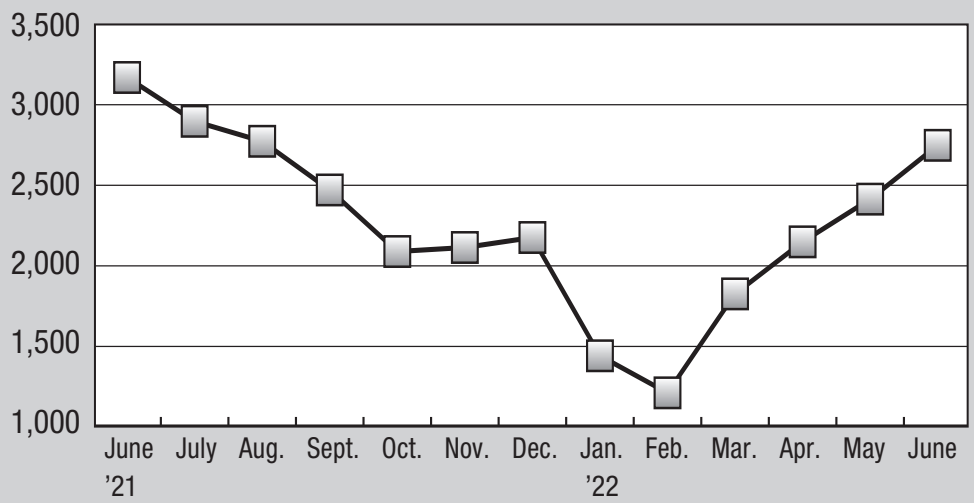
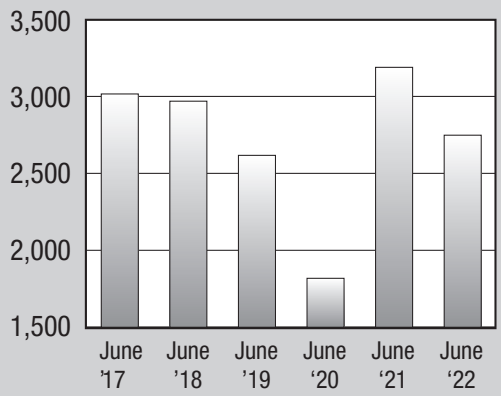
Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Condo Sales





Year	Number of Sales	Change Prior Year
June 2017	3,016	1.89%
June 2018	2,969	-1.56%
June 2019	2,617	-11.86%
June 2020	1,818	-30.53%
June 2021	3,189	75.41%
June 2022	2,748	-13.83%

- Statistics based on condo sales of more than $1,000
- 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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B6	Berkshire South	07/22/22
B6	Bristol Fall River	07/22/22
B7	Bristol North	07/22/22
B8	Bristol South	07/22/22
B8	Dukes	07/22/22
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Boston, MA. 02144-9660
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www.suffolkdeeds.com

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

80 APPLETON ST U:24 ..... $1,395,000
B: Robert N Klein 2nd Tr, Tr for Alyssa Ashley Klein GST T
S: Cal StDenis
Book/Page: 67984/234, Date: 07/22/22
Use: Condo

169 BEACON ST U:1-1 ..... $510,000
B: Jorge S Roman
S: John Macfarlane & Leigh A Macfarlane
Book/Page: 67980/224, Date: 07/22/22
Mtg: Flagstar Bank FSB $356,400
Use: 1 Bdrm Condo, Lot: 354sf
Prior Sale: $300,000 (06/13)

110 BROAD ST U:PH3 ..... $5,100,000
B: Corey Mccann
S: Clayton E Jones Tr, Tr for C E Jones T
Book/Page: 67966/149, Date: 07/19/22
Use: 3 Bdrm Condo

48 CHANDLER ST U:1..... $1,420,000
B: Ryan Mccarthy
S: Robert H Lamson Tr, Tr for Lamson RET
Book/Page: 67973/305, Date: 07/21/22
Mtg: First Republic Bk $1,136,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1449sf
Prior Sale: $905,000 (10/12)

1 CHARLES ST S U:906..... $2,057,868
B: Ma Condo Group LLC
S: Ac Massachusetts LLC
Book/Page: 67962/165, Date: 07/19/22
Use: 2 Bdrm Condo, Lot: 1554sf
Prior Sale: $2,000,000 (07/21)

75 CHESTNUT ST U:34..... $1,089,000
B: Mei Ling Smith & Ryan F Preseault
S: Theodore E Schwartzberg & Jenica N Upshaw
Book/Page: 67984/61, Date: 07/22/22
Mtg: Rockland Tr Co $871,200
Use: 1 Bdrm Condo, Lot: 505sf
Prior Sale: $387,000 (08/12)

9 CLAREMONT PARK $3,890,000
B: Daniel T Cowan & Caroline Cowan
S: John D Sigel & Sally C Reid
Book/Page: 67971/297, Date: 07/20/22
Mtg: Citibank Na $3,500,611
Type: Adj
Use: 4 Bdrm Row-middle, Lot: 2100sf

1784 COLUMBIA RD U:2 ..... $1,080,000
B: Emily E Nichols & Marc Depalma
S: Curtis F Mcsorley & Caitlin A Mcsorley
Book/Page: 67961/309, Date: 07/18/22
Mtg: Fall River Five Cents $864,000
Use: 4 Bdrm Condo

300 COMMERCIAL ST U:502..... $525,000
B: William C Bradford Jr
S: RKW Ventures LLC
Book/Page: 67973/249, Date: 07/21/22
Use: 1 Bdrm Condo, Lot: 553sf

326-328 COMMERCIAL ST U:53 ..... $470,000
B: Jeremy D Johnson & Isabelle C Johnson
S: Nathan D Gunsch & Kathryn W Gunsch
Book/Page: 67966/105, Date: 07/19/22
Mtg: Bank of America NA $370,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 457sf
Prior Sale: $399,000 (08/15)

406-418 COMMERCIAL ST U:2 ..... $535,000
B: Anthony D Ferguson
S: Nicholas A Galati
Book/Page: 67969/82, Date: 07/20/22
Mtg: Guaranteed Rate Inc $472,750
Use: 1 Bdrm Condo, Lot: 680sf
Prior Sale: $475,000 (09/16)

215 COMMONWEALTH AVE U:5..... $2,675,000
B: Gregory Wales
S: Matthew Noon & Anna Noon
Book/Page: 67967/1, Date: 07/19/22
Mtg: Key Bank NA $2,120,000
Use: 2 Bdrm Condo, Lot: 1452sf
Prior Sale: $1,900,000 (08/18)

26 CONCORD SQ U:2..... $915,000
B: David C Cushing Tr, Tr for David C Cushing T
S: Sarika Arora & Christopher Carreiro
Book/Page: 67981/224, Date: 07/22/22
Use: 2 Bdrm Condo, Lot: 682sf
Prior Sale: $790,000 (10/16)

37 CONCORD SQ U:3..... $855,000
B: Abigail L Paglia & Alec S Manson
S: Maxime G Labranche
Book/Page: 67972/6, Date: 07/20/22
Mtg: Bison State Bank $615,000
Use: 1 Bdrm Condo, Lot: 697sf
Prior Sale: $634,500 (08/15)

24 DARTMOUTH PL U:24..... $1,395,000
B: Robert N Klein 2nd Tr, Tr for Alyssa Ashley Klein GST T
S: Cal StDenis
Book/Page: 67984/234, Date: 07/22/22
Use: 2 Bdrm Condo, Lot: 1290sf
Prior Sale: $1,080,000 (03/16)

24 DARTMOUTH ST U:4 ..... $1,230,000
B: Rose Group Dev LLC
S: William C Clendaniel Tr, Tr for W C Clendaniel T 2014
Book/Page: 67968/154, Date: 07/20/22
Use: 2 Bdrm Condo, Lot: 1260sf

5 DWIGHT ST U:1 ..... $1,875,000
B: Joseph F Marie & Kristen M Marie
S: Lynsey Fitzgerald
Book/Page: 67980/28, Date: 07/22/22
Mtg: Fairway Ind Mtg $1,406,250
Use: 2 Bdrm Condo, Lot: 1466sf
Prior Sale: $1,630,000 (01/20)

85 E INDIA ROW U:12D $600,000
B: Shu K Ho
S: Aylene M Lightfoot Tr, Tr for Aylene M T Lightfoot LT
Book/Page: 67958/338, Date: 07/18/22
Use: 1 Bdrm Condo, Lot: 746sf

85 E INDIA ROW U:39C $1,350,000
B: Darrin Gold & Alice Liao
S: Samuel Glattstein & Lauren J Glattstein
Book/Page: 67983/95, Date: 07/22/22
Mtg: First Republic Bk $950,000
Use: 1 Bdrm Condo, Lot: 1226sf
Prior Sale: $825,000 (03/14)

111 GAINSBOROUGH ST U:102..... $622,000
B: Joshua Shapiro
S: John P Foti Tr, Tr for John Philip Foti RET
Book/Page: 67979/335, Date: 07/22/22
Use: 1 Bdrm Condo, Lot: 1088sf
Prior Sale: $465,000 (06/14)

5 GARDEN CT U:2..... $890,000
B: Quinn W Daly
S: 5 Garden Court Street LLC
Doc#: 000000000936181, Date: 07/21/22
Mtg: Leader Bank NA $712,000
Use: Condo

454 HANOVER ST U:3..... $545,000
B: Jessica Vo
S: Robert G Bannish Tr, Tr for Craftys Books 2017 NT
Doc#: 000000000936104, Date: 07/19/22
Mtg: Cross Country Mtg Inc $436,000
Use: 1 Bdrm Condo, Lot: 636sf
Prior Sale: $560,000 (08/17)

370-380 HARRISON AVE U:1101 ..... $164,800
B: Jasmine E Lattinville
S: Quinn South End LLC
Book/Page: 67982/128, Date: 07/22/22
Mtg: Rockland Tr Co $156,560
Use: Condo

535 HARRISON AVE U:A202..... $1,100,000
B: Sarika Arora & Chris Carreiro
S: Libbichka LLC
Book/Page: 67983/247, Date: 07/22/22
Mtg: Guaranteed Rate Inc $880,000
Use: 2 Bdrm Condo, Lot: 1108sf

123 MARLBOROUGH ST U:BB..... $390,000
B: Michael Mullin & Ang T Mullin
S: David M Banash Tr, Tr for First Back Bay T
Book/Page: 67981/4, Date: 07/22/22
Mtg: Dedham Inst for Svgs $273,000
Type: Adj
Use: Condo

22 MEDFIELD ST U:2..... $1,320,000
B: Timothy W Clark & Rebecca A Clark
S: John Batton & Nadine Aubry
Book/Page: 67971/168, Date: 07/20/22
Use: 3 Bdrm Condo, Lot: 1791sf
Prior Sale: $762,500 (10/13)

82 MOUNT VERNON ST U:1..... $2,897,000
B: Hilary Nelson & Christopher D Souza
S: Shawn O Gorman & Cariann M Gorman
Book/Page: 67976/81, Date: 07/21/22
Mtg: Silicon Valley Bank $2,320,000
Type: Adj
Use: 2 Bdrm Condo

86 MYRTLE ST $2,940,000
B: Matthew J Giffune & Khung K Le
S: William J Simmons & Molly E Clark
Book/Page: 67965/17, Date: 07/19/22
Mtg: Metro Credit Union $2,205,000
Type: Adj
Use: 4 Bdrm Row-middle, Lot: 1106sf

131 PARK DR U:22..... $380,000
B: Yanzhi Wang & Xue Lin
S: Frank L Westerhoff 3rd Tr, Tr for Westlette NT
Book/Page: 67975/76, Date: 07/21/22
Mtg: Rocket Mortgage LLC $285,000
Use: Condo, Lot: 302sf

121-127 PORTLAND ST U:209..... $1,040,000
B: Catherine Koch & James M Koch
S: 121 Portland LLC
Book/Page: 67967/182, Date: 07/19/22
Mtg: Cross Country Mtg Inc $770,500
Use: 1 Bdrm Condo

105-107 PRINCE ST U:5..... $599,900
B: Mark R Slamin & Gaelle Slamin
S: Dennis A Smith Tr, Tr for Dennis A Smith RET
Book/Page: 67970/111, Date: 07/20/22
Mtg: Cape Cod Cp Bk $479,920
Use: 2 Bdrm Condo, Lot: 750sf

20 ROWES WHARF U:402..... $1,125,000
B: Gerald B Walba Tr, Tr for Rowes Wharf 402 RT
S: Estoril Corp
Book/Page: 67967/176, Date: 07/19/22
Use: 2 Bdrm Condo, Lot: 1046sf

505 TREMONT ST U:410 ..... $2,000,000
B: SDK Property Partners LLC
S: Jeffrey S Rodman
Book/Page: 67969/17, Date: 07/20/22
Use: 2 Bdrm Condo, Lot: 1418sf
Prior Sale: $1,260,000 (10/12)

105 W 3RD ST U:6..... $1,250,000
B: Andrew Chang & Jeong Heo
S: Kyle Sullivan & Amanda Sullivan
Book/Page: 67962/74, Date: 07/18/22
Mtg: Cambridge Svgs Bk $1,000,000
Use: 2 Bdrm Condo

97 WALTHAM ST U:1 ..... $685,000
B: Andrew J Stutzman
S: Andrew L Rubinger
Doc#: 000000000936192, Date: 07/21/22
Use: 1 Bdrm Condo, Lot: 756sf
Prior Sale: $520,000 (10/13)

580 WASHINGTON ST U:8B..... $2,320,000
B: Ting An Tsai & Chia Hsing Chen
S: Roy Phitayakorn & Angel Phitayakorn
Book/Page: 67963/335, Date: 07/19/22
Use: 3 Bdrm Condo, Lot: 1908sf

Allston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	7
Median Price	$831,550	$830,000

▶ REAL ESTATE SALES

27 ATHOL ST..... $770,000
B: David I Walsh
S: Shiu S Wong & Shui L Wong
Book/Page: 67982/322, Date: 07/22/22
Use: 2 Bdrm Colonial, Lot: 5733sf

43 IMRIE RD..... $1,125,000
B: Shenghui Wang & Dongsheng Zhao
S: Brenda V Merwe & Christopher Elzinga
Book/Page: 67980/72, Date: 07/22/22
Mtg: TD Bank NA $843,700
Use: 2-Family Two Family, Lot: 4205sf

15 N BEACON ST U:505 ..... $449,500
B: An Chi Lin
S: Michael T Ascenzi & Jocelyn Verdonlino
Book/Page: 67969/1, Date: 07/20/22
Use: 1 Bdrm Condo, Lot: 778sf

Brighton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	17
Median Price	$820,000	$875,000

▶ REAL ESTATE SALES

315 ALLSTON ST U:6 ..... $380,000
B: Jun Zhang
S: Susan E Sandberg Tr, Tr for Susan E Sandberg FT
Doc#: 000000000936053, Date: 07/18/22
Use: 2 Bdrm Condo, Lot: 700sf
Prior Sale: $290,000 (10/13)

1500 COMMONWEALTH AVE U:8F..... $575,000
B: Chaya Malladi & Shankar S Malladi
S: Emmanuel Friedman Tr, Tr for DEJ RT
Book/Page: 67976/312, Date: 07/21/22
Mtg: Guaranteed Rate Affin $460,000
Use: 2 Bdrm Condo, Lot: 820sf

TOWN/REGISTRY GUIDE

Town Name	Registry
Abington	Plymouth
Acton	Middlesex South
Acushnet	Bristol South
Adams	Berkshire North
Agawam	Hampden
Alford	Berkshire South
Allston	Suffolk
Amesbury	Essex South
Amherst	Hampshire
Andover	Essex North
Aqinnah	Dukes
Arlington	Middlesex South
Ashburnham	Worcester North
Ashby	Middlesex South
Ashfield	Franklin
Ashland	Middlesex South
Athol	Worcester
Attleboro	Bristol North
Auburn	Worcester
Avon	Norfolk
Ayer	Middlesex South
Barnstable	Barnstable
Barre	Worcester
Becket	Berkshire Middle
Bedford	Middlesex South
Belchertown	Hampshire
Bellingham	Norfolk
Belmont	Middlesex South
Berkley	Bristol North
Berlin	Worcester
Bernardston	Franklin
Beverly	Essex South
Billerica	Middlesex North
Blackstone	Worcester
Blandford	Hampden
Bolton	Worcester
Boston	Suffolk
Bourne	Barnstable
Boxboro	Middlesex South
Boxford	Essex South
Boylston	Worcester
Braintree	Norfolk
Brewster	Barnstable
Bridgewater	Plymouth
Brighton	Suffolk
Brimfield	Hampden
Brockton	Plymouth
Brookfield	Worcester
Brookline	Norfolk
Buckland	Franklin
Burlington	Middlesex South
Cambridge	Middlesex South
Canton	Norfolk
Carlisle	Middlesex North
Carver	Plymouth
Centerville	Barnstable
Charlemont	Franklin
Charlestown	Suffolk
Charlton	Worcester
Chatham	Barnstable
Chelmsford	Middlesex North
Chelsea	Suffolk
Cheshire	Berkshire North
Chester	Hampden
Chesterfield	Hampshire
Chicopee	Hampden
Chilmark	Dukes
Clarksburg	Berkshire North
Clinton	Worcester
Cohasset	Norfolk
Colrain	Franklin
Concord	Middlesex South
Conway	Franklin
Cotuit	Barnstable
Cummington	Hampshire
Dalton	Berkshire Middle
Danvers	Essex South
Dartmouth	Bristol South
Dedham	Norfolk
Deerfield	Franklin
Dennis	Barnstable
Dighton	Bristol North
Dorchester	Suffolk
Douglas	Worcester
Dover	Norfolk
Dracut	Middlesex North
Dudley	Worcester
Dunstable	Middlesex North
Duxbury	Plymouth
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East Bridgewater	Plymouth
East Brookfield	Worcester
East Longmeadow	Hampden
Eastham	Barnstable
Easthampton	Hampshire
Easton	Bristol North
Egremont	Berkshire South
Erving	Franklin
Essex	Essex South
Everett	Middlesex South
Fairhaven	Bristol South
Fall River	Bristol Fall River
Falmouth	Barnstable
Fitchburg	Worcester North
Florida	Berkshire North
Foxboro	Norfolk
Framingham	Middlesex South
Franklin	Norfolk
Freetown	Bristol Fall River
Gardner	Worcester
Georgetown	Essex South
Gill	Franklin
Gloucester	Essex South
Goshen	Hampshire
Grafton	Worcester
Gosnold	Dukes
Granby	Hampshire
Granville	Hampden
Great Barrington	Berkshire South
Greenfield	Franklin
Greenwich	Hampshire
Groton	Middlesex South
Groveland	Essex South
Hadley	Hampshire
Halifax	Plymouth
Hamilton	Essex South
Hampden	Hampden
Hancock	Berkshire North
Hanover	Plymouth
Hanson	Plymouth
Hardwick	Worcester
Harvard	Worcester
Harwich	Barnstable
Hatfield	Hampshire
Haverhill	Essex South
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Heath	Franklin
Hingham	Plymouth
Hinsdale	Berkshire Middle
Holbrook	Norfolk
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Holyoke	Hampden
Hopedale	Worcester
Hopkinton	Middlesex South
Hubbardston	Worcester
Hudson	Middlesex South
Hull	Plymouth
Huntington	Hampshire
Hyannis	Barnstable
Hyde Park	Suffolk
Ipswich	Essex South
Jamaica Plain	Suffolk
Kingston	Plymouth
Lakeville	Plymouth
Lancaster	Worcester
Lanesboro	Berkshire North
Lawrence	Essex North
Lee	Berkshire Middle
Leicester	Worcester
Lenox	Berkshire Middle
Leominster	Worcester North
Leverett	Franklin
Lexington	Middlesex South
Leyden	Franklin
Lincoln	Middlesex South
Littleton	Middlesex South
Longmeadow	Hampden
Lowell	Middlesex North
Ludlow	Hampden
Lunenburg	Worcester North
Lynn	Essex South
Lynnfield	Essex South
Malden	Middlesex South
Manchester	Essex South
Mansfield	Bristol North
Marblehead	Essex South
Marion	Plymouth
Marlborough	Middlesex South
Marshfield	Plymouth
Marstons Mills	Barnstable
Mashpee	Barnstable
Mattapan	Suffolk
Mattapoisett	Plymouth
Maynard	Middlesex South
Medfield	Norfolk
Medford	Middlesex South
Medway	Norfolk
Melrose	Middlesex South
Mendon	Worcester
Merrimac	Essex South
Methuen	Essex North
Middleboro	Plymouth
Middlefield	Hampshire
Middleton	Essex South
Milford	Worcester
Millbury	Worcester
Millis	Norfolk
Millville	Worcester
Milton	Norfolk
Monroe	Franklin
Monson	Hampden
Montague	Franklin
Monterey	Berkshire South
Montgomery	Hampden
Mt Washington	Berkshire South
Nahant	Essex South
Nantucket	Nantucket
Natick	Middlesex South
Needham	Norfolk
New Ashford	Berkshire North
New Bedford	Bristol South
New Braintree	Worcester
New Marlboro	Berkshire South
New Salem	Franklin
Newbury	Essex South
Newburyport	Essex South
Newton	Middlesex South
Norfolk	Norfolk
North Adams	Berkshire North
North Andover	Essex North
North Attleboro	Bristol North
North Brookfield	Worcester
North Reading	Middlesex South
Northampton	Hampshire
Norhborough	Worcester
Northbridge	Worcester
Northfield	Franklin
Norton	Bristol North
Norwell	Plymouth
Norwood	Norfolk
Oak Bluffs	Dukes
Oakham	Worcester
Orange	Franklin
Orleans	Barnstable
Osterville	Barnstable
Otis	Berkshire Middle
Oxford	Worcester
Palmer	Hampden
Paxton	Worcester
Peabody	Essex South
Pelham	Hampshire
Pembroke	Plymouth
Pepperell	Middlesex South
Peru	Berkshire Middle
Petersham	Worcester
Phillipston	Worcester
Pittsfield	Berkshire Middle
Plainfield	Hampshire
Plainville	Norfolk
Plymouth	Plymouth
Plympton	Plymouth
Princeton	Worcester
Provincetown	Barnstable
Quincy	Norfolk
Randolph	Norfolk
Raynham	Bristol North
Reading	Middlesex South
Rehoboth	Bristol North
Revere	Suffolk
Richmond	Berkshire Middle
Rochester	Plymouth
Rockland	Plymouth
Rockport	Essex South
Roslindale	Suffolk
Rowe	Franklin
Rowley	Essex South
Roxbury	Suffolk
Royalston	Worcester
Russell	Hampden
Rutland	Worcester
Salem	Essex South
Salisbury	Essex South
Sandisfield	Berkshire South
Sandwich	Barnstable
Saugus	Essex South
Savoy	Berkshire North
Scituate	Plymouth
Seekonk	Bristol North
Sharon	Norfolk
Sheffield	Berkshire South
Shelburne	Franklin
Sherborn	Middlesex South
Shirley	Middlesex South
Shrewsbury	Worcester
Shutesbury	Franklin
Somerset	Bristol Fall River
Somerville	Middlesex South
South Boston	Suffolk
South Hadley	Hampshire
Southampton	Hampshire
Southborough	Worcester
Southbridge	Worcester
Southwick	Hampden
Spencer	Worcester
Springfield	Hampden
Sterling	Worcester
Stockbridge	Berkshire Middle
Stoneham	Middlesex South
Stoughton	Norfolk
Stow	Middlesex South
Sturbridge	Worcester
Sudbury	Middlesex South
Sunderland	Franklin
Sutton	Worcester
Swampscott	Essex South
Swansea	Bristol Fall River
Taunton	Bristol North
Templeton	Worcester
Tewksbury	Middlesex North
Thorndike	Hampden
Tisbury	Dukes
Tolland	Hampden
Topsfield	Essex South
Townsend	Middlesex South
Truro	Barnstable
Tyngsboro	Middlesex North
Tyringham	Berkshire Middle
Upton	Worcester
Uxbridge	Worcester
Wakefield	Middlesex South
Wales	Hampden
Walpole	Norfolk
Waltham	Middlesex South
Ware	Hampshire
Wareham	Plymouth
Warren	Worcester
Warwick	Franklin
Washington	Berkshire Middle
Watertown	Middlesex South
Wayland	Middlesex South
Webster	Worcester
Wellesley	Norfolk
Wellfleet	Barnstable
Wendell	Franklin
Wenham	Essex South
West Boylston	Worcester
West Bridgewater	Plymouth
West Brookfield	Worcester
West Newbury	Essex South
West Roxbury	Suffolk
West Springfield	Hampden
West Stockbridge	Berkshire South
West Tisbury	Dukes
Westborough	Worcester
Westfield	Hampden
Westford	Middlesex North
Westhampton	Hampshire
Westminster	Worcester North
Weston	Middlesex South
Westport	Bristol South
Westwood	Norfolk
Weymouth	Norfolk
Whately	Franklin
Whitman	Plymouth
Wilbraham	Hampden
Williamsburg	Hampshire
Williamstown	Berkshire North
Wilmington	Middlesex North
Winchendon	Worcester
Winchester	Middlesex South
Windsor	Berkshire North
Winthrop	Suffolk
Woburn	Middlesex South
Worcester	Worcester
Worthington	Hampshire
Wrentham	Norfolk
Yarmouth	Barnstable

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

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How to Read The Real Estate Records

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

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

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

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

MARKET STATISTICS THROUGH FEBRUARY

	YTD 1993	YTD 1994
Number of Sales	17	23
Median Price	$47,000	$85,000

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

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

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

► REAL ESTATE SALES

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

• The first two buyer (B) names and seller (S) names listed on the deed are shown.

• Prior sale data (back to 1982) appears only when the address of the new sale matches exactly with the address of the older sale in our database.

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

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

► REAL ESTATE SALES

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

• "Use" distinguishes residential homes from land sales and commercial sales.

• For residential homes, the number of bedrooms and house style appear when available.

• The lot size (Lot) is shown in square feet.

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

► FORECLOSURE DEEDS

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

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

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

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

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

Interested in Mortgage-Only Transactions?
Our online records offer a much deeper look into local markets.
■ Navigate to bankerandtradesman.com
■ Log in to your account
■ Click on Real Estate Records under the Real Estate Transactions tab
And get busy putting our mortgage records to work!

1501 COMMONWEALTH AVE U:402 ..... $845,000
B: Qian Cong & Xuanming Liu
S: Huicong Hu
Book/Page: 67980/259, Date: 07/22/22
Mtg: Harvard University CU $595,000
Type: Adj
Use: 2 Bdrm Condo

1933 COMMONWEALTH AVE U:308 ..... $415,000
B: Nadjim Kebir
S: Lina Feldman & Marina Feldman
Book/Page: 67961/45, Date: 07/18/22
Mtg: Leader Bank NA $249,000
Use: 1 Bdrm Condo, Lot: 663sf

142 KENRICK ST U:14 ..... $335,000
B: Stephen Cha & Amy Cha
S: Stephen J Ryan
Book/Page: 67983/169, Date: 07/22/22
Use: 1 Bdrm Condo, Lot: 488sf

10 LAKE SHORE TER U:1 ..... $560,000
B: Lixin Sun & Yu Liu
S: Xiangzhen Sui
Book/Page: 67975/203, Date: 07/21/22
Mtg: Guaranteed Rate Inc $308,000
Use: 2 Bdrm Condo, Lot: 1052sf
Prior Sale: $405,000 (06/15)

50-56 LEO M BIRMINGHAM PKWY U:307 .... $535,000
B: Chen Yan
S: Leo Birmingham Dev LLC
Book/Page: 67968/275, Date: 07/20/22
Use: Condo

60 SUTHERLAND RD U:1 ..... $420,000
B: Inci Korkmaz
S: Kim M Mezick & Inci Korkmaz
Book/Page: 67984/324, Date: 07/22/22
Use: 1 Bdrm Condo, Lot: 711sf

116 SUTHERLAND RD U:12 ..... $390,000
B: Alexandre J Pouchard & Anahis M Tovar
S: Carolyn E Lovit
Book/Page: 67982/299, Date: 07/22/22
Use: 2 Bdrm Condo, Lot: 742sf

99 TREMONT ST U:112 ..... $612,500
B: James Talmage
S: Hak J Kim & Daae Kang
Book/Page: 67970/149, Date: 07/20/22
Use: 1 Bdrm Condo

40 WAVERLY ST $950,000
B: 40 Waverly LLC
S: Maureen A Magee Tr, Tr for Mary B Mcgee IRT
Book/Page: 67979/97, Date: 07/22/22
Mtg: Rockland Tr Co $1,865,000
Use: 4 Bdrm Cape Cod, Lot: 6110sf

42 WAVERLY ST $950,000
B: 40 Waverly LLC
S: Richard B Mcgee & M Elizabeth
Book/Page: 67979/101, Date: 07/22/22
Mtg: Rockland Tr Co $1,865,000
Use: 3 Bdrm Cape Cod, Lot: 7340sf

Charlestown

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	32	35
Median Price	$1,428,500	$1,381,500

► REAL ESTATE SALES

45 1ST AVE U:203 ..... $562,500
B: Julia Interrante
S: Todd F Bourell & Brooke C Bailey
Book/Page: 67959/319, Date: 07/18/22
Mtg: First Republic Bk $137,500
Use: 1 Bdrm Condo

191-193 BUNKER HILL ST U:302 ..... $440,000
B: Evan J Miller
S: Kathi L Benson
Book/Page: 67980/342, Date: 07/22/22
Use: 1 Bdrm Condo

246 BUNKER HILL ST U:3 ..... $995,000
B: Gabriel Mater
S: Nora C Brousseau
Book/Page: 67982/213, Date: 07/22/22
Mtg: Cross Country Mtg Inc $796,000
Use: 2 Bdrm Condo
Prior Sale: $515,000 (01/12)

73 CHELSEA ST U:108 ..... $989,000
B: Elyssa M Brand
S: Susan P Tully & Jonathan Tully
Book/Page: 67965/314, Date: 07/19/22
Use: 2 Bdrm Condo
Prior Sale: $933,000 (05/19)

86 HIGH ST U:1 ..... $1,300,000
B: Erica A Marieb
S: Lauren D Johnson & Gregory D Johnson
Book/Page: 67959/4, Date: 07/18/22
Mtg: Guaranteed Rate Inc $650,000
Use: Condo

121 HIGH ST U:2 ..... $995,000
B: Essah D Chisholm & Jessica A Melfa
S: Sara O Cline & Alexander S Cline
Doc#: 000000000936140, Date: 07/20/22
Mtg: Avidia Bank $845,750
Use: 3 Bdrm Condo
Prior Sale: $763,000 (09/16)

65-67 MONUMENT AVE U:3 ..... $1,125,000
B: Timothy Fay & Elizabeth Barnard
S: Zachariah M Pettengill & Deena J Conti
Book/Page: 67968/131, Date: 07/20/22
Mtg: Scott Barnard $900,000
Use: 2 Bdrm Condo
Prior Sale: $860,000 (05/18)

8 MONUMENT ST U:1 ..... $920,000
B: Brian C Durkin & Megan O Durkin
S: Vijay J Patel & Elizabeth J Rossin
Book/Page: 67981/297, Date: 07/22/22
Mtg: First Republic Bk $736,000
Use: 2 Bdrm Condo
Prior Sale: $835,000 (05/17)

9 MYSTIC ST U:2 ..... $1,265,000
B: Aristotle Zosherafatain
S: Alyssa Moreau & Nicholas Vassos
Book/Page: 67969/268, Date: 07/20/22
Mtg: Berkshire Bank $1,012,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $1,180,000 (02/20)

Chelsea

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	20	18
Median Price	$476,500	$606,500

► REAL ESTATE SALES

950 BROADWAY U:13 ..... $467,500
B: Lauren J Enos
S: Cody Jung
Book/Page: 67971/330, Date: 07/20/22
Use: 1 Bdrm Condo
Prior Sale: $488,000 (04/20)

50 COTTAGE ST U:2 ..... $449,900
B: Michael Trethewey
S: Primis Properties LLC
Book/Page: 67971/177, Date: 07/20/22
Mtg: Wakefield Cp Bk $404,900
Type: Adj
Use: Condo

26 LOUIS ST $600,000
B: Alejandro Hernandez & Ana Lopez-Escobar
S: Joshua O Lewis & Zaida L Gonzalez
Book/Page: 67984/331, Date: 07/22/22
Mtg: Guaranteed Rate Inc $550,000
Use: 3 Bdrm Conventional, Lot: 6000sf
Prior Sale: $360,000 (10/17)

16 MADISON AVE $650,000
B: Tera Carr & Branden Carr
S: Nico M Gobbi & Tiffany M Caggiano
Doc#: 000000000936108, Date: 07/19/22
Mtg: Cross Country Mtg Inc $552,500
Use: 3 Bdrm Conventional, Lot: 6400sf
Prior Sale: $325,000 (09/16)

69 SPENCER AVE $1,300,000
B: Zepaj Development LLC
S: Carlos Hernandez
Book/Page: 67980/136, Date: 07/22/22
Mtg: Dedham Inst for Svgs $975,000
Use: Accessory Land Improved, Lot: 6250sf

71 SPENCER AVE $1,300,000
B: Zepaj Development LLC
S: Carlos Hernandez
Book/Page: 67980/136, Date: 07/22/22
Mtg: Dedham Inst for Svgs $975,000
Use: 2-Family Two Family, Lot: 6250sf

505 WASHINGTON AVE U:46 ..... $305,000
B: Maja Bozic
S: Karima Cherfi & Said Elkhaiati
Book/Page: 67961/193, Date: 07/18/22
Mtg: Guild Mortgage Co $274,500
Use: 2 Bdrm Condo
Prior Sale: $180,000 (04/16)

Dorchester

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	75	70
Median Price	$671,000	$700,000

► REAL ESTATE SALES

15 AURIGA ST $595,000
B: Lori A Miller
S: Robert W Happnie & Elaine M Croce
Book/Page: 67960/211, Date: 07/18/22
Mtg: Radius Financial Grp $535,500
Use: 2 Bdrm Ranch, Lot: 3323sf

5-7 BEARSE AVE U:2 ..... $525,000
B: Hamid Salim
S: Michael J Sheehan Tr, Tr for Sheehan 2012 RT
Book/Page: 67974/28, Date: 07/21/22
Mtg: Members Mtg Co Inc $412,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 820sf

682 BLUE HILL AVE U:2 ..... $580,000
B: Cristian M Torres & Sidnei D Alves
S: Chester M Terry & Eleanor R Terry
Book/Page: 67983/123, Date: 07/22/22
Mtg: Salem Five Mtg Co $546,264
Use: Condo

76 CLARKSON ST $1,100,000
B: Angelo Fernandes & Danny Fernandes
S: Leroy Fernandes
Book/Page: 67983/334, Date: 07/22/22
Mtg: Guaranteed Rate Inc $839,437
Use: 3-Family Conventional, Lot: 4500sf

20 DIX ST U:31 ..... $275,000
B: 20 Dix Street LLC
S: Mitchell Perce M Est & Ivy Veal-Sanders
Book/Page: 67971/135, Date: 07/20/22
Mtg: RFLF 4 LLC $282,500
Use: 2 Bdrm Condo, Lot: 709sf

121-123 GLENWAY ST $1,120,000
B: Kenneth Werner & Lorraine B Schalamon
S: Patricia Williams
Book/Page: 67962/45, Date: 07/18/22
Mtg: Leader Bank NA $896,000
Use: 3-Family Conventional, Lot: 7320sf

24-26 HOPKINS ST $440,000
B: 24-26 Hopkins LLC
S: Sweens E Smith
Book/Page: 67976/339, Date: 07/21/22
Mtg: RF Boston LLC $470,000
Use: 3-Family Conventional, Lot: 2291sf

22 HOWELL ST $1,500,000
B: Real Estate Boston LLC
S: Stephen E Chaletzky Tr, Tr for 22 Howl Street RT
Book/Page: 67976/117, Date: 07/21/22
Mtg: Needham Bk $1,200,000
Use: 3-Family Decker, Lot: 2800sf

4 RICHFIELD ST $1,200,000
B: Stonestar Richfield LLC
S: Ivanusa Fernandes & Ivanusa T DosSantos
Book/Page: 67976/273, Date: 07/21/22
Mtg: Reading Cp Bk $800,000
Use: 3-Family Decker, Lot: 2756sf
Prior Sale: $460,000 (07/14)

425 SEAVER ST $790,000
B: Chimnedum O Onyekwu & Julie Green
S: Anabela D Moreira
Book/Page: 67981/241, Date: 07/22/22
Mtg: Mtg Equity Partners $775,691
Use: 2-Family Conventional, Lot: 4035sf
Prior Sale: $650,000 (08/21)

26 SPEEDWELL ST $575,000
B: First Landing Invs LLC
S: Cabrits Properties LLC
Book/Page: 67961/170, Date: 07/18/22
Use: 2-Family Conventional, Lot: 3552sf
Prior Sale: $16,535 (02/22)

26 SPEEDWELL ST $653,500
B: 26 Speedwell Street LLC
S: First Landing Invs LLC
Book/Page: 67961/336, Date: 07/18/22
Mtg: FTF Lending LLC $811,000
Use: 2-Family Conventional, Lot: 3552sf
Prior Sale: $16,535 (02/22)

12 SUPPLE RD $1,158,190
B: Donald A StLouis & Myrtha StLouis
S: Ezequiel A Santos & Rosanna M Santos
Book/Page: 67977/241, Date: 07/21/22
Mtg: Caliber Home Loans $1,137,211
Use: 3-Family Conventional, Lot: 7748sf

23 TAFT ST U:3 ..... $473,000
B: Yichen Zhou
S: David C Corbett
Book/Page: 67974/64, Date: 07/21/22
Mtg: Jeanne DArc CU $425,700
Type: Adj
Use: 2 Bdrm Condo, Lot: 912sf
Prior Sale: $273,000 (07/14)

1166 WASHINGTON ST U:V204 ..... $1,810,000
B: Dylan B Trumble, Tr for Michelle Kalil
S: Lauren S Mcshay & Todd Mcshay
Book/Page: 67967/109, Date: 07/19/22
Mtg: Bank of America NA $1,448,000
Type: Adj
Use: Condo

East Boston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	20	17
Median Price	$631,463	$630,000

► REAL ESTATE SALES

70 BREMEN ST U:208 ..... $274,154
B: Li Chen
S: Jane Co & David Co
Book/Page: 67969/227, Date: 07/20/22
Mtg: United Wholesale Mtg $219,323
Use: 3 Bdrm Condo

21 CHELSEA ST U:4 ..... $247,186
B: Stephanie K Fox
S: Mary P Booras
Book/Page: 67979/266, Date: 07/22/22
Mtg: Citizens Bank $210,179
Use: 1 Bdrm Condo, Lot: 668sf
Prior Sale: $180,682 (01/17)

309 CHELSEA ST U:1 ..... $511,000
B: Kristen A Giambusso & Nicholas J Anastas
S: Rose Jenson & Qui P Chau
Book/Page: 67960/161, Date: 07/18/22
Mtg: United Wholesale Mtg $459,900
Use: 2 Bdrm Condo, Lot: 810sf

101 CONDOR ST U:306 ..... $314,000
B: Robert F Plummer
S: 101-105 Condor Street LLC
Book/Page: 67972/298, Date: 07/21/22
Use: Condo

101-105 CONDOR ST U:204 ..... $240,800
B: Qili Huang & Chaoping Tan
S: 101-105 Condor Street LLC
Book/Page: 67959/252, Date: 07/18/22
Mtg: Fairway Ind Mtg $192,640
Use: Condo

30 HAYNES ST U:3 ..... $470,000
B: Alykhan Mohamed
S: Jacob Toole
Book/Page: 67961/223, Date: 07/18/22
Mtg: First Republic Bk $399,500
Use: 1 Bdrm Condo, Lot: 652sf
Prior Sale: $400,000 (10/16)

292 MARGINAL ST U:3 ..... $635,000
B: Gloria Ristaino
S: Susan Farb
Book/Page: 67960/112, Date: 07/18/22
Mtg: Salem Five Mtg Co $381,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 754sf

152-156 MARION ST $1,400,000
B: 101 Saratoga LLC
S: John E Cheffro Jr Tr, Tr for Cheffro FT
Book/Page: 67965/138, Date: 07/19/22
Mtg: Coastal Heritage Bank $2,250,000
Use: Residential Undvlpble Land, Lot: 803sf
Prior Sale: $215,000 (11/12)

101 SARATOGA ST $1,400,000
B: 101 Saratoga LLC
S: John E Cheffro Jr Tr, Tr for Cheffro FT
Book/Page: 67965/138, Date: 07/19/22
Mtg: Coastal Heritage Bank $2,250,000
Use: Mixed Use-prim Res & Comm, Lot: 1189sf

347 SUMNER ST $1,020,000
B: Adam M Homoki & Phoebe H Chadwick-Rivinus
S: Gaston Alberti & Stacey Peterson
Book/Page: 67964/168, Date: 07/19/22
Mtg: Mortgage Networks Inc $765,000
Use: 3 Bdrm Row-middle, Lot: 1183sf
Prior Sale: $365,000 (05/12)

189 TRENTON ST U:4 ..... $665,000
B: Jaspreet S Sandhu
S: Julie Shea & Rafael Blasco-Patino
Book/Page: 67970/332, Date: 07/20/22
Mtg: First Republic Bk $455,000
Use: 2 Bdrm Condo

263 WEBSTER ST U:2 ..... $784,000
B: Erin Canon
S: Rafiela Bruni Tr, Tr for Rafiela Bruni RET
Book/Page: 67981/57, Date: 07/22/22
Mtg: First Republic Bk $627,200
Use: 2 Bdrm Condo
Prior Sale: $699,000 (12/17)

66 WORDSWORTH ST U:4 ..... $659,000
B: Rachel L Sulllivan
S: Wordsworth Street LLC
Book/Page: 67970/31, Date: 07/20/22
Mtg: Mortgage Networks Inc $474,480
Type: Adj
Use: Condo

Hyde Park

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	63	66
Median Price	$575,000	$622,500

► REAL ESTATE SALES

1391 HYDE PARK AVE U:F $565,000
B: Daniel N Chase & Erin B Chase
S: Julia L Perilli & Justin Perilli
Book/Page: 67977/277, Date: 07/21/22
Mtg: Better Mortgage Corp $485,000
Use: Mixed Use-prim Res & Comm, Lot: 1758sf
Prior Sale: $215,000 (01/13)

1873 HYDE PARK AVE $1,325,000
B: Caroline Durand-Reville & Thomas Durand-Reville
S: Daniel Chak Tr, Tr for Daniel Chak RET
Book/Page: 67974/178, Date: 07/21/22
Mtg: Jeanne DArc CU $993,750
Type: Adj
Use: 3-Family Decker, Lot: 5000sf
Prior Sale: $934,000 (12/19)

36 MYOPIA RD $725,000
B: Brendan S Cheevers
S: Marian Reiff-Cheevers & Kevin E Cheevers
Book/Page: 67984/296, Date: 07/22/22
Mtg: Guild Mortgage Co $500,000
Use: 3 Bdrm Colonial, Lot: 8156sf

80 WILLIAMS AVE $790,000
B: Isaac Remy
S: Catalina Colon & Ivan L Colon
Book/Page: 67961/254, Date: 07/18/22
Mtg: JPMorgan Chase Bank $775,689
Use: 2-Family Conventional, Lot: 5080sf

Jamaica Plain

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	28	39
Median Price	$1,100,000	$1,250,000

► REAL ESTATE SALES

32 ALDWORTH ST U:1 ..... $790,000
B: Daniel F Kiley Tr, Tr for Kiley RET
S: Amy Broadhead
Book/Page: 67976/176, Date: 07/21/22
Mtg: Morgan Stanley $513,500
Use: 2 Bdrm Condo, Lot: 1186sf
Prior Sale: $623,000 (03/17)

189 CHESTNUT AVE $3,150,000
B: Justin Iantosca Tr, Tr for 189 Chestnut NT
S: Ledermann US RE Corp
Book/Page: 67972/215, Date: 07/20/22
Mtg: First Republic Bk $2,015,000
Use: Apartment Bldg - 4-8 Units, Lot: 5864sf
Prior Sale: $1,850,000 (08/16)

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SUFFOLK REGISTRY
continued

25 CHILD ST U:2 ..... **$565,000**
B: Suzanne M Birdsell & John E Mcginley
S: Lindsay A Mailer-Howat
Book/Page: 67964/195, Date: 07/19/22
Mtg: Fairway Ind Mtg $452,000
Use: 2 Bdrm Condo, Lot: 872sf
Prior Sale: $520,000 (04/19)

42 HALL ST U:1 ..... **$600,000**
B: Jory Kaplan & Julie Kaplan
S: Roselin E Osser
Book/Page: 67974/144, Date: 07/21/22
Mtg: UniBank for Savings $450,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 812sf
Prior Sale: $473,000 (06/17)

60 JAMAICAWAY U:8 ..... **$426,500**
B: Nyamgere Jinstkhuu
S: Miriam M Fox & Aaron A Fox
Book/Page: 67964/5, Date: 07/19/22
Mtg: Leader Bank NA $400,425
Use: 2 Bdrm Condo, Lot: 620sf

133-137 LAMARTINE ST U:3 ..... **$1,120,000**
B: Pritesh Topiwala & Shuhani Patel
S: Adam Patisteas Tr, Tr for Patisteas&Giudice FT
Book/Page: 67971/64, Date: 07/20/22
Mtg: Washington Trust Mtg $896,000
Use: Condo

MEEHAN ST **$2,362,850**
B: Watermark Doyles LLC
S: Edward J Burke Tr, Tr for Burke Ross RT
Book/Page: 67981/345, Date: 07/22/22

41 MORTON ST U:2 ..... **$369,000**
B: Kaitlin Breen & Thomas Breen
S: Dawn A Eades & Michael Montagna
Book/Page: 67969/54, Date: 07/20/22
Use: 1 Bdrm Condo, Lot: 690sf

36 NEILLIAN CRES **$2,080,000**
B: Piateau 7915 Inv LLC
S: 36 Neillian LLC
Book/Page: 67961/111, Date: 07/18/22
Use: 2 Bdrm Ranch, Lot: 8480sf
Prior Sale: $625,000 (12/19)

72 PARKTON RD U:3 ..... **$765,000**
B: John P Snow & Kathleen Snow
S: Sinisa Hrvatin & Julie Curti
Book/Page: 67960/63, Date: 07/18/22
Mtg: Cross Country Mtg Inc $688,500
Type: Adj
Use: 2 Bdrm Condo, Lot: 962sf
Prior Sale: $615,000 (07/18)

11 REVERE ST U:2 ..... **$870,000**
B: Morgan M Fetherolf & Elizabeth Duong
S: Manuel Gomez-Ramirez & Ilana Abeles
Book/Page: 67959/135, Date: 07/18/22
Mtg: Leader Bank NA $783,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1134sf
Prior Sale: $730,000 (06/18)

79-81 ROSSMORE RD U:2 ..... **$65,600**
B: Johnienne Dilorenzo
S: Patricia Landry
Book/Page: 67964/224, Date: 07/19/22
Use: 3 Bdrm Condo, Lot: 1150sf

425 S HUNTINGTON AVE U:15 ..... **$445,000**
B: Sherry Dong
S: Franklyn P Salimbene
Book/Page: 67979/331, Date: 07/22/22
Use: 2 Bdrm Condo, Lot: 820sf

3381 WASHINGTON ST **$1,340,000**
B: Sanz Pimentel Prop LLC
S: Lolastar LLC
Doc#: 000000000936026, Date: 07/18/22
Mtg: Eastern Bank $1,206,000
Use: Mixed Use-prim Res & Comm, Lot: 3120sf
Prior Sale: $3,888,743 (11/16)

3474-3476 WASHINGTON ST **$1,566,075**
B: Watermark Doyles LLC
S: Edward J Burke
Book/Page: 67981/332, Date: 07/22/22
Mtg: Needham Bk $2,796,000
Use: 2-Family Conventional, Lot: 8078sf

3478 WASHINGTON ST **$1,566,075**
B: Watermark Doyles LLC
S: Edward J Burke Tr, Tr for Burke Ross RT
Book/Page: 67981/340, Date: 07/22/22
Mtg: Burke Ross RT $2,000,000
Use: Restaurant/bar, Lot: 12597sf

3480 WASHINGTON ST **$1,566,075**
B: Watermark Doyles LLC
S: Edward J Burke Tr, Tr for Burke Ross RT
Book/Page: 67981/340, Date: 07/22/22
Mtg: Burke Ross RT $2,000,000
Use: Restaurant/bar, Lot: 1607sf

3484 WASHINGTON ST **$1,566,075**
B: Watermark Doyles LLC
S: Edward J Burke Tr, Tr for Burke Ross RT
Book/Page: 67981/340, Date: 07/22/22
Mtg: Needham Bk $2,796,000
Use: Restaurant/bar, Lot: 2506sf

80 WENHAM ST U:1 ..... **$450,000**
B: Katherine A Winterstein
S: Kenneth G Pope & Theresa Patton-Pope
Book/Page: 67958/281, Date: 07/18/22
Mtg: Amerant Mortgage LLC $360,000
Use: Condo

WILLIAMS ST **$1,566,075**
B: Watermark Doyles LLC
S: Edward J Burke Tr, Tr for Burke Ross RT
Book/Page: 67981/340, Date: 07/22/22

69 WILLIAMS ST **$2,362,850**
B: Watermark Doyles LLC
S: Edward J Burke Tr, Tr for Burke Ross RT
Book/Page: 67981/345, Date: 07/22/22
Mtg: Needham Bk $2,796,000
Use: 3 Bdrm Colonial, Lot: 6572sf

143 WILLIAMS ST U:2 ..... **$693,000**
B: Jinping Zhou
S: Jesse Betzner Tr, Tr for Jesse Betzner RET
Book/Page: 67984/28, Date: 07/22/22
Mtg: Poli Mtg Group $393,000
Use: 2 Bdrm Condo
Prior Sale: $615,000 (06/19)

Mattapan

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	25	20
Median Price	$550,000	$530,000

► REAL ESTATE SALES

72 WELLINGTON HILL ST **$577,000**
B: 72 Wellington Hill LLC
S: Vibert M Cato Jr & Sophia Cato
Book/Page: 67984/247, Date: 07/22/22
Mtg: Sea Glass Funding LLC $790,000
Use: 4 Bdrm Colonial, Lot: 5169sf

Revere

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	96	70
Median Price	$525,000	$577,450

► REAL ESTATE SALES

40 AUGUSTUS ST **$685,000**
B: Thi L Nguyen & Mai Truong-Hoang
S: Alfonso Galdo Tr, Tr for Galdo FT
Doc#: 000000000936161, Date: 07/20/22
Mtg: MSA Mortgage LLC $472,500
Use: 3 Bdrm Raised Ranch, Lot: 8747sf

28 ELLERTON ST **$915,000**
B: Cheng Deng & Xinyu Kang
S: Evan R Franco & Robert J Franco
Doc#: 000000000936199, Date: 07/21/22
Mtg: Jeanne DArc CU $686,250
Use: 3-Family Mlti-unt Blg, Lot: 3202sf
Prior Sale: $769,999 (07/20)

69 ELLERTON ST **$725,000**
B: Franzy Joseph
S: Rosa M Medrano
Book/Page: 67984/99, Date: 07/22/22
Mtg: Fairway Ind Mtg $711,130
Use: 2-Family Two Family, Lot: 4199sf
Prior Sale: $257,400 (03/12)

128 FRANKLIN AVE **$805,000**
B: Ramirez A Lopera & Marin L Ramirez
S: Daniel C Dellolacono
Book/Page: 67984/275, Date: 07/22/22
Mtg: Guaranteed Rate Inc $790,419
Use: 2-Family Two Family, Lot: 5990sf

23 JOHN AVE **$765,000**
B: Moris A Flores
S: Susan J Walker & Aditya K Iyengar
Book/Page: 67980/174, Date: 07/22/22
Mtg: Prime Lending Inc $677,000
Use: 5 Bdrm Old Style, Lot: 3999sf
Prior Sale: $580,000 (03/18)

1133 N SHORE RD U:406 ..... **$475,000**
B: Lara L Beno
S: North Shore Condos LLC
Book/Page: 67977/43, Date: 07/21/22
Mtg: New Fed Mtg Corp $451,250
Use: Condo

1 OAK TREE LN **$816,000**
B: Miranda Lai & Heung W Poon
S: Patrick W Dusseault & Thea T Dusseault
Book/Page: 67958/232, Date: 07/18/22
Mtg: Metro Credit Union $386,000
Type: Adj
Use: 2-Family Two Family, Lot: 8011sf
Prior Sale: $351,500 (03/11)

347 PARK AVE **$851,000**
B: Anna T Nguyen & Jeffrey Jerezano
S: Picardi Ralph J Est & Gerald Picardi
Book/Page: 67975/163, Date: 07/21/22
Mtg: Webster First FCU $680,800
Use: 2-Family Two Family, Lot: 4500sf

308 RESERVOIR AVE U:2 ..... **$440,000**
B: Villa Investment Corp
S: Nancy P Merlino
Doc#: 000000000936229, Date: 07/22/22
Mtg: LMJ LLC $352,000
Use: Condo

93 STEEPLE ST **$725,000**
B: Luis E Maldonado & Cindy E Maldonado
S: 3 Minnows LLC
Book/Page: 67964/96, Date: 07/19/22
Mtg: New Fed Mtg Corp $711,868
Use: 2-Family Two Family, Lot: 4500sf

830 WASHINGTON AVE **$3,310,000**
B: Malden Wall LLC
S: Georgetown Cap Malden LLC
Book/Page: 67972/152, Date: 07/20/22
Use: Retail-service, Lot: 25727sf
Prior Sale: $5,350,000 (08/18)

830 WASHINGTON AVE **$4,965,000**
B: Malden Wall LLC
S: Georgetown Cap Malden LLC
Book/Page: 80460/83, Date: 07/20/22
Mtg: Rollstone Bk & Tr $4,600,000
Use: Retail-service, Lot: 25727sf
Prior Sale: $5,350,000 (08/18)

Roslindale

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	73	52
Median Price	$670,000	$767,450

► REAL ESTATE SALES

51 ALDRICH ST U:1 ..... **$500,000**
B: Thomas Harkins & Barbara Harkins
S: Terence F Oreilly
Book/Page: 67976/69, Date: 07/21/22
Use: Condo

763 AMERICAN LEGION HWY **$680,000**
B: Jake Mclaughlin & Angela Mclaughlin
S: Maudlin V Wright & Dennis J Wright
Book/Page: 67974/95, Date: 07/21/22
Mtg: Key Bank NA $640,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 5567sf

32 ARDALE ST **$560,000**
B: L&G LLC
S: Christopher A Fittante
Book/Page: 67980/6, Date: 07/22/22
Mtg: Dedham Inst for Svgs $543,700
Use: 3 Bdrm Cape Cod, Lot: 4863sf

39 FIRTH RD **$675,000**
B: Trevour Smith & Amy Walsh
S: Dauntless Path LLC
Doc#: 000000000936149, Date: 07/20/22
Mtg: Leader Bank NA $641,250
Use: 3 Bdrm Cape Cod, Lot: 3660sf
Prior Sale: $465,000 (08/21)

71 HILBURN ST U:1 ..... **$730,000**
B: James Mccarty & Mccarty Desiree-West
S: Adam Kasper
Book/Page: 67984/166, Date: 07/22/22
Mtg: JPMorgan Chase Bank $460,000
Use: 2 Bdrm Condo
Prior Sale: $675,000 (11/21)

512-514 POPLAR ST **$385,000**
B: 512-514 Poplar Street LLC
S: Indy Realty LLC
Book/Page: 67970/292, Date: 07/20/22
Mtg: Coastal Heritage Bank $1,075,000

75 SEYMOUR ST U:B **$525,000**
B: Erica A Soma & Anthony C Dawson
S: Michele D Frangella
Book/Page: 67975/304, Date: 07/21/22
Mtg: Winter Hill Fed SB $420,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1208sf
Prior Sale: $445,000 (12/18)

Roxbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	14
Median Price	$602,000	$622,500

► REAL ESTATE SALES

1-3 CLIFTON ST **$560,000**
B: Tapk LLC
S: Cheevers Anthony Est & Stanley R Cheevers
Book/Page: 67970/226, Date: 07/20/22
Use: 3-Family Decker, Lot: 2871sf

487 MASSACHUSETTS AVE U:1 ..... **$685,000**
B: Mass Ave Holdings LLC
S: Russell Bruemmer
Book/Page: 67969/149, Date: 07/20/22
Use: 2 Bdrm Condo, Lot: 1107sf
Prior Sale: $499,000 (03/13)

3-5 S WHITNEY ST U:8 ..... **$1,235,000**
B: Christina Ko & Peter J Hong
S: South Whitney Dev LLC
Book/Page: 67983/182, Date: 07/22/22
Mtg: First Republic Bk $944,000
Use: Condo

100 SHAWMUT AVE U:410 ..... **$1,308,712**
B: Kathleen Wiley Tr, Tr for Kathleen M B Wiley T
S: Div Shawmut LLC
Book/Page: 67977/84, Date: 07/21/22
Mtg: Eastern Bank $900,000
Type: Adj
Use: Condo

South Boston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	33	38
Median Price	$925,000	$1,087,500

► REAL ESTATE SALES

537 E 1ST ST U:6 ..... **$1,150,000**
B: Qinzhi Wang & Carolyn Kan
S: Aleksandra Popovic
Book/Page: 67983/216, Date: 07/22/22
Mtg: Washington Trust Mtg $920,000
Use: 2 Bdrm Condo, Lot: 1396sf
Prior Sale: $1,050,000 (06/19)

720 E 2ND ST U:2 ..... **$910,000**
B: Bradley J Adams
S: Jonathan Lahey & Jennifer Lahey
Book/Page: 67966/18, Date: 07/19/22
Mtg: Leader Bank NA $810,000
Use: 2 Bdrm Condo, Lot: 1201sf
Prior Sale: $885,000 (06/19)

724 E 2ND ST U:2 ..... **$1,065,000**
B: Kevin W Morrissey & Danielle Heinlein
S: Michael Brady Jr & Amanda J Halvorsen
Book/Page: 67982/96, Date: 07/22/22
Mtg: Citibank Na $905,250
Use: 2 Bdrm Condo
Prior Sale: $740,000 (07/15)

492 E 3RD ST U:1 ..... **$870,000**
B: Curtis K Stevens & James J Pearson
S: Daniel Heck & Elizabeth C Scherer
Book/Page: 67982/240, Date: 07/22/22
Mtg: Leader Bank NA $696,000
Use: 2 Bdrm Condo, Lot: 1355sf
Prior Sale: $739,000 (06/19)

621 E 3RD ST U:2 ..... **$705,000**
B: Joy P Khanna
S: Steve C Pagnotta
Book/Page: 67982/268, Date: 07/22/22
Mtg: USA Alliance FCU $528,750
Type: Adj
Use: 2 Bdrm Condo, Lot: 765sf
Prior Sale: $615,000 (05/19)

761 E 6TH ST U:17 ..... **$624,900**
B: John Stack & Kathleen Stack
S: Scott G Caswell & Julie Mcauliffe-Caswell
Doc#: 000000000936042, Date: 07/18/22
Mtg: Cross Country Mtg Inc $581,157
Use: 3 Bdrm Condo, Lot: 1075sf

578 E BROADWAY U:1 ..... **$900,000**
B: Daniel P Mccarthy & Nina P Thomas
S: Legia Pisinski & Hector Sanchez
Book/Page: 67961/122, Date: 07/18/22
Use: 2 Bdrm Condo, Lot: 1408sf
Prior Sale: $470,000 (12/12)

290 E ST U:3 ..... **$550,000**
B: Christopher Baransky
S: Daniel Oconnor Jr
Book/Page: 67974/232, Date: 07/21/22
Mtg: Homebridge Financial $562,650
Use: 1 Bdrm Condo, Lot: 666sf
Prior Sale: $525,000 (06/18)

132 EMERSON ST U:31 ..... **$340,000**
B: William Mccurdy
S: Edward N Mills Tr, Tr for Laurence A Mills 1998 RET
Doc#: 000000000936240, Date: 07/22/22
Mtg: Abington Bank $323,000
Use: 1 Bdrm Condo, Lot: 600sf

115 G ST **$2,605,000**
B: Kyle Gambone
S: 115 G Street LLC & 42 North Capital LLC
Book/Page: 67959/172, Date: 07/18/22
Mtg: Dedham Inst for Svgs $1,900,000
Use: 3-Family Decker, Lot: 2030sf
Prior Sale: $2,055,000 (04/17)

22 GATES ST U:3 ..... **$875,000**
B: Sanuel P Dassault
S: Mary Crowell
Book/Page: 67960/274, Date: 07/18/22
Mtg: Jeanne DArc CU $656,250
Type: Adj
Use: 2 Bdrm Condo, Lot: 1306sf
Prior Sale: $760,000 (06/18)

280 GOLD ST U:3 ..... **$1,070,000**
B: Meir Raviv
S: Alexander Karsos & Alexa Karsos
Book/Page: 67976/26, Date: 07/21/22
Mtg: Rocket Mortgage LLC $856,000
Type: Adj
Use: 2 Bdrm Condo

303 K ST **$1,850,000**
B: Corey Brown & Samantha Brown
S: Crosby J Elliott Tr, Tr for Baumann Elliott FT
Book/Page: 67975/339, Date: 07/21/22
Mtg: Cross Country Mtg Inc $1,480,000
Type: Adj
Use: 3 Bdrm Row-middle, Lot: 1833sf
Prior Sale: $1,425,000 (08/17)

244 L ST **$3,333,333**
B: 244 L Street LLC
S: Deborah Coughlin & Kenneth C Sullivan Jr
Doc#: 000000000936203, Date: 07/21/22
Mtg: Rockland Tr Co $2,500,000
Use: 2 Bdrm Ranch, Lot: 10995sf

9 MERCER ST U:3 ..... **$590,000**
B: Gabriella A Sacca
S: Patrick Day
Book/Page: 67971/104, Date: 07/20/22
Use: 2 Bdrm Condo, Lot: 720sf
Prior Sale: $440,000 (02/16)

86 O ST U:2 ..... **$675,000**
B: Peter W England
S: Allison L Peabody
Book/Page: 67983/65, Date: 07/22/22
Mtg: Leader Bank NA $607,500
Type: Adj
Use: 2 Bdrm Condo, Lot: 674sf
Prior Sale: $510,000 (01/19)

296 W 3RD ST U:2 ..... **$508,000**
B: Fujun Liu & Joan Cheng
S: Anne Bavier
Book/Page: 67980/98, Date: 07/22/22
Mtg: Washington Trust Mtg $381,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 595sf
Prior Sale: $405,000 (05/16)

160 W 7TH ST U:1 ..... **$700,000**
B: Qiyuan Li
S: 160 W 7th St LLC
Book/Page: 67960/240, Date: 07/18/22
Mtg: United Wholesale Mtg $560,000
Use: Condo

211 W 9TH ST **$1,950,000**
B: Casey Tenney
S: Jayme A Seppala & Rodney Seppala
Book/Page: 67978/26, Date: 07/21/22
Mtg: Berkshire Bank $1,365,000
Type: Adj
Use: 5 Bdrm Row-end, Lot: 1310sf
Prior Sale: $735,000 (10/18)

West Roxbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	129	106
Median Price	$760,000	$800,000

► REAL ESTATE SALES

23 AVALON RD **$872,500**
B: Natalie C Morgenstern & Esteban Carrizosa
S: John P Ryan Tr, Tr for Donna L Ryan T
Book/Page: 67966/157, Date: 07/19/22
Mtg: BankNewport $642,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 4620sf

55 BRUCEWOOD ST **$1,395,000**
B: Amod Athavale & Manasi Datar
S: VFW Brucewood LLC
Book/Page: 67965/183, Date: 07/19/22
Mtg: Guaranteed Rate Inc $1,116,000

1 COURTNEY RD **$1,010,000**
B: Madeleine Biondolillo & David Biondolillo
S: Whitney A Cornforth & Elizabeth D Cornforth
Book/Page: 67960/326, Date: 07/18/22
Mtg: US Bank NA $808,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 5846sf
Prior Sale: $951,000 (01/21)

126 DWINELL ST **$881,000**
B: Barry E Wante & Susan Walsh-Wante
S: Mary E Trahon
Doc#: 000000000936154, Date: 07/20/22
Mtg: NFM Inc $381,000
Use: 3 Bdrm Colonial, Lot: 4720sf

102 GREATON RD **$725,000**
B: 15 Union Street LLC
S: James P Logan & Bernard Logan
Doc#: 000000000936123, Date: 07/20/22
Mtg: RFLF 4 LLC $851,200
Use: 2-Family Two Family, Lot: 5000sf

16 MONTVIEW ST **$1,250,000**
B: Thomas Jachym & Emily Jachym
S: Thomas P Cohan & Janet E Cohan
Book/Page: 67979/189, Date: 07/22/22
Use: 5 Bdrm Colonial, Lot: 6055sf

86 SANBORN AVE U:1 ..... **$595,000**
B: Artemis D Panagopoulos
S: Meaghan Griffith & Roderick T Griffith
Book/Page: 67961/139, Date: 07/18/22
Mtg: Cross Country Mtg Inc $476,000
Use: 3 Bdrm Condo, Lot: 1133sf
Prior Sale: $450,000 (01/18)

115 WESTMOOR RD **$850,000**
B: Kwadwo Poku & Shaya G Poku
S: Daniel W Kenneally
Doc#: 000000000936036, Date: 07/18/22
Mtg: Cornerstone Bank $824,500
Use: 3 Bdrm Colonial, Lot: 6730sf
Prior Sale: $375,000 (10/11)

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

231 COURT RD **$1,200,000**
B: Joseph Meola
S: Vito A Meola & Andrea R Meola
Book/Page: 67964/120, Date: 07/19/22
Mtg: Fairway Ind Mtg $840,000
Use: 2-Family Two Family, Lot: 6940sf

HARVARD ST **$1,900,000**
B: SJ2M Realty LLC
S: 35 Rever St Realty Inc
Book/Page: 67975/247, Date: 07/21/22
Mtg: Rockland Tr Co $1,520,000

5 PEARL AVE U:3 ..... **$415,000**
B: Katherine Barrett
S: Anna DeCristofaro & Bryan A Mckenna
Book/Page: 67975/122, Date: 07/21/22
Mtg: First Republic Bk $332,000
Use: 2 Bdrm Condo

375 REVERE ST **$800,000**
B: Aldo A Amaya
S: Patrick H Burand
Book/Page: 67971/242, Date: 07/20/22
Mtg: Fall River Five Cents $635,000
Use: 2-Family Two Family, Lot: 5291sf
Prior Sale: $550,000 (12/16)

30 SEWALL AVE **$780,000**
B: Edward T Stafford 3rd & Brooke H Stafford
S: Michael Johnson & Amanda J Johnson
Book/Page: 67973/272, Date: 07/21/22
Mtg: Cambridge Svgs Bk $688,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 3951sf
Prior Sale: $365,000 (06/12)

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

54 CARLSON LN **$1,010,000**
B: Andrew Shpiz & Grace L Shpiz
S: Louis P Sassone & Kara L Sassone
Book/Page: 35253/2, Date: 07/18/22
Mtg: Fairway Ind Mtg $647,201
Use: 3 Bdrm Cape Cod, Lot: 43996sf
Prior Sale: $610,000 (11/15)

60 SANDY NECK RD **$275,000**
B: Joseph P Martin & Katherine R Martin
S: Bruce A Lee & Gayle G Lee
Book/Page: 35261/12, Date: 07/21/22
Use: 2 Bdrm Cottage, Lot: 77101sf

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

12 DEEPWOOD CIR **$525,000**
B: Renata Defreitas
S: Garrett Marguerite A Est & Sarah Gunner-Boudreau
Book/Page: 35262/47, Date: 07/21/22
Mtg: First SB $472,500
Use: 3 Bdrm Ranch, Lot: 16988sf

785 OLD STAGE RD **$455,000**
B: Emilio A Arqueta & Rosa C Romero
S: Christopher J Robinson & Pamela M Robinson
Book/Page: 35256/267, Date: 07/19/22
Mtg: Fall River Five Cents $409,010
Use: 2 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: $194,000 (06/10)

79 SHEAFFER RD **$350,000**
B: Bobby L Nunes Jr & Vanessa E Nunes
S: David A Parrella & Cynthia H Parrella
Book/Page: 35254/282, Date: 07/18/22
Mtg: Guaranteed Rate Inc $278,000
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: $260,000 (06/18)

523 STRAWBERRY HILL RD **$320,000**
B: Sharles Albino
S: Craig Borders
Book/Page: 35263/316, Date: 07/22/22
Mtg: United Wholesale Mtg $256,000
Use: 2 Bdrm Ranch, Lot: 20038sf

Cotuit

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	41	32
Median Price	$630,000	$657,500

► REAL ESTATE SALES

40 BAY RD **$1,550,000**
B: Raymond Martin & Jean C Lee
S: John F Lane
Book/Page: 35256/285, Date: 07/19/22
Use: 2 Bdrm Ranch, Lot: 23958sf

360 PHEASANT HILL CIR **$695,000**
B: Michael Teeley & Karen Teeley
S: Karen H Teeley Tr, Tr for Marjorie M Harvey T
Book/Page: 35253/53, Date: 07/18/22
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: $445,000 (10/10)

99 PINE VIEW DR **$650,000**
B: Adriana B Freitas
S: Maxwell Moukit & Deborah Moukit
Book/Page: 35256/341, Date: 07/19/22
Mtg: LendSure Mtg $435,175
Use: 4 Bdrm Cape Cod, Lot: 23087sf
Prior Sale: $415,000 (04/21)

1434 SANTUIT NEWTOWN RD **$1,449,000**
B: Michael Rubinstein & Sarit Sadras-Rubinstein
S: Albert L Guido Tr, Tr for Guido FT
Book/Page: 35261/223, Date: 07/21/22
Mtg: Bank of America NA $1,449,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 61855sf
Prior Sale: $550,000 (07/11)

102 WATERFORD DR **$1,200,000**
B: Thomas Strickler & Linda Strickler
S: Patricia C Hassinger Tr, Tr for R J Cotter Needs T
Doc#: 000000001463626, Date: 07/19/22
Mtg: US Bank NA $458,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 38333sf

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

181 ARROWHEAD DR **$347,500**
B: Boris Eibelman & Zoya Shereshkova
S: Michael J Murphy & Benjamin C Anderson
Book/Page: 35254/248, Date: 07/18/22
Use: 2 Bdrm Ranch, Lot: 10890sf

22 NOB HILL RD **$1,500,000**
B: Lily Alverson & Bradley Shepherd
S: Anton Yereniuk & Jo A Yereniuk
Book/Page: 35254/291, Date: 07/18/22
Use: 3 Bdrm Cape Cod, Lot: 18731sf

715 W MAIN ST **$1,300,000**
B: Arista Hyannis LLC
S: Santander Bank
Book/Page: 35261/329, Date: 07/21/22
Mtg: Eastern Bank $900,000
Use: Bank Building, Lot: 19602sf

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

71 PEACH TREE RD **$889,000**
B: James Reynolds & Madelyn Reynolds
S: John P Kelleher Ad, Adm for Fernandes Jane K Est
Book/Page: 35263/163, Date: 07/22/22
Use: 4 Bdrm Cape Cod, Lot: 27443sf

422 REGENCY DR **$862,000**
B: Samile Rossegale & Paulo C Dasilva
S: Anthony R Cali & Abigail S Cali
Doc#: 000000001463848, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $689,600
Use: 3 Bdrm Cape Cod, Lot: 45302sf
Prior Sale: $540,000 (07/19)

43 TURTLEBACK RD **$465,000**
B: Courtney M West & Stephen Naylor
S: Annmarie C Williams & Richard F Packard
Doc#: 000000001463793, Date: 07/21/22
Mtg: Cape Cod Five Cent Bk $372,000
Use: 2 Bdrm Ranch, Lot: 20038sf

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

76 BRIAR PATCH RD **$692,500**
B: Shaun M Gross & Madeleine Franzreb
S: Aldo Castellani Tr, Tr for 76 Briar Patch Rd NT
Book/Page: 35261/63, Date: 07/21/22
Mtg: US Bank NA $623,250
Use: 4 Bdrm Cape Cod, Lot: 30928sf

► FORECLOSURE DEEDS

577 LUMBERT MILL RD **$500,000**
B: Wilmington T NA Tr
S: Daniel J Dumas & Wilmington TNa
Doc#: 000000001463677, Date: 07/20/22
Use: 3 Bdrm Cape Cod, Lot: 77972sf

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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

15 BLUEBERRY RD **$386,000**
B: T&O RE Dev Group LLC
S: Ronald Nunes
Doc#: 000000001463484, Date: 07/18/22
Mtg: BEE Inv LLC $308,000
Use: 3 Bdrm Cape Cod, Lot: 7492sf

3 CHAPIN LN **$620,000**
B: Raymond A Smith Jr
S: FNMA
Book/Page: 35256/153, Date: 07/19/22
Mtg: Cape Cod Five Cent Bk $496,000
Use: 3 Bdrm Contemporary, Lot: 40249sf
Prior Sale: $355,300 (06/19)

258 MAIN ST U:B1 ..... **$66,000**
B: Gerald P Elovitz
S: Scott B Brilliant & Deborah A Brilliant
Doc#: 000000001463841, Date: 07/22/22
Use: Condo

17 MAPLE ST **$590,000**
B: Michael Bertrand
S: Russell Wilkins & Kathy Wilkins
Book/Page: 35260/204, Date: 07/21/22
Mtg: Leader Bank NA $413,000
Type: Adj
Use: 4 Bdrm Ranch, Lot: 15943sf

178 OLD PLYMOUTH RD **$325,000**
B: Tracey L Perry
S: Paul H Wixon Jr
Book/Page: 35263/341, Date: 07/22/22
Mtg: Alltrust CU $292,500
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 24481sf

32 SHIPS WAY U:32 ..... **$450,000**
B: Jean F Sarnelli & Joseph A Sarnelli Jr
S: Carol Smith
Doc#: 000000001463896, Date: 07/22/22
Mtg: Freedom Mortgage Corp $450,000
Use: 2 Bdrm Condo, Lot: 262667sf

65 SIASCONSET DR **$499,000**
B: Daniel G Gonzalez
S: Donna M Schmidt
Doc#: 000000001463606, Date: 07/19/22
Mtg: Freedom Mortgage Corp $474,050
Use: 4 Bdrm Raised Ranch, Lot: 17468sf
Prior Sale: $260,000 (01/17)

18 VESPER DR **$879,900**
B: Ella Z Duffy Tr, Tr for Ella Z Duffy RET
S: Robert W Lennox & Joan A Lennox
Doc#: 000000001463766, Date: 07/21/22
Use: 4 Bdrm Contemporary, Lot: 31450sf

▶ FORECLOSURE DEEDS

19 PURITAN RD **$237,000**
B: Wakeby Development Inc
S: Carol A Palmer & Santander Bank NA
Doc#: 000000001463556, Date: 07/19/22
Mtg: Monroe Invs LLC $300,000
Use: 3 Bdrm Ranch, Lot: 12502sf

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

130 CATHEDRAL RD **$711,000**
B: Mark Shockley & Larua Shockley
S: Donald E Ernst Tr, Tr for Ernst FT
Book/Page: 35264/207, Date: 07/22/22
Use: 2 Bdrm Ranch, Lot: 15265sf

33 COURT WAY U:33 ..... **$356,250**
B: Andrea R Besse
S: Narkon Judith M Est & Hannah T Narkon
Book/Page: 35259/228, Date: 07/20/22
Mtg: Cape Cod Five Cent Bk $285,000
Use: 2 Bdrm Condo
Prior Sale: $175,000 (05/16)

238 EATON LN U:238 ..... **$396,000**
B: Stephen J Seaver
S: Christopher E Chen
Book/Page: 35254/218, Date: 07/18/22
Mtg: Cape Cod Five Cent Bk $316,800
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $162,500 (04/14)

2821 MAIN ST **$1,080,000**
B: Leslie F Larosa & Patrick P Larosa
S: Lisa D Brown Tr, Tr for Florence L Palmer LT
Book/Page: 35260/259, Date: 07/21/22
Mtg: Dean Cp Bk $570,000
Use: 6 Bdrm Colonial, Lot: 15083sf

2827 MAIN ST **$400,000**
B: Leslie F Larosa & Patrick P Larosa
S: Lisa D Brown Tr, Tr for Gerald I Palmer LT
Book/Page: 35260/264, Date: 07/21/22
Use: 2 Bdrm Conventional, Lot: 21867sf

142 OLD RED TOP RD **$755,000**
B: Brian P Nagle
S: Steven J Mcalister
Book/Page: 35258/271, Date: 07/20/22
Use: 3 Bdrm Cape Cod, Lot: 27740sf
Prior Sale: $480,000 (05/20)

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

875 MAIN ST **$637,500**
B: Eastward Mbt LLC Tr, Tr for Eastward Companies Bus T
S: Rosemary P Clancy
Book/Page: 35257/350, Date: 07/20/22
Mtg: Salem FiveCts Svgs Bk $478,125
Use: 4 Bdrm Cape Cod, Lot: 11742sf
Prior Sale: $250,000 (10/10)

548 OLD QUEEN ANNE RD **$630,000**
B: Lisa M Sawhney
S: Nathaniel H Furman & Margo H Furman
Book/Page: 35257/340, Date: 07/20/22
Use: 3 Bdrm Ranch, Lot: 20435sf

Dennis

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	173	151
Median Price	$516,000	$550,100

▶ REAL ESTATE SALES

15 ASPEN LN **$684,500**
B: John Leonelli & Jami Friedman
S: Gary L Berlo & Laura Berlo
Book/Page: 35258/27, Date: 07/20/22
Mtg: Mortgage Networks Inc $616,050
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $330,000 (10/14)

71 BRIDGE ST **$1,810,000**
B: Daniel Shea
S: Pepper Valley Prop LLC
Book/Page: 35261/17, Date: 07/21/22
Mtg: Cape Cod Five Cent Bk $1,448,000
Use: 6 Bdrm Old Style, Lot: 191228sf
Prior Sale: $1,295,000 (03/21)

97 CHARLES ST **$683,000**
B: Teresa Chace & Kathy Dutridge
S: Kimberly A Craig & James R Sellers Jr
Book/Page: 35264/346, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 8276sf
Prior Sale: $330,000 (04/13)

78 KIBBY LN **$524,000**
B: Anne Riccio
S: Gordon H Link Jr & Dawn J Link
Doc#: 000000001463851, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 6534sf
Prior Sale: $275,000 (03/13)

89 KIBBY LN **$565,000**
B: Joshua M Francis & Susanne M Francis
S: Thomas P Mcmullen & Richelle M Mcmullen
Doc#: 000000001463770, Date: 07/21/22
Mtg: Cape Cod Five Cent Bk $415,000
Use: 3 Bdrm Ranch, Lot: 6098sf

62 LITTLE COVE CIR **$675,000**
B: John D Deteresa & Maryellen Deteresa
S: Dazzi Jean M Est & Mary S Wilson
Doc#: 000000001463475, Date: 07/18/22
Mtg: Cape Cod Five Cent Bk $300,000
Use: 3 Bdrm Ranch, Lot: 11761sf

205 LOWER COUNTY RD U:6 ..... **$315,000**
B: Marcia O Sell
S: Jennifer Prugg
Book/Page: 35265/19, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $252,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $157,000 (04/19)

432 OLD CHATHAM RD U:203 ..... **$215,000**
B: Thomas F Carey & Cindy A Carey
S: Charles Schaeffer 4th
Book/Page: 35258/304, Date: 07/20/22
Use: 1 Bdrm Condo
Prior Sale: $155,900 (06/19)

405 OLD WHARF RD U:B203 ..... **$480,000**
B: LPRE LLC
S: Old Wharf Village LLC
Doc#: 000000001463494, Date: 07/18/22
Mtg: GCCG Lending LLC $384,000
Use: Condominium/motel

22 POND ST **$395,000**
B: Martha M Smith & Wesley S Smith
S: Helen R Obrien Tr, Tr for Obrien RT 2014
Doc#: 000000001463892, Date: 07/22/22
Mtg: Geneva Financial LLC $296,250
Use: 2 Bdrm Ranch, Lot: 7841sf

69 UNCLE BOBS WAY **$182,500**
B: Brian E Whiteley & Kimberly M Whiteley
S: Brian E Whiteley Tr, Tr for Whiteley FT
Doc#: 000000001463616, Date: 07/19/22
Mtg: Brian E Whiteley $146,000
Use: 3 Bdrm Ranch, Lot: 7405sf

94 WHIG ST **$1,255,000**
B: Adrian Goddard & Donna Goddard
S: Robert G Stanley & Elaine G Stanley
Book/Page: 35264/240, Date: 07/22/22
Use: 4 Bdrm Old Style, Lot: 43560sf

92 WHITTIER DR **$415,000**
B: Dennis Stefani & Ernola Stefani
S: Roxanne W Roberts
Book/Page: 35265/5, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 15246sf

Eastham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	81	55
Median Price	$620,000	$724,000

▶ REAL ESTATE SALES

230 FOXWOOD DR **$685,000**
B: David Arel Jr & Susan Arel
S: Michelle N Barrett & Jennifer R Barrett
Book/Page: 35260/115, Date: 07/21/22
Mtg: Ross Mortgage Co Inc $236,000
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $320,500 (04/13)

580 MASSASOIT RD **$450,000**
B: Eastham Town Of
S: Stony Lonesome LLC
Book/Page: 35254/101, Date: 07/18/22
Use: Mixed Use-prim Res & Comm, Lot: 7405sf

722 STATE HWY U:722 ..... **$477,000**
B: Christine M Shea
S: Scott D Chad
Book/Page: 35256/5, Date: 07/19/22
Use: 2 Bdrm Condo

4760 STATE HWY **$425,000**
B: BLCR Holdings LLC
S: Karlson Group LLC
Book/Page: 35262/262, Date: 07/22/22
Use: Office Bldg-general, Lot: 21344sf

3 STRIPER AVE **$770,000**
B: Brian Wilk & Christine Wilk
S: Jacqueline S Palmieri & Michelle A Patrone
Book/Page: 35262/266, Date: 07/22/22
Use: 3 Bdrm Cape Cod, Lot: 21344sf

65 THORNE RD **$330,000**
B: Mary M Miller & Joe R Miller
S: Mona O Steele & Gary R Steele
Doc#: 000000001463578, Date: 07/19/22
Use: 3 Bdrm Colonial, Lot: 25265sf

25 WONDERSTRAND WAY **$635,000**
B: Winston Walter & Cecelia Walter
S: Clair Kaplan
Book/Page: 35264/279, Date: 07/22/22
Use: 3 Bdrm Colonial, Lot: 20909sf

Falmouth

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	292	247
Median Price	$577,500	$650,000

▶ REAL ESTATE SALES

91 ACAPESKET RD **$490,000**
B: Bac VanNguyen
S: Brian F Dooley
Doc#: 000000001463465, Date: 07/18/22
Use: 2-Family Duplex, Lot: 21000sf
Prior Sale: $175,500 (04/13)

147 BRAESIDE RD **$485,000**
B: James P Moriarty 3rd
S: Kristin E Gribble Ad, Adm for Houtler Kenneth E Est
Doc#: 000000001463817, Date: 07/22/22
Mtg: EMM Loans LLC $435,000
Use: 2 Bdrm Ranch, Lot: 29281sf

88 BRAXTON RD **$535,000**
B: Claudine H Kos
S: David H Durfey & Jessica M Durfey
Book/Page: 35253/238, Date: 07/18/22
Mtg: Cambridge Svgs Bk $428,000
Use: 3 Bdrm Ranch, Lot: 16810sf
Prior Sale: $326,000 (05/19)

CLAM LN L:2 ..... **$275,000**
B: Susan Bateman T
S: Gregory J Clancy Tr, Tr for GJC RT
Book/Page: 35257/290, Date: 07/20/22

107 CURLEY BLVD **$660,000**
B: Cristina Ghimusian & Charles A Eordekian
S: Patricia A Mobilia
Doc#: 000000001463801, Date: 07/21/22
Mtg: Bank of America NA $396,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 36002sf

9 KEEL DE SAC U:9 ..... **$1,045,000**
B: Brigid Morrissey & Kyle C Murphy
S: Craig E Camuso Tr, Tr for Craig E Camuso 2002 RET
Book/Page: 35258/277, Date: 07/20/22
Mtg: First Republic Bk $836,000
Use: 2 Bdrm Condo, Lot: 43560sf

8 MADELINE RD **$535,000**
B: Nelson A Demoraes & Juliana A Demoraes
S: Philip J Rodriguez & Melissa Rodriguez
Book/Page: 35255/325, Date: 07/19/22
Mtg: Washington Trust Mtg $428,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 8978sf

56 OLD MEETING HOUSE RD **$700,000**
B: Patrick Laffan & Chaela Laffan
S: Andrew Kirk & Erin Kirk
Book/Page: 35260/199, Date: 07/21/22
Use: 3 Bdrm Conventional, Lot: 40001sf
Prior Sale: $410,000 (07/14)

35 RIVERS END RD **$1,320,000**
B: Stephan Katinas & Dionne Katinas
S: Michael Lynch & Susan Lynch
Book/Page: 35264/79, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $680,000
Use: 2-Family Ranch, Lot: 15625sf
Prior Sale: $200,000 (01/20)

15 VICTORIA LN **$875,000**
B: James P Morrison & Karen L Adelman
S: Gloria M Carlson Tr, Tr for Victoria Ln RT
Book/Page: 35265/56, Date: 07/22/22
Mtg: Citizens Bank $650,000
Use: 3 Bdrm Ranch, Lot: 17999sf

10 WIGWAM RD **$2,200,000**
B: Cynthia A Andrews & Jeffrey P Andrews
S: Richard M Russell
Doc#: 000000001463879, Date: 07/22/22
Use: Residential Developable Land, Lot: 58296sf

34 WIGWAM RD **$2,200,000**
B: Cynthia A Andrews & Jeffrey P Andrews
S: Richard M Russell
Doc#: 000000001463879, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $1,640,000
Use: 5 Bdrm Ranch, Lot: 32901sf

24 WOHELO DR **$750,000**
B: Samuel Shepherd & Alexandra Haslett
S: William G Haslett Tr, Tr for W George Haslett 2020 T
Book/Page: 35260/326, Date: 07/21/22
Mtg: Prime Lending Inc $500,000
Use: 3 Bdrm Cape Cod, Lot: 20003sf

251 WOODS HOLE RD **$1,035,000**
B: Woods Hole Rd Cottage LLC
S: Catherine Herrity Tr, Tr for Quissett Woods T
Book/Page: 35258/145, Date: 07/20/22
Mtg: Cape Cod Five Cent Bk $868,000
Use: Residential-multiple Bldgs, Lot: 46744sf
Prior Sale: $300,000 (09/14)

Harwich

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	124	92
Median Price	$532,500	$667,500

▶ REAL ESTATE SALES

7 6 PENNY LN **$575,000**
B: Sheila J Skipper
S: Ernoe Csaky & Sharon Csaky
Book/Page: 35265/83, Date: 07/22/22
Use: 2 Bdrm Ranch, Lot: 10788sf
Prior Sale: $350,000 (10/18)

277 GREAT WESTERN RD **$705,000**
B: Eric Peterson & Jane Peterson
S: David P Terry Ad, Adm for Terry Morton F Est
Book/Page: 35263/263, Date: 07/22/22
Mtg: UBS Bank USA $600,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 40511sf

447 GREAT WESTERN RD **$400,000**
B: Michele T Francoeur
S: Elizabeth A Centeio
Book/Page: 35264/53, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $359,600
Use: 2 Bdrm Ranch, Lot: 10000sf

53 KELLEY RD **$955,000**
B: Albert Piela 3rd & Catherine H Piela
S: Edward J Donahue & Cheryl J Donahue
Doc#: 000000001463598, Date: 07/19/22
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: $573,750 (11/19)

80 LAKEWOOD DR **$380,000**
B: Sandyside Properties LLC
S: Shannon I Scully Tr, Tr for 80 Lakewood Drive RT
Doc#: 000000001463548, Date: 07/19/22
Mtg: RFLF 4 LLC $410,175
Use: 2 Bdrm Ranch, Lot: 12197sf

61 LOVERS LN **$1,200,000**
B: Laura A Haytman Tr, Tr for Laura Ann Haytman RET
S: Andrea R Besse
Book/Page: 35259/53, Date: 07/20/22
Mtg: Fairway Ind Mtg $700,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 41350sf
Prior Sale: $100,000 (10/15)

958 ORLEANS RD **$225,000**
B: Dewitt P Davenport Tr, Tr for Davenport RT
S: John Pina
Book/Page: 35257/13, Date: 07/19/22

3 OSBORNE RD **$768,000**
B: Jean S Claflin & Mark Claflin
S: Harding Shirley K Est & Debra L Decosta
Doc#: 000000001463860, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $520,000
Use: 3 Bdrm Ranch, Lot: 9148sf

601 ROUTE 28 U:206 ..... **$322,500**
B: Nathaniel H Furman & Margo H Furman
S: Jamie Selldorff
Book/Page: 35260/292, Date: 07/21/22
Mtg: Cape Cod Five Cent Bk $258,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $305,000 (06/17)

132 UNCLE VENIES RD **$1,600,000**
B: Paul Hammond & Anamari Degaravilla
S: Andrew D Sicko & Michelle M Raymond
Book/Page: 35256/10, Date: 07/19/22
Mtg: Guaranteed Rate Inc $960,000
Use: 5 Bdrm Cape Cod, Lot: 17339sf
Prior Sale: $485,000 (09/16)

▶ FORECLOSURE DEEDS

3 KALES WAY **$1,750,000**
B: Raymond C Green T & Raymond C Green Inc Tr
S: Nicholas J Fiorillo & Raymond C Green T
Doc#: 000000001463778, Date: 07/21/22
Use: 6 Bdrm Colonial, Lot: 47916sf
Prior Sale: $1,206,300 (06/20)

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

36 BRANT ROCK RD U:821 ..... **$575,000**
B: Jean Sarkissian & Kathleen Sarkissian
S: John B Haven & Kathleen L Haven
Doc#: 000000001463585, Date: 07/19/22
Mtg: Mortgage Networks Inc $402,500
Use: Condo

163 CAPTAINS ROW **$715,000**
B: John Arnold
S: Aja N Atwood & Catherine M Atwood
Book/Page: 35260/225, Date: 07/21/22
Mtg: Citizens Bank $679,250
Use: 3 Bdrm Conventional, Lot: 10411sf
Prior Sale: $320,000 (07/14)

300 FALMOUTH RD U:1B **$365,000**
B: William Crane & Stephanie Crane
S: Anthony G Dallessandro & Catherine Dallessandro
Book/Page: 35260/286, Date: 07/21/22
Use: 2 Bdrm Condo
Prior Sale: $360,000 (03/22)

129 SHELLBACK WAY U:129 ..... **$400,000**
B: James Ruggiero & Cheryl Ruggiero
S: Catherine M Dirlam
Book/Page: 35253/180, Date: 07/18/22
Use: 2 Bdrm Condo

4 TIDE RUN **$1,075,000**
B: Mark P Smith & Marykelly Canning-Smith
S: Suzanne M Shumsky Tr, Tr for Noel J Shumsky RET
Doc#: 000000001463720, Date: 07/20/22
Mtg: Cape Cod Five Cent Bk $913,750
Use: 4 Bdrm Contemporary, Lot: 15333sf

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

207 MAIN ST U:1 ..... **$925,000**
B: BLCR Holdings LLC
S: Karlson Group LLC
Book/Page: 35262/277, Date: 07/22/22
Use: 1 Bdrm Condo

207 MAIN ST U:2 ..... **$925,000**
B: BLCR Holdings LLC
S: Karlson Group LLC
Book/Page: 35262/277, Date: 07/22/22
Use: 1 Bdrm Condo

207 MAIN ST U:0 ..... **$925,000**
B: BLCR Holdings LLC
S: Karlson Group LLC
Book/Page: 35262/277, Date: 07/22/22
Use: Condo

3 SNOW WAY **$3,250,000**
B: Francis X Jacoby 3rd & Jenny L Jacoby
S: Eastward Mbt LLC Tr, Tr for Eastward Companies Bus T
Book/Page: 35262/292, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 46609sf
Prior Sale: $670,000 (05/21)

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

359 COMMERCIAL ST U:C **$237,000**
B: Sandra Crandall
S: Sandra Crandall & Mary E Clark
Doc#: 000000001463854, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $620,000
Use: 1 Bdrm Condo, Lot: 7538sf
Prior Sale: $525,000 (09/18)

368 COMMERCIAL ST U:F **$815,000**
B: Matthew A Leeson Tr, Tr for Leeson Wood T
S: Kris E Mcmurray
Book/Page: 35263/300, Date: 07/22/22
Use: 1 Bdrm Condo, Lot: 7405sf
Prior Sale: $35,500 (11/20)

10 SEASHORE PARK DR U:P **$680,000**
B: Karen Peloquin
S: Sewall Whittemore
Doc#: 000000001463797, Date: 07/21/22
Mtg: Radius Financial Grp $544,000
Use: 2 Bdrm Condo, Lot: 88676sf

30 SHANK PAINTER RD U:302 ..... **$1,004,000**
B: Christopher S Newland & Janielle Newland
S: Meili West LLC
Book/Page: 35259/330, Date: 07/21/22
Mtg: JPMorgan Chase Bank $604,000
Use: Condo

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

7 ASTRID WAY **$816,600**
B: Justin R Tierney & Kristin N Tierney
S: Astrid View LLC
Book/Page: 35264/174, Date: 07/22/22
Mtg: Baycoast Mortgage Co $734,940
Use: Residential Developable Land, Lot: 31363sf

17 DEWEY AVE **$995,000**
B: Kathleen M Mccauley & Edward A Fishback
S: Paul J Chicco & Judith Chicco
Book/Page: 35253/126, Date: 07/18/22
Mtg: Cape Cod Five Cent Bk $796,000
Use: 3 Bdrm Cottage, Lot: 33106sf
Prior Sale: $175,000 (04/21)

73 HIGHVIEW DR U:73 ..... **$399,000**
B: Heather J Miller
S: Nicholas Cugini Tr, Tr for 73 Highview RT
Book/Page: 35264/22, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $249,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $169,900 (07/11)

20 HILLTOP DR U:20 ..... **$390,000**
B: Charles Kleekamp Tr, Tr for Kathryn Kleekamp RET
S: Hamish Hohman
Book/Page: 35263/289, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $245,000 (11/18)

7 KETTLE DRUM LN **$395,000**
B: Palma Mary LLC
S: Joan M Santos
Book/Page: 35257/219, Date: 07/20/22
Use: 2 Bdrm Cape Cod, Lot: 19602sf

9 NORSE PINES DR **$1,900,000**
B: Brian Ward
S: Kevin Keegan & Lisa Keegan
Book/Page: 35253/325, Date: 07/18/22
Use: Residential-multiple Bldgs, Lot: 37462sf
Prior Sale: $245,000 (05/14)

14 QUIET ST **$1,785,000**
B: Nadeem Sarwar & Huma Sarwar
S: Cynthia S Reilly & Richard J Reilly Jr
Book/Page: 35258/115, Date: 07/20/22
Mtg: First Republic Bk $1,338,750
Use: 4 Bdrm Colonial, Lot: 30056sf

4 WATER ST **$100,000**
B: FC Homes LLC
S: Sandwich Town Of
Book/Page: 35263/149, Date: 07/22/22
Use: County/municipality Property, Lot: 38768sf

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

544 SHORE RD U:9 ..... **$450,000**
B: Nancy Gallo
S: Carol A Carr Tr, Tr for Carr Dreyfuss Joint RET
Book/Page: 35257/255, Date: 07/20/22
Use: 1 Bdrm Condo
Prior Sale: $284,500 (10/16)

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

45 SILVER SPRING RD **$666,000**
B: Barefoot Investments LLC
S: Marilyn M Schroeder
Book/Page: 35263/198, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $499,500
Use: 2-Family Colonial, Lot: 21780sf

105 WESTERN AVE **$689,900**
B: Michael A Lapitsky & Patricia R Lapitsky
S: Thomas Doggett-Hord
Book/Page: 35255/229, Date: 07/19/22
Mtg: Peoples Natl Bk $517,425
Use: 3 Bdrm Cape Cod, Lot: 15682sf

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

12 ALEXANDER DR **$635,000**
B: Robert S Hayes Tr, Tr for Hayes FT
S: Gregory E Wurlitzer Tr, Tr for 12 Alexander Drive T
Doc#: 000000001463604, Date: 07/19/22
Use: 3 Bdrm Colonial, Lot: 25700sf

18 AUTUMN DR **$330,000**
B: V B Custom Carpentry Inc
S: Robert H Reid
Book/Page: 35256/114, Date: 07/19/22
Use: 4 Bdrm Cape Cod, Lot: 11326sf
Prior Sale: $205,000 (04/15)

248 CAMP ST U:L3 ..... **$339,900**
B: Diane M Vince & Jeffrey F Vince
S: Henry W Pratti & Ruth A Pratti
Book/Page: 35254/120, Date: 07/18/22
Mtg: Fairway Ind Mtg $271,920
Type: Adj
Use: 2 Bdrm Condo

COMMONWEALTH AVE **$1,960,000**
B: Nauset Disposal Hldg Inc
S: Browning Ferris Industrie
Doc#: 000000001463619, Date: 07/19/22

43 JOYCE ST **$545,000**
B: Amonord Joseph & Edelyne J Jerome
S: Straty R Sculos Jr Ad, Adm for Hurley Dorothy M Est
Book/Page: 35264/300, Date: 07/22/22
Mtg: Fairway Ind Mtg $535,128
Use: 2 Bdrm Ranch, Lot: 13504sf

154 MAYFLOWER TER **$138,500**
B: Michael Majewski
S: Rosalie J Nelson
Book/Page: 35260/109, Date: 07/21/22
Use: 2 Bdrm Ranch, Lot: 15246sf

184 S SEA AVE U:25 ..... **$355,000**
B: Sandy Shores LLC
S: Donald A Dewey Tr, Tr for Dewey FT
Doc#: 000000001463681, Date: 07/20/22
Use: 2 Bdrm Condo
Prior Sale: $282,000 (10/18)

24 THEATER COLONY RD **$480,000**
B: Savannah V Luke
S: William M Young & Diane M Young
Book/Page: 35253/280, Date: 07/18/22
Mtg: Cape Cod Cp Bk $336,000
Use: 3 Bdrm Ranch, Lot: 9148sf

26 THEODORE ROOSEVELT RD **$345,801**
B: Luiz H Abreu
S: FHLM
Doc#: 000000001463739, Date: 07/20/22
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: $211,750 (11/19)

231 W GREAT WESTERN RD U:231 ..... **$420,000**
B: Elvina Medeiros
S: William Rowen & Jessica Rowen
Book/Page: 35264/212, Date: 07/22/22
Mtg: Guild Mortgage Co $390,000
Use: 2 Bdrm Condo
Prior Sale: $240,000 (05/14)

91-93 WEIR RD **$375,000**
B: Ryan Mann & Adrian G Mann
S: Harwich Ecumenical
Book/Page: 35261/271, Date: 07/21/22
Mtg: Fairway Ind Mtg $281,250
Use: Religious Property, Lot: 15682sf

9 WINDEMERE RD U:5 ..... **$300,000**
B: Paul Heath & Amy Heath
S: Peter R Aucoin & Elizabeth A Aucoin
Book/Page: 35261/204, Date: 07/21/22
Use: 1 Bdrm Condo

9 WOODCREST LN **$694,000**
B: Bao C Van & Daniel Heiskala
S: Anthony J Celli Tr, Tr for Celli Family IRT
Doc#: 000000001463611, Date: 07/19/22
Mtg: Mortgage Networks Inc $460,000
Use: 3 Bdrm Ranch, Lot: 18731sf

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Berkshire Registry

Middle District

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

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

115 OLD PLEASANT ST $100,000
B: Erin Lis
S: Nancy B Donovan
Book/Page: 7236/324, Date: 07/18/22
Mtg: Lee Bank $80,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 11326sf

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

5 GOLF VIEW DR U:5 ..... $889,000
B: Carl A Draucker & Claire Burke-Draucker
S: Lenox Lndgs Barrington
Book/Page: 7236/67, Date: 07/18/22
Mtg: Pittsfield Cp Bk $479,197
Type: Adj
Use: 5 Bdrm Condo

Otis

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	20
Median Price	$335,000	$404,500

► REAL ESTATE SALES

STEBBINS RD $50,000
B: Jason M Harrington
S: Veronica O Deyeso
Book/Page: 7239/247, Date: 07/22/22

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

77 BRYANT ST $240,000
B: Peter S Simmons Jr & Donna Daly-Keen
S: Kimberly A Clark Tr, Tr for Daly Family 2018 IRT
Book/Page: 7240/37, Date: 07/22/22
Mtg: Greylock FCU $160,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 17250sf

146 CALIFORNIA AVE $174,000
B: Lauren M Mcmahon
S: Jillian L Bamford Ad, Adm for Wendling Mary L Est
Book/Page: 7239/278, Date: 07/22/22
Mtg: Adams Community Bk $156,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 7139sf

25 CRANE AVE $260,000
B: Dean J Fresia
S: Paula J Ranzoni
Book/Page: 7236/286, Date: 07/18/22
Mtg: Adams Community Bk $185,000
Use: 3 Bdrm Cape Cod, Lot: 13303sf
Prior Sale: $167,000 (06/17)

94 DANIELS AVE $191,000
B: Kevin Polidoro
S: Stephen P Hosmer & Rily P Hosmer
Book/Page: 7239/10, Date: 07/21/22
Mtg: Berkshire Bank $173,992
Use: 2 Bdrm Conventional, Lot: 8843sf
Prior Sale: $99,900 (08/18)

24 DELANCY AVE $260,000
B: Alicia Robert
S: Travis Degiorgis & Amanda M Degiorgis
Book/Page: 7238/190, Date: 07/20/22
Use: 3 Bdrm Colonial, Lot: 11221sf
Prior Sale: $149,900 (01/15)

59 HARRIS ST $200,000
B: Hailey M Wilson & Alaina M Sanderson
S: Jessica A Boyce
Book/Page: 7237/111, Date: 07/18/22
Mtg: Adams Community Bk $179,800
Type: Adj
Use: 3 Bdrm Conventional, Lot: 3977sf
Prior Sale: $157,400 (10/20)

14 HULL AVE $137,800
B: Scot Spring
S: Patricia H Elser Tr, Tr for P H Elser T 2006
Book/Page: 7238/81, Date: 07/19/22
Mtg: Rocket Mortgage LLC $110,240
Use: 4 Bdrm Conventional, Lot: 5715sf

7 LEBANON AVE $235,000
B: Dacian S Forfa & Loretta L Francoeur
S: Linda E Horomanski & Stacy Horomanski
Book/Page: 7238/175, Date: 07/20/22
Mtg: Adams Community Bk $227,950
Use: 2 Bdrm Conventional, Lot: 8712sf

1404 NORTH ST $100,000
B: Fern Cliff Properties LLC
S: Roberta A Bolotin & Christopher M Bolotin
Book/Page: 7238/32, Date: 07/19/22
Mtg: Greylock FCU $80,000
Use: Retail-service, Lot: 30270sf
Prior Sale: $50,000 (10/15)

1450 NORTH ST U:309 ..... $180,000
B: RCK Realty LLC
S: Sandra H Wilson Tr, Tr for Sandra H Wilson LT
Book/Page: 7239/94, Date: 07/21/22
Use: 2 Bdrm Condo

6 NOTTINGHAM DR $440,000
B: Steven Stine & Rachel Stine
S: Lance G Hopkins & Kathleen M Hopkins
Doc#: 000000000043431, Date: 07/20/22
Mtg: Equity Resources Inc $352,000
Use: 3 Bdrm Colonial, Lot: 17424sf

258 ONOTA ST $187,000
B: Jason T Donnelly
S: Rocibel Rios
Book/Page: 7237/330, Date: 07/19/22
Mtg: Lee Bank $178,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 9779sf
Prior Sale: $50,000 (12/17)

31 S CAROLINA AVE $147,500
B: Ellies Holdings LLC
S: Stephen L Gomes Ad, Adm for Gomes Antoinette M Est
Book/Page: 7239/85, Date: 07/21/22
Use: 3 Bdrm Cape Cod, Lot: 7200sf

61 TORONITA AVE $60,000
B: Dylynn J Hardee & Ryan W Michalak
S: Veronica C Benson
Book/Page: 7237/250, Date: 07/19/22
Mtg: Greylock FCU $60,000
Type: Adj
Use: 2 Bdrm Colonial, Lot: 11879sf

51 VIVIAN AVE $72,000
B: Edward C Abderhalden 3rd
S: Tucker T Blanchard & Emily M Blanchard
Book/Page: 7237/53, Date: 07/18/22
Mtg: Adams Community Bk $71,920
Type: Adj
Use: 1 Bdrm Conventional, Lot: 14950sf

27 WARWICK ST $365,000
B: Scott R Lachapelle & Grace M Lachapelle
S: Cathleen S Mulligan
Book/Page: 7239/47, Date: 07/21/22
Mtg: Digital FCU $292,000
Use: 2 Bdrm Ranch, Lot: 11252sf
Prior Sale: $264,000 (09/16)

51 WELLINGTON AVE $169,000
B: Jason Wilder-Gray
S: Cavalier Dartmouth Props
Book/Page: 7239/109, Date: 07/22/22
Mtg: Academy Mortgage Corp $163,930
Use: 3 Bdrm Conventional, Lot: 4748sf

1193 WEST ST $209,000
B: Robert J Ostellino & Catherine K Ostellino
S: Robert A Connors
Book/Page: 7239/190, Date: 07/22/22
Use: 2 Bdrm Ranch, Lot: 12249sf

29 WESTMINISTER ST $159,900
B: Mary Hayes-Keller
S: Norman S Smoller
Book/Page: 7238/105, Date: 07/20/22
Mtg: Academy Mortgage Corp $119,925
Use: 2-Family Duplex, Lot: 7061sf
Prior Sale: $99,900 (12/19)

9 WESTON ST $316,000
B: Dana M Bishop
S: Catherine M Anderson Tr, Tr for C M Anderson T
Book/Page: 7239/253, Date: 07/22/22
Mtg: Lee Bank $225,000
Use: 3 Bdrm Colonial, Lot: 6199sf
Prior Sale: $154,000 (08/17)

144 WILLIAMS ST $390,000
B: Hillcrest Edual Ctr Inc
S: Philip N Pomerantz & David I Pomerantz
Book/Page: 7238/167, Date: 07/20/22
Use: 2-Family Family Flat, Lot: 30000sf

► FORECLOSURE DEEDS

44 MOHEGAN ST $99,000
B: Ellies Holdings LLC
S: Thomas J Sullivan 3rd & Freedom Mortgage Corp
Book/Page: 7236/108, Date: 07/18/22
Mtg: Kiavi Funding Inc $113,900
Use: 1 Bdrm Ranch, Lot: 6599sf
Prior Sale: $114,000 (04/19)

Stockbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	23	11
Median Price	$665,000	$580,000

► REAL ESTATE SALES

7 WILLOW ST $250,000
B: Dominick A Luchi 3rd
S: Helen L Hawkins
Book/Page: 7239/334, Date: 07/22/22
Mtg: Lee Bank $200,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 74052sf
Prior Sale: $25,000 (02/22)

Berkshire Registry

Northern District

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

Adams

MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

1 DANIELS CT $275,000
B: James M Pilot & Jodie M Pilot
S: David H Dabrowski & Carolyn Manning
Book/Page: 1797/483, Date: 07/19/22
Mtg: Greylock FCU $247,500
Type: Adj
Use: 3 Bdrm Colonial, Lot: 6534sf

16 E HOOSAC ST $145,000
B: Kayla L Paulin
S: East Hoosac Prop LLC
Book/Page: 1797/702, Date: 07/20/22
Mtg: Adams Community Bk $137,750
Use: 2-Family Decker, Lot: 12197sf
Prior Sale: $95,000 (07/20)

14 GRANDVIEW TER $230,000
B: Jonathan J Moffat
S: William J Greilich
Book/Page: 1798/60, Date: 07/22/22
Mtg: Greylock FCU $261,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 10454sf

62 WILLOW ST $180,000
B: Jace D Krzeminski
S: Ronald Zagata
Book/Page: 1797/749, Date: 07/20/22
Mtg: Greylock FCU $120,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 11761sf

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

28 FURNACE HILL RD $349,000
B: Scott E Walters & Laura S Walters
S: Jay W Cooper & Terri Piantoni-Cooper
Book/Page: 1797/878, Date: 07/21/22
Mtg: Greylock FCU $314,100
Type: Adj
Use: 4 Bdrm Colonial, Lot: 23217sf

221-227 NORTH ST $318,000
B: Reuterman Enterprises LLC
S: Harry Lewis & Josephine Lewis
Book/Page: 1797/1049, Date: 07/22/22
Mtg: Greylock FCU $222,600
Use: Apartment Bldg - 4-8 Units, Lot: 78713sf

222 NORTH ST $318,000
B: Reuterman Enterprises LLC
S: Harry Lewis & Josephine Lewis
Book/Page: 1797/1049, Date: 07/22/22

223 NORTH ST $318,000
B: Reuterman Enterprises LLC
S: Harry Lewis & Josephine Lewis
Book/Page: 1797/1049, Date: 07/22/22

224 NORTH ST $318,000
B: Reuterman Enterprises LLC
S: Harry Lewis & Josephine Lewis
Book/Page: 1797/1049, Date: 07/22/22

225 NORTH ST $318,000
B: Reuterman Enterprises LLC
S: Harry Lewis & Josephine Lewis
Book/Page: 1797/1049, Date: 07/22/22

226 NORTH ST $318,000
B: Reuterman Enterprises LLC
S: Harry Lewis & Josephine Lewis
Book/Page: 1797/1049, Date: 07/22/22

227 NORTH ST $318,000
B: Reuterman Enterprises LLC
S: Harry Lewis & Josephine Lewis
Book/Page: 1797/1049, Date: 07/22/22

44 RICHMOND ST $265,000
B: Carrie L Ramirez
S: Deborah Dunlap
Book/Page: 1797/729, Date: 07/20/22
Mtg: Academy Mortgage Corp $260,200
Use: 4 Bdrm Old Style, Lot: 7405sf
Prior Sale: $135,000 (09/11)

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

23 STORMVIEW RD $82,500
B: Ellen Rivas
S: Lance G Hopkins & Kathleen M Hopkins
Book/Page: 1797/786, Date: 07/21/22
Mtg: Westfield Bank $66,000

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

133 HOUGHTON ST $14,200
B: Contemporary Art Fndtn
S: Berkshire Hls Dev Co LLC
Book/Page: 1797/827, Date: 07/21/22

15 HUDSON ST $174,900
B: Tracy Rogowski & Jared M Jolin
S: HLP Realty Holdings LLC
Book/Page: 1797/529, Date: 07/19/22
Mtg: Greylock FCU $166,155
Type: Adj
Use: 2-Family Conventional, Lot: 3416sf
Prior Sale: $55,000 (03/22)

908-926 MOHAWK TRL $445,000
B: MHBSD LLC
S: Thomas Manship
Book/Page: 1797/909, Date: 07/21/22
Mtg: Pinnacle Fncl Svc LLC $400,000
Use: Residential-multiple Bldgs, Lot: 124146sf

926 MOHAWK TRL $445,000
B: MHBSD LLC
S: Thomas Manship
Book/Page: 1797/909, Date: 07/21/22
Mtg: Pinnacle Fncl Svc LLC $400,000

21-23 MONTGOMERY ST $20,000
B: James Pedro
S: Henry G Stanley
Book/Page: 1797/571, Date: 07/19/22
Use: 3-Family Townhouse, Lot: 11047sf
Prior Sale: $15,000 (02/15)

243 UNION ST U:408 ..... $450,000
B: Noah W Haidle & Kelsey A Shultis
S: Carol J Mcmahon
Book/Page: 1797/373, Date: 07/18/22
Use: Mixed Use-prim Res & Comm
Prior Sale: $380,000 (10/20)

50 WILLIAMS ST $172,000
B: Lindsay R Brillon
S: Pamela A Kidder
Book/Page: 1797/952, Date: 07/21/22
Mtg: Academy Mortgage Corp $168,884
Use: 2 Bdrm Cape Cod, Lot: 3600sf

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

160 FOREST RD $815,000
B: Anthony G Massimiano Jr & Elizabeth R Eberhardt
S: Stephen N Nesterak Jr & Lydia B Ross
Doc#: 000000000014733, Date: 07/20/22
Mtg: Greylock FCU $465,000
Use: 3 Bdrm Contemporary, Lot: 89734sf
Prior Sale: $600,000 (04/13)

1205 N HOOSAC RD $170,000
B: 1205 North Hoosac LLC
S: Dale A Morrison
Book/Page: 1798/22, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 12632sf

781 SIMONDS RD $49,000
B: Jarrett C Bayliss & Jennifer D Bayliss
S: Brian Cain
Book/Page: 1797/600, Date: 07/20/22
Mtg: Adams Community Bk $39,200
Type: Adj
Use: 3 Bdrm Conventional, Lot: 17860sf

446 WHITE OAKS RD $670,000
B: Alastair J Wilkes & Mary R Wilkes
S: Benjamin D Lee-Cohen & Katherine J Lee-Cohen
Book/Page: 1798/26, Date: 07/22/22
Mtg: Greylock FCU $520,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 19166sf
Prior Sale: $355,000 (06/17)

Windsor

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	5	5
Median Price	$220,000	$370,000

► REAL ESTATE SALES

SAVOY HOLLOW RD $250,000
B: Trustees Of Reservations
S: Kenneth C Estes & Lisa F Estes
Book/Page: 1797/807, Date: 07/21/22

SHAW RD $250,000
B: Trustees Of Reservations
S: Kenneth C Estes & Lisa F Estes
Book/Page: 1797/807, Date: 07/21/22

Berkshire Registry

Southern District

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

Egremont

MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

216 EGREMONT PLAIN RD $681,000
B: Frances P Bunnelle T & TNB Financial Svcs
S: Michael C Kammeyer & Elisa Garza-Kammeyer
Book/Page: 2791/231, Date: 07/20/22
Use: 4 Bdrm Conventional, Lot: 91476sf
Prior Sale: $242,000 (06/14)

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

1045 MAIN ST $476,500
B: Jessica Bennett & Peter Isop
S: Thomas A Kelly Jr & Memrie J Kelly
Book/Page: 2791/342, Date: 07/22/22
Mtg: Greylock FCU $452,675
Type: Adj
Use: 3 Bdrm Conventional, Lot: 46609sf

New Marlboro

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	9	9
Median Price	$585,000	$495,000

► REAL ESTATE SALES

CANAAN VALLEY RD $242,000
B: SFCVR LLC
S: John W Field Jr
Book/Page: 2791/91, Date: 07/19/22

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

20 HILLSIDE LN $550,000
B: Shauna Llamas
S: Christos Christodoulou
Book/Page: 2791/201, Date: 07/20/22
Mtg: Wells Fargo Bank $440,000
Use: 3 Bdrm Cape Cod, Lot: 180338sf

44 WOODEDGE LN $304,000
B: Jennifer H Lee & Adegboyega Adefope
S: Shmulsky Mildred A Est & Louis J Oggiani
Book/Page: 2791/319, Date: 07/22/22
Mtg: Adams Community Bk $243,200
Type: Adj
Use: 2 Bdrm Ranch, Lot: 121968sf

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

1736 BAY ST $325,000
B: Kristy Walton & Chad Demoranville
S: Robin C Souza
Book/Page: 11071/221, Date: 07/21/22
Mtg: United Wholesale Mtg $319,113
Use: 3 Bdrm Ranch, Lot: 10411sf

1081 BEDFORD ST $519,000
B: Lermon Hibbert
S: Andre T Peeples
Book/Page: 11073/4, Date: 07/22/22
Mtg: Cross Country Mtg Inc $509,599
Use: Apartment Bldg - 4-8 Units, Lot: 5358sf
Prior Sale: $489,500 (08/21)

260 FOUNTAIN ST U:E2 ..... $155,000
B: Christopher S Rogers
S: Alchemist Nation LLC
Book/Page: 11072/332, Date: 07/22/22
Mtg: Province Mtg Assoc $139,500
Use: 2 Bdrm Condo

306 FRENCH ST $700,000
B: Jennifer B Doherty & Michael Doherty
S: Maplecroft LLC
Book/Page: 11070/3, Date: 07/19/22
Mtg: St Annes Credit Union $560,000
Type: Adj
Use: 7 Bdrm Victorian, Lot: 17860sf
Prior Sale: $500,000 (02/18)

267 GRATTAN ST $145,000
B: Dulce Ganhadeiro & Joseph Ganhadeiro
S: Valdemar Barboza & Maria P Barbosa
Book/Page: 11070/57, Date: 07/20/22
Use: Residential Developable Land, Lot: 12415sf
Prior Sale: $112,000 (12/19)

GREENBRIAR ST $45,000
B: Oscar Avila
S: Ramon J Dias
Book/Page: 11073/215, Date: 07/22/22

201 HANOVER ST $2,125,000
B: PC 538 Robeson LLC
S: Fall Riv Jewish Home Inc
Book/Page: 11069/264, Date: 07/19/22
Use: Charity Property, Lot: 75664sf

620 HICKS ST $300,000
B: Alejandro Paz
S: Uwannika R Dunn
Book/Page: 11071/285, Date: 07/21/22
Mtg: Federal Savings Bank $288,461
Use: 3 Bdrm Bngl/cottage, Lot: 4879sf
Prior Sale: $225,000 (11/20)

332 JACKSON ST $430,000
B: Tomisha Cook & Jason Cook
S: Jennifer C Caron & Adam Caron
Book/Page: 11072/46, Date: 07/21/22
Mtg: Mtg Equity Partners $422,211
Use: 3 Bdrm Colonial, Lot: 3877sf

707 LAUREL ST $322,000
B: Maria Gavailanes-Quishpi & Katherin Orellana
S: Mirma B Beltran Ad, Adm for Mendez Wilson H B Est
Book/Page: 11071/146, Date: 07/21/22
Mtg: Shamrock Home Loans $316,167
Use: 2-Family Two Family, Lot: 9845sf
Prior Sale: $164,000 (04/17)

677 MERIDIAN ST $200,000
B: Timothy R Long & Tiffany Long
S: Duarte S Pacheco & Arcillo S Pacheco
Book/Page: 11072/118, Date: 07/22/22
Mtg: Baycoast Mortgage Co $160,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 27181sf

100 MIDDLEBORO RD $148,500
B: Mark Preston & Jillian V Preston
S: Jillian V Preston & Jenna Jusseaume
Book/Page: 11073/32, Date: 07/22/22
Mtg: Rocket Mortgage LLC $159,230

225 MULBERRY ST $345,000
B: Catia S Almeida & Luis F Almeida
S: Divine Holdings LLC
Book/Page: 11070/245, Date: 07/21/22
Mtg: First Natl Bank Trini $211,500

2915 N MAIN ST $420,000
B: Ollie J Spears & Casandra N Snead
S: MJC Holdings LLC
Book/Page: 11073/288, Date: 07/22/22
Mtg: Total Mtg Svcs $412,392
Use: 3 Bdrm Colonial, Lot: 8930sf
Prior Sale: $325,000 (07/22)

2915 N MAIN ST $325,000
B: MJC Holdings LLC
S: Ana M Dias-Guilmette
Book/Page: 11068/335, Date: 07/18/22
Use: 3 Bdrm Colonial, Lot: 8930sf
Prior Sale: $325,000 (04/22)

5455 N MAIN ST U:4B $200,000
B: Daphkar Pelletier & Nizette Rene
S: Michael King
Book/Page: 11072/287, Date: 07/22/22
Mtg: City Of Boston CU $193,030
Use: 2 Bdrm Condo

721 NEW BOSTON RD $500,000
B: Roque S Fernandes & Samira Monteiro-Fernandes
S: Andre Aguiar & Grimoalda Martins
Book/Page: 11070/297, Date: 07/21/22
Mtg: Total Mtg Svcs $490,943
Use: 2-Family Two Family, Lot: 5314sf

752 NEW BOSTON RD $200,000
B: Dora F Quintal & Kevin P Quintal
S: Gualberto C Paiva & Maria H Paiva
Book/Page: 11071/245, Date: 07/21/22
Use: 2-Family Two Family, Lot: 9322sf

822 NEW BOSTON RD $450,000
B: Victoria S Bruce
S: Julian Schwartz
Book/Page: 11073/90, Date: 07/22/22
Mtg: Somerset Federal CrUn $320,000
Use: 2-Family Two Family, Lot: 10803sf

458 ORSWELL ST $325,000
B: Luisa Amaral
S: Susan Worthen Tr, Tr for Margaret A Dennis T
Book/Page: 11072/167, Date: 07/22/22
Mtg: United Wholesale Mtg $295,075
Use: 2 Bdrm Ranch, Lot: 8189sf

684 PENN ST $605,000
B: Emanuel Rogrigues-Andrade
S: Luciano Depina
Book/Page: 11071/28, Date: 07/21/22
Mtg: Luxury Mtg Corp $587,122
Use: 3-Family Mlti-unt Blg, Lot: 5009sf
Prior Sale: $316,000 (07/18)

251 SEAWARD LN $621,500
B: Tara Crawford-Roth & Brett C Roth
S: Gerald R Emond & Denise M Emond
Book/Page: 11069/336, Date: 07/19/22
Use: 3 Bdrm Split Entry, Lot: 11674sf

866 WARREN ST $600,000
B: Olivia Holdings LLC
S: David P Duval & Joseph A Keogh 3rd
Book/Page: 11070/85, Date: 07/20/22
Mtg: BayCoast Bank $509,400
Use: Manufacturing Building, Lot: 58806sf

► FORECLOSURE DEEDS

84 HALL ST $282,000
B: Shaikh Haq & Golam R Faruque
S: Mark A Demarco & Notre Dame Community FCU
Book/Page: 11072/1, Date: 07/21/22
Mtg: Notre Dame FCU $182,000
Use: 2-Family Two Family, Lot: 5097sf

Freetown

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	43	45
Median Price	$380,000	$500,000

► REAL ESTATE SALES

40 MASON RD $415,000
B: Alex P Cipriano & Danielle A Simoes
S: Catherine S Cooper Tr, Tr for CK FT
Book/Page: 11073/121, Date: 07/22/22
Mtg: Guild Mortgage Co $365,000
Use: 3 Bdrm Conventional, Lot: 25265sf

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114 S MAIN ST **$225,000**
B: Lori A Gorman & Dustin T Gorman
S: Susan A Rapoza
Book/Page: 11070/31, Date: 07/19/22
Use: 4 Bdrm Conventional, Lot: 20473sf

Somerset

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	112	98
Median Price	$350,000	$405,000

► REAL ESTATE SALES

372 BUFFINTON ST **$250,000**
B: New Level Prop Invs LLC
S: David A Walker Ad, Adm for Walker M Ann Est
Book/Page: 11070/229, Date: 07/21/22
Use: 3 Bdrm Cape Cod, Lot: 17860sf

3 COBBLESTONE CT **$425,000**
B: Joshua C Pereira & Kathleen A Pereira
S: John C Pereira & Teolinda L Pereira
Book/Page: 11069/181, Date: 07/19/22
Use: 3 Bdrm Raised Ranch, Lot: 20865sf
Prior Sale: $425,000 (11/21)

1091 COUNTY ST **$1,225,000**
B: Legacy 1091 LLC
S: Keith Plaza LLC & P W Keith LLC
Book/Page: 11071/184, Date: 07/21/22
Mtg: Fall River Five Cents $918,750
Use: Shopping Ctr/mall, Lot: 117612sf

74 CRESTVIEW AVE **$379,900**
B: Stephen D Gill
S: Bobby L Diaz
Book/Page: 11070/266, Date: 07/21/22
Mtg: Fairway Ind Mtg $379,900
Use: 4 Bdrm Ranch, Lot: 7405sf
Prior Sale: $185,000 (09/16)

71 LINDEN DR **$265,000**
B: Holly K Norwick & Shaun M Schwarzenbach
S: David A Hutchins & Christine M Mcfadden
Book/Page: 11069/311, Date: 07/19/22
Use: 3 Bdrm Ranch, Lot: 6970sf
Prior Sale: $265,000 (06/16)

93 LUCY LN **$454,000**
B: Kathleen P Scallon & Edwin T Scallon
S: Peter Cummings & Kayla Cummings
Book/Page: 11071/3, Date: 07/21/22
Mtg: Movement Mtg LLC $340,862
Use: 3 Bdrm Raised Ranch, Lot: 11761sf
Prior Sale: $290,000 (10/18)

PERRON AVE **$210,000**
B: Marcus Baptiste & Taunya Baptiste
S: Louis F Fayan 3rd & Leslie A Fayan
Book/Page: 11071/172, Date: 07/21/22

Swansea

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	91	87
Median Price	$350,000	$415,000

► REAL ESTATE SALES

655 GARDNERS NECK RD **$510,000**
B: Brenda Boucher
S: Jennifer M German LLC
Book/Page: 11071/260, Date: 07/21/22
Mtg: United Wholesale Mtg $120,000
Use: 3 Bdrm Ranch, Lot: 23958sf
Prior Sale: $300,000 (03/22)

80 HAILES HILL RD **$359,900**
B: Paul Lauzon & Tracy R Lauzon
S: Alice C Audet & Diane R Wilson
Book/Page: 11073/336, Date: 07/22/22
Mtg: Fairway Ind Mtg $341,905
Use: 2 Bdrm Ranch, Lot: 30056sf

8 KNIGHTS WAY U:8 ..... **$195,000**
B: Jason Villapando & Courtney Villapando
S: Hometown Estates LLC
Book/Page: 11073/230, Date: 07/22/22
Mtg: Rockland Tr Co $189,150
Use: Condo

68 MONTGOMERY RD **$435,000**
B: Owen O Gill
S: Courtney Travera, Tr for Brandon Dauray
Book/Page: 11072/256, Date: 07/22/22
Mtg: Alltrust CU $348,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: $375,000 (06/21)

16 ROLFE AVE **$367,500**
B: Annie Nichols & Sarah A Nichols
S: Laura Bermudez & Brian L Bermudez
Book/Page: 11070/144, Date: 07/21/22
Mtg: Baycoast Mortgage Co $250,000
Use: 3 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: $265,000 (12/18)

15 WHEATFIELD AVE **$412,000**
B: Laura B Bermudez & Brian Bermudez
S: Jared A Sousa
Book/Page: 11071/64, Date: 07/21/22
Mtg: Guild Mortgage Co $391,400
Use: 4 Bdrm Cape Cod, Lot: 12197sf
Prior Sale: $255,000 (09/17)

1060 WOOD ST **$330,000**
B: KMW Consulting LLC
S: Scott S Sokoll
Book/Page: 11071/311, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 15246sf

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

131 BERWICK RD **$729,000**
B: Cuong T Bui & Thuy Pham
S: Stephen Oyewale
Book/Page: 28001/35, Date: 07/18/22
Mtg: Cross Country Mtg Inc $400,000
Use: 4 Bdrm Colonial, Lot: 23920sf
Prior Sale: $650,000 (07/21)

317 BISHOP ST **$457,500**
B: RJ Proulx Const Corp
S: Bradford Burt Ad, Adm for Hardt Stephen R Est
Book/Page: 28007/188, Date: 07/22/22
Mtg: Bristol Cnty Svgs Bk $1,325,000
Use: 2-Family Family Flat, Lot: 110605sf

31 CHESTNUT ST **$600,000**
B: Sally Z Soliman & Mina F Soliman
S: Janet Danello
Book/Page: 28004/323, Date: 07/20/22
Mtg: Bayfirst NB $250,000
Use: Apartment Bldg - 4-8 Units, Lot: 10000sf
Prior Sale: $323,000 (02/15)

1003 COUNTY ST **$180,000**
B: Timothy Doucette
S: J&T Excavating Co LLC
Book/Page: 28006/196, Date: 07/21/22

122 CURTIS AVE U:122 ..... **$350,000**
B: Nidia N Frica & Juan B Espinosa
S: Saood Rafique
Book/Page: 27999/258, Date: 07/18/22
Mtg: Digital FCU $339,500
Use: 3 Bdrm Condo
Prior Sale: $248,000 (05/19)

32 HEBRON AVE **$480,000**
B: Andreza M Barbosa & Yara Barbosa
S: Syed Husain & Sukian Husain
Book/Page: 28001/128, Date: 07/18/22
Mtg: Bank of England Mtg $471,306
Use: 2-Family Family Flat, Lot: 7500sf
Prior Sale: $122,000 (10/17)

20 HIGHLAND ST **$439,000**
B: Thomas J Dalzell
S: Emily R Barber & Matthew G Bogardus
Book/Page: 28004/213, Date: 07/20/22
Mtg: Cross Country Mtg Inc $351,200
Use: 2-Family Family Flat, Lot: 3149sf
Prior Sale: $307,000 (11/18)

26 MEUNIER AVE **$420,000**
B: Semirah Dolan
S: Caitlin Cauley
Book/Page: 28009/103, Date: 07/22/22
Mtg: Fairway Ind Mtg $412,392
Use: 2-Family Cape Cod, Lot: 12800sf

40 MILL ST **$125,000**
B: Greenwich Bay Hldg LLC
S: Armand J Desnoyers
Book/Page: 28007/180, Date: 07/22/22
Use: 2 Bdrm Bngl/cottage, Lot: 6391sf

686 N MAIN ST **$452,000**
B: Anna Garcia-Ipina & Guillermo Garcia-Ipina
S: Melanie J White Tr, Tr for Melanie J White RT
Book/Page: 28008/121, Date: 07/22/22
Mtg: Shamrock Home Loans $443,813
Use: 4 Bdrm Colonial, Lot: 16280sf

21 PARK DR **$460,000**
B: Jonas Bradshaw & Kara L Bradshaw
S: Chen Zhang & Feng Liang
Book/Page: 28002/48, Date: 07/19/22
Mtg: Guild Mortgage Co $460,000
Use: 3 Bdrm Raised Ranch, Lot: 152422sf

10 PASS FARM RD **$780,000**
B: Katie L Letellier & Mark T Letellier
S: W B Const&Dev Inc
Book/Page: 28004/155, Date: 07/20/22
Use: Residential Developable Land, Lot: 59204sf
Prior Sale: $780,000 (05/22)

85 PEMBROKE AVE **$450,000**
B: Hannah J Moore & Horacio T Hoyos
S: Richard A Correia Sr
Book/Page: 28004/115, Date: 07/20/22
Mtg: Rockland Tr Co $314,000
Use: 3 Bdrm Ranch, Lot: 10000sf

861 PLEASANT ST **$350,000**
B: Pamela Mendez
S: Seaport Investments LLC
Book/Page: 27999/340, Date: 07/18/22
Mtg: Fairway Ind Mtg $343,660
Use: 3 Bdrm Conventional, Lot: 6300sf
Prior Sale: $10,000 (11/19)

34 QUINTON AVE **$815,000**
B: Laurence A James & Tonia E James
S: TP Enterprises LLC
Book/Page: 28005/312, Date: 07/21/22
Mtg: Salem Five Mtg Co $611,250
Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 11000sf
Prior Sale: $210,000 (08/16)

128 SMITH ST **$855,000**
B: Maureen Sscally & Nyasha Hungwe
S: Jennifer E Cooke & David J Ellard
Book/Page: 28000/100, Date: 07/18/22
Mtg: First Republic Bk $684,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 176380sf

21 TYSON PL **$415,000**
B: Xiaoshan Huang
S: Yolanda M Miller
Book/Page: 28000/269, Date: 07/18/22
Mtg: Bank of America NA $311,250
Use: 2 Bdrm Ranch, Lot: 8000sf
Prior Sale: $189,900 (01/11)

98 VALLEY RUN DR **$470,000**
B: Laura A Guimond & Geoffery M Hanlon
S: Ryan P Mccue
Book/Page: 28002/137, Date: 07/19/22
Mtg: Guaranteed Rate Inc $446,500
Use: 3 Bdrm Raised Ranch, Lot: 23485sf
Prior Sale: $255,000 (11/16)

1550 WEST ST **$351,000**
B: Amanda L Khan
S: Colleen Nbestlen
Book/Page: 28009/155, Date: 07/22/22
Mtg: Guaranteed Rate Affin $333,450
Use: 2 Bdrm Conventional, Lot: 13750sf
Prior Sale: $213,403 (04/10)

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

2792 ELM ST **$430,000**
B: Daniel B Pannoni
S: Donna A Canavan & John B Zasmuta
Book/Page: 28000/242, Date: 07/18/22
Mtg: Baycoast Mortgage Co $408,500
Use: 3 Bdrm Conventional, Lot: 1415700sf

1234 MAIN ST **$270,000**
B: Green Tree Homes LLC
S: Kondar Cap Real Prop LLC
Book/Page: 28007/110, Date: 07/22/22
Mtg: RFLF 1 LLC $318,750
Use: 3 Bdrm Ranch, Lot: 18731sf
Prior Sale: $385,297 (05/22)

780 WILLIAMS ST **$230,000**
B: Elevator Properties Inc
S: Thomas F Rose 3rd & Lisa A Mackesy
Book/Page: 28000/291, Date: 07/18/22
Mtg: RFLF 4 LLC $345,000
Use: 3 Bdrm Conventional, Lot: 40946sf

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

366 CENTER ST **$500,000**
B: Richard O Feodoroff Tr, Tr for Shovel Town RT
S: Jerome R Dixon Tr, Tr for 366 Center St RT
Book/Page: 28009/78, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 100624sf

5 HILLTOP LN U:1 ..... **$360,000**
B: Danial Ahmed & Hibah Shafi
S: Sam Doss & Gerny P Doss
Book/Page: 28001/58, Date: 07/18/22
Mtg: Webster FiveCent Svgs $306,000
Use: 2 Bdrm Condo
Prior Sale: $8,078 (08/13)

8 ISLAND CT U:106 ..... **$637,500**
B: Melinda M Kaplan
S: Dougtlas A King
Book/Page: 28000/45, Date: 07/18/22
Use: 2 Bdrm Condo

2 JUNIPER LN **$685,000**
B: Daniel J Mcsweeney & Ashley Mcsweeney
S: David G Lamir
Book/Page: 28008/284, Date: 07/22/22
Mtg: Guild Mortgage Co $500,000
Use: 3 Bdrm Colonial, Lot: 20267sf

16 PINE ST **$823,000**
B: Katharine R Brobst & Milan Grozdic
S: Andrew Kelly & Kathleen Kelly
Book/Page: 28002/322, Date: 07/19/22
Mtg: Guaranteed Rate Affin $658,400
Use: 4 Bdrm Colonial, Lot: 40100sf
Prior Sale: $485,000 (06/13)

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

121 BALCOM ST **$305,000**
B: Robert S Margaret Jr
S: Mak Enterprises LLC
Book/Page: 28008/20, Date: 07/22/22
Mtg: Fairway Ind Mtg $228,750
Use: 1 Bdrm Bngl/cottage, Lot: 24400sf
Prior Sale: $153,000 (04/21)

14 GLEN ST **$368,000**
B: Kelly J Ludwig & Mark S Ludwig
S: Thomas A Brintnall
Book/Page: 28007/68, Date: 07/22/22
Mtg: Rockland Tr Co $328,000
Use: 3 Bdrm Bngl/cottage, Lot: 5000sf

10 HELENA CIR **$950,000**
B: Lindsay Q Agnew & William C Agnew
S: Frank A Scioli 2nd & Jennifer A Scioli
Book/Page: 28004/131, Date: 07/20/22
Mtg: Salem Five Mtg Co $650,000
Use: 4 Bdrm Contemporary, Lot: 34239sf
Prior Sale: $650,000 (07/17)

STEARNS AVE **$10,000**
B: Michael Woodward & Jessica Woodward
S: Donna M Christian & Russell M Christian Jr
Book/Page: 28005/201, Date: 07/21/22

215 STEARNS AVE **$740,000**
B: To W Liu & Meiqian Wang
S: Melinda M Kaplan
Book/Page: 27999/118, Date: 07/18/22
Mtg: Quontic Bank $555,000
Use: 3 Bdrm Colonial, Lot: 30068sf

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

49 BURDEN AVE **$600,000**
B: Emlyne Luxcin & Mardoche Luxcin
S: Carol A Pinheiro & Carlos W Pinheiro
Book/Page: 28008/230, Date: 07/22/22
Mtg: United Wholesale Mtg $570,000
Use: 4 Bdrm Colonial, Lot: 9000sf
Prior Sale: $460,000 (11/20)

63 EDDY ST U:3 ..... **$140,500**
B: Charles Williams
S: Jeffrey H Lurie
Book/Page: 28008/348, Date: 07/22/22
Mtg: Caliber Home Loans $143,731
Use: 1 Bdrm Condo

16 JUNIPER RD U:6 ..... **$149,000**
B: Bianca J Araujo-Mendez & Nancy Cruz
S: James Heffernan
Book/Page: 28006/149, Date: 07/21/22
Use: 1 Bdrm Condo
Prior Sale: $134,500 (01/21)

414 MOUNT HOPE ST U:305 ..... **$450,000**
B: Carole D Arenburg
S: David Ziegler
Book/Page: 28008/274, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $300,000 (07/18)

426 MOUNT HOPE ST U:402 ..... **$235,000**
B: Mary Gallant & Evan P Hanson
S: Elise S Vokt
Book/Page: 28004/58, Date: 07/20/22
Mtg: Fairway Ind Mtg $207,000
Use: 1 Bdrm Condo
Prior Sale: $170,000 (07/20)

68 N WASHINGTON ST U:516 ..... **$274,900**
B: Luis O Pina & Maria Pina
S: David Hegarty
Book/Page: 28008/319, Date: 07/22/22
Mtg: Eastern Bank $219,900
Use: 2 Bdrm Condo

3 ORCHARD DR **$429,000**
B: 6M Properties LLC
S: Oakley Theresa M Est & Austin Mchoul
Book/Page: 28006/275, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 15050sf

106 SPRUCE ST **$975,000**
B: Esther Degraves-Aguinaga
S: Kings&Castle Grp Inc
Book/Page: 28003/6, Date: 07/19/22
Mtg: Bank of England Mtg $647,200
Use: 4 Bdrm Colonial, Lot: 19703sf

112 SPRUCE ST **$975,000**
B: Esther Degraves-Aguinaga
S: Kings&Castle Grp Inc
Book/Page: 28003/6, Date: 07/19/22
Mtg: Georgias Own CU $84,050
Use: Res Potentially Dvlpble Land, Lot: 22834sf

18 SYLVAN RD **$510,000**
B: Kristen E Walls
S: Scott Brown
Book/Page: 28009/325, Date: 07/22/22
Mtg: Fairway Ind Mtg $350,000
Use: 1 Bdrm Ranch, Lot: 12796sf
Prior Sale: $271,500 (06/21)

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

7 BRYSON DR **$700,000**
B: Eric M Hemmingsen & Jennifer A Hemmingsen
S: Ronald A Bridge & Tonya Bridge
Book/Page: 28006/312, Date: 07/21/22
Mtg: Fairway Ind Mtg $550,000
Use: 3 Bdrm Colonial, Lot: 30000sf

148 NEWLAND ST **$585,000**
B: Michael P Kunze & Courtney Kunze
S: Stephen I Callahan
Book/Page: 28005/334, Date: 07/21/22
Mtg: Guaranteed Rate Inc $533,900
Use: 3 Bdrm Raised Ranch, Lot: 44867sf
Prior Sale: $265,000 (09/11)

13 PLAIN ST **$540,000**
B: Erin Pike & Garrett R Mccormick
S: Jennifer A Ford
Doc#: 000000000117485, Date: 07/21/22
Mtg: Conway Financial Svcs $513,000
Use: 3 Bdrm Cape Cod, Lot: 40000sf
Prior Sale: $375,000 (09/16)

50 S WASHINGTON ST **$500,000**
B: Alexandrine M Byron & Fedrub M Byron
S: Rilev Kilmer
Book/Page: 28007/252, Date: 07/22/22
Mtg: Total Mtg Svcs $490,943
Use: 3 Bdrm Cape Cod, Lot: 25360sf
Prior Sale: $273,000 (06/13)

27 TAYLOR CT U:27 ..... **$340,000**
B: Marissa E Burack & Joshua A Parenteau
S: Lisa M Altham
Book/Page: 28009/52, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $272,000
Use: 2 Bdrm Condo

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

41 RAYMOND AVE **$465,000**
B: Sarah Watt
S: Stephanie C Bagdon
Book/Page: 28007/229, Date: 07/22/22
Mtg: HarborOne Mortgage $348,750
Use: 4 Bdrm Conventional, Lot: 87133sf

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

214 AGRICULTURAL AVE **$760,000**
B: Maria Andrews & Nathan Oliveira
S: Charpentier A Anzevino & Alfred J Anzevino
Book/Page: 28009/288, Date: 07/22/22
Mtg: Peoples Credit Union $720,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 62178sf

32 BAY STATE RD **$500,000**
B: Alice Wood & Janet Rose
S: Gia E Freitas
Book/Page: 28010/113, Date: 07/22/22
Mtg: Citizens Bank $350,000
Use: 3 Bdrm Colonial, Lot: 60436sf

19 DECEMBER DR **$618,600**
B: Amanda D Macomber & Jeffrey L Macomber
S: Starlight Development LLC
Book/Page: 28000/123, Date: 07/18/22
Mtg: Radius Financial Grp $494,880
Use: Residential Developable Land, Lot: 15272sf

23 ROUND FARM RD **$990,000**
B: Carol Agostinho & Paul Moniz
S: Arman J Rivard & April Sali
Book/Page: 28010/4, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 100075sf
Prior Sale: $800,000 (03/20)

22 YVONNE LN **$540,170**
B: John T Clarkson & Roberta L Clarkson
S: Sh Phase 3 LLC
Book/Page: 27999/336, Date: 07/18/22
Use: Residential Developable Land, Lot: 7012sf

Seekonk

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	82	81
Median Price	$370,000	$440,000

► REAL ESTATE SALES

12 CARTERS WAY **$775,000**
B: Richard N Wasserman
S: Linda Covill
Book/Page: 28006/52, Date: 07/21/22
Mtg: Northpointe Bank $647,200
Use: 3 Bdrm Colonial, Lot: 16988sf
Prior Sale: $520,000 (07/16)

12 TAFT ST **$300,000**
B: Charles Labash & Jennifer Labash
S: Irving B Shaw
Book/Page: 28001/255, Date: 07/19/22
Use: 3 Bdrm Ranch, Lot: 10019sf

Taunton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	214	200
Median Price	$388,500	$430,000

► REAL ESTATE SALES

16 ALGER AVE **$650,000**
B: Luis R Morris
S: Jony S Pina
Book/Page: 28010/36, Date: 07/22/22
Mtg: Fairway Ind Mtg $520,000
Use: 3-Family Family Flat, Lot: 6098sf
Prior Sale: $420,000 (03/20)

2 CHURCH AVE **$500,000**
B: Shirley Roache-Russell
S: Kayala M Baptiste
Book/Page: 28007/87, Date: 07/22/22
Mtg: Quontic Bank $350,000
Use: 3-Family Family Flat, Lot: 1742sf
Prior Sale: $283,000 (09/17)

35 DAVENPORT TER **$367,000**
B: Raymond W Tirrell
S: Guy S Dirubio Tr, Tr for Dirubio RT
Book/Page: 28010/90, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $293,600
Use: 3 Bdrm Ranch, Lot: 12632sf

110 DEAN ST U:39 ..... **$115,000**
B: Rocproperty Invs LLC
S: Mcneill James R Est & Stephen G Mcneill
Book/Page: 28001/30, Date: 07/18/22
Use: 2 Bdrm Condo

110 DEAN ST U:65 ..... **$285,000**
B: Susan M Oliveira
S: Isabel E Ferrier Tr, Tr for Isabel E Ferrier RET
Book/Page: 28006/74, Date: 07/21/22
Mtg: United Wholesale Mtg $276,450
Use: 2 Bdrm Condo
Prior Sale: $85,000 (01/13)

138 DEAN ST **$229,000**
B: Barbour Enterprises LLC
S: Erin Murphy
Book/Page: 28006/233, Date: 07/21/22
Mtg: Erin Murphy $229,000

48 DUBLIN DR **$325,000**
B: Derrick Bowman
S: Richard W Stanley Tr, Tr for Stanley Family RET
Book/Page: 28001/271, Date: 07/19/22
Mtg: MountainOne Bk $308,750

76 FREMONT ST **$250,000**
B: Scott F Dexter & Anne Marie Dexter
S: Diane E Arruda Tr, Tr for Fremont Street NT
Book/Page: 28004/255, Date: 07/20/22
Mtg: Movement Mtg LLC $187,500
Use: 2 Bdrm Ranch, Lot: 22651sf

27 GRANT ST **$760,000**
B: Kaidy F Cruz
S: Karen M Charette Tr, Tr for Rocha FT
Book/Page: 28005/247, Date: 07/21/22
Mtg: Cross Country Mtg Inc $731,503
Use: Apartment Bldg - 4-8 Units, Lot: 10019sf
Prior Sale: $80,000 (01/18)

44 GRANT ST **$452,500**
B: Stanley Moreau
S: Mark B Silva Tr, Tr for Beverly A Silva INT
Book/Page: 28003/308, Date: 07/20/22
Mtg: Movement Mtg LLC $402,500
Use: 4 Bdrm Colonial, Lot: 6098sf

21 HARRISON AVE **$485,000**
B: Solande I Monteiro & Lionete Monteiro
S: Susan M Hjulstrom
Book/Page: 28006/292, Date: 07/21/22
Mtg: Bay Equity LLC $476,215
Use: 2-Family Two Family, Lot: 3049sf

168 HART ST U:29 ..... **$290,000**
B: Dylan Wedge
S: Brandon J Jacinto
Book/Page: 28002/168, Date: 07/19/22
Mtg: Shamrock Home Loans $261,000
Use: 2 Bdrm Condo
Prior Sale: $175,000 (06/18)

125 HIGHLAND ST U:403 ..... **$301,000**
B: Elizabeth Cote
S: John Barry & Teresa Barry
Book/Page: 28010/11, Date: 07/22/22
Mtg: Camden National Bank $200,000
Use: 2 Bdrm Condo

173 HIGHLAND ST U:202 ..... **$175,000**
B: Elizabeth L Gregg
S: Brendan Oreilly
Book/Page: 28005/23, Date: 07/20/22
Mtg: Webster Bank $140,000
Use: 2 Bdrm Condo

35 PILGRIM VILLAGE RD U:1904 ..... **$410,000**
B: Patricia Hendrickson
S: Amanda A Penacho & Joshua A Pimental-Coffua
Book/Page: 28000/326, Date: 07/18/22
Use: 3 Bdrm Condo
Prior Sale: $234,900 (05/18)

36 PINEHURST ST **$535,000**
B: Thomas Cosmo-Demarco 3rd
S: William Moya-Pena & Issa Moya
Book/Page: 28009/309, Date: 07/22/22
Mtg: Leader Bank NA $428,000
Use: 3 Bdrm Colonial, Lot: 10890sf
Prior Sale: $324,900 (12/16)

1 PROSPECT ST **$735,000**
B: Lawrence Seggelin
S: Prospect Rlty Partners
Book/Page: 28004/35, Date: 07/20/22
Mtg: Taunton Federal Cr Un $298,000
Use: Apartment Bldg - 4-8 Units, Lot: 26136sf
Prior Sale: $485,000 (01/19)

62 ROUND ST **$698,230**
B: Derek Harris & Sandra Harris
S: Hawthorne Development LLC
Book/Page: 27999/214, Date: 07/18/22
Mtg: Shamrock Home Loans $558,584

168 SCHOOL ST **$455,000**
B: Francky Cemeus & Jeffson Cemeus
S: Lillian M Mora
Book/Page: 28009/240, Date: 07/22/22
Mtg: United Wholesale Mtg $446,758
Use: 2-Family Two Family, Lot: 10019sf
Prior Sale: $185,000 (10/11)

248 SOMERSET AVE **$260,000**
B: Eutaw Holdings LLC
S: David W Gates
Book/Page: 28007/306, Date: 07/22/22
Mtg: Hong T Nguyen $230,000
Use: 2-Family Two Family, Lot: 5663sf

252 SOMERSET AVE **$260,000**
B: Eutaw Holdings LLC
S: David W Gates
Book/Page: 28007/213, Date: 07/22/22
Mtg: Hong T Nguyen $230,000
Use: 2-Family Two Family, Lot: 3920sf

507 SOMERSET AVE **$510,000**
B: Jose A Tavares
S: Janette Perez & Josue Torres
Book/Page: 28009/82, Date: 07/22/22
Mtg: Total Mtg Svcs $500,762
Use: 2-Family Two Family, Lot: 9148sf

140 STEVE DR **$524,900**
B: Palu A Pacheco & Paula C Pacheco
S: Tommy Capelo
Book/Page: 28002/345, Date: 07/19/22
Use: 3 Bdrm Raised Ranch, Lot: 14810sf

10 STEVENS ST **$450,000**
B: Zoe Sanville & Gary P Sanville
S: Todd M Amaral & Terry A Monacelli
Book/Page: 28000/189, Date: 07/18/22
Mtg: Navy FCU $466,200
Use: 4 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: $244,400 (06/15)

80 SUNHILL RD **$320,000**
B: Brendan F Estano & Lesly G Lopez
S: Roseann Riley
Book/Page: 28000/57, Date: 07/18/22
Mtg: Rocket Mortgage LLC $222,000
Use: 3 Bdrm Ranch, Lot: 10019sf

140 SWAN DR **$510,000**
B: Mario B Dasilva & Ana M Neves
S: Jeffrey Couto & Debra A Couto
Book/Page: 28006/125, Date: 07/21/22
Mtg: Home Ln & Invest Bk $459,000
Use: 3 Bdrm Raised Ranch, Lot: 37897sf

596 TREMONT ST **$393,000**
B: Kyla Dubuc & Jeffery Johnson
S: David J Sullivan
Book/Page: 28006/177, Date: 07/21/22
Mtg: Shamrock Home Loans $334,050
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $164,000 (08/12)

101 WILLIAMS ST **$550,000**
B: Andrea Borges & Paulo Borges
S: Matthew F Griffin Jr Tr, Tr for Griffin LT
Book/Page: 28002/259, Date: 07/19/22
Mtg: Envision Bank $440,000
Use: 3 Bdrm Raised Ranch, Lot: 26136sf

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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

4 HERSHEY WAY $595,000
B: Brian Pierson
S: Michelle Ribeiro Tr, Tr for Maria L Raposo RET 2016
Book/Page: 14409/13, Date: 07/18/22
Mtg: Jeanne DArc CU $456,000
Type: Adj
Use: 1-Family Split Entry, Lot: 35145sf

235 MAIN ST $357,000
B: Brandon Duarte
S: Bento Antonio Est & Olga Martins
Book/Page: 14414/284, Date: 07/22/22
Mtg: United Wholesale Mtg $285,600
Use: 2-Family Mlti-unt Blg, Lot: 43560sf

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

BAKERVILLE RD $375,000
B: Kathleen Medeiros & Ryan Medeiros
S: Apponagansett Prop LLC
Book/Page: 14412/203, Date: 07/20/22

112 CARNEGIE ST $485,000
B: Thomas J Rafferty Jr & Kaitiyn Teser
S: Patricia M Brum & Matthew D Ryle
Doc#: 000000000133272, Date: 07/18/22
Mtg: Fairway Ind Mtg $388,000
Use: 3 Bdrm Bngl/cottage, Lot: 20038sf

8 DELANO WAY $2,035,000
B: Erica Karlin & Garrett Hill-Deninno
S: Paul M Krause & Terese M Bernert
Book/Page: 14415/52, Date: 07/22/22
Mtg: First Republic Bk $1,322,750
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 40511sf
Prior Sale: $867,000 (06/13)

17 FISHER PINES WAY $650,000
B: Jennifer R Collins
S: Horatio V Rego & Maria I Rego
Book/Page: 14410/98, Date: 07/19/22
Mtg: Mllestone Mtg Solutio $585,000
Use: 3 Bdrm Raised Ranch, Lot: 75794sf

11 FLAGSHIP DR $779,999
B: Amanda M Visconti & Ryan A Visconti
S: Murali Rajagopalan Tr, Tr for Murali Rajagopalan LT
Book/Page: 14409/76, Date: 07/18/22
Use: 4 Bdrm Colonial, Lot: 15682sf

32 HIGH ST $1,850,000
B: Zachariah M Pettengill & Deena Pettengill
S: Timothy Howes & Jane Howes
Doc#: 000000000133296, Date: 07/20/22
Mtg: Camden National Bank $1,480,000
Use: 4 Bdrm Cape Cod, Lot: 65340sf
Prior Sale: $950,000 (05/19)

22 MCCABE ST $390,000
B: Michael Carreiro
S: Antonio M Carreiro & Rui M Carreiro
Book/Page: 14412/129, Date: 07/20/22
Mtg: United Wholesale Mtg $305,250
Use: 2-Family Family Flat, Lot: 6098sf

475 POTOMSKA RD $2,950,000
B: Thomas W Bullitt & Judith B Bullitt
S: Margaret T Kane & Richard S Kane
Book/Page: 14414/90, Date: 07/22/22
Mtg: Baycoast Mortgage Co $1,500,000
Type: Adj
Use: 5 Bdrm Ranch, Lot: 276606sf

29 WESTWOOD DR $445,000
B: Rebecca Kelly & Daniel Kelly
S: John Methia & Paul A Methia
Doc#: 000000000133311, Date: 07/22/22
Mtg: Guild Mortgage Co $422,750
Use: 3 Bdrm Cape Cod, Lot: 8712sf

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

14 BIRCHFIELD ST $435,000
B: Eugene Perry & Diane R Perry
S: Sara Lucas & Luc Lheureux
Book/Page: 14412/333, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 10080sf

BONNEY ST L:488 ..... $67,500
B: David Menard
S: Benjamin Reis
Book/Page: 14409/303, Date: 07/19/22

BONNEY ST L:489 ..... $67,500
B: David Menard
S: Benjamin Reis
Book/Page: 14409/303, Date: 07/19/22

16 GREEN ST $375,000
B: Christopher Henry & Sophie Henry
S: Randall E Whittle & Marie A Whittle
Book/Page: 14413/167, Date: 07/21/22
Use: 3 Bdrm Conventional, Lot: 8350sf

12 HITCH ST $333,500
B: W Thompson Garfield
S: Jeffrey Johnson
Book/Page: 14413/62, Date: 07/21/22
Use: 1 Bdrm Ranch, Lot: 8838sf
Prior Sale: $221,000 (07/20)

466 SCONTICUT NECK RD $425,000
B: Joan C Potkay Tr, Tr for Potkay Jennings RT
S: Warren E Sweetser Tr, Tr for W E&K A Sweetser FT
Book/Page: 14415/14, Date: 07/22/22
Use: 3 Bdrm Conventional, Lot: 18748sf

16 SEAVIEW AVE $365,000
B: Sarah A Matrisciano Tr, Tr for 16 Seaview NT
S: Danielle A Simoes & Alex P Cipriano
Book/Page: 14414/36, Date: 07/22/22
Mtg: Baycoast Mortgage Co $346,750
Use: 2 Bdrm Cape Cod, Lot: 7845sf
Prior Sale: $265,000 (10/19)

6 SHAW RD $439,000
B: Sarah Longworth & Joshua Longworth
S: Paul R Silva & Roseli Aparecida-Silva
Book/Page: 14412/77, Date: 07/20/22
Mtg: United Wholesale Mtg $431,048
Use: 3 Bdrm Conventional, Lot: 6416sf
Prior Sale: $107,000 (03/13)

53 SOUTH ST $385,000
B: Kelly E Munger
S: Donna L Talgo
Book/Page: 14412/159, Date: 07/20/22
Mtg: Province Mtg Assoc $365,750
Use: 2 Bdrm Ranch, Lot: 8333sf

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

ACUSHNET AVE (WS) $35,000
B: Liberio Demelo
S: Kimberly A Garcia
Book/Page: 14414/25, Date: 07/22/22
Use: Commercial Devlpble Land, Lot: 4771sf

281-283 ASHLEY BLVD $200,000
B: Rockefella Properties LLC
S: Susan J Miller & Pauline M Machado
Book/Page: 14411/112, Date: 07/19/22
Use: 2-Family Two Family, Lot: 2400sf

112 BIRCHWOOD DR $420,000
B: Louis A Robillard Tr, Tr for Robillard FT
S: George G Lorantos Jr & Cheryl Lorantos
Book/Page: 14411/49, Date: 07/19/22
Use: 3 Bdrm Ranch, Lot: 7613sf

45 BORDEN ST $310,000
B: Kameron A Lopes
S: Robert D Dimler
Book/Page: 14413/132, Date: 07/21/22
Mtg: Guild Mortgage Co $337,178
Use: 2-Family Two Family, Lot: 2900sf

BRALEY RD $900,000
B: 83 Airport Rd Solar LLC
S: NBD Solar LLC
Book/Page: 14412/38, Date: 07/20/22

109 BULLARD ST $450,000
B: Brandin Gonsalves Tr, Tr for B&B RT
S: Jose L Freitas
Book/Page: 14411/67, Date: 07/19/22
Use: Apartment Bldg - 4-8 Units, Lot: 3305sf

27 CALUMET ST $338,500
B: Debra Ponte
S: Jon D Pollard
Book/Page: 14414/314, Date: 07/22/22
Use: 4 Bdrm Bngl/cottage, Lot: 4054sf

114 CHANCERY ST $390,000
B: Michael C Jones & Stacey Osae
S: Alda M Martins & Alexandra R Sousa
Book/Page: 14412/234, Date: 07/20/22
Mtg: Cross Country Mtg Inc $382,936
Use: 4 Bdrm Colonial, Lot: 2856sf
Prior Sale: $215,000 (02/20)

65 CORNELL ST $325,000
B: Andrea Braga & John Braga
S: Jessica A Botelho
Book/Page: 14413/236, Date: 07/21/22
Mtg: Mllestone Mtg Solutio $199,999
Use: 2 Bdrm Ranch, Lot: 5525sf
Prior Sale: $171,000 (05/14)

1087-1089 COUNTY ST $400,000
B: Candelaria C Colaj & Juan Chach-Mateo
S: Moss Home Solutions LLC
Book/Page: 14413/174, Date: 07/21/22
Mtg: Fairway Ind Mtg $340,000
Use: 2-Family Two Family, Lot: 3150sf
Prior Sale: $230,000 (12/21)

150 DURFEE ST $415,000
B: Alex Louis & Denise StYves
S: Derek Camara
Book/Page: 14411/10, Date: 07/19/22
Mtg: OCMBC Inc $407,483
Use: 2-Family Two Family, Lot: 4250sf

915 HATHAWAY RD U:406 ..... $290,000
B: John Laronda Jr Tr, Tr for Laronda FT
S: Irving R Restituyo
Book/Page: 14413/37, Date: 07/21/22
Use: Condo
Prior Sale: $305,000 (11/13)

107 HOWARD AVE $460,000
B: Earl C Davis
S: Shawn Cabral
Book/Page: 14408/300, Date: 07/18/22
Mtg: Bay Equity LLC $470,580
Use: 3-Family Mlti-unt Blg, Lot: 3382sf
Prior Sale: $282,000 (07/20)

5 JENNY LIND ST $335,000
B: Pedro Teixeira & Jacklyn Canuto
S: Peter L Rivet
Book/Page: 14413/98, Date: 07/21/22
Mtg: Total Mtg Svcs $328,932
Use: 4 Bdrm Colonial, Lot: 3131sf

399 JOHN ST $340,000
B: Celso Cervantes-Morales
S: Emiliano A Dias
Doc#: 000000000133277, Date: 07/18/22
Mtg: Guild Mortgage Co $272,000
Use: 2 Bdrm Ranch, Lot: 8811sf

68 LIBERTY ST $340,000
B: Jon Michael G Cake & Heidi I Cake
S: Emily M Otoole
Book/Page: 14414/337, Date: 07/22/22
Mtg: NFM Inc $329,800
Use: 3 Bdrm Colonial, Lot: 3275sf
Prior Sale: $221,000 (07/19)

204 MILFORD ST $355,000
B: Winston S Reyes & Reyna C Dominguez
S: Michelle M Mcdonald & Louise A Branchaud
Book/Page: 14410/169, Date: 07/19/22
Mtg: Fairway Ind Mtg $325,091
Use: 3 Bdrm Ranch, Lot: 5099sf

398 MILL ST $385,000
B: Michel O Juste-Calude
S: John C Braga
Book/Page: 14413/209, Date: 07/21/22
Mtg: Envision Bank $378,026
Use: 3 Bdrm Colonial, Lot: 4777sf

50 NYE ST $535,000
B: Shawn Cabral
S: Gregg S Rutch Tr, Tr for Gregg S Rutch RET
Book/Page: 14414/62, Date: 07/22/22
Mtg: Taunton Federal Cr Un $374,600
Use: Apartment Bldg - 4-8 Units, Lot: 4400sf

189 ORCHARD ST $566,000
B: Jessica M Prince
S: Fine Quality Homes Inc
Book/Page: 14415/18, Date: 07/22/22
Mtg: United Wholesale Mtg $475,000
Use: 7 Bdrm Colonial, Lot: 10350sf
Prior Sale: $232,000 (12/20)

97 PARK ST $165,000
B: New Coast Property LLC
S: Silva Wayne A Est & Ellen M Hathaway
Book/Page: 14409/334, Date: 07/19/22
Mtg: Flip&Hold Funding $216,000
Use: 3 Bdrm Old Style, Lot: 2904sf

43-45 PARKER ST $399,900
B: Hatten Estates LLC
S: Ryan P Coutinho
Book/Page: 14411/149, Date: 07/20/22
Mtg: RF Boston LLC $299,925
Use: 2-Family Two Family, Lot: 4542sf

117 PRINCETON ST $445,000
B: Manuel Marseille & Marie D Marseille
S: Debra A Ponte
Book/Page: 14414/253, Date: 07/22/22
Mtg: Pennymac Loan Service $436,939
Use: 2-Family Two Family, Lot: 3290sf

RIVET ST $40,000
B: Liberio Demelo
S: Perry Funeral Home Inc
Book/Page: 14415/40, Date: 07/22/22

21-23 RYAN ST $465,000
B: 21-23 Ryan Street LLC
S: Elizabeth A Forgue Ad, Adm for Ferreira Patricia M Est
Book/Page: 14409/188, Date: 07/19/22
Use: 2-Family Two Family, Lot: 4477sf

426 UNION ST $430,000
B: Tatiana F Oberkoetter
S: Michael Doherty & Jennifer B Doherty
Book/Page: 14409/309, Date: 07/19/22
Mtg: United Wholesale Mtg $387,000
Use: 2 Bdrm Old Style, Lot: 5200sf

370 WOOD ST $372,500
B: Nicole L Smith
S: Madeira Construction Inc
Book/Page: 14413/345, Date: 07/22/22
Mtg: United Wholesale Mtg $335,810
Use: 2 Bdrm Bngl/cottage, Lot: 4086sf
Prior Sale: $240,000 (08/21)

171 WORCESTER ST $380,000
B: Cheryl Foisy & Edna B Tavares
S: Grace L Ostiguy & Hunter D Blais
Book/Page: 14412/43, Date: 07/20/22
Mtg: Taunton Federal Cr Un $304,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 6502sf
Prior Sale: $289,000 (01/21)

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

1130-1134 AMERICAN LEGION HWY ... $400,000
B: Brandon A Camara
S: Camara Steven M Est & Brandon A Camara
Book/Page: 14413/48, Date: 07/21/22
Mtg: Lori A Camara $500,000

1180 AMERICAN LEGION HWY $950,000
B: Mackady LLC
S: Roman Catholic Bishop
Book/Page: 14409/257, Date: 07/19/22
Mtg: Webster Bank $1,500,000
Use: Religious Property, Lot: 200376sf

24 CRANE AVE $350,000
B: Joseph C Raposa
S: Cherry Rock LLC
Book/Page: 14408/21, Date: 07/18/22
Mtg: EMM Loans LLC $332,500
Use: 2 Bdrm Bngl/cottage, Lot: 18149sf
Prior Sale: $192,000 (12/21)

64 OLD HARBOR RD $1,165,000
B: Jay Fulchino & Clara Fulchino
S: Wayne H Turner Tr, Tr for Turner RET
Book/Page: 14410/318, Date: 07/19/22
Mtg: Washington Tr Co $932,000
Use: 3 Bdrm Cape Cod, Lot: 206779sf

562 SANFORD RD $352,000
B: Catherine Sweeney & Shawn M Sweeney
S: Carreiro Louis G Est & Russell P Carreiro
Book/Page: 14414/195, Date: 07/22/22
Mtg: Envision Bank $281,600
Use: 4 Bdrm Ranch, Lot: 40000sf

Dukes Registry

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

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

475 KATAMA RD U:C6 ..... $1,356,274
B: C6 Mattakesett LLC
S: C6 Katama Realty LLC
Doc#: 000000000092572, Date: 07/21/22
Mtg: Cape Cod Five Cent Bk $956,247
Use: Condo

32 NORTON ORCHARD RD $1,975,000
B: Ralston Francis & Mavis M Francis
S: James E Chirgwin & Margaret A Chirgwin
Book/Page: 1631/591, Date: 07/19/22
Mtg: NP Inc $1,580,000
Use: 3 Bdrm Colonial, Lot: 12800sf

201 UPPER MAIN ST $1,550,000
B: Robert D Moriarty Tr, Tr for Katama Kid RT
S: Edward F Benoit & Babette M Benoit
Book/Page: 1631/773, Date: 07/20/22
Mtg: Rockland Tr Co $1,200,000
Use: Residential-multiple Bldgs, Lot: 6080sf

55 WINDSOR DR $1,009,000
B: Charles T Felder
S: Richard P Marshall Jr Ad, Adm for Hatt Corrine A Est
Doc#: 000000000092563, Date: 07/20/22
Use: 2-Family Ranch, Lot: 21921sf

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

47 BUENA VISTA ST $1,300,000
B: Therese Fleming
S: John M Regan & Margaret M Regan
Book/Page: 1631/611, Date: 07/19/22
Use: 3 Bdrm Old Style, Lot: 14453sf
Prior Sale: $18,600 (06/13)

1 CALIFORNIA AVE $1,290,000
B: 1 Ca Consulting Grp LLC
S: Todd M Rebello & Mia Rebello
Book/Page: 1631/625, Date: 07/19/22
Mtg: A & D Mortgage LLC $1,032,000
Use: 2 Bdrm Old Style, Lot: 10050sf

Tisbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	46	28
Median Price	$875,750	$972,500

► REAL ESTATE SALES

131 SUMMER ST $699,000
B: Geoghan Coogan Tr, Tr for King Arthur NT
S: William Ocallaghan
Book/Page: 1631/869, Date: 07/22/22
Use: 2 Bdrm Conventional, Lot: 10050sf

26 SURVEYORS LN U:11 ..... $350,000
B: HSEC RE VH 2 LLC
S: C&J Prop Enterprises LLC
Book/Page: 1631/834, Date: 07/21/22
Use: Office Condo Unit
Prior Sale: $170,000 (06/20)

West Tisbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	14	8
Median Price	$1,282,500	$1,565,000

► REAL ESTATE SALES

105 CHARLES NECK WAY $900,000
B: Vera L Cacique
S: William B Spector Ad, Adm for Stewart Patricia M Est
Book/Page: 1631/563, Date: 07/18/22
Mtg: LendSure Mtg $738,000
Use: 3 Bdrm Ranch, Lot: 69696sf

Essex Registry

Northern District

M. Paul Iannuccillo, Register
354 Merrimack Street, Suite 304
Lawrence, MA 01843
Telephone: (978) 683-2745
Fax: (978) 688-4679
www.lawrencedeeds.com

Andover

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	175	160
Median Price	$840,000	$977,500

► REAL ESTATE SALES

17 ABBOT BRIDGE DR $1,210,000
B: David W Irwin & Amy Bilodeau
S: Hard Work LLC
Book/Page: 17513/82, Date: 07/19/22
Mtg: Washington Trust Mtg $968,000
Use: 4 Bdrm Colonial, Lot: 31058sf
Prior Sale: $545,000 (06/21)

15 BALMORAL ST U:15 ..... $410,000
B: Mitchell Alves & Elizabeth Buhl
S: Joanne Pratt
Book/Page: 17515/143, Date: 07/21/22
Mtg: Bank of America NA $389,500
Use: 3 Bdrm Condo

9 DELPHI CIR $852,000
B: Erin Rewalt & Mary M Creamer
S: Derek R Weber & Amie M Weber
Book/Page: 17513/246, Date: 07/19/22
Mtg: Bluestone Bank $766,800
Use: 4 Bdrm Split Entry, Lot: 29577sf
Prior Sale: $542,000 (08/16)

4 FRANCIS DR U:302 ..... $450,000
B: Matthew Mclaughlin Tr, Tr for Mary J Mclaughlin RET
S: Janet Ghiozzi Tr, Tr for June Bug RT
Book/Page: 17512/206, Date: 07/18/22
Use: Other Exempt

10 HARDING ST $676,000
B: Jessica L Donahue & Kent A Fournier
S: Ronald D Sanfield Tr, Tr for Sanfield Rich RT
Book/Page: 17517/39, Date: 07/22/22
Mtg: Guaranteed Rate Inc $540,800
Use: 4 Bdrm Old Style, Lot: 5619sf

3 MILES CIR $699,900
B: Hani Elkotory & Alshaimaa Elakkad
S: Jay R Schwartz & Patricia J Schwartz
Doc#: 000000000127513, Date: 07/21/22
Mtg: US Bank NA $594,900
Use: 4 Bdrm Split Entry, Lot: 20343sf

23 MOHAWK RD $527,500
B: Thomas M Walsh
S: Donna Silvestro Ad, Adm for Silvestro Phyllis A Est
Doc#: 000000000127492, Date: 07/19/22
Use: Residential Developable Land, Lot: 46261sf

142 NORTH ST $1,613,584
B: Steven Roddy 2nd & Renata Roddy
S: 142 North Street CBC LLC
Book/Page: 17518/3, Date: 07/22/22
Mtg: North American SB $1,290,867
Use: 3 Bdrm Old Style, Lot: 99317sf
Prior Sale: $375,000 (03/21)

6 OVERLOOK DR U:302 ..... $337,500
B: Richard Ghiozzi & Janet Ghiozzi
S: Pulte Hm Of New Eng LLC
Book/Page: 17512/277, Date: 07/19/22
Mtg: Andover Town Of $337,500
Use: Other Exempt

46 PORTER RD $2,760,000
B: Yan Ren
S: Glenn Verrette & Laurie Verrette
Book/Page: 17515/111, Date: 07/21/22
Use: Residential-multiple Bldgs, Lot: 45738sf

Lawrence

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	94	102
Median Price	$360,000	$413,000

► REAL ESTATE SALES

67 AMHERST ST $425,000
B: Jaime L Melendez Jr
S: Marilyn J Abate Tr, Tr for Macpherson FT
Book/Page: 17513/187, Date: 07/19/22
Mtg: Guaranteed Rate Inc $425,000
Use: 3 Bdrm Ranch, Lot: 7000sf

75-77 COOLIDGE ST $530,000
B: Elia S Aybar
S: Eric J Carpenter & Susan M Carpenter
Book/Page: 17517/132, Date: 07/22/22
Mtg: Cross Country Mtg Inc $521,977
Use: 2-Family Duplex, Lot: 6018sf

204 CYPRESS AVE $560,000
B: Hidalka Batista-Diaz
S: Luz N Medina
Book/Page: 17517/248, Date: 07/22/22
Mtg: United Wholesale Mtg $532,000
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: $150,000 (12/11)

530 ESSEX ST $800,000
B: Gomez&Paulino LLC
S: DLC Phase Three LLC
Book/Page: 17512/88, Date: 07/18/22
Use: Manufacturing Building, Lot: 4000sf
Prior Sale: $562,500 (10/21)

42 EUTAW ST $560,000
B: Orlando J Castillo & Yoady D Munoz-Ynoa
S: Alberto Santana
Book/Page: 17514/259, Date: 07/20/22
Mtg: United Wholesale Mtg $541,310
Use: 2-Family Family Flat, Lot: 6564sf

626-628 HAVERHILL ST $656,000
B: Robert Rodrigues-Rosario & Jonathan Aquino
S: Agenol Horton Jr & Jacqueline A Horton
Book/Page: 17517/227, Date: 07/22/22
Mtg: Equity Prime Mtg $644,118
Use: 2-Family Family Flat, Lot: 5040sf

324-326 HIGH ST $675,000
B: Ramon A Rosario & Maria Hidalgo-Pena
S: Vladimir A Garcia
Book/Page: 17514/345, Date: 07/20/22
Mtg: Mtg Equity Partners $662,774
Use: 2-Family Family Flat, Lot: 6000sf
Prior Sale: $495,000 (06/20)

159 PARK ST $610,000
B: Julio R Tejeda-Medina & Arisleydi E DeTejeda
S: Tammy M Ortega & Shawna M Cruz
Book/Page: 17516/167, Date: 07/21/22
Mtg: Equity Prime Mtg $598,951
Use: 2-Family Family Flat, Lot: 2640sf
Prior Sale: $368,000 (03/22)

18 ROLLINS ST $310,000
B: Idalio Guzman & Michael Reinoso
S: Louise M Santomassimo
Book/Page: 17515/182, Date: 07/21/22
Mtg: Northmark Bank $232,500
Use: 3 Bdrm Split Level, Lot: 7500sf

99 SARATOGA ST $498,000
B: Jose R Mendoza & Geraldo Jimenez-Roberto
S: Irene A Tamariz
Book/Page: 17516/86, Date: 07/21/22
Mtg: Equity Prime Mtg $488,979
Use: 3 Bdrm Conventional, Lot: 3151sf
Prior Sale: $155,000 (04/17)

41 SUMMER ST $675,000
B: Jefri Liriano
S: Simona E Sanchez
Book/Page: 17513/326, Date: 07/19/22
Mtg: Citizens Bank $506,250
Use: 3-Family Family Flat, Lot: 3255sf
Prior Sale: $445,000 (10/17)

5 THOMAS RD $450,000
B: Justin Morelli & Kiera Macdonald
S: Gaetana Palermo
Book/Page: 17512/155, Date: 07/18/22
Mtg: North Shore Bank $400,000
Use: 3 Bdrm Ranch, Lot: 9906sf

Methuen

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	213	187
Median Price	$445,000	$500,000

► REAL ESTATE SALES

2 BARRETT CIR $350,000
B: Michael S Holleran & Gail Newton
S: Michael S Holleran
Book/Page: 17514/32, Date: 07/20/22
Use: 3 Bdrm Colonial, Lot: 40001sf

32 BOOTH RD $530,000
B: Emil Queliz & Hilda A Queliz
S: Joseph Yadao & Donna L Soukaras-Yadao
Book/Page: 17515/50, Date: 07/21/22
Mtg: Cross Country Mtg Inc $503,500
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: $404,000 (05/20)

4 BRAMBLE HILL RD $740,000
B: Lerithenna K Mak & Berta L Leiva
S: Harvey M Marks & Genevieve G Marks
Book/Page: 17516/335, Date: 07/22/22
Mtg: Equity Prime Mtg $643,800
Use: 3 Bdrm Colonial, Lot: 40010sf

3 CHICKADEE CT U:3 ..... $737,749
B: Hamlet R Hidalgo & Durys I Hidalgo
S: Toll MA Land 3 LP
Book/Page: 17515/4, Date: 07/20/22
Mtg: Toll Brothers Mtg Co $150,000
Use: Possible New Construction

43 CHIPPY LN $480,700
B: Brian H Nguyen & Jenny T Le
S: Dorothy A Thuillier
Book/Page: 17512/24, Date: 07/18/22
Mtg: Methuen Cp Bk $280,000
Type: Adj
Use: 2 Bdrm Split Entry, Lot: 11391sf

11 COOPER LN $885,000
B: Josue A Oyola & Kristina A Oyola
S: JR Builders Inc
Book/Page: 17517/295, Date: 07/22/22
Mtg: Amerisave Mtg Corp $652,500
Use: Residential Developable Land, Lot: 314412sf

14 CROSS AVE $430,000
B: Janna Dominguez
S: Stephen J Bowen Jr & Lynn E Bowen
Book/Page: 17516/191, Date: 07/21/22
Mtg: Equity Prime Mtg $422,211
Use: 3 Bdrm Ranch, Lot: 5484sf
Prior Sale: $178,000 (07/13)

21 HAMPSHIRE RD U:212 ..... $280,000
B: Kenneth Celano
S: Steven Morgano & Kathleen Morgano
Book/Page: 17516/38, Date: 07/21/22
Mtg: EMM Loans LLC $210,000
Use: 1 Bdrm Condo
Prior Sale: $135,000 (03/15)

284 HAMPSHIRE RD $180,000
B: Susan M Forrest
S: Susan M Forrest Tr, Tr for Laliberte RT
Book/Page: 17511/336, Date: 07/18/22
Use: 3 Bdrm Ranch, Lot: 55321sf

106 HARRIS ST $660,000
B: Brittney Nash & David Allmendinger
S: Josue Oyola & Kristina A Oyola
Book/Page: 17517/268, Date: 07/22/22
Mtg: Total Mtg Svcs $574,497
Use: 3 Bdrm Colonial, Lot: 9997sf
Prior Sale: $425,000 (11/17)

24 JEFFERSON RD $635,000
B: Evens Garcon & Mirlande Prince-Garcon
S: Daniel J Small & Michele E Small
Book/Page: 17517/321, Date: 07/22/22
Mtg: Cross Country Mtg Inc $524,750
Use: 4 Bdrm Gambrel, Lot: 13613sf

2-4 LINDA AVE $715,000
B: Sibely Rivas
S: Mark D Perry Tr, Tr for M&W Perry RET
Book/Page: 17516/143, Date: 07/21/22
Mtg: Citizens Bank $654,761
Use: 2-Family Mlti-unt Blg, Lot: 15120sf

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80 LOWELL ST **$2,505,000**
B: Vine Realty Group LLC
S: Arrowpoint Methuen LLC & Spire Enterprises LLC
Book/Page: 17515/221, Date: 07/21/22
Mtg: Metro Credit Union $1,878,750
Use: Apartment Bldg - 9 + Units, Lot: 12057sf
Prior Sale: $1,450,000 (06/19)

386 MERRIMACK ST U:3C **$750,000**
B: Merrimack Vly Pain Mgmt
S: Bellazar Properties LLC
Book/Page: 17512/142, Date: 07/18/22
Use: Office Condo Unit
Prior Sale: $2,150,000 (05/19)

386 MERRIMACK ST U:3D **$750,000**
B: Merrimack Vly Pain Mgmt
S: Bellazar Properties LLC
Book/Page: 17512/142, Date: 07/18/22
Use: Office Condo Unit
Prior Sale: $2,150,000 (05/19)

32 NEWHILL RD **$585,000**
B: Christian A Imaicela & Angel P Quezada
S: Joseph G Dambrosio Tr, Tr for Joseph G Dambrosio RET
Book/Page: 17512/332, Date: 07/19/22
Mtg: Total Mtg Svcs $555,750
Use: 3 Bdrm Split Entry, Lot: 15002sf
Prior Sale: $242,000 (08/12)

246 PELHAM ST **$310,000**
B: Shaun M Morin
S: Haney Christopher M Est & Morgan E Haney
Book/Page: 17512/94, Date: 07/18/22
Mtg: New Fed Mtg Corp $248,000
Use: 3 Bdrm Cape Cod, Lot: 19558sf

31 PINEWOOD RD **$490,000**
B: Yasmin Dube
S: Angela Buckley
Book/Page: 17516/104, Date: 07/21/22
Mtg: Salem Five Mtg Co $397,544
Use: 3 Bdrm Cape Cod, Lot: 10999sf
Prior Sale: $255,000 (12/14)

19 UNION ST **$410,000**
B: Michael Gay
S: Renay E Labonte
Book/Page: 17512/56, Date: 07/18/22
Mtg: Total Mtg Svcs $402,573
Use: 2 Bdrm Cape Cod, Lot: 7431sf

14 VALLEY VIEW WAY **$860,200**
B: Hiu H Lee
S: Tsiming Tseng Tr, Tr for Tseng 2016 T
Book/Page: 17517/5, Date: 07/22/22
Mtg: M&T Bank NA $420,000
Use: 4 Bdrm Colonial, Lot: 10720sf
Prior Sale: $530,000 (10/13)

► FORECLOSURE DEEDS

128 WEYBOSSETT ST **$323,486**
B: FNMA
S: Chester P Kozdra & Loancare LLC
Book/Page: 17517/63, Date: 07/22/22
Use: 2-Family Mlti-unt Blg, Lot: 15002sf

North Andover

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	145	109
Median Price	$744,000	$850,000

► REAL ESTATE SALES

112 ABBOTT ST **$901,112**
B: Hannah Monza & Justin I Monza
S: John J Leblanc & Debra L Leblanc
Book/Page: 17514/326, Date: 07/20/22
Mtg: Cross Country Mtg Inc $720,890
Use: 4 Bdrm Colonial, Lot: 44867sf

200 CHESTNUT ST **$1,060,000**
B: Thomas M Carter & Nicole M Carter
S: Daniel J Ryan & Heather M Ryan
Book/Page: 17515/318, Date: 07/21/22
Mtg: William Raveis Mtg Co $675,000
Use: 4 Bdrm Colonial, Lot: 38660sf

223 CHESTNUT ST **$1,350,000**
B: Thomas Losonezy & Audrey Strahl
S: Mark D Cordes & Jennifer A Cordes
Book/Page: 17513/279, Date: 07/19/22
Use: 4 Bdrm Colonial, Lot: 31411sf

554 FOSTER ST **$500,000**
B: Martin J Glynn Jr
S: Courtney Rodrigues & Adam Thorton
Book/Page: 17513/146, Date: 07/19/22
Mtg: Fairway Ind Mtg $450,000
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $330,000 (03/16)

FRYE MDW **$87,000**
B: Trustees Of Reservations
S: Alison J Novello
Book/Page: 17515/207, Date: 07/21/22

40 HITCHING POST RD **$1,535,000**
B: Kenneth Deroche & Hana S Deroche
S: Karl J Pessinis & Cynthia A Pessinis
Book/Page: 17513/118, Date: 07/19/22
Mtg: Sierra Pacific Mtg $647,000
Use: 4 Bdrm Colonial, Lot: 43560sf

30 KEYES WAY **$1,350,000**
B: Ted Gould
S: Eugene Garcia & Christine Garcia
Book/Page: 17511/347, Date: 07/18/22
Mtg: Rocket Mortgage LLC $1,080,000
Use: 4 Bdrm Colonial, Lot: 34452sf
Prior Sale: $829,000 (06/10)

25 MILL RD **$1,065,000**
B: Harold D Chasse & Deborah J Chasse
S: George T Russo Tr, Tr for 25 Mill Road RT
Book/Page: 17514/74, Date: 07/20/22
Mtg: Winchester Cp Bk $315,000
Use: 4 Bdrm Colonial, Lot: 43634sf

24 NORMAN RD **$690,000**
B: Jack Rooney & Amy Stone
S: Anne Dowling
Doc#: 000000000127507, Date: 07/21/22
Mtg: Inst Svgs Newburyport $552,000
Use: 4 Bdrm, Lot: 5998sf
Prior Sale: $495,000 (07/18)

210 OSGOOD ST **$520,000**
B: Luke Somers & Ashley Mueskes
S: Barbara R Call
Book/Page: 17515/255, Date: 07/21/22
Mtg: United Wholesale Mtg $494,000
Use: 3 Bdrm Colonial, Lot: 5153sf
Prior Sale: $315,000 (08/10)

133 PLEASANT ST U:1 ..... **$369,900**
B: Michael D Testa & Meghan Testa
S: Carolina Brazdaluz & Iracema Brazdaluz
Book/Page: 17514/286, Date: 07/20/22
Mtg: Brookline Bank $269,900
Type: Adj
Use: 3 Bdrm Condo

28 QUAIL RUN RD **$890,000**
B: Gretta A Mierley
S: Lesley Sklar Tr, Tr for Dewhurst NT
Book/Page: 17515/298, Date: 07/21/22
Mtg: First Republic Bk $712,000
Use: 4 Bdrm Colonial, Lot: 25021sf

1469 SALEM ST **$785,000**
B: Andrew S Swierk & Patricia A Swierk
S: Neil Odams & Lorrie Odams
Book/Page: 17517/155, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $705,715
Use: 3 Bdrm Colonial, Lot: 69696sf

23 TANGLEWOOD LN **$995,000**
B: Jon Winham & Kristen Winham
S: Glenn A Mcintyre & Ellen P Mcintyre
Book/Page: 17514/155, Date: 07/20/22
Mtg: Wells Fargo Bank $648,000
Use: 4 Bdrm Colonial, Lot: 43560sf

Essex Registry

Southern District

John L. O'Brien, Jr., Register
45 Congress St, Suite 4100
Salem, MA 01970
Telephone: (978) 742-1700
Fax: (978) 744-5865
www.salemdeeds.com

Amesbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	71	60
Median Price	$481,000	$556,319

► REAL ESTATE SALES

4 BAY ST **$607,000**
B: Christopher Gilmore & Emily Welsh-Gilmore
S: David R Costello
Book/Page: 41071/487, Date: 07/18/22
Mtg: Inst Svgs Newburyport $517,000
Use: 4 Bdrm Colonial, Lot: 21400sf

130 CEDAR ST **$543,000**
B: Lisa A Cicia
S: David J Proulx & Kathy A Proulx
Book/Page: 41075/4, Date: 07/19/22
Mtg: Bangor Savings Bank $515,850
Use: 3 Bdrm Conventional, Lot: 31300sf

2 CLEVELAND ST **$525,000**
B: Jason M Lyon & Stephanie M Lyon
S: Erik F Lavelle & Brianna B Donnelly
Doc#: 000000000637938, Date: 07/20/22
Mtg: Bay Equity LLC $498,750
Use: 3 Bdrm Conventional, Lot: 3260sf
Prior Sale: $347,000 (01/18)

25 E GREENWOOD ST **$561,000**
B: Michael Campbell & Anna Bailey-Grant
S: M Doris Ouellet
Book/Page: 41078/61, Date: 07/20/22
Mtg: HarborOne Mortgage $448,800
Use: 3 Bdrm Conventional, Lot: 9828sf

35 WHITEHALL RD **$815,000**
B: RLE Properties LLC
S: 35-41 Whitehall Rd Dev
Book/Page: 41084/236, Date: 07/22/22
Mtg: Winter Hill Fed SB $611,250
Use: Apartment Bldg - 4-8 Units, Lot: 4880sf
Prior Sale: $297,000 (03/15)

38 WHITTIER ST **$512,050**
B: Donald T Saposnek Tr, Tr for Saposnek Revocable FT
S: Jeremy Remick & Victoria Remick
Book/Page: 41084/182, Date: 07/22/22
Mtg: LoanDepot.Com $307,230
Use: 3 Bdrm Bngl/cottage, Lot: 7560sf
Prior Sale: $230,000 (10/15)

Beverly

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	145	151
Median Price	$625,000	$620,000

► REAL ESTATE SALES

28 ARTHUR ST U:3 ..... **$398,000**
B: John J Selinger & Lindsy Selinger
S: Gunes W Grenon & Kyle Grenon
Book/Page: 41077/571, Date: 07/20/22
Mtg: Cape Cod Five Cent Bk $376,500
Use: 2 Bdrm Condo
Prior Sale: $370,000 (09/20)

5 BURTON AVE **$445,000**
B: Ronaldo G DeAguiar
S: Sarah A Blanchard Ad, Adm for Blanchard W M 3rd Est
Book/Page: 41075/434, Date: 07/19/22
Mtg: Steven A Ross $445,000
Use: 3 Bdrm Colonial, Lot: 5336sf

107 DODGE ST U:E **$715,000**
B: Kathleen M Mccarthy Tr, Tr for Thomas J Mayoralgo
S: North Ventures Inc
Book/Page: 41082/443, Date: 07/22/22
Mtg: Rocket Mortgage LLC $572,000
Use: Condo

24 GARDNER ST **$360,000**
B: Jonian Beqo & Marius Beqo
S: Herbert G Schlegel
Book/Page: 41084/294, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 5000sf

17 LINCOLN ST **$400,000**
B: 17 Lincoln St LLC
S: Wayne R Crosby Tr, Tr for Marjorie R Crosby IRT
Book/Page: 41071/170, Date: 07/18/22
Mtg: Enterprise Bk & Tr Co $392,000
Use: 3 Bdrm Ranch, Lot: 9400sf

4 MARK RD **$810,000**
B: Kara M Wheway & Robert P Wheway
S: John P Page & Mary F Page
Book/Page: 41073/46, Date: 07/18/22
Mtg: Mortgage Networks Inc $525,000
Use: 6 Bdrm Cape Cod, Lot: 10635sf

6 OBER ST U:3 ..... **$850,000**
B: Melissa Devereaux
S: Marti H Hall Tr, Tr for Marti Hall LT
Book/Page: 41083/286, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $489,900 (03/16)

18 POND VIEW LN **$1,200,000**
B: Richard H Bernard & Kimberly E Washington
S: Traci Bissett & J Brooks Broadus
Book/Page: 41072/58, Date: 07/18/22
Mtg: Drew Mortgage Assnlnc $960,000
Use: 4 Bdrm Colonial, Lot: 7872sf
Prior Sale: $699,900 (05/16)

116-128 RANTOUL ST U:106 ..... **$380,000**
B: Jenny Tully, Tr for Monica Tremblay
S: Anita J Bellucci Ad, Adm for Bellucci Anita J Est
Book/Page: 41082/307, Date: 07/22/22
Mtg: Ross Mortgage Co Inc $160,000
Use: 1 Bdrm Condo

12 WINTHROP AVE **$600,000**
B: Colin J Navon & Julia D Navon
S: Terese Trapani Tr, Tr for Terese Trapani 2020 RET
Book/Page: 41083/585, Date: 07/22/22
Mtg: Guaranteed Rate Inc $550,000
Use: 3 Bdrm Colonial, Lot: 7180sf
Prior Sale: $320,000 (10/10)

Boxford

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	46	56
Median Price	$890,000	$977,500

► REAL ESTATE SALES

25 BURNING BUSH DR **$910,000**
B: John J Liston
S: Phyllis C Camara & Stephen M Camara
Book/Page: 41070/568, Date: 07/18/22
Mtg: BNC National Bank $695,000
Use: 3 Bdrm Contemporary, Lot: 121968sf
Prior Sale: $560,000 (08/10)

10 MACDONALD DR **$850,000**
B: Caitlin Lausier & Matthew S Lausier
S: Holly B Draginich & Lawrence J Draginich
Book/Page: 41072/411, Date: 07/18/22
Mtg: Guaranteed Rate Inc $525,000
Use: 4 Bdrm Colonial, Lot: 87120sf

21 STAGE COACH RD **$620,000**
B: Amanda Mclennan & Timothy Mclennan Jr
S: Elizabeth A Chopelas & Karl S Chopelas
Book/Page: 41084/84, Date: 07/22/22
Mtg: LoanDepot.Com $496,000
Use: 3 Bdrm Raised Ranch, Lot: 63162sf
Prior Sale: $306,000 (12/10)

232 WASHINGTON ST **$825,000**
B: Joseph Macgilvray & Altino Medeiros
S: James M Payne & Nicole Payne
Book/Page: 41080/480, Date: 07/21/22
Mtg: Washington Tr Co $660,000
Use: 4 Bdrm Colonial, Lot: 91476sf
Prior Sale: $500,000 (06/14)

Danvers

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	116	103
Median Price	$615,000	$623,700

► REAL ESTATE SALES

9 COLANTONI DR **$1,339,250**
B: Johann Hunter & Mark A Hunter
S: Beaver Brook Woods LLC
Book/Page: 41076/437, Date: 07/20/22
Mtg: Direct Credit Union $900,000
Type: Adj
Use: Residential Developable Land, Lot: 20008sf

46 LIBERTY ST **$810,000**
B: Danielle Guzzo-Souza
S: MJP Properties Inc
Book/Page: 41072/346, Date: 07/18/22
Mtg: United Wholesale Mtg $773,300
Use: 2 Bdrm Colonial, Lot: 11540sf
Prior Sale: $650,000 (02/22)

32 MASSACHUSETTS AVE **$610,000**
B: Richard S Barnes Jr
S: Peter T Brett
Book/Page: 41075/57, Date: 07/19/22
Use: 3 Bdrm Ranch, Lot: 19180sf
Prior Sale: $315,000 (06/17)

173 PINE ST **$550,500**
B: Jessica K Clickstein & Steven J Clickstein
S: Audrey E Salvador & Elvis S Salvador
Book/Page: 41082/170, Date: 07/22/22
Mtg: Mortgage Corp EastIll $506,460
Use: 3 Bdrm Ranch, Lot: 12390sf
Prior Sale: $295,000 (05/14)

2 POND ST U:2 ..... **$699,000**
B: Anne Dowling
S: Michael S Clarke Tr, Tr for Mcgrath Clarke FT
Book/Page: 41080/185, Date: 07/21/22
Mtg: Rocket Mortgage LLC $336,000
Use: Condo
Prior Sale: $599,900 (09/19)

163 SUMMER ST **$525,000**
B: Leah Bryanos-Silver
S: Astolfi Eva B Est & David K Astolfi
Book/Page: 41081/218, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 28050sf

Essex

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	12	6
Median Price	$625,750	$670,000

► REAL ESTATE SALES

4 HOBBS CT **$540,000**
B: Patrick P Rose & Philip J Rose
S: Keith A Nieberle
Book/Page: 41071/195, Date: 07/18/22
Mtg: Guild Mortgage Co $521,977
Use: 2 Bdrm Conventional, Lot: 4361sf

Georgetown

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	42	41
Median Price	$552,500	$625,000

► REAL ESTATE SALES

21 PILLSBURY LN **$975,000**
B: Christopher Tuttle & Katherine Tuttle
S: Jill E Shaul & Joshua Shaul
Book/Page: 41078/160, Date: 07/20/22
Mtg: Guaranteed Rate Inc $425,000
Use: 4 Bdrm Colonial, Lot: 40436sf

2 SILVER MINE LN **$725,000**
B: David Doucette & Emily Dow
S: Christopher J Tuttle & Katherine H Tuttle
Book/Page: 41077/450, Date: 07/20/22
Mtg: Inst Svgs Newburyport $580,000
Use: 4 Bdrm Colonial, Lot: 40000sf
Prior Sale: $545,000 (02/18)

Gloucester

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	84	70
Median Price	$562,500	$594,500

► REAL ESTATE SALES

163 ATLANTIC RD U:2 ..... **$1,750,000**
B: Andrew J Hawley & Liesl Hawley
S: 171 Atlantic Road LLC
Book/Page: 41083/471, Date: 07/22/22
Use: Condo

4 CAMBRIDGE AVE **$2,695,000**
B: Clare Byrne & Michael Byrne
S: Cape ABB SB Tr, Tr for Karin S Gale 2020 RET
Doc#: 000000000637860, Date: 07/18/22
Mtg: Bank of America NA $1,500,000
Use: 2 Bdrm Colonial, Lot: 22200sf

38 CASTLE VIEW DR **$1,420,000**
B: Pauline M Duffy & Susan N Morrison
S: Raphael J Constantino
Book/Page: 41083/563, Date: 07/22/22
Mtg: Metro Credit Union $200,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 37778sf
Prior Sale: $800,000 (05/12)

2 DEACON FARM LN **$190,000**
B: Emily A Surabian Tr, Tr for Wolf Barn RT
S: Ashbryn Development Corp
Book/Page: 41082/210, Date: 07/22/22
Use: Residential Developable Land, Lot: 16761sf
Prior Sale: $280,000 (05/22)

12 DEACON FARM LN **$100,000**
B: Bryan W Sanborn & Jocelyn M Sanborn
S: Ashbryn Development Corp
Book/Page: 41081/329, Date: 07/21/22
Mtg: BankGloucester $620,000

17-1/2 ELM ST **$50,000**
B: 17a Elm Street T
S: Jane B Abegg
Book/Page: 41081/202, Date: 07/21/22

63 GRAPEVINE RD **$1,100,000**
B: James Anderson & Maureen Anderson
S: Edward F Pasquina Jr Tr, Tr for 3 Sons RT
Doc#: 000000000637913, Date: 07/19/22
Use: Residential Undvlpble Land, Lot: 10014sf

64 GRAPEVINE RD **$1,100,000**
B: James Anderson & Maureen Anderson
S: Edward F Pasquina Jr Tr, Tr for 3 Sons RT
Doc#: 000000000637913, Date: 07/19/22
Use: 4 Bdrm Cape Cod, Lot: 21071sf

62 GROVE ST **$390,000**
B: Michael R Allen
S: Vitale Conrad Est & Julie Giarla
Book/Page: 41073/233, Date: 07/18/22
Use: Mixed Use-prim Res & Comm, Lot: 5000sf

2 HARRIETT RD **$1,100,000**
B: James Anderson & Maureen Anderson
S: Edward F Pasquina Jr Tr, Tr for 3 Sons RT
Doc#: 000000000637913, Date: 07/19/22
Use: Residential Undvlpble Land, Lot: 11680sf

59 LEONARD ST **$601,219**
B: Bruce W Godfrey & Victoria T Godfrey
S: Usobel S Thomas
Doc#: 000000000637989, Date: 07/22/22
Use: 3 Bdrm Colonial, Lot: 10000sf
Prior Sale: $155,000 (10/13)

4 LINDEN RD **$525,000**
B: Darren Stanwood & Shawna Stanwood
S: Dawn M Mccarthy
Book/Page: 41071/382, Date: 07/18/22
Mtg: United Wholesale Mtg $420,000
Use: 3 Bdrm Raised Ranch, Lot: 6000sf

7 MECHANICS PL **$1,000,000**
B: Corey Debenedictis & Gabriela Debenedictis
S: Jesse D Norris 3rd & Kimberly Norris
Doc#: 000000000637983, Date: 07/21/22
Mtg: Fairway Ind Mtg $500,000
Type: Adj
Use: 2-Family Two Family, Lot: 7200sf

9 MECHANICS PL **$1,000,000**
B: Corey Debenedictis & Gabriela Debenedictis
S: Kathleen L Vieira Tr, Tr for JMC FT
Doc#: 000000000637980, Date: 07/21/22
Mtg: Fairway Ind Mtg $770,500
Use: 3 Bdrm Colonial, Lot: 6500sf

Groveland

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	32	29
Median Price	$615,000	$521,500

► REAL ESTATE SALES

156 WASHINGTON ST **$709,900**
B: Jason Hackett & Jennie Hackett
S: Jeannine M Gaudreau & Thomas L Milius
Book/Page: 41072/302, Date: 07/18/22
Mtg: Wells Fargo Bank $567,920
Use: 3 Bdrm Colonial, Lot: 17500sf

Hamilton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	52	42
Median Price	$788,200	$867,500

► REAL ESTATE SALES

BRIDGE ST L:8 ..... **$575,000**
B: Anthony S Bolduc & Emma Peditto
S: Bridge St Hamilton CBC
Book/Page: 41077/161, Date: 07/20/22
Mtg: Salem Five Mtg Co $1,274,250

4 LINDEN ST **$105,000**
B: Timothy C Kirk
S: Kelli H Petri
Book/Page: 41074/312, Date: 07/19/22
Use: Residential Undvlpble Land, Lot: 2788sf

1 NORTHEDGE RD **$850,000**
B: MRG Real Estate LLC
S: Ann L Brecher
Book/Page: 41080/500, Date: 07/21/22
Mtg: Christopher J Miller $680,000
Use: 4 Bdrm Contemporary, Lot: 77101sf

291 SAGAMORE ST **$1,140,000**
B: Irina Matusevich Tr, Tr for Christian Martinez
S: Gregory A Penta & Richard Penta
Book/Page: 41078/442, Date: 07/20/22
Mtg: BankGloucester $1,083,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 171191sf

29 TALLY HO DR **$711,000**
B: Donald E Sudbay Jr & Jeanne M Sudbay
S: Stephanie B Quinn Ad, Adm for Burnett Hilda K Est
Book/Page: 41072/232, Date: 07/18/22
Use: 2 Bdrm Ranch, Lot: 19994sf

Haverhill

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	200	200
Median Price	$435,000	$490,000

► REAL ESTATE SALES

3 ALLEN ST **$745,000**
B: Elsio Julia
S: Bryan Mason
Book/Page: 41073/211, Date: 07/18/22
Mtg: Ross Mortgage Co Inc $731,506
Use: Mixed Use-prim Res & Comm, Lot: 10842sf
Prior Sale: $519,000 (10/19)

2 ALTAMONT ST **$599,000**
B: Danielle Taylor & Wander A Tejeda
S: Thomas Richard
Book/Page: 41080/14, Date: 07/21/22
Mtg: Ross Mortgage Co Inc $612,777
Use: 2-Family Mlti-unt Blg, Lot: 3302sf

59 ARLINGTON ST U:2 ..... **$225,000**
B: Jitendra Shrestha
S: Robin R Redman
Book/Page: 41072/448, Date: 07/18/22
Mtg: Mortgage Networks Inc $180,000
Use: 2 Bdrm Condo

101 FERRY RD U:101 ..... **$400,000**
B: Benny Bido & Martha E Palacios
S: David S Mitchell
Book/Page: 41083/395, Date: 07/22/22
Mtg: Prime Lending Inc $380,000
Use: 3 Bdrm Condo
Prior Sale: $264,500 (08/16)

2 LAFAYETTE SQ **$1,275,000**
B: 245 Stage Road LLC
S: OCP Realty LLC
Book/Page: 41081/460, Date: 07/22/22
Mtg: Lowell Five Cent Svgs $956,250
Use: Mixed Use-prim Comm & Resd, Lot: 6159sf

26 LEXINGTON AVE **$540,000**
B: Justin Michienzi & Rebekah Michienzi
S: David P Teague & Sally A Teague
Book/Page: 41080/570, Date: 07/21/22
Mtg: United Wholesale Mtg $513,000
Use: 4 Bdrm Old Style, Lot: 5998sf
Prior Sale: $294,000 (07/15)

141 LOWELL AVE **$630,000**
B: Aimee E Ellenwood & Evena A Tines
S: Frank L Palaria Jr & Jody L Palaria
Book/Page: 41071/589, Date: 07/18/22
Mtg: Fairway Ind Mtg $618,589
Use: 2-Family Mlti-unt Blg, Lot: 9705sf

17 LYONS FARM RD **$774,000**
B: Gary Montalto & Meryl Montalto
S: Lisa M London & Jeffrey S Quaglietta
Book/Page: 41083/40, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 74923sf

30 MORGAN DR U:30 ..... **$336,000**
B: Timothy Floyd
S: Jason M Burke
Book/Page: 41083/483, Date: 07/22/22
Mtg: Primary Residentl Mtg $302,400
Use: 2 Bdrm Condo
Prior Sale: $225,000 (03/19)

57 MOUNT DUSTIN AVE **$435,000**
B: Patrick Hanlin & Serena Nelson
S: Devin M Haddock & Jason P Marcotte
Book/Page: 41079/562, Date: 07/21/22
Mtg: Citizens Bank $413,250
Use: 3 Bdrm Ranch, Lot: 8999sf
Prior Sale: $279,900 (07/17)

117 PORTLAND ST **$700,000**
B: Quezada Painting&Carpen & Tulio Quezada
S: Schadrac Desrosiers
Book/Page: 41081/98, Date: 07/21/22
Mtg: Steven Ross $595,000
Use: Apartment Bldg - 4-8 Units, Lot: 11295sf
Prior Sale: $470,000 (09/18)

193 RIVER ST **$565,000**
B: Victor Mejia
S: Lemec Investments LLC
Book/Page: 41082/253, Date: 07/22/22
Mtg: Movement Mtg LLC $495,000
Use: 2-Family Mlti-unt Blg, Lot: 3001sf
Prior Sale: $110,000 (02/13)

56 S PROSPECT ST U:56 ..... **$360,000**
B: Lindsay Chase
S: Joseph L Randazza & Maria D Randazza
Book/Page: 41082/537, Date: 07/22/22
Mtg: Flagstar Bank FSB $349,200
Use: 2 Bdrm Condo
Prior Sale: $230,000 (08/18)

41 SMILEY AVE **$430,000**
B: Luis M Santiago
S: Joshua F Williams & Stacey B Williams
Doc#: 000000000637895, Date: 07/19/22
Mtg: Equity Prime Mtg $417,100
Use: 3 Bdrm Old Style, Lot: 5001sf

9 THORNDIKE ST **$480,000**
B: Brenda Nunez
S: Mahoney William L Est & Terry Mahoney
Book/Page: 41084/363, Date: 07/22/22
Mtg: Equity Prime Mtg $360,000
Use: 2-Family Mlti-unt Blg, Lot: 4234sf

6 W PARISH RIDGE RD **$620,000**
B: Dick M Manumbu & Selina Dick-Manumbu
S: Celeste Frias & Francisco Frias
Book/Page: 41078/127, Date: 07/20/22
Mtg: Cross Country Mtg Inc $608,770
Use: 3 Bdrm Colonial, Lot: 22185sf

Ipswich

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	59	60
Median Price	$747,500	$657,500

► REAL ESTATE SALES

5 BARNSIDE DR **$960,000**
B: Angel Beauparlant & Jamie A Beauparlant
S: Sharon Lombara
Book/Page: 41075/153, Date: 07/19/22
Mtg: Greenbox Loans Inc $692,000
Use: 3 Bdrm Colonial, Lot: 184694sf
Prior Sale: $168,000 (08/10)

12 HIGH ST U:A1 ..... **$850,000**
B: Cathy L Hoog & Paul J Hoover
S: MMC Realty Holdings LLC
Book/Page: 41084/525, Date: 07/22/22
Mtg: Total Mtg Svcs $722,500
Use: Condo

7 LINEBROOK RD **$475,000**
B: Nicholas W Schumacher
S: Nina A Gross
Book/Page: 41080/246, Date: 07/21/22
Mtg: Inst Svgs Newburyport $380,000
Use: 2 Bdrm Old Style, Lot: 8276sf
Prior Sale: $328,000 (03/20)

Lynn

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	288	240
Median Price	$450,000	$510,000

► REAL ESTATE SALES

9 ADAMS CT **$800,000**
B: Casey J Burns
S: R&J Investments LLC
Book/Page: 41074/284, Date: 07/19/22
Mtg: United Wholesale Mtg $828,800
Use: 2-Family Two Family, Lot: 5041sf
Prior Sale: $565,000 (04/22)

37 APPLE BLOSSOM LN U:37 ..... **$635,000**
B: William H Sabean Tr, Tr for 37 Apple Blossom Lane RT
S: Patricia Desrocher Ad, Adm for Fallon Catherine N Est
Book/Page: 41077/41, Date: 07/20/22
Use: 2 Bdrm Condo, Lot: 430404sf

52 ATLANTIC ST U:A **$567,000**
B: Fidelina Garcia
S: Joseph A Carroccino & Clifford S Leuschne
Book/Page: 41084/487, Date: 07/22/22
Use: 3 Bdrm Condo, Lot: 15574sf

17 BARRETT ST **$300,000**
B: Marithza E Vasquez-Mejia
S: Miguel A Garmendia & Jorge Umana
Book/Page: 41083/141, Date: 07/22/22
Mtg: New Fed Mtg Corp $180,000
Use: 2 Bdrm Old Style, Lot: 2997sf

686-A BOSTON ST **$625,000**
B: Nahimatu Usuman & Samir Usuman Jr
S: Elizabeth A Temple
Book/Page: 41075/246, Date: 07/19/22
Mtg: Mortgage Networks Inc $613,674
Use: 2-Family Two Family, Lot: 1550sf
Prior Sale: $545,000 (03/21)

406 BROADWAY U:305 ..... **$285,000**
B: Svetlana V Faleyev
S: C J Gheringhelli 3rd
Book/Page: 41084/438, Date: 07/22/22
Mtg: Superior Funding Corp $213,750
Use: 1 Bdrm Condo, Lot: 17789sf
Prior Sale: $190,000 (12/18)

50 BROWNVILLE AVE **$99,500**
B: Judith E Lubinski & Robert W Lubinski
S: Lynn Cmnty Dev Hsng Corp
Book/Page: 41084/169, Date: 07/22/22
Use: 2 Bdrm Old Style, Lot: 6035sf
Prior Sale: $480,000 (12/21)

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ESSEX REGISTRY
continued

40 COPELAND RD **$750,000**
B: Elizabeth Z Archambault
S: Leo Z Archambault & Mary Z Archambault
Book/Page: 41074/468, Date: 07/19/22
Mtg: Wells Fargo Bank $350,000
Use: 4 Bdrm Colonial, Lot: 13308sf
Prior Sale: $535,350 (04/17)

9 CUMBERLAND RD **$575,000**
B: Marcela C Deleon & Oscar Acevedo
S: Barbara A Wallis
Doc#: 000000000638021, Date: 07/22/22
Mtg: United Wholesale Mtg $564,585
Use: 3 Bdrm Ranch, Lot: 6700sf

8 E HIGHLAND ST **$540,000**
B: Alan A Hernandez
S: Aldo A Amaya
Book/Page: 41078/180, Date: 07/20/22
Mtg: Movement Mtg LLC $530,219
Use: 3 Bdrm Colonial, Lot: 4220sf
Prior Sale: $289,900 (07/17)

458-460 EASTERN AVE U:14 ..... **$250,000**
B: Vladimir Usanov
S: Crayola Tidd
Book/Page: 41081/9, Date: 07/21/22
Use: 1 Bdrm Condo, Lot: 29573sf
Prior Sale: $204,900 (02/20)

209 FAYETTE ST **$470,000**
B: Marta J Cornejo & Jose A Cruz
S: Haydee Gonzalez
Book/Page: 41075/38, Date: 07/19/22
Mtg: LendSure Mtg $255,947
Use: 3 Bdrm Colonial, Lot: 2440sf
Prior Sale: $130,000 (12/10)

44 HAYES ST **$520,000**
B: Otto Ramirez
S: Brian D Denham & Richard W Denham Jr
Book/Page: 41077/188, Date: 07/20/22
Mtg: Norwich Commercal Grp $502,645
Use: 3 Bdrm Cape Cod, Lot: 6000sf

20 HEATHS CT U:101 ..... **$310,000**
B: Flaviana Deoliveira & Jose Fabio-Deoliveira
S: Mary A Finn
Book/Page: 41076/33, Date: 07/19/22
Use: 2 Bdrm Condo, Lot: 84500sf

7 JAMES ST **$735,000**
B: Andrea Y Deolmos & Victor H Olmos-Lopez
S: Ernesto Mojica
Book/Page: 41077/377, Date: 07/20/22
Mtg: MSA Mortgage LLC $710,469
Use: 3-Family, Lot: 2255sf
Prior Sale: $365,000 (09/16)

46 JEFFERSON ST **$525,000**
B: Wilfredo Ramirez-Martin & Magdalena Chilel-Perez
S: Cathi J Merryman Tr, Tr for Jacqueline A Chandler RET
Book/Page: 41084/5, Date: 07/22/22
Mtg: Mtg Equity Partners $427,350
Use: 4 Bdrm Old Style, Lot: 5262sf

55 LAKE AVE **$425,000**
B: Stacia A Brennan
S: Donna M Bruley Tr, Tr for Lake T
Book/Page: 41084/400, Date: 07/22/22
Mtg: St Jeans Credit Union $340,000
Use: 3 Bdrm Colonial, Lot: 5238sf

257 LYNNFIELD ST **$490,000**
B: Jonathan Ramos
S: Evergrain Orchard LLC
Book/Page: 41080/308, Date: 07/21/22
Mtg: Citizens Bank $465,500
Use: 3 Bdrm Old Style, Lot: 7116sf
Prior Sale: $260,000 (12/21)

16 NANCY RD **$600,000**
B: Sony F Marquez & Carolina Souza
S: Mark Mcardle
Book/Page: 41084/212, Date: 07/22/22
Mtg: Metro Credit Union $400,000
Use: 3 Bdrm Ranch, Lot: 6089sf
Prior Sale: $355,000 (08/17)

20 RED ROCK ST **$739,000**
B: Jonathon N Feinberg & Rebecca Z Hornstein
S: Andrew C Burke & Elizabeth Guild-Burke
Book/Page: 41084/139, Date: 07/22/22
Mtg: CIBC Bank USA $550,000
Use: 3 Bdrm Colonial, Lot: 3883sf
Prior Sale: $569,000 (07/20)

31 SEWALL ST **$525,000**
B: Carlos A Bamaca-Chilel
S: Dana E Blackshire Tr, Tr for Rudolph Blackshire T
Book/Page: 41081/14, Date: 07/21/22
Mtg: Total Mtg Svcs $498,750
Use: 3 Bdrm Old Style, Lot: 3957sf

37 SHERBROOK PL **$468,000**
B: Erick R Toc-Batz & Edgar N Sanchez
S: Holly A Obrien
Book/Page: 41084/113, Date: 07/22/22
Mtg: New Fed Mtg Corp $459,523
Use: 2 Bdrm Old Style, Lot: 6511sf
Prior Sale: $385,000 (07/20)

57 TIMSON ST **$759,000**
B: Martha Delacruz & Nelbis Perez
S: Jin Properties LLC
Book/Page: 41075/316, Date: 07/19/22
Mtg: Salem Five Mtg Co $745,252
Use: 2-Family Two Family, Lot: 3491sf
Prior Sale: $575,000 (02/22)

101 TIMSON ST **$240,000**
B: Carolina L Macario-Armas & Lucio E Armas
S: Joseph Ciampa
Book/Page: 41080/419, Date: 07/21/22
Mtg: Rockland Tr Co $207,570
Use: 3 Bdrm Old Style, Lot: 5159sf
Prior Sale: $195,000 (10/20)

129 WYMAN ST **$580,000**
B: Angelize R Hernandez & Charles E Hernandez
S: Marilyn Rossi
Book/Page: 41084/429, Date: 07/22/22
Use: 3 Bdrm Colonial, Lot: 4000sf

Lynnfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	57	55
Median Price	$825,000	$1,000,000

► REAL ESTATE SALES

2 ATHERTON CIR **$1,030,000**
B: Aylin S Madore & Thomas K Madore
S: Andrea L Murphy & Drew P Murphy
Book/Page: 41077/211, Date: 07/20/22
Mtg: Draper and Kramer Mtg $824,000
Use: 3 Bdrm Colonial, Lot: 18082sf

43 DOUGLAS RD **$770,000**
B: Almir Katadzie & Admira Katadzie
S: Brian Polizzotti & Kelli Polizzotti
Doc#: 000000000637972, Date: 07/21/22
Mtg: Reading Cp Bk $654,500
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6159sf
Prior Sale: $600,000 (10/18)

6 IVANHOE DR **$870,000**
B: Wenjun Di & Akira Sone
S: Andrea M Bunar & Michael A Bunar
Book/Page: 41080/527, Date: 07/21/22
Mtg: Washington Trust Mtg $647,500
Use: 3 Bdrm Split Entry, Lot: 18779sf

5 LOVELL RD **$1,025,500**
B: William Ketelhuht & Doria Cole
S: Margaret M Osullivan
Doc#: 000000000638002, Date: 07/22/22
Mtg: Rockland Tr Co $922,950
Use: 3 Bdrm Colonial, Lot: 25308sf

482 LOWELL ST **$1,150,000**
B: Brian M Polizzotti & Kelli A Polizzotti
S: George A Scangas & Michelle M Scangas
Book/Page: 41083/122, Date: 07/22/22
Mtg: Guaranteed Rate Inc $862,500
Use: 4 Bdrm Colonial, Lot: 40489sf
Prior Sale: $725,000 (05/17)

10 SAUNDERS RD **$715,000**
B: Phillip Antonelli
S: Nathan M Funai Tr, Tr for Arthur C Funai T
Book/Page: 41080/92, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 15329sf

15 TIMBERHILL LN **$1,200,000**
B: Andrew Bedard & Deborah Bedard
S: 15 Timberhill Lane LLC
Book/Page: 41073/145, Date: 07/18/22
Mtg: Guild Mortgage Co $720,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 42401sf
Prior Sale: $751,000 (11/21)

Manchester

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	36	33
Median Price	$1,162,500	$1,100,000

► REAL ESTATE SALES

43 WALKER RD **$632,500**
B: Christine M Stanley
S: Ralph Digirolamo Tr, Tr for R&R T
Book/Page: 41073/3, Date: 07/18/22

Marblehead

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	124	90
Median Price	$820,500	$810,000

► REAL ESTATE SALES

23 BARNARD ST **$740,000**
B: Rebecca J Courter & Robert M Lowe
S: Ernest Pipper 3rd & Karen A Poole
Book/Page: 41072/241, Date: 07/18/22
Mtg: Northpoint Mortgage $592,000
Use: 3 Bdrm Old Style, Lot: 4050sf
Prior Sale: $430,000 (07/14)

12 BUCHANAN RD **$1,220,000**
B: Aleksandr Utkina & Shannon Chretien-Utkina
S: Albina Tonoyan Tr, Tr for Tonoyan RT
Book/Page: 41083/245, Date: 07/22/22
Mtg: Salem Five Mtg Co $1,037,000
Type: Adj
Use: 4 Bdrm Split Level, Lot: 10000sf
Prior Sale: $560,000 (06/16)

11 CEDAR ST **$699,000**
B: Cailyn Webb-Bennetts & Cameron P Bennetts
S: Jacqueline M Oconnell & Suzanne Butler
Book/Page: 41083/97, Date: 07/22/22
Mtg: Leader Bank NA $594,150
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $100,000 (03/19)

16 CURTIS ST **$785,000**
B: Kimberly L Black
S: Andrew J Mcisaac & Jennifer E Mcisaac
Book/Page: 41071/344, Date: 07/18/22
Mtg: Leader Bank NA $275,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 4250sf
Prior Sale: $499,000 (01/17)

147 FRONT ST U:5 ..... **$757,500**
B: Kimberly C Driscoll Tr, Tr for Kimberly C Driscoll RET
S: Gary A Peterson & Nancy E Peterson
Book/Page: 41077/519, Date: 07/20/22
Use: 2 Bdrm Condo

5 LESLIE CV **$1,150,000**
B: Hal H Macartney Tr, Tr for Macartney RET
S: Sally Hooper
Book/Page: 41081/95, Date: 07/21/22
Use: 2 Bdrm Row House, Lot: 1270sf
Prior Sale: $549,000 (12/12)

8 LINDSEY ST **$720,000**
B: Matthew Aranson
S: Marc Maccini & Eugene T Yonkers
Book/Page: 41072/529, Date: 07/18/22
Mtg: Guaranteed Rate Inc $540,000
Use: 2 Bdrm Old Style, Lot: 2040sf
Prior Sale: $450,000 (07/20)

9 RIDGE RD **$1,500,000**
B: Daniel W Hartman & Meaghan D Hartman
S: Kimberly C Driscoll Tr, Tr for Kimberly C Driscoll RET
Book/Page: 41075/197, Date: 07/19/22
Mtg: Berkshire Bank $1,250,000
Use: 4 Bdrm Colonial, Lot: 17223sf
Prior Sale: $790,000 (07/13)

14 TAFT ST **$855,000**
B: Brooke Wilson & Samuel Wilson
S: Louise M Antoniolli
Book/Page: 41082/477, Date: 07/22/22
Mtg: Natl Grand Bk Marblhd $661,000
Use: 3 Bdrm Colonial, Lot: 5800sf

Merrimac

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	26	27
Median Price	$514,950	$620,000

► REAL ESTATE SALES

7 BURNSIDE LN **$530,000**
B: Allison Frasco
S: Charles E Gallant & Nicole M Gallant
Book/Page: 41083/505, Date: 07/22/22
Mtg: Academy Mortgage Corp $408,100
Use: 5 Bdrm Ranch, Lot: 8500sf

Middleton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	49	28
Median Price	$730,000	$706,000

► REAL ESTATE SALES

9 COUTURE WAY **$630,000**
B: Jay Connelly & Lynore Connelly
S: Northeast River Ests LLC
Book/Page: 41076/421, Date: 07/20/22

8 CURRIER RD **$930,000**
B: Jessica Vella-Lockard & Shayne Lockard
S: Robert L Doherty
Book/Page: 41080/105, Date: 07/21/22
Mtg: Guild Mortgage Co $762,600
Use: 4 Bdrm Colonial, Lot: 46261sf

1 EMERSON LN **$1,050,000**
B: Annick Voahangy-Goriou & Jean Marc Goriou
S: Charles A Lightbody Jr
Book/Page: 41083/357, Date: 07/22/22
Mtg: LoanDepot.Com $770,500
Use: 4 Bdrm Colonial, Lot: 36211sf
Prior Sale: $550,000 (05/20)

97 MAPLE ST **$799,900**
B: Nathan Funai
S: John C Batakis Tr, Tr for Batakis FT
Book/Page: 41081/300, Date: 07/21/22
Use: 2 Bdrm Ranch, Lot: 75359sf

36 VILLAGE RD U:514 ..... **$430,000**
B: Deepak Kumaria
S: Mark J Riley & Michael J Riley
Book/Page: 41072/570, Date: 07/18/22
Mtg: Bank of America NA $344,000
Type: Adj
Use: 2 Bdrm Condo

Newbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	40	25
Median Price	$809,250	$848,000

► REAL ESTATE SALES

3 FATHERLAND DR **$1,100,000**
B: Peter M Doucette & Kristin J Hoppe-Doucette
S: Robert J Kenney Jr & Mitci L Kenney
Doc#: 000000000637990, Date: 07/22/22
Mtg: Cambridge Svgs Bk $650,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 104544sf

15 FATHERLAND DR **$1,120,000**
B: Stacey Unruh & Malocolm Thomas
S: Randolph A Cotter & Tammy S Cotter
Doc#: 000000000638025, Date: 07/22/22
Mtg: HarborOne Mortgage $770,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 261970sf

1 GADSEN LN **$519,900**
B: Audrey Ladd & Patrick Ladd
S: Ryan Livermore
Book/Page: 41083/2, Date: 07/22/22

170 HAY ST **$810,000**
B: Jacqueline Harvey & Timothy Harvey
S: Janice Kovach & John A Kovach
Book/Page: 41081/242, Date: 07/21/22
Mtg: Inst Svgs Newburyport $769,500
Use: 3 Bdrm Colonial, Lot: 98446sf

6 HUTCHINS RD **$1,640,000**
B: Glenn P Verrette & Laurie J Verrette
S: Kimsu Marder
Book/Page: 41080/545, Date: 07/21/22
Use: 3 Bdrm Contemporary, Lot: 9801sf
Prior Sale: $1,050,000 (09/17)

6 ROLFES LN **$2,100,000**
B: David K Brooks Tr, Tr for Brooks Gilmore LT
S: Charles K Stefanidakis Tr, Tr for Stefanidakis RT
Book/Page: 41082/281, Date: 07/22/22
Mtg: Inst Svgs Newburyport $1,575,000
Use: 3 Bdrm Old Style, Lot: 9836sf

Newburyport

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	87	64
Median Price	$750,000	$815,000

► REAL ESTATE SALES

9 57TH ST **$314,000**
B: Kathleen P Foley & Sean M Foley
S: Beth E Foley & Kathleen Foley
Book/Page: 41079/465, Date: 07/21/22
Use: Residential Undvlpble Land, Lot: 4900sf

1 BARTLETT DR **$1,075,000**
B: Claire E Contrada & John M Contrada Jr
S: Thomas J Macdonald
Book/Page: 41082/594, Date: 07/22/22
Mtg: Stoneham Cp Bk $806,250
Use: 4 Bdrm Colonial, Lot: 50056sf
Prior Sale: $675,000 (05/12)

8 COLBY FARM LN U:G **$889,900**
B: John M Nisbet & Caeli E Kimball
S: Stables At Bashaw Farm
Book/Page: 41082/138, Date: 07/22/22
Mtg: Fairway Ind Mtg $647,000
Use: Condo

52-54 FAIR ST U:2A **$370,000**
B: Avery Dwyer
S: Samantha Petrou & Marc Fiscel
Doc#: 000000000637880, Date: 07/18/22
Mtg: Fairway Ind Mtg $344,150
Use: 1 Bdrm Condo

5 HANCOCK ST **$1,355,000**
B: James Cullem
S: Gail Newton & Peter Newton
Book/Page: 41075/485, Date: 07/19/22
Mtg: Bangor Savings Bank $1,050,000
Type: Adj
Use: 3 Bdrm Antique, Lot: 5210sf
Prior Sale: $1,000,000 (10/18)

386 HIGH ST **$1,550,000**
B: Christian W Slack & Meaghan E Slack
S: Heather A Brooks & Sean R Brooks
Book/Page: 41076/592, Date: 07/20/22
Mtg: Total Mtg Svcs $1,085,000
Type: Adj
Use: 4 Bdrm Old Style, Lot: 8160sf
Prior Sale: $925,000 (09/15)

3 LIBERTY ST U:3 ..... **$50,000**
B: 3 Liberty Street LLC
S: Carolyn P Leahy Tr, Tr for C&M NT
Book/Page: 41078/492, Date: 07/20/22
Mtg: TD Bank NA $37,500
Use: Retail Condo

5 MADISON ST U:5 ..... **$925,000**
B: Thomas Keller
S: Mark W Register
Book/Page: 41071/403, Date: 07/18/22
Use: 2 Bdrm Condo
Prior Sale: $585,000 (06/16)

32 MARKET ST **$2,675,000**
B: A Wonderful Life LLC
S: Mark E Bilodeau
Book/Page: 41080/37, Date: 07/21/22
Mtg: Enterprise Bk & Tr Co $1,605,000
Use: Apartment Bldg - 9 + Units, Lot: 11sf
Prior Sale: $1,025,000 (05/18)

7 PRINCE PL U:301 ..... **$1,650,000**
B: Clipper Realty Vent LLC
S: 7 Prince Place LLC
Book/Page: 41078/389, Date: 07/20/22
Mtg: Newburyport Five Cent $1,320,000
Use: Office Condo Unit
Prior Sale: $650,000 (10/10)

90 WATER ST **$815,000**
B: Robert C Spang 3rd
S: George A Haseltine Tr, Tr for 90 Water Street RT
Book/Page: 41079/417, Date: 07/21/22
Mtg: Newburyport Five Cent $692,750
Use: 3 Bdrm Conventional, Lot: 1830sf
Prior Sale: $319,900 (06/16)

163 WATER ST **$950,000**
B: Joshua M Krasnow & Beverly J Stickles
S: Scott W Livermore & Thomas D Welch
Book/Page: 41077/289, Date: 07/20/22
Use: 4 Bdrm Conventional, Lot: 4270sf
Prior Sale: $430,000 (04/17)

Peabody

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	178	144
Median Price	$562,500	$590,000

► REAL ESTATE SALES

12 BOURBON ST U:22 ..... **$300,000**
B: North Shore Bus Soln LLC
S: Susan Auld Tr, Tr for Murphy Bourbon Unit T
Book/Page: 41076/300, Date: 07/20/22
Use: 2 Bdrm Condo

43 COLEMAN ST **$590,000**
B: Amanda Toste & Brandon Toste
S: Barry A Feinstein Tr, Tr for 43 Coleman Street RT
Book/Page: 41080/129, Date: 07/21/22
Mtg: Mortgage Networks Inc $501,500
Use: 3 Bdrm Ranch, Lot: 8150sf

15 COUNTY ST **$735,000**
B: 15 County Street LLC
S: Ronald R Gallagher
Book/Page: 41077/527, Date: 07/20/22
Use: 2-Family Old Style, Lot: 9039sf

23 FELTON ST **$680,000**
B: Karen P Otto Tr, Tr for Kathy L Johnson IRT
S: Krista Juhlin
Book/Page: 41072/292, Date: 07/18/22
Use: 4 Bdrm Cape Cod, Lot: 15952sf
Prior Sale: $475,000 (09/19)

64 FOSTER ST U:304 ..... **$300,000**
B: Mary Delpilar-Gallego
S: Gislaine Tarr
Book/Page: 41078/360, Date: 07/20/22
Mtg: Fall River Five Cents $291,000
Use: 2 Bdrm Condo
Prior Sale: $200,000 (08/18)

2 HATHAWAY AVE **$525,000**
B: Timothy Croke & Courtney Gouthro
S: Glenn A Forbes Tr, Tr for Glenn A Forbes RET
Book/Page: 41083/425, Date: 07/22/22
Mtg: Boston FireFightrs CU $525,000
Type: Adj
Use: 3 Bdrm Split Entry, Lot: 10054sf

13 JOHNSON AVE **$40,000**
B: Lisa Greene
S: Lisa Greene & Sean O Greene
Book/Page: 41077/401, Date: 07/20/22
Mtg: Salem Five Mtg Co $235,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 4500sf

10 MUNROE ST **$300,000**
B: NJL LLC
S: Julie Blanchette Tr, Tr for Walnut Place Condo T
Book/Page: 41078/105, Date: 07/20/22
Use: Other Exempt, Lot: 7536sf

12 MUNROE ST **$300,000**
B: NJL LLC
S: Julie Blanchette Tr, Tr for Walnut Place Condo T
Book/Page: 41078/105, Date: 07/20/22
Use: Other Exempt, Lot: 7575sf

14 PEARL ST **$717,500**
B: Recep Burak-Boz
S: Allen J Bolduc
Book/Page: 41084/275, Date: 07/22/22
Mtg: Leader Bank NA $630,000

60 PULASKI ST **$1,600,000**
B: Raymond S Falite Tr, Tr for 60 Pulaski Street RT
S: 60 Pulaski Street LLC
Book/Page: 41072/474, Date: 07/18/22
Mtg: Salem FiveCts Svgs Bk $1,325,000
Use: Industrial Devlpble Land, Lot: 291852sf

210 WASHINGTON ST U:23 ..... **$310,000**
B: Kathleen M Neary
S: Edward L Neary Ad, Adm for Neary Anne F Est
Book/Page: 41080/269, Date: 07/21/22
Use: 2 Bdrm Condo

Rockport

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	24	21
Median Price	$837,500	$660,000

► REAL ESTATE SALES

1 BROADWAY AVE **$870,000**
B: William Hendrickson & Laurie Macnamara
S: Frederick C Deleo & Marjoie J Deleo
Book/Page: 41083/446, Date: 07/22/22
Mtg: Cross Country Mtg Inc $652,500
Use: Residential-multiple Bldgs, Lot: 6534sf

15 DEAN RD **$1,750,000**
B: Deborah Bean & Benjamin Starr
S: Cahill Dean Road LLC
Book/Page: 41083/332, Date: 07/22/22
Mtg: First Republic Bk $1,150,000
Use: 5 Bdrm Conventional, Lot: 14810sf

8 HIGH ST U:1 ..... **$700,000**
B: Peter G Alpers Tr, Tr for K P Rockport T
S: Geraldine Mccarthy Tr, Tr for Geraldine Mccarthy LT
Book/Page: 41082/48, Date: 07/22/22
Use: 3 Bdrm Condo

11 RIDGEWOOD RD **$454,920**
B: Theodore R Whittenburg & Amy C Woodcox
S: John A Pascucci
Book/Page: 41073/532, Date: 07/18/22
Mtg: Hanscom FCU $404,920
Use: 2 Bdrm Ranch, Lot: 6970sf

3 WARREN CT **$440,000**
B: David Coffin & Malikkah Gamble
S: Waino T Komi Ad, Adm for Wakeling William S Est
Book/Page: 41076/369, Date: 07/20/22
Mtg: Firstrust Bank $396,000
Type: Adj
Use: 2 Bdrm Conventional, Lot: 3485sf

Rowley

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	40	25
Median Price	$708,500	$700,000

► REAL ESTATE SALES

85 KITTERY AVE **$820,000**
B: Katherine P Lindquist & Lawrence C Lindquist
S: William B Hatch
Book/Page: 41083/546, Date: 07/22/22
Mtg: Leader Bank NA $656,000
Use: 3 Bdrm Cape Cod, Lot: 52435sf

Salem

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	93	99
Median Price	$529,000	$600,000

► REAL ESTATE SALES

13 BROOKS ST **$441,000**
B: Diane M Richmond & James K Richmond
S: Scialdone Anthony C Est & Carol S Scialdone
Book/Page: 41081/70, Date: 07/21/22
Mtg: Everett Cp Bk $300,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 4500sf

4 COUNTRYSIDE LN U:4 ..... **$515,000**
B: Korynna Batsian & Pavel Batsian
S: Elisabeth J Jackson Tr, Tr for 83 T
Book/Page: 41084/338, Date: 07/22/22
Mtg: United Wholesale Mtg $480,000
Use: 2 Bdrm Condo
Prior Sale: $284,900 (11/12)

48 ESSEX ST U:10 ..... **$385,000**
B: Graham Hines & Madeleine Mcelroy
S: T&T Homes Inc
Book/Page: 41071/447, Date: 07/18/22
Mtg: Rocket Mortgage LLC $308,000
Use: 2 Bdrm Condo
Prior Sale: $265,000 (03/22)

57 FORRESTER ST **$575,000**
B: Patricia Pignataro & Richard Pignataro
S: Larissa Haliw
Book/Page: 41074/506, Date: 07/19/22
Mtg: First Republic Bk $488,750
Use: 3 Bdrm Old Style, Lot: 2378sf
Prior Sale: $245,000 (12/11)

35 NICHOLS ST **$580,000**
B: Edward Wallace & Michelle Wallace
S: Clayton Leonard & Meghan Leonard
Book/Page: 41077/298, Date: 07/20/22
Mtg: United Wholesale Mtg $501,627
Use: 2 Bdrm Ranch, Lot: 8320sf
Prior Sale: $375,000 (02/18)

141-A NORTH ST U:1 ..... **$324,900**
B: Daniel Turgeon & Florence Villano
S: Tessler T LLC & Jessica Tessler
Book/Page: 41083/159, Date: 07/22/22
Mtg: Envoy Mtg LTD $308,655
Use: Condo

19 OAKLAND ST **$685,000**
B: Jeckzalyk C Larosa & Redina J Larosa
S: Gregory M Moretti
Book/Page: 41081/31, Date: 07/21/22
Mtg: Guild Mortgage Co $672,592
Use: 2-Family Mlti-unt Blg, Lot: 5327sf
Prior Sale: $409,000 (07/17)

136 OCEAN AVE W **$78,000**
B: Melissa Mojica & Joshua D Witkowski
S: Melissa Mojica Tr, Tr for Moo T
Book/Page: 41076/543, Date: 07/20/22
Mtg: Nationstar Mtg $350,000
Use: 5 Bdrm Old Style, Lot: 8050sf

18 ROPES ST U:2L **$330,000**
B: Robert P Fortune & Victoria S Fortune
S: Matthew J Duffy
Book/Page: 41077/325, Date: 07/20/22
Mtg: Salem Five Mtg Co $231,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 4761sf
Prior Sale: $156,900 (01/16)

18 SETTLERS WAY U:18 ..... **$675,000**
B: Elisa M Mclaughlin
S: Deborah Tatelman Tr, Tr for Collins Cove RT
Book/Page: 41075/82, Date: 07/19/22
Mtg: Camden National Bank $506,250
Use: 2 Bdrm Condo
Prior Sale: $460,700 (07/15)

13 STATION RD **$635,000**
B: Paul Lessard & Yelena Lipatova
S: Kristen Merrigan & Patrick Merrigan
Book/Page: 41073/457, Date: 07/18/22
Mtg: Salem Five Mtg Co $508,000
Use: 3 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: $420,000 (11/18)

7 WINTER ST U:1 ..... **$756,000**
B: Michelle M Peterson & Sherrie L Peterson
S: John F Tierney & Patrice M Tierney
Book/Page: 41081/146, Date: 07/21/22
Mtg: New England FCU $300,000
Use: 2 Bdrm Condo, Lot: 17725sf
Prior Sale: $475,000 (06/16)

Salisbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	36	28
Median Price	$500,000	$517,500

► REAL ESTATE SALES

9 ATLANTIC AVE U:5 ..... **$750,000**
B: Shannon R Ouellette & Marc Kibort
S: Daniel C Barton Tr, Tr for Barton FT
Doc#: 000000000638010, Date: 07/22/22
Mtg: GFA Federal Credit Un $400,000
Use: 2 Bdrm Condo

2 BLACK SNAKE RD **$464,000**
B: Marcus D Stewart & Marianina M Stewart
S: Paul Kohan Ad, Adm for Giampa Dorothy Est
Book/Page: 41084/307, Date: 07/22/22
Mtg: Reading Cp Bk $371,200
Type: Adj
Use: 3 Bdrm Ranch, Lot: 29002sf

35 HIGH ST **$400,000**
B: Victor L Bulgala
S: Mario A Carnevale
Book/Page: 41080/447, Date: 07/21/22
Mtg: Guaranteed Rate Inc $392,755
Use: 2 Bdrm Ranch, Lot: 6952sf

148 LAFAYETTE RD **$375,000**
B: Lafayette Development LLC
S: Bruce E Rines
Book/Page: 41075/522, Date: 07/19/22
Mtg: Stoneham Cp Bk $587,000
Use: Commercial Devlpble Land, Lot: 60000sf
Prior Sale: $341,455 (12/10)

150 LAFAYETTE RD **$25,000**
B: William P Lenahan Tr, Tr for Lenahan Int
S: Bruce E Rines
Book/Page: 41075/242, Date: 07/19/22
Mtg: Stoneham Cp Bk $587,000
Use: Commercial Devlpble Land, Lot: 150918sf

Saugus

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	131	119
Median Price	$540,000	$603,000

► REAL ESTATE SALES

17-23 ESSEX ST **$2,600,000**
B: Hector Angel Tr, Tr for 17-27 Essex Street RT
S: Joseph V Ananian Tr, Tr for Moo T
Book/Page: 41072/199, Date: 07/18/22
Mtg: Needham Bk $1,950,000
Use: Mixed Use-prim Res & Comm, Lot: 8015sf

27 ESSEX ST **$2,600,000**
B: Hector Angel Tr, Tr for 17-27 Essex Street RT
S: Joseph V Ananian Tr, Tr for Moo T
Book/Page: 41072/199, Date: 07/18/22
Mtg: Needham Bk $1,950,000
Use: Retail-service, Lot: 8407sf

65 HALSTEAD ST **$725,000**
B: Luis F Mejia & Marjorie Ramirez
S: Laurie A Maillet & Richard A Maillet Jr
Book/Page: 41075/412, Date: 07/19/22
Mtg: United Wholesale Mtg $625,001
Use: 4 Bdrm Colonial, Lot: 6752sf

93 HOBSON ST **$700,000**
B: Ever E Pantaleon & Eva O Hernandez
S: Robert Ott
Doc#: 000000000638030, Date: 07/22/22
Mtg: United Wholesale Mtg $569,494
Use: 3 Bdrm Split Entry, Lot: 18077sf
Prior Sale: $517,000 (04/19)

40 JASPER ST **$550,000**
B: Rabindra Maharjan & Sabina Maharjan
S: Kyle Dooley & Jacqueline M Lusk
Book/Page: 41078/312, Date: 07/20/22
Mtg: LoanDepot.Com $464,750
Use: 2 Bdrm Old Style, Lot: 5445sf
Prior Sale: $415,000 (11/17)

6 LILYPOND AVE **$539,000**
B: Karima Cherfi & Sai E Khaiati
S: Abdenbi El-Azri & Imane El-Azri
Book/Page: 41084/255, Date: 07/22/22
Mtg: Guild Mortgage Co $387,000
Use: 4 Bdrm Old Style, Lot: 6534sf
Prior Sale: $253,500 (09/13)

100 LINCOLN AVE **$468,000**
B: Dora Carrillo & Mauricio Flores
S: MSY Realty LLC
Book/Page: 41074/22, Date: 07/19/22
Mtg: Total Mtg Svcs $444,600
Use: 2 Bdrm Ranch, Lot: 7187sf
Prior Sale: $400,000 (05/22)

5 NICKOLE CIR **$1,400,000**
B: Sophea Kim & Sopheaktra Kim
S: Patricia A Le & Quang Vunh Than
Book/Page: 41082/575, Date: 07/22/22
Mtg: Washington Trust Mtg $700,000
Use: 4 Bdrm Contemporary, Lot: 22825sf
Prior Sale: $855,000 (11/15)

5 OAKWOOD AVE **$525,000**
B: Jorge Ortega
S: Amy Alsup
Book/Page: 41073/331, Date: 07/18/22
Mtg: Home Point Finl Corp $515,490
Use: 2 Bdrm Conventional, Lot: 10106sf

37 ORCUTT AVE **$375,000**
B: Kathleen Doyle & Thomas K Hegarty
S: Nancy J Doyle Ad, Adm for Gustafson Arthur E Jr Est
Book/Page: 41075/289, Date: 07/19/22
Mtg: LoanDepot.Com $300,000
Use: 2 Bdrm Ranch, Lot: 6839sf

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STAAF RD **$2,600,000**
B: Hector Angel Tr, Tr for 17-27 Essex Street RT
S: Joseph V Ananian Tr, Tr for Moo T
Book/Page: 41072/199, Date: 07/18/22
Mtg: Needham Bk $1,950,000

3 WATER WHEEL LN **$1,460,000**
B: Manoj Shrestha & Samidha M Shrestha
S: Wade B Lee
Doc#: 000000000638013, Date: 07/22/22
Mtg: United Wholesale Mtg $1,095,000
Use: 4 Bdrm Colonial, Lot: 20517sf

33 WOODLAND AVE **$899,000**
B: Wen B Chen
S: May Chea
Book/Page: 41084/464, Date: 07/22/22
Mtg: LendSure Mtg $499,000
Use: 3 Bdrm Colonial, Lot: 10106sf

Swampscott

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	77	60
Median Price	$690,000	$797,500

▶ REAL ESTATE SALES

185 BURRILL ST **$569,000**
B: Benjamin Faulkner & Lauren Wyble
S: Nancy L Kelly
Book/Page: 41071/282, Date: 07/18/22
Mtg: Salem Five Mtg Co $521,550
Type: Adj
Use: 3 Bdrm Old Style, Lot: 4312sf

39 ESTABROOK RD **$1,600,000**
B: Rosa L Diaz & Paul J Hoover
S: Mark D Friedman Tr, Tr for M&Patricia Friedman RET
Book/Page: 41078/280, Date: 07/20/22
Mtg: LoanDepot.Com $1,260,000
Type: Adj
Use: 4 Bdrm Split Level, Lot: 13286sf
Prior Sale: $715,000 (06/13)

11 HAWSER LN U:11 ..... **$405,000**
B: Angelo Petruccelli & Louise M Pettinato
S: Joseph Dagostino
Book/Page: 41083/19, Date: 07/22/22
Mtg: Cross Country Mtg Inc $360,000
Use: 2 Bdrm Condo

225 HUMPHREY ST U:6 ..... **$1,400,000**
B: Mark D Friedman & Patricia L Friedman
S: Christine M Dolan Tr, Tr for John L Dolan 1996 RET
Book/Page: 41084/46, Date: 07/22/22
Mtg: Mortgage Networks Inc $455,000
Use: 2 Bdrm Condo

594 HUMPHREY ST U:594 ..... **$483,550**
B: Anna Morozova & Liudmila Morozova
S: Patricia Gindes & Richard Gindes
Book/Page: 41078/532, Date: 07/21/22
Use: 4 Bdrm Condo

402 PARADISE RD U:4D **$300,000**
B: NSCM Properties LLC
S: Roberta Frost-Rosenthal
Book/Page: 41083/277, Date: 07/22/22
Use: 1 Bdrm Condo
Prior Sale: $184,000 (12/14)

Topsfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	27	37
Median Price	$795,000	$780,000

▶ REAL ESTATE SALES

28 MORNINGSIDE DR **$1,365,000**
B: Jack P Bartoszewicki & Maria T Bartoszewicki
S: John K Ryder & Suzette K Ryder
Book/Page: 41072/324, Date: 07/18/22
Mtg: Draper and Kramer Mtg $955,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $770,000 (04/14)

Wenham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	26	31
Median Price	$915,000	$870,000

▶ REAL ESTATE SALES

4 LINDEN ST **$105,000**
B: Timothy C Kirk
S: Kelli H Petri
Book/Page: 41074/312, Date: 07/19/22
Use: 5 Bdrm Conventional, Lot: 16117sf
Prior Sale: $610,000 (12/20)

West Newbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	33	16
Median Price	$810,000	$740,000

▶ REAL ESTATE SALES

196 MAIN ST **$435,000**
B: Alison J Hardy
S: Lucy C Adolphson Tr, Tr for 196 Main Street RT
Book/Page: 41073/433, Date: 07/18/22
Mtg: Prosperity Home Mtg $348,000
Type: Adj
Use: 4 Bdrm Old Style, Lot: 13068sf

59 TURKEY HILL RD **$1,250,000**
B: Adam Doyle & James Lang
S: 59 Turkey Hill LLC
Book/Page: 41077/479, Date: 07/20/22
Mtg: Citizens Bank $1,000,000
Use: 4 Bdrm Cape Cod, Lot: 86249sf
Prior Sale: $350,000 (03/17)

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

Buckland

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	12
Median Price	$277,750	$314,000

▶ REAL ESTATE SALES

6 ORCUTT HILL RD **$135,000**
B: Kristen Cafasso-Parker & Michael Parker
S: Blackberry Fields LLC
Book/Page: 8035/343, Date: 07/20/22
Use: Res Potentially Dvlpble Land, Lot: 265019sf
Prior Sale: $105,000 (10/19)

Colrain

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	7	6
Median Price	$220,000	$245,000

▶ REAL ESTATE SALES

2 HERZIG LN **$600,000**
B: David E Karbon & Betty J Karbon
S: Gary J Herzig
Book/Page: 8036/151, Date: 07/20/22
Use: 2 Bdrm Ranch, Lot: 1263240sf
Prior Sale: $190,000 (07/18)

Deerfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	19	17
Median Price	$379,900	$370,000

▶ REAL ESTATE SALES

81 MILL VILLAGE RD **$750,000**
B: Bailey C Stokes & Marston Albert
S: Karmin C Boudreau
Book/Page: 8035/223, Date: 07/19/22
Mtg: Camden National Bank $675,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 96747sf
Prior Sale: $420,000 (06/10)

Greenfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	86	66
Median Price	$235,500	$270,000

▶ REAL ESTATE SALES

112 BEECH ST **$236,900**
B: Kyle Conlin-Stolberg & Paul Maloney
S: James A Harris
Book/Page: 8037/256, Date: 07/22/22
Mtg: TD Bank NA $232,608
Use: 3 Bdrm Old Style, Lot: 9853sf

353 CONWAY ST **$115,000**
B: Kris Warner
S: Jolanta J Sweeney
Book/Page: 8034/326, Date: 07/18/22
Use: 2 Bdrm Condo/apt, Lot: 3297sf

50 GROVE ST **$270,000**
B: David Paquette
S: Mark E Obringer & Patricia J Obringer
Book/Page: 8037/293, Date: 07/22/22
Mtg: PeoplesBank (Holyoke) $256,500
Use: 3 Bdrm Old Style, Lot: 8734sf
Prior Sale: $137,750 (05/12)

47 HAYWOOD ST **$335,000**
B: Nathaniel Law & Eujean Law
S: Jacob Farrington & Lana Farrington
Book/Page: 8036/115, Date: 07/20/22
Mtg: Supreme Lending $292,600
Use: 4 Bdrm Old Style, Lot: 11522sf
Prior Sale: $297,000 (06/21)

322 HIGH ST **$300,000**
B: Crocker&Berry LLC
S: Bobisfat LLC
Book/Page: 8036/36, Date: 07/20/22
Mtg: Greenfield Svgs $240,000
Use: Auto Repair, Lot: 25256sf
Prior Sale: $145,000 (11/19)

9 LAUREL ST **$233,500**
B: Andrew D Randazzo & Drew M David
S: Poudrier Philip H Est & Elizabeth C Becky-Clapp
Book/Page: 8037/12, Date: 07/21/22
Mtg: JPMorgan Chase Bank $221,825
Use: 3 Bdrm Ranch, Lot: 8712sf

610 LEYDEN RD **$390,000**
B: Irene M Rule & Michael A Forget
S: Bryan G Hobbs
Book/Page: 8036/258, Date: 07/21/22
Use: 6 Bdrm Conventional, Lot: 28976sf
Prior Sale: $45,000 (04/20)

344 LOG PLAIN RD **$140,000**
B: Dauntless Path LLC
S: Hal Griswold-Dwyer
Book/Page: 8036/289, Date: 07/21/22
Mtg: Linchpin Capital LLC $170,000
Use: 3 Bdrm Ranch, Lot: 73978sf

Heath

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	5	4
Median Price	$170,000	$149,000

▶ REAL ESTATE SALES

CHICKASAW ST L:10 ..... **$20,000**
B: Thomas J Gregoire
S: Lorraine G Bishop
Book/Page: 8035/270, Date: 07/19/22

CHICKASAW ST L:12 ..... **$20,000**
B: Thomas J Gregoire
S: Lorraine G Bishop
Book/Page: 8035/270, Date: 07/19/22

WIGWAM DR L:14 ..... **$20,000**
B: Thomas J Gregoire
S: Lorraine G Bishop
Book/Page: 8035/270, Date: 07/19/22

Monroe

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	0
Median Price		

▶ REAL ESTATE SALES

117 MAIN RD **$75,000**
B: Michael H Mccormack & Diana M Mccormack
S: Wayne Smith & Karen Smith
Book/Page: 8037/278, Date: 07/22/22
Use: 1 Bdrm Ranch, Lot: 740520sf

Montague

MARKET STATISTICS THROUGH JUNE

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

▶ FORECLOSURE DEEDS

6 WHITNEY WAY **$355,000**
B: Paul C Roud
S: Linda B Whitney & Greenfield SB
Book/Page: 8037/246, Date: 07/22/22
Use: 4 Bdrm Contemporary, Lot: 295816sf

New Salem

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	4
Median Price	$268,200	$270,000

▶ REAL ESTATE SALES

13 DANIEL SHAYS HWY **$343,000**
B: Yan Y Deng
S: Karmen Jianwen-Wu
Book/Page: 8034/269, Date: 07/18/22
Mtg: Quontic Bank $205,800
Use: 3 Bdrm Cape Cod, Lot: 56192sf
Prior Sale: $316,000 (10/20)

Northfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	11	10
Median Price	$325,000	$310,000

▶ REAL ESTATE SALES

13 BOLTON RD **$200,000**
B: Margaret I Hughes
S: Thomas Aquinas College
Book/Page: 8036/83, Date: 07/20/22
Mtg: Greenfield Svgs $160,000
Use: Educational Property, Lot: 21780sf
Prior Sale: $355,274 (07/21)

580 MOUNT HERMON STATION RD **$285,000**
B: Eric Seaholm & Jeanette Seaholm
S: Bryon R Gibson & Leslie A Hohengasser
Book/Page: 8037/208, Date: 07/22/22
Mtg: Rocket Mortgage LLC $256,500
Use: 3 Bdrm Cape Cod, Lot: 10890sf

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

25 MARJORIE ST **$167,000**
B: Zackary P Adams
S: Arthur E Billings 3rd
Book/Page: 8037/117, Date: 07/22/22
Mtg: United Wholesale Mtg $168,686
Use: 2 Bdrm Bngl/cottage, Lot: 9600sf
Prior Sale: $63,000 (10/13)

189 PRENTISS ST **$40,000**
B: Jay Guilmette & Martha Guilmette
S: Ruth A Hause
Book/Page: 8036/249, Date: 07/21/22
Mtg: Ruth A Hause $20,000
Use: 3 Bdrm Old Style, Lot: 22440sf

16 SMITH AVE **$72,900**
B: Todd M Bassett
S: TD Bank NA
Book/Page: 8037/155, Date: 07/22/22
Use: 2 Bdrm Old Style, Lot: 10019sf
Prior Sale: $89,492 (05/20)

Whately

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	9
Median Price	$328,500	$407,000

▶ REAL ESTATE SALES

162 CHESTNUT PLAIN RD **$552,500**
B: Shawn Daugherty & Lindsay Perham-Daugherty
S: Dana A Mcguffey & Robin M Mcguffey
Book/Page: 8036/165, Date: 07/20/22
Mtg: HarborOne Mortgage $442,000
Use: 3 Bdrm Ranch, Lot: 40001sf

129 CONWAY RD **$415,000**
B: Jeffrey Cooley & Sara Jackson
S: Perrine Meunier-Jones & Jaclyn J Jones
Book/Page: 8036/265, Date: 07/21/22
Mtg: PeoplesBank (Holyoke) $385,000
Use: 3 Bdrm Cape Cod, Lot: 59982sf
Prior Sale: $310,000 (07/20)

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

142 AUTUMN ST U:G **$178,000**
B: Lynn M Wiggins
S: Ryan J Leonard & Kimberly A Perez
Book/Page: 24650/206, Date: 07/22/22
Mtg: Greatr Springfield CU $153,000
Use: 2 Bdrm Condo
Prior Sale: $120,000 (11/18)

285 BARRY ST **$495,000**
B: Lisa L Bassette & Bryan J Connaughton
S: Christine J Chouinard
Book/Page: 24651/263, Date: 07/22/22
Mtg: Mortgage Networks Inc $427,350
Use: 4 Bdrm Colonial, Lot: 20085sf
Prior Sale: $310,000 (11/10)

68 BEEKMAN DR U:68 ..... **$185,000**
B: Erin K Oneill
S: Jean E Brusseau & Nancy L Benigni
Book/Page: 24645/149, Date: 07/19/22
Mtg: NJ Lenders Corp $148,000
Use: 2 Bdrm Condo

144 LINE ST **$210,000**
B: Nadia Grushetskiy
S: George H Lolos
Book/Page: 24646/259, Date: 07/20/22
Use: 3 Bdrm Ranch, Lot: 12000sf

5 MAPLE VIEW LN U:C **$300,000**
B: Tina M Depalma
S: Ileana Garcia
Book/Page: 24650/312, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $227,000 (06/20)

901 SPRINGFIELD ST **$460,000**
B: GSD Holdings LLC
S: Oday Agawam LLC
Book/Page: 24650/255, Date: 07/22/22
Mtg: TD Bank NA $368,000
Use: Child Care Facility, Lot: 17350sf

49 STEWART LN **$246,000**
B: Joslyn Luginbuhl
S: Eleanor M Jean
Book/Page: 24645/121, Date: 07/19/22
Mtg: Academy Mortgage Corp $116,000
Use: 3 Bdrm Ranch, Lot: 9400sf

107 THALIA DR **$340,000**
B: Maria Petrenko
S: Patricia A Burns & Maureen E Wage
Book/Page: 24648/498, Date: 07/21/22
Mtg: Fairway Ind Mtg $323,000
Use: 4 Bdrm Cape Cod, Lot: 40128sf

56 VILLA DR U:19 ..... **$379,900**
B: Silvio Grimaldi
S: Pine Crossing Const Inc
Book/Page: 24644/302, Date: 07/19/22
Mtg: Florence Bank $284,925
Use: Condo

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

N BLANDFORD RD **$32,500**
B: Orca Pod LLC
S: Germaine G Moriarty
Book/Page: 24650/489, Date: 07/22/22

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

50 6TH ST **$735,000**
B: Lisa Distler & Daniel Distler
S: Paul J Croteau & Colleen M Croteau
Book/Page: 24651/303, Date: 07/22/22
Mtg: Homebridge Financial $647,000
Use: 3 Bdrm Colonial, Lot: 387684sf
Prior Sale: $6,000 (12/17)

65 E BRIMFIELD HOLLAND **$525,000**
B: Keith C Wood 2nd & Melissa N Wood
S: Arthur E Proulx & Karen B Proulx
Book/Page: 24651/33, Date: 07/22/22
Mtg: Guaranteed Rate Inc $420,000
Use: 3 Bdrm Old Style, Lot: 127631sf

HOLLAND RD **$145,000**
B: John Luszcz & Michele Luszcz
S: Peter M Robbins & Gloria Robbins
Book/Page: 24651/481, Date: 07/22/22

52 KNOLLWOOD RD **$352,000**
B: Michael Moor
S: Keith C Wood 2nd & Melissa Wood
Book/Page: 24650/275, Date: 07/22/22
Mtg: Guaranteed Rate Inc $334,400
Use: 3 Bdrm Split Entry, Lot: 15298sf
Prior Sale: $199,000 (03/15)

284 WARREN RD **$395,000**
B: Kevin Baker & Donna N Baker
S: John G Ludemann & Janice L Ludemann
Book/Page: 24648/283, Date: 07/21/22
Mtg: Mortgage Research Ctr $409,220
Use: 4 Bdrm Cape Cod, Lot: 59242sf

Chester

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	8	5
Median Price	$205,000	$254,000

▶ REAL ESTATE SALES

HOLCOMB RD L:1 ..... **$32,000**
B: Aaron Johnson
S: Edward Marchbanks Jr
Book/Page: 24642/317, Date: 07/18/22
Mtg: Edward Marchbanks $22,000

59 HOLCOMB RD **$24,900**
B: Mark Hetherington & Deryck Savoy
S: Reed Howard & Michelle Howard
Book/Page: 24648/439, Date: 07/21/22

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

61 BUCKLEY BLVD **$254,900**
B: Gabe Lachance
S: Tammy S Marquez
Book/Page: 24645/177, Date: 07/19/22
Mtg: Kwik Mtg Corp $225,000
Use: 3 Bdrm Cape Cod, Lot: 3423sf
Prior Sale: $209,000 (09/20)

159 CASEY DR **$300,000**
B: Olga Lopez-Rivera
S: Scott L Molnar & Nicole Molnar
Book/Page: 24650/442, Date: 07/22/22
Mtg: Movement Mtg LLC $285,000
Use: 3 Bdrm Ranch, Lot: 11000sf
Prior Sale: $174,100 (01/15)

269 CHICOPEE ST U:2 ..... **$145,000**
B: Isabella Sears
S: Scott M Drinkwine
Book/Page: 24646/595, Date: 07/20/22
Mtg: PeoplesBank (Holyoke) $140,000
Use: 2 Bdrm Condo
Prior Sale: $86,250 (08/11)

105 CLARENDON AVE **$360,000**
B: Yao Agbemordzi & Victora Antwiboasiako
S: Zdzislaw Rakowski
Book/Page: 24649/187, Date: 07/21/22
Mtg: Allanach&Mtg Grp $270,000
Use: 2-Family Duplex, Lot: 11754sf

55 CRESTWOOD ST **$265,000**
B: Mary M Greco
S: Verronica S Barrows
Doc#: 000000000231280, Date: 07/21/22
Mtg: Easthampton Svgs Bk $212,000
Type: Adj
Use: 2 Bdrm Ranch, Lot: 7500sf
Prior Sale: $161,000 (06/10)

57 EDBERT ST **$147,000**
B: Emtay Inc
S: Plata O Plomo Inc
Book/Page: 24645/285, Date: 07/19/22
Use: 2 Bdrm Ranch, Lot: 10187sf
Prior Sale: $120,000 (07/22)

15 KURTZ ST **$349,900**
B: Shrone Y Tootle
S: David J Viets
Book/Page: 24643/156, Date: 07/18/22
Mtg: Bay Equity LLC $343,561
Use: 4 Bdrm Raised Ranch, Lot: 10071sf

29 LUCRETIA AVE **$160,000**
B: Steven A Maxam & Molly A Maxam
S: Steven A Maxam
Book/Page: 24651/486, Date: 07/22/22
Mtg: Polish National CU $128,000
Type: Adj
Use: 2 Bdrm Old Style, Lot: 5849sf

90 MARYLAND AVE **$290,000**
B: Amanda N Noel
S: Theodore S Nellis Jr & Stephanie V Nellis
Book/Page: 24650/520, Date: 07/22/22
Mtg: Northpoint Mortgage $284,747
Use: 3 Bdrm Ranch, Lot: 9354sf
Prior Sale: $172,500 (05/13)

1052 MONTGOMERY ST **$242,000**
B: Marina Gavrilov & Matthew Gavrilov
S: Lynn Fontaine & John Fontaine
Book/Page: 24646/416, Date: 07/20/22
Mtg: Easthampton Svgs Bk $229,900
Type: Adj
Use: 2-Family Two Family, Lot: 18306sf

36 SESAME DR **$362,500**
B: Bethany B Smith & Timothy Czerwiecki
S: Lori Cognac Ad, Adm for Gorman Glennis K Est
Book/Page: 24651/527, Date: 07/22/22
Mtg: Westfield Bank $290,000
Use: 4 Bdrm Ranch, Lot: 16292sf

65 SIMONICH CIR **$300,000**
B: Samantha Wotus & William Kuhn
S: Thomas M Bajgier & Paul S Bajgier
Book/Page: 24648/257, Date: 07/21/22
Mtg: Polish National CU $270,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 16896sf

10 TOLPA CIR **$387,500**
B: James E Mastorakis & John Mastorakis
S: Frank F Vezina & Danielle M Vezina
Book/Page: 24644/235, Date: 07/19/22
Mtg: Movement Mtg LLC $310,000
Use: 4 Bdrm Raised Ranch, Lot: 13677sf
Prior Sale: $278,000 (02/19)

2 WEST ST **$150,000**
B: Miguel Maria
S: Juan A Rosario & Madeline Rosario
Book/Page: 24647/530, Date: 07/21/22
Use: Mixed Use-prim Res & Comm, Lot: 2435sf
Prior Sale: $150,000 (02/21)

81 WOODCREST CIR **$266,000**
B: Kyle Lafontaine
S: Keith A Arvanitis
Book/Page: 24651/53, Date: 07/22/22
Mtg: TD Bank NA $258,020
Use: 3 Bdrm Ranch, Lot: 7544sf
Prior Sale: $197,000 (12/18)

201 WOODCREST DR **$320,000**
B: Madeline Farias & Daniel Farias
S: Yomaira Fernandez & Brian Fernandez
Book/Page: 24649/569, Date: 07/22/22
Mtg: Movement Mtg LLC $304,000
Use: 3 Bdrm Ranch, Lot: 15444sf
Prior Sale: $190,000 (08/13)

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

53 BAYMOR DR **$250,000**
B: Robert J Collins & Elizabeth Guzman
S: G O Markman Holdings LLC & TLY Holdings LLC
Book/Page: 24649/308, Date: 07/22/22
Mtg: Citibank Na $225,000
Use: 4 Bdrm Cape Cod, Lot: 9750sf
Prior Sale: $182,000 (08/16)

13 PONDVIEW DR **$842,000**
B: Robert E Tirrell & Lauren Tirrell
S: Mikaela Pollenz
Book/Page: 24650/494, Date: 07/22/22
Mtg: Country Bank $799,900
Type: Adj
Use: 4 Bdrm Colonial, Lot: 71363sf

33 POWDER HILL RD **$378,400**
B: Freddy Torres Jr & Bethany M Torres
S: Donald A Casella & Christine T Casella
Book/Page: 24650/422, Date: 07/22/22
Mtg: PeoplesBank (Holyoke) $302,720
Use: 4 Bdrm Cape Cod, Lot: 18875sf

41 TAYLOR ST **$300,000**
B: Barbara Bosquet
S: Demetrios Sotiropoulos & Isadora Sarto
Book/Page: 24650/397, Date: 07/22/22
Mtg: LoanDepot.Com $294,566
Use: 3 Bdrm Cape Cod, Lot: 8400sf
Prior Sale: $189,000 (05/18)

31 VOYER AVE **$267,000**
B: Senaide Lopez & Carmen Lopez
S: Fredy A Palacio
Book/Page: 24648/570, Date: 07/21/22
Mtg: Caliber Home Loans $262,163
Use: 3 Bdrm Old Style, Lot: 12000sf
Prior Sale: $86,000 (10/13)

Granville

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	5	4
Median Price	$245,000	$470,000

▶ REAL ESTATE SALES

129 HARTLAND HOLLOW RD **$209,000**
B: Bernadette Levick
S: Gary J Gingras
Book/Page: 24643/21, Date: 07/18/22
Use: 3 Bdrm Ranch, Lot: 88427sf

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

11 ARDMORE RD **$150,000**
B: Cheri Tremblay, Tr for Paul S Tremblay
S: Marie R Quattrocelli
Book/Page: 24645/237, Date: 07/19/22
Use: 3 Bdrm Cape Cod, Lot: 12632sf

19 KIMBALL HILL RD **$301,000**
B: Kevin A Holstrom
S: Scott J Gendreau & Diana A Gendreau
Book/Page: 24646/235, Date: 07/20/22
Mtg: Home Point Finl Corp $291,000
Use: 3 Bdrm Ranch, Lot: 43560sf

32 OLD ACRES RD **$529,000**
B: Kristen Brierley & Daniel Brierley
S: Ethan Loiselle
Book/Page: 24648/113, Date: 07/21/22
Mtg: Norwich Commercal Grp $502,550
Use: 2 Bdrm Cape Cod, Lot: 13068sf
Prior Sale: $300,000 (05/14)

15 OLD COUNTY RD **$360,000**
B: Luke Bardsley & Nicholas J Crouse
S: Kenneth L Pronto Jr & Linda L Pronto
Book/Page: 24651/324, Date: 07/22/22
Mtg: Cornerstone Bank $270,000
Use: 3-Family Colonial, Lot: 12197sf

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HAMPDEN REGISTRY
continued

Holyoke

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	133	113
Median Price	$226,900	$260,000

▶ REAL ESTATE SALES

103 BROWN AVE **$251,000**
B: Diane Droescher & Robert Myers
S: Mindy L Cotherman
Book/Page: 24650/51, Date: 07/22/22
Use: 2-Family Two Family, Lot: 6975sf

40-42 GATES ST **$63,500**
B: Plata O Plomo Inc
S: Fitzgerald Dorothy A Est & Daniel N Fitzgerald
Book/Page: 24647/426, Date: 07/20/22
Use: 3-Family Mlti-unt Blg, Lot: 5313sf

279 HAMPDEN ST U:279 ..... **$120,000**
B: Tiffani B Curtis & Kirstin Mcduffie
S: Dorothy Deville
Book/Page: 24651/5, Date: 07/22/22
Mtg: Easthampton Svgs Bk $96,000
Type: Adj
Use: 2 Bdrm Condo

321-323 MAIN ST **$454,500**
B: Vivek Deshmukh
S: 321-323 Main St Prop LLC
Book/Page: 24650/59, Date: 07/22/22
Mtg: Southbridge CU $333,600
Use: Mixed Use-prim Res & Comm, Lot: 2750sf

456 MAPLE ST **$750,000**
B: 456 Maple Holyoke MA LLC
S: Posiadlosc LLC
Book/Page: 24644/408, Date: 07/19/22
Mtg: Posiadlosc LLC $650,000
Use: Apartment Bldg - 9 + Units, Lot: 3700sf
Prior Sale: $675,000 (06/18)

321 OAK ST **$230,000**
B: Bryan J Boudreau
S: Joseph P Fitzgerald
Book/Page: 24643/439, Date: 07/18/22
Mtg: Westfield Bank $220,000
Use: 1 Bdrm Cape Cod, Lot: 12375sf

66-68 PEARL ST **$308,000**
B: D&S Eagle Eyes LLC
S: Heather Labonte & David A Labonte
Book/Page: 24648/356, Date: 07/21/22
Mtg: Hometown Equity Mtg $231,000
Use: 2-Family Two Family, Lot: 6504sf

174 PEARL ST **$160,000**
B: Kmak LLC & Gallagher Cap Group LLC
S: Bernard F Deorocki
Book/Page: 24647/159, Date: 07/20/22
Mtg: Pinnacle Fncl Svc LLC $204,000
Use: 2-Family Two Family, Lot: 8178sf

1 STRATFORD RD **$242,000**
B: Mary B Agostino-Evans & Christina L Evans
S: Mary S Hayden
Book/Page: 24650/561, Date: 07/22/22
Mtg: HarborOne Mortgage $229,900
Use: 3 Bdrm Cape Cod, Lot: 8314sf

47 TAYLOR ST **$327,000**
B: Nicolette Leroux-Estrella
S: Real Est Invs Northeast
Book/Page: 24646/572, Date: 07/20/22
Mtg: American Ngbd Mtg Acc $316,086
Use: 2-Family Two Family, Lot: 7050sf
Prior Sale: $190,000 (03/22)

323 WALNUT ST **$273,000**
B: Leonel Mendoza & Erica Mendoza
S: Joy Meredith
Book/Page: 24651/150, Date: 07/22/22
Mtg: Norwich Commercal Grp $259,350
Use: 3 Bdrm Old Style, Lot: 3938sf
Prior Sale: $163,000 (10/18)

76-78 WESTFIELD RD **$225,000**
B: Kmak LLC & Gallagher Cap Group LLC
S: Scott Family Prop LLC
Book/Page: 24647/532, Date: 07/21/22
Use: 2-Family Two Family, Lot: 8762sf
Prior Sale: $170,000 (07/22)

76-78 WESTFIELD RD **$170,000**
B: Kmak LLC & Gallagher Cap Group LLC
S: Scott Family Prop LLC
Book/Page: 24647/336, Date: 07/20/22
Mtg: Pinnacle Fncl Svc LLC $212,000
Use: 2-Family Two Family, Lot: 8762sf
Prior Sale: $56,000 (02/12)

138 WESTFIELD RD **$170,000**
B: Kmak LLC & Gallagher Cap Group LLC
S: Scott Family Prop LLC
Book/Page: 24647/433, Date: 07/20/22
Mtg: Pinnacle Fncl Svc LLC $173,000
Use: 4 Bdrm Old Style, Lot: 14442sf

Longmeadow

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	122	101
Median Price	$382,500	$456,500

▶ REAL ESTATE SALES

184 ELLINGTON RD **$725,000**
B: Manisha Shastry & Amit Vasireddy
S: Laura Flynn
Book/Page: 24647/287, Date: 07/20/22
Mtg: Key Bank NA $652,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 11711sf

112 KENMORE DR **$420,000**
B: Kay T Oo & Hnin W Yee
S: Geoffrey Putnam & Jessica M Putnam
Book/Page: 24643/200, Date: 07/18/22
Mtg: TD Bank NA $378,000
Type: Adj
Use: 3 Bdrm Split Level, Lot: 15780sf
Prior Sale: $263,500 (03/16)

78 LEETEWOOD DR **$315,000**
B: SRV Properties LLC
S: Nadine F Buckley
Doc#: 000000000231250, Date: 07/18/22
Mtg: Residential Capital $325,860
Use: 3 Bdrm Ranch, Lot: 23098sf
Prior Sale: $295,000 (10/12)

84 MASSACHUSETTS AVE **$350,000**
B: Benjamin Sloan & Miranda Mcintosh-Sloan
S: Tessa L Smit
Book/Page: 24645/263, Date: 07/19/22
Mtg: Mortgage Networks Inc $332,500
Use: 4 Bdrm Old Style, Lot: 9108sf
Prior Sale: $230,000 (08/15)

217 WILLIAMS ST **$340,000**
B: Michael Elfman & Alisa Harrison
S: Cleland D Cochrane 3rd
Book/Page: 24646/368, Date: 07/20/22
Mtg: Equity Prime Mtg $306,000
Use: 3 Bdrm Ranch, Lot: 19627sf
Prior Sale: $310,000 (12/19)

61 WINDSOR PL **$325,000**
B: Hala Saeed & Gaylan A Gaylani
S: Geoffrey P Adams
Doc#: 000000000231304, Date: 07/22/22
Mtg: Finance America LLC $318,782
Use: 2 Bdrm Colonial, Lot: 10076sf
Prior Sale: $230,000 (03/11)

Ludlow

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	96	90
Median Price	$267,450	$283,000

▶ REAL ESTATE SALES

26 COOLIDGE AVE **$225,000**
B: Brian Foster
S: Jean M Hafner & Richard Hafner
Doc#: 000000000231294, Date: 07/22/22
Mtg: Monson Svgs Bk $180,000
Use: 2 Bdrm Cape Cod, Lot: 19500sf

522 HOLYOKE ST **$307,675**
B: Verronica S Willis & Jason E Willis
S: Palmer Sheila A Est & Christina D Palmer
Book/Page: 24648/524, Date: 07/21/22
Mtg: Country Bank $265,000
Use: 3 Bdrm Colonial, Lot: 62639sf

15 MCLEAN PKWY **$305,000**
B: Jeffrey B Leger & Stephanie D Leger
S: Daniel Arcobello
Book/Page: 24651/240, Date: 07/22/22
Mtg: Fairway Ind Mtg $295,850
Use: 3 Bdrm Ranch, Lot: 10105sf

Monson

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	42	35
Median Price	$314,000	$270,000

▶ REAL ESTATE SALES

11 CUSHMAN ST **$220,000**
B: Harrison R Morin
S: Christopher M Fusco & Stephanie M King
Book/Page: 24648/395, Date: 07/21/22
Mtg: Monson Svgs Bk $120,000
Use: 6 Bdrm Old Style, Lot: 12632sf
Prior Sale: $112,000 (07/16)

12 HAMPDEN AVE **$260,000**
B: Cooper Scott
S: Real Est Invs Northeast
Book/Page: 24649/205, Date: 07/21/22
Mtg: United Wholesale Mtg $248,677
Use: 2 Bdrm Old Style, Lot: 5662sf
Prior Sale: $120,000 (02/22)

516 OLD WALES RD **$330,000**
B: Jennifer R Pitts & Jeffery W Pitts
S: Eric Gianni & Derek Benn
Book/Page: 24647/313, Date: 07/20/22
Mtg: Country Bank $264,000
Use: 3 Bdrm Ranch, Lot: 54450sf
Prior Sale: $264,000 (05/19)

Montgomery

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	2	3
Median Price		$320,000

▶ REAL ESTATE SALES

62 NEW STATE RD **$440,000**
B: Joseph Gonyer & Nancy J Liquori
S: Paul Zukowski & Sharon Zukowski
Book/Page: 24645/463, Date: 07/19/22
Use: 1-Family Ranch, Lot: 114563sf

52 PINERIDGE RD **$440,000**
B: Jason S Fiddler & Tara L Fiddler
S: Sabino Piccirilli & Pamela B Piccirilli
Book/Page: 24651/202, Date: 07/22/22
Mtg: Westfield Bank $352,000
Use: 3 Bdrm Ranch, Lot: 101495sf

Palmer

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	60	64
Median Price	$247,500	$261,325

▶ REAL ESTATE SALES

5 FIELDSTONE DR **$450,000**
B: Melissa Getty & Brian Getty
S: Matthew J Smith
Book/Page: 24646/554, Date: 07/20/22
Mtg: Flagstar Bank FSB $280,000
Use: 3 Bdrm Colonial, Lot: 30008sf
Prior Sale: $300,000 (07/10)

16 MEMORY LN **$305,000**
B: Brittany M Howe-Deutsch & Derek Deutsch
S: Jeffrey Marciniec
Book/Page: 24652/18, Date: 07/22/22
Mtg: Prestige Home Mtg LLC $289,750
Use: 3 Bdrm Colonial, Lot: 37500sf
Prior Sale: $214,000 (05/15)

2268 PALMER RD **$265,000**
B: Kelly L Gromosky & Josh J Gingras
S: Daniel Karalash
Book/Page: 24650/94, Date: 07/22/22
Mtg: Zillow Home Loans $254,834
Use: 3 Bdrm Conventional, Lot: 13840sf
Prior Sale: $47,500 (07/18)

3034 PINE ST **$174,000**
B: Sandra L Page & Gary R Page
S: Matthew D Boyer
Book/Page: 24643/173, Date: 07/18/22
Mtg: Fairway Ind Mtg $170,848
Use: 3 Bdrm Ranch, Lot: 6829sf

71-R STATE ST **$447,000**
B: Hazel Ulate-Chavarria & Luke Chevrette
S: Mark R Ricard & Marienellys D Melendez
Book/Page: 24651/562, Date: 07/22/22
Mtg: Envoy Mtg LTD $447,000
Use: 3 Bdrm Raised Ranch, Lot: 53579sf
Prior Sale: $274,000 (06/19)

THOMPSON ST L:4 ..... **$60,000**
B: Paul G Corey
S: Joseph Galica & Anne Galica
Book/Page: 24643/57, Date: 07/18/22
Use: Residential Developable Land, Lot: 108900sf
Prior Sale: $37,000 (08/19)

19 WINTHROP ST **$254,000**
B: Nicole Dalton
S: Dawn M Watson
Book/Page: 24648/309, Date: 07/21/22
Mtg: Cross Country Mtg Inc $249,399
Use: 3 Bdrm Cape Cod, Lot: 9600sf

▶ FORECLOSURE DEEDS

4002 CHURCH ST **$207,000**
B: Matthew Kearney
S: Michael D Ciaccio & Lakeview Loan Servicing
Book/Page: 24648/334, Date: 07/21/22
Use: 4 Bdrm Colonial, Lot: 10334sf
Prior Sale: $36,500 (12/16)

Southwick

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	53	44
Median Price	$314,000	$337,500

▶ REAL ESTATE SALES

ANDERSON RDG L:24 ..... **$611,000**
B: Scott W Hodges & Diane L Hodges
S: Linda A Bengston
Book/Page: 24642/436, Date: 07/18/22

COLLEGE HWY L:24 ..... **$100,000**
B: Dennis Aube
S: Fiore Realty Holdings LLC
Book/Page: 24647/256, Date: 07/20/22

3 GEORGE LOOMIS RD **$272,000**
B: Benjamin Lisheness & Paulina Lisheness
S: Joan Tortoriello
Book/Page: 24652/185, Date: 07/22/22
Use: Residential-multiple Bldgs, Lot: 269997sf

11 GEORGE LOOMIS RD **$272,000**
B: Benjamin Lisheness & Paulina Lisheness
S: Joan Tortoriello
Book/Page: 24652/185, Date: 07/22/22
Mtg: Freedom Mortgage Corp $100,000
Use: Residential Undvlpble Land, Lot: 10500sf

25 LEXINGTON CIR **$650,000**
B: Heidi Scammons & Eric Scammons
S: Gary F Uliasz & Karen A Uliasz
Book/Page: 24643/35, Date: 07/18/22
Mtg: Florence Bank $350,000
Use: 4 Bdrm Contemporary, Lot: 41208sf

20 NOBLE STEED XING **$717,468**
B: Michael Schultz & Farrah Schultz
S: J&F Investments LLC
Book/Page: 24642/592, Date: 07/18/22
Mtg: Newrez LLC $502,227
Use: Residential Developable Land, Lot: 43920sf
Prior Sale: $95,000 (10/20)

281 S LONGYARD RD **$455,000**
B: Bryan M Tirrell & Kate A Tirrell
S: Jason S Fiddler & Tara L Fiddler
Book/Page: 24650/337, Date: 07/22/22
Mtg: Westfield Bank $355,000
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: $439,900 (12/21)

SAWGRASS LN **$5,000**
B: John A Jeneral & Carolanne Jeneral
S: Fiore Realty Holdings LLC
Book/Page: 24647/191, Date: 07/20/22

2 SILVERGRASS LN **$530,000**
B: Katelynn Halloran & Steven Halloran
S: Hamelin Framing Inc
Book/Page: 24648/474, Date: 07/21/22
Mtg: Embrace Home Loans $424,000
Use: Residential Developable Land, Lot: 30013sf

Springfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	668	641
Median Price	$215,000	$245,000

▶ REAL ESTATE SALES

746-748 ALDEN ST **$220,000**
B: Brendan M Coughlin & Brooke Packard
S: Eric C Cassidy
Book/Page: 24642/164, Date: 07/18/22
Mtg: Movement Mtg LLC $165,000
Use: 2-Family Duplex, Lot: 7401sf
Prior Sale: $81,500 (11/10)

54 AMORE RD **$174,500**
B: Joseph Wanyama
S: Tangie D Jones
Book/Page: 24651/146, Date: 07/22/22
Use: 3 Bdrm Cape Cod, Lot: 8398sf

143 BEACON HILL RD **$360,000**
B: Fawaz Sattam-Almawlaa & Zahra M Alabdallah
S: William R Wagner & Kathleen T Wagner
Book/Page: 24642/508, Date: 07/18/22

31-33 BILTMORE ST **$350,000**
B: James J Josokos Jr & Mary J Flynn
S: Jerier Merzoian & Anita Merzoian
Book/Page: 24646/486, Date: 07/20/22
Mtg: Movement Mtg LLC $262,500
Use: 2-Family Two Family, Lot: 5502sf

55-57 BLOOMFIELD ST **$220,000**
B: Maria F Alban & Angel O Alban
S: Peggy Sotiropoulos & Ellen Bletsos
Book/Page: 24649/38, Date: 07/21/22
Use: 2-Family Two Family, Lot: 6247sf

1630 BOSTON RD **$562,500**
B: Ddm Property Group LLC
S: Banas Josephine F Est & Sandra Banas-Clark
Doc#: 000000000231285, Date: 07/22/22
Use: Bank Building, Lot: 21780sf

736 BRADLEY RD **$272,000**
B: Ginette Macharie & Dudley Macharie
S: Aimee L Freedman & Heather M Stambovsky
Book/Page: 24649/107, Date: 07/21/22
Mtg: Fairway Ind Mtg $263,840
Use: 4 Bdrm Ranch, Lot: 10237sf
Prior Sale: $175,000 (07/19)

CAREW ST **$30,000**
B: Leonardo Toro & Luz B Toro
S: Albert J Giroux
Book/Page: 24649/228, Date: 07/21/22

76 CATALINA DR **$299,900**
B: Erin K Squires
S: Mike Nguyen
Book/Page: 24645/243, Date: 07/19/22
Mtg: Radius Financial Grp $294,467

6 CHALMERS ST **$490,000**
B: Om B Khadka
S: Bretta Construction LLC
Book/Page: 24648/205, Date: 07/21/22
Mtg: Radius Financial Grp $360,000

126 CLEMENT ST **$262,000**
B: Jesus Marrero-Ortiz
S: Pah Properties LLC
Book/Page: 24652/204, Date: 07/22/22
Mtg: Movement Mtg LLC $257,254
Use: 2 Bdrm Ranch, Lot: 7074sf
Prior Sale: $140,000 (03/22)

36 DEVENS ST **$130,000**
B: Castle Headquarters Inc
S: Delores A Jordan
Book/Page: 24652/3, Date: 07/22/22
Mtg: Della Ripa Real Estat $120,000
Use: 3 Bdrm Old Style, Lot: 6599sf

47 DRESDEN ST **$150,000**
B: Carlos Galdamez
S: A2ZLH Portfolio Hldg LLC
Book/Page: 24650/579, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 5001sf
Prior Sale: $84,922 (06/19)

14 DUBOIS ST **$280,000**
B: Sadik Tuyishime & Jennifer Dusabe
S: Beverly A Musiak
Book/Page: 24647/476, Date: 07/20/22
Mtg: Mortgage Networks Inc $266,000
Use: 3 Bdrm Ranch, Lot: 10890sf

104 DURYEA ST **$180,000**
B: Miguel A Hernandez
S: Cheryl A Muscolo & Diane L Bellefeuille
Book/Page: 24645/8, Date: 07/19/22
Mtg: Citizens Bank $1,001,400
Use: 3 Bdrm Old Style, Lot: 5001sf

233-235 EAST ST **$227,000**
B: Bakish Edwards
S: Diane Flemmings
Book/Page: 24645/441, Date: 07/19/22
Mtg: PeoplesBank (Holyoke) $181,600
Use: 2-Family Two Family, Lot: 5001sf

19 EDGEWOOD ST **$1,000**
B: Emtay Inc
S: JJJ17 LLC
Book/Page: 24645/300, Date: 07/19/22
Use: 2-Family Two Family, Lot: 6530sf
Prior Sale: $126,000 (09/21)

53 ELWOOD DR **$317,000**
B: Elizabeth A Steedle & John C Steedle
S: Bradley S Cole & Julianne Cole
Book/Page: 24645/116, Date: 07/19/22
Use: 3 Bdrm Colonial, Lot: 7200sf

66-68 EVERETT ST **$240,000**
B: M Tran Properties LLC
S: BRVS LLC
Book/Page: 24648/185, Date: 07/21/22
Use: 2-Family Two Family, Lot: 3581sf
Prior Sale: $1,090,000 (10/18)

28 FAIRMOUNT ST **$275,000**
B: Grisell Figueroa & Marco A Gutierrez
S: Mai T Bui
Book/Page: 24650/145, Date: 07/22/22
Mtg: Guaranteed Rate Inc $270,019
Use: 3 Bdrm Old Style, Lot: 5001sf

23 FOSTER ST **$150,000**
B: Belvid Realty Group LLC
S: Equity T Co
Book/Page: 24650/541, Date: 07/22/22
Mtg: Commercial Lender LLC $152,000
Use: 4 Bdrm Old Style, Lot: 5423sf
Prior Sale: $70,000 (05/22)

63 FRESNO ST **$265,000**
B: Sean Collins
S: Linda L Vacon
Book/Page: 24645/407, Date: 07/19/22
Mtg: Embrace Home Loans $260,200
Use: 3 Bdrm Colonial, Lot: 4848sf

120 GARVEY DR **$286,000**
B: Daniel V Comstock & Kristin M Comstock
S: Blake L Chatman & Maritza Chatman
Book/Page: 24651/436, Date: 07/22/22
Mtg: Fairway Ind Mtg $276,454
Use: 3 Bdrm Split Level, Lot: 11639sf
Prior Sale: $175,000 (06/19)

61 GATEWOOD RD **$230,000**
B: Hosea Holder & Yarisbel Gonzalez
S: Sybil A Maynard-Holder
Book/Page: 24649/164, Date: 07/21/22
Mtg: Fairway Ind Mtg $218,250
Use: 3 Bdrm Ranch, Lot: 7501sf

40 GERTRUDE ST **$300,000**
B: Ciarra Jimenez
S: Jamil Y Asad-Ubinas & Xiomara N Gonzalez-Roman
Book/Page: 24652/50, Date: 07/22/22
Mtg: Caliber Home Loans $294,566
Use: 3 Bdrm Ranch, Lot: 9705sf
Prior Sale: $159,000 (10/17)

125 GRANGER ST **$269,900**
B: Brenda I Betancourt & Nelson E Alicea
S: Cedar Inv Group LLC
Book/Page: 24645/495, Date: 07/19/22
Mtg: Nations Lending Corp $265,010
Use: 3 Bdrm Ranch, Lot: 9535sf
Prior Sale: $119,000 (10/17)

152 GRAYSON DR **$340,000**
B: Karl M Burston
S: Thomas Cloarec & Hollye N Cody
Book/Page: 24646/390, Date: 07/20/22
Mtg: Guaranteed Rate Inc $333,841
Use: 3 Bdrm Colonial, Lot: 7514sf
Prior Sale: $272,000 (01/21)

26 IRVINGTON ST **$320,000**
B: Shamid Shortte & Dekauda Shortte
S: Kelsey Strouse
Book/Page: 24650/469, Date: 07/22/22
Mtg: Bank of America NA $314,204
Use: 4 Bdrm Colonial, Lot: 7301sf
Prior Sale: $223,000 (07/18)

15 KIMBERLY AVE **$210,000**
B: Rehab Home Buyers LLC
S: Priscilla A Poole & Tony Roncalli
Book/Page: 24652/74, Date: 07/22/22
Mtg: Residential Capital $224,000
Use: 2-Family Two Family, Lot: 5001sf

174-176 MASSASOIT ST **$294,900**
B: Craig Smith
S: 3 Queens LLC
Book/Page: 24642/454, Date: 07/18/22
Mtg: HomeXpress Mtg $235,920
Use: 2-Family Two Family, Lot: 7013sf
Prior Sale: $160,000 (07/21)

109 MIDDLE ST **$215,000**
B: Jenisse Sanchez
S: Michael W Dise
Book/Page: 24646/153, Date: 07/20/22
Mtg: Norwich Commercal Grp $211,105
Use: 3 Bdrm Ranch, Lot: 5001sf
Prior Sale: $82,000 (02/16)

200 MOSS RD **$180,000**
B: Joejoe Properties LLC
S: Mary Paier-Powers Ad, Adm for Muckle Juanita Est
Book/Page: 24651/111, Date: 07/22/22
Use: 2 Bdrm Ranch, Lot: 9762sf

101 MULBERRY ST U:505 ..... **$49,500**
B: Wei Q Ni
S: Xiuyu Ma
Book/Page: 24647/147, Date: 07/20/22
Use: 1 Bdrm Condo
Prior Sale: $49,500 (06/22)

115 NASSAU DR U:115 ..... **$225,000**
B: Ramona Lees
S: Michelle Gama
Book/Page: 24647/126, Date: 07/20/22
Mtg: Guaranteed Rate Affin $70,000
Use: 2 Bdrm Condo
Prior Sale: $139,000 (02/20)

175 OAK HOLLOW RD **$289,000**
B: Judi Scavotto
S: Rita J Demos
Book/Page: 24647/7, Date: 07/20/22
Use: 3 Bdrm Ranch, Lot: 35140sf

47 OLIVE ST **$235,000**
B: Jacquelyn Day
S: Gladysh Capital LLC
Book/Page: 24647/397, Date: 07/20/22
Mtg: Country Bank $176,250
Type: Adj
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $100,000 (12/21)

752 PAGE BLVD **$1,387,000**
B: Judith L Brown Tr, Tr for Brown Marital T
S: Kasa Sprfield Realty LLC
Book/Page: 24652/176, Date: 07/22/22
Use: Retail-service, Lot: 17415sf
Prior Sale: $1,250,000 (12/17)

529-531 PARKER ST **$306,000**
B: German L Colon
S: Khandakar I Enam
Book/Page: 24650/227, Date: 07/22/22
Mtg: Movement Mtg LLC $300,457
Use: 2-Family Duplex, Lot: 20774sf

117 PILGRIM RD **$350,000**
B: Shamika Barrett
S: Adam D Friedrich
Book/Page: 24645/343, Date: 07/19/22
Mtg: American Ngbd Mtg Acc $343,660
Use: 4 Bdrm Colonial, Lot: 7401sf
Prior Sale: $177,500 (05/11)

558 PLAINFIELD ST **$62,000**
B: Global Homes Prop LLC
S: On The Mark LLC
Book/Page: 24648/544, Date: 07/21/22
Use: 2-Family Two Family, Lot: 9300sf
Prior Sale: $62,000 (12/20)

558 PLAINFIELD ST **$385,000**
B: Emily Baiyee-Toegel
S: Global Homes Prop LLC
Book/Page: 24648/547, Date: 07/21/22
Mtg: Rocket Mortgage LLC $269,500
Use: 2-Family Two Family, Lot: 9300sf
Prior Sale: $62,000 (12/20)

95 PRINCETON ST **$260,000**
B: Elizabeth A Wolter
S: Lisa M Gaudreau
Book/Page: 24649/45, Date: 07/21/22
Mtg: Province Mtg Assoc $208,000
Use: 4 Bdrm Colonial, Lot: 6190sf

706 SAINT JAMES AVE **$305,000**
B: Carlos D Martinez-Mendoza
S: Carlos Rivera
Book/Page: 24644/169, Date: 07/18/22
Mtg: Citizens Bank $295,850
Use: 2-Family Duplex, Lot: 8002sf

94 SAINT JAMES CIR **$192,500**
B: Nancy D Pereira
S: Victor D Pereira
Book/Page: 24644/4, Date: 07/18/22
Use: 2-Family Duplex, Lot: 5563sf

248 SHAWMUT ST **$236,000**
B: Bethany A Psenicnik
S: Cherry Tree Realty LLC
Book/Page: 24647/269, Date: 07/20/22
Mtg: Leaderone Financial $231,725
Use: 2 Bdrm Ranch, Lot: 5001sf
Prior Sale: $160,000 (02/22)

232 TALMADGE DR **$265,000**
B: Jeffrey DelRio
S: Ramona R Lees
Book/Page: 24646/533, Date: 07/20/22
Mtg: Citizens Bank $260,200
Use: 3 Bdrm Ranch, Lot: 10799sf

172-174 TYLER ST **$230,000**
B: Edwin M Sanchez
S: Jose A Nunez
Book/Page: 24652/158, Date: 07/22/22
Mtg: Cross Country Mtg Inc $195,500
Use: 2-Family Duplex, Lot: 6155sf

73 WARRENTON ST **$275,000**
B: Jadline Alexandre & Carl Saintvil
S: Wilmington T NA Tr
Book/Page: 24652/131, Date: 07/22/22
Mtg: United Wholesale Mtg $270,019
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $202,787 (07/18)

616-618 WHITE ST **$334,000**
B: Cynthia N Sanchez
S: Anthony M Santaniello
Book/Page: 24643/478, Date: 07/18/22
Mtg: Fairway Ind Mtg $327,950
Use: 2-Family Two Family, Lot: 5510sf
Prior Sale: $220,000 (02/22)

76 WILLOWBROOK DR **$256,000**
B: Enrique R Velez & Jose A Rodriguez
S: Michael Chu
Book/Page: 24651/461, Date: 07/22/22
Mtg: Movement Mtg LLC $251,363
Use: 3 Bdrm Ranch, Lot: 14000sf
Prior Sale: $220,000 (06/21)

173 WRENTHAM RD **$270,000**
B: Dinorah A Marquez
S: Alycar Investments LLC
Book/Page: 24649/82, Date: 07/21/22
Mtg: Fairway Ind Mtg $265,109
Use: 3 Bdrm Ranch, Lot: 5001sf
Prior Sale: $165,000 (03/22)

Wales

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	11	12
Median Price	$209,000	$257,500

▶ REAL ESTATE SALES

45 TIDERMAN RD **$50,000**
B: Mark S Palmer
S: J&G Construction Inc
Book/Page: 24649/600, Date: 07/22/22
Use: Residential Developable Land, Lot: 65340sf
Prior Sale: $47,500 (07/20)

West Springfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	110	139
Median Price	$255,000	$285,000

▶ REAL ESTATE SALES

71 AUSTIN LN **$673,000**
B: James Fratantonio
S: Prasanth Prabhakaran & Devi Mukundan
Book/Page: 24650/582, Date: 07/22/22
Mtg: PeoplesBank (Holyoke) $596,700
Use: 4 Bdrm Colonial, Lot: 24253sf
Prior Sale: $480,000 (02/15)

80 BRUSH HILL AVE U:61 ..... **$78,500**
B: Elim Enterprises Inc
S: Carl Glover
Book/Page: 24649/274, Date: 07/22/22
Mtg: Stage Point Fund LLC $82,000
Use: 1 Bdrm Condo

181 CIRCLE DR **$357,000**
B: Hong X Hang, Tr for Trung VanTran Sr
S: Mark R Cote & Karen A Cote
Book/Page: 24644/276, Date: 07/19/22
Mtg: Radius Financial Grp $263,250
Use: 3 Bdrm Ranch, Lot: 9000sf

46 HARRISON PL **$344,000**
B: Matthew R Czepiel & Ashton Didonato
S: Eric M Guiel & James A Boucher
Book/Page: 24646/341, Date: 07/20/22
Mtg: Jeanne DArc CU $258,000
Type: Adj
Use: 2-Family Duplex, Lot: 12190sf
Prior Sale: $85,000 (09/18)

53 HIGHLAND LN **$535,000**
B: Joy Meredith
S: Brian P Bessette & Kristin A Bessette
Book/Page: 24651/509, Date: 07/22/22
Mtg: Cross Country Mtg Inc $478,825
Use: 3 Bdrm Colonial, Lot: 73560sf
Prior Sale: $357,500 (11/17)

32 OLD BARN RD **$345,000**
B: Jeannie Stavros & Marc Stavros
S: Richard A Austin Ad, Adm for Austin Richard A Est
Book/Page: 24643/570, Date: 07/18/22
Mtg: First World Mortgage $310,500
Use: 3 Bdrm Ranch, Lot: 17000sf

95 ORCHARDVIEW ST **$395,000**
B: Syed F Ali
S: Yelena A Rogozhina
Book/Page: 24651/583, Date: 07/22/22
Mtg: Amerisave Mtg Corp $377,330
Use: 4 Bdrm Cape Cod, Lot: 11625sf

931-983 RIVERDALE ST **$47,000,000**
B: Suso 5 Riverdale LP
S: DDRM Riverdale Shops LLC
Book/Page: 24645/302, Date: 07/19/22

116 SOUTHWORTH ST **$282,000**
B: John E Bertodo & Betina A Bertodo
S: Kathleen E Trombley, Tr for John P Trombley
Book/Page: 24645/74, Date: 07/19/22
Mtg: Monson Svgs Bk $267,900
Use: 3 Bdrm Conventional, Lot: 5000sf

44 WOLCOTT AVE **$325,000**
B: Jeyssica Ramirez & Kimberly Diaz
S: Meenakshi Hastings
Book/Page: 24651/94, Date: 07/22/22
Mtg: PeoplesBank (Holyoke) $315,000
Use: 4 Bdrm Cape Cod, Lot: 14400sf
Prior Sale: $212,000 (12/16)

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Westfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	161	171
Median Price	$270,000	$311,000

► REAL ESTATE SALES

31 A ST **$340,000**
B: Ravil Agayev
S: Vitaliy Dubovoy
Book/Page: 24644/128, Date: 07/18/22
Mtg: Radius Financial Grp $333,841
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $140,000 (04/21)

13 BATES RD U:A **$275,000**
B: Alicem Akkaya & Sarah Focone
S: Mercer Island Realty Inc
Book/Page: 24648/452, Date: 07/21/22
Mtg: Polish National CU $235,000
Use: Condo

BAYBERRY LN **$45,000**
B: Olesya Lebedinskaya
S: Geraldine Moriarty
Book/Page: 24650/383, Date: 07/22/22

2 CYCLE ST **$325,000**
B: Caitlin Martin
S: Brandon Tessier & David Meyer
Book/Page: 24643/389, Date: 07/18/22
Mtg: Mortgage Networks Inc $325,000
Use: 3 Bdrm Conventional, Lot: 9200sf
Prior Sale: $162,000 (01/22)

21 E BARTLETT ST **$610,000**
B: NE Properties LLC
S: Margaret S Glassman & Ellis S Landset
Book/Page: 24643/505, Date: 07/18/22
Mtg: Windsor FSLA $457,500
Use: Residential-multiple Bldgs, Lot: 10710sf

359 HOLYOKE RD **$226,500**
B: Daniel Shokov
S: BCMB1 Owner LLC
Book/Page: 24647/373, Date: 07/20/22
Mtg: Radius Financial Grp $283,292
Use: 2 Bdrm Ranch, Lot: 27700sf
Prior Sale: $154,819 (01/22)

498 LOOMIS ST **$385,000**
B: Daniy Gavrilyuk & Marina Gavrilyuk
S: Benjamin A Lisheness & Paulina Lisheness
Book/Page: 24651/410, Date: 07/22/22
Mtg: Citizens Bank $373,450
Use: 3 Bdrm Raised Ranch, Lot: 56192sf
Prior Sale: $244,900 (11/14)

281 LOWER SANDYHILL RD **$440,000**
B: Eben Wood & Kathryn Wood
S: Eladio Lopez & Lillian M Lopez
Book/Page: 24646/307, Date: 07/20/22
Mtg: Movement Mtg LLC $308,000
Use: 3 Bdrm Contemporary, Lot: 47916sf

59 PUTNAM DR **$300,000**
B: Jennifer L Calkins
S: Lisa Bassette
Book/Page: 24651/73, Date: 07/22/22
Mtg: Caliber Home Loans $155,000
Use: 3 Bdrm Ranch, Lot: 11450sf
Prior Sale: $248,800 (09/20)

367 STEIGER DR **$403,000**
B: Emily D Chute & Nathan P Horkun
S: Daniel J Araujo & Stacey L Araujo
Book/Page: 24648/420, Date: 07/21/22
Mtg: PeoplesBank (Holyoke) $373,000
Use: 3 Bdrm Split Level, Lot: 23170sf
Prior Sale: $250,000 (04/12)

51 YEOMAN AVE **$230,000**
B: Kailee M Valliere & Jessee Arkoette
S: Randy Arkoette & June Arkoette
Book/Page: 24649/250, Date: 07/21/22
Mtg: Mortgage Research Ctr $235,290
Use: 3 Bdrm Cape Cod, Lot: 11000sf
Prior Sale: $230,000 (05/18)

Wilbraham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	96	76
Median Price	$357,450	$387,450

► REAL ESTATE SALES

6 EVANGELINE DR **$420,000**
B: Bryan E Pelchat & Catherine Gizelis
S: Brendan Ohalloran & Karen L Ohalloran
Book/Page: 24650/321, Date: 07/22/22
Mtg: PeoplesBank (Holyoke) $336,000
Use: 3 Bdrm Cape Cod, Lot: 20000sf

2 HILLCREST DR **$310,000**
B: Trixie D Hotchkiss & Ethan Hotchkiss
S: Eric K Teed
Book/Page: 24648/225, Date: 07/21/22
Mtg: Fairway Ind Mtg $294,500
Use: 2 Bdrm Bngl/cottage, Lot: 13580sf

459 STONY HILL RD **$480,000**
B: Andrea Rusilowicz & Austin Reed
S: Shaukat Matin & Zuhair K Matin
Book/Page: 24651/280, Date: 07/22/22
Mtg: Movement Mtg LLC $408,000
Use: 4 Bdrm Conventional, Lot: 46174sf
Prior Sale: $100,000 (07/17)

4 VISTA RD **$370,000**
B: Brittany Meece
S: Adam D Couture
Book/Page: 24646/455, Date: 07/20/22
Mtg: Fairway Ind Mtg $351,500
Use: 2 Bdrm Ranch, Lot: 48352sf
Prior Sale: $285,000 (10/20)

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

140 AUBINWOOD RD **$470,000**
B: Alexander Erskine-Wise & Erica A Wise
S: Cheonseok Park & Mi J Kim
Book/Page: 14621/251, Date: 07/19/22
Mtg: PeoplesBank (Holyoke) $376,000
Use: 4 Bdrm Colonial, Lot: 15764sf

68 COUNTRY CORNERS RD **$680,000**
B: Gustavo Oliveira & Li Zhang
S: Gabija Revis & Elizabeth Kaminsky
Book/Page: 14624/103, Date: 07/21/22
Mtg: Easthampton Svgs Bk $544,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 31193sf
Prior Sale: $569,900 (04/21)

992 E PLEASANT ST **$350,000**
B: Xian Dole
S: Paul L Rilla & Suzanne Morse-Rilla
Book/Page: 14624/135, Date: 07/21/22
Mtg: PeoplesBank (Holyoke) $262,500
Use: 2 Bdrm Ranch, Lot: 21445sf

16 GREEN LEAVES DR U:16 ..... **$394,000**
B: Maria Rocco
S: Dorothy Canciglia
Book/Page: 14622/159, Date: 07/20/22
Use: 2 Bdrm Condo, Lot: 16048sf

29 PELHAM RD **$885,000**
B: Matthew W Thomson & Allison R Johnson
S: Rebecca D Guay-Mitchell & Matthew E Mitchell
Book/Page: 14623/106, Date: 07/20/22
Mtg: Guild Mortgage Co $283,200
Use: 2-Family, Lot: 30855sf
Prior Sale: $150,000 (05/11)

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

474 AMHERST RD **$625,000**
B: Jaime L Winfield & Christian J Winfield
S: Carolyn P Camden & Joseph P Camden
Book/Page: 14620/262, Date: 07/18/22
Mtg: Fairway Ind Mtg $468,750
Use: 3 Bdrm Contemporary, Lot: 104108sf

12 BARRETT ST **$425,000**
B: Justin K Kleeberg
S: Kathryn E Wood & Eben P Wood
Book/Page: 14622/288, Date: 07/20/22
Mtg: PeoplesBank (Holyoke) $340,000
Use: 4 Bdrm Cape Cod, Lot: 44109sf
Prior Sale: $310,000 (11/19)

33 FULLER ST **$500,500**
B: Jennifer L Hartshorn & Thomas A Walter
S: Jeanne M Boudreau
Doc#: 000000000021499, Date: 07/18/22
Mtg: Guild Mortgage Co $369,600
Use: 3 Bdrm Colonial, Lot: 21344sf

47 PINE ST **$705,000**
B: Fritz A Kuhnlenz & Whitney J Kuhnlenz
S: Cindy P Mugnier Tr, Tr for C P Mugnier 2019 T
Book/Page: 14623/56, Date: 07/20/22
Mtg: PeoplesBank (Holyoke) $528,750
Use: 3 Bdrm Colonial, Lot: 261360sf

Chesterfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	8	10
Median Price	$295,000	$412,500

► REAL ESTATE SALES

510 MAIN RD **$120,056**
B: Megliola Realty LLC
S: Mcquaid Kevin Donald Est & John J Mcquaid
Book/Page: 14623/169, Date: 07/20/22
Mtg: Residential Capital $160,782
Use: 2 Bdrm Conventional, Lot: 43560sf

Cummington

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	4	4
Median Price	$352,000	$167,500

► REAL ESTATE SALES

STAGE RD **$72,000**
B: William W Walker Jr
S: Scott J Demeo & Ashlynn L Cedrone
Book/Page: 14625/268, Date: 07/22/22

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

31 BAYBERRY DR **$590,000**
B: Tyler F Comings & Caitlin Isbister
S: Linfei Liu & Qingwen Li
Book/Page: 14625/214, Date: 07/22/22
Mtg: Florence Bank $472,000
Use: 3 Bdrm Contemporary, Lot: 20038sf
Prior Sale: $368,000 (11/14)

108 HOLYOKE ST **$397,000**
B: Bridget M Woebbe & Emma Woebbe
S: Richard F Sedlak Jr & Anita J Sedlak
Book/Page: 14624/156, Date: 07/21/22
Mtg: PeoplesBank (Holyoke) $385,000
Use: 3 Bdrm Conventional, Lot: 29621sf

9 KEDDY ST **$385,000**
B: Christina L Gusek
S: Richard A Boadway & Joann M Boadway
Book/Page: 14620/149, Date: 07/18/22
Mtg: Holyoke CU $160,000
Use: 3 Bdrm Ranch, Lot: 11979sf

359 MAIN ST U:13A **$573,300**
B: Marguerite A Robbins
S: George A Holland Tr, Tr for George Albert Holland RET
Book/Page: 14623/37, Date: 07/20/22
Use: 3 Bdrm Condo
Prior Sale: $355,000 (07/15)

17 MAINE AVE U:C **$222,000**
B: Kate A Cormier
S: Kate E Tirrell & Bryan Tirrell
Book/Page: 14625/111, Date: 07/22/22
Mtg: Florence Bank $102,000
Use: 2 Bdrm Condo

Goshen

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	5
Median Price	$373,500	$365,000

► REAL ESTATE SALES

106 SHAW RD **$370,000**
B: Erin Pease & Eli Pease
S: Angel Zhang
Book/Page: 14624/191, Date: 07/21/22
Mtg: Members Advantage Mtg $351,500
Use: 3 Bdrm Cape Cod, Lot: 87991sf
Prior Sale: $322,500 (12/20)

172 WEST ST **$415,700**
B: Vera Johnson
S: Gary J Karowski
Book/Page: 14626/13, Date: 07/22/22
Mtg: PeoplesBank (Holyoke) $332,560
Use: 3 Bdrm Cape Cod, Lot: 292723sf

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

601 AMHERST RD **$140,000**
B: Megliola Realty LLC
S: Harrison Frank E Est & Maurice Lane
Book/Page: 14623/216, Date: 07/20/22
Mtg: Residential Capital $192,175
Use: 3 Bdrm Ranch, Lot: 13900sf

156 BURNETT ST **$615,000**
B: Stephen F Marion & Rebecca M Marion
S: Michael A Zwirko Ad, Adm for Symasko Edmund P Est
Book/Page: 14626/6, Date: 07/22/22
Use: 2 Bdrm Ranch, Lot: 1603368sf

19 HIGH ST **$175,000**
B: Teddy J Kazimierczak
S: Kazimierczak Henry J Est & Jan Mastej
Book/Page: 14625/27, Date: 07/22/22
Use: 2 Bdrm Ranch, Lot: 19250sf

145 PLEASANT ST **$182,426**
B: Jonathan Boulanger & Salina M Boulanger
S: Roxanne C Costigan & Nicole A Stewart
Book/Page: 14622/265, Date: 07/20/22
Mtg: Neighbors Bank $184,268
Use: 2 Bdrm Ranch, Lot: 24800sf
Prior Sale: $150,000 (03/16)

142 SCHOOL ST **$570,000**
B: Oliver Homberg
S: Linda M Bessette
Book/Page: 14624/177, Date: 07/21/22
Use: 3 Bdrm Contemporary, Lot: 959552sf
Prior Sale: $300,000 (06/10)

15 SMITH AVE **$280,000**
B: Dionna Armitage & Holly Armitage
S: Ann M Andras
Book/Page: 14625/326, Date: 07/22/22
Mtg: PeoplesBank (Holyoke) $200,000
Use: 2 Bdrm Ranch, Lot: 20500sf

216 W STATE ST **$90,000**
B: Miguel Carrasco-Carrasco & Joimary Acevedo-Cotto
S: Robert Hislop
Book/Page: 14625/41, Date: 07/22/22
Mtg: Robert Hislop $50,000
Use: Retail-department Store, Lot: 6970sf

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

15 COLD SPRING LN **$385,000**
B: Choquette Cap Invs LLC
S: Gary S Toth & Henry E Whitlock
Book/Page: 14621/325, Date: 07/19/22
Mtg: Pinnacle Fncl Svc LLC $295,000
Use: 3 Bdrm Ranch, Lot: 38276sf
Prior Sale: $310,500 (06/22)

148 ROCKY HILL RD **$389,000**
B: Justine M Jannone & Skyler Chapin
S: Gregory Omasta
Book/Page: 14625/141, Date: 07/22/22
Mtg: HarborOne Mortgage $369,550
Use: 3 Bdrm Ranch, Lot: 16117sf

Huntington

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	8	14
Median Price	$294,500	$317,500

► REAL ESTATE SALES

11 PLEASANT ST **$108,000**
B: Monica A Keeney
S: Justin M Holmes
Book/Page: 14621/51, Date: 07/18/22
Mtg: Movement Mtg LLC $102,600
Use: 4 Bdrm Old Style, Lot: 10890sf
Prior Sale: $63,000 (09/14)

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

72 BLISS ST **$349,500**
B: Ilene M Berezin
S: David A Murphy
Book/Page: 14624/351, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 17738sf
Prior Sale: $309,000 (05/22)

23 CARDINAL WAY **$750,000**
B: Valerie J Johanson & Allan A Johanson
S: Christine M Jones
Book/Page: 14621/236, Date: 07/19/22
Use: 4 Bdrm Contemporary, Lot: 30361sf
Prior Sale: $359,000 (03/11)

31 CHAPEL ST **$685,000**
B: Sunwood Development Corp
S: D W Corp
Book/Page: 14622/51, Date: 07/19/22
Use: Auto Repair, Lot: 16801sf

33 CHAPEL ST **$685,000**
B: Sunwood Development Corp
S: D W Corp
Book/Page: 14622/51, Date: 07/19/22
Use: 3 Bdrm Ranch, Lot: 3402sf

ISLAND RD **$75,000**
B: Christina M Divigard & Robert D Demetrius
S: Linda Putnam
Book/Page: 14621/292, Date: 07/19/22

113 KING ST **$680,000**
B: Sherry L Taylor
S: Strong Ave LLC
Book/Page: 14623/8, Date: 07/20/22
Mtg: Strong Ave LLC $330,000
Use: Apartment Bldg - 4-8 Units, Lot: 6090sf

45 RESERVOIR RD **$575,000**
B: Mary O Evborokhai
S: Conrad J Noel Tr, Tr for Conrad Noel RET
Book/Page: 14622/225, Date: 07/20/22
Mtg: Flagstar Bank FSB $564,585
Use: Apartment Bldg - 4-8 Units, Lot: 15398sf

320 RIVERSIDE DR U:2 ..... **$1,050,000**
B: Sterling Lane LLC
S: Cutlery Building Assoc
Book/Page: 14624/65, Date: 07/21/22
Mtg: Cutlery Building Asso $250,000
Use: Industrial Condominum
Prior Sale: $821,580 (02/18)

32 ROCKLAND HEIGHTS RD **$177,500**
B: William Raleigh
S: David Kachinski
Book/Page: 14623/350, Date: 07/21/22
Use: 3 Bdrm Contemporary, Lot: 35000sf
Prior Sale: $300,000 (01/22)

STONEWALL DR **$177,500**
B: William Raleigh
S: David Kachinski
Book/Page: 14623/350, Date: 07/21/22

Pelham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	6	7
Median Price	$441,000	$508,800

► REAL ESTATE SALES

12 AMHERST RD **$155,000**
B: Hassan Chalhe & Hajar Abaakil
S: Pioneer Vly Habitat
Book/Page: 14624/238, Date: 07/21/22
Mtg: Pioneer Vly Habitat F $153,727
Use: Charity Property, Lot: 6055sf

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

6 HOLLYWOOD ST **$340,000**
B: Elisha Rosemond & Laura L King
S: Irene M Rule & Michael A Forget
Doc#: 000000000021507, Date: 07/20/22
Mtg: TD Bank NA $333,841
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $203,500 (02/20)

20 LYMAN TER **$330,000**
B: Daniel Maynard
S: Mallory E Culver
Book/Page: 14620/202, Date: 07/18/22
Mtg: Fairway Ind Mtg $264,000
Use: 2 Bdrm Ranch, Lot: 13125sf
Prior Sale: $238,000 (03/19)

46 WESTBROOK RD **$200,000**
B: Raymond G Simon 2nd
S: Thomas Beatrice A Est & Lynn A Pasternak
Book/Page: 14623/100, Date: 07/20/22
Use: 3 Bdrm Ranch, Lot: 15963sf

35 WILDWOOD LN **$575,000**
B: Thomas Patria & Patricia Patria
S: Judith A Lebel
Book/Page: 14625/83, Date: 07/22/22
Mtg: Cross Country Mtg Inc $460,000
Use: 3 Bdrm Contemporary, Lot: 22612sf

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

19 EAST ST **$200,000**
B: Peter C Frary
S: Richard M Frary Jr & Alison Frary
Book/Page: 14624/42, Date: 07/21/22
Use: 5 Bdrm Colonial, Lot: 47916sf

75 FOMER RD **$494,500**
B: Cheryl A Blow
S: Daviau&Robert Prop LLC
Book/Page: 14625/62, Date: 07/22/22
Mtg: Florence Bank $264,500
Use: Residential Developable Land, Lot: 64948sf

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

66 EAGLE ST **$289,500**
B: Timothy D Moenk & Loreto P Ansaldo
S: Walter M Slozak Jr & Frances Kordek
Book/Page: 14625/234, Date: 07/22/22
Mtg: Total Mtg Svcs $275,480
Use: 3 Bdrm Cape Cod, Lot: 23535sf

10 HOMECREST AVE **$222,000**
B: Chelsea Cassidy
S: Michael A Turner
Book/Page: 14625/274, Date: 07/22/22
Mtg: Paramount Res Mtg Gp $217,979
Use: 3 Bdrm Ranch, Lot: 19998sf

6 KINGSBERRY LN **$264,900**
B: Natalie Lombardo & Brian Ligawiec
S: Kevin E King & Colleen D King
Book/Page: 14621/298, Date: 07/19/22
Mtg: Fairway Ind Mtg $260,101
Use: 2 Bdrm Ranch, Lot: 17137sf

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

76 MONTAGUE RD **$585,000**
B: Devon Greenwood & Tasha Greenwood
S: Christopher T Wilcox & Wendy J Wilcox
Book/Page: 14620/298, Date: 07/18/22
Mtg: HarborOne Mortgage $100,000
Use: 3 Bdrm Contemporary, Lot: 84506sf

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

10 4TH AVE **$595,000**
B: Lisa H Crispin & William W Crispin
S: Paul C Abramo & Lorraine U Abramo
Book/Page: 37241/108, Date: 07/20/22
Mtg: T2 Financial LLC $345,000
Use: 3 Bdrm Gambrel, Lot: 50094sf

89 ANDOVER RD **$50,000**
B: Marcos Doliver
S: Dayse Doliver & Marcos Doliver
Book/Page: 37244/36, Date: 07/21/22
Use: 4 Bdrm Cape Cod, Lot: 25000sf

4 JENNINGS RD **$300,000**
B: Richard L Annese Tr, Tr for Selma RT
S: Marie O Coleman
Book/Page: 37241/41, Date: 07/20/22
Mtg: Enterprise Bk & Tr Co $825,000

6 KENMAR DR U:24 ..... **$320,000**
B: Kiran Yanamandra & Sireesha Potluru
S: Jorge L Hernandez
Book/Page: 37247/200, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $132,000 (06/13)

46 LEXINGTON RD **$615,000**
B: Alexis Thornton & Alexander Kubiak
S: Zachary J Zapatka & Noelle D Zapatka
Book/Page: 37234/266, Date: 07/18/22
Mtg: Guaranteed Rate Inc $492,000
Use: 3 Bdrm Split Entry, Lot: 30011sf
Prior Sale: $709,000 (10/19)

17 MCHUGH AVE **$620,000**
B: Yusufu Bwogi & Caroline I Bwogi
S: Kevin Ault
Book/Page: 37248/36, Date: 07/22/22
Mtg: Digital FCU $589,000
Type: Adj
Use: 3 Bdrm Gambrel, Lot: 15676sf
Prior Sale: $415,000 (03/17)

7 NICHOLAS AVE **$903,000**
B: Amick Chandra & Aline Fassini
S: Brian J Hamilton & Leslie A Hamilton
Book/Page: 37249/246, Date: 07/22/22
Mtg: Fairway Ind Mtg $722,400
Use: 3 Bdrm Colonial, Lot: 11699sf
Prior Sale: $729,900 (04/18)

22 NILE ST U:5 ..... **$630,000**
B: Jyoti Prakash Srivastava & Sushila Srivastava
S: Mahesh R Seshan & Hamsa G Kommandur
Book/Page: 37235/1, Date: 07/18/22
Mtg: Cross Country Mtg Inc $504,000
Use: Condo

48 OLD ELM ST **$695,000**
B: Meghna Verma & Harshawardhan Deshpande
S: Christopher D Martin & Dana J Swanson
Book/Page: 37243/235, Date: 07/21/22
Mtg: Cambridge Svgs Bk $625,500
Use: 3 Bdrm Cape Cod, Lot: 25850sf
Prior Sale: $510,000 (11/18)

183 RANGEWAY RD **$280,000**
B: Garland LLC
S: George Allen&Son Inc
Book/Page: 37237/258, Date: 07/19/22
Mtg: Eagle Bank $575,000

4 SIMMONS LN **$650,000**
B: Town Independent Living
S: Therese F Leboffe & Mark A Nason
Book/Page: 37246/158, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 40800sf

9 SKYLINE DR **$801,000**
B: Elyse M Purchia
S: Muhamed Cajdric & Stephanie M Cajdric
Book/Page: 37241/199, Date: 07/20/22
Mtg: Guaranteed Rate Inc $400,000
Use: 3 Bdrm Colonial, Lot: 47960sf

5 URBAN ST **$640,000**
B: Shonel Yeasin & Nazmun Zarin
S: Chester R Banks 3rd
Book/Page: 37249/17, Date: 07/22/22
Mtg: Quontic Bank $512,000
Use: 3 Bdrm Ranch, Lot: 25000sf

16 WOODSIDE RD **$645,000**
B: Andrew F Pioli & Candace L Maurer
S: Nicholas Jowders & Kalie Jowders
Book/Page: 37247/97, Date: 07/22/22
Mtg: Leader Bank NA $516,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 25000sf
Prior Sale: $360,200 (10/14)

Carlisle

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	34	23
Median Price	$1,090,000	$1,313,000

► REAL ESTATE SALES

296 FISKE ST **$905,000**
B: Shaun Hamilton & Lauren Hamilton
S: Charles H Bradley & Stina Bradley
Book/Page: 37242/289, Date: 07/21/22
Mtg: Ethic $724,000
Use: 3 Bdrm Split Entry, Lot: 87120sf

Chelmsford

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	182	148
Median Price	$551,000	$640,000

► REAL ESTATE SALES

27 BILLERICA RD **$585,000**
B: Vanessa L Victor & Winchel B Victor
S: Janice F Lewis Ad, Adm for Flores David M Est
Book/Page: 37235/200, Date: 07/18/22
Mtg: LoanDepot.Com $526,500
Use: 3 Bdrm Conventional, Lot: 10848sf

28 CHESTNUT HILL RD **$560,000**
B: Donna M Armstrong
S: Elias Dikmak Tr, Tr for Elias Dikmak 2016 LT
Book/Page: 37235/158, Date: 07/18/22
Mtg: Guaranteed Rate Affin $355,000
Use: 3 Bdrm Ranch, Lot: 57064sf

34 ELM ST **$800,000**
B: Martin R Peal Tr, Tr for Martys RT
S: Laurence C Larssen Tr, Tr for Larssen FT
Book/Page: 37236/283, Date: 07/19/22
Mtg: Hanscom FCU $600,000
Use: 3 Bdrm Antique, Lot: 50530sf

137 GROTON RD **$645,000**
B: Diana D Nguyen & Benjamin M Murphy
S: Ann M Pine
Book/Page: 37238/236, Date: 07/19/22
Mtg: Cross Country Mtg Inc $508,000
Use: 2 Bdrm Cape Cod, Lot: 51401sf

255 NORTH RD U:65 ..... **$515,000**
B: Nanette M Beard Tr, Tr for Cenci FT
S: Felice Kreitman-Tinker
Book/Page: 37246/166, Date: 07/22/22
Use: 3 Bdrm Condo
Prior Sale: $280,000 (08/14)

374 NORTH RD **$600,000**
B: Dana Horan
S: Howard Ryan
Book/Page: 37244/1, Date: 07/21/22
Mtg: Eastern Bank $350,000
Use: Auto Repair, Lot: 14190sf

96 PARK RD **$400,000**
B: Charles Fotopoulos Tr, Tr for 96 Park Road RT
S: Michael J Kehoe & Terry L Kehoe
Book/Page: 37241/223, Date: 07/20/22
Mtg: Enterprise Bk & Tr Co $300,000
Use: 3 Bdrm Conventional, Lot: 40443sf

67 PRINCETON ST U:3 ..... **$430,000**
B: Ravikumar D Ramani & Trupti Ramani
S: St Realty Property LLC
Book/Page: 37242/80, Date: 07/20/22
Mtg: Avidia Bank $344,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $330,000 (11/20)

27 SCOTTY HOLLOW DR U:D **$415,000**
B: Srikanta S Jois
S: Alexandra Ng & Ngai S Ng
Book/Page: 37240/238, Date: 07/20/22
Mtg: Digital FCU $365,000
Use: 2 Bdrm Condo
Prior Sale: $281,000 (06/17)

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MIDDLESEX REGISTRY
continued

24 WHIPPLETREE RD **$625,000**
B: Luke A Sexton & Lauren E Styskal
S: John D Stuebing Ad, Adm for Steubing John R Est
Book/Page: 37240/283, Date: 07/20/22
Mtg: Leader Bank NA $562,500
Type: Adj
Use: 3 Bdrm Colonial, Lot: 40000sf

Dracut

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	118	141
Median Price	$450,000	$491,750

► REAL ESTATE SALES

173-A AMESBURY ST **$491,000**
B: Ajaykumar J Patel & Parulben A Patel
S: Jennifer James & Jo Anne Castelo
Book/Page: 37248/188, Date: 07/22/22
Mtg: Pennymac Loan Service $392,850
Use: 3 Bdrm Colonial, Lot: 7500sf

93 CART PATH RD **$740,000**
B: Daphne Icart & Allens R Icart
S: Christopher Reed Jr & Lindsay M Reed
Book/Page: 37250/68, Date: 07/22/22
Mtg: Fairway Ind Mtg $640,007
Use: 4 Bdrm Colonial, Lot: 21741sf
Prior Sale: $425,583 (03/12)

31 HIDDEN RD **$770,000**
B: Eva Moscat & Jorge Ceballos
S: Germain J Seac & Veronique D Seac
Book/Page: 37248/154, Date: 07/22/22
Mtg: Guild Mortgage Co $570,000
Use: 3 Bdrm Colonial, Lot: 40566sf

52 MALWOOD AVE **$595,000**
B: Kevin Ramirez & Steven Ramirez
S: Kathleen M Grisley Tr, Tr for Blazen Wood RT
Book/Page: 37234/139, Date: 07/18/22
Mtg: United Wholesale Mtg $476,000
Use: 2-Family Two Family, Lot: 7500sf
Prior Sale: $362,500 (09/17)

675 ROBBINS AVE U:4 ..... **$287,000**
B: Moheb Ramzy-Garas
S: Jazmine S Mar
Book/Page: 37237/202, Date: 07/19/22
Mtg: Bank of America NA $256,500
Use: 2 Bdrm Condo
Prior Sale: $187,000 (05/20)

33 SUE ANN DR **$540,000**
B: Amanda Lavalley
S: Kerrie M Garvey
Book/Page: 37237/154, Date: 07/19/22
Mtg: CMG Mortgage Inc $432,000
Use: 4 Bdrm Colonial, Lot: 40000sf

95 TENNIS PLAZA RD U:24 ..... **$335,000**
B: Nancy E Noyes & Bruce F Offhaus
S: Joseph A Caira & Katherine B Caira
Book/Page: 37234/177, Date: 07/18/22
Use: 2 Bdrm Condo
Prior Sale: $177,000 (04/17)

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

163 PLEASANT ST **$960,000**
B: Tyler Hopkins & Gabrielle V Hopkins
S: Gopala Vatsavayi-Krishna & Deepti Raju
Book/Page: 37244/272, Date: 07/21/22
Mtg: Guaranteed Rate Inc $768,000
Use: 4 Bdrm Colonial, Lot: 216929sf
Prior Sale: $725,000 (10/18)

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

59 2ND AVE **$401,000**
B: Du B Nguyen & Ngoc H Thi-Nguyen
S: Gloria Mullen & Brian W Mullen
Book/Page: 37249/56, Date: 07/22/22
Mtg: United Wholesale Mtg $367,215
Use: 3 Bdrm Conventional, Lot: 4875sf

184 A ST **$397,000**
B: Sovann Heat & Sokhon Aiy
S: Reilly James T Jr Est & John A Reilly Jr
Book/Page: 37245/79, Date: 07/21/22
Mtg: Salem Five Mtg Co $347,000
Use: 3 Bdrm Conventional, Lot: 5000sf

371 AIKEN AVE U:7 ..... **$261,000**
B: Joseph B Boachic
S: Roy John Henry Est & Sandy M Ulm-Woolfrey
Book/Page: 37239/242, Date: 07/20/22
Mtg: LoanDepot.Com $221,850
Use: 2 Bdrm Condo

86 ARBOR RD **$677,500**
B: Michael Pendleton & Diana Kearney
S: Karen E Sybert & Norman L Sybert
Book/Page: 37243/132, Date: 07/21/22
Mtg: US Bank NA $532,000
Use: 3 Bdrm Raised Ranch, Lot: 18613sf

145 BARBARA ST **$450,000**
B: Sokha Touch & Sarin Touch
S: Sylvia M Kelley
Book/Page: 37247/124, Date: 07/22/22
Mtg: Cross Country Mtg Inc $360,000
Use: 2 Bdrm Ranch, Lot: 16745sf

21 CHRISTMAN AVE **$330,000**
B: Landsmart LLC
S: Rose L Doig Tr, Tr for Rose E Caisse IRT
Book/Page: 37248/144, Date: 07/22/22
Mtg: David J Crescio $1,000,000
Use: 2 Bdrm Ranch, Lot: 16000sf

36 CORK ST **$300,000**
B: Noli Jensen
S: Hang Li
Book/Page: 37242/168, Date: 07/20/22
Mtg: Prime Lending Inc $255,000
Use: 4 Bdrm Conventional, Lot: 647sf
Prior Sale: $180,000 (03/20)

304 CUMBERLAND RD **$655,000**
B: Nadaise Pierre-Chery & Williamson Pierre
S: Donna M Margulis & Mark J Margulis
Book/Page: 37248/115, Date: 07/22/22
Mtg: American Ngbd Mtg Acc $643,136
Use: 2-Family Two Family, Lot: 5500sf

1 FARNHAM ST **$461,500**
B: Ayanah Dowdye
S: John Tsoumas
Book/Page: 37244/103, Date: 07/21/22
Mtg: Jeanne DArc CU $438,425
Type: Adj
Use: 2-Family Two Family, Lot: 2374sf

15 HARLAND AVE **$664,500**
B: Eric Johansson & Ellen P Shapiro-Smith
S: Carleton Woodring 3rd & Jenifer Whitten-Woodring
Book/Page: 37241/73, Date: 07/20/22
Mtg: Middlesex Svgs Bk $631,200
Use: 3 Bdrm Colonial, Lot: 10000sf
Prior Sale: $434,900 (06/16)

417 HILDRETH ST U:11 ..... **$325,000**
B: Isao Hattori
S: Laurel Morano & Paul Morano
Book/Page: 37238/103, Date: 07/19/22
Mtg: Guaranteed Rate Inc $260,000
Use: 2 Bdrm Condo
Prior Sale: $249,900 (05/20)

121 JEWETT ST **$625,000**
B: Valdnei A Alesandre
S: Rody Arantes & Rodolfo Arantes
Book/Page: 37238/295, Date: 07/19/22
Mtg: Athas Capital Group $468,700
Use: 2-Family Two Family, Lot: 6000sf
Prior Sale: $505,000 (07/18)

36 JULY ST **$425,100**
B: Sitha Nhim & Billy Nou
S: Roberta A Wooster
Doc#: 000000000317005, Date: 07/21/22
Mtg: Cooperative Bank $382,500
Use: 2 Bdrm Bngl/cottage, Lot: 4851sf

19 LAMB ST **$520,000**
B: Fernande T Pelissier & Emmanuel Pelissier
S: Graceland Enterprises LLC
Book/Page: 37238/30, Date: 07/19/22
Mtg: Rocket Mortgage LLC $510,581
Use: 3 Bdrm Conventional, Lot: 5788sf
Prior Sale: $225,000 (11/21)

323 LINCOLN ST **$450,000**
B: Sopheap Ngy & Yol Lay
S: Dolson James M Est & Karen M Bolton
Book/Page: 37235/30, Date: 07/18/22
Mtg: Mtg Equity Partners $441,849
Use: 4 Bdrm Conventional, Lot: 4000sf

16 LIPTON ST **$310,000**
B: Carmelo Holdings LLC
S: Roland E Dinsmore & Constance A Dinsmore
Book/Page: 37249/274, Date: 07/22/22
Mtg: Boston T Finance LLC $290,000
Use: 3 Bdrm Conventional, Lot: 11007sf

39 MADONNA CIR U:39 ..... **$285,000**
B: Stephanie Abbott
S: John D Breingan 3rd
Book/Page: 37238/65, Date: 07/19/22
Mtg: Leader Bank NA $228,000
Use: 2 Bdrm Condo
Prior Sale: $169,000 (01/18)

59 MANUFACTURERS ST U:2 ..... **$310,000**
B: Muhammad Haseeb & Farhana Haseeb
S: Elliot Veras
Doc#: 000000000316978, Date: 07/19/22
Mtg: 2004 446 LLC $294,500
Use: 2 Bdrm Condo
Prior Sale: $167,000 (10/17)

1975 MIDDLESEX ST U:65 ..... **$438,102**
B: Michael Belous & Elena Vainer
S: Kai I Chan
Book/Page: 37237/55, Date: 07/19/22
Mtg: Superior Funding Corp $328,500
Use: 2 Bdrm Condo
Prior Sale: $294,900 (01/17)

320 NESMITH ST U:19 ..... **$145,000**
B: Guannan Chen & Adam L Piken
S: Kathleen Campbell
Book/Page: 37249/118, Date: 07/22/22
Use: 1 Bdrm Condo

34 NEWHALL ST U:402 ..... **$240,000**
B: Timothy J Hurley
S: Holly Harmon
Book/Page: 37248/227, Date: 07/22/22
Mtg: United Wholesale Mtg $192,000
Use: 2 Bdrm Condo

236 PARKVIEW AVE **$450,000**
B: Kyles R Espinola & Amy T Espinola
S: Mark W Barrett Tr, Tr for Francis X Barrett RET
Book/Page: 37238/218, Date: 07/19/22
Mtg: Gene Espinola $430,000
Use: 5 Bdrm Conventional, Lot: 25103sf

353 PAWTUCKET BLVD U:9 ..... **$221,000**
B: Swarupaben Patel & Rakeshkumar Patel
S: Irene Y Chan
Book/Page: 37234/110, Date: 07/18/22
Mtg: Evolve B&T $176,800
Use: 2 Bdrm Condo
Prior Sale: $15,000 (06/16)

1223 PAWTUCKET BLVD U:110 ..... **$150,000**
B: Sana Shah & Gautam Pravin-Shah
S: Rageshree A Mehta Tr, Tr for Mehta FT
Book/Page: 37245/131, Date: 07/21/22
Use: 2 Bdrm Condo

192 SCHOOL ST **$120,000**
B: Marcos Doliver
S: Dayse H Doliver & Marcos E Doliver
Book/Page: 37244/64, Date: 07/21/22
Use: 3-Family Mlti-unt Blg, Lot: 3425sf
Prior Sale: $250,000 (05/13)

414 SCHOOL ST U:414 ..... **$350,000**
B: Samrach Yi
S: Ton Yi
Book/Page: 37238/261, Date: 07/19/22
Mtg: Wells Fargo Bank $339,500
Use: 3 Bdrm Condo, Lot: 4958sf
Prior Sale: $145,000 (01/11)

2310 SKYLINE DR U:9 ..... **$255,000**
B: Ameer Noufal
S: Amanda L Rondeau & Steven M Rondeau
Book/Page: 37247/221, Date: 07/22/22
Mtg: United Wholesale Mtg $242,250
Use: 2 Bdrm Condo

75 TECHNOLOGY DR **$12,400,000**
B: Rhino 75 Technology Inv
S: IP Jumbo Prop 75
Book/Page: 37245/26, Date: 07/21/22
Mtg: Cambridge Svgs Bk $8,900,000
Use: Research & Dvlpmnt Facility, Lot: 338925sf
Prior Sale: $7,700,000 (10/20)

81 W 3RD ST U:D **$290,000**
B: Robert Prindle & Renee G Norman
S: Team Correia Flips LLC
Book/Page: 37249/85, Date: 07/22/22
Mtg: Rocket Mortgage LLC $275,500
Use: 2 Bdrm Condo
Prior Sale: $230,000 (04/22)

210 W 6TH ST **$625,000**
B: Ramon L Roas-Peralta
S: Carlos R Hirt
Book/Page: 37238/191, Date: 07/19/22
Mtg: Mtg Equity Partners $531,250
Use: 2-Family Two Family, Lot: 4023sf

9 W ADAMS ST U:1 ..... **$250,000**
B: Airise Hvac Design Inc
S: Tiffany Perry
Book/Page: 37246/267, Date: 07/22/22
Mtg: Enterprise Bk & Tr Co $187,500
Use: Industrial Condominum
Prior Sale: $165,000 (07/18)

289 WENTWORTH AVE **$526,000**
B: Jan M Johnson
S: Rodolpho G Moraes & Scheiene Ronconi-Marcelo
Book/Page: 37238/91, Date: 07/19/22
Use: 3 Bdrm Cape Cod, Lot: 8602sf
Prior Sale: $300,000 (02/19)

► FORECLOSURE DEEDS

35 CANADA ST **$430,100**
B: Nhem Seng & Vannak Seng
S: Sunny Kim & US Bank NA
Book/Page: 37249/40, Date: 07/22/22
Mtg: Bay Equity LLC $408,595
Use: 3 Bdrm Colonial, Lot: 6269sf
Prior Sale: $256,000 (08/11)

Tewksbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	130	135
Median Price	$561,550	$610,000

► REAL ESTATE SALES

1066 ANDOVER ST **$580,000**
B: Marcelo Souza & Mareelo Souza Jr
S: Yu H Lin
Book/Page: 37241/139, Date: 07/20/22
Mtg: Cross Country Mtg Inc $569,494
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $380,000 (10/18)

1 APACHE WAY U:1 ..... **$455,000**
B: Carley Maddaleni & John Gaeta
S: Eileen Moushegian
Book/Page: 37248/259, Date: 07/22/22
Mtg: MSA Mortgage LLC $409,500
Use: 2 Bdrm Condo, Lot: 100sf

13 BUCKINGHAM RD U:13 ..... **$645,900**
B: Yao Tang Tr, Tr for Lucarrest RT
S: Pamela S Norton
Book/Page: 37248/96, Date: 07/22/22
Use: 2 Bdrm Condo

485 CHANDLER ST **$929,900**
B: Robinah Nantale
S: Gen 4 Builders LLC
Doc#: 000000000317011, Date: 07/22/22
Mtg: Mtg Equity Partners $629,900

6 DARBY ST **$620,000**
B: Sarah Olver & Nikolas Beimler
S: Robert Little & Carolina Little
Book/Page: 37239/115, Date: 07/19/22
Mtg: Broker Solutions Inc $545,000
Use: 4 Bdrm Cape Cod, Lot: 10600sf
Prior Sale: $262,000 (06/13)

32 EDGEWOOD RD **$460,000**
B: Ashley Dewolfe
S: Linda S Wood
Doc#: 000000000316956, Date: 07/18/22
Mtg: EMM Loans LLC $451,668
Use: 3 Bdrm Ranch, Lot: 10000sf

215 MAPLE ST **$630,000**
B: Camila Monteiro-Machado & Douglas Machado-Purger
S: 3 D Builders LLC
Book/Page: 37247/288, Date: 07/22/22
Mtg: First Natl Bank Trini $535,500
Use: 3 Bdrm Ranch, Lot: 10054sf
Prior Sale: $325,000 (12/21)

193 MERRIMACK MEADOWS LN U:193 ..... **$525,000**
B: Luciano Ricci
S: Daphne Icart & Allens Icart
Book/Page: 37240/212, Date: 07/20/22
Mtg: New Fed Mtg Corp $515,490
Use: 3 Bdrm Condo, Lot: 100sf

240 OLD MAIN ST **$490,000**
B: Brennan Lagrassa
S: Patrick T Keenan & Nancy Keenan
Book/Page: 37249/124, Date: 07/22/22
Mtg: LoanDepot.Com $473,646
Use: 2-Family Two Family, Lot: 12884sf

26 QUAIL RUN U:26 ..... **$375,000**
B: Ali Rekkbie & Linda Rekkbie
S: Irene G Hofmann
Book/Page: 37243/110, Date: 07/21/22
Use: 2 Bdrm Condo, Lot: 100sf

130 ROUNSEVELL RD **$572,000**
B: Sean Obrien & Kaitlyn Maguire
S: Joseph P Vierira Jr & Dorothy A Vieira
Book/Page: 37247/26, Date: 07/22/22
Mtg: Digital FCU $543,457
Use: 3 Bdrm Raised Ranch, Lot: 44431sf

Tyngsboro

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	56	52
Median Price	$543,000	$566,750

► REAL ESTATE SALES

29 DAVIS RD **$830,000**
B: David Chando & Brittany Chando
S: Christopher J Danek & Peg Danek
Book/Page: 37250/32, Date: 07/22/22
Mtg: Leader Bank NA $664,000
Type: Adj
Use: 4 Bdrm Contemporary, Lot: 128938sf
Prior Sale: $557,500 (11/16)

46 SEQUOIA RD **$769,900**
B: Joan Biciunas
S: Tyler W Hopkins & Gabrielle V Hopkins
Book/Page: 37244/185, Date: 07/21/22
Use: 3 Bdrm Colonial, Lot: 44867sf
Prior Sale: $560,000 (05/18)

Westford

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	115	109
Median Price	$710,000	$750,000

► REAL ESTATE SALES

16 BRADLEY LN U:16 ..... **$700,000**
B: Oguzhan Turan
S: Michael C Beek Tr, Tr for Beek FT
Book/Page: 37249/204, Date: 07/22/22
Mtg: Leader Bank NA $560,000
Type: Adj
Use: 2 Bdrm Condo

29 CHICORY RD U:29 ..... **$1,125,000**
B: Sean D Foley & Abigail M Foley
S: Ralph Barisano Jr & Susan Barisano
Book/Page: 37239/280, Date: 07/20/22
Mtg: Inst Svgs Newburyport $789,500
Use: 3 Bdrm Condo, Lot: 27791sf

2 CYPRESS RD **$625,000**
B: Margaret A Owegi & Ian Mckenzie
S: Gerald A Scott 3rd & Ashley S Scott
Book/Page: 37246/203, Date: 07/22/22
Mtg: Digital FCU $500,000
Use: 5 Bdrm Split Entry, Lot: 9845sf
Prior Sale: $385,000 (01/17)

15 ENDMOOR RD **$570,000**
B: Muhammad O Majid & Hira Saleem
S: Beato T Cheng & Radhika E Cheng
Book/Page: 37244/139, Date: 07/21/22
Mtg: 2013 1 LLC $541,500
Use: 3 Bdrm Ranch, Lot: 14418sf

22 GRANITEVILLE RD **$708,000**
B: Angela Barros & Michael Donelan
S: John B Roach & M Joanne Roach
Book/Page: 37249/148, Date: 07/22/22
Mtg: Guild Mortgage Co $601,800
Use: 4 Bdrm Gambrel, Lot: 54450sf

45 GREEN NEEDLES RD **$750,000**
B: Alan Williams & Abby Langella
S: Robert A Caruso & Sheila J Caruso
Book/Page: 37247/53, Date: 07/22/22
Use: Residential Undvlpble Land, Lot: 7318sf
Prior Sale: $485,000 (03/16)

45 GREEN NEEDLES RD **$750,000**
B: Alan Williams & Abby Langella
S: Robert A Caruso & Sheila J Caruso
Book/Page: 80469/518, Date: 07/22/22
Mtg: Caliber Home Loans $736,415
Use: Residential Undvlpble Land, Lot: 7318sf
Prior Sale: $485,000 (03/16)

4 HERITAGE WAY **$1,551,000**
B: Chintan Suthar & Mansibahen Chhatralia
S: Ann M Downey
Doc#: 000000000316991, Date: 07/20/22
Mtg: Avidia Bank $1,147,200
Type: Adj
Use: 4 Bdrm Colonial, Lot: 42201sf

22 MARK VINCENT DR **$831,000**
B: Benjamin Armstrong & Bethany Armstrong
S: Selby L Turner 3rd & Allyson J Turner
Doc#: 000000000316970, Date: 07/18/22
Mtg: Guaranteed Rate Inc $664,800
Use: 3 Bdrm Garrison, Lot: 40032sf

85 PROVIDENCE RD **$860,000**
B: Prasanna Vetrivel & Sindhumathi Subramanian
S: Kurt E Williams & Maria C Pepe-Williams
Book/Page: 37242/1, Date: 07/20/22
Mtg: US Bank NA $688,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 40206sf
Prior Sale: $595,000 (06/18)

Wilmington

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	120	124
Median Price	$589,850	$700,000

► REAL ESTATE SALES

130 ALDRICH RD **$330,000**
B: Rkaco LLC
S: Lisa Johnson & Scott Johnson
Book/Page: 37233/240, Date: 07/18/22
Use: 3 Bdrm Conventional, Lot: 53579sf

11 BAY ST **$700,000**
B: Heena Purkait & Sreeshanth Pillai
S: Robert Sigsbury
Book/Page: 37244/71, Date: 07/21/22
Mtg: Guaranteed Rate Inc $630,000
Type: Adj
Use: 4 Bdrm Conventional, Lot: 7405sf

188 CHESTNUT ST **$576,000**
B: Joseph A Caira & Katherine B Caira
S: Caira Loretta R Est & Michael A Caira
Book/Page: 37245/145, Date: 07/21/22
Mtg: Mortgage Networks Inc $460,800
Use: 3 Bdrm Bngl/cottage, Lot: 16988sf

46 COTTAGE ST **$370,000**
B: Mei Huang
S: Yu Xiaoqing & Shengy Zhong
Doc#: 000000000317016, Date: 07/22/22
Mtg: Steven A Ross $414,000
Use: 3 Bdrm Conventional, Lot: 29621sf

135 FEDERAL ST **$130,000**
B: Carolyn Witham
S: Linda A Covello
Book/Page: 37242/145, Date: 07/20/22
Use: 3 Bdrm Split Level, Lot: 22651sf
Prior Sale: $70,000 (04/16)

54 GARDEN AVE **$835,000**
B: Patrick M Kirrane & Ashley M Campbell-Kirrane
S: Patricia M Cushing Tr, Tr for Cushing FT
Book/Page: 37243/265, Date: 07/21/22
Mtg: Guaranteed Rate Inc $668,000
Use: 4 Bdrm Cape Cod, Lot: 10019sf

37 KING ST **$570,000**
B: David Macpherson
S: June M Trickett
Book/Page: 37238/60, Date: 07/19/22
Use: 3 Bdrm Raised Ranch, Lot: 10454sf

Middlesex Registry

Southern District

Maria C. Curtatone, Register
208 Cambridge Street
East Cambridge, MA 02141
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Fax: (617) 617-577-1289
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Acton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	116	95
Median Price	$752,500	$912,000

► REAL ESTATE SALES

51 ARLINGTON ST **$830,000**
B: Jerry F Chen & Judith A Chen
S: Luke Letter & Oanh Letter
Book/Page: 80465/178, Date: 07/21/22
Use: 5 Bdrm Colonial, Lot: 82614sf
Prior Sale: $557,000 (06/17)

14 BLACK HORSE DR **$765,000**
B: Nathan Kraai & Shanna Kraai
S: Kenneth J Omahen & Karen D Omahen
Book/Page: 80465/51, Date: 07/21/22
Mtg: Cross Country Mtg Inc $495,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 51836sf

423 GREAT ELM WAY U:423 ..... **$475,000**
B: Phaniraj K Gotety & Aparna Gotety
S: Ramesh B Nuvvula & Mallika Nuvvula
Book/Page: 80474/117, Date: 07/22/22
Mtg: City Of Boston CU $380,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $277,000 (05/12)

401 GREAT RD U:2 ..... **$380,000**
B: Laurajean Hickey
S: Green Ribbon LLC
Book/Page: 80450/159, Date: 07/19/22
Mtg: Guaranteed Rate Affin $367,317
Use: 2 Bdrm Condo

405 GREAT RD U:13 ..... **$225,000**
B: Lu Sang & Lisa Yee
S: Dolores Defalco
Book/Page: 80455/120, Date: 07/19/22
Use: 1 Bdrm Condo

81 LIBERTY ST **$985,000**
B: Pavan K Ghatty & Neelina Chavali
S: Jeffrey R Bulette
Book/Page: 80464/549, Date: 07/21/22
Mtg: Cambridge Svgs Bk $886,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 20000sf

130 NEWTOWN RD **$875,000**
B: Joseph P Oliveri & Rosalie Oliveri
S: TRDN LLC
Book/Page: 80460/463, Date: 07/20/22
Mtg: Leader Bank NA $700,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 55312sf

15 NOTRE DAME RD **$705,500**
B: Matthew G Coole & Jennifer Liao
S: Irfaan A Salahuddeen & Shifana Habibullah
Book/Page: 80458/70, Date: 07/20/22
Mtg: Guaranteed Rate Inc $564,400
Use: 4 Bdrm Colonial, Lot: 20250sf
Prior Sale: $409,000 (06/16)

642 PHEASANT HL U:642 ..... **$515,000**
B: Alban Cobi & Anastasia Gurinovich
S: Jay Frolick Tr, Tr for 642 Pheasant Hill RT
Book/Page: 80468/88, Date: 07/21/22
Mtg: Leader Bank NA $300,000
Use: 2 Bdrm Condo

9 POND VIEW DR **$813,000**
B: Manojkumar Saranathan & Hannah Greene
S: Adam E Stark Tr, Tr for Debra Stark T
Book/Page: 80461/165, Date: 07/20/22
Use: 3 Bdrm Raised Ranch, Lot: 20090sf

29 POPE RD **$675,000**
B: Susan G Fiore
S: Spring Brook LLC
Book/Page: 80472/524, Date: 07/22/22
Mtg: Leader Bank NA $355,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 30000sf
Prior Sale: $315,000 (06/16)

95 SCHOOL ST **$880,000**
B: Justin F Thomas & Yen Ching Wu
S: Christopher N Berlied & Cynthia M Berlied
Book/Page: 80452/539, Date: 07/19/22
Mtg: Provident Fund Assoc $600,000
Use: 4 Bdrm Ranch, Lot: 30086sf

88 SUMMER ST **$770,000**
B: Christopher G Stimpson & Haley C Cook
S: Daniel T Conklin & Kelly Conklin
Book/Page: 80459/292, Date: 07/20/22
Mtg: Rollstone Bk & Tr $539,000
Use: 3 Bdrm Conventional, Lot: 21957sf
Prior Sale: $485,250 (06/17)

14 THOREAU RD **$975,000**
B: Joshua A Kaplan & Marilynn M Kaplan
S: Thomas J Gillispie & Pamela A Gillispie
Book/Page: 80447/389, Date: 07/18/22
Mtg: Guaranteed Rate Inc $682,500
Use: 4 Bdrm Colonial, Lot: 20250sf

5 WINGATE LN **$1,390,000**
B: Brent Morse & Julie Morse
S: Xiaoyu Tang
Book/Page: 80466/161, Date: 07/21/22
Mtg: Rocket Mortgage LLC $1,087,790
Use: 4 Bdrm Colonial, Lot: 244221sf
Prior Sale: $935,000 (09/20)

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

50 ACADEMY ST **$27,000**
B: Lisa H Davis & Joshua Davis
S: Karin A Varnik & James P Barrett
Book/Page: 80468/482, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 6499sf
Prior Sale: $550,000 (02/14)

54 ACADEMY ST **$27,000**
B: Lisa H Davis & Joshua Davis
S: Karin A Varnik & James P Barrett
Book/Page: 80468/482, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 11064sf

7 ADDISON ST **$1,550,000**
B: Karina Lambert & Bertrand Nuiry
S: Gregory J Mccarthy & Ashley Mccarthy
Book/Page: 80455/168, Date: 07/19/22
Mtg: Workers Credit Union $1,000,000
Type: Adj
Use: 5 Bdrm Old Style, Lot: 4657sf
Prior Sale: $863,981 (01/18)

70-72 ALLEN ST **$750,000**
B: Bethland Bosse
S: Mary E Sweeney
Book/Page: 80463/252, Date: 07/21/22
Use: 2-Family Mlti-unt Blg, Lot: 4861sf

5-7 DOROTHY RD **$1,400,000**
B: Rebecca Pearl-Martinez & Justin Pearl-Martinez
S: Nancy K Bent Tr, Tr for C T Rezendes RET 2015
Book/Page: 80460/34, Date: 07/20/22
Mtg: Leader Bank NA $1,050,000
Type: Adj
Use: 2-Family Mlti-unt Blg, Lot: 4940sf

18 FIELD RD U:1 ..... **$1,000,000**
B: Kevin R Bagnall & Josephine W Bagnall
S: Luis M Villa & Jennifer L Barnes
Book/Page: 80472/274, Date: 07/22/22
Mtg: Guaranteed Rate Inc $800,000
Use: 4 Bdrm Condo

18 FIELD RD U:2 ..... **$862,000**
B: Yue Zhang & Ailin Wang
S: Zhitong Zhang & Samuel Kuhnman-Lee
Book/Page: 80465/320, Date: 07/21/22
Mtg: Guild Mortgage Co $689,600
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $710,000 (05/17)

40-42 FOREST ST **$900,000**
B: Property Acqui Grp LLC
S: Dennis M Doble
Book/Page: 80466/558, Date: 07/21/22
Mtg: North Shore Bank $1,515,000
Use: 2-Family Mlti-unt Blg, Lot: 7288sf

147 FRANKLIN ST U:1 ..... **$730,000**
B: Ameya Kirtane & Eileen Huttlin-Kirtane
S: Jason Koster & Megan Koster
Book/Page: 80471/209, Date: 07/22/22
Mtg: Ross Mortgage Co Inc $657,000
Use: 3 Bdrm Condo

24-26 GLEN AVE U:1 ..... **$870,000**
B: Fabio Pucci & Emilie Loveday-Castonguay
S: Lauren M Palmer
Book/Page: 80475/191, Date: 07/22/22
Mtg: Cambridge Tr Co $696,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $526,000 (10/15)

9 GLOUCESTER ST **$1,350,000**
B: Charles C Mahoney & Maria R Juan-Garcia
S: Vivian Berlin
Doc#: 000000001918721, Date: 07/19/22
Use: 3 Bdrm Colonial, Lot: 5166sf

10 GOVERNOR RD **$575,000**
B: 10 Governor Rd LLC
S: Barbara Przybylska
Doc#: 000000001918650, Date: 07/18/22
Mtg: Barbara Pryzbylska $575,000
Use: 3 Bdrm Old Style, Lot: 3785sf

26 HARTFORD RD **$1,500,000**
B: Gretchen Conti & Richard Conti
S: Gaurav Misra & Jessica R Owen
Book/Page: 80454/341, Date: 07/19/22
Mtg: Bangor Savings Bank $950,000
Use: 3 Bdrm Split Level, Lot: 22224sf
Prior Sale: $1,250,000 (07/20)

102 HATHAWAY CIR **$805,000**
B: Pierre Estates LLC
S: Carla Tannozzini
Doc#: 000000001918911, Date: 07/20/22
Mtg: QS Lending T $865,000
Use: 4 Bdrm Colonial, Lot: 12375sf
Prior Sale: $222,249 (04/13)

28 HIGGINS ST **$1,435,000**
B: Rachel E Ottley & Alecia Serafini
S: Patrick Meehan Tr, Tr for Stann P Chonofsky RET
Book/Page: 80467/222, Date: 07/21/22
Mtg: Leader Bank NA $1,148,000
Type: Adj
Use: 2-Family Mlti-unt Blg, Lot: 11591sf

26 LAKEHILL AVE **$1,060,000**
B: Yong Hua He & Gregory Sham
S: Christina A Venckus
Book/Page: 80475/94, Date: 07/22/22
Use: 2-Family Mlti-unt Blg, Lot: 4121sf

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1288 MASSACHUSETTS AVE U:1288... $639,000
B: Regina M Obrien & Jesse D Obrien
S: Melissa Dolan & Nicola K Leiter
Book/Page: 80467/459, Date: 07/21/22
Use: 2 Bdrm Condo

38 MENOTOMY RD U:1... $655,000
B: Debra Vance
S: Jonathan Holland & Sarah Land-Holland
Doc#: 000000001919165, Date: 07/22/22
Mtg: Washington Trust Mtg $524,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $355,000 (12/10)

15-15A MOTT ST... $1,255,000
B: Seaver Properties LLC
S: David M Walsh Tr, Tr for William J Walsh Jr RET
Book/Page: 80460/312, Date: 07/20/22
Use: 2-Family Mlti-unt Blg, Lot: 6029sf

15 MOUNT VERNON ST U:1... $660,000
B: Juan M Artes-Vivancos & Annarita Marrano
S: Megan E Cahill
Book/Page: 80455/304, Date: 07/19/22
Mtg: Jeanne DArc CU $528,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $556,000 (08/18)

54 OAK HILL DR... $985,000
B: Whitney A Cornforth & Elizabeth D Cornforth
S: David B Pruskin & Marc Pruskin
Book/Page: 80460/522, Date: 07/20/22
Mtg: Leader Bank NA $535,000
Use: 3 Bdrm Cape Cod, Lot: 7000sf
Prior Sale: $503,000 (01/10)

70 OAK HILL DR... $1,225,000
B: Harish C Menon
S: Cynthia Edwards Tr, Tr for Richard P Constantin IRT
Book/Page: 80466/1, Date: 07/21/22
Mtg: Leader Bank NA $980,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 9522sf

62 RICHFIELD RD... $1,590,000
B: Kristin Lieb
S: Gene R Ferioli & Jodie M Ferioli
Book/Page: 80459/227, Date: 07/20/22
Mtg: Cambridge Tr Co $590,000
Type: Adj
Use: 3 Bdrm Tudor, Lot: 8080sf

96 WINCHESTER RD... $952,000
B: Seaver Properties LLC
S: Robert J Peluso Ad, Adm for Peluso Palma Ruth Est
Book/Page: 80455/393, Date: 07/19/22
Use: 2 Bdrm Ranch, Lot: 7357sf

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

9 ARROWHEAD CIR U:9... $521,000
B: Siddharth Singh & Kritika Singh
S: Silvia R Golijov
Book/Page: 80470/135, Date: 07/22/22
Mtg: JPMorgan Chase Bank $416,800
Use: 2 Bdrm Condo
Prior Sale: $344,000 (08/15)

320-322 CORDAVILLE RD... $850,000
B: 320 Cordaville LLC
S: Ehsan Ullah
Book/Page: 80460/544, Date: 07/20/22
Use: 2-Family Duplex, Lot: 33541sf
Prior Sale: $559,900 (01/19)

27 E BLUFF RD U:27... $545,000
B: Lena Soukieh
S: Fredda Hamilton
Book/Page: 80471/6, Date: 07/22/22
Mtg: Bay Equity LLC $408,750
Use: 2 Bdrm Condo
Prior Sale: $260,000 (06/15)

16 GRAY BIRCH RD... $750,000
B: Alexander J Barber & Jane D Ottensmeyer
S: Steven C Bench & Celina M Williamson
Doc#: 000000001918673, Date: 07/18/22
Mtg: First Republic Bk $600,000
Use: 3 Bdrm Cape Cod, Lot: 19602sf
Prior Sale: $614,900 (06/19)

30 LAKESIDE DR... $650,000
B: James Williams-Bales & Elizabeth A Bales
S: Barry C Grann & Carol N Grann
Book/Page: 80447/436, Date: 07/18/22
Mtg: Rockland Tr Co $442,000
Use: 3 Bdrm Cape Cod, Lot: 9148sf

39 LONGHILL RD... $450,000
B: Lorena Renteria
S: Janice Hutchinson
Book/Page: 80448/30, Date: 07/18/22
Mtg: Caliber Home Loans $434,981
Use: 2 Bdrm Ranch, Lot: 10019sf

295 MEETING HOUSE PATH U:295... $455,000
B: Sergey I Pankov & Roza I Abdieva
S: Tatyana Taksir Tr, Tr for Tigor RT
Book/Page: 80473/352, Date: 07/22/22
Mtg: Superior Funding Corp $364,000
Use: 3 Bdrm Condo
Prior Sale: $342,500 (12/20)

3 OLD COUNTRY PATH... $720,000
B: James A Shank & Denton E Conklin 3rd
S: Sanjay K Sahasrabudhe & Manisha S Sahasrabudhe
Book/Page: 80467/195, Date: 07/21/22
Mtg: Guaranteed Rate Inc $656,287
Use: 4 Bdrm Garrison, Lot: 16117sf
Prior Sale: $390,277 (05/10)

43 OREGON RD... $400,000
B: Mauricio Pereira
S: Freedom Mortgage Corp
Book/Page: 80466/262, Date: 07/21/22
Mtg: QS Lending T $410,000
Use: 3 Bdrm Ranch, Lot: 36590sf
Prior Sale: $237,879 (03/20)

27 PLEASANT ST... $430,000
B: Shelby T Higgins & Gerald R Papove
S: John F Higgins 3rd
Book/Page: 80471/441, Date: 07/22/22
Mtg: Guaranteed Rate Inc $422,211
Use: 2 Bdrm Bngl/cottage, Lot: 5663sf
Prior Sale: $277,000 (03/17)

23 TOWER RD... $700,000
B: Qui Chau & Susan Chau
S: Carol A Gillen
Book/Page: 80465/97, Date: 07/21/22
Use: 3 Bdrm Colonial, Lot: 36155sf
Prior Sale: $280,000 (05/12)

59 TRI ST... $325,000
B: 10 Sunshine Ave LLC
S: Vicki A Ahearn
Book/Page: 80456/1, Date: 07/20/22
Mtg: River Works CU $250,000
Use: 2 Bdrm Conventional, Lot: 33106sf

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

1 PATRIOT WAY... $651,000
B: Dustyn R Dow & Rebecca L Dow
S: David J Balukonis Tr, Tr for DCB RT
Book/Page: 80459/132, Date: 07/20/22
Mtg: Guaranteed Rate Affin $588,120
Use: 3 Bdrm Colonial, Lot: 19863sf
Prior Sale: $365,000 (12/11)

2 PHEASANT CIR... $645,000
B: Lisa Hwang & William M Em
S: Tito Ruiz
Book/Page: 80457/588, Date: 07/20/22
Mtg: Fairway Ind Mtg $516,000
Use: 3 Bdrm Colonial, Lot: 12023sf
Prior Sale: $530,000 (07/20)

119 PLEASANT STREET EXT... $834,097
B: Daniel Damico-Faria & Anna Moreno-Damico
S: Seal Harbor LLC
Book/Page: 80472/181, Date: 07/22/22
Mtg: Embrace Home Loans $667,277

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

1 HAMILTON RD... $890,000
B: Tristan Forsythe & Kimberly Forsythe
S: Timothy M Regan & Deborah E Regan
Book/Page: 80453/521, Date: 07/19/22
Mtg: Radius Financial Grp $712,000
Use: 4 Bdrm Garrison, Lot: 16108sf

121 SPRINGS RD... $1,130,000
B: Adam J Kulis & Amity N Kulis
S: Thomas M Engel & Lourdes M Engel
Book/Page: 80449/183, Date: 07/18/22
Mtg: Berkshire Bank $675,000
Use: 3 Bdrm Old Style, Lot: 37226sf

23 WASHINGTON ST... $660,000
B: Paul D Robinson & Roxanne A Robinson
S: Margaret P Duesenberry
Book/Page: 80473/39, Date: 07/22/22
Mtg: Movement Mtg LLC $561,000
Use: 3 Bdrm Split Entry, Lot: 17202sf
Prior Sale: $436,500 (07/13)

60 WILDWOOD DR... $900,000
B: Ashley Janek & Joshua S Janek
S: Jennifer R Whitman Ad, Adm for Janek John S Est
Book/Page: 80448/344, Date: 07/18/22
Mtg: Leader Bank NA $535,000
Use: 4 Bdrm Garrison, Lot: 40062sf

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

95 BEECH ST U:1... $610,000
B: Erin E Faulder
S: Elizabeth G Spelman
Book/Page: 80465/131, Date: 07/21/22
Mtg: T2 Financial LLC $579,500
Use: 2 Bdrm Condo

147-151 BELMONT ST... $1,000,000
B: Nune Khachatrian
S: Belmont Street Inv LLC
Book/Page: 80458/503, Date: 07/20/22
Use: Retail-service, Lot: 5352sf
Prior Sale: $665,000 (11/16)

26-B HARRIS ST U:26B... $1,130,000
B: Mingfu He & Yuanyuan Huang
S: Heeyoung Lee & Hyun J Lee
Doc#: 000000001919123, Date: 07/22/22
Mtg: Washington Trust Mtg $725,000
Use: 3 Bdrm Condo
Prior Sale: $691,000 (07/14)

100 LEXINGTON ST U:TH3... $975,000
B: Todd Sterling-Anderson & Katsiaryna Anderson
S: Ruben Azocar & Maray H Garban-Azocar
Book/Page: 80449/374, Date: 07/18/22
Mtg: Cambridge Svgs Bk $780,000
Use: Condo

7 VINCENT AVE... $1,300,000
B: Roman Lutz & Apoorva R Balevalachilu
S: Yuanqing Fang & Josephine Yuen
Doc#: 000000001918654, Date: 07/18/22
Mtg: Wells Fargo Bank $750,000
Use: 3 Bdrm Old Style, Lot: 4500sf
Prior Sale: $528,500 (04/12)

24 WOODLAND ST... $1,325,500
B: Matthieu P Lonchamp & Maude G Lonchamp
S: Alexander Price
Book/Page: 80448/363, Date: 07/18/22
Mtg: Washington Trust Mtg $1,060,400
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 9845sf
Prior Sale: $1,250,000 (10/21)

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

77 MAYFAIR DR... $930,000
B: Sumanprava Giri & Uday K Cheedella
S: Halil Tugal & Lisa S Tugal
Book/Page: 80455/199, Date: 07/19/22
Mtg: UniBank for Savings $837,000
Use: 4 Bdrm Colonial, Lot: 49223sf

146 SWANSON RD U:406... $225,000
B: Tucker Evans & Kerry Evans
S: Prakash C Patel & Tarlika P Patel
Book/Page: 80449/578, Date: 07/18/22
Use: 2 Bdrm Condo
Prior Sale: $119,000 (09/15)

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

6 NEVADA RD... $620,000
B: Deborah Tringali Tr, Tr for Deborah Trigali RET
S: C A Dedominicis Ad, Adm for Arsenault Dorothy C Est
Doc#: 000000001918646, Date: 07/18/22
Use: 4 Bdrm Cape Cod, Lot: 10000sf

4 OLD COLONY RD... $500,000
B: Rocco Scippa Tr, Tr for 4 Old Colony RT
S: Carmine M Citro & Guy A Citro
Book/Page: 80445/37, Date: 07/18/22
Mtg: Athens Street Capital $500,000
Use: 3 Bdrm Ranch, Lot: 24800sf

12 PARK DR... $938,800
B: Darath Sreng
S: Mark A Hardmon Tr, Tr for Mark A Hardmon LT
Book/Page: 80451/471, Date: 07/19/22
Mtg: Wells Fargo Bank $750,000
Use: 3 Bdrm Split Entry, Lot: 20076sf

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

20 2ND ST U:224... $790,000
B: Tae H Kwon
S: Peter G Hansen
Book/Page: 80469/454, Date: 07/22/22
Mtg: Savings Bank Walpole $632,000
Use: 1 Bdrm Condo
Prior Sale: $2,155 (03/21)

30 2ND ST U:2... $785,000
B: Daniel M Malis & Carolyn B Edwards
S: Jessica Razook
Book/Page: 80467/581, Date: 07/21/22
Mtg: Cambridge Svgs Bk $583,500
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $370,000 (10/11)

339 ALLSTON ST... $2,280,000
B: 339 Allston
S: 339 Allston St LLC
Book/Page: 80443/512, Date: 07/18/22
Mtg: Newburyport Five Cent $2,797,000
Use: 3-Family Decker, Lot: 2843sf
Prior Sale: $2,050,000 (10/21)

71 AVON HILL ST... $4,250,000
B: Robert M Kotin & Charlotte M Mcguinness
S: Sarah H Krieger
Book/Page: 80446/486, Date: 07/18/22
Mtg: Raymond James Bk FSB $3,000,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 10347sf

7 BEECH ST U:201... $279,500
B: Ravyn A Ortiz-Graham
S: Oaktree 2013 Mass Ave LLC
Book/Page: 80450/275, Date: 07/19/22
Mtg: Cambridge, City of $279,500
Use: Condo

7 BEECH ST U:211... $1,880,000
B: Margot Welch
S: Oaktree 2013 Mass Ave LLC
Book/Page: 80459/565, Date: 07/20/22
Use: Condo

15 CHALK ST... $3,525,000
B: Justin Zaichkowsky & Tamara Zaichkowsky
S: John D Mitchell & Erin M Janssen
Book/Page: 80450/339, Date: 07/19/22
Mtg: Cape Cod Five Cent Bk $2,820,000
Use: Residential-multiple Bldgs, Lot: 4999sf

4 CRAWFORD ST U:8... $575,000
B: Eileen R Simpson
S: Kate A Cohen
Book/Page: 80457/299, Date: 07/20/22
Use: 1 Bdrm Condo

27 CUSHING ST U:1... $531,531
B: Christopher Mangan & Jessica Hackett
S: Kan Xiong & Xiaomeng Han
Book/Page: 80459/588, Date: 07/20/22
Mtg: First Republic Bk $425,224
Use: 1 Bdrm Condo
Prior Sale: $480,000 (04/17)

56 GRISWOLD ST... $1,240,000
B: Jessica Maryott & Aniket Schneider
S: Anne C Squires & David W Stokes
Book/Page: 80449/346, Date: 07/18/22
Mtg: Leader Bank NA $930,000
Use: 2 Bdrm Cape Cod, Lot: 4999sf

18 HARRINGTON RD... $1,158,000
B: Faith L Weis Tr, Tr for Ice Cream Spoon RT
S: Gile Beye Tr, Tr for Hannah Gile Beye T
Book/Page: 80472/41, Date: 07/22/22
Use: 2 Bdrm Conventional, Lot: 2290sf
Prior Sale: $560,000 (08/12)

43 HIGHLAND AVE U:2... $875,000
B: Nitzan Peleg & Adi Peleg
S: Peter J Doyle & Jean M Doyle
Book/Page: 80467/425, Date: 07/21/22
Mtg: First Republic Bk $1,175,000
Use: 2 Bdrm Condo

931 MASSACHUSETTS AVE U:506... $680,000
B: Ramesh Balakrishna-Pillay & Elizabeth K Brown
S: David Kim & Eileen Kim
Book/Page: 80464/317, Date: 07/21/22
Mtg: Leader Bank NA $280,000
Use: 1 Bdrm Condo
Prior Sale: $540,000 (08/14)

8-12 MUSEUM WAY U:1427... $607,500
B: Milena Djuric
S: Jingqi Wang
Book/Page: 80455/275, Date: 07/19/22
Use: 1 Bdrm Condo
Prior Sale: $510,000 (03/17)

73 ORCHARD ST... $1,300,000
B: 73 Orchard LLC
S: Wei Gao & Wan Q Kuang
Book/Page: 80467/65, Date: 07/21/22
Mtg: Rockland Tr Co $1,835,000
Use: 2-Family Two Family, Lot: 2374sf
Prior Sale: $1,360,000 (06/21)

32 PUTNAM AVE... $2,325,000
B: Cambridge Rental LLC
S: 32 Putnam Ave LLC
Doc#: 000000001918633, Date: 07/18/22
Mtg: Winter Hill Fed SB $1,750,000
Type: Adj
Use: 3-Family Decker, Lot: 2935sf
Prior Sale: $1,675,000 (05/22)

1 RICHDALE AVE U:2... $750,000
B: Kelly Snyder
S: Ludmila Arnopolskaya
Doc#: 000000001918778, Date: 07/19/22
Mtg: S&T Bank $600,000
Use: 2 Bdrm Condo

129-205 RICHDALE AVE U:A4... $760,000
B: Antonio S Lopez
S: Jennifer Bubriski
Book/Page: 80474/295, Date: 07/22/22
Use: 2 Bdrm Condo

28 RIVER ST U:3... $805,000
B: Nehal Kapadia
S: Amar Srivastava & Anju Srivastava
Book/Page: 80449/589, Date: 07/18/22
Mtg: Guaranteed Rate Inc $355,000
Use: 2 Bdrm Condo

19 SHEPARD ST U:41... $645,000
B: Helen Kongsgaard
S: Sonia B Saltzman
Book/Page: 80443/422, Date: 07/18/22
Use: 1 Bdrm Condo

58 SHEPARD ST... $4,275,000
B: Bruce Schneier
S: Nicholas Gray Tr, Tr for R&G RT
Book/Page: 80446/563, Date: 07/18/22
Mtg: Cambridge Tr Co $2,000,000
Type: Adj
Use: 3 Bdrm Victorian, Lot: 4080sf
Prior Sale: $1,325,000 (01/10)

39 SHERMAN ST... $1,100,000
B: 39 Sherman Street LLC
S: Mary E Harrington Tr, Tr for Margaret T Enright RET
Book/Page: 80453/201, Date: 07/19/22
Mtg: CCG Fund 1 LLC $1,875,000
Use: 2-Family Two Family, Lot: 2880sf

147 SHERMAN ST U:104... $720,000
B: Jennifer A Bubriski
S: Edward T Chang
Book/Page: 80445/156, Date: 07/18/22
Use: Condo

89-91 THORNDIKE ST U:3... $780,000
B: Kirsten N Morehouse & Scott A Morehouse
S: David Lee & Grace Lee
Book/Page: 80472/585, Date: 07/22/22
Mtg: Citibank Na $701,922
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $367,500 (02/10)

29 TUFTS ST U:2... $1,275,000
B: Elena Ratti
S: Aram Harrow & Shefali Oza
Doc#: 000000001918755, Date: 07/19/22
Mtg: Guaranteed Rate Inc $675,000
Use: 2 Bdrm Condo
Prior Sale: $700,000 (05/13)

17 VINEYARD ST... $2,999,000
B: James Calder-Walton & Catherine Dipesa
S: Katherine L Cincotta Tr, Tr for Jason F Cincotta LT
Book/Page: 80457/68, Date: 07/20/22
Mtg: Fairway Ind Mtg $749,750
Use: 5 Bdrm Conventional, Lot: 4754sf
Prior Sale: $2,425,500 (07/20)

50 WASHBURN AVE U:52... $1,000,000
B: Jun Liu & Christoph Budjan
S: Fidelis Brg Loan Vent V
Book/Page: 80445/84, Date: 07/18/22
Mtg: Washington Trust Mtg $715,000
Use: Condo

50-52 WASHBURN AVE U:50... $950,000
B: Jerome R Kimbrough
S: Fidelis Brg Loan Vent V
Book/Page: 80453/321, Date: 07/19/22
Mtg: Bank of America NA $665,000
Use: Condo

305 WEBSTER AVE U:104... $660,000
B: Andrew Huang
S: 305 Webster Ave Condo LLC
Book/Page: 80459/535, Date: 07/20/22
Mtg: Leader Bank NA $462,000
Use: Condo

31 WHEELER ST U:201... $235,000
B: Abeba Kassa
S: Jas Homeownership LLC
Book/Page: 80456/448, Date: 07/20/22
Mtg: Cambridge, City of $235,000
Use: 1 Bdrm Condo
Prior Sale: $166,917 (07/21)

18 WHITNEY AVE U:2... $1,257,000
B: Adam Berger & Ansley Flanagan
S: Daniel Pellegrinelli & Maeve Oneill
Book/Page: 80467/8, Date: 07/21/22
Mtg: Washington Trust Mtg $1,005,600
Use: 2 Bdrm Condo
Prior Sale: $842,500 (06/16)

11 WRIGHT ST U:1... $1,550,000
B: Tiruchirapalli Ganesh
S: Susan B Laflamme & Derek F Rhodes
Book/Page: 80444/385, Date: 07/18/22
Use: 3 Bdrm Condo
Prior Sale: $1,550,000 (04/18)

Concord

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	94	83
Median Price	$1,487,500	$1,560,000

► REAL ESTATE SALES

41-43 CENTRAL ST... $1,053,000
B: Safee Idrees
S: Agassiz Holdings LLC
Book/Page: 80467/263, Date: 07/21/22
Mtg: First Republic Bk $737,100
Type: Adj
Use: 2-Family Two Family, Lot: 8304sf
Prior Sale: $505,000 (04/15)

10 CREST ST... $900,000
B: Aaron Joncas & Somara Loeung
S: Agassiz Holdings LLC
Book/Page: 80473/521, Date: 07/22/22
Mtg: Cross Country Mtg Inc $650,000
Use: 2-Family Two Family, Lot: 10871sf
Prior Sale: $545,000 (10/15)

348 HAYWARD MILL RD... $1,300,000
B: Gustavo Mamao & Christimara Mamao
S: Lindsay Ludwig & Brian Mcnamara
Book/Page: 80471/61, Date: 07/22/22
Mtg: TD Bank NA $647,201
Use: 5 Bdrm Colonial, Lot: 23049sf
Prior Sale: $749,000 (04/18)

1237 MAIN ST... $1,300,000
B: CJS Realty LLC
S: CRJ Real Estate LLC
Book/Page: 80474/352, Date: 07/22/22
Mtg: Rockland Tr Co $975,000
Use: Retail-service, Lot: 8832sf

59 MILDRED CIR... $2,680,000
B: Robert Burns & Rosemary Burns
S: Brooks West & Amy West
Book/Page: 80453/381, Date: 07/19/22
Mtg: Washington Trust Mtg $2,010,000
Use: 4 Bdrm Colonial, Lot: 41563sf
Prior Sale: $1,800,000 (06/17)

240 MINISTERIAL DR... $1,375,000
B: Megan M Church & Alper Memioglu
S: Barbara S Fisher & David A Broadwin
Book/Page: 80461/512, Date: 07/21/22
Mtg: Pennymac Loan Service $300,000
Use: 4 Bdrm Colonial, Lot: 21307sf

87 PRAIRIE ST... $775,000
B: Joshua Naughton Tr, Tr for 87 Prairie RT
S: John S Benjamin, Tr for Mary B Trevor
Book/Page: 80443/454, Date: 07/18/22
Mtg: Enterprise Bk & Tr Co $581,250
Use: 3 Bdrm Old Style, Lot: 6500sf

45 STAFFORDSHIRE LN U:45... $477,892
B: Matthew Ryan
S: Margaret R Downing
Book/Page: 80446/196, Date: 07/18/22
Mtg: LoanDepot.Com $358,419
Use: 2 Bdrm Condo, Lot: 182952sf
Prior Sale: $475,000 (03/21)

Everett

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	69	40
Median Price	$537,000	$604,250

► REAL ESTATE SALES

16 DEAN ST... $645,000
B: Bharat Dewan & Dirpa D Rai-Dewan
S: Gerard M Carroll
Book/Page: 80445/549, Date: 07/18/22
Mtg: Fairway Ind Mtg $516,000
Use: 5 Bdrm Old Style, Lot: 4073sf

Framingham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	270	266
Median Price	$564,250	$612,500

► REAL ESTATE SALES

100 ARDMORE RD... $570,000
B: Heidi Lawlor
S: Christopher J Ryan & Jennifer M Ryan
Doc#: 000000001918680, Date: 07/18/22
Use: 4 Bdrm Ranch, Lot: 12998sf

183 ARTHUR ST... $635,000
B: Melisa Shima & Sergjo Mhilli
S: Thuong Do & Ngan Nguyen
Doc#: 000000001918694, Date: 07/18/22
Mtg: US Bank NA $571,500
Type: Adj
Use: 3 Bdrm Colonial, Lot: 8777sf
Prior Sale: $512,500 (07/18)

17 AUDREA RD... $532,000
B: Gonzalo Bedia-Diaz & Maria Diaz-Delrio
S: Kristen E Walls
Book/Page: 80465/360, Date: 07/21/22
Mtg: Guaranteed Rate Inc $505,400
Use: 2 Bdrm Ranch, Lot: 10724sf
Prior Sale: $289,000 (12/15)

41 BEULAH ST U:4... $208,000
B: Rohith Selvanaayagam & Rasiah Selvanaayagam
S: Mikhail Papovsky
Doc#: 000000001919002, Date: 07/21/22
Use: 1 Bdrm Condo
Prior Sale: $141,000 (02/15)

69 COTTAGE ST... $522,000
B: Zachary N Bernard
S: Cohen Christopher D Est & Garrett A Cohen
Book/Page: 80459/390, Date: 07/20/22
Mtg: Hunt Mortgage $352,000
Use: 3 Bdrm Ranch, Lot: 15050sf

14 DEBRA LN... $615,000
B: Yixian Chen & Esther Yao
S: Herbert A Fuchs Tr, Tr for Fuchs RT
Book/Page: 80447/211, Date: 07/18/22
Mtg: Fairway Ind Mtg $492,000
Use: 3 Bdrm Split Level, Lot: 9749sf

771 EDGELL RD... $590,000
B: Yulu Dong & Min Zhu
S: Colleen M Creamer Tr, Tr for 771 Edgell Road RT
Book/Page: 80471/567, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 30732sf

26 EDITH RD... $540,000
B: Daniel Hoffman & Esta Hoffman
S: Dawn M Morrissey
Doc#: 000000001919085, Date: 07/22/22
Mtg: Keystone Funding $521,977
Use: 3 Bdrm Ranch, Lot: 20003sf
Prior Sale: $427,000 (02/19)

256 EDMANDS RD... $797,000
B: Eunjoo Kim & Kwang Kim
S: Zhuomin Shen & Yanyan Zhou
Doc#: 000000001918798, Date: 07/19/22
Use: 4 Bdrm Garrison, Lot: 44161sf
Prior Sale: $600,000 (06/16)

22 HAWK LN U:22... $860,000
B: Barry A Shopnick & Carla M Birarelli
S: Millwood Residential LLC
Book/Page: 80472/248, Date: 07/22/22
Mtg: FBC Mtg LLC $424,750
Use: Possible New Construction

4 MAYHEW ST... $500,000
B: 4 Mayhew LLC
S: Layla Ventures LLC
Book/Page: 80465/200, Date: 07/21/22
Mtg: MSA Mortgage LLC $1,400,000
Use: 3-Family Mlti-unt Blg, Lot: 10054sf
Prior Sale: $410,000 (10/21)

14 MAYMONT DR... $599,000
B: Nehul Shah
S: James L Lemmon Jr Tr, Tr for Maymont RT
Book/Page: 80447/316, Date: 07/18/22
Mtg: Envision Bank $479,200
Type: Adj
Use: 3 Bdrm Gambrel, Lot: 8050sf

77 PINE LN... $450,000
B: Noreen Mccarthy
S: Edmund J Cully Jr
Book/Page: 80468/69, Date: 07/21/22
Use: 4 Bdrm Colonial, Lot: 60444sf

20 PINEWOOD DR... $720,000
B: Ellen H Parsons Tr, Tr for Parsons RT
S: Thomas L Beier & Rossi Kane
Doc#: 000000001919114, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 19998sf

39 POND ST... $450,000
B: JP Dev Properties LLC
S: Malek Damerji
Book/Page: 80476/83, Date: 07/22/22
Mtg: Conquest Secured Lend $607,000
Use: 2-Family Two Family, Lot: 7579sf
Prior Sale: $340,000 (06/14)

66 WARREN RD... $150,000
B: Gerard J Waterman
S: Rita Waterman & Gerald J Waterman
Book/Page: 80475/392, Date: 07/22/22
Use: 3 Bdrm Gambrel, Lot: 29738sf

32 WAYSIDE INN RD... $1,300,000
B: Romeu V Magalhaes & Sueli M Magalhaes
S: Janet L Gill
Doc#: 000000001918809, Date: 07/19/22
Mtg: Radius Financial Grp $1,021,600
Use: 4 Bdrm Colonial, Lot: 163751sf

15 WELD ST U:53... $275,000
B: Josiah J Goncalves
S: Walter Pimenta & Lucia Pimenta
Book/Page: 80466/486, Date: 07/21/22
Mtg: United Wholesale Mtg $206,250
Use: 2 Bdrm Condo
Prior Sale: $83,000 (05/11)

17 WELD ST U:34... $155,000
B: Marcos Z Magalhaes & M Demagalhes-Barbalho
S: PJDN LLC
Book/Page: 80464/27, Date: 07/21/22
Use: 1 Bdrm Condo
Prior Sale: $87,000 (06/16)

12 WILLIAM J HTS... $730,000
B: Jesse Filipi & Chelsea Filipi
S: E Vance Lenzi 2nd & Megan Lenzi
Doc#: 000000001919104, Date: 07/22/22
Mtg: Envision Bank $693,500
Use: 4 Bdrm Garrison, Lot: 19998sf

1105 WINDSOR DR U:1105... $405,000
B: Bakhtiar Hussaini
S: Dennis M Crowley
Book/Page: 80447/344, Date: 07/18/22
Mtg: Homebridge Financial $380,000
Use: 3 Bdrm Condo
Prior Sale: $379,000 (06/21)

1500 WORCESTER RD U:212... $358,500
B: Anthony J Diloffi
S: Stephen M Gilman Tr, Tr for Basil Gilman T
Book/Page: 80471/182, Date: 07/22/22
Use: 2 Bdrm Condo

Groton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	53
Median Price	$630,000	$750,000

► REAL ESTATE SALES

23 STAR HOUSE LN... $800,000
B: James Bruce & Krystina Bruce
S: Jacqueline L Viau
Book/Page: 80446/229, Date: 07/18/22
Mtg: Equity Resources Inc $530,000
Use: 3 Bdrm Colonial, Lot: 150132sf

38 TAVERN RD... $565,000
B: Pankaj Bajpai & Mansi Agnihotri
S: Linda L Bowness
Book/Page: 80448/233, Date: 07/18/22
Mtg: Wells Fargo Bank $508,500
Use: 3 Bdrm Raised Ranch, Lot: 18000sf
Prior Sale: $350,000 (09/16)

150 WINTERGREEN LN... $890,000
B: Christopher S Mannix & Justine L Mannix
S: John M Joyce & Suzanne L Joyce
Book/Page: 80466/28, Date: 07/21/22
Mtg: Fidelity Cp Bk $700,000
Use: 4 Bdrm Colonial, Lot: 51936sf

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MIDDLESEX REGISTRY
continued

Holliston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	101	106
Median Price	$630,000	$650,000

▶ REAL ESTATE SALES

26 GOVERNOR PRENCE WAY $1,016,850
B: Vladimir Nechev & Tara Nechev
S: Constitution Village LLC
Book/Page: 80470/569, Date: 07/22/22
Mtg: Rocket Mortgage LLC $760,000
Use: Res Potentially Dvlpble Land, Lot: 44431sf

29 HIAWATHA TRL $1,299,900
B: Ram K Mandala & Ramya Mandala
S: Betty Li
Book/Page: 80449/45, Date: 07/18/22
Mtg: Sabrina Johar $999,999
Use: 4 Bdrm Colonial, Lot: 42340sf
Prior Sale: $975,530 (03/17)

610 MARSHALL ST $213,000
B: Steven C Selent & Mary C Staltare
S: Steven C Selent & Jeffrey A Selent
Book/Page: 80456/364, Date: 07/20/22
Use: 3 Bdrm Ranch, Lot: 95701sf

145 MORGANS WAY $1,050,000
B: Tomislav Fijacko & Samantha S Fijacko
S: Timothy P Moran & Theresa H Moran
Book/Page: 80446/112, Date: 07/18/22
Mtg: Superior Funding Corp $450,000
Use: 4 Bdrm Colonial, Lot: 41730sf

15 PARTRIDGE WAY $988,000
B: Matthew Ryder & Kate Ryder
S: James W Sipsma & Heather L Sipsma
Book/Page: 80473/298, Date: 07/22/22
Mtg: Fall River Five Cents $764,000
Use: 4 Bdrm Colonial, Lot: 50007sf
Prior Sale: $772,000 (01/19)

43 RUTH ELLEN RD $643,000
B: Dylan Sullivan & Elise Garrity
S: Julian Joseph
Book/Page: 80446/255, Date: 07/18/22
Mtg: Guaranteed Rate Inc $514,400
Type: Adj
Use: 4 Bdrm, Lot: 17860sf
Prior Sale: $400,000 (12/15)

82 WESTFIELD DR $650,000
B: Ajitha Hemaratne & Oshedi Hemaratne
S: Rakesh K Prajapati & Pushpa Prajapati
Book/Page: 80458/134, Date: 07/20/22
Mtg: Baycoast Mortgage Co $630,500
Type: Adj
Use: 4 Bdrm, Lot: 19602sf
Prior Sale: $610,500 (06/21)

309 WILLOWGATE RISE $840,000
B: Robert C Mcdonnell & Opal Mcdonnell
S: John H Kosian & Anita Mcfadden
Book/Page: 80450/204, Date: 07/19/22
Mtg: Bay Equity LLC $540,000
Use: 4 Bdrm Garrison, Lot: 211658sf

78 WOODLAND ST $440,000
B: Jihad Haddad
S: Michael J Dunworth & Jean Mccabe-Dunworth
Book/Page: 80472/53, Date: 07/22/22
Mtg: Rocket Mortgage LLC $330,000
Use: 3 Bdrm Ranch, Lot: 14375sf

Hopkinton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	88	80
Median Price	$795,000	$970,000

▶ REAL ESTATE SALES

54 CEDAR STREET EXT $350,000
B: Eric S Hubley 2nd
S: Martha Palmer Tr, Tr for A F Hubley Testamentary T
Book/Page: 80475/580, Date: 07/22/22
Mtg: Drew Mortgage Assnlnc $275,000
Use: 4 Bdrm Old Style, Lot: 60182sf

12 CURTIS RD $530,000
B: Johannes Elferich & Nathalie Javidi-Sharifi
S: Danielle Cersosimo & Joseph Cersosimo
Book/Page: 80446/285, Date: 07/18/22
Mtg: Guaranteed Rate Inc $503,500
Use: 3 Bdrm Ranch, Lot: 30601sf
Prior Sale: $385,000 (10/18)

3 HOYT WAY U:3 ..... $917,033
B: Lawrence Norman & Sung Norman
S: LFJ Development Corp
Book/Page: 80468/396, Date: 07/22/22
Mtg: Stifel Bank & Trust $733,626
Type: Adj
Use: Condo

4 PETER PORCARO DR $1,168,000
B: Yongtao Guan & Hao Ban
S: Charles H Beede & Eva Beede
Book/Page: 80452/87, Date: 07/19/22
Mtg: Maria Tang $450,000
Use: 4 Bdrm Ranch, Lot: 149777sf

81 SPRUCE ST U:81 ..... $899,995
B: Sumodh Nair
S: Pulte Hm Of New Eng LLC
Book/Page: 80459/253, Date: 07/20/22
Mtg: Inst Svgs Newburyport $600,000
Use: 2 Bdrm Condo

Hudson

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	79	64
Median Price	$470,000	$550,000

▶ REAL ESTATE SALES

5 BIRCHWOOD RD $510,000
B: Paul Danielson & Mary Danielson
S: Edward J Silveira Jr & Judith Silveira
Book/Page: 80453/142, Date: 07/19/22
Mtg: Bay State Savings Bk $408,000
Use: 4 Bdrm Raised Ranch, Lot: 15189sf

136 CENTRAL ST U:C9 ..... $250,000
B: Andy Wong
S: John D Macdonald Jr & Laura A Macdonald
Book/Page: 80461/318, Date: 07/20/22
Mtg: Rocket Mortgage LLC $225,000
Use: 2 Bdrm Condo
Prior Sale: $205,000 (12/20)

6 FALLS BROOK RD $800,000
B: Simone Villas-Boas
S: Tony E Sousa Sr & Ermelinda T Sousa
Book/Page: 80457/498, Date: 07/20/22
Mtg: Wells Fargo Bank $640,000
Use: 4 Bdrm Colonial, Lot: 46098sf

425 MAIN ST U:19B $296,000
B: Jodi Sosnoff
S: David P Vonbusch & Pamela Vonbusch
Book/Page: 80454/330, Date: 07/19/22
Use: 2 Bdrm Condo

3 ORCHARD DR $690,000
B: Lauren Antonelli-Zullo & Antonio Mancini Jr
S: Lauri P Sweeney & Steven P Sweeney
Book/Page: 80446/589, Date: 07/18/22
Mtg: Mass Inst of Tech $490,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 58731sf

15 SENECA DR $470,000
B: James Gandek & Adrienne Gandek
S: Michael M Hahn
Book/Page: 80470/322, Date: 07/22/22
Mtg: Rocket Mortgage LLC $376,000
Use: 3 Bdrm Raised Ranch, Lot: 28876sf

Lexington

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	199	155
Median Price	$1,500,000	$1,600,000

▶ REAL ESTATE SALES

423 BEDFORD ST $610,000
B: Asad Ullah
S: Kathleen Fitzmaurice Tr, Tr for Marilyn Fitzmaurice T
Doc#: 000000001918703, Date: 07/18/22
Mtg: Leader Bank NA $549,000
Use: 3 Bdrm Ranch, Lot: 7205sf

92 CEDAR ST $3,095,000
B: Jennifer Salinas
S: 92 Cedar Street LLC
Book/Page: 80471/356, Date: 07/22/22
Mtg: E Cambridge Svgs Bk $2,321,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 15500sf
Prior Sale: $875,000 (04/21)

279 CONCORD AVE $2,595,000
B: Sylvain Bedard & Mylene Perreault
S: Seaver Properties LLC
Doc#: 000000001918923, Date: 07/20/22
Mtg: William Raveis Mtg Co $1,946,250
Use: 2 Bdrm Ranch, Lot: 20727sf
Prior Sale: $800,000 (04/21)

14 ELLISON RD $2,250,000
B: Tirumalesh Marri & Haritha Yanam
S: Joseph Barr Tr, Tr for Lexington INT
Doc#: 000000001919045, Date: 07/21/22
Mtg: US Bank NA $1,687,500
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 8798sf
Prior Sale: $805,000 (10/21)

5 GOULD RD $1,300,000
B: Liat Oren-Wachs
S: Gregory J Ludlow & Christine S Seashore
Doc#: 000000001918669, Date: 07/18/22
Mtg: United Wholesale Mtg $1,040,000
Use: 4 Bdrm Contemporary, Lot: 30871sf

6 HAYES AVE $2,700,000
B: Robert W Dinkins & Jaclyn L Dinkins
S: Anton Diane M Est & Joseph E Anton
Doc#: 000000001918660, Date: 07/18/22
Mtg: Sirva Mortgage $2,025,000
Use: 6 Bdrm Mansion, Lot: 16219sf

259 LOWELL ST $870,000
B: Yuri Lee & Byungwook Ra
S: Son H Kim & Eun Y Kim
Book/Page: 80466/140, Date: 07/21/22
Mtg: Rockland Tr Co $590,000
Use: 2 Bdrm Ranch, Lot: 12500sf
Prior Sale: $450,000 (05/13)

18 MERIAM ST $1,750,000
B: Sangbum Kim
S: Margo L Lacey Tr, Tr for M L Lacey T 1
Doc#: 000000001919139, Date: 07/22/22
Mtg: Metro City Bank $500,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 13273sf

46 MORELAND AVE $2,625,000
B: Ojas Tejani & Anjali Koka
S: John Wilkinson & Elizabeth Wilkinson
Doc#: 000000001918771, Date: 07/19/22
Mtg: NFM Inc $1,312,500
Use: 4 Bdrm Colonial, Lot: 14820sf

12 PAYSON ST $2,202,000
B: Hailan Zhou & Andrew J Bean
S: Blue Frog LLC
Book/Page: 80472/351, Date: 07/22/22
Mtg: Washington Trust Mtg $1,200,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 10323sf
Prior Sale: $1,600,000 (04/20)

30 ROCKVILLE AVE $2,550,000
B: Hai B Ma & Yu Zhang
S: 30 Rockville Realty LLC
Book/Page: 80474/55, Date: 07/22/22
Mtg: Guaranteed Rate Inc $1,657,500
Use: 2 Bdrm Ranch, Lot: 9215sf
Prior Sale: $902,500 (06/21)

3 STEVENS RD $1,150,000
B: Jennifer Jackman & Julie A Jackman
S: Jackman Karen H Est & Julie A Jackman
Book/Page: 80464/49, Date: 07/21/22
Mtg: Mortgage Networks Inc $920,000
Use: 3 Bdrm Colonial, Lot: 9628sf

21 WACHUSETT DR $1,300,000
B: Elias Akiki & Munya Hayek
S: Edgardo J Robert & Carla Diluca
Book/Page: 80469/71, Date: 07/22/22
Mtg: Guaranteed Rate Inc $1,170,000
Use: 4 Bdrm Cape Cod, Lot: 11036sf
Prior Sale: $478,278 (02/11)

34 WOODCLIFFE RD $2,495,000
B: Xiao Chen & Huijie Li
S: Antonio J Aquilina & Jacqueline L Piscitello
Doc#: 000000001918997, Date: 07/21/22
Mtg: Wakefield Cp Bk $1,600,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 13125sf

Lincoln

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	21	26
Median Price	$1,375,000	$1,794,000

▶ REAL ESTATE SALES

46 INDIAN CAMP LN U:D $322,295
B: Sungil Jung & Yurim Yi
S: Benjamin Herzig & Aminah Herzig
Book/Page: 80460/376, Date: 07/20/22
Mtg: Middlesex Svgs Bk $292,300
Use: 3 Bdrm Condo
Prior Sale: $245,000 (01/13)

Littleton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	43	52
Median Price	$515,000	$622,500

▶ REAL ESTATE SALES

7 CHESTNUT LN $1,486,992
B: Aarthy Balakrishnan & Maanas Busi
S: Seal Harbor Companies LLC
Book/Page: 80473/543, Date: 07/22/22
Mtg: Blue Water Mortgage $900,000
Use: Residential Developable Land, Lot: 225205sf
Prior Sale: $290,000 (05/21)

1 FOX LN $885,000
B: Kelly Mcsweeney & Ross Mcsweeney
S: John D Ward & Debra J Ward
Book/Page: 80465/485, Date: 07/21/22
Mtg: Fairway Ind Mtg $531,000
Use: 4 Bdrm Colonial, Lot: 43560sf

45 GREEN NEEDLES RD $750,000
B: Alan Williams & Abby Langella
S: Robert A Caruso & Sheila J Caruso
Book/Page: 80469/518, Date: 07/22/22
Mtg: Caliber Home Loans $736,415
Use: 3 Bdrm Colonial, Lot: 32696sf
Prior Sale: $485,000 (03/16)

45 GREEN NEEDLES RD $750,000
B: Alan Williams & Abby Langella
S: Robert A Caruso & Sheila J Caruso
Book/Page: 37247/53, Date: 07/22/22
Use: 3 Bdrm Colonial, Lot: 32696sf
Prior Sale: $485,000 (03/16)

20 WESTCHESTER DR $452,743
B: Alexander J Angilella & Fallon M Laliberte
S: Miroslaw Kobylinski & Teresa A Kobylinski
Book/Page: 80467/36, Date: 07/21/22
Mtg: Hanscom FCU $362,194
Use: 2 Bdrm Cape Cod, Lot: 8999sf
Prior Sale: $208,327 (06/19)

Malden

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	101	115
Median Price	$580,000	$630,000

▶ REAL ESTATE SALES

72 ASHLAND ST U:208 ..... $475,000
B: Erti Bimbashi & Kseniia Bimbashi
S: Josie Sun
Book/Page: 80465/386, Date: 07/21/22
Mtg: Leader Bank NA $200,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $280,000 (10/13)

215 BEACH ST $4,965,000
B: Malden Wall LLC
S: Georgetown Cap Malden LLC
Book/Page: 80460/83, Date: 07/20/22
Mtg: Rollstone Bk & Tr $4,600,000
Use: Retail-service, Lot: 45437sf
Prior Sale: $5,350,000 (08/18)

215 BEACH ST $3,310,000
B: Malden Wall LLC
S: Georgetown Cap Malden LLC
Book/Page: 67972/152, Date: 07/20/22
Mtg: Rollstone Bk & Tr $4,600,000
Use: Retail-service, Lot: 45437sf
Prior Sale: $5,350,000 (08/18)

130 BEACHVIEW AVE $685,000
B: Tsering Youden & Fnu T Lektso
S: Youchun Jiang
Book/Page: 80466/393, Date: 07/21/22
Mtg: Broker Solutions Inc $548,000
Use: 3 Bdrm Split Entry, Lot: 5101sf
Prior Sale: $405,000 (03/17)

78 BRENTWOOD ST $550,000
B: Oscar Dupervil & Elienne Louis
S: Alex Trauger Tr, Tr for Trauger RET
Book/Page: 80468/114, Date: 07/21/22
Mtg: Rocket Mortgage LLC $478,500
Use: 4 Bdrm Colonial, Lot: 6094sf

290 FERRY ST $580,000
B: Y&M Home Solutions LLC
S: Teddy Bear Holdings LLC
Book/Page: 80475/162, Date: 07/22/22
Mtg: Salem FiveCts Svgs Bk $406,000
Use: Mixed Use-prim Comm & Resd, Lot: 3354sf

34 FOREST ST $660,000
B: John Higgins 3rd & Kathleen Higgins
S: Ryan Mylrea & Megan Janeway
Book/Page: 80475/66, Date: 07/22/22
Mtg: Caliber Home Loans $560,000
Use: 3 Bdrm Old Style, Lot: 10598sf
Prior Sale: $424,313 (06/16)

22 JUDSON ST $830,000
B: An T Dang & Hien B Dang
S: Nam Q Tran, Tr for Thuy Tran
Book/Page: 80475/334, Date: 07/22/22
Mtg: Guaranteed Rate Inc $622,500
Use: 2-Family Townhouse, Lot: 3123sf

22 PAGE ST $670,000
B: Jiarong Liu & Jielian Liang
S: George H Rinaldi 2nd & Susan E Rinaldi
Book/Page: 80448/483, Date: 07/18/22
Mtg: LoanDepot.Com $536,000
Use: 4 Bdrm Old Style, Lot: 3938sf

28 PRESTON ST $630,000
B: Vanessa Asiatidis & Demetri Asiatidis
S: Nicole Bramley
Book/Page: 80449/448, Date: 07/18/22
Mtg: Morgan Stanley $488,000
Use: 3 Bdrm Cape Cod, Lot: 3306sf

74 WATTS ST U:74 ..... $512,500
B: Kara Magane
S: Zachary Duross & Alexandra Duross
Book/Page: 80471/293, Date: 07/22/22
Mtg: Inst Svgs Newburyport $410,000
Use: 5 Bdrm Condo

Marlborough

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	133	117
Median Price	$480,000	$500,000

▶ REAL ESTATE SALES

820 BOSTON POST RD E $635,000
B: El Judicial LLC
S: Boston Post Assoc LLC
Book/Page: 80463/96, Date: 07/21/22
Mtg: Lowell Five Cent Svgs $476,250
Use: Restaurant/bar, Lot: 18129sf

43 CHASE RD $375,000
B: Rogerio Galvao
S: Gary Raymond Tr, Tr for Raymond FT
Book/Page: 80462/49, Date: 07/21/22
Use: 2 Bdrm Colonial, Lot: 18159sf
Prior Sale: $467,370 (06/20)

43 CURTIS AVE U:C $412,000
B: Raymond L Bamford Jr
S: Brendan J Emerson
Book/Page: 80464/496, Date: 07/21/22
Mtg: Leader Bank NA $272,000
Use: 2 Bdrm Condo
Prior Sale: $185,000 (04/11)

85 DUFRESNE DR $917,000
B: Arunachalam Kannan & S Sundararajan
S: Vidhi Paruthi & Ashish Sondhi
Book/Page: 80472/445, Date: 07/22/22
Mtg: Guaranteed Rate Inc $733,600
Use: 5 Bdrm Colonial, Lot: 188615sf
Prior Sale: $694,000 (08/20)

52 EMMETT ST $335,000
B: Mei Huang
S: Charles Cannon Jr
Book/Page: 80445/125, Date: 07/18/22
Mtg: QS Lending T $315,000
Use: 3 Bdrm Conventional, Lot: 6590sf
Prior Sale: $165,000 (08/16)

199 ESSEX ST $460,000
B: Carlos R Mejia
S: Benjamin B Fogg Tr, Tr for Fogg Bernd FT
Book/Page: 80466/310, Date: 07/21/22
Mtg: Rocket Mortgage LLC $368,000
Use: 2-Family Two Family, Lot: 17292sf
Prior Sale: $125,000 (06/13)

69 HOUDE ST $525,000
B: Bryan Roy & Kerri Bransfield
S: Douglas L Rothenberg & Gail B Rothenberg
Book/Page: 80465/417, Date: 07/21/22
Mtg: Salem Five Mtg Co $420,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 22500sf

27 JEFFERSON ST U:206 ..... $599,900
B: Daniel W Wright & Jeremy D Johns
S: 27 Jefferson LLC
Book/Page: 80473/573, Date: 07/22/22
Mtg: US Bank NA $539,000
Type: Adj
Use: Condo

23 PAQUIN DR $567,000
B: Pablo Escobar & Sinia Alvarado
S: Anil K Ohri & Meera Ohri
Book/Page: 80458/191, Date: 07/20/22
Mtg: Total Mtg Svcs $549,990
Use: 3 Bdrm Raised Ranch, Lot: 15985sf

654 STEVENS ST $375,000
B: Christopher T Leonard & Jennifer F Leonard
S: Jonathan Lewis Tr, Tr for 654 Stevens Street RT
Book/Page: 80465/563, Date: 07/21/22
Mtg: Digital FCU $300,000
Use: 2 Bdrm Ranch, Lot: 4750sf
Prior Sale: $67,500 (09/12)

▶ FORECLOSURE DEEDS

81 FREMONT ST $441,000
B: Moeisha Properties LLC
S: Victor M Deeb & US Bank NA
Book/Page: 80469/11, Date: 07/22/22
Mtg: Harvest Now LLC $380,000
Use: 3 Bdrm Colonial, Lot: 12500sf
Prior Sale: $96,000 (11/19)

Maynard

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	60	58
Median Price	$462,500	$525,000

▶ REAL ESTATE SALES

122 PARKER ST $495,000
B: Maria P Serratos-Fuentes
S: Melissa G Ringuette & Alan C Ringuette
Book/Page: 80474/246, Date: 07/22/22
Mtg: Guaranteed Rate Inc $445,500
Use: 3 Bdrm Conventional, Lot: 11108sf

13 ROOSEVELT ST $600,000
B: Jay R Peabody & Kelly A Parent
S: Cindy K Zapata & Carlos D DeJesus
Book/Page: 80460/239, Date: 07/20/22
Mtg: Guaranteed Rate Inc $480,000
Use: 4 Bdrm Conventional, Lot: 4008sf
Prior Sale: $405,000 (06/17)

52 WALTHAM ST $725,000
B: Maheen Ferdous
S: James D White & Siran Wang
Book/Page: 80447/460, Date: 07/18/22
Mtg: Guaranteed Rate Affin $580,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 7013sf
Prior Sale: $473,900 (01/17)

Medford

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	162	144
Median Price	$728,050	$832,500

▶ REAL ESTATE SALES

91 2ND ST $1,037,500
B: Paulo F Brito & Odette P Fernandes
S: Paul Cardello & Christine L Cardello
Book/Page: 80458/379, Date: 07/20/22
Mtg: Naveo Credit Union $828,700
Use: 2-Family Two Family, Lot: 4444sf

47 CIRCUIT ST $640,000
B: James Kang & Katherine Thorne
S: Iris White Tr, Tr for Carr RT
Book/Page: 80473/161, Date: 07/22/22
Use: 3 Bdrm Colonial, Lot: 5809sf

41 DANIELS ST $800,000
B: Anthony J Leccese & Cali D Looney
S: John J Sheehy Tr, Tr for 41-43 Daniels St T
Book/Page: 80454/385, Date: 07/19/22
Mtg: Guaranteed Rate Inc $600,000
Use: 2-Family Two Family, Lot: 3642sf

28 ELLSWORTH ST $669,420
B: Stephanie Aldrich & Todd C Aldrich
S: Lauren E Plummer & Luke Plummer
Book/Page: 80470/107, Date: 07/22/22
Mtg: Cambridge Svgs Bk $602,478
Type: Adj
Use: 3 Bdrm Conventional, Lot: 4532sf
Prior Sale: $430,000 (04/17)

60 ELM ST $640,000
B: Jacqueline E Judith
S: Valentina Oliveira Tr, Tr for Valentina Oliveira RET
Doc#: 000000001918992, Date: 07/21/22
Mtg: Guild Mortgage Co $440,000
Use: 3 Bdrm Colonial, Lot: 7670sf

14-16 HENRY ST U:14 ..... $523,000
B: Muir Res Investments LLC
S: Michael Gove & Marita Gove
Book/Page: 80468/379, Date: 07/22/22
Use: Condo

63 KENMERE RD $960,000
B: KTA Construction LLC
S: Despina Petsalis & Sevastos Petsalis
Book/Page: 80451/330, Date: 07/19/22
Mtg: Patriot Community Bk $1,280,000
Use: 3-Family Family Flat, Lot: 5280sf

48 MEDFORD ST $864,000
B: Teresa Marzilli & Rebecca Dagostino
S: Joanna L Bridger
Book/Page: 80471/104, Date: 07/22/22
Use: 3 Bdrm Conventional, Lot: 3739sf

3920 MYSTIC VALLEY PKWY U:901 ..... $665,000
B: James P Dougherty & Susan Dougherty
S: Lucille M Pasquale
Doc#: 000000001918665, Date: 07/18/22
Mtg: Cross Country Mtg Inc $240,000
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $16,000 (04/12)

34 TAINTER ST $660,000
B: Sally Chen & Lily Chen
S: Adelina Thumith Tr, Tr for RBN JMN RT
Book/Page: 80458/303, Date: 07/20/22
Mtg: United Nations FCU $594,000
Use: 2-Family Two Family, Lot: 3176sf

21 TRAINER AVE $780,000
B: Devin J Welch & Kara C Knights
S: Carlos I DelValle-Ortiz & Lauren DeValle
Book/Page: 80460/588, Date: 07/20/22
Mtg: St Marys Credit Union $725,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 8959sf
Prior Sale: $430,000 (11/15)

93 WHITNEY RD $850,000
B: Catherine A Ruas & Daniel M Ruas
S: Diane M Nealon Tr, Tr for 93 Whitney Road RT
Book/Page: 80470/488, Date: 07/22/22
Mtg: Mass Inst of Tech $692,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 6300sf

15 WICKLOW AVE $800,000
B: Rodrigo Deoliveira
S: Alexis A Rosario
Book/Page: 80468/292, Date: 07/21/22
Mtg: Miller Dawn $720,000
Use: 2-Family Two Family, Lot: 5150sf
Prior Sale: $599,900 (06/14)

14-R WYMAN ST U:14R $645,000
B: Abraham Kirby-Galen & Christopher Brunner
S: Adria Chamberlain
Book/Page: 80454/226, Date: 07/19/22
Mtg: JPMorgan Chase Bank $354,750
Use: 2 Bdrm Condo, Lot: 1sf

Melrose

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	119	121
Median Price	$775,000	$850,000

▶ REAL ESTATE SALES

19 BOARDMAN AVE $1,425,000
B: Christopher P Bitzas & Donald J Grande
S: Thomas J Mcdermott & Carolyn P Mcdermott
Book/Page: 80446/1, Date: 07/18/22
Mtg: Savings Bank (The) $650,000
Use: 4 Bdrm Old Style, Lot: 7924sf

167 BOARDMAN AVE $728,000
B: Serafina Dinunzio & Nicola Dinunzio
S: Regina A French & Steven M French
Book/Page: 80454/82, Date: 07/19/22
Mtg: Guild Mortgage Co $228,000
Use: 2 Bdrm Old Style, Lot: 6050sf
Prior Sale: $575,000 (10/18)

220-230 ESSEX ST U:15 ..... $379,000
B: Houghton Yonge
S: Robert M Palmisano Jr
Book/Page: 80452/570, Date: 07/19/22
Mtg: Guaranteed Rate Inc $240,000
Use: 2 Bdrm Condo
Prior Sale: $310,000 (09/21)

131 FLORENCE ST $800,000
B: Jairo Gomez-Tellez & Melinda S Gomez-Tellez
S: Debra L Vance & Taylor Vance
Book/Page: 80468/559, Date: 07/22/22
Mtg: First Republic Bk $636,000
Use: 4 Bdrm Old Style, Lot: 6125sf
Prior Sale: $590,000 (11/19)

1087 FRANKLIN ST $1,003,110
B: Daniel Fink & Nina Fink
S: Philip J Lembo Tr, Tr for Manada&Philip RET
Book/Page: 80472/478, Date: 07/22/22
Mtg: First Republic Bk $802,488
Use: 4 Bdrm Gambrel, Lot: 12667sf

183 HOWARD ST $900,000
B: Ian R Smudde
S: Barry M Campbell & Michelle Campbell
Book/Page: 80474/448, Date: 07/22/22
Mtg: Rocket Mortgage LLC $650,000
Use: 4 Bdrm Garrison, Lot: 6125sf

26 KENISTON RD $843,000
B: David L Oates & Danielle R Nathanson
S: Daniel J Murdzia & Eloise L Murdzia
Book/Page: 80471/259, Date: 07/22/22
Mtg: Inst Svgs Newburyport $443,000
Use: 3 Bdrm Old Style, Lot: 5929sf
Prior Sale: $685,000 (12/19)

138 LINCOLN ST $1,326,500
B: Marjorie Thorpe
S: Stephen J Kopach & Sarah A Kopach
Doc#: 000000001918762, Date: 07/19/22
Use: 3 Bdrm Colonial, Lot: 11800sf
Prior Sale: $715,000 (12/15)

306 MAIN ST U:6 ..... $332,000
B: Margaret E Edds & Robert J Lipper
S: Christy F Anastos Jr & Lisa J Anastos
Book/Page: 80455/431, Date: 07/20/22
Mtg: Wells Fargo Bank $199,200
Use: 1 Bdrm Condo
Prior Sale: $195,000 (07/12)

16 MEACHAM ST $800,000
B: Samantha Pass & Bradley Madsen
S: Dougwill LLC
Book/Page: 80444/491, Date: 07/18/22
Mtg: Everett Cp Bk $230,000
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 6970sf
Prior Sale: $600,000 (11/21)

54 MERIDIAN ST $730,000
B: Silvia Amati & Marco Muffatti
S: Donald D Daley & Irene M Daley
Book/Page: 80471/576, Date: 07/22/22
Mtg: United Wholesale Mtg $584,000
Use: 3 Bdrm Old Style, Lot: 6826sf

81 MOUNT VERNON ST $1,250,000
B: Calvin Toothaker & Jennifer R Rineer
S: Stephen Golding & Elizabeth Altman-Golding
Book/Page: 80450/60, Date: 07/19/22
Mtg: Guaranteed Rate Inc $1,000,000
Use: 4 Bdrm Gambrel, Lot: 7370sf

14 NOWELL RD $850,000
B: Owen Heneghan & Meghan Heydt
S: Andrew M Dimilla & Martha P Dimilla
Book/Page: 80446/461, Date: 07/18/22
Mtg: Leader Bank NA $680,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 5985sf
Prior Sale: $405,000 (01/10)

47 ORIENT AVE $1,600,000
B: Matthew Russell & Marika Russell
S: Thomas Hanover & Elizabeth A Hanover
Book/Page: 80458/448, Date: 07/20/22
Mtg: USA Alliance FCU $1,280,000
Use: 4 Bdrm Old Style, Lot: 6098sf
Prior Sale: $720,000 (11/18)

104 PARK ST $630,000
B: Umesh Mahat & Neesha Silwal
S: Nancy A Milligan Tr, Tr for Milligan Haffty FT
Book/Page: 80472/374, Date: 07/22/22
Mtg: Fairway Ind Mtg $598,500
Use: 4 Bdrm Garrison, Lot: 5998sf

100 PORTER ST $710,000
B: Martin A Temple & Amy Whitish-Temple
S: C Jean Hurley
Book/Page: 80472/114, Date: 07/22/22
Mtg: American Airlines FCU $500,000
Type: Adj
Use: 2 Bdrm Old Style, Lot: 8385sf

Natick

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	209	155
Median Price	$736,500	$843,000

▶ REAL ESTATE SALES

3 BURNING TREE RD $800,000
B: Yair Mega & Laurie Mega
S: Robert C May
Doc#: 000000001919126, Date: 07/22/22
Mtg: JPMorgan Chase Bank $400,000
Use: 4 Bdrm Raised Ranch, Lot: 15207sf
Prior Sale: $760,000 (07/20)

6-1/2 CABOT ST $595,000
B: Nicholas P Mondrik
S: Tarun Khanna & Prarthana Khanna
Book/Page: 80459/424, Date: 07/20/22
Mtg: Guaranteed Rate Inc $523,600
Use: 2 Bdrm Cape Cod, Lot: 4818sf

15 DAVIS BROOK DR $1,850,000
B: Sean Rogerson & Katy Rogerson
S: Yumin Choi & Amy K Choi
Book/Page: 80466/187, Date: 07/21/22
Mtg: TD Bank NA $1,480,000
Use: 4 Bdrm Colonial, Lot: 29168sf
Prior Sale: $1,150,000 (08/13)

5 DEER PATH $2,795,000
B: Stephen Oleary & Linda Oleary
S: Kevin E Brosmith and Mary Brosmith
Book/Page: 80447/581, Date: 07/18/22
Mtg: US Bank NA $1,700,000
Type: Adj
Use: Residential-multiple Bldgs, Lot: 45651sf

6 HUNTINGTON ST $850,000
B: John Latorraca Tr, Tr for Latorraca Butters FT
S: Jeffrey S Berk
Doc#: 000000001919150, Date: 07/22/22
Use: 4 Bdrm Raised Ranch, Lot: 57499sf
Prior Sale: $585,000 (11/12)

110 NORTH AVE U:110 ..... $726,000
B: Larisa V Karpova
S: Teresa Buruzula & Girijesh Buruzula
Book/Page: 80458/512, Date: 07/20/22
Mtg: Village Bank $580,800
Use: 3 Bdrm Condo
Prior Sale: $670,000 (08/21)

247 OAK ST $520,000
B: 247 Oak Street Rt LLC
S: Raja Bhattacharyya & Jayashree Banergee
Book/Page: 80459/475, Date: 07/20/22
Mtg: Needham Bk $950,000
Use: 3 Bdrm Ranch, Lot: 10149sf
Prior Sale: $295,500 (02/11)

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3 POINT ST **$550,000**
B: Marcelo M Alves
S: Mark J Plant Tr, Tr for Jo Ellen T
Book/Page: 80449/231, Date: 07/18/22
Use: 2 Bdrm Ranch, Lot: 17441sf

1 QUINCE ST **$425,000**
B: Mary Connelly
S: Hall Kathleen Est & Lisa Pergakis
Doc#: 000000001918918, Date: 07/20/22
Use: 3 Bdrm Old Style, Lot: 3428sf

S NATICK HILLS CONDO U:2 ..... **$850,000**
B: Richard S Repose & Carol A Repose
S: Valerie L Camiel Tr, Tr for Miriam Boyajian RET
Book/Page: 80467/155, Date: 07/21/22
Use: Condo

67 UNION ST U:3A **$25,000**
B: Kareem H Garas
S: Marianne Sullivan
Book/Page: 80473/480, Date: 07/22/22
Use: Office Condo Unit
Prior Sale: $59,000 (07/19)

67 UNION ST U:3B **$25,000**
B: Kareem H Garas
S: Marianne Sullivan
Book/Page: 80475/472, Date: 07/22/22
Use: Office Condo Unit
Prior Sale: $59,000 (07/19)

67 UNION ST U:3C **$25,000**
B: Kareen H Garas
S: Marianne Sullivan
Book/Page: 80474/28, Date: 07/22/22
Use: Office Condo Unit
Prior Sale: $59,000 (07/19)

67 UNION ST U:204 ..... **$25,000**
B: Kareem H Garas
S: Marianne Sullivan
Book/Page: 80474/269, Date: 07/22/22
Use: Office Condo Unit
Prior Sale: $59,000 (07/19)

67 UNION ST U:401 ..... **$25,000**
B: Sylvia Waguin-Hanna
S: Marianne Sullivan
Book/Page: 80474/151, Date: 07/22/22
Use: Office Condo Unit
Prior Sale: $127,500 (04/16)

67 UNION ST U:4-2 ..... **$25,000**
B: Sylvia Waguin-Hanna
S: Marianne Sullivan
Book/Page: 80474/471, Date: 07/22/22
Use: Condo

30-1/2 WEST ST **$483,000**
B: JKJ West LLC
S: Carla A Dolliver Ad, Adm for Intinarelli Edith A Est
Doc#: 000000001918935, Date: 07/20/22
Mtg: Domenic J Venuto $800,000
Use: 3 Bdrm Split Level, Lot: 17315sf

7 WHITRIDGE RD **$1,702,900**
B: Marissa Kublin Tr, Tr for Craig Kublin RET
S: John A Charters & Jordan C Charters
Book/Page: 80461/434, Date: 07/20/22
Mtg: First Republic Bk $852,900
Use: 4 Bdrm Colonial, Lot: 40006sf
Prior Sale: $1,077,500 (08/19)

4 WINDSOR AVE **$640,000**
B: Scott C Gatto & Megan P Porter
S: Florence M Filledes & Christine Moretti
Book/Page: 80475/121, Date: 07/22/22
Mtg: Village Bank $576,000
Use: 3 Bdrm Ranch, Lot: 6900sf

Newton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	340	309
Median Price	$1,490,000	$1,600,000

► REAL ESTATE SALES

53 AUBURN ST U:53 ..... **$1,850,000**
B: Harlan M Piper & Aubrey Huynh
S: Teviah E Sachs & Caitlin A Sachs
Doc#: 000000001919118, Date: 07/22/22
Mtg: Rocket Mortgage LLC $1,408,000
Use: 4 Bdrm Condo, Lot: 11494sf
Prior Sale: $1,080,000 (04/15)

1765 BEACON ST **$2,650,000**
B: Alexander Melamed & Allison Gockley
S: Yung M Chen & Shu F Chen
Book/Page: 80443/554, Date: 07/18/22
Mtg: TD Bank NA $1,750,000
Type: Adj
Use: 6 Bdrm Tudor, Lot: 20800sf
Prior Sale: $1,580,000 (08/14)

28 BEECHER PL U:A **$740,000**
B: Juan DelPozo & Maria Calvo
S: Rebecca Hallie-Wolf & Zachary P Wolf
Book/Page: 80470/218, Date: 07/22/22
Mtg: First Republic Bk $592,000
Use: 3 Bdrm Condo, Lot: 5250sf
Prior Sale: $640,000 (12/17)

95 CABOT ST U:95 ..... **$1,096,000**
B: Diana C Seldin Tr, Tr for Cabot 95 RT
S: Shelley Kooris
Book/Page: 80468/508, Date: 07/22/22
Use: 2 Bdrm Condo, Lot: 11140sf

266 CABOT ST **$1,100,000**
B: Xin Jin
S: Jyh C Jean & Jenny M Jean
Book/Page: 80472/207, Date: 07/22/22
Use: 2-Family Two Family, Lot: 6581sf

362 CALIFORNIA ST U:362 ..... **$650,000**
B: Jianxin Huang & Jielian Liang
S: Kaufman Lawrence Est & Frank Varela
Book/Page: 80461/64, Date: 07/20/22
Mtg: Needham Bk $422,500
Use: 4 Bdrm Condo, Lot: 9791sf
Prior Sale: $340,000 (11/10)

31 CARL ST **$1,220,000**
B: Roman Schwartz & Sonya Kirasirova
S: Thea M Boenisch Tr, Tr for Thea M Boenisch T
Book/Page: 80474/90, Date: 07/22/22
Mtg: United Wholesale Mtg $770,000
Use: 4 Bdrm Colonial, Lot: 6307sf

1583 CENTRE ST U:4 ..... **$1,300,000**
B: Pengcheng Wu & Xin Zhang
S: Eric Merlis & Suzanne Merlis
Book/Page: 80455/346, Date: 07/19/22
Mtg: Leader Bank NA $771,000
Type: Adj
Use: Condo

30 CHERRY PL U:1 ..... **$900,000**
B: Drisana Henry & Nicholas Dimatteo
S: Janna Hutz & Xiaohan Hu
Book/Page: 80467/372, Date: 07/21/22
Mtg: TD Bank NA $855,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 10780sf
Prior Sale: $559,000 (07/14)

55 CHESTNUT HILL RD **$4,290,000**
B: Kristin L Woeste Tr, Tr for 55 CHR RT
S: Michelle M Porter Tr, Tr for 55 Chestnut Hill Road RT
Book/Page: 80447/185, Date: 07/18/22
Mtg: Mark S Shuster Family $4,320,000
Use: 4 Bdrm Split Level, Lot: 34532sf

48 HALE ST **$950,000**
B: Kady S Bruce & Alex S Mckeown
S: Linton M Brewer & Malcolm B Foster
Book/Page: 80447/64, Date: 07/18/22
Mtg: Rockland Tr Co $760,000
Use: 3 Bdrm Old Style, Lot: 3371sf
Prior Sale: $690,000 (10/17)

250 HAMMOND POND PKWY U:1110S **$810,000**
B: Judith A Flynn
S: Ruth A Weiner Tr, Tr for Ruth A Weiner FT
Book/Page: 80473/203, Date: 07/22/22
Mtg: Bank of America NA $610,000
Use: 2 Bdrm Condo, Lot: 761642sf

32 HANCOCK ST **$1,665,000**
B: Ammar Joubi 4th & Diala Khoury
S: Jeanine M Cowen
Book/Page: 80458/166, Date: 07/20/22
Mtg: Washington Trust Mtg $1,332,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 18247sf

5 HOSMER CIR **$1,420,000**
B: Anton Sizareva & Ekaterina Sizareva
S: Barbara R Correia Tr, Tr for Ophelia L B Molla RET
Book/Page: 80475/230, Date: 07/22/22
Mtg: First SB $1,000,000
Use: 4 Bdrm Tudor, Lot: 8570sf

23 KAREN RD **$3,600,000**
B: Milo Werner & Nicholas Werner
S: Chao Wang & Fei Wang
Book/Page: 80457/357, Date: 07/20/22
Use: 4 Bdrm Colonial, Lot: 15598sf
Prior Sale: $2,708,000 (04/16)

292 LAGRANGE ST U:292 ..... **$1,000,000**
B: Lu Jin & Yan Wu
S: Idin Motedayen-Aval & Nahal Dabestani
Book/Page: 80469/479, Date: 07/22/22
Mtg: Baxter CU $800,000
Use: 3 Bdrm Condo, Lot: 11054sf
Prior Sale: $799,000 (08/15)

68 LOS ANGELES ST U:203 ..... **$878,000**
B: Sohini Sarkar
S: LA&CA LLC
Book/Page: 80459/362, Date: 07/20/22
Mtg: Guaranteed Rate Inc $647,200
Use: Condo

222 LOWELL AVE **$2,100,000**
B: George J Mourgis & Kathleen Mourgis
S: Conor J Hoey & Kathleen A Hoey
Book/Page: 80474/491, Date: 07/22/22
Use: 3-Family Victorian, Lot: 10469sf

55-57 MADISON AVE **$1,535,000**
B: Vincent C Forsythe & Andrea Forsythe
S: Gloria Cheung Tr, Tr for B&M Lee RT
Book/Page: 80460/440, Date: 07/20/22
Mtg: Watertown Svgs Bk $1,151,250
Use: 2-Family Duplex, Lot: 10008sf

97 MONTVALE RD **$2,460,000**
B: Debra Pinals & Stephen Pinals
S: Matthew Gottesdiener & Rebecca R Krumholz
Book/Page: 80448/391, Date: 07/18/22
Mtg: First Republic Bk $1,845,000
Type: Adj
Use: 7 Bdrm Victorian, Lot: 22040sf
Prior Sale: $1,800,000 (12/16)

22 PARK ST U:1 ..... **$420,000**
B: Alison D Foster
S: Richard V Toli Jr & Laura Toli
Book/Page: 80452/431, Date: 07/19/22
Use: 1 Bdrm Condo, Lot: 10684sf
Prior Sale: $340,000 (12/19)

158 PEARL ST U:1 ..... **$735,129**
B: Sharon Devidas-Sheregar & Siddesh M Deorukhkar
S: Melissa Jezuit Tr, Tr for 158 Pearl Street RT
Book/Page: 80463/376, Date: 07/21/22
Mtg: Metro Credit Union $661,500
Type: Adj
Use: 2 Bdrm Condo, Lot: 5000sf
Prior Sale: $520,000 (09/16)

2 ROCKWOOD TER U:2 ..... **$1,700,000**
B: Jose Afonso & Catarina Calha
S: EBL Properties LLC
Book/Page: 80467/343, Date: 07/21/22
Mtg: Washington Trust Mtg $1,360,000
Use: Condo

655 SAW MILL BROOK PKWY U:19 ..... **$533,000**
B: Ting B Mei Tr, Tr for Brook Pinenut RT
S: Steven R Bader Tr, Tr for Steven Roy Bader T
Book/Page: 80456/67, Date: 07/20/22
Use: 2 Bdrm Condo, Lot: 85777sf
Prior Sale: $454,000 (04/17)

235 TREMONT ST U:235 ..... **$630,000**
B: Tina Rezaie-Matin
S: D Christopher Royer & Barbara Nathan
Book/Page: 80453/281, Date: 07/19/22
Mtg: Bank of America NA $548,250
Use: 2 Bdrm Condo, Lot: 6000sf

81 VARICK RD **$1,899,000**
B: Jeffrey Mckee & Charlotte Mckee
S: Andrea J Robinson & Jonathan H Talamo
Book/Page: 80452/523, Date: 07/19/22
Use: 5 Bdrm Victorian, Lot: 10883sf

52 WALKER ST U:54 ..... **$770,000**
B: Guzelce Aydinc & Ezgi Caliskan-Guzelce
S: Margaret St LLC
Book/Page: 80466/532, Date: 07/21/22
Mtg: Onto Mortgage LLC $693,000
Use: Condo

45 WAVERLEY AVE **$1,060,000**
B: Kai Q Chen
S: Xuesong Li & Xiaolei Ao
Book/Page: 80454/72, Date: 07/19/22
Use: 2-Family Two Family, Lot: 5470sf
Prior Sale: $900,000 (12/17)

11 WENHAM RD **$2,630,000**
B: Derek M Perlman & Megan M Perlman
S: Timothy A Kling & Sasan Keefe
Book/Page: 80448/91, Date: 07/18/22
Mtg: Village Bank $1,920,000
Use: 5 Bdrm Colonial, Lot: 8055sf
Prior Sale: $1,450,000 (08/14)

39 WOODWARD ST **$1,276,000**
B: Timothy A Kling
S: Amy Mazur Tr, Tr for Amy Mazur Trust-2021
Book/Page: 80453/4, Date: 07/19/22
Mtg: Cross Country Mtg Inc $647,201
Use: 5 Bdrm Colonial, Lot: 4581sf

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

2 CARRIAGE WAY **$715,000**
B: Michael Pescione
S: Wei H Chen
Book/Page: 80464/199, Date: 07/21/22
Mtg: Drew Mortgage Assnlnc $572,000
Use: 4 Bdrm Raised Ranch, Lot: 57064sf

167 CENTRAL ST **$551,786**
B: Joseph J Pellicano
S: Geroge H Walden 3rd & Jerilyn T Walden
Doc#: 000000001919088, Date: 07/22/22
Mtg: Envoy Mtg LTD $425,950
Use: 2 Bdrm Ranch, Lot: 43996sf

21 PINE RIDGE RD **$1,067,000**
B: David Barboza 3rd & Molly Corcoran
S: Mark V Moise & Dale E Moise
Book/Page: 80473/455, Date: 07/22/22
Mtg: Bank of America NA $757,000
Use: 3 Bdrm Raised Cape, Lot: 40075sf

11 RODGERS CIR **$490,000**
B: Robert W Celona
S: Laura A Debenedictis
Book/Page: 80471/234, Date: 07/22/22
Mtg: First Republic Bk $392,000
Use: 2 Bdrm Ranch, Lot: 10454sf

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

28 BIRCH DR **$259,900**
B: Katlyn Dodge & Josef Pina
S: Jayron Realty Inc
Book/Page: 80474/387, Date: 07/22/22
Mtg: Total Mtg Svcs $237,697
Use: Residential Developable Land, Lot: 16753sf

1 DOW ST **$650,000**
B: Marisol Osorio
S: Dennis T Monahan & Lorene A Monahan
Book/Page: 80449/20, Date: 07/18/22
Mtg: United Wholesale Mtg $617,500
Use: 3 Bdrm Colonial, Lot: 40075sf
Prior Sale: $490,000 (09/21)

53 SHATTUCK ST **$650,000**
B: Adam Baldauf & Jennifer Baldauf
S: Yi Yang & Zhaojun Deng
Book/Page: 80454/115, Date: 07/19/22
Mtg: JPMorgan Chase Bank $520,000
Use: 4 Bdrm Colonial, Lot: 121820sf
Prior Sale: $640,000 (08/21)

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

10 CORY LN **$1,550,000**
B: Steven Dulock Jr & Maria A Dulock
S: Robert L Spadafora Jr & Angela R Spadafora
Book/Page: 80463/309, Date: 07/21/22
Mtg: Everett Cp Bk $850,000
Use: 4 Bdrm Colonial, Lot: 29951sf

10 DUCK RD **$1,475,000**
B: Rebecca P Corliss & Paul R Sutherland
S: Peter M Doucette & Kristen J Hoppe-Doucette
Book/Page: 80452/225, Date: 07/19/22
Mtg: Guaranteed Rate Inc $1,180,000
Use: 4 Bdrm Colonial, Lot: 15237sf
Prior Sale: $930,000 (06/17)

389 HAVERHILL ST **$610,000**
B: Robert A Manzella & Kathleen E Manzella
S: Ruth E Gosselin Tr, Tr for Grace FT
Book/Page: 80447/284, Date: 07/18/22
Mtg: Cardinal Fncl Co LP $589,641
Use: 3 Bdrm Ranch, Lot: 28125sf

242 HIGH ST **$590,000**
B: Fabian B Romano-Chernac & Lindsey Hutchins-Romano
S: Maureen Cullen
Book/Page: 80444/594, Date: 07/18/22
Mtg: United Wholesale Mtg $550,000
Use: 3 Bdrm Old Style, Lot: 12758sf

78 LOWELL ST **$915,000**
B: Albana Rami
S: Thomas J Hogan & Lisa M Hogan
Book/Page: 80449/265, Date: 07/18/22
Mtg: Cross Country Mtg Inc $744,810
Use: 2-Family Mlti-unt Blg, Lot: 8097sf

241 MAIN ST U:C9 ..... **$222,500**
B: Liberty Real Property LLC
S: Peter W Stinchfield & Denise E Maccioli
Book/Page: 80466/135, Date: 07/21/22
Use: 1 Bdrm Condo

334 MAIN ST **$450,000**
B: North Pole Prop Invest
S: Mark A Supino Tr, Tr for MJJ RT
Book/Page: 80463/6, Date: 07/21/22
Mtg: QS Lending T $832,000
Use: 3-Family Conventional, Lot: 5973sf

1124 MAIN ST **$760,000**
B: Ngawang Samdup & Tenzin Choklang
S: Tenzing Rapgyal & Sinon C Rapgyal
Book/Page: 80471/504, Date: 07/22/22
Mtg: Sierra Pacific Mtg $684,000
Use: 3 Bdrm Cape Cod, Lot: 43996sf
Prior Sale: $512,000 (05/18)

50 MILL ST **$660,000**
B: Erica L Smith & John P Lafratta
S: Maria S Dutra & Manuel S Dutra
Book/Page: 80454/4, Date: 07/19/22
Mtg: Savings Bank (The) $587,400
Use: 3 Bdrm Ranch, Lot: 30397sf
Prior Sale: $506,000 (05/18)

36 PARKVIEW RD **$743,000**
B: Evan Mercier & Catherine Pitts
S: Jeffrey A Vanasse & Cali M Vanasse
Book/Page: 80464/224, Date: 07/21/22
Mtg: Mortgage Networks Inc $594,400
Use: 3 Bdrm Colonial, Lot: 5929sf
Prior Sale: $455,000 (12/15)

10 PIERCE ST U:4 ..... **$750,000**
B: Amir Monemianesfahani
S: Courtney E Roman & Michael E Roman
Book/Page: 80472/222, Date: 07/22/22
Mtg: HarborOne Mortgage $600,000
Use: 3 Bdrm Condo

16 W HILL CIR **$300,000**
B: Allison E Sigsbury & Robert W Sigsbury
S: Barbara D Clarke & Richard F Degel
Doc#: 000000001919066, Date: 07/21/22
Use: 4 Bdrm Cape Cod, Lot: 23675sf

8 WAKEFIELD ST **$740,000**
B: Dennis C Curran Jr
S: Teresa H Younis Tr, Tr for Brogan RT
Book/Page: 80448/515, Date: 07/18/22
Mtg: New Fed Mtg Corp $592,000
Use: 4 Bdrm Cape Cod, Lot: 21008sf

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

21 SPYWOOD RD **$850,000**
B: Paulo Filho & Fabiana Barros-Almeida
S: Thomas Ernest R Est & Aiden Thomas
Book/Page: 80470/463, Date: 07/22/22
Use: 3 Bdrm Colonial, Lot: 138085sf

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

42 BENJAMIN RD **$3,400,000**
B: Shirley Station Dev Inc
S: Middlesex Land Hldg LLC
Book/Page: 80467/546, Date: 07/21/22
Mtg: Lowell Five Cent Svgs $4,200,000
Use: 3 Bdrm Colonial, Lot: 172933sf
Prior Sale: $500,000 (03/19)

19 LAKEVIEW DR **$620,000**
B: David A Torrisi & Ariel W Torrisi
S: Gina Zancewicz
Book/Page: 80475/422, Date: 07/22/22
Mtg: Leominster CU $490,000
Use: 3 Bdrm Colonial, Lot: 20030sf
Prior Sale: $352,500 (11/12)

113 SQUANNACOOK RD **$225,000**
B: Yataome LLC
S: K Sue Gleason
Book/Page: 80473/142, Date: 07/22/22
Use: Residential-multiple Bldgs, Lot: 451717sf

12 VALLEY VIEW WAY **$322,150**
B: Barbara L Colon
S: Timothy A Coughlin
Book/Page: 80450/112, Date: 07/19/22
Mtg: Fidelity Cp Bk $150,000
Use: 3 Bdrm Ranch, Lot: 10454sf

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

14 APPLETON ST U:2 ..... **$1,600,000**
B: Brian Kihoon-Lee & Pei Hsin Lin-Lee
S: Vincent Jung & Sha Mi
Book/Page: 80472/87, Date: 07/22/22
Mtg: Cambridge Svgs Bk $1,276,000
Use: 3 Bdrm Condo, Lot: 6500sf
Prior Sale: $1,050,000 (07/16)

58 BURNSIDE AVE U:58 ..... **$1,400,000**
B: Alfred J Rossi 3rd & Rebecca A Rossi
S: Keith W Lewis Tr, Tr for Lara Winn Lewis 2021 IRT
Book/Page: 80464/443, Date: 07/21/22
Mtg: Cambridge Svgs Bk $1,096,000
Use: 3 Bdrm Condo, Lot: 3224sf

42 CLYDE ST U:3 ..... **$1,305,000**
B: Hannes G Daepp & Krishtha P Spuglio
S: Edward T Forristall Jr & Shawn M Wilson
Book/Page: 80457/469, Date: 07/20/22
Mtg: Leader Bank NA $975,000
Use: 3 Bdrm Condo
Prior Sale: $1,100,000 (10/19)

60 CLYDE ST U:5 ..... **$1,332,500**
B: Kimberly Larie, Tr for Cameron Treanor
S: Josiah Kiehl & Prineha Narang
Doc#: 000000001918822, Date: 07/19/22
Mtg: Caliber Home Loans $1,062,500
Use: 2 Bdrm Condo
Prior Sale: $1,100,000 (09/17)

6 DELL ST **$475,000**
B: CJS Holdings LLC
S: Denise Diiorio Tr, Tr for Anne M Whalen IRT
Book/Page: 80475/363, Date: 07/22/22
Use: 3 Bdrm Cottage, Lot: 1413sf

23 ELM ST U:103 ..... **$755,000**
B: Daniel P Sulkin
S: Cynthia L Rubens
Book/Page: 80464/81, Date: 07/21/22
Mtg: City Of Boston CU $566,250
Use: 2 Bdrm Condo
Prior Sale: $597,000 (07/16)

16 GORDON ST U:16 ..... **$840,000**
B: Xi Chen & Jianxiang Gao
S: Richard Boyer & Emily Blatter-Boyer
Book/Page: 80446/423, Date: 07/18/22
Mtg: Leader Bank NA $672,000
Type: Adj
Use: 2 Bdrm Condo

8 HARDAN RD U:2 ..... **$969,900**
B: Sara E Devore & Gary L Carlson
S: Horizon Enterprises LLC
Book/Page: 80464/169, Date: 07/21/22
Mtg: Mortgage Networks Inc $775,920
Use: Condo

19 HARRIS ST U:2 ..... **$775,000**
B: Christine Ulbricht & Karl Anderson
S: David Pressly 3rd & Regina Pieck-Pressly
Book/Page: 80448/568, Date: 07/18/22
Mtg: Wells Fargo Bank $620,000
Use: 2 Bdrm Condo

10 HOWE ST U:1 ..... **$720,000**
B: Hila Bahar
S: Daniel Lahrman & Melinda Adams
Book/Page: 80457/214, Date: 07/20/22
Mtg: Berkshire Bank $576,000
Type: Adj
Use: 2 Bdrm Condo

49 LOWDEN AVE U:2 ..... **$1,540,000**
B: Daniela Reilly & Michael Reilly Jr
S: Nils F Sandell & Teresa K Sandell
Book/Page: 80447/128, Date: 07/18/22
Mtg: HarborOne Mortgage $1,040,000
Type: Adj
Use: 3 Bdrm Condo

153 POWDER HOUSE BLVD **$370,000**
B: Diana S Dabby Tr, Tr for Diana S Dabby LT
S: Judith L Schotland Tr, Tr for Judith L Schotland LT
Book/Page: 80449/236, Date: 07/18/22
Mtg: Judith L Schotland LT $220,000
Use: 3-Family Family Flat, Lot: 4233sf

37 RAYMOND AVE **$1,030,000**
B: Ringer Kelly LLC
S: Douglas J Hughes & Anne M Hughes
Book/Page: 80460/213, Date: 07/20/22
Mtg: First Republic Bk $618,000
Use: 2-Family Decker, Lot: 3750sf

25 ROBINSON ST U:A **$900,000**
B: Margaret Bolt
S: 25 Robinson St Somerville
Book/Page: 80448/226, Date: 07/18/22
Use: Condo

25 ROBINSON ST U:B **$1,400,000**
B: Mariana D Lever & Oscar F Goyenechea
S: 25 Robinson St Somerville
Book/Page: 80448/310, Date: 07/18/22
Mtg: Morgan Stanley $980,000
Use: Condo

106 ROGERS AVE U:2 ..... **$1,115,000**
B: Christine Maddalo Tr, Tr for Christine Maddalo LT
S: Kiki Chu
Book/Page: 80476/32, Date: 07/22/22
Mtg: Fairway Ind Mtg $836,250
Use: 3 Bdrm Condo
Prior Sale: $695,000 (06/14)

7 SUMMER ST **$3,200,000**
B: SCLT Community Land LLC
S: 7 Atsummer LLC
Book/Page: 80458/572, Date: 07/20/22
Mtg: Somerville Affordable $2,525,708
Use: Apartment Bldg - 4-8 Units, Lot: 4495sf

142 SUMMER ST **$1,315,000**
B: Zachary Baum & Antonia Baum
S: 144 Summer Street LLC
Book/Page: 80472/11, Date: 07/22/22
Mtg: E Cambridge Svgs Bk $999,000
Use: 2-Family Two Family, Lot: 3207sf

315 SUMMER ST U:2 ..... **$1,190,000**
B: Arthur Chan
S: Bay Flow LLC
Book/Page: 80453/449, Date: 07/19/22
Mtg: Leader Bank NA $773,500
Use: Condo

34 WATERHOUSE ST U:34 ..... **$700,000**
B: Kimberley A Buchanan & Jon J Romano
S: Jean Donnelly
Book/Page: 80452/274, Date: 07/19/22
Mtg: Guaranteed Rate Inc $510,000
Type: Adj
Use: 2 Bdrm Condo

Stoneham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	88	78
Median Price	$635,000	$720,000

► REAL ESTATE SALES

22 EVERGREEN RD **$725,000**
B: Elijah M Ruben
S: Joseph W Avola & Arlene C Avola
Book/Page: 80472/404, Date: 07/22/22
Mtg: New Fed Mtg Corp $330,000
Use: 3 Bdrm Ranch, Lot: 10123sf

410 FELLSVIEW TER U:417 ..... **$325,000**
B: Kevin A Lewis
S: Edward J Santella
Doc#: 000000001919034, Date: 07/21/22
Mtg: Guild Mortgage Co $260,325
Use: 1 Bdrm Condo
Prior Sale: $235,000 (11/19)

15 FLINT AVE **$810,000**
B: Brian Mcneil & Allison Mcneil
S: William E Dunn Jr & Heather R Dunn
Book/Page: 80454/40, Date: 07/19/22
Mtg: Jeanne DArc CU $299,000
Type: Adj
Use: 5 Bdrm Old Style, Lot: 10036sf
Prior Sale: $470,000 (07/13)

157 FRANKLIN ST U:B2 ..... **$210,000**
B: Jonathan Kerbke
S: Arthur J Smith Tr, Tr for Russell J Smith T
Book/Page: 80458/352, Date: 07/20/22
Use: 1 Bdrm Condo

58 HANCOCK ST **$818,223**
B: Prashasti J Patel & Jay K Patel
S: William P Mcdermott Jr Tr, Tr for Janice M Mcdermott RET
Book/Page: 80460/497, Date: 07/20/22
Mtg: Winchester Svgs Bk $650,000
Type: Adj
Use: 2-Family Mlti-unt Blg, Lot: 4443sf

16 LANDERS RD **$992,000**
B: David Earle & Kathryn Earle
S: Charles F Mossali & Corinne A Mossali
Book/Page: 80458/231, Date: 07/20/22
Mtg: Mortgage Networks Inc $675,000
Use: 3 Bdrm Split Entry, Lot: 13277sf

122 MAIN ST U:302 ..... **$330,000**
B: Bristyn J Leasure
S: Kira Rimb & Raviwat Noyvimal
Book/Page: 80459/454, Date: 07/20/22
Mtg: Cross Country Mtg Inc $313,500
Use: 2 Bdrm Condo
Prior Sale: $336,000 (06/21)

150 MAIN ST U:2 ..... **$300,000**
B: Christina C Desrochers
S: Michelle A Caruso
Book/Page: 80459/507, Date: 07/20/22
Mtg: Cross Country Mtg Inc $291,000
Use: 1 Bdrm Condo

39 PLEASANT ST U:2A **$300,000**
B: Whiteclaw Prop Group LLC
S: YMCA
Book/Page: 80461/107, Date: 07/20/22
Mtg: Wakefield Cp Bk $225,000
Use: Charity Property

155 SPRING ST **$725,000**
B: Julie Snider
S: Eliana F Roth
Doc#: 000000001918677, Date: 07/18/22
Mtg: Envision Bank $260,000
Use: 3 Bdrm Ranch, Lot: 22608sf
Prior Sale: $646,000 (09/21)

129 W WYOMING AVE U:304 ..... **$190,000**
B: Steven Dinis & Paola Dinis
S: Frances P Chines
Doc#: 000000001919005, Date: 07/21/22
Use: Condo

3 WOODLAND RD U:318 ..... **$195,000**
B: AMKD LLC
S: Daniel W Bienkowski & Sally Boothe-Bienkowski
Book/Page: 80463/269, Date: 07/21/22
Use: Medical Condo Unit

Stow

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	59	38
Median Price	$669,000	$833,000

► REAL ESTATE SALES

75 DUNSTER DR **$1,450,000**
B: Noah Shifman & Lisette E Shifman
S: Scott E Burke & Leah A Burke
Book/Page: 80471/146, Date: 07/22/22
Mtg: Middlesex Svgs Bk $250,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 30666sf
Prior Sale: $687,900 (12/11)

98 GLEASONDALE RD **$565,000**
B: Konstantinos Dimas & Anastasia Zotos
S: Andrew J Bass & Carolyn F Miller
Book/Page: 80474/179, Date: 07/22/22
Mtg: Guild Mortgage Co $480,250
Use: 3 Bdrm Ranch, Lot: 40511sf
Prior Sale: $325,000 (01/16)

31 HALE RD **$1,369,000**
B: Winona M Wall
S: Susan L Siegel Tr, Tr for Hale Road RT
Book/Page: 80454/187, Date: 07/19/22
Use: 3 Bdrm Cape Cod, Lot: 23958sf

63 LOWELL DR **$109,300**
B: Rebecca J Duval
S: Rebecca J Duval & Kenneth J Duval
Book/Page: 80464/290, Date: 07/21/22
Mtg: Nationstar Mtg $591,900
Use: 4 Bdrm Raised Ranch, Lot: 55713sf
Prior Sale: $440,000 (05/10)

68 POMPOSITTICUTT ST **$605,000**
B: Derek J Mcguire
S: Kristine M Pelletier
Book/Page: 80464/519, Date: 07/21/22
Mtg: Guaranteed Rate Affin $506,268
Use: 2 Bdrm Ranch, Lot: 65471sf
Prior Sale: $343,000 (09/14)

49 WHITE POND RD **$315,000**
B: Larocca Prop Holdings LLC
S: Ronald Jagiello Tr, Tr for J&K T
Book/Page: 80452/358, Date: 07/19/22
Mtg: Watertown Svgs Bk $236,250
Use: Commercial Warehouse, Lot: 60113sf

Sudbury

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	134	124
Median Price	$1,009,000	$1,205,006

► REAL ESTATE SALES

88 ATKINSON LN **$1,538,800**
B: Li Qiu & Peng Ding
S: Pengcheng Wu & Xin Zhang
Doc#: 000000001918765, Date: 07/19/22
Mtg: US Bank NA $1,231,040
Type: Adj
Use: 5 Bdrm Contemporary, Lot: 61780sf
Prior Sale: $870,000 (11/12)

11 BLUEBERRY HILL LN **$845,000**
B: Luke Jorgensen & Dawn R Jorgensen
S: Thomas J Cummings Jr
Book/Page: 80475/310, Date: 07/22/22
Mtg: Guild Mortgage Co $400,000
Use: 3 Bdrm Ranch, Lot: 22651sf

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MIDDLESEX REGISTRY
continued

33 FOX RUN RD **$1,650,000**
B: Anton L Geiler & Yelena Geiler
S: Richard L Simon
Book/Page: 80462/35, Date: 07/21/22
Use: 4 Bdrm Colonial, Lot: 40000sf

30 MEADOW DR **$1,325,000**
B: Anokh Palakurthi & Kimberly Armstrong
S: Melissa G Stolper Tr, Tr for Melissa G Stolper FT
Book/Page: 80457/200, Date: 07/20/22
Use: 4 Bdrm Colonial, Lot: 37026sf
Prior Sale: $647,500 (04/10)

6 OLD COUNTY RD U:16 ..... **$925,000**
B: Wallace E Berger & Deborah Berger
S: Mehmet A Sen & Irem S Reel-Sen
Book/Page: 80473/69, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $760,000 (01/20)

22 PARMENTER RD **$1,062,500**
B: John Palmieri & Patricia Palmieri
S: Jesse S Harriott & Evelyn C Harriott
Book/Page: 80447/551, Date: 07/18/22
Use: 4 Bdrm Colonial, Lot: 40435sf
Prior Sale: $435,000 (04/13)

21 PATRICIA RD **$1,630,000**
B: Dario Cabrera & Nazli Saka
S: Robert P Murphy & Jane K Murphy
Book/Page: 80463/329, Date: 07/21/22
Mtg: First Republic Bk $1,304,000
Use: 4 Bdrm Colonial, Lot: 37462sf

22 PINE ST **$650,000**
B: Clifford Evans & Genevieve Oconnell
S: Li Yun Huang
Doc#: 000000001918967, Date: 07/20/22
Mtg: Ally Bank $430,000
Use: 3 Bdrm Split Level, Lot: 31799sf

53 THUNDER RD **$1,290,000**
B: Hanmeng Liu & Anqi Wang
S: Robert F Obrien & Joy Obrien
Book/Page: 80472/144, Date: 07/22/22
Mtg: US Bank NA $1,032,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 44791sf

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

2-A CHESTNUT DR **$449,000**
B: David A Lane Jr
S: Alexander King
Book/Page: 80471/530, Date: 07/22/22
Mtg: USAA Federal SB $394,000
Use: 3 Bdrm Split Entry, Lot: 20094sf
Prior Sale: $225,000 (08/13)

381 MAIN ST **$547,000**
B: Vanessa N Ndi & Missibi Harrison
S: Matthew D Fournier
Book/Page: 80445/407, Date: 07/18/22
Mtg: Home Point Finl Corp $537,092
Use: 3 Bdrm Colonial, Lot: 18748sf

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

25 ANDREWS RD **$900,000**
B: John M Riley 3rd & Lauren S Riley
S: Ralph L Santosuosso Ad, Adm for Santosuosso Ralph P Est
Book/Page: 80465/458, Date: 07/21/22
Mtg: CMG Mortgage Inc $400,000
Use: 3 Bdrm Colonial, Lot: 18295sf

5 BALLISTER ST U:523 ..... **$575,000**
B: William Ferranti & Carol Ferranti
S: Stanley M Nissen Tr, Tr for Nissen NT
Book/Page: 80446/376, Date: 07/18/22
Use: 2 Bdrm Condo

28 BREWSTER RD **$560,000**
B: Christopher Neumann & Sierra Neumann
S: Jean M Gibson Tr, Tr for Dunlea RT
Book/Page: 80468/216, Date: 07/21/22
Mtg: Guaranteed Rate Inc $448,000
Use: 4 Bdrm Cape Cod, Lot: 8059sf

34 COOLIDGE PARK **$820,000**
B: Jessica L Gamache & Steven J Miller
S: David R Casa & Suzanne M Casa
Book/Page: 80458/536, Date: 07/20/22
Mtg: Guaranteed Rate Inc $648,000
Use: 4 Bdrm Cape Cod, Lot: 12589sf

41 COOLIDGE PARK **$915,000**
B: Robert D Federico & Vanessa L Federico
S: Jaclyn Michel & Jeffrey Michel
Book/Page: 80465/516, Date: 07/21/22
Mtg: Cross Country Mtg Inc $732,000
Use: 4 Bdrm Colonial, Lot: 33411sf
Prior Sale: $645,000 (10/17)

10 MAPLE WAY **$905,000**
B: Andrew Hedberg & Dana Ellis
S: Sebastien Primout & Deepika Joshi
Book/Page: 80459/324, Date: 07/20/22
Mtg: Morgan Stanley $605,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 6926sf
Prior Sale: $698,000 (07/18)

14 NAHANT ST U:1 ..... **$710,000**
B: Marion Benson & Marion N Bosby
S: Prerna Keshari & Shreesh Ayachit
Book/Page: 80473/243, Date: 07/22/22
Mtg: Mtg Equity Partners $647,200
Use: 3 Bdrm Condo
Prior Sale: $499,900 (06/16)

15 PITMAN AVE **$40,000**
B: Joseph M Dorney
S: Joseph M Dorney & Denise L Danzig
Book/Page: 80464/468, Date: 07/21/22
Mtg: Citizens Bank $150,000
Use: 3 Bdrm Colonial, Lot: 8015sf

211 PROSPECT ST **$1,090,000**
B: Bing Peng & Tong Shi
S: Nathan J Fallica Tr, Tr for John A Fallica IRT
Book/Page: 80444/43, Date: 07/18/22
Mtg: Cross Country Mtg Inc $690,000
Use: 3 Bdrm Colonial, Lot: 20778sf

9 ROBERT ST **$675,000**
B: Stephanie J Loomis
S: Jessica E Macaleese & Robert B Macaleese
Doc#: 000000001918786, Date: 07/19/22
Mtg: Guaranteed Rate Inc $540,000
Use: 2 Bdrm Cape Cod, Lot: 9365sf

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

39 BANFORD WAY **$775,000**
B: Livermore Capital LLC
S: Joseph H Chandler & Minita Patel
Book/Page: 80444/141, Date: 07/18/22
Mtg: Tailor Ridge Reit LLC $775,000
Use: 4 Bdrm Colonial, Lot: 11090sf

73 BISHOPS FOREST DR U:73 ..... **$814,000**
B: Lei Shang & Juan Li
S: Anton Aboukhalil & Mary E Boyum
Book/Page: 80446/140, Date: 07/18/22
Mtg: US Bank NA $651,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $650,000 (05/19)

330 BISHOPS FOREST DR U:330 ..... **$740,000**
B: Anna Izraitel
S: Stephen P Mayock & Christine D Mayock
Book/Page: 80450/86, Date: 07/19/22
Use: 2 Bdrm Condo
Prior Sale: $425,000 (01/10)

52 CLEMATIS AVE **$575,000**
B: Yaguelin Espna-Morales & Carlos Mendez-Montoya
S: William R Thompson Tr, Tr for Thompson Clematis Ave T
Book/Page: 80466/281, Date: 07/21/22
Mtg: First Natl Bank Trini $460,000
Use: 3 Bdrm Old Style, Lot: 7597sf

98-100 CUSHING ST **$410,000**
B: Michael F Taranto
S: Marissa A Taranto & Samuel J Gelso Jr
Book/Page: 80463/511, Date: 07/21/22
Use: Apartment Bldg - 4-8 Units, Lot: 6499sf

6-12 DERBY ST **$719,900**
B: Harout Sajonian & Lena Sajonian
S: West Woburn Dev Corp
Book/Page: 80466/220, Date: 07/21/22
Mtg: Leader Bank NA $360,000
Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 7166sf

30 FREMONT TER **$845,000**
B: Dylan Black
S: Alex Gleyzer & Jeanette Gleyzer
Book/Page: 80463/199, Date: 07/21/22
Use: 3 Bdrm Raised Ranch, Lot: 6421sf

10 GLEN CIR **$800,000**
B: Michael Sabatino & Victoria Sabatino
S: Thomas V Thibaut Jr & Denise Thibaut
Book/Page: 80444/3, Date: 07/18/22
Mtg: Jeanne DArc CU $640,000
Type: Adj
Use: 2 Bdrm Split Level, Lot: 15041sf

31 HIAWATHA AVE **$420,000**
B: Nery A Barrientos
S: Elizabeth A Fogarty
Book/Page: 80450/132, Date: 07/19/22
Mtg: United Wholesale Mtg $399,000
Use: 2 Bdrm Bngl/cottage, Lot: 4212sf

170 LAKEVIEW AVE **$600,000**
B: Tina Suraj & Tinu G Rajan
S: Rajan George & Sumam R George
Book/Page: 80452/26, Date: 07/19/22
Mtg: RTN FCU $480,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 6399sf

15 LEXINGTON TER **$610,000**
B: Katrina Arnold & Christian M Arnold
S: Andrew Hoyt & Catherine Hoyt
Book/Page: 80464/593, Date: 07/21/22
Mtg: TD Bank NA $613,800
Use: 3 Bdrm Colonial, Lot: 2200sf
Prior Sale: $410,000 (05/17)

172 VIRGINIA RD **$870,000**
B: James Lashoto & Brooke Johnson
S: Kevin Li & Kristen Garrity
Book/Page: 80458/423, Date: 07/20/22
Mtg: Metro Credit Union $696,000
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 7248sf
Prior Sale: $589,900 (01/17)

41 WARREN ST U:2-1 ..... **$370,000**
B: Rosemarie Doyle
S: Kathleen P Fucci
Doc#: 000000001918861, Date: 07/20/22
Mtg: Washington Trust Mtg $110,000
Use: 2 Bdrm Condo

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

1 ARDEN RD **$2,207,000**
B: Volha Charnysh & Iacob N Koch-Weser
S: Theodore Monteiro & Salpi Monteiro
Book/Page: 80470/527, Date: 07/22/22
Mtg: Cambridge Svgs Bk $1,350,000
Use: 3 Bdrm Colonial, Lot: 6747sf
Prior Sale: $837,000 (07/17)

38 CALIFORNIA ST U:38 ..... **$855,000**
B: Jennifer Kelly
S: Jing Ma
Book/Page: 80468/28, Date: 07/21/22
Use: 4 Bdrm Condo
Prior Sale: $370,000 (03/12)

128 CAREY AVE **$830,000**
B: Michael Preston & Liliana Preston
S: Nicole A Capone Tr, Tr for John P Capone Jr FT
Book/Page: 80449/546, Date: 07/18/22
Mtg: Mortgage Networks Inc $802,298
Use: 2-Family Cape Cod, Lot: 7893sf

48 EMERSON RD **$1,265,000**
B: Leo A Mierzwicki 2nd
S: D&Q Homes Inc
Doc#: 000000001918888, Date: 07/20/22
Use: 4 Bdrm Colonial, Lot: 5401sf
Prior Sale: $760,000 (07/21)

133 FAYETTE ST **$1,000,000**
B: Skyler Tse
S: Sarah Delgado & Christian Digiovine
Doc#: 000000001919159, Date: 07/22/22
Mtg: TD Bank NA $700,000
Type: Adj
Use: 3-Family Mlti-unt Blg, Lot: 5001sf

23 HUNT ST **$2,050,000**
B: CRB Residential LLC
S: Phillips Properties Inc
Book/Page: 80451/589, Date: 07/19/22
Mtg: MutualOne Bk $1,640,000
Use: 3 Bdrm Colonial, Lot: 5001sf

27 HUNT ST **$2,050,000**
B: CRB Residential LLC
S: Phillips Properties Inc
Book/Page: 80451/589, Date: 07/19/22
Mtg: MutualOne Bk $1,640,000
Use: 3 Bdrm Colonial, Lot: 5001sf

29 HUNT ST **$2,050,000**
B: CRB Residential LLC
S: Phillips Properties Inc
Book/Page: 80451/589, Date: 07/19/22
Mtg: MutualOne Bk $1,640,000
Use: 3 Bdrm Colonial, Lot: 5001sf

69 LANGDON AVE **$1,150,000**
B: Michael J Rocca & Carolyn A Rocca
S: Kenneth Sprague-Rand Tr, Tr for 2016 Rand FT
Book/Page: 80474/213, Date: 07/22/22
Mtg: Workers Credit Union $920,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 4748sf

172 PLEASANT ST **$900,000**
B: Aleksey L Yerukhimov & Alyssa Yerukhimov
S: Linda Micciche
Book/Page: 80464/411, Date: 07/21/22
Mtg: Cornerstone Bank $720,000
Use: 2-Family Family Flat, Lot: 5188sf

20 RIVERSIDE ST U:1-1 ..... **$425,000**
B: Claire Tully
S: Naida Colakhodzic
Book/Page: 80472/551, Date: 07/22/22
Mtg: Dedham Inst for Svgs $325,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $250,000 (06/16)

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

6 AQUEDUCT RD **$780,000**
B: Jose P Perez-Torres & Deysy T Pinto-Rodriguez
S: Francis D Oconnor Tr, Tr for Aqueduct Road RT
Book/Page: 80475/452, Date: 07/22/22
Mtg: New Fed Mtg Corp $624,000
Use: 4 Bdrm Raised Ranch, Lot: 25265sf

1702 BAYBERRY LN U:1702 ..... **$930,000**
B: Arlette Meynard
S: Kathryn E Bumpus Tr, Tr for 1702 Bayberry Lane NT
Book/Page: 80473/175, Date: 07/22/22
Use: 2 Bdrm Condo

4 COBBLESTONE CIR **$2,505,000**
B: Adam H Kaufman Tr, Tr for Adam H Kaufman T 2010
S: Neil F Hornstein & Sharon B Weil
Book/Page: 80445/247, Date: 07/18/22
Mtg: First Republic Bk $1,200,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 50965sf

27 HILLSIDE DR U:27 ..... **$720,000**
B: Janine D Kurth Tr, Tr for Janine D Kurth RET
S: Robert L Gray Tr, Tr for Hollis L Gray T
Doc#: 000000001919025, Date: 07/21/22
Use: 2 Bdrm Condo

46 WOODRIDGE RD **$1,325,000**
B: Aashiq Kachroo & Smita Amarnath
S: Myron L Belfer Tr, Tr for Myron L Belfer T
Book/Page: 80448/455, Date: 07/18/22
Mtg: US Bank NA $999,900
Use: 2 Bdrm Ranch, Lot: 115434sf
Prior Sale: $1,150,000 (11/21)

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

25 BRIDLE PATH **$4,051,000**
B: Robert E Horton & Roxanne R Horton
S: Diane M Margolis
Book/Page: 80473/378, Date: 07/22/22
Mtg: Morgan Stanley $3,038,250
Type: Adj
Use: 6 Bdrm Colonial, Lot: 158881sf

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

15 GARFIELD AVE **$1,275,000**
B: Thomas A Henderson & Dawn E Henderson
S: Nicholas J Thermenos
Book/Page: 80473/409, Date: 07/22/22
Mtg: TD Bank NA $1,020,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 6717sf
Prior Sale: $982,000 (07/19)

9 GEORGE RD U:9 ..... **$550,000**
B: Yan Zhou
S: Karen M Peloquin
Book/Page: 80463/582, Date: 07/21/22
Mtg: Cross Country Mtg Inc $495,000
Use: 2 Bdrm Condo

24 GERSHON WAY U:24 ..... **$1,625,000**
B: Leslie A Waisnor Tr, Tr for Leslie Waisnor 2004 FT
S: Bek Winchester Winning
Book/Page: 80465/448, Date: 07/21/22
Use: 3 Bdrm Condo

12 KEENAN DR **$1,910,000**
B: Christina Karapataki & Peter Roth
S: John F Orrall Tr, Tr for Smith Orrall FT
Book/Page: 80447/33, Date: 07/18/22
Mtg: US Bank NA $1,432,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 10028sf

6 SHEFFIELD RD **$2,500,000**
B: Kyle L Sullivan & Amanda Smith-Sullivan
S: Kendall A Samuelson & Cornelia B Cronan
Book/Page: 80457/425, Date: 07/20/22
Mtg: US Bank NA $1,875,000
Use: 5 Bdrm Revival, Lot: 6469sf
Prior Sale: $1,805,000 (01/20)

171 SWANTON ST U:39 ..... **$682,000**
B: Kendra Mcguire & Judith S Mcguire
S: Qionghua Weng & Zhongyang Ge
Book/Page: 80463/568, Date: 07/21/22
Use: 2 Bdrm Condo
Prior Sale: $605,000 (05/18)

171 SWANTON ST U:50 ..... **$590,000**
B: Ronak Rajendra-Tilvawala & Venkatesh N Viswanathan
S: Shirley J Parker
Book/Page: 80459/99, Date: 07/20/22
Mtg: Workers Credit Union $470,000
Use: 2 Bdrm Condo

Woburn

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	150	138
Median Price	$600,000	$662,000

► REAL ESTATE SALES

110 ARLINGTON RD **$710,000**
B: Francis J Schlosser & Yukiko Shimazaki
S: Whittie Dana A Est & Rebecca A Wareing
Book/Page: 80460/268, Date: 07/20/22
Mtg: Guaranteed Rate Inc $560,000
Use: 4 Bdrm Cape Cod, Lot: 14070sf

9 CANTERBURY RD **$945,000**
B: Shashidhar S Jatiani & Asavari S Jatiani
S: Bart Weitz & Kathleen Weitz
Book/Page: 80461/29, Date: 07/20/22
Mtg: Leader Bank NA $756,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 15035sf
Prior Sale: $508,500 (06/15)

10 CRESCENT RD **$718,000**
B: Michael J Simeone Jr Tr, Tr for M J Simeone Jr 2001 IRT
S: Rosemary Henchey
Book/Page: 80463/227, Date: 07/21/22
Use: 3 Bdrm Cape Cod, Lot: 17943sf

74 FLETCHER RD **$749,900**
B: James Chestnut & Zoila G Chestnut
S: Yair Mega & Laurie A Mega
Book/Page: 80467/507, Date: 07/21/22
Mtg: Pentagon FCU $647,200
Use: 3 Bdrm Colonial, Lot: 12700sf
Prior Sale: $374,500 (12/13)

39 HOUGHTON ST **$580,000**
B: Luis G Escobar
S: James M Maher Tr, Tr for 39 Houghton Street T
Book/Page: 80460/324, Date: 07/20/22
Mtg: Guaranteed Rate Affin $550,750
Use: 3 Bdrm Conventional, Lot: 19300sf
Prior Sale: $405,000 (08/17)

47 INDEPENDENCE DR **$1,250,000**
B: Christopher R Cuozzo
S: George Hill & Estee Hill
Book/Page: 80453/473, Date: 07/19/22
Mtg: Cross Country Mtg Inc $980,000
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 21789sf
Prior Sale: $580,000 (01/16)

45 INDUSTRIAL PKWY **$23,750,000**
B: WCV 45 Industrial LLC
S: 45 Industrial Pky Assoc
Book/Page: 80453/30, Date: 07/19/22
Mtg: US Bank NA $144,368,220
Use: Industrial Warehouse, Lot: 199533sf

2 INWOOD DR U:2004 ..... **$679,000**
B: Patricia A Lordan & Daniel F Lordan
S: 3T Realty Corp
Book/Page: 80468/320, Date: 07/22/22
Mtg: Rockland Tr Co $509,000
Use: 2 Bdrm Condo

36 MOUNTAIN ST **$563,000**
B: Nicholas R Craig & Emily E Wivell
S: William E Meady 2nd
Book/Page: 80463/438, Date: 07/21/22
Mtg: Guaranteed Rate Inc $534,850
Use: 3 Bdrm Conventional, Lot: 8500sf
Prior Sale: $324,500 (06/16)

4 PORTER ST U:4 ..... **$385,500**
B: Marvin Hernandez-Sanchez
S: Brett A Jackson
Book/Page: 80444/309, Date: 07/18/22
Mtg: Total Mtg Svcs $355,500
Use: 3 Bdrm Condo

28 RICH RD **$1,065,000**
B: Talia J Steiman & Matthew D Therkelsen
S: Susan E Coakley & David S Eggleton
Book/Page: 80471/481, Date: 07/22/22
Mtg: Cambridge Svgs Bk $852,000
Use: 4 Bdrm Cape Cod, Lot: 39000sf

Nantucket Registry

Jennifer H. Ferreira, Register
16 Broad Street
Nantucket, MA 02554
Telephone: (508) 228-7250
Fax: (508) 325-5331
www.nantucketdeeds.com

Nantucket

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	106	65
Median Price	$1,972,500	$2,195,000

► REAL ESTATE SALES

23 BREWSTER RD **$8,450,000**
B: Casa De Clay LLC
S: 23 Brewster Road LLC
Doc#: 000000000174791, Date: 07/22/22
Mtg: Morgan Stanley $3,450,000
Type: Adj
Use: 5 Bdrm Customdesign, Lot: 40000sf

9 HINSDALE RD **$1,865,000**
B: Ackreit 1865 LLC
S: Nicholas Holdgate Tr, Tr for 9 Hinsdale Road RT
Doc#: 000000000174739, Date: 07/18/22
Mtg: Rockland Tr Co $1,305,000
Use: Residential Developable Land, Lot: 19810sf

2 HUSSEY FARM RD **$5,250,000**
B: Anne A Mastain & Richard K Mastain Jr
S: Vantucket LLC
Doc#: 000000000174771, Date: 07/19/22
Mtg: Caliber Home Loans $3,000,000
Type: Adj
Use: 5 Bdrm Cape Cod, Lot: 20269sf
Prior Sale: $900,000 (07/15)

5 MEADER ST **$1,970,000**
B: Kim Glowacki & Deborah Wasil
S: Kate Mitchell Ad, Adm for Glowacki Walter J Est
Book/Page: 1905/241, Date: 07/21/22
Mtg: Walter J Glowacki $146,927
Use: 2 Bdrm Cottage, Lot: 6742sf
Prior Sale: $1,150,000 (10/13)

10 WASHINGTON ST **$4,750,000**
B: Nantucket Town Of
S: Greenhound LLC
Book/Page: 1905/330, Date: 07/22/22
Use: Charity Property, Lot: 5032sf

Norfolk Registry

William P. O'Donnell, Esq, Register
649 High Street
Dedham, MA 02026
Telephone: (781) 461-6122
Fax: (781) 326-4742
www.norfolkdeeds.org

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

6 FEELEY ST **$525,000**
B: Wise Real Estate LLC
S: Joan M Klimas
Doc#: 000000001506993, Date: 07/19/22
Mtg: HomeXpress Mtg $401,625
Use: 3 Bdrm Raised Ranch, Lot: 17000sf

27 WALNUT TER **$380,000**
B: Hamlet Romero & Marinelis Romero
S: USA HUD
Book/Page: 40703/508, Date: 07/22/22
Mtg: Envision Bank $403,625
Use: 2 Bdrm Ranch, Lot: 12750sf
Prior Sale: $211,071 (03/22)

► FORECLOSURE DEEDS

33 WALNUT TER **$326,130**
B: FNMA
S: Brian J Kiernan & Rocket Mortgage LLC
Book/Page: 40704/136, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: $186,000 (10/11)

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

3 BUCKY DR U:3 ..... **$275,100**
B: George Volanakis
S: US Bank NA Tr
Book/Page: 40699/38, Date: 07/21/22
Mtg: Cross Country Mtg Inc $220,080
Use: 2 Bdrm Condo
Prior Sale: $265,000 (02/22)

5 CONNOR LN **$775,000**
B: Mehul Dave & Sonal Dave
S: Carolina Massote & Sana B Dealmeida
Book/Page: 40692/532, Date: 07/18/22
Mtg: Middlesex Svgs Bk $697,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 23656sf
Prior Sale: $530,000 (04/19)

383 HARTFORD AVE **$555,000**
B: Matthew G Carey & Adelina E Petrea
S: Ricardo A Garcia & Rebecca K Garcia
Book/Page: 40697/123, Date: 07/20/22
Mtg: Guild Mortgage Co $355,000
Use: 3 Bdrm Split Entry, Lot: 13704sf
Prior Sale: $355,000 (10/17)

75 HIGHRIDGE RD **$720,000**
B: Ashley B Pluta & Bryan J Pluta
S: Douglas S Niro
Book/Page: 40690/173, Date: 07/18/22
Mtg: Poli Mtg Group $647,200
Use: 4 Bdrm Cape Cod, Lot: 34341sf

501 OLD BRIDGE LN U:501 ..... **$472,900**
B: Susan Luttazi
S: Jirair T Akopian & Tatos N Akopian
Book/Page: 40691/181, Date: 07/18/22
Use: 2 Bdrm Condo
Prior Sale: $372,000 (06/19)

1076 S MAIN ST **$400,000**
B: Heysi H DePerez
S: Elizabeth C Crea
Book/Page: 40695/52, Date: 07/19/22
Mtg: LoanDepot.Com $405,460
Use: 3 Bdrm Ranch, Lot: 20600sf

50 S MAPLE ST **$576,000**
B: Shani Avrahami
S: Jonathan D Weismoore & Julie T Weismoore
Doc#: 000000001507119, Date: 07/21/22
Mtg: Home Point Finl Corp $483,000
Use: 3 Bdrm Split Entry, Lot: 21400sf
Prior Sale: $290,700 (08/13)

27 STANDISH RD **$424,000**
B: Timothy Drakehart & Kayla Drakehart
S: Kenneth J Hoyt Jr & Jo Anne L Hoyt
Doc#: 000000001506923, Date: 07/18/22
Mtg: William A Whelan $428,000
Use: 3 Bdrm Ranch, Lot: 12000sf

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

57 AMHERST RD **$700,000**
B: Michael Maggiore & Nicole Maggiore
S: Robert F Baker & Susan L Baker
Book/Page: 40698/122, Date: 07/20/22
Mtg: Paramount Res Mtg Gp $687,321
Use: 3 Bdrm Cape Cod, Lot: 10803sf

20 BLOSSOM RD **$699,000**
B: Florian Sulce & Lorina Sulce
S: Mary G Ahern
Book/Page: 40703/258, Date: 07/22/22
Mtg: Guaranteed Rate Inc $629,100
Use: 3 Bdrm Ranch, Lot: 17119sf

191 COMMERCIAL ST U:302 ..... **$294,000**
B: Pamela J Paulsen & Francis J Coleman
S: Janine M Campbell Tr, Tr for JMC 2021 RT
Doc#: 000000001506921, Date: 07/18/22
Use: 2 Bdrm Condo
Prior Sale: $225,000 (04/16)

21 ELM KNOLL RD **$770,000**
B: Thao Le & Truc Nguyen
S: Michael D Mchugh & Fiona A Sharp
Book/Page: 40696/252, Date: 07/20/22
Mtg: Bangor Savings Bank $675,000
Use: 4 Bdrm Old Style, Lot: 5619sf
Prior Sale: $610,000 (05/18)

9 INDEPENDENCE AVE U:109 ..... **$585,000**
B: Phillip S Wan & Paula Kim
S: Leonard B Wallace 5th & Lauren J Kanigher
Book/Page: 40697/33, Date: 07/20/22
Mtg: LoanDepot.Com $280,000
Use: 2 Bdrm Condo
Prior Sale: $550,000 (03/21)

422 JOHN MAHAR HWY U:105 ..... **$635,000**
B: Nikos Vasilakos & Laura Vasilakos
S: Loo Cheung & Wang Cheung
Book/Page: 40693/225, Date: 07/19/22
Use: 2 Bdrm Condo
Prior Sale: $501,145 (01/16)

62 LEAHAVEN TER **$735,000**
B: Sheila A Wynter-Downer
S: Michael Larkin & Michelle E Larkin
Doc#: 000000001506967, Date: 07/19/22
Mtg: Metro Credit Union $275,000
Type: Adj
Use: 4 Bdrm Split Entry, Lot: 12545sf
Prior Sale: $360,000 (04/12)

71 MOUNT VERNON AVE **$850,000**
B: Catherine Kelleher
S: Francis K Senkel Tr, Tr for Francis W Senkel 2022 RET
Book/Page: 40702/474, Date: 07/22/22
Use: 4 Bdrm Old Style, Lot: 12415sf

59 PARKSIDE CIR **$725,000**
B: Annie B Guam & Wei Z Guan
S: Kinniburgh Earl J Est & Elizabeth J Mcmahon
Doc#: 000000001507196, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 8189sf

226 POND ST **$670,000**
B: Lauren Marley & Trevor Marley
S: Michael P Flaherty & Christie L Flaherty
Doc#: 000000001507199, Date: 07/22/22
Mtg: United Wholesale Mtg $636,500
Use: 2 Bdrm Bngl/cottage, Lot: 7884sf
Prior Sale: $210,000 (12/10)

17 STONEWOOD LN **$550,000**
B: Hong Yang
S: Robert L Wakelin
Book/Page: 40704/93, Date: 07/22/22
Mtg: Bank of Canton $440,000
Use: 3 Bdrm Ranch, Lot: 10803sf

68 SUMMIT RIDGE DR **$1,010,000**
B: Michael Larkin & Michelle Larkin
S: Edward J Fruth & Ann M Fruth
Book/Page: 40695/222, Date: 07/19/22
Mtg: Guild Mortgage Co $540,000
Use: 3 Bdrm Colonial, Lot: 16248sf

370 WEST ST **$480,000**
B: Sam Pham & Trinh Pham
S: Keith E Obrien Tr, Tr for Alice Judith Obrien RET
Book/Page: 40697/264, Date: 07/20/22
Mtg: Embrace Home Loans $360,000
Use: 2 Bdrm Cape Cod, Lot: 12110sf

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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

19 ALTON CT U:5 ..... **$505,000**
B: Timothy J Hickey & Yasuko Ishibashi
S: Bette R Allen Tr, Tr for 19 Alton Court NT
Book/Page: 40701/395, Date: 07/22/22
Use: 1 Bdrm Condo

20 BOYLSTON ST U:8 ..... **$895,000**
B: Boris Kalinichenko
S: Kenwood Investments LLC
Book/Page: 40699/558, Date: 07/21/22
Use: Condo

111-115 COOLIDGE ST U:3 ..... **$659,000**
B: Wai C Chan
S: Anurodh Pokharel & Jamie O Pokharel
Book/Page: 40694/145, Date: 07/19/22
Mtg: Guaranteed Rate Inc $593,100
Use: 2 Bdrm Condo
Prior Sale: $672,000 (06/17)

53 DWIGHT ST **$1,921,000**
B: 53 Dwight St Brkline LLC
S: Varon Miriam W Est & Leonard Weiser-Varon
Book/Page: 40693/533, Date: 07/19/22
Mtg: Dedham Inst for Svgs $2,850,000
Use: 3 Bdrm Old Style, Lot: 5262sf

1 ELIOT AVE **$900,000**
B: Anat Biran & Shai Biran
S: Ravinder K Sarin Tr, Tr for Ravinder K Sarin FT
Doc#: 000000001506979, Date: 07/19/22
Mtg: Citizens Bank $647,000
Use: 2 Bdrm Old Style, Lot: 4408sf

8 EUSTON ST U:6 ..... **$721,650**
B: Timothy T Khouw & Lening Khouw
S: Maestro LLC
Book/Page: 40689/597, Date: 07/18/22
Mtg: MLD Mortgage Inc $541,200
Use: 1 Bdrm Condo

32 JAMES ST U:2 ..... **$800,000**
B: Erin Tackney & Christopher Paetsch
S: Elena Byhoff & David J Combs
Book/Page: 40698/543, Date: 07/21/22
Mtg: Cape Cod Cp Bk $690,000
Use: 2 Bdrm Condo
Prior Sale: $665,000 (08/16)

99 JORDAN RD **$2,210,122**
B: Ai Chun Cheng & Gene Wei Li
S: Raphael Edelman Tr, Tr for Edelman RT
Book/Page: 40698/224, Date: 07/20/22
Mtg: Cambridge Svgs Bk $1,439,000
Use: 2 Bdrm Ranch, Lot: 10772sf

18 LELAND RD **$700,000**
B: 18 Leland Road LLC
S: Maureen C Meany
Book/Page: 40699/452, Date: 07/21/22
Use: 2 Bdrm Cape Cod, Lot: 5489sf

20 LINDEN PL **$800,000**
B: Alana Bednarz
S: Eileen C Melville Tr, Tr for Lois E Melville RET
Book/Page: 40690/318, Date: 07/18/22
Mtg: US Bank NA $720,000
Use: 4 Bdrm Carriage Hse, Lot: 2230sf

65 PARK ST U:5 ..... **$850,000**
B: Feng Tian & Taiyue Luo
S: Kai Yang & Lei Guo
Book/Page: 40695/79, Date: 07/19/22
Mtg: Poli Mtg Group $510,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $815,000 (07/16)

33 POND AVE U:618 ..... **$550,000**
B: Lindsey S Davis
S: FT Monroe Realty LLC
Book/Page: 40695/324, Date: 07/19/22
Mtg: NJ Lenders Corp $500,000
Use: 1 Bdrm Condo

69 WALNUT ST U:3 ..... **$875,000**
B: Steven Caltrider
S: Kenwood Investments LLC
Book/Page: 40694/401, Date: 07/19/22
Use: Condo

69 WALNUT ST U:6 ..... **$1,225,000**
B: ZHL International LLC
S: Kenwood Investments LLC
Book/Page: 40700/30, Date: 07/21/22
Use: Condo

69 WALNUT ST U:8 ..... **$895,000**
B: Boris Kalinichenko
S: Kenwood Investments LLC
Book/Page: 40702/438, Date: 07/22/22
Use: Condo

284 WOODLAND RD **$3,100,000**
B: Suzanne L Shende Tr, Tr for S L Shende FT
S: Stephen D Hill & Catherine V Hill
Doc#: 000000001507043, Date: 07/20/22
Use: 5 Bdrm Cape Cod, Lot: 22499sf

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

18 BRIDLE PATH **$975,000**
B: Brianna Cormier & Michael Vrolyk
S: Martin C Daly & Constance M Daly
Book/Page: 40697/496, Date: 07/20/22
Use: 5 Bdrm Contemporary, Lot: 198634sf

220 DEDHAM ST **$1,199,000**
B: Christopher S Arnold & Meita Arnold
S: Jean Darr & Richard L Darr Jr
Book/Page: 40700/155, Date: 07/21/22
Mtg: Washington Trust Mtg $959,200
Use: 4 Bdrm Colonial, Lot: 37026sf
Prior Sale: $130,000 (09/12)

10 FENCOURT RD **$590,000**
B: Jeffrey S Israel & Katelyn Versiackas
S: Leonard Wolf Tr, Tr for Leonard Wolf T
Book/Page: 40700/67, Date: 07/21/22
Mtg: LoanDepot.Com $560,500
Use: 3 Bdrm Raised Ranch, Lot: 10385sf

4 KINGS RD **$840,000**
B: Nicolas Cugno
S: Beverly A Elfbaum Tr, Tr for B A Elfbaum 2000 RET
Book/Page: 40697/439, Date: 07/20/22
Mtg: Bluestone Bank $705,500
Use: 3 Bdrm Split Level, Lot: 30580sf

20 LAUREL LN **$1,350,000**
B: Karolina Olejnik
S: Lallit Anand & Jennifer Anand
Book/Page: 40702/124, Date: 07/22/22
Mtg: River Works CU $650,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 49658sf

10 LINCOLNSHIRE DR **$740,000**
B: Eric G Gouveia & Lauren K Gouveia
S: Christopher Kennedy & Meredith Kennedy
Book/Page: 40692/91, Date: 07/18/22
Mtg: US Bank NA $666,000
Use: 3 Bdrm Raised Ranch, Lot: 15839sf
Prior Sale: $417,000 (06/13)

227 MECHANIC ST **$525,000**
B: Christopher Kennedy & Meredith A Kennedy
S: William F Grant 3rd Tr, Tr for William F Grant Jr RET
Book/Page: 40704/64, Date: 07/22/22
Mtg: HarborOne Mortgage $430,950
Use: 2-Family Conventional, Lot: 13983sf

120 MESSINGER ST **$830,000**
B: Justin Silva & Kaelan Kennedy
S: Richard B Eicher & Johanna F Eicher
Book/Page: 40694/115, Date: 07/19/22
Mtg: HarborOne Mortgage $715,000
Use: 3 Bdrm Conventional, Lot: 24824sf
Prior Sale: $500,000 (08/14)

1 REVOLUTION WAY U:201 ..... **$730,000**
B: Mary B Erickson
S: Stephen A Figman & Helene H Figman
Book/Page: 40703/5, Date: 07/22/22
Mtg: Canton Cp Bk $330,000
Use: 2 Bdrm Condo

47 TURTLE BROOK RD U:47 ..... **$224,255**
B: Joshua Murphy
S: Michael C Loughran Tr, Tr for Canton Affordable Hsng T
Book/Page: 40702/497, Date: 07/22/22
Mtg: Dedham Inst for Svgs $217,500
Use: 2 Bdrm Condo
Prior Sale: $217,900 (03/22)

52 WILL DR U:83 ..... **$325,000**
B: Antonide Alezy
S: Teresa Truong
Doc#: 000000001507181, Date: 07/22/22
Mtg: Caliber Home Loans $309,320
Use: 2 Bdrm Condo

► FORECLOSURE DEEDS

30 WESTCHESTER DR **$1,043,000**
B: 26 6 1 LLC
S: Catherine Heraldo & US Bank NA
Book/Page: 40702/323, Date: 07/22/22
Mtg: Boston T Finance LLC $1,159,500
Use: 5 Bdrm Colonial, Lot: 44867sf

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

698 JERUSALEM RD **$905,000**
B: David G Milani & Wendy A Milani
S: John C Devaney & Melissa K Devaney
Doc#: 000000001507224, Date: 07/22/22
Mtg: Mortgage Corp EastIII $500,000
Use: 4 Bdrm Garrison, Lot: 5566sf

120 WHEELWRIGHT FARM U:120 ..... **$535,000**
B: Amanda Ross
S: Joel P Moerschel Tr, Tr for Irmalee P Carr 1991 T
Book/Page: 40700/247, Date: 07/21/22
Mtg: Guaranteed Rate Inc $285,000
Use: 2 Bdrm Condo

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

59 BINGHAM AVE **$620,000**
B: Kevin Wang & Rachel E Lenkei
S: Aaron L Gottlieb & Jessica B Schneider
Doc#: 000000001507008, Date: 07/20/22
Mtg: Bank of America NA $496,000
Use: 3 Bdrm Colonial, Lot: 4800sf
Prior Sale: $495,000 (05/18)

63 CHESTER AVE **$700,000**
B: Stephen J Roman & Stepheny M Roman
S: Erica Megrew
Book/Page: 40694/375, Date: 07/19/22
Mtg: Leader Bank NA $647,000
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $502,000 (07/19)

63 COMMONWEALTH AVE **$60,000**
B: Richard Gassler & Johanna Wald
S: Harry Pateras
Doc#: 000000001507100, Date: 07/21/22
Use: Accessory Land Improved, Lot: 5260sf

176 COURT ST **$1,090,000**
B: Benjamin Mcarthur & Laura Kasparian
S: Maria Y Scurry
Book/Page: 40691/142, Date: 07/18/22
Mtg: Guaranteed Rate Inc $708,500
Use: 4 Bdrm Antique, Lot: 15425sf
Prior Sale: $815,000 (12/12)

43 HILLSIDE RD **$620,000**
B: Katelyn J Reilly & Lawrence H Stark
S: Ann M Cuggino
Doc#: 000000001507139, Date: 07/21/22
Mtg: TD Bank NA $558,000
Type: Adj
Use: 3 Bdrm Bngl/cottage, Lot: 6835sf

56 MOUNT VERNON ST **$755,000**
B: Roomanoff Odige & Suzette Odige
S: Ettuca Audain
Book/Page: 40703/577, Date: 07/22/22
Mtg: Guaranteed Rate Inc $727,512
Use: 2-Family Family Flat, Lot: 7650sf

34 OAKLAND ST **$530,000**
B: LSA Global Logistics LLC
S: Sheila M Jewell Ad, Adm for Mcgrath Anna B Est
Book/Page: 40696/220, Date: 07/20/22
Mtg: Crowd Lending Fund $524,000
Use: 3 Bdrm Colonial, Lot: 11736sf

24 PLEASANT ST **$557,000**
B: Cameron Mulford & Abby M Mulford
S: Thomas J Keith & Barbara A Keith
Book/Page: 40694/239, Date: 07/19/22
Mtg: Guild Mortgage Co $514,500
Use: 3 Bdrm Ranch, Lot: 17250sf

12 PREVETT TER **$175,000**
B: Supreme Developmemt Inc
S: Michael D Buckley & Sally A Buckley
Book/Page: 40696/520, Date: 07/20/22

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

311 DEDHAM ST **$1,610,000**
B: Nominee T Svcs LLC Tr, Tr for JR Dover T
S: Kwang M Kim & Eunjoo Kim
Book/Page: 40692/62, Date: 07/18/22
Use: 5 Bdrm Contemporary, Lot: 108944sf

19 FARM ST **$2,200,000**
B: Susanne Hooshmand & Amir Fereidouni
S: Iraj Hooshmand & Judith A Hooshmand
Book/Page: 40696/75, Date: 07/20/22
Mtg: Leader Bank NA $1,200,000
Type: Adj
Use: 5 Bdrm Mansion, Lot: 147586sf

9 HILLTOP RD **$1,325,000**
B: Stephen Mcintosh & Alice Mcintosh
S: Dean J Campbell Tr, Tr for 9 Hilltop Road NT
Book/Page: 40694/464, Date: 07/19/22
Mtg: First Republic Bk $1,060,000
Use: 4 Bdrm Ranch, Lot: 43609sf

Foxboro

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	93	69
Median Price	$545,000	$610,000

► REAL ESTATE SALES

11-13 GARFIELD ST **$735,000**
B: Roo Realty LLC
S: Jean R Mancuso & David J Levine
Book/Page: 40698/6, Date: 07/20/22
Mtg: Norwood CooperativeBk $376,000
Use: 2-Family Duplex, Lot: 27900sf

35 MORSE ST **$635,000**
B: Kristen A Myers & Richard Pano
S: Chadi Naim & Ayah Roda
Book/Page: 40700/217, Date: 07/21/22
Mtg: Rocket Mortgage LLC $508,000
Use: 3 Bdrm Raised Ranch, Lot: 19280sf
Prior Sale: $443,000 (05/19)

7 NEFF DR **$862,000**
B: Lawrence T Guy & Andrea Guy
S: King Foxboro LLC
Book/Page: 40696/570, Date: 07/20/22
Mtg: Cross Country Mtg Inc $646,500
Type: Adj
Use: 3 Bdrm Colonial, Lot: 17828sf

59 NEPONSET AVE **$580,000**
B: Marie A Versaillot
S: Jing Zhang & Hanglin Su
Book/Page: 40698/140, Date: 07/20/22
Mtg: Home Point Finl Corp $569,494
Use: 6 Bdrm Conventional, Lot: 10930sf
Prior Sale: $290,000 (07/15)

Franklin

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	155	137
Median Price	$581,000	$625,000

► REAL ESTATE SALES

6 ALEX CIR **$1,200,000**
B: Patrick Friel & Kerry Merchant
S: Nathan A Tennant & Cheryl V Tennant
Book/Page: 40702/16, Date: 07/22/22
Mtg: Firstrust Bank $701,000
Use: 4 Bdrm Colonial, Lot: 45694sf
Prior Sale: $730,000 (10/15)

148 BROOK ST **$710,000**
B: Amanda Cinelli-Smith
S: Christina M Bissanti
Book/Page: 40696/431, Date: 07/20/22
Mtg: Guaranteed Rate Inc $437,000
Use: 3 Bdrm Cape Cod, Lot: 72919sf

12 HIGHWOOD DR U:12 ..... **$305,000**
B: Deidra Larnis
S: Lauren Dejoie
Book/Page: 40702/146, Date: 07/22/22
Mtg: Guaranteed Rate Affin $205,000
Use: 2 Bdrm Condo
Prior Sale: $213,000 (01/20)

16 HOWARD ST **$365,000**
B: Brittany E Smith
S: David J Barry Jr & Bethany J Whiffen
Book/Page: 40692/171, Date: 07/18/22
Mtg: NFM Inc $346,750
Use: 3 Bdrm Old Style, Lot: 4134sf
Prior Sale: $290,000 (10/17)

71 JORDAN RD **$728,000**
B: Kavita Kamtikar & Anirudha Bokil
S: Patrick M Friel & Kerry L Merchant
Book/Page: 40702/444, Date: 07/22/22
Mtg: Bangor Savings Bank $655,200
Type: Adj
Use: 4 Bdrm Colonial, Lot: 44344sf
Prior Sale: $433,500 (05/13)

25 LONGFELLOW DR **$779,000**
B: Miroslav Grubic & Katarina Grubic
S: Thirulok C Thilagar
Book/Page: 40696/463, Date: 07/20/22
Mtg: Fairway Ind Mtg $623,200
Use: 4 Bdrm Colonial, Lot: 47393sf
Prior Sale: $557,000 (11/20)

134 LONGHILL RD **$567,000**
B: Jacob M Bergeron
S: Stephen D Gray & Sonya L Gray
Doc#: 000000001506886, Date: 07/18/22
Mtg: Guild Mortgage Co $567,000
Use: 4 Bdrm Colonial, Lot: 20613sf

8 MACARTHUR RD **$300,000**
B: Soon Chin
S: Bik H Chin
Book/Page: 40699/575, Date: 07/21/22
Use: 3 Bdrm Colonial, Lot: 30004sf

437 MAPLE ST **$580,000**
B: Thomas R Murray & Allison N Allocca
S: Amanda Cinelli-Smith
Book/Page: 40694/353, Date: 07/19/22
Mtg: Guaranteed Rate Inc $515,000
Use: 3 Bdrm Cape Cod, Lot: 15033sf
Prior Sale: $284,000 (02/14)

30 MILL ST **$585,000**
B: Brett Palmer
S: Diana Lorusso & Garrett Spearin
Book/Page: 40693/345, Date: 07/19/22
Mtg: United Wholesale Mtg $468,000
Use: 2 Bdrm Cape Cod, Lot: 21305sf
Prior Sale: $172,724 (10/15)

23 OLD GROVE ST **$860,000**
B: Sagar Rana & Shikha Singh
S: Jason Thalmann
Book/Page: 40700/325, Date: 07/21/22
Mtg: Dedham Inst for Svgs $688,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 27604sf
Prior Sale: $612,500 (09/17)

PROSPECT ST **$576,000**
B: Shani Avrahami
S: Jonathan D Weismoore & Julie T Weismoore
Doc#: 000000001507119, Date: 07/21/22
Use: Industrial Undevlpble Land, Lot: 4870sf

850 SUMMER ST **$489,000**
B: Stephen Carone & Siobhan Carone
S: Vicki L Bartolini
Doc#: 000000001507110, Date: 07/21/22
Mtg: Rocket Mortgage LLC $474,330
Use: 3 Bdrm Cape Cod, Lot: 47742sf

264 W CENTRAL ST U:264 ..... **$325,000**
B: Yuriy Oleynik & Elena Oleynik
S: Robert P Colantoni
Book/Page: 40703/206, Date: 07/22/22
Mtg: Bank of America NA $150,000
Use: 2 Bdrm Condo
Prior Sale: $220,000 (11/17)

264 W CENTRAL ST U:264 ..... **$220,000**
B: Robert P Colantoni
S: Kelly&Colombo Group LLC
Book/Page: 40703/391, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $220,000 (11/17)

Holbrook

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	73	50
Median Price	$415,500	$475,000

► REAL ESTATE SALES

100 BELCHER ST **$520,000**
B: Yves H Paul & Daline Joseph
S: Robert C Parrella
Book/Page: 40699/457, Date: 07/21/22
Mtg: American Ngbd Mtg Acc $510,581
Use: 4 Bdrm Old Style, Lot: 7500sf
Prior Sale: $250,000 (04/21)

69 E SHORE RD **$455,000**
B: Xichi Wang & He Liu
S: Paul S Nunes
Book/Page: 40697/568, Date: 07/20/22
Mtg: Guild Mortgage Co $350,000
Use: 3 Bdrm Colonial, Lot: 5500sf
Prior Sale: $310,000 (05/18)

5 KING RD **$330,000**
B: Paige Scott
S: Milbury Linda K Est & Stephen L Milbury
Book/Page: 40701/577, Date: 07/22/22
Mtg: Liberty Bay CU $264,000
Use: 3 Bdrm Split Level, Lot: 5000sf

86 POND ST **$450,000**
B: Properties R E Co Inc
S: Wyman Richard W Jr Est & Mark I Wyman
Book/Page: 40690/391, Date: 07/18/22
Mtg: South Shore Bank $250,000
Use: 3 Bdrm Bngl/cottage, Lot: 129373sf

255 SYCAMORE ST **$300,000**
B: Haliday Realty Inc
S: Joseph P Gilmartin Jr & Kathleen Gilmartin
Doc#: 000000001506933, Date: 07/19/22
Mtg: James H Victorine $370,000
Use: 3 Bdrm Ranch, Lot: 31846sf

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

7 NEWPORT LN **$730,000**
B: Edward T Croteau & Donna M Croteau
S: Kevin P Cook & Amy E Cleary
Book/Page: 40701/288, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 20020sf
Prior Sale: $396,000 (05/13)

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

15 COLONIAL RD **$585,000**
B: Ciro Sansossio Tr, Tr for 35 Coburn Street RT
S: Joseph P Bianchi Jr, Tr for Christine B Trafecante
Book/Page: 40699/520, Date: 07/21/22
Use: 3 Bdrm Raised Ranch, Lot: 34848sf

37 ELLIS ST **$355,000**
B: Bevilacqua Homes LLC
S: Barbara E Hill
Book/Page: 40696/504, Date: 07/20/22
Use: 4 Bdrm Raised Ranch, Lot: 44083sf

2 HARMONY WAY U:6 ..... **$660,000**
B: Giacinto Cautilli & Dora Cautilli
S: Harmony Village LLC
Book/Page: 40695/132, Date: 07/19/22
Use: Condo

25 MERYL ST **$533,000**
B: Jaclyn E Mellin & Lenin O Martinez
S: James Croteau & Laura Croteau
Book/Page: 40692/291, Date: 07/18/22
Mtg: Cross Country Mtg Inc $426,400
Use: 3 Bdrm Raised Ranch, Lot: 12632sf
Prior Sale: $256,000 (10/11)

Millis

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	48
Median Price	$555,000	$592,000

► REAL ESTATE SALES

18 HELEN LN U:170 ..... **$824,000**
B: Thomas Wickens & Devon Wickens
S: Toll MA Land 3 LP
Book/Page: 40697/203, Date: 07/20/22
Use: Condo

17 HILLTOP DR **$482,000**
B: Gary Nolan & Megan Nolan
S: Nancy R Zonfrelli Tr, Tr for Zonfrelli FT
Book/Page: 40702/584, Date: 07/22/22
Mtg: Fairway Ind Mtg $457,900
Use: 3 Bdrm Ranch, Lot: 15246sf

81 IRVING ST **$310,000**
B: Michael L Rawding
S: Jason C Uttaro & Victoria L Uttaro
Book/Page: 40696/365, Date: 07/20/22
Use: 3 Bdrm Conventional, Lot: 12197sf

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

328 ADAMS ST **$5,620,000**
B: Joshua Thompson & Peter I Thompson
S: Michael G George & Cynthia C George
Book/Page: 40692/498, Date: 07/18/22
Use: 9 Bdrm Mansion, Lot: 199069sf
Prior Sale: $2,745,000 (09/13)

400 ADAMS ST **$45,000**
B: Steven Davis
S: K&Cg Properties LLC
Book/Page: 40692/493, Date: 07/18/22
Use: 2-Family Townhouse, Lot: 12262sf
Prior Sale: $810,000 (05/22)

3 BRECK ST **$575,000**
B: Rock Solid LLC
S: Allison N Dixon
Doc#: 000000001507032, Date: 07/20/22
Mtg: Apex Capital LCC $510,000
Use: 4 Bdrm Colonial, Lot: 6159sf

9 COLUMBIA PARK **$850,000**
B: Charles C Davis Jr & Latrica E Best
S: Jesse J Sawyer & Eileen K Sawyer
Book/Page: 40699/475, Date: 07/21/22
Mtg: Citizens Bank $407,500
Use: 3 Bdrm Old Style, Lot: 7253sf
Prior Sale: $490,000 (10/15)

97 NEPONSET VALLEY PKWY **$950,000**
B: John P Barros
S: James N Page & Gregory K Christensen
Doc#: 000000001507114, Date: 07/21/22
Mtg: Fotis Properties LLC $750,000
Use: 3 Bdrm Split Level, Lot: 58806sf
Prior Sale: $270,000 (04/12)

36 OTIS ST **$715,000**
B: Otis Property Dev LLC
S: Frederick C Fall Tr, Tr for Fall FT
Book/Page: 40694/267, Date: 07/19/22
Mtg: Apex Capital LCC $775,000
Use: 3 Bdrm Colonial, Lot: 6351sf

43 RIDGEWOOD RD **$945,000**
B: Marcelyne Joseney-Antoine
S: Robert S Rothman Ad, Adm for Rothman Edith M Est
Doc#: 000000001507206, Date: 07/22/22
Mtg: Guaranteed Rate Inc $708,750
Type: Adj
Use: 3 Bdrm Split Level, Lot: 20347sf

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

11 BELLEVUE DR **$1,886,000**
B: Michael Storm & Alix Arnaud
S: Raymond O Cheng & Caroline S Gan
Book/Page: 40697/69, Date: 07/20/22
Mtg: First Republic Bk $1,414,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 12240sf

35 BRIARWOOD CIR **$1,853,000**
B: Nhung Nguyen & Tai T Pham
S: Chao Sun & Qian Ouyang
Book/Page: 40692/282, Date: 07/18/22
Use: 4 Bdrm Colonial, Lot: 10454sf

203 COUNTRY WAY **$4,117,830**
B: Victor Lee & Yingyi Wu
S: 203 Country Way LLC
Book/Page: 40692/554, Date: 07/18/22
Mtg: Bank of America NA $2,882,481
Type: Adj
Use: Residential Developable Land, Lot: 43996sf
Prior Sale: $1,277,000 (03/21)

148 EDGEWATER DR **$3,450,000**
B: Jeffrey Garber & Ryan Levasseur
S: Stephen A Maimone & Pauline S Maimone
Book/Page: 40691/465, Date: 07/18/22
Mtg: Bank of America NA $2,760,000
Use: 4 Bdrm Colonial, Lot: 43996sf
Prior Sale: $1,200,000 (03/20)

401 HIGH ROCK ST **$1,460,000**
B: Noam Bentov & Rebecca Lobel-Bentov
S: Todd B Ellerin & Mahla Ellerin
Doc#: 000000001506928, Date: 07/18/22
Mtg: First Republic Bk $600,000
Use: 4 Bdrm Colonial, Lot: 10629sf

426 HUNNEWELL ST **$1,300,000**
B: 426 Hunnewell Street LLC
S: Little Cor School House
Book/Page: 40693/469, Date: 07/19/22
Mtg: Needham Bk $1,020,000
Use: Office Bldg-general, Lot: 10019sf
Prior Sale: $1,175,000 (06/20)

69 KIMBALL ST **$1,350,000**
B: Spencer A Vaughn & Christina Vottero-Vaughn
S: Robin Friedrichs-Moriarty & Daniel D Moriarty
Doc#: 000000001507189, Date: 07/22/22
Mtg: First Republic Bk $960,000
Use: 3 Bdrm Colonial, Lot: 11021sf

20 LAUREL DR **$500,000**
B: Ernest A Steeves Jr
S: Jonathan K Steeves
Book/Page: 40694/331, Date: 07/19/22
Mtg: Mortgage Networks Inc $500,000
Use: 5 Bdrm Colonial, Lot: 8276sf

245 WEBSTER ST U:245 ..... **$1,705,000**
B: Tao Yu & Xiaofang Zhu
S: Sydney Perlman & Laura Perlman
Book/Page: 40697/287, Date: 07/20/22
Mtg: United Nations FCU $1,364,000
Type: Adj
Use: 4 Bdrm Condo
Prior Sale: $1,390,000 (10/19)

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

8 AVERY WAY **$714,166**
B: William F Mee Tr, Tr for Mee FT
S: EE Norfolk LLC
Book/Page: 40692/506, Date: 07/18/22
Mtg: Radius Financial Grp $90,000
Use: Residential Developable Land, Lot: 12490sf

8 AVERY WAY **$714,166**
B: William F Mee Tr, Tr for Mee FT
S: EE Norfolk LLC
Book/Page: 40694/590, Date: 07/19/22
Use: Residential Developable Land, Lot: 12490sf
Prior Sale: $714,166 (07/22)

4 MARSHALL ST **$595,000**
B: Thomas Conroy & Alexandra E Hinrichs
S: Paul N Blacker
Book/Page: 40696/591, Date: 07/20/22
Mtg: Prestige Home Mtg LLC $476,000
Use: 3 Bdrm Colonial, Lot: 90284sf

152 SEEKONK ST **$650,000**
B: Ibrahim Elhafi
S: David G Mcelwee & Diane L Mcelwee
Book/Page: 40703/374, Date: 07/22/22
Mtg: Fairway Ind Mtg $585,000
Use: 4 Bdrm Raised Ranch, Lot: 55000sf

Norwood

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	119	108
Median Price	$600,000	$670,000

► REAL ESTATE SALES

15 5TH ST **$590,000**
B: Joshua T Kappert & Alyssa J Kappert
S: Max Kerr & Jaclyn Kerr
Book/Page: 40691/37, Date: 07/18/22
Mtg: Guaranteed Rate Affin $539,761
Use: 2 Bdrm Cape Cod, Lot: 6500sf
Prior Sale: $410,000 (06/16)

38 COTTAGE ST **$775,000**
B: Buyer Accepted LLC
S: Christian A Harder & Daniela L Harder
Book/Page: 40699/73, Date: 07/21/22
Use: 2-Family Two Family, Lot: 13854sf

142 HILL ST **$560,000**
B: Andrea Yavarow & Joseph Murphy
S: Jane K Yavarow & Steven T Yavarow
Book/Page: 40696/299, Date: 07/20/22
Mtg: Middlesex Svgs Bk $475,000
Use: 3 Bdrm Ranch, Lot: 12607sf

220 NICHOLS ST **$780,000**
B: Amita Vaidya & Mahesh Raundhal
S: Susan J Vail
Book/Page: 40691/362, Date: 07/18/22
Mtg: New Fed Mtg Corp $624,000
Use: 3 Bdrm Cape Cod, Lot: 9650sf
Prior Sale: $456,000 (05/16)

140 RAILROAD AVE U:B404 ..... **$283,900**
B: Da J Yang Tr, Tr for Yang Chiou T
S: Macdonald Nancy J Est & Jessica Libby
Doc#: 000000001506871, Date: 07/18/22
Use: 1 Bdrm Condo
Prior Sale: $206,000 (02/12)

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NORFOLK REGISTRY
continued

67 SUMNER ST **$600,000**
B: Thomas C Dicenso
S: Gregory Ryan & Donna Ryan
Doc#: 000000001507026, Date: 07/20/22
Use: 3 Bdrm Ranch, Lot: 9257sf

418 WALPOLE ST **$21,000,000**
B: G&I X Norwood Ctr Mzl
S: Cedar Norwood LLC
Book/Page: 40699/381, Date: 07/21/22

9 WARREN ST **$615,000**
B: Michael Powell & Alyssa Powell
S: Steven M Woods Jr & Katharine L Woods
Book/Page: 40692/118, Date: 07/18/22
Mtg: Fall River Five Cents $492,000
Use: 3 Bdrm Conventional, Lot: 4599sf

699 WASHINGTON ST **$750,000**
B: JKM Property 4 LLC
S: Bank Of America NA
Book/Page: 40700/350, Date: 07/21/22
Use: Bank Building, Lot: 18000sf

Plainville

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	42	34
Median Price	$450,500	$513,500

► REAL ESTATE SALES

2 GROVE ST U:B **$405,000**
B: Roman Ivanes
S: Ralph W Carey & Marie Carey
Book/Page: 40691/202, Date: 07/18/22
Mtg: Movement Mtg LLC $202,500
Use: 3 Bdrm Condo
Prior Sale: $193,000 (05/13)

1 WADE RD **$580,000**
B: Lesley Jordan & Gabriela Jordan
S: Andrew C Geffers & Holly H Geffers
Book/Page: 40702/170, Date: 07/22/22
Mtg: Rocket Mortgage LLC $406,000
Use: 3 Bdrm Cape Cod, Lot: 15871sf
Prior Sale: $337,000 (05/14)

Quincy

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	245	177
Median Price	$605,000	$640,000

► REAL ESTATE SALES

61 ARNOLD RD **$780,000**
B: Matthew T Ogrodnik & Sarah L Westbrook
S: Aimee J Mailhiot
Book/Page: 40693/20, Date: 07/19/22
Mtg: Fairway Ind Mtg $663,000
Type: Adj
Use: 2 Bdrm Bngl/cottage, Lot: 5319sf

103 ASSABET RD **$638,000**
B: Ariola Molla
S: Benjamin L Miller
Book/Page: 40699/359, Date: 07/21/22
Mtg: Radius Financial Grp $456,600
Use: 2 Bdrm Cape Cod, Lot: 5000sf

18 CLIVEDEN ST U:201 ..... **$615,000**
B: Simon Szeto & Stephanie Y Chen
S: Zhiqin He
Book/Page: 40699/580, Date: 07/21/22
Mtg: United Wholesale Mtg $584,250
Use: 2 Bdrm Condo

18-20 FREEMAN ST **$635,000**
B: Bay Flow LLC
S: Paul J Uvanitte 3rd Ad, Adm for Uvanitte Mary E Est
Book/Page: 40700/40, Date: 07/21/22
Mtg: Dunegrass Capital LLC $650,000
Use: 2-Family Two Family, Lot: 5000sf

36 HANNA ST **$615,000**
B: Tuyet Kieu & Loc Duong
S: Daniel Mcsweeney & Ashley Mcsweeney
Book/Page: 40700/95, Date: 07/21/22
Mtg: United Wholesale Mtg $415,000
Use: 3 Bdrm Colonial, Lot: 3032sf
Prior Sale: $357,000 (12/14)

166-168 HIGHLAND AVE **$985,000**
B: Meng C Lin & Kwan Chan
S: Thomas Laur
Book/Page: 40697/217, Date: 07/20/22
Mtg: Money Tree Cap Market $640,000
Use: 2-Family Two Family, Lot: 6633sf
Prior Sale: $550,000 (04/19)

67 LITTLEFIELD ST **$520,000**
B: Johny Kwan & Riana Subroto
S: David F Schofield & Tamara M Schofield
Book/Page: 40697/557, Date: 07/20/22
Use: 4 Bdrm Bngl/cottage, Lot: 6161sf

2001 MARINA DR U:210 ..... **$752,000**
B: George Morris
S: Rabb Family LP 1
Doc#: 000000001506976, Date: 07/19/22
Use: 2 Bdrm Condo

57 PARKE AVE **$1,000,000**
B: Ziad Ganim & Demet Ganim
S: Elaine Trigo, Tr for Tarek Mirshak
Doc#: 000000001506904, Date: 07/18/22
Mtg: Mass Inst of Tech $800,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 10200sf

23 PARKER ST U:23 ..... **$630,000**
B: Kenneth Kulmatycki
S: Nghia T Tran
Book/Page: 40701/531, Date: 07/22/22
Mtg: Fairway Ind Mtg $441,000
Use: 3 Bdrm Condo
Prior Sale: $330,000 (09/15)

54 PHILLIPS ST **$935,000**
B: Dan P Zhang
S: Robert J Manning Tr, Tr for Manning FT 2016
Book/Page: 40691/90, Date: 07/18/22
Mtg: Wakefield Cp Bk $535,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 6300sf

15-17 PHIPPS ST U:2 ..... **$575,000**
B: Wenhui Feng
S: Melanie J Foley
Book/Page: 40700/390, Date: 07/21/22
Mtg: US Bank NA $402,500
Type: Adj
Use: 4 Bdrm Condo

48 SEA AVE **$899,900**
B: Yuelian Zhang
S: Daniel C Bristow & Caitlin A Bristow
Book/Page: 40700/7, Date: 07/21/22
Mtg: First Central SB $719,920
Type: Adj
Use: 4 Bdrm Conventional, Lot: 5065sf
Prior Sale: $825,000 (04/21)

8 WARREN TER **$530,000**
B: Jean L Dushime & Shruthi Krishnamurthy
S: Prescott John R Jr Est & Daniel J Prescott
Book/Page: 40692/12, Date: 07/18/22
Mtg: Radius Financial Grp $503,500
Use: 2 Bdrm Bngl/cottage, Lot: 4560sf

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

52 CANTON ST **$571,000**
B: Oscar A Merlos
S: Elizabeth L Chappuis
Book/Page: 40703/278, Date: 07/22/22
Mtg: Salem Five Mtg Co $550,478
Use: 2 Bdrm Conventional, Lot: 7666sf

20 CEDAR AVE **$650,000**
B: Anthony M Zhou & Thomas M Zhou
S: Ramon L DeLaRosa & Ramon L DeLaRosa
Doc#: 000000001507015, Date: 07/20/22
Mtg: United Wholesale Mtg $520,000
Use: 4 Bdrm Raised Ranch, Lot: 9450sf
Prior Sale: $415,000 (12/17)

10 CHARLES ST **$498,000**
B: Patricia Blaise
S: 10 Charles St LLC
Book/Page: 40695/139, Date: 07/19/22
Mtg: LoanDepot.Com $488,979
Use: 2 Bdrm Bngl/cottage, Lot: 3750sf
Prior Sale: $273,000 (06/21)

J A MCDERMOTT CIR L:2 ..... **$90,000**
B: ALP&Son Dev Corp
S: Alan L Paine Tr, Tr for 35&46 High Street RT
Book/Page: 40698/71, Date: 07/20/22

J A MCDERMOTT CIR L:2 ..... **$540,000**
B: 536 South Main Street LLC
S: A L P&Son Dev Corp
Book/Page: 40698/73, Date: 07/20/22

J A MCDERMOTT CIR L:3 ..... **$90,000**
B: ALP&Son Dev Corp
S: Alan L Paine Tr, Tr for 35&46 High Street RT
Book/Page: 40698/71, Date: 07/20/22

J A MCDERMOTT CIR L:3 ..... **$540,000**
B: 536 South Main Street LLC
S: A L P&Son Dev Corp
Book/Page: 40698/73, Date: 07/20/22

18 JAMES TIGHE RD U:18 ..... **$452,000**
B: Mohammed Braimah Jr & Felicia T Simmons
S: Kesnel Najac
Book/Page: 40695/271, Date: 07/19/22
Mtg: Bank of America NA $438,000
Use: 3 Bdrm Condo

44 MCAULIFFE RD **$530,000**
B: Thanh Phan & Henry Tat
S: Hannah A Khnaizir & Matilda A Khnaizir
Book/Page: 40699/298, Date: 07/21/22
Mtg: First Guaranty Mtg $380,000
Use: 3 Bdrm Ranch, Lot: 12500sf

701 MEADOW LN U:701 ..... **$575,000**
B: Mariaestela Rodrigues
S: Lisa X Liu
Book/Page: 40704/112, Date: 07/22/22
Mtg: Draper and Kramer Mtg $517,500
Use: 2 Bdrm Condo

107 MILL ST **$475,000**
B: Herb Jackson & Joyce A Jackson
S: Paul M Smith Tr, Tr for 107 Mill Street T
Book/Page: 40701/113, Date: 07/22/22
Mtg: Embrace Home Loans $466,396
Use: Mixed Use-prim Res & Comm, Lot: 15919sf

587 NORTH ST **$380,000**
B: Jerome Baldeo & Chandni Showbodh-Baldeo
S: Indranie R Baldeo
Book/Page: 40695/304, Date: 07/19/22
Mtg: Camden National Bank $304,000
Use: 3 Bdrm Ranch, Lot: 7948sf
Prior Sale: $292,000 (01/19)

5 PHYLLIS DR **$450,000**
B: Claudia L Arboleda
S: Teresa Young & Kenneth A Young
Book/Page: 40698/98, Date: 07/20/22
Mtg: Homebridge Financial $412,087
Use: 3 Bdrm Split Level, Lot: 12299sf

14 PHYLLIS DR **$605,000**
B: Tyler Whitney & Jill Connors
S: Michael Gumbs
Book/Page: 40697/368, Date: 07/20/22
Mtg: Cross Country Mtg Inc $484,000
Use: 3 Bdrm Split Level, Lot: 12000sf
Prior Sale: $430,000 (03/22)

21 SCANNELL RD **$500,000**
B: Yonis Nuradin & Zekia Ali
S: Claude H Dejean & Ritchell P Dejean
Book/Page: 40692/249, Date: 07/18/22
Mtg: UIF Corp $475,000
Use: 3 Bdrm Ranch, Lot: 7650sf

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

29 CAPE CLUB DR U:20 ..... **$979,900**
B: Cheryl M Beaudoin Tr, Tr for C M Beaudoin 2007 T
S: Country Clb Townhomes LLC
Book/Page: 40694/137, Date: 07/19/22
Use: Condo

7 REEVE RD **$1,003,000**
B: Jianlin Jiang & Xiuhong Lyu
S: Harvey B Wolf & Cathee E Wolf
Book/Page: 40702/191, Date: 07/22/22
Mtg: US Bank NA $800,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 21390sf

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 JAMES AVE **$561,000**
B: Darrin Porter
S: Slava Novik & Liliya Novik
Book/Page: 40701/499, Date: 07/22/22
Mtg: Envision Bank $448,800
Use: 3 Bdrm Ranch, Lot: 34965sf
Prior Sale: $292,899 (07/15)

61 LAARHOVEN TER **$320,000**
B: Samson Tamulevich & John E Tamulevich
S: Gerald T Peters Tr, Tr for Peter RT
Book/Page: 40703/435, Date: 07/22/22
Mtg: Cross Country Mtg Inc $304,000
Use: 2 Bdrm Ranch, Lot: 18074sf

200 MILL ST U:200 ..... **$495,000**
B: Singa R Vadapalli & Debasmita Biswas
S: Frederick A Joseph
Book/Page: 40692/196, Date: 07/18/22
Mtg: Fairway Ind Mtg $468,350
Use: 2 Bdrm Condo
Prior Sale: $299,900 (06/17)

676 PEARL ST **$505,000**
B: Josseline B Pocon & Kimberlyn N Pocon
S: Michael R Cummings & Kristen C Carchia
Book/Page: 40692/341, Date: 07/18/22
Mtg: Seacoast Mortgage Cor $495,853
Use: 2 Bdrm Ranch, Lot: 17041sf
Prior Sale: $299,000 (07/17)

161 POSKUS ST **$550,000**
B: William H Sutton & Meron Tefera
S: Charles A Gill
Book/Page: 40694/97, Date: 07/19/22
Mtg: Leader Bank NA $440,000
Use: 3 Bdrm Raised Ranch, Lot: 21707sf

76 ROSEWOOD DR U:76 ..... **$320,000**
B: Daniel G Teixeira
S: Brian M Mccarthy
Doc#: 000000001506917, Date: 07/18/22
Mtg: Cross Country Mtg Inc $240,000
Use: 2 Bdrm Condo

68 SUMMER AVE U:9 ..... **$285,000**
B: Catherine Charles
S: Laurin J Mottle
Book/Page: 40692/35, Date: 07/18/22
Mtg: Cross Country Mtg Inc $270,750
Use: 2 Bdrm Condo
Prior Sale: $177,500 (05/17)

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

40 ALTON ST **$605,000**
B: Megan E Trexler, Tr for Matthew T Trexler
S: Constance A Cuoco Tr, Tr for Cuoco FT
Book/Page: 40701/444, Date: 07/22/22
Mtg: Fall River Five Cents $574,750
Use: 2 Bdrm Cape Cod, Lot: 20000sf

30 CARPENTER RD **$698,600**
B: Bryan T Lablue & Jennifer N Lablue
S: John P Valentino & Rosemarie Valentino
Book/Page: 40691/289, Date: 07/18/22
Mtg: Leader Bank NA $558,880
Use: 3 Bdrm Ranch, Lot: 19717sf

2 HARTSHORN RD **$561,000**
B: Vivek Pai
S: Jason Vadimsky & Amy Paul
Book/Page: 40699/272, Date: 07/21/22
Mtg: Leader Bank NA $386,000
Use: 3 Bdrm Ranch, Lot: 8788sf
Prior Sale: $360,000 (09/17)

125 KENDALL ST **$590,000**
B: Pierre Saba & Lynda M Saba
S: Philip A Pessa Tr, Tr for Pessa Family RET
Book/Page: 40692/470, Date: 07/18/22
Mtg: Radius Financial Grp $490,435
Use: 3 Bdrm Raised Ranch, Lot: 26941sf

3210 PENNINGTON DR U:3210 ..... **$504,075**
B: Leon L Barnish & Karen Lopiccolo-Barnish
S: Pulte Hm Of New Eng LLC
Book/Page: 40701/281, Date: 07/22/22
Use: Condo

3211 PENNINGTON DR U:3211 ..... **$505,485**
B: Mary E Trahon
S: Pulte Hm Of New Eng LLC
Book/Page: 40699/157, Date: 07/21/22
Use: Condo

3312 PENNINGTON DR U:3312 ..... **$628,650**
B: William D Lawson Tr, Tr for Williamd D Lawson T
S: Pulte Hm Of New Eng LLC
Book/Page: 40702/242, Date: 07/22/22
Mtg: Pulte Mortgage Corp $502,920
Use: Condo

7 SHAKER LN **$1,200,000**
B: David Gallant & Susan Gallant
S: Stephen E Smith & Carroll A Smith
Book/Page: 40690/580, Date: 07/18/22
Mtg: Cambridge Svgs Bk $1,080,000
Use: 4 Bdrm Colonial, Lot: 41181sf
Prior Sale: $760,000 (04/15)

49 SUMMER ST **$3,100,000**
B: 49 Summer Street LLC
S: Dickran Babigian Tr, Tr for Legacy RT
Book/Page: 40698/583, Date: 07/21/22
Mtg: Walpole Coop Bank $2,480,000
Use: Mixed Use-prim Res & Comm, Lot: 221285sf

61 WAGON RD **$1,355,000**
B: Ishaga Diagana & Cire C Diagana
S: Gene P Lavanchy Tr, Tr for Lavanchy FT
Book/Page: 40704/192, Date: 07/22/22
Mtg: Eastern Bank $1,151,750
Use: 5 Bdrm Colonial, Lot: 59242sf

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

79 ALBA RD **$900,000**
B: JR Development Group LLC
S: Roy T Johan Tr, Tr for Constance Langevin RET
Doc#: 000000001507186, Date: 07/22/22
Mtg: RFLF 1 LLC $1,410,000
Use: 3 Bdrm Garrison, Lot: 12806sf

39 COLLEGE RD **$1,100,000**
B: 39 College Rd LLC
S: Reif Katherine E Est & John H Reif
Book/Page: 40698/40, Date: 07/20/22
Mtg: Needham Bk $825,000
Use: 3 Bdrm Colonial, Lot: 15300sf

11 DENTON RD **$1,900,000**
B: Marshall S Gibbs & Kiffany L Gibbs
S: John S Kim & Jenny Y Kim
Book/Page: 40703/467, Date: 07/22/22
Mtg: Village Bank $1,300,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 10800sf
Prior Sale: $1,000,000 (03/13)

59 FAIRBANKS AVE **$1,700,000**
B: Edward Eagan & Kerry Eagan
S: Gregory Sarkisian Tr, Tr for 59 Fairbanks Avenue RT
Doc#: 000000001507079, Date: 07/21/22
Mtg: Guaranteed Rate Inc $1,360,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 14000sf

39 FIELDSTONE WAY U:39 ..... **$2,000,000**
B: Elyse H Rubin & Howard B Rubin
S: Wellesley Residential LLC
Book/Page: 40699/321, Date: 07/21/22
Use: Condo

120 FOREST ST **$2,000,000**
B: Frederic R Bernhard & Jill C Bernhard
S: John J Harrington & Meribeth Harrington
Book/Page: 40701/158, Date: 07/22/22
Mtg: Martha Vineyard SB $1,600,000
Use: 5 Bdrm Colonial, Lot: 19190sf
Prior Sale: $1,080,000 (07/12)

24 KIMLO RD **$1,786,000**
B: George Mohler & Courtney E Mohler
S: Vivek Upadhyay & Salina Bakshi
Book/Page: 40700/419, Date: 07/21/22
Mtg: Village Bank $1,028,800
Use: 5 Bdrm Ranch, Lot: 10372sf
Prior Sale: $1,325,000 (12/18)

18 LINWOOD RD **$3,150,000**
B: Yonghua Chen & Min Wu
S: Berk N Kislal & Ellen E Kislal
Book/Page: 40703/94, Date: 07/22/22
Mtg: PNC Bank $2,520,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 16684sf
Prior Sale: $1,881,000 (05/13)

3 LIVERMORE RD **$1,950,000**
B: Elaine Murray Tr, Tr for Murray FT
S: Daniel W Fawcett & Barbara K Fawcett
Book/Page: 40701/329, Date: 07/22/22
Use: 4 Bdrm Cape Cod, Lot: 25680sf

73 PROSPECT ST **$1,182,500**
B: Ronald J Arsenault Jr
S: Gilman W Conant 3rd & Helena E Nannes
Book/Page: 40694/194, Date: 07/19/22
Mtg: Guild Mortgage Co $872,500
Type: Adj
Use: 4 Bdrm Old Style, Lot: 3984sf
Prior Sale: $930,000 (07/20)

20 TAPPAN RD **$1,210,000**
B: Francis Sola & Anastasia Pantelides
S: Lauri R Slawsby
Book/Page: 40703/229, Date: 07/22/22
Mtg: JPMorgan Chase Bank $968,000
Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 10490sf

200-202 WASHINGTON ST **$2,000,000**
B: 200-204 Wa Street LLC
S: Fairbow Residentials LLC
Book/Page: 40702/396, Date: 07/22/22
Mtg: Needham Bk $2,000,000
Use: Residential-multiple Bldgs, Lot: 30287sf
Prior Sale: $250,000 (06/13)

Westwood

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	111	66
Median Price	$1,015,000	$1,138,000

► REAL ESTATE SALES

65 ABBEY RD U:65 ..... **$296,800**
B: Heather Goodrow
S: Westwood Green LLC
Book/Page: 40700/488, Date: 07/22/22
Mtg: Eastern Bank $194,960
Use: 2 Bdrm Condo

190 ARCADIA RD **$1,900,000**
B: David Rosenberg & Marissa Rosenberg
S: Amanda Diminico & Michael Diminico
Book/Page: 40701/242, Date: 07/22/22
Mtg: Wells Fargo Bank $1,520,000
Use: 5 Bdrm Colonial, Lot: 47405sf
Prior Sale: $1,175,000 (09/17)

132 CARROLL AVE **$1,050,000**
B: Chang K Liu
S: George M Audi Tr, Tr for JME RT
Book/Page: 40702/556, Date: 07/22/22
Mtg: Needham Bk $788,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 13405sf

46 PERRY DR **$1,425,000**
B: Christopher S Mudarri & Katherine C Mudarri
S: James S Weiner & Sally Weiner
Book/Page: 40696/533, Date: 07/20/22
Mtg: Guild Mortgage Co $825,000
Use: 4 Bdrm Colonial, Lot: 45663sf

Weymouth

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	255	247
Median Price	$511,000	$560,000

► REAL ESTATE SALES

12 ARLINGTON ST **$300,000**
B: Tiger Lilly LLC
S: William D Stuart
Doc#: 000000001507177, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 6000sf

21 BISCAYNE AVE **$960,000**
B: Brian T Whelan & Carolyne A Whelan
S: John S Macisaac
Book/Page: 40700/132, Date: 07/21/22
Mtg: Movement Mtg LLC $647,200
Use: 2 Bdrm Cape Cod, Lot: 12979sf

910-924 BROAD ST **$1,000,000**
B: 910 Broad Street LLC
S: James J Pica
Book/Page: 40704/156, Date: 07/22/22

116 BURKHALL ST U:L **$315,000**
B: Karen Johnson
S: Richard V Deluca Jr
Book/Page: 40697/504, Date: 07/20/22
Mtg: Dedham Inst for Svgs $267,750
Use: 2 Bdrm Condo
Prior Sale: $200,000 (01/18)

52 COLONIAL RD **$455,000**
B: Elena M Mcdonough & Peter J Mcdonough
S: Meredith L Wolfe & Dennis S Wolfe
Book/Page: 40692/427, Date: 07/18/22
Mtg: Cross Country Mtg Inc $407,000
Use: 2 Bdrm Ranch, Lot: 3950sf

1622 COMMERCIAL ST **$369,000**
B: Katrina A Plowman
S: Josef A Locastro
Book/Page: 40691/556, Date: 07/18/22
Mtg: Flagstar Bank FSB $350,550
Use: 1-Family Antique, Lot: 14150sf
Prior Sale: $212,000 (12/15)

367 ESSEX ST **$581,000**
B: Ryoko Sato & Daniel W Bunn
S: Ada M Torres Tr, Tr for Essex Street T
Doc#: 000000001507085, Date: 07/21/22
Mtg: Citizens Bank $453,600
Use: 3 Bdrm Ranch, Lot: 7500sf
Prior Sale: $465,000 (01/19)

578 ESSEX ST **$640,000**
B: Shuanghe Huang
S: Joseph D Lussier & Ana M Vanegas
Doc#: 000000001507053, Date: 07/20/22
Mtg: AmWest Funding Corp $480,000
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 9096sf

18 GRANITE ST **$435,000**
B: CJS Management LLC
S: Barbara A Villa-Ford Tr, Tr for Villa FT
Book/Page: 40699/428, Date: 07/21/22
Use: 3 Bdrm Conventional, Lot: 13696sf

18 HINSTON RD **$475,000**
B: Darlene C Gillan
S: Sandra L Mcmorrow Tr, Tr for Hinston Road RT
Doc#: 000000001507106, Date: 07/21/22
Mtg: Cross Country Mtg Inc $255,000
Use: 3 Bdrm Ranch, Lot: 5000sf

34 HUNTINGTON AVE **$525,000**
B: Cassandra L Schramm & Joseph P Donovan 3rd
S: Brian A Mcgeoghegan
Book/Page: 40701/363, Date: 07/22/22
Mtg: Mortgage Corp Eastlll $498,750
Use: 1-Family Conventional, Lot: 7289sf

24 INGRID RD **$550,000**
B: Geoffrey G Mwangi & Rose W Irungu
S: Doris M Mroz Tr, Tr for Mroz FT
Book/Page: 40702/45, Date: 07/22/22
Mtg: Envision Bank $540,038
Use: 1-Family Ranch, Lot: 9840sf

60 LAKE ST **$700,000**
B: Essolakina Kalioua & Ameyo Aheto
S: Paul M Balzano & Cheryl A Balzano
Book/Page: 40701/334, Date: 07/22/22
Mtg: Fairway Ind Mtg $500,000
Use: 4 Bdrm Conventional, Lot: 18200sf

94 MUTTON LN **$650,000**
B: 94 Mutton Lane LLC
S: Molinari Louis J Est & William K Brown
Book/Page: 40694/431, Date: 07/19/22
Use: Apartment Bldg - 4-8 Units, Lot: 18000sf

99 PHILLIPS ST **$545,000**
B: Kaitlin Urban
S: Adrian Heneveld & Helen Heneveld
Book/Page: 40692/363, Date: 07/18/22
Mtg: Metro Credit Union $436,000
Type: Adj
Use: 2 Bdrm Conventional, Lot: 10327sf
Prior Sale: $242,000 (07/18)

997 PLEASANT ST **$510,000**
B: S&P 500 Realty LLC
S: Anne F Nee
Book/Page: 40698/195, Date: 07/20/22
Use: 2-Family Conventional, Lot: 11642sf

40 RUCILLE AVE **$440,000**
B: Brian Sands
S: Joseph W Russell & Kimberly A Russell
Book/Page: 40703/126, Date: 07/22/22
Mtg: Radius Financial Grp $352,000
Use: 2 Bdrm Cape Cod, Lot: 10500sf

218 SANDTRAP CIR U:218 ..... **$1,001,000**
B: Lawrence Lavery & Kathleen R Lavery
S: Alicja U Gupta Tr, Tr for Alicja U Gupta T
Book/Page: 40701/600, Date: 07/22/22
Use: 2 Bdrm Condo

Wrentham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	80	45
Median Price	$600,000	$580,000

► REAL ESTATE SALES

45 COMSTOCK DR **$905,000**
B: Mark T Pavone & Samantha J Pavone
S: William F Vogel Jr Tr, Tr for Vogel FT
Doc#: 000000001507059, Date: 07/20/22
Mtg: Dean Cp Bk $724,000
Use: 4 Bdrm Colonial, Lot: 88002sf
Prior Sale: $664,900 (10/18)

125 LORRAINE METCALF DR **$760,000**
B: Chadi Naim
S: James M Omalley Tr, Tr for Omalley FT
Book/Page: 40701/410, Date: 07/22/22
Mtg: Workers Credit Union $608,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 49746sf

Plymouth Registry

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

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

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

Abington

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	85	65
Median Price	$433,000	$550,000

► REAL ESTATE SALES

130 ASHLAND ST **$650,000**
B: Anthony Mitrano 3rd & Christine E Kelly
S: William C Orcutt & Janice G Orcutt
Book/Page: 57056/23, Date: 07/22/22
Mtg: Fairway Ind Mtg $552,500
Use: 3 Bdrm Cape Cod, Lot: 43541sf

566 RANDOLPH ST **$460,000**
B: Corey Brown & Kerrin Brown
S: Steven Varney
Doc#: 000000000834132, Date: 07/21/22
Mtg: South Shore Bank $420,000
Use: 3 Bdrm Ranch, Lot: 18276sf
Prior Sale: $290,000 (06/16)

150 RICHARD RD **$10,000**
B: Joseph F Franey & Roberta J Franey
S: Bradford J Kelley & Victoria J Watlington
Book/Page: 57042/248, Date: 07/19/22
Use: 5 Bdrm Colonial, Lot: 352381sf

27 ROCKLAND ST **$499,000**
B: David C Holbert
S: Patricia M Rega
Book/Page: 57046/278, Date: 07/20/22
Mtg: Finance America LLC $449,100
Use: 3 Bdrm Conventional, Lot: 9500sf

106 TEMPLE ST **$380,000**
B: RJ RE Investments LLC
S: Michelle A Strickland
Book/Page: 57039/323, Date: 07/19/22
Mtg: Finance America LLC $424,500
Use: 3 Bdrm Conventional, Lot: 11307sf
Prior Sale: $50,000 (08/13)

Bridgewater

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	101	73
Median Price	$480,000	$535,500

► REAL ESTATE SALES

609 BEDFORD ST **$6,003,000**
B: Pierce Pines LLC
S: Alyce Panasuk Tr, Tr for Leach FT 2015
Book/Page: 57054/62, Date: 07/22/22

40 COLLEGE RD **$640,000**
B: Terrence Smith & Ngozi Osuji
S: Erick S Rich & Joan Rich
Book/Page: 57044/315, Date: 07/20/22
Mtg: Salem Five Mtg Co $598,500
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 26938sf

40 FIELDCREST DR **$700,000**
B: Emmanuella Damefils & Evens Noel
S: Lisa M Cusenza-Eddy
Book/Page: 57052/166, Date: 07/21/22
Mtg: Paramount Res Mtg Gp $630,000
Use: 3 Bdrm Colonial, Lot: 18640sf

100 GREENBRIER LN **$700,000**
B: Brian Feeney & Jillian Benton
S: Joseph A Oravecz Jr
Book/Page: 57037/340, Date: 07/18/22
Mtg: Mllestone Mtg Solutio $380,000
Use: 3 Bdrm Colonial, Lot: 45660sf
Prior Sale: $440,000 (07/18)

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15 HEATHER LN U:15 ..... **$290,000**
B: Cynthia M Bruce
S: Ryan T Mcalarney
Book/Page: 57045/346, Date: 07/20/22
Mtg: Cross Country Mtg Inc $232,000
Use: 2 Bdrm Condo
Prior Sale: $147,000 (03/14)

999 HIGH ST **$690,000**
B: Daniel J Norton & Jamie A Norton
S: Robert E Henault & Kathleen E Henault
Book/Page: 57049/143, Date: 07/21/22
Mtg: Fairway Ind Mtg $552,000
Use: 4 Bdrm Colonial, Lot: 30757sf

1035 HIGH ST **$510,000**
B: Hannah Khnaizir
S: Newell Lillian M Est & Joyce Oneill
Book/Page: 57052/37, Date: 07/21/22
Mtg: Radius Financial Grp $347,221
Use: 4 Bdrm Ranch, Lot: 58007sf

56 HOME TOWN TER U:56 ..... **$530,000**
B: Andrew B Turkish & Christy A Turkish
S: Anthony F Scopa & Vicki E Scopa
Book/Page: 57056/340, Date: 07/22/22
Mtg: Home Point Finl Corp $450,500
Use: 3 Bdrm Condo, Lot: 20125sf
Prior Sale: $325,000 (05/13)

46 MAGNOLIA WAY **$835,000**
B: Robert Grier & Alessandra Grier
S: Paul A Wisdom Jr & Shauntelle K Malcom
Book/Page: 57057/148, Date: 07/22/22
Mtg: Simmons Bank $735,000
Use: 4 Bdrm Colonial, Lot: 22012sf
Prior Sale: $555,685 (08/18)

165 OLD FARM RD **$593,000**
B: Jeffrey Chase
S: Patrick A Cote & Elizabeth J Cote
Book/Page: 57056/174, Date: 07/22/22
Mtg: Mortgage Research Ctr $606,639
Use: 4 Bdrm Colonial, Lot: 43560sf

73 ROWAYNE PARK **$475,000**
B: Joseph A Oravecz Jr
S: Aimee B Bridgwood
Book/Page: 57038/154, Date: 07/18/22
Mtg: Nationstar Mtg $310,000
Use: 2 Bdrm Cape Cod, Lot: 10150sf

1 TITICUT AVE **$819,207**
B: Rajendra Singh & Urpreet Kaur
S: Duxburrow Estates LLC
Book/Page: 57047/62, Date: 07/20/22
Mtg: Fall River Five Cents $735,000
Use: Residential Developable Land, Lot: 14401sf

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

60 BEACH ST **$390,000**
B: Tereza J Andrade
S: Linda J Azanov Ex, Ex for Lombardi Michael J Jr Est
Book/Page: 57056/292, Date: 07/22/22
Mtg: Bay Equity LLC $312,000
Use: 3 Bdrm Ranch, Lot: 8342sf

74 BOUNDARY CIR **$406,000**
B: Carolina Salazar & Alexis Reinoso-Salazar
S: Shannon Costa & James M Costa
Book/Page: 57057/105, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 10324sf
Prior Sale: $406,000 (07/22)

70 CALMAR ST **$765,000**
B: Jean J Theodore & Richard Theodore
S: Misholkin Brutus
Book/Page: 57037/229, Date: 07/18/22
Mtg: Rocket Mortgage LLC $573,750
Use: 3-Family Family Flat, Lot: 6599sf
Prior Sale: $547,000 (09/20)

CYPRESS DR L:16 ..... **$240,000**
B: Cedar Point LLC
S: Cypress Woods LLC
Book/Page: 57048/150, Date: 07/21/22
Mtg: North Easton Svgs Bk $570,000

CYPRESS WOODS L:14 ..... **$980,000**
B: CLM Development LLC
S: Cypress Woods LLC
Book/Page: 57042/77, Date: 07/19/22
Mtg: North Easton Svgs Bk $1,480,000

CYPRESS WOODS L:15 ..... **$980,000**
B: CLM Development LLC
S: Cypress Woods LLC
Book/Page: 57042/77, Date: 07/19/22
Mtg: North Easton Svgs Bk $1,480,000

CYPRESS WOODS L:4 ..... **$980,000**
B: CLM Development LLC
S: Cypress Woods LLC
Book/Page: 57042/77, Date: 07/19/22
Mtg: North Easton Svgs Bk $1,480,000

CYPRESS WOODS L:5 ..... **$980,000**
B: CLM Development LLC
S: Cypress Woods LLC
Book/Page: 57042/77, Date: 07/19/22
Mtg: North Easton Svgs Bk $1,480,000

16 DRAPER ST **$535,000**
B: Babela Rajaretnam & Sharmila Amalraj
S: Suzette Theodore
Book/Page: 57055/195, Date: 07/22/22
Mtg: Total Mtg Svcs $428,000
Use: 3 Bdrm Colonial, Lot: 6909sf

730 E ASHLAND ST **$400,000**
B: Louis J Jacinthe & Anne C Jacinthe
S: Susan M Randall Tr, Tr for Maloney FT
Book/Page: 57044/177, Date: 07/20/22
Mtg: Fairway Ind Mtg $392,755
Use: 3 Bdrm Ranch, Lot: 8551sf

14 EMERSON AVE **$750,000**
B: Odita Scutt & Fred Scutt
S: Keen RE Solutions Inc
Book/Page: 57041/235, Date: 07/19/22
Mtg: Cardinal Fncl Co LP $736,415
Use: 2-Family Two Family, Lot: 9487sf
Prior Sale: $515,000 (01/22)

36 ENDICOTT ST **$445,000**
B: Ettuca Audain
S: East Brockton LLC
Book/Page: 57057/202, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 11613sf
Prior Sale: $329,900 (04/22)

122 FRENCH AVE **$750,000**
B: Betty Perez-Paz
S: Miguel Castillo-Garcia & Carlos Perez-Martinez
Book/Page: 57057/295, Date: 07/22/22
Mtg: Cross Country Mtg Inc $591,167
Use: 3-Family Mlti-unt Blg, Lot: 4535sf
Prior Sale: $360,000 (08/18)

266 JON DR **$530,000**
B: Hywratha Skeens & Romack Murray
S: Brian J Benvie Tr, Tr for Matheson FT
Book/Page: 57054/328, Date: 07/22/22
Mtg: Fairway Ind Mtg $520,400
Use: 3 Bdrm Ranch, Lot: 13913sf

150 KESWICK RD **$370,000**
B: Carolina Gentile & Adriano Gentile
S: Carol A Oconnor
Book/Page: 57056/6, Date: 07/22/22
Mtg: Home Ln & Invest Bk $325,600
Use: 3 Bdrm Ranch, Lot: 10799sf

4 KURLAND AVE **$412,500**
B: Marino E Sanchez & Sally Sanchez
S: Gail Costello
Book/Page: 57041/119, Date: 07/19/22
Mtg: Bank of Canton $391,800
Use: 3 Bdrm Ranch, Lot: 10149sf
Prior Sale: $55,000 (10/18)

226 MYRTLE ST **$630,000**
B: Fernando Chalana-Lopes
S: Cruise Properties LLC
Book/Page: 57056/317, Date: 07/22/22
Mtg: Fairway Ind Mtg $457,875
Use: Residential Developable Land, Lot: 6482sf
Prior Sale: $100,000 (04/21)

65 NOYES AVE **$425,000**
B: Virgilia A DosSantos & Mekayla R DosSantos
S: George T Giannouloudis Tr, Tr for T G Giannouloudis IRT
Book/Page: 57040/265, Date: 07/19/22
Mtg: Magnolia Bank Inc $417,302
Use: 2 Bdrm Cape Cod, Lot: 8398sf

685 OAK ST U:10-11 ..... **$220,000**
B: Yayoi Taniguchi
S: 685 Oak Street LLC
Book/Page: 57045/2, Date: 07/20/22
Use: 1 Bdrm Condo
Prior Sale: $179,900 (04/21)

685 OAK ST U:19 ..... **$235,000**
B: Emmanuel Oyadiji
S: Abayomi Buraimoh
Book/Page: 57034/54, Date: 07/18/22
Use: Condo

685 OAK ST U:19-3 ..... **$245,000**
B: Andre A DeOliveira
S: John Storey & Wilson B Dasilva
Book/Page: 57056/215, Date: 07/22/22
Mtg: United Wholesale Mtg $220,500
Use: 2 Bdrm Condo

47 PINE AVE **$474,900**
B: Anneia N Derosa & Anthony T Johnson
S: Kim Prophete
Book/Page: 57047/89, Date: 07/20/22
Mtg: Mtg Equity Partners $460,653
Use: 3 Bdrm Colonial, Lot: 9831sf
Prior Sale: $115,000 (11/12)

14 PINEVIEW TER **$500,000**
B: Dale A Samuels
S: Burkelane Enterprise LLC
Book/Page: 57042/38, Date: 07/19/22
Mtg: Fairway Ind Mtg $450,000
Use: 4 Bdrm Ranch, Lot: 11439sf
Prior Sale: $320,000 (12/21)

29 RESERVOIR ST U:29 ..... **$188,000**
B: Fabio F Braga & Ann D Braga
S: Ray Pike 3rd
Book/Page: 57040/111, Date: 07/19/22
Mtg: Cross Country Mtg Inc $169,200
Use: 2 Bdrm Condo

102 SUNSET AVE **$522,000**
B: Antonio M Santana
S: Steven M Beals & Kimberly M Beals
Book/Page: 57045/232, Date: 07/20/22
Mtg: Salem Five Mtg Co $512,545
Use: 3 Bdrm Colonial, Lot: 6142sf

1129 W ELM STREET EXT **$430,000**
B: Jude W Montlouis & Marie Y Montlouis
S: P&L Custom Hm Bldrs LLC
Book/Page: 57051/210, Date: 07/21/22
Mtg: Movement Mtg LLC $422,211
Use: 2 Bdrm Ranch, Lot: 17237sf
Prior Sale: $232,500 (09/21)

119 WINTHROP ST **$530,000**
B: Marie M Michel & Delson Jolibois
S: Patricia S Bonheur
Book/Page: 57055/62, Date: 07/22/22
Mtg: Guild Mortgage Co $520,400
Use: 2-Family Two Family, Lot: 8499sf
Prior Sale: $285,000 (11/15)

69 WYMAN ST **$610,000**
B: Marie M Armand & Jean W Armand
S: Roger Kazadi & Elyse Kazadi
Book/Page: 57044/118, Date: 07/20/22
Mtg: Rocket Mortgage LLC $598,951
Use: 4 Bdrm Colonial, Lot: 4186sf
Prior Sale: $334,900 (01/17)

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

22 CRYSTAL LAKE DR **$410,000**
B: Christopher A Wilkerson
S: Kevin Aragon
Book/Page: 57036/241, Date: 07/18/22
Mtg: Radius Financial Grp $419,430
Use: 3 Bdrm Cottage, Lot: 4356sf
Prior Sale: $160,000 (01/21)

9 ORCHARD LN **$806,000**
B: Dominic Dechiara & Margot Dechiara
S: C E Development LLC
Book/Page: 57057/318, Date: 07/22/22
Mtg: United Wholesale Mtg $644,800
Use: Residential Developable Land, Lot: 48787sf

52 SILVA ST **$550,000**
B: Heidi A Murphy & Thomas M Schlager
S: Robin L Roy & Alan E Roy
Book/Page: 57050/106, Date: 07/21/22
Mtg: Leader Bank NA $495,000
Use: 3 Bdrm Raised Ranch, Lot: 43560sf

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

4 COOPER HILL RD **$2,975,000**
B: Michael Day & Lynne M Day
S: Joseph Murphy & Courtney Murphy
Book/Page: 57041/144, Date: 07/19/22
Mtg: First Republic Bk $1,650,000
Use: 5 Bdrm Colonial, Lot: 40218sf
Prior Sale: $1,920,199 (05/20)

2 ELM HILL LN **$1,235,000**
B: Watermark LLC
S: Smith Larence H Est & Gregory T Smith
Book/Page: 57040/232, Date: 07/19/22
Use: 4 Bdrm Conventional, Lot: 30492sf

111 FOREST ST **$1,275,000**
B: Timothy J Cassidy & Anne Cassidy
S: Brian F Murphy & Jean B Murphy
Book/Page: 57046/323, Date: 07/20/22
Mtg: Radius Financial Grp $892,500
Use: 4 Bdrm Colonial, Lot: 42178sf

1 HIDDEN HOLLOW ST **$1,235,000**
B: Watermark LLC
S: Smith Larence H Est & Gregory T Smith
Book/Page: 57040/232, Date: 07/19/22
Use: 1 Bdrm Ranch, Lot: 49148sf

270 KING CAESAR RD **$2,750,000**
B: Karen F Oates Tr, Tr for King Carsar 270 NT
S: Ravanesi Margaret Y Est & Peter A Ravanesi
Book/Page: 57057/56, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 32234sf

231 PARKS ST **$1,235,000**
B: Watermark LLC
S: Smith Larence H Est & Gregory T Smith
Book/Page: 57040/232, Date: 07/19/22
Use: 1 Bdrm Cape Cod, Lot: 30056sf

64 TROUT FARM LN **$581,000**
B: Jon S Kristjansson & Asta Haraldsdottir
S: Daniel J Lee
Book/Page: 57044/228, Date: 07/20/22
Mtg: HSBC Bank $464,800
Use: 2 Bdrm Contemporary, Lot: 7056sf
Prior Sale: $395,000 (01/18)

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

CRABAPPLE WAY **$18,750**
B: Daniel J Sullivan & Colleen M Sullivan
S: Mary E Barry Ad, Adm for Sullivan Francis X Est
Book/Page: 57047/170, Date: 07/20/22

4 DAISY LN **$810,000**
B: Marcos A Barbosa
S: New View Homes Inc
Book/Page: 57055/177, Date: 07/22/22
Mtg: Cross Country Mtg Inc $648,000

55 DEER RUN DR **$595,000**
B: Nicholas Hannigan & Lindsey Wilson
S: Robert F Macmillan & Lisa A Macmillan
Book/Page: 57053/237, Date: 07/22/22
Mtg: Prime Lending Inc $475,000
Use: 3 Bdrm Colonial, Lot: 54014sf

732 ELM ST **$480,000**
B: Laurie M Flaherty
S: Patricia Hendrickson
Book/Page: 57035/246, Date: 07/18/22
Mtg: River Works CU $384,000
Use: 4 Bdrm Ranch, Lot: 125453sf

333 OAK ST **$560,000**
B: Antenor B Barbosa & Lisandra S Barbosa
S: Ryan Murray & Katelyn Murray
Book/Page: 57050/334, Date: 07/21/22
Mtg: United Wholesale Mtg $549,857
Use: 3 Bdrm Raised Ranch, Lot: 40060sf
Prior Sale: $309,900 (03/13)

226 PLYMOUTH ST **$425,000**
B: Derek R Darulla & Mark Mcneil
S: Richard Parisi
Doc#: 000000000833989, Date: 07/18/22
Mtg: Salem Five Mtg Co $337,600
Use: 3 Bdrm Conventional, Lot: 50094sf
Prior Sale: $290,000 (04/14)

2026 PLYMOUTH ST U:G **$898,500**
B: Sira Enterprise LLC
S: Rollc
Book/Page: 57045/307, Date: 07/20/22
Mtg: Pentucket Bank $449,250
Use: Condo

254 THATCHER ST **$300,000**
B: Fabricio Silva
S: Michael Boumitri
Book/Page: 57042/227, Date: 07/19/22
Mtg: QS Lending T $350,000
Use: 2 Bdrm Colonial, Lot: 8407sf
Prior Sale: $108,500 (01/15)

160 WALNUT ST **$440,000**
B: Lisa M Sullivan Tr, Tr for 160 Walnut Street T
S: Mary E Barry Ad, Adm for Sullivan Francis X Est
Book/Page: 57047/137, Date: 07/20/22
Mtg: Robert Richard Wills $200,000
Use: Mixed Use-prim Res & Agricul, Lot: 911711sf

254 WASHINGTON ST **$510,000**
B: Joseph Ritchie
S: Morgan Ferbert
Book/Page: 57053/337, Date: 07/22/22
Mtg: Keystone Funding $450,000
Use: 3 Bdrm Cape Cod, Lot: 36590sf
Prior Sale: $325,000 (10/10)

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

122 MONPONSETT ST **$600,000**
B: Angel M Castro
S: Brian J Kelly & Kimberly A Kelly
Doc#: 000000000834075, Date: 07/20/22
Use: 4 Bdrm Ranch, Lot: 355022sf

218 THOMPSON ST **$570,000**
B: Paige Maddy & Dylan Callahan
S: Christopher J Becker
Book/Page: 57056/75, Date: 07/22/22
Mtg: Bluestone Bank $541,500
Use: 4 Bdrm Colonial, Lot: 84507sf
Prior Sale: $255,385 (03/15)

660 TWIN LAKES DR U:660 ..... **$350,000**
B: Michael Rupple
S: Amy Topham
Book/Page: 57054/221, Date: 07/22/22
Mtg: Radius Financial Grp $325,600
Use: 2 Bdrm Condo
Prior Sale: $260,000 (09/20)

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

67 BROAD OAK WAY **$750,000**
B: Aimee J Mailhiot
S: Cuddahy Const Co Inc
Book/Page: 57042/145, Date: 07/19/22
Mtg: Bank of America NA $325,000
Use: 2 Bdrm Ranch, Lot: 15246sf
Prior Sale: $250,000 (11/21)

506 CIRCUIT ST **$410,000**
B: Tyler Zemp & Darin Zemp
S: Rachael L Levangie
Book/Page: 57057/222, Date: 07/22/22
Mtg: Caliber Home Loans $402,573
Use: 2 Bdrm Conventional, Lot: 21780sf

112 DONNA DR **$885,000**
B: James F Fisher & Christina Fisher
S: David Teggart & Megan Teggart
Book/Page: 57049/42, Date: 07/21/22
Mtg: Jeanne DArc CU $600,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 30056sf
Prior Sale: $690,000 (03/20)

44 GARDNER WAY **$1,520,000**
B: Sam E Chenaur & Mary R Chenaur
S: Andrew Suchoff & Sandra Suchoff
Book/Page: 57034/276, Date: 07/18/22
Mtg: Berkshire Bank $650,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 30030sf

45 STONE MEADOW LN **$1,482,375**
B: Joshua Merriman & Judith E Merriman
S: Diane M Obrien Tr, Tr for Diane M Obrien RET
Book/Page: 57056/134, Date: 07/22/22
Mtg: Bank of America NA $835,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 37186sf

216 UNION ST **$760,000**
B: Lisa M Hersh & Dale J Conlon
S: Michael P Holden Tr, Tr for Elaine J Shea 2019 T
Book/Page: 57040/202, Date: 07/19/22
Mtg: Cross Country Mtg Inc $532,000
Use: 4 Bdrm Colonial, Lot: 53143sf

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

36 CRESCENT ST **$619,125**
B: Gregory F Bean & Casey A Craig
S: Gerard C Harrington & Ann M Harrington
Book/Page: 57046/182, Date: 07/20/22
Mtg: Abington Bank $523,875
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 33104sf
Prior Sale: $352,000 (10/13)

367 E WASHINGTON ST **$600,000**
B: Kuljit Singh & Janna Shapiro
S: Jeanine M Mclaughlin
Book/Page: 57049/208, Date: 07/21/22
Mtg: Fairway Ind Mtg $570,000
Use: 3 Bdrm Colonial, Lot: 31802sf
Prior Sale: $357,500 (11/14)

902 MAIN ST U:26 ..... **$525,000**
B: Ann M Harrington & Gerard C Harrington
S: Dunham Farm LLC
Book/Page: 57056/104, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $504,900 (07/22)

902 MAIN ST U:29 ..... **$525,000**
B: Ann M Harrington & Gerard C Harrington
S: Dunham Farm LLC
Book/Page: 57056/104, Date: 07/22/22
Use: 2 Bdrm Condo

1375 MAIN ST **$525,000**
B: Charles B Callahan
S: Leah Archibald Tr, Tr for 1375 Main Street RT
Book/Page: 57056/194, Date: 07/22/22
Mtg: Coastal Heritage Bank $450,000
Use: Retail-service, Lot: 28880sf
Prior Sale: $277,500 (06/15)

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

65 BRADLEY HILL RD **$899,900**
B: Goose Holdings LLC
S: Mary E Graziano
Book/Page: 57036/218, Date: 07/18/22
Use: 3 Bdrm Split Level, Lot: 24375sf

102 EAST ST **$1,300,000**
B: ZF 2021 1 LLC
S: Carolyn B Neidecker
Book/Page: 57049/282, Date: 07/21/22
Mtg: Churchill Funding I L $1,080,000
Use: 4 Bdrm Colonial, Lot: 165017sf
Prior Sale: $810,000 (02/10)

10 HOWE ST **$3,200,000**
B: David George
S: 10 Howe St Hingham LLC
Book/Page: 57055/155, Date: 07/22/22
Mtg: First Republic Bk $2,080,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 16092sf
Prior Sale: $1,075,000 (07/21)

11 LONGMEADOW RD **$1,725,000**
B: Kenneth M Martin & Mary Campanella-Martin
S: Julie M Wichern & Mark J Wichern
Book/Page: 57044/288, Date: 07/20/22
Mtg: Union Home Mortgage $1,179,850
Use: 4 Bdrm Colonial, Lot: 23638sf

Hull

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	83	58
Median Price	$575,000	$566,000

► REAL ESTATE SALES

351 BEACH AVE **$1,810,000**
B: Bret Hogan & Kerrie E Henhart-Hogan
S: Daniel J Lehan 3rd & Lisa A Yarlas-Lehan
Book/Page: 57041/262, Date: 07/19/22
Use: 4 Bdrm Colonial, Lot: 5028sf

1169 NANTASKET AVE U:5 ..... **$230,000**
B: Kyle R King
S: Norman D Reynolds
Book/Page: 57057/117, Date: 07/22/22
Mtg: Cape Cod Five Cent Bk $218,500
Use: 1 Bdrm Condo

53 OCEANSIDE DR U:53 ..... **$370,000**
B: Steven W Lockley
S: Robert W Tryon
Book/Page: 57039/244, Date: 07/19/22
Use: 1 Bdrm Condo
Prior Sale: $359,000 (09/15)

55 PARK AVE **$356,250**
B: Hull Realty Holdings LLC
S: Genevieve Rosario Ad, Adm for Marcella Ronald F Est
Doc#: 000000000834100, Date: 07/21/22
Use: 4 Bdrm Colonial, Lot: 6314sf

28 STONEY BEACH RD **$625,000**
B: Stephen J Murphy & Deborah H Murphy
S: Joanna Hall Tr, Tr for Mello IRT
Book/Page: 57054/163, Date: 07/22/22
Mtg: Luxury Mtg Corp $500,000
Use: 4 Bdrm Colonial, Lot: 3150sf

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

5 CENTER ST **$1,010,000**
B: Kevin Stevenson
S: Marjorie A Mcwilliams Tr, Tr for Mcwilliams FT
Book/Page: 57042/260, Date: 07/19/22
Mtg: UBS Bank USA $693,750
Type: Adj
Use: 3 Bdrm Antique, Lot: 15640sf
Prior Sale: $500,000 (06/17)

6 INNSBRUCK LN **$600,000**
B: Michelle A Montinieri & Joseph F Haley
S: Andrea H Macdonald
Book/Page: 57056/266, Date: 07/22/22
Mtg: Rockland Tr Co $549,000
Use: 3 Bdrm Cape Cod, Lot: 81457sf
Prior Sale: $315,000 (02/19)

93 MAIN ST **$440,200**
B: Kingston LLC
S: Retained Realty Inc
Book/Page: 57041/204, Date: 07/19/22
Use: 4 Bdrm Antique, Lot: 69696sf
Prior Sale: $576,743 (10/17)

5 RIVERSIDE DR **$525,000**
B: Teresa Rozelle
S: Rohr Linda M Est & Christine M Goulet
Book/Page: 57056/210, Date: 07/22/22
Use: 4 Bdrm Colonial, Lot: 15178sf

25 WINTHROP ST **$260,000**
B: Brown Built Const Corp
S: Winthrop Kingston LLC
Book/Page: 57044/37, Date: 07/20/22
Mtg: CLN Investments LLC $800,000

128 WOLF POND RD **$935,000**
B: Jessica L Tchindebet & Samuel A Tchindebet
S: Doreen A Brannigan Tr, Tr for Brannigan Wadsworth FT
Book/Page: 57050/126, Date: 07/21/22
Mtg: United Wholesale Mtg $407,500
Use: 3 Bdrm Cape Cod, Lot: 41411sf

Lakeville

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	71	43
Median Price	$430,000	$515,500

► REAL ESTATE SALES

16 2ND AVE **$415,000**
B: Stephanie Bagdon
S: Adam Lepire & Aline S Lepire
Book/Page: 57057/79, Date: 07/22/22
Mtg: Fairway Ind Mtg $225,000
Use: 2 Bdrm Ranch, Lot: 10800sf
Prior Sale: $69,000 (09/17)

6 BRIDGETS WAY U:6 ..... **$464,900**
B: Megan E Cunniff
S: Simone Hall
Book/Page: 57036/283, Date: 07/18/22
Mtg: Guaranteed Rate Inc $371,920
Use: 3 Bdrm Condo

36 CLARK RD **$651,700**
B: Peter L Greelan & Michelle Greelan
S: Amy D Vermette Tr, Tr for L&A RT
Book/Page: 57048/265, Date: 07/21/22
Mtg: Cross Country Mtg Inc $620,700
Use: Residential Developable Land, Lot: 24299sf

28 SHERWOOD LN **$725,000**
B: Ryan Murray & Katelyn Murray
S: Deborah Flanagan
Book/Page: 57051/282, Date: 07/21/22
Mtg: Envoy Mtg LTD $475,000
Use: 3 Bdrm Colonial, Lot: 104412sf

32 STAPLES SHORE RD **$625,000**
B: Jason G Packard & Rachel L Packard
S: Todd M Nickerson & Kristin M Nickerson
Book/Page: 57051/66, Date: 07/21/22
Mtg: Guaranteed Rate Inc $593,750
Use: 4 Bdrm Colonial, Lot: 114867sf

Marshfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	131	120
Median Price	$585,000	$646,500

► REAL ESTATE SALES

52 CAROLYN CIR **$450,000**
B: Thomas P Mccarthy & Sally E Mccarthy
S: Mark Harrington & Loretta Harrington
Book/Page: 57052/57, Date: 07/21/22
Mtg: Bluestone Bank $647,200

92 FOSTER AVE **$995,000**
B: 92 Foster Avenue LLC
S: Michael A Sousa
Book/Page: 57055/315, Date: 07/22/22
Mtg: Key Bank NA $796,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 4090sf

24 LELAND RD **$357,000**
B: Patrick Mcdonnell & Sharon Mcdonnell
S: Sherri Atkinson
Book/Page: 57037/88, Date: 07/18/22
Use: 3 Bdrm Ranch, Lot: 10000sf

976 PLAIN ST U:42 ..... **$250,000**
B: Paul Sylvestro
S: Jinlong Tan
Book/Page: 57054/119, Date: 07/22/22
Mtg: Mortgage Networks Inc $187,500
Use: 2 Bdrm Condo
Prior Sale: $180,000 (09/20)

33 PINEHURST RD **$765,000**
B: Sarah E Hanson & Clifford J Hanson
S: Matthew Sweeney & Rity M Mcdonough
Doc#: 000000000834169, Date: 07/22/22
Mtg: Guaranteed Rate Inc $535,500
Use: 4 Bdrm Colonial, Lot: 22500sf
Prior Sale: $445,500 (09/15)

46 POKANOKET LN **$1,370,000**
B: John Macisaac & Elif Macisaac
S: David G Milani & Wendy A Milani
Book/Page: 57055/293, Date: 07/22/22
Mtg: Mortgage Corp EastIll $210,000
Use: 4 Bdrm Cape Cod, Lot: 70567sf

48 POWNAL ST **$619,900**
B: Joseph P Dixon & Michaela Barhite
S: Elizabeth A Mahan
Book/Page: 57037/54, Date: 07/18/22
Mtg: Washington Trust Mtg $495,920
Type: Adj
Use: 3 Bdrm Colonial, Lot: 9600sf

55 TOWER AVE **$500,000**
B: James B Brady & Tara C Brady
S: Dorothy C Finucane Tr, Tr for Helen Tower RT
Book/Page: 57053/309, Date: 07/22/22
Mtg: LoanDepot.Com $500,000
Use: 2 Bdrm Cottage, Lot: 8500sf

Mattapoisett

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	39	39
Median Price	$620,000	$600,000

► REAL ESTATE SALES

2 CRANBERRY LN **$150,000**
B: Stephen Randon & Patricia Randon
S: Carl Hubacheck
Book/Page: 57049/113, Date: 07/21/22
Mtg: Carl Hubacheck $100,000

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

85 CENTRE ST **$1,000,000**
B: MD Realty Ventures LLC
S: Cgma Middleboro LLC
Book/Page: 57039/197, Date: 07/19/22
Mtg: Norwood CooperativeBk $750,000
Use: Retail-department Store, Lot: 6970sf
Prior Sale: $698,100 (04/18)

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PLYMOUTH REGISTRY
continued

30 MOULTON ST **$605,000**
B: Mark A Vecchione & Marilyn D Wiggin
S: Kevin J Medeiros Tr, Tr for KJM RT
Book/Page: 57051/37, Date: 07/21/22
Mtg: William Raveis Mtg Co $484,000

OLD CENTER ST **$75,000**
B: Madlog Management LLC
S: Gwendolyn A Dion
Book/Page: 57052/76, Date: 07/21/22

OLD CENTER ST **$100,000**
B: Cave Corp
S: Madlog Management LLC
Book/Page: 57052/78, Date: 07/21/22

804 PLYMOUTH ST **$100,000**
B: Carlos Santos
S: Jennifer R Turner Ad, Adm for Logan Gregory F Est
Book/Page: 57035/29, Date: 07/18/22
Use: 2 Bdrm Cape Cod, Lot: 103522sf

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

439 GROVE ST **$830,000**
B: Christian Wright & Eileen Cotter
S: Stephen L Kuhn & Jennifer Q Kuhn
Book/Page: 57036/174, Date: 07/18/22
Mtg: Guaranteed Rate Inc $555,000
Use: 3 Bdrm Colonial, Lot: 143748sf

294 LINCOLN ST **$835,000**
B: John T Ramirez & Catherine L Ramirez
S: Michael Smith & Heaven L Smith
Book/Page: 57054/93, Date: 07/22/22
Mtg: Northpoint Mortgage $751,500
Use: 3 Bdrm Raised Ranch, Lot: 43560sf

224 MAIN ST **$260,000**
B: Gallagher Homes LLC
S: SSIG LLC
Book/Page: 57038/317, Date: 07/19/22
Mtg: Kassandra Desmond $875,000
Use: 3 Bdrm Conventional, Lot: 43996sf
Prior Sale: $250,000 (05/21)

228 MAIN ST **$475,000**
B: Kassandra Desmond & Michael Desmond
S: SSIG LLC
Book/Page: 57038/67, Date: 07/18/22

424 MAIN ST **$1,050,000**
B: Aditya Iyengar & Susan Walker
S: Gang Xing & Xiaoyan Peng
Book/Page: 57056/244, Date: 07/22/22
Mtg: Bay Equity LLC $830,000
Use: 3 Bdrm Cape Cod, Lot: 217800sf
Prior Sale: $1,000,000 (04/21)

683 MAIN ST **$1,150,000**
B: M6 Capital LLC
S: Ragazzi LLC
Book/Page: 57051/311, Date: 07/21/22
Mtg: Rockland Tr Co $858,000
Use: Office Bldg-general, Lot: 44867sf

4 PLEASANT ST **$601,000**
B: 21 May Elm LLC
S: Bradford P Kimball Tr, Tr for Philip M Kimball FT
Book/Page: 57046/255, Date: 07/20/22
Mtg: Ferdie LLC $450,000
Use: 4 Bdrm Raised Ranch, Lot: 65340sf

120 PLEASANT ST **$1,200,000**
B: Andrew M Aizenstadt & Samantha P Aizenstadt
S: Paul Mctigue & Joan O Mctigue
Book/Page: 57040/75, Date: 07/19/22
Mtg: Mortgage Corp EastIII $800,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 79715sf

423 PROSPECT ST **$800,000**
B: Enrique A Rascon-Martinez & Carolina Castellanos
S: Daniel Oneill & Bonnie J Oneill
Doc#: 000000000834068, Date: 07/20/22
Mtg: First Home Mtg $640,000
Use: 3 Bdrm Raised Ranch, Lot: 43560sf

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

23 BLACKBIRD DR **$1,105,000**
B: William Gardner & Amanda Gardner
S: Ryan Clune & Anna Clune
Doc#: 000000000834064, Date: 07/20/22
Mtg: Luxury Mtg Corp $705,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 56816sf
Prior Sale: $719,000 (07/19)

228 W ELM ST **$480,000**
B: Lauren Freeman & Robert W Bertone
S: Matthew Kanelos
Doc#: 000000000834061, Date: 07/20/22
Mtg: Navy FCU $456,000
Use: 3 Bdrm Ranch, Lot: 25700sf
Prior Sale: $321,000 (04/18)

649 WASHINGTON ST **$511,000**
B: Isabella Eldridge
S: Elizabeth M Oconnell & Thomas J Oconnell
Book/Page: 57040/156, Date: 07/19/22
Mtg: Eastern Bank $434,350
Type: Adj
Use: 3 Bdrm Ranch, Lot: 74900sf
Prior Sale: $420,000 (04/21)

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

263 BARTLETT RD **$460,000**
B: Eric Hurst & Rayane Hurst
S: Kyle J Kreitzer
Doc#: 000000000834152, Date: 07/22/22
Mtg: Luxury Mtg Corp $414,000
Use: 3 Bdrm Garrison, Lot: 4792sf
Prior Sale: $322,000 (05/18)

43 BOULDER RDG **$1,750,000**
B: Robert Kaplan & Nancy J Kaplan
S: Norman H Ironside Jr Tr, Tr for N H Jr&C D Ironside FT
Book/Page: 57036/68, Date: 07/18/22
Use: 3 Bdrm Contemporary, Lot: 27841sf
Prior Sale: $1,200,000 (07/20)

19 BRALEY LN U:L **$358,000**
B: Christopher Newton
S: Kelen P Dzierwa
Book/Page: 57037/145, Date: 07/18/22
Mtg: Bluestone Bank $322,200
Use: 2 Bdrm Condo
Prior Sale: $60,000 (05/12)

65 DRUM DR U:65 ..... **$499,000**
B: Andrew J Goldring
S: Sawmill Development Corp
Book/Page: 57054/36, Date: 07/22/22
Mtg: MountainOne Bk $374,250
Use: Condo

82 FAIRWAY DR U:82 ..... **$569,900**
B: Deborah D Caruso & Cassandra L Caruso
S: Lee S Pollock & Mary S Pollock
Book/Page: 57055/244, Date: 07/22/22
Mtg: Amerisave Mtg Corp $529,608
Use: 2 Bdrm Condo
Prior Sale: $337,500 (11/17)

1 HIGHLAND TER **$350,000**
B: 1 Highland Terrace LLC
S: Michael D Acerra
Doc#: 000000000834082, Date: 07/20/22
Mtg: Rockland Tr Co $262,500
Use: 3 Bdrm Ranch, Lot: 20800sf

3 HILL DALE RD **$845,000**
B: Farid Safaie & Sara M Safaie
S: MBRE LLC
Book/Page: 57054/300, Date: 07/22/22
Mtg: Coastal Heritage Bank $676,000
Type: Adj
Use: Res Potentially Dvlpble Land, Lot: 25227sf

27 HOWLAND ST U:8 ..... **$739,900**
B: Samuel R Lee & Mia F Russo
S: Joseph F Marie Tr, Tr for J&Kristen Marie FT
Book/Page: 57048/173, Date: 07/21/22
Mtg: Cross Country Mtg Inc $665,910
Use: 2 Bdrm Condo
Prior Sale: $615,000 (08/20)

272 LONG POND RD **$390,000**
B: Long Pond Road Hldg LLC
S: Mary A Veiga & Dennis A Veiga
Book/Page: 57041/323, Date: 07/19/22
Mtg: Latitude Capital LLC $430,000
Use: 4 Bdrm Colonial, Lot: 41345sf

LONG RIDGE RD L:A330 ..... **$1,210,000**
B: Ridge Development LLC
S: Pinehills LLC
Book/Page: 57055/14, Date: 07/22/22
Mtg: PInehills LLC $525,000

LONG RIDGE RD L:A331 ..... **$1,210,000**
B: Ridge Development LLC
S: Pinehills LLC
Book/Page: 57055/14, Date: 07/22/22
Mtg: PInehills LLC $525,000

LONG RIDGE RD L:A346 ..... **$715,000**
B: Ridge Development LLC
S: Pinehills LLC
Book/Page: 57055/20, Date: 07/22/22
Mtg: PInehills LLC $525,000

LONG RIDGE RD L:A351 ..... **$715,000**
B: Ridge Development LLC
S: Pinehills LLC
Book/Page: 57055/20, Date: 07/22/22
Mtg: PInehills LLC $525,000

4 MARC DR U:4B4 ..... **$310,000**
B: John Tracey
S: Donna N King Tr, Tr for Nichols FT
Book/Page: 57056/240, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $93,000 (09/15)

41 MOUNTAIN HILL RD **$710,000**
B: Stephen P Murphy & Airaceli M Murray
S: Michael D Allen & Melissa A Allen
Book/Page: 57051/91, Date: 07/21/22
Mtg: Bank of America NA $568,000
Use: 4 Bdrm Colonial, Lot: 78806sf
Prior Sale: $530,000 (12/20)

37 POST N RAIL AVE **$455,000**
B: Samuel Carr-Albright & Kristyn Albright
S: Brendan R Linehan
Book/Page: 57056/47, Date: 07/22/22
Mtg: Citizens Bank $432,250
Use: 4 Bdrm Cape Cod, Lot: 14375sf
Prior Sale: $329,000 (04/19)

28 RED LEAF **$710,000**
B: John Tierney & Vanessa Tierney
S: Kerry L Weidner & Donna M Weidner
Book/Page: 57050/240, Date: 07/21/22
Use: 2 Bdrm Contemporary, Lot: 8028sf
Prior Sale: $479,597 (09/14)

748 SHIP POND RD **$775,000**
B: Stephen J Foster & Tabitha J Brennan
S: Jill E Muir Tr, Tr for Jill E Muir 2022 T
Book/Page: 57049/255, Date: 07/21/22
Mtg: Bangor Savings Bank $648,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 120624sf

9 SNAPPING BOW **$1,150,000**
B: Brian G Mcwilliams Tr, Tr for Mcwilliams FT
S: Edward J Balas Jr & Debra Balas
Book/Page: 57042/290, Date: 07/19/22
Use: 2 Bdrm Contemporary, Lot: 8351sf
Prior Sale: $771,372 (07/18)

6 SOUTHCLIFF DR U:6 ..... **$505,000**
B: Christine M Vlahides
S: Jerome F Fontaine & Alberta Quinlan-Fontaine
Book/Page: 57050/1, Date: 07/21/22
Use: 2 Bdrm Condo
Prior Sale: $177,500 (05/15)

57 STAFFORD ST U:D **$486,000**
B: Robert F Baker & Susan L Baker
S: Margaret Concannon
Book/Page: 57046/316, Date: 07/20/22
Use: 3 Bdrm Condo
Prior Sale: $406,000 (10/20)

STONES THROW L:10-222 ..... **$355,100**
B: Tina Bozeman & Marjorie S Pike
S: Pinehills LLC
Book/Page: 57045/298, Date: 07/20/22

22 VERIDIAN ST U:22 ..... **$914,858**
B: Robert J Forest & Jill L Forest
S: Ridge Development LLC
Book/Page: 57050/152, Date: 07/21/22
Use: Condo

216 WATER ST U:A105 ..... **$560,000**
B: Ryan S Mckenzie
S: Southern Dunes LLC
Book/Page: 57036/41, Date: 07/18/22
Mtg: Cape Cod Five Cent Bk $410,000
Use: Condo

27 WISTERIA RD **$680,482**
B: Matthew J Paquette & Christina Merrick
S: Valle Redbrook LLC
Book/Page: 57037/309, Date: 07/18/22
Mtg: Rockland Tr Co $612,000

► FORECLOSURE DEEDS

159 ROCKY POND RD **$268,000**
B: Deutsche Bk Natl T Co Tr
S: Rita R Hiigins & Deutsche Bank Natl T Co
Book/Page: 57038/244, Date: 07/18/22
Use: 3 Bdrm Gambrel, Lot: 22614sf

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

125 BROOK ST **$465,000**
B: Nicholas M Savignano & Taylor Marquardt
S: Keith Diehl & Jessica L Diehl
Book/Page: 57036/339, Date: 07/18/22
Mtg: Fairway Ind Mtg $418,500
Use: 2 Bdrm Cape Cod, Lot: 187613sf

122 MAIN ST **$235,000**
B: Thomas W Radomski & Nancy Radomski
S: Michael P Cavanaugh & Melissa K Cerrato
Doc#: 000000000834125, Date: 07/21/22
Use: Residential Developable Land, Lot: 218105sf
Prior Sale: $145,000 (07/20)

8 TOBY LN **$585,000**
B: Kimberly D Witkowski & Brian D Witkowski
S: Beverly M Hathaway Tr, Tr for LBH RT
Book/Page: 57037/122, Date: 07/18/22
Mtg: Guaranteed Rate Inc $468,000
Use: 4 Bdrm Cape Cod, Lot: 60113sf

119 UPLAND RD **$562,500**
B: Abigail Clapp & Brendan Rix
S: Joshua Everett & Margaret Everett
Book/Page: 57035/263, Date: 07/18/22
Mtg: Fairway Ind Mtg $450,000
Use: 3 Bdrm Colonial, Lot: 56628sf
Prior Sale: $362,000 (07/17)

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

136 PARADISE LN **$849,900**
B: Matthew R Perry & Karrie M Perry
S: Christopher S Windt & Mary L Windt
Book/Page: 57057/21, Date: 07/22/22
Mtg: Province Mtg Assoc $749,900
Type: Adj
Use: 4 Bdrm Colonial, Lot: 110642sf
Prior Sale: $675,000 (06/21)

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

330 BEECH ST **$373,000**
B: Bruno R Xavier
S: Joao A Jardim
Book/Page: 57045/100, Date: 07/20/22
Mtg: Cross Country Mtg Inc $298,400
Use: 3 Bdrm Split Level, Lot: 32670sf

226 CENTRE AVE **$830,000**
B: Ahmad Zaidan & Nassima Zaidan
S: Brenda M Mallar-Reske & Thomas R Reske
Book/Page: 57050/282, Date: 07/21/22
Mtg: Leader Bank NA $705,500
Type: Adj
Use: 4 Bdrm Colonial, Lot: 44906sf

57 HOWARD ST **$370,000**
B: James J Johnson & Cassiopeia Johnson
S: Daniel J Wooster & Nicole M Gifford
Book/Page: 57045/213, Date: 07/20/22
Mtg: Homebridge Financial $296,000
Use: 2 Bdrm Conventional, Lot: 10860sf
Prior Sale: $173,000 (11/12)

120 LEVIN RD **$435,000**
B: Erin Ryan & Aaron Davis
S: Lawrence W Williams Jr & Stephen J Williams
Book/Page: 57049/167, Date: 07/21/22
Mtg: LoanDepot.Com $413,250
Use: 3 Bdrm Cape Cod, Lot: 8500sf

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

50 BRANCH ST **$1,384,000**
B: Joseph P Zari Sr
S: William P Monahan & Crystal M Monahan
Book/Page: 57057/205, Date: 07/22/22
Mtg: Rockland Tr Co $928,750
Use: 4 Bdrm Colonial, Lot: 26049sf
Prior Sale: $820,000 (07/15)

17 CLIFTON AVE **$466,000**
B: Robert Maynard & Lori Maynard
S: Cascade Funding Mtg T HB2
Doc#: 000000000833979, Date: 07/18/22
Mtg: Richard J Lannon 3rd $350,000
Use: 3 Bdrm Colonial, Lot: 13672sf

81 CRESCENT AVE **$2,900,000**
B: Matthew Marino & Kathryn Marino
S: Robert Bradley Tr, Tr for Nancy J Bradley IRT
Book/Page: 57055/214, Date: 07/22/22
Mtg: Conway Financial Svcs $2,175,000
Use: 4 Bdrm Conventional, Lot: 10368sf
Prior Sale: $1,632,500 (10/15)

1 DIANE TER U:1 ..... **$1,231,888**
B: Richard J Saitta & Ann M Saitta
S: Toll MA Land 3 LP
Book/Page: 57045/74, Date: 07/20/22
Mtg: Bluestone Bank $130,000
Use: Possible New Construction

55 HAZEL AVE **$831,000**
B: James R Croke & Katherine L Demarsh
S: Patricia A Patterson Tr, Tr for Patterson FT
Book/Page: 57044/100, Date: 07/20/22
Mtg: Bluestone Bank $664,800
Use: 3 Bdrm Conventional, Lot: 14320sf

87 MARION RD **$825,000**
B: Susan Osborne
S: Roland StClair-Barrie & E A Stcliar-Barrie
Doc#: 000000000834139, Date: 07/22/22
Use: 4 Bdrm Conventional, Lot: 4356sf

62 MORDECAI LINCOLN RD **$1,300,000**
B: Scituate Town Of
S: Charles T Ladd Tr, Tr for Marjorie Ladd RET
Book/Page: 57047/346, Date: 07/21/22
Use: Residential-multiple Bldgs, Lot: 200376sf

68 MORDECAI LINCOLN RD **$1,300,000**
B: Scituate Town Of
S: Charles T Ladd Tr, Tr for Marjorie Ladd RET
Book/Page: 57047/346, Date: 07/21/22
Use: Accessory Land Improved, Lot: 10890sf

50 OAKHURST RD **$650,000**
B: Kerin L Crimmins Tr, Tr for Michael W Crimmins FT
S: Beatriz H Hurwitch
Doc#: 000000000834127, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 38898sf

241 OLD OAKEN BUCKET RD **$420,000**
B: Stockbridge Prop LLC
S: Christine Burridge
Book/Page: 57058/1, Date: 07/22/22
Use: 3 Bdrm Cape Cod, Lot: 40380sf

30 PENNFIELD RD **$900,000**
B: Maura L Macdonald & Sarah Macdonald
S: Laura E Obrien Tr, Tr for Obrien FT
Book/Page: 57034/125, Date: 07/18/22
Mtg: Fairway Ind Mtg $800,000
Use: 4 Bdrm Colonial, Lot: 21100sf

24 SANDY HILL CIR U:24 ..... **$312,200**
B: Karen A Johnson
S: SL Owner LLC
Book/Page: 57041/273, Date: 07/19/22
Mtg: Silicon Valley Bank $296,590
Use: 2 Bdrm Condo

387 TILDEN RD **$800,000**
B: Debora S Dulka & John T Dulka
S: Lynne M Augenti Tr, Tr for Margaret Feaman IRT
Book/Page: 57041/214, Date: 07/19/22
Mtg: EMM Loans LLC $400,000
Use: 4 Bdrm Raised Ranch, Lot: 29316sf

35 WILLIAMSBURG LN **$975,000**
B: John R Donohue & Elizabeth M Donohue
S: Adam J Carriuolo & Karen L Carriuolo
Book/Page: 57036/308, Date: 07/18/22
Mtg: Guaranteed Rate Inc $675,000
Use: 4 Bdrm Colonial, Lot: 46174sf
Prior Sale: $552,500 (05/14)

Wareham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	188	172
Median Price	$347,500	$404,000

► REAL ESTATE SALES

32 CARLETON ST U:32 ..... **$375,000**
B: Deborah L Flanagan
S: Karen L Dickerson Tr, Tr for Dickerson FT
Book/Page: 57053/40, Date: 07/22/22
Mtg: Main Street Bank (MA) $75,000
Type: Adj
Use: 2 Bdrm Condo

558 COUNTY RD **$520,000**
B: Stephen Ebersold & Amanda Ebersold
S: Jonathan M Rathbun & Alice R Rathbun
Book/Page: 57037/101, Date: 07/18/22
Mtg: Shamrock Home Loans $442,612
Use: 3 Bdrm Ranch, Lot: 60113sf

47 GAULT RD **$375,000**
B: Dwayne A Brown & Blanche Finegan
S: John J Savastano Jr
Book/Page: 57038/175, Date: 07/18/22
Mtg: Fairway Ind Mtg $475,316
Use: 3 Bdrm Colonial, Lot: 27878sf

7 PEACEFUL LN **$393,000**
B: Sabrina Willard-Ribeiro
S: Kyle Sassin
Book/Page: 57054/243, Date: 07/22/22
Mtg: Rocket Mortgage LLC $294,750
Use: 3 Bdrm Ranch, Lot: 16100sf
Prior Sale: $355,000 (08/21)

15 PLEASANT ST **$425,000**
B: Aaron Norton & Cheryl Norton
S: Coeur De Roy LLC
Book/Page: 57040/32, Date: 07/19/22
Mtg: Cape Cod Five Cent Bk $340,000
Use: 2 Bdrm Bngl/cottage, Lot: 6300sf
Prior Sale: $280,000 (01/22)

West Bridgewater

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	45	25
Median Price	$450,000	$488,000

► REAL ESTATE SALES

373 CRESCENT ST **$4,390,000**
B: RD Crescent Hldg LLC
S: 373 Crescent Street LLC
Book/Page: 57057/177, Date: 07/22/22
Use: Mixed Use-prim Comm & Other, Lot: 228254sf
Prior Sale: $650,000 (05/18)

373 CRESCENT ST **$4,390,000**
B: RD Crescent Hldg LLC
S: 373 Crescent Street LLC
Doc#: 000000000834185, Date: 07/22/22
Mtg: RD WB Lender LLC $3,951,000
Use: Mixed Use-prim Comm & Other, Lot: 228254sf
Prior Sale: $650,000 (05/18)

67 PLEASANT ST **$375,000**
B: 65 Pleasant St
S: Jean R Harding Ad, Adm for Harding Sally B Est
Book/Page: 57047/32, Date: 07/20/22
Mtg: MountainOne Bk $281,250
Use: 2 Bdrm Bngl/cottage, Lot: 33541sf

373 SPRING ST **$350,000**
B: Kyle N Martin & Kathryn E Fyfe
S: William J Fyfe & Deborah L Perry
Book/Page: 57055/90, Date: 07/22/22
Mtg: Guaranteed Rate Inc $305,250
Use: 3 Bdrm Conventional, Lot: 12632sf

325 W CENTER ST **$345,000**
B: Chad E Buczek
S: 85 Grafton St Invs LLC
Book/Page: 57035/170, Date: 07/18/22
Mtg: K & A Realty Inv $310,500
Use: 2 Bdrm Colonial, Lot: 16553sf
Prior Sale: $339,500 (03/22)

Whitman

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	83	62
Median Price	$425,000	$481,500

► REAL ESTATE SALES

69 CARLETON ST **$559,000**
B: Justin P Charrie & Lauren J Kalil
S: Shannon M Oleary & Jeffrey Bechen Jr
Book/Page: 57050/187, Date: 07/21/22
Mtg: Leader Bank NA $531,050
Use: 3 Bdrm Old Style, Lot: 14270sf
Prior Sale: $370,000 (10/19)

14 HIGH ST **$400,000**
B: Michael H Ha & Danielle N Dibenedetto
S: Nicholas J Hannigan
Book/Page: 57040/54, Date: 07/19/22
Mtg: Leader Bank NA $392,755
Use: 2 Bdrm Old Style, Lot: 5915sf
Prior Sale: $167,000 (08/11)

15 JOYCE AVE **$19,500**
B: Victoria A Defilippo
S: Peter J Manoli & Victoria A Defilippo
Book/Page: 57039/314, Date: 07/19/22
Use: 3 Bdrm Split Entry, Lot: 7200sf
Prior Sale: $290,000 (05/15)

55 PLYMOUTH ST U:35 ..... **$450,000**
B: James Acquafresca
S: Old Cart Path LLC
Book/Page: 57036/11, Date: 07/18/22
Mtg: Pentagon FCU $360,000
Use: Condo

55 PLYMOUTH ST U:37 ..... **$455,000**
B: Christopher D White
S: Old Cart Path LLC
Book/Page: 57047/223, Date: 07/21/22
Use: Condo

94 ROWENA AVE **$480,000**
B: Erick G Almeida & Fabio J DaSilva
S: Wendy A Feeney & Jillian L Benton
Book/Page: 57035/293, Date: 07/18/22
Mtg: United Wholesale Mtg $446,400
Use: 3 Bdrm Split Entry, Lot: 15002sf
Prior Sale: $300,000 (08/19)

Worcester Registry

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

Athol

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	79	67
Median Price	$225,000	$280,000

► REAL ESTATE SALES

BROOKS RD **$25,000**
B: Gregory Watkevich & Katherine Watkevich
S: Barton M Hawks & Karen A Bader
Book/Page: 67945/164, Date: 07/21/22

91 GEE ST **$305,000**
B: Mary A Horgan & Mark O Ramos
S: Robert Reil & Estelle Reil
Book/Page: 67929/290, Date: 07/19/22
Mtg: IC Credit Union $244,000
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: $230,000 (03/20)

696 HAPGOOD ST **$280,000**
B: Heidi A Gendron & Thomas M Gendron
S: Ralph B Swan Jr
Book/Page: 67950/227, Date: 07/22/22
Mtg: Total Mtg Svcs $196,000
Use: 3 Bdrm Conventional, Lot: 9912sf
Prior Sale: $142,400 (04/17)

667 LENOX ST **$103,500**
B: Susan A Batchelor & William A Batchelor
S: Susan A Batchelor & Douglas R Jillson
Book/Page: 67947/317, Date: 07/22/22
Mtg: Athol CU $110,000
Use: 3 Bdrm Conventional, Lot: 12000sf

139 NEWTON ST **$324,900**
B: Joseph E Hanson
S: Homestead RE Invest LLC
Book/Page: 67948/122, Date: 07/22/22
Mtg: Bay Equity LLC $259,920
Use: 2-Family Two Family, Lot: 14400sf
Prior Sale: $165,000 (02/22)

2557 OLD KEENE RD **$30,000**
B: Michael R Merron & Bernadette H Merron
S: Tracey J Macdonald & William F Macdonald
Book/Page: 67924/38, Date: 07/18/22
Use: 3 Bdrm Colonial, Lot: 47916sf

88 THROWER RD **$215,000**
B: Kevin Atwood & Susan Faucher
S: Mark A Smith
Book/Page: 67950/23, Date: 07/22/22
Mtg: Mortgage Research Ctr $215,000
Use: Mobile Home, Lot: 40510sf
Prior Sale: $25,000 (11/20)

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

5 JEROME AVE **$1,150,000**
B: VVL Realty LLC
S: David S Carlson Tr, Tr for Bridges RT
Book/Page: 67925/249, Date: 07/18/22
Mtg: Bridges RT $900,000
Use: Auto Repair, Lot: 199505sf
Prior Sale: $175,000 (08/14)

2 MARILYN DR **$360,000**
B: Hung Pham & Truc Bui
S: Robert J Horgan
Book/Page: 67938/224, Date: 07/20/22
Mtg: United Wholesale Mtg $324,000
Use: 3 Bdrm Colonial, Lot: 10529sf

4 MAYWOOD CIR **$590,000**
B: Jeremy D Bourgeois & Hailey A Rafferty
S: Michael L Mcnamara Tr, Tr for Mcnamara LT
Book/Page: 67930/365, Date: 07/19/22
Mtg: Home Point Finl Corp $554,600
Use: 4 Bdrm Colonial, Lot: 60871sf

240 MILLBURY ST **$600,000**
B: Tong Vo & Tina Phan
S: An Long-Nguyen & Hung Nguyen
Book/Page: 67942/55, Date: 07/21/22
Mtg: Eastern Bank $450,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 217687sf
Prior Sale: $462,500 (12/19)

388 ROCHDALE ST **$500,000**
B: Edna J Daluz
S: James J Leslie & Maria C Leslie
Book/Page: 67932/31, Date: 07/19/22
Mtg: First Natl Bank Trini $400,000
Use: 2 Bdrm Raised Ranch, Lot: 60871sf

7 SAINT MARK ST **$690,000**
B: Turnpike Development LLC
S: Johnson Pleasant Rlty LLC
Book/Page: 67920/361, Date: 07/18/22
Mtg: Cornerstone Bank $490,000
Use: Commercial Warehouse, Lot: 42600sf
Prior Sale: $495,000 (07/16)

1 SOUTHBRIDGE ST **$1,150,000**
B: VVL Realty LLC
S: David S Carlson Tr, Tr for Bridges RT
Book/Page: 67925/249, Date: 07/18/22
Mtg: Bridges RT $900,000
Use: Retail-service, Lot: 22800sf
Prior Sale: $175,000 (08/14)

49 WATERMAN RD **$110,000**
B: Pritam Bera
S: Liam Durkan
Book/Page: 67949/157, Date: 07/22/22
Mtg: Country Bank $463,500
Type: Adj
Use: Residential Developable Land, Lot: 11007sf

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

SHELDON RD L:10B **$55,000**
B: Norma Spooner & Peter Spooner
S: Linda D Lambert
Book/Page: 67952/125, Date: 07/22/22

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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

84 BROOK LN U:84 ..... **$515,000**
B: James H Dee 3rd & Barbara A Dee
S: Warren R Brown Jr Tr, Tr for Brown FT
Book/Page: 67951/185, Date: 07/22/22
Use: 2 Bdrm Condo

11 WHEELER HILL RD U:6 ..... **$559,460**
B: Rand J Refrigeri & Judith Refrigeri
S: Homes At Highland Rdg LLC
Book/Page: 67937/204, Date: 07/20/22
Use: Condo

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

243 LINCOLN ST **$375,000**
B: On The Flip Side LLC
S: Gary Jolicoeur
Book/Page: 67924/11, Date: 07/18/22
Mtg: Gary A Jolicoeur $337,500
Use: 4 Bdrm Contemporary, Lot: 15003sf
Prior Sale: $200,000 (06/19)

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

80 COMPASS CIR **$856,000**
B: Brian Smiley
S: Swetha Kapoor & Yogesh Kapoor
Book/Page: 67924/115, Date: 07/18/22
Mtg: Citizens Bank $650,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 126684sf
Prior Sale: $589,900 (07/20)

20 RIDGEFIELD CIR **$1,000,000**
B: Mohamad Chehadeh
S: Peter B Gibson & Laura L Gibson
Book/Page: 67952/353, Date: 07/22/22
Mtg: Pennymac Loan Service $647,200
Use: 4 Bdrm Colonial, Lot: 56553sf
Prior Sale: $635,000 (10/11)

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

10 TUPELO DR **$65,000**
B: Jamie Mcnally & Taylor Mcnally
S: Michael A Maneggio & Janet Maury
Book/Page: 67928/89, Date: 07/19/22
Mtg: Citizens Bank $410,000
Use: Residential Developable Land, Lot: 45738sf

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

HENRY VISTA LN **$50,000**
B: Babiola C Estiverne
S: Ga Bldg&Prop Mgmt Inc
Book/Page: 67951/294, Date: 07/22/22

HYCREST RD **$50,000**
B: Babiola C Estiverne
S: Ga Bldg&Prop Mgmt Inc
Book/Page: 67951/294, Date: 07/22/22

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

60-62 CHESTNUT ST **$245,000**
B: Camossatos Dev Corp
S: Carmelo Melendez
Book/Page: 67924/247, Date: 07/18/22
Use: 2-Family Duplex, Lot: 13020sf

373 CHESTNUT ST **$414,000**
B: David A Boots
S: Terence Boots
Book/Page: 67951/113, Date: 07/22/22
Mtg: Envoy Mtg LTD $423,522
Use: 2-Family Two Family, Lot: 7200sf
Prior Sale: $410,000 (04/22)

19 HUGH ST **$428,000**
B: Owen T Babineau
S: Mary A Young
Book/Page: 67936/62, Date: 07/20/22
Mtg: Nations Reliable Lndg $406,600
Use: 3 Bdrm Raised Ranch, Lot: 10203sf

34 MOUNT VIEW DR **$380,000**
B: Robert Smith
S: Jason W Cochrane & William B Cochrane
Book/Page: 67942/361, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 22356sf

19 MYRTLE ST **$392,000**
B: Dulce M Hidalgo-Gomez & Miguel R Contreras
S: Joselin Pena
Book/Page: 67946/111, Date: 07/21/22
Mtg: Evolve B&T $372,005
Use: 3 Bdrm Ranch, Lot: 9552sf
Prior Sale: $148,000 (09/11)

7 PINE ST **$75,000**
B: Stephen Mcnamara Tr, Tr for HLT RT
S: James A Tomolo Jr
Book/Page: 67950/180, Date: 07/22/22

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

6 ARCH ST **$506,000**
B: Gretchen Hill
S: Thomas L George Tr, Tr for George FT
Book/Page: 67922/307, Date: 07/18/22
Mtg: Wells Fargo Bank $455,400
Use: 3 Bdrm Cape Cod, Lot: 83025sf

12 DEPOT ST **$430,000**
B: Bryan Mckenna & Anna Decristofaro
S: Bonnie J Keminich Tr, Tr for 3 BS T
Book/Page: 67945/67, Date: 07/21/22
Mtg: Leader Bank NA $387,000
Use: 3 Bdrm Colonial, Lot: 20064sf

LEGACY CIR L:6 ..... **$215,000**
B: Davis Street LLC
S: 2nd Generation Partners
Book/Page: 67935/363, Date: 07/20/22
Mtg: MutualOne Bk $850,000

MONROE ST **$10,000**
B: Davis Street LLC
S: Veronica Tetreault
Book/Page: 67935/334, Date: 07/20/22
Mtg: MutualOne Bk $850,000

99 WEBSTER ST **$800,000**
B: James A Steele Jr & Melissa Hampton-Steele
S: Christina M Pollinger & Joshua J Pollinger
Book/Page: 67929/88, Date: 07/19/22
Mtg: Guaranteed Rate Inc $640,000
Use: 4 Bdrm Colonial, Lot: 213880sf
Prior Sale: $487,500 (06/16)

80 WEST ST **$400,000**
B: Meaghan M Oconnor
S: George Cammuso & Pamela Cammuso
Book/Page: 67944/372, Date: 07/21/22
Mtg: Guild Mortgage Co $360,000
Use: 3 Bdrm Ranch, Lot: 20051sf
Prior Sale: $95,000 (05/13)

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

69 MASON RD **$495,000**
B: Ramon P Rodriguez Jr & Celena Nettie-Rodriguez
S: ALLG LLC
Book/Page: 67931/126, Date: 07/19/22
Mtg: Mortgage Research Ctr $495,000
Use: Residential Developable Land, Lot: 46048sf

5 TRUMAN DR **$100,000**
B: Ronald M Martin & Debra L Martin
S: Galaxy Estates LLC
Book/Page: 67923/238, Date: 07/18/22
Mtg: Country Bank $448,000
Type: Adj

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

103 TURTLE COVE LN **$720,000**
B: Thomas C Falvo & Anne L Falvo
S: Craig Vermes & Rachie J Vermes
Book/Page: 67945/323, Date: 07/21/22
Mtg: LoanDepot.Com $570,000
Use: 3 Bdrm Ranch, Lot: 60984sf
Prior Sale: $150,000 (01/18)

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

61 BICKFORD HILL RD **$410,000**
B: Susan Hyman & Edward A Hyman
S: Robert W Nevard & Ruth A Nevard
Book/Page: 67942/226, Date: 07/21/22
Mtg: Guaranteed Rate Inc $328,000
Use: 3 Bdrm Cape Cod, Lot: 14112sf

65 BROOKSIDE DR **$410,000**
B: Anthony Carlile
S: Morgan Blavackas
Book/Page: 67932/118, Date: 07/19/22
Mtg: American Fin Network $410,000
Use: 3 Bdrm Colonial, Lot: 8025sf
Prior Sale: $237,000 (03/18)

7-11 GLAZIER ST **$300,000**
B: Forest Hills LLC
S: New Man Ventures LLC
Book/Page: 67953/43, Date: 07/22/22
Use: Apartment Bldg - 4-8 Units, Lot: 8740sf
Prior Sale: $262,500 (04/21)

11 MYRTLE RD **$295,175**
B: Kristel Estores
S: Kathleen F Suchocki Tr, Tr for Grucan IRT
Book/Page: 67952/301, Date: 07/22/22
Use: 2 Bdrm Cape Cod, Lot: 8500sf

107 PELLEY ST **$320,000**
B: Kyle E Duangsay & Courtney K Bouchard
S: Nicholas Cram & Michael Wilson
Book/Page: 67943/218, Date: 07/21/22
Mtg: Prestige Home Mtg LLC $304,000
Use: 4 Bdrm Bngl/cottage, Lot: 6000sf
Prior Sale: $164,200 (01/20)

64 PINEWOOD DR U:64 ..... **$310,000**
B: Stanley B Cyr
S: Ronald D Hakala Tr, Tr for W Broadway RT
Book/Page: 67941/24, Date: 07/21/22
Use: 2 Bdrm Condo

448 PLEASANT ST **$245,000**
B: Michael Nichols & Mikenzy L Sargent
S: Elliot Kuzma & Kirsten Decell
Book/Page: 67931/260, Date: 07/19/22
Mtg: Total Mtg Svcs $227,850
Use: 2 Bdrm Bngl/cottage, Lot: 5175sf
Prior Sale: $147,000 (10/19)

57 SAWYER ST **$215,000**
B: Melissa A Atkinson
S: James S Boone Tr, Tr for North Central INT
Book/Page: 67932/163, Date: 07/19/22
Mtg: Fairway Ind Mtg $193,500
Use: 3 Bdrm Bngl/cottage, Lot: 54886sf

15-17 UNION ST **$400,000**
B: Stephen Bethel
S: Atila C Barcelos & Barbara R Barcelos
Book/Page: 67922/142, Date: 07/18/22
Mtg: Movement Mtg LLC $445,104
Use: Apartment Bldg - 4-8 Units, Lot: 5663sf

Grafton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	84	81
Median Price	$467,500	$550,000

► REAL ESTATE SALES

19 BEDFORD DR **$505,000**
B: Michael Quirk & Veronica C Quirk
S: Joseph Mascari & Grace Mascari
Book/Page: 67937/234, Date: 07/20/22
Mtg: HarborOne Mortgage $479,750
Use: 4 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: $427,000 (12/21)

65 FOLLETTE ST **$383,500**
B: Paul S Mahoney & Beth A Mahoney
S: Aline M Mahoney
Book/Page: 67940/159, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 103673sf

7 HOVEY POND DR U:7 ..... **$352,100**
B: Alyssa Mcclintock & Emmanuel Feraud
S: Kellyjr John F Est & Jeffrey F Kelly
Book/Page: 67925/175, Date: 07/18/22
Mtg: Rocket Mortgage LLC $341,537
Use: 3 Bdrm Condo, Lot: 175547sf
Prior Sale: $235,000 (09/18)

4 JORDAN TER **$440,000**
B: Bergin Sullivan & Neil Flanigan
S: Joanne M Protano & Patricia A Mchugh
Book/Page: 67928/156, Date: 07/19/22
Mtg: Homefield Credit Un $418,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 10454sf

9 LINCOLN AVE U:6501 ..... **$555,000**
B: Sita Pokhrel & Manish Thapa
S: Sobannithy S Thamotheram & Sathija Arumugam
Book/Page: 67932/353, Date: 07/19/22
Use: Condo

70 MAGILL DR **$990,000**
B: Kai Chen & Ling Chen
S: Ashish Kumar & Rashmi Sharma
Book/Page: 67939/171, Date: 07/21/22
Mtg: First Republic Bk $742,500
Use: 4 Bdrm Colonial, Lot: 13939sf
Prior Sale: $689,900 (06/17)

254 MAGILL DR U:254 ..... **$450,000**
B: Mary Rio
S: John C Chartier Jr Tr, Tr for Marien E Chartier RET
Book/Page: 67921/237, Date: 07/18/22
Mtg: Cambridge Svgs Bk $350,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 174240sf
Prior Sale: $289,000 (07/14)

224 MAIN ST **$582,500**
B: Ishani Dasgupta & Fnu M Muhuri
S: Richard P VanRoon & Catherine A VanRoon
Book/Page: 67925/370, Date: 07/18/22
Mtg: MLD Mortgage Inc $549,100
Use: 3 Bdrm Split Level, Lot: 53143sf

41 MILLBURY ST **$610,000**
B: Tri M Le & Phuong Nguyen
S: Michael J Hagan & Linda Jean Hagan
Book/Page: 67945/179, Date: 07/21/22
Mtg: St Marys Credit Union $250,000
Use: 3 Bdrm Colonial, Lot: 40075sf

331 PROVIDENCE RD **$471,000**
B: Mark J Wojnar & Maureen E Wojnar
S: Tracy C Kennedy & Jason Rose
Book/Page: 67922/197, Date: 07/18/22
Use: 3 Bdrm Ranch, Lot: 65776sf
Prior Sale: $394,900 (05/20)

Harvard

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	35	23
Median Price	$780,000	$987,000

► REAL ESTATE SALES

88 POOR FARM RD **$1,000,000**
B: Linlin Zhou & Pan Ye
S: Lillian Burkart & J James Phelan
Book/Page: 67937/261, Date: 07/20/22
Mtg: US Bank NA $650,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 163350sf

14 STILL RIVER RD **$851,000**
B: William J Oneill & Shelby M Oneill
S: Joseph Gaffney
Book/Page: 67949/208, Date: 07/22/22
Mtg: Eastern Bank $751,000
Use: 3 Bdrm Antique, Lot: 12632sf

Holden

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	124	104
Median Price	$415,450	$435,000

► REAL ESTATE SALES

153 BEECHWOOD RD **$500,000**
B: Robert F Daly & Kelli E Daly
S: David J Fullen Jr & Patrice C Fullen
Doc#: 000000000120584, Date: 07/20/22
Mtg: Cornerstone Bank $375,000
Use: 3 Bdrm Ranch, Lot: 17860sf

65 MARK BRADFORD DR **$475,000**
B: Matthew Cyganik & Meghan W Cyganik
S: Garvey Beverly D Est & Steven P Garvey
Book/Page: 67950/53, Date: 07/22/22
Mtg: USAA Federal SB $447,260
Use: 4 Bdrm Ranch, Lot: 15246sf

105 MOUNT PLEASANT AVE **$330,000**
B: Robert Orpilla & Yvonne Orpilla
S: Janet L Robinson
Book/Page: 67936/239, Date: 07/20/22
Mtg: Rocket Mortgage LLC $313,500
Use: 2 Bdrm Ranch, Lot: 15246sf

438 RESERVOIR ST **$500,000**
B: Andrew Towell & Kerry Towell
S: Amira Tokatli-Apollon
Book/Page: 67952/79, Date: 07/22/22
Use: 3 Bdrm Cape Cod, Lot: 22216sf
Prior Sale: $253,100 (02/16)

93 TWINBROOKE DR **$740,000**
B: James M Reilly & Cara R Reilly
S: Rolland Strasser & Sally Strasser
Book/Page: 67924/355, Date: 07/18/22
Mtg: Mortgage Networks Inc $500,000
Use: 5 Bdrm Cape Cod, Lot: 28148sf
Prior Sale: $495,000 (01/19)

1400 WACHUSETT ST **$415,000**
B: John P Sarkisian
S: Mark S Kent & Tara C Kent
Book/Page: 67926/90, Date: 07/19/22
Mtg: Webster FiveCent Svgs $332,000
Use: 4 Bdrm Conventional, Lot: 92708sf

Hopedale

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	43	28
Median Price	$455,000	$475,000

► REAL ESTATE SALES

9 DRIFTWAY ST **$415,000**
B: Nathan Surgenor
S: Timothy P Vaillette & Heather L Vaillette
Book/Page: 67937/82, Date: 07/20/22
Mtg: US Bank NA $373,500
Use: 2 Bdrm Ranch, Lot: 14366sf
Prior Sale: $295,000 (11/14)

11 HAVEN WAY **$750,000**
B: Michael Ciaramitaro & Andrea Ciaramitaro
S: James L Mcdonough & Caroline S Mcdonough
Book/Page: 67922/112, Date: 07/18/22
Mtg: Leader Bank NA $500,000
Use: 4 Bdrm Colonial, Lot: 62012sf

84 PLAIN ST **$685,000**
B: Adnan Ayaz & Sara Ayaz
S: Keene John F Est & Jessica Keene-Mallard
Book/Page: 67952/373, Date: 07/22/22
Mtg: Guaranteed Rate Inc $647,200
Use: 4 Bdrm Cape Cod, Lot: 40045sf

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

41 BRIGHAM ST **$150,000**
B: Thomas Beals & Cindy Beals
S: Dennis E Wead
Book/Page: 67946/352, Date: 07/22/22
Use: 3 Bdrm Conventional, Lot: 97860sf

7 IROQUOIS AVE **$415,000**
B: Benjamin S Gauthier
S: Joanne R Petersen Tr, Tr for Joanne R Petersen RET
Book/Page: 67922/83, Date: 07/18/22
Mtg: Milford Fed Svgs Bk $332,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 9660sf

28 NEW WESTMINSTER RD **$446,000**
B: Andres Marquez
S: Daniel S Galante & Tara L Galante
Book/Page: 67943/284, Date: 07/21/22
Mtg: Total Mtg Svcs $423,700
Use: 3 Bdrm Colonial, Lot: 124431sf

114 WORCESTER RD **$335,000**
B: Brian Swanson
S: Monica Redmond
Book/Page: 67921/378, Date: 07/18/22
Mtg: Rocket Mortgage LLC $318,250
Use: Residential Developable Land, Lot: 86970sf
Prior Sale: $280,000 (03/21)

116 WORCESTER RD **$335,000**
B: Brian Swanson
S: Monica Redmond
Book/Page: 67921/378, Date: 07/18/22
Mtg: Rocket Mortgage LLC $318,250
Use: 4 Bdrm Cape Cod, Lot: 26136sf
Prior Sale: $280,000 (03/21)

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

79 DEERSHORN RD **$840,000**
B: Fabrice Kamayou & Amira Tokatli
S: MN Cross Street LLC
Book/Page: 67952/142, Date: 07/22/22
Mtg: Total Mtg Svcs $588,000
Use: 3 Bdrm Cape Cod, Lot: 160736sf
Prior Sale: $140,000 (07/18)

388 GEORGE HILL RD **$475,000**
B: Kelly Quill
S: Alice D Trussell
Book/Page: 67944/119, Date: 07/21/22
Mtg: Kelly Quill IRT $455,700
Use: 2 Bdrm Ranch, Lot: 61855sf
Prior Sale: $237,500 (08/11)

85 KALEVA RD **$430,000**
B: Matthew Leblanc & Norman L Leblanc
S: Dora S Saari
Book/Page: 67935/273, Date: 07/20/22
Mtg: Digital FCU $400,000
Use: 3 Bdrm Ranch, Lot: 65340sf

8 LEE ST **$400,000**
B: Megan R Reed & Deborah K Reed
S: Joy A Samson & Jacqueline M Roy
Book/Page: 67952/310, Date: 07/22/22
Mtg: Guaranteed Rate Inc $260,000
Use: 4 Bdrm Conventional, Lot: 15987sf

81 MEDITATION LN U:81 ..... **$389,500**
B: Lynne Dignan & Laurence Dignan
S: Stephanie P Kunst & Donna M Kunst
Book/Page: 67926/43, Date: 07/19/22
Use: 2 Bdrm Condo, Lot: 21780sf
Prior Sale: $205,000 (09/14)

258 NICHOLAS DR **$670,000**
B: Kevin M Gosselin & Margaret M Gosselin
S: Chester R Westover & Margaret M Westover
Book/Page: 67949/33, Date: 07/22/22
Mtg: UniBank for Savings $536,000
Use: 2 Bdrm Ranch, Lot: 45302sf

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

4 ANDY DR **$385,000**
B: Monica Ramos
S: Jeanne S Dufresne Tr, Tr for Alene R Stuart LT
Book/Page: 67923/193, Date: 07/18/22
Mtg: Fairway Ind Mtg $327,250
Use: 2-Family Conventional, Lot: 13000sf

42 CRICKLEWOOD DR **$467,000**
B: Abigail Amoah
S: Daniel N Snow Tr, Tr for Snow FT
Book/Page: 67950/248, Date: 07/22/22
Mtg: United Wholesale Mtg $373,600
Use: 3 Bdrm Split Entry, Lot: 25971sf
Prior Sale: $259,000 (05/16)

35 DEER POND DR **$314,000**
B: Cole R Cashman & Elise M Pond
S: Tolman Robert P Est & Penny G Eagleton
Book/Page: 67925/280, Date: 07/18/22
Mtg: Cornerstone Bank $280,000
Use: 2 Bdrm Ranch, Lot: 8250sf

444 HENSHAW ST **$265,500**
B: Krystalle L Wetzlich
S: Ethan Desota
Book/Page: 67921/296, Date: 07/18/22
Mtg: Movement Mtg LLC $260,690
Type: Adj
Use: 3 Bdrm Ranch, Lot: 35000sf
Prior Sale: $176,500 (11/20)

9 REDFIELD RD **$328,000**
B: James P Carmody
S: Susan P Zollo
Book/Page: 67941/66, Date: 07/21/22
Mtg: Homebridge Financial $295,200
Use: 3 Bdrm Ranch, Lot: 6900sf

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

30 COLONIAL DR **$650,000**
B: Keith T Piers & Carolyn A Piers
S: Matthew P Clark & Rabbekka Clark
Book/Page: 67923/371, Date: 07/18/22
Mtg: Provident Fund Assoc $400,000
Use: 4 Bdrm Colonial, Lot: 40369sf

5 HARTFORD AVE W **$799,900**
B: Sean P Pizzaro
S: North Pond LLP
Book/Page: 67932/274, Date: 07/19/22
Mtg: Quontic Bank $479,900
Use: Residential Developable Land, Lot: 43560sf
Prior Sale: $100,000 (03/21)

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

33 BROWN BEAR LN U:92 ..... **$529,900**
B: Colleen Orourke-Cipro
S: F&D Ctrl Realty Corp Inc
Book/Page: 67949/59, Date: 07/22/22
Mtg: Drew Mortgage Assnlnc $229,900
Use: Condo

192 CONGRESS ST **$350,000**
B: Ron M Andrews & Dalcirene Pinho-Andrews
S: Wharton Kenneth C Est & Mary Ferguson
Book/Page: 67943/306, Date: 07/21/22
Mtg: Radius Financial Grp $336,283
Use: 2 Bdrm Ranch, Lot: 15002sf

36 HARVARD DR **$480,000**
B: Nicholas P Cence & Kelly R Vanaria
S: Sherene Borr & Steven M Borr
Book/Page: 67931/293, Date: 07/19/22
Mtg: Guaranteed Rate Inc $384,000
Use: 3 Bdrm Split Entry, Lot: 20578sf

87 HIGHLAND ST **$540,000**
B: Jonathan Dimille & Dorothea Dimille
S: Satishraju Rajendran & Rashmi Ashok
Book/Page: 67931/380, Date: 07/19/22
Mtg: Everett Cp Bk $513,000
Use: 3 Bdrm Split Entry, Lot: 15002sf
Prior Sale: $358,000 (07/16)

149 HIGHLAND ST **$435,000**
B: Oa Homes LLC
S: William Criasia Tr, Tr for William Criasia RT
Book/Page: 67941/333, Date: 07/21/22
Mtg: Norwood CooperativeBk $326,250
Use: Residential-multiple Bldgs, Lot: 20782sf

27 JEFFERSON ST **$649,000**
B: Jordao Realty LLC
S: Jose D Pinto & Gino A Pinto
Book/Page: 67928/245, Date: 07/19/22
Mtg: Rockland Tr Co $1,000,000
Use: 3-Family Mlti-unt Blg, Lot: 14501sf

26 JOAN CIR **$625,000**
B: Jake Wetherbee & Brianna Quinn
S: Dennis W Nicholls & Paula H Nicholls
Book/Page: 67923/130, Date: 07/18/22
Mtg: US Bank NA $500,000
Use: 4 Bdrm Colonial, Lot: 32008sf

8 POPLAR ST **$201,038**
B: Paul G Herbert
S: Paul Herbert & Alison Dann
Book/Page: 67934/256, Date: 07/20/22
Mtg: North Easton Svgs Bk $260,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 12201sf

6 SHADOWBROOK LN U:61 ..... **$205,000**
B: Geoffrey W Mcgratten
S: Hong Xia
Book/Page: 67944/337, Date: 07/21/22
Mtg: Cross Country Mtg Inc $115,000
Use: 1 Bdrm Condo
Prior Sale: $110,000 (10/17)

11 SHADOWBROOK LN U:21 ..... **$261,000**
B: Zachary W Andersen
S: Paul Valis & Linda M Alisch
Book/Page: 67936/296, Date: 07/20/22
Use: 2 Bdrm Condo

16 SHADOWBROOK LN U:51 ..... **$185,000**
B: Lisa Terasconi
S: Diane T Burt & Denis J Burt
Book/Page: 67953/47, Date: 07/22/22
Mtg: Allied Mortgage Group $181,649
Use: 1 Bdrm Condo

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

31 MAUREEN WAY **$550,000**
B: Brendan A Casparian
S: Brian T Walsh Tr, Tr for B T Walsh RET
Book/Page: 67933/136, Date: 07/20/22
Mtg: Bristol Cnty Svgs Bk $440,000
Use: 4 Bdrm Colonial, Lot: 101494sf

25 PROVIDENCE ST U:A **$265,000**
B: Stephanie Lenzo
S: Michael T Talbot & Joanna E Talbot
Book/Page: 67925/70, Date: 07/18/22
Mtg: US Bank NA $198,750
Use: 2 Bdrm Condo

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

53 BELL ST **$260,000**
B: Devin E Breitenfeld
S: Ashlyn C Drost & Joseph G Baker
Book/Page: 67930/61, Date: 07/19/22
Mtg: Bank of England Mtg $234,000
Use: 3 Bdrm Conventional, Lot: 14375sf
Prior Sale: $90,000 (05/20)

125 S MAIN ST U:D **$250,000**
B: Lisa A Messier
S: Robert W Anderson Tr, Tr for Buckland RT
Book/Page: 67947/220, Date: 07/22/22
Mtg: Athol Savings Bk $200,000
Use: 3 Bdrm Condo, Lot: 436sf

16 SAINT JOHN ST **$40,000**
B: William Los & Rebecca Los
S: Michel Perritt
Book/Page: 67929/197, Date: 07/19/22
Use: 3-Family Conventional, Lot: 20038sf
Prior Sale: $19,000 (06/12)

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

27 BEECHWOOD CIR **$1,065,000**
B: Clinton J Ridgewell & Julie A Hong
S: Dominic S Murgo Jr
Book/Page: 67947/396, Date: 07/22/22
Mtg: Ladera Lending $798,750
Use: 4 Bdrm Colonial, Lot: 41169sf

18 CHERLYN DR **$790,000**
B: Qinghao Zhang & Hongyu Li
S: Eric S Ransden & Michelle I Ransden
Book/Page: 67953/95, Date: 07/22/22
Mtg: Fairway Ind Mtg $648,000
Use: 4 Bdrm Colonial, Lot: 40219sf

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WORCESTER REGISTRY
continued

40 DAVIS ST **$625,000**
B: Samuel Favreau & Hannah Favreau
S: Irina M Bunaciu
Book/Page: 67930/302, Date: 07/19/22
Mtg: Northpoint Mortgage $562,400
Use: 4 Bdrm Colonial, Lot: 19998sf
Prior Sale: $465,000 (06/18)

46 MILK PORRIDGE CIR **$640,000**
B: Nathaniel Giles-Radley & Kris S Radley
S: Roger J Lin & Lauren Lin
Doc#: 000000000120603, Date: 07/22/22
Mtg: FM Home Loans LLC $190,000
Use: 3 Bdrm Split Entry, Lot: 20957sf

169 PLEASANT ST **$820,000**
B: Irina M Bunaciu
S: Doctor Ronald & Heather VanDeMerwe
Book/Page: 67950/154, Date: 07/22/22
Mtg: Fall River Five Cents $656,000
Use: 4 Bdrm Colonial, Lot: 69753sf

1 SMITH RD **$1,200,000**
B: Sing W Wong & Kaitlyn E Wong
S: Nancy P Harlan Tr, Tr for Nancy P Harlan RET
Doc#: 000000000120610, Date: 07/22/22
Mtg: Bangor Savings Bank $1,080,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 80015sf
Prior Sale: $851,500 (07/10)

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

CASTLE HILL RD **$1,711,000**
B: Alexander J Vander-Baan & Alexandra P Vander-Baan
S: Bernon Family Realty Assn
Book/Page: 67952/244, Date: 07/22/22
Mtg: UniBank for Savings $2,400,000

EMOND ST L:2 ..... **$100,000**
B: BD Homes LLC
S: Logan K Wante & Kristina M Wante
Book/Page: 67946/56, Date: 07/21/22

EMOND ST L:3 ..... **$100,000**
B: BD Homes LLC
S: Logan K Wante & Kristina M Wante
Book/Page: 67946/56, Date: 07/21/22

132 FOWLER RD **$675,000**
B: Cassandra Medeiros & Ruth Medeiros
S: Kelly J Smith
Book/Page: 67938/211, Date: 07/20/22
Use: 3 Bdrm Colonial, Lot: 73977sf
Prior Sale: $413,000 (03/19)

236 GOLDTHWAITE RD **$450,000**
B: Sherrie Torrey
S: Lauren Mathews
Book/Page: 67948/204, Date: 07/22/22
Mtg: Rocket Mortgage LLC $427,500
Use: 2 Bdrm Antique, Lot: 45663sf

33 HILLSIDE DR **$260,000**
B: Judith A Leonelli & Nicholas Leonelli
S: Anthony N Odonnell & Brittany Odonnell
Book/Page: 67953/10, Date: 07/22/22
Use: 3 Bdrm Ranch, Lot: 8283sf
Prior Sale: $264,600 (09/19)

34-36 HOPE ST **$160,000**
B: David Elkinson Tr, Tr for EB RT
S: Degmar Realty LLC
Book/Page: 67922/70, Date: 07/18/22
Use: Residential Developable Land, Lot: 12205sf
Prior Sale: $85,000 (02/20)

2128 PROVIDENCE RD **$310,000**
B: Matthew StGermain
S: Denis F Latour & Michael D Latour
Book/Page: 67938/190, Date: 07/20/22
Mtg: Denis F Latour $300,000
Use: 2-Family Family Flat, Lot: 2500sf
Prior Sale: $91,500 (10/11)

34 WHITIN AVE **$244,000**
B: Alexander J Vander-Baan & Alexandera P Vander-Baan
S: Bernon Family Rlty Assoc
Book/Page: 67952/92, Date: 07/22/22
Mtg: UniBank for Savings $352,500
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 19000sf
Prior Sale: $180,000 (09/12)

38 WHITIN AVE **$245,000**
B: Alexander J Vander-Baan & Alexandra P Vander-Baan
S: Bernon Family Rlty Assoc
Book/Page: 67952/164, Date: 07/22/22
Mtg: UniBank for Savings $354,000
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 9600sf
Prior Sale: $300,000 (11/10)

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

120 BARRE PLAINS RD **$670,000**
B: Kristian Solfiell & Virginia Orlando
S: Linda J Mueller
Book/Page: 67928/115, Date: 07/19/22
Mtg: Main Street Bank (MA) $610,000
Use: 2 Bdrm Contemporary, Lot: 435600sf

N BROOKFIELD RD **$40,000**
B: Andrew Ford & Jennifer Ford
S: Property Concepts LLC
Book/Page: 67939/75, Date: 07/20/22
Use: Residential Developable Land, Lot: 326700sf
Prior Sale: $30,000 (12/18)

Oxford

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	72	63
Median Price	$328,500	$340,000

▶ REAL ESTATE SALES

16 BALLARD ST **$308,750**
B: Hope M Mitchell
S: Chester D Rondeau & Nancy A Rondeau
Book/Page: 67937/334, Date: 07/20/22
Mtg: Savers Coop Bank $247,000
Use: 3 Bdrm Ranch, Lot: 13500sf

10 COUNTRY LN **$520,000**
B: Ronald Hamwey & Gina Hamwey
S: Joseph M Bostek & Christine C Bostek
Book/Page: 67950/309, Date: 07/22/22
Mtg: Total Mtg Svcs $400,000
Use: 3 Bdrm Colonial, Lot: 40000sf

663 MAIN ST **$150,000**
B: Matthew J Paul
S: Mary V Kuszewski
Book/Page: 67922/75, Date: 07/18/22
Use: Residential-multiple Bldgs, Lot: 22304sf

4 MATTHEW CIR **$510,000**
B: Christopher S Woeller & Lora M Woeller
S: John H Burke & Kathleen A Burke
Book/Page: 67950/351, Date: 07/22/22
Mtg: LoanDepot.Com $260,000
Use: 4 Bdrm Cape Cod, Lot: 23485sf

24 MONUMENT DR **$654,000**
B: Michael Faulkner
S: Norman F Chalupka & Marilyn Chalupka
Book/Page: 67932/58, Date: 07/19/22
Mtg: Movement Mtg LLC $621,300
Use: 4 Bdrm Colonial, Lot: 20475sf

171 OLD WEBSTER RD **$455,000**
B: Scott Angell & Shelley Angell
S: Nathaniel Ditommaso & Jesse Ditommaso
Book/Page: 67944/245, Date: 07/21/22
Mtg: Prestige Home Mtg LLC $364,000
Use: 7 Bdrm Ranch, Lot: 40087sf
Prior Sale: $320,000 (09/19)

15 THAYER POND DR U:3 ..... **$150,000**
B: Jane Pietrzak & Joseph Pietrzak
S: Jennifer Landgren & Peter Gillies
Book/Page: 67942/287, Date: 07/21/22
Use: 2 Bdrm Condo

18 WEST ST **$300,000**
B: Kristi L Robbins & Paul J Robbins
S: Matthew J Pandozzi & Jeannine M Pandozzi
Book/Page: 67941/274, Date: 07/21/22
Mtg: Movement Mtg LLC $285,000
Use: 3 Bdrm Conventional, Lot: 57418sf

Paxton

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	21	22
Median Price	$467,500	$430,000

▶ REAL ESTATE SALES

11 RED OAK ST **$450,000**
B: Edelson Almeida & Sonia Almeida
S: Michael Murray & Joel M Murray
Book/Page: 67930/191, Date: 07/19/22
Mtg: EMM Loans LLC $275,000
Use: 3 Bdrm Cape Cod, Lot: 44792sf

Phillipston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	10	9
Median Price	$348,500	$290,000

▶ REAL ESTATE SALES

10 COLONY RD **$480,000**
B: Jamiru Mutebi & Inocencia Kaley-Munro
S: Jessica Lewis & Jay Lewis
Book/Page: 67951/19, Date: 07/22/22
Mtg: Guaranteed Rate Inc $465,600
Use: 1-Family, Lot: 80009sf
Prior Sale: $440,000 (07/21)

Royalston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	3	10
Median Price	$272,000	$312,500

▶ REAL ESTATE SALES

82 ATHOL RD **$64,000**
B: Hilda Herrnkind
S: Speedwagon Investors LLC
Book/Page: 67942/149, Date: 07/21/22
Use: Mobile Home, Lot: 21780sf
Prior Sale: $41,500 (12/20)

TAFT HILL RD **$40,000**
B: Andrew Newton & Ellee Newton
S: Philip D Leger
Book/Page: 67952/3, Date: 07/22/22

Rutland

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	53	57
Median Price	$370,000	$478,000

▶ REAL ESTATE SALES

527 E COUNTY RD **$327,000**
B: Samantha L Logan & Jared W Logan
S: Robert J Frisch & Lisa A Frisch
Book/Page: 67953/186, Date: 07/22/22
Mtg: USAA Federal SB $312,000
Use: 4 Bdrm Conventional, Lot: 32670sf

14 SOUCY DR U:14 ..... **$399,900**
B: James Campbell-Hanna Sr
S: Brenda J Beardmore Tr, Tr for Brenda J Beardmore RET
Book/Page: 67940/380, Date: 07/21/22
Mtg: Rollstone Bk & Tr $319,920
Use: 2 Bdrm Condo
Prior Sale: $338,500 (04/21)

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

10 BERKSHIRE RD **$835,000**
B: Seied Zaniar-Hoseini & Theresa E Sommers
S: James L Brick & Carole S Cunniff
Book/Page: 67941/366, Date: 07/21/22
Mtg: HarborOne Mortgage $647,201
Use: 4 Bdrm Colonial, Lot: 40230sf

34 CROSS ST **$1,200,000**
B: Arvind K Batra & Kavita Batra
S: Heywood Estates LLC
Book/Page: 67953/242, Date: 07/22/22
Mtg: Berkshire Bank $960,000
Type: Adj
Use: Accessory Land Improved, Lot: 26299sf

34 EDGEMERE BLVD **$445,000**
B: Jose Bonilla & Bilta Bonilla
S: Kelly A Giguere
Book/Page: 67929/237, Date: 07/19/22
Mtg: Broker Solutions Inc $428,041
Use: 3 Bdrm Ranch, Lot: 6650sf
Prior Sale: $282,500 (10/17)

43 HOLMAN ST **$522,000**
B: Sheila Barter
S: James T Sweeney & Katlyn Mcgivern
Book/Page: 67936/303, Date: 07/20/22
Mtg: Movement Mtg LLC $417,600
Use: 4 Bdrm Cottage, Lot: 16016sf
Prior Sale: $345,000 (08/19)

41 LEBEAUX DR U:41 ..... **$530,786**
B: Wasim R Ahmed & Nazia Parveen-Ahmed
S: Mohamad A Chehadeh & Saeda Abdullah
Book/Page: 67944/200, Date: 07/21/22
Mtg: LoanDepot.Com $445,860
Use: 2 Bdrm Condo
Prior Sale: $317,500 (08/17)

42 MANOR RD **$420,000**
B: Taylor M Coutinho & Kevin M Arria
S: Gregory R Rohtstein & Lynne K Rohtstein
Book/Page: 67942/251, Date: 07/21/22
Mtg: Guaranteed Rate Inc $378,000
Use: 3 Bdrm Cape Cod, Lot: 8000sf
Prior Sale: $260,000 (08/13)

9 NOTCHBROOK RD **$660,000**
B: Sumana R Chintalapudi
S: Vasanthi Arakali Tr, Tr for Vasanthi Arakali RET
Book/Page: 67933/201, Date: 07/20/22
Mtg: Fairway Ind Mtg $627,000
Use: 3 Bdrm Colonial, Lot: 58370sf

40 RICHARD AVE **$675,000**
B: Balasundar Kandasamy & Mouniga Shriram
S: Catherine M Peters Tr, Tr for Catherine C Cosmo RT
Book/Page: 67938/128, Date: 07/20/22
Mtg: Drew Mortgage AssnInc $573,750
Use: 3 Bdrm Raised Ranch, Lot: 13700sf

32 TROWBRIDGE LN **$870,000**
B: Sokkalingam S Subramanian & Brahmi Idamakanti
S: Ryan M Wallace & Rebecca L Wallace
Book/Page: 67951/45, Date: 07/22/22
Mtg: Jeanne DArc CU $696,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 12500sf
Prior Sale: $436,000 (10/12)

4 VIEW ST **$183,945**
B: Caner K Dagli
S: Delia Dagli & Caner K Dagli
Doc#: 000000000120593, Date: 07/22/22
Mtg: Citizens Bank $500,000
Use: 4 Bdrm Colonial, Lot: 14156sf
Prior Sale: $435,000 (06/12)

8 WESTVIEW AVE **$565,000**
B: Sherrie Mcnamara & Thomas Mcnamara
S: Michael Saunier & Kerry Saunier
Book/Page: 67942/128, Date: 07/21/22
Mtg: Homebridge Financial $536,750
Use: 2 Bdrm Ranch, Lot: 14000sf
Prior Sale: $340,000 (01/20)

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

9 FIDDLE NECK LN **$1,375,000**
B: Linyus Luan
S: Alan D Osetek Tr, Tr for Osetek RT
Book/Page: 67942/302, Date: 07/21/22
Use: 4 Bdrm Colonial, Lot: 46391sf

5 SARSENSTONE WAY **$885,000**
B: Alex S Gilman & Julie Gilman
S: Pamela Chafetz-Lunder & Thomas Lunder
Book/Page: 67926/145, Date: 07/19/22
Mtg: Mortgage Networks Inc $708,000
Use: 4 Bdrm Colonial, Lot: 62726sf

4 WINCHESTER ST **$525,000**
B: Max G Andrus & Victoria M Kachinski
S: Christopher C Taylor & Racheal A Holt-Taylor
Book/Page: 67924/156, Date: 07/18/22
Mtg: St Marys Credit Union $420,000
Use: 3 Bdrm Old Style, Lot: 10890sf
Prior Sale: $350,000 (05/17)

32 WOODBURY RD **$675,000**
B: James Harris & Tarryn Simpson
S: David F Walzer & Diane K Walzer
Book/Page: 67938/387, Date: 07/20/22
Mtg: JPMorgan Chase Bank $450,000
Use: 3 Bdrm Split Level, Lot: 15699sf

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

323 DENNISON LN **$360,000**
B: Gladys Rosario
S: Thomas E Reznik & Kathleen E Reznik
Book/Page: 67948/384, Date: 07/22/22
Mtg: Citizens Bank $342,000
Use: 3 Bdrm Raised Ranch, Lot: 20909sf

▶ FORECLOSURE DEEDS

361 WORCESTER ST **$173,700**
B: Ryan Chase
S: Arthur B Bainton & Wells Fargo Bank NA
Book/Page: 67938/335, Date: 07/20/22
Use: 2-Family Two Family, Lot: 10454sf

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

5 CHERRY ST **$47,500**
B: 43 Orient LLC
S: Jolicoeur Ave Inc
Book/Page: 67952/399, Date: 07/22/22
Use: 1 Bdrm Bngl/cottage, Lot: 504sf

7 CHERRY ST **$47,500**
B: 43 Orient LLC
S: Donald B Lacaire
Book/Page: 67953/2, Date: 07/22/22
Use: Commercial Warehouse, Lot: 4549sf

68 CHERRY ST **$309,000**
B: Jessica R Deyo
S: Robert K Morrill & Caleb J Laird
Book/Page: 67928/30, Date: 07/19/22
Mtg: Fairway Ind Mtg $303,403
Use: 2-Family Family Flat, Lot: 9237sf
Prior Sale: $194,000 (07/20)

2 CONDON DR **$27,000**
B: Richard Chaffee
S: Paul A Guerin Jr & Julie Guerin
Book/Page: 67923/342, Date: 07/18/22
Use: Residential Developable Land, Lot: 164544sf

4 CONDON DR **$27,000**
B: Richard Chaffee
S: Paul A Guerin Jr & Julie Guerin
Book/Page: 67923/342, Date: 07/18/22
Use: Residential Developable Land, Lot: 45000sf

55 LAKESHORE DR **$610,000**
B: A R Innamorati 3rd & Angela J Innamorati
S: Lynne S Hartley Tr, Tr for Hartley FT
Book/Page: 67937/158, Date: 07/20/22
Mtg: Cross Country Mtg Inc $310,000
Use: 3 Bdrm Colonial, Lot: 4830sf
Prior Sale: $347,000 (05/17)

14 MAIN ST **$300,000**
B: Gianna Manzai
S: B2 LLC
Book/Page: 67930/109, Date: 07/19/22
Mtg: Inland B&T $294,566
Use: 2-Family Family Flat, Lot: 11739sf
Prior Sale: $95,000 (04/14)

3 NOTTINGHAM CIR **$875,000**
B: Halil Tugal & Lisa Tugal
S: Joanne Minardi Tr, Tr for Minardi RT 2015
Book/Page: 67938/302, Date: 07/20/22
Mtg: Mortgage Networks Inc $400,000
Use: 4 Bdrm Contemporary, Lot: 62614sf
Prior Sale: $499,900 (03/13)

10 SHERWOOD DR **$550,000**
B: John K Muenstermann
S: Stephen J Haynes & Lissa J Haynes
Book/Page: 67936/9, Date: 07/20/22
Mtg: Rocket Mortgage LLC $412,500
Use: 4 Bdrm Colonial, Lot: 73068sf

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

74 BENTWOOD DR U:74 ..... **$165,000**
B: Annalisa Sciullo & Brandyn Battles
S: Anthony A Sciullo & Lisa C Sciullo
Book/Page: 67943/137, Date: 07/21/22
Mtg: N Brookfield Svgs Bk $160,050
Use: 2 Bdrm Condo

47 BREAKNECK RD **$551,000**
B: Joshua Mclean & Amy Mclean
S: Christopher D Mattioli Sr & Barbara A Mattioli
Book/Page: 67940/221, Date: 07/21/22
Use: 4 Bdrm Colonial, Lot: 81457sf

34 CEDAR LAKE DR **$750,000**
B: William E Grise Jr & Michelle A Grise
S: Thomas O Mcconnell & Sharon M Mcconnell
Book/Page: 67923/172, Date: 07/18/22
Use: 3 Bdrm Colonial, Lot: 10454sf

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

MANCHAUG RD **$1,500,000**
B: Timothy Mahoney & Tammy L Mahoney
S: Nelson Linda I Est & Christine E Meuse
Book/Page: 67942/281, Date: 07/21/22

19 MILLERS WAY U:A **$300,000**
B: Joyce A Chaisson & Maureen Eggenschwiller
S: Michelle Langlois Tr, Tr for Nangle FT
Book/Page: 67942/164, Date: 07/21/22
Mtg: Movement Mtg LLC $225,000
Use: 2 Bdrm Condo

35 PARTRIDGE HILL RD **$615,000**
B: Carlos L Rivera & Marile Vazquez-Santiago
S: Thomas G Yahoub
Book/Page: 67938/262, Date: 07/20/22
Mtg: Metro Credit Union $579,500
Type: Adj
Use: 3 Bdrm Colonial, Lot: 13437sf
Prior Sale: $450,000 (07/20)

108 PURGATORY RD **$570,000**
B: David W Mccaslin & Cheri L Mccaslin
S: Turning Point Invs LLC
Book/Page: 67929/155, Date: 07/19/22
Mtg: Guaranteed Rate Inc $295,000
Use: 3 Bdrm Raised Ranch, Lot: 86534sf
Prior Sale: $241,320 (02/22)

98 WHEELOCK RD **$770,000**
B: Matthew Carroll & Ashley Carroll
S: Darlene E Entwisle
Book/Page: 67925/10, Date: 07/18/22
Mtg: Cornerstone Bank $616,000
Use: 3 Bdrm Cape Cod, Lot: 221570sf

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

196 BROOKS RD **$310,000**
B: Gregory Doyle
S: Jonas Timethiuas-Bradshaw & Kara M Bradshaw
Book/Page: 67924/209, Date: 07/18/22
Mtg: USAA Federal SB $310,000
Use: 3 Bdrm Cape Cod, Lot: 48787sf
Prior Sale: $232,000 (10/18)

36 GRAY RD **$379,000**
B: Stacy M Proctor
S: Keegan P Gallagher & Tracey Mauro
Book/Page: 67935/81, Date: 07/20/22
Mtg: Rollstone Bk & Tr $303,200
Use: 3 Bdrm Contemporary, Lot: 93654sf
Prior Sale: $319,000 (06/20)

24 SHORE DR **$760,000**
B: Brian S Nason & Nancy A Nason
S: Tiffany Thompson & Timothy Stewart
Book/Page: 67946/1, Date: 07/21/22
Mtg: Total Mtg Svcs $456,000
Use: 3 Bdrm Ranch, Lot: 19675sf
Prior Sale: $400,000 (06/21)

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

34 MENDON ST **$550,000**
B: Dylan Walsh
S: Adam Burke & Jennifer Burke
Book/Page: 67951/366, Date: 07/22/22
Mtg: Amerisave Mtg Corp $408,500
Use: 4 Bdrm Colonial, Lot: 42689sf
Prior Sale: $422,000 (08/18)

46 SCHOOL ST **$390,000**
B: Thomas A Norton
S: Julie A Simoes
Book/Page: 67934/390, Date: 07/20/22
Use: 3 Bdrm Cape Cod, Lot: 51401sf
Prior Sale: $245,000 (12/15)

170 SOUTH ST **$790,000**
B: Daniel R Mullen & Julie Bliss-Mullen
S: Kirk Schulkamp & Debra M Schulkamp
Book/Page: 67949/389, Date: 07/22/22
Mtg: Milford Fed Svgs Bk $632,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 101913sf

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

96 CROWNSHIELD AVE U:96 ..... **$494,990**
B: Antonio G Manzotti & Jordan N Campagnone
S: Autumn Ridge Condo LLC
Book/Page: 67953/275, Date: 07/22/22
Mtg: Fairway Ind Mtg $506,374
Use: Condo

140 CROWNSHIELD AVE U:140 ..... **$510,000**
B: Daniel M Johnson & Laura A Johnson
S: Tarik Akkoyunlu
Book/Page: 67930/216, Date: 07/19/22
Mtg: American Ngbd Mtg Acc $484,500
Use: Condo
Prior Sale: $456,740 (08/21)

10 GENTRY LN U:10 ..... **$344,000**
B: Mark E Manning & Mary A Gilfoyle
S: Aaron N Deletti & Priscilla Deletti
Book/Page: 67950/94, Date: 07/22/22
Mtg: Envoy Mtg LTD $240,800
Use: 2 Bdrm Condo
Prior Sale: $226,000 (10/17)

26 MARYWOOD ST **$390,000**
B: Molly V Linnane & James P Linnane Jr
S: Hillary J Evers
Book/Page: 67949/183, Date: 07/22/22
Mtg: UniBank for Savings $312,000
Type: Adj
Use: 3 Bdrm Old Style, Lot: 7501sf
Prior Sale: $280,000 (12/18)

310 MILLVILLE RD **$500,000**
B: Melissa A Haganey & Mitchell J Lafond
S: Donna L Caswell & Miles L Caswell
Book/Page: 67922/231, Date: 07/18/22
Mtg: New Fed Mtg Corp $475,000
Use: 4 Bdrm Colonial, Lot: 57935sf
Prior Sale: $276,000 (07/13)

21 MURPHYS WAY **$965,000**
B: Christina Pollinger & Joshua Pollinger
S: Sean Pizarro
Book/Page: 67931/52, Date: 07/19/22
Mtg: Shrewsbury Mun EFCU $645,000
Use: 4 Bdrm Colonial, Lot: 43695sf
Prior Sale: $510,000 (04/17)

WATERMAN WAY **$40,000**
B: Kevin Pallotta & Lauren Pallotta
S: Julie M Butler & Vernon J Butler
Book/Page: 67940/323, Date: 07/21/22

Warren

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	25	20
Median Price	$258,000	$272,500

▶ REAL ESTATE SALES

755 SOUTH ST **$280,000**
B: Joseph E Baker & Ashlyn Drost
S: Tricia A Brennan
Book/Page: 67932/234, Date: 07/19/22
Mtg: Norwich Commercal Grp $152,625
Use: 3 Bdrm Ranch, Lot: 15682sf

Webster

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	106	65
Median Price	$302,500	$375,000

▶ REAL ESTATE SALES

27 BLUEBERRY HL **$450,000**
B: Volfgang Dalipi & Shannon Lavner
S: Jennifer M Connor
Book/Page: 67936/94, Date: 07/20/22
Mtg: Homebridge Financial $436,500
Use: 4 Bdrm Colonial, Lot: 48526sf

31 BRANDES ST **$435,000**
B: Michael Mandrus
S: William J Ludovico Jr & Paula Ludovico
Book/Page: 67945/30, Date: 07/21/22
Mtg: Fairway Ind Mtg $400,200
Use: 3 Bdrm Raised Ranch, Lot: 14875sf
Prior Sale: $219,000 (03/15)

12 BRODEUR AVE **$461,000**
B: Jennifer M Connor
S: Juliann Silvestri & Jerry Silvestri
Book/Page: 67938/62, Date: 07/20/22
Mtg: Milford Fed Svgs Bk $170,000
Use: 3-Family Mlti-unt Blg, Lot: 21235sf
Prior Sale: $287,000 (08/19)

20 KINGSBURY RD **$500,000**
B: Tony E Sousa Sr & Ermelinda Sousa
S: Jocelyn Mercer & Jourdan A Mercer
Book/Page: 67942/117, Date: 07/21/22
Use: 4 Bdrm Raised Ranch, Lot: 61855sf
Prior Sale: $340,000 (10/20)

8-8R PROSPECT ST **$579,000**
B: Jean B Platel & Chantale Narcisse
S: Alexandra Xanthopoulos & Sophia Foisy
Book/Page: 67930/156, Date: 07/19/22
Mtg: Northpoint Mortgage $568,512
Use: Residential-multiple Bldgs, Lot: 12502sf

42 S SHORE RD **$500,000**
B: Dana Olson
S: Jessica Ladieu-Olson & Dale Olson
Book/Page: 67935/220, Date: 07/20/22
Mtg: Envision Bank $300,000
Use: 5 Bdrm Colonial, Lot: 6449sf
Prior Sale: $285,000 (05/15)

West Boylston

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	39	38
Median Price	$377,200	$416,500

▶ REAL ESTATE SALES

CENTURY DR L:54 ..... **$2,500,000**
B: Birdland Hill LLC
S: St Pierre Assoc 2 LP
Doc#: 000000000120569, Date: 07/19/22
Mtg: Main Street Bank (MA) $2,463,750

36 CHURCH ST **$300,000**
B: Helio Barbosa-Oliveira & Melry Corra
S: Virginia M Aiello Ad, Adm for Mccormick John F 3rd Est
Book/Page: 67948/153, Date: 07/22/22
Mtg: Cornerstone Bank $225,000
Use: 2-Family Conventional, Lot: 4792sf

West Brookfield

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	22	30
Median Price	$292,500	$347,250

▶ REAL ESTATE SALES

34 WHISPERING PINE DR **$230,000**
B: Stephanie White
S: Andrew M Douglass
Book/Page: 67953/332, Date: 07/22/22
Mtg: LoanDepot.Com $225,834
Use: 2 Bdrm Ranch, Lot: 17424sf

Westborough

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	85	58
Median Price	$620,000	$703,750

▶ REAL ESTATE SALES

26 CRESTVIEW DR **$650,000**
B: Urfan K Sadozai & Chandni S Sadozai
S: George M Thompson Jr & Kathryn M Thompson
Book/Page: 67953/162, Date: 07/22/22
Mtg: Leader Bank NA $520,000
Use: 3 Bdrm Ranch, Lot: 20656sf

60 FLANDERS RD **$425,000**
B: Matthew P Huegel
S: Vineet Parikh
Book/Page: 67937/359, Date: 07/20/22
Mtg: Prestige Home Mtg LLC $340,000
Use: 3 Bdrm Cape Cod, Lot: 33837sf
Prior Sale: $365,000 (06/20)

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5 JEFFERSON RD **$632,500**
B: Shailesh Gadave & Yugandhara Shete
S: Staffan P Oberg
Book/Page: 67939/383, Date: 07/21/22
Mtg: Cornerstone Bank $569,250
Type: Adj
Use: 3 Bdrm Colonial, Lot: 25626sf

145 MILK ST U:5 ..... **$240,000**
B: Jihad Haddad
S: Lori Doan
Book/Page: 67950/121, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $179,000 (01/19)

147 MILK ST U:5 ..... **$240,000**
B: Jihad Haddad
S: Lori Doan
Book/Page: 67950/121, Date: 07/22/22
Use: 2 Bdrm Condo
Prior Sale: $188,000 (03/19)

149 MILK ST U:21 ..... **$275,000**
B: Jared E Pfost & Rachel H Pfost
S: Kaio Barbosa
Book/Page: 67952/196, Date: 07/22/22
Mtg: Total Mtg Svcs $261,250
Use: 2 Bdrm Condo
Prior Sale: $165,000 (01/19)

151 MILK ST U:5 ..... **$240,000**
B: Jihad Haddad
S: Lori Doan
Book/Page: 67950/121, Date: 07/22/22
Mtg: Rocket Mortgage LLC $180,000
Use: 2 Bdrm Condo
Prior Sale: $160,000 (01/19)

151 MILK ST U:7 ..... **$266,000**
B: Ameer H Tawakli
S: Vanessa Kotob
Book/Page: 67923/301, Date: 07/18/22
Mtg: Movement Mtg LLC $252,700
Use: 2 Bdrm Condo
Prior Sale: $142,500 (07/15)

2 MOSES WHEELOCK LN U:2 ..... **$765,000**
B: Thomas George & Dimple Pulikkal-Jacob
S: Prashant Ahuja & Shivani Ahuja
Book/Page: 67951/143, Date: 07/22/22
Mtg: Envision Bank $535,500
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $525,000 (08/15)

1103 PETERS FARM WAY U:1103 ..... **$352,235**
B: Anne E Dawson
S: Pulte Hm Of New Eng LLC
Book/Page: 67931/331, Date: 07/19/22
Mtg: Pulte Mortgage Corp $152,235
Use: Condo

1104 PETERS FARM WAY U:1104 ..... **$373,025**
B: Vicki A Ahearn & Donald R Pascucci
S: Pulte Hm Of New Eng LLC
Book/Page: 67928/306, Date: 07/19/22
Use: Condo

1106 PETERS FARM WAY U:1106 ..... **$536,355**
B: David Blanchard Tr, Tr for Blanchard FT
S: Pulte Hm Of New Eng LLC
Book/Page: 67923/77, Date: 07/18/22
Use: Condo

1110 PETERS FARM WAY U:1110 ..... **$384,200**
B: Carolyn Briggs-Peters
S: Pulte Hm Of New Eng LLC
Book/Page: 67951/201, Date: 07/22/22
Mtg: Pulte Mortgage Corp $174,200
Use: Condo

1111 PETERS FARM WAY U:1111 ..... **$414,325**
B: Brett M Miller
S: Pulte Hm Of New Eng LLC
Book/Page: 67954/16, Date: 07/22/22
Mtg: Pulte Mortgage Corp $331,400
Use: Condo

12 REVEREND THOMAS HOOKER RD... **$990,000**
B: Vignesh Krubai & Anupama Umakanth
S: John A Visser & Nancy L Visser
Book/Page: 67953/132, Date: 07/22/22
Mtg: MSA Mortgage LLC $170,000
Use: 4 Bdrm Colonial, Lot: 31699sf

2213 TALBOT WAY U:2213 ..... **$535,000**
B: Diana C VanEtten
S: Leann E Leavitt
Book/Page: 67920/140, Date: 07/18/22
Use: 2 Bdrm Condo

1 TREETOP PARK U:1 ..... **$435,500**
B: Vigneish Kathavarayan
S: Katherine R Johnson
Book/Page: 67950/273, Date: 07/22/22
Mtg: Digital FCU $361,250
Type: Adj
Use: 2 Bdrm Condo

Winchendon

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	46
Median Price	$273,000	$313,000

► REAL ESTATE SALES

339 MAPLE ST **$400,000**
B: Sang Yang & Nou Yang
S: David Gambone & Akacia Gambone
Book/Page: 67933/25, Date: 07/19/22
Mtg: Mortgage Research Ctr $409,200
Use: 2 Bdrm Split Entry, Lot: 31363sf
Prior Sale: $161,000 (09/18)

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

14 BALDER RD **$250,000**
B: RVZ Investments Inc
S: Eleanor M Corneau
Book/Page: 67927/374, Date: 07/19/22
Mtg: ECF Fund 1 LLC $292,400
Use: 3 Bdrm Conventional, Lot: 8208sf

209 BEACONSFIELD RD **$339,900**
B: Kevin White
S: Matthew L Camfield & Julie A Camfield
Book/Page: 67948/291, Date: 07/22/22
Mtg: US Bank NA $328,555
Use: 3 Bdrm Colonial, Lot: 9250sf

45 BLOSSOM ST **$325,000**
B: George M Kingoo & Joy Saez
S: Roberto Cruz-Martinez & Leyda Rivera-Crespo
Book/Page: 67931/165, Date: 07/19/22
Mtg: OCMBC Inc $319,113
Use: 3 Bdrm Colonial, Lot: 2256sf
Prior Sale: $245,000 (12/20)

409 BRIDLE PATH **$808,000**
B: Amy Gomes & Jarrod Gomes
S: John E Labossiere & Lisa M Labossiere
Book/Page: 67931/29, Date: 07/19/22
Mtg: Avidia Bank $727,200
Type: Adj
Use: 3 Bdrm Conventional, Lot: 3825sf

9 BROOKDALE ST **$480,000**
B: Linda A Boateng & Samuel Oppong-Krampah
S: James O Owusu & Grace Owusu
Book/Page: 67931/193, Date: 07/19/22
Mtg: Envoy Mtg LTD $471,306
Use: 2-Family Two Family, Lot: 8625sf
Prior Sale: $256,000 (10/15)

534 CAMBRIDGE ST **$750,000**
B: Living In Freedom
S: Quality Contracting Inc
Book/Page: 67949/363, Date: 07/22/22
Mtg: Webster FiveCent Svgs $525,000
Use: Office Bldg-general, Lot: 6810sf

536 CAMBRIDGE ST **$750,000**
B: Living In Freedom
S: Quality Contracting Inc
Book/Page: 67949/363, Date: 07/22/22
Mtg: Webster FiveCent Svgs $525,000
Use: Parking Lot, Lot: 4728sf

76 CAMELOT DR U:76 ..... **$306,000**
B: Daphne Lambert
S: Emily Ditullio & Brandon Ditullio
Book/Page: 67925/341, Date: 07/18/22
Mtg: Caliber Home Loans $233,600
Use: 2 Bdrm Condo
Prior Sale: $158,000 (06/14)

21 COMMODORE RD **$315,000**
B: Margarita Veras & Charles Bonilla
S: Christina E Drogkaris Tr, Tr for Nicholas C Mazanitis FT
Book/Page: 67945/252, Date: 07/21/22
Mtg: Mortgage Networks Inc $309,294
Use: 3 Bdrm Colonial, Lot: 8060sf

89 CREST CIR **$315,000**
B: Henry Contreras
S: Instant Homes LLC
Book/Page: 67926/65, Date: 07/19/22
Mtg: Rocket Mortgage LLC $309,294
Use: 3 Bdrm Duplex, Lot: 4169sf
Prior Sale: $145,500 (05/19)

60 ELM ST U:2 ..... **$160,000**
B: Laura Owanisian
S: G Rebecca Tayler
Book/Page: 67942/309, Date: 07/21/22
Mtg: Digital FCU $60,000
Use: 1 Bdrm Condo
Prior Sale: $115,500 (08/19)

17 FERDINAND ST **$510,000**
B: Emely Henriquez & Manuel Henriquez
S: Vivian I Rawson
Book/Page: 67951/313, Date: 07/22/22
Mtg: Envoy Mtg LTD $492,978
Use: 2-Family Two Family, Lot: 9375sf

2 FRONGILLO FARM RD **$475,000**
B: Kiran K Nanduru & Pavani Bethapodi
S: Kevin M Mcgillicuddy & Mary E Mcgillicuddy
Book/Page: 67924/78, Date: 07/18/22
Mtg: Leader Bank NA $451,250
Use: 3 Bdrm Duplex, Lot: 5167sf

264 GRAFTON ST **$820,000**
B: RWJC Properties LLC
S: Ronald P Brosnan Tr, Tr for Ronald P Brosnan T
Book/Page: 67937/389, Date: 07/20/22
Mtg: Rockland Tr Co $574,000
Use: Mixed Use-prim Res & Comm, Lot: 13729sf

105 GRANDVIEW AVE **$455,000**
B: Rubimar A Ramos-Guillen & Willy R Almazar
S: Jamie P Duquette
Book/Page: 67924/183, Date: 07/18/22
Mtg: Envoy Mtg LTD $446,758
Use: 2-Family Two Family, Lot: 6000sf

21 ILLINOIS ST U:102 ..... **$180,000**
B: Walid El-Ferzli
S: Ghassan Mehdi
Book/Page: 67920/242, Date: 07/18/22
Use: Condo
Prior Sale: $90,000 (02/16)

38 KING PHILIP RD **$415,000**
B: Cassondra L Sekula & Edith Velez-Ruiz
S: Central City Prop LLC
Book/Page: 67930/268, Date: 07/19/22
Mtg: Caliber Home Loans $407,483
Use: 2 Bdrm Conventional, Lot: 7262sf
Prior Sale: $130,000 (11/21)

65 LAKE AVE U:214 ..... **$425,000**
B: Ximena M Castro
S: Charles P Grandy
Book/Page: 67942/337, Date: 07/21/22
Mtg: Security First Mtg Fn $318,750
Use: 2 Bdrm Condo

305 LAKE AVE **$295,000**
B: Erin N Semagin-Damio
S: Christopher R Mackay & Caitlin E Fogarty
Book/Page: 67943/4, Date: 07/21/22
Mtg: Guaranteed Rate Inc $271,400
Use: 3 Bdrm Bngl/cottage, Lot: 3600sf

5 LOCUST AVE **$580,000**
B: Jared Forman & Donata Forman
S: Yudis B Coneo & Elfego M Bahena
Book/Page: 67922/192, Date: 07/18/22
Use: 2-Family Two Family, Lot: 7670sf
Prior Sale: $272,000 (08/21)

37 LONGMEADOW AVE **$335,000**
B: Suk Tamang
S: Frances A Lively
Book/Page: 67935/146, Date: 07/20/22
Mtg: Guild Mortgage Co $268,000
Use: 3 Bdrm Ranch, Lot: 6382sf

39 MAY ST **$440,000**
B: Pal RE LLC
S: Claire J Frasier
Book/Page: 67947/257, Date: 07/22/22
Mtg: Winchester Cp Bk $330,000
Use: 2-Family Two Family, Lot: 7200sf
Prior Sale: $205,000 (07/15)

46 MERLIN CT U:46 ..... **$257,000**
B: Franck P Berquez & Teresa S Berquez
S: Joanne M Corrigan
Book/Page: 67942/28, Date: 07/21/22
Mtg: Drew Mortgage Assnlnc $150,000
Use: 2 Bdrm Condo

19 MIDGLEY LN **$475,000**
B: Eduard Arriaga-Arango & Marcela Otalora-Prieto
S: William J Garnett & Katharine M Garnett
Book/Page: 67942/1, Date: 07/21/22
Mtg: Embrace Home Loans $451,250
Use: 3 Bdrm Duplex, Lot: 9484sf

24 MILL ST **$1,350,000**
B: Worcester Hsng Authority
S: DKM Realty LLC
Book/Page: 67940/286, Date: 07/21/22
Use: Retail-service, Lot: 25822sf
Prior Sale: $5,357,000 (09/10)

47 MONTAGUE ST **$550,000**
B: Dung V Nguyen & Chi D Le
S: Real Est Alternatives Inc
Book/Page: 67945/110, Date: 07/21/22
Mtg: Ross Mortgage Co Inc $364,000
Use: Residential Developable Land, Lot: 11541sf

43 OREAD ST **$867,400**
B: Hua Zhao
S: 43 Oread Street LLC
Book/Page: 67933/165, Date: 07/20/22
Mtg: Rockland Tr Co $674,400
Use: 3-Family Family Flat, Lot: 7963sf
Prior Sale: $230,800 (08/20)

43 ORIENT ST **$675,000**
B: Bachir M Atallah
S: Emad R Benyamin
Book/Page: 67939/322, Date: 07/21/22
Mtg: Envoy Mtg LTD $506,250
Use: Apartment Bldg - 4-8 Units, Lot: 5000sf

122-B PAINE ST **$405,000**
B: Clement Berko
S: Vito Giacalone
Book/Page: 67922/383, Date: 07/18/22
Mtg: Digital FCU $392,850
Use: 3 Bdrm Duplex, Lot: 4010sf
Prior Sale: $274,000 (02/17)

1360 PLEASANT ST **$330,000**
B: Thamir H Mahmood & Bashayer A Al-Eyadah
S: Dale L Benander & Alexis J Benander
Book/Page: 67927/16, Date: 07/19/22
Mtg: Envoy Mtg LTD $324,022
Use: 3 Bdrm Ranch, Lot: 14380sf

17 RILEY ST **$280,000**
B: Sandra Bazitya
S: James Parmenter & Rebecca R Parmenter
Book/Page: 67934/358, Date: 07/20/22
Mtg: United Wholesale Mtg $274,928
Use: 2 Bdrm Conventional, Lot: 3786sf
Prior Sale: $49,000 (04/21)

34 RODNEY ST **$310,000**
B: Lys Joseph
S: Safaa A Mhawi & Baha A Muhawi
Book/Page: 67938/36, Date: 07/20/22
Mtg: Guaranteed Rate Inc $279,000
Use: 4 Bdrm Duplex, Lot: 2453sf
Prior Sale: $108,250 (09/15)

5 ROYAL RD **$290,000**
B: Helios Mako & Andi Loce
S: Gabriella Michael F Est & Sara Spooner
Book/Page: 67943/45, Date: 07/21/22
Use: 2 Bdrm Raised Ranch, Lot: 7000sf

31 ROYAL RD **$335,000**
B: Elki J Acevedo-Castro
S: Michael J Jessie
Book/Page: 67930/243, Date: 07/19/22
Mtg: OCMBC Inc $328,932
Use: 3 Bdrm Ranch, Lot: 10593sf

25 SHELBY ST **$561,600**
B: Saul J Silva
S: Murilo S Silva & Myllene Batista-Silva
Book/Page: 67924/328, Date: 07/18/22
Mtg: Radius Financial Grp $392,700
Use: Apartment Bldg - 4-8 Units, Lot: 5000sf
Prior Sale: $137,000 (05/13)

300 SOUTHBRIDGE ST **$925,000**
B: 8-10 Upland LLC
S: Benjamin Mantyla Tr, Tr for Saul Talber T
Doc#: 000000000120599, Date: 07/22/22
Mtg: Saul Talber T $595,000
Use: Mixed Use-prim Comm & Other, Lot: 31254sf

1048 SOUTHBRIDGE ST **$1,150,000**
B: VVL Realty LLC
S: David S Carlson Tr, Tr for Bridges RT
Book/Page: 67925/249, Date: 07/18/22
Mtg: Bridges RT $900,000
Use: Parking Lot, Lot: 18020sf
Prior Sale: $175,000 (08/14)

47 STERLING ST **$579,900**
B: Jacky Marvens-Andre
S: Evaldo Simoncelis
Book/Page: 67929/262, Date: 07/19/22
Mtg: Movement Mtg LLC $463,920
Use: 3-Family Family Flat, Lot: 4800sf
Prior Sale: $520,000 (06/21)

105 STERLING ST **$569,000**
B: Anderson Forestal
S: Harriett Maxime & Watson Maxime
Book/Page: 67951/339, Date: 07/22/22
Mtg: Citizens Bank $540,550
Use: 3-Family Family Flat, Lot: 5000sf

251 SUNDERLAND RD U:251 ..... **$290,000**
B: Donald R Lhoest & Violette D Cassiers
S: Michelle L Campbell Tr, Tr for M L Campbell 2020 RET
Book/Page: 67952/30, Date: 07/22/22
Mtg: Huntington Natl Bank $232,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $90,000 (08/11)

270 SUNDERLAND RD U:70 ..... **$180,000**
B: Joseph Boyle
S: Joseph P Lauzier & Darcy S Lauzier
Book/Page: 67949/333, Date: 07/22/22
Use: 2 Bdrm Condo

275 SUNDERLAND RD U:275 ..... **$229,900**
B: Kathleen Linde
S: Dennis A Digiando & Mary L Digiando
Book/Page: 67940/311, Date: 07/21/22
Use: 2 Bdrm Condo

19-B TIMROD DR **$300,000**
B: Arkan Zako & Dina Alshaaya
S: Thomas J Downey & Vickie M Downey
Book/Page: 67942/199, Date: 07/21/22
Mtg: Envoy Mtg LTD $285,000
Use: 2 Bdrm Duplex, Lot: 5020sf

2 UNCATENA AVE **$350,000**
B: Michelle Edmonds
S: Daniel Pareene & Nathalie V Pareene
Book/Page: 67951/271, Date: 07/22/22
Mtg: Avidia Bank $250,000
Type: Adj
Use: 2 Bdrm Bngl/cottage, Lot: 6944sf
Prior Sale: $201,000 (11/21)

14 WAHNITA RD **$425,000**
B: Patrick Brank & Abigail Strub
S: Thomas A Schoenfeld & Nancy M Schoenfeld
Book/Page: 67949/282, Date: 07/22/22
Mtg: Webster FiveCent Svgs $340,000
Use: 3 Bdrm Cape Cod, Lot: 10230sf

11 WILLOW ST **$337,000**
B: Angel D Rivera-Lopez & Joann M Navarro
S: Leeann Roberts
Book/Page: 67949/247, Date: 07/22/22
Mtg: Bank of Canton $320,150
Use: 3 Bdrm Conventional, Lot: 7196sf
Prior Sale: $109,000 (08/13)

Worcester Registry

Northern District

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

Ashburnham

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	43	45
Median Price	$318,000	$320,000

► REAL ESTATE SALES

42 FITCHBURG RD **$430,000**
B: Elliot Kuzma & Kirsten Kuzma
S: Bobbie L Hubbard
Book/Page: 10380/184, Date: 07/20/22
Mtg: Total Mtg Svcs $365,500
Use: 3 Bdrm Cape Cod, Lot: 46699sf
Prior Sale: $215,000 (07/15)

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

128 CATHY ST **$585,900**
B: Laura Vlachos
S: Leo Roy & Maria Roy
Book/Page: 10378/70, Date: 07/18/22
Mtg: Mortgage Networks Inc $215,900
Use: 4 Bdrm Ranch, Lot: 15530sf

376 CLARENDON ST **$220,000**
B: Dallas Zabala-Alvarez & Miguel A Rivas
S: Alice M Jercha
Book/Page: 10381/254, Date: 07/22/22
Use: 3-Family Family Flat, Lot: 4896sf

41 DUMAIS ST **$280,000**
B: AG Dream Flip LLC
S: Truist Bank
Book/Page: 10382/197, Date: 07/22/22
Mtg: Erik T Potter $335,000
Use: Apartment Bldg - 4-8 Units, Lot: 7474sf
Prior Sale: $342,679 (01/14)

230 FRANKLIN RD **$275,000**
B: Thomas D Wall
S: Franklin Road Realty LLC
Book/Page: 10380/201, Date: 07/20/22
Mtg: JPMorgan Chase Bank $220,000
Use: 2-Family Mlti-unt Blg, Lot: 13876sf
Prior Sale: $210,000 (11/17)

18 HIGHLAND CT **$373,000**
B: Henry A Jimenez
S: Daniel J Carmenatty
Book/Page: 10378/312, Date: 07/18/22
Mtg: Fairway Ind Mtg $366,244
Use: 2-Family Mlti-unt Blg, Lot: 9362sf
Prior Sale: $210,000 (09/19)

855 JOHN FITCH HWY U:24 ..... **$167,000**
B: Fatima Bougma
S: Michael J Orourke & Anne C Orourke
Book/Page: 10380/61, Date: 07/20/22
Mtg: Jeanne DArc CU $125,250
Type: Adj
Use: 1 Bdrm Condo

219 MOUNT ELAM RD **$390,000**
B: Katherine Knight
S: Lonny Jennings
Book/Page: 10380/21, Date: 07/20/22
Use: 3 Bdrm Cape Cod, Lot: 21674sf
Prior Sale: $267,000 (07/17)

101 RAINVILLE AVE **$370,000**
B: Bonaventure Lekeaka
S: Patricia A Keane Tr, Tr for Keane INT
Book/Page: 10381/105, Date: 07/21/22
Mtg: Republic State Mtg Co $351,500
Use: 4 Bdrm Colonial, Lot: 7000sf

206 WILL THOMPSON WAY **$600,000**
B: Matthew Meadows & Jennifer Meadows
S: Evangelos Kirousis & Pamela K Kirousis
Book/Page: 10382/80, Date: 07/22/22
Mtg: Mortgage Research Ctr $491,790
Use: 3 Bdrm Colonial, Lot: 46675sf

8 WORCESTER ST **$330,000**
B: Christopher Doloriert
S: June E Swett Tr, Tr for Swett LT
Book/Page: 10382/60, Date: 07/22/22
Mtg: Salem Five Mtg Co $247,500
Use: 3-Family Family Flat, Lot: 4788sf

Leominster

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	197	161
Median Price	$365,000	$380,000

► REAL ESTATE SALES

20 ABBEY RD U:204 ..... **$205,000**
B: Joao C Barbieri & Luci De-Biagio
S: Margot Xarras
Book/Page: 10377/324, Date: 07/18/22
Use: 2 Bdrm Condo

90 ALDER DR **$15,000**
B: Kenneth Vivo-Amore & Patricia A Vivo-Amore
S: Dawn A Vivo-Amore
Book/Page: 10380/318, Date: 07/21/22
Use: 3 Bdrm Ranch, Lot: 10000sf

37 CHRISTINE ST **$450,000**
B: Dixon W Louis & Vanessa Etienne-Louis
S: Enjoy Homes Inc
Book/Page: 10381/314, Date: 07/22/22
Mtg: Guaranteed Rate Affin $427,500
Use: 3 Bdrm Ranch, Lot: 14165sf
Prior Sale: $221,000 (01/22)

23 COMSTOCK RD **$480,000**
B: Jennifer C Landers & Cameron S Landers
S: Donna J Kearney
Book/Page: 10380/365, Date: 07/21/22
Mtg: IC Credit Union $450,000
Use: 4 Bdrm Colonial, Lot: 22699sf

34 COTTON ST **$518,000**
B: Ahmed N Al-Musawee
S: Eldamar Properties LLC
Book/Page: 10380/159, Date: 07/20/22
Mtg: Prime Lending Inc $503,708
Use: 2-Family Two Family, Lot: 4105sf
Prior Sale: $62,000 (06/10)

32 CRIMSON CT **$500,000**
B: Daniel B Suarez & Kaitlyn M Ice
S: Cheryl D Costley
Book/Page: 10381/369, Date: 07/22/22
Mtg: HarborOne Mortgage $450,000
Use: 3 Bdrm Colonial, Lot: 15381sf

31 FLORENCE ST **$530,000**
B: Todd P Ferreira & Rebecca L Ferreira
S: Brittany Dellechiaie
Book/Page: 10382/175, Date: 07/22/22
Mtg: IC Credit Union $145,000
Use: 3 Bdrm Colonial, Lot: 11326sf
Prior Sale: $360,000 (03/19)

21 HAYNES CT **$456,000**
B: Derek Mellor & Katie Quigley-Mellor
S: Harry B Quarles Tr, Tr for Quarles LT
Book/Page: 10382/38, Date: 07/22/22
Mtg: Mortgage Research Ctr $466,488
Use: 3 Bdrm Conventional, Lot: 6973sf

29 INDEPENDENCE DR **$560,000**
B: Haileyesus Bekele & Askal Fenta
S: Robert F Macarthur & Barbara J Macarthur
Book/Page: 10381/335, Date: 07/22/22
Mtg: Cross Country Mtg Inc $504,000
Use: 3 Bdrm Colonial, Lot: 12559sf

13 KEENELAND CIR **$600,000**
B: Giancarlo DosSantos
S: Justin A Larguinho & Courtney Larguinho
Book/Page: 10381/121, Date: 07/21/22
Mtg: Rocket Mortgage LLC $480,000
Use: 3 Bdrm Colonial, Lot: 18672sf
Prior Sale: $280,000 (11/12)

51 KENDALL HILL RD **$728,000**
B: Marc A Baptiste & Rose Pierre-Adrien
S: Richard E Kessel & Cynthia B Kessel
Book/Page: 10380/97, Date: 07/20/22
Mtg: Sistar Mortgage CO $582,400
Use: 3 Bdrm Colonial, Lot: 26972sf
Prior Sale: $479,900 (09/18)

479 LINDELL AVE **$650,000**
B: Sebastian A Dill
S: James M Reilly & Cara R Reilly
Book/Page: 10378/170, Date: 07/18/22
Mtg: Drew Mortgage Assnlnc $520,000
Use: 3 Bdrm Colonial, Lot: 20240sf

79 LORCHRIS ST **$405,000**
B: Franklyn A Brown
S: Todd P Ferreira & Rebecca L Ferreira
Book/Page: 10382/17, Date: 07/22/22
Mtg: Caliber Home Loans $397,664
Use: 3 Bdrm Cape Cod, Lot: 8855sf
Prior Sale: $199,900 (07/14)

19 MEADOW POND DR U:B **$282,500**
B: Patti A Doherty & Edward J Doherty 3rd
S: Kerry Towell
Book/Page: 10382/105, Date: 07/22/22
Mtg: Fairway Ind Mtg $200,000
Use: 2 Bdrm Condo
Prior Sale: $94,280 (01/18)

143 MERRIAM AVE **$550,000**
B: Tyler Madison & Maren Madison
S: Kevin M Fitzpatrick Tr, Tr for Fitzpatrick Family RET
Book/Page: 10381/294, Date: 07/22/22
Mtg: United Wholesale Mtg $540,038
Use: 2-Family Two Family, Lot: 14284sf

49 NEWTON HTS **$390,000**
B: Karla I Lozano & Karen Pearl-Goudreau
S: Michael P Kennedy & Elizabeth J Kennedy
Book/Page: 10380/253, Date: 07/20/22
Mtg: Envoy Mtg LTD $378,300
Use: 3 Bdrm Ranch, Lot: 13200sf

163 SMITH ST **$460,000**
B: Cameron South
S: Steven Kurtz & Kathy Kurtz
Book/Page: 10380/27, Date: 07/20/22
Mtg: Onto Mortgage LLC $470,580
Use: 2 Bdrm Ranch, Lot: 11000sf
Prior Sale: $248,000 (11/17)

116 TISDALE ST **$470,000**
B: Nicholas P Marchetta & Robin E Marchetta
S: Erik R Serating & Michele C Serating
Book/Page: 10378/148, Date: 07/18/22
Mtg: Mortgage Networks Inc $453,550
Use: 3 Bdrm Colonial, Lot: 10313sf

Lunenburg

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	64	61
Median Price	$397,450	$455,000

► REAL ESTATE SALES

43 CORTLAND CIR U:43 ..... **$701,000**
B: Franconia RE Services Inc
S: Gregory D Kelly & Jacqueline M Kelly
Book/Page: 10379/25, Date: 07/18/22
Use: 2 Bdrm Condo, Lot: 28314sf
Prior Sale: $414,000 (10/18)

43 CORTLAND CIR U:43 ..... **$701,000**
B: Luke Emerson & Sara Emerson
S: Franconia RE Services Inc
Book/Page: 10379/30, Date: 07/18/22
Mtg: Cooperative Bank $496,000
Use: 2 Bdrm Condo, Lot: 28314sf
Prior Sale: $414,000 (10/18)

327 HOLLIS RD **$550,000**
B: Derek Cabral & Virginia Villanueva
S: John J West Jr Tr, Tr for West FT
Book/Page: 10379/239, Date: 07/19/22
Mtg: Guild Mortgage Co $385,000
Use: 4 Bdrm Cape Cod, Lot: 130530sf

385 HOWARD ST **$375,000**
B: Jessie E Spinelli
S: Hunter Eric L Est & Leslie L Hunter
Book/Page: 10378/260, Date: 07/18/22
Mtg: Total Mtg Svcs $337,500
Use: 3 Bdrm Ranch, Lot: 67082sf

63 HUNTING HILL RD **$689,000**
B: Michaela A Montecalvo & Robert Svirsky 3rd
S: James A Dagostino & Beverly M Dagostino
Book/Page: 10378/360, Date: 07/18/22
Mtg: USAA Federal SB $253,500
Use: 3 Bdrm Colonial, Lot: 69260sf

10 MAPLE PKWY **$320,000**
B: Zachary P Vestigo & Virginia R Vestigo
S: David Keiselbach & Julia Keiselbach
Book/Page: 10381/352, Date: 07/22/22
Mtg: Total Mtg Svcs $304,000
Use: 3 Bdrm Cape Cod, Lot: 20473sf

262 NEW WEST TOWNSEND RD **$335,000**
B: Brianna Shipp & Benjamin Shipp
S: Derek E Cabral & Virginia Y Villanueva
Book/Page: 10379/164, Date: 07/19/22
Mtg: Cross Country Mtg Inc $324,950
Use: 3 Bdrm Ranch, Lot: 26136sf
Prior Sale: $195,000 (05/12)

89 WEST ST **$300,000**
B: Keith F Lafrenier Tr, Tr for K F&Amy F Hldg LT
S: John G Fuller
Book/Page: 10378/207, Date: 07/18/22
Mtg: Milford Fed Svgs Bk $270,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 13068sf

Westminster

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	46	40
Median Price	$382,000	$425,000

► REAL ESTATE SALES

28 WHITE PINE DR **$679,900**
B: Stephen J Edmonds & Carrie Edmonds
S: Michaela A Montecalvo & Robert A Svirsky 3rd
Book/Page: 10378/231, Date: 07/18/22
Mtg: Nations Lending Corp $550,719
Use: 3 Bdrm Colonial, Lot: 33873sf
Prior Sale: $442,750 (07/19)

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Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BARNSTABLE

Hyannis

LAMBIAS, Michael J, 38 Pearl St U:B1, Hyannis, 02601-3921 D:07/27/22 Case#: 22-11066

BERKSHIRE NORTH

North Adams

BLISS, Marie S, 292 Eagle St, North Adams, 01247-2646 D:07/25/22 Case#: 22-30254

BRISTOL FALL RIVER

Fall River

CRUZ, Wanda E, 771 Jefferson St, Fall River, 02721-4807 D:07/25/22 Case#: 22-11050

ISAACSON, Ian F, 342 Dale St, Fall River, 02721-4634 D:07/25/22 Case#: 22-11046

MOTTA, Susan A, 485 Peckham St, Fall River, 02721-2525 D:07/27/22 Case#: 22-11077

BRISTOL NORTH

Berkley

DIPINTO, Beverly A, 5 Blossom Ln, Berkley, 02779-1137 D:07/27/22 Case#: 22-11068

Dighton

GEER 4th, Robert, 169 Winter St, Dighton, 02764-1312 D:07/27/22 Case#: 22-11063

North Attleboro

GILBERT, Sheldon A, 80 Broadway, North Attleboro, 02760-2248 D:07/26/22 Case#: 22-11054

LAVALLEY, Michelle, 526 Old Post Rd, North Attleboro, 02760-4227 D:07/27/22 Case#: 22-11069

Norton

SURIEL, Gabriel Emilio, 76 Freeman St, Norton, 02766-2227 D:07/23/22 Case#: 22-11045

Raynham

SIMMONS, Cory, 1 Titicut Rd, Raynham, 02767-1528 D:07/27/22 Case#: 22-11067

Taunton

CROSSMAN, Darlene A, 13 Roosevelt St, Taunton, 02780-4840 D:07/27/22 Case#: 22-11064

BRISTOL SOUTH

New Bedford

ANDRE, Hugo A, 80 Bellevue St, New Bedford, 02744-1902 D:07/28/22 Case#: 22-11082

ELIAS, Michael J, 48 Pamela Dr, New Bedford, 02740-1922 D:07/29/22 Case#: 22-11091

JOHNSON, Peter, 40 Milford St, New Bedford, 02745-5440 D:07/29/22 Case#: 22-11090

ESSEX NORTH

Methuen

JAIME, Hipolito C, 13 Granite St U:23, Methuen, 01844-3719 D:07/28/22 Case#: 22-40552

ESSEX SOUTH

Gloucester

LEZYNSKI, Melissa E, 30 Eastern Ave, Gloucester, 01930-3004 D:07/26/22 Case#: 22-11056

Lynn

BEATTY, John James, 432 Eastern Ave, Lynn, 01902-1632 D:07/26/22 Case#: 22-11059

HAMPDEN

Holyoke

NEIFA, Carmen, 342 Elm St, Holyoke, 01040-3878 D:07/26/22 Case#: 22-30257

Monson

RIBEIRO, Melanie Nicole, 31 State St, Monson, 01057-1116 D:07/25/22 Case#: 22-30255

Palmer

PHOMMASITH, Vorasinh, 16 Gay St, Palmer, 01069-9619 D:07/26/22 Case#: 22-30256

Springfield

CAMPBELL, Sophine, 109 Wolcott St, Springfield, 01104-2417 D:07/29/22 Case#: 22-30265

CHRISTIANSEN, Craig A, 15 Hampden St, Springfield, 01103-1211 D:07/29/22 Case#: 22-30264

GUZMAN, Natalie Nicole, 101 Miller St U:2R, Springfield, 01104-1965 D:07/29/22 Case#: 22-30267

MAXWELL, Winston, 14 Berbay Cir, Springfield, 01109-1626 D:07/27/22 Case#: 22-30259

West Springfield

FILIPPONE, Katelynn T, 726 Piper Rd, West Springfield, 01089-1766 D:07/29/22 Case#: 22-30266

MIDDLESEX NORTH

Billerica

EMMONS, Kellyann, 71 Boston Rd U:1206, Billerica, 01862-1035 D:07/27/22 Case#: 22-40546

Wilmington

ROBERTS, Rebeckah M, 5 Pearl Ct, Wilmington, 01887-3765 D:07/29/22 Case#: 22-11085

MIDDLESEX SOUTH

Acton

LIMA, Vilberto G, 48 Great Rd U:28, Acton, 01720-5604 D:07/27/22 Case#: 22-40550

Ayer

BANVILLE, Steven, 35 Markham Cir, Ayer, 01432-1715 D:07/25/22 Case#: 22-40538

Burlington

CLARK, Karen A, PO Box 278, Burlington, 01803 D:07/26/22 Case#: 22-11055

GAYLE, Gina, 20 Corporate Dr U:355, Burlington, 01803-4200 D:07/29/22 Case#: 22-11086

Townsend

ASRARY, Hichame, 191 Pierce Rd, Townsend, 01469-1384 D:07/26/22 Case#: 22-40541

Watertown

GARCIA, Luis, 80 Salisbury Rd, Watertown, 02472-3517 D:07/29/22 Case#: 22-11088

NORFOLK

Bellingham

BARRASSO, Rachael B, 2 Bucky Dr U:2, Bellingham, 02019-2848 D:07/27/22 Case#: 22-40549

Franklin

BRYSON, Diane, 175 Glen Meadow Rd, Franklin, 02038-1337 D:07/28/22 Case#: 22-40555

Quincy

HORNE, Christopher L, 373 Sea St U:33, Quincy, 02169-2718 D:07/27/22 Case#: 22-11070

NAMEIKA, Louise, 175 Centre St U:307, Quincy, 02169-8600 D:07/26/22 Case#: 22-11058

Randolph

VIEN, Vi B, 281 Center St, Randolph, 02368-5427 D:07/25/22 Case#: 22-11047

Weymouth

PORTER, Jennifer E, 73 Cain Ave, Weymouth, 02189-1646 D:07/27/22 Case#: 22-11073

PLYMOUTH

Brockton

JOHNSON, Carolyn, 280 N Warren Ave U:A2, Brockton, 02301-7601 D:07/26/22 Case#: 22-11060

Duxbury

TRIBUNA, Diane M, 65 Hitty Tom Rd, Duxbury, 02332-4112 D:07/25/22 Case#: 22-11049

Halifax

WAGNER, Sean D, 15 Harvard St, Halifax, 02338-1008 D:07/29/22 Case#: 22-11093

Middleboro

GOODALE, William D, 10 Sumner Ave, Middleboro, 02346-1521 D:07/28/22 Case#: 22-11081

HAMDEED, Heather, 25 Linden Ln, Middleboro, 02346-1496 D:07/29/22 Case#: 22-11089

Wareham

FIGUEROA, Angel, 81 Mayflower Ln, Wareham, 02538-1155 D:07/25/22 Case#: 22-11052

SUFFOLK

Boston

CASIANO, Maria, 1 Aguadilla St, Boston, 02118-1501 D:07/25/22 Case#: 22-11048

CLEMENTS, Andrew P, 1 Longfellow Pl U:5, Boston, 02114-2438 D:07/28/22 Case#: 22-11080

LABOY, Kelvin, 10 Sterling Sq U:849, Boston, 02127-3607 D:07/27/22 Case#: 22-11071

West Roxbury

LOPEZ, Kenneth, 60 Heron St, West Roxbury, 02132-4116 D:07/26/22 Case#: 22-11057

WORCESTER

Auburn

BANKS, Pamela, 702 Heritage Ln U:702, Auburn, 01501-2262 D:07/29/22 Case#: 22-40561

Clinton

LAVERDURE, Matthew C, PO Box 703, Clinton, 01510 D:07/27/22 Case#: 22-11076

Milford

GUIRGUIS, Mary M, 8 Turin St, Milford, 01757-2802 D:07/29/22 Case#: 22-40560

Northbridge

CAIRNEY, Timothy J, 212 Alana Dr, Northbridge, 01534-1188 D:07/26/22 Case#: 22-40540

Spencer

NELSON, Timothy J, 53 Borkum Rd, Spencer, 01562-3115 D:07/27/22 Case#: 22-40547

Upton

CLEMONS, Tawnya M, 33 Warren St, Upton, 01568-1518 D:07/27/22 Case#: 22-40543

Uxbridge

SCHRAM, Matthew N, 15 Hecla St, Uxbridge, 01569-1309 D:07/29/22 Case#: 22-40559

Worcester

GOPALAKRISHNAN, Prakash, 3 Frederick St, Worcester, 01605-3301 D:07/28/22 Case#: 22-40551

SANTIAGO, Diogenes A, 7 Montrose St U:1, Worcester, 01610-2107 D:07/29/22 Case#: 22-40558

SANTOS Jr, Geraldo P, 24 Victoria Ave, Worcester, 01607-1506 D:07/29/22 Case#: 22-40557

WORCESTER NORTH

Fitchburg

RODRIGUEZ-ROSADO, Ivette, 12 Summer St, Fitchburg, 01420-5717 D:07/27/22 Case#: 22-40548

Lunenburg

LUCERO-MONTERROSO, C B, 181 West St, Lunenburg, 01462-1349 D:07/22/22 Case#: 22-40537

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#)

BERKSHIRE MIDDLE

Hinsdale

SHOREY, Jeffrey, PO Box 86, Hinsdale, 01235 D:07/29/22 Case#: 22-30263

BRISTOL FALL RIVER

Fall River

SISCA, Peter L, 420 Quequechan St, Fall River, 02723-1619 D:07/29/22 Case#: 22-11087

BRISTOL NORTH

North Attleboro

STMARTIN, Jarrod F, 76 Leonard St, North Attleboro, 02760-1128 D:07/25/22 Case#: 22-11051

BRISTOL SOUTH

Fairhaven

TOMASCIK, Ernest J, 22 Cottage St, Fairhaven, 02719-2750 D:07/26/22 Case#: 22-11053

ESSEX SOUTH

Amesbury

DELUCA, Darren A, 20 Old Merrill St, Amesbury, 01913-4307 D:07/27/22 Case#: 22-11065

Lynn

GATHII, Edward N, 27 Phillips Ave, Lynn, 01902-1919 D:07/29/22 Case#: 22-11084

Rockport

BALESTRACI, Judith M, 7 High Street Ct, Rockport, 01966 D:07/29/22 Case#: 22-11083

FRANKLIN

Shutesbury

BURNETT, Christopher Gene, PO Box 544, Shutesbury, 01072 D:07/26/22 Case#: 22-30258

HAMPDEN

Agawam

LEASK, Kimberly A, 131 Alfred Cir, Agawam, 01001-3554 D:07/28/22 Case#: 22-30262

Longmeadow

KELLEHER, Karen, 67 Deepwoods Dr, Longmeadow, 01106-2136 D:07/27/22 Case#: 22-30260

HAMPSHIRE

Easthampton

RAM, Mark F, 17 Fairfield Ave, Easthampton, 01027-2403 D:07/27/22 Case#: 22-30261

Ware

FOX Sr, Rodney A, 74 W Main St, Ware, 01082-1334 D:07/25/22 Case#: 22-30253

MIDDLESEX NORTH

Lowell

BALCH, Michael, 1239 Lawrence St, Lowell, 01852-5526 D:07/26/22 Case#: 22-40542

Wilmington

HIGGINS, Joseph James, 15 Amherst Rd, Wilmington, 01887-2608 D:07/27/22 Case#: 22-11075

MIDDLESEX SOUTH

Reading

ANZALONE, Anthony, 57 Edgemont Ave, Reading, 01867-2217 D:07/28/22 Case#: 22-11079

Watertown

SUFFOLETTA, Anna M, 131 Coolidge Ave U:421, Watertown, 02472-2868 D:07/26/22 Case#: 22-11061

NORFOLK

Holbrook

TRAHAN-HOOD, Hannah L, 174 Pine St U:21, Holbrook, 02343-1259 D:07/27/22 Case#: 22-11072

Quincy

BLOUNT, Ardronicer, 87 Franklin St U:205, Quincy, 02169-7823 D:07/28/22 Case#: 22-11078

KELCOURSE, Russell E, 116 Rhoda St, Quincy, 02169-3715 D:07/26/22 Case#: 22-11062

Randolph

JOLLY, Josette, 8 Upham St, Randolph, 02368-1910 D:07/27/22 Case#: 22-11074

PLYMOUTH

East Bridgewater

MALTZ, Theresa, 358 W Pond St, East Bridgewater, 02333-2430 D:07/29/22 Case#: 22-11092

WORCESTER

Gardner

SLEEPER, Tracy Lynn, 186 Pearl St, Gardner, 01440-2357 D:07/29/22 Case#: 22-40556

Grafton

LEARY, Tricia A, 22 Orchard St, Grafton, 01560-1312 D:07/27/22 Case#: 22-40544

Upton

ARNOWITZ, Jerrold Norman, 4 Hartford Ave N, Upton, 01568-1601 D:07/28/22 Case#: 22-40553

Winchendon

SIMMONS, Lawrence J, 125 Converse Dr, Winchendon, 01475-1854 D:07/27/22 Case#: 22-40545

Worcester

DOYLE, Richard J, 146 Beacon St, Worcester, 01610-1506 D:07/26/22 Case#: 22-40539

WORCESTER NORTH

Fitchburg

KHOUNSOMBATH, Anthony P, 343 South St, Fitchburg, 01420-7910 D:07/28/22 Case#: 22-40554

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.

ESSEX SOUTH

Ipswich

HALLY, Ana F, 34 Mitchell Rd, Ipswich, 01938-1217 D:07/18/22 Tax:1040 Amt:$23,787

Peabody

ANZ CORP, 4 Ruth Ave, Peabody, 01960-2609 D:07/18/22 Tax:941 Amt:$10,833

FRANKLIN

Shutesbury

CORBETT, Peter M, 43 W Pelham Rd, Shutesbury, 01072-9785 D:07/19/22 Tax:1040 Amt:$54,619

HAMPSHIRE

Easthampton

WILLIAMS, Philip R, 4 Grandview Ln, Easthampton, 01027-1075 D:07/18/22 Tax:1040 Amt:$146,909

MIDDLESEX NORTH

Dracut

PATRIOT EXTERIORS INC, 45 Chapman St, Dracut, 01826-3916 D:07/18/22 Tax:941 Amt:$6,620

MIDDLESEX SOUTH

Everett

NETO, Joao M, 140 Hancock St, Everett, 02149-1331 D:07/20/22 Tax:1040 Amt:$697,771

Malden

FRONT KING LLC, 7 Brook St, Malden, 02148-3215 D:07/20/22 Tax:941 Amt:$57,266

FRONT KING LLC, 7 Brook St, Malden, 02148-3215 D:07/20/22 Tax:1120, 940 Amt:$221,294

NORFOLK

Milton

GALLIVAN, Paul, 9 Catherine Rd, Milton, 02186-2705 D:07/18/22 Tax:1040 Amt:$91,632

PLYMOUTH

Lakeville

MSR QUALITY MGMT SVCS LLC, 348 Bedford St, Lakeville, 02347-2107 D:07/18/22 Tax:941 Amt:$12,853

Norwell

MECHANICAL AIR CONTR INC, 40 Accord Park Dr U:202, Norwell, 02061-1606 D:07/18/22 Tax:941 Amt:$94,813

Scituate

GALLAGHER, Martin, 189 Front St U:1, Scituate, 02066-1331 D:07/18/22 Tax:1040 Amt:$8,003

WORCESTER

Leicester

RIVERAS, Juan E, 506 Stafford St, Leicester, 01611-3306 D:07/18/22 Tax:1040 Amt:$27,646

Worcester

MCKILLOP, Vernon, 10 Frothingham Rd, Worcester, 01605-1807 D:07/18/22 Tax:1040 Amt:$535,336

MCKILLOP, Vernon, 10 Frothingham Rd, Worcester, 01605-1807 D:07/18/22 Tax:1040 Amt:$168,240

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Falmouth

GERMAIN, Jimmy, 31 Tam Way, Falmouth, 02536-5153 D:07/18/22 Amt:$2,649

LODICO 3rd, Joseph, 18 Seacoast Shores Blvd, Falmouth, 02536-5470 D:07/22/22 Amt:$3,808

Harwich

FIORILLO, Nicholas, 3 Kales Way, Harwich, 02646-1936 D:07/22/22 Amt:$6,779

Hyannis

NOONAN, William, 19 Ocean Ave, Hyannis, 02601-4418 D:07/18/22 Amt:$5,521

Marstons Mills

WALKER, Michael, 102 Turtleback Rd, Marstons Mills, 02648-1094 D:07/18/22 Amt:$6,711

Orleans

VIVS KITCHEN LLC, 130 Route 6A, Orleans, 02653 D:07/18/22 Amt:$75,903

Sandwich

TRAVERS, Dylan, 20 Tyler Dr, Sandwich, 02563-1848 D:07/18/22 Amt:$25,482

UNIS, Walter, 6 Cowslip Path, Sandwich, 02537-1081 D:07/18/22 Amt:$17,267

BERKSHIRE MIDDLE

Lenox

PHILLIPS, Katarina, 37 Roaring Brook Rd, Lenox, 01240-2239 D:07/20/22 Amt:$3,121

Pittsfield

ESPOSITO, Deanna, 123 Oak Hill Rd, Pittsfield, 01201-1715 D:07/20/22 Amt:$2,997

BERKSHIRE NORTH

Adams

BLANCHARD, Heather, 11 Grove St, Adams, 01220-2115 D:07/19/22 Amt:$4,037

BRISTOL NORTH

Attleboro

WATSON, Donna, 611 Newport Ave, Attleboro, 02703-5629 D:07/18/22 Amt:$2,544

Easton

NOLEN, Zakary, 12 Cedar Rd, Easton, 02766-1533 D:07/18/22 Amt:$37,041

BRISTOL SOUTH

Dartmouth

SZYNAL, Douglas, 465 Old Westport Rd, Dartmouth, 02747-2370 D:07/18/22 Amt:$51,150

New Bedford

COTTER HOSPITALITY LLC, 18 Stephen St, New Bedford, 02740-1219 D:07/18/22 Amt:$10,848

USA HOMEMADEDONUTS INC, 78 Hathaway Rd, New Bedford, 02746-1306 D:07/18/22 Amt:$12,455

ESSEX NORTH

Andover

NORGIL, Gilbert, 247 N Main St, Andover, 01810-3007 D:07/22/22 Amt:$15,766

SPINNERS PIZZA PARLOR INC, 195 Andover St, Andover, 01810-5638 D:07/22/22 Amt:$43,113

Lawrence

CALIFORNIA NIGHT CLUB INC & Club Attika, 1 Mill St, Lawrence, 01840-1601 D:07/18/22 Amt:$79,275

GONZALEZ, Pedro, 111 Cambridge St, Lawrence, 01843-2310 D:07/22/22 Amt:$17,116

LOPEZ, Habelito H, 114 Ames St, Lawrence, 01841-4436 D:07/18/22 Amt:$3,076

MARTINEZ, Alberto, 57 Dartmouth St, Lawrence, 01841-3249 D:07/18/22 Amt:$7,342

ROSARIO, Jose, 576 Haverhill St, Lawrence, 01841-4235 D:07/18/22 Amt:$34,075

SANTIAGO, Juan, 13 William St, Lawrence, 01841-1317 D:07/18/22 Amt:$2,958

North Andover

AIR INDUSTRIES INC, 200 Sutton St, North Andover, 01845-1613 D:07/18/22 Amt:$7,083

FITZPATRICK, Kerri, 405 Salem St, North Andover, 01845-3107 D:07/22/22 Amt:$10,763

FITZPATRICK, Nicholas, 405 Salem St, North Andover, 01845-3107 D:07/22/22 Amt:$10,763

ESSEX SOUTH

Danvers

CAVALLO, Anthony, 105 Center St, Danvers, 01923 D:07/22/22 Amt:$23,685

Gloucester

BROGHAMER, Janice, 82 Bray St, Gloucester, 01930-1558 D:07/18/22 Amt:$3,901

FOTI Jr, Vito, 15 Norman Ave, Gloucester, 01930-5253 D:07/18/22 Amt:$3,538

Haverhill

COMEAU CHAD HUMBLE, 146 White St, Haverhill, 01830-5723 D:07/18/22 Amt:$7,754

HAJJAR, Cheryl M, 9 Bay Point Ln, Haverhill, 01835-8613 D:07/18/22 Amt:$8,552

LIZIO, Ralph, 16 Salem St, Haverhill, 01835-7941 D:07/18/22 Amt:$3,080

MAILLET, Steven, 10 Hillside Pl, Haverhill, 01832-4707 D:07/18/22 Amt:$4,138

VINCENT, Diana, 64 Steeplechase Ct, Haverhill, 01832-3600 D:07/18/22 Amt:$10,153

VINCENT, Thomas, 64 Steeplechase Ct, Haverhill, 01832-3600 D:07/18/22 Amt:$10,153

Lynn

LAGUERRE, Clausel, 435 Western Ave, Lynn, 01904-3317 D:07/18/22 Amt:$3,539

Lynnfield

RENAISSANCE BUILDERS INC, 463 Lowell St, Lynnfield, 01940-1646 D:07/18/22 Amt:$10,221

Peabody

AWOKANG, Francis, 44 Paleologos St, Peabody, 01960-4455 D:07/18/22 Amt:$3,046

GOULOS, Angelene, 40 Prospect St, Peabody, 01960-2827 D:07/18/22 Amt:$35,384

NGENANG, Melvis, 44 Paleologos St, Peabody, 01960-4455 D:07/18/22 Amt:$3,046

SEQUOIA BUILDERS INC, 58 Foster St, Peabody, 01960-5934 D:07/18/22 Amt:$10,610

Rowley

BELGIORNO, Richard, 44 Rowley Country Club Rd, Rowley, 01969-2145 D:07/18/22 Amt:$5,511

Salisbury

DEMILIA, Anthony, 92 Beach Rd, Salisbury, 01952-2210 D:07/18/22 Amt:$4,132

Swampscott

WALLOONS LLC, 297 Essex St, Swampscott, 01907-1164 D:07/18/22 Amt:$4,297

FRANKLIN

Erving

PRONDECKI, Kurt, 121 French King Hwy, Erving, 01344-4453 D:07/18/22 Amt:$7,849

Montague

LETOURNEAU, John, 266 Greenfield Rd, Montague, 01351-9515 D:07/18/22 Amt:$2,551

Shelburne

GOODNOW, Lewis, 1403 Mohawk Trl, Shelburne, 01370-9558 D:07/18/22 Amt:$6,244

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HAMPDEN

Chicopee

DREWNIAK, Frank & Used Cars Franks, 73 Harding St, Chicopee, 01013-1707 D:07/18/22 Amt:$8,760

Holyoke

LOPEZ, Virgen, 216 Lyman St, Holyoke, 01040-4553 D:07/18/22 Amt:$52,546

Ludlow

SANTOS, Dominic, 267 Center St, Ludlow, 01056-2702 D:07/18/22 Amt:$3,781

Southwick

GUZMAN-ARIAS, Matilde, 249 College Hwy, Southwick, 01077-9320 D:07/18/22 Amt:$6,268

PEREZ-CRUZ, Antonio, 249 College Hwy, Southwick, 01077-9320 D:07/18/22 Amt:$6,268

Springfield

FLORES, Francisco, 50 Sunridge Dr, Springfield, 01118-2438 D:07/18/22 Amt:$2,765

WILLIAMS, Junior, 335 Newbury St, Springfield, 01104-2524 D:07/18/22 Amt:$3,418

Westfield

KHAN, Tariq A, 20 Raymond Cir, Westfield, 01085-4587 D:07/18/22 Amt:$2,831

SAKW INC, 122 Montgomery Rd, Westfield, 01085-1006 D:07/18/22 Amt:$2,831

HAMPSHIRE

Belchertown

PEREZ, Roberto, 772 Bay Rd U:1, Belchertown, 01007-9714 D:07/20/22 Amt:$3,165

Southampton

KENNEDY, Donnell, 105 Gilbert Rd, Southampton, 01073-9594 D:07/20/22 Amt:$2,959

MIDDLESEX NORTH

Billerica

CAPANO, Paul, 337 Boston Rd, Billerica, 01821-1801 D:07/18/22 Amt:$4,212

Lowell

CRUZ, Bianca, 724 Varnum Ave, Lowell, 01854-2018 D:07/18/22 Amt:$4,775

MARTINEZ, Edwin, 442 Stevens St, Lowell, 01851-3608 D:07/18/22 Amt:$3,776

Westford

SORAT, Kevin, 30 North St U:R, Westford, 01886-1245 D:07/18/22 Amt:$89,990

YUEN, Doris, 30 North St U:R, Westford, 01886-1245 D:07/18/22 Amt:$89,990

MIDDLESEX SOUTH

Arlington

W&C RESTAURANT CORP, 1337 Mass Ave, Arlington, 02475 D:07/21/22 Amt:$10,387

Ashby

WELLS, Sherrie, 731 Foster Rd, Ashby, 01431-1999 D:07/21/22 Amt:$7,080

Ashland

FERREIRA, Fabina, 98 Metropolitan Ave, Ashland, 01721-2110 D:07/21/22 Amt:$4,660

Cambridge

CLUE, Vladimir, 1200 Massachusetts Ave, Cambridge, 02138-5205 D:07/21/22 Amt:$3,209

DEOLIVEIRA, Sirlei, 34 Loomis St, Cambridge, 02138-1003 D:07/21/22 Amt:$3,698

Everett

PIZZIFERRI, Marisa, 183 Elm St, Everett, 02149-5232 D:07/21/22 Amt:$11,281

Framingham

ANTHONY, Duran, 1640 Worcester Rd, Framingham, 01702-5460 D:07/21/22 Amt:$3,402

Hopkinton

JAM FOODSERVICE INC, 4 Spring St, Hopkinton, 01748-1514 D:07/21/22 Amt:$4,252

MURESCO, Joseph, 4 Spring St, Hopkinton, 01748-1514 D:07/21/22 Amt:$20,759

Lincoln

CROSBY, Anne, 29 Page Rd, Lincoln, 01773-2805 D:07/21/22 Amt:$3,841

CROSBY, Gregory, 29 Page Rd, Lincoln, 01773-2805 D:07/21/22 Amt:$3,841

Medford

MEJIA, Crisian, 841 Fells Way, Medford, 02155 D:07/21/22 Amt:$4,941

NIMBLETT, John, 495 Fulton St, Medford, 02155-1264 D:07/21/22 Amt:$35,712

SKLIVAS, Steven, 63 Woburn St, Medford, 02155-3439 D:07/21/22 Amt:$31,913

Natick

MOULTON, Michael, 47 N Main St, Natick, 01760-3448 D:07/21/22 Amt:$17,343

Newton

ANNIE MAYS NEW ENG LLC, 108 Madison Ave, Newton, 02460-1949 D:07/21/22 Amt:$17,978

Somerville

ALMEIDA, Aroldo, 159 Pearl St, Somerville, 02145-3136 D:07/21/22 Amt:$3,990

FLYNN, David, 314 Washington St, Somerville, 02143-3829 D:07/21/22 Amt:$6,772

HIGHLAND CUISINE LLC, 24 Highland Ave, Somerville, 02143-1934 D:07/21/22 Amt:$68,891

Stoneham

STICCA, Michael, 4 Schiappa Cir, Stoneham, 02180-1461 D:07/21/22 Amt:$44,985

Waltham

STATELINE FLOORING INC, 655 Lincoln St, Waltham, 02451-2165 D:07/21/22 Amt:$17,833

Watertown

BARRETTE, Thomas, 112 Russell Ave, Watertown, 02472-3455 D:07/21/22 Amt:$25,236

BARRY, Sean, 188 Chapman St, Watertown, 02472-3063 D:07/21/22 Amt:$4,177

BLISS, John, 15 Main St, Watertown, 02472-4403 D:07/21/22 Amt:$2,546

LANDERS, Renee, 112 Russell Ave, Watertown, 02472-3455 D:07/21/22 Amt:$25,236

NANTUCKET

Nantucket

HOLDGATE, Gilbert, 1 Rose Bud Ln, Nantucket, 02554 D:07/20/22 Amt:$23,169

NORFOLK

Bellingham

LEMIRE, Gerard, 26 N Main St, Bellingham, 02019-1570 D:07/18/22 Amt:$4,092

Brookline

KHOTINER, Alex, 1195 Beacon St, Brookline, 02446-5301 D:07/18/22 Amt:$11,952

Canton

JAM FOODSERVICE INC & Junction Canton, 399 Neponset St, Canton, 02021-1909 D:07/18/22 Amt:$192,035

Cohasset

RED, Lion I, 71 S Main St, Cohasset, 02025-2060 D:07/22/22 Amt:$33,887

Dedham

VAUGHN, Karen, 40 Alden St, Dedham, 02026-5122 D:07/18/22 Amt:$2,949

Foxboro

SORT LLC, 124 Washington St, Foxboro, 02035-1356 D:07/18/22 Amt:$123,227

Franklin

S&J RESTAURANT LLC, 648 Old West Central St, Franklin, 02038-3805 D:07/18/22 Amt:$44,177

Holbrook

BOSTON AUTOMOTIVE INC, 236 Plymouth St, Holbrook, 02343-1559 D:07/18/22 Amt:$7,403

Milton

GREENAWAY, Keith, 24 Warren Ave, Milton, 02186-1547 D:07/18/22 Amt:$10,909

MCCOURT, Gerard, 70 Longmeadow Rd, Milton, 02186-3721 D:07/18/22 Amt:$38,648

MCCOURT, Mary S, 70 Longmeadow Rd, Milton, 02186-3721 D:07/18/22 Amt:$38,648

Quincy

MACK, Joel, 37 Parke Ave, Quincy, 02171-1109 D:07/18/22 Amt:$3,190

MOYNIHAN, Dennis, 19 Harbourside Rd, Quincy, 02171-1555 D:07/18/22 Amt:$3,574

NIKOLAIDIS, Kiriaki, 826 Willard St, Quincy, 02169-7419 D:07/18/22 Amt:$4,162

T-MONEY LLC, 550 Adams St, Quincy, 02169-1321 D:07/22/22 Amt:$35,046

VENTRESCA, Michelle, 291 Highland Ave, Quincy, 02170-3314 D:07/18/22 Amt:$2,626

Randolph

BISHOP, Coral, 75 N Main St, Randolph, 02368-4605 D:07/22/22 Amt:$7,423

Walpole

KAJIBWAMI, Jean M, 779 Main St, Walpole, 02081-2973 D:07/18/22 Amt:$4,051

Westwood

KEARNS, James, 85 University Ave, Westwood, 02090-2306 D:07/18/22 Amt:$7,327

Weymouth

DASILVA, Renan, 5234-A Avalon Dr, Weymouth, 02188-4616 D:07/18/22 Amt:$4,474

HOLLAND, Timothy, 32 Soper Ave, Weymouth, 02188-3722 D:07/18/22 Amt:$27,530

NIKOFAM CO ATHENS REST, 642 Middle St, Weymouth, 02189-1130 D:07/18/22 Amt:$12,195

SIMMONS, Angel, 1016 Pleasant St, Weymouth, 02189-2536 D:07/18/22 Amt:$14,802

SUERO, Julien, 24 Francis Rd, Weymouth, 02189-1317 D:07/18/22 Amt:$3,795

PLYMOUTH

Abington

SUNSHINE FACE ACADEMY LLC, 1200 Bedford St, Abington, 02351-1205 D:07/18/22 Amt:$17,486

Bridgewater

BAGLEY, John, 307 Cherry St, Bridgewater, 02324-2860 D:07/18/22 Amt:$25,745

Brockton

CAMPBELL, Laronda, 8 Walnut St, Brockton, 02301-3441 D:07/18/22 Amt:$3,139

CARABALLO, Jose, 45 Otis St, Brockton, 02302-3502 D:07/18/22 Amt:$3,561

FRETT-DECASTRO, Donna, 102 Winthrop St, Brockton, 02301-5224 D:07/18/22 Amt:$4,446

LIVRAGO, Joseph, 294 Summer St, Brockton, 02302-4114 D:07/18/22 Amt:$6,383

Hanover

MACDONALD, Diana, 45 Pocahontas Ln, Hanover, 02339-2535 D:07/18/22 Amt:$3,007

MACDONALD, Thomas, 45 Pocahontas Ln, Hanover, 02339-2535 D:07/18/22 Amt:$3,007

MURPHY, Charles, 295 Webster St U:307, Hanover, 02339-1207 D:07/18/22 Amt:$12,744

Kingston

BARRY, Robert, 182 Summer St U:6, Kingston, 02364-1271 D:07/18/22 Amt:$5,319

CONNERS, James, 11 Blair Dr, Kingston, 02364-1713 D:07/18/22 Amt:$2,870

Marshfield

MERCAUTO, John, 333 Elm St, Marshfield, 02050-1713 D:07/18/22 Amt:$5,104

Plymouth

LYNCH, Darryl & Nu Print, 16 Beatrice Ave, Plymouth, 02360-6893 D:07/18/22 Amt:$6,188

Rochester

ALVES, Steven, 281 Mattapoisett Rd, Rochester, 02770-4117 D:07/18/22 Amt:$8,914

VIERA, Amber L, 258 New Bedford Rd, Rochester, 02770-1522 D:07/18/22 Amt:$15,719

Rockland

MICHALOPOULOS, Theodore, 179 North Ave U:B, Rockland, 02370-2802 D:07/18/22 Amt:$3,681

Wareham

RAC AUTO BODY & Robert A Cottuli, 11 Wright Ln, Wareham, 02571-1857 D:07/18/22 Amt:$2,976

WORCESTER

Auburn

SOLAR WOLF ENERGY INC, 771 Washington St, Auburn, 01501-1817 D:07/22/22 Amt:$13,846

WALSH, John, 810 Oxford St, Auburn, 01501 D:07/18/22 Amt:$2,780

Barre

STRZELECKI, Ted, 582 Wauwinet Rd, Barre, 01005-9114 D:07/22/22 Amt:$13,846

Boylston

MOORE, David, 137 Linden St, Boylston, 01505-1006 D:07/18/22 Amt:$19,809

Douglas

BENNETT, Taylor, 167 Main St, Douglas, 01516-2151 D:07/22/22 Amt:$13,846

Dudley

PENNY, Richard, 2 Didonato Ter, Dudley, 01571-3322 D:07/18/22 Amt:$254

Grafton

CARRIGAN, Harold, 1 Bailin Cir, Grafton, 01536-1290 D:07/18/22 Amt:$13,118

Holden

PROSSER, Daniel, 1726 Main St, Holden, 01522-1101 D:07/18/22 Amt:$14,592

Millbury

SIMOES, Valerie, 13 Waters St, Millbury, 01527-2626 D:07/22/22 Amt:$7,286

Oxford

JESS SWEETS&TREATS LLC, 250 Main St, Oxford, 01540-2357 D:07/18/22 Amt:$8,641

MCFADDEN, Jesslyn, 9 Sunset Ave, Oxford, 01540-2405 D:07/18/22 Amt:$4,857

MCFADDEN, Matthew, 9 Sunset Ave, Oxford, 01540-2405 D:07/18/22 Amt:$4,857

Shrewsbury

CAMPOS, Fabio, 12 Benton St, Shrewsbury, 01545-4234 D:07/22/22 Amt:$15,652

CAMPOS, Jessica A, 12 Benton St, Shrewsbury, 01545-4234 D:07/22/22 Amt:$15,652

NIEVES, Leah, 346 Boston St, Shrewsbury, 01545 D:07/22/22 Amt:$1,995

Southbridge

BERGSTROM, Gary, 79 High St, Southbridge, 01550-1705 D:07/22/22 Amt:$8,758

BOUCHER, James, 32 Green Ave, Southbridge, 01550-1918 D:07/22/22 Amt:$5,622

Spencer

COLLIER, Edward, 176 Northwest Rd, Spencer, 01562-1018 D:07/22/22 Amt:$5,206

HACKETT, Michael, 54 Grove St, Spencer, 01562-1730 D:07/22/22 Amt:$5,572

Warren

DUNN, Aaron, 1210 Main St, Warren, 01083 D:07/18/22 Amt:$5,173

Webster

DEROSIER, Claire, 47 Harris St, Webster, 01570-2707 D:07/18/22 Amt:$3,705

Worcester

BATIAN ENTERPRISES INC, 210 Park Ave, Worcester, 01609-2246 D:07/22/22 Amt:$4,468

BRANCH INV ENT LLC, 3 Mill St, Worcester, 01603-2066 D:07/22/22 Amt:$10,787

BUTECOS BAR&GRILL INC, 251 Lincoln St, Worcester, 01605-2139 D:07/22/22 Amt:$11,331

DINIS, Samantha, 56 Minthorne St, Worcester, 01603-2106 D:07/18/22 Amt:$2,850

RINGLAND, Dalila, 39 Ideal Rd, Worcester, 01604-1434 D:07/18/22 Amt:$3,144

WORCESTER FOREIGN MOTORS, 405 Shrewsbury St, Worcester, 01604-1632 D:07/22/22 Amt:$13,919

WORCESTER NORTH

Leominster

DIAZ-REYES, Carlos, 18 Pleasant Pl, Leominster, 01453-5622 D:07/20/22 Amt:$5,102

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

ESSEX SOUTH

Haverhill

CIAMPA, Dustin, 11 Rogers Rd U:3, Haverhill Plaintiff: Berkshire Bank D:07/19/22 Amt:$105,000

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

Barnstable

3261 Main St
Owner:Angela R Philbrook L:Cape Cod Five Cents SB
Case#:22 SM 001969 Filing Date:07/22/22

23 Wild Way
Owner:Unknown L:Citizens Bank NA
Case#:22 SM 001980 Filing Date:07/22/22

Bourne

78 Adams St
Owner:Andrew R Souto L:Wilmington Svgs Fund Soc
Case#:22 SM 001964 Filing Date:07/21/22

Centerville

138 Donegal Cir
Owner:Connie R Baldner L:Carrington Mortgage Svcg
Case#:22 SM 002016 Filing Date:07/27/22

Chatham

148 Old Queen Anne Rd
Owner:Charles S Ward L:Reverse Mortgage Funding
Case#:22 SM 001979 Filing Date:07/22/22

Yarmouth

352 N Dennis Rd
Owner:Bonnie S Davis L:US Bank NA Tr
Case#:22 SM 001991 Filing Date:07/25/22

BERKSHIRE MIDDLE

Pittsfield

56 Burbank St
Owner:Elaine M Cook L:US Bank NA Tr
Case#:22 SM 001972 Filing Date:07/22/22

BRISTOL FALL RIVER

Freetown

107 Bullock Rd
Owner:Holly Medeiros L:Nationstar Mortgage LLC
Case#:22 SM 002001 Filing Date:07/26/22

Somerset

160 Thelma Ave
Owner:Amber N Pereira L:Newrez LLC
Case#:22 SM 001996 Filing Date:07/25/22

BRISTOL NORTH

Easton

8 Roger Rd
Owner:Jill C Staaf L:US Bank NA Tr
Case#:22 SM 001971 Filing Date:07/22/22

Taunton

88 Washburn St
Owner:Karen M Denning L:Nationstar Mortgage LLC
Case#:22 SM 002002 Filing Date:07/26/22

BRISTOL SOUTH

Fairhaven

86 Sconticut Neck Rd
Owner:Robert J Freitas L:Bank New York Mellon Tr
Case#:22 SM 002014 Filing Date:07/27/22

New Bedford

1563 Padanaram Ave
Owner:Matthew A Tonetto L:Pennymac Loan Services
Case#:22 SM 002026 Filing Date:07/27/22

ESSEX NORTH

Lawrence

106 Pearl St
Owner:Barbara J Mele L:Bank New York Mellon Tr
Case#:22 SM 001962 Filing Date:07/21/22

Methuen

114-122 Railroad St
Owner:Jose D Alberto-Guzman L:Bank Of America NA
Case#:22 SM 001981 Filing Date:07/22/22

ESSEX SOUTH

Georgetown

10 Linden Cir
Owner:William Dufour L:Midfirst Bank
Case#:22 SM 002009 Filing Date:07/26/22

Ipswich

8 Burleigh Ave
Owner:James R Oneil L:Bankunited NA
Case#:22 SM 002019 Filing Date:07/27/22

Lynn

39 Fiske Ave
Owner:Peter E Dudevoir L:Santander Bank NA
Case#:22 SM 002003 Filing Date:07/26/22

Merrimac

12 Harriman Rd
Owner:Elizabeth L Crowell L:US Bank NA Tr
Case#:22 SM 001987 Filing Date:07/25/22

Salem

16 Summer St U:2
Owner:Gabriel Flavin L:US Bank NA Tr
Case#:22 SM 002025 Filing Date:07/27/22

Saugus

1902 Lewis O Gray Dr U:1902
Owner:Elvent Chenh L:Lakeview Loan Servicing
Case#:22 SM 001961 Filing Date:07/21/22

FRANKLIN

Colrain

300 Main Rd
Owner:Asher D Chicoine L:Rocket Mortgage LLC
Case#:22 SM 001959 Filing Date:07/21/22

Orange

15 Mccarthy Ln
Owner:Unknown L:Bank New York Mellon Tr
Case#:22 SM 001957 Filing Date:07/21/22

HAMPDEN

Chicopee

233 Asselin St
Owner:Sandra D Daletto L:Longbridge Financial LLC
Case#:22 SM 002029 Filing Date:07/27/22

129 Catherine St
Owner:Jason Reome L:HSBC Bank USA NA Tr
Case#:22 SM 002008 Filing Date:07/26/22

Holyoke

324 Hillside Ave
Owner:Sonia E Negroni L:Wilmington Svgs Fund Soc
Case#:22 SM 001993 Filing Date:07/25/22

Longmeadow

159 Bliss Rd
Owner:Beth W Kellogg Tr L:Bank New York Mellon Tr
Case#:22 SM 002015 Filing Date:07/27/22

Springfield

98 Bacon Rd
Owner:Brian Fox L:Wells Fargo Bank NA
Case#:22 SM 002030 Filing Date:07/27/22

32 Beaumont Ter
Owner:Keino O Henry L:Freedom Mortgage Corp
Case#:22 SM 001984 Filing Date:07/22/22

3 Bonnyview St
Owner:Evelyn Rojas L:Pennymac Loan Services
Case#:22 SM 002028 Filing Date:07/27/22

31 Cottonwood Ln
Owner:Matthew P David L:Nationstar Mortgage LLC
Case#:22 SM 001998 Filing Date:07/25/22

91 Dunmoreland St
Owner:Evins C Brantley L:US Bank NA Tr
Case#:22 SM 001997 Filing Date:07/25/22

94 Lakevilla Ave
Owner:Jonathan Rosemond L:US Bank NA Tr
Case#:22 SM 001994 Filing Date:07/25/22

35 Lenn Rd
Owner:Steven Potter L:Pennymac Loan Services
Case#:22 SM 002023 Filing Date:07/27/22

38 Sunrise Ter
Owner:Fabio G Pedroso L:Flagstar Bank FSB
Case#:22 SM 001967 Filing Date:07/22/22

West Springfield

92 Grove St
Owner:Anthony T Bushey L:Lakeview Loan Servicing
Case#:22 SM 001986 Filing Date:07/25/22

Wilbraham

70 Stony Hill Rd
Owner:Daniel Toniatti L:Pennymac Loan Services
Case#:22 SM 001977 Filing Date:07/22/22

12 Woodsley Rd
Owner:Roy L Scott L:Keybank NA
Case#:22 SM 001976 Filing Date:07/22/22

HAMPSHIRE

Huntington

7 Basket St
Owner:Michael J Cassidy L:JP Morgan Chase Bank NA
Case#:22 SM 001953 Filing Date:07/21/22

Ware

18 Maple Ave
Owner:Jeffrey A Bellone L:US Bank NA Tr
Case#:22 SM 001966 Filing Date:07/22/22

MIDDLESEX NORTH

Chelmsford

51 Acton Rd
Owner:Jeffrey Corazzini L:US Bank NA Tr
Case#:22 SM 001990 Filing Date:07/25/22

Tewksbury

217 Fiske St
Owner:Guy A Indelicato L:Deutsche Bk Natl T Co Tr
Case#:22 SM 001954 Filing Date:07/21/22

MIDDLESEX SOUTH

Ashby

414 Mason Rd
Owner:Christopher Delpero L:Specialized Loan Svcg
Case#:22 SM 002022 Filing Date:07/27/22

Hopkinton

55 Granite St
Owner:Daniel A Demarco L:Loancare LLC
Case#:22 SM 001973 Filing Date:07/22/22

219 Winter St
Owner:John F Jesensky L:Bank New York Mellon Tr
Case#:22 SM 001952 Filing Date:07/21/22

Maynard

115 Parker St
Owner:Gregory P Wright L:Bankunited NA
Case#:22 SM 001978 Filing Date:07/22/22

Pepperell

2 Idal St
Owner:Lisa M Gardner L:Freedom Mortgage Corp
Case#:22 SM 002024 Filing Date:07/27/22

1 Maureens Way
Owner:Derrek G Deranian L:Carrington Mortgage Svcg
Case#:22 SM 002011 Filing Date:07/26/22

Stoneham

44 Main St U:502
Owner:Joan M Rivers L:Bank New York Mellon Tr
Case#:22 SM 001958 Filing Date:07/21/22

Sudbury

157 Haynes Rd
Owner:Ronald W Jagiello L:HSBC Bank USA NA Tr
Case#:22 SM 002031 Filing Date:07/27/22

Wakefield

60-62 Montrose Ave
Owner:Elaine F Bilicki L:US Bank NA Tr
Case#:22 SM 001992 Filing Date:07/25/22

NORFOLK

Bellingham

25 Douglas Dr
Owner:James E Thompson Jr L:Cascade Funding Mortgage
Case#:22 SM 002017 Filing Date:07/27/22

Braintree

39 Peak St
Owner:Shirley F Robbins L:Bank New York Mellon Tr
Case#:22 SM 002000 Filing Date:07/26/22

Dedham

171 Cedar St
Owner:Kevin E Heaney L:US Bank NA Tr
Case#:22 SM 002005 Filing Date:07/26/22

Stoughton

83 Southworth Ct
Owner:Stephen B Margolis L:Rockland T Co
Case#:22 SM 001988 Filing Date:07/25/22

PLYMOUTH

Bridgewater

10 White Pines Rd
Owner:Gurpreet Bakshi L:Wilmington Svgs Fund Soc
Case#:22 SM 001956 Filing Date:07/21/22

Brockton

116 Oak Ln U:10
Owner:Sylvan A Mccarthy L:Pennymac Loan Services
Case#:22 SM 002007 Filing Date:07/26/22

423 W Chestnut St
Owner:Unknown L:Bank New York Mellon Tr
Case#:22 SM 001960 Filing Date:07/21/22

Hanover

323 Washington St
Owner:Jean M Henderson L:Bank New York Mellon Tr
Case#:22 SM 001965 Filing Date:07/21/22

Marshfield

68 Chandler Dr
Owner:Yvonne I Price L:Specialized Loan Svcg
Case#:22 SM 001950 Filing Date:07/20/22

Plymouth

426 Lunns Way
Owner:William P Newell Sr L:Freedom Mortgage Corp
Case#:22 SM 002012 Filing Date:07/27/22

77 Webber Rd
Owner:John W Keith L:Carrington Mortgage Servi
Case#:22 SM 002013 Filing Date:07/27/22

Scituate

80 Captain Peirce Rd
Owner:Unknown L:Bank Of America NA
Case#:22 SM 001982 Filing Date:07/22/22

Wareham

23 Canedy St
Owner:James S Raymond Jr Tr L:Bridgewater CU
Case#:22 SM 001968 Filing Date:07/22/22

12 Oakdale St
Owner:Joseph P Gomes L:US Bank NA Tr
Case#:22 SM 001975 Filing Date:07/22/22

86 Wareham Lake Shore Dr
Owner:Judy L Herron L:Boston City CU
Case#:22 SM 001955 Filing Date:07/21/22

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SUFFOLK

Boston

84 Evans Way
Owner:Henry B Gladys L:Bank Of America NA
Case#:22 SM 002027 Filing Date:07/27/22

1 Franklin St
Owner:Eric Hilberg L:Morgan Stanley Private Bk
Case#:22 SM 001970 Filing Date:07/22/22

Hyde Park

115 Bradlee St
Owner:Eric Hines L:Wells Fargo Bank NA Tr
Case#:22 SM 001985 Filing Date:07/22/22

Jamaica Plain

304 Amory St
Owner:Russell B Singleton L:US Bank NA Tr
Case#:22 SM 001963 Filing Date:07/21/22

Revere

34 Jarvis St
Owner:Derek E Sherman L:Reverse Mortgage Funding
Case#:22 SM 001989 Filing Date:07/25/22

72 South Ave
Owner:Maria Delvecchio L:US Bank NA Tr
Case#:22 SM 002004 Filing Date:07/26/22

WORCESTER

Athol

62 Summer St
Owner:Carolyn M Brooks L:Longbridge Financial LLC
Case#:22 SM 001974 Filing Date:07/22/22

Charlton

35 Nashoba Rd
Owner:Corey Roberts L:Nationstar Mortgage LLC
Case#:22 SM 001999 Filing Date:07/25/22

Dudley

35 Alton Dr
Owner:Dylan D Tremblay L:Freedom Mortgage Corp
Case#:22 SM 002018 Filing Date:07/27/22

13 Piasta Rd
Owner:Mabel A Hurley L:Bank New York Mellon Tr
Case#:22 SM 002006 Filing Date:07/26/22

Warren

779 Town Farm Rd
Owner:Ralph E Wagner Jr L:Pennymac Loan Services
Case#:22 SM 002020 Filing Date:07/27/22

West Brookfield

15 Chapman Ave
Owner:Hector J Onofre L:Newrez LLC
Case#:22 SM 001983 Filing Date:07/22/22

Worcester

89 Green Hill Pkwy
Owner:Dennis J Ford L:Lakeview Loan Servicing
Case#:22 SM 002010 Filing Date:07/26/22

35 Prouty Ln
Owner:Leonard A Demauro Jr L:US Bank NA Tr
Case#:22 SM 001995 Filing Date:07/25/22

WORCESTER NORTH

Fitchburg

73 Walton St
Owner:Robin Constant L:Rocket Mortgage LLC
Case#:22 SM 001951 Filing Date:07/21/22

Leominster

70 Dillon St
Owner:Dennis M Lyddy L:MHFA
Case#:22 SM 002021 Filing Date:07/27/22

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

Cotuit

08/10/22 10:00 AM 105 Stub Toe Rd
Owner:Iran B Ferreirra
Lender:US Bank NA Deposit:$10,000
Doc#:* D:03/24/05
Source:Cape Cod Times (07/20/22)
Atty:Guaetta And Benson Llc

BERKSHIRE MIDDLE

Pittsfield

08/26/22 11:00 AM 252 Wohconah St
Owner:Shawn W Bertulli
Lender:Lakeview Loan Servicing Deposit:$5,000
Doc#:* D:04/19/18
Source:Berkshire Eagle (07/22/22)
Atty:Bendett & Mchugh Pc 860-677-2868

BERKSHIRE SOUTH

Monterey

08/18/22 10:00 AM 23 7 Arts Rd U:23
Owner:Deborah Hirschklau
Lender:Seven Arts Unit Owner Deposit:$5,000
Doc#:* D:11/17/06
Source:Berkshire Eagle (07/26/22)
Atty:Hashim & Spinola 413-499-1304

ESSEX NORTH

North Andover

09/07/22 01:00 PM 20 Marengo St U:20
Owner:Daniel D Dube
Lender:Citizens Bank NA Deposit:$5,000
Bk/Pg:13134/101 D:09/24/12
Source:Lawrence Eagle Tribune (07/25/22)
Atty:Brock & Scott PLLC 401-217-8701

ESSEX SOUTH

Haverhill

09/07/22 02:00 PM 202 Cedar St
Owner:Carol R Silvio
Lender:Bank Of America NA Deposit:$5,000
Bk/Pg:28051/239 D:09/15/08
Source:Lawrence Eagle Tribune (07/25/22)
Atty:Brock & Scott PLLC 401-217-8701

Lynn

09/06/22 11:00 AM 41 Millard Ave
Owner:Jean E King
Lender:Wilmington Svgs Fund Soc Deposit:$10,000
Doc#:* D:06/18/07
Source:Berkshire Eagle (07/28/22)
Atty:Murphy & Lupan Pa 508-650-9252

Rockport

08/22/22 04:00 PM 1 Frank St
Owner:Karen L Fitzpatrick
Lender:Wells Fargo Bank NA Deposit:$5,000
Bk/Pg:25838/89 D:06/26/06
Source:Gloucester Daily Times (07/25/22)
Atty:Harmon Law Offices 617-558-0500

FRANKLIN

Montague

09/06/22 10:00 AM 39 Grove St
Owner:David M Shea & Whytne R Stover
Lender:Lakeview Loan Servicing Deposit:$5,000
Doc#:* D:07/27/17
Source:Athol Daily News (07/19/22)
Atty:Brock & Scott Pllc 401-217-8701

Whately

08/11/22 11:00 AM 110 Christian Ln
Owner:Rich&Co LLC
Lender:Greenfield SB Deposit:$15,000
Doc#:* D:03/03/16
Source:Athol Daily News (07/20/22)
Atty:Shatz Schwartz And Fentin

HAMPDEN

Agawam

08/24/22 10:00 AM 220 Line St
Owner:John Larese Jr
Lender:Rocket Mortgage LLC Deposit:$5,000
Bk/Pg:20844/124 D:08/19/15
Source:Republican (the) (07/27/22)
Atty:Harmon Law Offices

Chicopee

08/16/22 01:00 PM 29 Concord St
Owner:Brandon K Klusman
Lender:Newrez LLC Deposit:$5,000
Bk/Pg:21316/517 D:08/16/16
Source:Republican (the) (07/22/22)
Atty:Korde & Associates 978-256-1500

Holyoke

08/16/22 02:00 PM 225-227 Beech St
Owner:Jessika M Rivera
Lender:AJX Mortgage T 1 A DE Deposit:$5,000
Bk/Pg:17670/499 D:03/02/09
Source:Republican (the) (07/22/22)
Atty:Korde & Associates 978-256-1500

Southwick

08/15/22 11:00 AM 128 N Lake Ave
Owner:Donna J Miranda-berneche
Lender:Lakeview Loan Servicing Deposit:$10,000
Bk/Pg:22380/169 D:09/28/18
Source:Republican (the) (07/25/22)
Atty:Marinosci Law Group 401-234-9200

09/01/22 01:00 PM 44 Birchwood Rd
Owner:June E Ligenza
Lender:Berkshire Bank Deposit:$5,000
Bk/Pg:19486/279 D:10/03/12
Source:Republican (the) (07/26/22)
Atty:Brock & Scott PLLC 401-217-8701

Springfield

08/16/22 11:00 AM 1688 S Branch Pkwy
Owner:James R Mcdonnell
Lender:US Bank NA Deposit:$5,000
Bk/Pg:12624/280 D:10/02/02
Source:Republican (the) (07/22/22)
Atty:Korde & Associates 978-256-1500

08/17/22 04:00 PM 64 Howes St
Owner:Stephen K Zepke
Lender:US Bank NA Deposit:$5,000
Bk/Pg:*****/529 D:09/23/00
Source:Republican (the) (07/27/22)
Atty:Harmon Law Offices 617-558-0500

08/24/22 01:00 PM 28 Glenalbyn St
Owner:Linda M Landry
Lender:US Bank NA Deposit:$5,000
Bk/Pg:16837/514 D:07/17/07
Source:Republican (the) (07/27/22)
Atty:Harmon Law Offices 617-558-0500

08/24/22 03:00 PM 55 Massachusetts Ave
Owner:Ralford Morris
Lender:Reverse Mortgage Funding Deposit:$5,000
Bk/Pg:17558/578 D:11/21/08
Source:Republican (the) (07/27/22)
Atty:Harmon Law Offices 617-558-0500

08/24/22 05:00 PM 51 Mountainview St
Owner:Marilyn Barnett
Lender:Bank Of New York Mellon Deposit:$5,000
Bk/Pg:16312/126 D:11/03/06
Source:Republican (the) (07/27/22)
Atty:Harmon Law Offices 617-558-0500

08/25/22 11:00 AM 139 Maybrook Rd
Owner:Nicholas J Korniotes
Lender:Wilmington Svgs Fund Soc Deposit:$10,000
Bk/Pg:16605/229 D:02/23/07
Source:Republican (the) (07/22/22)
Atty:Murphy & Lupan Pa 508-650-9252

08/25/22 04:00 PM 87 Saint Lawrence Ave
Owner:Lawrence J Poole
Lender:Pennymac Loan Services Deposit:$5,000
Bk/Pg:14915/414 D:03/31/05
Source:Republican (the) (07/26/22)
Atty:Brock & Scott PLLC 401-217-8701

09/01/22 12:00 PM 110 Ravenwood St
Owner:Samuel L Watkins
Lender:Bank New York Mellon Tr Deposit:$5,000
Bk/Pg:19091/294 D:12/22/11
Source:Republican (the) (07/26/22)
Atty:Brock & Scott PLLC 401-217-8701

NORFOLK

Norfolk

08/19/22 11:00 AM 27 Boydes Xing U:27
Owner:Kymbly Deas
Lender:MHFA Deposit:$10,000
Doc#:* D:11/14/18
Source:Boston Herald (07/27/22)
Atty:Guaetta And Benson Llc

PLYMOUTH

Brockton

08/16/22 01:00 PM 816 Main St
Owner:816-820 Main Street LLC
Lender:816-818-820 Main St Deposit:$5,000
Doc#:* D:04/24/20
Source:Brockton Enterprise (07/26/22)
Atty:Brent Warren Law Llc 508-587-0533

Rockland

08/16/22 10:00 AM 266 Plain St
Owner:Edward E Myllmaki Jr & Linda L Myllmaki
Lender:HSBC Bank USA NA Deposit:$10,000
Doc#:* D:03/27/06
Source:Brockton Enterprise (07/26/22)
Atty:Guaetta And Benson Llc

SUFFOLK

Charlestown

08/16/22 10:00 AM 107 Warren St
Owner:10 Properties LLC
Lender:Steven A Ross Deposit:$100,000
Doc#:* D:01/27/20
Source:Boston Herald (07/25/22)
Atty:Baker Braverman & Barbado

Dorchester

08/18/22 10:00 AM 11 Claridge Ter
Owner:Rachelanne H Logan
Lender:Bank Of New York Mellon Deposit:$10,000
Doc#:* D:05/20/04
Source:Boston Herald (07/28/22)
Atty:Guaetta And Benson Llc

East Boston

08/18/22 10:00 AM 348 Saratoga St
Owner:Maria C Pleitez & Santos C Mendoza
Lender:US Bank NA Deposit:$10,000
Doc#:* D:03/31/06
Source:Boston Herald (07/28/22)
Atty:Guaetta And Benson Llc

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 (07/22/22)
Atty:Law Offices Of Joseph Per 781-704-7047

WORCESTER

Gardner

08/17/22 10:00 AM 303 Parker St
Owner:Bruce D Bernard
Lender:MHFA Deposit:$10,000
Doc#:* D:09/26/14
Source:Telegram Gazette (07/27/22)
Atty:Guaetta And Benson Llc

Shrewsbury

08/17/22 10:00 AM 596 South St
Owner:Anil K Vuppala
Lender:Avidia Bank Deposit:$5,000
Doc#:* D:11/24/20
Source:Telegram Gazette (07/27/22)
Atty:Howard B Damico PC 508-842-1900

Warren

08/18/22 12:00 PM 101 Dunham Rd
Owner:Richard Brown & Amanda Brown
Lender:MutualOne Bank Deposit:$5,000
Doc#:* D:02/17/16
Source:Telegram Gazette (07/28/22)
Atty:Mayer Antonellis Jachowic

Worcester

08/16/22 01:00 PM 178 Austin St
Owner:Edward E Antao
Lender:HSBC Bank USA NA Deposit:$5,000
Doc#:* D:06/01/05
Source:Telegram Gazette (07/26/22)
Atty:Orlans Pc 781-790-7800

08/25/22 10:00 AM 71 Park Terrace Rd
Owner:Steven K Hemingway
Lender:Park Ter Condo Deposit:$5,000
Doc#:* D:04/19/90
Source:Telegram Gazette (07/27/22)
Atty:Goldman & Pease Llc 781-292-1080

08/29/22 01:00 PM 4 Everton Ave
Owner:Sarah K Martin
Lender:Newrez LLC Deposit:$5,000
Doc#:* D:07/07/14
Source:Telegram Gazette (07/25/22)
Atty:Bendett & Mchugh Pc 860-677-2868

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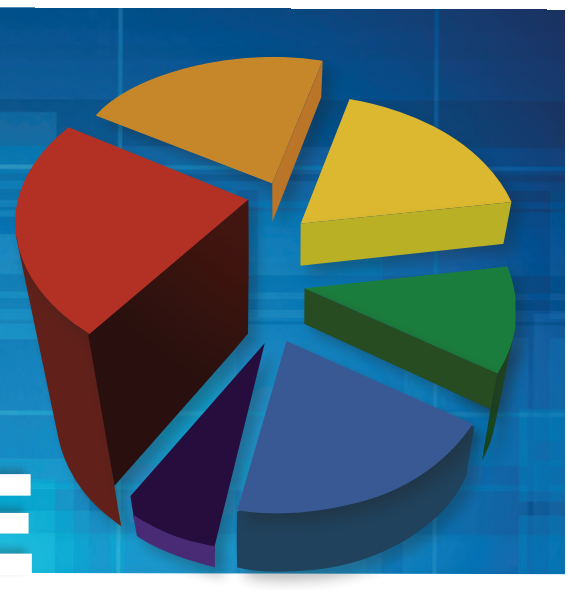

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- Locate and target emerging markets
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- Demonstrate compliance with the Community Reinvestment Act

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