maria P Centeio
Book/Page: 40682/569, Date: 07/14/22
Mtg: Caliber Home Loans \$731,506
Use: 2-Family Two Family, Lot: 23485sf
Prior Sale: \$458,000 (01/17)

► FORECLOSURE DEEDS

- 30 LINDEN PARK DR** **\$300,000**
B: Thomas Strujewski
S: Velex Desir & Bank Of New York Mellon
Book/Page: 40678/461, Date: 07/12/22
Use: 3 Bdrm Raised Ranch, Lot: 12000sf

Sharon

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	119	99
Median Price	\$700,000	\$765,000

► REAL ESTATE SALES

- 22 BISHOP RD** **\$1,055,000**
B: Brandon Cooney & Lindsay Cooney
S: Wendy O Carr & Steven M Carr
Book/Page: 40686/489, Date: 07/15/22
Mtg: Mortgage Networks Inc \$844,000
Use: 4 Bdrm Colonial, Lot: 40016sf
- 144 BROOK RD** **\$845,000**
B: Brian Zelgison
S: Andrew S Goloboy & Joan M Abrams
Book/Page: 40681/17, Date: 07/13/22
Mtg: Fall River Five Cents \$250,000
Use: 2 Bdrm Ranch, Lot: 20168sf
- 19 EDGEWOOD RD** **\$825,000**
B: Matthew T Stevens & Katherine Brook
S: Michael C Tucker & Natania Mlawer
Book/Page: 40675/172, Date: 07/11/22
Mtg: Guaranteed Rate Inc \$647,000
Use: 3 Bdrm Contemporary, Lot: 20140sf
- 10 LONGMEADOW LN** **\$751,000**
B: Uma M Bhojaraj & Aravind Bellan
S: Louis H Feinstein & Judith L Feinstein
Doc#: 000000001506546, Date: 07/11/22
Mtg: Guaranteed Rate Affin \$681,036
Use: 3 Bdrm Raised Ranch, Lot: 20096sf
- 43 WALPOLE ST** **\$624,000**
B: Stephen E Moncrief & Amrutarsi A Nori-Sarma
S: Eugene F Slason & Erica D Slason
Book/Page: 40685/367, Date: 07/15/22
Mtg: Washington Trust Mtg \$592,800
Use: 3 Bdrm Conventional, Lot: 66403sf
Prior Sale: \$520,000 (01/19)

Stoughton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	132	121
Median Price	\$495,000	\$540,000

► REAL ESTATE SALES

- 18 AMHERST RD** **\$370,000**
B: John P Russell
S: Sandra J Petruzzio Tr, Tr for 18 Amherst Road IRT
Book/Page: 40681/390, Date: 07/13/22
Mtg: Stoughton Cp Bk \$296,000
Use: 3 Bdrm Ranch, Lot: 7715sf
- 102 ETHYL WAY U:102** **\$410,000**
B: Janet Pellowe
S: Henry S Holstein
Book/Page: 40688/488, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$220,000
Use: 2 Bdrm Condo
- 31 FRANKLIN ST** **\$470,000**
B: Christopher Sweeney
S: Derrick J Williams & Christine D Williams
Book/Page: 40687/111, Date: 07/15/22
Mtg: Mortgage Networks Inc \$423,000
Use: 2 Bdrm Bngl/cottage, Lot: 7560sf
Prior Sale: \$340,000 (03/19)

- 364 ISLAND ST U:364** **\$357,000**
B: James P Long
S: Karen A Mateleska
Doc#: 000000001506704, Date: 07/14/22
Use: 2 Bdrm Condo
Prior Sale: \$149,500 (06/12)
- 20 PAUL DAVID WAY** **\$600,000**
B: Maria Correia
S: Alison M Brown & Todd Brown
Book/Page: 40681/416, Date: 07/13/22
Mtg: Cross Country Mtg Inc \$430,000
Use: 3 Bdrm Raised Ranch, Lot: 15420sf
- 197 PLAIN ST** **\$400,000**
B: Derek Matheson
S: Colleen R Pye
Book/Page: 40686/328, Date: 07/15/22
Mtg: Camden National Bank \$300,000
Type: Adj
- 66 SPRINGWOOD AVE** **\$500,000**
B: Erica Feick
S: Kelvis Camilo & Lucy Camilo
Doc#: 000000001506823, Date: 07/15/22
Mtg: Cross Country Mtg Inc \$475,000
Use: 3 Bdrm Bngl/cottage, Lot: 12500sf
- 386 WASHINGTON ST** **\$1,200,000**
B: Papanotiadis Prop LLC
S: 386 Washington St LLC
Book/Page: 40680/240, Date: 07/13/22
Mtg: 386 Wa Street LLC \$850,000
Use: Restaurant/bar, Lot: 15477sf
Prior Sale: \$600,000 (04/17)
- 830 WASHINGTON ST U:3** **\$120,000**
B: Andrew F Reservitz Tr, Tr for 830 Washington Street RT
S: Angelo Kostoulas
Book/Page: 40681/133, Date: 07/13/22
Use: Office Condo Unit

Walpole

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	105	96
Median Price	\$600,000	\$670,000

► REAL ESTATE SALES

- 3 BUTCH SONGIN CIR** **\$810,000**
B: Eric Lanthier & Kaitlyn Lanthier
S: Michael D Teeley & Karen Teeley
Doc#: 000000001506744, Date: 07/15/22
Mtg: Leader Bank NA \$648,000
Use: 4 Bdrm Colonial, Lot: 40100sf
- 15 DARTMOUTH RD** **\$605,000**
B: Haleigh R Briggs & Anthony J Plante
S: Timothy Willis & Kerri Murray
Doc#: 000000001506786, Date: 07/15/22
Mtg: Washington Tr Co \$555,000
Use: 4 Bdrm Cape Cod, Lot: 7500sf
Prior Sale: \$360,000 (05/10)
- 700 EAST ST U:6** **\$361,000**
B: Jennifer B Anand & Vijay Anand
S: Michael P Glynn
Book/Page: 40686/442, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$270,750
Use: 2 Bdrm Condo
Prior Sale: \$220,000 (04/16)
- 55 GILL ST U:55** **\$400,000**
B: Susan E Needle Tr, Tr for Needle Family RT 2
S: Jonathan D Fergione & Stephanie Fergione
Doc#: 000000001506599, Date: 07/12/22
Use: 2 Bdrm Condo
Prior Sale: \$267,000 (04/16)
- 56 MILL BROOK AVE** **\$2,000,000**
B: Cambridge Assets&Hldg
S: Luke S Oh & Donna J Oh
Doc#: 000000001506753, Date: 07/15/22
Use: 6 Bdrm Colonial, Lot: 40030sf
Prior Sale: \$1,612,500 (12/17)
- 851 OLD POST RD** **\$549,175**
B: Karen Delaney Tr, Tr for Karen Delaney LT
S: Jackson A Allan Tr, Tr for Allan FT
Book/Page: 40684/72, Date: 07/14/22
Use: 3 Bdrm Ranch, Lot: 40000sf
- 52 PELICAN DR U:52** **\$725,000**
B: Alex P Durai
S: Enis H Simsek & Elcin L Simsek
Book/Page: 40677/221, Date: 07/11/22
Mtg: Coastal Heritage Bank \$525,000
Type: Adj
- 3102 PENNINGTON DR U:3102** **\$422,215**
B: Myrna M Iagatta
S: Pulte Hm Of New Eng LLC
Book/Page: 40679/157, Date: 07/12/22
Use: Condo
- 3112 PENNINGTON DR U:3112** **\$473,055**
B: Paul R Oliver
S: Pulte Hm Of New Eng LLC
Book/Page: 40679/77, Date: 07/12/22
Mtg: Pulte Mortgage Corp \$250,000
Use: Condo
- 3202 PENNINGTON DR U:3202** **\$456,090**
B: Barbara A Mccafferty & Edward Mccafferty Jr
S: Pulte Hm Of New Eng LLC
Book/Page: 40674/512, Date: 07/11/22
Use: Condo
- 2 REDWOOD MEWS U:2** **\$450,000**
B: Priya Murria & Venkata Gandikota
S: Susan M Kafouse
Book/Page: 40677/130, Date: 07/11/22
Mtg: Metro Credit Union \$405,000
Type: Adj

- 10 RIVERWALK LN U:10** **\$697,500**
B: Gregory Ryan
S: Robert P Schulze & Estelle K Schulze
Book/Page: 40688/382, Date: 07/15/22
Use: 2 Bdrm Condo, Lot: 1sf
- 5 THOMAS ST** **\$520,000**
B: Kelly A Okeeffe
S: Brian E Kett & Teresa A Kett
Doc#: 000000001506835, Date: 07/15/22
Mtg: EMM Loans LLC \$510,581
Use: 3 Bdrm Ranch, Lot: 8249sf

Wellesley

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	173	186
Median Price	\$1,665,000	\$2,055,000

► REAL ESTATE SALES

- 36 AUDUBON RD** **\$3,400,000**
B: Brian Flatley & Lily Poduska-Flatley
S: Jay S Smith & Mary L Smith
Doc#: 000000001506775, Date: 07/15/22
Mtg: First Republic Bk \$2,200,000
Type: Adj

- 189 BRISTOL RD** **\$1,885,000**
B: John L Nimmo & Lisa M Jaris
S: Eric T Pierce & Jacqueline W Pierce
Book/Page: 40688/394, Date: 07/15/22
Mtg: MSA Mortgage LLC \$332,500
Use: 2 Bdrm Condo
Prior Sale: \$264,900 (04/19)
- 64 CARTWRIGHT RD** **\$4,375,000**
B: Michael Toman & Allison Toman
S: Ronan Cunningham Tr, Tr for Ronan Cunningham
2015 RET
Book/Page: 40688/134, Date: 07/15/22
Mtg: Cambridge Tr Co \$3,281,250
Type: Adj
- 71 EMERSON RD** **\$2,120,000**
B: Scott F Cameron & Katherine L Cameron
S: Conrad R Sergel Tr, Tr for Conrad Sergel RET
Doc#: 000000001506557, Date: 07/11/22
Mtg: Village Bank \$990,000
Type: Adj
- 12 MARTIN RD** **\$1,250,000**
B: Rohan Kapil & Meenakshi Kapil
S: Michael Kiernan & Sharon R Kiernan
Book/Page: 40675/355, Date: 07/11/22
Mtg: US Bank NA \$1,000,000
Type: Adj

- 60 MCLEAN ST** **\$1,050,000**
B: Rahul Golhar & Shweta Y Golhar
S: Frances Tidor Tr, Tr for Frances Tidor LT
Book/Page: 40684/258, Date: 07/14/22
Mtg: TD Bank NA \$997,500
Type: Adj
- 16 NORTHGATE RD** **\$1,350,000**
B: Yuming Zhao & Nai-Wen Chang
S: Mary B Clark Tr, Tr for Northgate Road IRT
Book/Page: 40684/42, Date: 07/14/22
Use: 3 Bdrm Cape Cod, Lot: 15315sf
- 26 PARK AVE** **\$3,400,000**
B: James Walerius & Rachel Walerius
S: Joseph S Scordino & Stephanie A Scordino
Doc#: 000000001506797, Date: 07/15/22
Mtg: First Republic Bk \$2,300,000
Use: 5 Bdrm Colonial, Lot: 13360sf
Prior Sale: \$2,399,000 (01/17)
- 12 RUSSELL RD U:203** **\$599,900**
B: Donald E Segal & Risa M Segal
S: Rona L Andrews Tr, Tr for Andrews FT
Book/Page: 40684/315, Date: 07/14/22
Use: 2 Bdrm Condo
- 8 SPRUCE PARK** **\$1,010,000**
B: Hripsime Lepke
S: Jennifer Collins Tr, Tr for M Bj Sarginson 2017 T
Doc#: 000000001506761, Date: 07/15/22
Mtg: Watertown Svgs Bk \$798,010
Type: Adj
- 395 WESTON RD** **\$1,290,000**
B: Melinda E Adams & Daniel Lahrman
S: Menghan Xu
Book/Page: 40686/179, Date: 07/15/22
Mtg: Cambridge Tr Co \$1,032,000
Type: Adj
- 20 WISWALL CIR U:20** **\$1,195,000**
B: George G Thomas & Rebecca Thomas
S: Melissa Dailey & Gilbert B Dailey
Book/Page: 40684/396, Date: 07/14/22
Mtg: William Raveis Mtg Co \$956,000
Use: 2 Bdrm Condo
Prior Sale: \$830,000 (01/19)
- 489 WORCESTER ST** **\$2,300,000**
B: 489 Worcester LLC
S: Santamaria Enrico Est & Cristina B Santamaria
Book/Page: 40684/474, Date: 07/14/22
Mtg: Walpole Coop Bank \$1,610,000
Use: 6 Bdrm Colonial, Lot: 69348sf

- 41 MASSASOIT RD** **\$400,000**
B: Ranjan Thapa & Santoshi Basnet
S: Rabindra Budhathoki
Book/Page: 40678/410, Date: 07/12/22
Mtg: United Wholesale Mtg \$360,000
Use: 4 Bdrm Conventional, Lot: 3200sf
Prior Sale: \$177,000 (10/13)
- 105 MERRYKNOLL RD** **\$675,000**
B: Michael H Starsiak
S: Michael H Starsiak Tr, Tr for Irene A Starsiak 2011 RET
Doc#: 000000001506651, Date: 07/13/22
Use: 3 Bdrm Raised Ranch, Lot: 18321sf
- 18 PAOMET RD** **\$530,000**
B: Van Ho & Sivan Lam
S: Philip Germansderfer
Book/Page: 40685/260, Date: 07/15/22
Mtg: Guild Mortgage Co \$371,000
Use: 3 Bdrm Colonial, Lot: 3200sf
Prior Sale: \$436,500 (05/19)
- 53 PARK AVE** **\$630,000**
B: Timothy J Marshall
S: Brian D Boidi & Catherine Boidi
Book/Page: 40689/375, Date: 07/15/22
Mtg: Coastal Heritage Bank \$472,500
Type: Adj

- 74 GAY ST** **\$770,000**
B: Zhou Han & Lei Jin
S: Theresa M Conley Tr, Tr for Dorothy A Conley FT
Book/Page: 40683/319, Date: 07/14/22
Mtg: Leader Bank NA \$370,000
Use: 3 Bdrm Bngl/cottage, Lot: 14687sf
- 233 HIGH ST** **\$1,575,000**
B: Yonatan Olsha & Lihy S Olsha
S: Maura K Soule
Book/Page: 40686/467, Date: 07/15/22
Mtg: Berkshire Bank \$1,260,000
Type: Adj
- 100 STATION DR** **\$4,231,300**
B: Westwood Hospitality Grp
S: 200 Station Owner LLC
Book/Page: 40681/186, Date: 07/13/22
Mtg: Wilmington Svgs Fund \$2,600,000
- 65 WILLARD CIR** **\$1,250,000**
B: Paul H Kim & Gunyoung Kim
S: Kenneth R Ickes & Kimberly A Ickes
Book/Page: 40688/106, Date: 07/15/22
Mtg: Cambridge Svgs Bk \$300,000
Type: Adj

- 12 WASHBURN ST** **\$460,000**
B: Ben Ault & Jenna Walsh
S: Lucynda Slattery & Jesse D Foster
Book/Page: 40686/113, Date: 07/15/22
Mtg: Mortgage Networks Inc \$382,500
Use: 2 Bdrm Conventional, Lot: 2500sf
Prior Sale: \$290,000 (05/18)
- 70 WEBSTER ST U:310** **\$310,000**
B: Duoyu Zhao & Wenzhong Chen
S: Virginia Obrien
Book/Page: 40688/519, Date: 07/15/22
Use: 2 Bdrm Condo
- 20 WINDSOR RD** **\$800,000**
B: Joie Mei
S: Jenna Jacobson
Book/Page: 40687/522, Date: 07/15/22
Mtg: Bangor Savings Bank \$400,000
Use: 3 Bdrm Raised Ranch, Lot: 15000sf
Prior Sale: \$545,000 (12/19)

- 575 BROAD ST U:110** **\$225,000**
B: Paul Keough & Olivia Keough
S: Jane C Sorensen Tr, Tr for Nancy L Corcoran RET
Book/Page: 40685/410, Date: 07/15/22
Use: 1 Bdrm Condo

- 120 BURKHALL ST U:H** **\$350,000**
B: Frank Calderon
S: Shaun E Ramsay & Joshua A Patulak
Book/Page: 40681/108, Date: 07/13/22
Mtg: MSA Mortgage LLC \$332,500
Use: 2 Bdrm Condo
Prior Sale: \$264,900 (04/19)
- 19 CHARLES DIERSCH ST** **\$420,000**
B: W Bridgewater East St LLC
S: Nista Anthony M Est & Michael A Nista
Book/Page: 40679/220, Date: 07/12/22
Mtg: Rd W SPV LLC \$423,225
Use: 3 Bdrm Conventional, Lot: 10800sf
- 70 DURANT RD** **\$550,000**
B: Brian Avuil & Leah Klein
S: Chandler Skolnick & Katherine Mccabe
Book/Page: 40678/337, Date: 07/12/22
Mtg: Mortgage Networks Inc \$467,500
Use: 2 Bdrm Bngl/cottage, Lot: 10105sf
Prior Sale: \$405,000 (06/20)
- 23 ELM ST** **\$600,000**
B: Lesley H Wu & Wensheng Huang
S: Kristin E Conover
Book/Page: 40688/179, Date: 07/15/22
Mtg: Paramount Res Mtg Gp \$345,000
Use: 1-Family Colonial, Lot: 12105sf
- 18 FOUNTAIN LN U:1** **\$315,000**
B: Olja Laboviti
S: Khuong L Ho & Lillian G Liang
Doc#: 000000001506730, Date: 07/15/22
Mtg: Newrez LLC \$252,000
Use: 2 Bdrm Condo
Prior Sale: \$140,000 (09/15)
- 45 FRIEND ST** **\$525,000**
B: Michael F Odea & Riley O Heist
S: Mark A Gardner & Jennifer I Gardner
Doc#: 000000001506780, Date: 07/15/22
Mtg: Radius Financial Grp \$472,500
Use: 3 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: \$265,000 (06/15)
- 22 GLENDALE ST** **\$580,000**
B: Minh H Trinh
S: Stephanie Carty & David Carty
Book/Page: 40684/77, Date: 07/14/22
Mtg: JPMorgan Chase Bank \$510,000
Use: 3 Bdrm Conventional, Lot: 6459sf
Prior Sale: \$334,250 (04/16)
- 114 GREAT HILL DR** **\$762,500**
B: John J Farrell Tr, Tr for 118 Great Hill Dr T
S: Wynn S Mctammany Tr, Tr for Wynn S Mctammany RET
Book/Page: 40677/525, Date: 07/12/22
Mtg: Middlesex Svgs Bk \$584,000
Type: Adj
- 100 HARDING AVE** **\$413,500**
B: Justine Deverna
S: Michael K Lee
Book/Page: 40683/499, Date: 07/14/22
Mtg: JPMorgan Chase Bank \$273,500
Use: 2 Bdrm Conventional, Lot: 6071sf
Prior Sale: \$220,000 (11/15)
- 34 HOLLIS ST** **\$575,000**
B: Xiu Y Zhao
S: Benjamin Casey & Michelle Casey
Doc#: 000000001506827, Date: 07/15/22
Mtg: Metro City Bank \$292,500
Type: Adj
- 63 HOMESTEAD AVE** **\$675,000**
B: Michael D Gooding & Christina Seretta
S: B J Fitzsimmons Jr Tr, Tr for Fitzsimmons IRT
Doc#: 000000001506587, Date: 07/12/22
Mtg: US Bank NA \$540,000
Type: Adj

- 63 MERRYKNOLL RD** **\$675,000**
B: Michael H Starsiak
S: Michael H Starsiak Tr, Tr for Irene A Starsiak 2011 RET
Doc#: 000000001506651, Date: 07/13/22
Use: 3 Bdrm Raised Ranch, Lot: 18321sf
- 18 PAOMET RD** **\$530,000**
B: Van Ho & Sivan Lam
S: Philip Germansderfer
Book/Page: 40685/260, Date: 07/15/22
Mtg: Guild Mortgage Co \$371,000
Use: 3 Bdrm Colonial, Lot: 3200sf
Prior Sale: \$436,500 (05/19)
- 53 PARK AVE** **\$630,000**
B: Timothy J Marshall
S: Brian D Boidi & Catherine Boidi
Book/Page: 40689/375, Date: 07/15/22
Mtg: Coastal Heritage Bank \$472,500
Type: Adj
- 30 SEA ST U:50** **\$455,000**
B: Eneo Marko & Fjoralba Marko
S: Shaifaal Muhammed
Book/Page: 40689/207, Date: 07/15/22
Mtg: MSA Mortgage LLC \$432,250
Use: 2 Bdrm Condo
Prior Sale: \$252,000 (10/11)

- 646 UNION ST** **\$780,000**
B: Xiao Gao & Jason Huang
S: Ryder Development Corp
Book/Page: 40688/158, Date: 07/15/22
Mtg: Leader Bank NA \$624,000
- 20 WALNUT AVE** **\$730,000**
B: Kurt Siegmann & Ela Dugan
S: William Mcgee & Cathleen Mcgee
Book/Page: 40679/32, Date: 07/12/22
Mtg: United Wholesale Mtg \$584,000
Use: 3 Bdrm Conventional, Lot: 4378sf
Prior Sale: \$510,000 (03/19)
- 12 WASHBURN ST** **\$460,000**
B: Ben Ault & Jenna Walsh
S: Lucynda Slattery & Jesse D Foster
Book/Page: 40686/113, Date: 07/15/22
Mtg: Mortgage Networks Inc \$382,500
Use: 2 Bdrm Conventional, Lot: 2500sf
Prior Sale: \$290,000 (05/18)
- 70 WEBSTER ST U:310** **\$310,000**
B: Duoyu Zhao & Wenzhong Chen
S: Virginia Obrien
Book/Page: 40688/519, Date: 07/15/22
Use: 2 Bdrm Condo
- 20 WINDSOR RD** **\$800,000**
B: Joie Mei
S: Jenna Jacobson
Book/Page: 40687/522, Date: 07/15/22
Mtg: Bangor Savings Bank \$400,000
Use: 3 Bdrm Raised Ranch, Lot: 15000sf
Prior Sale: \$545,000 (12/19)

- 575 BROAD ST U:110** **\$225,000**
B: Paul Ke

180 MAIN ST U:1104..... \$228,527
 B: Mossy Properties LLC
 S: Opal Kramer Ent LLC & Opal Kramer Ent Inc
 Book/Page: 57022/41, Date: 07/13/22
 Use: 2 Bdrm Condo
 Prior Sale: \$720,000 (03/12)

99 MOUNT PROSPECT ST \$440,000
 B: Karen Overshiner
 S: Efeso O Decastro
 Book/Page: 57016/94, Date: 07/12/22
 Use: 3 Bdrm Conventional, Lot: 8050sf
 Prior Sale: \$324,000 (08/16)

118 SPRINGHILL AVE..... \$289,900
 B: Bobkat Real Estate LLC
 S: Jason Robertson
 Book/Page: 57018/84, Date: 07/12/22
 Use: 2 Bdrm Conventional, Lot: 18909sf
 Prior Sale: \$253,000 (01/16)

Brockton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	396	398
Median Price	\$377,500	\$430,000

► **REAL ESTATE SALES**

56 ALBANY ST..... \$477,000
 B: Sophia Barnes-Portis
 S: Jonathan F Pena
 Book/Page: 57013/75, Date: 07/11/22
 Mtg: Salem Five Mtg Co \$468,360
 Use: 3 Bdrm Split Level, Lot: 10001sf
 Prior Sale: \$235,000 (03/15)

39 ARDSLEY ST..... \$440,000
 B: Kettelie Vixamar & Vladimir Pierre
 S: Francesca E Forest & Alfredo S Massaroni
 Book/Page: 57017/136, Date: 07/12/22
 Mtg: Cardinal Fnci Co LP \$432,030
 Use: 3 Bdrm Ranch, Lot: 8168sf

531 ASH ST \$810,000
 B: William Pimentel
 S: 531 Ash Street LLC
 Book/Page: 57011/104, Date: 07/11/22
 Mtg: Evolve B&T \$594,500
 Type: Adj
 Use: 3-Family Mlti-unt Bldg, Lot: 6874sf
 Prior Sale: \$255,000 (10/19)

20 BENHAM ST \$265,000
 B: Keen RE Solutions Inc
 S: Karl A Henrikson & Jean L Henrikson
 Book/Page: 57016/149, Date: 07/12/22
 Mtg: Turner Inv Trust \$250,000
 Use: 3 Bdrm Bngl/cottage, Lot: 5175sf

62 BRETT ST \$960,000
 B: Pan 3 Realty LLC
 S: 62 Brett LLC
 Book/Page: 57027/119, Date: 07/15/22
 Mtg: RFLF 7 LLC \$720,000
 Use: Apartment Bldg - 4-8 Units, Lot: 5101sf

126 COLLEGE DR \$505,000
 B: Joanna Murray
 S: Julie Lazorko
 Book/Page: 57023/328, Date: 07/14/22
 Use: 3 Bdrm Split Level, Lot: 12580sf

27 DUNBAR ST \$420,000
 B: Sabra M Johnson
 S: Vanusa P Miranda
 Book/Page: 57017/244, Date: 07/12/22
 Mtg: Caliber Home Loans \$412,392
 Use: 3 Bdrm Split Level, Lot: 9252sf
 Prior Sale: \$360,100 (07/21)

92 FRENCH AVE \$580,000
 B: Gary Anderson
 S: Angela Crowder
 Book/Page: 57023/98, Date: 07/14/22
 Mtg: Athas Capital Group \$464,000
 Use: 3-Family Mlti-unt Bldg, Lot: 7606sf

221 OAK ST U:3-14 \$215,000
 B: Ferrier J Louis
 S: Kevin Croker & Maria Croker
 Doc#: 00000000833724, Date: 07/12/22
 Mtg: NFM Inc \$172,000
 Use: 1 Bdrm Condo
 Prior Sale: \$63,000 (07/11)

221 OAK ST U:6-33 \$226,000
 B: Adelina Pierrot
 S: Pierre R Etienne
 Doc#: 00000000833689, Date: 07/11/22
 Mtg: Mtg Equity Partners \$214,700
 Use: 1 Bdrm Condo
 Prior Sale: \$184,900 (04/21)

102 PINE ST \$450,000
 B: Clardy Ripert & Mikertange Ripert
 S: Eric L Gavell & Sheryl Gavell
 Book/Page: 57011/76, Date: 07/11/22
 Mtg: Guaranteed Rate Inc \$441,849
 Use: 3 Bdrm Colonial, Lot: 4643sf

641 PLEASANT ST..... \$900,000
 B: Wainwright Prop Group LLC
 S: 641 Pleasant Street LLC
 Doc#: 00000000833737, Date: 07/13/22
 Mtg: M&T Bank NA \$780,000
 Use: Retail-service, Lot: 47045sf

641-R PLEASANT ST \$75,000
 B: Wainwright Prop Group LLC
 S: Nessleria Land Hldg LLC
 Book/Page: 57020/40, Date: 07/13/22
 Mtg: M&T Bank NA \$780,000

1127 PLEASANT ST \$489,000
 B: Monica R Pontes
 S: Takisha Ransom
 Book/Page: 57031/121, Date: 07/15/22
 Mtg: Total Mtg Svcs \$463,980
 Use: 3 Bdrm Cape Cod, Lot: 26728sf
 Prior Sale: \$329,000 (10/18)

169 SINCLAIR RD \$417,000
 B: Ernst Louis & Emma Meriseme
 S: Tereza M Andrade
 Book/Page: 57033/301, Date: 07/15/22
 Mtg: American Nbgd Mtg Acc \$409,447
 Use: 4 Bdrm Ranch, Lot: 10049sf
 Prior Sale: \$180,000 (11/14)

126 SUMMER ST \$785,000
 B: Lizann Peters
 S: Aaron Greenaway
 Book/Page: 57031/142, Date: 07/15/22
 Mtg: Homebridge Financial \$770,781
 Use: 3-Family Mlti-unt Bldg, Lot: 10607sf
 Prior Sale: \$675,000 (09/21)

151 SUNSET DR \$525,000
 B: Eric L Gavell & Sheryl Gavell
 S: Sandra A Maccini Tr, Tr for 151 Sunset Drive IRT
 Book/Page: 57013/301, Date: 07/11/22
 Mtg: Cross Country Mtg Inc \$427,350
 Use: 3 Bdrm Raised Ranch, Lot: 11400sf

TIFFANEY DR L6-73..... \$150,000
 B: Cruise Property LLC
 S: Bertarelli Bros Inc
 Book/Page: 57021/69, Date: 07/13/22
 Mtg: Rockland Tr Co \$427,300

12 UPTON ST..... \$472,000
 B: Carolyn L Kennedy
 S: Shelia Austin
 Book/Page: 57028/217, Date: 07/15/22
 Mtg: Leader Bank NA \$424,800
 Use: 3 Bdrm Ranch, Lot: 10803sf

1154 W ELM STREET EXT \$440,000
 B: Corrin Champagne
 S: Myrtle L Blaisdell
 Book/Page: 57029/250, Date: 07/15/22
 Mtg: Guild Mortgage Co \$396,000
 Use: 3 Bdrm Colonial, Lot: 35719sf

933 WARREN AVE..... \$650,000
 B: Beatrice Cesar
 S: Claudia M Ruiz-Medina & Jaime C Alvarez
 Book/Page: 57016/209, Date: 07/12/22
 Mtg: Radius Financial Grp \$470,000
 Use: 3-Family Mlti-unt Bldg, Lot: 6342sf
 Prior Sale: \$500,000 (11/19)

Carver

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	63	59
Median Price	\$410,000	\$485,000

► **REAL ESTATE SALES**

8 EWELL ST \$624,900
 B: Lawrence J Haite & Paula Haite
 S: K&G Development Corp
 Book/Page: 57019/344, Date: 07/13/22
 Mtg: Bluestone Bank \$165,000
 Use: Residential Developable Land, Lot: 35660sf

FOSDICK RD \$400,000
 B: Pride Of Carver Cranberry
 S: Brett Melville
 Book/Page: 57020/155, Date: 07/13/22
 Mtg: Farm Credit East ACA \$2,000,000

14 HARVEST VIEW WAY \$650,000
 B: Jerry M Mason & Stephanie A Mason
 S: Tammy L Ryan & John A Callahan
 Book/Page: 57015/250, Date: 07/12/22
 Mtg: Cape Cod Five Cent Bk \$520,000
 Use: 4 Bdrm Colonial, Lot: 61420sf

7 SANTANA WAY W U:7 \$499,000
 B: Steven Knoblock & Marilyn Knoblock
 S: Priolo Plymouth St Rt LLC
 Book/Page: 57017/3, Date: 07/12/22
 Use: Condo

Duxbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	99	76
Median Price	\$856,000	\$907,500

► **REAL ESTATE SALES**

52 BAY FARM RD U:52 \$610,000
 B: Patrick J Kennedy Tr, Tr for Pamela J Kennedy RET
 S: Maryann Landry Tr, Tr for Gillis Family Hmtead NT
 Book/Page: 57032/288, Date: 07/15/22
 Mtg: William Raveis Mtg Co \$549,000
 Use: 2 Bdrm Condo
 Prior Sale: \$382,682 (05/13)

86 CANDLEWICK CLOSE \$931,000
 B: Zachary Driscoll & Donna Driscoll
 S: Cole R Davidson & Rae M Davidson
 Book/Page: 57011/29, Date: 07/11/22
 Mtg: LoanDepot.Com \$647,200
 Use: 4 Bdrm Raised Ranch, Lot: 40020sf
 Prior Sale: \$636,250 (07/20)

57 CARR RD \$930,000
 B: Andrew Rudolph & Meredith R Philbin
 S: Timothy J Murphy & Kristen M Murphy
 Doc#: 00000000833920, Date: 07/15/22
 Use: 3 Bdrm Gambrel, Lot: 34259sf
 Prior Sale: \$430,000 (12/13)

237 GURNET RD \$700,000
 B: Kelly M Wahlberg & Daniel Wahlberg
 S: Margaret H Driscoll
 Book/Page: 57026/68, Date: 07/14/22
 Mtg: Pennington Loan Service \$400,000
 Use: 2 Bdrm Conventional, Lot: 6098sf

20 OCEAN WOODS DR U:20 \$662,000
 B: Brian P Fullam & Cathy K Fullam
 S: Eugene P Merlet & Janet E Merlet
 Book/Page: 57026/304, Date: 07/14/22
 Mtg: William Raveis Mtg Co \$350,000
 Use: 2 Bdrm Condo, Lot: 3049sf
 Prior Sale: \$482,500 (07/18)

37 STAGECOACH RD \$765,000
 B: Michael Lyons & Elizabeth Lyons
 S: Laurel B Borsari Tr, Tr for Warren B Hirst T
 Book/Page: 57026/42, Date: 07/14/22
 Mtg: LoanDepot.Com \$440,000
 Use: 3 Bdrm Cape Cod, Lot: 40075sf

185 TOBEY GARDEN ST \$950,000
 B: Timothy Murphy & Kristen Murphy
 S: Christopher L Barlow & Kelly J Barlow
 Doc#: 00000000833930, Date: 07/15/22
 Use: 4 Bdrm Cape Cod, Lot: 40436sf
 Prior Sale: \$699,000 (07/18)

51 TROUT FARM LN \$660,000
 B: Brian P Cullinan & Amy N Smith-Cullinan
 S: Michael J Lyons Tr, Tr for Lyons FT
 Book/Page: 57025/161, Date: 07/14/22
 Mtg: Bank of America NA \$505,000
 Type: Adj
 Use: 3 Bdrm Contemporary, Lot: 12209sf
 Prior Sale: \$369,000 (09/11)

635 WEST ST \$793,000
 B: Bronson Green & Allison Green
 S: Arlane A Beyer
 Book/Page: 57029/41, Date: 07/15/22
 Mtg: Guild Mortgage Co \$674,050
 Use: 3 Bdrm Cape Cod, Lot: 45227sf
 Prior Sale: \$428,400 (11/17)

East Bridgewater

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	48	53
Median Price	\$450,000	\$490,000

► **REAL ESTATE SALES**

6 CENTRAL ST..... \$337,500
 B: Sophie Properties LLC
 S: Coastal Heritage Bank
 Book/Page: 57030/80, Date: 07/15/22
 Mtg: Rockland Tr Co \$405,200
 Use: Bank Building, Lot: 10585sf

27 CHERRY BLOSSOM PATH \$702,000
 B: Mark A Gardner & Jennifer I Gardner
 S: Dianne Arena
 Book/Page: 57031/183, Date: 07/15/22
 Mtg: New Fed Mtg Corp \$472,000
 Use: 4 Bdrm Colonial, Lot: 45302sf

416 HIGHLAND ST \$625,000
 B: Hoi Tong & Shanice Ayala
 S: Kevin R Phillips
 Book/Page: 57031/275, Date: 07/15/22
 Mtg: Sharon & Crescent Unit \$501,500
 Type: Adj
 Use: 3 Bdrm Raised Ranch, Lot: 81152sf

18 LELAND ST \$422,000
 B: Matthew Nicastro
 S: Kristy Hill Tr, Tr for Bkk IRT
 Book/Page: 57028/178, Date: 07/15/22
 Mtg: Cambridge Svgs Bk \$379,800
 Type: Adj
 Use: 2 Bdrm Ranch, Lot: 12750sf

167 SPRING ST..... \$485,000
 B: Edwige Derival & Jean R Derival
 S: Shawna Puopolo & Frank Puopolo
 Book/Page: 57020/273, Date: 07/13/22
 Mtg: Equity Resources Inc \$451,250
 Use: 3 Bdrm Raised Ranch, Lot: 12642sf
 Prior Sale: \$349,900 (09/17)

Halifax

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	44
Median Price	\$450,000	\$475,000

► **REAL ESTATE SALES**

22 12TH AVE \$380,000
 B: Tabor O Mcsherry
 S: Stephen F Mcsherry
 Book/Page: 57029/90, Date: 07/15/22
 Mtg: Coastal Heritage Bank \$340,000
 Use: 2 Bdrm Colonial, Lot: 5000sf
 Prior Sale: \$355,000 (05/22)

58 ANNAWON DR \$489,000
 B: Marc Krause & Colleen Krause
 S: Sara R Fistori & Jonathan K Rau
 Book/Page: 57023/342, Date: 07/14/22
 Mtg: LoanDepot.Com \$289,000
 Use: 3 Bdrm Colonial, Lot: 10000sf
 Prior Sale: \$314,000 (04/20)

7 HICKORY RD..... \$424,000
 B: Mark King
 S: Waterman Mildred A Est & Kathleen Norris
 Book/Page: 57026/127, Date: 07/14/22
 Mtg: Prime Lending Inc \$390,336
 Use: 4 Bdrm Colonial, Lot: 10000sf

38 HICKORY RD \$435,000
 B: Amanda L Cox & James J Cox
 S: Robert B Alger Jr & Kelly A Deveau
 Book/Page: 57028/316, Date: 07/15/22
 Mtg: Fairway Ind Mtg \$413,250
 Use: 3 Bdrm Ranch, Lot: 15000sf
 Prior Sale: \$285,000 (09/17)

Hanover

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	89	63
Median Price	\$655,000	\$700,000

► **REAL ESTATE SALES**

4 ADAM LN \$850,000
 B: Eugene F Mcdonough 3rd & Stacie J Mcdonough
 S: David H Altman Tr, Tr for Robert D Berger IRT
 Book/Page: 57032/194, Date: 07/15/22
 Mtg: Bank of America NA \$637,500
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 35082sf

57 CORNET STETSON RD \$900,000
 B: Alexander R Terry & Dylan Terry
 S: Matthew Carr & Natalie Carr
 Book/Page: 57012/6, Date: 07/11/22
 Mtg: Berkshire Bank \$720,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 100624sf
 Prior Sale: \$500,000 (06/15)

115 EAST ST \$565,000
 B: Douglas I Delosh
 S: Maureen A Reardon
 Book/Page: 57011/147, Date: 07/11/22
 Mtg: Movement Mtg LLC \$452,000
 Use: 2 Bdrm Cape Cod, Lot: 30000sf

26 HENDERSON LN \$1,015,000
 B: C M Tasiopoulos & Calry A Tasiopoulos
 S: Eugene F Mcdonough 3rd & Stacie J Mcdonough
 Book/Page: 57031/87, Date: 07/15/22
 Mtg: Washington Trust Mtg \$812,000
 Use: 4 Bdrm Colonial, Lot: 105851sf
 Prior Sale: \$700,000 (04/16)

304 MYRTLE ST \$635,000
 B: Keith Caruso & Emily Durfee
 S: John E Shortall Tr, Tr for 5 JS NT
 Doc#: 00000000833854, Date: 07/14/22
 Mtg: Salem Five Mtg Co \$581,501
 Use: 4 Bdrm Colonial, Lot: 30056sf

Hanson

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	53	42
Median Price	\$480,000	\$497,450

► **REAL ESTATE SALES**

902 MAIN ST U:26 \$504,900
 B: Robert A Siders & Victoria Siders
 S: Dunham Farm LLC
 Book/Page: 57024/272, Date: 07/14/22
 Use: 2 Bdrm Condo

1117 WHITMAN ST \$730,000
 B: Andreia V Dasilva
 S: Dennis C Laversa & Ellen C Laversa
 Doc#: 00000000833924, Date: 07/15/22
 Use: Apartment Bldg - 4-8 Units, Lot: 40022sf

Hingham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	149	152
Median Price	\$1,081,000	\$1,257,500

► **REAL ESTATE SALES**

174 CUSHING ST \$1,100,000
 B: Eric L Jaffe & Kelly R Jaffe
 S: Kenneth M Martin & Mary C Martin
 Doc#: 00000000833887, Date: 07/15/22
 Use: 4 Bdrm Colonial, Lot: 17250sf
 Prior Sale: \$792,500 (03/18)

193 CUSHING ST \$1,025,000
 B: Seamus Mcgrath & Laura Massey
 S: Brian J Wilk & Christine A Wilk
 Book/Page: 57032/103, Date: 07/15/22
 Mtg: Bluestone Bank \$820,000
 Use: 3 Bdrm Conventional, Lot: 43485sf
 Prior Sale: \$500,000 (07/10)

9 DERBY BROOK WAY U:9 \$1,125,000
 B: Conrad R Sergel Tr, Tr for Conrad Sergel RET
 S: Andrew J Pittman Tr, Tr for Priscilla P Bill 1997 RET
 Book/Page: 57024/264, Date: 07/14/22
 Use: 3 Bdrm Condo
 Prior Sale: \$879,000 (09/17)

62 DERBY ST U:2 \$305,000
 B: Brady Bunch LLC
 S: Daniel J Phillips Tr, Tr for Posey-Bird IRT
 Book/Page: 57010/270, Date: 07/11/22
 Mtg: Leader Bank NA \$213,500
 Use: Office Condo Unit

26 LINCOTT RD \$1,100,000
 B: Elizabeth Amyouny & Kimberly Amyouny
 S: Michael F Hogan & Monica L Latos-Hogan
 Book/Page: 57016/127, Date: 07/12/22
 Mtg: Cape Cod Bk \$880,000
 Type: Adj
 Use: 3 Bdrm Conventional, Lot: 7100sf

34 LINCOTT RD \$1,100,000
 B: Elizabeth Amyouny & Kimberly Amyouny
 S: Michael F Hogan & Monica L Latos-Hogan
 Book/Page: 57016/127, Date: 07/12/22
 Mtg: Cape Cod Bk \$880,000
 Type: Adj
 Use: Residential Undvlpble Land, Lot: 6461sf

4 LONGMEADOW RD \$1,375,000
 B: Jenny E Pooley & Montgomery G Pooley 3rd
 S: Brandon Silvia & Katie Silvia
 Book/Page: 57024/194, Date: 07/14/22
 Mtg: Leader Bank NA \$962,500
 Use: 4 Bdrm Colonial, Lot: 20262sf
 Prior Sale: \$739,000 (02/20)

583 MAIN ST \$650,000
 B: Stephane S Voitzwinkler & Isabella Schingle
 S: William J McNulty Jr Tr, Tr for CPL IRT
 Book/Page: 57017/83, Date: 07/12/22
 Mtg: Trusted Rate Inc \$617,500
 Use: 3 Bdrm Cape Cod, Lot: 25404sf

8 STONEGATE LN \$1,390,000
 B: Jonathan A Roth & Sarah M Roth
 S: Warren Besser & Renee Besser
 Doc#: 00000000833914, Date: 07/15/22
 Use: 4 Bdrm Colonial, Lot: 20281sf
 Prior Sale: \$770,500 (03/10)

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	83	58
Median Price	\$575,000	\$566,000

► **REAL ESTATE SALES**

5 FAIRMONT WAY \$680,000
 B: Elise J Crichfield
 S: Matthew W Mitchell & Allison Mitchell
 Book/Page: 57020/338, Date: 07/13/22
 Mtg: Cambridge Svgs Bk \$280,000
 Use: 3 Bdrm Colonial, Lot: 4470sf
 Prior Sale: \$305,000 (09/15)

155 GEORGE WASHINGTON BLVD U:305..... \$320,000
 B: Katrien Nosiglia
 S: Georgopoulos Yvonne L Est & Brooke Marquis
 Doc#: 00000000833944, Date: 07/15/22
 Use: 2 Bdrm Condo

58 GUILD ST \$555,000
 B: Jennifer Sowyrda
 S: David M Buckley
 Book/Page: 57014/86, Date: 07/12/22
 Mtg: Fairway Ind Mtg \$444,000
 Use: 3 Bdrm Bngl/cottage, Lot: 7200sf

299-A NANTASKET AVE..... \$214,000
 B: Anthony Ghosn
 S: US Bank NA Tr
 Book/Page: 57028/275, Date: 07/15/22
 Mtg: 8 Hillside Rd Rt \$210,500
 Use: 1 Bdrm Ranch, Lot: 1589sf
 Prior Sale: \$191,250 (09/21)

1039 NANTASKET AVE..... \$728,000
 B: Cade S Madison
 S: Linda G Sabel & Kenneth Macgregor
 Book/Page: 57018/29, Date: 07/12/22
 Mtg: Bank of America NA \$691,600
 Use: 3 Bdrm Contemporary, Lot: 5575sf

1171 NANTASKET AVE U:5 \$285,000
 B: Brian Chiba & Shannon Chiba
 S: Kevin Scibilio & Virginia Scibilio
 Book/Page: 57031/204, Date: 07/15/22
 Use: 1 Bdrm Condo
 Prior Sale: \$220,000 (05/21)

73 SAMOSET AVE \$697,000
 B: Meghan Biron
 S: Patricia Kain & William D Evans
 Book/Page: 57032/82, Date: 07/15/22
 Mtg: Salem Five Mtg Co \$512,000
 Use: 4 Bdrm Cape Cod, Lot: 6413sf

Kingston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	79	58
Median Price	\$535,000	\$537,500

► **REAL ESTATE SALES**

146 GROVE ST..... \$670,000
 B: Rafaela Macedo
 S: Gregory A Rufo & Jenny M Rufo
 Book

PLYMOUTH REGISTRY
continued

21 STONYBROOK RD..... \$1,450,000
B: William A Chiodetti & Anne M Laduca
S: Mark H Macgrath & Kelly R Macgrath
Book/Page: 57032/226, Date: 07/15/22
Mtg: Leader Bank NA \$1,148,000
Use: 5 Bdrm Colonial, Lot: 101059sf

453 SUMMER ST..... \$950,000
B: Anna C Story & Matthew J Story
S: Thibeault Gloria C Est & Sharon J Stafford
Book/Page: 57026/164, Date: 07/14/22
Mtg: Radius Financial Grp \$712,500
Use: 4 Bdrm Colonial, Lot: 97574sf

184 WHITFORD CIR..... \$500,000
B: Daniel Ahern & Cayla Ahern
S: Laffin M Est & Michael F Laffin
Doc#: 00000000833910, Date: 07/15/22
Use: 3 Bdrm Ranch, Lot: 32700sf

60 WOODLAWN CIR..... \$639,000
B: Andrew J Marchetti & Tiana J Balzarini
S: Joan C Duggan Tr, Tr for Duggan Irrev Hm T
Book/Page: 57013/152, Date: 07/11/22
Mtg: Leader Bank NA \$543,150
Use: 3 Bdrm Cape Cod, Lot: 18000sf

Mattapoissett

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	39	39
Median Price	\$620,000	\$600,000

► **REAL ESTATE SALES**

65 ACUSHNET RD..... \$592,000
B: Patricia Nicholson Tr, Tr for Patricia Nicholson RET
S: Bruce P Pawelczyk & Lisa A StLaurent
Book/Page: 57029/158, Date: 07/15/22
Use: 3 Bdrm Antique, Lot: 30000sf

6 CEDAR ST..... \$770,000
B: Michael A Mccann & Kara M Mccann
S: Maria C Peters Tr, Tr for Dry Well IRT
Doc#: 00000000833778, Date: 07/13/22
Use: 3 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: \$85,000 (07/16)

FAIRHAVEN RD..... \$4,000
B: Saltbox Properties LLC
S: Christopher T Lenk & Veronica I Kenney
Book/Page: 57026/257, Date: 07/14/22

39 MARION RD..... \$505,000
B: Jennifer J Mello Tr, Tr for Jennifer J Mello RET
S: Jane T Kendall Tr, Tr for Tavares NT
Book/Page: 57029/331, Date: 07/15/22
Use: Mixed Use-prim Res & Comm, Lot: 16972sf

62 MARION RD..... \$700,000
B: 62 Marion Road LLC
S: New Elements LLC
Book/Page: 57015/6, Date: 07/12/22
Mtg: New Elements LLC \$815,000
Use: Mixed Use-prim Res & Comm, Lot: 17867sf
Prior Sale: \$600,000 (11/17)

13 PARK PL..... \$275,000
B: Jordan Medeiros
S: Bruce E Rocha
Book/Page: 57029/188, Date: 07/15/22
Mtg: Bruce E Rocha Sr \$247,500
Use: Residential Developable Land, Lot: 50094sf

48-B SHORE DR..... \$1,720,000
B: Shepzech LLC
S: Carol C Amick Tr, Tr for Joes Point IRT
Doc#: 00000000833657, Date: 07/11/22
Mtg: Laureen Hadley \$1,735,293
Use: 2 Bdrm Contemporary, Lot: 27705sf

12 SHOREVIEW AVE..... \$730,000
B: Susan N Dupuis & Howard O Weinstein
S: Nicole V Balhazar
Book/Page: 57024/338, Date: 07/14/22
Mtg: Middlesex Svgs Bk \$511,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 9517sf

Middleboro

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	107	112
Median Price	\$425,000	\$472,450

► **REAL ESTATE SALES**

15 ASHLEY LN U:15..... \$398,000
B: Karla M Costa
S: Paul D Smith & Susan F Smith
Book/Page: 57030/216, Date: 07/15/22
Mtg: Guild Mortgage Co \$80,000
Use: 2 Bdrm Condo
Prior Sale: \$235,000 (06/17)

4 CAPTAIN HALL RD..... \$575,000
B: Gregory J Bitsimis & Devin A Bitsimis
S: Matthew A Dougenik Tr, Tr for Matthew A Dougenik LT
Book/Page: 57012/100, Date: 07/11/22
Mtg: Keller Mortgage LLC \$345,000
Use: 3 Bdrm Colonial, Lot: 30344sf
Prior Sale: \$330,000 (10/15)

42 CHRISTINA WAY..... \$757,000
B: Johannes J Pistoro 2nd & Cassie K Pistoro
S: Humble Vessels LLC
Book/Page: 57013/33, Date: 07/11/22
Mtg: Direct Credit Union \$605,600
Type: Adj

5 COTTAGE CT..... \$420,000
B: Jennifer K Brodeur
S: Brian Thayer
Book/Page: 57016/37, Date: 07/12/22
Mtg: LoanDepot.Com \$407,400
Use: 3 Bdrm Colonial, Lot: 3920sf

68 EVERETT ST..... \$347,500
B: Top Tier Homes LLC
S: Adga Realty LLC
Book/Page: 57017/325, Date: 07/12/22
Mtg: RFLF 7 LLC \$378,000
Use: 2-Family Two Family, Lot: 10890sf

FOSDICK RD..... \$400,000
B: Pride Of Carver Cranberry
S: Brett Melville
Book/Page: 57020/155, Date: 07/13/22
Use: Commercial Use, Lot: 24829sf

77 N GROVE ST..... \$520,000
B: Eric Deane & Jennifer Deane
S: Peter J Randall & Susan M Randall
Book/Page: 57024/69, Date: 07/14/22
Mtg: Mutual Of Omaha Mtg \$510,581
Use: 3 Bdrm Colonial, Lot: 30056sf

406 PLYMOUTH ST..... \$450,000
B: Laura Helfst & Frank Helfst
S: Bruce L Deane & Staci M Deane
Book/Page: 57028/1, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$427,500
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: \$260,000 (06/22)

156 PLYMPTON ST..... \$815,000
B: Heidi E Creighton & Matthew T Creighton
S: James R Croke & Katherine L Demarsh
Book/Page: 57019/178, Date: 07/13/22
Mtg: Camden National Bank \$652,000
Use: 4 Bdrm Antique, Lot: 80010sf
Prior Sale: \$460,000 (10/16)

20 SETTLERS XING..... \$660,000
B: Susan Randall & Peter J Randall
S: Catherine D Macleod
Book/Page: 57026/90, Date: 07/14/22
Mtg: HarborOne Mortgage \$260,000
Use: 4 Bdrm Ranch, Lot: 60000sf
Prior Sale: \$295,000 (12/11)

SULLIVAN AVE L:106..... \$160,000
B: High Hill Development LLC
S: Edward J Medeiros Tr, Tr for B&S IRT
Book/Page: 57023/249, Date: 07/14/22

SULLIVAN AVE L:107..... \$160,000
B: High Hill Development LLC
S: Edward J Medeiros Tr, Tr for B&S IRT
Book/Page: 57023/249, Date: 07/14/22

SULLIVAN AVE L:108..... \$160,000
B: High Hill Development LLC
S: Edward J Medeiros Tr, Tr for B&S IRT
Book/Page: 57023/249, Date: 07/14/22

35 SUMMER ST..... \$850,000
B: John C Young Jr & Stacie Young
S: Sherril A Cornell Tr, Tr for Cornell Cranberry IRT
Book/Page: 57025/259, Date: 07/14/22
Mtg: Baycoast Mortgage Co \$425,000
Use: Mixed Use-prim Res & Non-com, Lot: 587910sf

150 WOOD ST U:N..... \$308,000
B: Samuel Shelburne & Brittany Shelburne
S: Philip Flavel
Book/Page: 57025/27, Date: 07/14/22
Mtg: Fairway Ind Mtg \$277,200
Use: 2 Bdrm Condo

Norwell

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	78	83
Median Price	\$797,500	\$900,000

► **REAL ESTATE SALES**

34 CHITTENDEN LN..... \$1,075,000
B: Thai Phan
S: Leonardo Francisco
Book/Page: 57022/71, Date: 07/13/22
Mtg: Mega Capital Funding \$860,000
Type: Adj
Use: 3 Bdrm Split Level, Lot: 43996sf
Prior Sale: \$666,225 (03/22)

10 EDGEWOOD PARK..... \$2,000,000
B: William Brickley & Carol Brickley
S: Scott Buchanan & Brenda N Buchanan
Book/Page: 57032/121, Date: 07/15/22
Mtg: Goldman Sachs Bank US \$1,500,000
Use: 5 Bdrm Colonial, Lot: 49658sf
Prior Sale: \$1,575,000 (11/20)

493 MAIN ST..... \$1,050,000
B: Matthew J Carr & Natalie J Carr
S: Thomas J Raftery Tr, Tr for Thomas J Raftery T
Book/Page: 57028/343, Date: 07/15/22
Mtg: Mortgage Networks Inc \$630,000
Use: 3 Bdrm Cape Cod, Lot: 59242sf
Prior Sale: \$550,000 (12/19)

490 RIVER ST..... \$850,000
B: Daniel Sullivan & Jacqueline Sullivan
S: Weichert Workforce Mobil
Book/Page: 57021/347, Date: 07/13/22
Use: 3 Bdrm Raised Ranch, Lot: 109336sf
Prior Sale: \$506,000 (08/13)

490 RIVER ST..... \$850,000
B: Weichert Workforce Mobil
S: Kristen M Lazard & Lance Lazard
Book/Page: 57021/182, Date: 07/13/22
Use: 3 Bdrm Raised Ranch, Lot: 109336sf
Prior Sale: \$506,000 (08/13)

7 SCHOONER WAY..... \$2,100,300
B: Amit Bhambi & Megan Bhambi
S: Stetson Road LLC
Book/Page: 57012/228, Date: 07/11/22
Mtg: Coastal Heritage Bank \$1,550,000
Type: Adj
Use: Residential Developable Land, Lot: 76230sf

Pembroke

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	98	95
Median Price	\$464,000	\$530,000

► **REAL ESTATE SALES**

25 JESSICA CIR U:25..... \$383,000
B: Maureen C Gavin
S: Patricia A Florio
Book/Page: 57031/303, Date: 07/15/22
Mtg: LoanDepot.Com \$120,000
Use: 2 Bdrm Condo
Prior Sale: \$290,000 (10/18)

21 OWLS HEAD BLUFF RD..... \$465,000
B: Matthew Elliott & Leigha Elliott
S: Jon M Rydings
Book/Page: 57016/328, Date: 07/12/22
Mtg: Radius Financial Grp \$465,000
Use: 4 Bdrm Colonial, Lot: 25165sf
Prior Sale: \$285,000 (05/13)

51 WOODBINE AVE..... \$270,000
B: Suvav Woodward
S: Richard P Delmastro
Book/Page: 57016/277, Date: 07/12/22
Mtg: Caliber Home Loans \$256,500
Use: 1 Bdrm Bngl/cottage, Lot: 2160sf
Prior Sale: \$95,000 (01/12)

Plymouth

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	382	321
Median Price	\$461,000	\$544,000

► **REAL ESTATE SALES**

8 ABERDEEN U:8..... \$780,000
B: Kevin Oconnell & Ann Oconnell
S: David M Tagliamonte Tr, Tr for Tagliamonte Joint RET
Book/Page: 57026/287, Date: 07/14/22
Use: 2 Bdrm Condo

7 BARQUE DR..... \$450,000
B: Joshua H Kaufman & Dana Orinick
S: Andrew J Hill & Nicole S Purteill-Hill
Doc#: 00000000833926, Date: 07/15/22
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$345,000 (06/20)

4 BLACKBERRY LN..... \$484,860
B: Bryan A Lobianco
S: Whitman Homes Inc
Book/Page: 57023/295, Date: 07/14/22
Mtg: Liberty Bay CU \$435,000
Type: Adj

17 CRAIG ST..... \$485,000
B: Stacie N Shedd
S: William B Ferguson Jr
Book/Page: 57012/167, Date: 07/11/22
Mtg: United Wholesale Mtg \$476,215
Use: 2 Bdrm Ranch, Lot: 29583sf

5 ENDICOTT GLN U:5..... \$785,000
B: Michelle J Mcdonald & Timothy M Rochelle
S: Judy P Mittleman Tr, Tr for Mittleman FT 2011
Book/Page: 57022/18, Date: 07/13/22
Mtg: First Home Mtg \$706,500
Use: 3 Bdrm Condo
Prior Sale: \$510,000 (03/11)

28 FARM RD..... \$657,400
B: Brian Harnett & Mary E Harnett
S: EJP Redbrook LLC
Book/Page: 57029/303, Date: 07/15/22
Mtg: American Fed Mtg Corp \$493,050
Use: Residential Developable Land, Lot: 8785sf

15 FLORIDA AVE..... \$180,000
B: Revolution LLC
S: Kelly Michael Est & Jane M Kelly
Doc#: 00000000833950, Date: 07/15/22
Use: 2 Bdrm Cottage, Lot: 14375sf

27 HOLMES TER..... \$699,000
B: Kathleen H Martell & Karen M Martell
S: Richard M Wingate
Book/Page: 57019/306, Date: 07/13/22
Use: 2 Bdrm Cape Cod, Lot: 15000sf

22 INVERNESS LN U:22..... \$780,000
B: Joseph Federico & Phyllis Mclean
S: Peter A Vrees Tr, Tr for Peter A Vrees RET
Book/Page: 57026/215, Date: 07/14/22
Mtg: Guild Mortgage Co \$450,000
Use: 2 Bdrm Condo
Prior Sale: \$654,010 (12/15)

25 INVERNESS LN U:25..... \$895,000
B: Steven Brustin & Mary Brustin
S: David R Pollard Tr, Tr for Pollard FT
Book/Page: 57031/335, Date: 07/15/22
Mtg: Cape Cod Five Cent Bk \$715,000
Use: 2 Bdrm Condo
Prior Sale: \$660,270 (01/15)

17 LAKE SHORE AVE..... \$349,900
B: Lane Meehan & Connor N Meehan
S: Michael L Bacon & Debra A Lafreniere
Book/Page: 57024/106, Date: 07/14/22
Mtg: Camden National Bank \$314,910
Type: Adj
Use: 2 Bdrm Cottage, Lot: 6534sf

52 LIBERTY ST U:J5..... \$375,000
B: Cheryl Molloy
S: Charles E Dipirro & Diane M Dipirro
Book/Page: 57031/62, Date: 07/15/22
Mtg: Movement Mtg LLC \$85,000
Use: 2 Bdrm Condo
Prior Sale: \$245,000 (08/17)

62 MARINERS WAY U:305..... \$414,000
B: Sandra A Barrow
S: Cheryl M Molloy
Book/Page: 57023/241, Date: 07/14/22
Use: 1 Bdrm Condo

40 MEGANSETT DR U:8..... \$200,000
B: Jeanne Z Barreta Tr, Tr for Barreta RT
S: Arthur H Alie Tr, Tr for Arthur H Alie T
Book/Page: 57010/117, Date: 07/11/22
Use: 2 Bdrm Condo
Prior Sale: \$290,080 (04/19)

31 NICKERSON ST..... \$485,000
B: Martha M Synnott & John J Synnott
S: Judith M Barclay Tr, Tr for J M Barclay 2017 RET
Book/Page: 57012/36, Date: 07/11/22
Mtg: Salem Five Mtg Co \$242,500
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6534sf

20 PILGRIM HILL RD..... \$7,500,000
B: Bold Colony LLC
S: Thomas Ford Tr, Tr for Plymouth Conifer IRT
Book/Page: 57024/61, Date: 07/14/22
Use: Supermarket, Lot: 289979sf
Prior Sale: \$5,000,000 (03/21)

55 PINEWOOD RD..... \$665,000
B: Cory B Decesar & Rachel A Decesar
S: Lauren E Folloni & Myron Maynard
Book/Page: 57011/332, Date: 07/13/22
Mtg: Pennymac Loan Service \$532,000
Use: 5 Bdrm Garrison, Lot: 62689sf
Prior Sale: \$522,500 (07/20)

790 SHIP POND RD..... \$680,000
B: Matthew Mcsweeney & Vanessa Didomenico
S: David J Lupone
Book/Page: 57033/117, Date: 07/15/22
Mtg: Lower LLC \$544,000
Use: 4 Bdrm Colonial, Lot: 124544sf

8 SHUTTER LATCH..... \$850,000
B: Jennifer A Anastos
S: Karen Kaufmann & David Kaufmann
Book/Page: 57024/178, Date: 07/14/22
Use: 2 Bdrm Contemporary, Lot: 6126sf
Prior Sale: \$667,500 (02/21)

77 SOUTH ST..... \$408,000
B: Sarah A Clark & Phillip D Clark
S: John Clark & Jeannine Clark
Book/Page: 57027/332, Date: 07/15/22
Mtg: First Home Mtg \$326,400
Use: 4 Bdrm Colonial, Lot: 11230sf
Prior Sale: \$272,000 (12/18)

54-1/2 STANDISH AVE..... \$375,000
B: Regina Karn
S: Walker Harvey E Est & Theresa S Delano
Book/Page: 57030/271, Date: 07/15/22
Mtg: Evolve B&T \$281,250
Use: 2 Bdrm Ranch, Lot: 6098sf

43-R W POND RD..... \$789,000
B: Paul Hellar & Lisa Hellar
S: James L Taormina
Book/Page: 57030/251, Date: 07/15/22
Mtg: Rockland Tr Co \$722,526
Use: 4 Bdrm Cape Cod, Lot: 97973sf

14 WATER ST..... \$100,000
B: 10 Water Plymouth LLC
S: JBR Enterprises Inc
Book/Page: 57013/65, Date: 07/11/22
Use: Gas/service Station, Lot: 21344sf

31 WISTERIA RD..... \$1,007,305
B: Lisa M Sandler & Rhonda J Frank
S: Valle Redbrook LLC
Book/Page: 57020/310, Date: 07/13/22
Mtg: United Wholesale Mtg \$205,000

Plympton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	14
Median Price	\$487,500	\$525,000

► **REAL ESTATE SALES**

35 BROOK ST..... \$510,000
B: Yuan Jia & David M Powers
S: Christopher Wells & Lisa Wells
Book/Page: 57017/52, Date: 07/12/22
Mtg: Guaranteed Rate Affin \$408,000
Use: 3 Bdrm Cape Cod, Lot: 70001sf
Prior Sale: \$349,000 (08/17)

8 GRANVILLE BAKER WAY..... \$765,000
B: Michael K Lee & Tanya Thao
S: Kristina L Robinson
Book/Page: 57030/108, Date: 07/15/22
Mtg: Fairway Ind Mtg \$612,000
Use: 3 Bdrm Contemporary, Lot: 239449sf
Prior Sale: \$460,000 (10/10)

39 WEST ST..... \$450,000
B: Rachel A Rodrigues & Mario V Rodrigues
S: Jonathan Picard & Jennifer Picard
Book/Page: 57031/242, Date: 07/15/22
Mtg: Guild Mortgage Co \$360,000
Use: 3 Bdrm Cape Cod, Lot: 49049sf

Rochester

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	24	24
Median Price	\$583,450	\$555,000

► **REAL ESTATE SALES**

18 HATHAWAY POND CIR U:18..... \$575,000
B: James E Soden & Martine S Soden
S: Marilyn G Kelley
Book/Page: 57024/224, Date: 07/14/22
Use: 2 Bdrm Condo

20 SARAHBETH LN U:23..... \$533,500
B: William L Holbrook & Sheryl L Holbrook
S: Plumb Corner LLC
Book/Page: 57032/58, Date: 07/15/22
Mtg: Cape Cod Five Cent Bk \$400,000
Use: Condo

Rockland

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	96	55
Median Price	\$440,000	\$480,000

► **REAL ESTATE SALES**

24-26 BELMONT ST..... \$740,000
B: Darryl Buefort & Dana Adrianna
S: David Dolympio
Book/Page: 57015/220, Date: 07/12/22
Mtg: Cross Country Mtg Inc \$555,000
Use: Apartment Bldg - 4-8 Units, Lot: 4247sf
Prior Sale: \$380,000 (10/15)

340 CENTRE AVE U:39..... \$315,000
B: Danielle M Cirelli
S: Cirelli Alfredo B Est & Lisa M Wilkinson
Book/Page: 57020/200, Date: 07/13/22
Mtg: Fairway Ind Mtg \$275,250
Use: 3 Bdrm Condo, Lot: 872507sf

15 DEXTER RD..... \$610,000
B: Loretta M Salvucci Tr, Tr for L Salvucci 2010 T
S: Yunaira Ramirez-Ferreiro & Julio A Lopez
Book/Page: 57030/241, Date: 07/15/22
Use: 5 Bdrm Colonial, Lot: 10954sf
Prior Sale: \$403,000 (09/19)

487 MARKET ST..... \$400,000
B: 487 Market St LLC
S: Daniel J Gibbons & Alice C Gibbons
Book/Page: 57013/275, Date: 07/11/22
Mtg: QS Lending T \$485,000
Use: 1-Family Conventional, Lot: 25407sf

15 SAW MILL LN..... \$350,000
B: Ghanshyambhai Patel
S: Baldevbhai N Patel
Book/Page: 57027/18, Date: 07/14/22
Mtg: Avidia Bank \$250,000
Use: 3 Bdrm Colonial, Lot: 10002sf
Prior Sale: \$505,000 (07/11)

Scituate

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	144	116
Median Price	\$735,000	\$862,500

► **REAL ESTATE SALES**

31 ALLEN PL..... \$830,000
B: Karen Straley & Kevin Straley
S: Allen Place LLC
Book/Page: 57018/318, Date: 07/13/22
Use: 3 Bdrm Conventional, Lot: 8670sf

4-4A APPLE TREE LN..... \$1,275,000
B: Junius A Kim & Hannah S Kim
S: Elise Crichfield
Doc#: 00000000833744, Date: 07/13/22
Mtg: HarborOne Mortgage \$800,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 11632sf

181 BEAVER DAM RD U:181..... \$565,000
B: Morgan Billings & Jennifer B Fassnacht
S: Phillip Desrosiers
Book/Page: 57030/21, Date: 07/15/22
Mtg: TJC Mortgage Inc \$536,750
Use: 3 Bdrm Condo

58 BRANCH ST..... \$560,000
B: Matthew Kaplan & Kathleen Kaplan
S: John Basu
Book/Page: 57017/48, Date: 07/12/22
Use: 3 Bdrm Cape Cod, Lot: 29296sf

20 CUDWORTH RD..... \$850,000
B: Evan Warner-Pare & Meagan R Pare
S: Molly M Caffrey
Book/Page: 57024/280, Date: 07/14/22
Mtg: Bangor Savings Bank \$750,000
Use: 3 Bdrm Ranch, Lot: 19232sf
Prior Sale: \$475,000 (05/20)

11 SALT MARSH HILL DR..... \$1,420,000
B: Greer Lynch & John P Lynch
S: Michele A Grazulis & Rochelle Richardson
Book/Page: 57011/171, Date: 07/11/22
Mtg: Eastern Bank \$720,000
Use: 4 Bdrm Conventional, Lot: 19297sf
Prior Sale: \$1,150,000 (10/20)

40 SANDY HILL CIR U:40..... \$769,000
B: Lucy Glazebrook & Healty Quevillon
S: SL Owner LLC
Book/Page: 57033/228, Date: 07/15/22
Mtg: Homebridge Financial \$692,100
Use: Possible New Construction

168-R STOCKBRIDGE RD..... \$655,000
B: Daniel Danforth-Burkhardt & Heather Burnhardt-Joyce
S: John R Donohue & Elizabeth M Donohue
Book/Page: 57017/283, Date: 07/12/22
Mtg: Fair

905 LENOX ST **\$280,000**
 B: Kenneth Wilson Tr, Tr for Wilson-Hardiman INT
 S: Robert J Cinelli Jr
 Book/Page: 67893/25, Date: 07/12/22
 Use: 2 Bdrm Ranch, Lot: 15000sf
 Prior Sale: \$235,000 (11/20)

1365 MAIN ST **\$400,000**
 B: Trevor A Brown
 S: John Boudreau
 Book/Page: 67917/237, Date: 07/15/22
 Mtg: Guild Mortgage Co \$382,936
 Use: Apartment Bldg - 4-8 Units, Lot: 20173sf

1406 MAIN ST **\$485,000**
 B: Fred Kwakye-Osei & Daphnee E Germain
 S: Rebecca Pridgen
 Book/Page: 67914/340, Date: 07/15/22
 Mtg: United Wholesale Mtg \$363,750
 Use: 7 Bdrm Victorian, Lot: 13509sf
 Prior Sale: \$305,000 (12/20)

1683-C PLEASANT ST **\$375,000**
 B: Seven Mckinley-Staton
 S: Larry E Keckler & Linda S Keckler
 Book/Page: 67895/23, Date: 07/12/22
 Mtg: Total Mtg Svcs \$368,207
 Use: 3 Bdrm Colonial, Lot: 23540sf
 Prior Sale: \$185,000 (12/11)

3025 S ATHOL RD **\$353,000**
 B: Jonathan C Andujar
 S: Alanna M Banks
 Book/Page: 67888/157, Date: 07/11/22
 Mtg: Guaranteed Rate Inc \$332,500
 Use: 4 Bdrm Conventional, Lot: 41500sf
 Prior Sale: \$205,000 (08/16)

205 SOUTH ST **\$250,000**
 B: Brittney Doucet
 S: 205 South Street LLC
 Book/Page: 67904/242, Date: 07/14/22
 Mtg: Total Mtg Svcs \$260,101
 Use: 5 Bdrm Conventional, Lot: 6900sf
 Prior Sale: \$62,000 (10/21)

Auburn

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	98	98
Median Price	\$350,000	\$372,500

► REAL ESTATE SALES

68 BURNETT ST U:2 **\$425,000**
 B: Emily Cox
 S: Luan Y Chen
 Book/Page: 67914/108, Date: 07/15/22
 Mtg: Webster FiveCent Svgs \$403,750
 Use: 4 Bdrm Condo
 Prior Sale: \$260,000 (01/18)

31 CURTIS ST **\$315,000**
 B: Property Possible Inc
 S: Douglas Guitarr & Doreen Guitarr
 Book/Page: 67919/77, Date: 07/15/22
 Mtg: ABL Res Credit Ac \$312,000
 Use: 3 Bdrm Raised Ranch, Lot: 21100sf

19 ELIZABETH DR **\$860,000**
 B: Christal Bello
 S: Anger Brian N Est & Jennifer S Anger
 Book/Page: 67919/276, Date: 07/15/22
 Mtg: Webster FiveCent Svgs \$688,000
 Use: Accessory Land Improved, Lot: 42547sf

17 HILLTOP FARM RD **\$700,000**
 B: Jamie W Carlin & Melanie J Carlin
 S: Erik Chipcase & Christal Bello
 Book/Page: 67913/23, Date: 07/15/22
 Mtg: Webster FiveCent Svgs \$620,000
 Use: 4 Bdrm Colonial, Lot: 21305sf
 Prior Sale: \$514,900 (12/17)

244 MILLBURY ST **\$545,000**
 B: Robert Bischof
 S: Otis Wheeler
 Book/Page: 67915/348, Date: 07/15/22
 Mtg: Drew Mortgage AssnInc \$490,500
 Use: 3 Bdrm Colonial, Lot: 139279sf
 Prior Sale: \$348,000 (02/20)

175 SOUTH ST **\$525,000**
 B: Breanna L Bader & Amit Bader
 S: William J Fike & Lindsey Page
 Book/Page: 67896/51, Date: 07/12/22
 Mtg: Cross Country Mtg Inc \$381,562
 Use: 4 Bdrm Cape Cod, Lot: 43560sf

4-6 TRUCK FARM RD U:B **\$265,000**
 B: Stephen Racine
 S: Emily R Gilbreath
 Book/Page: 67894/323, Date: 07/12/22
 Mtg: Rocket Mortgage LLC \$252,200
 Use: Condo

Barre

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	26	32
Median Price	\$310,500	\$350,000

► REAL ESTATE SALES

1354 SOUTH ST **\$589,900**
 B: Elizabeth White & Lucas Urbanek
 S: Caruso Construction Corp
 Book/Page: 67916/21, Date: 07/15/22
 Mtg: Homebridge Financial \$530,910
 Use: Residential Developable Land, Lot: 81307sf

Berlin

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	16	16
Median Price	\$540,000	\$405,000

► REAL ESTATE SALES

16 CAMPBELL RD **\$523,850**
 B: Robert E Passmore & Kaye L Passmore
 S: Homes At Highland Rdg LLC
 Book/Page: 67916/1, Date: 07/15/22
 Use: Possible New Construction

17 CAMPBELL RD **\$565,000**
 B: James Bancroft & Linda Bancroft
 S: Homes At Highland Rdg LLC
 Book/Page: 67885/152, Date: 07/11/22
 Use: Possible New Construction

Blackstone

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	39	33
Median Price	\$384,900	\$428,000

► REAL ESTATE SALES

130 LAKESHORE DR **\$375,000**
 B: Jason Kremer
 S: Timothy J Mckenna
 Book/Page: 67892/203, Date: 07/12/22
 Mtg: Mortgage Research Ctr \$375,000
 Use: 3 Bdrm Ranch, Lot: 28375sf
 Prior Sale: \$267,000 (05/18)

313 LINCOLN ST **\$624,900**
 B: Jon-Paul Dow & Michele L Dow
 S: Michael J Benson
 Book/Page: 67906/143, Date: 07/14/22
 Mtg: Navy FCU \$624,900
 Use: 4 Bdrm Colonial, Lot: 440487sf
 Prior Sale: \$439,000 (09/19)

9 RENNIE DR **\$500,000**
 B: Richard Wingate
 S: David Pichierra & Diane R Pichierra
 Book/Page: 67903/79, Date: 07/14/22
 Use: 3 Bdrm Ranch, Lot: 53579sf

► FORECLOSURE DEEDS

1530 SUMMER PL **\$241,000**
 B: US Bank NA Tr
 S: David E Laroche & US Bank NA Tr
 Book/Page: 67905/318, Date: 07/14/22

Bolton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	44	40
Median Price	\$673,500	\$765,000

► REAL ESTATE SALES

208 BERLIN RD **\$845,000**
 B: Kate Robinson & Shaun D Robinson
 S: John E Amodeo & Deborah L Amodeo
 Book/Page: 67883/285, Date: 07/11/22
 Mtg: Fairway Ind Mtg \$672,000
 Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 58806sf
 Prior Sale: \$610,000 (09/18)

40 POWDER HILL RD **\$925,000**
 B: Kyler Johnson & Caitlin Johnson
 S: John M Stevenson & Cary A Dyer
 Book/Page: 67915/123, Date: 07/15/22
 Use: 4 Bdrm Colonial, Lot: 71874sf

343 S BOLTON RD **\$775,800**
 B: Joe O Ekiert & Rachel G Sacht
 S: Stacy Murch & Suzanne Murch
 Book/Page: 67914/258, Date: 07/15/22
 Mtg: Morgan Stanley \$620,640
 Use: 4 Bdrm Colonial, Lot: 219978sf
 Prior Sale: \$560,000 (07/19)

Boylston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	15	26
Median Price	\$516,500	\$580,000

► REAL ESTATE SALES

20 BOULDER WAY **\$65,000**
 B: Michael Holyoak Tr, Tr for 20 Boulder Way RT
 S: Hokanson Robert E Est & Joanne E Hokanson
 Book/Page: 67908/205, Date: 07/14/22
 Use: Residential Developable Land, Lot: 6534sf

3 NORTHEAST WAY **\$700,000**
 B: Everett L Achorn 2nd & Tina Robidoux-Achorn
 S: Lester C Farrington Tr, Tr for Farrington IRT
 Book/Page: 67892/125, Date: 07/12/22
 Use: 3 Bdrm Cape Cod, Lot: 31429sf

22 SMALLWOOD CIR **\$695,000**
 B: Matthew Longone & Jenna Longone
 S: Daniel J Clayton & Lisa A Munroe
 Book/Page: 67905/182, Date: 07/14/22
 Mtg: Guaranteed Rate Inc \$395,000
 Use: 4 Bdrm Contemporary, Lot: 35094sf
 Prior Sale: \$489,900 (08/18)

Brookfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	17	13
Median Price	\$298,000	\$370,000

► REAL ESTATE SALES

23 TOWN FARM RD **\$390,000**
 B: Nicole Curbelo & Kate-Lynn Costa
 S: James C Billbrough & James Billbrough
 Book/Page: 67915/234, Date: 07/15/22
 Mtg: Rocket Mortgage LLC \$370,500
 Use: 4 Bdrm Cape Cod, Lot: 50965sf
 Prior Sale: \$284,900 (08/17)

Charlton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	71	53
Median Price	\$356,000	\$425,000

► REAL ESTATE SALES

180 BROOKFIELD RD **\$250,000**
 B: Kimberly A Makara & Madchen S Makara
 S: Diane D Bellerose
 Book/Page: 67900/222, Date: 07/13/22
 Mtg: USAA Federal SB \$255,750
 Use: 3 Bdrm Split Entry, Lot: 24999sf

1 N STURBRIDGE RD **\$433,000**
 B: Cameron Costello & Rachelle E Boudreau
 S: Todd M Stephens & Faith L Stephens
 Book/Page: 67886/198, Date: 07/11/22
 Mtg: Homebridge Financial \$425,157
 Use: 2 Bdrm Old Style, Lot: 52272sf
 Prior Sale: \$275,000 (01/18)

15 OLD SPENCER RD **\$395,000**
 B: Moriah J Hovde & Jason D Gibbons
 S: Alois C Hawk Jr & Donna Hawk
 Book/Page: 67908/312, Date: 07/14/22
 Mtg: Homebridge Financial \$383,150
 Use: 3 Bdrm Cape Cod, Lot: 396396sf
 Prior Sale: \$115,000 (10/12)

6 PHEASANT LN **\$500,000**
 B: Carmen A Devaldez
 S: Dean F Garrison & Denise Garrison
 Book/Page: 67888/105, Date: 07/11/22
 Mtg: American Pacific Mtg \$475,000
 Use: 3 Bdrm Colonial, Lot: 54698sf
 Prior Sale: \$325,000 (06/17)

22 PONNAKIN HILL RD **\$525,000**
 B: Christopher J Waring & Sabrina M Waring
 S: Mark T Dolan Tr, Tr for Dolan LT
 Book/Page: 67912/186, Date: 07/15/22
 Mtg: Leader Bank NA \$498,750
 Use: 4 Bdrm Colonial, Lot: 40398sf

45 PUMPKIN LN **\$260,000**
 B: Whalom Property Svcs LLC
 S: James M Griffin Jr
 Book/Page: 67917/122, Date: 07/15/22
 Mtg: RFLF 7 LLC \$304,000
 Use: 3 Bdrm Split Level, Lot: 27709sf

28 SOUTHBRIDGE RD U:408 **\$256,000**
 B: Richard P Augusto & Veronica L Augusto
 S: Nilesh C Samant
 Book/Page: 67900/29, Date: 07/13/22
 Mtg: Baycoast Mortgage Co \$251,322
 Use: 2 Bdrm Condo

Clinton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	33	38
Median Price	\$320,000	\$385,000

► REAL ESTATE SALES

72 CHESTNUT ST U:72 **\$240,000**
 B: Tanya Braga
 S: David Pichierra & Diane R Pichierra
 Book/Page: 67906/265, Date: 07/14/22
 Mtg: Total Mtg Svcs \$228,000
 Use: 3 Bdrm Condo
 Prior Sale: \$80,000 (05/16)

265 GROVE ST **\$460,000**
 B: Christopher V Hoefler
 S: Carol Garofoli Tr, Tr for Garofoli FT
 Book/Page: 67895/182, Date: 07/12/22
 Mtg: Main Street Bank (MA) \$345,000
 Type: Adj
 Use: 2-Family Duplex, Lot: 15347sf

267 GROVE ST **\$415,000**
 B: Christopher V Hoefler
 S: Carol Garofoli Tr, Tr for Garofoli FT
 Book/Page: 67895/260, Date: 07/12/22
 Mtg: Main Street Bank (MA) \$311,250
 Type: Adj
 Use: 3 Bdrm Ranch, Lot: 21485sf

540 MAIN ST U:404 **\$275,000**
 B: Brian Lafferty Tr, Tr for Cranberry Lane RT
 S: Laura Leanza & Michael Blette
 Book/Page: 67893/92, Date: 07/12/22
 Use: 2 Bdrm Condo

20 NATHAN DR **\$600,000**
 B: Silvana C Felix-Pike
 S: Karin Boots
 Book/Page: 67912/69, Date: 07/15/22
 Mtg: United Wholesale Mtg \$330,000
 Use: 4 Bdrm Colonial, Lot: 18000sf
 Prior Sale: \$335,000 (03/11)

110 PEARL ST **\$424,000**
 B: Marielle Sanchez-Ball
 S: Nicholas V Hammond & Michael T Hammond
 Book/Page: 67908/381, Date: 07/14/22
 Mtg: Paramount Res Mtg Gp \$416,320
 Use: 2-Family Two Family, Lot: 7356sf
 Prior Sale: \$228,000 (07/21)

118-122 SCHOOL ST **\$340,000**
 B: Roman Cath Bishop Worc
 S: Harold E Brown & Barbara R Brown
 Book/Page: 67911/292, Date: 07/15/22
 Use: 3-Family Family Flat, Lot: 17525sf

Douglas

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	56	42
Median Price	\$406,250	\$500,000

► REAL ESTATE SALES

80 BIRCH HILL RD **\$5,000**
 B: Shawn Martell & Deborah Martell
 S: Gogohut Rity Series
 Book/Page: 67887/74, Date: 07/11/22
 Use: Residential Undvpible Land, Lot: 5001sf

63 LEDGESTONE RD **\$580,000**
 B: Patrick Burke & Janet M Burke
 S: James W Masters & Maria L Masters
 Book/Page: 67916/372, Date: 07/15/22
 Mtg: Fairway Ind Mtg \$490,000
 Use: 3 Bdrm Cape Cod, Lot: 89995sf

12 WHITIN HTS **\$612,500**
 B: Khristian Robbins
 S: Nqow LLC
 Book/Page: 67901/346, Date: 07/13/22
 Mtg: Broker Solutions Inc \$560,500
 Use: Residential Developable Land, Lot: 24760sf

Dudley

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	62	50
Median Price	\$328,250	\$377,500

► REAL ESTATE SALES

15 ASH LN **\$505,000**
 B: Tadres E Hady-Attalla & Dalia T Sharobeem
 S: David R Oleszewski
 Book/Page: 67892/131, Date: 07/12/22
 Mtg: NFM Inc \$404,000
 Use: 3 Bdrm Colonial, Lot: 20406sf

12 FAIRVIEW AVE U:M **\$155,000**
 B: Tara Brooks
 S: Zoe A Recchion
 Book/Page: 67892/290, Date: 07/12/22
 Use: 2 Bdrm Condo
 Prior Sale: \$121,000 (06/19)

324 MASON ROAD EXT **\$399,900**
 B: Amalia Grande-Escobar
 S: Thomas S Lovejoy & Karen L Lovejoy
 Book/Page: 67894/200, Date: 07/12/22
 Mtg: Fairway Ind Mtg \$392,656
 Use: 4 Bdrm Conventional, Lot: 12840sf
 Prior Sale: \$264,000 (07/16)

30 MILL ST **\$345,000**
 B: Joseph A Megarry
 S: Lisa A Sullivan Tr, Tr for 30 Mill Street IRT
 Book/Page: 67912/113, Date: 07/15/22
 Mtg: Guild Mortgage Co \$315,000
 Use: 2 Bdrm Cape Cod, Lot: 34800sf

East Brookfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	10
Median Price	\$299,500	\$339,000

► REAL ESTATE SALES

DOANE AVE L:29 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:30 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:31 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:32 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:34 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:35 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:36 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:37 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:38 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:39 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:40 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:42 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:43 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:44 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:45 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:46 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:47 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

DOANE AVE L:48 **\$75,000**
 B: East Brookfield Town Of
 S: Wood Roselinda G Est & Lorelei B Miller
 Book/Page: 67899/17, Date: 07/13/22

Gardner

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	99	94
Median Price	\$280,000	\$325,000

► REAL ESTATE SALES

77 CONANT ST **\$285,000**
 B: Ann E Bresnahan
 S: Julie A Hoover
 Book/Page: 67905/135, Date: 07/14/22
 Mtg: Total Mtg Svcs \$266,000
 Use: 2 Bdrm Conventional, Lot: 6534sf

151 CRESTWOOD DR **\$465,000**
 B: Ryan M Taylor & Gina Taylor
 S: Robert A Venning Tr, Tr for Robert A Venning LT
 Book/Page: 67888/218, Date: 07/11/22
 Mtg: Total Mtg Svcs \$418,500
 Use: 3 Bdrm Cape Cod, Lot: 19845sf

437 MAIN ST **\$175,000**
 B: Wood Enterprises Inc
 S: Bruce E Leblanc & Ursula R Leblanc
 Book/Page: 67915/4, Date: 07/15/22
 Use: Auto Repair, Lot: 5340sf

219 PINE ST **\$400,000**
 B: Elvis Vargas
 S: Kyle J Miklinevich
 Book/Page: 67919/170, Date: 07/15/22
 Mtg: Quontic Bank \$300,000
 Use: Apartment Bldg - 4-8 Units, Lot: 9406sf
 Prior Sale: \$300,000 (02/21)

6 WHITNEY ST **\$412,000**
 B:

WORCESTER REGISTRY

continued
MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 43 28
Median Price \$455,000 \$475,000

REAL ESTATE SALES

12 INMAN ST U:12 \$250,000
B: Cody R Fitzgerald & Jessica L Beler
S: Fitzgerald James S Est & Kelly M Fitzgerald
Book/Page: 67914/229, Date: 07/15/22
Mtg: St Marys Credit Union \$220,000
Use: 3 Bdrm Condo

Hubbardston

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 33 17
Median Price \$368,000 \$385,000

REAL ESTATE SALES

45 BRIGHAM ST \$418,900
B: Mina Gad
S: Dakash LLC
Book/Page: 67913/157, Date: 07/15/22
Mtg: NFM Inc \$293,230
Use: 3 Bdrm Conventional, Lot: 42254sf
Prior Sale: \$162,500 (08/17)

HIGH ST \$540,000

B: Joshua P Wilburn & Brittney M Chavez
S: Donna M Warfield
Book/Page: 67905/79, Date: 07/14/22
Mtg: Total Mtg Svcs \$200,000
Use: 4 Bdrm Antique, Lot: 43560sf

Lancaster

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 33 39
Median Price \$423,000 \$421,000

REAL ESTATE SALES

30 FARM LAND LN \$635,000
B: Keith M Puri & Jacqueline M Puri
S: Brian M Basile & Michele C Basile
Book/Page: 67887/25, Date: 07/11/22
Mtg: LoanDepot.Com \$603,250
Use: 3 Bdrm Colonial, Lot: 60984sf

73 NICHOLAS DR \$630,000

B: David P VonBusch & Pamela A VonBusch
S: Michelle T Ronayne Tr, Tr for Michelle R Ronayne T
Book/Page: 67918/375, Date: 07/15/22
Mtg: St Marys Credit Union \$493,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$480,000 (08/19)

164 NICHOLAS DR \$650,000

B: Stephen J Carrier & Julie A Carrier
S: Marie G Sullivan Tr, Tr for Marie G Sullivan LT
Book/Page: 67889/106, Date: 07/11/22
Mtg: Workers Credit Union \$501,600
Use: 2 Bdrm Ranch, Lot: 60548sf

43 SYLVAN RD \$525,000

B: Joann Shaul
S: Keith M Puri & Jacqueline M Puri
Book/Page: 67913/381, Date: 07/15/22
Mtg: Ross Mortgage Co Inc \$150,000
Use: 3 Bdrm Cape Cod, Lot: 14941sf
Prior Sale: \$320,000 (12/14)

Leicester

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 62 54
Median Price \$308,500 \$347,500

REAL ESTATE SALES

1 FOLSOM ST \$330,000
B: Andrew Carpenter
S: Stanley R Carpenter & Mary E Carpenter
Book/Page: 67892/265, Date: 07/12/22
Mtg: Leominster CU \$310,000
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: \$232,000 (04/22)

75 HUNTOON MEMORIAL HWY U:3-4 .. \$175,600

B: Erizjan Brahimi & Eni Brahimi
S: Ann M Healy & Ann Healy
Book/Page: 67889/12, Date: 07/11/22
Mtg: Citizens Bank \$140,480
Use: 2 Bdrm Condo
Prior Sale: \$80,000 (07/13)

1248 MAIN ST \$785,000

B: Hoang Quach & Quan M Vo
S: James Nicas & Denise Nicas
Book/Page: 67901/109, Date: 07/13/22
Mtg: Ross Mortgage Co Inc \$628,000
Use: 3 Bdrm Contemporary, Lot: 32670sf

12 PARK LN \$400,000

B: Armah Kpissay
S: Dennis W Melvin Sr & Gail M Melvin
Book/Page: 67920/49, Date: 07/15/22
Mtg: US Bank NA \$300,000
Use: Residential-multiple Bldgs, Lot: 12750sf

102 RIVER ST \$130,000

B: Shirley McAfee
S: Richard W Gilmore & Donna B Gilmore
Book/Page: 67895/376, Date: 07/12/22
Mtg: Richard W Gilmore \$65,000
Use: 1 Bdrm Camp/cabin, Lot: 4500sf
Prior Sale: \$70,000 (07/15)

931 STAFFORD ST \$360,000

B: Brandon Cleary
S: Pablo Murillo
Book/Page: 67917/327, Date: 07/15/22
Mtg: Mortgage Research Ctr \$372,950
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: \$162,500 (07/20)

Mendon

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 40 36
Median Price \$576,250 \$590,000

REAL ESTATE SALES

68 MILLVILLE RD \$685,000
B: Bryan K Mitchell & Susan E Mitchell
S: Richard E Adams & Jill E Adams
Book/Page: 67915/289, Date: 07/15/22
Mtg: Eastern Bank \$548,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 70132sf

85 MOWRY ST \$340,000

B: Stephen Hackenson & Sharon Robbins
S: Bing David C Est & John G Bing
Book/Page: 67910/278, Date: 07/15/22
Mtg: Dean Cp Bk \$255,000
Use: 4 Bdrm Cape Cod, Lot: 87556sf

51 NORTH AVE \$650,000

B: Paul A Arcidiacono & Heather Keefe
S: Country Homes LLC
Book/Page: 67914/160, Date: 07/15/22
Mtg: Northpointe Bank \$630,500
Use: 5 Bdrm, Lot: 101709sf
Prior Sale: \$700,000 (12/21)

Milford

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 105 104
Median Price \$435,000 \$502,500

REAL ESTATE SALES

BEACH ST \$500,000
B: Galo Holdings LLC
S: Natural Companies LLC
Book/Page: 67898/387, Date: 07/13/22

20 CARROLL ST U:20 \$170,000

B: Kimberly I Sharp
S: Paul S Sharp
Book/Page: 67897/82, Date: 07/13/22
Use: 2 Bdrm Condo
Prior Sale: \$330,000 (06/21)

CENTRAL ST \$500,000

B: Galo Holdings LLC
S: Natural Companies LLC
Book/Page: 67898/387, Date: 07/13/22

140 CONGRESS ST \$200,000

B: Jose Boaventura & Josimar A Nilson
S: Deoliveira Maria P Est & Carlos Deoliveira
Book/Page: 67893/198, Date: 07/12/22
Mtg: QS Lending 2 T \$366,000
Use: 3-Family Mlti-unt Blg, Lot: 10955sf

8 COUNTRY CLUB LN U:B \$365,000

B: Ronald C White
S: Benjamin S Studley & Cassandra K Studley
Book/Page: 67905/109, Date: 07/14/22
Mtg: Onto Mortgage LLC \$110,000
Use: 2 Bdrm Condo
Prior Sale: \$240,500 (10/17)

FRONT ST \$500,000

B: Galo Holdings LLC
S: Natural Companies LLC
Book/Page: 67898/387, Date: 07/13/22

13 IADAROLA AVE \$420,000

B: Vinicius Carvalho-Campos & Nayara Barreto-C Coelho
S: Mary E Casello & Patricia Luchini
Book/Page: 67918/334, Date: 07/15/22
Mtg: United Wholesale Mtg \$363,247
Use: 3 Bdrm Ranch, Lot: 9039sf

12 LONGVIEW DR \$676,500

B: Kerry A Bonner & Thomas R Mayhew
S: Benjamin Davoli & Heather Davoli
Book/Page: 67886/382, Date: 07/11/22
Mtg: Harvard University CU \$541,200
Use: 4 Bdrm Colonial, Lot: 71761sf
Prior Sale: \$405,000 (04/15)

POND ST \$500,000

B: Galo Holdings LLC
S: Natural Companies LLC
Book/Page: 67898/387, Date: 07/13/22

105 PURCHASE ST \$551,000

B: Walter N Hernandez Sr
S: Creasia Rosemarie B Est & Maureen L Creasia
Book/Page: 67905/232, Date: 07/14/22
Mtg: Leader Bank NA \$385,700
Use: 2-Family Two Family, Lot: 16000sf

205 PURCHASE ST \$435,900

B: Helen L Shoemaker
S: David Weatherhead & Tara Hickman
Book/Page: 67901/74, Date: 07/13/22
Mtg: Home Point Finl Corp \$428,004
Use: 3 Bdrm Old Style, Lot: 21780sf
Prior Sale: \$165,000 (03/13)

6 SHADOWBROOK LN U:35 \$265,000

B: Danielle C Bomfim-Pedro
S: Marcelo H Generoso & Marcelle Soares-Silva
Book/Page: 67914/185, Date: 07/15/22
Mtg: United Wholesale Mtg \$251,750
Use: 2 Bdrm Condo
Prior Sale: \$204,000 (01/21)

8 SHADOWBROOK LN U:38 \$193,000

B: Gleice Sa
S: James Desisto
Book/Page: 67908/100, Date: 07/14/22
Use: 1 Bdrm Condo
Prior Sale: \$77,500 (03/15)

19 SHADOWBROOK LN U:10 \$272,000

B: Michael A Valenti
S: Andrew Diorio
Book/Page: 67905/26, Date: 07/14/22
Mtg: Citizens Bank \$258,400
Use: 2 Bdrm Condo
Prior Sale: \$156,000 (03/19)

3 WILSON RD \$590,000

B: Chad Varner & Melissa Varner
S: Robert P Devita & Dolores M Alvarez-Devita
Book/Page: 67914/81, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$560,000
Use: 4 Bdrm Colonial, Lot: 11500sf

Millbury

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 61 63
Median Price \$355,000 \$400,000

REAL ESTATE SALES

23 CLEARVIEW TER U:64 \$444,173
B: Vihari Pawar
S: Czervik Properties LLC
Book/Page: 67910/190, Date: 07/15/22
Mtg: Bangor Savings Bank \$399,756
Type: Adj
Use: Condo

29 CLEARVIEW TER U:61 \$449,221

B: Kyle M Reilly & Sarah M Reilly
S: Czervik Properties LLC
Book/Page: 67915/15, Date: 07/15/22
Mtg: Avidia Bank \$425,221
Type: Adj
Use: Condo

19 ELIZABETH DR \$860,000

B: Christal Bello
S: Anger Brian N Est & Jennifer S Anger
Book/Page: 67919/276, Date: 07/15/22
Use: 4 Bdrm Colonial, Lot: 50094sf

5 GRAFTON ST \$480,000

B: Neh Reh & Kaw Meh
S: Wheatley J Kent & Emily Wheatley
Book/Page: 67915/323, Date: 07/15/22
Mtg: Ross Mortgage Co Inc \$432,000
Use: 3 Bdrm Colonial, Lot: 32350sf
Prior Sale: \$279,000 (07/16)

111 HORNE WAY U:111 \$437,000

B: Joanne Minardi Tr, Tr for Minardi RT 2015
S: Donald G Richardson & Janet B Richardson
Book/Page: 67917/1, Date: 07/15/22
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: \$325,000 (08/14)

17 LEXINGTON RD U:17 \$331,000

B: Michael Bigelow
S: Sasa Tirikos
Book/Page: 67898/140, Date: 07/13/22
Mtg: Homebridge Financial \$261,600
Use: 2 Bdrm Condo
Prior Sale: \$175,000 (05/16)

220 MILLBURY AVE \$282,500

B: Jay Franklin
S: John R Westerman
Book/Page: 67892/310, Date: 07/12/22
Mtg: Province Mtg Assoc \$268,375
Use: 2 Bdrm Ranch, Lot: 3240sf

13 THOMAS HILL RD \$300,000

B: Ronald Pierce & Kathy Leary
S: Michael H Wilczynski Tr, Tr for Two Sisters IRT
Book/Page: 67917/391, Date: 07/15/22
Mtg: 2 Sisters RT \$292,500
Use: 3 Bdrm Ranch, Lot: 16390sf

345 W MAIN ST \$425,000

B: Brian Blanchard & Diane Blanchard
S: Kenneth M Whidden Tr, Tr for Whidden RET 2013
Book/Page: 67913/48, Date: 07/15/22
Use: 2 Bdrm Ranch, Lot: 47916sf

109 WHEELLOCK AVE \$360,000

B: Ina Kycia
S: Paul J Hisoire
Book/Page: 67887/139, Date: 07/11/22
Mtg: Citizens Bank \$347,000
Use: 3 Bdrm Cape Cod, Lot: 10472sf

Millville

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 16 17
Median Price \$350,000 \$390,000

REAL ESTATE SALES

30 GRANITE CIR \$400,000
B: Rachel A Henry & Jeremy M Jacques
S: Dennis C Green & Sherilyn R Green
Book/Page: 67886/95, Date: 07/11/22
Mtg: Guaranteed Rate Inc \$392,755
Use: 3 Bdrm Split Entry, Lot: 49658sf

North Brookfield

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 29 20
Median Price \$260,000 \$308,500

REAL ESTATE SALES

346 N MAIN ST \$326,000
B: Robert J Cyr Jr
S: Raymond G Lareau Jr & Merrie Lareau
Book/Page: 67908/43, Date: 07/14/22
Mtg: Movement Mtg LLC \$316,220
Use: 3 Bdrm Conventional, Lot: 20473sf

125 S MAIN ST U:A \$319,000

B: Justin R Hall
S: Robert W Anderson Tr, Tr for Buckland IRT
Book/Page: 67908/241, Date: 07/14/22
Mtg: Firsttrust Bank \$286,500
Type: Adj
Use: 3 Bdrm Condo, Lot: 436sf

Northborough

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 69 67
Median Price \$515,000 \$605,000

REAL ESTATE SALES

380 BRIGHAM ST \$485,000
B: Spencer Heyl & Erin Heyl
S: Shaw Development Inc
Book/Page: 67917/164, Date: 07/15/22
Mtg: Guaranteed Rate Inc \$460,750
Use: 2 Bdrm Cape Cod, Lot: 14658sf
Prior Sale: \$171,900 (04/21)

245 CRAWFORD ST \$799,900

B: Roger J Lin & Lauren Lin
S: Holly G Lipert
Book/Page: 67889/177, Date: 07/11/22
Mtg: Guaranteed Rate Inc \$639,920
Use: 3 Bdrm Ranch, Lot: 183675sf
Prior Sale: \$565,000 (04/14)

297 CRAWFORD ST U:2 \$246,000

B: Venkata C Bandi & Manaswini Kokkula
S: Dupont Juliette G Est & Lawrence E Dorey
Book/Page: 67907/54, Date: 07/14/22
Mtg: Milford Fed Svgs Bk \$779,400
Type: Adj
Use: Condo

40 FALL DR U:40 \$640,000

B: Saikat Banerjee & Amrita Chakraborty
S: Venkata Annambhotla & Phani Annambhotla
Book/Page: 67897/92, Date: 07/13/22
Mtg: Fairway Ind Mtg \$480,000
Use: 2 Bdrm Condo, Lot: 577606sf
Prior Sale: \$386,000 (08/17)

393 HUDSON ST \$1,040,000

B: Fnu Nutan & Nagesh G Shivaramajah
S: Shrewsbury Homes Inc
Book/Page: 67912/21, Date: 07/15/22
Mtg: Truist Bank \$425,000
Use: Residential Developable Land, Lot: 173260sf

3 JUNIPER BROOK RD \$617,000

B: Sathisbabu Subramanian
S: Thomas C Jaffarian
Book/Page: 67915/47, Date: 07/15/22
Mtg: New Fed Mtg Corp \$579,980
Use: 3 Bdrm Split Level, Lot: 20739sf

55 MAIN ST \$548,600

B: 55 Main JMD LLC
S: Tetreault Betty A Est & Janice E Ferencnick
Book/Page: 67900/146, Date: 07/13/22
Use: Apartment Bldg - 4-8 Units, Lot: 10999sf

22 TOMAHAWK DR \$810,000

B: Rondel Ward & Katherine Ward
S: Andrea J Morton Tr, Tr for A&J Morton Rev FT
Book/Page: 67899/155, Date: 07/13/22
Mtg: Citizens Bank \$647,200
Use: 3 Bdrm Contemporary, Lot: 23309sf

279 WEST ST \$1,200,000

B: Tariq Wahab & Aisha Sheerin
S: Satnam K Kandola Tr, Tr for Satnam K Kandola RET
Book/Page: 67913/351, Date: 07/15/22
Mtg: Truist Bank \$924,000
Use: 4 Bdrm Colonial, Lot: 86610sf

Northbridge

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 58 57
Median Price \$399,950 \$495,000

REAL ESTATE SALES

18 ARTHUR DR U:1 \$499,900
B: Mikael K Cummings & Vanessa L Cummings
S: Brad A Reardon & Michael M Hovagimian
Book/Page: 67884/46, Date: 07/11/22
Mtg: Movement Mtg LLC \$482,740
Use: Condo

127 EBEN CHAMBERLAIN RD \$1,125,000

B: Richard B Fairfull & Judy S Fairfull
S: John J Perro & Cindy A Perro
Book/Page: 67906/220, Date: 07/14/22
Mtg: Envision Bank \$647,200
Type: Adj
Use: 4 Bdrm Colonial, Lot: 43920sf

63 HERITAGE DR U:63 \$348,000

B: Michael J Valanzola
S: Steven R Kaske Tr, Tr for Kaske FT
Book/Page: 67913/76, Date: 07/15/22
Mtg: Milford Fed Svgs Bk \$278,400
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$220,000 (06/16)

1383 PROVIDENCE RD U:1383 \$292,000

B: Ashley M Carter & Roylin Cruz-Castillo
S: Edward Cronin & Joyce M Cronin
Book/Page: 67913/281, Date: 07/15/22
Mtg: Bank of Canton \$14,600
Use: 4 Bdrm Condo
Prior Sale: \$145,000 (06/20)

467 RUMONOSKI DR \$690,000

B: Cromwell Tambi & Evelyn Tambi
S: Nightview LLC
Book/Page: 67897/1, Date: 07/13/22
Mtg: Fairway Ind Mtg \$647,000

92 SLEUTHED CT U:11 \$515,240

B: Michael J Lucchesi & Susan A Lucchesi
S: Stone Hill Partners LLC
Book/Page: 67917/28, Date: 07/15/22
Mtg: TD Bank NA \$300,400
Type: Adj
Use: Condo

184 STONE HILL DR U:17 \$538,605

B: Joel H Weiner & Sandra L Bellini
S: Stone Hill Partners LLC
Book/Page: 67891/12, Date: 07/12/22
Mtg: HarborOne Mortgage \$430,884
Use: Condo

13-15 SUMMIT ST \$315,000

B: Aaron Richardson
S: Beverly H Wheeler
Book/Page: 67913/223, Date: 07/15/22
Use: 2-Family Duplex, Lot: 28631sf

86 WASHINGTON ST \$690,000

B: Vishal G Kamat & Soumya Kamat
S: BGRS Relocation Inc
Book/Page: 67901/288, Date: 07/13/22
Mtg: Jeanne D'Arc CU \$552,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 30264sf
Prior Sale: \$507,000 (10/19)

86 WASHINGTON ST \$690,000

B: Bgrs Relocation Inc
S: Jack C Crayton & Carol L Crayton
Book/Page: 67901/284, Date: 07/13/22
Use: 4 Bdrm Colonial, Lot: 30264sf
Prior Sale: \$507,000 (10/19)

Oakham

MARKET STATISTICS THROUGH JUNE
YTD 2021 YTD 2022
Number of 1-Fam Sales 9 9
Median Price \$349,900 \$435,500

REAL ESTATE SALES

113 HAPPY HOLLOW RD \$525,000
B: Ronnie Perry & Alexis T Perry
S: Michael Surette & Kimberly Surette
Book/Page: 67916/122, Date: 07/15/22
Mtg: Bank of Canton

Shrewsbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	164	149
Median Price	\$516,500	\$600,000

► REAL ESTATE SALES

16 ADAMS FARM RD U:16 **\$800,000**
 B: J Michael Grenon Tr, Tr for Lincoln-16 Adams Frm Rd T
 S: Stephen M Pezzella & Patricia M Pezzella
 Book/Page: 67892/236, Date: 07/12/22
 Use: 2 Bdrm Condo
 Prior Sale: \$570,000 (02/15)

11 APPALOOSA DR **\$1,250,000**
 B: Musthaq Ahmed & Asma A Hameed
 S: Xiao Li & Yue Wang
 Book/Page: 67908/119, Date: 07/14/22
 Mtg: UniBank for Savings \$820,000
 Type: Adj
 Use: 5 Bdrm Colonial, Lot: 38518sf
 Prior Sale: \$875,000 (05/17)

5 BIRCHWOOD DR **\$825,000**
 B: Anand R Kharpatre & Nikita G Kulkarni
 S: Musthaq Ahmed & Asma Hameed
 Book/Page: 67904/379, Date: 07/14/22
 Mtg: Guild Mortgage Co \$648,000
 Use: 4 Bdrm Colonial, Lot: 11696sf

247 BOYLSTON ST **\$350,000**
 B: Evan Foley
 S: Houghtaling-Fortier S Est & James B Campbell
 Book/Page: 67895/288, Date: 07/12/22
 Mtg: John Willis \$300,000
 Use: Residential-multiple Bldgs, Lot: 134600sf

9 FAIRLAWN CIR **\$395,000**
 B: Krishna Ghimire & Deependra Ghimire
 S: Sharon Connaughton
 Book/Page: 67911/251, Date: 07/15/22
 Mtg: Security First Mtg Fn \$297,600
 Use: 2 Bdrm Cottage, Lot: 10775sf
 Prior Sale: \$160,000 (03/10)

10 FERNCROFT RD **\$557,500**
 B: Jesse M Knott 3rd & Katie Knott
 S: David Sliney
 Book/Page: 67901/143, Date: 07/13/22
 Mtg: Homebridge Financial \$370,000
 Use: 3 Bdrm Cape Cod, Lot: 9998sf

10 FIELDSTONE DR **\$1,506,250**
 B: Brian C Mulroy & Ellen L Mulroy
 S: Eugene J Mariani Jr & Paula F Mariani
 Book/Page: 67917/262, Date: 07/15/22
 Mtg: Morgan Stanley \$1,205,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 31859sf

11 GREENLEAF FARMS CIR **\$1,355,000**
 B: Thomas M Prokop & Kelley Prokop
 S: Ian R Purdy & Ann F Purdy
 Book/Page: 67905/350, Date: 07/14/22
 Mtg: UBS Bank USA \$750,000
 Type: Adj
 Use: 5 Bdrm Cape Cod, Lot: 79279sf
 Prior Sale: \$630,000 (10/12)

69 HARRINGTON FARMS WAY U:69 **\$375,000**
 B: Connor Obrien
 S: Kathleen Obrien
 Book/Page: 67916/146, Date: 07/15/22
 Mtg: Wells Fargo Bank \$281,250
 Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$270,000 (08/15)

524 MAIN ST **\$400,000**
 B: Shrewsbury Ctr Rlty LLC
 S: Richard J Abdella
 Book/Page: 67918/53, Date: 07/15/22
 Mtg: Rockland Tr Co \$455,000
 Use: Mixed Use-prim Res & Comm, Lot: 10162sf

37 O'DONNELL AVE **\$781,000**
 B: Sridhar Vaidianathan & Vidya Chandrasekharan
 S: Saswata Roy & Saoli Mitra
 Book/Page: 67917/300, Date: 07/15/22
 Mtg: Fairway Ind Mtg \$687,280
 Use: 3 Bdrm Contemporary, Lot: 15329sf
 Prior Sale: \$405,000 (05/13)

251 PROSPECT ST **\$380,000**
 B: Esther Obiokoli
 S: William H Fisher
 Book/Page: 67900/152, Date: 07/13/22
 Mtg: Digital FCU \$304,000
 Use: 4 Bdrm Colonial, Lot: 18838sf

332 S QUINSIGAMOND AVE **\$560,000**
 B: Mary J Holland Tr, Tr for Holland LT
 S: Lawrence K Price & Cheryl L Price
 Book/Page: 67895/209, Date: 07/12/22
 Use: 2 Bdrm Bngl/cottage, Lot: 6232sf

1 SADLER AVE U:2 **\$625,250**
 B: Robert J Maroney & Jenna Maroney
 S: Sakshi Kubba & Himanshu Kubba
 Book/Page: 67911/285, Date: 07/15/22
 Use: 2 Bdrm Condo
 Prior Sale: \$435,000 (06/20)

4 SHREWSBURY GREEN DR U:B **\$190,000**
 B: John P Hirudayasamy & Jayalakshmi Pichai
 S: Lynda B Garden-Cameron Tr, Tr for 4 Shrewsbury Grn Dr RT
 Book/Page: 67890/27, Date: 07/11/22
 Mtg: LoanDepot.Com \$142,500
 Use: 1 Bdrm Condo

29 SIAS AVE **\$480,000**
 B: Christian A Giotas & Savanna H Giotas
 S: David Ruyffelaert
 Book/Page: 67900/173, Date: 07/13/22
 Mtg: Clinton Svgs Bk \$408,000
 Use: 2-Family Two Family, Lot: 5718sf
 Prior Sale: \$350,900 (12/19)

14 WHIPPOORWILL DR **\$660,000**
 B: Jay K Yadav & Ruchi Yadav
 S: Stephen E Mcnair & Margaret J Mcnair
 Book/Page: 67916/45, Date: 07/15/22
 Mtg: Cross Country Mtg Inc \$594,000
 Use: 4 Bdrm Raised Ranch, Lot: 19476sf

6 WILTSHIRE DR **\$750,000**
 B: Laura Sudnik & Edward Sudnik
 S: Bradford O Dowding Tr, Tr for James E Dowding FT
 Book/Page: 67919/247, Date: 07/15/22
 Mtg: Leader Bank NA \$600,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 14150sf

Southborough

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	81	58
Median Price	\$810,000	\$922,500

► REAL ESTATE SALES

11 DARLENE DR **\$1,160,000**
 B: Giannandrea Dapirle & Allison Dapirle
 S: Daniel P Hayes & Marcela A Hayes
 Book/Page: 67886/226, Date: 07/11/22
 Mtg: Ameris Bank \$812,000
 Use: 4 Bdrm Colonial, Lot: 27878sf

2 GARRISON LN **\$985,000**
 B: Brendan Moeller & Lisa Moeller
 S: Richard M Paglia & Christie T Paglia
 Book/Page: 67886/17, Date: 07/11/22
 Mtg: Movement Mtg LLC \$788,000
 Type: Adj
 Use: 5 Bdrm Garrison, Lot: 42253sf

7 LORENZO DR **\$2,000,000**
 B: Jason W Malinowski & Chelsea M Malinowski
 S: Bartolini Properties LLC
 Book/Page: 67893/138, Date: 07/12/22
 Mtg: Camden National Bank \$1,600,000
 Use: Residential Developable Land, Lot: 55016sf
 Prior Sale: \$130,000 (07/22)

3 SADDLE HILL LN **\$1,350,000**
 B: Ling Y Li
 S: Renzo L Bardetti & Cheryl L Bardetti
 Book/Page: 67916/284, Date: 07/15/22
 Mtg: Guild Mortgage Co \$1,000,000
 Use: 4 Bdrm Colonial, Lot: 115870sf

28 WILLIAM ONTHANK LN U:28 **\$485,000**
 B: Ramon Leon & Kristina Leon
 S: Muir Res Investments LLC
 Book/Page: 67896/13, Date: 07/12/22
 Mtg: Digital FCU \$460,750
 Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$485,000 (06/22)

Southbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	72	75
Median Price	\$260,000	\$330,000

► REAL ESTATE SALES

815 CHARLTON ST **\$375,000**
 B: Jasmine Y Vega
 S: Adam Norrad & John Colletto
 Book/Page: 67900/362, Date: 07/13/22
 Mtg: Fairway Ind Mtg \$300,000
 Use: 3 Bdrm Cape Cod, Lot: 9583sf
 Prior Sale: \$237,000 (08/15)

78 ELLIS RD **\$320,000**
 B: Jakob Ayres & Katelyn J Holden
 S: Lynn M Shumaker
 Book/Page: 67885/393, Date: 07/11/22
 Mtg: Mtg Equity Partners \$288,000
 Use: 2 Bdrm Raised Ranch, Lot: 21344sf
 Prior Sale: \$145,000 (12/12)

223 HAMILTON ST **\$230,000**
 B: Jet Investment LLC
 S: Shawn Floody
 Book/Page: 67902/148, Date: 07/13/22
 Mtg: QS Lending 2 T \$255,000
 Use: Apartment Bldg - 4-8 Units, Lot: 5227sf
 Prior Sale: \$28,000 (03/11)

17 MAPLE ST **\$240,000**
 B: Ellen Linn
 S: Christopher J Ethier
 Book/Page: 67913/322, Date: 07/15/22
 Mtg: JPMorgan Chase Bank \$90,000
 Use: 4 Bdrm Gambrel, Lot: 4356sf

25 PINEDALE ST **\$315,000**
 B: Suk Magar & Mamata T Magar
 S: Centura Bay LLC
 Book/Page: 67913/231, Date: 07/15/22
 Mtg: Mortgage Research Ctr \$315,000
 Use: 2 Bdrm Ranch, Lot: 12632sf
 Prior Sale: \$115,000 (03/22)

4 QUAIL RUN **\$390,000**
 B: Jean Abilhomme
 S: Stephanie A Ulinski
 Book/Page: 67899/231, Date: 07/13/22
 Mtg: Fairway Ind Mtg \$382,936
 Use: 3 Bdrm Colonial, Lot: 22651sf

47 WATER ST **\$350,000**
 B: Lucia B Fernandez
 S: JBG Investments LLC
 Book/Page: 67905/285, Date: 07/14/22
 Mtg: Total Mtg Svcs \$343,660
 Use: 2-Family Two Family, Lot: 43560sf
 Prior Sale: \$245,000 (03/22)

Spencer

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	61	52
Median Price	\$331,000	\$355,000

► REAL ESTATE SALES

53 CHERRY ST **\$420,000**
 B: Luz C Rodriguez & Adanicole Rivera
 S: 53 Cherry LLC
 Book/Page: 67885/71, Date: 07/11/22
 Mtg: Caliber Home Loans \$412,392
 Use: 2-Family Family Flat, Lot: 15535sf
 Prior Sale: \$140,000 (05/17)

10 JONES ST **\$270,000**
 B: Amanda M Davin
 S: Sidney Cardona
 Book/Page: 67888/294, Date: 07/11/22
 Mtg: Guild Mortgage Co \$246,591
 Use: 4 Bdrm Conventional, Lot: 14263sf
 Prior Sale: \$200,000 (04/18)

21 MCDONALD ST **\$299,900**
 B: Cody Berman
 S: David R Sthilaire
 Book/Page: 67900/209, Date: 07/13/22
 Use: 2-Family Family Flat, Lot: 8950sf
 Prior Sale: \$165,000 (10/13)

6 MEADOWBROOK RD **\$240,000**
 B: Lisa Freilich Tr, Tr for 257 Village Street RT
 S: Corson Patricia M Est & Michael C Meloche
 Book/Page: 67908/199, Date: 07/14/22
 Use: 4 Bdrm Cape Cod, Lot: 19465sf

25 OAKLAND DR **\$300,000**
 B: Nicholas Dupre & Teresa M Dupre
 S: Karen M Hubert
 Book/Page: 67903/273, Date: 07/14/22
 Use: 3 Bdrm Bngl/cottage, Lot: 15106sf

50 PLEASANT ST **\$337,000**
 B: Richard Barrell & Penny M Barrell
 S: Richard Langelier
 Book/Page: 67912/208, Date: 07/15/22
 Mtg: Cornerstone Bank \$252,750
 Use: 3-Family Family Flat, Lot: 19210sf
 Prior Sale: \$192,000 (02/16)

60 PLEASANT ST **\$330,000**
 B: RBK Properties LLC
 S: Peter Tatro
 Book/Page: 67917/156, Date: 07/15/22
 Use: 3-Family Family Flat, Lot: 9661sf

Sturbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	66	56
Median Price	\$384,950	\$440,000

► REAL ESTATE SALES

154 CEDAR ST **\$435,000**
 B: Abigail M Angell & Alex Angell
 S: Denise C Valentine
 Book/Page: 67887/304, Date: 07/11/22
 Mtg: Millbury CU \$403,750
 Type: Adj
 Use: 4 Bdrm Ranch, Lot: 43560sf

55 FISKE HILL RD **\$315,000**
 B: Janice K Sosik Tr, Tr for Maple South RT
 S: Maurice R Poirier
 Book/Page: 67904/115, Date: 07/14/22
 Use: 2 Bdrm Cape Cod, Lot: 51836sf

127 FISKE HILL RD **\$885,000**
 B: Kyle Reissner & Dana Reissner
 S: Paul A Wengender & Sharmin Wengender
 Book/Page: 67887/53, Date: 07/11/22
 Mtg: United Wholesale Mtg \$708,000
 Use: 4 Bdrm Colonial, Lot: 57935sf
 Prior Sale: \$570,000 (09/14)

101 MCGILPIN RD **\$680,000**
 B: David Micucci & Emily Micucci
 S: Raymond M Curry & Sandra Hanson-Curry
 Book/Page: 67909/112, Date: 07/14/22
 Mtg: Prestige Home Mtg LLC \$400,000
 Use: 4 Bdrm Colonial, Lot: 45302sf

Sutton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	45	38
Median Price	\$455,000	\$540,000

► REAL ESTATE SALES

47 COLONIAL RD **\$655,000**
 B: Justin H Sheridan & Tina N Sheridan
 S: Marcia B Mariner & Mark D Mariner
 Book/Page: 67912/338, Date: 07/15/22
 Mtg: United Wholesale Mtg \$524,000
 Use: 3 Bdrm Raised Ranch, Lot: 85227sf

148 HARTNESS RD **\$420,000**
 B: Helio J Leopoldo
 S: Gerald R Donahue Jr Tr, Tr for Donahue IRT
 Book/Page: 67907/125, Date: 07/14/22
 Mtg: United Wholesale Mtg \$412,392
 Use: 3 Bdrm Ranch, Lot: 40708sf

39 PROVIDENCE RD **\$420,000**
 B: Comfort S Owusu & Prince Owusu
 S: New Art Plastering LLC
 Book/Page: 67906/351, Date: 07/14/22
 Mtg: New Fed Mtg Corp \$412,392
 Use: 3 Bdrm Ranch, Lot: 6699sf
 Prior Sale: \$210,000 (06/21)

54 PUTNAM HILL RD **\$452,500**
 B: David P Gomes & Lindsay Darling
 S: Millville Investment LLC
 Book/Page: 67906/325, Date: 07/14/22
 Mtg: Envision Bank \$362,000
 Use: 3 Bdrm Ranch, Lot: 119640sf
 Prior Sale: \$236,100 (02/21)

Templeton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	46
Median Price	\$310,000	\$329,000

► REAL ESTATE SALES

185 BROOKS RD **\$525,000**
 B: Andrea Figueroa-Torres
 S: Gregory S Howlett & Carla S Howlett
 Book/Page: 67911/347, Date: 07/15/22
 Mtg: Guild Mortgage Co \$498,750
 Use: 3 Bdrm Contemporary, Lot: 44867sf

CARRUTH RD **\$11,000**
 B: James E Burns & Rebbecca A Burns
 S: Dean A Vivoamore
 Book/Page: 67915/224, Date: 07/15/22

11 WATER WHEEL CIR U:11 **\$255,000**
 B: Bobbi Ewing
 S: Celeste M Billington
 Book/Page: 67904/174, Date: 07/14/22
 Mtg: Workers Credit Union \$242,250
 Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$85,000 (10/14)

Upton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	45	43
Median Price	\$610,000	\$650,000

► REAL ESTATE SALES

140 MAIN ST U:B **\$437,000**
 B: Susan M Benes
 S: Rachel Schlacter
 Book/Page: 67906/293, Date: 07/14/22
 Mtg: Movement Mtg LLC \$444,444
 Use: 3 Bdrm Condo
 Prior Sale: \$324,900 (08/20)

156 MECHANIC ST **\$265,000**
 B: Roger L Leboeuf & Christina Leboeuf
 S: Hight Richard P Jr Est & Janice R Hight
 Book/Page: 67918/122, Date: 07/15/22
 Use: 2 Bdrm Cape Cod, Lot: 81440sf

14 N MAIN ST **\$735,000**
 B: Tracy C Kennedy & Jason J Rose
 S: Troy Butler & Jessica Shirazi
 Book/Page: 67914/311, Date: 07/15/22
 Mtg: Nations Lending Corp \$441,000
 Use: 3 Bdrm Raised Ranch, Lot: 29185sf
 Prior Sale: \$410,000 (11/19)

286 WESTBORO RD **\$710,000**
 B: Christopher Taylor & Rachel A Holt-Taylor
 S: John A Hano
 Book/Page: 67916/234, Date: 07/15/22
 Mtg: Metro Credit Union \$568,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 89716sf
 Prior Sale: \$583,000 (05/21)

Uxbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	54	59
Median Price	\$436,000	\$450,000

► REAL ESTATE SALES

7 CARRIAGE PATH U:7 **\$429,900**
 B: Thomas Kilroy & Donna Kilroy
 S: Miriam T Wolczik Tr, Tr for Lorraine A Courtois RET
 Book/Page: 67883/1, Date: 07/11/22
 Use: 2 Bdrm Condo

574 E HARTFORD AVE **\$693,000**
 B: Nadia M DeMeira & Bruno M Amaral
 S: Edmond J Lafleur & Carol Lafleur
 Book/Page: 67896/196, Date: 07/13/22
 Mtg: First Natl Bank Trini \$554,400
 Use: 3 Bdrm Colonial, Lot: 151589sf

21 POUTS LN U:21 **\$484,900**
 B: Fatou Cisset
 S: West River Homes LLC
 Book/Page: 67907/12, Date: 07/14/22
 Mtg: Rockland Tr Co \$436,410
 Use: Possible New Construction

109 RAWSON ST **\$622,500**
 B: Peter G Ezzo & Carlyn C Ezzo
 S: David Micucci & Emily Micucci
 Book/Page: 67908/209, Date: 07/14/22
 Mtg: Better Mortgage Corp \$560,250
 Use: 3 Bdrm Colonial, Lot: 132422sf
 Prior Sale: \$325,500 (09/15)

237 SUTTON ST **\$465,000**
 B: Samuel B Price & Ariana D Marangakis-Price
 S: Michael King & Laurie King
 Book/Page: 67915/9, Date: 07/15/22
 Mtg: Guild Mortgage Co \$372,000
 Use: 6 Bdrm Antique, Lot: 5

WORCESTER REGISTRY
continued

Worcester

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	603	586
Median Price	\$325,000	\$360,075

► **REAL ESTATE SALES**

18 ANGELO ST.....	\$450,000
B: Aquilino M Roche S: Scott W Erb & Donna F Dufault Book/Page: 67919/327, Date: 07/15/22 Mtg: Cross Country Mtg Inc \$369,000 Use: 3 Bdrm Bngl/cottage, Lot: 14144sf Prior Sale: \$229,000 (06/16)	
12 ARLETTA AVE.....	\$375,000
B: Karen J Lacure S: Doug Will LLC Book/Page: 67904/269, Date: 07/14/22 Mtg: Fairway Ind Mtg \$275,000 Use: 2 Bdrm Bngl/cottage, Lot: 7500sf Prior Sale: \$174,000 (12/21)	
121 BAILEY ST U-E43.....	\$183,000
B: Neal Sullivan S: Hedge Theresa J Est & John A Hedge Book/Page: 67889/283, Date: 07/11/22 Mtg: Members Mtg Co Inc \$146,400 Use: 2 Bdrm Condo	
32 BAXTER ST.....	\$379,000
B: Erin M Michelotti & Joseph C Michelotti S: Mark R Blewett & Deanne R Blewett Book/Page: 67910/329, Date: 07/15/22 Mtg: Navy FCU \$360,000 Use: 3 Bdrm Conventional, Lot: 10640sf Prior Sale: \$218,000 (06/17)	
26 BOSTON AVE.....	\$490,000
B: David Juskiewicz S: Gretchen E Grogan Book/Page: 67912/234, Date: 07/15/22 Mtg: Clinton Svgs Bk \$367,500 Use: 2-Family Two Family, Lot: 8000sf	
2 BRYN MAWR AVE.....	\$400,000
B: Carlos H Jara S: Towler Gerald A Est & Neil D Towler Doc#: 00000000120559, Date: 07/15/22 Mtg: Seacoast Mortgage Cor \$320,000 Use: 4 Bdrm Colonial, Lot: 10000sf	
17 CAPRERA RD.....	\$330,000
B: Eric J Bobka & Bang Truong-Bobka S: Stephen P Goodspeed & Ellen Goodspeed Book/Page: 67892/155, Date: 07/12/22 Mtg: Workers Credit Union \$280,000 Type: Adj Use: 3 Bdrm Bngl/cottage, Lot: 4316sf	
43 CATHARINE ST.....	\$583,500
B: Jie Zhou & Bingxia Wang S: Carolina E Guerrero Book/Page: 67916/312, Date: 07/15/22 Mtg: Rocket Mortgage LLC \$435,000 Use: 3-Family Family Flat, Lot: 8255sf Prior Sale: \$425,000 (05/21)	
29 CHATANIKA AVE.....	\$368,900
B: Mary J Ngugi S: Carolyn Truong Book/Page: 67889/325, Date: 07/11/22 Mtg: Guaranteed Rate Inc \$362,217 Use: 3 Bdrm Cape Cod, Lot: 8557sf	
93 CHICOPEE ST.....	\$260,000
B: Zachary P Bachand S: Kory M Bryant Book/Page: 67890/89, Date: 07/11/22 Mtg: Fairway Ind Mtg \$234,000 Use: 2 Bdrm Bngl/cottage, Lot: 13200sf Prior Sale: \$155,000 (08/18)	
95 COURTLAND ST.....	\$550,000
B: Lindsey White & Joseph Abramoff S: Mary L Marshall Tr, Tr for Mary L Marshall 2014 RET Book/Page: 67894/42, Date: 07/12/22 Mtg: Webster FiveCent Svgs \$412,500 Type: Adj Use: 3-Family Family Flat, Lot: 7500sf Prior Sale: \$400,000 (01/20)	
14 DELAVAL RD.....	\$363,000
B: Aaron Sarver S: Fernando Rosado Book/Page: 67917/98, Date: 07/15/22 Mtg: Guaranteed Rate Inc \$363,000 Use: 2 Bdrm Conventional, Lot: 5704sf Prior Sale: \$128,900 (12/13)	
10 DE MARCO TER.....	\$435,000
B: Chadd M Lafond S: Theresa Travaglio Book/Page: 67918/181, Date: 07/15/22 Mtg: Supreme Lending \$413,250 Use: Parking Lot, Lot: 3056sf Prior Sale: \$353,000 (05/18)	
7 ELLSMERE ST.....	\$410,000
B: Kurt Charles S: Tong V Vo & Tina Phan Book/Page: 67912/314, Date: 07/15/22 Mtg: LoanDepot.Com \$402,573 Use: 2-Family Two Family, Lot: 5000sf	
16 FAIRHAVEN RD.....	\$289,000
B: Etienne Kong S: T&K RE Holdings LLC Book/Page: 67917/357, Date: 07/15/22 Mtg: Guild Mortgage Co \$283,765 Use: 2 Bdrm Cape Cod, Lot: 7135sf Prior Sale: \$120,000 (08/19)	
93 GAGE ST.....	\$700,000
B: Portia Johnson S: Shohreh E Gaval Tr, Tr for 93 Gage St Worcester IRT Book/Page: 67895/97, Date: 07/12/22 Mtg: Drew Mortgage AssnInc \$676,637 Use: Apartment Bldg - 4-8 Units, Lot: 4980sf Prior Sale: \$130,000 (12/13)	
26 GATES RD.....	\$323,000
B: Haley B Cloonan-Lisi & David M Maniero S: Carol J Fayard-Cox & Stephanie J Bazinet Book/Page: 67906/65, Date: 07/14/22 Mtg: Fairway Ind Mtg \$317,149 Use: 2 Bdrm Ranch, Lot: 7889sf	
36 GIBBS ST U-28.....	\$175,000
B: Brahmani Realty LLC S: Jan Gawrych & Krystyna Gawrych Book/Page: 67904/357, Date: 07/14/22 Use: 2 Bdrm Condo Prior Sale: \$69,900 (05/10)	
43 GOLDTHWAITE RD.....	\$300,000
B: Dovetail Realty LLC S: Nancy A Negoshian Tr, Tr for Negoshian LT Book/Page: 67899/219, Date: 07/13/22 Use: Residential Developable Land, Lot: 10890sf	
45 GOLDTHWAITE RD.....	\$300,000
B: Dovetail Realty LLC S: Nancy A Negoshian Tr, Tr for Negoshian LT Book/Page: 67899/219, Date: 07/13/22 Use: 3 Bdrm Conventional, Lot: 10890sf	

25 HADWEN LN.....	\$346,000
B: Cynthia J Harris & Kenyatta L Harris S: Ellen K Linn Book/Page: 67909/275, Date: 07/15/22 Mtg: Paramount Res Mtg Gp \$346,000 Use: 4 Bdrm Colonial, Lot: 11587sf	
14 HANCOCK HILL DR.....	\$552,600
B: Angelique B Webster & Isabel M Gonzalez S: Nancy E Greenberg Book/Page: 67895/221, Date: 07/12/22 Mtg: Bank of Canton \$433,600 Use: 4 Bdrm Colonial, Lot: 8300sf	
3 HIGH ROCK LN.....	\$500,000
B: Frank R Gomez S: Kostantinos Economou Tr, Tr for Economou FT Book/Page: 67913/256, Date: 07/15/22 Mtg: Bay State Savings Bk \$400,000 Use: 3 Bdrm Colonial, Lot: 11583sf	
36 INTERVALE RD.....	\$405,000
B: Umass Medical School Inc S: Chaim Fishman & Sara Fishman Book/Page: 67919/15, Date: 07/15/22 Mtg: Webster First FCU \$412,500 Use: 4 Bdrm Colonial, Lot: 9750sf	
9 JASMINE DR.....	\$595,000
B: Brendan Murphy & Mary Murphy S: Raymond J Boylan Jr & Stanley F Wilson Book/Page: 67919/218, Date: 07/15/22 Mtg: Mortgage Networks Inc \$565,250 Use: 4 Bdrm Colonial, Lot: 7264sf Prior Sale: \$385,000 (06/18)	
12 LAMAR AVE.....	\$370,000
B: Courtney A Barr S: Barbara A Lavner Book/Page: 67907/328, Date: 07/14/22 Mtg: Guaranteed Rate Inc \$351,500 Use: 4 Bdrm Conventional, Lot: 5350sf Prior Sale: \$211,000 (04/14)	
13 MARANDA ST.....	\$450,000
B: Oraissa Puig & Adrian M Genao S: Nabil J Sakhat Book/Page: 67919/43, Date: 07/15/22 Mtg: Total Mtg Svcs \$427,500 Use: 3 Bdrm Raised Ranch, Lot: 10000sf Prior Sale: \$265,000 (03/20)	
398 MAY ST.....	\$450,000
B: Erica A Fullerton S: Jeffrey C Baker & Janice Z Baker Book/Page: 67906/378, Date: 07/14/22 Mtg: Bay State Savings Bk \$250,000 Use: 5 Bdrm Colonial, Lot: 9450sf Prior Sale: \$283,920 (12/10)	
46 MONROE AVE.....	\$440,000
B: Eric Vickstrom S: Adam A Kretowicz Tr, Tr for 46 Monroe Ave RET 2015 Book/Page: 67885/214, Date: 07/11/22 Mtg: Drew Mortgage AssnInc \$330,000 Use: 3 Bdrm Colonial, Lot: 432sf Prior Sale: \$350,000 (10/21)	
21 MORELAND GREEN DR.....	\$515,000
B: Christopher J Driscoll & Emiko J Nishino S: Yevgeniy Gorelik & Larisa Gorelik Book/Page: 67905/155, Date: 07/14/22 Mtg: Northpoint Mortgage \$412,000 Use: 3 Bdrm Raised Ranch, Lot: 19571sf Prior Sale: \$249,000 (10/13)	
28 NEWBURY ST.....	\$390,000
B: Vilma D Rosario-Sorto & Asmelda A Cruz S: Hanh Bui & Thong T Nguyen Book/Page: 67920/33, Date: 07/15/22 Mtg: Evolve B&T \$382,936 Use: 2-Family Two Family, Lot: 4904sf Prior Sale: \$148,000 (11/15)	
54 PIERCE AVE.....	\$500,000
B: Nicholas Perry S: Robert M Covino & Margaret C Covino Book/Page: 67914/136, Date: 07/15/22 Mtg: Purdue Employess FCU \$451,250 Use: 3 Bdrm Colonial, Lot: 7378sf Prior Sale: \$263,900 (02/16)	
32 PROGRESSIVE ST.....	\$415,000
B: Kia M Jeffery & Alexander L Kennedy S: George Markopoulos & Jacqueline Markopoulos Book/Page: 67904/297, Date: 07/14/22 Mtg: Fairway Ind Mtg \$387,845 Use: 3 Bdrm Ranch, Lot: 15000sf Prior Sale: \$410,000 (03/22)	
32 RIDGEWOOD RD.....	\$400,000
B: Jose F Gutierrez & Diana M Gutierrez S: Gail M Theil Book/Page: 67901/379, Date: 07/13/22 Mtg: Fairway Ind Mtg \$380,000 Use: 3 Bdrm Ranch, Lot: 6794sf Prior Sale: \$205,000 (04/14)	
15 RUSSELL ST.....	\$799,900
B: Tarun Bhalla & Anuradha Bhalla S: Kimberly Rickman Book/Page: 67916/96, Date: 07/15/22 Mtg: Leader Bank NA \$400,000 Use: Apartment Bldg - 4-8 Units, Lot: 7818sf Prior Sale: \$378,000 (10/16)	
14 RYDAL ST.....	\$379,900
B: Kevin Odum & Sharon Baker S: Miguel A Rivera & Iris B Velez Book/Page: 67888/30, Date: 07/11/22 Mtg: Shamrock Home Loans \$373,018 Use: 3 Bdrm Ranch, Lot: 7517sf Prior Sale: \$201,000 (09/16)	
770 SALISBURY ST U-535.....	\$399,500
B: Rona L Andrews Tr, Tr for Andrews FT S: Harold G Reiss & Glenda C Reiss Book/Page: 67908/282, Date: 07/14/22 Use: 2 Bdrm Condo Prior Sale: \$225,000 (06/15)	
770 SALISBURY ST U-573.....	\$325,000
B: Maryanne Galvin S: Crystal D Tropeano Tr, Tr for Howard S Rubin IRT Book/Page: 67892/249, Date: 07/12/22 Use: 2 Bdrm Condo Prior Sale: \$195,000 (05/17)	
9 SANDRA DR.....	\$432,500
B: Dieu Pham & Coung Le S: Eric N Popham & Deborah L Joslin Book/Page: 67914/385, Date: 07/15/22 Mtg: Ross Mortgage Co Inc \$242,500 Use: 4 Bdrm Ranch, Lot: 7890sf Prior Sale: \$190,000 (07/13)	
340 SUNDERLAND RD U-46.....	\$251,000
B: Chase J Mawby S: Amanda M Mattie & Charles R Mattie Book/Page: 67915/146, Date: 07/15/22 Mtg: Rocket Mortgage LLC \$205,000 Use: 2 Bdrm Condo Prior Sale: \$136,000 (01/18)	
15 SUNNY HILL DR.....	\$390,000
B: Toan Huynh S: Brian E Starrat & Charlene M Starrat Book/Page: 67899/328, Date: 07/13/22 Mtg: Rocket Mortgage LLC \$312,000 Use: 3 Bdrm Cape Cod, Lot: 7665sf	
45 SYLVAN ST.....	\$390,000
B: Huynh V Tan & Samantha V Lodbansa S: Michael A Holm Book/Page: 67918/130, Date: 07/15/22 Mtg: Evolve B&T \$382,936 Use: 3 Bdrm Bngl/cottage, Lot: 6840sf Prior Sale: \$165,000 (02/18)	

155 UNCATENA AVE.....	\$350,000
B: Cynthia Graves S: Rogan Judith E Est & Deborah Bosse Book/Page: 67888/317, Date: 07/11/22 Mtg: Mortgage Research Ctr \$357,246 Use: 2 Bdrm Ranch, Lot: 12500sf	
1132 W BOYLSTON ST.....	\$228,551
B: FMSM Realty LLC S: Patsy SantaMaria Book/Page: 67887/189, Date: 07/11/22 Mtg: Patsy Santa Maria \$128,551 Use: 2-Family Two Family, Lot: 7015sf	
1136 W BOYLSTON ST.....	\$399,952
B: Saint Bros LLC S: Patsy SantaMaria Book/Page: 67887/174, Date: 07/11/22 Mtg: Patsy Santa Maria \$299,952 Use: Commercial Devlpble Land, Lot: 6024sf	
1140 W BOYLSTON ST.....	\$399,952
B: Saint Bros LLC S: Patsy SantaMaria Book/Page: 67887/174, Date: 07/11/22 Mtg: Patsy Santa Maria \$299,952 Use: Commercial Devlpble Land, Lot: 18033sf	
1144 W BOYLSTON ST.....	\$399,952
B: Saint Bros LLC S: Patsy SantaMaria Book/Page: 67887/174, Date: 07/11/22 Mtg: Patsy Santa Maria \$299,952 Use: Commercial Devlpble Land, Lot: 9061sf	
12 WABASH AVE.....	\$580,000
B: Rodney Julien S: Patience S Wiafe & Fred K Frimpong Book/Page: 67908/344, Date: 07/14/22 Mtg: OCMB Inc \$464,000 Use: 3-Family Family Flat, Lot: 6803sf	
6 WESTWOOD DR.....	\$875,000
B: Vincent B Asbridge S: Russell L Couturier Tr, Tr for Couturier FT Book/Page: 67912/63, Date: 07/15/22 Mtg: Morgan Stanley \$511,000 Use: 5 Bdrm Tudor, Lot: 15190sf Prior Sale: \$575,000 (01/17)	
18 WILBUR ST.....	\$228,551
B: FMSM Realty LLC S: Patsy SantaMaria Book/Page: 67887/189, Date: 07/11/22 Mtg: Patsy Santa Maria \$128,551 Use: Accessory Land Improved, Lot: 7000sf	
24 ZENITH DR.....	\$415,000
B: Barbara Smith-Mandell & Daniel Mandell S: Alexander R Tarr Book/Page: 67887/254, Date: 07/11/22 Use: 3 Bdrm Conventional, Lot: 8133sf Prior Sale: \$249,000 (10/16)	

Worcester Registry Northern District

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

Ashburnham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	43	45
Median Price	\$318,000	\$320,000

► **REAL ESTATE SALES**

46 COREY HILL RD.....	\$395,000
B: Patrick Buckley & Nicole Buckley S: Keith Paquet Book/Page: 10377/121, Date: 07/15/22 Mtg: BNC National Bank \$365,000 Use: 4 Bdrm Cape Cod, Lot: 45063sf Prior Sale: \$270,000 (05/22)	
4 DUNN RD.....	\$615,000
B: Christopher K Bellofatto & Sarah N Wing S: David R Crotty & Sharon L Turcotte Book/Page: 10374/106, Date: 07/13/22 Mtg: IC Credit Union \$420,000 Use: 4 Bdrm Colonial, Lot: 66534sf Prior Sale: \$35,000 (05/17)	
76 FERIN RD.....	\$412,000
B: Michael H Murphy & Angela W Chartrand-Murphy S: Matthew D Maciel & Samantha J Thompson Book/Page: 10376/125, Date: 07/15/22 Mtg: Total Mtg Svcs \$391,400 Use: 3 Bdrm Cape Cod, Lot: 130567sf Prior Sale: \$235,000 (09/17)	
LAKE HAVEN LN L-19.....	\$72,000
B: Eleanor Stone & Jeffrey Stone S: Lisa J Stragliotto & Teresa N Stragliotto Book/Page: 10373/151, Date: 07/12/22	
LAKE HAVEN LN L-20.....	\$72,000
B: Eleanor Stone & Jeffrey Stone S: Lisa J Stragliotto & Teresa N Stragliotto Book/Page: 10373/151, Date: 07/12/22	
84 LAKESHORE DR.....	\$680,000
B: John C Demartino & Gwyneth F Dumont S: Michael D Ringer & Vicki L Ringer Book/Page: 10373/181, Date: 07/12/22 Mtg: Elizabeth P Delana Tr \$646,000 Use: 2 Bdrm Contemporary, Lot: 17935sf Prior Sale: \$369,000 (07/17)	

Fitchburg

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	186	183
Median Price	\$276,000	\$310,000

► **REAL ESTATE SALES**

581 5TH MASSACHUSETTS TPKE.....	\$150,000
B: Leigh Dacosta S: Decot Mark F Est & Sophia M Khourie Book/Page: 10376/168, Date: 07/15/22 Mtg: Total Mtg Svcs \$142,500 Use: 2 Bdrm Ranch, Lot: 106266sf Prior Sale: \$75,000 (03/15)	
1074 ASHBY STATE RD.....	\$550,000
B: William O Pridgen & Diana Bonilla S: Sok Chea & Richard Chea Book/Page: 10376/346, Date: 07/15/22 Mtg: United Wholesale Mtg \$522,500 Use: 3 Bdrm Colonial, Lot: 74314sf Prior Sale: \$340,000 (10/17)	

170 BEMIS RD.....	\$330,000
B: Jideel F DeCarvalho & Claudia Snaider S: Rafael T Garcia-Rodriguez & Stephanie S Rodriguez Book/Page: 10376/294, Date: 07/15/22 Mtg: Cross Country Mtg Inc \$313,500 Use: 3 Bdrm Cape Cod, Lot: 7440sf Prior Sale: \$195,900 (06/18)	
17 CLARK RD.....	\$95,000
B: Penny-Jane Walker S: Gail P Denio & Penny-Jane Walker Book/Page: 10373/349, Date: 07/13/22 Use: 2 Bdrm Cape Cod, Lot: 7100sf	
15 CONNORS ST.....	\$245,000
B: Scott Duhaime & Marianne Savage S: Cynthia A Lafleur Book/Page: 10373/107, Date: 07/12/22 Mtg: Total Mtg Svcs \$196,000 Use: 3 Bdrm Conventional, Lot: 5885sf Prior Sale: \$165,000 (07/19)	
26 DELISLE ST.....	\$261,000
B: Dana P Thibeau S: Baldarelli James F Est & Beth A Baldarelli Book/Page: 10376/265, Date: 07/15/22 Use: 3 Bdrm Cape Cod, Lot: 7024sf	
741 FRANKLIN RD.....	\$535,000
B: Michael Millward S: Robert J Favini & Elizabeth M Favini Book/Page: 10375/286, Date: 07/14/22 Mtg: Envoy Mtg LTD \$450,500 Use: 4 Bdrm Colonial, Lot: 30088sf	
12 INSTITUTE ST.....	\$375,000
B: Anyeli M Cristosomo & Ashley M Diaz-Garcia S: Michael-Paul Obrien & Katie Obrien Book/Page: 10375/24, Date: 07/14/22 Mtg: Movement Mtg LLC \$363,750 Use: 2-Family Conventional, Lot: 10609sf	
41 KELLY AVE.....	\$360,000
B: Jahira Colon & Iran M Colon S: Hannah M Raimon & Matthew R Raimon Book/Page: 10373/129, Date: 07/12/22 Mtg: Total Mtg Svcs \$353,479 Use: 3 Bdrm Cape Cod, Lot: 10905sf Prior Sale: \$244,900 (07/18)	
34 MARYLAND AVE.....	\$370,000
B: Lisa J Gallagher S: Ryan M Taylor & Gina Taylor Book/Page: 10372/302, Date: 07/11/22 Mtg: Washington Trust Mtg \$259,000 Use: 4 Bdrm Cape Cod, Lot: 6400sf	
44 MONTESSINI DR.....	\$600,000
B: John F Wilder & Dorothy A Wilder S: Vincent J Doiron Tr, Tr for Lafleur Doiron LT Book/Page: 10372/302, Date: 07/11/22 Use: 3 Bdrm Ranch, Lot: 25028sf Prior Sale: \$325,000 (09/19)	
103 NASHUA ST.....	\$440,000
B: Salvador Torres-Sanchez & Milton Castro-Torres S: Frandiego Veloz Book/Page: 10372/251, Date: 07/11/22 Mtg: Sierra Pacific Mtg \$432,030 Use: 2-Family Mlti-unt Bldg, Lot: 6760sf Prior Sale: \$325,000 (09/19)	
34 NESTOR AVE.....	\$305,000
B: Jorge Mier-Roverano & Silvana Casanova-Batala S: Alexis Curry Book/Page: 10372/324, Date: 07/11/22 Mtg: Cross Country Mtg Inc \$295,850 Use: 3 Bdrm Ranch, Lot: 10000sf Prior Sale: \$60,000 (11/10)	
35 PACIFIC ST.....	\$60,000
B: Robin Bredberg & Brigitte Reffitt S: Shawn Bredberg & Robin Bredberg Book/Page: 10377/136, Date: 07/15/22 Use: 3 Bdrm Cape Cod, Lot: 17775sf Prior Sale: \$135,000 (09/15)	
9 ROSS ST.....	\$351,500
B: Fsu Fndtn Supporting Orga S:	

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

Bourne
KEARNS, Carolyn J, 101 Harmony Hill Rd U:316, Bourne, 02532-8337 D:07/18/22 Case#: 22-11008

BERKSHIRE MIDDLE

Pittsfield
MALONEY, Miriam A, 15 Alden Ave, Pittsfield, 01201-3411 D:07/20/22 Case#: 22-30250

BRISTOL FALL RIVER

Fall River
ALVES, Shawn J, 271-273 Barnaby St, Fall River, 02720-2611 D:07/22/22 Case#: 22-11043

BRISTOL NORTH

Attleboro
DAGOSTINO, Gina, 48 John St, Attleboro, 02703-2026 D:07/20/22 Case#: 22-11022

LAROSE, Wayne P, 87 Allenson Ave U:B, Attleboro, 02703 D:07/18/22 Case#: 22-11005

Norton
GSV TRANSPORTATION LLC, 76 Freeman St, Norton, 02766 D:07/18/22 Case#: 22-11007

BRISTOL SOUTH

Dartmouth
FARIA, Jeanne M, 12 Ann Ave, Dartmouth, 02747-3253 D:07/18/22 Case#: 22-11009

DUKES

Edgartown
MCHUGH-BUILDERS INC, Leo, PO Box 1823, Edgartown, 02539 D:07/19/22 Case#: 22-11019

ESSEX NORTH

Andover
REHMAN, Kelly A, 261 River Rd, Andover, 01810-6301 D:07/18/22 Case#: 22-40524

Lawrence
GUZMAN, Jorge M, 12 Acton St, Lawrence, 01841-3403 D:07/22/22 Case#: 22-40534

Methuen
SMITH, Michael K, 12 Burnham Rd, Methuen, 01844-3318 D:07/18/22 Case#: 22-40527

North Andover
REGAN, Martha J, 23 Foulds Ter, North Andover, 01845-1810 D:07/18/22 Case#: 22-40525

ESSEX SOUTH

Ipswich
FROHMAN, Sean Todd, 23 S Main St, Ipswich, 01938-2330 D:07/19/22 Case#: 22-11014

Peabody
DOUCETTE, Thomas J, 35-1/2 Lynn St, Peabody, 01960 D:07/18/22 Case#: 22-11013

Salem
CALL, Donna M, 5 Barton Sq U:406, Salem, 01970-3301 D:07/21/22 Case#: 22-11025

Swampscott
ROSSI, Brian Edward, 184 Burrill St, Swampscott, 01907-1835 D:07/15/22 Case#: 22-11001

HAMPDEN

Springfield
ZAVALA, Rebecca L, 60 Deepfield Rd, Springfield, 01118 D:07/22/22 Case#: 22-30252

MIDDLESEX NORTH

Dracut
LYNCH, Maureen A, 52 Mill St, Dracut, 01826-3226 D:07/18/22 Case#: 22-40526

MIDDLESEX SOUTH

Everett
PAGLIARULO, Thomas, 25 Chariton St U:413, Everett, 02149-2461 D:07/19/22 Case#: 22-11016

Framingham
CASTRO, Juan M, 124 Kendall St, Framingham, 01702-8317 D:07/21/22 Case#: 22-40531

CHILDRESS, Annette M, 5 Quinlan Dr, Framingham, 01701 D:07/21/22 Case#: 22-40532

Reading
MAURO, Emilio, 3 Putnam Rd, Reading, 01867 D:07/21/22 Case#: 22-11030

NORFOLK

Braintree
CORREIA, Rebecca Lynn, 298 Allerton Commons Ln U:298, Braintree, 02184-8257 D:07/21/22 Case#: 22-11032

Milton
GOOD TIME CAB INC, 173 Eliot St, Milton, 02186-2232 D:07/22/22 Case#: 22-11038

NATIVITY CAB INC, 173 Eliot St, Milton, 02186-2232 D:07/22/22 Case#: 22-11037

RENEE TAXI INC, 173 Eliot St, Milton, 02186-2232 D:07/22/22 Case#: 22-11039

Norwood

CADET, Marie Helene, 84 Walpole St, Norwood, 02062-3308 D:07/21/22 Case#: 22-11026

Plainville
FARMER, Timothy J, 140 E Bacon St U:5C, Plainville, 02762-2108 D:07/16/22 Case#: 22-11002

Quincy
MATTA, Nabil Chawki, 117 Phillips St, Quincy, 02170-2916 D:07/21/22 Case#: 22-11035

Weymouth
MACKAY, Shawn M, 17 Hunt St U:26, Weymouth, 02188-1518 D:07/18/22 Case#: 22-11010

PLYMOUTH

Abington
CURTIN, Lauren Elaine, 351 Summer St, Abington, 02351-2521 D:07/22/22 Case#: 22-11044

VIAUD, Jude J, 597 Brockton Ave, Abington, 02351 D:07/18/22 Case#: 22-11012

Brockton
FOURNIER, Marilyn E, 48 Ridge St, Brockton, 02302-1823 D:07/21/22 Case#: 22-11034

SUFFOLK

Dorchester
NOBLE LOGISTICS LLC, 60 Nelson St, Dorchester, 02124-4248 D:07/22/22 Case#: 22-11036

Hyde Park
KASS-JOHNSON, Nicholas A, 613 Metropolitan Ave, Hyde Park, 02136-3121 D:07/20/22 Case#: 22-11024

ROSE CAB INC, 1631 Hyde Park Ave, Hyde Park, 02136-2457 D:07/22/22 Case#: 22-11040

YOU TOO CAB INC, 1631 Hyde Park Ave, Hyde Park, 02136-2457 D:07/22/22 Case#: 22-11042

YOU&I CAB INC, 1631 Hyde Park Ave, Hyde Park, 02136-2457 D:07/22/22 Case#: 22-11041

Mattapan
WILLIAMS, Kevin, 61-63 Westmore Rd, Mattapan, 02126 D:07/18/22 Case#: 22-11011

WORCESTER

Auburn
HANDFIELD, Casey J, 22 Meadowbrook Rd, Auburn, 01501-3164 D:07/22/22 Case#: 22-40536

Clinton
HANRATTY, Cornell J, 123 High St U:22, Clinton, 01510-2510 D:07/21/22 Case#: 22-40530

Southbridge
SANTOS, Zuheinnie, 11 Laurel Hill Rd, Southbridge, 01550-3015 D:07/19/22 Case#: 22-40528

Sturbridge
MACRAE, Jeffrey W, 90 Hall Rd, Sturbridge, 01566-1279 D:07/15/22 Case#: 22-40523

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
FIDDÉS, David B, 1009 Plymouth Ave, Fall River, 02721-1939 D:07/18/22 Case#: 22-11003

BRISTOL NORTH

Berkley
BERLO, Sharon, 4 Michelle Lee Dr, Berkley, 02779-2225 D:07/19/22 Case#: 22-11018

Norton
BERISH, Robert P, 221 Godfrey Dr U:221, Norton, 02766 D:07/20/22 Case#: 22-11023

BRISTOL SOUTH

Fairhaven
BEST, Anne T, 471 Main St, Fairhaven, 02719-4565 D:07/21/22 Case#: 22-11027

MIDDLESEX NORTH

Billerica
STEARLY, Gary, 6 Call St, Billerica, 01862-1504 D:07/21/22 Case#: 22-40529

MIDDLESEX SOUTH

Framingham
RENZI, Timothy A, 974 Pleasant St, Framingham, 01701-8855 D:07/22/22 Case#: 22-40533

Newton
LAPENTA, Marc S, 138 Tolman St, Newton, 02465-1022 D:07/21/22 Case#: 22-11033

NORFOLK

Bellingham
HAYES, Kristen E, 35 Cross St, Bellingham, 02019-1820 D:07/22/22 Case#: 22-40535

Braintree
GOULD Jr, John J, 70 Zana Park Dr, Braintree, 02184-5922 D:07/19/22 Case#: 22-11015

HAMATY, Jennifer, 107 Edgemont Rd, Braintree, 02184-3608 D:07/21/22 Case#: 22-11031

Stoughton

ETIENNE, Pierre A, PO Box 206, Stoughton, 02072 D:07/20/22 Case#: 22-11021

PLYMOUTH

Duxbury
CALLAHAN, Timothy R, 515 Tremont St, Duxbury, 02332-4939 D:07/18/22 Case#: 22-11006

Marshfield
SPALT, Amy M, 144 Moraine St, Marshfield, 02050-5708 D:07/21/22 Case#: 22-11028

Pembroke
BOWEN, Lisa A, 48 Lantern Ln, Pembroke, 02359-3460 D:07/19/22 Case#: 22-11017

Rochester
MASON, William K, 214 Neck Rd, Rochester, 02770-1306 D:07/20/22 Case#: 22-11020

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#).

BRISTOL NORTH

Attleboro
BOUCHARD BAKER PC, 120 N Main St, Attleboro, 02703-2222 D:07/21/22 Case#: 22-11029

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

Provincetown
KOHI COFFEE CO, 199 Commercial St, Provincetown, 02657-2102 D:07/13/22 Tax:940, 941 Amt:\$170,278

BERKSHIRE NORTH

North Adams
KELLY, Kenneth J & Deborah L Kelly, 29 Kateley Ln, North Adams, 01247-2220 D:07/11/22 Tax:1040 Amt:\$70,343

BERKSHIRE SOUTH

Great Barrington
SZWYD, Edward R & Edward R Szwyc C PA, 366 N Plain Rd, Great Barrington, 01230-1200 D:07/11/22 Tax:941 Amt:\$28,456

BRISTOL NORTH

Attleboro
CORPORATE SOUND INC, 36 Walton St, Attleboro, 02703-1408 D:07/12/22 Tax:941 Amt:\$44,556
CORPORATE SOUND INC, 36 Walton St, Attleboro, 02703-1408 D:07/12/22 Tax:1120, 941 Amt:\$35,250

BRISTOL SOUTH

New Bedford
CARLSON, Alyn, 200 Riverside Ave, New Bedford, 02746-2452 D:07/12/22 Tax:1040 Amt:\$49,126

ESSEX NORTH

Methuen
OSIAS, Mario & Josiane R Osias, 48 High St, Methuen, 01844-3148 D:07/11/22 Tax:1040 Amt:\$22,834

ESSEX SOUTH

Gloucester
WOOD, James J & Lynn A Wood, 29 Castle View Dr, Gloucester, 01930-1519 D:07/11/22 Tax:1040 Amt:\$148,512

Lynn
BRENNAN, Tracy, 237 Lynnfield St, Lynn, 01904-1632 D:07/11/22 Tax:1040 Amt:\$28,133

Peabody

BAKER SCHOOL OF GYMNASIAC, 8 Barr Rd, Peabody, 01960-4610 D:07/11/22 Tax:941 Amt:\$30,166

Salisbury
PIERRE, Paul, 3 Vic Lin Dr, Salisbury, 01952-1441 D:07/11/22 Tax:1040 Amt:\$100,455

HAMPDEN

Holyoke
MCDANIEL, Maria N, 366 Linden St, Holyoke, 01040-3153 D:07/14/22 Tax:1040 Amt:\$13,918

MIDDLESEX NORTH

Billerica
R&M CONST SERVICES INC, 7 Ben Pl, Billerica, 01821-6009 D:07/12/22 Tax:1120, 940 Amt:\$93,758

Chelmsford
VEINOTE, Sandra, 270 Littleton Rd, Chelmsford, 01824-3360 D:07/12/22 Tax:1040 Amt:\$6,206

Dracut
KIMBOROWICZ, Corey B, 45 Champlain St, Dracut, 01826-3946 D:07/12/22 Tax:6672 Amt:\$3,026

MIDDLESEX SOUTH

Arlington
MCGARVA, Jason S, 19 Mystic Lake Dr, Arlington, 02474-2305 D:07/12/22 Tax:1040 Amt:\$339,668

Everett
LAURENT, Pierre & Berline Laurent, 195 Springvale Ave, Everett, 02149-5424 D:07/12/22 Tax:1040 Amt:\$26,969

LAURENT, Pierre, 195 Springvale Ave, Everett, 02149-5424 D:07/12/22 Tax:1040 Amt:\$587,622

Framingham
TU, Chienming, 66 Dinsmore Ave, Framingham, 01702-6014 D:07/12/22 Tax:1040 Amt:\$103,277

Malden
CAPPYS ELECIRIC INC, PO Box 403, Malden, 02148 D:07/12/22 Tax:941 Amt:\$1,821

Stoneham
DONAHUE, Thomas P, 36 Winship Dr, Stoneham, 02180-1004 D:07/12/22 Tax:1040 Amt:\$84,239

MCMENIMEN, Judy A, 9 Oak Ridge Rd, Stoneham, 02180-3063 D:07/12/22 Tax:1040 Amt:\$12,531

Watertown
YAGCIOGLU, Hatice, 121 Nichols Ave, Watertown, 02472-4129 D:07/12/22 Tax:1040 Amt:\$181,241

Woburn
ABERJONA INDU MACHINERY, 50 High St, Woburn, 01801-4247 D:07/12/22 Tax:941 Amt:\$7,415

NORFOLK

Braintree
SALERNO, Michael A, PO Box 850664, Braintree, 02184 D:07/11/22 Tax:1040 Amt:\$85,864

Quincy
DUPUIS, Denise L, 65 Lurton St, Quincy, 02169-8928 D:07/11/22 Tax:1040 Amt:\$46,836

Walpole
DEMARAIS, Michael J, 98 Lewis Ave, Walpole, 02081-1802 D:07/11/22 Tax:1040 Amt:\$606,193

Weymouth
IVL, Maryanne, 68 Putnam St, Weymouth, 02189-1629 D:07/11/22 Tax:1040 Amt:\$4,702

PLYMOUTH

Brockton
KINGARA, Boniface N, 28 Patterson Ave, Brockton, 02301-5503 D:07/14/22 Tax:1040 Amt:\$46,242

MERRICK ENG CO INC, PO Box 414, Brockton, 02303 D:07/14/22 Tax:941 Amt:\$7,924

VAZ, Jose, 211 Pine Grove Dr, Brockton, 02301-1120 D:07/14/22 Tax:1040 Amt:\$15,310

Marshfield
GANGLI, Stephen & Kristin Gangli, 89 Nevada St, Marshfield, 02050-4873 D:07/14/22 Tax:1040 Amt:\$7,113

GANGLI, Stephen, 89 Nevada St, Marshfield, 02050-4873 D:07/14/22 Tax:1040 Amt:\$2,032

Plymouth
GALVIN, Christian, 23 Wamsutta Ave, Plymouth, 02360-1325 D:07/11/22 Tax:1040 Amt:\$9,041

OSCAR SQUARED INC, 6 Butten Mews, Plymouth, 02360-8801 D:07/11/22 Tax:940, 941 Amt:\$24,678

Rockland
OKEEFE, Cheryl L, 57 Taunton Ave, Rockland, 02370-2220 D:07/14/22 Tax:1040 Amt:\$13,523

Wareham
WAREHAM SUBWAY INC & Wareham Subway, 15 Tobey Rd, Wareham, 02571-1083 D:07/14/22 Tax:1120 Amt:\$5,942

SUFFOLK

Boston
RIVAS, Sonia E, 84 N Margin St, Boston, 02113-1527 D:07/11/22 Tax:1040 Amt:\$638,373

WORCESTER

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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.

BARNSTABLE

Hyannis
207 Winter St
Owner:Nathan M Medeiros L:Lakeview Loan Svcs LLC
Case#:22 SM 001935 Filing Date:07/20/22

Osterville
230 Starboard Ln
Owner:Maria C Smith L:JP Morgan Chase Bank NA
Case#:22 SM 001932 Filing Date:07/20/22

Sandwich
18 Weeks Pond Dr
Owner:Jason M Thomas L:Carrington Mortgage Svcs
Case#:22 SM 001907 Filing Date:07/18/22

BRISTOL NORTH

Attleboro
15 Angell St
Owner:Hector A Aguirre L:HSBC Bank USA NA Tr
Case#:22 SM 001911 Filing Date:07/18/22

Taunton
7 Duncan Dr
Owner:Kayla J Dostroph L:Total Mortgage Services
Case#:22 SM 001899 Filing Date:07/15/22

96 Old Colony Ave
Owner:Victor Guerreiro L:Wilmington Svcs Fund Soc
Case#:22 SM 001891 Filing Date:07/14/22

BRISTOL SOUTH

New Bedford
39 Norwell St
Owner:Alfredo F Zamora L:Palm Avenue Hialeah T
Case#:22 SM 001948 Filing Date:07/20/22

ESSEX SOUTH

Haverhill
585 Washington St
Owner:James R Greenberg L:Merrimack Valley CU
Case#:22 SM 001912 Filing Date:07/18/22

Lynn
404 Broadway U:201
Owner:Sarah Lewey L:Specialized Loan Svcs
Case#:22 SM 001933 Filing Date:07/20/22

Peabody
43 Blaney Ave
Owner:Manuel E Carvalho L:US Bank NA Tr
Case#:22 SM 001916 Filing Date:07/18/22

Salem
9 Cedar Ave
Owner:John Churchill L:Massachusetts Housing
Case#:22 SM 001898 Filing Date:07/15/22

Saugus
9 Denver St
Owner:Helen B Porro L:Bank New York Mellon Tr
Case#:22 SM 001939 Filing Date:07/20/22

HAMPDEN

Blandford
9 Cobble Mountain Rd
Owner:Michael L Goff L:US Bank NA
Case#:22 SM 001902 Filing Date:07/15/22

Brimfield
1477 Dunhamtown Brimfield Rd
Owner:Nickolas J Digregorio Sr L:US Bank NA Tr
Case#:22 SM 001923 Filing Date:07/19/22

Chicopee
19 Clinton St
Owner:Jolene M Soares L:Total Mortgage Services
Case#:22 SM 001918 Filing Date:07/19/22

Springfield
26 Manitoba St
Owner:Roland A Guzman L:Pennymac Loan Svcs LLC
Case#:22 SM 001930 Filing Date:07/19/22

105-107 Parallel St
Owner:Ana M Bogue L:Massachusetts Housing
Case#:22 SM 001892 Filing Date:07/14/22

121 San Miguel St
Owner:Russell D Bigelow L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001889 Filing Date:07/14/22

Westfield
86 Montgomery St
Owner:Gilbert Lafreniere L:Limosa LLC
Case#:22 SM 001886 Filing Date:07/14/22

HAMPSHIRE

Huntington
69 Bromley Rd
Owner:Mark R Scott L:North American SB
Case#:22 SM 001949 Filing Date:07/20/22

MIDDLESEX NORTH

Billerica
14 Kenmar Dr U:112
Owner:Kathleen Mcnamara L:US Bank NA Tr
Case#:22 SM 001920 Filing Date:07/19/22

Chelmsford
73 Littleton Rd
Owner:Heirs L:Nationstar Mortgage LLC
Case#:22 SM 001941 Filing Date:07/20/22

Lowell
2 Viles Ave
Owner:Melynda M Monette L:Nationstar Mortgage LLC
Case#:22 SM 001888 Filing Date:07/14/22

MIDDLESEX SOUTH

Acton
17 Davis Rd U:A8
Owner:Laureine Polynice L:US Bank NA Tr
Case#:22 SM 001900 Filing Date:07/15/22

Framingham
643 Edgell Rd
Owner:Brian Cox L:Citimortgage Inc
Case#:22 SM 001905 Filing Date:07/15/22

Holliston
33 Oak St
Owner:Tannous Salem L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001903 Filing Date:07/15/22

Melrose
662 Franklin St
Owner:Neal J Ryan L:Washington T Co
Case#:22 SM 001938 Filing Date:07/20/22

Natick
64 S Main St
Owner:Patricia Thelen-Doherty L:Bank Of America NA
Case#:22 SM 001887 Filing Date:07/14/22

Newton
50 Falmouth Rd
Owner:Barbara J Rizza L:Bank Of America NA
Case#:22 SM 001937 Filing Date:07/20/22

Wakefield
538-R Salem St
Owner:James R Knudsen L:PHH Mortgage Corp
Case#:22 SM 001901 Filing Date:07/15/22

Winchester
25 Englewood Rd
Owner:Diana E Araujo L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001907 Filing Date:07/15/22

NORFOLK

Dedham
26 Lancaster Rd
Owner:Janine A Barucci L:US Bank NA Tr
Case#:22 SM 001945 Filing Date:07/20/22

Franklin
8 Flynn Rd
Owner:James G Spinazola L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001890 Filing Date:07/14/22

Quincy
31 Grace Rd
Owner:Mark E Smith L:Newrez LLC
Case#:22 SM 001893 Filing Date:07/14/22

Randolph
151 Bittersweet Ln U:230
Owner:Marjorie Pierre L:Wilmington Svcs Fund Soc
Case#:22 SM 001931 Filing Date:07/19/22

Walpole
46 Harvard St
Owner:Joshua S Rorrie L:Santer Bank NA
Case#:22 SM 001924 Filing Date:07/19/22

Weymouth
539 Randolph St
Owner:Ann C Zimmerman L:PHH Mortgage Corp
Case#:22 SM 001942 Filing Date:07/20/22

PLYMOUTH

Bridgewater
9 Kari Ln U:9
Owner:John P Correia L:US Bank NA Tr
Case#:22 SM 001904 Filing Date:07/15/22

East Bridgewater
32 McCordick Avenue
Owner:Jennifer A Giannaros L:Flagstar Bank FSB
Case#:22 SM 001897 Filing Date:07/15/22

Brockton
80 Alden St
Owner:Jose C Costa L:US Bank NA Tr
Case#:22 SM 001910 Filing Date:07/18/22

396 Court St
Owner:Richard A Pinnetti L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001913 Filing Date:07/18/22

44 Longwood Ave
Owner:Dennis M Coleman L:Bank Of America NA
Case#:22 SM 001908 Filing Date:07/18/22

Hull
31 Kenberma St
Owner:Priscilla J Whitcomb L:Amos Financial LLC
Case#:22 SM 001915 Filing Date:07/18/22

72 Nantasket Rd
Owner:Frances C Bowler L:Specialized Loan Svcs
Case#:22 SM 001934 Filing Date:07/20/22

Middleboro
94 Everett St
Owner:John A Chor 3rd L:Citimortgage Inc
Case#:22 SM 001936 Filing Date:07/20/22

Scituate
216 Central Ave
Owner:Mark Huhn L:Specialized Loan Svcs
Case#:22 SM 001929 Filing Date:07/19/22

West Bridgewater
143 West St
Owner:Kathleen V Quiltsch L>Select Portfolio Svcs
Case#:22 SM 001921 Filing Date:07/19/22

Whitman
7 Acorn Rd
Owner:Heirs L:Rockland T Co
Case#:22 SM 001894 Filing Date:07/14/22

780 Plymouth St
Owner:Richard Sneyd L:Santer Bank NA
Case#:22 SM 001896 Filing Date:07/15/22

SUFFOLK

Dorchester
206 Harvard St
Owner:Willie Hicks Sr L:Reverse Mortgage Funding
Case#:22 SM 001927 Filing Date:07/19/22

141 Savin Hill Ave U:C32
Owner:Steven Martin L:PHH Mortgage Corp
Case#:22 SM 001940 Filing Date:07/20/22

Winthrop
28 Bowdoin St
Owner:Jaclyn Sernavsky L:US Bank NA Tr
Case#:22 SM 001925 Filing Date:07/19/22

WORCESTER

Leicester
442 Henshaw St
Owner:Heirs L:Lakeview Loan Svcs LLC
Case#:22 SM 001906 Filing Date:07/15/22

Millbury
199 W Main St
Owner:Leo Turner L:US Bank NA Tr
Case#:22 SM 001947 Filing Date:07/20/22

Northbridge
90 Laura Ln
Owner:Mark Hamel L:Newrez LLC
Case#:22 SM 001926 Filing Date:07/19/22

Shrewsbury
23 Wesleyan St
Owner:Michael D Leblanc L:US Bank NA Tr
Case#:22 SM 001919 Filing Date:07/19/22

Spencer
13 Temple St
Owner:Gloria A Latino L:Newrez LLC
Case#:22 SM 001895 Filing Date:07/14/22

Worcester
31 Blithewood Ave U:201
Owner:Marie C Hamilton L:HSBC Bank USA NA Tr
Case#:22 SM 001944 Filing Date:07/20/22

315 Cambridge St U:201B
Owner:Yadira Sanchez L:FHLM Tr
Case#:22 SM 001917 Filing Date:07/19/22

20 Gardner St
Owner:Bienvenido D Garcia L:US Bank NA Tr
Case#:22 SM 001922 Filing Date:07/19/22

69 Hollis St
Owner:Gertrude Mageza Tr L:US Bank NA Tr
Case#:22 SM 001946 Filing Date:07/20/22

31 Venus Dr
Owner:Stephen B Brennan L:US Bank NA Tr
Case#:22 SM 001943 Filing Date:07/20/22

WORCESTER NORTH

Fitchburg
22 Almont Ter
Owner:William T Morse L:US Bank NA
Case#:22 SM 001914 Filing Date:07/18/22

Leominster
135 Cortland Cir U:135
Owner:William F Gosselein 2nd L:US Bank NA Tr
Case#:22 SM 001928 Filing Date:07/19/22

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.

BARNSTABLE

Hyannis
08/03/22 12:00 PM 102 Mulberry St
Owner:Robert Degrace
Lender:Wilmington Svcs Fund Soc Deposit:\$5,000
Doc#:* D:05/25/01
Source:Cape Cod Times (07/11/22)
Atty:Korde & Associates Pc 978-256-1500

BERKSHIRE MIDDLE

Becket
08/19/22 03:00 PM 27 Prentice Pl
Owner:Emily J Gunn
Lender:Citizens Bank NA Deposit:\$5,000
Doc#:* D:12/30/16
Source:Berkshire Eagle (07/15/22)
Atty:Brock & Scott Pllc 401-217-8701

Otis
08/19/22 02:00 PM 345 E Otis Rd
Owner:D A Pyenson
Lender:Fifth Third Bank Deposit:\$5,000
Doc#:* D:10/21/16
Source:Berkshire Eagle (07/15/22)
Atty:Brock & Scott Pllc

Pittsfield
08/10/22 12:00 PM 210 Woodlawn Ave
Owner:Mark H Kurber
Lender:US Bank NA Deposit:\$5,000
Doc#:* D:09/30/05
Source:Berkshire Eagle (07/15/22)
Atty:Korde & Associates Pc 978-256-1500

08/19/22 04:00 PM 68 Gale Ave
Owner:Jordan N Moody
Lender:Pennymac Loan Svcs LLC Deposit:\$5,000
Doc#:* D:03/06/15
Source:Berkshire Eagle (07/15/22)
Atty:Brock & Scott Pllc 401-217-8701

BERKSHIRE NORTH

Cheshire
08/10/22 11:00 AM 65 Prospect St
Owner:Scott M Cahill & Suzan C Cahill
Lender:Selene Finance LP Deposit:\$5,000
Doc#:* D:03/06/09
Source:Berkshire Eagle (07/15/22)
Atty:Korde & Associates Pc 978-256-1500

Lanesboro
08/11/22 10:00 AM 636 Cheshire Rd
Owner:Tammy L Ferry
Lender:Greylock FCU Deposit:\$5,000
Doc#:* D:08/14/08
Source:Berkshire Eagle (07/19/22)
Atty:Hashim & Spinola 413-499-1304

BRISTOL FALL RIVER

Freetown
08/11/22 02:00 PM 47 County Rd
Owner:Henriette Yergeau
Lender:Bank Of New York Mellon Deposit:\$5,000
Doc#:* D:09/21/07
Source:The Herald News (07/18/22)
Atty:Korde & Associates Pc 978-256-1500

BRISTOL NORTH

Attleboro
08/01/22 11:00 AM 8 Jason Ln
Owner:Khalid Siddique
Lender:US Bank NA Deposit:\$10,000
Doc#:* D:12/16/05
Source:Sun Chronicle (the) (07/05/22)
Atty:Harmon Law Offices Pc 617-558-0500

Raynham
08/15/22 12:00 PM 138 Carver St
Owner:Melissa B Mahoney & Casey P Thibeault
Lender:US Bank NA Deposit:\$5,000
Doc#:* D:12/17/07
Source:Taunton Daily Gazette (07/11/22)
Atty:Bendett & Mchugh Pc 860-677-2868

ESSEX NORTH

Lawrence
09/07/22 12:00 PM 142 Oxford St U:142
Owner:Juile Bradley
Lender:Citizens Bank NA Deposit:\$5,000
Bk/Pg:15664/70 D:09/27/18
Source:Lawrence Eagle Tribune (07/20/22)
Atty:Brock & Scott PLLC 401-217-8701

ESSEX SOUTH

Saugus
08/12/22 12:00 PM 19 Springdale Ave
Owner:Kathleen Kasper & Carl Kasper
Lender:Wilmington Svcs Fund Soc Deposit:\$5,000
Doc#:* D:04/11/08
Source:Berkshire Eagle (07/20/22)
Atty:Korde & Associates Pc 978-256-1500

FRANKLIN

Greenfield
09/01/22 03:00 PM 247 Conway St
Owner:Alex Cypher & Vanessa Cypher
Lender:Citizens Bank NA Deposit:\$5,000
Doc#:* D:12/22/14
Source:Athol Daily News (07/18/22)
Atty:Brock & Scott Pllc 401-217-8701

HAMPDEN

Chester
08/10/22 01:00 PM 424 Route 20
Owner:James Lemarier
Lender:Rocket Mortgage LLC Deposit:\$5,000
Bk/Pg:22510/86 D:01/03/19
Source:Republican (the) (07/15/22)
Atty:Korde & Associates 978-256-1500

Hampden
08/11/22 10:00 AM 111 E Longmeadow Rd
Owner:Robert M Laque
Lender:Massachusetts Housing Deposit:\$10,000
Doc#:161131 D:02/01/05
Source:Republican (the) (07/14/22)
Atty:Doonan Graves & Longoria 978-921-2670

Holyoke
08/19/22 01:00 PM 49 Howard St
Owner:Kathryn M Hoar
Lender:Harborone Mortgage LLC Deposit:\$5,000
Bk/Pg:20372/544 D:07/31/14
Source:Republican (the) (07/15/22)
Atty:Brock & Scott PLLC 401-217-8701

Southwick
08/08/22 01:00 PM 82 N Lake Ave
Owner:Jennifer Ann Ritter
Lender:M&T Bank Deposit:\$5,000
Bk/Pg:22065/266 D:02/16/18
Source:Republican (the) (07/18/22)
Atty:Orlans 781-790-7800

Springfield
08/11/22 12:00 PM 234 Arnold Ave
Owner:Katie R Lewis
Lender:Rocket Mortgage LLC Deposit:\$5,000
Doc#:211929 D:09/05/17
Source:Republican (the) (07/18/22)
Atty:Korde & Associates 978-256-1500

08/15/22 01:00 PM 208 Osborne Ter
Owner:Paul G Bernardes
Lender:Citizens Bank NA Deposit:\$5,000
Bk/Pg:13728/500 D:10/30/03
Source:Republican (the) (07/15/22)
Atty:Brock & Scott PLLC 401-217-8701

08/15/22 02:00 PM 65-69 Pendleton Ave
Owner:Josephine R Godbolt
Lender:Loancare Lic Deposit:\$5,000
Bk/Pg:20426/280 D:08/29/14
Source:Republican (the) (07/15/22)
Atty:Brock & Scott PLLC 401-217-8701

08/16/22 04:00 PM 114 Mooreland St
Owner:Louise E Gardner
Lender:Citizens Bank NA Deposit:\$5,000
Bk/Pg:21940/119 D:10/24/17
Source:Republican (the) (07/15/22)
Atty:Brock & Scott PLLC 401-217-8701

08/17/22 04:00 PM 64 Howes St
Owner:Stephen K Zepke
Lender:US Bank NA Deposit:\$5,000
Bk/Pg:14737/529 D:09/23/04
Source:Republican (the) (07/20/22)
Atty:Harmon Law Offices 617-558-0500

08/25/22 03:00 PM 66-68 Dearborn St
Owner:Charles Cuffie
Lender:Citizens Bank NA Deposit:\$5,000
Bk/Pg:19066/260 D:12/13/11
Source:Republican (the) (07/19/22)
Atty:Brock & Scott PLLC 401-217-8701

09/08/22 02:00 PM 293 Central St
Owner:Glenn Irizarry
Lender:Citizens Bank NA Deposit:\$5,000
Bk/Pg:18776/436 D:05/19/11
Source:Republican (the) (07/20/22)
Atty:Brock & Scott PLLC 401-217-8701

09/12/22 02:00 PM 17 Champlain Ave
Owner:Korie N Mix
Lender:Aviator Properties LLC Deposit:\$5,000
Bk/Pg:14585/599 D:10/27/04
Source:Republican (the) (07/20/22)
Atty:Brock & Scott PLLC 401-217-8701

West Springfield
08/15/22 03:00 PM 132 Grandview Ave
Owner:Donna M Manning
Lender:Reverse Mortgage Funding Deposit:\$5,000
Bk/Pg:20492/5 D:11/03/14
Source:Republican (the) (07/20/22)
Atty:Brock & Scott PLLC 401-217-8701

MIDDLESEX SOUTH

Waltham
08/12/22 11:00 AM 120-126 Felton St
Owner:Joseph R Worcester Tr
Lender:US Bank NA Deposit:\$10,000
Doc#:* D:11/15/06
Source:Boston Herald (07/15/22)
Atty:Michienzie & Sawin Lic

PLYMOUTH

Brockton
08/25/22 10:00 AM 96 Cowesett Dr
Owner:Ronald S Rosher Jr
Lender:Lakeview Loan Svcs LLC Deposit:\$5,000
Doc#:* D:09/08/16
Source:Brockton Enterprise (07/18/22)
Atty:Brock & Scott Pllc 401-217-8701

West Bridgewater
08/15/22 10:00 AM 401 W Center St U:D2
Owner:Mary A Roderick
Lender:HarborOne Bank Deposit:\$5,000
Doc#:* D:01/25/19
Source:Brockton Enterprise (07/18/22)
Atty:Kline & Sanders Llp 617-964-2200

SUFFOLK

Dorchester
08/04/22 11:00 AM 84 Esmond St
Owner:Allen&Handy Invest LLC
Lender:Stonington Capital Deposit:\$15,000
Doc#:* D:07/17/18
Source:Boston Herald (07/21/22)
Atty:Wise & Jack Lic

Hyde Park
08/16/22 11:00 AM 1073 River St
Owner:Jacquelin James
Lender:Amos Financial LLC Deposit:\$20,000
Doc#:* D:12/19/05
Source:Boston Herald (07/15/22)