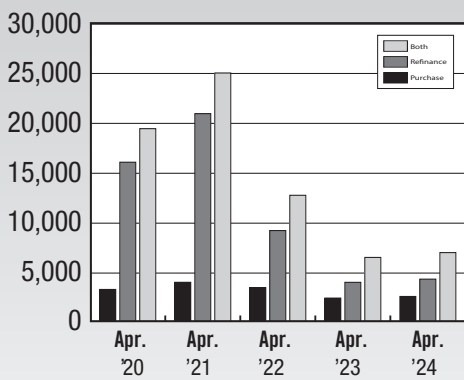
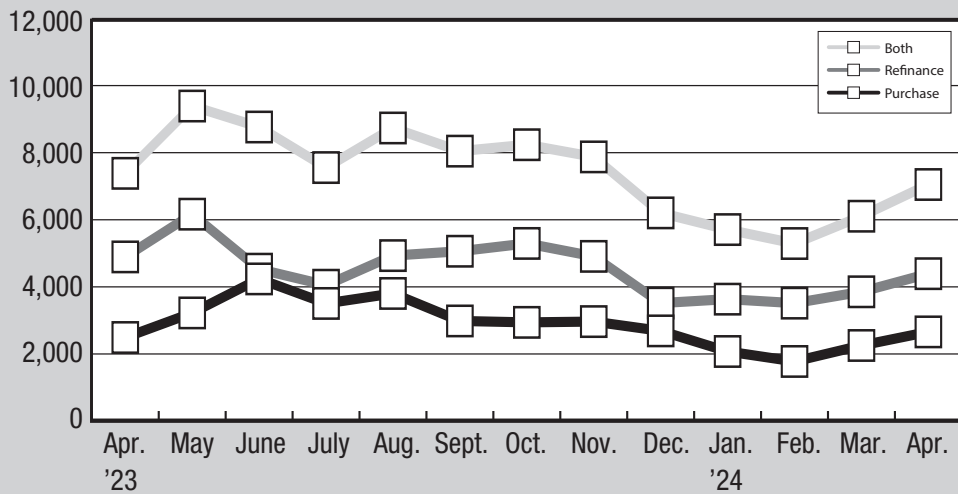


Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Mortgages for Single-Family Homes



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

Month	Purchase	Refinance	Both
Apr. 2020	3,360	16,110	19,470
Apr. 2021	4,076	20,973	24,049
Apr. 2022	3,563	9,259	12,795
Apr. 2023	2,495	4,074	6,569
Apr. 2024	2,658	4,393	7,051

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REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	05/17/24	B11	Franklin	05/17/24
B5	Barnstable	05/17/24	B12	Hampden	05/17/24
B6	Berkshire Middle	05/17/24	B13	Hampshire	05/17/24
B7	Berkshire North	05/17/24	B14	Middlesex North	05/17/24
B7	Berkshire South	05/17/24	B15	Middlesex South	05/17/24
B7	Bristol Fall River	05/17/24	B19	Nantucket	05/17/24
B7	Bristol North	05/17/24	B19	Norfolk	05/17/24
B8	Bristol South	05/17/24	B21	Plymouth	05/17/24
B9	Dukes	05/17/24	B22	Worcester	05/17/24
B9	Essex North	05/17/24	B25	Worcester North	05/17/24
B9	Essex South	05/17/24			

CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
B26	Voluntary Bankruptcies	B26	State Tax Liens
B26	Chapter 13 Bankruptcies	B27	Attachments
B26	Chapter 11 Bankruptcies	B27	Petitions to Foreclose
B26	Federal Tax Liens	B27	Foreclosure Sales

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Allston

MARKET STATISTICS THROUGH APRIL		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	0
Median Price	\$812,500	

► REAL ESTATE SALES

- 24-26 ARMINGTON ST** **\$2,020,000**
B: 2426 Jhm LLC
S: Zhi Q Zhou & Fang Ji
Book/Page: 70171/49, Date: 05/15/24
Use: Apartment Bldg - 4-8 Units, Lot: 4760sf
Prior Sale: \$386,000 (09/97)
- 57 BRIGHTON AVE U:5** **\$482,500**
B: Amelie Trieu
S: Elizabeth A Stringer
Book/Page: 70172/294, Date: 05/15/24
Mtg: Metro Credit Union \$363,750
Term: 2054 Rate: 6.8% Type: Adj
Use: 1 Bdrm Condo, Lot: 680sf
Prior Sale: \$99,000 (08/99)
- 189 CAMBRIDGE ST U:2** **\$515,000**
B: Xiner Zhou
S: Doug Runt & Marya Mtshali
Book/Page: 70182/41, Date: 05/17/24
Mtg: Flyhomes Mortgage Llc \$489,250
Use: 2 Bdrm Condo, Lot: 600sf
Prior Sale: \$252,000 (10/10)

Boston

MARKET STATISTICS THROUGH APRIL		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	13
Median Price	\$3,500,000	\$2,725,000

► REAL ESTATE SALES

- 109-119 BEACH ST U:1A** **\$680,000**
B: Oanh Nguyen
S: Brian Willette
Book/Page: 70166/259, Date: 05/14/24
Mtg: Rocket Mortgage LLC \$530,000
Term: 2054
Use: Condo, Lot: 740sf
Prior Sale: \$550,000 (02/19)
- 292 BEACON ST U:5** **\$740,000**
B: Young M Choi & Dong H Han
S: Tracey L Johnson
Book/Page: 70185/131, Date: 05/17/24
Mtg: Alternate Financing L \$518,000
Use: 1 Bdrm Condo, Lot: 506sf
Prior Sale: \$445,000 (08/08)
- 1109 BOYLSTON ST U:12** **\$775,000**
B: Jonathan A Weisman
S: Clinton Group LLC
Book/Page: 70179/308, Date: 05/16/24
Mtg: EMM Loans LLC \$581,250
Term: 2044
Use: 2 Bdrm Condo, Lot: 930sf
Prior Sale: \$430,000 (06/12)
- 99-105 BROAD ST U:4A** **\$1,005,000**
B: A D Zaltas
S: Diana M Canaan
Book/Page: 70184/78, Date: 05/17/24
Mtg: Cambridge Svgs Bk \$753,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 1091sf
Prior Sale: \$485,000 (07/08)
- 50 BROADLAWN PKWY U:318** **\$428,000**
B: Samantha Nicolau
S: Kate M Beeders
Book/Page: 70170/157, Date: 05/15/24
Use: Condo
- 56 BROADLAWN PKWY U:318** **\$428,000**
B: Samantha Nicolau
S: Kate M Beeders
Book/Page: 70170/157, Date: 05/15/24
Use: Condo
- 357 COMMERCIAL ST U:419** **\$575,000**
B: Annaliese B Kreuer
S: Andrea Anastasio
Book/Page: 70171/201, Date: 05/15/24
Mtg: First Priority CJ \$300,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 1 Bdrm Condo, Lot: 700sf
Prior Sale: \$459,000 (10/23)

- 43 COMMERCIAL WHARF U:9** **\$1,950,000**
B: Matthew J Matule & Lucia P Matule
S: Ronald S Shaffer, Tr for 43-9 Com Wharf East Rt
Book/Page: 70177/311, Date: 05/16/24
Use: 2 Bdrm Condo, Lot: 1351sf
Prior Sale: \$560,000 (03/98)
- 280 COMMONWEALTH AVE U:G6** **\$1,235,000**
B: 280-406 Comm Ave LLC
S: Linda J Kline
Book/Page: 70178/284, Date: 05/16/24
Use: 2 Bdrm Condo, Lot: 1424sf
Prior Sale: \$705,000 (12/06)
- 318 COMMONWEALTH AVE U:2** **\$1,487,000**
B: S Artavanis-Tsakonas & C Artavanis-Tsakonas
S: Jennifer Childs-Roshak & Phillip Roshak
Book/Page: 70167/267, Date: 05/14/24
Use: 2 Bdrm Condo, Lot: 1095sf
Prior Sale: \$960,000 (10/12)
- 400 COMMONWEALTH AVE U:104E** **\$1,450,000**
B: 400 Comm LLC
S: Back Bay Partners
Book/Page: 70163/96, Date: 05/13/24
Mtg: Wells Fargo Bank \$2,504,000
Use: Office Condo Unit, Lot: 4919sf
- 463 COMMONWEALTH AVE U:5** **\$675,000**
B: Riad Azar
S: Rousanna Gevodian
Doc#: 00000000952035, Date: 05/13/24
Use: 1 Bdrm Condo, Lot: 670sf
Prior Sale: \$355,000 (12/06)
- 1 DALTON ST U:4102** **\$5,320,000**
B: One Dalton li Prop Inv Hl
S: One Dalton Owner LLC
Book/Page: 70163/233, Date: 05/13/24
Use: 2 Bdrm Condo
- 213 E EAGLE ST U:7** **\$730,000**
B: Karen E Fletcher & Jeremy M Fletcher
S: William M Beaudoin
Book/Page: 70166/327, Date: 05/14/24
Mtg: Guaranteed Rate Inc \$584,000
Term: 2054
Use: 3 Bdrm Condo
- 65 E INDIA ROW U:23G** **\$1,095,000**
B: Irene Georgakoudi
S: William K Vincett Jr & Christine K Vincett
Book/Page: 70169/346, Date: 05/15/24
Use: 2 Bdrm Condo, Lot: 1211sf
- 3 ELM ST U:4** **\$565,000**
B: Aidan A Clarke & Hillary A Steele
S: Eric G Lachenal
Book/Page: 70163/60, Date: 05/13/24
Mtg: Mega Cap Funding Inc \$452,000
Term: 2054
Use: 2 Bdrm Condo
- 80-82 FENWOOD RD U:709** **\$655,000**
B: Suba Properties I LLC
S: Sujat M Sukthankar & Neeta B Kalappa
Book/Page: 70178/274, Date: 05/16/24
Use: 1 Bdrm Condo

- 20 GLOUCESTER ST U:B** **\$700,000**
B: Anita Bamford & Robert Bamford
S: Kathleen Aguiar & Jason Aguiar
Book/Page: 70181/312, Date: 05/17/24
Use: 1 Bdrm Condo, Lot: 600sf
Prior Sale: \$608,000 (07/21)
- 19 GRAY ST U:2** **\$850,000**
B: Property Possible Inc
S: Markos William J Est & George J Markos
Book/Page: 70174/79, Date: 05/15/24
Mtg: Abi Rpc Res Credit Ac \$717,000
Use: 2 Bdrm Condo, Lot: 900sf
Prior Sale: \$120,000 (05/93)
- HARVARD ST** **\$50,000**
B: 147 Harvard St LLC
S: Straughter Shirley M Est & Brian A Straughter
Book/Page: 70163/174, Date: 05/13/24
- 4-6 HENCHMAN ST U:4-6** **\$1,275,000**
B: Jill E Hanon, Tr for Hanons M Serenadae T
S: Frank Depasquale
Book/Page: 70182/164, Date: 05/17/24
Use: 3 Bdrm Condo
Prior Sale: \$1,250,000 (07/17)
- 29 MARLBOROUGH ST U:1** **\$675,000**
B: Megan Fletcher
S: Scott Maxwell, Tr for 29 Marlborough St Unit 1
Book/Page: 70181/68, Date: 05/17/24
Use: 1 Bdrm Condo, Lot: 675sf
Prior Sale: \$799,000 (08/20)
- 103 MARLBOROUGH ST U:2** **\$499,000**
B: Michael Attachi
S: Brian J Cosentino & Kerry L Orshal
Book/Page: 70164/312, Date: 05/13/24
Mtg: Washington Trust Mtg \$374,250
Term: 2054
Use: 1 Bdrm Condo, Lot: 415sf
Prior Sale: \$240,000 (08/12)
- 235 MARLBOROUGH ST** **\$6,700,000**
B: David J Forrest, Tr for 235 Marlborough Street Rt
S: Gpm-Lrm LLC
Book/Page: 70179/228, Date: 05/16/24
Mtg: Village Bank \$5,000,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Row-Middle, Lot: 1870sf
Prior Sale: \$2,800,000 (04/04)
- 34 MYRTLE ST U:3** **\$910,000**
B: Maura Schwitler
S: Thomas Paladino & Susan Paladino
Book/Page: 70177/236, Date: 05/16/24
Mtg: Fairway Ind Mtg \$682,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 967sf
Prior Sale: \$168,000 (01/88)
- 1 NASSAU ST U:1707** **\$980,000**
B: Yuheng Ruan & Cuiyun Ruan
S: Mandy M Yu
Book/Page: 70181/211, Date: 05/17/24
Use: 2 Bdrm Condo, Lot: 1102sf
Prior Sale: \$531,000 (09/04)

- 1 NEVINS HILL WAY U:301** **\$645,000**
B: Azure Assets LLC
S: 143 Washington LLC
Book/Page: 70180/52, Date: 05/17/24
Use: Condo
- 1 NEVINS HILL WAY U:403** **\$964,000**
B: Wendy G Heywood
S: 143 Washington LLC
Book/Page: 70184/280, Date: 05/17/24
Use: Condo
- 1 NEVINS HILL WAY U:503** **\$969,000**
B: Christopher A Myer & John R Benoit
S: 143 Washington LLC
Book/Page: 70180/301, Date: 05/17/24
Mtg: Cross Country Mtg Inc \$500,000
Term: 2054
Use: Condo
- 201 NEWBURY ST U:302** **\$1,545,000**
B: Akihiro Kanamoto
S: Corey Ledin
Book/Page: 70180/329, Date: 05/17/24
Mtg: Cross Country Mtg Inc \$800,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1097sf
Prior Sale: \$1,400,000 (03/19)
- 127 PEMBROKE ST U:3** **\$920,000**
B: Lillian Gifford Irt & Charles K Gifford Jr
S: Brad P Mayeux & Jesse Blodeau
Book/Page: 70163/222, Date: 05/13/24
Use: 1 Bdrm Condo, Lot: 740sf
Prior Sale: \$529,000 (06/05)
- 65 PINCKNEY ST U:3** **\$1,400,000**
B: Shannan Coghill
S: James Muller & Kathleen Muller
Book/Page: 70184/109, Date: 05/17/24
Mtg: JPMorgan Chase Bank \$990,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 2 Bdrm Condo, Lot: 1071sf
Prior Sale: \$1,200,000 (10/16)
- 101 PRINCE ST U:2** **\$514,900**
B: Alessandro S Agnello, Tr for Agnello Ft
S: Patrick S Thayer & Brooke Warrington
Book/Page: 70169/83, Date: 05/14/24
Use: 1 Bdrm Condo, Lot: 525sf
Prior Sale: \$460,000 (04/21)
- 45 PROVINCE ST U:701** **\$2,750,000**
B: Nabhendra Bisnik & Arpita Sinha
S: Scott S Jones
Book/Page: 70178/24, Date: 05/16/24
Mtg: Wells Fargo Bank \$1,787,500
Term: 2054 Rate: 5.8% Type: Adj
Use: 2 Bdrm Condo, Lot: 1615sf
Prior Sale: \$1,100,000 (02/12)
- 145 SAINT BOTOLPH ST U:35** **\$1,175,000**
B: Jason Elder, Tr for 145 St Botolph U-35 Rt
S: Dennis Ready & Lara Schille-Seigneur
Book/Page: 70182/146, Date: 05/17/24
Use: 2 Bdrm Condo, Lot: 962sf
Prior Sale: \$860,000 (03/16)

TOWN / REGISTRY GUIDE

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- 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

How to Read The Real Estate Records

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

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

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

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

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

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

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

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

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

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

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

REAL ESTATE SALES

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

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

REAL ESTATE SALES

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

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

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

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

FORECLOSURE DEEDS

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

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

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

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

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

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

And get busy putting our mortgage records to work!

100 SHAWMUT AVE U:408..... \$1,150,000 B: Mark Stoever & Darlene Stoever S: Rachel Krasnow Book/Page: 70179/267, Date: 05/16/24 Use: 1 Bdrm Condo	100 SHAWMUT AVE U:908..... \$730,000 B: Lauren A Kulak S: Mark Stoever & Darlene Stoever Book/Page: 70178/111, Date: 05/16/24 Use: Condo	446 SHAWMUT AVE U:3..... \$1,725,000 B: Ann R Altmann, Tr for Ashley A Altmann lrt S: Jameson C Fauver & Catherine R Fauver Book/Page: 70180/246, Date: 05/17/24 Use: 2 Bdrm Condo, Lot: 1294sf Prior Sale: \$1,300,000 (06/19)	44 SNOW HILL ST U:5..... \$1,179,000 B: Brian Fennell & Cathryn Mcgee S: Noah Funderburk & Heidi Funderburk Book/Page: 70171/294, Date: 05/15/24 Mtg: M&T Bank NA \$679,000 Term: 2044 Use: 2 Bdrm Condo, Lot: 1004sf Prior Sale: \$971,000 (10/19)	2 SPRUCE ST..... \$5,975,000 B: John Pantekidis, Tr for 2 Spruce Street Nt S: Emerson College Book/Page: 70180/207, Date: 05/17/24 Mtg: US Bank NA \$4,182,500 Term: 2054 Rate: 5.5% Type: Adj Use: Educational Property, Lot: 1435sf Prior Sale: \$4,925,000 (06/11)	165 TREMONT ST U:605..... \$737,000 B: Paul G Mathew & Treasa Mathew S: Lindsay Lheureux Book/Page: 70183/329, Date: 05/17/24 Mtg: Guaranteed Rate Inc \$470,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 665sf Prior Sale: \$411,000 (03/12)	505 TREMONT ST U:903..... \$4,900,000 B: Jocelyn Mcarthur S: William J Adams, Tr for Adams Ft Book/Page: 70168/306, Date: 05/14/24 Use: 3 Bdrm Condo, Lot: 2317sf Prior Sale: \$3,950,000 (06/15)	1387 WASHINGTON ST U:PH5..... \$4,650,000 B: John Pantekidis, Tr for 1387 Wph Nt S: Magnificent Beast LLC Book/Page: 70170/246, Date: 05/15/24 Mtg: Northern Hm Loans LLC \$3,627,000 Term: 2054 Rate: 5.9% Type: Adj Use: 4 Bdrm Condo, Lot: 2009sf Prior Sale: \$1,500,000 (04/05)	3531 WASHINGTON ST U:204..... \$801,000 B: Michael D Wyner & Stanislava Wyner S: Yujoong Kim & Ji E Kim Book/Page: 70182/28, Date: 05/17/24 Use: 2 Bdrm Condo	8 WHITTIER PL U:21D8..... \$590,000 B: Stan Ma & Julie Lao S: Patrice W Young & James E Mahoney Book/Page: 70172/227, Date: 05/15/24 Use: Condo	17 WORCESTER SQ U:3..... \$910,000 B: Konstantinos Michalakis S: Robert Ford & James Ford Book/Page: 70185/36, Date: 05/17/24 Mtg: TD Bank NA \$728,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 845sf Prior Sale: \$520,000 (05/12)	34 WORCESTER SQ U:2..... \$350,000 B: Matthew G Burns S: Michael Gilroy Book/Page: 70165/29, Date: 05/13/24 Use: 1 Bdrm Condo, Lot: 713sf Prior Sale: \$30,000 (09/93)	73 WORCESTER ST U:1..... \$1,275,000 B: Rebecca M Minard Rose, Tr for Rebecca M Minard Rose RET S: Derek Valentine & Alexander W Scheuffer Doc#: 00000000952185, Date: 05/17/24 Use: 2 Bdrm Condo, Lot: 1280sf Prior Sale: \$750,000 (08/13)
Brighton MARKET STATISTICS THROUGH APRIL YTD 2023 YTD 2024 Number of 1-Fam Sales 8 5 Median Price \$910,500 \$810,000	▶ REAL ESTATE SALES		2430 BEACON ST U:105..... \$695,000 B: Jeffrey D Sternklar & Nettie M Sternklar S: Michaela Tracy Book/Page: 70173/105, Date: 05/15/24 Use: 1 Bdrm Condo, Lot: 706sf Prior Sale: \$542,500 (01/20)	16-18 DONNYBROOK RD..... \$1,350,000 B: Dong Yang & Shuang Wu S: Kevin Gill Jr Book/Page: 70173/244, Date: 05/15/24 Mtg: Rocket Mortgage LLC \$800,000 Term: 2054 Use: 2-Family Conventional, Lot: 5500sf Prior Sale: \$917,500 (07/16)	427-435 FANEUIL ST U:R7..... \$345,000 B: Yufang Jiang S: Mireille Blum Book/Page: 70177/325, Date: 05/16/24 Mtg: Fairway Ind Mtg \$276,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 495sf Prior Sale: \$214,000 (06/15)	99 LAKE SHORE RD U:3..... \$626,000 B: Giridaran Subramaniam & Sajala Pandey S: Cangjie Yang & Rong Chen Book/Page: 70173/168, Date: 05/15/24 Mtg: Washington Trust Mtg \$419,500 Term: 2054 Rate: 8.3% Type: Adj Use: 3 Bdrm Condo, Lot: 1057sf Prior Sale: \$520,000 (12/19)	31 LANGLEY RD U:2..... \$735,000 B: Anna M Goodkind & Nicholas B Packard S: Matthew R Kanke & Sarah Davies Book/Page: 70167/199, Date: 05/14/24 Mtg: Movement Mtg LLC \$510,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$592,000 (06/18)	191 WASHINGTON ST U:314..... \$1,180,000 B: Syix LLC S: Chi Rong Book/Page: 70181/253, Date: 05/17/24 Use: Condo				

Charlestown

MARKET STATISTICS THROUGH APRIL YTD 2023 YTD 2024 Number of 1-Fam Sales 7 12 Median Price \$1,350,000 \$1,401,500	▶ REAL ESTATE SALES		14 9TH ST U:14..... \$1,320,000 B: Carl J Turissini & Sharon B Turissini S: Kiran Reddy & Apama Mani Book/Page: 70172/131, Date: 05/15/24 Mtg: US Bank NA \$1,056,000 Term: 2054 Rate: 6.8% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$1,587,000 (06/16)	16 COOK ST U:2..... \$1,015,000 B: Leigh Nali & Kristin Nali S: Tyler Winder Book/Page: 70161/283, Date: 05/13/24 Mtg: Leader Bank NA \$350,000 Term: 2054 Use: Condo	73 GREEN ST U:1..... \$1,450,000 B: Ryan T Mansmann & Elizabeth Mansmann S: 73 Green LLC Book/Page: 70175/64, Date: 05/15/24 Mtg: Guaranteed Rate Affin \$1,160,000 Term: 2054 Use: Condo	73 GREEN ST U:2..... \$1,510,000 B: David Bernstein S: 73 Green LLC Book/Page: 70175/105, Date: 05/15/24 Mtg: Guaranteed Rate Inc \$1,208,000 Term: 2054 Use: Condo	15 MAIN ST U:A..... \$651,000 B: Sarah Cox S: Brian J Hill & Constance A Hill Book/Page: 70178/226, Date: 05/16/24 Use: 2 Bdrm Condo Prior Sale: \$651,000 (07/19)	15 MAIN ST U:A..... \$832,500 B: Jacqueline Roman & Susan Roman S: Sarah Cox & Carly Kiernan Book/Page: 70178/236, Date: 05/16/24 Mtg: Dedham Inst for Svgs \$624,300 Term: 2054 Rate: 6.8% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$651,000 (05/24)	9 MONUMENT ST U:2..... \$1,725,000 B: Roger P Azevedo & Kristin M Azevedo S: 9 Monument Street LLC Book/Page: 70175/16, Date: 05/15/24 Mtg: Goldman Sachs Bank US \$1,380,000 Term: 2054 Rate: 6.5% Type: Adj Use: Condo	17 MYSTIC ST U:1..... \$615,000 B: Anne K Ogorman S: Madison Re Group LLC Book/Page: 70181/30, Date: 05/17/24 Mtg: M&T Bank NA \$461,250 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$925,000 (03/23)	36 PLEASANT ST..... \$1,785,000 B: Alison B Otoole & William Otoole S: George Armstrong & Taylor Armstrong Book/Page: 70181/220, Date: 05/17/24 Mtg: Leader Bank NA \$1,338,750 Term: 2054 Use: 3 Bdrm Row-Middle, Lot: 822sf Prior Sale: \$1,415,000 (05/19)												
Chelsea MARKET STATISTICS THROUGH APRIL YTD 2023 YTD 2024 Number of 1-Fam Sales 5 4 Median Price \$555,000 \$567,000	▶ REAL ESTATE SALES		35 CHESTNUT ST U:3..... \$450,000 B: Kelly L Asmus & Jay K Asmus S: Joseph Hallisey Book/Page: 70165/71, Date: 05/13/24 Mtg: Cross Country Mtg Inc \$360,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$30,000 (11/96)	175 COTTAGE ST U:615..... \$445,000 B: My-Linh Debonis S: Nicholas D Torres & Yuan Liu Doc#: 00000000952093, Date: 05/15/24 Mtg: Fairway Ind Mtg \$356,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$350,000 (12/20)	61 DIVISION ST..... \$1,450,000 B: 59-61 Division St LLC S: Eagle Prop Mgmt Chelsea Book/Page: 70173/43, Date: 05/15/24 Mtg: Hingham Inst for Svgs \$930,000 Use: Apartment Bldg - 4-8 Units, Lot: 2200sf Prior Sale: \$1,375,000 (06/22)	79 ELEANOR ST..... \$450,000 B: Hopper Props S: Perry Warren J Est & Adam Perry Book/Page: 70185/316, Date: 05/17/24 Use: 4 Bdrm Conventional, Lot: 2585sf Prior Sale: \$236,000 (06/08)	44 LAFAYETTE AVE U:403..... \$320,000 B: Rebecca Giroux S: Wellington Palma & Sam Yiv Book/Page: 70163/249, Date: 05/13/24 Mtg: TD Bank NA \$288,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$129,000 (06/10)	38 PINE ST..... \$775,000 B: Driss Elmokri S: Tarek M Hussein Book/Page: 70176/39, Date: 05/16/24 Mtg: Pennymac Loan Service \$465,000 Term: 2054 Use: 2-Family Two Family, Lot: 1431sf Prior Sale: \$175,000 (04/13)															
Dorchester MARKET STATISTICS THROUGH APRIL YTD 2023 YTD 2024 Number of 1-Fam Sales 29 34 Median Price \$685,000 \$680,000	▶ REAL ESTATE SALES		4-6 AUCLAND ST..... \$1,250,000 B: Nicholas Berus S: Luan T Nguyen Book/Page: 70181/285, Date: 05/17/24 Mtg: Kirk Lamagna \$1,000,000 Term: 2054 Use: 2-Family Conventional, Lot: 3597sf Prior Sale: \$850,000 (11/23)	84 BAILEY ST..... \$1,325,000 B: Lysa Tran S: Orlando Depass Book/Page: 70174/174, Date: 05/15/24 Mtg: Guild Mortgage Co \$1,186,350 Term: 2054 Use: 3-Family Decker, Lot: 3953sf Prior Sale: \$235,000 (10/99)	32 BRENT ST U:2..... \$800,000 B: James Jepsen & John R Jepsen S: Shanti Acquisition LLC Book/Page: 70178/191, Date: 05/16/24 Mtg: Guaranteed Rate Inc \$640,000 Term: 2054 Use: Condo	43 CHICKATAWBUT ST..... \$1,000,000 B: 43 Chickatawbut St LLC S: Marie Barrett, Tr for Bruynell Ft Book/Page: 70175/328, Date: 05/16/24 Mtg: Eagle Bank \$2,750,000 Term: 2025 Use: 2-Family Conventional, Lot: 18000sf	825-825A DORCHESTER AVE..... \$2,080,000 B: Viga Boston LLC S: Thomas P Calus Book/Page: 70163/239, Date: 05/13/24 Use: 3-Family Conventional, Lot: 3628sf Prior Sale: \$1,700,000 (03/18)	1906-1918 DORCHESTER AVE U:504.. \$500,000 B: Ryan J Dahlseid & Susan A Donovan S: George Morris Book/Page: 70177/189, Date: 05/16/24 Mtg: Guaranteed Rate Inc \$400,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 910sf Prior Sale: \$460,000 (05/20)	1906-1918 DORCHESTER AVE U:510.. \$415,000 B: Francois Dominique & Julia B Dominique S: Rosemary S Kean & Ernest O Kean Book/Page: 70161/263, Date: 05/13/24 Use: 2 Bdrm Condo, Lot: 1021sf Prior Sale: \$295,000 (10/09)	272 E COTTAGE ST..... \$938,000 B: 272 E Cottage LLC S: Ellen M Brock Book/Page: 70176/165, Date: 05/16/24 Mtg: RFLF 7 LLC \$1,398,750 Use: 3-Family Decker, Lot: 2906sf	19 HELEN ST..... \$290,000 B: Ibrahim E Othman S: Bpcr-Angell Spencer LLC Book/Page: 70171/102, Date: 05/15/24 Mtg: Dedham Inst for Svgs \$266,800 Term: 2054 Use: 4 Bdrm Semi Detachd, Lot: 2922sf Prior Sale: \$900 (01/22)	12 HEWINS ST..... \$650,000 B: Youn Properties LLC S: Richard Fitzgerald Book/Page: 70164/137, Date: 05/13/24 Use: 3-Family Conventional, Lot: 4259sf Prior Sale: \$365,000 (08/23)	49 HURON CIR..... \$680,000 B: Christopher R Scott S: Louis Frank Doc#: 00000000952048, Date: 05/13/24 Mtg: Cross Country Mtg Inc \$490,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 3604sf Prior Sale: \$463,500 (12/16)	173 MAGNOLIA ST U:9..... \$532,500 B: Hazel Gardam & Thomas A Gardam S: 173 Mags LLC Book/Page: 70169/1, Date: 05/14/24 Use: Condo	44 MATHER ST U:1..... \$760,000 B: Francis J Curran & Megan P Schaefer-Curran S: Sean Bridge & Patrick Bridge Book/Page: 70163/148, Date: 05/13/24 Use: 3 Bdrm Condo	59-69 MSGR PATRICK J LYDON WAY U:309..... \$305,000 B: Youn Properties LLC S: Richard Fitzgerald Book/Page: 70164/134, Date: 05/13/24 Use: 2 Bdrm Condo, Lot: 889sf Prior Sale: \$36,000 (08/92)	30 NIGHTINGALE ST..... \$875,000 B: Hearts To Hands LLC S: Gail D Johnson Book/Page: 70179/122, Date: 05/16/24 Mtg: Cv3 FncI Svcs Llc \$700,000 Use: 2-Family Conventional, Lot: 3988sf Prior Sale: \$245,000 (09/01)	104 NORFOLK ST..... \$460,000 B: Robinson Development Ltd S: Lucille A Marius & Francisca B Palmer Book/Page: 70165/35, Date: 05/13/24 Mtg: Sea Glass Funding Llc \$552,000 Use: 5 Bdrm Colonial, Lot: 3412sf Prior Sale: \$10,000 (10/93)	260 NORWELL ST..... \$940,000 B: Richardson Luc S: Ray J Mendez Book/Page: 70183/249, Date: 05/17/24 Use: 3-Family Decker, Lot: 3500sf Prior Sale: \$525,000 (11/16)	8 SYLVESTER RD..... \$900,000 B: Emin Aygun & Aseel E Eid S: Stephen J Graham & Melissa J Graham Book/Page: 70164/96, Date: 05/13/24 Mtg: United Wholesale Mtg \$765,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 9171sf Prior Sale: \$20,000 (03/96)	92-94 WALNUT ST U:4..... \$485,000 B: Daniel Murphy Jr S: Irene E Lannon, Tr for Lannon Ft Book/Page: 70176/216, Date: 05/16/24 Mtg: Cross Country Mtg Inc \$468,025 Term: 2054 Use: 2 Bdrm Condo, Lot: 812sf Prior Sale: \$331,000 (08/15)	15 WATER ST..... \$855,000 B: Paige Waters & Brendon Buccelli S: Jean M Sullivan Book/Page: 70166/233, Date: 05/14/24 Mtg: Leader Bank NA \$834,350 Term: 2054 Use: 2-Family Two Family, Lot: 2138sf	105 WOODROW AVE..... \$550,000 B: Kevin Tran S: Ngoc L Tran Book/Page: 70185/102, Date: 05/17/24 Mtg: United Wholesale Mtg \$440,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 2600sf Prior Sale: \$380,000 (08/16)

SUFFOLK REGISTRY continued

East Boston

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales including Boardman St U:2, Boardman St U:3, Boardman St U:4, Boardman St U:5, Boardman St U:6, Chelsea St U:2, Chelsea St U:4, Orleans St U:306, Cottage St U:1, Saratoga St U:2, Saratoga St, Webster St, Hallron St, Rock Rd, Warren Ave.

Jamaica Plain

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales including Boylston St U:A, Centre St U:1, Conry Cres, Jamaica Way U:104, Olmstead St U:1, Park Ave U:53, Park Ave U:53, Putnam Rd, Revere St, Rumney Rd, Shirley Ave, Vane St, School St U:3, Walnut Ave.

565 RIVER ST

Property details for 565 River St including price (\$735,000) and agent information.

Revere

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales including Butler St, Leonard Rd, Neponset St, Park Ave U:53, Revere Beach Blvd U:40, Rumney Rd, Shirley Ave, Vane St, Winthrop Ave.

Roxbury

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales including Elmore St U:2, Estey St U:4, Fountain St U:407, Fountain St U:408, Guild St, Terrace St U:403, Walnut Park, Baxter St U:4, Dorchester St, 1st St U:1, 2nd St U:208, 4th St U:3, 5th St U:3, 6th St U:3, 7th St U:405, 8th St U:1, 9th St U:1, 10th St U:1, 11th St U:1, 12th St U:1, 13th St U:1, 14th St U:1, 15th St U:1, 16th St U:1, 17th St U:1, 18th St U:1, 19th St U:1, 20th St U:1, 21st St U:1, 22nd St U:1, 23rd St U:1, 24th St U:1, 25th St U:1, 26th St U:1, 27th St U:1, 28th St U:1, 29th St U:1, 30th St U:1, 31st St U:1, 32nd St U:1, 33rd St U:1, 34th St U:1, 35th St U:1, 36th St U:1, 37th St U:1, 38th St U:1, 39th St U:1, 40th St U:1, 41st St U:1, 42nd St U:1, 43rd St U:1, 44th St U:1, 45th St U:1, 46th St U:1, 47th St U:1, 48th St U:1, 49th St U:1, 50th St U:1, 51st St U:1, 52nd St U:1, 53rd St U:1, 54th St U:1, 55th St U:1, 56th St U:1, 57th St U:1, 58th St U:1, 59th St U:1, 60th St U:1, 61st St U:1, 62nd St U:1, 63rd St U:1, 64th St U:1, 65th St U:1, 66th St U:1, 67th St U:1, 68th St U:1, 69th St U:1, 70th St U:1, 71st St U:1, 72nd St U:1, 73rd St U:1, 74th St U:1, 75th St U:1, 76th St U:1, 77th St U:1, 78th St U:1, 79th St U:1, 80th St U:1, 81st St U:1, 82nd St U:1, 83rd St U:1, 84th St U:1, 85th St U:1, 86th St U:1, 87th St U:1, 88th St U:1, 89th St U:1, 90th St U:1, 91st St U:1, 92nd St U:1, 93rd St U:1, 94th St U:1, 95th St U:1, 96th St U:1, 97th St U:1, 98th St U:1, 99th St U:1, 100th St U:1.

24 TELEGRAPH ST

Property details for 24 Telegraph St including price (\$1,301,000) and agent information.

West Roxbury

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales including Anawan Ave, Constance Rd, Dwinell St, Grepper Rd, Lagrange St U:103, Miami Ter, Moloney St, Mount Vernon St, Searle Rd, Sunset Hill Rd.

1216 VFW PKWY U:45..... \$525,000
 B: Lisa Fauman
 S: Elizabeth A Barron
 Book/Page: 70170/172, Date: 05/15/24
 Mtg: Leader Bank NA \$220,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1075sf
 Prior Sale: \$119,000 (05/95)

Winthrop

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	17
Median Price	\$675,000	\$725,000

► **REAL ESTATE SALES**

92 BARTLETT RD \$410,000
 B: Stephanie Vasilos
 S: Artemis D Vasilos
 Book/Page: 70167/145, Date: 05/14/24
 Use: 5 Bdrm Old Style, Lot: 9755sf

59 LEWIS AVE \$864,900
 B: Ralph Pagano
 S: Robyn R Alvis & Angela Fox
 Book/Page: 70168/117, Date: 05/14/24
 Mtg: JPMorgan Chase Bank \$648,675
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 4392sf
 Prior Sale: \$800,000 (02/22)

1 SEAL HARBOR RD U:414 \$545,000
 B: Julialisa Papgno
 S: Mary Ganz, Tr for Deana Ganz 1987 RET
 Book/Page: 70171/346, Date: 05/15/24
 Use: 2 Bdrm Condo

583-585 SHIRLEY ST \$1,250,000
 B: KIW Capital LLC
 S: David O Landers & Laurel F Landers
 Book/Page: 70185/158, Date: 05/17/24
 Mtg: MSA Mortgage LLC \$1,250,000

45 STURGIS ST \$480,000
 B: Kelly A Nichols
 S: Paul F Nichols & Kelly A Nichols
 Book/Page: 70171/174, Date: 05/15/24
 Mtg: EMM Loans LLC \$300,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 7692sf
 Prior Sale: \$282,000 (11/99)

63 UPLAND RD \$965,000
 B: Marueen L Curto
 S: Rebecca A Lawnciczak, Tr for Rebecca A Lawnciczak RET
 Book/Page: 70170/60, Date: 05/15/24
 Use: 3 Bdrm Ranch, Lot: 16970sf
 Prior Sale: \$620,000 (10/16)

229 WASHINGTON AVE U:1 \$430,000
 B: Benjamin Hartman
 S: Carmine A Vigorito
 Doc#: 00000000952114, Date: 05/16/24
 Mtg: James Hartman \$385,000
 Use: 2 Bdrm Condo
 Prior Sale: \$105,000 (12/98)

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 APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	21
Median Price	\$820,000	\$890,000

► **REAL ESTATE SALES**

270 COMMUNICATION WAY U:1C..... \$261,000
 B: Justinos Painting Inc
 S: Hyannis Office Pk Ctr LLC
 Book/Page: 36358/259, Date: 05/13/24
 Mtg: Hyannis Office Pk Ctr \$487,000
 Use: Office Condo Unit

270 COMMUNICATION WAY U:1D..... \$261,000
 B: Justinos Painting Inc
 S: Shoestring Properties LLC
 Book/Page: 36358/262, Date: 05/13/24
 Mtg: Hyannis Office Pk Ctr \$487,000
 Use: Office Condo Unit

2 DAFFODIL LN..... \$1,350,000
 B: Hugh Donlon & Alyson Donlon
 S: Cape Cod Jams LLC
 Book/Page: 36366/235, Date: 05/16/24
 Mtg: Rockland Tr Co \$900,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 5 Bdrm Cape Cod, Lot: 43560sf
 Prior Sale: \$1,250,000 (05/21)

9 LOCUST AVE..... \$825,000
 B: Parry H Sevrá
 S: Scott R Thomas & Linda L Thomas
 Book/Page: 36363/276, Date: 05/15/24
 Use: 3 Bdrm Ranch, Lot: 16117sf
 Prior Sale: \$450,000 (11/21)

67 OLD JAIL LN..... \$1,273,500
 B: Colin R Hamilton, Tr for Hamfam T
 S: Eric T Steenstra
 Book/Page: 36364/194, Date: 05/15/24
 Use: 3 Bdrm Cape Cod, Lot: 47480sf
 Prior Sale: \$140,000 (09/99)

Bourne

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	59
Median Price	\$575,000	\$600,000

► **REAL ESTATE SALES**

65 ACADEMY DR..... \$815,000
 B: Corey R Fontaine & Tina M Fontaine
 S: Draper Hm & Imps Inc
 Book/Page: 36364/55, Date: 05/15/24
 Mtg: HarborOne Mortgage \$652,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 13896sf
 Prior Sale: \$450,000 (03/23)

5 BAKER LN U:5 \$325,000
 B: Jennifer A Johnson
 S: Roger E Alix Gaudreau, Tr for Alix Gaudreau Rt
 Book/Page: 36359/54, Date: 05/13/24
 Mtg: LoanDepot.Com \$227,500
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1232748sf
 Prior Sale: \$290,000 (04/22)

2 BAY DR..... \$530,000
 B: Robert Florio & Christine Harmon
 S: Christopher T Hiri, Tr for Cvs Ft
 Book/Page: 36364/246, Date: 05/15/24
 Mtg: Leader Bank NA \$424,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 6665sf
 Prior Sale: \$443,750 (12/21)

172 BELLAVISTA DR..... \$714,100
 B: Lisa Maidment & Jeffrey Maidment
 S: Lovell Susan E Est & Edward Kornack
 Doc#: 000000001502259, Date: 05/16/24
 Mtg: Leader Bank NA \$571,280
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 13068sf
 Prior Sale: \$290,000 (07/11)

1 ELDRIDGE AVE \$1,350,000
 B: David J Lynch & James McLaughlin
 S: 5 Fayette Street Rt & Robert J Fantozzi Jr
 Doc#: 000000001502150, Date: 05/15/24
 Mtg: Rockland Tr Co \$1,690,000
 Use: 6 Bdrm Contemporary, Lot: 64469sf
 Prior Sale: \$150,000 (05/97)

19 MASHNEE RD \$542,000
 B: Andrew J Ellis & Jessica C Ellis
 S: Faith O White
 Book/Page: 36370/152, Date: 05/17/24
 Mtg: Cape Cod Five Cent Bk \$532,183
 Term: 2054
 Use: 2 Bdrm Raised Ranch, Lot: 9235sf

29 SHIPS WAY U:29 \$779,000
 B: Jane H Howe, Tr for Jane H Howe T
 S: Kennan Ft & John G Kennan Jr
 Doc#: 000000001502267, Date: 05/16/24
 Use: 2 Bdrm Condo, Lot: 262667sf
 Prior Sale: \$550,000 (03/21)

10 WASHINGTON AVE..... \$550,000
 B: Paul S Tavares
 S: Jan Stasis-Mcgrath
 Book/Page: 36363/25, Date: 05/15/24
 Mtg: Penymac Loan Service \$540,038
 Term: 2054
 Use: 2-Family Conventional, Lot: 5793sf
 Prior Sale: \$38,000 (03/94)

103 WILLISTON RD \$725,000
 B: Christine Donohue
 S: Robert C Walker & Cheryl A Walker
 Book/Page: 36359/88, Date: 05/13/24
 Mtg: Salem Five Mtg Co \$325,000
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 5 Bdrm Cape Cod, Lot: 11021sf
 Prior Sale: \$272,000 (05/13)

31 WINSTON AVE..... \$675,000
 B: Michael P Blood & Ahsley M Halley
 S: Alex Dubois
 Book/Page: 36370/116, Date: 05/17/24
 Mtg: Movement Mtg LLC \$662,774
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 20081sf
 Prior Sale: \$405,000 (10/18)

65 GERANIUM DR..... \$2,640,000
 B: Ernest R Marchi & Jennifer K Marchi
 S: Elaine E Dixon, Tr for Dixon Rt
 Book/Page: 36363/49, Date: 05/15/24
 Mtg: Rocket Mortgage LLC \$1,980,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 29148sf
 Prior Sale: \$425,000 (12/94)

920 MAIN ST \$1,030,000
 B: Karen Donohue & Christopher J Donohue
 S: Paul Kourafas, Tr for Soundview Rt
 Book/Page: 36364/112, Date: 05/15/24
 Mtg: Cape Cod Five Cent Bk \$475,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 13797sf

36 STAGE COACH DR..... \$695,000
 B: Keith M Bates & Jillian W Bates
 S: Donald R Secord & Pamela G Secord
 Doc#: 000000001502313, Date: 05/17/24
 Mtg: Country Bank \$590,750
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 12178sf
 Prior Sale: \$444,000 (01/06)

16 SULPHUR SPRINGS RD \$985,000
 B: Thomas C Dowd & Karolina A Dowd
 S: Jeffrey C Hahner, Tr for Hahner Rt
 Doc#: 000000001502133, Date: 05/15/24
 Mtg: Movement Mtg LLC \$250,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12180sf
 Prior Sale: \$239,900 (10/99)

104 COURT WAY U:104..... \$587,500
 B: Harold S Bohl & Kelly A Bohl
 S: Donna A Leclair
 Book/Page: 36370/4, Date: 05/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$114,000 (03/97)

70 FIDDLERS LN..... \$895,000
 B: Amy B Bergeron & Timothy P Bergeron
 S: John J Galante & Patricia A Galante
 Book/Page: 36369/42, Date: 05/17/24
 Mtg: BankNewport \$450,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 26900sf

OLD CHATHAM RD L:33 \$160,000
 B: Andrew C Linderá, Tr for A Linderá Nt
 S: Leona M Tultmello, Tr for Flowermound Nt
 Book/Page: 36369/308, Date: 05/17/24

33 SANDPIPER LN..... \$775,000
 B: David Carrington & Judith Szokol
 S: Matthew Zimbelman & Kathryn Perkins
 Doc#: 000000001502244, Date: 05/16/24
 Use: 3 Bdrm Cape Cod, Lot: 18750sf
 Prior Sale: \$455,000 (05/20)

23 WOODVIEW DR U:23 \$430,000
 B: Bonnie Robertson
 S: Martin Richard Est & Richard D Martin
 Book/Page: 36361/177, Date: 05/14/24
 Mtg: Embrace Home Loans \$301,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$314,500 (06/21)

Centerville

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	37
Median Price	\$535,000	\$605,000

► **REAL ESTATE SALES**

160 PLEASANT PINES AVE \$359,884
 B: John P Joakim & Janet S Joakim
 S: Joakim Jr John Est & Jennifer Joakim
 Book/Page: 36362/273, Date: 05/15/24
 Mtg: Citizens Bank \$374,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 30928sf

107 S BAY RD \$2,850,000
 B: Pamela T Oneill, Tr for Pamela T Oneill RET
 S: Whitney A Connaughton, Tr for Declaration Of T
 Doc#: 000000001502297, Date: 05/17/24
 Use: 5 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$1,125,000 (01/03)

96 STONEY CLIFF RD \$590,000
 B: Bpu Home Renovations Inc
 S: Marlo A Wilson & Barbara P Wilson
 Book/Page: 36364/138, Date: 05/15/24
 Mtg: Alfred Bleu \$540,000
 Use: 4 Bdrm Gambrel, Lot: 15246sf

140 THISTLE DR..... \$629,900
 B: Kevin M Campbell & John A Niemi
 S: Stephanie Sousa
 Book/Page: 36359/124, Date: 05/13/24
 Mtg: Nationwide Mtg Banker \$503,920
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 16988sf
 Prior Sale: \$540,000 (04/21)

Chatham

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	24
Median Price	\$836,250	\$1,372,500

► **REAL ESTATE SALES**

36 COCKLE COVE RDG U:36..... \$419,900
 B: Sarah Pockwinse
 S: Alan T Pohli, Tr for Atp Tof 2022
 Book/Page: 36366/316, Date: 05/16/24
 Mtg: Cape Cod Five Cent Bk \$215,000
 Term: 2054
 Use: 2 Bdrm Condo

199 CROWELL RD U:199..... \$815,000
 B: Dreamcatcher LLC
 S: Chatham Barn LLC
 Book/Page: 36368/203, Date: 05/17/24
 Mtg: Berkshire Bank \$611,250
 Term: 2054 Rate: 8.0% Type: Adj
 Use: 2 Bdrm Condo

192 EASTWARD RD..... \$4,000,000
 B: April M Vignone
 S: Arthur T Vanderbilt & Marjorie W Vanderbilt
 Book/Page: 36368/181, Date: 05/17/24
 Use: 4 Bdrm Cape Cod, Lot: 34890sf

88 FOX HILL RD..... \$1,315,000
 B: Slobodanka Strauss
 S: Diane D Kennedy, Tr for Diane Kennedy Ft
 Book/Page: 36368/62, Date: 05/17/24
 Mtg: Cape Cod Five Cent Bk \$625,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 30000sf
 Prior Sale: \$225,000 (03/95)

65 GERANIUM DR..... \$2,640,000
 B: Ernest R Marchi & Jennifer K Marchi
 S: Elaine E Dixon, Tr for Dixon Rt
 Book/Page: 36363/49, Date: 05/15/24
 Mtg: Rocket Mortgage LLC \$1,980,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 29148sf
 Prior Sale: \$425,000 (12/94)

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 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 13797sf

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 Use: 4 Bdrm Cape Cod, Lot: 12178sf
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 S: Martin Richard Est & Richard D Martin
 Book/Page: 36361/177, Date: 05/14/24
 Mtg: Embrace Home Loans \$301,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$314,500 (06/21)

277 AIRLINE RD \$370,778
 B: Nehemiah David LLC
 S: Thomas J Noonan, Tr for 277 Airline Road Rt
 Book/Page: 36360/57, Date: 05/13/24
 Mtg: Flip & Hold Funding L \$285,000
 Use: 1 Bdrm Ranch, Lot: 4792sf

59 DIVISION ST \$589,000
 B: Anne M Valente
 S: Michael S Sarli, Tr for Sarli Rt
 Book/Page: 36366/115, Date: 05/16/24
 Mtg: Kathleen O Valente \$200,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 21780sf

121 LOWER COUNTY RD \$775,000
 B: Terrence G Aussant, Tr for S St Yarmouth Rt
 S: Keralyn Houde & Brendan Geggatt
 Book/Page: 36370/33, Date: 05/17/24
 Mtg: Baycoast Mortgage Co \$404,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 9583sf
 Prior Sale: \$640,000 (06/22)

125 MAIN ST \$1,140,000
 B: 125 Main St Dennisport LL
 S: John J Mento, Tr for Washington Street 653 Rt
 Book/Page: 36363/240, Date: 05/15/24
 Use: Other Exempt, Lot: 42665sf
 Prior Sale: \$118,000 (04/16)

141 MAIN ST U:23..... \$262,500
 B: Tracy Omalley & Adrian Omalley
 S: Anita Cutler
 Book/Page: 36366/176, Date: 05/16/24
 Use: 1 Bdrm Condo
 Prior Sale: \$83,000 (08/13)

434 ROUTE 134 U:C5..... \$50,000
 B: Thuong T Nguyen
 S: Richard D Harrington, Tr for Tohar 2 Rt
 Doc#: 000000001502355, Date: 05/17/24
 Use: Office Condo Unit
 Prior Sale: \$20,000 (05/24)

146 TELEGRAPH RD \$885,000
 B: Barbara Heinemann & Eric Heinemann
 S: John L Ferrari, Tr for J L Jr & D C Ferrari RET
 Book/Page: 36361/279, Date: 05/14/24
 Mtg: Cape Cod Five Cent Bk \$400,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 16117sf
 Prior Sale: \$700,000 (06/22)

Eastham

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	23
Median Price	\$731,750	\$725,000

► **REAL ESTATE SALES**

605-R CABLE RD..... \$797,000
 B: Nathan S Nourse Rity Lip
 S: Frank Noto, Tr for Frank Noto Lt
 Book/Page: 36370/100, Date: 05/17/24
 Use: 2 Bdrm Ranch, Lot: 44792sf

K ST..... \$797,000
 B: Nathan S Nourse Rity Lip
 S: Frank Noto, Tr for Frank Noto Lt
 Book/Page: 36370/100, Date: 05/17/24

10 SURREY DR \$418,000
 B: H2 Asset Solutions Inc
 S: Steven Z Thomas & Donna M Thomas
 Book/Page: 36367/180, Date: 05/16/24
 Use: 2 Bdrm Cape Cod, Lot: 20038sf
 Prior Sale: \$240,800 (04/01)

Falmouth

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	117	116
Median Price	\$650,000	\$737,500

► **REAL ESTATE SALES**

1 BEECH PLUM DR..... \$1,300,000
 B: Sean A Larson & Erica L Larson
 S: Gail V Kobs, Tr for Gail V Kobs

BARNSTABLE REGISTRY continued

294 WILLIMANTIC DR..... \$522,500
B: Pt Remodeling & Design LL
S: Maureen B Powers
Book/Page: 36361/256, Date: 05/14/24
Mtg: Manuf & Trdr Trust Co \$617,500
Use: 3 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: \$50,000 (06/04)

Mashpee

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 58, 53, \$686,684, \$715,000

REAL ESTATE SALES

15 CARLETON DR..... \$660,000
B: Mary Mcgrath & David Mcgrath
S: Tracy J Lacorte
Book/Page: 36365/101, Date: 05/15/24
Mtg: Workers Credit Union \$160,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Colonial, Lot: 21998sf
Prior Sale: \$605,000 (06/21)

53 DRY HOLLOW LN..... \$629,900
B: Kinchhay Chou & Channa Chou
S: Robert J Tuohy Sr & Patricia A Tuohy
Book/Page: 36370/73, Date: 05/17/24
Mtg: Oaktree Funding Corp \$499,500
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 11892sf

15 FAIRWAY KNOB..... \$2,050,000
B: Jeffrey R Grosser, Tr for 15 Fairway Knob Rt
S: Betsy M Joseph & Vincent J Joseph
Doc#: 00000001502120, Date: 05/15/24
Use: 4 Bdrm Cape Cod, Lot: 14723sf
Prior Sale: \$175,000 (05/11)

37 GIA LN..... \$530,000
B: Lauren Ferzoco
S: Sexton Mary G Est & Robert J Sexton
Doc#: 000000001502326, Date: 05/17/24
Mtg: William Raveis Mtg Co \$255,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12981sf

7 RED CEDAR RD U:7..... \$565,000
B: Tatyana Faynberg
S: Joann M Dowling
Book/Page: 36361/52, Date: 05/14/24
Use: 2 Bdrm Condo
Prior Sale: \$300,000 (09/11)

2 ROBIN LN..... \$646,000
B: Michelliny Chaves
S: Jason W Fitzgerald, Tr for Denise P Fitzgerald T
Book/Page: 36369/331, Date: 05/17/24
Mtg: Ark-La-Tex Fin Svcs \$452,200
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 12197sf

74 SIMONS RD U:B..... \$700,000
B: George S Pappas
S: Stephen R Fireman, Tr for Stephen R Fireman RET
Book/Page: 36371/59, Date: 05/17/24
Mtg: Cape Cod Five Cent Bk \$560,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$500,000 (10/21)

27 THORNBERRY CIR..... \$740,000
B: Jay Frisbee & Nekea Frisbee
S: Rene R Duquette & Amanda M Duquette
Doc#: 000000001502226, Date: 05/16/24
Mtg: Leader Bank NA \$592,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19733sf
Prior Sale: \$400,000 (11/05)

138 WHIPPOORWILL CIR..... \$884,000
B: Gary Kong & Kenneth Mostone
S: Barbara A Roache, Tr for Barbara A Roache RET
Doc#: 00000001502144, Date: 05/15/24
Use: 3 Bdrm Cape Cod, Lot: 12502sf

Osterville

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 13, 11, \$1,269,000, \$1,100,000

REAL ESTATE SALES

74 GRAND ISLAND DR..... \$3,225,000
B: Garden Bench LLC
S: George M Jamgochian
Doc#: 000000001501993, Date: 05/13/24
Use: 6 Bdrm Cape Cod, Lot: 26136sf
Prior Sale: \$1,395,000 (07/17)

104 KING ARTHUR DR..... \$735,000
B: Everett Rudolph & Denise Rudolph
S: Barry W Bekeshka & Patricia A Bekeshka
Doc#: 000000001502131, Date: 05/15/24
Use: 3 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: \$390,000 (01/05)

31 NEWPORT LN..... \$950,000
B: Christopher H Cruise & Krystina Z Cruise
S: Lynn F Wilson, Tr for Lynn F Wilson 2013 RET
Doc#: 000000001502160, Date: 05/15/24
Mtg: Movement Mtg LLC \$350,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: \$516,000 (05/07)

Provincetown

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 5, 1, \$2,075,000, \$1,350,000

REAL ESTATE SALES

169 BRADFORD ST U:1..... \$2,349,000
B: Michael Gordon & John Groarke
S: Christine Barker
Book/Page: 36361/311, Date: 05/14/24
Use: 3 Bdrm Condo, Lot: 3317sf

99 COMMERCIAL ST U:1..... \$680,000
B: Christopher M Morgan
S: David Berarducci
Book/Page: 36364/184, Date: 05/15/24
Use: 1 Bdrm Condo, Lot: 3117sf
Prior Sale: \$2,030,000 (02/16)

421 COMMERCIAL ST U:B..... \$625,000
B: Reese Beaton
S: Jeanne Morris, Tr for Jeanne Morris RET
Book/Page: 36359/273, Date: 05/13/24
Use: 1 Bdrm Condo, Lot: 5937sf
Prior Sale: \$438,000 (10/21)

928 COMMERCIAL ST U:11B..... \$338,000
B: Joshua N Larkins
S: Sheila M Millar
Book/Page: 36363/174, Date: 05/15/24
Mtg: Sheila Macnab Millar \$188,000
Term: 2039
Use: 1 Bdrm Condo, Lot: 7890sf
Prior Sale: \$218,000 (12/18)

9 OPPEN LN..... \$6,883,000
B: Frank Wirthwein
S: Thomas Walter, Tr for Coastal Land T
Book/Page: 36359/11, Date: 05/13/24
Use: 4 Bdrm, Lot: 19520sf
Prior Sale: \$1,600,000 (08/09)

Sandwich

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 84, 75, \$635,500, \$665,000

REAL ESTATE SALES

3 ARROWHEAD DR..... \$540,000
B: Susan M Bociek-Maguire
S: David Lockett & Cheryl Lockett
Doc#: 000000001502330, Date: 05/17/24

2 BEDFORD PL..... \$650,000
B: Mark R Holmes & Christine J Holmes
S: Richard V Fish Jr & Lauren N Fish
Book/Page: 36369/68, Date: 05/17/24
Mtg: Presidential Bank FSB \$663,975
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 20038sf
Prior Sale: \$230,000 (07/11)

11 BUXUS SHORES CIR..... \$950,000
B: Justin M Moore & Leigh Moore
S: Samuel Starr & Maureen L Starr
Book/Page: 36368/126, Date: 05/17/24
Mtg: Cape Cod Five Cent Bk \$700,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31363sf
Prior Sale: \$205,500 (11/95)

5 CANARY ST..... \$900,000
B: Kenneth J Daurtrich & Mary L Daurtrich
S: Matthew C Dodge & Hayley F Dodge
Book/Page: 36363/7, Date: 05/15/24
Use: 3 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: \$384,200 (09/13)

4 DEER RUN LN..... \$600,000
B: Samuel J Miles & Tailyse Miles
S: Steven R Catala-Vargas & Lindsay Catala
Book/Page: 36359/16, Date: 05/13/24
Mtg: Cape Cod Five Cent Bk \$480,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19602sf
Prior Sale: \$490,000 (05/21)

72 DILLINGHAM AVE..... \$1,373,000
B: Frederick Hare & Janie Girolamo
S: Dwight R Morgan, Tr for Morgan Ft
Doc#: 000000001502165, Date: 05/15/24
Use: 3 Bdrm Colonial, Lot: 10454sf
Prior Sale: \$484,000 (12/13)

6 GREAT HILL DR..... \$735,000
B: Julie Hamm & Richard Hamm
S: Gerard J Goodwin, Tr for Goodwin Family Tii
Book/Page: 36367/220, Date: 05/16/24

15 JAN SEBASTIAN DR U:D4..... \$225,000
B: JI Real Estate Group LLC
S: Ccg Realty LLC
Book/Page: 36366/300, Date: 05/16/24
Use: Industrial Condominium
Prior Sale: \$100,000 (01/16)

10 LAKEVIEW DR..... \$625,000
B: James W Martens & Ann L Panopoulos
S: Richard P Wayner Jr & Gretchen A Wayner
Book/Page: 36370/345, Date: 05/17/24
Mtg: Bank of America NA \$250,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17424sf
Prior Sale: \$119,000 (08/96)

179 MAIN ST..... \$635,000
B: Tyler J Clark & Meredith J Steyer
S: Mark S Coleman
Book/Page: 36363/219, Date: 05/15/24
Mtg: New Fed Mtg Corp \$508,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 7405sf
Prior Sale: \$405,000 (09/03)

26 MARSHVIEW CIR..... \$2,200,000
B: Erik Larsson-Rothchild & Marina Larsson-Rothchild
S: James H Odonovan & Tracey C Odonovan
Book/Page: 36370/249, Date: 05/17/24
Mtg: Wells Fargo Bank \$1,650,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 21780sf
Prior Sale: \$560,603 (01/11)

5 MAXWELL LN..... \$895,000
B: Pamela J Paulsen
S: Carolyn D Fucile, Tr for Carolyn D Fucile T
Book/Page: 36363/21, Date: 05/15/24
Use: 3 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: \$599,000 (05/21)

OPEN SPACE DR..... \$2,160,000
B: Holly Hench
S: Margaret L Orr, Tr for Robert G Orr Gst Irt
Book/Page: 36363/338, Date: 05/15/24

349 PHILLIPS RD..... \$2,925,000
B: John Najim & Madlen Najim
S: Paul J Cunningham Jr & Christine E Cunningham
Doc#: 000000001502250, Date: 05/16/24
Mtg: Winter Hill Fed SB \$1,325,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 28314sf
Prior Sale: \$2,404,000 (07/20)

2 PINE GROVE CIR..... \$680,000
B: Darin Brooks & Paul Brooks
S: Lee J Holzmacher & Debra A Holzmacher
Book/Page: 36369/240, Date: 05/17/24
Mtg: Rocket Mortgage LLC \$455,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 7405sf
Prior Sale: \$366,000 (08/18)

10 ROCKHILL RD..... \$2,695,000
B: Helene O Faneuil, Tr for 10 Rockhill Road Nt
S: Matthew Macdonald & Erin Macdonald
Book/Page: 36363/207, Date: 05/15/24
Use: 5 Bdrm Gambrel, Lot: 37897sf
Prior Sale: \$2,150,000 (10/22)

FORECLOSURE DEEDS

12 FAIRFIELD DR..... \$600,000
B: All Cape Cod Realty Inc
S: John W Dymcecki & Deutsche Bk Natl T Com
Doc#: 000000001502194, Date: 05/16/24
Mtg: John E Coz \$650,000
Use: 3 Bdrm Colonial, Lot: 39640sf
Prior Sale: \$690,000 (06/05)

Truro

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 8, 11, \$1,025,000, \$1,655,000

REAL ESTATE SALES

17 DEPOT RD..... \$400,000
B: Compact Of Cape Cod Consc
S: Deborah P Mawhinney
Book/Page: 36366/60, Date: 05/16/24
Use: Residential Developable Land, Lot: 112385sf
Prior Sale: \$230,000 (01/97)

PAMET RIV..... \$400,000
B: Compact Of Cape Cod Consc
S: Deborah P Mawhinney
Book/Page: 36366/60, Date: 05/16/24

544 SHORE RD U:10..... \$575,000
B: Douglas Duerr & Lori Duerr
S: Donna M Mazzola & Sandra J Lunny
Book/Page: 36368/253, Date: 05/17/24
Mtg: Cape Cod Five Cent Bk \$410,000
Term: 2054
Use: 1 Bdrm Condo

Wellfleet

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 6, 13, \$1,100,000, \$724,000

REAL ESTATE SALES

116 BAYBERRY LN..... \$1,220,000
B: Peter Sacks & Deborah Jacobs
S: Margaret F Drumm
Book/Page: 36359/303, Date: 05/13/24
Mtg: Cross Country Mtg Inc \$976,000
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 19166sf

130 SANDPIPER HILL RD..... \$768,750
B: Craig R Colder & Jennifer P Read
S: Laurie A Read
Book/Page: 36359/109, Date: 05/13/24
Use: 4 Bdrm Cape Cod, Lot: 16553sf

100 W MAIN ST U:1..... \$525,000
B: Albert J Proia
S: Suzanne Debronkart
Book/Page: 36367/27, Date: 05/16/24
Mtg: Seamount Savings Bank \$377,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$199,000 (06/10)

Yarmouth

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 125, 92, \$550,000, \$605,000

REAL ESTATE SALES

72 BREEZY POINT RD..... \$585,000
B: Tyler Walsh
S: Judd G Schneider, Tr for Schneider Ft
Book/Page: 36366/345, Date: 05/16/24
Mtg: Provident Funding \$555,750
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10454sf
Prior Sale: \$237,500 (10/09)

248 CAMP ST U:E5..... \$360,000
B: Karen T Albert
S: Serena A Watson
Book/Page: 36369/169, Date: 05/17/24
Mtg: Cape Cod Five Cent Bk \$260,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$233,000 (11/20)

3 CAPTAIN LOTHROP RD..... \$573,000
B: Nicola Favorito & Diane M Favorito
S: Denise M Salas, Tr for Bracken Rt
Book/Page: 36367/70, Date: 05/16/24
Mtg: Salem Five Mtg Co \$515,700
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Ranch, Lot: 15246sf

16 ELDER AVE..... \$810,000
B: Ponside Properties LLC
S: Claire J Rodrigues, Tr for Claire J Rodrigues Lt
Book/Page: 36363/168, Date: 05/15/24

2219 HEATHERWOOD U:2219..... \$275,000
B: Randall Balhorn
S: John G Turgeon, Tr for Frances C Turgeon Lt
Doc#: 000000001502401, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$220,000 (02/17)

503 ROUTE 28 U:18..... \$240,000
B: Elizabeth R Arnold, Tr for Elizabeth Arnold RET
S: Michael W Mettley
Book/Page: 36359/158, Date: 05/13/24
Use: 1 Bdrm Condo
Prior Sale: \$62,500 (07/15)

1105 ROUTE 28..... \$1,106,250
B: 1105 Main LLC
S: Cape Deli Foods Inc
Doc#: 000000001502179, Date: 05/15/24
Mtg: Cape Cod Five Cent Bk \$860,000
Use: Restaurant/Bar, Lot: 22651sf

23 SOUTH ST..... \$850,000
B: Robert Hall & Christine Hall
S: Sharad C Rastogi, Tr for Shobha Rastogi Lt
Book/Page: 36369/100, Date: 05/17/24
Mtg: Mtg Equity Partners \$510,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: \$300,000 (05/02)

401 STATION AVE..... \$600,000
B: Burnette Brown & Maygan J Brown
S: Shandy B Page, Tr for Pj Tsouros T
Book/Page: 36369/138, Date: 05/17/24
Mtg: Cross Country Mtg Inc \$480,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11761sf
Prior Sale: \$209,000 (08/11)

23 WAGGON RD..... \$642,000
B: Timothy Cava & Kara Cava
S: Gregory E Mazza & Janet L Doherty
Book/Page: 36367/127, Date: 05/16/24
Mtg: Movement Mtg LLC \$464,000
Term: 2054
Use: 1 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$299,000 (08/05)

1 CAPTAIN SMALL RD..... \$436,000
B: Reliant T & Wilmington Svgs Fund Soc
S: Joseph W Flecca & Wilmington Svgs Fund Soc
Book/Page: 36364/49, Date: 05/15/24
Use: 3 Bdrm Ranch, Lot: 18295sf
Prior Sale: \$132,000 (06/98)

Berkshire Registry Middle District

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

Becket

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 12, 7, \$421,000, \$279,000

REAL ESTATE SALES

120 KNOLL DR..... \$31,500
B: Michael Sheinkman
S: John P Scippa
Book/Page: 7621/58, Date: 05/14/24

121 KNOLL DR..... \$31,500
B: Michael Sheinkman
S: John P Scippa
Book/Page: 7621/58, Date: 05/14/24

413 SHERWOOD DR..... \$320,000
B: Kevin P Barry & Tara D Romeo
S: Rachel N Hathaway & Cameron V Cogburn
Book/Page: 7620/195, Date: 05/13/24
Mtg: Newrez LLC \$145,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$158,500 (09/20)

58 SIR WALTER RD..... \$19,950
B: Indalinas Ventures LLC
S: Steve A Connolly & Jonathan P Connolly
Book/Page: 7620/307, Date: 05/14/24
Use: Residential Developable Land, Lot: 23087sf

Lee

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 17, 18, \$290,000, \$307,450

REAL ESTATE SALES

880 EAST ST U:16A..... \$385,000
B: Bulent Sert & Behice S Sert
S: Richard Weiner
Book/Page: 7622/282, Date: 05/16/24
Use: 3 Bdrm Condo
Prior Sale: \$132,500 (08/97)

55 ERSKINE DR..... \$165,000
B: Jeffrey Forget & Nancy Forget
S: Michael J Preihs & Khoi Q Luong
Book/Page: 7623/151, Date: 05/17/24
Use: Residential Developable Land, Lot: 145926sf
Prior Sale: \$115,000 (01/21)

FOX RUN..... \$40,000
B: Pamela A Wickham
S: Alexandra J Young & Anthony J Ferretti
Book/Page: 7620/278, Date: 05/14/24

Lenox

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 10, 8, \$752,000, \$647,500

REAL ESTATE SALES

48 CLIFFWOOD ST..... \$1,135,000
B: Patrick J Hickey & Angela M Hall
S: Richard J Taylor, Tr for R & Ingrid Taylor RET
Doc#: 00000000044242, Date: 05/15/24
Mtg: Adams Community Bk \$735,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Conventional, Lot: 8050sf
Prior Sale: \$819,000 (04/22)

214 EAST ST..... \$375,000
B: Jcma LLC
S: North Sandy Brook LLC
Book/Page: 7620/112, Date: 05/13/24
Use: Mixed Use-Prim Comm & Resd, Lot: 3790sf
Prior Sale: \$625,000 (10/21)

7 GOLDEN HILL RD..... \$250,000
B: Shane L Burdick
S: Richard E Jordan
Book/Page: 7621/320, Date: 05/15/24
Mtg: Adams Community Bk \$200,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 15778sf
Prior Sale: \$87,350 (02/95)

184 HOUSATONIC ST..... \$322,000
B: Catamount Hills LLC
S: Hope C Talbert
Book/Page: 7622/261, Date: 05/16/24
Use: 4 Bdrm Conventional, Lot: 4474sf
Prior Sale: \$96,000 (11/14)

Otis

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 8, 11, \$542,500, \$305,000

REAL ESTATE SALES

361 ALGERIE RD..... \$50,000
B: Douglas E Weidl
S: Resi Credit Opportun T Vi & Wilmington Svgs Fund Soc
Book/Page: 7622/54, Date: 05/15/24
Mtg: Farm Credit East ACA \$39,200
Use: 2 Bdrm Ranch, Lot: 161172sf
Prior Sale: \$85,941 (01/22)

67 EVERGREEN RD..... \$1,400,000
B: Hugh M Wolff & Judith Kogan
S: Adam L Zaret, Tr for Myrna Zaret Share 2 Resid
Book/Page: 7623/167, Date: 05/17/24
Use: 4 Bdrm Contemporary, Lot: 74052sf
Prior Sale: \$310,000 (07/14)

Pittsfield

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and Median Price. Values: 86, 81, \$253,750, \$270,000

REAL ESTATE SALES

235 APPLETON AVE..... \$360,500
B: Gregory K Barriere & Velinda L Barriere
S: Julianne K Cahoon, Tr for Julianne L Cahoon RET
Doc#: 00000000044245, Date: 05/17/24
Use: 4 Bdrm Colonial, Lot: 9104sf
Prior Sale: \$92,500 (03/94)

45 BACKMAN AVE..... \$251,300
B: Mary C Stopa
S: Michael J Blair & Marie E Blair
Book/Page: 7623/274, Date: 05/17/24
Mtg: Guild Mortgage Co \$221,772
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7013sf
Prior Sale: \$73,500 (07/92)

35 CATHERINE ST..... \$202,000
B: James K Meara
S: D J Mooney
Book/Page: 7624/39, Date: 05/17/24
Mtg: Adams Community Bk \$204,300
Term: 2054
Use: 2 Bdrm Conventional, Lot: 6447sf
Prior Sale: \$120,000 (10/19)

395 CHURCHILL ST

Stockbridge

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	4
Median Price	\$425,000	\$552,500

► REAL ESTATE SALES

7 HAWTHORNE RD..... \$1,255,500
 B: Scott M Soloway, Tr for Soloway-Shammash Nt
 S: Shefamily Re LLC
 Book/Page: 7623/268, Date: 05/17/24
 Use: 4 Bdrm Colonial, Lot: 27007sf
 Prior Sale: \$565,000 (01/21)

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 APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	10
Median Price	\$161,500	\$202,500

► REAL ESTATE SALES

121 WEST RD..... \$140,000
 B: Brenden M Ellsworth
 S: Kethleen Ellsworth
 Book/Page: 1855/208, Date: 05/13/24
 Mtg: Greylock FCU \$94,194
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 13939sf
 Prior Sale: \$62,000 (06/02)

Florida

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	4
Median Price	\$390,000	\$292,500

► REAL ESTATE SALES

STRYKERS RD..... \$36,000
 B: Alexander S Russi & Jaclyn P Levy
 S: Charles P Gardner & Tara M Gardner
 Book/Page: 1855/693, Date: 05/17/24

North Adams

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	27
Median Price	\$200,750	\$223,000

► REAL ESTATE SALES

1337 MASSACHUSETTS AVE..... \$326,000
 B: Rafael R Kelman
 S: Carol Perkins, Tr for Carol Perkins 2004 RET
 Book/Page: 1855/508, Date: 05/16/24
 Use: 2 Bdrm Old Style, Lot: 6098sf
 Prior Sale: \$63,000 (05/93)

52-54 N HOLDEN ST..... \$220,000
 B: Mariah Garza
 S: Emily Pierce-Delaney
 Book/Page: 1855/583, Date: 05/17/24
 Mtg: CMG Mortgage Inc \$186,000
 Term: 2054
 Use: 2-Family Conventional, Lot: 5097sf
 Prior Sale: \$45,000 (04/18)

11 NELSON ST..... \$190,000
 B: Christopher S Nimmons
 S: David Lemaire Sr
 Book/Page: 1855/301, Date: 05/14/24
 Mtg: Guild Mortgage Co \$186,558
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 6316sf
 Prior Sale: \$54,001 (12/23)

► FORECLOSURE DEEDS

921 MOHAWK TRL..... \$113,000
 B: Loophole Re Holdings LLC
 S: Lynne Girard & Pennymac Loan Svcs LLC
 Book/Page: 1855/166, Date: 05/13/24
 Use: 2-Family Mlti-Unt Bldg, Lot: 13678sf
 Prior Sale: \$153,000 (07/21)

Savoy

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price	\$154,950	\$135,000

► REAL ESTATE SALES

41 BRIER RD..... \$20,000
 B: Nicholas A Grano 3rd
 S: Frederick Schofner
 Book/Page: 1836/1106, Date: 09/29/23
 Use: 1-Family Camp/Cabin, Lot: 100188sf

Williamstown

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	12
Median Price	\$431,250	\$336,000

► REAL ESTATE SALES

73 HALL ST..... \$325,000
 B: Sara E Rowe
 S: Laura Hart-Brown, Tr for James Y Hart RET
 Book/Page: 1855/474, Date: 05/15/24
 Use: 2-Family Conventional, Lot: 21780sf

160 WATER ST U:206..... \$185,000
 B: Mackenzie A Tatro
 S: 160 Water LLC
 Book/Page: 1855/334, Date: 05/14/24
 Mtg: MA Housing Fin Auth \$149,450
 Use: Condo

160 WATER ST U:29..... \$650,000
 B: Lesa S Bennett & Jeffrey B Bennett
 S: 160 Water LLC
 Book/Page: 1855/402, Date: 05/15/24
 Mtg: Adams Community Bk \$325,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: Condo

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

Alford

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	0
Median Price	\$419,000	

► REAL ESTATE SALES

293 EAST RD..... \$1,700,000
 B: Carter V Forringer & James M Earl
 S: Nina M Gallant
 Book/Page: 2897/146, Date: 05/13/24
 Use: 1 Bdrm Bngl/Cottage, Lot: 1231441sf
 Prior Sale: \$1,845,000 (08/23)

Great Barrington

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	16
Median Price	\$421,500	\$505,000

► REAL ESTATE SALES

4 KIRK ST..... \$775,000
 B: Zachary Meyer & Alejandra B Goonzalez
 S: William L Richardson & Lea C Richardson
 Book/Page: 2897/255, Date: 05/15/24
 Mtg: Adams Community Bk \$445,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 35719sf
 Prior Sale: \$795,000 (09/22)

ROUTE 7..... \$477,259
 B: Area South Carolina LLC
 S: Hamfias LLC
 Book/Page: 2897/345, Date: 05/16/24

New Marlboro

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	5
Median Price	\$542,025	\$685,000

► REAL ESTATE SALES

77 CLAYTON MILL RIVER RD..... \$329,000
 B: Steven G Nester & Cynthia L Nester
 S: Eichstedt Peter J Est & Kelly S Bressette
 Book/Page: 2897/282, Date: 05/15/24
 Use: 2 Bdrm Conventional, Lot: 27443sf

Sheffield

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	13
Median Price	\$395,000	\$436,000

► REAL ESTATE SALES

9 CACTUS ST..... \$617,500
 B: Berkshire School Inc
 S: Martin Brunk & Danielle D Joffe
 Book/Page: 2897/135, Date: 05/13/24
 Use: 3 Bdrm Raised Ranch, Lot: 20038sf
 Prior Sale: \$435,000 (04/21)

48 SHEFIELD BUSINESS PARK..... \$1,050,000
 B: Sheffield Town Of
 S: Spark Management LLC
 Book/Page: 2898/68, Date: 05/17/24

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 APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	68
Median Price	\$380,000	\$390,000

► REAL ESTATE SALES

186 COVEL ST..... \$395,000
 B: Javier E Acevedo
 S: Nasri A Faddoul
 Book/Page: 11521/96, Date: 05/15/24
 Mtg: Salem Five Mtg Co \$403,492
 Term: 2054
 Use: 1-Family Raised Ranch, Lot: 6199sf

233 FRANKLIN ST..... \$260,000
 B: Sjarhei Hubarau
 S: Sec Of Veterans Affairs A
 Book/Page: 11522/345, Date: 05/17/24
 Use: 3 Bdrm Conventional, Lot: 1329sf
 Prior Sale: \$216,297 (05/23)

730 GLOBE ST..... \$550,000
 B: Luis Trenche
 S: Aaron Gauthier & Kimberly Gauthier
 Book/Page: 11522/301, Date: 05/17/24
 Mtg: HomeXpress Mtg \$440,000
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 2174sf
 Prior Sale: \$94,000 (11/15)

1810 HIGHLAND AVE U:5A..... \$339,000
 B: Anabela Massa
 S: Deborah Rodrigues
 Book/Page: 11519/305, Date: 05/13/24
 Mtg: Fall River Five Cents \$246,200
 Term: 2054 Rate: 7.4% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$225,500 (01/04)

419 LAUREL ST..... \$270,000
 B: Tetrault Real Estate LLC
 S: Christine Majeswski, Tr for W & E Carvalho lrt
 Book/Page: 11523/283, Date: 05/17/24
 Use: 3 Bdrm Conventional, Lot: 12602sf

639 LAWTON ST..... \$475,000
 B: Kaylee Fagundes & Shae Hayes
 S: Dorothy Levesque
 Book/Page: 11520/137, Date: 05/14/24
 Mtg: United Wholesale Mtg \$466,396
 Term: 2054
 Use: 2-Family Two Family, Lot: 3999sf

136 LONSDALE ST..... \$785,000
 B: Jmc Grance & Ground LLC
 S: 136 Lonsdale St LLC
 Book/Page: 11523/77, Date: 05/17/24
 Mtg: Taunton Federal Cr Un \$785,000
 Use: Apartment Bldg - 4-8 Units, Lot: 2718sf

18 ORSWELL ST..... \$410,000
 B: Troy W Bergeron Jr
 S: Thomas Archambault & Lauren King
 Book/Page: 11523/175, Date: 05/17/24
 Mtg: Baycoast Mortgage Co \$61,500
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 5780sf
 Prior Sale: \$354,000 (04/23)

300 RIDGE ST..... \$375,000
 B: Awride LLC
 S: James M Benevides & Linda A Benevides
 Book/Page: 11521/266, Date: 05/15/24
 Mtg: Crowd Lending Fund \$353,125
 Use: 3-Family Mlti-Unt Bldg, Lot: 5515sf

SAWDY POND RD..... \$85,000
 B: Rhode Is Custom Bldrs LLC
 S: Richard L Braz Jr & Laura Braz
 Book/Page: 11522/222, Date: 05/16/24

1051 STAFFORD RD..... \$411,000
 B: Robert C Ribeiro & Arlinda Moraes-Ribeiro
 S: Catherine Miguel
 Book/Page: 11523/21, Date: 05/17/24
 Mtg: United Wholesale Mtg \$403,555
 Term: 2054
 Use: 3 Bdrm Cottage, Lot: 4609sf
 Prior Sale: \$180,000 (06/15)

108-110 STOWE ST..... \$123,750
 B: First Landing Inv LLC
 S: Rd Holdings LLC
 Book/Page: 11522/168, Date: 05/16/24
 Use: Residential Developable Land, Lot: 6499sf

108-110 STOWE ST..... \$130,000
 B: Jason Duarte
 S: First Landing Invs LLC
 Book/Page: 11522/182, Date: 05/16/24
 Use: Residential Developable Land, Lot: 6499sf
 Prior Sale: \$123,750 (05/24)

120-122 STOWE ST..... \$130,000
 B: Jason Duarte
 S: First Landing Invs LLC
 Book/Page: 11522/190, Date: 05/16/24
 Use: Accessory Land Improved, Lot: 6499sf
 Prior Sale: \$123,750 (05/24)

120-122 STOWE ST..... \$123,750
 B: First Landing Inv LLC
 S: Rd Holdings LLC
 Book/Page: 11522/173, Date: 05/16/24
 Use: Accessory Land Improved, Lot: 6499sf

182 SUFFOLK ST..... \$840,000
 B: Norman F Bessette, Tr for Suffolk Rt
 S: Armand D Cabral & Cindy L Cabral
 Book/Page: 11523/218, Date: 05/17/24
 Mtg: Rockland Tr Co \$630,000
 Use: Apartment Bldg - 4-8 Units, Lot: 3463sf

107-109 WILBUR AVE..... \$750,000
 B: Luis Trenche-Arroyo
 S: Aaron Gauthier & Kimberly Gauthier
 Book/Page: 11522/266, Date: 05/17/24

Somerset

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	43
Median Price	\$387,500	\$448,000

► REAL ESTATE SALES

151 PERRON AVE..... \$365,000
 B: Kimberly Gauthier & Aaron Gauthier
 S: Lisa M Rose
 Book/Page: 11523/271, Date: 05/17/24
 Use: 3 Bdrm Cape Cod, Lot: 6970sf

55 SUNSET DR..... \$465,000
 B: Jik Realty & Dev LLC
 S: Joyce M Wilson
 Book/Page: 11521/236, Date: 05/15/24
 Mtg: CLN lnt \$545,000
 Use: 3 Bdrm Ranch, Lot: 20909sf
 Prior Sale: \$136,500 (04/90)

601 WOOD ST..... \$550,000
 B: Darrin Medeiros & Christine Medeiros
 S: Sally P Borges & David Borges
 Book/Page: 11519/229, Date: 05/13/24
 Mtg: Milestone Mtg Solutio \$350,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 13068sf
 Prior Sale: \$158,000 (12/89)

Swansea

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	44
Median Price	\$440,000	\$432,000

► REAL ESTATE SALES

BARTON AVE..... \$29,000
 B: Erich Heilbron & Melissa Curran-Heilbron
 S: Raymond F Palmieri & Ann M Palmieri
 Book/Page: 11520/295, Date: 05/14/24

196 BUSHEE RD..... \$440,000
 B: Tetrault Real Estate LLC
 S: Corrine E Villella
 Book/Page: 11522/7, Date: 05/15/24
 Use: 6 Bdrm Colonial, Lot: 15682sf

1366 GARDNERS NECK RD..... \$1,050,000
 B: Owen Kiernan
 S: Gardners Neck Prop LLC
 Book/Page: 11521/343, Date: 05/15/24
 Use: 4 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$396,000 (12/11)

Bristol Registry

Northern District

Barry J. Amaral, Register of Deeds
 11 Court Street, Taunton, MA 02780
 Telephone: (508) 822-0502
 Fax: (508) 880-4975
 www.tauntondeeds.com

Attleboro

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	67	75
Median Price	\$439,900	\$485,000

► REAL ESTATE SALES

173 BERWICK RD..... \$550,000
 B: Sandra V Fraenkel & Peter J Fraenkel
 S: Nicole R Brodeur
 Doc#: 00000000120025, Date: 05/13/24
 Mtg: Guaranteed Rate Inc \$433,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 39166sf
 Prior Sale: \$205,000 (12/99)

725 COUNTY ST U:725..... \$475,000
 B: Melanie A Aguiar
 S: Lisa M Barone
 Book/Page: 28859/343, Date: 05/17/24
 Mtg: Guild Mortgage Co \$250,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$310,000 (09/17)

FIELD RD..... \$5,500,000
 B: Prime Storage Attleboro L
 S: 34 Forest Rochester LLC & Forest St Rochester LLC
 Book/Page: 28857/304, Date: 05/16/24

34 FOREST ST..... \$5,500,000
 B: Prime Storage Attleboro L
 S: 34 Forest Rochester LLC & Forest St Rochester LLC
 Book/Page: 28857/304, Date: 05/16/24
 Use: Industrial Use, Lot: 179903sf
 Prior Sale: \$3,100,000 (10/22)

494 LINDSEY ST..... \$510,000
 B: Roger Dastous
 S: North Farms LLC
 Book/Page: 28858/91, Date: 05/16/24
 Mtg: American Nbgd Mtg Acc \$210,000
 Term: 2054
 Use: 3 Bdrm Gambrel, Lot: 100150sf
 Prior Sale: \$562,500 (07/23)

24 MAGNOLIA ST U:2C..... \$275,000
 B: James D Philibert & Melissa K Martin
 S: Veronica Pichardo
 Book/Page: 28851/161, Date: 05/13/24
 Mtg: BankESB \$245,850
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$160,000 (04/03)

BRISTOL REGISTRY

continued
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 46 42
Median Price \$512,500 \$527,450

REAL ESTATE SALES

- 29 BANK ST \$517,000
B: Daniel P Ross & Nicholas E Ross
S: Rebecca N Sullivan & Corey D Sullivan
Book/Page: 28860/83, Date: 05/17/24
Mtg: Ark-La-Tex Fin Svcs \$439,450
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6334sf
Prior Sale: \$223,000 (09/04)
18 CHURCH ST U.B. \$200,000
B: Wdr LLC
S: John R Ruggiero
Book/Page: 28855/303, Date: 05/15/24
Mtg: Frank A Garcia Jr \$175,000
Use: Retail Condo
Prior Sale: \$150,000 (01/21)
98 LAURELWOOD DR \$625,000
B: Anthony W Capece
S: Pradij K Majumdar & Aparna Majumdar
Book/Page: 28855/257, Date: 05/15/24
Mtg: Guaranteed Rate Inc \$500,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15670sf
Prior Sale: \$168,000 (10/98)
62 PINSONNAULT LN \$935,000
B: Steven Cabral
S: Richard J Fellmann
Book/Page: 28855/297, Date: 05/15/24
Use: 3 Bdrm Cape Cod, Lot: 40204sf
Prior Sale: \$550,000 (12/17)
23 POPPASQUASH RD U:23 \$420,000
B: Jacob Pond & Molly Mclaughlin
S: Angela M Rizzo, Tr for Rizzo Ft
Book/Page: 28859/156, Date: 05/17/24
Mtg: Fairway Ind Mtg \$378,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$319,000 (06/07)
2 REGENT ST U.K. \$326,000
B: Navin C Kannan & Akhila Goli
S: Daniel P Ross & Nichole E Ross
Book/Page: 28859/282, Date: 05/17/24
Mtg: Jeanne DArc CU \$260,800
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$200,000 (06/20)
63 WEONA RD \$390,000
B: Christopher C Waite & Katelyn M Waite
S: Ronald O Boivin, Tr for Ronald O Boivin Lt
Book/Page: 28858/17, Date: 05/16/24
Mtg: Fall River Five Cents \$350,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8480sf
Prior Sale: \$170,000 (09/03)
45 WOODCREST RD \$650,000
B: Bibek Banerjee & Shiruti Bhattacharya
S: Noah Gabriel
Book/Page: 28854/333, Date: 05/15/24
Mtg: Rocket Mortgage LLC \$560,000
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 15600sf

Norton

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 29 25
Median Price \$550,000 \$570,000

REAL ESTATE SALES

- 820-R FOUNDRY LN \$1,000,000
B: Desri Rrs Land Asset Hldg
S: Nextsun Energy LLC
Book/Page: 28857/44, Date: 05/16/24
258 OLD TAUNTON AVE \$805,000
B: Kevin M Estano & Julia S Estano
S: Daniel W Etter, Tr for Etter Rt
Book/Page: 28851/122, Date: 05/13/24
Mtg: Envoy Mtg LTD \$603,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 46174sf
Prior Sale: \$233,095 (02/94)
9 TEEPEE TRL \$657,500
B: Matthew Smith & Samantha Smith
S: Freeman Property Co LLC
Book/Page: 28857/103, Date: 05/16/24
Mtg: Guild Mortgage Co \$645,590
Term: 2054
Use: 1-Family, Lot: 5000sf
Prior Sale: \$50,000 (02/23)
79 W MAIN ST \$442,000
B: Ronald Oliveira
S: Jonathan Oreilly & Clarence P Rich Jr
Book/Page: 28859/91, Date: 05/17/24
Mtg: Tailor Rdg REIT LLC \$462,000
Use: 3 Bdrm Cape Cod, Lot: 12021sf

Raynham

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 26 24
Median Price \$488,500 \$622,500

REAL ESTATE SALES

- 433 BROADWAY \$345,000
B: Julia L McIntock & Brian M Holmes
S: Dorothea C Cote
Book/Page: 28860/312, Date: 05/13/24
Mtg: Flagstar Bank FSB \$371,920
Term: 2054
Use: 3 Bdrm Conventional, Lot: 100201sf
205 CYNTHIA DR \$533,500
B: Americo Resende
S: Richard Blackler
Book/Page: 28857/338, Date: 05/16/24
Use: 3 Bdrm Raised Ranch, Lot: 16988sf
Prior Sale: \$15,000 (03/24)
373 FINCH RD \$897,700
B: Kurt Jordan & Amy Jordan
S: Rodrigues Ft & Joseph A Rodrigues Jr
Book/Page: 28860/216, Date: 05/17/24
Mtg: CMG Mortgage Inc \$763,045
Term: 2054
Use: 4 Bdrm Colonial, Lot: 19998sf
Prior Sale: \$585,112 (01/06)
1042 N MAIN ST \$937,500
B: Kyle L Martin & Patricia Y Martin
S: Lisa H McCarthy, Tr for N Main St Nt
Book/Page: 28855/101, Date: 05/15/24
Mtg: Digital FCU \$575,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 160749sf
Prior Sale: \$350,000 (03/11)

- 185 S MAIN ST \$640,000
B: Jasira Silva
S: Wolkens P Lorena & Lucie M Prien-Lorena
Book/Page: 28859/215, Date: 05/17/24
Mtg: Fall River Five Cents \$560,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 21780sf
Prior Sale: \$500,000 (09/21)
73 SHERWOOD LN \$800,000
B: Wolkens P Lorena & Lucie M Prien-Lorena
S: Bhertha Darbouze & Carlo P Darbouze
Book/Page: 28860/104, Date: 05/17/24
Mtg: Movement Mtg LLC \$717,337
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 40306sf
Prior Sale: \$601,000 (01/21)

Rehoboth

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 25 33
Median Price \$515,000 \$600,000

REAL ESTATE SALES

- 14 BLUE HERON DR \$825,000
B: Taylor Piccolo
S: Timothy M Riley, Tr for Barbara I Colligan RET
Book/Page: 28855/257, Date: 05/15/24
Use: 3 Bdrm Ranch, Lot: 108787sf
29 CROSS ST \$682,000
B: Ryan T Weir & Sarah Weir
S: E P Arredondo
Book/Page: 28850/248, Date: 05/13/24
Mtg: Movement Mtg LLC \$647,900
Term: 2054
Use: 3 Bdrm Colonial, Lot: 317875sf
Prior Sale: \$182,000 (02/99)
78 FAIRVIEW AVE \$755,000
B: Justin Miller
S: Christopher P Minardi, Tr for Minardi Ft
Doc#: 00000000120036, Date: 05/15/24
119 SOPHIA DR \$580,000
B: Holly Gamba & Joseph Gamba
S: Byrne Cheryl A Est & Lisa A Rapoza
Book/Page: 28859/318, Date: 05/17/24
Use: 2 Bdrm Ranch, Lot: 7705sf
Prior Sale: \$401,527 (07/21)
2 WEDGE WAY \$1,515,000
B: Katherine Taylor & Jeffrey Taylor
S: Evelyn Jones & Paul G Jones
Book/Page: 28858/310, Date: 05/17/24
Use: 4 Bdrm Contemporary, Lot: 60000sf
Prior Sale: \$1,325,000 (08/22)

Seekonk

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 30 34
Median Price \$428,000 \$502,054

REAL ESTATE SALES

- 14 AVON ST \$795,000
B: Joseph Martinez
S: Victor A Dasilva
Book/Page: 28851/239, Date: 05/13/24
Mtg: Movement Mtg LLC \$755,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 11979sf
Prior Sale: \$60,000 (12/20)
73 CARPENTER ST \$570,000
B: Karen Newman & Stephen Newman
S: Rose S Bernardo
Doc#: 000000000120022, Date: 05/13/24
Use: 3 Bdrm Ranch, Lot: 28924sf
Prior Sale: \$228,900 (02/02)
84 COLEMAN ST \$450,000
B: Amged Gabra & Martina Gabra
S: Catrina Goncalves
Book/Page: 28860/33, Date: 05/17/24
Mtg: Nexbank SSB \$405,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8015sf
35 GRANT ST \$557,000
B: Peter Augustyn & Erika Augustyn
S: Donald G Marcotte, Tr for D & Martha Marcotte RET
Book/Page: 28859/243, Date: 05/17/24
Mtg: CMG Mortgage Inc \$445,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
32 HOLLISTER RD \$850,000
B: Aaron Gauthier & Kimberly Gauthier
S: 32 Hollister Rd LLC
Book/Page: 28860/206, Date: 05/17/24
Use: Manufacturing Building, Lot: 43560sf
Prior Sale: \$670,000 (03/22)
48 PLEASANT ST \$155,000
B: Elevator Properties Inc
S: Beaconleaf Re Soln LLC
Book/Page: 28850/213, Date: 05/13/24
Mtg: RFLF 4 LLC \$157,500
Use: 1 Bdrm Bngl/Cottage, Lot: 7492sf
Prior Sale: \$100,000 (05/24)
ROOSEVELT ST \$148,000
B: Samuel Nunez
S: Thomas S Orchel & Laurie L Stephenson
Book/Page: 28860/198, Date: 05/17/24
644 TAUNTON AVE \$550,000
B: Brian Renaud & Ashlyn Paschoal
S: Enb LLC
Book/Page: 28859/35, Date: 05/17/24
Mtg: Fairway Ind Mtg \$522,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 24786sf
Prior Sale: \$395,000 (02/24)

Taunton

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 95 95
Median Price \$423,400 \$475,000

REAL ESTATE SALES

- 7 CEDAR ST U:2 \$324,900
B: Coreen Nelson
S: Silver City Prop LLC
Book/Page: 28853/247, Date: 05/14/24
Mtg: Milestone Mtg Solutio \$243,750
Term: 2054
Use: Condo
7 FAY ST \$678,000
B: Claudine C Cilledrouin & Jessica E Desrosiers
S: Ferreira Herbert J Est & Maryanne Booth
Book/Page: 28852/315, Date: 05/14/24
Mtg: Guaranteed Rate Inc \$662,774
Term: 2054
Use: 2-Family Two Family, Lot: 10019sf

- 144 HART ST U:48 \$215,000
B: Linda Garcia
S: Elvie Dunbar & John E Dunbar
Book/Page: 28853/323, Date: 05/14/24
Use: 1 Bdrm Condo
Prior Sale: \$59,000 (07/97)
40 HIGHLAND ST \$530,000
B: Renee Courcy & Ashton Lafae
S: Michael Wassily
Book/Page: 28855/125, Date: 05/15/24
Mtg: Leader Bank NA \$503,500
Term: 2054
Use: 2-Family Two Family, Lot: 19166sf
Prior Sale: \$295,000 (03/18)
33 JOCELYN CIR \$875,000
B: Stephen Murphy & Sarah R Murphy
S: Ann M Baptista & Joseph T Baptista Jr
Book/Page: 28857/255, Date: 05/16/24
Mtg: Rockland Fed CU \$700,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 51401sf
Prior Sale: \$425,000 (09/03)
94-1/2 LAWTON AVE \$550,000
B: Dawad Youssef, Tr for Dawad Youssef Ft
S: Malak Realty LLC
Book/Page: 28852/246, Date: 05/14/24
Mtg: Middlesex Svgs Bk \$420,000
Use: Restaurant/Bar, Lot: 18731sf
Prior Sale: \$330,000 (02/20)
35 PILGRIM VILLAGE RD U:1001 \$407,000
B: Michael Bunar & Jacquelyn Hoyt
S: Linda C Garcia
Book/Page: 28853/187, Date: 05/14/24
Mtg: Mega Cap Funding Inc \$366,300
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$219,000 (10/16)
162 SCHOOL ST \$325,000
B: Demi C Riendeau & Alec R Riendeau
S: Mark Riendeau, Tr for Riendeau Rt
Book/Page: 28853/219, Date: 05/14/24
Mtg: Rocket Mortgage LLC \$305,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9148sf
32 WARREN ST \$740,000
B: Mical Cesar & Frantzia Cesar
S: 32 Warren St Realt T & Alfred R Danksewicz Jr
Book/Page: 28857/192, Date: 05/16/24
Mtg: Citizens Bank \$680,800
Term: 2054
Use: 2-Family Two Family, Lot: 13068sf
Prior Sale: \$117,500 (02/15)

FORECLOSURE DEEDS

- 13 CHESTER ST \$338,000
B: Citigroup Mtg Loan T Inc & Us Bank TCom Na Tr
S: Kenneth E Jones & Us Bank TCom Na Tr
Book/Page: 28856/47, Date: 05/15/24
Use: 4 Bdrm Old Style, Lot: 11326sf

- 103 JENKINS ST \$70,000
B: Patty J Machado
S: Gene W Machado & Patty J Machado
Book/Page: 14985/49, Date: 05/13/24
Mtg: Fairway Ind Mtg \$200,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2500sf
Prior Sale: \$72,900 (07/98)
911 LUCY ST \$370,000
B: Mariam A Khanani
S: Christopher R Moyer
Book/Page: 14991/28, Date: 05/17/24
Mtg: United Wholesale Mtg \$363,298
Term: 2054
Use: 2 Bdrm Ranch, Lot: 5998sf
Prior Sale: \$370,000 (07/23)
394 MAXFIELD ST \$220,000
B: Vanessa M Mendes
S: Simon Furtado
Book/Page: 14990/292, Date: 05/17/24
Mtg: Amerant Mortgage \$116,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2640sf
Prior Sale: \$190,000 (12/22)
97 PARK ST \$437,000
B: Carlos Castro & Kelly Chhim-Ek
S: New Coast Property LLC
Book/Page: 14989/320, Date: 05/17/24
Mtg: Mortgage Research Ctr \$374,571
Term: 2054
Use: 3 Bdrm Cottage, Lot: 2905sf
Prior Sale: \$165,000 (07/22)
202 PARK ST \$255,000
B: Tyler Murphy
S: Nevins Irene G Est & Cassandra L Bailey
Book/Page: 14987/333, Date: 05/15/24
Use: 3 Bdrm Cottage, Lot: 1512sf
Prior Sale: \$123,000 (07/15)
954 PHILLIPS RD \$525,000
B: Sharon Oliver & Richard Oliver
S: David Frenette & Ronald Frenette
Book/Page: 14988/314, Date: 05/16/24
Mtg: Cross Country Mtg Inc \$135,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20138sf
26 PINERIDGE ST \$290,000
B: Tetrault Real Estate LLC
S: Steve R Bisailion, Tr for Bisailion RET
Book/Page: 14987/307, Date: 05/15/24
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: \$156,500 (01/99)
388 POTTER ST \$486,000
B: Ronald S Duarte & Anna M Duarte
S: Ricardo C Pacheco
Book/Page: 14989/182, Date: 05/16/24
824 PURCHASE ST \$930,000
B: Greater New Bedford Cmnty
S: Maxi Drug Inc
Book/Page: 14988/186, Date: 05/16/24
Use: Retail-Service, Lot: 7126sf
110 WILLOW ST \$270,000
B: Prohome Buyers LLC
S: Linda Cruz
Book/Page: 14990/348, Date: 05/17/24
Mtg: Matthew Celeste \$320,000
Use: 3 Bdrm Colonial, Lot: 3724sf
Prior Sale: \$229,000 (12/19)
12 YORK ST \$510,000
B: Bartolo Valentin & Eunice Valentin
S: Pamela Vasconcelles
Book/Page: 14990/151, Date: 05/17/24
Mtg: Citizens Bank \$520,965
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7200sf

FORECLOSURE DEEDS

- 182 HATHAWAY RD \$490,000
B: Luis M Oliveira & Sandra P Buezo
S: Joanne L Folco
Book/Page: 14987/49, Date: 05/15/24
Mtg: Guild Mortgage Co \$465,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 70537sf

- 185 CHURCH ST \$278,000
B: Kara Koczera
S: Jay Frenette, Tr for Frenette Ft
Book/Page: 14990/240, Date: 05/17/24
Mtg: United Wholesale Mtg \$269,660
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 8333sf
Prior Sale: \$263,000 (04/24)
212 COURT ST \$345,000
B: Lamarr Antone & Jessica Semedo
S: David Katz & Shauna Cahill
Book/Page: 14988/11, Date: 05/15/24
Mtg: Total Mtg Svcs \$327,750
Term: 2054
Use: 2 Bdrm Cottage, Lot: 1760sf
Prior Sale: \$176,000 (09/20)
337 DAVIS ST \$475,000
B: Orquidea A Pichardo
S: Excalibur Prop Mgmt Inc
Book/Page: 14988/241, Date: 05/16/24
Mtg: Cross Country Mtg Inc \$466,015
Term: 2054
Use: 2-Family Two Family, Lot: 3206sf
Prior Sale: \$210,000 (05/24)
337 DAVIS ST \$210,000
B: Excalibur Prop Mgmt Inc
S: Ramon Garcia
Book/Page: 14987/7, Date: 05/15/24
Use: 2-Family Two Family, Lot: 3206sf
Prior Sale: \$210,000 (01/24)
63-65 DEANE ST \$572,000
B: Alejandro Q Vincente & Rosita Quino
S: Judite F Carvalho & Lubelia M Torres
Book/Page: 14985/199, Date: 05/13/24
Mtg: Guild Mortgage Co \$543,400
Term: 2054
Use: 3-Family Multi-Unt Bldg, Lot: 3781sf
50 GARRISON RD \$455,000
B: Katy Medina-Rivera & Silvinio G Lopes
S: Scaport Homes Cs LLC
Book/Page: 14984/164, Date: 05/13/24
Mtg: Guaranteed Rate Inc \$432,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7802sf
Prior Sale: \$250,000 (01/24)
31 HICKS ST \$475,000
B: Mary V Nattabi
S: Buzzards Bay Renovations
Book/Page: 14990/122, Date: 05/17/24
Mtg: EMM Loans LLC \$459,146
Term: 2054
Use: 2-Family Two Family, Lot: 2256sf
Prior Sale: \$205,000 (08/23)
32 HICKS ST \$475,000
B: Mary V Nattabi
S: Buzzards Bay Renovations
Book/Page: 14990/122, Date: 05/17/24
279 HILLMAN ST \$395,000
B: Jairson Correia & Janice Correia
S: Andre Maldonado
Book/Page: 14985/141, Date: 05/13/24
Mtg: United Wholesale Mtg \$387,845
Term: 2054
Use: 3 Bdrm Cottage, Lot: 3389sf
Prior Sale: \$170,000 (12/23)

Acushnet

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 21 17
Median Price \$390,000 \$450,000

REAL ESTATE SALES

- 182 HATHAWAY RD \$490,000
B: Luis M Oliveira & Sandra P Buezo
S: Joanne L Folco
Book/Page: 14987/49, Date: 05/15/24
Mtg: Guild Mortgage Co \$465,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 70537sf

Dartmouth

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 66 56
Median Price \$430,000 \$523,500

REAL ESTATE SALES

- 19 BOLTON RD \$230,000
B: Calodesu LLC & Michael Ferguson
S: Kenneth Sylvia
Doc#: 00000000136506, Date: 05/17/24
Use: 1 Bdrm Bngl/Cottage, Lot: 5663sf
1031 OLD FALL RIVER RD \$575,000
B: Thiago R Alves
S: Benjamin M Reis
Book/Page: 14986/49, Date: 05/14/24
Mtg: Total Mtg Svcs \$555,809
Term: 2054
Use: 3 Bdrm Colonial, Lot: 122839sf
Prior Sale: \$425,000 (11/22)
16 ORCHARD ST \$600,000
B: Campbell Family Hldg T & Charles F Campbell Jr
S: 16 Orchard St LLC
Doc#: 00000000136497, Date: 05/17/24
Use: 2 Bdrm Conventional, Lot: 10454sf
Prior Sale: \$242,500 (02/23)
28 PINCHURST ST \$415,000
B: Rose S Bernardo
S: A&o Construction LLC
Book/Page: 14986/112, Date: 05/14/24
FORECLOSURE DEEDS
383 REED RD \$250,000
B: Lopez Development LLC
S: Hugh Shaw & Lopez Capital Group LLC
Book/Page: 14990/197, Date: 05/17/24
Use: Auto Other, Lot: 537530sf
405 REED RD \$250,000
B: Lopez Development LLC
S: Hugh Shaw & Lopez Capital Group LLC
Book/Page: 14990/197, Date: 05/17/24
Use: 2 Bdrm Conventional, Lot: 10890sf

Fairhaven

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 34 31
Median Price \$416,000 \$450,000

REAL ESTATE SALES

- 10 DOVER ST \$479,000
B: Melissa Fonseca
S: Stephen B Gleason
Book/Page: 14989/151, Date: 05/16/24
Mtg: Freedom Mortgage Corp \$455,050
Term: 2054
Use: 2-Family Family Flat, Lot: 4430sf
Prior Sale: \$244,500 (09/03)
23 HACKER ST \$499,900
B: Melissa Vaillancourt
S: James G Lanchance Jr & Karen Lanchance
Book/Page: 14986/292, Date: 05/14/24
Mtg: Milestone Mtg Solutio \$299,900
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5336sf
Prior Sale: \$459,000 (07/22)
282 MILL RD \$320,000
B: Alicia M Pereira & Nathan W Cordeiro
S: Lou Kalifes Bldg Products
Book/Page: 14986/213, Date: 05/14/24
Mtg: Bristol Cnty Svgs Bk \$765,000
Term: 2055 Rate: 6.6% Type: Adj
Use: 3 Bdrm Conventional, Lot: 32657sf
Prior Sale: \$235,000 (07/23)
22 OCEAN AVE \$290,000
B: Lopez Holdings LLC
S: Charlene Ryder
Book/Page: 14990/184, Date: 05/17/24
Use: 4 Bdrm Conventional, Lot: 8999sf
46 POINT ST \$210,000
B: John W Eicher
S: Stone Mark Est & Rebecca R Carey
Book/Page: 14988/237, Date: 05/16/24
Use: Mobile Home, Lot: 7701sf
394 SCOTCINT NECK RD \$450,000
B: Cole A Lund
S: Paul C Medeiros & Peter C Medeiros
Book/Page: 14986/184, Date: 05/14/24
Mtg: Milestone Mtg Solutio \$360,000
Term: 2039
Use: 3 Bdrm Cape Cod, Lot: 56628sf

New Bedford

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 136 131
Median Price \$345,000 \$379,000

REAL ESTATE SALES

- 464 ARNOLD ST \$390,000
B: Andrew McCormack & Dakotah B Daffron
S: Robert M Berube & Michelle L St John
Book/Page: 14987/199, Date: 05/15/24
Mtg: Provident Funding \$378,300
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3576sf
Prior Sale: \$123,000 (03/92)
1619 BRALEY RD U:98 \$254,000
B: Joseph Oneil
S: Thomas Murphy
Book/Page: 14987/162, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$49,000 (03/17)
185 CHURCH ST \$278,000
B: Kara Koczera
S: Jay Frenette, Tr for Frenette Ft
Book/Page: 14990/240, Date: 05/17/24
Mtg: United Wholesale Mtg \$269,660
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 8333sf
Prior Sale: \$263,000 (04/24)
212 COURT ST \$345,000
B: Lamarr Antone & Jessica Semedo
S: David Katz & Shauna Cahill
Book/Page: 14988/11, Date: 05/15/24
Mtg: Total Mtg Svcs \$327,750
Term: 2054
Use: 2 Bdrm Cottage, Lot: 1760sf
Prior Sale: \$176,000 (09/20)
337 DAVIS ST \$475,000
B: Orquidea A Pichardo
S: Excalibur Prop Mgmt Inc
Book/Page: 14988/241, Date: 05/16/24
Mtg: Cross Country Mtg Inc \$466,015
Term: 2054
Use: 2-Family Two Family, Lot: 3206sf
Prior Sale: \$210,000 (05/24)
337 DAVIS ST \$210,000
B: Excalibur Prop Mgmt Inc
S: Ramon Garcia
Book/Page: 14987/7, Date: 05/15/24
Use: 2-Family Two Family, Lot: 3206sf
Prior Sale: \$210,000 (01/24)
63-65 DEANE ST \$572,000
B: Alejandro Q Vincente & Rosita Quino
S: Judite F Carvalho & Lubelia M Torres
Book/Page: 14985/199, Date: 05/13/24
Mtg: Guild Mortgage Co \$543,400
Term: 2054
Use: 3-Family Multi-Unt Bldg, Lot: 3781sf
50 GARRISON RD \$455,000
B: Katy Medina-Rivera & Silvinio G Lopes
S: Scaport Homes Cs LLC
Book/Page: 14984/164, Date: 05/13/24
Mtg: Guaranteed Rate Inc \$432,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7802sf
Prior Sale: \$250,000 (01/24)
31 HICKS ST \$475,000
B: Mary V Nattabi
S: Buzzards Bay Renovations
Book/Page: 14990/122, Date: 05/17/24
Mtg: EMM Loans LLC \$459,146
Term: 2054
Use: 2-Family Two Family, Lot: 2256sf
Prior Sale: \$205,000 (08/23)
32 HICKS ST \$475,000
B: Mary V Nattabi
S: Buzzards Bay Renovations
Book/Page: 14990/122, Date: 05/17/24
279 HILLMAN ST \$395,000
B: Jairson Correia & Janice Correia
S: Andre Maldonado
Book/Page: 14985/141, Date: 05/13/24
Mtg: United Wholesale Mtg \$387,845
Term: 2054
Use: 3 Bdrm Cottage, Lot: 3389sf
Prior Sale: \$170,000 (12/23)

- 103 JENKINS ST \$70,000
B: Patty J Machado
S: Gene W Machado & Patty J Machado
Book/Page: 14985/49, Date: 05/13/24
Mtg: Fairway Ind Mtg \$200,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2500sf
Prior Sale: \$72,900 (07/98)
911 LUCY ST \$370,000
B: Mariam A Khanani
S: Christopher R Moyer
Book/Page: 14991/28, Date: 05/17/24
Mtg: United Wholesale Mtg \$363,298
Term: 2054
Use: 2 Bdrm Ranch, Lot: 5998sf
Prior Sale: \$370,000 (07/23)
394 MAXFIELD ST \$220,000
B: Vanessa M Mendes
S: Simon Furtado
Book/Page: 14990/292, Date: 05/17/24
Mtg: Amerant Mortgage \$116,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2640sf
Prior Sale: \$190,000 (12/22)
97 PARK ST \$437,000
B: Carlos Castro & Kelly Chhim-Ek
S: New Coast Property LLC
Book/Page: 14989/320, Date: 05/17/24
Mtg: Mortgage Research Ctr \$374,571
Term: 2054
Use: 3 Bdrm Cottage, Lot: 2905sf
Prior Sale: \$165,000 (07/22)
202 PARK ST \$255,000
B: Tyler Murphy
S: Nevins Irene G Est & Cassandra L Bailey
Book/Page: 14987/333, Date: 05/15/24
Use: 3 Bdrm Cottage, Lot: 1512sf
Prior Sale: \$123,000 (07/15)
954 PHILLIPS RD \$525,000
B: Sharon Oliver & Richard Oliver
S: David Frenette & Ronald Frenette
Book/Page: 14988/314, Date: 05/16/24
Mtg: Cross Country Mtg Inc \$135,000
Term: 2054

Dukes Registry

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

Edgartown

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	11
Median Price	\$1,565,000	\$2,300,000

► REAL ESTATE SALES

- HABORSIDE INN CONDO U:410..... \$13,000**
B: Peter A English
S: Randall T Sybel & Lauri A Sybel
Book/Page: 1680/1001, Date: 05/13/24
Use: Condo
- S WATER ST U:452..... \$3,000**
B: John L Lapointe & Lois A Lapointe
S: Jeanne P Smith
Book/Page: 1681/17, Date: 05/14/24
Use: Condo

Oak Bluffs

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	12
Median Price	\$1,275,000	\$1,287,500

► REAL ESTATE SALES

- 12 BELLEVUE AVE..... \$875,000**
B: Alicia Jegede
S: Mark L Gomes
Book/Page: 1680/1057, Date: 05/14/24
Mtg: Cape Cod Five Cent Bk \$700,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$90,000 (01/92)
- 179 COUNTY RD..... \$1,165,000**
B: Robert D Moriarty, Tr for North Lake T
S: Joseph P Uranker & Francesca Uranker
Book/Page: 1681/230, Date: 05/16/24
Mtg: Rockland Tr Co \$932,000
Term: 2054 Rate: 6.8% Type: Adj
Use: Mixed Use-Prim Res & Comm, Lot: 10350sf
Prior Sale: \$14,000 (02/91)
- 4 QUAIL RUN U:17..... \$850,000**
B: Wendy R Harman
S: Susan M Dostal
Doc#: 00000000094696, Date: 05/17/24
Mtg: Baycoast Mortgage Co \$637,500
Term: 2054
Use: 2 Bdrm Condo

Tisbury

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	7
Median Price	\$1,075,000	\$850,000

► REAL ESTATE SALES

- 20 LEONARD CIR..... \$925,000**
B: Sheldon Ebanks & Alexia Wynter-Ebanks
S: Andrew S Kelly & Angela M Kelly
Book/Page: 1680/1085, Date: 05/14/24
Mtg: Rockland Tr Co \$786,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10070sf
Prior Sale: \$179,000 (03/99)
- 45 PINE TREE LN..... \$1,237,500**
B: Lance C Adams & Carole L Adams
S: Anilise T Hyllmon & John H Von Colditz
Book/Page: 1681/390, Date: 05/17/24
Mtg: Baycoast Mortgage Co \$1,113,750
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13400sf
Prior Sale: \$265,000 (09/97)

Essex Registry

Northern District

M. Paul Iannuccillo, Register
1 Union Street, Suite 402
Lawrence, MA 01843
Telephone: (978) 557-1900
Fax: (978) 688-4679
www.lawrencedeeds.com

Andover

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	42
Median Price	\$848,500	\$999,950

► REAL ESTATE SALES

- 54 CHESTNUT ST..... \$1,077,000**
B: Sean Mccann & Amy Mccann
S: Gallacher Monica P Est & Carla P Mueller
Book/Page: 17991/146, Date: 05/17/24
Mtg: Leader Bank NA \$777,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Old Style, Lot: 7971sf
Prior Sale: \$560,000 (07/01)
- 1 COLONIAL DR U:A1-7..... \$315,000**
B: Mitchell Whalen
S: Dana Repici & Jody Repici
Book/Page: 17992/37, Date: 05/17/24
Mtg: Mortgage Research Ctr \$315,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$215,000 (08/18)

- 12 CORMIERS WAY..... \$1,325,000**
B: John A Chartier
S: Yvon Cormier, Tr for Ca Int
Book/Page: 17992/98, Date: 05/17/24
Mtg: Salem Five Mtg Co \$2,249,999
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 34674sf
- 11 CUBA ST..... \$650,000**
B: Cuba St 01810 LLC
S: Richard P Brenner
Book/Page: 17987/138, Date: 05/13/24
Mtg: Northern Bk & Tr \$1,487,500
Use: 3 Bdrm Old Style, Lot: 20952sf
Prior Sale: \$380,000 (06/05)
- 7 HAMPTON LN..... \$930,000**
B: Eric D Ell & Priscilla Ell
S: John P Hayward & Karen L Hayward
Book/Page: 17992/3, Date: 05/17/24
Mtg: Enterprise Bk & Tr Co \$620,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45564sf
Prior Sale: \$530,000 (12/03)
- 8 HARPER CIR..... \$1,349,900**
B: Mazin J Sadik & Mariam H Bakir
S: Neeraj Sangal, Tr for Sangal Ft
Book/Page: 17991/304, Date: 05/17/24
Mtg: M&T Bank NA \$800,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 46086sf
Prior Sale: \$875,900 (08/01)
- 17 JULIETTE ST..... \$528,000**
B: Richard E Li
S: Carol A Flaherty
Book/Page: 17991/214, Date: 05/17/24
Mtg: Cross Country Mtg Inc \$348,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 4008sf
Prior Sale: \$306,500 (01/17)
- 34 PLEASANT ST..... \$940,000**
B: Jordan D Stack & Allison Z Stack
S: S G Kokinos, Tr for The Kokinos Nt
Book/Page: 17991/194, Date: 05/17/24
Mtg: Fairway Ind Mtg \$752,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf
- 1 POWDER MILL SQ U:405..... \$560,000**
B: Moises Kaplan & Martha Kaplan
S: Julio C Rodriguez
Book/Page: 17987/310, Date: 05/13/24
Use: 2 Bdrm Condo
Prior Sale: \$460,000 (06/19)
- 9 ROCK O DUNDEE RD..... \$1,566,000**
B: Evan Gogonis & Mariah Gogonis
S: Daniel J Mckone, Tr for Josephine A Mckone RET
Book/Page: 17991/282, Date: 05/17/24
Mtg: UBS Bank USA \$766,555
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 16945sf
Prior Sale: \$819,900 (09/04)
- 64 SALEM ST..... \$2,700,000**
B: Leiha Macauley, Tr for 64 Salem Street Nt
S: Mark B Bentley & Jennifer F Bentley
Book/Page: 17990/86, Date: 05/16/24
Use: 5 Bdrm Colonial, Lot: 40772sf
Prior Sale: \$1,400,000 (08/01)
- 20 STINSON RD..... \$800,000**
B: Allison W Caffrey
S: Elise P Caffrey
Book/Page: 17989/183, Date: 05/15/24
Mtg: Leader Bank NA \$640,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 118919sf
- 135 SUMMER ST..... \$1,500,000**
B: David H Wilfond & Deborah J Wilfond
S: Daniel J Beder & Christine Beder
Book/Page: 17990/274, Date: 05/16/24
Mtg: Cross Country Mtg Inc \$350,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 17947sf
Prior Sale: \$840,000 (11/03)
- 5 VINE ST..... \$870,000**
B: Daniel M Lopez & Caroline H Lopez
S: David O Nelson, Tr for Vine Street Rt
Book/Page: 17990/187, Date: 05/16/24
Mtg: Rocket Mortgage LLC \$470,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30056sf
- 17 WILDWOOD RD..... \$850,000**
B: Jeffrey Prevost & Samantha Prevost
S: Daniel M Lopez & Caroline H Lopez
Book/Page: 17990/102, Date: 05/16/24
Mtg: Salem Five Mtg Co \$650,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 40816sf
Prior Sale: \$545,000 (08/18)

Lawrence

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	33
Median Price	\$437,500	\$475,000

► REAL ESTATE SALES

- 555 BROADWAY..... \$805,000**
B: Diverse Real Estate LLC
S: Santander Bank NA
Book/Page: 17989/338, Date: 05/15/24
Mtg: Reading Cp Bk \$603,750
Use: Bank Building, Lot: 16960sf
- 10 CLEVELAND ST..... \$553,000**
B: Junior Veras & Lydmarie Pagan
S: Alex Espinal
Book/Page: 17987/214, Date: 05/13/24
Mtg: Freedom Mortgage Corp \$542,983
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10290sf
Prior Sale: \$410,000 (01/23)
- 84-86 DRACUT ST..... \$257,300**
B: 18-20 Broadway LLC
S: Steele Kevin Est & Tammy Steele
Book/Page: 17987/204, Date: 05/13/24
Use: Commercial Warehouse, Lot: 5000sf
Prior Sale: \$2,000 (05/11)
- 499 HAVERHILL ST..... \$950,000**
B: Grace Real Estate LLC
S: John D Lopes & Rachel Achu
Book/Page: 17990/240, Date: 05/16/24
Mtg: Enterprise Bk & Tr Co \$470,000
Use: Apartment Bldg - 9 + Units, Lot: 18295sf
Prior Sale: \$350,000 (02/03)
- 24-28 HOLLY ST..... \$750,000**
B: Solemi D Lopez & Carlos M Guizarriz
S: Labelle Maison LLC
Book/Page: 17989/290, Date: 05/15/24
Mtg: Guild Mortgage Co \$724,968
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 4000sf
Prior Sale: \$931,000 (11/23)
- 12 LORENZO RD..... \$590,000**
B: Alex Espinal
S: Moises Kaplan & Martha Kaplan
Book/Page: 17987/277, Date: 05/13/24
Mtg: CMG Mortgage Inc \$529,100
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 7225sf
Prior Sale: \$445,000 (06/20)

- 190 WILLOW ST..... \$480,000**
B: Maria Batista & Saul Cabrera
S: Carmen E Orsini & Jorge L Orsini
Book/Page: 17987/234, Date: 05/13/24
Mtg: First Citizen B&T Co \$432,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6400sf
Prior Sale: \$265,000 (09/17)

Methuen

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	83
Median Price	\$482,500	\$545,000

► REAL ESTATE SALES

- 14 CALUMET RD..... \$5,720,000**
B: Prime Storage Methuen LLC
S: Methuen Properties LLC
Book/Page: 17990/176, Date: 05/16/24
Use: Outdoor Recreation, Lot: 270072sf
Prior Sale: \$1,200,000 (10/20)
- 5 CARDINAL RD U:5..... \$975,000**
B: Jeffrey W Gwynne & Diane L Gwynne
S: Palm Ave Rental LLC
Book/Page: 17991/261, Date: 05/17/24
Use: Possible New Construction
Prior Sale: \$1,127,057 (01/24)
- 3 CARRIE AVE..... \$586,000**
B: Alexandra Romero & Mary L Terrero-Garcia
S: Jeffrey M Blanchette
Book/Page: 17990/298, Date: 05/16/24
Mtg: Citizens Bank \$575,386
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 12981sf
Prior Sale: \$293,000 (07/13)
- 16 DAWES ST..... \$650,000**
B: Dorothy Fortunat-Lalanne & Lesly J Fortunat
S: Philip Plagenza
Book/Page: 17989/213, Date: 05/15/24
Mtg: Rocket Mortgage LLC \$638,226
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 12153sf
Prior Sale: \$332,000 (11/15)
- 10 DERRY RD..... \$635,000**
B: Martin Ssekalegga & Brenda Ssekalegga
S: Henry Gonzalez & Eliezer Silfa
Book/Page: 17988/284, Date: 05/15/24
Mtg: Salem Five Mtg Co \$603,250
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 11718sf
Prior Sale: \$430,000 (01/24)
- 16 FARLEY ST..... \$546,000**
B: Chris R Jackson
S: Daniel Harrington & Maryanne Harrington
Doc#: 00000000129979, Date: 05/15/24
Mtg: Nations Reliable Lndg \$490,842
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 8015sf
Prior Sale: \$229,000 (10/03)
- 21 LANDING DR U:21..... \$450,000**
B: Nancy Salemma, Tr for Nancy G Salemma RET
S: Ellen M Wholley, Tr for Ellen M Wholley RET
Book/Page: 17990/148, Date: 05/16/24
Use: 2 Bdrm Condo
Prior Sale: \$115,000 (03/92)
- 5 MERILINE AVE..... \$455,000**
B: Samuel Cruz & Maria M Melara
S: Salvador Gomez
Book/Page: 17992/130, Date: 05/17/24
Mtg: Nations Direct Mtg \$409,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9235sf
Prior Sale: \$295,000 (08/19)
- 326 MERRIMACK ST..... \$255,000**
B: Methuen 326 Merrimack LLC
S: 326 Merrimack Street LLC
Book/Page: 17989/132, Date: 05/15/24
Use: Office Bldg-General, Lot: 13155sf
Prior Sale: \$305,000 (10/15)
- 469 MERRIMACK ST..... \$1,000,000**
B: Purehealth Unlimited Inc
S: F & B LLC
Book/Page: 17989/22, Date: 05/15/24
Mtg: F & B Lic \$1,000,000
Term: 2029
Use: Auto Sales, Lot: 104544sf
Prior Sale: \$939,000 (10/22)
- 9 SOMERSET ST..... \$485,000**
B: Jessica Dimario & John Dimario
S: John Brewer
Book/Page: 17991/234, Date: 05/17/24
Mtg: Eastern Bank \$363,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 4922sf
Prior Sale: \$425,000 (03/22)
- 118 VERMONT ST..... \$605,000**
B: Lindsay Welenc & Celena Welenc
S: Scott R Vachon & Kate R Vachon
Book/Page: 17989/262, Date: 05/15/24
Mtg: Movement Mtg LLC \$574,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7013sf
Prior Sale: \$245,000 (02/03)
- 5-7 WILLOW ST..... \$700,000**
B: Delfino Gamboa & Clemencia P Barrios
S: Juan V Galdamez
Book/Page: 17990/33, Date: 05/16/24
Mtg: Guaranteed Rate Inc \$654,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3180sf
Prior Sale: \$475,000 (05/18)
- North Andover**
MARKET STATISTICS THROUGH APRIL
- | | YTD 2023 | YTD 2024 |
|-----------------------|-----------|-----------|
| Number of 1-Fam Sales | 37 | 41 |
| Median Price | \$710,000 | \$725,000 |
- REAL ESTATE SALES**
- 8 ALCOTT WAY U:8..... \$609,500**
B: Nuket Dirico
S: Richard D Vitale
Book/Page: 17991/271, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$480,000 (09/21)
- 476 JOHNSON ST..... \$624,900**
B: Claire Leabman & Corey Keefe
S: Anne M Erier, Tr for Calzetta lrt
Book/Page: 17988/148, Date: 05/14/24
Mtg: JPMorgan Chase Bank \$562,410
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10001sf
- 843 JOHNSON ST..... \$150,000**
B: Paul A Sapienza & Belinda A Sapienza
S: John Sapienza & Matthew Sapienza
Book/Page: 17988/121, Date: 05/14/24
Mtg: Methuen Cp Bk \$400,000
Term: 2039
Use: 4 Bdrm Colonial, Lot: 44431sf
- 57-59 LINCOLN ST..... \$825,000**
B: Geldin F Martinez & Ernesto A Martinez
S: Alyssa Hefferman, Tr for Sable Ft
Doc#: 00000000129991, Date: 05/17/24
Mtg: Salem Five Mtg Co \$797,465
Term: 2054
Use: 2-Family Dutch Colonl, Lot: 10799sf

- 52 MARBLEHEAD ST U:52..... \$555,000**
B: Serra R Langone
S: Bruce A Siemering, Tr for Four Eighteen Rt
Book/Page: 17989/37, Date: 05/15/24
Mtg: Cross Country Mtg Inc \$255,000
Term: 2054
Use: 3 Bdrm Condo
- 11 MARBLERIDGE RD..... \$2,500,000**
B: Marble Ridge LLC
S: Elbridge C Leland 2nd & Lancing Leland
Book/Page: 17990/326, Date: 05/16/24
Mtg: Lowell Five Cent Svgs \$930,000
Use: Residential-Multiple Bldgs, Lot: 102366sf
Prior Sale: \$485,000 (10/94)
- 12 PEMBROOK RD..... \$640,000**
B: Colin Trainor, Tr for Elizabeth Pirrone
S: Christina M Bicksler & Matt Bicksler
Book/Page: 17989/235, Date: 05/15/24
Mtg: Leader Bank NA \$544,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8999sf
Prior Sale: \$425,000 (06/14)
- 46 SHANNON LN..... \$1,310,000**
B: David Phelps & Cecily Bowen
S: Geoffrey R Plume & Lisa C Plume
Book/Page: 17989/60, Date: 05/15/24
Mtg: M&T Bank NA \$1,048,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 142877sf
Prior Sale: \$860,000 (09/05)

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.salemedeeds.com

Amesbury

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	27
Median Price	\$548,750	\$650,000

► REAL ESTATE SALES

- 4 BIRCHWOOD PT U:204..... \$260,000**
B: Maribel Umpierrez
S: Brian M Pare, Tr for Jane W Pare T
Book/Page: 42121/554, Date: 05/17/24
Use: 1 Bdrm Condo
Prior Sale: \$129,000 (11/16)
- 73 MARKET ST U:3..... \$325,000**
B: Sarah E Zeigler
S: John Bacheller, Tr for Darlene E Bacheller Lt
Book/Page: 42117/302, Date: 05/15/24
Mtg: Rocket Mortgage LLC \$260,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$70,000 (04/94)
- 164 WHITTIER MEADOWS DR U:164... \$475,000**
B: Nell E Francheit & James P Sheridan
S: Claire A Amirault
Book/Page: 42112/363, Date: 05/13/24
Mtg: Newburyport Five Cent \$370,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$124,000 (06/91)

Beverly

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	53
Median Price	\$660,000	\$685,000

► REAL ESTATE SALES

- 133 BRIDGE ST..... \$453,000**
B: 14 Brimbal Ave LLC
S: Robert S Fabri
Doc#: 00000000651253, Date: 05/15/24
Use: 2 Bdrm Cape Cod, Lot: 5001sf
- 485 ESSEX ST..... \$525,000**
B: Roger Mercaldi
S: Andrews Malcolm J Est & Louise D Hitchings-Doyle
Book/Page: 42116/327, Date: 05/15/24
Use: 3 Bdrm Colonial, Lot: 12001sf
- 9 HAYES AVE..... \$760,000**
B: Jessica L Boardman & Brynn E Odonnell
S: Luanne L Giles
Book/Page: 42118/33, Date: 05/15/24
Mtg: Movement Mtg LLC \$660,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12985sf
Prior Sale: \$160,000 (10/96)
- 20 JAMES ST..... \$800,000**
B: Constitution Prop LLC
S: Scott J Hyland
Book/Page: 42114/67, Date: 05/14/24
Mtg: Bank of Canton \$688,150
Use: 3-Family Mlti-Unt Blg, Lot: 5040sf
- 22-R LOTHROP ST..... \$740,000**
B: Mary Gribbons & Kyle Recuperero
S: Tender Development LLC
Book/Page: 42119/553, Date: 05/16/24
Mtg: Guild Mortgage Co \$703,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 1999sf
Prior Sale: \$280,000 (10/23)
- 10 MCKINLEY AVE..... \$900,000**
B: Alexander B Miller & Emma Spencer
S: Manuel Decruz Jr & Roberta Decruz
Book/Page: 42120/64, Date: 05/16/24
Mtg: Movement Mtg LLC \$720,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6477sf
- 5 MIDDLEBURY LN..... \$1,115,000**
B: Paul D Delmar & Zoe L Delmar
S: Gordon Plutsky & Susan Plutsky
Book/Page: 42112/14, Date: 05/13/24
Mtg: Guaranteed Rate Inc \$892,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 5 Bdrm Colonial, Lot: 15159sf
Prior Sale: \$580,000 (10/07)

- 17 NEWBURY ST U:2..... \$470,000**
B: Paige Gumbrecht
S: Martha A Miller
Book/Page: 42120/554, Date: 05/16/24
Mtg: Cross Country Mtg Inc \$465,701
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$245,000 (10/07)
- 24 POND ST U:1..... \$420,000**
B: Jill A Guinasso
S: Abigail Bostley & Caleb HaydaneK
Book/Page: 42117/191, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$347,000 (07/20)
- 130 SOHIER RD..... \$10,299,410**
B: Prime Storage Beverly LLC
S: Gotspace Beverly LLC
Doc#: 00000000651204, Date: 05/13/24
Use: Mixed Use-Prim Comm & Other, Lot: 174676sf
Prior Sale: \$16,550,000 (01/21)
- 4 TREMONT ST..... \$670,000**
B: Jesse Hoffman & Julia Hoffman
S: Julie Labagnara
Book/Page: 42116/556, Date: 05/15/24
Mtg: Navy FCU \$465,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Dutch Colonl, Lot: 11674sf
Prior Sale: \$390,000 (03/16)

Boxford

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	14
Median Price	\$832,500	\$894,000

► REAL

ESSEX REGISTRY

continued

Essex

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

145 MAIN ST \$385,000
B: New England Hm Buyers LLC
S: Macintyre Florence E Est & James E Macintyre

Georgetown

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

39 BEVERLY DR \$691,000
B: Daniel Bier & Michelle Dukich
S: Christopher D Walsh & Jenelle K Walsh

40 CHARLES ST \$635,000
B: Leonardo O Buzalino & Deliana C Pino
S: Cheryl B Kelly

12 HICKORY LN \$986,000
B: Karyn E Hidden
S: Christopher Hunt & Kathryn M Hunt

107 KING GEORGE DR U:2 \$320,250
B: Edward Fitzgerald & Sharon M Fitzgerald
S: Vrrmgt Asset T & Us Bank Tna Tr

107 TENNEY ST \$425,000
B: Richardaon Green Inc
S: Joseph R Vinagro Prop LLC

Gloucester

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

32-R BASS AVE \$520,000
B: Amanda Noble & Lucas Noble
S: Thomas A Hill

11 BRAY ST \$455,000
B: Daniel Grob, Tr for 11 Bray Street Nt
S: Parsons Susan M Est & Laurie F Parsons

126 CENTENNIAL AVE \$500,000
B: Heather M Sweeney
S: Carrie K McGowan & Philip E McGowan

26 CORLISS AVE \$680,000
B: Miranda N Chen-Cristoforo
S: Elizabeth A Roland

116 E MAIN ST U:5 \$975,000
B: Dana Place, Tr for Place Ft
S: Valerina Gloucester LLC

116 E MAIN ST U:6 \$899,000
B: Thomas T Parsons & Mari Saif
S: Valerina Gloucester LLC

204 HESPERUS AVE U:4 \$650,000
B: Eldad Koren, Tr for E & Katherine Koren Ft
S: Karyn E Hidden, Tr for K E Hidden T Instrument

232 MAIN ST U:1 \$350,000
B: Integrity Const Group LLC
S: Susan J Giglio

10 WESTERN AVE \$1,200,000
B: David W Paul, Tr for Paul Ft
S: Stacy Blvd LLC

Groveland

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

18 GROVELAND COMMONS WAY U:18 \$450,000
B: Cara E Rowe
S: Busbee J Williams Jr

912 SALEM ST \$1,050,000
B: 9-12 Groveland LLC
S: Frank P Bryan & William T Bryan 3rd

Hamilton

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

94 CHEBACCO RD \$1,050,000
B: William Danzinger, Tr for Hicks Danzinger Ft
S: Westman Ft & Frederick P Westman Jr

590 ESSEX ST \$615,000
B: Peacock Rity Partners LLC
S: Johanna N Kadra & Malcolm P Kadra

71 GREENBROOK RD \$920,000
B: Anne Doisneau & Stephen Frost
S: Sheila A Alperin & Stuart A Alperin

34 KNOWLTON ST \$390,000
B: Nick G Markos
S: Kathryn M Smith

34 KNOWLTON ST \$390,000
B: Malissa Markos & Nick G Markos
S: Nick G Markos

89 POSTGATE RD \$804,000
B: Carl Busta & Carolyn Gonzalez
S: Keough Patrick J Est & Anne E Keough

4 PERLEY AVE \$257,000
B: Hyland J Homes LLC
S: Kenneth Breen & Kristen Breen

1 RIVER CT \$495,000
B: Kyle Asmus & Lindsay Asmus
S: Richard Dudzisz, Tr for Charlotte V Frydrych T

Haverhill

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

BRANDY BROW RD L:D \$200,000
B: John Cannatella, Tr for Cannatella Ft
S: D & D Rt & Richard P Early Sr

5 CLEMENT CT U:5 \$407,000
B: Carol L Spooner
S: Chet T Alex & Kevin J Alex

6 DANIELLE DR \$620,000
B: Jonathan C Hadfield & Tracy A Hadfield
S: Rafael H Flores

81 FARRWOOD DR U:81 \$430,000
B: Mark J Bellis
S: Glen Rudis

386 FARRWOOD DR U:386 \$412,000
B: Caroline Kimani
S: Thuy Bui

126 FOREST ST U:126 \$419,000
B: Nelson P Azevedo Jr & Wagner V Delima
S: James Xarras, Tr for Mercury Terrace Rt

9 GREENHILL FARM RD U:9 \$120,000
B: Constitution Prop LLC
S: Linda A Oconnor

300 GROVELAND ST U:C:3 \$200,000
B: Chad Smithers
S: Ardmore LLC

1088 MAIN ST \$585,000
B: Curtis Shacklewood Jr & Jennifer Shacklewood
S: Anthony S Lazzaro

30 NEW HAMPSHIRE AVE \$750,000
B: Matthew E Schneider & Michelle E Schneider
S: Kimberly Piazza

9 PARKVIEW LN U:A \$275,000
B: Abigail Santiago
S: Dana Destefano

19 PROCTOR ST \$739,000
B: Wasnir S Lebron & Luis M Rojas
S: Global Hm Rity Group Inc

337 RIVER ST \$440,000
B: Homebound Properties LLC
S: Max Mtg Lending I LLC

267 S MAIN ST \$470,000
B: Linda Levesque
S: Jacob A Davidson

645 W LOWELL AVE U:13 \$180,000
B: Hanna Kahla
S: Klein Scott I Est & Michael Klein

Ipswich

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

4 HOWE ST \$625,000
B: Aaron T Winder & Whitney L Winder
S: Nancy J St Peter & Timothy J St Peter

67 MAPLECROFT LN U:6 \$2,945,006
B: Christopher D Greco, Tr for 67 Maplecroft Lane Rt
S: Residences At The Hils LLC

4 PERLEY AVE \$257,000
B: Hyland J Homes LLC
S: Kenneth Breen & Kristen Breen

1 RIVER CT \$495,000
B: Kyle Asmus & Lindsay Asmus
S: Richard Dudzisz, Tr for Charlotte V Frydrych T

27 SUMMER ST \$1,200,000
B: Andrew T Martin & Sarah Martin
S: Benjamin Drew & Philippa Drew

24-26 WASHINGTON ST \$635,000
B: Richard A Becker & Heidi Crosby
S: Amy K Alexopoulos & Frederick W Ellis

87 WOODLAWN ST \$680,000
B: Maria N Garcia
S: Glauce Petrone & Mario B Petrone

Lynn

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: Metric, YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

24 BAILEY ST \$566,000
B: Gloria C Estrada & Ivan D Estrada Jr
S: Appleton Grove LLC

28 BALTIMORE ST U:3 \$480,000
B: Christy Nguyen
S: Margaret L Dykeman & John J Snyders

BICKFORD ST \$100,000
B: Donna E Soltys
S: Catherine A Carmody, Tr for Carmody FT

148 BICKFORD ST \$945,000
B: Donna E Soltys
S: Catherine A Carmody, Tr for Carmody FT

64 BLAKELEY ST \$590,000
B: Wilson Barriento-Loaiza & Leticia E Gonzelez
S: Elizabeth S Valle-Pineda & Hector M Valle-Pineda

663 BOSTON ST U:1 \$340,000
B: Whitney M Ireland
S: John W Griffith

ESSEX ST \$180,000
B: Bouncy Nuggest LLC
S: Greenwood Prop Hldg LLC

GREENWOOD PL \$180,000
B: Bouncy Nuggest LLC
S: Greenwood Prop Hldg LLC

5 GREENWOOD PL \$2,150,000
B: Bouncy Nuggests LLC
S: Greenwood Prop Hldg LLC

12 GREENWOOD PL \$1,220,000
B: Bouncy Nuggests LLC
S: 12 Greenwood Lynn LLC

JOYCE ST \$180,000
B: Bouncy Nuggest LLC
S: Greenwood Prop Hldg LLC

300 LYNN SHORE DR U:908 \$353,000
B: George Harlov & Olga Harlov
S: Jeffrey Plourde

497 LYNNWAY \$2,300,000
B: Lynn Stepien LLC
S: Wilpo Realty LLC

26 MARIANNA ST \$510,000
B: Amalia J Dapkiewicz & Michael Murphy
S: Katie Grow

70 MUDGE ST U:19 \$235,000
B: Amar Amarmansour & Kheira Kheili
S: Aleksandra Kozenyuk & Vladimir Kozenyuk

105 NAHANT ST U:1 \$310,000
B: Jesus Lanuza
S: Alisa Lavrentyeva

27 NEAN OCEAN ST \$1,506,000
B: Robles Brothers LLC
S: James R Vener, Tr for Vener IRT

12 NICHOLS ST \$660,000
B: Mynor H Ralda-Garcia
S: Stephenie B Leon & Edgar Mendoza

93 ROBINSON ST \$460,000
B: Charles N Garabedian
S: Dilorenzo Louise M Est & Ryan Blake

132 TIMSON ST \$620,000
B: Louis V Perez & Alexandra P Santos
S: Josephine Phillip

87 WOODLAWN ST \$680,000
B: Maria N Garcia
S: Glauce Petrone & Mario B Petrone

17 MARGIN ST U:13 \$237,000
B: Cristian Pereira
S: Jose M Silva & Matrix Fincl Svcs Corp

23 FOREST LN \$1,409,000
B: Thomas Pallazola
S: Ann E Ranger & Jonathan N Ranger

37 BUBIER RD \$725,000
B: Lawrence Organ, Tr for 37 Bubier Rd Marblehead R
S: Carol V Cote

108 FRONT ST \$1,875,000
B: Payne Lindsey & Sabrina Zeuli
S: John P Toner, Tr for Toner Ft

11 HATHAWAY RD U:13 \$1,010,000
B: Ann M West, Tr for Ann M West T
S: Aif Realty LLC

10 LAFAYETTE ST \$660,000
B: Abigail D Dimare
S: Michael J Merrim, Tr for Ten Lafayette Rt

31 LEE ST \$899,000
B: Gail Mack & Daniel Rosen
S: Ann M West, Tr for Ann M West T

7 LINCOLN PARK \$530,000
B: Michelle Clark & Kevin Slattery
S: Sheri Schapiro

27 SUMMER ST \$1,535,000
B: Meggie Counts
S: Daria Fisher & Jonathan C Fisher

24 TAFT ST \$995,000
B: Dustin E Crossman & Alexandra S Matusевич
S: Paul Moroz, Tr for Paul Moroz Rt

50 TURNER RD \$1,700,000
B: Ashley Canning & Ned Canning
S: 4j Homes LLC

50 TURNER RD \$1,770,000
B: Ashley Canning & Ned Canning
S: 4j Homes LLC

9 WALNUT ST \$965,000
B: Andrew Regan & Kelly Regan
S: Priscilla J Ross, Tr for P J Ross Walnut St Ft

6 WASHINGTON ST U:1 \$410,000
B: Matthew J Miller
S: Mary J Gardner

16 WINTHROP AVE \$1,075,000
B: Jonathan Lustig & Ashley Ayoob
S: Rhonda Rohstein

87 WOODLAWN ST \$680,000
B: Maria N Garcia
S: Glauce Petrone & Mario B Petrone

17 MARGIN ST U:13 \$237,000
B: Cristian Pereira
S: Jose M Silva & Matrix Fincl Svcs Corp

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S: John P Toner, Tr for Toner Ft

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S: Aif Realty LLC

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S: Michael J Merrim, Tr for Ten Lafayette Rt

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B: Matthew J Miller
S: Mary J Gardner

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B: Jonathan Lustig & Ashley Ayoob
S: Rhonda Rohstein

87 WOODLAWN ST \$680,000
B: Maria N Garcia
S: Glauce Petrone & Mario B Petrone

17 MARGIN ST U:13 \$237,000
B: Cristian Pereira
S: Jose M Silva & Matrix Fincl Svcs Corp

23 FOREST LN \$1,409,000
B: Thomas Pallazola
S: Ann E Ranger & Jonathan N Ranger

12 COTTAGE RD \$2,200,000
 B: Jason Mills
 S: 12 Cottage Road Cbc LLC
 Book/Page: 42119/2, Date: 05/16/24
 Mtg: American Heritage \$1,782,000
 Term: 2054
 Use: Residential Developable Land, Lot: 46923sf
 Prior Sale: \$475,000 (06/23)

Newburyport

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	32
Median Price	\$775,000	\$930,000

► **REAL ESTATE SALES**

29 55TH ST \$1,500,000
 B: Benjamin Lowe & Memory Lowe
 S: Alice M Mccarthy & Cornelius J Mccarthy
 Book/Page: 42123/7, Date: 05/17/24
 Mtg: Eastern Bank \$1,050,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 2 Bdrm Conventional, Lot: 5600sf
 Prior Sale: \$449,900 (01/01)

33 55TH ST \$1,500,000
 B: Benjamin Lowe & Memory Lowe
 S: Alice M Mccarthy & Cornelius J Mccarthy
 Book/Page: 42123/7, Date: 05/17/24
 Mtg: Eastern Bank \$1,050,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: Residential Undvlpble Land, Lot: 7750sf
 Prior Sale: \$25,000 (08/09)

39-1/2 BOARDMAN ST U:39H \$560,000
 B: Stanley J Fyock & Margaret A Logan-Fyock
 S: James R Talbot & Susan J Talbot
 Book/Page: 42115/6, Date: 05/14/24
 Mtg: Citizens Bank \$336,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 5670sf
 Prior Sale: \$350,000 (05/19)

24 CENTER ST U:D \$1,225,000
 B: Trent S Lloyd
 S: Ariston Custom Homes Inc
 Book/Page: 42122/595, Date: 05/17/24
 Use: Condo

22 DUFFY DR \$1,800,000
 B: Thomas E Smith, Tr for Smith Ft
 S: Alvaro Cunha & Daniele Cunha
 Book/Page: 42113/248, Date: 05/13/24
 Use: 3 Bdrm, Lot: 10259sf
 Prior Sale: \$1,164,900 (04/21)

7 FAIR ST U:A \$810,000
 B: Zulma M Gallardo & Lisa S Krassner
 S: Richard F Ostberg, Tr for Karol D Ostberg T
 Book/Page: 42114/492, Date: 05/14/24
 Mtg: Inst Svgs Newburyport \$560,000
 Term: 2039
 Use: 2 Bdrm Condo
 Prior Sale: \$680,000 (07/22)

19-23 PLEASANT ST U:503 \$470,000
 B: Kylie Oosthuizen
 S: Jane Robinson & Jocelyn Robinson
 Book/Page: 42121/210, Date: 05/16/24
 Mtg: Newburyport Five Cent \$376,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 1 Bdrm Condo
 Prior Sale: \$375,000 (03/16)

141 STATE ST U:1 \$649,900
 B: James R Talbot & Susan J Talbot
 S: David W Nan 3rd
 Book/Page: 42117/411, Date: 05/15/24
 Use: 2 Bdrm Condo

53 WARREN ST U:316 \$650,000
 B: Katherine Wysong, Tr for Wysong Ft
 S: Deborah Fournier, Tr for Ruth A Oneil RET
 Book/Page: 42121/176, Date: 05/16/24
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$237,000 (11/99)

6 WOODMAN WAY U:407 \$515,000
 B: David L Vincent
 S: Caroline P Woods & Peter W Woods
 Book/Page: 42115/193, Date: 05/14/24
 Mtg: Cross Country Mtg Inc \$360,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$275,000 (07/08)

Peabody

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	68
Median Price	\$555,000	\$620,000

► **REAL ESTATE SALES**

3 BLACKSTONE ST \$560,000
 B: Wf Solutions LLC
 S: Charlotte Bloch
 Book/Page: 42123/185, Date: 05/17/24
 Use: 3 Bdrm Ranch, Lot: 15198sf

8 COOLIDGE AVE \$635,000
 B: Jessica Kent & Stephen Kent
 S: Cynthia M Kent & Stephen R Kent
 Book/Page: 42112/179, Date: 05/13/24
 Mtg: Nations Lending Corp \$440,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 8072sf
 Prior Sale: \$100,000 (04/97)

21 ELM ST \$337,000
 B: Douglas Krisko
 S: Douglas Krisko & Henry J Krisko Jr
 Book/Page: 42122/131, Date: 05/17/24
 Use: 3 Bdrm Old Style, Lot: 8089sf

26 FELTON ST \$620,000
 B: Genci Gjini & Nikolla Gjini
 S: Pierce David S Est & Linda S Oconnor
 Book/Page: 42113/15, Date: 05/13/24
 Mtg: Eastern Bank \$496,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 19171sf

276 LYNNFIELD ST \$715,000
 B: Ronny D Angel-Lopez
 S: Glen Karakaedos
 Book/Page: 42112/325, Date: 05/13/24
 Mtg: United Wholesale Mtg \$702,049
 Term: 2054
 Use: 4 Bdrm Ranch, Lot: 18304sf
 Prior Sale: \$415,000 (04/05)

8 PEARL RD \$1,158,130
 B: Charles C Manoli, Tr for Charles C Manoli Lt
 S: Peabody Living LLC
 Book/Page: 42117/466, Date: 05/15/24
 Use: Residential Developable Land, Lot: 20390sf

22 VILLA LN \$1,400,000
 B: Rosario A Robles
 S: Heritage Pines LLC
 Book/Page: 42120/178, Date: 05/16/24
 Mtg: United Wholesale Mtg \$1,120,000
 Term: 2054
 Use: Residential Developable Land, Lot: 46304sf

► **FORECLOSURE DEEDS**

27 ABORN ST \$293,000
 B: Billiken Investment LLC
 S: Jo A Lawnsby & Bank Of America Na
 Book/Page: 42122/88, Date: 05/17/24
 Mtg: Michael Diplatzi \$298,215
 Use: 3 Bdrm Old Style, Lot: 5001sf

Rockport

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	\$550,000	\$742,500

► **REAL ESTATE SALES**

17 BAYRIDGE LN U:17 \$899,000
 B: Paige M Eaton & April C Ferraro
 S: Allan Van Gestel & Andrea P Van Gestel
 Doc#: 00000000651239, Date: 05/14/24
 Mtg: Inst Svgs Newburyport \$340,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$320,000 (03/97)

227 GRANITE ST U:4A \$435,000
 B: Daniel J Perkins Jr
 S: Jane E Hiltz
 Book/Page: 42117/572, Date: 05/15/24
 Mtg: Cape Ann Svgs Bk \$115,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$215,000 (12/17)

Rowley

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	9
Median Price	\$823,000	\$825,000

► **REAL ESTATE SALES**

20 LAWRENCE RD U:1 \$299,900
 B: Platinum Pools Corp
 S: Wallstedt Norman A Est & Ann S Bayne
 Book/Page: 42122/150, Date: 05/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$94,000 (07/97)

245 NEWBURY RD \$715,000
 B: Silvio T Rodrigues Jr
 S: Thomas L Marsh
 Book/Page: 42112/556, Date: 05/13/24
 Mtg: First Natl Bk \$502,856
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 72197sf
 Prior Sale: \$174,000 (01/97)

Salem

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	27
Median Price	\$556,500	\$650,000

► **REAL ESTATE SALES**

13 ANDREW ST U:1 \$406,000
 B: Florence P Denhard & Mollie V Denhard
 S: Sarah C Skinner
 Book/Page: 42118/7, Date: 05/15/24
 Mtg: Leader Bank NA \$150,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 4818sf
 Prior Sale: \$192,000 (08/09)

29 BEAVER ST \$360,000
 B: Ylzal Investment LLC
 S: Triantafillos Hantzis
 Book/Page: 42119/445, Date: 05/16/24
 Mtg: Raymond C Green Fund \$375,000
 Use: 2 Bdrm Old Style, Lot: 3751sf
 Prior Sale: \$110,000 (06/90)

6 BOARDMAN ST U:2 \$548,500
 B: Ashley Shedd
 S: Travis B Jacobs Jr
 Book/Page: 42117/178, Date: 05/15/24
 Use: 3 Bdrm Condo, Lot: 4652sf
 Prior Sale: \$390,000 (08/18)

80 BOSTON ST U:80 \$650,000
 B: Anne A Castonguay & Anthony P Saputo
 S: Jonathan James & Savannah James
 Book/Page: 42117/380, Date: 05/15/24
 Mtg: United Wholesale Mtg \$585,000
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 73281sf
 Prior Sale: \$505,000 (12/20)

116 BRIDGE ST U:1 \$851,000
 B: Avnish Kumar & Margot Marcou
 S: Eric Strader
 Book/Page: 42117/17, Date: 05/15/24
 Mtg: Guaranteed Rate Inc \$765,900
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 8111sf

48-R BUTLER ST \$570,000
 B: Laudiceia Depinho & Luiz D Gomes
 S: Luis D Ciriacó
 Book/Page: 42113/344, Date: 05/13/24
 Mtg: Bank of America NA \$500,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 8599sf
 Prior Sale: \$285,000 (07/13)

4 CHASE ST \$1,000,000
 B: Matthew He & Tianjiao Zhang
 S: Marie E Gagnon, Tr for Gagnon Ft
 Book/Page: 42115/274, Date: 05/14/24
 Mtg: Rocket Mortgage LLC \$950,000
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 7279sf

15 CLARK ST \$672,500
 B: Thomas M Darmato
 S: David Wong, Tr for Wong RET
 Doc#: 00000000651256, Date: 05/15/24
 Mtg: Guild Mortgage Co \$538,000
 Use: 2 Bdrm Cape Cod, Lot: 15002sf
 Prior Sale: \$148,450 (03/94)

145 FEDERAL ST U:1 \$599,900
 B: David H Hooke & Hallie Hooke
 S: Keith I Morton
 Book/Page: 42115/393, Date: 05/14/24
 Mtg: Leader Bank NA \$479,920
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$320,000 (08/11)

43 MARCH ST U:2 \$635,000
 B: Alissa Gedman & Mark Gedman
 S: Rita Austin & Zdzislaw R Maciaszczyk
 Book/Page: 42117/53, Date: 05/15/24
 Mtg: Flagstar Bank FSB \$508,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 3999sf
 Prior Sale: \$525,000 (03/21)

70 MOFFATT RD \$700,000
 B: Rosario Ubiera
 S: Maureen Friel, Tr for Virginia Michaud Blood Ft
 Book/Page: 42121/280, Date: 05/16/24
 Mtg: Movement Mtg LLC \$687,321
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10454sf

17 PALMER ST \$1,900,000
 B: 17-23 Palmer Street LLC
 S: Matthew Gagnon, Tr for Henrie Rt
 Book/Page: 42123/381, Date: 05/17/24
 Mtg: Leader Bank NA \$1,690,500
 Use: Apartment Bldg - 4-8 Units, Lot: 7052sf

32 PHILLIPS ST \$313,000
 B: Lynette Foss & Matthew S Foss
 S: Foss Linda J Est & Matthew Foss
 Book/Page: 42115/307, Date: 05/14/24
 Mtg: Drew Mortgage Assn Inc \$263,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5001sf

17 SALEM ST \$1,185,000
 B: Casa Marigold LLC
 S: Om 17-21 Salem Street LLC
 Book/Page: 42123/66, Date: 05/17/24
 Mtg: Salem FiveCts Svgs Bk \$829,500
 Use: Mixed Use-Prim Res & Comm, Lot: 3428sf
 Prior Sale: \$875,000 (01/18)

20 VALLEY ST \$645,000
 B: Himanshi Gupta & Neeraj Kaushal
 S: Adeljana Rovi & Bujar Rovi
 Book/Page: 42116/335, Date: 05/15/24
 Mtg: Total Mtg Svcs \$625,650
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 4935sf
 Prior Sale: \$350,000 (07/07)

Salisbury

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	7
Median Price	\$299,950	\$665,000

► **REAL ESTATE SALES**

6 BEACH RD \$555,000
 B: Beach Rental Prop 6 LLC
 S: Richard J Tardiff
 Book/Page: 42113/415, Date: 05/13/24
 Mtg: Stoneham Cp Bk \$416,250
 Use: 3 Bdrm Antique, Lot: 10960sf
 Prior Sale: \$167,000 (12/99)

46 BEACH RD U:46 \$300,000
 B: Gravel Beach Cbc LLC
 S: Downeast Residential LLC
 Book/Page: 42121/64, Date: 05/16/24
 Use: 3 Bdrm Condo, Lot: 21074sf

135 BEACH RD U:B300 \$375,000
 B: Wanda Marasca
 S: Sanford Marjorie A Est & Debra L Hanson
 Book/Page: 42122/440, Date: 05/17/24
 Mtg: Lloyd D Godson \$265,000
 Use: 2 Bdrm Condo
 Prior Sale: \$215,000 (08/04)

20 CABLE AVE U:9 \$347,000
 B: Jennifer M Evans
 S: Tara M Sullivan
 Book/Page: 42117/434, Date: 05/15/24
 Use: 2 Bdrm Condo
 Prior Sale: \$310,000 (09/21)

58 FOLLY MILL RD \$875,000
 B: Christopher Mutch & Gianna A Voccola
 S: Karyn M Pallotta-Mcgovern
 Book/Page: 42119/22, Date: 05/16/24
 Mtg: Salem Five Mtg Co \$625,000
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 19998sf
 Prior Sale: \$822,000 (10/21)

13 MEADERS LN \$539,500
 B: Jeanne Martin & Dean Rando
 S: Ashley N Herr & Griffin L Herr
 Book/Page: 42123/106, Date: 05/17/24
 Mtg: Shoreham Bank \$431,600
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 19641sf
 Prior Sale: \$370,000 (04/20)

275 N END BLVD U:C9 \$490,000
 B: Chad J Downer & Susan M Downer
 S: Anna M Crane, Tr for Crane Ft
 Book/Page: 42123/152, Date: 05/17/24
 Mtg: Guaranteed Rate Inc \$441,000
 Term: 2054
 Use: 3 Bdrm Condo

Saugus

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	48
Median Price	\$600,000	\$671,500

► **REAL ESTATE SALES**

17 ATHENS DR \$940,000
 B: Katrina Jacobs
 S: Robert F Hanton & Teresa P Hanton
 Doc#: 00000000651232, Date: 05/14/24
 Use: 3 Bdrm Split Entry, Lot: 12502sf
 Prior Sale: \$497,500 (10/16)

33 BRISTOW ST U:3 \$345,000
 B: Mirjana Stranjina
 S: Goldwetha Investments LLC
 Book/Page: 42120/150, Date: 05/16/24
 Mtg: Cambridge Svgs Bk \$334,650
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$250,000 (03/24)

325 CENTRAL ST \$1,206,000
 B: Ruth J Guzman, Tr for 162 Broadway Rt
 S: Linda D Gregson, Tr for Ldg Rt
 Book/Page: 42119/368, Date: 05/16/24
 Mtg: Enterprise Bk & Tr Co \$1,000,000
 Term: 2049
 Use: Office Bldg-General, Lot: 15869sf

6 DIANE DR \$740,000
 B: Vincent Jiang
 S: John J Klecker
 Book/Page: 42120/587, Date: 05/16/24
 Mtg: USAA Federal SB \$680,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 10001sf
 Prior Sale: \$400,000 (12/06)

22 ORCUTT AVE \$506,000
 B: Gianni Grimaldi
 S: Marie B Mullen
 Doc#: 00000000651335, Date: 05/17/24
 Mtg: First Community Mtg \$404,800
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 7301sf

25 TAYLOR ST \$690,000
 B: Katelyn Dinis & Stavros Dinis
 S: Jillian W Mckay & Brian Sheridan
 Book/Page: 42120/454, Date: 05/16/24
 Mtg: Freedom Mortgage Corp \$552,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 4988sf
 Prior Sale: \$540,000 (05/21)

Swampscott

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	19
Median Price	\$745,000	\$780,000

► **REAL ESTATE SALES**

180 ASPEN RD \$1,205,000
 B: Peter Barstis & Michelle Diab
 S: Jacqueline J Wall & Richard L Wall
 Book/Page: 42122/206, Date: 05/17/24
 Mtg: North Easton Svgs Bk \$605,000
 Term: 2044
 Use: 4 Bdrm Colonial, Lot: 5401sf
 Prior Sale: \$725,000 (06/19)

32 ELLIS RD \$719,000
 B: Jennifer McCormick & Michael McCormick
 S: Mark Casella & Sabrina R Casella
 Book/Page: 42117/199, Date: 05/15/24
 Mtg: Sierra Pacific Mtg \$658,424
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 4400sf
 Prior Sale: \$295,000 (09/07)

491 HUMPHREY ST \$680,000
 B: Zsg Properties LLC
 S: Charles Patsios, Tr for Humphrey 460 Rt
 Book/Page: 42121/101, Date: 05/16/24
 Mtg: Rockland Tr Co \$510,000
 Use: Office Bldg-General, Lot: 7754sf
 Prior Sale: \$610,000 (12/22)

1 OCEANSIDE TER \$1,150,000
 B: Thanthara Wong & Winston Wong
 S: Madeleine E Pisto
 Book/Page: 42121/31, Date: 05/16/24
 Mtg: First Colony Mtg Corp \$862,500
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 3703sf
 Prior Sale: \$679,000 (08/18)

3 OCEANSIDE TER \$1,150,000
 B: Thanthara Wong & Winston Wong
 S: Madeleine E Pisto
 Book/Page: 42121/31, Date: 05/16/24
 Mtg: First Colony Mtg Corp \$862,500
 Term: 2054
 Use: 1 Bdrm Camp/Cabin, Lot: 3049sf

402 PARADISE RD U:3R \$725,000
 B: Margaret A Somer, Tr for Margaret A Somer 2000 Ft
 S: Rosanne Jepsky, Tr for 402 Paradise Rd Unit 3r R
 Book/Page: 42117/354, Date: 05/15/24
 Use: 3 Bdrm Condo
 Prior Sale: \$355,000 (06/03)

26 PINE HILL RD \$818,500
 B: Lee Feinswog & Brenda S Leblanc
 S: Jennifer Kelleher & Michael Kelleher
 Book/Page: 42116/537, Date: 05/15/24
 Mtg: Leader Bank NA \$500,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 7579sf
 Prior Sale: \$240,000 (08/12)

FRANKLIN REGISTRY

continued

Heath

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 0
Median Price \$205,000

REAL ESTATE SALES

675 ROUTE 8A..... \$70,000
B: David Forsyth
S: Patrick Finn
Book/Page: 8317/236, Date: 05/16/24
Use: Mobile Home, Lot: 82764sf
Prior Sale: \$28,000 (03/23)

Leverett

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 2 4
Median Price \$262,000 \$497,500

REAL ESTATE SALES

340 LONG PLAIN RD..... \$675,000
B: Caitlin Marquis & Sean Calhoun
S: Peter Derrico & Angela H Taylor
Book/Page: 8315/220, Date: 05/13/24
Mtg: Greenfield Cp Bk \$540,000
Term: 2054 Rate: 5.9% Type: Adj
Use: Mixed Use-Prim Res & Rec, Lot: 492681sf

Montague

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 15
Median Price \$240,000 \$300,000

REAL ESTATE SALES

8 13TH ST..... \$250,000
B: Branson Builders LLC
S: David C Brooks, Tr for Ninteen James Ave Rt
Book/Page: 8316/179, Date: 05/15/24
Mtg: Kiavi Funding Inc \$217,400
Use: 3 Bdrm Split Level, Lot: 19820sf
Prior Sale: \$106,184 (10/08)

5 KIMBERLY LN..... \$50,000
B: Alan P Dedinas & Brenda L Dedinas
S: Kenneth G Morin, Tr for Kenneth G Morin Int
Book/Page: 8315/96, Date: 05/13/24
Use: Residential Developable Land, Lot: 26267sf
Prior Sale: \$83,000 (08/06)

KIMBERY LN (OFF) L1..... \$50,000

B: Stephan A Lovett
S: Kenneth G Morin, Tr for Kenneth G Morin Int
Book/Page: 8315/100, Date: 05/13/24

7 WALNUT ST..... \$310,000
B: Krista L Leveille
S: Karen A Douglas & Cynthia Levelle-Webster
Book/Page: 8315/298, Date: 05/14/24
Mtg: Freedom Mortgage Corp \$215,900
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 48918sf

New Salem

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 2
Median Price \$235,000 \$190,750

REAL ESTATE SALES

1 S MAIN ST..... \$250,000
B: Quabbin Stop LLC
S: Rose M Thoms, Tr for Steinberg Thomas Ft
Book/Page: 8316/67, Date: 05/15/24
Mtg: Greenfield Svgs \$300,000
Use: 3-Family Family Flat, Lot: 29185sf
Prior Sale: \$300,000 (08/18)

Orange

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 23 25
Median Price \$280,000 \$273,000

REAL ESTATE SALES

21 CHESTNUT HILL RD..... \$350,000
B: William T Straub & Ryan Christina
S: Courtney A Fifield & Elissa Fifield
Book/Page: 8318/247, Date: 05/17/24
Mtg: Better Mortgage Corp \$140,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 47045sf
Prior Sale: \$190,000 (07/05)

12-14 E MAIN ST..... \$800,000
B: Lamayas Earthworks LLC
S: M Jemms Orange I LLC
Book/Page: 8317/239, Date: 05/16/24
Mtg: Holyoke CU \$592,000
Use: Mixed Use-Prim Res & Comm, Lot: 7057sf
Prior Sale: \$395,000 (04/18)

50 E MAIN ST..... \$1,500,000
B: Lamayas Earthworks LLC
S: M Jemms Orange I LLC
Book/Page: 8317/289, Date: 05/16/24
Mtg: Holyoke CU \$800,000
Use: Apartment Bldg - 9 + Units, Lot: 17430sf
Prior Sale: \$385,000 (09/16)

166-168 W MAIN ST..... \$700,000
B: Lamayas Earthworks LLC
S: M Jemms Orange I LLC
Book/Page: 8317/339, Date: 05/16/24
Mtg: Holyoke CU \$560,000
Use: Apartment Bldg - 4-8 Units, Lot: 16553sf
Prior Sale: \$315,000 (09/17)

168 W RIVER ST..... \$249,900
B: Shaun Laffeur
S: David Bergeron
Book/Page: 8318/69, Date: 05/16/24
Mtg: Mortgage Research Ctr \$255,272
Term: 2054
Use: 3 Bdrm Old Style, Lot: 13068sf
Prior Sale: \$60,000 (08/23)

Rowe

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 1 2
Median Price \$258,700 \$270,000

REAL ESTATE SALES

23 NEWELL CROSS RD..... \$280,000
B: David Norcross
S: Clifford F Paige 3rd & Mary Almeida
Book/Page: 8315/65, Date: 05/13/24
Mtg: HarborOne Mortgage \$190,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 100188sf

STONE HILL RD..... \$60,000
B: John Hillier
S: Dennis F May & Gail May
Book/Page: 8318/113, Date: 05/17/24

Shutesbury

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 3
Median Price \$362,000 \$487,500

REAL ESTATE SALES

59 BRIGGS RD..... \$240,000
B: Sarah Doire & Timothy L Doire
S: Jemie H Sullivan & Angela A Morsbach
Book/Page: 8318/161, Date: 05/17/24
Mtg: Fairway Ind Mtg \$228,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 310583sf
Prior Sale: \$156,500 (04/14)

Hampden Registry

Cheryl A. Coakley Rivera, Esq., Register
436 Dwight 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 APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 59 54
Median Price \$320,000 \$327,500

REAL ESTATE SALES

21 CASTLE HILL RD U:C..... \$310,000
B: Darius K Jonathn & Caroline Bail
S: Carli M Sonsini
Book/Page: 25419/86, Date: 05/14/24
Mtg: PeoplesBank (Holyoke) \$232,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$192,000 (04/19)

21 CASTLE HILL RD U:H..... \$120,000
B: Jenny L Wiley
S: John J Wiley 4th
Book/Page: 25420/232, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$210,000 (08/13)

89 CHERRY ST..... \$488,000
B: Joseph Kukharchuk & Irina Gonchuk
S: Christopher W Brunelle & Laurie Brunelle
Book/Page: 25420/199, Date: 05/15/24
Mtg: Westfield Bank \$390,400
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19195sf
Prior Sale: \$219,900 (09/09)

637 NORTH ST..... \$345,000
B: Daniel Hernandez & Diane M Hernandez
S: Melissa A Fecat
Book/Page: 25423/458, Date: 05/17/24
Mtg: Allanch Mortgage Grp \$305,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 17860sf
Prior Sale: \$280,000 (10/21)

118 PARKER ST..... \$292,000
B: Denise Monday & William Bazin
S: Walter B Robinson Jr & Sandra L Robinson
Book/Page: 25420/501, Date: 05/15/24
Mtg: Shoreham Bank \$282,254
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9000sf
Prior Sale: \$293,000 (10/23)

309 RIVER RD..... \$320,000
B: James Acerra
S: Minellajoseph Anthony Est & Gail A Nadok
Book/Page: 25421/488, Date: 05/16/24
Use: 3 Bdrm Ranch, Lot: 12810sf

FORECLOSURE DEEDS

18 DEER RUN RD..... \$260,000
B: Federal Hm Loan Mtg Corp
S: Sinan Turan & Newrez LLC
Book/Page: 25417/374, Date: 05/13/24
Use: 3 Bdrm Split Entry, Lot: 35022sf
Prior Sale: \$268,600 (03/17)

Brimfield

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 13 6
Median Price \$335,000 \$339,000

REAL ESTATE SALES

1494 DUNHAMTOWN BRIMFIELD RD.. \$370,000
B: Jorge A Rivera-Diaz
S: Arelis O Morales
Book/Page: 25422/240, Date: 05/16/24
Mtg: Seacoast Mortgage Cor \$246,000
Term: 2054
Use: 6 Bdrm Split Entry, Lot: 43560sf
Prior Sale: \$320,000 (02/24)

73 HOLLOW RD..... \$340,000
B: Alexis Tunney
S: Linda Weston
Book/Page: 25423/556, Date: 05/17/24
Mtg: CMG Mortgage Inc \$323,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 78408sf

55 LYMAN BARNES RD..... \$850,000
B: Nicholas P Nelson & Anne E Nelson
S: Mark E Salomone
Book/Page: 25417/188, Date: 05/13/24
Mtg: Citizens Bank \$450,000
Term: 2054
Use: Mixed Use-Prim Res & Forest, Lot: 5924160sf
Prior Sale: \$137,000 (12/91)

SAINT CLAIR RD L:6..... \$24,000
B: Tannya M Bixby
S: Williams Robert F Est & Edmond A Neal 3rd
Book/Page: 25416/460, Date: 05/13/24

Chester

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 3
Median Price \$133,587 \$225,000

REAL ESTATE SALES

GOSS HILL RD..... \$50,000
B: Christian R Wilkinson
S: Natl Farm & Forestry LLC
Book/Page: 25421/4, Date: 05/15/24

GOSS HILL RD..... \$50,000
B: Christian R Wilkinson
S: Natl Farm & Forestry LLC
Book/Page: 15132/293, Date: 05/15/24
Mtg: Farm Credit East ACA \$50,000

Chicopee

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 101 102
Median Price \$272,500 \$276,000

REAL ESTATE SALES

61 ABBEY MEMORIAL DR U:170..... \$219,375
B: Weifeng Lui & Hui H Wu
S: William J Cichaski & Suzanne L Cichaski
Book/Page: 25416/522, Date: 05/13/24
Use: 2 Bdrm Condo
Prior Sale: \$166,800 (11/20)

39 ALGONQUIN ST..... \$165,000
B: Abbas Younes
S: Cam Ventures Holdings LLC
Book/Page: 25423/261, Date: 05/17/24
Use: 2 Bdrm Old Style, Lot: 6981sf
Prior Sale: \$65,000 (05/22)

10 BILL ST..... \$305,000
B: Andres Torres-Rodriguez & Andres M Torres
S: No Limit Assets LLC
Book/Page: 25422/54, Date: 05/16/24
Mtg: Fairway Ind Mtg \$299,475
Term: 2054
Use: 3 Bdrm Old Style, Lot: 12000sf
Prior Sale: \$150,000 (12/23)

47 CECILE DR..... \$350,000
B: Joseph Ercolino & Zaida Oliveras
S: Jacob J Santana
Book/Page: 25420/413, Date: 05/15/24
Mtg: Rocket Mortgage LLC \$343,660
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14044sf
Prior Sale: \$203,000 (05/17)

CHESTER ST L:620..... \$305,000
B: Andres Torres-Rodriguez & Andres M Torres
S: No Limit Assets LLC
Book/Page: 25422/54, Date: 05/16/24

503 CHICOPEE ST..... \$258,400
B: Rafael L Ramirez-Lopez
S: Glen E Rostocki & Melissa A Rostocki
Book/Page: 25419/352, Date: 05/15/24
Mtg: New American Funding \$253,719
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5505sf
Prior Sale: \$220,000 (09/21)

DOVERBROOK ESTATES CONDO U:6161A.... \$196,900
B: Kathleen M Blanchard
S: Michael W Derby
Book/Page: 25422/7, Date: 05/16/24
Use: Condo

55 EMPIRE ST U:65..... \$211,518
B: Jamie Tylunas
S: Franciszek Wachta & Anna Wachta
Book/Page: 25423/497, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$69,900 (03/91)

232 EXCHANGE ST..... \$126,000
B: 236 Exchange LLC
S: Andrew Bardon, Tr for Thomas J Bardon Irt
Book/Page: 25424/137, Date: 05/17/24
Mtg: Net Acquisitions Llc \$110,000
Use: Mixed Use-Prim Res & Comm, Lot: 13028sf

25 GARLAND ST..... \$313,500
B: Anthony M Montero & Parris C Leary
S: Kathleen M Blanchard & Michael P Blanchard
Book/Page: 25421/461, Date: 05/16/24
Mtg: Westfield Bank \$293,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10864sf
Prior Sale: \$180,000 (10/09)

66 GREENWOOD TER U:66..... \$189,900
B: Carlos Amaral
S: Joseph M Deady
Book/Page: 25418/563, Date: 05/14/24
Mtg: Fairway Ind Mtg \$170,910
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$71,000 (11/11)

348 HAMPDEN ST..... \$340,000
B: Alyssa Johnson
S: James R Kenney
Book/Page: 25423/142, Date: 05/17/24
Mtg: Movement Mtg LLC \$272,000
Term: 2054
Use: 2-Family Two Family, Lot: 5725sf

44 HILLCREST ST..... \$305,000
B: Jessica P Leary
S: Barbara J Colkos & Stephen Colkos
Book/Page: 25420/383, Date: 05/15/24
Mtg: Northpoint Mortgage \$289,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9375sf

162 HORSESHOE DR U:162..... \$196,900
B: Kathleen M Blanchard
S: Michael W Derby
Book/Page: 25422/7, Date: 05/16/24
Use: 2 Bdrm Condo
Prior Sale: \$118,000 (01/18)

200 LAMBERT TER U:86..... \$157,000
B: Alexis Tunney
S: Kathleen E Kreminec & Christine M Malinkowski
Book/Page: 25423/348, Date: 05/17/24
Mtg: Alden CU \$125,600
Term: 2054 Rate: 6.0% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$74,000 (10/89)

1512 MEMORIAL DR..... \$450,000
B: Aakash Patel
S: Fandave LLC
Book/Page: 25424/126, Date: 05/17/24
Mtg: Fandave Llc \$200,000
Use: Retail-Service, Lot: 10430sf
Prior Sale: \$375,000 (02/07)

1514 MEMORIAL DR..... \$450,000
B: Aakash Patel
S: Fandave LLC
Book/Page: 25424/126, Date: 05/17/24
Mtg: Fandave Llc \$200,000
Use: Office Bldg-General, Lot: 15379sf

203 MONTCALM ST..... \$385,000
B: Hector L Texidor & Ana M Texidor
S: Feliciano Bonilla & Lino Carrasquillo
Book/Page: 25418/587, Date: 05/14/24
Mtg: HarborOne Mortgage \$378,026
Term: 2054
Use: 2-Family Two Family, Lot: 11395sf
Prior Sale: \$287,250 (09/23)

101 NARRAGANSETT BLVD..... \$140,000
B: Joseph G Lafreniere & Maria Lopriore
S: Brad M Moreau & Dorothy B Moreau
Book/Page: 25424/95, Date: 05/17/24
Use: 4 Bdrm Old Style, Lot: 6500sf

43 ROCHESTER ST..... \$305,000
B: Brittany Carlson-Cormier & Bryan Cormier
S: Katelyn E Bartish
Book/Page: 25424/246, Date: 05/17/24
Mtg: Guaranteed Rate Inc \$274,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7500sf
Prior Sale: \$96,450 (01/19)

487 SPRINGFIELD ST..... \$390,000
B: Margaret F Landry
S: Round Two LLC
Book/Page: 25424/315, Date: 05/17/24
Mtg: New American Funding \$370,500
Term: 2054
Use: 3-Family Family Flat, Lot: 8685sf
Prior Sale: \$1,075,000 (12/23)

East Longmeadow

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 45 46
Median Price \$366,000 \$325,000

REAL ESTATE SALES

30 BAYNE ST..... \$375,000
B: Samantha Stewart & Thomas O Stewart
S: Richard W Santasiere 2nd
Book/Page: 25421/281, Date: 05/16/24
Mtg: Guild Mortgage Co \$235,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 11483sf
Prior Sale: \$220,000 (02/24)

27 FAIRVIEW ST..... \$302,000
B: Shane J Paradise & Tracy L Paradise
S: Thaw Dar & Kyaw Thu
Book/Page: 25419/144, Date: 05/14/24
Mtg: Equity Prime Mtg \$212,625
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 11670sf
Prior Sale: \$165,000 (08/13)

24 HILLSIDE DR..... \$315,000
B: Thomas J Harrison
S: Labroad Walter F Est & John W Labroad
Book/Page: 25422/23, Date: 05/16/24
Use: 3 Bdrm Ranch, Lot: 15564sf

20 LYNWOOD RD..... \$249,000
B: Patrick Mcmann & Rowena Mcmann
S: Tyler W Simmons
Book/Page: 25418/236, Date: 05/14/24
Use: 2 Bdrm Ranch, Lot: 10000sf
Prior Sale: \$144,000 (11/16)

Granville

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 8
Median Price \$269,000 \$385,000

REAL ESTATE SALES

684 MAIN RD..... \$645,000
B: Wayne Goodall & Mary K Goodall
S: Gina D Silvestri, Tr for T Ie Julie Ann Grehk John
Book/Page: 25414/239, Date: 05/17/24
Use: 6 Bdrm Colonial, Lot: 114998sf
Prior Sale: \$300,000 (01/92)

Holland

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 10 6
Median Price \$387,500 \$288,500

REAL ESTATE SALES

2 OLD COUNTY LN..... \$251,000
B: Carlos Figueroa-Mendez
S: Ellis George R & Jenny M Skoczylas
Book/Page: 25420/27, Date: 05/15/24
Mtg: Rocket Mortgage LLC \$200,800
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 8276sf

5 WOOD LN..... \$310,000
B: Tina M Huff
S: Hampden Solutions LLC
Book/Page: 25417/325, Date: 05/13/24
Mtg: Guaranteed Rate Inc \$275,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 12632sf
Prior Sale: \$85,000 (09/23)

Holyoke

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 47 45
Median Price \$249,000 \$280,000

REAL ESTATE SALES

847-849 DWIGHT ST..... \$300,000
B: Crystal Torres
S: 125yale LLC
Book/Page: 25418/434, Date: 05/14/24
Mtg: United Wholesale Mtg \$294,566
Term: 2054
Use: 2-Family Two Family, Lot: 2566sf
Prior Sale: \$53,000 (02/20)

27 GEORGE ST..... \$426,000
B: Jocelyn Brown & Jeremy V Croake
S: Laurie C Kaepfel
Book/Page: 25418/313, Date: 05/14/24
Mtg: HarborOne Mortgage \$331,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12855sf
Prior Sale: \$240,000 (10/11)

350 HOMESTEAD AVE..... \$275,000
B: Jennifer E Sawyer
S: John L Labelle
Book/Page: 25423/398, Date: 05/17/24
Mtg: Cape Cod Five Cent Bk \$266,750
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8629sf
Prior Sale: \$150,000 (03/12)

167 PEARL ST..... \$236,000
B: Deborah Cooper
S: Erin K Bartuska
Book/Page: 25424/214, Date: 05/17/24
Mtg: Metro Credit Union \$188,800
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Old Style, Lot: 7039sf
Prior Sale: \$184,000 (04/21)

77 QUEEN ST..... \$286,093
B: Philip T Gunderson
S: Rachel E Dworkin
Book/Page: 25420/330, Date: 05/15/24
Mtg: Guild Mortgage Co \$228,874
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8124sf
Prior Sale: \$179,900 (11/16)

466-468 SOUTH ST..... \$350,000
B: Rolando Rivera & Maria Rivera
S: Peter D Hotz
Book/Page: 25421/68, Date: 05/15/24
Mtg: Movement Mtg LLC \$357,525
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6377sf
Prior Sale: \$172,500 (12/13)

24 SPRINGDALE AVE..... \$126,500
B: Lucas Giusto, Tr for Naples Home Buyers T
S: Woodrow Amy S Est & Sandra E Woodrow
Book/Page: 25419/448, Date: 05/15/24
Use: 3 Bdrm Old Style, Lot: 3424sf
Prior Sale: \$75,000 (05/24)

24 SPRINGDALE AVE..... \$75,000
B: Woodrow Amy Est & Sandra E Woodrow
S: David A Mengel, Tr for M M B Rt
Book/Page: 25419/444, Date: 05/15/24
Mtg: Jaren Lutenegeger \$132,500
Use: 3 Bdrm Old Style, Lot: 3424sf
Prior Sale: \$75,000 (10/99)

Longmeadow

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 38 50
Median Price \$461,950 \$420,000

REAL ESTATE SALES

144 ACADEMY DR..... \$547,950
B: Lauren Mazzoli
S: Keun K Lee & Kihan F Lee
Book/Page: 25422/171, Date: 05/16/24
Use: 3 Bdrm Ranch, Lot: 18750sf
Prior Sale: \$379,000 (10/17)

101 CHISWICK ST..... \$361,500
B: Michael Gortakowski & Michele Gortakowski
S: Sudnick Barbara E Est & Kimberly A Sudnick
Doc#: 00000000236623, Date: 05/17/24
Mtg: Keystone Funding \$289

1115 WARE ST **\$629,000**
 B: Michele Luszczyk & John A Luszczyk
 S: Suzanne M Rohrbacher
 Book/Page: 25423/230, Date: 05/17/24
 Mtg: PeoplesBank (Holyoke) \$429,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 217800sf

THREE RIVERS LOT: 149 **\$5,500**
 B: Randy T Nickerson & Deborah A Nickerson
 S: Douglas A Badger, Tr for Joan E Badger RET
 Doc#: 00000000236589, Date: 05/14/24

Russell

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	\$240,000	\$325,000

► **REAL ESTATE SALES**

400 DICKINSON HILL RD **\$360,000**
 B: Dakota Blakesley & Lauretta Minor
 S: Joshua Macdonald
 Book/Page: 25424/292, Date: 05/17/24
 Mtg: New American Funding \$349,200
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$267,000 (12/20)

Southwick

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	22
Median Price	\$291,500	\$390,000

► **REAL ESTATE SALES**

137 BERKSHIRE AVE **\$75,000**
 B: Fitzgerald Hm Soln LLC
 S: Mary A Wheeler
 Book/Page: 25423/8, Date: 05/17/24
 Mtg: Pinnacle Fnc'l Svc LLC \$68,000
 Use: 3 Bdrm Bngl/Cottage, Lot: 7405sf
 Prior Sale: \$96,000 (01/90)

78 S LONGYARD RD **\$676,000**
 B: Gerri L Hatch
 S: Steven P Beals & Karen L Beals
 Book/Page: 25423/323, Date: 05/17/24
 Mtg: Nationstar Mtg \$540,800
 Term: 2054
 Use: 4 Bdrm Contemporary, Lot: 62216sf
 Prior Sale: \$399,999 (10/17)

69 WILL PALMER RD **\$350,000**
 B: David W Berry Jr
 S: Wwd LLC
 Book/Page: 25417/62, Date: 05/13/24
 Mtg: Guaranteed Rate Inc \$332,500
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 44792sf
 Prior Sale: \$370,000 (06/14)

Springfield

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	312	286
Median Price	\$240,000	\$262,250

► **REAL ESTATE SALES**

53 ALDREW TER **\$294,000**
 B: Brian B Gutierrez
 S: Kevin W Hanna
 Book/Page: 25417/447, Date: 05/13/24
 Mtg: Guaranteed Rate Inc \$285,180
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12223sf

165-167 ARNOLD AVE **\$415,000**
 B: Carlos J Arroyo & Magaly R Rodriguez
 S: Gary A Daula
 Book/Page: 25423/424, Date: 05/17/24
 Mtg: Total Mtg Svcs \$386,080
 Term: 2054
 Use: 2-Family Duplex, Lot: 6199sf
 Prior Sale: \$87,500 (07/96)

1295 BAY ST **\$280,000**
 B: Jorge J Rivera
 S: Pah Properties LLC
 Book/Page: 25423/591, Date: 05/17/24
 Mtg: Guild Mortgage Co \$274,928
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 6599sf
 Prior Sale: \$146,000 (01/24)

42-44 BLODGETT ST **\$375,000**
 B: Sherrelle M Alvarado & Sandra A Rivera
 S: Gary A Daula
 Book/Page: 25422/317, Date: 05/17/24
 Mtg: United Wholesale Mtg \$368,207
 Term: 2054
 Use: 2-Family Duplex, Lot: 5001sf
 Prior Sale: \$310,000 (01/22)

93 BOWLES ST **\$284,900**
 B: Rosemary Hernandez
 S: Agustin Sosa
 Book/Page: 25422/136, Date: 05/16/24
 Mtg: Rocket Mortgage LLC \$256,410
 Term: 2054
 Use: 2-Family Two Family, Lot: 4373sf
 Prior Sale: \$149,400 (03/19)

44-46 BRISTOL ST **\$350,000**
 B: Rengui Qiao & Guiyu Gu
 S: Wmpsa LLC
 Book/Page: 25419/287, Date: 05/15/24
 Mtg: Northern Hm Loans LLC \$280,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 5227sf
 Prior Sale: \$117,500 (04/19)

408-410 CAREW ST **\$175,000**
 B: 408 Carew St LLC
 S: Felix Torres
 Book/Page: 25422/294, Date: 05/16/24
 Use: 2-Family Two Family, Lot: 9448sf
 Prior Sale: \$109,100 (01/02)

15 CEDAR ST **\$385,000**
 B: A M Stephens-Williams
 S: Real Est Invs Northeast L
 Book/Page: 25424/102, Date: 05/17/24
 Mtg: Powertpo \$365,750
 Term: 2054
 Use: 2-Family Two Family, Lot: 3572sf
 Prior Sale: \$225,000 (03/24)

89 CLIFWOOD ST **\$500,000**
 B: Xiumei Ye
 S: Wicked Deals LLC
 Book/Page: 25419/544, Date: 05/15/24
 Mtg: East West Bank \$325,000
 Use: Apartment Bldg - 4-8 Units, Lot: 4504sf
 Prior Sale: \$355,000 (01/24)

84 CLYDESDALE LN **\$315,000**
 B: Austin C Nemecek & Ava Carididi
 S: Maribel Dones & Luis A Ortiz
 Book/Page: 25417/35, Date: 05/13/24
 Mtg: Guaranteed Rate Inc \$299,250
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 13430sf
 Prior Sale: \$99,900 (09/00)

69 DEXTER ST **\$412,000**
 B: Nixzaliz Ramos & Leyshmarie J Ramos
 S: Real Est Invs Northeast L
 Doc#: 00000000236593, Date: 05/14/24
 Mtg: United Wholesale Mtg \$404,537
 Term: 2054
 Use: 2-Family Two Family, Lot: 4957sf
 Prior Sale: \$78,000 (09/23)

169 DICKINSON ST **\$345,000**
 B: Aminder Singh
 S: Robert A Lyons Jr & Carolyn S Lyons
 Book/Page: 25423/290, Date: 05/17/24
 Mtg: Homestead Fund Corp \$318,250
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 5711sf

1081 DICKINSON ST U:1081 **\$280,000**
 B: Ali F Jon & Ali Shahzad
 S: Patricia A Mcquade
 Book/Page: 25421/400, Date: 05/16/24
 Mtg: Centreville Bank \$210,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$80,000 (02/00)

127 DREXEL ST **\$290,000**
 B: Destiny N Clark
 S: Cathy D Mannix, Tr for James T Doling Irt
 Book/Page: 25420/520, Date: 05/15/24
 Mtg: Movement Mtg LLC \$284,747
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11365sf

95 FENIMORE BLVD **\$305,000**
 B: Kurt Binderberger
 S: Plata O Plomo Inc
 Book/Page: 25421/219, Date: 05/16/24
 Mtg: Cross Country Mtg Inc \$228,750
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 8250sf
 Prior Sale: \$185,000 (03/24)

66-68 GOLD ST **\$310,000**
 B: Francisco A De Souza Jr & Anete D Gibson
 S: Sgds LLC
 Book/Page: 25416/319, Date: 05/13/24
 Mtg: OCMB Inc \$232,500
 Term: 2054
 Use: 2-Family Two Family, Lot: 5001sf
 Prior Sale: \$165,000 (10/21)

98 GRANGER ST **\$225,000**
 B: Evan Anair & Emily Anair
 S: Maryanne Steele, Tr for Seifert Ft
 Book/Page: 25423/46, Date: 05/17/24
 Mtg: Monson Svgs Bk \$180,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 9535sf
 Prior Sale: \$50,000 (01/90)

26 GRANT ST **\$69,000**
 B: Bruce Arnold, Tr for 26 Grant Rt
 S: Anthony Scheip
 Book/Page: 25420/588, Date: 05/15/24
 Mtg: Della Ripa Real Estat \$145,000
 Use: 6 Bdrm Colonial, Lot: 5336sf
 Prior Sale: \$31,500 (12/11)

20 HALIFAX CT U: E **\$279,500**
 B: Janine Kalin & Patricia Langlitz
 S: Gary D Rome
 Book/Page: 25421/506, Date: 05/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$166,000 (06/10)

40 HAMBURG ST **\$300,000**
 B: Richard Pack & Ashby Pack
 S: Targaryen Rt & Dominic Kirchner 2nd
 Book/Page: 25419/109, Date: 05/14/24
 Mtg: Huntington Natl Bank \$269,970
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6952sf
 Prior Sale: \$120,100 (12/23)

131 HARVARD ST **\$125,000**
 B: Chamber Inv Group LLC
 S: Patricia A Mackay & Richard J Tyrell
 Book/Page: 25424/59, Date: 05/17/24
 Mtg: Commercial Lender LLC \$200,000
 Term: 2025
 Use: 5 Bdrm Colonial, Lot: 7501sf
 Prior Sale: \$100,000 (06/87)

JAMESTOWN DR U:136 **\$279,500**
 B: Janine Kalin & Patricia Langlitz
 S: Gary D Rome
 Book/Page: 25421/506, Date: 05/16/24
 Use: Condo

37 KATHLEEN ST **\$300,000**
 B: Christopher Perez & Alicia M Herter
 S: Bradley Rolland
 Book/Page: 25418/369, Date: 05/14/24
 Mtg: Northpoint Mortgage \$294,566
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 9788sf
 Prior Sale: \$150,000 (02/20)

344-346 MAIN ST **\$250,000**
 B: Cornelio R Santos
 S: Joseph M Pafumi & Deborah Pafumi
 Book/Page: 25416/482, Date: 05/13/24
 Mtg: HomeXpress Mtg \$187,500
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 5049sf
 Prior Sale: \$50,000 (06/01)

61-63 MANSFIELD ST **\$326,000**
 B: Nataly Pena
 S: Luis A Feliciano
 Book/Page: 25420/297, Date: 05/15/24
 Mtg: Cross Country Mtg Inc \$309,700
 Term: 2054
 Use: 2-Family Two Family, Lot: 4848sf
 Prior Sale: \$58,000 (07/97)

78 MAYFLOWER RD **\$285,000**
 B: Nicole Floria & Leigh Sullivan
 S: William F Baker
 Book/Page: 25421/111, Date: 05/15/24
 Mtg: Fairway Ind Mtg \$274,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 8999sf
 Prior Sale: \$175,000 (11/22)

33 MILTON ST **\$80,000**
 B: Robin Charles & Kenneth Charles
 S: Christine Goncalves & Steven Shirley
 Book/Page: 25418/75, Date: 05/14/24
 Mtg: Greatr Springfield CU \$40,000
 Term: 2036
 Use: 3 Bdrm Old Style, Lot: 4400sf

457-459 NEWBURY ST **\$335,000**
 B: Veronica Vila
 S: Pedro M Rivera & Nixzaliz R Espinosa
 Book/Page: 25418/2, Date: 05/14/24
 Mtg: Springfield, City of \$4,000
 Use: 2-Family Two Family, Lot: 5998sf
 Prior Sale: \$150,000 (05/16)

271-277 OAKLAND ST **\$1,361,384**
 B: Deen Orange 47 LLC
 S: Om Orange LLC
 Book/Page: 25422/537, Date: 05/17/24
 Mtg: Om Orange Lic \$1,061,384
 Use: Gas Station, Lot: 10929sf
 Prior Sale: \$566,750 (04/17)

ORANGE ST **\$1,361,384**
 B: Deen Orange 47 LLC
 S: Om Orange LLC
 Book/Page: 25422/537, Date: 05/17/24

190 ORANGE ST **\$1,361,384**
 B: Deen Orange 47 LLC
 S: Om Orange LLC
 Book/Page: 25422/537, Date: 05/17/24
 Mtg: Om Orange Lic \$1,061,384

198 ORANGE ST **\$1,361,384**
 B: Deen Orange 47 LLC
 S: Om Orange LLC
 Book/Page: 25422/537, Date: 05/17/24
 Mtg: Om Orange Lic \$1,061,384

573 PLUMTREE RD **\$270,000**
 B: Miguel Arroyo
 S: Sherrie A King & Sonia N Rivera
 Book/Page: 25418/400, Date: 05/14/24
 Mtg: Newrez LLC \$189,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 7139sf
 Prior Sale: \$115,000 (11/03)

18-20 PRICE ST **\$195,000**
 B: Phantom Holdings LLC
 S: Karen E Charbonneau
 Book/Page: 25423/196, Date: 05/17/24
 Mtg: Pinnacle Fnc'l Svc LLC \$175,500
 Use: 2-Family Duplex, Lot: 5001sf
 Prior Sale: \$68,750 (11/06)

22 REGAL ST **\$317,000**
 B: Adam Sharpe
 S: Andrew J Roissing & Jennifer Roissing
 Book/Page: 25420/255, Date: 05/15/24
 Mtg: Mortgage Research Ctr \$317,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 7444sf
 Prior Sale: \$144,000 (05/06)

76 RIDGEWAY CIR **\$435,000**
 B: Tina M Johnson & Peter C Thornton
 S: David E Meehan & Carol A Meehan
 Doc#: 00000000236599, Date: 05/15/24
 Use: 3 Bdrm Ranch, Lot: 40733sf
 Prior Sale: \$282,500 (01/08)

55-57 RITTENHOUSE TER **\$305,000**
 B: Matthew Derderian & Jasmine Derderian
 S: Allen T Wilson & Janice B Wilson
 Book/Page: 25420/136, Date: 05/15/24
 Mtg: United Wholesale Mtg \$289,750
 Term: 2054
 Use: 2-Family Two Family, Lot: 4874sf
 Prior Sale: \$125,000 (01/02)

90 ROCKLAND ST **\$115,000**
 B: Jane L Alinovi
 S: Hsbc Finance Corp
 Book/Page: 25418/193, Date: 05/14/24
 Use: 3 Bdrm Colonial, Lot: 5789sf
 Prior Sale: \$313,000 (10/23)

335 ROOSEVELT AVE **\$330,000**
 B: Krystal Winkle & Kimar Daley
 S: Shirley Gentle & Christine E Pagliaro
 Book/Page: 25420/175, Date: 05/15/24
 Mtg: Fairway Ind Mtg \$320,100
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 6377sf

72-74 SHAMROCK ST **\$330,000**
 B: Holly Ashton & Wesley S Ashton
 S: Thoi Phan
 Book/Page: 25421/325, Date: 05/16/24
 Mtg: United Wholesale Mtg \$264,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 6560sf
 Prior Sale: \$92,000 (08/02)

18 STUYVESANT ST **\$355,000**
 B: Samantha Rodriguez & Derrick Dube
 S: Nkz Realty Inc
 Book/Page: 25423/110, Date: 05/17/24
 Mtg: Plains Commerce Bank \$348,570
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5001sf
 Prior Sale: \$60,000 (11/23)

44 THYME LN **\$182,000**
 B: Sareen Properties LLC
 S: Richard A Lewis
 Doc#: 00000000236614, Date: 05/17/24
 Use: 3 Bdrm Ranch, Lot: 11160sf
 Prior Sale: \$108,500 (06/00)

95 UPTON ST **\$305,000**
 B: Rayshon Ward & Gabrielle L Danelio
 S: Extremely Clean
 Book/Page: 25422/181, Date: 05/16/24
 Mtg: Movement Mtg LLC \$289,750
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5502sf
 Prior Sale: \$145,000 (11/23)

24 WAREHAM ST **\$289,333**
 B: Jennifer C Smyth & Isaac M Latorre Sr
 S: Rebecca Hayward
 Book/Page: 25424/172, Date: 05/17/24
 Mtg: Guaranteed Rate Inc \$271,333
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5001sf

29 BENZ ST **\$172,000**
 B: Melro Associates Inc
 S: Amy E Anderson & Berkshire Bank
 Book/Page: 25419/388, Date: 05/15/24
 Use: 3 Bdrm Colonial, Lot: 5001sf
 Prior Sale: \$149,000 (08/14)

70 ALMON AVE **\$160,000**
 B: Tamara Tsyganenko & Simon Tsyganenko
 S: Fin Of Amer Reverse LLC
 Book/Page: 25418/280, Date: 05/14/24
 Mtg: Radius Financial Grp \$181,011
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 15000sf
 Prior Sale: \$195,000 (12/23)

32 COLONY RD U:1 **\$100,000**
 B: Jose A Flecha-Sanchez
 S: Frank J Capuano & Kathleen I Capuano
 Book/Page: 25416/465, Date: 05/13/24
 Use: 2 Bdrm Condo
 Prior Sale: \$102,000 (04/22)

96 FORRIS ST **\$85,000**
 B: Stefan Machowski & Joi Machowski
 S: Fox Janet Elizabeth Est & Gerard P Connor 3rd
 Book/Page: 25423/587, Date: 05/17/24
 Use: 1 Bdrm Bngl/Cottage, Lot: 18000sf

489 GOOSEBERRY RD **\$490,000**
 B: Peter A Costella & Katherine C Costella
 S: Michael F Shirley & Sally H Shirley
 Book/Page: 25418/339, Date: 05/14/24
 Mtg: Florence Bank \$440,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 18962sf

65 GREENLEAF AVE **\$292,000**
 B: Jill A Perreault & Gary D Perreault
 S: Fox Janet Elizabeth Est & Gerard P Connor 3rd
 Book/Page: 25421/429, Date: 05/16/24
 Mtg: Polish National CU \$277,400
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 14220sf

138 LANCASTER AVE **\$299,900**
 B: Thomas A Cardone Jr & Ciara Abrams
 S: John M Gillis & Alyssa R Gillis
 Book/Page: 25422/589, Date: 05/17/24
 Mtg: CMG Mortgage Inc \$284,905
 Term: 2054
 Use: 3 Bdrm Bngl/Cottage, Lot: 5431sf
 Prior Sale: \$98,000 (07/02)

9 PLATEAU AVE **\$330,000**
 B: Michael Stancill & Tracy Stancill
 S: West Jam Man LLC
 Book/Page: 25419/326, Date: 05/15/24
 Mtg: Fairway Ind Mtg \$160,000
 Term: 2054
 Use: 4 Bdrm Bngl/Cottage, Lot: 6335sf
 Prior Sale: \$160,000 (09/23)

52 W SCHOOL ST **\$210,000**
 B: Alison P Figucia
 S: Eric Vick LLC
 Book/Page: 25420/1, Date: 05/15/24
 Mtg: Jeanne D'Arc CU \$195,300
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 2100sf
 Prior Sale: \$128,000 (08/16)

90 WORTHY AVE **\$267,000**
 B: Briana Doyle
 S: Richard J Kelleher
 Book/Page: 25420/562, Date: 05/15/24
 Mtg: Cross Country Mtg Inc \$232,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 6715sf
 Prior Sale: \$100,500 (09/87)

Westfield

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	72	65
Median Price	\$281,250	\$350,000

► **REAL ESTATE SALES**

29 CEDAR LN **\$369,900**
 B: Svetlana T Paly
 S: Ma Home Buyers LLC
 Book/Page: 25422/206, Date: 05/16/24
 Mtg: Fairway Ind Mtg \$144,900
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 15000sf
 Prior Sale: \$224,500 (11/23)

1342 E MOUNTAIN RD **\$565,000**
 B: Sean Hurt & Stephanie Hurt
 S: Michael P Dupuis & Susan M Dupuis
 Book/Page: 25419/10, Date: 05/14/24
 Mtg: Premier Mtg Resources \$515,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 871200sf
 Prior Sale: \$450,000 (04/22)

21 HOLLAND AVE **\$395,000**
 B: Kaya J Oconnell-Karl & Paige M Swington
 S: Kibe Linda Louise Est & Caitlin S Cohen
 Book/Page: 25417/88, Date: 05/13/24
 Mtg: Northpoint Mortgage \$387,845
 Term: 2054
 Use: 2-Family Colonial, Lot: 12300sf
 Prior Sale: \$142,000 (06/96)

33 LYNNWOOD DR **\$273,000**
 B: Andrii Zhyhanuk
 S: Gerald L Paist
 Book/Page: 25420/194, Date: 05/15/24
 Use: 4 Bdrm Cape Cod, Lot: 15909sf

64 MILL ST **\$500,000**
 B: Kathryn Booher
 S: Westfield Technical Acade
 Book/Page: 25422/99, Date: 05/16/24
 Mtg

HAMPSHIRE REGISTRY
continued

Easthampton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	25
Median Price	\$355,500	\$375,000

► **REAL ESTATE SALES**

29 E MAPLE ST **\$415,000**
 B: Jacquelyn A Scalzo
 S: Charlotte C Lawrence
 Book/Page: 15131/221, Date: 05/15/24
 Mtg: BankESB \$200,000
 Term: 2054 Rate: 5.5% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 10454sf
 Prior Sale: \$321,000 (06/16)

57-59 FERRY ST..... **\$325,000**
 B: Krystal Bouthillette
 S: Dubois Loraine E Est & Aaron Spiller
 Book/Page: 15132/184, Date: 05/15/24
 Mtg: Adams Community Bk \$260,000
 Term: 2054
 Use: 2-Family Duplex, Lot: 9148sf
 Prior Sale: \$92,000 (03/98)

25 GOLDEN DR **\$426,500**
 B: John M Kramer & Patricia A Latino
 S: Everrain Orchard LLC
 Book/Page: 15132/54, Date: 05/15/24
 Mtg: Fairway Ind Mtg \$216,500
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 15425sf
 Prior Sale: \$205,000 (02/24)

250 NORTHAMPTON ST U.C..... **\$250,000**
 B: D&b Prismatic Hldg LLC
 S: Beth M Dietz
 Book/Page: 15132/262, Date: 05/15/24
 Mtg: Bank of America NA \$250,000
 Use: Retail Condo

250 NORTHAMPTON ST U:D **\$225,000**
 B: D&b Prismatic Hldg LLC
 S: Duckcharm Holdings Inc
 Book/Page: 15131/170, Date: 05/15/24
 Mtg: Bank of America NA \$225,000
 Use: Retail Condo
 Prior Sale: \$135,900 (04/06)

155 PARK ST **\$345,000**
 B: Jasper Cowley
 S: Dorota Bak, Tr for Sohpie M Bak lrt
 Book/Page: 15134/251, Date: 05/17/24
 Mtg: Florence Bank \$50,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 32844sf

13 SUTTON PL..... **\$370,000**
 B: Nathan Rosazza
 S: Durraine Jeanne B Est & Michelle L Simpson
 Book/Page: 15131/13, Date: 05/14/24
 Mtg: Allnach Mortgage Grp \$377,955
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 9148sf
 Prior Sale: \$215,000 (08/09)

Granby

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	12
Median Price	\$261,000	\$350,000

► **REAL ESTATE SALES**

BACHELOR ST **\$190,000**
 B: Benjamin C Douglass
 S: Thomas Herbert & Samatha Herbert
 Book/Page: 15131/258, Date: 05/15/24

► **FORECLOSURE DEEDS**

173 BACHELOR ST **\$240,000**
 B: Cascade Funding Mtg T Hb9
 S: Elisabeth M Hooten & Mortgage Assets Mgmt LLC
 Book/Page: 15132/7, Date: 05/15/24
 Use: 4 Bdrm Ranch, Lot: 17680sf

Hadley

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	11
Median Price	\$475,000	\$530,000

► **REAL ESTATE SALES**

4 BAYBERRY LN..... **\$800,000**
 B: Yee W Lau & Steve Granick
 S: Lynne P Dziok & Theodore E Dziok
 Book/Page: 15131/197, Date: 05/15/24
 Use: 3 Bdrm Cape Cod, Lot: 32178sf

6 MOODY BRIDGE RD **\$682,000**
 B: Ann D Wambolt
 S: Helen L Kapinos
 Book/Page: 15134/204, Date: 05/17/24
 Use: 2 Bdrm Ranch, Lot: 39148sf

Huntington

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	\$306,000	\$229,000

► **REAL ESTATE SALES**

GOSS HILL RD **\$50,000**
 B: Christian R Wilkinson
 S: Natl Farm & Forestry LLC
 Book/Page: 15132/293, Date: 05/15/24

Northampton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	31
Median Price	\$457,000	\$420,000

► **REAL ESTATE SALES**

67 CRESCENT ST U:3 **\$365,000**
 B: Joan L Zukas
 S: Irena Smoluchowski
 Book/Page: 15135/72, Date: 05/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$222,000 (08/16)

25 ELIZABETH ST **\$500,000**
 B: Gregg Simonsen
 S: Justin Smith
 Book/Page: 15133/289, Date: 05/16/24
 Use: 2-Family Conventional, Lot: 3250sf
 Prior Sale: \$390,000 (01/21)

629 FLORENCE RD **\$540,000**
 B: John P Beno & Jennifer R Marcotte
 S: Anthony A Dastoli
 Book/Page: 15130/130, Date: 05/13/24
 Mtg: Greenfield Svgs \$498,700
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 27025sf
 Prior Sale: \$167,500 (02/03)

1089 WESTHAMPTON RD **\$1,850,000**
 B: Jeffrey M Siegel, Tr for Mineral Hills Nt
 S: Bonnie L Sachs, Tr for Bonnie L Sachs RET
 Book/Page: 15134/299, Date: 05/17/24
 Use: 4 Bdrm Contemporary, Lot: 273557sf
 Prior Sale: \$150,000 (10/16)

Pelham

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	6
Median Price		\$350,000

► **REAL ESTATE SALES**

79 DANIEL SHAYS HWY **\$300,000**
 B: John Webber
 S: Timothy Doire & Sarah J Doire
 Book/Page: 15134/107, Date: 05/17/24
 Mtg: Rocket Mortgage LLC \$240,000
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 156816sf
 Prior Sale: \$187,000 (06/05)

202 N VALLEY RD **\$480,000**
 B: Marlena A Springstubb
 S: Miranda Dow
 Book/Page: 15133/119, Date: 05/16/24
 Mtg: PeoplesBank (Holyoke) \$384,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 80586sf
 Prior Sale: \$160,000 (09/92)

South Hadley

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	32
Median Price	\$340,000	\$362,500

► **REAL ESTATE SALES**

44 ABBEY ST..... **\$300,000**
 B: Cherylissa Tagalan & Matthew Caballero
 S: Bryan M Gleason
 Book/Page: 15130/326, Date: 05/14/24
 Mtg: PeoplesBank (Holyoke) \$291,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 10500sf
 Prior Sale: \$175,000 (08/07)

17 FOCH AVE..... **\$180,000**
 B: Leslie M Stoltz, Tr for 4 Dunn Rt
 S: Karen A Nelson & Fracis M Leblanc
 Book/Page: 15135/30, Date: 05/17/24
 Use: 4 Bdrm Ranch, Lot: 16600sf

8 RALPH AVE..... **\$351,700**
 B: Tsi-Yi T Hauang
 S: Mary D Lambert & Paige Hermansen
 Book/Page: 15132/328, Date: 05/15/24
 Mtg: Florence Bank \$200,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 7011sf
 Prior Sale: \$300,000 (04/21)

8 SKINNERWOODS WAY U:8 **\$569,900**
 B: Theodore E Dziok & Lynne P Dziok
 S: Skinner Woods LLC
 Book/Page: 15132/314, Date: 05/15/24
 Use: Condo

Southampton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	13
Median Price	\$410,000	\$410,000

► **REAL ESTATE SALES**

15 HILLSIDE MEADOWS DR..... **\$515,000**
 B: Charlotte C Lawrence
 S: James P Kelly & Ann M Kelly
 Book/Page: 15132/102, Date: 05/15/24
 Use: 3 Bdrm Ranch, Lot: 36155sf
 Prior Sale: \$148,500 (09/96)

123 RUSSELLVILLE RD **\$415,000**
 B: Carolyn Zaikowski & Judith Verplanck-Elliot
 S: Edward K Schlieben & Thea Schlieben
 Book/Page: 15135/39, Date: 05/17/24
 Mtg: HarborOne Mortgage \$315,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 113256sf
 Prior Sale: \$354,000 (12/20)

Ware

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	19
Median Price	\$286,000	\$254,000

► **REAL ESTATE SALES**

84 CHURCH ST **\$375,000**
 B: Brodi K Willard
 S: David M Lindsey & Laura Lindsey
 Book/Page: 15134/33, Date: 05/17/24
 Mtg: Total Mtg Svcs \$356,250
 Term: 2054
 Use: 5 Bdrm Old Style, Lot: 16553sf
 Prior Sale: \$239,900 (07/05)

70 NORTH ST..... **\$400,000**
 B: Delmy Y Contreras
 S: J & S LLC
 Book/Page: 15131/52, Date: 05/14/24
 Mtg: Total Mtg Svcs \$366,096
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 5001sf
 Prior Sale: \$55,000 (02/21)

Westhampton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	4
Median Price	\$382,000	\$374,500

► **REAL ESTATE SALES**

12 PINE ISLAND LK..... **\$925,000**
 B: Steven Weinsier
 S: Brenda Salyer & Annette Tector
 Book/Page: 15132/216, Date: 05/15/24
 Use: 3 Bdrm Contemporary, Lot: 32670sf
 Prior Sale: \$451,750 (10/18)

Worthington

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	2
Median Price	\$186,375	\$367,450

► **REAL ESTATE SALES**

239 HUNTINGTON RD..... **\$450,000**
 B: Thomas Fisk & Samantha Fisk
 S: Stephen J Fisk
 Book/Page: 15133/145, Date: 05/16/24
 Mtg: Stephen J Fisk \$300,000
 Use: 3 Bdrm Colonial, Lot: 125453sf
 Prior Sale: \$45,000 (07/93)

508 OLD NORTH RD **\$210,000**
 B: Sean Moore
 S: Sharon E Slater
 Book/Page: 15132/129, Date: 05/15/24
 Mtg: Guild Mortgage Co \$178,500
 Term: 2054
 Use: 2 Bdrm Split Entry, Lot: 169884sf
 Prior Sale: \$149,000 (10/12)

Middlesex Registry

Northern District

Richard Howe, Jr., Register
 370 Jackson Street
 Lowell, MA 01852
 Telephone: (978) 322-9000
 Fax: (978) 322-9001
 www.lowelldeeds.com

Billerica

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	58
Median Price	\$613,000	\$642,500

► **REAL ESTATE SALES**

112 BOSTON RD..... **\$580,000**
 B: Hayden M Brandt & Lauren R Brandt
 S: Donna M Cotter-Chakioian
 Book/Page: 38491/247, Date: 05/17/24
 Mtg: MIT Federal CU \$522,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10001sf
 Prior Sale: \$508,000 (08/21)

689 BOSTON RD..... **\$1,150,000**
 B: Mohammed Ganchi & Mehboob Ganchi
 S: Derek H Allgaier, Tr for Dh Rt
 Book/Page: 38491/67, Date: 05/17/24
 Mtg: Baycoast Mortgage Co \$766,000
 Term: 2054
 Use: Residential Developable Land, Lot: 18008sf

17 FAYERWEATHER ST **\$867,500**
 B: Aljon Alcazar & Jennifer Alcazar
 S: Edco LLC
 Book/Page: 38486/50, Date: 05/15/24
 Mtg: Pennymac Loan Service \$824,125
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 6281sf
 Prior Sale: \$160,000 (02/22)

52 FIELDSTONE LN..... **\$1,249,000**
 B: Whelen N Menezes & Smruthi Sahukar
 S: Raaskin Bhatta & Sandhya Ghimire
 Book/Page: 38485/224, Date: 05/15/24
 Mtg: M&T Bank NA \$949,200
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 40014sf
 Prior Sale: \$1,099,000 (04/22)

2 KENMAR DR..... **\$999,000**
 B: Edward Mukasa
 S: Darryl K Allan & Cynthia A Allan
 Book/Page: 38491/21, Date: 05/17/24
 Mtg: Jeanne DArc CU \$799,200
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 23396sf

11 KENMAR DR U:18..... **\$320,000**
 B: Kevin Knowles & Laureen Knowles
 S: Diana G Campana
 Book/Page: 38488/213, Date: 05/16/24
 Use: 2 Bdrm Condo

Carlisle

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	10
Median Price	\$1,327,500	\$1,432,500

► **REAL ESTATE SALES**

383 E RIDING DR..... **\$500,000**
 B: James Fenton, Tr for Fenton Rt
 S: Scd Builders LLC
 Book/Page: 38484/49, Date: 05/14/24

173 ROCKLAND RD **\$1,525,000**
 B: John Young & Melanie Lowe
 S: Scott E Stropkay & Sharyl L Stropkay
 Book/Page: 38488/184, Date: 05/16/24
 Use: 2 Bdrm Cape Cod, Lot: 87120sf
 Prior Sale: \$190,000 (05/93)

168 STONEY GATE **\$1,400,000**
 B: Aaron Nash & Melissa Rindge
 S: Nicola J Sykes, Tr for Robert R Herold RET
 Doc#: 00000000322998, Date: 05/15/24
 Mtg: Salem Five Mtg Co \$1,025,000
 Term: 2054
 Use: 3 Bdrm Decker, Lot: 219542sf
 Prior Sale: \$739,000 (06/00)

Chelmsford

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	70
Median Price	\$580,000	\$650,000

► **REAL ESTATE SALES**

71 AMBLE RD..... **\$959,899**
 B: Joshua M Clough & Claire S Clough
 S: 43 Newport Drive LLC
 Book/Page: 38481/172, Date: 05/13/24
 Mtg: Evolve B&T \$652,899
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 61855sf
 Prior Sale: \$610,000 (08/23)

CHARLES WAY **\$5,000**
 B: Charles W Morgan
 S: C W Wester
 Book/Page: 38484/126, Date: 05/14/24

4 LONGMEADOW RD **\$745,000**
 B: Sarah K Morrison
 S: Biagio A Ditullio & Tane T Ditullio
 Book/Page: 38491/114, Date: 05/17/24
 Mtg: Guild Mortgage Co \$395,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 42253sf
 Prior Sale: \$160,000 (05/96)

41-43 MIDDLESEX ST **\$750,000**
 B: Pavan Basavapathruni & Hemantha Jonnalagadda
 S: Waldron Nt & Edward J Waldron 3rd
 Book/Page: 38483/186, Date: 05/14/24
 Mtg: Guaranteed Rate Inc \$562,500
 Term: 2054
 Use: 2-Family Family Flat, Lot: 7841sf
 Prior Sale: \$320,000 (06/02)

30 SHEPPARD LN..... **\$591,000**
 B: Kristin Shockley
 S: Michael Prak & Danielle Prak
 Book/Page: 38492/266, Date: 05/17/24
 Mtg: CMG Mortgage Inc \$502,350
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10019sf
 Prior Sale: \$405,000 (08/18)

11 SUMMER ST U:5..... **\$157,000**
 B: Brian Callahan & Alisha Callahan
 S: Ef Guaraldi & Sons LLC
 Book/Page: 38492/75, Date: 05/17/24
 Use: Office Condo Unit
 Prior Sale: \$165,000 (08/12)

Dracut

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	41
Median Price	\$457,950	\$500,000

► **REAL ESTATE SALES**

18 ARLINGTON AVE **\$482,500**
 B: Karen Couillard & Timothy Desmarais
 S: Bobbie L Lebron
 Book/Page: 38483/275, Date: 05/14/24
 Use: 2-Family Two Family, Lot: 8695sf
 Prior Sale: \$240,000 (04/09)

59 CHAMPLAIN ST **\$468,000**
 B: Nicholas A Glasser
 S: Tyler Norris
 Book/Page: 38485/148, Date: 05/15/24
 Mtg: Guild Mortgage Co \$421

120 FERNCROFT RD.....	\$838,000
B: Courtney Delrossi & Mark Delrossi S: Frank J Dipietro Jr & Sharon M Dipietro Book/Page: 38481/211, Date: 05/13/24 Mtg: HarborOne Mortgage \$693,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 46174sf Prior Sale: \$448,000 (07/06)	
129 MARSHALL ST.....	\$235,000
B: John Mangano & John T Oneill S: David Sawyer Book/Page: 38489/92, Date: 05/16/24 Use: 2 Bdrm Ranch, Lot: 10000sf Prior Sale: \$145,000 (06/16)	
124 MERRIMACK MEADOWS LN U:124.....	\$430,000
B: Luis D Haddock S: Beverly A Fernandez & Steven A Fernandez Book/Page: 38486/268, Date: 05/15/24 Mtg: Guild Mortgage Co \$322,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 100sf Prior Sale: \$188,000 (12/00)	
206 PATRICK RD U:206.....	\$480,000
B: Cameron Sullivan & Kerrriann M Pontbriand S: Rosemary E Flanagan Book/Page: 38483/240, Date: 05/14/24 Mtg: Mtg Equity Partners \$376,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 100sf Prior Sale: \$100,000 (06/96)	
11 S ELIZABETH ST.....	\$385,000
B: Dynamis Development LLC S: Thomas D Lynch & Ethel L Lynch Book/Page: 38487/124, Date: 05/15/24 Mtg: Ctrl Funding & Equity \$398,000 Use: 3 Bdrm Ranch, Lot: 20000sf	
115 TERRAMOR DR.....	\$1,243,000
B: Sarabjit Singh S: Prashant Yamajala & Shaija K Yamajala Book/Page: 38493/120, Date: 05/17/24 Mtg: Cross Country Mtg Inc \$372,900 Term: 2054 Use: 4 Bdrm Colonial, Lot: 15177sf Prior Sale: \$1,090,000 (03/23)	
1377 WHIPPLE RD.....	\$700,000
B: Matthew Montecalvo & Jessica Montecalvo S: Mark J Montecalvo & Maureen A Montecalvo Book/Page: 38481/84, Date: 05/13/24 Mtg: Members Mtg Co Inc \$420,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 54014sf	
3 WOODCREST DR.....	\$640,400
B: Joseph R Robitaille, Tr for The J & D Robitaille RET S: David C Scott & Karen S Gray Book/Page: 38493/10, Date: 05/17/24 Use: 3 Bdrm Ranch, Lot: 51401sf	

Tyngsboro

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	19
Median Price	\$585,000	\$600,000
► REAL ESTATE SALES		
61 JUNIPER LN U:61.....	\$995,995	
B: Patricia A Simons & Raymond L Simons S: Toll Northeast V Corp Book/Page: 38484/170, Date: 05/15/24 Use: Possible New Construction		
13 LOUIS AVE.....	\$640,000	
B: Janak Rimal & Narayani R Regmi S: Richard D Reault 2nd & Susan C Reault Book/Page: 38482/136, Date: 05/13/24 Use: 3 Bdrm Split Entry, Lot: 64033sf Prior Sale: \$308,000 (03/16)		

Westford

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	34
Median Price	\$620,000	\$735,000
► REAL ESTATE SALES		
7 CHIPMUNK TRL U:7.....	\$134,900	
B: Robert T Heald S: Gerstel Nancy E Est & Thomas R Gerstel Book/Page: 38482/95, Date: 05/13/24 Use: 2 Bdrm Condo Prior Sale: \$210,000 (09/07)		
234 LITTLETON RD U:1C.....	\$370,632	
B: Sunbeam LLC S: Louis J Holmes, Tr for Miramar Rt Book/Page: 38492/64, Date: 05/17/24 Use: Office Condo Unit Prior Sale: \$81,000 (10/92)		
234 LITTLETON RD U:1D.....	\$262,286	
B: Sunbeam LLC S: Louis J Holmes, Tr for D H Callahan Rt Book/Page: 38492/89, Date: 05/17/24 Use: Office Condo Unit Prior Sale: \$75,400 (05/93)		
234 LITTLETON RD U:2C.....	\$204,082	
B: Sunbeam LLC S: Louis J Holmes, Tr for Dh Callahan Rt Book/Page: 38492/147, Date: 05/17/24 Use: Office Condo Unit Prior Sale: \$208,000 (11/05)		
4 MEADOW LN.....	\$870,000	
B: Ramachandran Gopalan & Durgalakshmi Ganesan S: Lori B Ditto & Shaun M Gearty Book/Page: 38484/86, Date: 05/14/24 Mtg: Movement Mtg LLC \$696,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 27443sf Prior Sale: \$435,500 (06/04)		
15 PILGRIM DR U:D.....	\$515,000	
B: Brandon Newhouse S: Beth R Cohen Book/Page: 38489/65, Date: 05/16/24 Mtg: Ross Mortgage Co Inc \$489,250 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$236,700 (08/14)		
2 POLLEY RD.....	\$681,200	
B: Susan Stanton S: Virginia T Price, Tr for Virginia T Price T Book/Page: 38486/202, Date: 05/15/24 Mtg: Cross Country Mtg Inc \$213,200 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 41208sf		
44 PROVIDENCE RD.....	\$530,000	
B: Yanchong Huangfu & Jingqi Yang S: Rose G Odonnell, Tr for Rose G Odonnell 1987 T Book/Page: 38492/229, Date: 05/17/24 Mtg: BankESB \$390,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 64643sf Prior Sale: \$217,000 (11/02)		

7 QUARRY HILL RD.....	\$950,500
B: Taryn M Kerr & Arthur S Kerr 3rd S: Jeffrey Angelides & Papan Angelides Book/Page: 38489/19, Date: 05/16/24 Mtg: Leader Bank NA \$725,500 Term: 2054 Use: 3 Bdrm Colonial, Lot: 71874sf Prior Sale: \$725,000 (09/20)	

Wilmington

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	38
Median Price	\$630,000	\$697,450
► REAL ESTATE SALES		
4 BARBARA AVE.....	\$1,075,000	
B: Kenneth Dovidio S: Olivia R Wright & John A Dascoli Book/Page: 38487/146, Date: 05/15/24 Use: 3 Bdrm Ranch, Lot: 22651sf Prior Sale: \$465,000 (06/21)		
15 LAWRENCE CT.....	\$1,000,000	
B: David Nguyen & Nhu Hoang S: John Komack & Lauren Komack Book/Page: 38492/94, Date: 05/17/24 Mtg: Rockland Tr Co \$600,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 40075sf Prior Sale: \$742,000 (11/20)		
8 LIBERTY ST.....	\$850,000	
B: Meisha Bochicchio & Michael Patterson S: James A Flaherty, Tr for The Flaherty Ft Book/Page: 38489/227, Date: 05/16/24 Mtg: Guaranteed Rate Inc \$637,500 Term: 2054 Use: 3 Bdrm Colonial, Lot: 7405sf		
288 SALEM ST.....	\$1,250,000	
B: William F Cavanaugh 3rd & Nicole Cullity S: Clorinda Properties LLC Book/Page: 38480/181, Date: 05/13/24 Mtg: Salem Five Mtg Co \$500,000 Term: 2054 Rate: 6.6% Type: Adj Use: Residential Developable Land, Lot: 22651sf Prior Sale: \$440,000 (02/23)		
367 WOBURN ST.....	\$210,000	
B: William S Siegel & Sasha J Lamoureux S: David E Siegel & William S Siegel Book/Page: 38481/12, Date: 05/13/24 Use: 3 Bdrm Cape Cod, Lot: 64033sf Prior Sale: \$227,000 (06/99)		

Middlesex Registry

Southern District

Maria C. Curtatone, Register
208 Cambridge Street
East Cambridge, MA 02141
Telephone: (617) 679-6310
Fax: (617) 617-577-1289
www.cambridgedeeds.com
or www.masslandrecords.com

Acton

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	27
Median Price	\$895,500	\$895,000
► REAL ESTATE SALES		
407 GREAT RD U:9.....	\$410,000	
B: Guojun Gao & Xi Bai S: Point One LLC Book/Page: 82769/91, Date: 05/15/24 Use: Condo		
420 GREAT RD U:A6.....	\$185,000	
B: Marie-Elena Lefebvre & Therese A Depot S: Janice Hoffman, Tr for Janice Hoffman 2016 Lt Book/Page: 82770/120, Date: 05/15/24 Use: Condo Prior Sale: \$185,000 (05/24)		
202 HIGH ST.....	\$1,275,000	
B: Matthew Dinneen & Jennifer Chen S: Jeremy J Edmunds & Ilham M Edmunds Book/Page: 82776/192, Date: 05/16/24 Mtg: Truist Bank \$862,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 80250sf Prior Sale: \$667,000 (12/06)		
16 JUNIPER RIDGE RD.....	\$1,000,000	
B: Neil P Fitzgerald & Evoni E Fitzgerald S: Judith M Taylor Book/Page: 82775/523, Date: 05/16/24 Mtg: Derek Paul Fitzgerald \$200,000 Term: 2039 Use: 5 Bdrm Colonial, Lot: 20622sf Prior Sale: \$224,000 (07/94)		
17 LEXINGTON DR.....	\$327,250	
B: Francis X Hallice & Elaine P Hallice S: Lawsbrook Inc Book/Page: 27291/315, Date: 05/14/97 Mtg: Homevest Mtg Corp \$180,000 Use: 4 Bdrm Colonial, Lot: 10710sf		
35 LIBERTY ST.....	\$950,000	
B: Ming Yan & Hongqin-Wang Yan S: Jon Goldman Book/Page: 82772/338, Date: 05/15/24 Mtg: M&T Bank NA \$375,000 Term: 2039 Use: 4 Bdrm Colonial, Lot: 45367sf Prior Sale: \$565,500 (06/13)		
743 MAIN ST.....	\$750,000	
B: Jeffrey Kmiec & Rebecca Kmiec-Price S: Christina Burke Book/Page: 82778/335, Date: 05/16/24 Mtg: Movement Mtg LLC \$562,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 70350sf Prior Sale: \$392,000 (03/11)		

Arlington

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	59
Median Price	\$1,190,000	\$1,300,000
► REAL ESTATE SALES		
33 BRUNSWICK RD.....	\$1,575,000	
B: Stephanie L Swanson & David F Swanson S: Nancy R Gair, Tr for Joyce R Gair T Book/Page: 82771/86, Date: 05/15/24 Mtg: Cross Country Mtg Inc \$1,260,000 Term: 2054 Use: 4 Bdrm Garrison, Lot: 13451sf		
12 HIGHLAND AVE U:A.....	\$731,000	
B: Lauren E Huang S: Saurabh S Datar & Geetika Kalloo Book/Page: 82784/572, Date: 05/17/24 Mtg: United Wholesale Mtg \$584,800 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$601,000 (07/20)		
9 HILLCREST ST.....	\$1,199,000	
B: Shpetim Caushaj & Bule Caushaj S: John S Dirienzo & Kelly A Dirienzo Book/Page: 82768/360, Date: 05/14/24 Mtg: MSA Mortgage LLC \$839,300 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 7501sf Prior Sale: \$595,000 (07/04)		
995 MASSACHUSETTS AVE U:106.....	\$305,000	
B: Katherine Catka S: Devon A Lerner & Brenda K Hipsher Book/Page: 82777/376, Date: 05/16/24 Mtg: Embrace Home Loans \$244,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$49,000 (06/96)		
1513-1515 MASSACHUSETTS AVE.....	\$1,450,000	
B: Ig Investments LLC S: Robert G Grassi, Tr for 1513-1517 Ma Avenue T Book/Page: 82774/20, Date: 05/15/24 Mtg: RFLF 7 LLC \$1,882,500 Term: 2025 Use: 2-Family Mlti-Unt Blg, Lot: 4125sf		
1517-1519 MASSACHUSETTS AVE.....	\$1,450,000	
B: Ig Investments LLC S: Robert G Grassi, Tr for 1513-1517 Ma Avenue T Book/Page: 82774/20, Date: 05/15/24 Mtg: RFLF 7 LLC \$1,882,500 Term: 2025 Use: Accessory Land Improved, Lot: 4339sf		
82 MOUNT VERNON ST.....	\$1,185,000	
B: Brendan Monte & Elizabeth Pavluk S: Richard S Barbosa, Tr for Barbosa Ft Book/Page: 82767/242, Date: 05/14/24 Mtg: Washington Trust Mtg \$750,000 Term: 2054 Use: 2 Bdrm Colonial, Lot: 4948sf		
47 PARK ST U:47.....	\$700,000	
B: Nandan Pandit & Wei L Ng S: David Sun & Kathryn Barnes Book/Page: 82777/31, Date: 05/16/24 Mtg: Leader Bank NA \$630,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$571,000 (12/18)		
100 PLEASANT ST U:14.....	\$325,000	
B: Parmit K Singh S: Edmund Storlazzi, Tr for 14 100 Pleasant RET Book/Page: 82764/199, Date: 05/13/24 Mtg: Salem Five Mtg Co \$258,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$217,000 (01/14)		
15 ROCKMONT RD.....	\$1,041,000	
B: Drew Barker & Johanna Barker S: Elizabeth Dickinson & Linnea Olsson Book/Page: 82770/407, Date: 05/15/24 Mtg: Guaranteed Rate Inc \$341,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 6464sf Prior Sale: \$190,000 (10/93)		
8 STONE RD.....	\$999,000	
B: Samantha Nicholls & Andrew Nicholls S: He Wei & Yunfei Zhang Book/Page: 82777/93, Date: 05/16/24 Mtg: Movement Mtg LLC \$799,200 Term: 2054 Rate: 7.4% Type: Adj Use: 3 Bdrm Split Level, Lot: 6682sf Prior Sale: \$725,000 (03/17)		
89 WAVERLY ST.....	\$800,000	
B: 89 Waverly Street LLC S: Gregory J Krain, Tr for Waverly Street RET Book/Page: 82782/527, Date: 05/17/24 Mtg: Cooperative Bank \$990,000 Use: 3 Bdrm Old Style, Lot: 5998sf		

Ashland

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	26
Median Price	\$650,000	\$587,500
► REAL ESTATE SALES		
33 AMERICA BLVD U:33.....	\$711,000	
B: Herman Asher & Mansi Asher S: Ashish Sisodiya & Garima Sinha Book/Page: 82784/507, Date: 05/17/24 Mtg: Canton Ck Bk \$568,800 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$425,000 (03/19)		
199 CAPTAIN EAMES CIR U:199.....	\$545,000	
B: Lokesh Mahajan & Divya Chaudhari S: John Kotwicki Book/Page: 82783/527, Date: 05/17/24 Mtg: T2 Financial LLC \$517,750 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$330,000 (01/09)		
121 CEDAR ST.....	\$1,025,000	
B: Aashish Baldwa & Hansini Upadithay S: Brian Simoneau & Jamie Simoneau Book/Page: 82768/315, Date: 05/14/24 Mtg: Berkshire Bank \$820,000 Term: 2054 Rate: 6.4% Type: Adj Use: 5 Bdrm Colonial, Lot: 30056sf Prior Sale: \$563,000 (09/08)		
62 FOUNTAIN ST.....	\$950,000	
B: Alan Roy & Lori Roy S: Katharine Phipps-Ram Book/Page: 82781/4, Date: 05/17/24 Use: 4 Bdrm Colonial, Lot: 581962sf Prior Sale: \$351,300 (12/09)		

Ayer

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	19
Median Price	\$560,000	\$500,000
► REAL ESTATE SALES		
54 GROTON HARVARD RD.....	\$660,500	
B: Eoin Odonoghue & Carrie Murray S: Richard D Gilles Book/Page: 82767/104, Date: 05/14/24 Mtg: Daniel Maureen \$500,000 Term: 2029 Use: 5 Bdrm Cape Cod, Lot: 40946sf Prior Sale: \$202,000 (09/99)		
8 NASHUA ST.....	\$439,000	
B: Christopher Murphy & Jacqueline Murphy S: Robert S Williams & Susan Tordella-Williams Book/Page: 82762/506, Date: 05/13/24 Mtg: CMG Mortgage Inc \$424,348 Term: 2054 Use: 3 Bdrm Conventional, Lot: 3485sf Prior Sale: \$159,000 (09/14)		
7 OAK GROVE ST.....	\$575,000	
B: Akash Patel S: Kathleen E Gallagher Book/Page: 82766/315, Date: 05/14/24 Mtg: Cross Country Mtg Inc \$475,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 19602sf Prior Sale: \$345,000 (07/04)		

Bedford

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	26
Median Price	\$853,500	\$1,102,500
► REAL ESTATE SALES		
1309 ALBION RD U:1309.....	\$690,000	
B: Wagner Hwang & Anti Hwang S: Mary C Jannino, Tr for 2006 Philip G Bruno T Book/Page: 82774/137, Date: 05/15/24 Use: 2 Bdrm Condo Prior Sale: \$590,000 (09/07)		
23 ANTHONY RD.....	\$1,077,000	
B: Kevin Cangiano & Kristen Cangiano S: Richard J Cowen, Tr for Cowen Kerrigan RET Book/Page: 82775/492, Date: 05/16/24 Mtg: Cross Country Mtg Inc \$807,750 Term: 2054 Use: 5 Bdrm Cape Cod, Lot: 10049sf Prior Sale: \$355,000 (06/99)		
31 CURVE ST.....	\$850,000	
B: Robert Bridgeman & Hannah Lunetta S: Hobart W Tilney & Kerrie Tilney Book/Page: 82761/450, Date: 05/13/24 Mtg: Dianne Bridgeman \$694,000 Use: 3 Bdrm Cape Cod, Lot: 9997sf Prior Sale: \$520,000 (04/11)		
96 FLETCHER RD.....	\$660,000	
B: Gregory Gardner, Tr for Ggc Rt S: Qiang Li & Jing Wang Book/Page: 82760/479, Date: 05/13/24 Use: 4 Bdrm Ranch, Lot: 9701sf Prior Sale: \$450,000 (12/04)		
29 HANCOCK ST.....	\$785,000	
B: New Day Re Dev LLC S: Patrick Mcquaid, Tr for John T Mcquaid Ft Book/Page: 82784/236, Date: 05/17/24 Mtg: CCG Fund 1 LLC \$1,235,000 Term: 2025 Use: 4 Bdrm Cape Cod, Lot: 17145sf Prior Sale: \$300,000 (04/08)		
30 INDEPENDENCE RD.....	\$875,000	
B: Novruz Orayev S: Ejr Homes Inc Book/Page: 82784/286, Date: 05/17/24 Mtg: St Marys Bank \$700,000 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 15973sf Prior Sale: \$616,000 (08/23)		
48 SPRINGS RD.....	\$410,000	
B: Andrew Roy, Tr for Diesel Development Rt S: Citizens Bank Na Book/Page: 82763/141, Date: 05/13/24 Use: 2 Bdrm Row House, Lot: 9287sf Prior Sale: \$74,019 (11/22)		

Belmont

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	25
Median Price	\$1,325,000	\$1,500,000
► REAL ESTATE SALES		
78 CHESTER RD U:1-2.....	\$1,700,000	
B: Liang Tao S: John Healey & Elizabeth Younger Book/Page: 82774/112, Date: 05/15/24 Use: Condo		
36-38 FRANCIS ST U:36.....	\$1,206,000	
B: Ralph Salloum S: Ramol Partners LLC Doc#: 000000001956498, Date: 05/13/24 Mtg: TD Bank NA \$1,000,000 Term: 2054 Rate: 6.3% Type: Adj Use: Condo		
631 PLEASANT ST.....	\$1,700,000	
B: Yu Zhang & Ying Wei S: Michael A Gillette & Jennifer T Gillette Book/Page: 82777/172, Date: 05/16/24 Use: 5 Bdrm Colonial, Lot: 30801sf Prior Sale: \$875,000 (03/07)		

Boxboro

MARKET STATISTICS THROUGH APRIL	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	5
Median Price	\$780,000	\$783,000
► REAL ESTATE SALES		
45 LIBERTY SQUARE RD U:A.....	\$	

MIDDLESEX REGISTRY

continued
55 MAGEE ST U:55 \$1,125,000
B: Alaa Murabit
S: Benjamin E Markham & Amy B Markham
Book/Page: 82765/343, Date: 05/14/24
Mtg: Cross Country Mtg Inc \$900,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: \$315,000 (07/10)
2130 MASSACHUSETTS AVE U:3A \$1,155,000
B: David Levy
S: 2130 Ma Ave Unit 3a LLC
Book/Page: 82762/383, Date: 05/13/24
Use: 3 Bdrm Condo
2269-2275 MASSACHUSETTS AVE..... \$3,650,000
B: Lubavitch Of Cambridge In
S: Doe LLC
Book/Page: 82771/353, Date: 05/15/24
Use: Commercial Building, Lot: 5800sf
Prior Sale: \$1,692,500 (03/06)
9 MOUNT AUBURN ST \$3,550,000
B: Mt Auburn Mid LLC
S: The Packard Humanities In
Book/Page: 82782/91, Date: 05/17/24
Mtg: Middlesex FSLA \$5,702,500
Use: Educational Property, Lot: 1384sf
Prior Sale: \$2,115,000 (04/00)
11-A MOUNT AUBURN ST \$3,550,000
B: Mt Auburn Mid LLC
S: The Packard Humanities In
Book/Page: 82782/91, Date: 05/17/24
Mtg: Middlesex FSLA \$5,702,500
11-B MOUNT AUBURN ST \$3,550,000
B: Mt Auburn Mid LLC
S: The Packard Humanities In
Book/Page: 82782/91, Date: 05/17/24
Mtg: Middlesex FSLA \$5,702,500
173 MOUNT AUBURN ST \$2,100,000
B: Pradeep T Mansukhani & Rashmi P Mansukhani
S: Scott Perry, Tr for Perry Inv Tili
Book/Page: 82773/207, Date: 05/15/24
Use: Rooming/Boarding House, Lot: 4677sf
221 MOUNT AUBURN ST U:305 \$1,325,000
B: Susan E Adams
S: Katharine J Lloyd
Book/Page: 82770/302, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$805,000 (12/11)
8-12 MUSEUM WAY U:528..... \$360,000
B: Andrea C Bertalmio
S: Ronald B Estanislao, Tr for Ronald B Estanislao T
Book/Page: 82766/165, Date: 05/14/24
Mtg: Quontic Bank \$260,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$410,000 (08/08)
192 RAYMOND ST U:7 \$1,050,000
B: Andrew Yang
S: Sean P Cavaliere
Book/Page: 82771/245, Date: 05/15/24
Mtg: Cross Country Mtg Inc \$766,550
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$800,000 (11/16)
10 ROGERS ST U:430 \$839,000
B: Charles R Heck 3rd & Sharon Heck
S: David H Glen, Tr for David H Glen T
Book/Page: 82772/214, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$840,000 (01/20)
93 THORNDIKE ST U:4 \$1,300,000
B: Elias Warnemende
S: 93-97 Thorndike Cambridge
Book/Page: 82770/167, Date: 05/15/24
Use: Condo
35 TREMONT ST U:1 \$2,250,000
B: Carolyn M Warger & Erik Seales
S: 35 Tremont Dev LLC
Book/Page: 82772/542, Date: 05/15/24
Mtg: Cross Country Mtg Inc \$1,800,000
Term: 2054
Use: Condo

Concord

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 32 34
Median Price \$1,377,500 \$1,426,500
REAL ESTATE SALES
21 CONCORD GREENE U:1 \$700,000
B: Aubrey F Clark Jr & Ann N Clark
S: Kevin W Murray, Tr for Murray Ft
Book/Page: 82763/102, Date: 05/13/24
Use: 2 Bdrm Condo, Lot: 1107295sf
Prior Sale: \$379,000 (10/16)
169 HILL ST \$1,377,000
B: Clare Lyne & Colton Dana
S: Robin B Kanarek
Doc#: 00000001956595, Date: 05/14/24
Mtg: Tracy L Lyne Revocabl \$1,000,000
Use: 4 Bdrm Colonial, Lot: 16089sf
Prior Sale: \$439,000 (05/96)
353 LINDSAY POND RD \$2,311,200
B: Harrison Shulman & Emma Shulman
S: James B Jones & Wendy S Jones
Book/Page: 82769/472, Date: 05/15/24
Use: 5 Bdrm Colonial, Lot: 158844sf
Prior Sale: \$764,000 (11/93)
211 MATTISON DR \$525,000
B: Max Geesey, Tr for Mattison Nt
S: Halla Shami
Book/Page: 82765/554, Date: 05/14/24
Mtg: Daniel Aho \$1,800,000
303 MATTISON DR \$2,675,000
B: Jonathan P Leydon & Alexandra F Leydon
S: Edward A Gregory & Maura J Kenney
Book/Page: 82775/394, Date: 05/16/24
Mtg: Eastern Bank \$1,825,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 5 Bdrm Colonial, Lot: 87841sf
Prior Sale: \$1,750,000 (12/04)
29 MERIAM RD \$1,055,000
B: David D McKenna Jr & Molly J Saldo
S: William J Augello, Tr for Augello Concord RET
Book/Page: 82773/82, Date: 05/15/24
Mtg: Movement Mtg LLC \$450,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 48712sf
163 MILDRED CIR \$1,920,000
B: Shuhui Wang
S: Wenyan Miao & Shuhao Zhu
Book/Page: 82780/234, Date: 05/17/24
Use: 4 Bdrm Colonial, Lot: 43920sf
Prior Sale: \$1,145,000 (03/17)

102 SUDBURY RD \$2,900,000
B: Ashley Hedberg & Benjamin Barenblat
S: Michael T Lannan & Jennifer E Lannan
Book/Page: 82770/314, Date: 05/15/24
Mtg: US Bank NA \$2,030,000
Term: 2054 Rate: 6.1% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 19583sf
Prior Sale: \$1,900,000 (07/18)
216 SUDBURY RD \$1,450,000
B: Kevin Loos & Alexandra Loos
S: John L Larew & Allison R Larew
Book/Page: 82766/419, Date: 05/14/24
Mtg: Cross Country Mtg Inc \$1,050,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 17000sf
Prior Sale: \$900,000 (05/14)
4 SWEET BIRCH LN U:4 \$1,675,000
B: Richard Schoenfeld & Martha Schoenfeld
S: Frances S Devitt, Tr for Frances S Devitt RET
Book/Page: 82762/426, Date: 05/13/24
Use: 2 Bdrm Condo, Lot: 252212sf
Prior Sale: \$1,667,709 (09/19)
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 18 18
Median Price \$571,000 \$605,500
REAL ESTATE SALES
114 BOW ST \$2,300,000
B: 110 Bow Street LLC
S: Michael Gaglione & Maureen Gaglione
Book/Page: 82773/477, Date: 05/15/24
Use: Auto Repair, Lot: 5293sf
CHELSEA ST \$5,250,000
B: Boston Capital Inv Grp In
S: Charles M Schultz, Tr for West Shore Realty Assoc
Book/Page: 82761/571, Date: 05/13/24
307 CHELSEA ST \$5,250,000
B: Boston Capital Inv Grp In
S: Charles M Schultz, Tr for West Shore Realty Assoc
Book/Page: 82761/571, Date: 05/13/24
Use: Residential Developable Land, Lot: 11770sf
18 CHESTNUT ST \$850,000
B: Xuelin Cui & Yiling Zhang
S: David M Radcliffe
Book/Page: 82761/213, Date: 05/13/24
Mtg: Wakefield Cp Bk \$637,500
Term: 2054 Rate: 7.3% Type: Adj
Use: 3-Family Mlti-Unt Blg, Lot: 3350sf
Prior Sale: \$5,000 (03/94)
368 MAIN ST \$119,000
B: Danielle Pierotti
S: Julie Pierotti
Book/Page: 82768/133, Date: 05/14/24
Use: 3 Bdrm Old Style, Lot: 3742sf
12 MONTROSE ST \$560,000
B: Stephen E Hobson
S: Wilbert Sanon & Guirlande Sanon
Book/Page: 82776/457, Date: 05/16/24
Mtg: Guaranteed Rate Inc \$448,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2252sf
Prior Sale: \$282,500 (09/06)
39 PARLIN ST U:104 \$525,088
B: Benjamin Stroup & Elizabeth Tammara
S: Elizabeth Boyle
Book/Page: 82782/300, Date: 05/17/24
Mtg: Guaranteed Rate Inc \$472,579
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$404,000 (11/21)
1691 REVERE BEACH PKWY \$5,250,000
B: Boston Cap Inv Group LLC
S: West Shore Realty Assoc
Doc#: 00000001956505, Date: 05/13/24
Use: Mixed Use-Prim Comm & Other, Lot: 56284sf
43 WAVERLY ST \$774,000
B: Dominec Casselli
S: Anthony P Russo
Book/Page: 82778/260, Date: 05/16/24
Mtg: Cross Country Mtg Inc \$735,300
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: \$400,000 (09/03)

Framingham

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 78 97
Median Price \$598,500 \$652,000
REAL ESTATE SALES
27 ANGELICA DR \$755,000
B: Kenneth Williams Jr & Blake W Williams
S: Daniel J Ciborowski & Shayna Erickson
Book/Page: 82784/319, Date: 05/17/24
Mtg: Navy FCU \$771,232
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 20255sf
Prior Sale: \$394,000 (04/13)
1 CHAPPELLWOOD RD \$590,000
B: Rabin Gurung & Sunita Gurung
S: James R Quinlan & Michele C Quinlan
Book/Page: 82783/134, Date: 05/17/24
Mtg: Guaranteed Rate Inc \$531,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 9801sf
Prior Sale: \$205,000 (01/01)
1 CROSBY CIR \$605,000
B: Marco Mata & Julia Mata
S: Grifone Nancy A Est & Sean N Fay
Book/Page: 82782/466, Date: 05/17/24
Mtg: Cross Country Mtg Inc \$544,500
Term: 2054
Use: 3 Bdrm Garrison, Lot: 9278sf
7 LAWRENCE ST \$500,000
B: Scott Murphy
S: William A Hinchley
Book/Page: 82782/28, Date: 05/17/24
Use: 3-Family Mlti-Unt Blg, Lot: 5009sf
433 OLD CONNECTICUT PATH \$765,000
B: Brian Wan & Sarah Kim
S: Jona Sharma & Shailesh Rijal
Book/Page: 82780/493, Date: 05/17/24
Mtg: Guild Mortgage Co \$540,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15072sf
Prior Sale: \$515,000 (07/19)
51 OXBOW RD U:51 \$845,000
B: Michael C Berman & Lori B Yaverbaum
S: Mark Simon & Leisha F Eishaf
Book/Page: 82767/381, Date: 05/14/24
Mtg: BankESB \$668,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$588,150 (05/24)

51 OXBOW RD U:51 \$588,150
B: Mark Simon & Leisha F Simon
S: Brendon Prop Danforth Grm
Book/Page: 82767/372, Date: 05/14/24
Use: 2 Bdrm Condo
Prior Sale: \$588,150 (10/17)
92 POND ST \$740,000
B: C A Freitas-Cardoso & Edinei Cardoso
S: James M Rizoli, Tr for 94 Pond Street RET
Book/Page: 82777/338, Date: 05/16/24
Mtg: United Wholesale Mtg \$726,596
Term: 2054
Use: 2-Family Two Family, Lot: 7492sf
Prior Sale: \$250,000 (12/00)
17 POPLAR ST \$605,000
B: Isabel Famania
S: Maura Treacy, Tr for Warren J Foynes RET
Book/Page: 82778/452, Date: 05/16/24
Mtg: New American Funding \$562,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11500sf
3 SWANSON RD \$810,000
B: Jill Schreider & Adam Jankelowitz
S: Herbert L Daich, Tr for Daich Ft
Book/Page: 82776/186, Date: 05/14/24
Use: 3 Bdrm Split Entry, Lot: 20343sf
15 WELD ST U:73 \$250,000
B: Christos Grigorian
S: Teti Realty Exchange LLC
Book/Page: 82772/177, Date: 05/15/24
Mtg: Rocket Mortgage LLC \$200,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$45,501 (09/08)
Groton
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 14 21
Median Price \$865,000 \$665,000
REAL ESTATE SALES
70 LEGACY LN U:B \$1,086,936
B: Lawrence P Sasso & Donna M Sasso
S: Shepley HI Cap Partners L
Book/Page: 82775/318, Date: 05/16/24
Use: Possible New Construction
511 MAIN ST U:C \$375,000
B: David M Freitas
S: Patricia Fairchild
Book/Page: 82780/354, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$173,000 (01/14)
Holliston
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 37 27
Median Price \$662,000 \$765,000
REAL ESTATE SALES
532 FISKE ST \$625,000
B: Ridgemont Contracting Inc
S: Cabana Properties Iii LLC
Book/Page: 82778/291, Date: 05/16/24
Use: 4 Bdrm Colonial, Lot: 42689sf
Prior Sale: \$665,891 (01/24)
50 GARRETT WAY U:50 \$720,000
B: Subhash H Sukumar & Sushma S Ravishankar
S: Lois U Alexander, Tr for Alexaner Garrett Rt
Book/Page: 82773/151, Date: 05/15/24
Mtg: NBKC Bank \$648,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$426,000 (07/14)
201 GORWIN DR \$636,000
B: Kevin P Longo & Sarah Mccrorey
S: Owen Murray & Samantha A Murray
Book/Page: 82775/573, Date: 05/16/24
Mtg: Amerant Mortgage \$504,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22651sf
Prior Sale: \$440,000 (10/22)
280 WASHINGTON ST \$400,000
B: Saf Properties LLC
S: Hyde Kenny Adrian A Sr Es & Kenny A Hyde
Book/Page: 82773/316, Date: 05/15/24
Use: 3 Bdrm Ranch, Lot: 22651sf
Prior Sale: \$155,000 (11/90)
Hopkinton
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 28 29
Median Price \$832,450 \$1,035,000
REAL ESTATE SALES
14 COLE DR U:14 \$580,999
B: Stephen Ruggiero
S: Dennis K Hurley, Tr for Hurley Nt
Book/Page: 82783/469, Date: 05/17/24
Use: Condo
Prior Sale: \$364,000 (09/14)
3 DUFFIELD RD \$540,000
B: Nelicia Bowen
S: Robin L Vacha & Kamlai Vacha
Book/Page: 82780/198, Date: 05/17/24
Mtg: Bay Equity LLC \$432,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7841sf
Prior Sale: \$279,900 (08/08)
6 GREENWOOD RD \$1,635,000
B: Chensi Tang & Hao Chen
S: Bhanuprakash Sareddy & Sravanthi Gangula
Book/Page: 82783/480, Date: 05/17/24
Mtg: United Wholesale Mtg \$766,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 48866sf
Prior Sale: \$921,000 (05/07)
15 HIGHCROFT WAY U:15 \$712,000
B: Chris J Refrigeri
S: Elizabeth Benack
Book/Page: 82773/326, Date: 05/15/24
Mtg: Flagstar Bank FSB \$534,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$363,800 (05/07)
4 LYN PATH \$1,000,000
B: Nilesh Manandhar & Kelika Karki
S: Michael Nicholson
Book/Page: 82783/194, Date: 05/17/24
Mtg: Guaranteed Rate Inc \$800,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 92234sf
Prior Sale: \$633,653 (07/15)
11 SUMMER ST \$435,000
B: Alissa H Merrill, Tr for Abc Ft
S: Jeffrey C Reynolds & Beth-Ann Reynolds
Book/Page: 82781/542, Date: 05/17/24
Mtg: Guaranteed Rate Inc \$250,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 6242sf

Hudson

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 26 29
Median Price \$562,500 \$610,000
REAL ESTATE SALES
111 BRIGHAM ST U:6 \$585,000
B: Kurt Jaenicke & Carla Jaenicke
S: E W Belcher, Tr for E Willa Belcher Lt
Book/Page: 82776/228, Date: 05/16/24
Use: Condo
113 BRIGHAM ST U:6C \$325,000
B: Emily Osborne & Marybeth Osborne
S: Gazzaniga James F Est & Kayleigh A Harris
Book/Page: 82777/441, Date: 05/16/24
Mtg: Guaranteed Rate Inc \$260,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$202,000 (04/14)
291 COX ST \$526,000
B: Jonathan G Davis & Olivia Heintz
S: Samuel Theodoss, Tr for Theodoss Ft
Book/Page: 82762/540, Date: 05/13/24
Mtg: USAA Federal SB \$447,100
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18000sf
36 FORT MEADOW DR \$663,200
B: Opendoor Property J LLC
S: Peter F Leibowitz & Allison Leibowitz
Book/Page: 82768/138, Date: 05/14/24
Use: 4 Bdrm Colonial, Lot: 15066sf
Prior Sale: \$374,900 (06/14)
33 GATES AVE \$450,000
B: Turning Pt Hm Buyers LLC
S: Maher Valerie B Est & Aram Bazarian
Book/Page: 82771/197, Date: 05/15/24
Use: 4 Bdrm Colonial, Lot: 10500sf
Prior Sale: \$162,000 (07/88)
62 HASTINGS RD U:62 \$735,000
B: William Curtis & Sheila Curtis
S: Timothy C Stucchi & Theresa L Macmillan
Book/Page: 82771/490, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$450,455 (11/15)
200 MANNING ST U:7A \$295,000
B: Richard Curtis
S: April Anziano
Book/Page: 82777/479, Date: 05/16/24
Mtg: Rocket Mortgage LLC \$280,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$144,000 (06/09)
278 MANNING ST U:101 \$375,000
B: Marco Pillarella
S: Ellen M Davis
Book/Page: 82766/499, Date: 05/14/24
Mtg: Middlesex Svgs Bk \$275,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$174,000 (08/11)
2 OLD COUNTY RD \$661,000
B: Brian T Breaux & Margaret M Neptune
S: Linda H Dewolfe & James E Dewolfe
Book/Page: 82770/212, Date: 05/15/24
Mtg: CMG Mortgage Inc \$541,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8816sf
44 POPE ST \$567,000
B: Ashley Paulsen & Alexander Mejia
S: Sharon Smith
Doc#: 00000001956720, Date: 05/15/24
Mtg: Leader Bank NA \$548,076
Term: 2054
Use: 2-Family Family Flat, Lot: 5949sf
Prior Sale: \$264,000 (07/08)
Lexington
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 59 76
Median Price \$1,775,000 \$1,645,000
REAL ESTATE SALES
8 BRENT RD \$1,575,000
B: Homes Development Corp
S: K A Deflice-Secor, Tr for 8 Brent Road Rt
Book/Page: 82776/94, Date: 05/16/24
Use: 4 Bdrm Ranch, Lot: 32613sf
3 BROWN RD \$1,655,000
B: Seaver Properties LLC
S: Julie A Charrette, Tr for Jane F Carrigg Ft
Book/Page: 82767/573, Date: 05/14/24
Use: 4 Bdrm Colonial, Lot: 30435sf
29 DEXTER RD \$2,160,000
B: Yi Ni & Liwei Zhu
S: Karen W Griffiths & Neil W Griffiths
Doc#: 00000001956760, Date: 05/16/24
Mtg: East West Bank \$1,296,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 6300sf
Prior Sale: \$650,000 (02/14)
30 DONALD ST \$820,000
B: First Landing Invs LLC
S: Jaeyeon Kim & Woojung Kim
Doc#: 00000001956631, Date: 05/14/24
Use: 3 Bdrm Ranch, Lot: 8202sf
Prior Sale: \$345,000 (08/09)
30 DONALD ST \$879,000
B: 30 Donald St LLC
S: First Landing Invs LLC
Doc#: 00000001956633, Date: 05/14/24
Use: 3 Bdrm Ranch, Lot: 8202sf
Prior Sale: \$820,000 (05/24)
46 FIFER LN U:46 \$682,000
B: Liling Chen & Mengyuan Zheng
S: Alan R Hootstein, Tr for Hootstein Ft
Book/Page: 82781/295, Date: 05/17/24
Mtg: Bank of Canton \$332,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 435sf
106 GLEASON RD \$1,035,000
B: 106 Gleason LLC
S: Beth C Guertin, Tr for Carmela M Ciampa RET
Book/Page: 82772/72, Date: 05/15/24
Mtg: Dedham Inst for Svgs \$1,876,250
Use: 3 Bdrm Conventional, Lot: 14094sf
3 HANCOCK AVE \$2,550,000
B: Jacob Abrams & Alissa Abrams
S: Alexander P Gamota & Anna V Gamota
Book/Page: 82782/381, Date: 05/17/24
Mtg: US Bank NA \$1,800,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 11245sf
Prior Sale: \$641,101 (02/07)
6 JOURNEYS END LN U:6 \$1,500,000
B: Paul A Menitoff & Susan H Menitoff
S: Iain C Whitfield & Elizabeth M Whitfield
Book/Page: 82777/281, Date: 05/16/24
Use: 2 Bdrm Condo
Prior Sale: \$744,700 (01/11)

653 LOWELL ST \$2,300,000
B: Minh N Tran, Tr for Xuan Duong
S: Roy S Luria & Haia K Luria
Book/Page: 82768/152, Date: 05/14/24
Mtg: Rockland Tr Co \$1,300,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: \$1,230,000 (11/16)
87 NORTH ST \$2,540,000
B: Tao Liu & Jingwei Sun
S: Kenneth Justin, Tr for Kenneth Justin T
Book/Page: 82770/355, Date: 05/15/24
Use: 5 Bdrm Colonial, Lot: 23850sf
Prior Sale: \$1,803,000 (07/17)
4 OLD SHADE ST \$2,375,000
B: Ziqing Qian, Tr for Ziqing Qian Lt
S: Nazar Vincent
Book/Page: 82780/544, Date: 05/17/24
Mtg: US Bank NA \$1,200,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 5 Bdrm Contemporary, Lot: 10155sf
Prior Sale: \$971,000 (11/22)
12 SULLIVAN ST \$2,120,000
B: Hao Lin & Shuang Chen
S: Philip R Koser & Lynne M Koser
Book/Page: 82771/318, Date: 05/15/24
Mtg: JPMorgan Chase Bank \$500,000
Term: 2034
Use: 4 Bdrm Colonial, Lot: 11650sf
Prior Sale: \$198,000 (04/91)
50 VALLEYFIELD ST \$760,000
B: Lexington Hsng Assistance
S: Karen M Boudreau, Tr for Hooper50 Rt
Book/Page: 82775/304, Date: 05/16/24
Mtg: Lexington Affordable \$600,000
Use: 3 Bdrm Cape Cod, Lot: 28568sf
162 VINE ST \$3,275,000
B: Akin B Akinc & Christine R Lindenboom
S: Rogers & Co Inc
Book/Page: 82774/272, Date: 05/16/24
Use: 8 Bdrm Colonial, Lot: 50037sf
Prior Sale: \$850,000 (12/20)
Lincoln
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 12 2
Median Price \$1,490,000 \$2,215,500
REAL ESTATE SALES
127 BEDFORD RD \$850,000
B: Srinivas Anantha & Saritha Bolla
S: Sahlein William J Est & Robert R Thomas
Book/Page: 82775/237, Date: 05/16/24
Mtg: Berkshire Bank \$500,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 56628sf
Prior Sale: \$594,000 (07/10)
2 HUCKLEBERRY HILL RD \$1,927,500
B: Dean A Elwell
S: Kevin J Maroni, Tr for Bradford Lane TNo 1
Doc#: 00000001956732, Date: 05/16/24
Use: 5 Bdrm Contemporary, Lot: 113239sf
Littleton
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 23 20
Median Price \$670,000 \$705,000
REAL ESTATE SALES
290 GOLDSMITH ST \$660,000
B: Erik Vandermark & Naiyi Li
S: Meica Magnani
Book/Page: 82781/500, Date: 05/17/24
Use: 4 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: \$610,000 (06/21)
30 MILL LN \$999,499
B: Andrew Marasa & Leah Reece
S: M&B Investments LLC
Doc#: 00000001956727, Date: 05/16/24
Mtg: New Fed Mtg Corp \$799,599
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15499sf
Prior Sale: \$275,000 (03/23)
Malden
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 34 38
Median Price \$627,500 \$650,000
REAL ESTATE SALES
111 DEVIR ST U:101 \$450,000
B: Lew Gitelman & Alex Brown-Gitelman
S: Vincent A Grant & Winfred K Grant
Book/Page: 82778/52, Date: 05/16/24
Use: 2 Bdrm Condo
Prior Sale: \$300,000 (06/19)
12 HOLYOKE ST \$825,000
B: Lhamu C Gurung
S: 12 Holyoke LLC
Book/Page: 82771/407, Date: 05/15/24
Mtg: Movement Mtg LLC \$742,500
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 3864sf
Prior Sale: \$690,000 (12/20)
44 LOOMIS ST U:112A \$392,000
B: Deepthi Mathur & Praveen Mathur
S: Phyllis D Werlin
Doc#: 00000001956524, Date: 05/13/24
Use: Condo
29 MCCORMACK ST \$821,000
B: Michal Clavner
S: Jennifer L Psallidas
Book/Page: 82771/1, Date: 05/15/24
Mtg: Leader Bank NA \$191,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 8812sf
Prior Sale: \$360,000 (08/09)
59-61 MOUNT VERNON ST \$913,000
B: Mengzhen Lin & Meilian Gao
S: Renee M Mcdavit, Tr for Mt Vernon Street Rt
Book/Page: 82764/80, Date: 05/13/24
Mtg: Eastwest Bank \$470,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2-Family Mlti-Unt Blg, Lot: 3960sf
6 PERKINS AVE U:8 \$12,000
B: Antonio Viola
S: Robert P Chase
Book/Page: 82776/583, Date: 05/16/24
Use: Condo Parking-Residential
6 PERKINS AVE U:9 \$12,000
B: Antonio Viola
S: Robert P Chase
Book/Page: 82776/583, Date: 05/16/24
Use: Condo Parking-Residential

Marlborough

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Marlborough, including properties like 94 BENJAMIN RD, 9 BRADFORD CIR U:9, 165 CHESTNUT ST, etc.

- List of real estate sales in Melrose, including properties like 6 HADLEY PL U:3, 154 HIGH ST U:301, 320 MIDDLESEX AVE U:F402, etc.

- List of real estate sales in Newton, including properties like 37 BURNING TREE RD, 6 ELM ST, 32 HARVARD ST, etc.

- List of real estate sales in North Reading, including properties like 5 SHARPE RD, 35 WASHBURN ST, 30 WOODBINE ST, etc.

Pepperell

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Pepperell, including properties like 6 BRICK POND WAY, 118 LOWELL RD, 103 MAIN ST U:6, etc.

Maynard

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Maynard, including properties like 11 ELM ST, 51 MCKINLEY ST, 54 ROOSEVELT ST U:56, etc.

Medford

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Medford, including properties like 10 COURT ST, 47 DOONAN ST, 35 FRANKLIN ST U:3, etc.

Natick

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Natick, including properties like 97 BACON ST U:A, 40 UPLAND RD, 183 OAK ST U:504, etc.

MIDDLESEX REGISTRY continued

Somerville

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Somerville including 7-11 ALDERSEY ST U:7, 6 ALSTON ST, 2 BERWICK ST U:3, 474 BROADWAY U:110, 21 DELL ST U:1, 19 HANSON ST U:2, 37 HARVARD ST U:1, 37 HARVARD ST U:2, 341 HIGHLAND AVE U:3, 421 MEDFORD ST, 9 POWDER HOUSE TER, 15 POWDER HOUSE TER U:2, 18 PRINCETON RD, 508 SOMERVILLE AVE U:C, 96-R SUMMER ST, 5 WALDO AVE U:2A, 234 WILLOW AVE U:1.

Stoneham

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Stoneham including 30 HIGH ST, 2 WASHINGTON CT.

Stow

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Stow including 107 HARVARD RD, 50 HILEY BROOK RD, 110 MAPLE ST, 34 MEETING HOUSE LN U:118, 547 SUDBURY RD.

Sudbury

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Sudbury including 725 BOSTON POST RD U:10, 1095 BOSTON POST RD, 53 COUNTRY VILLAGE LN, 35 DUNSTER RD, 36 KENDALL RD, 57 LONGFELLOW RD, 95 MARLBORO RD, 601 PEAKHAM RD, 34 WHISPERING PINE RD, 111 WILLARD GRANT RD.

Townsend

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Townsend including 70 ASH ST, 24 EDWARD RD, 7 BALLISTER ST U:419, 140 HARRISON AVE, 554 MAIN ST U:1, 18 MELVIN ST, 29 SUNSET DR, 30-32 CENTRAL ST, 202 MAIN ST, 95 MARLBOROUGH RD, 81 MAYALL RD, 100 PROSPECT ST, 78 SUMMER ST U:2, 32 WAMSTATTE AVE.

Wakefield

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Wakefield including 7 BALLISTER ST U:419, 140 HARRISON AVE, 554 MAIN ST U:1, 18 MELVIN ST, 29 SUNSET DR, 30-32 CENTRAL ST, 202 MAIN ST, 95 MARLBOROUGH RD, 81 MAYALL RD, 100 PROSPECT ST, 78 SUMMER ST U:2, 32 WAMSTATTE AVE.

Watertown

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Watertown including 804-806 BELMONT ST U:804, 65 BRADFORD RD U:65, 75 CARROLL ST U:2, 127 WAVERLEY AVE U:127, 2 ALICE RD, 38 AQUEDUCT RD, 68 LAKE SHORE DR, 38 LILLIAN WAY U:38.

Wayland

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Wayland including 2 ALICE RD, 38 AQUEDUCT RD, 68 LAKE SHORE DR, 38 LILLIAN WAY U:38.

LAGRANGE ST

- List of real estate sales in LAGRANGE ST including 3 LAGRANGE ST, 44 THORNBERRY RD, 10 WINCHESTER PL U:204, 499-501 WINCHESTER ST U:A, 15 WINGCREST DR, 30 BIRD ST, 2 COOLIDGE RD, 11 GARFIELD AVE, 72 GARFIELD AVE, 26 HART PL, 89 MERRIMAC ST, 117 MISHAWOM RD, 200 MONTVALE AVE, 129 PINE ST, 6 AGAWAM RD, 10 CHESTERFORD RD, 12 SILVERMINE RD, 269-271 CROSS ST, 11 SKYVIEW LN, 2 STRATTON DR U:1107.

Woburn

MARKET STATISTICS THROUGH APRIL

Table with 3 columns: YTD 2023, YTD 2024, and values for Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

- List of real estate sales in Woburn including 30 BIRD ST, 2 COOLIDGE RD, 11 GARFIELD AVE, 72 GARFIELD AVE, 26 HART PL, 89 MERRIMAC ST, 117 MISHAWOM RD, 200 MONTVALE AVE, 129 PINE ST, 6 AGAWAM RD, 10 CHESTERFORD RD, 12 SILVERMINE RD, 269-271 CROSS ST, 11 SKYVIEW LN, 2 STRATTON DR U:1107.

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 APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	30
Median Price	\$2,005,000	\$3,115,000

► REAL ESTATE SALES

20 ELLENS WAY..... \$6,650,000

B: Emily G Wood, Tr for Emily G Wood RET
S: House By The Shore LLC
Doc#: 00000000179591, Date: 05/15/24
Use: Residential-Multiple Bldgs, Lot: 13504sf
Prior Sale: \$4,400,000 (01/21)

8 ESSEX RD..... \$1,900,000

B: 8 Essex Rd LLC
S: Joshua R Lapiene
Book/Page: 1975/94, Date: 05/15/24
Use: 3 Bdrm Colonial, Lot: 13504sf
Prior Sale: \$99,500 (09/98)

149 MAIN ST..... \$4,225,000

B: Ack Reward Kkc
S: 149 Ack Main St LLC
Book/Page: 1975/125, Date: 05/17/24
Use: 3 Bdrm Conventional, Lot: 6098sf
Prior Sale: \$950,000 (06/12)

57 OLD SOUTH RD..... \$550,000

B: Ktn Old South LLC
S: Shantill LLC
Doc#: 00000000179605, Date: 05/17/24
Mtg: Cape Cod Five Cent Bk \$440,000
Use: Mixed Use-Prim Comm & Other, Lot: 23087sf
Prior Sale: \$1,800,000 (10/23)

2 WHITE WHALE LN U:2..... \$1,500,000

B: 2 White Whale LLC
S: Pour La Table LLC
Book/Page: 1975/76, Date: 05/15/24
Use: 3 Bdrm Condo

13 WOODLAND DR..... \$3,000,000

B: Nantucket Woodland Lp
S: Glowacki Walter J Est & Joseph L Bierwirth Jr
Book/Page: 1975/110, Date: 05/17/24
Use: 3 Bdrm Ranch, Lot: 128502sf

13-A WOODLAND DR..... \$3,000,000

B: Nantucket Woodland Lp
S: Glowacki Walter J Est & Joseph L Bierwirth Jr
Book/Page: 1975/110, Date: 05/17/24
Use: Residential Developable Land, Lot: 29185sf

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 APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	4
Median Price	\$515,000	\$470,000

► REAL ESTATE SALES

270 POND ST..... \$487,000

B: Eric Lynch
S: Michelle Dunn & Justin J Dunn
Book/Page: 41780/507, Date: 05/17/24
Mtg: Guild Mortgage Co \$389,600
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 21670sf
Prior Sale: \$247,000 (11/15)

674 W MAIN ST..... \$710,000

B: Van Tran, Tr for Michael P Tran
S: Edwards Group LLC
Book/Page: 41772/4, Date: 05/13/24
Mtg: United Wholesale Mtg \$410,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13284sf
Prior Sale: \$694,000 (03/24)

Bellingham

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	35
Median Price	\$440,000	\$435,000

► REAL ESTATE SALES

60 BRISSON ST..... \$460,503

B: Julianna Hill & Emely M Pizarro
S: Jones Walter T Est & Kenneth W Jones
Doc#: 000000001535948, Date: 05/13/24
Mtg: Rockland Tr Co \$429,878
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20752sf

104 FARM ST..... \$490,000

B: Jose L Rodriguez
S: New Home Investments LLC
Doc#: 000000001535980, Date: 05/13/24
Mtg: United Wholesale Mtg \$473,646
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16884sf
Prior Sale: \$305,000 (11/23)

49 LAKESHORE DR..... \$315,000

B: Edward Paturzo
S: Patricia B Dematteo
Book/Page: 41774/70, Date: 05/14/24
Use: 3 Bdrm Cape Cod, Lot: 6852sf
Prior Sale: \$340,000 (07/05)

6 LILY CIR..... \$841,744

B: Mahendran Mani & Nagapriyaa S Iyer
S: Fargon LLC
Book/Page: 41777/172, Date: 05/15/24
Mtg: Leader Bank NA \$648,000
Term: 2039
Use: Residential Developable Land, Lot: 16196sf

Braintree

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	67	61
Median Price	\$628,000	\$699,900

► REAL ESTATE SALES

145 COMMERCIAL ST U:4..... \$310,000

B: Tai H Tran
S: 49 Arlington Road LLC
Doc#: 000000001536212, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$202,000 (03/24)

55 HOBART ST..... \$550,000

B: Troy L Johnson
S: Michael Curry, Tr for Hobart Rt
Book/Page: 41781/251, Date: 05/17/24
Mtg: Bangor Savings Bank \$330,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7200sf

605 MIDDLE ST U:5..... \$660,000

B: Maria Dwan & Robert A Dwan Jr
S: Geary Patricia R Est & Janice M Obrien
Book/Page: 41780/172, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$249,000 (08/98)

27 STATEN RD..... \$655,000

B: Thanh Dao & Tha N Johnson
S: Andrew M Livingstone & Kaitlyn Livingstone
Book/Page: 41773/1, Date: 05/14/24
Mtg: Fairway Ind Mtg \$524,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4731sf
Prior Sale: \$440,000 (11/18)

21-23 STORRS AVE..... \$800,000

B: Shi H Poon & Jinying Zhang
S: Matthew R Partridge
Book/Page: 41771/315, Date: 05/13/24
Use: 2-Family Conventional, Lot: 5227sf
Prior Sale: \$595,000 (04/20)

36 TOWER HILL RD..... \$799,900

B: Katarzyna Chludzinska
S: Evelyn Kelleher, Tr for Kelleher Tinlin Ft
Book/Page: 41778/167, Date: 05/16/24
Mtg: US Bank NA \$576,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 15202sf
Prior Sale: \$101,450 (03/04)

49 VINEDALE RD..... \$373,000

B: Richard Horrigan & Denise Horrigan
S: Wan S Ng, Tr for Vinedale T
Book/Page: 41770/590, Date: 05/13/24
Use: 2 Bdrm Camp/Cabin, Lot: 10751sf
Prior Sale: \$350,000 (09/22)

76 WEST ST..... \$835,000

B: Bingbing Tan & Shaoze Huang
S: Kathleen M Helfrich
Book/Page: 41775/460, Date: 05/15/24
Mtg: Fairway Ind Mtg \$655,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 4 Bdrm Old Style, Lot: 7079sf
Prior Sale: \$169,900 (12/88)

Brookline

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	25
Median Price	\$2,450,000	\$2,400,000

► REAL ESTATE SALES

1731 BEACON ST U:803..... \$1,230,000

B: Albert Y Wong & How-Ching F Chan
S: Kamplier Esther L Est & Debra B Bickoff
Book/Page: 41780/149, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$322,500 (12/94)

1774 BEACON ST U:4..... \$825,000

B: Richard C Nolan & Mary Nolan
S: Claudine A Donikian
Book/Page: 41776/314, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$229,000 (09/97)

1280 BOYLSTON ST..... \$41,000,000

B: Fred Starikov, Tr for 1296 Boylston Brkline T
S: Paul Stanzler, Tr for Chestnut HI Office Pk T
Doc#: 000000001536013, Date: 05/13/24
Use: Office Bldg-General, Lot: 78722sf

1300 BOYLSTON ST..... \$41,000,000

B: Fred Starikov, Tr for 1296 Boylston Brkline T
S: Paul Stanzler, Tr for Chestnut HI Office Pk T
Doc#: 000000001536013, Date: 05/13/24
Use: Health Spa, Lot: 47859sf

1330 BOYLSTON ST..... \$41,000,000

B: Fred Starikov, Tr for 1296 Boylston Brkline T
S: Paul Stanzler, Tr for Chestnut HI Office Pk T
Doc#: 000000001536013, Date: 05/13/24
Use: Office Bldg-General, Lot: 94142sf

75 BROOK ST U:1..... \$918,000

B: Wei Tao
S: Todd Nudelman & Amy Solomon
Book/Page: 41773/437, Date: 05/14/24
Use: 2 Bdrm Condo
Prior Sale: \$432,000 (05/06)

62 CLARK RD U:1..... \$1,650,000

B: Oz Malkesman & Naama Poker-Malkesman
S: Samuel J Petuchowski, Tr for Petuchowski Ft
Book/Page: 41771/373, Date: 05/13/24
Mtg: Berkshire Bank \$800,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Condo

24 DEAN RD U:2..... \$1,417,000

B: John L Healy, Tr for 24 Dean Road Unit 2 Rt
S: Kurt S Cannon
Book/Page: 41774/588, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$1,225,000 (02/23)

60 GLEN RD U:T2..... \$650,000

B: Pattra Chun-On & Nonglux Ward
S: Joseph Ofarrell, Tr for Joseph Ofarrell RET
Book/Page: 41777/566, Date: 05/16/24
Use: 2 Bdrm Condo
Prior Sale: \$445,000 (05/14)

63 GRIGGS RD..... \$1,658,250

B: 63 Griggs Rd Brkline LLC
S: Margaret Kramer, Tr for Jhk Nt
Book/Page: 41777/256, Date: 05/15/24
Use: 5 Bdrm Row-Middle, Lot: 3589sf

175 KENT ST U:4..... \$700,000

B: Jim B Chae & Sue K Chae
S: Dongjun J Won
Doc#: 000000001535986, Date: 05/13/24
Mtg: Guaranteed Rate Inc \$490,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$575,000 (05/17)

45 LONGWOOD AVE U:209..... \$421,000

B: Lan Wei
S: Linda R Wolpert, Tr for 45 Longwood Ave Rt
Book/Page: 41781/140, Date: 05/17/24
Mtg: JPMorgan Chase Bank \$336,800
Term: 2054
Use: 1 Bdrm Condo

28 MANCHESTER RD U:2..... \$1,839,950

B: Leititia Mcilwraith & Andrew J Mcilwraith
S: Stacy Greenspan, Tr for Schilling-Greenspan Rt
Book/Page: 41776/488, Date: 05/15/24
Use: 3 Bdrm Condo
Prior Sale: \$899,000 (06/09)

89 MASON TER U:5..... \$836,000

B: Ming Lo & Wei-Ting Chiu
S: Brendan K Cullen & Rebecca T Krouner
Book/Page: 41775/559, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$478,000 (01/14)

322 TAPPAN ST U:1..... \$2,010,000

B: David Michelson & Yeonmi Ahn
S: Michael J Flynn & Kimberly A Flynn
Book/Page: 41776/357, Date: 05/15/24
Use: 3 Bdrm Condo
Prior Sale: \$1,362,000 (07/18)

44 WASHINGTON ST U:316..... \$426,000

B: Meihuei Hu, Tr for 316a Washington Rt
S: Lee-Chen Hwung, Tr for Lee-Chen Hwung 2007 RET
Book/Page: 41780/162, Date: 05/17/24
Use: 1 Bdrm Condo
Prior Sale: \$208,000 (01/10)

19 WINCHESTER ST U:210..... \$489,000

B: Hannah G Ashkenazi & Manuela Goncalves
S: Bradley Sidman & Beth Anderson
Book/Page: 41780/128, Date: 05/17/24
Use: 1 Bdrm Condo

50 WINCHESTER ST U:201..... \$835,000

B: Jeanne O Thomas & Walter C Thomas 3rd
S: Carol P Seibert
Book/Page: 41774/464, Date: 05/15/24
Use: 1 Bdrm Condo
Prior Sale: \$185,000 (10/96)

6 YORK TER..... \$1,000,000

B: Leah K Soumerai & Colleen M Sullivan
S: Stephen B Soumerai & Wendy L Drobynk
Book/Page: 41776/244, Date: 05/15/24
Mtg: Guild Mortgage Co \$565,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6068sf

Canton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	47
Median Price	\$818,750	\$841,000

► REAL ESTATE SALES

40 CURTIS RD U:40..... \$638,000

B: Ramakrishna Arugollu
S: Swetha H Ranganath & Akshay Narasimhan
Book/Page: 41777/30, Date: 05/15/24
Mtg: United Wholesale Mtg \$588,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$450,000 (06/19)

40 HUDSON RD..... \$5,300,000

B: Canton Ii Jb Capital LLC
S: Phoenix Electric Corp
Book/Page: 41774/149, Date: 05/15/24
Mtg: Digital FCU \$3,500,000
Use: Industrial Warehouse, Lot: 116305sf
Prior Sale: \$2,350,000 (06/14)

2 INDIAN WOODS WAY U:2..... \$722,000

B: Aditya Narain & Kritika Sharma
S: Craig D Klayman, Tr for Pearl Klayman Ft
Book/Page: 41771/475, Date: 05/13/24
Mtg: Eastern Bank \$613,700
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$553,280 (11/05)

29 WALNUT KNLS..... \$713,000

B: Miguel Deras & Rebecca Fishkin
S: Polly M Yang
Book/Page: 41781/46, Date: 05/17/24
Mtg: US Bank NA \$641,700
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13320sf
Prior Sale: \$435,000 (05/18)

Cohasset

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	15
Median Price	\$1,206,000	\$1,305,000

► REAL ESTATE SALES

493 BEECHWOOD ST..... \$825,000

B: Aidan Buick & Colleen Buick
S: Kd Macdonald & Bradley Hartnett
Book/Page: 41771/222, Date: 05/13/24
Mtg: Leader Bank NA \$660,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 48352sf
Prior Sale: \$650,000 (12/20)

28 BLACK HORSE LN..... \$3,365,000

B: Sherri G Caplan & David A Caplan
S: James R Greene & Dawn D Greene
Book/Page: 41775/29, Date: 05/15/24
Use: 1-Family Colonial, Lot: 19998sf
Prior Sale: \$725,000 (06/16)

85 NICHOLS RD..... \$1,750,000

B: Rober G Flynn Jr & Sandra M Flynn
S: Adam M Farber, Tr for 85 Nicholas Rd Rt
Book/Page: 41775/90, Date: 05/15/24
Use: 2 Bdrm Ranch, Lot: 45917sf
Prior Sale: \$950,000 (09/11)

Dedham

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	60
Median Price	\$650,000	\$724,500

► REAL ESTATE SALES

26 HIGHLAND ST..... \$2,100,000

B: Robert Connors & Allison Connors
S: J F Shiel & Jill H Shiel
Book/Page: 41779/596, Date: 05/17/24
Mtg: Morgan Stanley Privat \$1,000,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 36951sf
Prior Sale: \$1,450,000 (07/01)

226 HIGHLAND ST..... \$1,650,000

B: Gray S Parker & Mary K Parker
S: Cameron Read & Gailan P Read
Book/Page: 41775/143, Date: 05/15/24
Use: 3 Bdrm Colonial, Lot: 40469sf
Prior Sale: \$700,000 (03/98)

19 HOOPER RD..... \$280,000

B: 431 Whiting LLC
S: Ellen T Lytle
Book/Page: 41775/408, Date: 05/15/24
Mtg: Urban Equities Lc \$650,000

123 HERRIGAN DR U:16..... \$1,938,000

B: Robert P Marzilli, Tr for 123 Horrigan Dr Rt
S: Horrigan Dedham Re Corp
Book/Page: 41778/458, Date: 05/16/24
Use: Condo

64 ROSEMARY RD..... \$825,000

NORFOLK REGISTRY

continued

25 EDGEWATER DR..... \$2,254,000
 B: David Wolberg
 S: Robert I Bechek, Tr for Rocky Rt
 Book/Page: 41774/578, Date: 05/15/24
 Use: 5 Bdrm Garrison, Lot: 43996sf
 Prior Sale: \$435,000 (08/94)

106 FALCON ST..... \$1,425,000
 B: Andrew Yost & Stuti Venkat
 S: Mark A Nasson & Robin C Nasson
 Book/Page: 41777/198, Date: 05/15/24
 Mtg: UniBank for Savings \$1,140,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 10324sf

1212 GREENDALE AVE U:317..... \$425,000
 B: Brenda J Connors
 S: Bryan F Mathaisel, Tr for Peter Rabbit Rt
 Book/Page: 41779/478, Date: 05/17/24
 Use: 1 Bdrm Condo
 Prior Sale: \$183,000 (07/00)

180 HIGHGATE ST..... \$1,753,000
 B: William Morrison & Bridget Morrison
 S: David S Powers & Margaret K Powers
 Book/Page: 41780/70, Date: 05/17/24
 Use: 4 Bdrm Cape Cod, Lot: 13068sf
 Prior Sale: \$275,000 (04/93)

770 HIGHLAND AVE..... \$1,030,000
 B: Nina Swartz
 S: Lawrence A Durfee Jr
 Book/Page: 41780/88, Date: 05/17/24
 Use: 3 Bdrm Raised Ranch, Lot: 12458sf
 Prior Sale: \$180,000 (09/87)

100 ROSEMARY WAY U:226..... \$560,000
 B: Josephine B Fitzgerald, Tr for J B Fitzgerald lrt
 S: Cohen Mildred Est & Joseph J Cohen
 Book/Page: 41771/337, Date: 05/13/24
 Use: 2 Bdrm Condo
 Prior Sale: \$439,000 (01/16)

1230 SOUTH ST..... \$3,701,410
 B: Kenneth D Zimmer, Tr for Kenneth D Zimmer RET
 S: Morrell Const Co Inc
 Book/Page: 41775/281, Date: 05/15/24
 Mtg: Morgan Stanley Privat \$2,590,987
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$1,225,000 (07/22)

159 WARREN ST..... \$1,785,500
 B: Susan Shief & Jordana Shief
 S: Erica K Bond
 Book/Page: 41777/195, Date: 05/15/24
 Use: 4 Bdrm Colonial, Lot: 16596sf
 Prior Sale: \$750,000 (04/03)

207 WEBSTER ST..... \$1,082,000
 B: Rajshree K Thiruvankatam
 S: Welch Thomas A Est & Marlene Pasciuto
 Book/Page: 41781/23, Date: 05/17/24
 Mtg: Bay Equity LLC \$862,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 9583sf

Norfolk

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	17
Median Price	\$739,900	\$700,000

► REAL ESTATE SALES

28 BARNSTABLE RD..... \$963,795
 B: Stacie Dodgson & Stephen Dodgson
 S: Amy Francella
 Book/Page: 41774/600, Date: 05/15/24
 Mtg: Cross Country Mtg Inc \$225,000
 Term: 2039
 Use: 5 Bdrm Colonial, Lot: 30000sf
 Prior Sale: \$344,000 (04/00)

12 KINGSBURY RD..... \$425,000
 B: Esme D Condon & Christopher F Horne
 S: John McTeran & Charles Horne
 Doc#: 00000001536045, Date: 05/14/24
 Mtg: Walpole Coop Bank \$340,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 7575sf

8 OLD COACH RD..... \$491,000
 B: Eric R Wichland & Julia Oday
 S: Elaine A Wichland
 Book/Page: 41774/74, Date: 05/14/24
 Mtg: Keystone Funding \$421,550
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 34526sf

9 RIDGE RD..... \$775,000
 B: Edmond Oconnell & Sydney Oconnell
 S: Laura A Morgan
 Doc#: 00000001536040, Date: 05/14/24
 Mtg: Leader Bank NA \$736,250
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 61098sf
 Prior Sale: \$360,000 (06/95)

Norwood

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	43
Median Price	\$629,500	\$615,000

► REAL ESTATE SALES

32 BROOKFIELD RD..... \$625,000
 B: Carla Sharma
 S: Koval Jr John P Est & Gregory Koval
 Book/Page: 41777/146, Date: 05/15/24
 Mtg: Cross Country Mtg Inc \$200,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 10780sf

211 CENTRAL ST U:A301..... \$450,000
 B: Anila Pigan
 S: Fitzgerald Joseph W Est & Kathleen F Kelley
 Doc#: 00000001536132, Date: 05/15/24
 Use: 2 Bdrm Condo
 Prior Sale: \$349,900 (09/05)

32 EARLE ST..... \$680,000
 B: Ann Mcgough
 S: Brendan Morgan
 Book/Page: 41775/591, Date: 05/15/24
 Mtg: Guaranteed Rate Inc \$176,434
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7150sf
 Prior Sale: \$390,000 (11/13)

132 HILLSIDE AVE..... \$500,000
 B: Anne C Geraghty, Tr for Hillside Avenue 132 Rt
 S: Mary E Obrien
 Book/Page: 41776/378, Date: 05/15/24
 Mtg: Rockland Tr Co \$350,000
 Use: 3 Bdrm Cape Cod, Lot: 10750sf

8 MYRTLE ST..... \$645,000
 B: Andrew E Jones & Molly A Jones
 S: Peter J Flynn & Rebecca K Flynn
 Book/Page: 41776/441, Date: 05/15/24
 Mtg: LoanDepot.Com \$428,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 12470sf
 Prior Sale: \$380,500 (03/17)

365 NAHATAN ST..... \$305,000
 B: Ma Nh Home Buyers LLC
 S: Laura J Fiske & Donna M Harukewicz
 Book/Page: 41777/107, Date: 05/15/24
 Mtg: Back2Life Homes Lic \$375,000
 Use: 6 Bdrm Conventional, Lot: 6628sf

328 NICHOLS ST..... \$940,000
 B: Maureen T Obrien & John M Obrien
 S: Mark L Thompson, Tr for Thompson Rt
 Book/Page: 41775/83, Date: 05/15/24
 Use: 3 Bdrm Colonial, Lot: 17650sf
 Prior Sale: \$243,500 (04/98)

247 RIDGEWOOD DR..... \$615,000
 B: Joseph Mckee
 S: Cory Mccue
 Book/Page: 41773/293, Date: 05/14/24
 Mtg: Leader Bank NA \$553,500
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12074sf
 Prior Sale: \$450,000 (11/22)

1223 WASHINGTON ST..... \$425,000
 B: 1223 Washington LLC
 S: Olga A Abdallah, Tr for Olga Rt
 Book/Page: 41774/60, Date: 05/14/24
 Use: Commercial Devlpble Land, Lot: 11950sf

Plainville

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	11
Median Price	\$523,500	\$560,000

► REAL ESTATE SALES

89 GROVE ST..... \$516,000
 B: Charlotte M Woodley
 S: Stephanie Phillips
 Book/Page: 41779/359, Date: 05/17/24
 Use: 3 Bdrm Conventional, Lot: 5667sf
 Prior Sale: \$358,500 (04/05)

Quincy

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	91
Median Price	\$600,000	\$675,000

► REAL ESTATE SALES

210 ADAMS ST..... \$1,165,000
 B: Kevin Kast & Nicole Kinsley
 S: Steven A Ross, Tr for Qs Lending T
 Book/Page: 41776/201, Date: 05/15/24
 Use: 4 Bdrm Colonial, Lot: 22020sf
 Prior Sale: \$800,000 (03/24)

65 AVALON AVE..... \$830,000
 B: Qing Chen
 S: Todd M Sullivan & Patrice F Kelly
 Book/Page: 41774/488, Date: 05/15/24
 Mtg: Fidelity Lending Solu \$622,500
 Term: 2054
 Use: 2-Family Two Family, Lot: 4500sf
 Prior Sale: \$325,000 (01/09)

23 DARTMOUTH ST..... \$830,000
 B: Minh Luong & Nhi Phuong
 S: Fiona Y Wu
 Book/Page: 41771/407, Date: 05/13/24
 Mtg: United Wholesale Mtg \$688,500
 Term: 2054
 Use: 2-Family Two Family, Lot: 3200sf
 Prior Sale: \$350,000 (09/07)

35 DESMOINES RD U:201..... \$265,000
 B: Su Wu
 S: Yan L Tan
 Book/Page: 41772/193, Date: 05/13/24
 Use: 1 Bdrm Condo
 Prior Sale: \$155,000 (02/09)

297 FRANKLIN ST..... \$510,000
 B: Hank Duong, Tr for Duong -Lam Rt
 S: Thomas C Kimball
 Book/Page: 41780/563, Date: 05/17/24
 Use: 3 Bdrm Cape Cod, Lot: 4637sf

335 FRANKLIN ST..... \$800,000
 B: Joseph N Dwyer
 S: Michael P Palaza
 Book/Page: 41771/73, Date: 05/13/24
 Mtg: LoanUnited Com LLC \$800,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 5191sf
 Prior Sale: \$412,500 (03/06)

45-47 GARFIELD ST..... \$780,000
 B: Justin Pham
 S: Jonathan J Carlson & Christopher M Carlson
 Book/Page: 41781/275, Date: 05/17/24
 Mtg: Bank of America NA \$702,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 4949sf
 Prior Sale: \$721,000 (11/21)

40 GREENLEAF ST U:203..... \$695,000
 B: Joseph P Shea & Josephine Shea
 S: David A Granai
 Book/Page: 41778/255, Date: 05/16/24
 Use: 2 Bdrm Condo

1372 HANCOCK ST U:304..... \$145,000
 B: 1372 Hancock St LLC
 S: Karen A Christensen
 Book/Page: 41777/78, Date: 05/15/24
 Mtg: Karen A Christensen \$120,000
 Use: Office Condo Unit
 Prior Sale: \$115,000 (01/06)

70 HOBART ST..... \$969,000
 B: Quang V Nguyen & Thu A Ho
 S: Josephine J Nichols
 Book/Page: 41775/435, Date: 05/15/24
 Mtg: United Wholesale Mtg \$907,080
 Term: 2054
 Use: 2-Family Two Family, Lot: 5000sf

79 PIERMONT ST..... \$750,000
 B: Jieru Zhang & Guijing Chen
 S: Nancy E Goldie, Tr for Campbell Rt
 Book/Page: 41778/26, Date: 05/16/24
 Mtg: Leader Bank NA \$475,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4604sf
 Prior Sale: \$159,000 (02/93)

166 QUINCY SHORE DR U:107..... \$597,000
 B: Shi S Dong & Mei Q Chen
 S: Gordon H Wong
 Book/Page: 41772/167, Date: 05/13/24
 Use: 2 Bdrm Condo
 Prior Sale: \$540,000 (05/22)

32 SHENNET ST..... \$775,000
 B: Stanley Emmanuel Jr
 S: Saqo LLC
 Book/Page: 41776/54, Date: 05/15/24
 Mtg: Movement Mtg LLC \$737,305
 Term: 2054
 Use: Residential-Multiple Bldgs, Lot: 7500sf
 Prior Sale: \$370,000 (04/23)

934 SOUTHERN ARTERY U:213..... \$480,000
 B: Defu Yu
 S: Lily Q Mai
 Book/Page: 41774/336, Date: 05/15/24
 Mtg: General Mtg Cap Corp \$240,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$257,500 (01/16)

195 THOMAS BURGIN PKWY U:306..... \$195,000
 B: Yidi Kang
 S: Dominador S Lopes
 Book/Page: 41780/202, Date: 05/17/24
 Mtg: Washington Trust Mtg \$117,000
 Term: 2054
 Use: Condo
 Prior Sale: \$107,000 (09/04)

126 TURNER ST..... \$541,500
 B: Hannah Donovan & Conor Roche
 S: Benjamin C Lunt & Maryanne Lunt
 Doc#: 000000001536166, Date: 05/16/24
 Mtg: LoanDepot.Com \$433,200
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 3000sf
 Prior Sale: \$415,000 (10/20)

62 UPTON ST..... \$700,000
 B: Simon Chen
 S: Tracy E Maloney
 Book/Page: 41772/76, Date: 05/13/24
 Mtg: United Wholesale Mtg \$500,000
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 5726sf
 Prior Sale: \$227,500 (09/99)

► FORECLOSURE DEEDS

54 CHANNING ST..... \$540,000
 B: 54 Channing St Realty LLC
 S: Henri J Delger & Mortgage Assets Mgmt LLC
 Book/Page: 41771/556, Date: 05/13/24
 Mtg: CCG Fund 1 LLC \$540,000
 Use: 2 Bdrm Conventional, Lot: 4000sf

Randolph

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	57
Median Price	\$500,000	\$565,000

► REAL ESTATE SALES

3 CRAWFORD ST..... \$600,000
 B: Edgar A Ventura & Vladimir A Ventura
 S: Levitts Melvin Est & Lary Levitts
 Doc#: 000000001536113, Date: 05/15/24
 Mtg: Eastern Bank \$350,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12000sf

5 DESMOND AVE..... \$511,000
 B: Marsha K White & Levinia A White
 S: Avonelle Christian
 Book/Page: 41780/238, Date: 05/17/24
 Mtg: Rocket Mortgage LLC \$408,800
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 12814sf
 Prior Sale: \$350,000 (02/23)

6 EMERTON AVE..... \$710,000
 B: Qing Chen
 S: John Tsagaroulis
 S: Sujel Dotele-Acosta
 Book/Page: 41777/428, Date: 05/16/24
 Use: 3 Bdrm Raised Ranch, Lot: 8527sf
 Prior Sale: \$520,000 (01/19)

20 IRVING RD..... \$840,000
 B: Sergio M Ferraz & Rosemeri Alexandre
 S: Edward G Daly
 Book/Page: 41781/306, Date: 05/17/24
 Mtg: Movement Mtg LLC \$672,000
 Term: 2054
 Use: Residential Developable Land, Lot: 26098sf

53 MCEACHRON DR..... \$825,000
 B: Christopher Lattarulo & Toni A Miano
 S: Peter Phan & Qin Zhao
 Book/Page: 41773/249, Date: 05/14/24
 Mtg: American Heritage \$666,600
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10202sf
 Prior Sale: \$714,900 (10/21)

14 RUGGIERO WAY..... \$989,900
 B: Joshua Creely & Samantha A Murphy
 S: Jje Builders LLC
 Book/Page: 41773/113, Date: 05/14/24
 Mtg: Citizens Bank \$766,550
 Term: 2054
 Use: Residential Developable Land, Lot: 73839sf
 Prior Sale: \$225,000 (06/23)

Walpole

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	45
Median Price	\$685,000	\$750,000

► REAL ESTATE SALES

3 STETSON CIR..... \$834,300
 B: Rauf Ismayilov
 S: Linda S Burke
 Book/Page: 41780/268, Date: 05/17/24
 Mtg: Cross Country Mtg Inc \$667,440
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20100sf

Wellesley

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	68
Median Price	\$1,812,500	\$2,113,500

► REAL ESTATE SALES

17 ABBOTT ST..... \$1,839,000
 B: Alyse Cronin, Tr for Polman Lt
 S: Thaddeus A Heuer
 Book/Page: 41775/150, Date: 05/15/24
 Mtg: Morgan Stanley Privat \$1,471,200
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 4 Bdrm Old Style, Lot: 3519sf
 Prior Sale: \$791,500 (09/12)

19 BRYN MAWR RD..... \$2,450,000
 B: Feng Qiu
 S: Xianghong Gu
 Book/Page: 41779/351, Date: 05/17/24
 Use: 4 Bdrm Colonial, Lot: 10078sf
 Prior Sale: \$1,355,000 (06/12)

18 FIELDSTONE WAY U:18..... \$1,625,000
 B: Jonathan D Leibowitz & Amy H Leibowitz
 S: William A Hillerich & Mary L Hillerich
 Book/Page: 41775/95, Date: 05/15/24
 Use: 2 Bdrm Condo
 Prior Sale: \$1,200,000 (03/21)

17 HILL TOP RD..... \$1,750,000
 B: Jessica Labadie & Brian Labadie
 S: Ned Canning & Ashley Canning
 Book/Page: 41772/223, Date: 05/13/24
 Mtg: Cross Country Mtg Inc \$1,574,825
 Term: 2054 Rate: 7.1% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 6290sf
 Prior Sale: \$1,115,000 (07/20)

116 MANOR AVE..... \$1,100,000
 B: Qun Li & Zhoujing Zhu
 S: Lee Sae li Est & Junga Yoo
 Book/Page: 41780/334, Date: 05/17/24
 Mtg: Guaranteed Rate Inc \$600,000
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 10103sf
 Prior Sale: \$755,100 (11/13)

56 WHITE OAK RD..... \$3,550,000
 B: Christian Clifford & Caroline Clifford
 S: Thomas M Greene, Tr for 56 White Oak Rd Rt
 Doc#: 000000001535999, Date: 05/13/24
 Mtg: Berkshire Bank \$2,662,500
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 24236sf
 Prior Sale: \$2,300,000 (11/18)

Sharon

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	33
Median Price	\$703,000	\$703,000

► REAL ESTATE SALES

26 ASPEN RD..... \$1,205,000
 B: Yiding Zhang & Lili Yao
 S: Sevdenur C Konuk & Yusuf Konuk
 Book/Page: 41773/334, Date: 05/14/24
 Mtg: M&T Bank NA \$960,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 40755sf
 Prior Sale: \$790,150 (05/20)

18 BISHOP RD..... \$1,320,000
 B: Andrei Yarmak & Olga Yarmak
 S: Kathryn D Macmillan & Raphael A Lizzano
 Book/Page: 41780/39, Date: 05/17/24
 Mtg: Guaranteed Rate Inc \$600,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 40007sf
 Prior Sale: \$782,500 (11/18)

40 CANNON BALL RD..... \$1,280,000
 B: Jason J Chen & Lai M Wong
 S: Kathleen A Kaplan & Matthew P Kaplan
 Doc#: 000000001536219, Date: 05/17/24
 Mtg: United Wholesale Mtg \$983,200
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 25675sf
 Prior Sale: \$382,223 (04/97)

39 DEERFIELD RD..... \$850,000
 B: Rosemary Boyle
 S: Andrei Yarmak & Volha Yarmak
 Book/Page: 41778/117, Date: 05/16/24
 Use: 3 Bdrm Ranch, Lot: 56628sf
 Prior Sale: \$580,000 (07/18)

11 IRON HOLLOW RD..... \$1,325,000
 B: Kayden E Lincicome & Irina Lincicome
 S: Haydon I Izadpanah & Noor E Khalidi
 Book/Page: 41778/343, Date: 05/16/24
 Mtg: Fairway Ind Mtg \$575,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20438sf
 Prior Sale: \$1,005,000 (05/21)

299 N MAIN ST..... \$1,900,000
 B: Trowel Shop Dev North Mai
 S: Trowel Shop Pond LLC
 Book/Page: 41775/207, Date: 05/15/24
 Mtg: Steven S Kaitz \$3,000,000
 Use: 3 Bdrm Conventional, Lot: 141855sf
 Prior Sale: \$575,000 (04/22)

303 N MAIN ST..... \$1,900,000
 B: Trowel Shop Dev North Mai
 S: Trowel Shop Pond LLC
 Book/Page: 41775/207, Date: 05/15/24
 Mtg: Steven S Kaitz \$3,000,000
 Use: Mixed Use-Prim Res & Comm, Lot: 358859sf
 Prior Sale: \$875,000 (04/22)

Stoughton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	49
Median Price	\$542,500	\$610,000

► REAL ESTATE SALES

40 10TH ST..... \$510,000
 B: Olivia Capulli & Anthony Dirusso
 S: Douglas C Turno, Tr for Harding Ft
 Doc#: 000000001536119, Date: 05/15/24
 Mtg: Leader Bank NA \$484,500
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10799sf

44 COMMONWEALTH AVE..... \$580,200
 B: Opendoro Property J LLC
 S: Coleen Karamanian & Paul W Karamanian
 Doc#: 000000001536031, Date: 05/14/24
 Use: 3 Bdrm Raised Ranch, Lot: 18151sf

82 DALY DR EXT..... \$501,000
 B: Candice Cummings-Roberts & Kurt Roberts
 S: Lawrence Campbell & Sheila Campbell

46 TAFT RD **\$750,000**
 B: Jacques Marchand & Stephanie Marchand
 S: David Nelson & Melissa J Nelson
 Doc#: 00000001536204, Date: 05/17/24
 Use: 3 Bdrm Colonial, Lot: 16344sf
 Prior Sale: \$515,000 (05/20)

116 TALL OAKS DR U.E. **\$360,000**
 B: Nicole Finnerty
 S: Leslie A Mullen
 Book/Page: 41775/494, Date: 05/15/24
 Mtg: Guaranteed Rate Inc \$310,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$260,000 (06/20)

23 WELLAND RD **\$650,000**
 B: Jennifer King
 S: Ronald L Marcotte, Tr for Marcotte Ft
 Book/Page: 41776/94, Date: 05/17/24
 Mtg: Movement Mtg LLC \$520,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 10900sf

Wrentham

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	23
Median Price	\$520,000	\$650,000

► **REAL ESTATE SALES**

15 FOXBORO RD. **\$325,000**
 B: Cedar Creek Builders LLC
 S: Nils Hansen & Raylene Hansen
 Book/Page: 41776/213, Date: 05/15/24
 Mtg: Jeffrey S Rodman \$800,000
 Use: Residential Developable Land, Lot: 43651sf
 Prior Sale: \$255,000 (07/22)

35 MACDOUGALD DR. **\$1,350,000**
 B: Courtland D Weddle & Andrew J Toney
 S: Christopher G Doughty & Leslie A Doughty
 Book/Page: 41781/198, Date: 05/17/24
 Mtg: First Federal Bank \$862,500
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 87828sf
 Prior Sale: \$380,000 (02/98)

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 APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	30
Median Price	\$482,500	\$585,000

► **REAL ESTATE SALES**

240 NORTH AVE. **\$625,000**
 B: Julio C Deoliveira & Andreza D Oliveira
 S: Alan Catania & Blyun Zheng
 Book/Page: 58907/262, Date: 05/17/24
 Mtg: A & D Mortgage LLC \$500,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 24810sf
 Prior Sale: \$164,000 (10/98)

Bridgewater

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	42
Median Price	\$610,750	\$560,000

► **REAL ESTATE SALES**

180 BOXWOOD LN. **\$909,000**
 B: Rick J Nadeau & Emily Nadeau
 S: Jane E Feroli
 Book/Page: 58907/28, Date: 05/17/24
 Mtg: NBKC Bank \$636,300
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 65493sf

25 CARRIAGE HOUSE DR **\$665,000**
 B: Tyler Revil
 S: Jason E Balas & Naomi Melo
 Book/Page: 58905/45, Date: 05/17/24
 Mtg: Merrimack Valley CU \$598,500
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$479,000 (07/18)

40 HARTSWOODS WAY **\$110,000**
 B: Kristin V Oneill
 S: Ryan E Oneill & Kristin V Oneill
 Book/Page: 58898/123, Date: 05/15/24
 Mtg: Movement Mtg LLC \$490,400
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 48299sf
 Prior Sale: \$499,900 (04/10)

30 MIRANDA WAY U:30 **\$422,000**
 B: Alex M Hinchliffe
 S: Nicholas Chmielnicki
 Book/Page: 58907/1, Date: 05/17/24
 Mtg: Total Mtg Svcs \$316,500
 Term: 2054
 Use: Condo
 Prior Sale: \$260,000 (06/17)

23 OLD FORGE RD U:23 **\$265,000**
 B: Jill M Polvinen
 S: Haley R Thronton
 Book/Page: 58905/102, Date: 05/17/24
 Mtg: Rocket Mortgage LLC \$257,050
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$177,000 (11/19)

96 PRATT AVE **\$1,071,755**
 B: Sameer Kokan & Malika Kokan
 S: Duxbrow Estates LLC
 Book/Page: 58900/293, Date: 05/15/24
 Mtg: Metro Credit Union \$856,000
 Term: 2054
 Use: Residential Developable Land, Lot: 10258sf

514 WALNUT ST **\$510,000**
 B: Matthew M Bergeron Jr & Molly E Stephen
 S: Edward G Smith, Tr for Anita V Smith lrt
 Book/Page: 58896/234, Date: 05/14/24
 Mtg: Guild Mortgage Co \$459,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 25798sf

Brockton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	169	145
Median Price	\$433,000	\$465,000

► **REAL ESTATE SALES**

28 BAKER ST **\$315,500**
 B: Cruise Property LLC
 S: John J Rooney, Tr for 28 Baker St Rt
 Book/Page: 58896/213, Date: 05/14/24
 Use: 3 Bdrm Ranch, Lot: 10581sf

66 BOYLE RD **\$425,000**
 B: Joseph M Currier & Dawn A Currier
 S: Judith M Currier, Tr for Declaration Of T
 Book/Page: 58894/311, Date: 05/14/24
 Mtg: Jmac Lending Inc \$368,843
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10202sf
 Prior Sale: \$116,500 (09/90)

147 CENTRE ST U:111 **\$280,000**
 B: Rainer Asse
 S: Maria Mainini
 Book/Page: 58907/325, Date: 05/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$124,000 (05/15)

17 CHERRY ST **\$375,000**
 B: Maged Youssef
 S: Alton L Brown & Juanita T Brown
 Book/Page: 58904/113, Date: 05/16/24
 Use: 4 Bdrm Colonial, Lot: 8451sf
 Prior Sale: \$136,900 (07/00)

46 CLEVELAND AVE **\$520,000**
 B: Raldena Clerverseau & Nadeige Clerverseau
 S: Rainer V Asse, Tr for Deronville St Rt
 Book/Page: 58906/110, Date: 05/17/24
 Mtg: Movement Mtg LLC \$510,581
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 8385sf
 Prior Sale: \$75,000 (01/96)

38 COUNTRY CLUB LN **\$630,000**
 B: Keegan Gibbs
 S: Lenell Silva & Ronald S Silva
 Book/Page: 58900/215, Date: 05/15/24
 Mtg: Rockland Fed CU \$590,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 22616sf
 Prior Sale: \$401,600 (07/18)

50 COUNTRY CLUB LN **\$593,000**
 B: Byron Carter
 S: Scott H Mcduffy & Jean T Mcduffy
 Book/Page: 58895/64, Date: 05/14/24
 Mtg: Radius Financial Grp \$575,210
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 20151sf

278 COURT ST U:9 **\$374,900**
 B: Berbaridine E Wilson & Burnice Medlin
 S: Affordable Properties LLC
 Book/Page: 58901/31, Date: 05/15/24
 Mtg: Rocket Mortgage LLC \$356,155
 Term: 2054
 Use: 3 Bdrm Condo

134 DEANNA RD **\$482,000**
 B: Jessica M Johnson
 S: William A Kasper & Margaret A Kasper
 Book/Page: 58896/90, Date: 05/14/24
 Mtg: Fall River Five Cents \$459,380
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10250sf
 Prior Sale: \$279,900 (07/05)

10 LONGWORTH AVE U:10 **\$254,000**
 B: Deborah Nelson
 S: Elaine Cirillo
 Book/Page: 58908/188, Date: 05/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$62,100 (02/09)

130 MARKET ST **\$825,000**
 B: Manuela G Semedo & Cleiton P Moura
 S: Housemasters Rt LLC & Ecda LLC
 Book/Page: 58906/290, Date: 05/17/24
 Mtg: Total Mtg Svcs \$810,057
 Term: 2054
 Use: 2-Family Two Family, Lot: 7658sf
 Prior Sale: \$386,000 (06/23)

2 MILLETT ST **\$850,000**
 B: Monique Miller & Evelyn Charles
 S: Flavio A Ogando & Ana T Ogando
 Book/Page: 58908/248, Date: 05/17/24
 Mtg: Swift Home Loans Inc \$807,500
 Term: 2054
 Use: 3-Family Mlti-Unt Blg, Lot: 5410sf
 Prior Sale: \$560,000 (06/18)

221 OAK ST U:7-11 **\$275,000**
 B: Dashaun Antonie
 S: Vargas Nadia Est & Venice Touze
 Doc#: 00000000851728, Date: 05/16/24
 Mtg: Rocket Mortgage LLC \$266,750
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$208,000 (11/18)

526 SUMMER ST **\$660,000**
 B: Leomir Celado
 S: Bradshaw St LLC
 Book/Page: 58893/121, Date: 05/13/24
 Mtg: Movement Mtg LLC \$648,045
 Term: 2054
 Use: 2-Family Two Family, Lot: 7113sf
 Prior Sale: \$490,000 (12/23)

1233 WARREN AVE **\$720,000**
 B: Stephon X Nascimento
 S: Michael Hatzinikolau & Rosemary Hatzinikolau
 Book/Page: 58900/129, Date: 05/15/24
 Mtg: Cross Country Mtg Inc \$576,000
 Term: 2054
 Use: 3-Family Mlti-Unt Blg, Lot: 4948sf
 Prior Sale: \$26,000 (10/95)

40-A WEST ST **\$360,000**
 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

40-A WEST ST **\$360,000**
 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

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 Book/Page: 58893/54, Date: 05/13/24
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 Prior Sale: \$275,000 (04/21)

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 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
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 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
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 Term: 2054
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 Prior Sale: \$275,000 (04/21)

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 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

40-A WEST ST **\$360,000**
 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

40-A WEST ST **\$360,000**
 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

40-A WEST ST **\$360,000**
 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

40-A WEST ST **\$360,000**
 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

40-A WEST ST **\$360,000**
 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

5 EAGLE TER U:5 **\$565,129**
 B: Robert S Benson, Tr for 5 Eagle Terrae RET
 S: Weather At Patriot Pines
 Book/Page: 58907/346, Date: 05/17/24
 Use: Condo

2 MCFARLIN RD **\$525,000**
 B: Brandon M Sears & Eileen B Murphy
 S: Simmons Delores M Est & Sharon Millner
 Book/Page: 58895/265, Date: 05/14/24
 Mtg: CMG Mortgage Inc \$432,000
 Term: 2054
 Use: 4 Bdrm Ranch, Lot: 13503sf

31 SANTANA WAY U:31 **\$520,000**
 B: Richard G Nowlan & Louise D Nowlan
 S: Paul Kennedy
 Book/Page: 58905/208, Date: 05/17/24
 Mtg: Cape Cod Five Cent Bk \$160,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$489,000 (11/23)

40-A WEST ST **\$360,000**
 B: Lincoln A Oram
 S: Rebecca M White & Christopher D White
 Book/Page: 58893/54, Date: 05/13/24
 Mtg: Movement Mtg LLC \$328,000
 Term: 2054
 Use: 2 Bdrm Cottage, Lot: 7971sf
 Prior Sale: \$275,000 (04/21)

Duxbury

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	35
Median Price	\$920,000	\$1,020,000

► **REAL ESTATE SALES**

137 CHESTNUT ST **\$932,000**
 B: Maura Dwyer & Michael Everstberg
 S: Scarry Ft & Leo T Scarry Jr
 Book/Page: 58906/5, Date: 05/17/24
 Mtg: Fairway Ind Mtg \$862,500
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 53068sf
 Prior Sale: \$302,800 (03/06)

1 MCLEANS WAY **\$2,550,000**
 B: Edward Roche
 S: Robert M Greenglass, Tr for Greenglass Ft
 Book/Page: 58898/249, Date: 05/15/24
 Use: 4 Bdrm Cape Cod, Lot: 53303sf
 Prior Sale: \$385,000 (12/15)

East Bridgewater

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	14
Median Price	\$458,000	\$515,000

► **REAL ESTATE SALES**

439 PLYMOUTH ST **\$610,000**
 B: Jared Mccormick & Lori Jordan
 S: Jon A Dolimpia
 Book/Page: 58892/257, Date: 05/13/24
 Mtg: Guaranteed Rate Inc \$488,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 158558sf
 Prior Sale: \$286,500 (06/17)

RODEO DR **\$380,000**
 B: John Valorz
 S: Warren Edwad B Est & Greg Warren
 Book/Page: 58891/302, Date: 05/13/24

Halifax

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	23
Median Price	\$543,000	\$505,000

► **REAL ESTATE SALES**

136 HAYWARD ST **\$444,840**
 B: Mark Harding
 S: Bridget S Akinc
 Book/Page: 58902/267, Date: 05/16/24
 Mtg: Ralph K Stone \$450,000
 Term: 2027
 Use: Mixed Use-Prim Res & Agricul, Lot: 169809sf
 Prior Sale: \$880,000 (03/24)

SOUTH ST **\$444,840**
 B: Mark Harding
 S: Bridget S Akinc
 Book/Page: 58902/267, Date: 05/16/24

Hanover

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	39
Median Price	\$650,000	\$739,000

► **REAL ESTATE SALES**

1082 BROADWAY **\$1,200,000**
 B: Broadway Hanover LLC
 S: Providence Properties LLC
 Book/Page: 58898/187, Date: 05/15/24
 Mtg: Rfb F4 Nb Lic \$850,000
 Use: Residential-Multiple Bldgs, Lot: 103237sf
 Prior Sale: \$750,000 (03/19)

506 WHITING ST **\$625,000**
 B: Thomas Frost & Nina Meltzer
 S: Fopiano George A Est & Carin L Faghan
 Book/Page: 58903/344, Date: 05/16/24
 Mtg: Cross Country Mtg Inc \$593,750
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 30056sf

Hanson

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	24
Median Price	\$420,000	\$599,950

► **REAL ESTATE SALES**

158 BAY STATE CIR **\$570,000**
 B: Anthony Delmonaco & Martha Delmonaco
 S: Eastman Cheryl A Est & Christy A Hunter
 Book/Page: 58904/83, Date: 05/16/24
 Mtg: Cardinal Fncl Co LP \$513,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 47480sf

777 WHITMAN ST **\$1,550,000**
 B: Paulo R Miranda
 S: Winter Fox LLC
 Book/Page: 58897/312, Date: 05/15/24
 Mtg: OCMB Inc \$1,240,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 308574sf
 Prior Sale: \$95,000 (07/15)

300 WINTER ST **\$540,000**
 B: Anthony R Encarnacion
 S: James A Fitzgerald
 Book/Page: 58907/63, Date: 05/17/24
 Mtg: Guaranteed Rate Inc \$475,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 30013sf
 Prior Sale: \$180,000 (06/97)

Hingham

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	65
Median Price	\$1,147,500	\$1,275,000

► **REAL ESTATE SALES**

55 CLUBHOUSE DR U:55 **\$1,620,000**
 B: Kathleen M Bochman
 S: Kyle F Hublitz, Tr for Ann K Hublitz RET
 Book/Page: 58907/228, Date: 05/17/24
 Use: 3 Bdrm Condo
 Prior Sale: \$1,181,415 (08/05)

3 PLEASANT ST **\$1,400,000**
 B: Jason P

PLYMOUTH REGISTRY

continued
150 WOOD ST U:R..... \$340,000
B: Dylan Derby & Julianna Ennis
S: Adam G Rosen & Tracy L Rosen
Book/Page: 58906/80, Date: 05/17/24
Mtg: Rockland Tr Co \$321,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$218,500 (03/18)

Norwell

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 25 22
Median Price \$880,000 \$892,000

REAL ESTATE SALES

11 DONOVAN FARM WAY U:11..... \$825,000
B: Jim J Luo & Huling H Luo
S: Kimberly F Alger, Tr for Earl E Alger 2021 T
Book/Page: 58899/232, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$450,000 (04/04)
88 SUMMER ST..... \$1,420,000
B: X Bros Bldg & Const Inc
S: Matthew A Athanasiou, Tr for Athanasiou Ft
Book/Page: 58899/153, Date: 05/15/24
Use: 3 Bdrm Raised Ranch, Lot: 47916sf

Pembroke

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 30
Median Price \$543,500 \$610,000

REAL ESTATE SALES

259 PLEASANT ST..... \$575,000
B: Vasil Pani & Aida Pani
S: Rossi Lorna R Est & Marilyn Rossi
Book/Page: 58900/179, Date: 05/15/24
Mtg: MSA Mortgage LLC \$488,750
Term: 2054
Use: 3 Bdrm Split Level, Lot: 40635sf
56 TOOLE TRL..... \$437,000
B: Italey Browne & Joshua Chapman
S: William T Burgess & Lori A Burgess
Book/Page: 58899/23, Date: 05/15/24
Mtg: Radius Financial Grp \$429,084
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9870sf
Prior Sale: \$105,000 (06/91)
40 YALE RD..... \$452,500
B: Mellissa D Gibbons
S: Harrington John S Est & Elizabeth A White
Book/Page: 58902/320, Date: 05/16/24
Mtg: Mortgage Corp Eastill \$467,432
Term: 2054
Use: 3 Bdrm Ranch, Lot: 28800sf
Prior Sale: \$329,900 (07/19)

Plymouth

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 137 155
Median Price \$530,000 \$595,000

REAL ESTATE SALES

36 ANDREWS WAY..... \$530,000
B: Wendy Hodgdon
S: Heffernan Nancy L Est & Kevin Heffernan
Book/Page: 58905/72, Date: 05/17/24
Use: 2 Bdrm Cape Cod, Lot: 28275sf
Prior Sale: \$148,700 (05/91)
39 ARBORETUM RD..... \$531,000
B: John L Nelson Jr & Virginia T Nelson
S: Nelson Melendez
Doc#: 00000000851740, Date: 05/16/24
Mtg: William Raveis Mtg Co \$75,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 5663sf
61 COLLEGE POND RD..... \$250,000
B: Lucas B Nichols & Alexandra B Post
S: Katherine R Wellington, Tr for K R Wellington Boot
Book/Page: 58902/82, Date: 05/16/24
Mtg: Katherine R Wellington \$230,000
Term: 2026
Use: Residential Developable Land, Lot: 68350sf
9 COLT LN..... \$517,000
B: Balopow LLC
S: Eic E Desautels & Mark L Desautels
Book/Page: 58902/192, Date: 05/16/24
Use: 3 Bdrm Gambrel, Lot: 22176sf
27 COURT ST..... \$600,000
B: Michael Withington & Meaghan Withington
S: 27 Court St LLC
Book/Page: 58908/194, Date: 05/17/24
Mtg: Mtg Equity Partners \$656,686
Term: 2054
Use: Mixed Use-Prim Comm & Resd, Lot: 1769sf
Prior Sale: \$360,000 (11/15)
33 CRANBERRY FARM RD..... \$784,900
B: John E Vallarelli & Cheryl A Vallarelli
S: Ejp Redbrook LLC
Book/Page: 58898/254, Date: 05/15/24
Use: Residential Developable Land, Lot: 10642sf
Prior Sale: \$1,700,000 (09/23)
12 ELLIOT LN..... \$760,000
B: Nimisha Patel & Hemal P Patel
S: Christopher J Scott & Megan M Scott
Book/Page: 58905/167, Date: 05/17/24
Mtg: Rockland Tr Co \$608,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 26532sf
Prior Sale: \$385,000 (07/13)
122 ELLISVILLE RD..... \$450,000
B: Jeffrey J Souza, Tr for Souza RET
S: Aaron K Aleithe, Tr for A Aleithe & Lisa Remby Lt
Book/Page: 58907/58, Date: 05/17/24
Use: Residential Developable Land, Lot: 201252sf
Prior Sale: \$450,000 (08/22)
5 HAT TRICK DR..... \$320,000
B: Timothy Barnhart
S: Tarayia L Greene
Book/Page: 58908/78, Date: 05/17/24
Mtg: Ma Comm Hsg & Livabl \$256,000
Use: 3 Bdrm Colonial, Lot: 5889sf
Prior Sale: \$320,000 (05/22)
6 HAWTHORNE..... \$654,900
B: Lynne E Whelan, Tr for Lynne E Whelan Lt
S: Whitman Homes Inc
Book/Page: 58905/312, Date: 05/17/24
4 HEARTWOOD..... \$650,000
B: Michael Bryant & Heather Craine
S: Richard G Nowlan & Louise D Nowlan
Book/Page: 58903/312, Date: 05/16/24
Mtg: Cape Cod Five Cent Bk \$584,350
Term: 2054 Rate: 7.3% Type: Adj
Use: 2 Bdrm Townhouse, Lot: 1481sf

25 HIGHLAND TER U:2510..... \$535,000
B: Adam B Sloane & Kristina M Berry
S: William Bean, Tr for Elaine Bean lrt
Doc#: 00000000851759, Date: 05/16/24
Mtg: United Wholesale Mtg \$410,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$328,500 (07/16)
LONG RIDGE RD L:11-756..... \$675,000
B: Daniel P Shaughnessy, Tr for Lynn A Shaughnessy RET
S: Pinehills LLC
Book/Page: 58892/75, Date: 05/13/24
21 MANOMET BEACH BLVD..... \$524,000
B: Connor Donovan & Kayla Donovan
S: Diane Anderson
Doc#: 00000000851627, Date: 05/13/24
Mtg: Guaranteed Rate Inc \$471,600
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5502sf
Prior Sale: \$112,000 (11/97)
17 MEADOWBROOK DR..... \$575,340
B: Herbert H Pitts 3rd & Maureen P Pitts
S: Whitman Homes Inc
Book/Page: 58898/161, Date: 05/15/24
50 NIGHTINGALE RD U:4..... \$455,000
B: Neil J Zoltowski
S: Eveline Carle
Book/Page: 58908/153, Date: 05/17/24
Mtg: Radius Financial Grp \$338,400
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$253,500 (06/17)
6 OUTLOOK E U:60E..... \$890,741
B: Gail V Kobs, Tr for Gail V Kobs 2006 T
S: Ridge Development LLC
Book/Page: 58899/130, Date: 05/15/24
Use: Condo
1 PINCHION VALE U:1..... \$640,000
B: Nancy Stella
S: Kathleen Schoener & Cyntua Bernard
Book/Page: 58900/92, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$457,500 (07/14)
17 PINCHION VALE U:17..... \$688,100
B: Property J LLC
S: George J Mozek Jr & Elizabeth R Mozek
Book/Page: 58905/90, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$575,000 (08/21)
9 PINE COBBLE..... \$1,300,000
B: Patricia A Anderson & Mark M Anderson
S: Kenneth R Dandurand, Tr for Kenneth Dandurand T
Book/Page: 58904/314, Date: 05/17/24
Use: 3 Bdrm Contemporary, Lot: 15995sf
Prior Sale: \$305,000 (08/10)
291 RAYMOND RD..... \$560,000
B: Justin Sarno & Julianna M Sarno
S: Linda F Silvio
Doc#: 00000000851783, Date: 05/17/24
Mtg: Rockland Tr Co \$448,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 2698sf
Prior Sale: \$334,500 (04/05)
33 SEABISCUIT DR..... \$240,000
B: 305 Mill St LLC
S: Pierre M Coll, Tr for Pond Nt
Book/Page: 58896/347, Date: 05/14/24
Mtg: Steven A Ross \$522,000
Use: Residential Developable Land, Lot: 42650sf
18 SILVER BIRCH AVE..... \$369,000
B: Morgan Mccarthy & Shane Leonard
S: Kelsey L Pierdinock
Doc#: 00000000851701, Date: 05/15/24
Mtg: Mortgage Corp Eastill \$362,316
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: \$234,500 (10/16)
681 STATE RD U:4..... \$250,000
B: Joshua M Barnard & Dennisse C Barnard
S: Chapel Hill Rentals LLC
Book/Page: 58896/267, Date: 05/14/24
Mtg: Provident Funding \$209,100
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$95,000 (03/17)
16 THATCHER RD..... \$4,000
B: Matthew A Lashley
S: Matthew A Lashley & Misty L Gassman
Book/Page: 58893/167, Date: 05/13/24
Use: 4 Bdrm Raised Ranch, Lot: 32195sf
Prior Sale: \$385,000 (09/17)
19 TRILLIUM RISE U:19..... \$860,000
B: Carolyn Rasky
S: Michael Degeorge, Tr for George F Allanrd RET
Book/Page: 58902/298, Date: 05/16/24
Use: 4 Bdrm Condo
3 VERBENA DR..... \$687,450
B: Thomas S Mitchell
S: Rachael A Caton & Brett Caton
Book/Page: 58898/336, Date: 05/15/24
Mtg: Primary Resident Mtg \$687,450
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7518sf
Prior Sale: \$648,698 (08/23)
216 WATER ST U:105B..... \$612,500
B: Karen Frustaci
S: Southern Dunes LLC
Book/Page: 58900/171, Date: 05/15/24
Use: 2 Bdrm Condo
523 WHITE CLIFF DR U:523..... \$162,500
B: Brooke Seliger
S: Allison Lagosh
Book/Page: 58905/240, Date: 05/17/24
Use: 2 Bdrm Condo
Prior Sale: \$131,000 (02/15)

Rockland

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 26 22
Median Price \$442,500 \$462,500

REAL ESTATE SALES

7 PLEASANT VIEW PARK U:7..... \$462,500
B: Patricia M Gustin
S: Parker Judith E Est & Suzanne Rollins
Book/Page: 58899/202, Date: 05/15/24
Mtg: Rockland Fed CU \$260,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 57499sf
Prior Sale: \$119,900 (01/92)
24 TANGLEWOOD LN U:24..... \$637,500
B: Peter Laramee & Cindylee Laramee
S: James P Bent, Tr for 24 Tanglewood Ln Rt
Book/Page: 58892/110, Date: 05/13/24
Mtg: William Raveis Mtg Co \$510,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1610849sf

Scituate

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 41 39
Median Price \$830,000 \$865,000

REAL ESTATE SALES

26 BAILEYS CSWY..... \$1,250,000
B: Robert Langlais & Ashley Langlais
S: William W Tice & Susan J Tice
Book/Page: 58907/158, Date: 05/17/24
Mtg: United Wholesale Mtg \$631,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 7928sf
Prior Sale: \$1,050,000 (11/21)
19 DAMON RD..... \$1,425,000
B: Susan Ambrose, Tr for Susan Ambrose 2024 T
S: William Gino & Nicole Graf
Doc#: 00000000851745, Date: 05/16/24
Use: 3 Bdrm Conventional, Lot: 10000sf
Prior Sale: \$892,450 (06/20)
66 GLADES RD U:6..... \$725,000
B: Dennis P Mcbridge & Patricia A Mcbridge
S: Jerry W Hoffman
Book/Page: 58896/167, Date: 05/14/24
Mtg: Country Bank \$544,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$215,000 (08/93)
14 LONGLEY RD..... \$780,000
B: James J Clifford & Marguerite R Clifford
S: Jewel A Curtin
Doc#: 00000000851735, Date: 05/16/24
Mtg: William Raveis Mtg Co \$624,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10000sf
10 MORDECAI LINCOLN RD..... \$742,000
B: Raymond D Zucker Jr
S: Tanya Zucker
Doc#: 00000000851687, Date: 05/15/24
Mtg: MountainOne Bk \$445,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 24350sf
20 OCEAN FRONT ST..... \$1,750,000
B: Stephen P Dowd, Tr for Jean M Dowd T
S: Kathleen A Mckay, Tr for Kathleen A Mckay RET
Doc#: 00000000851694, Date: 05/15/24
Use: 2 Bdrm Cape Cod, Lot: 5525sf
Prior Sale: \$1,201,500 (09/08)
56 KENNETH RD..... \$865,000
B: Anne Kozakiewicz
S: Kevin B Mccarthy & Cathy S Mccarthy
Doc#: 00000000851747, Date: 05/16/24

Wareham

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 68 68
Median Price \$345,000 \$415,000

REAL ESTATE SALES

2 BLACKMORE POND WAY..... \$825,000
B: Christophe L Colclough & Coecetta A Colclough
S: Ronald M Desousa & Karen Desousa
Book/Page: 58900/19, Date: 05/15/24
Mtg: TJC Mortgage Inc \$766,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 59677sf
Prior Sale: \$340,000 (12/14)
BROWN ST..... \$300,000
B: Swebo LLC
S: Michael J Umamo, Tr for ITW RT
Book/Page: 58902/182, Date: 05/16/24
2753 CRANBERRY HWY U:2C..... \$330,000
B: Rachel Benoit & Samuel A Benoit
S: Jason M Ross & Jennifer M Ross
Book/Page: 58900/257, Date: 05/15/24
Mtg: Cape Cod Ck Bk \$234,000
Term: 2054
Use: Condo
9 FRANK CUTLER DR..... \$465,000
B: Barbara L Fetton
S: Rebecca M Okolita
Book/Page: 58906/25, Date: 05/17/24
Mtg: Digital FCU \$70,000
Term: 2044
Use: 2 Bdrm Ranch, Lot: 11020sf
Prior Sale: \$290,300 (01/20)
806 MAIN ST..... \$400,000
B: Mitchell R Jacobs & Tessa Jacobs
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 58903/277, Date: 05/16/24
Mtg: Guaranteed Rate Affin \$388,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13944sf
Prior Sale: \$185,151 (08/16)
20 MARINE AVE..... \$590,000
B: Bonnie Weeks & Maryanne Kirkbride
S: Karl E Besse & Kimberly Besse
Book/Page: 58900/203, Date: 05/15/24
Use: 3 Bdrm Colonial, Lot: 12000sf
Prior Sale: \$120,000 (12/07)
88 PARKWOOD DR..... \$770,000
B: Christopher H Ryan & Paula M Ryan
S: Kevin Brooks & Suzy D Brooks
Book/Page: 58896/37, Date: 05/14/24
Mtg: Dean Cp Bk \$570,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Bngl/Cottage, Lot: 9640sf
Prior Sale: \$350,000 (01/19)
23 ROSEPOINT AVE..... \$380,000
B: William E Sharpe
S: Bern W Budd & Elizabeth W Budd
Book/Page: 58895/103, Date: 05/14/24
Mtg: Guaranteed Rate Inc \$304,000
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 4850sf
Prior Sale: \$215,000 (05/08)
64 SQUIRREL ISLAND RD..... \$570,000
B: William Maniscalco & Carie Maniscalco
S: Amand L Berriault & Eric T Berriault
Book/Page: 58902/138, Date: 05/16/24
Mtg: US Bank NA \$370,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 71874sf
Prior Sale: \$81,000 (03/16)
5 STARBOARD DR U:5..... \$599,900
B: Mary F Diauto
S: Windward Pines li LLC
Book/Page: 58903/193, Date: 05/16/24
Mtg: Bank of America NA \$260,000
Term: 2054
Use: 2 Bdrm Condo
2 STONEY RUN DR..... \$80,000
B: Jonathan C Dallmeyer & Kelsey L Mclenna
S: Lawson Realty TLLC
Book/Page: 58895/198, Date: 05/14/24
Use: Residential Developable Land, Lot: 30310sf

West Bridgewater

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 16 12
Median Price \$480,000 \$454,500

REAL ESTATE SALES

455 EAST ST..... \$900,000
B: Peter Phan & Qin Zhao
S: Richard M Seward & Margaret H Seward
Book/Page: 58896/129, Date: 05/14/24
Mtg: Rockland Fed CU \$720,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31886sf
Prior Sale: \$449,000 (06/03)
2 FARM RD..... \$750,000
B: Bryan Dorsey & Leonard Bukowski
S: Daniel J Provitola & Kristina Provitola
Book/Page: 58908/32, Date: 05/17/24
Mtg: Leader Bank NA \$600,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 30810sf
Prior Sale: \$479,900 (04/17)

Whitman

MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 28 22
Median Price \$452,500 \$515,000

REAL ESTATE SALES

38 DAY ST..... \$300,000
B: Nikolay Andreev & Suzanna Khachatryan
S: Aamees Mortgage Int & Deutsche Bk Natl T Com Tr
Book/Page: 58891/216, Date: 05/13/24
Use: 3 Bdrm Old Style, Lot: 4238sf
Prior Sale: \$125,000 (04/01)
12 LEGION PKWY..... \$296,000
B: Alejandro Belalcazar
S: Norton Sr John F Est & John F Norton Jr
Book/Page: 58906/313, Date: 05/17/24
Mtg: EMM Loans LLC \$281,200
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2073sf
55 PLYMOUTH ST U:36..... \$475,000
B: Kannan Srinivasan & Nivedha Sampath
S: Anna Murphy
Book/Page: 58906/264, Date: 05/17/24
Mtg: Bay Equity LLC \$380,000
Term: 2054
Use: Condo
145 WINTER ST..... \$410,000
B: Denise A Carnes & Lawrence L Carnes Jr
S: Melissa M Willard & Thomas F Carroll Jr
Book/Page: 58893/201, Date: 05/13/24
Mtg: CMG Mortgage Inc \$397,700
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25308sf
Prior Sale: \$369,000 (07/21)

25 JADE HILL RD..... \$299,500
B: Joel A Rodgers & Lynda Seuss
S: David A Seuss & Lynda J Seuss
Book/Page: 70511/104, Date: 05/15/24
Mtg: US Bank NA \$299,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40000sf
24 PARK ST..... \$370,000
B: Hilaire Homes LLC
S: Robert A Miller & Rachael A Miller
Book/Page: 70524/373, Date: 05/17/24
Use: 2 Bdrm Cape Cod, Lot: 43155sf
Prior Sale: \$253,500 (06/18)
9 SAYBROOK WAY..... \$875,000
B: Christopher P Sequeira Sr & Krista M Sequeira
S: Jordan A Letendre & Courtney N Letendre
Book/Page: 70505/165, Date: 05/14/24
Mtg: Rollstone Bk & Tr \$787,500
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20059sf
Prior Sale: \$515,000 (06/19)
12 WESTWOOD DR..... \$440,000
B: Lorhan Lima
S: Lisa A Valliere
Book/Page: 70527/300, Date: 05/17/24
Mtg: First Natl Bk \$312,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: \$104,500 (10/92)
FORECLOSURE DEEDS
164 CENTRAL ST..... \$197,386
B: Midfirst Bank
S: Paul E McNally & Midfirst Bank
Book/Page: 70501/183, Date: 05/13/24
Use: 3 Bdrm Antique, Lot: 21780sf
Prior Sale: \$186,500 (06/16)
Berlin
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 4 6
Median Price \$390,500 \$657,000
REAL ESTATE SALES
28 LANCASTER RD..... \$782,500
B: Lauren E Nolfo-Clements & Mark D Clements
S: Kristin S Waechter
Book/Page: 70522/56, Date: 05/17/24
Mtg: JPMorgan Chase Bank \$626,000
Term: 2039
Use: 4 Bdrm Colonial, Lot: 204582sf
Prior Sale: \$500,000 (08/18)
Blackstone
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 13 19
Median Price \$424,000 \$418,000
REAL ESTATE SALES
BUTLER ST L:A..... \$144,500
B: Jonathan N Whipple
S: Pambob LLC
Book/Page: 70519/345, Date: 05/16/24
Mtg: Pambob Llc \$70,000
26 CAROL LN..... \$385,000
B: Jasvin Suir
S: Landscape Network LLC
Book/Page: 70512/248, Date: 05/15/24
Mtg: Landscape Network Llc \$385,000
Use: 3 Bdrm Split Entry, Lot: 75019sf
Prior Sale: \$270,000 (03/23)
99 HARRIS POND RD..... \$200,000
B: Bark Enterprises LLC
S: Constance Perreault
Book/Page: 70517/361, Date: 05/16/24
Use: 2-Family Two Family, Lot: 10400sf
273 LINCOLN ST..... \$460,000
B: Oluremi Babajide
S: Kimberly Harris
Book/Page: 70526/304, Date: 05/17/24
Mtg: Rocket Mortgage LLC \$446,200
Term: 2054
Use: 2 Bdrm Conventional, Lot: 23203sf
Prior Sale: \$205,000 (01/24)
Bolton
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 5
Median Price \$770,000 \$839,000
REAL ESTATE SALES
58 PONDSIDE DR U:58..... \$660,000
B: Andrew Webert & Selina Webert
S: Manfred H Edling
Book/Page: 70510/267, Date: 05/15/24
Use: 2 Bdrm Condo
Prior Sale: \$410,000 (07/14)
Brookfield
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 4 6
Median Price \$207,500 \$350,000
REAL ESTATE SALES
12 PLEASANT ST..... \$330,000
B: Barbra A Marderosian
S: Gae S Warman-Gold
Book/Page: 70516/327, Date: 05/16/24
Mtg: Semper Home Loans \$264,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6970sf
Prior Sale: \$182,000 (11/09)
Charlton
MARKET STATISTICS THROUGH APRIL
YTD 2023 YTD 2024
Number of 1-Fam Sales 26 27
Median Price \$449,200 \$489,000
REAL ESTATE SALES
73 BLOOD RD..... \$440,000
B: Simon Daou & Joseph Daou
S: Sarah Aquafresca
Book/Page: 70516/246, Date: 05/16/24
Mtg: BankESB \$352,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 108464sf
Prior Sale: \$245,000 (09/19)

244 BROOKFIELD RD **\$378,000**
 B: Joseph Aubin & Erika Wetherbee
 S: Derek R Morang
 Book/Page: 70510/396, Date: 05/15/24
 Mtg: Prestige Home Mtg LLC \$340,200
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 102366sf
 Prior Sale: \$224,000 (03/16)

52 J DAVIS RD **\$510,000**
 B: Alexander Gutman
 S: William E Thibaud & Ann M Thibaud
 Book/Page: 70526/61, Date: 05/17/24
 Mtg: Rocket Mortgage LLC \$100,000
 Term: 2034
 Use: 3 Bdrm Colonial, Lot: 77101sf
 Prior Sale: \$113,900 (09/92)

24 S CHARLTON SHORE RD **\$585,000**
 B: Irving P Balkman, Tr for Balkman Ft
 S: Pablo Sanchez, Tr for South Charlton Shore Rt
 Book/Page: 70502/288, Date: 05/13/24
 Use: 3 Bdrm Cape Cod, Lot: 34700sf
 Prior Sale: \$220,000 (09/17)

162 SANDERSDALE RD **\$210,000**
 B: No Limit Assets LLC
 S: Wood Prudence A Est & Michelle M Montigny
 Book/Page: 70503/369, Date: 05/13/24
 Mtg: William J Canning LLC \$189,000

Clinton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	18
Median Price	\$445,000	\$430,000

► REAL ESTATE SALES

CATHERINE ST **\$630,000**
 B: Katia Jorge
 S: Benn Kloczkowski
 Book/Page: 70508/306, Date: 05/14/24
 Mtg: American Fin Network \$584,250
 Term: 2054

12 NELSON ST U:12 **\$385,000**
 B: Dennis K Higbee & Elizabeth L Modesitt
 S: Bernard T Hastings & Winifred A Hastings
 Book/Page: 70523/361, Date: 05/17/24
 Mtg: Guaranteed Rate Inc \$340,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$104,000 (05/98)

13 OAK ST **\$400,000**
 B: Brennan Williams
 S: Nancy B Field
 Book/Page: 70527/200, Date: 05/17/24
 Mtg: Guaranteed Rate Inc \$392,755
 Term: 2054
 Use: 2-Family Two Family, Lot: 6000sf
 Prior Sale: \$105,000 (02/14)

401 RIDGEFIELD CIR U:B **\$394,500**
 B: Kimberly Scheibel
 S: Defalco Constance M Est & Donna J Santella
 Book/Page: 70501/99, Date: 05/13/24
 Mtg: Leader Bank NA \$355,050
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$134,900 (09/96)

Douglas

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	14
Median Price	\$450,000	\$457,450

► REAL ESTATE SALES

18 NAUTICAL WAY U:18 **\$479,900**
 B: Pavan K Avunuri & Swathi Avunuri
 S: Northbrow LLC
 Book/Page: 70525/5, Date: 05/17/24
 Mtg: Sister Mortgage CO \$431,910
 Term: 2054
 Use: Possible New Construction

19 SUNSET DR **\$530,000**
 B: Jacob D Eddy & Lauren I Vieira
 S: Kenneth G Lacourse Jr & Susan P Lacourse
 Book/Page: 70503/19, Date: 05/13/24
 Mtg: Guaranteed Rate Inc \$503,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 23035sf
 Prior Sale: \$161,900 (05/97)

211 YEW ST **\$10,000**
 B: Rosana N Hutchins
 S: 36 Locust Street LLC
 Book/Page: 70521/288, Date: 05/17/24
 Use: Residential Undvlpble Land, Lot: 51706sf
 Prior Sale: \$7,500 (08/18)

213 YEW ST **\$10,000**
 B: Rosana N Hutchins
 S: 36 Locust Street LLC
 Book/Page: 70521/288, Date: 05/17/24
 Use: Residential Undvlpble Land, Lot: 359631sf
 Prior Sale: \$30,000 (06/18)

Dudley

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	27
Median Price	\$373,500	\$407,400

► REAL ESTATE SALES

24 G AND S DR **\$430,000**
 B: Javier E Valladares-Pena
 S: Gerrienne M Owens & Zachary M Lewis
 Book/Page: 70518/34, Date: 05/16/24
 Mtg: Norwich Commercial Grp \$417,100
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 15649sf
 Prior Sale: \$297,500 (10/20)

9 GREEN ST **\$200,000**
 B: Salinas Solutions LLC
 S: John Antos
 Book/Page: 70522/145, Date: 05/17/24
 Mtg: Kiavi Funding Inc \$259,200
 Use: 2-Family Two Family, Lot: 14070sf
 Prior Sale: \$120,000 (08/01)

Gardner

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	46
Median Price	\$311,000	\$347,500

► REAL ESTATE SALES

92 ASH ST **\$350,000**
 B: Teagan Cybulski & Thomas Atkinson
 S: Ana Otero & Ana R Lantigua
 Book/Page: 70508/13, Date: 05/14/24
 Mtg: Salem Five Mtg Co \$291,102
 Term: 2054 Rate: 7.3% Type: Adj
 Use: 3 Bdrm Conventional, Lot: 7524sf
 Prior Sale: \$289,000 (12/22)

72 CENTRAL ST **\$500,000**
 B: Lunache L Metayer
 S: Darline Francois
 Book/Page: 70500/184, Date: 05/13/24
 Mtg: Total Mtg Svcs \$475,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 11791sf
 Prior Sale: \$226,000 (04/15)

182 CLARK ST **\$125,000**
 B: Tara Garmon
 S: Anju Realty LLC
 Book/Page: 70521/377, Date: 05/17/24
 Use: Mobile Home, Lot: 4115sf
 Prior Sale: \$18,000 (03/20)

25 METCALF ST **\$449,000**
 B: Aaron Mcdermott
 S: Robert B Costa & Jessica F Costa
 Book/Page: 70511/180, Date: 05/15/24
 Mtg: Leader Bank NA \$325,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 20903sf
 Prior Sale: \$375,000 (07/21)

390 PARKER ST **\$560,000**
 B: Gizzonio Realty Hldg LLC
 S: Chandler Mompoint
 Book/Page: 70512/361, Date: 05/15/24
 Mtg: OCMB Inc \$420,000
 Term: 2054
 Use: 3-Family Family Flat, Lot: 10890sf
 Prior Sale: \$374,000 (09/21)

Grafton

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	32
Median Price	\$548,000	\$572,500

► REAL ESTATE SALES

16 AZALEA LN U:16 **\$510,000**
 B: Saislesh Manoharan & Sranya B Udayabanu
 S: Angelina Maldonado
 Book/Page: 70523/103, Date: 05/17/24
 Mtg: Bay Equity LLC \$459,000
 Term: 2034
 Use: 2 Bdrm Condo, Lot: 655578sf
 Prior Sale: \$338,595 (06/06)

8 CHERYL DR **\$460,000**
 B: Kavesh Amiri
 S: Kim Yoeung
 Book/Page: 70510/279, Date: 05/15/24
 Mtg: Pentucket Bank \$368,000
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 12632sf
 Prior Sale: \$130,500 (08/92)

23 ELLIOT TRL **\$800,000**
 B: Selvamanickam Anbalagan & Bhavani Vellaisamy
 S: Scott P Dwyer & Jacquelyn N Dwyer
 Book/Page: 70501/137, Date: 05/13/24
 Mtg: Central One FCU \$600,000
 Term: 2054 Rate: 6.2% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 19602sf
 Prior Sale: \$416,750 (05/12)

36 FISHERVILLE TER U:22 **\$216,800**
 B: Jason J Lاراia
 S: Fisherville Terrace LLC
 Book/Page: 70527/361, Date: 05/17/24
 Mtg: Total Mtg Svcs \$188,500
 Term: 2054
 Use: Condo

13 HARDING ST U:8 **\$232,000**
 B: Antonio Reda
 S: Gabriela Elliot & Mykael Cassidy
 Book/Page: 70524/193, Date: 05/17/24
 Mtg: Guaranteed Rate Inc \$185,600
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$180,000 (08/22)

107 LORDVALE BLVD U:107 **\$500,000**
 B: Neeraj Singh
 S: Raghuram Prasadula & Jyothirmayee Gajji
 Book/Page: 70511/288, Date: 05/15/24
 Mtg: Digital FCU \$400,000
 Term: 2039
 Use: 2 Bdrm Condo
 Prior Sale: \$265,000 (04/14)

► FORECLOSURE DEEDS

10 VALLEY VIEW DR **\$713,000**
 B: 10 Valley View Drive LLC
 S: Francis Kimaru & U S Bank TNa Tr
 Book/Page: 70517/320, Date: 05/16/24
 Use: 4 Bdrm Colonial, Lot: 43996sf
 Prior Sale: \$725,000 (06/13)

Hardwick

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	5
Median Price	\$535,000	\$388,900

► REAL ESTATE SALES

78 RIDGE RD **\$500,000**
 B: Scott Campbell & Ruth Campbell
 S: Gregory Powers & Chelsea Powers
 Book/Page: 70514/43, Date: 05/15/24
 Use: 5 Bdrm Conventional, Lot: 59851sf
 Prior Sale: \$500,000 (11/21)

717 UPPER CHURCH ST **\$441,000**
 B: Myai Emery-Le
 S: Holden Lillian M Est & Jason P Holden
 Book/Page: 70513/304, Date: 05/15/24
 Mtg: Le-trung Lic \$400,000
 Use: 3 Bdrm Ranch, Lot: 78147sf
 Prior Sale: \$145,000 (06/14)

Harvard

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	10
Median Price	\$935,000	\$965,000

► REAL ESTATE SALES

35 ELDRIDGE RD **\$1,300,000**
 B: Robert J Edmonston Jr & Kristi H Edmonston
 S: Edward T Barron
 Book/Page: 70502/229, Date: 05/13/24
 Mtg: Leader Bank NA \$910,000
 Term: 2054
 Use: 4 Bdrm Contemporary, Lot: 200376sf
 Prior Sale: \$356,255 (04/07)

LITTLETON COUNTY RD (OFF) L:1 **\$555,000**
 B: David Burney, Tr for Harvard Conservation T
 S: Carlson Orchards Inc
 Book/Page: 70520/203, Date: 05/16/24

291 STILL RIVER RD **\$1,000,000**
 B: Josh Houser & Charlotte Houser
 S: George Lewis
 Book/Page: 70513/152, Date: 05/15/24
 Mtg: Rollstone Bk & Tr \$850,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Antique, Lot: 65340sf
 Prior Sale: \$50,000 (03/05)

Holden

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	41
Median Price	\$404,950	\$510,000

► REAL ESTATE SALES

55 BLOSSOM SQ U:55 **\$675,000**
 B: Edward Russo
 S: Woodbury C Titcomb RET & Fiduciary TCo Tr
 Book/Page: 70512/326, Date: 05/15/24
 Mtg: BankESB \$540,000
 Term: 2054 Rate: 5.5% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$475,000 (08/12)

30 DAWSON CIR **\$525,000**
 B: Mark Larochele & Janet Larochele
 S: Diane K Redfeam
 Book/Page: 70501/193, Date: 05/13/24
 Mtg: Fairway Ind Mtg \$147,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 18411sf
 Prior Sale: \$188,240 (09/00)

22 DOYLE RD **\$390,000**
 B: Fazli Ahmad & Amir Zeb
 S: Steven Donaldson
 Book/Page: 70519/304, Date: 05/16/24
 Mtg: Evolve B&T \$345,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 18295sf
 Prior Sale: \$129,000 (05/99)

48 MAIN ST U:48 **\$395,000**
 B: Joshua D Rogers & Qing Rogers
 S: Janet Chapman & Alan Chapman
 Book/Page: 70519/216, Date: 05/16/24
 Mtg: Central One FCU \$375,250
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$180,000 (12/16)

1990 MAIN ST **\$400,000**
 B: Sean M Lantry & Pei-Ju L Lantry
 S: Jonathan Richardson & Sarah Richardson
 Book/Page: 70514/89, Date: 05/15/24
 Mtg: Guaranteed Rate Inc \$375,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 42178sf
 Prior Sale: \$195,000 (07/16)

10 OAK CREST RD **\$480,000**
 B: Nana A Curran
 S: David Karam
 Book/Page: 70525/370, Date: 05/17/24
 Use: 3 Bdrm Ranch, Lot: 13939sf
 Prior Sale: \$317,500 (01/24)

259 SALISBURY ST **\$1,272,000**
 B: Crown Enterprises LLC
 S: Aaron M Mendel, Tr for Aaron M Mendel Ft
 Book/Page: 70518/136, Date: 05/16/24
 Use: 3 Bdrm Antique, Lot: 258236sf

388 SALISBURY ST **\$600,000**
 B: Lenore Azaroff
 S: Kathleen E Jacobi, Tr for K E Jacobi Residence T
 Book/Page: 70508/119, Date: 05/14/24
 Use: 2 Bdrm Ranch, Lot: 81382sf
 Prior Sale: \$279,900 (03/17)

135 SOUTH RD **\$909,000**
 B: Agnes Qerimi & Sedat Qerimi
 S: Laura P Andrews, Tr for Laura P Andrews RET
 Book/Page: 70502/260, Date: 05/13/24
 Mtg: Digital FCU \$609,030
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 57424sf
 Prior Sale: \$657,860 (05/21)

45 WOODHAVEN RD **\$552,000**
 B: Elyse M Paquette
 S: Marilee L Rauh
 Book/Page: 70512/36, Date: 05/15/24
 Mtg: Onto Mortgage LLC \$414,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 15258sf

86 JONES RD **\$650,000**
 B: Robert J Pleau & Joanna Liew
 S: Brian Kelley & Lindsay Kelley
 Book/Page: 70526/225, Date: 05/17/24
 Mtg: Milford Fed Svcs Bk \$513,600
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 15377sf
 Prior Sale: \$430,000 (04/19)

163 LAURELWOOD DR U:163 **\$396,000**
 B: Lynn McLaughlin
 S: Christopher J Ashe
 Book/Page: 70516/360, Date: 05/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$265,000 (07/20)

9 UNION ST **\$382,000**
 B: Jamie A Mciver
 S: Robert E Larson
 Book/Page: 70522/374, Date: 05/17/24
 Mtg: Metro Credit Union \$325,461
 Term: 2054
 Use: 3 Bdrm, Lot: 3250sf
 Prior Sale: \$132,500 (11/10)

8 HEALDVILLE RD **\$45,000**
 B: John D Alward & Shannon P Alward
 S: Michael S Wolanski & Kim A Wolanski
 Book/Page: 70500/294, Date: 05/13/24

76 HEALDVILLE RD **\$45,000**
 B: John D Alward & Shannon P Alward
 S: Michael S Wolanski & Kim A Wolanski
 Book/Page: 70500/294, Date: 05/13/24

Hopedale

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	10
Median Price	\$395,000	\$491,500

► REAL ESTATE SALES

86 JONES RD **\$650,000**
 B: Robert J Pleau & Joanna Liew
 S: Brian Kelley & Lindsay Kelley
 Book/Page: 70526/225, Date: 05/17/24
 Mtg: Milford Fed Svcs Bk \$513,600
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 15377sf
 Prior Sale: \$430,000 (04/19)

163 LAURELWOOD DR U:163 **\$396,000**
 B: Lynn McLaughlin
 S: Christopher J Ashe
 Book/Page: 70516/360, Date: 05/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$265,000 (07/20)

9 UNION ST **\$382,000**
 B: Jamie A Mciver
 S: Robert E Larson
 Book/Page: 70522/374, Date: 05/17/24
 Mtg: Metro Credit Union \$325,461
 Term: 2054
 Use: 3 Bdrm, Lot: 3250sf
 Prior Sale: \$132,500 (11/10)

28 ADAMS RD **\$510,000**
 B: Jo-Anne Russell-Curtin & Donald Curtin
 S: Michael B Regan
 Book/Page: 70526/89, Date: 05/17/24
 Mtg: CMG Mortgage Inc \$259,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 192385sf
 Prior Sale: \$285,500 (06/17)

11 ED CLARK RD **\$269,851**
 B: Charles W Hill
 S: Chi Mtg Pass-Through T 2005 & Bk Of Ny Mellon Tr
 Doc#: 00000000123165, Date: 05/15/24
 Use: 2-Family Antique, Lot: 119640sf
 Prior Sale: \$285,000 (09/23)

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	13
Median Price	\$392,500	\$430,000

► REAL ESTATE SALES

28 ADAMS RD **\$510,000**
 B: Jo-Anne Russell-Curtin & Donald Curtin
 S: Michael B Regan
 Book/Page: 70526/89, Date: 05/17/24
 Mtg: CMG Mortgage Inc \$259,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 192385sf
 Prior Sale: \$285,500 (06/17)

11 ED CLARK RD **\$269,851**
 B: Charles W Hill
 S: Chi Mtg Pass-Through T 2005 & Bk Of Ny Mellon Tr
 Doc#: 00000000123165, Date: 05/15/24
 Use: 2-Family Antique, Lot: 119640sf
 Prior Sale: \$285,000 (09/23)

8 HEALDVILLE RD **\$45,000**
 B: John D Alward & Shannon P Alward
 S: Michael S Wolanski & Kim A Wolanski
 Book/Page: 70500/294, Date: 05/13/24

76 HEALDVILLE RD **\$45,000**
 B: John D Alward & Shannon P Alward
 S: Michael S Wolanski & Kim A Wolanski
 Book/Page: 70500/294, Date: 05/13/24

Lancaster

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	12
Median Price	\$472,000	\$522,625

► REAL ESTATE SALES

155 PONAKIN RD **\$419,000**
 B: Andrew Gandini
 S: Jere L Braman, Tr for Braman Irt
 Book/Page: 70519/179, Date: 05/16/24
 Mtg: Cardinal Fncl Co LP \$398,050
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 22216sf

55 SYLVAN RD **\$505,000**
 B: Antonio H Fontoura & Cibele M Remigio
 S: Peter H Goeller
 Book/Page: 70503/340, Date: 05/13/24
 Mtg: Radius Financial Grp \$378,750
 Term: 2054
 Use: 3-Family Cape Cod, Lot: 16988sf
 Prior Sale: \$365,450 (02/19)

Leicester

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number		

WORCESTER REGISTRY
continued

52 HERITAGE DR U:52	\$340,000
B: Jennifer L Barksdale	
S: Mary E Sughrue-Yacino, Tr for Elaine K Sughrue Ft	
Book/Page: 70523/254, Date: 05/17/24	
Mtg: CMG Mortgage Inc \$340,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$104,000 (10/96)	
112 HERITAGE DR U:112	\$285,000
B: Hemanth Kandula	
S: Sally A Legg	
Book/Page: 70526/23, Date: 05/17/24	
Mtg: Leader Bank NA \$228,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$60,000 (10/95)	
135 HERITAGE DR U:135	\$295,000
B: Jill N Leblanc	
S: Jean M Gove	
Book/Page: 70526/393, Date: 05/17/24	
Mtg: Federal Credit Union \$263,200	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$131,750 (12/15)	
108-112 N MAIN ST	\$535,000
B: Matheus L Pagundes & Jennifer L Maciel	
S: Derek Grant	
Book/Page: 70517/161, Date: 05/16/24	
Mtg: Northpoint Mortgage \$508,250	
Term: 2054	
Use: 3-Family Family Flat, Lot: 10454sf	
Prior Sale: \$303,400 (03/20)	
650 SHINING ROCK DR	\$825,000
B: David Decelles & Nicole Otoole	
S: Thomas L Andrews	
Book/Page: 70506/233, Date: 05/14/24	
Mtg: Prestige Home Mtg LLC \$660,000	
Term: 2054	
Use: 5 Bdrm Colonial, Lot: 20038sf	
Prior Sale: \$535,000 (04/20)	

Oxford

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	25	30	
Median Price	\$365,000	\$397,500	

► **REAL ESTATE SALES**

8 BACON ST	\$480,000
B: Michelle Goodrich & Marya Mtshali	
S: North East Prop Alternati	
Book/Page: 70524/106, Date: 05/17/24	
Mtg: Cross Country Mtg Inc \$432,000	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 10500sf	
Prior Sale: \$186,500 (02/24)	
381 MAIN ST	\$512,500
B: Michael Chen	
S: Charles Tuite, Tr for Front Street Rt	
Book/Page: 70516/175, Date: 05/16/24	
Use: Mixed Use-Prim Res & Comm, Lot: 50530sf	
Prior Sale: \$100,000 (02/05)	
6 MELISSA LN U:6	\$322,000
B: Chen Wang	
S: Brooke Beverly & Anthony Avezzie	
Book/Page: 70507/145, Date: 05/14/24	
Mtg: Rocket Mortgage LLC \$241,500	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$131,000 (08/01)	
38 WATCH ST	\$465,000
B: Marc Latta	
S: Bryan T Gagnon & Joshua Gagnon	
Book/Page: 70502/36, Date: 05/13/24	
Mtg: MSA Mortgage LLC \$441,750	
Term: 2054	
Use: 2-Family Conventional, Lot: 11850sf	
Prior Sale: \$320,000 (06/21)	

Paxton

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	9	14	
Median Price	\$490,000	\$528,000	

► **REAL ESTATE SALES**

12 MOUNT VIEW DR	\$750,000
B: Anthony Esper	
S: Ehmil Johnson	
Book/Page: 70519/113, Date: 05/16/24	
Mtg: Drew Mortgage Assninc \$727,500	
Term: 2054	
Use: 5 Bdrm Colonial, Lot: 59166sf	
Prior Sale: \$569,000 (07/22)	
274 PLEASANT ST	\$415,000
B: Joshua F Koenig	
S: Victor H Lemus	
Book/Page: 70522/199, Date: 05/17/24	
Use: 3 Bdrm Ranch, Lot: 26534sf	
Prior Sale: \$262,500 (11/22)	

Phillipston

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	3	6	
Median Price	\$380,000	\$228,500	

► **REAL ESTATE SALES**

20 INDIAN STONE RD	\$450,000
B: Babbitha L Robare & Justin M Campbell	
S: Philip D Stevens & Erin A Stevens	
Book/Page: 70514/200, Date: 05/15/24	
Use: 3 Bdrm Conventional, Lot: 37507sf	
Prior Sale: \$225,000 (09/20)	
31 SAMUEL DR	\$600,000
B: Michael A Kimack Jr & Aida M Kimack	
S: Gerard B Garipey, Tr for Carole J Garipey Lt	
Book/Page: 70517/122, Date: 05/16/24	
Mtg: Blue Water Mortgage \$480,000	
Term: 2039	
Use: 2 Bdrm Ranch, Lot: 18970sf	
Prior Sale: \$150,000 (04/93)	
30 THE CMN	\$476,000
B: Angela G Deluna	
S: Joanne L Duros	
Book/Page: 70507/17, Date: 05/14/24	
Mtg: Guaranteed Rate Inc \$461,720	
Term: 2054	
Use: 3 Bdrm Antique, Lot: 36590sf	
Prior Sale: \$400,000 (10/22)	

Rutland

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	22	27	
Median Price	\$525,128	\$487,500	

► **REAL ESTATE SALES**

34 EMERALD RD	\$619,000
B: Victor H Lemus & Paula Lemus	
S: Simac Rt & James M Harrity Jr	
Book/Page: 70524/270, Date: 05/17/24	
Mtg: Fidelity Cp Bk \$419,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 65340sf	
23 KOSTA AVE	\$55,000
B: Michael Laroche	
S: 23 Kosta Ave LLC	
Book/Page: 70500/165, Date: 05/13/24	
Use: 1 Bdrm Cottage, Lot: 7405sf	

Shrewsbury

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	49	75	
Median Price	\$575,000	\$670,000	

► **REAL ESTATE SALES**

18 CAMELOT DR	\$1,280,000
B: Edward Lovas & Gabriela Hortopan	
S: Xiaolin Zhu & Jian Zhu	
Book/Page: 70518/350, Date: 05/16/24	
Mtg: Movement Mtg LLC \$960,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 32670sf	
Prior Sale: \$790,000 (07/20)	
7 CARTER RD	\$1,155,000
B: Ramprakash Devadoss & Renugadevi Ramprakash	
S: Christopher Welch & Kimberly M Kasten	
Book/Page: 70518/69, Date: 05/16/24	
Mtg: Members Advantage Mtg \$1,039,500	
Term: 2044	
Use: 4 Bdrm Colonial, Lot: 91040sf	
Prior Sale: \$710,000 (08/19)	
3 CRANBROOK RD	\$810,000
B: Qian Pan & Yongzhi Chen	
S: Michael A Cabrera & Tiffany L Cabrera	
Book/Page: 70517/254, Date: 05/16/24	
Mtg: Merrimack Valley CU \$510,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 4 Bdrm Colonial, Lot: 13068sf	
Prior Sale: \$725,000 (09/22)	
81 HARRIET AVE	\$500,000
B: Faku Su & Ying Chen	
S: Bo Zheng	
Book/Page: 70506/293, Date: 05/14/24	
Mtg: United Wholesale Mtg \$432,000	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 11761sf	
Prior Sale: \$236,500 (06/13)	
5 HERONWOOD DR	\$840,000
B: Bo Zheng	
S: Mohan Somasundaran & Sukumari Mohan	
Book/Page: 70508/70, Date: 05/14/24	
Mtg: Rocket Mortgage LLC \$209,000	
Term: 2039	
Use: 3 Bdrm Colonial, Lot: 12632sf	
Prior Sale: \$252,512 (07/99)	
11 NOTCHBROOK RD	\$925,000
B: Michael A Cabrera & Tiffany L Cabrera	
S: Lemz Group LLC	
Book/Page: 70519/14, Date: 05/16/24	
Mtg: Northpoint Mortgage \$740,000	
Term: 2054	
Use: 3 Bdrm Contemporary, Lot: 59242sf	
Prior Sale: \$500,000 (10/22)	
210 S QUINSIGAMOND AVE U:7	\$720,000
B: John C Madore	
S: Wenqing Su	
Book/Page: 70525/184, Date: 05/17/24	
Mtg: US Bank NA \$648,000	
Term: 2054	
Use: 3 Bdrm Condo	
Prior Sale: \$670,000 (01/23)	
106 SOUTH ST	\$150,000
B: As Properties LLC	
S: Daniel G Purretta	
Book/Page: 70527/345, Date: 05/17/24	
Use: 2 Bdrm Bngl/Cottage, Lot: 7405sf	
Prior Sale: \$54,900 (11/90)	
6 TRINITY CIR	\$1,350,000
B: Madhav Sukumaran & Elena Saha	
S: Summit Ridge Estates Inc	
Book/Page: 70510/43, Date: 05/15/24	
Mtg: Fairway Ind Mtg \$1,250,000	
Term: 2054 Rate: 7.5% Type: Adj	
Use: 5 Bdrm Colonial, Lot: 24829sf	
6 WILLIAMSBURG CT U:22	\$340,000
B: Mr Realty One LLC	
S: Kathleen Barron	
Book/Page: 70514/66, Date: 05/15/24	
Mtg: Avidia Bank \$272,000	
Use: 2 Bdrm Condo	
Prior Sale: \$152,900 (05/16)	

Southborough

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	27	21	
Median Price	\$910,000	\$1,100,000	

► **REAL ESTATE SALES**

156 MAIN ST	\$1,100,000
B: Tarendeep S Bhatia & Karanveer Kour	
S: Richard M Araujo & Claudine M Araujo	
Book/Page: 70525/293, Date: 05/17/24	
Mtg: Rockland Fed CU \$880,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 4 Bdrm Colonial, Lot: 71003sf	
Prior Sale: \$315,000 (09/97)	
61 WILLIAM ONTHANK LN U:61	\$541,000
B: Mary Ford	
S: Karen L Fahey, Tr for Chance Nt	
Book/Page: 70514/158, Date: 05/15/24	
Use: 2 Bdrm Condo	
Prior Sale: \$360,000 (01/08)	

Southbridge

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	35	32	
Median Price	\$315,000	\$322,500	

► **REAL ESTATE SALES**

ALPINE DR	\$40,000
B: Higor M Morais	
S: Willow Tree Prop Mgmt LLC	
Book/Page: 70517/227, Date: 05/16/24	

14 BEECH ST	\$350,000
B: Christopher T Hunter & Justina Hunter	
S: Stephen F Moriarty	
Book/Page: 70526/129, Date: 05/17/24	
Mtg: Movement Mtg LLC \$343,660	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 9148sf	
Prior Sale: \$116,900 (06/13)	
849 LEBANON HILL RD	\$340,000
B: Brendan Sellers	
S: Amanda L Jarvis & Felix J Vega	
Book/Page: 70512/71, Date: 05/15/24	
Mtg: CMG Mortgage Inc \$333,841	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 32234sf	
Prior Sale: \$195,500 (04/19)	
19 RED OAK LN	\$80,000
B: Cheryl Biagiarelli & George Pinto	
S: Jose C Pinto, Tr for Pinto Ft	
Book/Page: 70500/29, Date: 05/13/24	
Use: 3 Bdrm Ranch, Lot: 15246sf	

Spencer

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	32	19	
Median Price	\$387,500	\$475,000	

► **REAL ESTATE SALES**

27 BAY PATH RD	\$425,000
B: Ryan Pearce & Katie Pearce	
S: Jerome Davis & Jessica L Desrosiers	
Book/Page: 70514/250, Date: 05/15/24	
Mtg: Nations Lending Corp \$389,193	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 18621sf	
Prior Sale: \$222,000 (11/15)	
15 MCDONALD ST	\$420,000
B: Aleen Merzoian	
S: Christopher J Birkbeck	
Book/Page: 70513/278, Date: 05/15/24	
Mtg: Guaranteed Rate Inc \$361,212	
Term: 2054	
Use: 2-Family Family Flat, Lot: 9529sf	
Prior Sale: \$100,000 (11/14)	
20 SUNSET LN	\$367,500
B: Aza J Johnston & Hengello R Flis	
S: Lsf9 Master Part T & U S Bank T1a Tr	
Book/Page: 70517/385, Date: 05/16/24	
Mtg: Guild Mortgage Co \$382,311	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 10466sf	
Prior Sale: \$220,312 (01/19)	

► **FORECLOSURE DEEDS**

113 NORTHWEST RD	\$171,823
B: Citizens Bank Na	
S: Alfred Magnone Jr & Citizens Bank Na	
Book/Page: 70508/193, Date: 05/14/24	
Use: 3 Bdrm Colonial, Lot: 268217sf	
Prior Sale: \$154,500 (11/95)	

Sterling

MARKET STATISTICS THROUGH APRIL			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	11	16	
Median Price	\$531,000	\$522,500	

► **REAL ESTATE SALES**

284 REDEMPTION ROCK TRL	\$285,000
B: Valentin Lopez	
S: 284 Redemption Rock Rt & Robert J Cirillo Jr	
Book/Page: 70526/124, Date: 05/17/24	
Use: 3 Bdrm Ranch, Lot: 31363sf	
Prior Sale: \$205,000 (11/23)	
355 LEADMINE RD	\$140,000
B: Wesley Oliver & Shana Mckendall	
S: Marc J Rigatti & Nicole L Wagner	
Book/Page: 70521/253, Date: 05/17/24	
Use: Residential Developable Land, Lot: 257004sf	
Prior Sale: \$125,000 (08/22)	
527 MAIN ST	\$250,000
B: Cedgic LLC	
S: Toning Management Inc	
Book/Page: 70501/283, Date: 05/13/24	
Mtg: Toning Management Inc \$225,000	
Use: Commercial Undevelopable Land, Lot: 10454sf	

Winchendon

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	31
Median Price	\$349,950	\$382,500

► REAL ESTATE SALES

46 BALDWINVILLE STATE RD	\$59,000
B: Donald S Foster 2nd S: Christopher Amenta Book/Page: 70523/308, Date: 05/17/24	
150 LAUREL ST	\$310,000
B: Heath Blackwell & Samantha Blackwell S: Robert G Mcnamara Book/Page: 70523/45, Date: 05/17/24 Mtg: LoanDepot.Com \$304,385 Term: 2054 Use: 2 Bdrm Split Entry, Lot: 18731sf Prior Sale: \$124,500 (01/11)	
144 SPRING ST	\$115,000
B: Brittany Shanahan S: Walter F Desmond Book/Page: 70526/356, Date: 05/17/24 Mtg: Desmond Family Revoca \$115,000 Term: 2034 Use: 4 Bdrm Old Style, Lot: 13068sf Prior Sale: \$145,000 (04/20)	

Worcester

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	230	218
Median Price	\$367,000	\$398,500

► REAL ESTATE SALES

86 ANDREWS AVE	\$375,000
B: Pu T Ku & Eh T Doh S: Luis R Benitez & Reina B Decastillo Book/Page: 70501/231, Date: 05/13/24 Mtg: Newrez LLC \$356,250 Term: 2054 Use: 3 Bdrm Ranch, Lot: 7500sf Prior Sale: \$296,000 (09/21)	
22-24 APTHORP ST	\$469,900
B: Kelley Spring S: S&K Development LLC Book/Page: 70502/371, Date: 05/13/24 Mtg: Novus Home Mtg \$458,998 Term: 2054 Use: 2-Family Duplex, Lot: 10699sf	
ARARAT ST	\$380,000
B: Worcester City Of S: Roman Catholic Bishop Wor Book/Page: 70524/62, Date: 05/17/24	
21 BEECHING ST U:3	\$375,000
B: Benjamin J Stein S: Jeffrey Hall & Shelley S Hall Book/Page: 70511/257, Date: 05/15/24 Mtg: Fairway Ind Mtg \$215,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$245,000 (11/19)	
BOWDOIN ST	\$815,000
B: Square Assets LLC S: Damon J Amato, Tr for 15-17 Bowdoin St Nt Book/Page: 70528/56, Date: 05/17/24	
85 BROOKLINE ST	\$338,000
B: Make Invs Great Again LLC S: Richard J Chapel Book/Page: 70518/291, Date: 05/16/24 Mtg: Shawn Floody \$190,000 Use: 3 Bdrm Cape Cod, Lot: 8266sf Prior Sale: \$110,000 (10/91)	
668 BURNCOAT ST	\$395,000
B: Paige E Meily S: Metzler Katherine E Est & Peter D Garabedian Book/Page: 70507/362, Date: 05/14/24 Mtg: Huntington Natl Bank \$395,000 Term: 2054 Rate: 7.4% Type: Adj Use: 2 Bdrm Ranch, Lot: 9197sf	
62 CASTINE ST	\$530,000
B: Paemon R Daneshmand & Tiffany A Welsh S: Whippoor LLC Book/Page: 69952/329, Date: 12/01/23 Mtg: Drew Mortgage AssnInc \$371,000 Term: 2053 Use: 3 Bdrm Duplex, Lot: 13863sf	
63 CASTINE ST	\$530,000
B: Sudeep Uprety S: Whippoor LLC Book/Page: 70156/200, Date: 02/01/24 Mtg: NBKC Bank \$530,000 Term: 2054 Use: 3 Bdrm Duplex, Lot: 6096sf	
65 CASTINE ST	\$529,900
B: Brendan Morganelli & Vannesa Morganelli S: Whippoor LLC Book/Page: 70158/149, Date: 02/01/24 Mtg: Navy FCU \$529,900 Term: 2054 Use: 3 Bdrm Duplex, Lot: 4930sf	
66 CASTINE ST	\$535,000
B: Elizabeth K Halloran S: Whippoor LLC Book/Page: 69953/135, Date: 12/01/23 Mtg: Guaranteed Rate Affin \$428,000 Term: 2053 Use: 3 Bdrm Duplex, Lot: 107204sf	
62 CHESTER ST	\$516,000
B: Jackline Wairimu S: Amanda Hillal Book/Page: 70503/104, Date: 05/13/24 Mtg: United Wholesale Mtg \$506,653 Term: 2054 Use: 4 Bdrm Colonial, Lot: 21750sf Prior Sale: \$430,000 (10/22)	
39 CHILMARK ST	\$291,900
B: Nicholas Byram S: Bombay LLC Book/Page: 69660/92, Date: 09/19/23 Mtg: Zillow Home Loans \$283,143 Term: 2053 Use: 3 Bdrm Cape Cod, Lot: 5081sf	
90 CHRISTINE ST	\$636,000
B: Jude M Khasabo S: Marco Palamaris Book/Page: 70512/183, Date: 05/15/24 Mtg: Movement Mtg LLC \$604,200 Term: 2054 Use: 2-Family Two Family, Lot: 10000sf Prior Sale: \$280,000 (09/17)	
10 COBBLESTONE LN U:10	\$335,000
B: Puspa Pradhan & Chandra Chamlagai S: Carol A Donnell, Tr for Carol A Donnell Lt Book/Page: 70527/113, Date: 05/17/24 Mtg: Mortgage Research Ctr \$248,062 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$196,000 (06/09)	

52 COLLINS ST	\$411,000
B: Rohan Ramdial & Julianne Ramdial S: Anne M Stevens Book/Page: 70510/171, Date: 05/15/24 Mtg: First Community Mtg \$390,450 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 7117sf Prior Sale: \$83,000 (09/94)	
70 CUTLER ST	\$378,404
B: Rohena Inc S: Federal Hm Loan Mtg Corp Book/Page: 70519/392, Date: 05/16/24 Use: 2-Family Two Family, Lot: 3599sf Prior Sale: \$333,710 (02/24)	
182 DELMONT AVE	\$420,000
B: Frank Agymang & Dorcas Sarpong S: Frantz E Poitevien & Claire B Poitevien Book/Page: 70501/259, Date: 05/13/24 Mtg: Leader Bank NA \$378,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 4750sf Prior Sale: \$405,000 (09/23)	
33 DOMINION RD U:B	\$544,900
B: Katherine Wang & Diana W Liu S: Carea Development LLC Book/Page: 69526/9, Date: 08/16/23 Use: 3 Bdrm Condo	
32 DREXEL ST	\$615,000
B: Barbara A Yeboah S: Gm Properties LLC Book/Page: 70402/276, Date: 04/16/24 Mtg: MSA Mortgage LLC \$584,250 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 7600sf	
69 EASTERN AVE U:69	\$359,900
B: Michael Segal S: Modern Structures Inc Book/Page: 69676/342, Date: 09/22/23 Use: 3 Bdrm Condo	
52 ELLIOT ST	\$605,000
B: Scott R Marcus, Tr for 52 Elliot Street Rt S: Nemara D Beary Book/Page: 70527/145, Date: 05/17/24 Mtg: BankNewport \$460,000 Term: 2054 Use: 3-Family Family Flat, Lot: 4586sf Prior Sale: \$345,980 (06/22)	
38 ENGLEWOOD AVE	\$365,000
B: Riley Mcguire & Shawn Needham S: Margaret Dima Book/Page: 70517/25, Date: 05/16/24 Mtg: Guild Mortgage Co \$292,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 5400sf Prior Sale: \$125,000 (12/88)	
3 FLORIDA AVE	\$585,000
B: Michael A Deters & Robert L Deters S: Jal Group LLC Book/Page: 69935/47, Date: 11/29/23 Mtg: Fairway Ind Mtg \$526,500 Term: 2053 Use: 2-Family Two Family, Lot: 10847sf Prior Sale: \$490,000 (12/21)	
37 FORBES ST	\$531,250
B: Stephen P Hubbard & Qian L Hubbard S: Robert D Lindgren, Tr for Lindgren LT Book/Page: 70508/256, Date: 05/14/24 Mtg: Leader Bank NA \$398,437 Term: 2054 Use: 3-Family Family Flat, Lot: 10480sf	
125 GRANDVIEW AVE	\$255,000
B: Quest TCo S: Margaret B Larose Book/Page: 70500/291, Date: 05/13/24 Use: 5 Bdrm Colonial, Lot: 8690sf	
26 HAYNES ST U:2	\$230,000
B: William N Mcquade S: Teddy Nguyen & Duong Q Nguyen Book/Page: 70503/143, Date: 05/13/24 Mtg: Movement Mtg LLC \$218,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$35,000 (02/09)	
17 KNOX ST	\$40,000
B: 4j Real Estate Group LLC S: 4j Real Estate Group LLC & Heriberto Aviles Book/Page: 70520/88, Date: 05/16/24 Mtg: Tvc Funding Vi Llc \$315,782 Term: 2025 Use: 3 Bdrm Conventional, Lot: 6742sf Prior Sale: \$261,000 (02/24)	
74 LAKEWOOD ST	\$710,000
B: Catherine E Withers & Darragh Dobbin S: Laforte Brian J Est & Ariana Kadiu Book/Page: 70525/221, Date: 05/17/24 Mtg: Jeanne DArc CU \$532,500 Term: 2054 Rate: 6.8% Type: Adj Use: Apartment Bldg - 4-8 Units, Lot: 9975sf Prior Sale: \$169,900 (05/08)	
3 LYMAN ST	\$295,850
B: Karen Forrest S: Joshua Mills Book/Page: 70526/261, Date: 05/17/24 Mtg: Guild Mortgage Co \$281,057 Term: 2054 Use: 3 Bdrm Conventional, Lot: 3104sf Prior Sale: \$245,000 (05/23)	
26 MARAVISTA RD	\$440,000
B: Jennifer Foshier & Ashlee Foshier S: Emma S Thibault & Steven J Thibault Book/Page: 70307/16, Date: 03/21/24 Mtg: Guaranteed Rate Inc \$426,800 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 9683sf Prior Sale: \$559,000 (12/22)	
38 MOUNTAINSHIRE DR U:38	\$345,000
B: Travis Rollins S: Julie Hugunin & Coleman G Clifford Book/Page: 70501/368, Date: 05/13/24 Mtg: Milestone Mtg Solutio \$310,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$201,000 (05/20)	
45 MOWER ST	\$400,000
B: Rose Nansukusa S: Luis R Arce & Aida Arce Book/Page: 70511/351, Date: 05/15/24 Mtg: Guild Mortgage Co \$380,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 15130sf Prior Sale: \$153,500 (07/88)	
34 NEWBURY ST	\$780,000
B: Ssp Sons LLC S: Andrew Bloom & Barbara Bloom Doc#: 00000000123155, Date: 05/15/24 Mtg: Rockland Tr Co \$578,250 Use: 3-Family Miti-Unt Bldg, Lot: 4925sf Prior Sale: \$550,000 (10/21)	

12 PEACEDALE AVE	\$425,000
B: Steven E Huff & Dana M Huff S: Ryan P Clark & Yamel B Cabrera Book/Page: 70501/7, Date: 05/13/24 Mtg: Bay Equity LLC \$270,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 14325sf Prior Sale: \$370,000 (05/22)	
199 PERRY AVE U:4	\$275,000
B: Madeline Bennetti & Jeffrey Tarascio S: Diana C Lopez Toro Book/Page: 70505/200, Date: 05/14/24 Mtg: Northpoint Mortgage \$261,250 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$235,000 (06/22)	
58 PROVIDENCE ST	\$810,000
B: Adam Brooks & Jennifer Sierchio S: Vlad C Antohi Book/Page: 70523/396, Date: 05/17/24 Mtg: New Fed Mtg Corp \$648,000 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 4330sf Prior Sale: \$285,000 (04/03)	
18 RENA ST	\$600,000
B: Sama Realty Group LLC S: Lawrence E Gustafson, Tr for Monfreda Ft Book/Page: 70527/90, Date: 05/17/24 Use: 3-Family Family Flat, Lot: 5000sf	
RIDGEWOOD RD	\$380,000
B: Worcester City Of S: Roman Catholic Bishop Wor Book/Page: 70524/62, Date: 05/17/24	
60 S FLAGG ST	\$400,000
B: Caitlin Goldblum & Jacob Goldblum S: Joel H White, Tr for Selma E White Nt Book/Page: 70510/336, Date: 05/15/24 Mtg: Millbury CU \$360,000 Term: 2054 Rate: 6.1% Type: Adj Use: 3 Bdrm Ranch, Lot: 7554sf	
18 S STOWELL ST	\$365,000
B: Richard S Edmond S: Donna J Mourgouty Book/Page: 70510/373, Date: 05/15/24 Mtg: Drew Mortgage AssnInc \$352,818 Term: 2054 Use: 3 Bdrm Conventional, Lot: 7482sf Prior Sale: \$80,000 (03/09)	
29 SALISBURY HILL BLVD U:9	\$564,900
B: David J Kneeland Jr T & David J Kneeland Jr S: Salisbury Holdings LLC Book/Page: 70521/345, Date: 05/17/24 Use: Condo	
37 SALISBURY HILL BLVD U:13	\$635,000
B: Glenn E Hart & Margaret Hart S: Salisbury Holdings LLC Book/Page: 70502/336, Date: 05/13/24 Use: Condo	
80 SALISBURY ST U:401	\$375,000
B: Sean P Moore & Jennifer Claus S: Joseph L Martin & Roselia Inguanzo-Martin Book/Page: 70518/396, Date: 05/16/24 Use: 2 Bdrm Condo Prior Sale: \$230,000 (06/20)	
770 SALISBURY ST U:1512	\$339,900
B: Alan M Chapman & Janet L Chapman S: Thomas W Davis & Charles A Caisse Book/Page: 70520/149, Date: 05/16/24 Use: 2 Bdrm Condo Prior Sale: \$205,000 (12/18)	
25 SCENIC DR	\$340,000
B: Craig J Doyle S: Jacob Goldblum & Caitlin Goldblum Book/Page: 70507/255, Date: 05/14/24 Mtg: Allcom CU \$272,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 7875sf Prior Sale: \$229,900 (03/20)	
1 SNOWBERRY CIR	\$435,000
B: Stephanie Antwi S: Arboretum Estates Inc Book/Page: 69859/340, Date: 11/08/23 Mtg: New American Funding \$420,481 Term: 2053 Use: 3 Bdrm Duplex, Lot: 5896sf	
15 SNOWBERRY CIR	\$430,000
B: David Azure & Philomina Akor S: Arboretum Estates Inc Book/Page: 69580/162, Date: 08/29/23 Mtg: New American Funding \$422,211 Term: 2053 Use: 3 Bdrm Duplex, Lot: 5092sf	
70 SOUTHBIDGE ST U:313	\$191,000
B: Carol Zappulla S: Seung K Kim Book/Page: 70517/354, Date: 05/16/24 Use: 1 Bdrm Condo Prior Sale: \$61,000 (03/18)	
28-A STANDISH ST	\$465,000
B: Nicolas Kankam S: Sng Homes Inc Book/Page: 69706/110, Date: 09/29/23 Mtg: Primary Residentl Mtg \$456,577 Term: 2053 Use: 3 Bdrm Duplex, Lot: 3750sf Prior Sale: \$100,000 (07/22)	
39 TROWBRIDGE CIRCUIT	\$560,000
B: Gamaliel N Amaniampong & Francisca Amaniampong S: Michael Capurso, Tr for Maxwell Rt Book/Page: 69948/263, Date: 12/01/23 Mtg: New American Funding \$532,000 Term: 2053 Use: 3 Bdrm Colonial, Lot: 6250sf	
39 WESTBROOK RD	\$460,000
B: David Kelderhouse S: Sarah J Spool, Tr for Spool lrt Book/Page: 70511/318, Date: 05/15/24 Mtg: JPMorgan Chase Bank \$368,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12199sf Prior Sale: \$250,000 (04/08)	
62 WESTMINSTER ST	\$420,000
B: Anduel Hyskaj S: F & Guar Life Mtg T 2018- & U S Bank TNa Tr Book/Page: 70513/354, Date: 05/15/24 Use: 3-Family Family Flat, Lot: 5680sf Prior Sale: \$614,282 (04/24)	
1 WILLOWBROOK LN	\$705,000
B: Nincie P Altidor & Vertho Altidor S: Elio Romeo Book/Page: 69986/116, Date: 12/12/23 Mtg: Draper and Kramer Mtg \$493,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 10037sf	
11 WINIFRED AVE	\$405,000
B: Sankofa Builders LLC S: Thomas F Oconnor & Barbara J Oconnor Book/Page: 70527/224, Date: 05/17/24 Mtg: Os Landing Two Trust \$324,000 Use: 3 Bdrm Ranch, Lot: 8503sf Prior Sale: \$133,000 (10/93)	

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 APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	24
Median Price	\$324,950	\$372,500

► REAL ESTATE SALES

FITCHBURG RD	\$150,000
B: Stewart Paquet S: Olson Henning Est & Ethel A Olson Book/Page: 10763/329, Date: 05/16/24	
48 MURRAY RD	\$472,000
B: Anthony Solletti & Samantha Solletti S: Paxton Development LLC Book/Page: 10761/11, Date: 05/13/24 Mtg: Total Mtg Svcs \$448,400 Term: 2054	
341 RINDGE TPKE	\$320,000
B: R Braga Imperial Hm Impro S: Frechette Jr Roger E Est & Roger E Frechette 3rd Book/Page: 10762/6, Date: 05/14/24 Mtg: State Funding LLC \$224,000 Use: 3 Bdrm Ranch, Lot: 108787sf Prior Sale: \$45,000 (11/90)	
3 SLED RD	\$563,250
B: Peter R Labelle & Katherine A Antaya S: William C Coons, Tr for William C & S A Coons RET Book/Page: 10764/280, Date: 05/17/24 Mtg: United Wholesale Mtg \$506,925 Term: 2054 Use: 3 Bdrm Colonial, Lot: 61307sf	
STOWELL RD L:7	\$74,000
B: Southern New Eng Conferen S: Merrie E Munroe, Tr for Robert A Munroe RET Book/Page: 10764/135, Date: 05/17/24	
26 WILLARD RD	\$502,000
B: Maria Tata & Adam T Racine S: Donald J Lawrence, Tr for Lawrence Lt Book/Page: 10765/83, Date: 05/17/24 Mtg: NFM Inc \$439,560 Term: 2054 Use: 3 Bdrm Colonial, Lot: 17150sf Prior Sale: \$145,000 (02/96)	

Fitchburg

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	74
Median Price	\$322,000	\$353,750

► REAL ESTATE SALES

97 ASHBURNHAM ST	\$334,000
B: Ashley Griffin S: Miguel A Ortiz & Silma Ortiz Book/Page: 10761/307, Date: 05/14/24 Mtg: Guild Mortgage Co \$324,582 Term: 2054 Use: 4 Bdrm Conventional, Lot: 10559sf Prior Sale: \$124,900 (02/17)	
181 BEECH ST	\$330,000
B: New Creation Corp S: Donna M Williams, Tr for William lrt Book/Page: 10763/123, Date: 05/15/24 Mtg: State Funding LLC \$274,000 Use: 2-Family Two Family, Lot: 12436sf	
249 BEECH ST	\$380,000
B: Nishant Mathur S: Alex Jarvis & Amber Jarvis Book/Page: 10764/162, Date: 05/17/24 Mtg: MSA Mortgage LLC \$285,000 Term: 2054 Use: 3-Family Miti-Unt Bldg, Lot: 13491sf Prior Sale: \$253,600 (09/20)	
18 BELMONT ST	\$350,000
B: Ana Otero S: Keith R Thibodeau & Tricia N Thibodeau Book/Page: 10762/32, Date: 05/14/24 Mtg: Total Mtg Svcs \$309,320 Term: 2054 Use: 4 Bdrm Conventional, Lot: 5998sf Prior Sale: \$144,000 (10/09)	
9-11 FRANKLIN ST	\$530,000
B: Raphael H Ferreira S: Michael C Gagne & Christopher M Gagne Book/Page: 10764/341, Date: 05/17/24 Mtg: Cross Country Mtg Inc \$503,500 Term: 2054 Use: 3-Family Miti-Unt Bldg, Lot: 22978sf Prior Sale: \$130,500 (04/12)	
1	

Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BARNSTABLE

Bourne

LAWRENCE, Lyn R, 182 Leeward Rd, Bourne, 02532 D:05/22/24 Case#: 24-11009

Dennis

SULLIVAN, Patricia M, 119-B Searsville Rd, Dennis, 02660-3720 D:05/20/24 Case#: 24-10977

Falmouth

COTTRELL, Rebekka Parker, 11 Bailey Dr, Falmouth, 02536 D:05/22/24 Case#: 24-11014

BERKSHIRE MIDDLE

Pittsfield

HARFORD, Clarissa R, 50 Farnsworth Ter, Pittsfield, 01201 D:05/24/24 Case#: 24-30247

BRISTOL FALL RIVER

Fall River

CORMIER, Steven W, 655 Rodman St, Fall River, 02721 D:05/20/24 Case#: 24-10985

SANTIAGO, Jossean Gonzalez, 2000 Bay St U:161J, Fall River, 02724-1635 D:05/20/24 Case#: 24-10978

BRISTOL NORTH

Attleboro

DAVID, Cheryl A, 22 North Ave, Attleboro, 02703 D:05/21/24 Case#: 24-11000

HARNOIS, Jonathan I, 60 Carpenter St, Attleboro, 02703 D:05/20/24 Case#: 24-10991

REILLY, Todd S, 31 Virginia Ave, Attleboro, 02763-4053 D:05/21/24 Case#: 24-11002

North Attleboro

RAMIREZ-BARRIOS, Agustin M, 16 Juniper Rd, North Attleboro, 02760-2976 D:05/20/24 Case#: 24-10993

BRISTOL SOUTH

Fairhaven

GOBERN, Jenalyn M, 6 Wood St, Fairhaven, 02719 D:05/18/24 Case#: 24-10975

New Bedford

NOGUEIRA, Carl H, 7 Green St, New Bedford, 02740-4852 D:05/20/24 Case#: 24-10981

SILVA, Rosa, 51 Valley View Dr, New Bedford, 02745 D:05/21/24 Case#: 24-11007

ESSEX NORTH

Lawrence

CEBALLOS, Jose A, 277 Water St U:2, Lawrence, 01841-5125 D:05/23/24 Case#: 24-40542

FAST TRACK EQUIPMENTS LLC, 9 Jordan St, Lawrence, 01841-4730 D:05/23/24 Case#: 24-40544

RODRIGUEZ, Mayline, 1046 Essex St U:2, Lawrence, 01841-4451 D:05/24/24 Case#: 24-40546

North Andover

VALLIERE, Magaret, 520 Foster St, North Andover, 01845 D:05/21/24 Case#: 24-11016

ESSEX SOUTH

Beverly

DISARRO, David R, 30 Bartlett St U:2, Beverly, 01915-5138 D:05/23/24 Case#: 24-11025

MCDONOUGH, Tracy, 15 Radcliffe Rd, Beverly, 01915 D:05/23/24 Case#: 24-11016

Manchester

MANCHESTER COMMUNITY, PO Box 212, Manchester, 01944 D:05/21/24 Case#: 24-11008

Newburyport

JOYCE, Jacqueline Marie, 244 High St, Newburyport, 01950-3827 D:05/20/24 Case#: 24-10982

Peabody

ESER, Suzanne, 24 Endicott St U:2, Peabody, 01960-3122 D:05/20/24 Case#: 24-10976

Rowley

ROBICHAUD, Jeffrey R, 18 Jennifer Ln, Rowley, 01969 D:05/22/24 Case#: 24-11010

Salem

ROTHFUHS, Jill Marie, 28 Garden Ter, Salem, 01970-1603 D:05/20/24 Case#: 24-10979

HAMPDEN

Agawam

LISKA, Kaitlyn M, 410 Meadow St U:8, Agawam, 01001-2208 D:05/23/24 Case#: 24-30243

East Longmeadow

4RUN3 RACING LLC, 78 Center Sq, East Longmeadow, 01028-2449 D:05/23/24 Case#: 24-30244

Springfield

BARLOW, Jared, 59 Maryland St, Springfield, 01108-2646 D:05/18/24 Case#: 24-30236

HALL-REYNOLDS, Rhonda Y, 74 Waldorf St, Springfield, 01109 D:05/22/24 Case#: 24-30241

MYRMO, Arie C, 196 Forest Park Ave, Springfield, 01108 D:05/24/24 Case#: 24-30245

Westfield

BEACH, Martin, 60 Montgomery St, Westfield, 01085-1045 D:05/24/24 Case#: 24-30248

HAMPSHIRE

Hadley

HAYES, Matthew A, 25 W Parkview Dr, Hadley, 01075-2164 D:05/20/24 Case#: 24-30237

MIDDLESEX NORTH

Dracut

TURCOTTE, Bryan P, 1219 Lakeview Ave, Dracut, 01826 D:05/20/24 Case#: 24-40528

Lowell

NEWCOMB, Clarence A Jr, 26 Elm St, Lowell, 01852-3417 D:05/22/24 Case#: 24-40534

Tyngsboro

RICARD, Ronald L, 26 Pumpkin Cir, Tyngsboro, 01879 D:05/22/24 Case#: 24-40533

MIDDLESEX SOUTH

Concord

ENGBRETSON, Patricia Ann, 34 Everett St U:9B, Concord, 01742-3602 D:05/24/24 Case#: 24-40545

Framingham

CLEMENTE, Antonio L 3rd, 11-B Larrabee Ave, Framingham, 01702-6821 D:05/21/24 Case#: 24-40530

GAGNON, Sarah Alison, 1450 Worcester Rd U:8105, Framingham, 01702-8983 D:05/22/24 Case#: 24-40536

Lexington

SEGAL, Gary N, 7 Cedar St, Lexington, 02421-6703 D:05/22/24 Case#: 24-11015

Shirley

HORAN, Carol L, 150 Ayer Rd U:B, Shirley, 01464 D:05/20/24 Case#: 24-40522

Somerville

AGUIAR, Antonio A, 21 Grant St, Somerville, 02145-1908 D:05/21/24 Case#: 24-11006

RUSSO, Joshua J, 164 Highland Ave, Somerville, 02143 D:05/23/24 Case#: 24-11023

Sudbury

CONNORS, Kathleen M, 189 Boston Post Rd U:201, Sudbury, 01776-3101 D:05/20/24 Case#: 24-40523

FRYDMAN, Janice E, 145 Bay Dr, Sudbury, 01776 D:05/23/24 Case#: 24-40539

WILENSKY, Joel H, 28 Dutton Rd, Sudbury, 01776 D:05/23/24 Case#: 24-40543

Watertown

PYE, Tayla, 14 Riverside St U:1-1, Watertown, 02472 D:05/21/24 Case#: 24-11001

NORFOLK

Franklin

REMIS, Rosemary T, 239 Union St, Franklin, 02038-2157 D:05/24/24 Case#: 24-40549

Holbrook

HAMILTON, Andrea, 120 N Franklin St, Holbrook, 02343-1163 D:05/20/24 Case#: 24-10990

Norwood

LOUIS, Sandro, 47-49 Cottage St, Norwood, 02062 D:05/24/24 Case#: 24-11026

Randolph

TAYLOR, Leslene D, 45 Raechel Rd U:45, Randolph, 02368 D:05/21/24 Case#: 24-10994

PLYMOUTH

Brockton

HESTER, Monrich, 81 Walnut St U:2, Brockton, 02301-3446 D:05/20/24 Case#: 24-10987

JOUNG, Lynn, 60 Greenfield St U:2, Brockton, 02301-3353 D:05/20/24 Case#: 24-10989

SEGURA, Manuel, 48 Gary Rd, Brockton, 02302 D:05/21/24 Case#: 24-10998

VICTORIA, Gregory, 124 Montello St U:104, Brockton, 02301-4007 D:05/20/24 Case#: 24-10980

Carver

SUMNER, Denise V, 12 Callow St, Carver, 02330-1153 D:05/22/24 Case#: 24-11013

Halifax

CANNON, Shawn P, 7 11th Ave, Halifax, 02338-1310 D:05/23/24 Case#: 24-11024

Lakeville

LAGARTO, Judith Lee, 46 Harcourt Ave, Lakeville, 02347 D:05/20/24 Case#: 24-10995

Wareham

ERDMAN, Judith A, 61 Circuit Ave, Wareham, 02571 D:05/21/24 Case#: 24-11005

MCGEE, Sally A, 13 Restful Ln, Wareham, 02538 D:05/23/24 Case#: 24-11022

Whitman

KEENAN, Teresa M, 31 Martin St, Whitman, 02382 D:05/20/24 Case#: 24-10988

SUFFOLK

Dorchester

SOLIS, Maria, 40 Westwind Rd U:205, Dorchester, 02125-3562 D:05/21/24 Case#: 24-11003

East Boston

CURNANE, Donna Marie, 246 Everett St, East Boston, 02128-2271 D:05/24/24 Case#: 24-11029

Jamaica Plain

CASEY, Cynthia E, 10 Dresden St U:3, Jamaica Plain, 02130-4435 D:05/21/24 Case#: 24-10996

South Boston

LUSHA, Drande, 1350 Columbia Rd, South Boston, 02127-2971 D:05/24/24 Case#: 24-11027

West Roxbury

ARROYO, Felix D, 250 Spring St, West Roxbury, 02132-5037 D:05/20/24 Case#: 24-10983

SCHMIDT, Valeria J, 44 Gould St, West Roxbury, 02132-5025 D:05/21/24 Case#: 24-10999

WORCESTER

Milford

CERQUEIRA, Carlos, 49 Prospect Hts, Milford, 01757 D:05/23/24 Case#: 24-40541

Southbridge

PRYDE REMODELING INC, 657 Worcester St, Southbridge, 01550-1382 D:05/23/24 Case#: 24-40538

Worcester

GARCIA, Carmen D, 20 May St U:C, Worcester, 01610-3401 D:05/19/24 Case#: 24-40521

WORCESTER NORTH

Leominster

SANTIAGO, Daizy, 300 Atlantic Ave U:13D, Leominster, 01453-6860 D:05/20/24 Case#: 24-40527

Westminster

MUCCI, Kathryn E, 25 South St, Westminster, 01473 D:05/24/24 Case#: 24-40548

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#).

BARNSTABLE

Bourne

CALLAHAN, Andrea M, 23 Lafayette Ave, Bourne, 02532-3146 D:05/20/24 Case#: 24-10984

Centerville

STROCK, David, 205 Buckskin Path, Centerville, 02632 D:05/24/24 Case#: 24-11032

BRISTOL FALL RIVER

Freetown

TOMAWSKI, John R, 31 Central Ave, Freetown, 02702-1365 D:05/24/24 Case#: 24-11030

BRISTOL NORTH

North Attleboro

RANDALL, Robyn, 150 Elmwood St, North Attleboro, 02760 D:05/21/24 Case#: 24-10997

Taunton

HARVEY, Rayshawn L, 25 Presbrey Ct, Taunton, 02780 D:05/24/24 Case#: 24-11033

BRISTOL SOUTH

New Bedford

SILVA, Rui G, 1322 Rockdale Ave, New Bedford, 02740 D:05/23/24 Case#: 24-11020

ESSEX SOUTH

Danvers

NORBAKA, Keith R, 9 Prince St, Danvers, 01923 D:05/24/24 Case#: 24-11031

Peabody

KENT, Kristen M, 4 Macarthur Ter, Peabody, 01960 D:05/22/24 Case#: 24-11011

Saugus

GARCIA, Jose A, 17 Oakwood Ave, Saugus, 01906 D:05/23/24 Case#: 24-11017

HAMPDEN

Chicopee

ROSANSKY, Mark, 561 Granby Rd, Chicopee, 01013-3630 D:05/22/24 Case#: 24-30242

East Longmeadow

ALLDER, Jacqueline, 121 N Main St, East Longmeadow, 01028 D:05/22/24 Case#: 24-30240

RASCHILLA, Cynthia A, 3 Townview Cir, East Longmeadow, 01028 D:05/21/24 Case#: 24-30238

Ludlow

BOVAT, James E, 43 Maple St, Ludlow, 01056 D:05/21/24 Case#: 24-30239

MIDDLESEX NORTH

Lowell

CHAN, Dariza, 86 Royal St, Lowell, 01851 D:05/22/24 Case#: 24-40537

MIDDLESEX SOUTH

Framingham

HICKS, Gary C Jr, 26 Spring Ln, Framingham, 01701 D:05/22/24 Case#: 24-40535

Medford

HENDERSON-BROWN, T J, 3610 Mystic Valley Pkwy, Medford, 02155-5734 D:05/22/24 Case#: 24-11012

PLYMOUTH

Bridgewater

MILEWSKI, Elizabeth Ann, 440 Union St, Bridgewater, 02333-1513 D:05/20/24 Case#: 24-10986

Brockton

ROCHA, Mario G, 145 Pearl St, Brockton, 02301 D:05/23/24 Case#: 24-11019

Whitman

MCLAUGHLIN, John J, 29 Franklin St, Whitman, 02382-2505 D:05/20/24 Case#: 24-10992

STEVENS, Gregory L Jr, 37 Kendrick St, Whitman, 02382 D:05/24/24 Case#: 24-11028

BERKSHIRE MIDDLE**Pittsfield**

MANZO RISTORANTE INC, 75 North St, Pittsfield, 01201-5154 D:05/17/24 Amt:\$13,450

BRISTOL NORTH**Easton**

BUDDYS UNION VILLA, 190 Washington St, Easton, 02356-1121 D:05/15/24 Amt:\$14,012

STONEFORGE GRILL-EASTON I, 10 Roosevelt Cir, Easton, 02375-1903 D:05/15/24 Amt:\$63,995

Raynham

W P FIRST CO INC, 90 Paramount Dr, Raynham, 02767-1001 D:05/15/24 Amt:\$69,690

Seekonk

J L G CLEANING INC, 27 Benson Ave, Seekonk, 02771-3706 D:05/15/24 Amt:\$6,572

Taunton

SOTO, Will, 140 Powhattan Dr, Taunton, 02718-5409 D:05/15/24 Amt:\$118

TAUNTON RFC COMPANY INC, 387 Winthrop St, Taunton, 02780-4307 D:05/15/24 Amt:\$9,786

BRISTOL SOUTH**Acushnet**

BERUBE, Benjamin, 24 Tracey St, Acushnet, 02743-1875 D:05/17/24 Amt:\$119,390

New Bedford

DEANDRADE, Steven, 80 Caroline St, New Bedford, 02740-4407 D:05/17/24 Amt:\$22,215

NELSONS AUTO SPECIALIST I, 1451 Cove Rd, New Bedford, 02740-1024 D:05/17/24 Amt:\$8,323

ESSEX NORTH**Methuen**

GUZMAN, Jose A, 114 Railroad St, Methuen, 01844-3042 D:05/17/24 Amt:\$4,593

North Andover

PHELAN, Edward, 931 Turnpike St, North Andover, 01845-6107 D:05/17/24 Amt:\$13,325

ESSEX SOUTH**Danvers**

TORITO DANVERS LLC, 10 Newbury St, Danvers, 01923-1049 D:05/15/24 Amt:\$61,572

Ipswich

OLD PLANTERS OF CAPE ANN, 7 Jewett Hill Rd, Ipswich, 01938-1223 D:05/15/24 Amt:\$232,887

Lynn

GILLETTE, Scott, 610 Lynnfield St, Lynn, 01904-1243 D:05/15/24 Amt:\$1,167

GILLETTE, Scott, 610 Lynnfield St, Lynn, 01904-1243 D:05/15/24 Amt:\$1,167

SILVA, Handressa A, 117 Sheilas Way, Lynn, 01904-1429 D:05/15/24 Amt:\$22,364

Middleton

JC PIZZA & GRILL AT SPORT, 15 Manning Rd, Middleton, 01949-1526 D:05/15/24 Amt:\$222,782

Salem

CRUZ, Virgen, 39 Hancock St, Salem, 01970-4643 D:05/15/24 Amt:\$11,753

Saugus

ANDRADE, Edson C, 28 Bridge St, Saugus, 01906-2208 D:05/15/24 Amt:\$30,939

FRANKLIN**Greenfield**

KRAWCZYK, Michael, 11 Blanker Ln, Greenfield, 01301-1111 D:05/13/24 Amt:\$19,841

URKEL, Richard, 112 S Shelburne Rd, Greenfield, 01301-9673 D:05/13/24 Amt:\$5,287

HAMPDEN**Hampden**

MULCAHY, Colin, 128 Thresher Rd, Hampden, 01036-9648 D:05/15/24 Amt:\$10,284

Springfield

FEBO, Emma, 237 Quincy St, Springfield, 01109-3655 D:05/15/24 Amt:\$29,958

Westfield

BORHANIAN, Anthony, 49 W Silver St, Westfield, 01085-3643 D:05/15/24 Amt:\$15,992

HAMPSHIRE**South Hadley**

CAREY, Seth, 298 Newton St, South Hadley, 01075-2371 D:05/15/24 Amt:\$55,731

CAREYS FLOWERS INC, 300 Newton St, South Hadley, 01075-2371 D:05/15/24 Amt:\$57,416

MIDDLESEX NORTH**Chelmsford**

ROBERTS, Katherine, 180 Tyngsboro Rd, Chelmsford, 01863-1142 D:05/15/24 Amt:\$22,827

Lowell

BRAGA, Anne, 102 Delmont Ave, Lowell, 01852-5775 D:05/15/24 Amt:\$21,231

MIDDLESEX SOUTH**Ashland**

DENNIS, Colin, 65 Indian Brook Rd, Ashland, 01721-1340 D:05/15/24 Amt:\$13,571

Ayer

SCHLUETER, Ann, 44 Pleasant St, Ayer, 01432-1335 D:05/15/24 Amt:\$5,626

SCHLUETER, Hans P, 44 Pleasant St, Ayer, 01432-1335 D:05/15/24 Amt:\$6,786

Everett

PINEDA, Erick, 66 Pearl St, Everett, 02149-1106 D:05/15/24 Amt:\$18,515

Groton

BRAMBILA, Eric, 461 Boston Rd, Groton, 01450-2062 D:05/15/24 Amt:\$11,068

MASA INC, 765 Boston Rd, Groton, 01450-2086 D:05/15/24 Amt:\$31,266

Hudson

GARZIA, Gregory, 12 Lincoln Rd, Hudson, 01776-1404 D:05/15/24 Amt:\$45,639

Malden

LGORIO, Peter, 306 Summer St, Malden, 02148-1239 D:05/15/24 Amt:\$5,762

Marlborough

MOYLAN, Matthew, 343 Forest St, Marlborough, 01752-3045 D:05/15/24 Amt:\$4,840

STRANGE BREWERY LLC, 416 Boston Post Rd, Marlborough, 01776-3009 D:05/15/24 Amt:\$23,852

Melrose

MINGHELLA, Glenn, 35 Hurd St, Melrose, 02176-3726 D:05/15/24 Amt:\$3,529

QURESHI, Irfan, 30 Oakland Rd, Melrose, 02148-2838 D:05/15/24 Amt:\$4,215

Natick

GUILLETTE, Laura, 3 Gibbs St, Natick, 01760-1805 D:05/15/24 Amt:\$18,515

RL PROPERTY SERVICES LLC, 3 Gibbs St, Natick, 01760-1805 D:05/15/24 Amt:\$2,731

Stow

OCONNOR, William, 33 Edgehill Rd, Stow, 01775-1407 D:05/15/24 Amt:\$40,872

Sudbury

SUDBURY GRANITE & MARBLE, 615 Boston Post Rd, Sudbury, 01776-3334 D:05/15/24 Amt:\$140,678

Woburn

ZAGO, Claionara, 200 Presidential Way, Woburn, 01801-1079 D:05/15/24 Amt:\$7,139

NORFOLK**Dedham**

CRUZ, Joshua, 17 Savin St, Dedham, 02026-3713 D:05/16/24 Amt:\$7,331

Quincy

FENG, Yu D, 50 Buckingham Rd, Quincy, 02170-1917 D:05/16/24 Amt:\$30,593

HUB APPLIANCE GROUP LLC, 67 Sonoma Rd, Quincy, 02171-1424 D:05/16/24 Amt:\$15,240

MCKAY, Richard, 65 Shirley St, Quincy, 02169-1404 D:05/16/24 Amt:\$125,439

PORTAMIC INC, 453 Hancock St, Quincy, 02171-2429 D:05/16/24 Amt:\$3,265

WIGGINS, Elika, 4 Hillsboro St, Quincy, 02169-8914 D:05/16/24 Amt:\$52,995

Sharon

ABDULLE, Liban, 6 Tamworth Rd, Sharon, 02067-3012 D:05/16/24 Amt:\$27,970

Stoughton

BALOR ENTERPRISES LLC, 139 Esten Rd, Stoughton, 02072-3583 D:05/16/24 Amt:\$33,746

SEGALLA, Glenn, 1986 Bay Rd, Stoughton, 02072-3803 D:05/16/24 Amt:\$9,534

Weymouth

ABBATANGELO, Mark, 64 Hillcrest Rd, Weymouth, 02189-2008 D:05/16/24 Amt:\$3,884

PLYMOUTH**Brockton**

CELIDONIO, Susan, 734 Ash St, Brockton, 02301-5720 D:05/15/24 Amt:\$5,297

MCCALL, Kelly, 191 Cross St, Brockton, 02301-2116 D:05/15/24 Amt:\$23,865

MCCALL, Stephen, 191 Cross St, Brockton, 02301-2116 D:05/15/24 Amt:\$23,865

MCCLURI, Richard, 35 Louis St, Brockton, 02302-1815 D:05/15/24 Amt:\$50,009

Plymouth

MAYER, Edward, 16 S Wind Dr, Plymouth, 02360-2737 D:05/15/24 Amt:\$2,582

VANCI, John, 80 Oak St, Plymouth, 02360-3956 D:05/15/24 Amt:\$6,407

Rockland

DEBUQUE, Richard, 11 Tirrell Dr, Rockland, 02370-2173 D:05/15/24 Amt:\$13,382

SUFFOLK**Boston**

GATELY, Kaitlin, 40 Anderson St, Boston, 02114-3612 D:05/15/24 Amt:\$4,974

HOLLINGSWORTH, Lee, 92 Mount Vernon St, Boston, 02108-1201 D:05/15/24 Amt:\$11,983

HUANG, Jian Y, 42 Beach St, Boston, 02111-2056 D:05/15/24 Amt:\$9,993

Charlestown

KETOLA, Hosea, 6 Parker St, Charlestown, 02129-1209 D:05/15/24 Amt:\$22,596

Dorchester

CRUZ, Zenaida, 1 Shandon Rd, Dorchester, 02124-1524 D:05/15/24 Amt:\$10,711

RAPHAELS RESTAURANT INC, 487 Washington St, Dorchester, 02124-2039 D:05/15/24 Amt:\$149,028

WORCESTER**Charlton**

POWERS, Brian, 48 Partridge Hill Rd, Charlton, 01507-1426 D:05/15/24 Amt:\$25,464

Dudley

COMPTOIS, Sean, 9 Ridge St, Dudley, 01570 D:05/15/24 Amt:\$12,985

Hopedale

HACHICHO, Mohamed, 27 Westcott Rd, Hopedale, 01747-1824 D:05/15/24 Amt:\$5,982

SUDBURY GRANITE & MARBLE, 12 Rosenfeld Dr, Hopedale, 01747-2111 D:05/15/24 Amt:\$6,137

Lancaster

BRAMBILA, Jaime, 114 Grant St, Lancaster, 01453-5114 D:05/15/24 Amt:\$3,962

Milford

QUEIROZ, Humberto, 98 Spruce St, Milford, 01757-2031 D:05/15/24 Amt:\$46,048

Northborough

BRITNEYS CAFE INC, 291 Main St, Northborough, 01532-1625 D:05/15/24 Amt:\$2,606

Northbridge

NIKOLAIDOU, Kiriaki, 15 Whitin Ave, Northbridge, 01588-2017 D:05/15/24 Amt:\$6,201

Shrewsbury

W & E TINC, 66 Beverly Hill Dr, Shrewsbury, 01545-5824 D:05/15/24 Amt:\$8,204

Winchendon

KETOLA, Hosea, 660 Spring St, Winchendon, 01475-2119 D:05/15/24 Amt:\$22,596

Worcester

STROE, Ionel, 21 Cedar St, Worcester, 01609-2530 D:05/15/24 Amt:\$8,144

VERDINI, Joseph, 271 Harrington Way, Worcester, 01604-1849 D:05/15/24 Amt:\$8,304

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgment for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

BRISTOL NORTH**Norton**

ALLIED TECHNOLOGIES INC & Donald W Ethier, 2 Briggs St, Norton Plaintiff: Ent Bk & T Compnay D:05/15/24 Amt:\$154,152

ESSEX SOUTH**Lynn**

GALLO, Janet M, 37 Stiles St, Lynn Plaintiff: Pergola Const Co Inc D:05/16/24 Amt:\$48,852

Newburyport

ALLIED TECHNOLOGIES INC & Christopher J Simpson, 1 Greenleaf St, Newburyport Plaintiff: Ent Bk & T Compnay D:05/14/24 Amt:\$154,152

HAMPDEN**Holyoke**

BOSCO, Stephen, 461 Appleton St, Holyoke Plaintiff: Kimberly Henderson D:05/14/24 Amt:\$42,000

PLYMOUTH**Hanover**

BARBER, Jamie, 128 Waterford Dr, Hanover Plaintiff: Steward Medical Group Inc D:05/17/24 Amt:\$1,000,000

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**Dennis**

28 Hemlock Ln
Owner:Elizabeth A Leonard L:Pennymac Ln Services LLC Case#:24 SM 001933 Filing Date:05/17/24

Falmouth

11 Rebecca Ann Ln
Owner:Sandra M Bettencourt L:The Washington Mutual Mtg Case#:24 SM 001971 Filing Date:05/21/24

Marstons Mills

63 Cammett Rd
Owner:Marie E Rich L:Cascade Funding Mtg Tr 20 Case#:24 SM 001954 Filing Date:05/20/24

Sandwich

7 Castle Ln
Owner:Sara A Marooney L:Rcf 2 Acquisition Tr Case#:24 SM 001928 Filing Date:05/17/24

32 Clipper Cir

Owner:John R Mawhinney L:Citizens Bk Na Case#:24 SM 001957 Filing Date:05/20/24

Yarmouth

24 Rainbow Rd
Owner:Kathleen A Hanbury L:Commonwealth Cooperative Bank Case#:24 SM 001977 Filing Date:05/22/24

77 Trowbridge Path

Owner:Luis E Marin L:Lakeview Ln Servicing LLC Case#:24 SM 001964 Filing Date:05/21/24

BERKSHIRE NORTH**North Adams**

129 W Main St
Owner:Clayton G Collette Jr L:Pennymac Ln Services LLC Case#:24 SM 001935 Filing Date:05/17/24

BRISTOL NORTH**Attleboro**

24 3rd St
Owner:Stephen G Desjardins L:Ocwen Ln Acquisition Tr 2 Case#:24 SM 001921 Filing Date:05/16/24

68 Rome Blvd

Owner:Francis J Savage 3rd L:Select Portfolio Servicing Inc Case#:24 SM 001915 Filing Date:05/16/24

Berkley

738 Berkley St
Owner:Andrew J Lincoln L:West Coast Servicing Inc Case#:24 SM 001945 Filing Date:05/17/24

Taunton

18 Highland St
Owner:Angela Pelletier L:Eastern Bank Case#:24 SM 001975 Filing Date:05/21/24

30 1st St

Owner:Monica J Weckesser L:The Rmac Tr Series 2016-C Case#:24 SM 001949 Filing Date:05/20/24

107 Whittenton St

Owner:Herkins Francois L:Sharon & Crescent United Case#:24 SM 0019

06/18/24 12:00 PM 19 Orchid Ln
 Owner:Megan L Haley
 Lender:Rocket Mortgage Deposit:\$5,000
 Doc#:"D:05/22/17
 Source:Cape Cod Times (05/21/24)
 Atty:Korde & Associates Pc 978-256-1500

BRISTOL FALL RIVER

Freetown

06/13/24 10:00 AM 182 Braley Rd
 Owner:Madikit LLC
 Lender:LOAN SERVICER LLC Deposit:\$10,000
 Doc#:"D:02/07/20
 Source:The Herald News (05/22/24)
 Atty:Mccarter & English LLP 617-449-6500

BRISTOL NORTH

Attleboro

06/25/24 11:00 AM 104 Collins St
 Owner:Lorie J Mathias
 Lender:Wilmington Savings Fund Society FSB
 Deposit:\$5,000
 Doc#:"D:06/05/06
 Source:Sun Chronicle (the) (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

Easton

06/10/24 04:00 PM 15 Foundry St U:E58
 Owner:Kelly A Curtin
 Lender:Salem Five Mortgage Co Deposit:\$5,000
 Doc#:"D:06/06/12
 Source:Brocton Enterprise (05/17/24)
 Atty:Harmon Law Offices Pc 617-558-0500

North Attleboro

06/13/24 11:00 AM 402 Broadway
 Owner:Alan C Murphy
 Lender:Rocket Mortgage Deposit:\$5,000
 Doc#:"D:10/22/18
 Source:Sun Chronicle (the) (05/23/24)
 Atty:Korde & Associates Pc 978-256-1500

Taunton

06/21/24 01:00 PM 64 1st St
 Owner:Roca C LLC
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:05/24/22
 Source:Taunton Daily Gazette (05/22/24)
 Atty:Law Offices Of Keith K Fu

BRISTOL SOUTH

Fairhaven

06/27/24 10:00 AM 355 Alden Rd
 Owner:Noemia Deparent
 Lender:Santander Bank NA Deposit:\$5,000
 Doc#:"D:11/30/09
 Source:Standard Times (the) (05/19/24)
 Atty:Brook & Scott Pllc 401-217-8701

New Bedford

06/10/24 02:00 PM 99 Oak St
 Owner:Darlene Spencer
 Lender:PHH United States Mortgage Corp Deposit:\$5,000
 Doc#:"D:09/23/16
 Source:Standard Times (the) (05/17/24)
 Atty:Korde & Associates Pc 978-256-1500

07/11/24 12:00 PM 759 Belleville Ave
 Owner:Joseph L Abreu
 Lender:Santander Bank NA Deposit:\$5,000
 Doc#:"D:08/17/13
 Source:Standard Times (the) (05/21/24)
 Atty:Brook & Scott Pllc 401-217-8701

Westport

06/11/24 11:00 AM 10 Kirby Rd
 Owner:Anne E Farias & Leslie O Farias
 Lender:Deutsche Bank Deposit:\$5,000
 Doc#:"D:09/14/06
 Source:Standard Times (the) (05/21/24)
 Atty:Orlans Pc 781-790-7800

ESSEX NORTH

Andover

06/11/24 11:00 AM 3 Regency Rdg
 Owner:Mohammed F Afreedi
 Lender:Primary Bank Deposit:\$50,000
 Doc#:"D:03/16/22
 Source:Lawrence Eagle Tribune (05/19/24)
 Atty:Regnante Sterio LLP 781-486-6222

06/14/24 08:30 AM 10 Burnham Rd
 Owner:Hismercysproperties LLC
 Lender:Steven A Ross Deposit:\$25,000
 Doc#:"D:01/20/22
 Source:Andover Townsman (05/23/24)
 Atty:Potter Maclellan LLP 617-257-7050

North Andover

07/08/24 03:00 PM 20 Marengo St U:20
 Owner:Daniel D Dube & Marianne D Dube
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:09/24/12
 Source:Lawrence Eagle Tribune (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

ESSEX SOUTH

Haverhill

06/20/24 12:00 PM 128 Washington St
 Owner:Celest Investments LLC
 Lender:Haverhill Bank Deposit:\$10,000
 Doc#:"D:04/08/21
 Source:Haverhill Gazette (05/23/24)
 Atty:Cunningham Machanic Cetti 508-651-7524

06/20/24 01:00 PM 392 Main St
 Owner:Celest Investments LLC
 Lender:Haverhill Bank Deposit:\$10,000
 Doc#:"D:03/31/22
 Source:Haverhill Gazette (05/23/24)
 Atty:Cunningham Machanic Cetti 508-651-7524

07/01/24 11:00 AM 415 Hilldale Ave
 Owner:Patricia L Zagarella
 Lender:Lakeview Loan Servicing LLC Deposit:\$5,000
 Doc#:"D:05/30/19
 Source:Haverhill Gazette (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

Lynn

06/07/24 11:00 AM 19 High St
 Owner:Maria A Guerrero
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:07/15/04
 Source:Boston Herald (05/17/24)
 Atty:Guaetta And Benson Lic

Peabody

06/18/24 11:00 AM 75 Walnut St U:212
 Owner:Margaret A Kudzma
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:04/10/13
 Source:Salem Evening News (05/22/24)
 Atty:Korde & Associates Pc 978-256-1500

Salem

06/03/24 01:00 PM 25 Roslyn St U:11
 Owner:Deborah Girard
 Lender:Salem Five Mortgage Co Deposit:\$5,000
 Doc#:"D:05/05/03
 Source:Salem Evening News (05/20/24)
 Atty:Harmon Law Offices Pc 617-558-0500

HAMPDEN

Chicopee

06/13/24 12:00 PM 343 Chicopee St U:42
 Owner:Bernadette Brennan
 Lender:Rocket Mortgage Deposit:\$5,000
 Doc#:"D:02/08/19
 Source:Republican (the) (05/20/24)
 Atty:Korde & Associates Pc 978-256-1500

Holyoke

06/17/24 10:00 AM 40 Chapin St
 Owner:Santa Agron & Andres Agron
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:04/10/08
 Source:Republican (the) (05/17/24)
 Atty:Harmon Law Offices Pc 617-558-0500

06/18/24 03:00 PM 29-31 Brown Ave U:29
 Owner:Isidro Roman & Carmen Roman
 Lender:Wilmington Savings Fund Society FSB
 Deposit:\$5,000
 Doc#:"D:01/01/13
 Source:Republican (the) (05/17/24)
 Atty:Brook & Scott Pllc 401-217-8701

Springfield

06/11/24 11:00 AM 86 Malden St
 Owner:Carmen Maldonado
 Lender:M BANK Deposit:\$5,000
 Doc#:"D:12/21/15
 Source:Republican (the) (05/21/24)
 Atty:Orlans Pc 781-790-7800

06/13/24 11:00 AM 67 Marmon St
 Owner:Natasha I Christy
 Lender:Freedom Mortgage Corp Deposit:\$5,000
 Doc#:"D:07/25/14
 Source:Republican (the) (05/23/24)
 Atty:Orlans Pc 781-790-7800

06/17/24 11:00 AM 372 Saint James Ave
 Owner:David G Johnson Jr
 Lender:Berkshire Bank Deposit:\$5,000
 Doc#:"D:10/23/13
 Source:Republican (the) (05/17/24)
 Atty:Harmon Law Offices Pc 617-558-0500

06/20/24 10:00 AM 37 Nassau Dr U:37
 Owner:Paul Musselwhite
 Lender:Nationstar Mortgage Deposit:\$10,000
 Doc#:"D:04/30/21
 Source:Boston Herald (05/22/24)
 Atty:Doonan Graves & Longoria 978-921-2670

07/11/24 12:00 PM 117 Croyden Ter
 Owner:Joseph A Mickens & Olga Verne
 Lender:Nationstar Mortgage Deposit:\$5,000
 Doc#:"D:02/29/08
 Source:Republican (the) (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/07/24 10:00 AM 15 E School St
 Owner:Blackrock Sh Group LLC
 Lender:RUBY LENDING LLC Deposit:\$20,000
 Doc#:"D:02/10/23
 Source:Republican (the) (05/17/24)
 Atty:Martin Law Offices Pc 413-347-8962

06/25/24 10:00 AM 40 Connecticut Ave
 Owner:Rose Flores & Ezequiel Mestre
 Lender:Freedom Mortgage Corp Deposit:\$5,000
 Doc#:"D:05/26/16
 Source:Republican (the) (05/17/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/20/24 10:00 AM 37 Nassau Dr U:37
 Owner:Paul Musselwhite
 Lender:Nationstar Mortgage Deposit:\$10,000
 Doc#:"D:04/30/21
 Source:Boston Herald (05/22/24)
 Atty:Doonan Graves & Longoria 978-921-2670

07/11/24 12:00 PM 117 Croyden Ter
 Owner:Joseph A Mickens & Olga Verne
 Lender:Nationstar Mortgage Deposit:\$5,000
 Doc#:"D:02/29/08
 Source:Republican (the) (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/07/24 10:00 AM 15 E School St
 Owner:Blackrock Sh Group LLC
 Lender:RUBY LENDING LLC Deposit:\$20,000
 Doc#:"D:02/10/23
 Source:Republican (the) (05/17/24)
 Atty:Martin Law Offices Pc 413-347-8962

06/25/24 10:00 AM 40 Connecticut Ave
 Owner:Rose Flores & Ezequiel Mestre
 Lender:Freedom Mortgage Corp Deposit:\$5,000
 Doc#:"D:05/26/16
 Source:Republican (the) (05/17/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/20/24 11:00 AM 367 Russell St
 Owner:Pyramid Mall Of Hadley Ne
 Lender:Deutsche Bank Deposit:\$100,000
 Doc#:"D:03/09/11
 Source:Daily Hampshire Gazette (05/22/24)
 Atty:Shatz Schwartz And Fentin

07/18/24 02:00 PM 505 Alvard Pl U:505
 Owner:Kum S Jackson
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:12/29/03
 Source:Daily Hampshire Gazette (05/20/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/11/24 11:00 AM 10 Kirby Rd
 Owner:Anne E Farias & Leslie O Farias
 Lender:Deutsche Bank Deposit:\$5,000
 Doc#:"D:09/14/06
 Source:Standard Times (the) (05/21/24)
 Atty:Orlans Pc 781-790-7800

06/11/24 11:00 AM 3 Regency Rdg
 Owner:Mohammed F Afreedi
 Lender:Primary Bank Deposit:\$50,000
 Doc#:"D:03/16/22
 Source:Lawrence Eagle Tribune (05/19/24)
 Atty:Regnante Sterio LLP 781-486-6222

06/14/24 08:30 AM 10 Burnham Rd
 Owner:Hismercysproperties LLC
 Lender:Steven A Ross Deposit:\$25,000
 Doc#:"D:01/20/22
 Source:Andover Townsman (05/23/24)
 Atty:Potter Maclellan LLP 617-257-7050

07/08/24 03:00 PM 20 Marengo St U:20
 Owner:Daniel D Dube & Marianne D Dube
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:09/24/12
 Source:Lawrence Eagle Tribune (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/20/24 12:00 PM 128 Washington St
 Owner:Celest Investments LLC
 Lender:Haverhill Bank Deposit:\$10,000
 Doc#:"D:04/08/21
 Source:Haverhill Gazette (05/23/24)
 Atty:Cunningham Machanic Cetti 508-651-7524

06/20/24 01:00 PM 392 Main St
 Owner:Celest Investments LLC
 Lender:Haverhill Bank Deposit:\$10,000
 Doc#:"D:03/31/22
 Source:Haverhill Gazette (05/23/24)
 Atty:Cunningham Machanic Cetti 508-651-7524

07/01/24 11:00 AM 415 Hilldale Ave
 Owner:Patricia L Zagarella
 Lender:Lakeview Loan Servicing LLC Deposit:\$5,000
 Doc#:"D:05/30/19
 Source:Haverhill Gazette (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/07/24 11:00 AM 19 High St
 Owner:Maria A Guerrero
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:07/15/04
 Source:Boston Herald (05/17/24)
 Atty:Guaetta And Benson Lic

06/18/24 11:00 AM 75 Walnut St U:212
 Owner:Margaret A Kudzma
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:04/10/13
 Source:Salem Evening News (05/22/24)
 Atty:Korde & Associates Pc 978-256-1500

06/03/24 01:00 PM 25 Roslyn St U:11
 Owner:Deborah Girard
 Lender:Salem Five Mortgage Co Deposit:\$5,000
 Doc#:"D:05/05/03
 Source:Salem Evening News (05/20/24)
 Atty:Harmon Law Offices Pc 617-558-0500

06/13/24 12:00 PM 343 Chicopee St U:42
 Owner:Bernadette Brennan
 Lender:Rocket Mortgage Deposit:\$5,000
 Doc#:"D:02/08/19
 Source:Republican (the) (05/20/24)
 Atty:Korde & Associates Pc 978-256-1500

MIDDLESEX SOUTH

Ashland

07/09/24 01:00 PM 38 Albert Ray Dr
 Owner:Jeffrey Boudreau
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:04/26/03
 Source:Metro West (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

Framingham

06/20/24 10:00 AM 41 Goodnow Ln
 Owner:David W Hoffman Jr & Jessica Hoffman
 Lender:Flagstar Bank FSB Deposit:\$10,000
 Doc#:"D:08/21/18
 Source:Metro West (05/23/24)
 Atty:Korde & Associates Pc 978-256-1500

06/20/24 11:00 AM 10 Cherry St
 Owner:Timothy E Prendergast & Cindy L Prendergast
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:06/26/07
 Source:Metro West (05/23/24)
 Atty:Korde & Associates Pc 978-256-1500

Hopkinton

06/20/24 01:00 PM 75 Wilson St
 Owner:Paul D Gentle & Robin A Gentle
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:02/06/13
 Source:Metro West (05/23/24)
 Atty:Korde & Associates Pc 978-256-1500

Malden

07/01/24 04:00 PM 23 Greenwood St
 Owner:Vinny Maurose & Guirane Maurose
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:08/23/06
 Source:Melrose Free Press (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/18/24 12:00 PM 11-15 Connecticut Ave U:2
 Owner:Taylor Jenkins
 Lender:Total Mortgage Services Deposit:\$5,000
 Doc#:"D:01/24/20
 Source:Medford Transcript (05/23/24)
 Atty:Korde & Associates Pc 978-256-1500

06/13/24 11:00 AM 15 Downey St
 Owner:Joseph Hennessy & Paula A Hennessy
 Lender:PNC Bank Deposit:\$5,000
 Doc#:"D:06/26/07
 Source:Old Colony Memorial (05/23/24)
 Atty:Orlans Pc 781-790-7800

06/18/24 03:00 PM 11 Timothy Ln
 Owner:John M Pacheco
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:10/12/05
 Source:Old Colony Memorial (05/23/24)
 Atty:Harmon Law Offices Pc 617-558-0500

07/05/24 10:00 AM 23 Remington Ln
 Owner:John F Curtis & Jenny Curtis
 Lender:Bank Of America Na Deposit:\$5,000
 Doc#:"D:09/22/10
 Source:Old Colony Memorial (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

07/11/24 10:00 AM 22 Old Coach Rd
 Owner:Christina A Shaw
 Lender:Lakeview Loan Servicing LLC Deposit:\$5,000
 Doc#:"D:08/27/18
 Source:Whitman Times (05/23/24)
 Atty:Brook & Scott Pllc 401-217-8701

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

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 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
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 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

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 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
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 Source:Publication Unknown (05/23/24)
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 Atty:Pk Boston Law 508-807-1131

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 Lender:Signature Lending LLC Deposit:\$10,000
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 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

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 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

06/13/24 11:00 AM 615 Main St
 Owner:1111 Tipping Point LLC
 Lender:Signature Lending LLC Deposit:\$10,000
 Doc#:"D:06/16/23
 Source:Publication Unknown (05/23/24)
 Atty:Pk Boston Law 508-807-1131

06/13/24 11:00 AM 615 Main St<