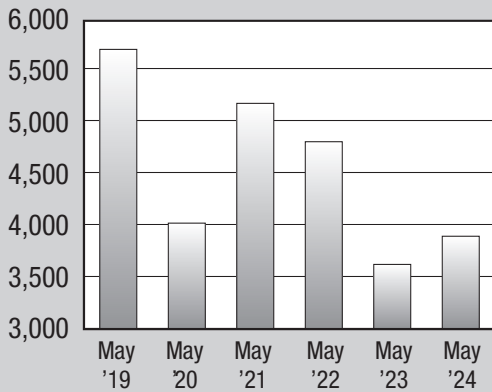
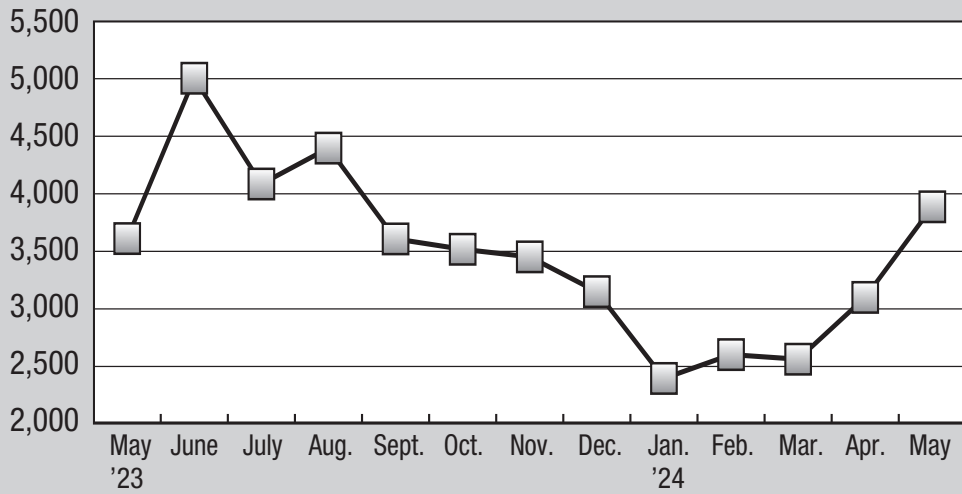


Official Records

MASSACHUSETTS MARKET STATISTICS

Single-Family Sales By Month



	Number of Sales	Change Prior Year
May 2019	5,684	6.86%
May 2020	4,013	-29.4%
May 2021	5,165	28.71%
May 2022	4,796	-7.14%
May 2023	3,616	-24.6%
May 2024	3,887	7.49%

Statistics based on single-family home sales of \$1,000
Source: The Warren Group

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REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	06/07/24	B11	Franklin	06/07/24
B5	Barnstable	06/07/24	B11	Hampden	06/07/24
B6	Berkshire Middle	06/07/24	B13	Hampshire	06/07/24
B6	Berkshire North	06/07/24	B13	Middlesex North	06/07/24
B6	Berkshire South	06/07/24	B14	Middlesex South	06/07/24
B7	Bristol Fall River	06/07/24	B18	Nantucket	06/07/24
B7	Bristol North	06/07/24	B18	Norfolk	06/07/24
B8	Bristol South	06/07/24	B21	Plymouth	06/07/24
B8	Dukes	06/07/24	B22	Worcester	06/07/24
B8	Essex North	06/07/24	B25	Worcester North	06/07/24
B9	Essex South	06/07/24			

CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
B26	Voluntary Bankruptcies	B27	State Tax Liens
B26	Chapter 13 Bankruptcies	B27	Attachments
B26	Chapter 11 Bankruptcies	B27	Petitions to Foreclose
B26	Federal Tax Liens	B28	Foreclosure Sales

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Allston

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

► REAL ESTATE SALES

KELTON ST U:229A	\$610,000
B: Jiarui Geng & Jie Zhang S: 229a Kelton LLC Book/Page: 70266/335, Date: 06/10/24 Use: Condo	

Boston

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	22
Median Price	\$4,000,000	\$3,050,000

► REAL ESTATE SALES

6 ARLINGTON ST U:4	\$7,300,000
B: William N Thorndike Jr & Geneva Thorndike S: Thomas D Oshea, Tr for Six Arlington Street Nt Book/Page: 70287/70, Date: 06/14/24 Mtg: UBS Bank USA \$6,935,000 Term: 2054 Rate: 6.4% Type: Adj Use: 3 Bdrm Condo, Lot: 3319sf Prior Sale: \$5,600,000 (08/15)	
2 AVERY ST U:29D	\$2,470,000
B: Gaius Jc LLC S: Alex Topkins & Dillon Mcdermott Book/Page: 70285/173, Date: 06/14/24 Use: 2 Bdrm Condo, Lot: 1596sf Prior Sale: \$2,100,000 (04/21)	
2 AVERY ST U:PHIE	\$4,750,000
B: Summer Day Investment LLC S: Stuart L Schreiber & Mimi Packman Book/Page: 70274/3, Date: 06/12/24 Use: 1 Bdrm Condo, Lot: 3250sf Prior Sale: \$4,100,000 (06/03)	

59 BARTLETT STATION DR	\$953,713
B: Bartlett F5 LLC S: Bartlett Place Land Inc Book/Page: 70270/21, Date: 06/11/24	
42 BEACH ST U:7B	\$690,000
B: Wai F Young, Tr for 42 Beach Street Rt S: Avcolee LLC Book/Page: 70269/9, Date: 06/11/24 Mtg: Tony Y Chow \$390,000 Use: Condo	
25 BEACON ST U:3	\$10,975,000
B: Geoffrey M Mason, Tr for 25 Beacon 3 Nt S: 25 Beacon Unit 3 LLC Book/Page: 70282/34, Date: 06/13/24 Use: 3 Bdrm Condo Prior Sale: \$8,850,000 (09/17)	
313 BEACON ST U:12	\$1,747,000
B: Bernard S Reingold, Tr for Belinda G Reingold 2020 T S: Lauren C Escobar & Jose Escobar Book/Page: 70266/95, Date: 06/10/24 Use: 2 Bdrm Condo, Lot: 1133sf Prior Sale: \$1,015,500 (02/16)	
346 BEACON ST U:10	\$725,000
B: Tiffany Chan S: Khudairi Tala Est & Dunia Khudairi Book/Page: 70284/236, Date: 06/14/24 Mtg: Webster Bank \$475,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 557sf Prior Sale: \$710,000 (01/20)	
447 BEACON ST U:2	\$4,840,000
B: Giorgio M Tarditi S: Charles J Brucato 3rd Book/Page: 70284/39, Date: 06/14/24 Use: 3 Bdrm Condo	
447 BEACON ST U:3	\$4,840,000
B: Giorgio M Tarditi S: Charles J Brucato 3rd Book/Page: 70284/39, Date: 06/14/24 Use: 2 Bdrm Condo Prior Sale: \$1,650,000 (06/18)	
188 BROOKLINE AVE U:27E	\$2,500,000
B: Krishna Prasad & Deepti Menon S: Deepak P Chander & Dinusha Perera Book/Page: 70283/176, Date: 06/14/24 Use: 2 Bdrm Condo	
16 CAZENOVE ST	\$2,075,000
B: Garrett Friedman & Sara Friedman S: Neal E Minahan & Rita L Minahan Book/Page: 70280/247, Date: 06/13/24 Mtg: JPMorgan Chase Bank \$415,000 Term: 2039 Use: 2 Bdrm Row-End, Lot: 1189sf Prior Sale: \$765,000 (04/00)	
274 CLARENDON ST U:8	\$1,458,000
B: Cash Am Hid Corp S: William Morrison & Bridget Lapoint Book/Page: 70267/74, Date: 06/10/24 Use: 1 Bdrm Condo, Lot: 1136sf Prior Sale: \$1,425,000 (03/21)	

285 COLUMBUS AVE U:605	\$1,800,000
B: Abigail T Johnson & Edward K Johnson S: Jay E Leventhal & Alyson B Leventhal Book/Page: 70277/115, Date: 06/12/24 Use: 2 Bdrm Condo, Lot: 1578sf Prior Sale: \$1,675,000 (10/20)	
239 COMMONWEALTH AVE U:11	\$565,000
B: Carl Peterson & Mark Mulholland S: Patrick J Noonan Iii Ft & Patrick J Noonan 3rd Book/Page: 70269/107, Date: 06/11/24 Use: Condo, Lot: 530sf Prior Sale: \$575,000 (04/18)	
360 COREY ST	\$1,622,500
B: Daniel Fink S: Wrecking Crew LLC Book/Page: 70281/165, Date: 06/13/24 Mtg: Jeanne DArc CU \$1,298,000 Term: 2054 Rate: 6.6% Type: Adj Use: 4 Bdrm Colonial, Lot: 6906sf	
90 COTTAGE ST U:6	\$975,000
B: Natalie R Gallego & Joseph A Parrinelli S: Jenna Dangelo Book/Page: 70265/215, Date: 06/10/24 Mtg: Raymond James Bk FSB \$926,250 Term: 2054 Rate: 6.3% Type: Adj Use: 2 Bdrm Condo	
28 CROSS ST U:1	\$1,430,000
B: Katelin Mealing & Dana Perry S: George Tagg & Alexandra St Pe Book/Page: 70285/244, Date: 06/14/24 Mtg: Rocket Mortgage LLC \$1,072,500 Term: 2054 Use: 3 Bdrm Condo	
1 DALTON ST U:3704	\$3,550,000
B: Diane Neal, Tr for Diane Neal T S: 3704 Boots LLC Book/Page: 70276/42, Date: 06/12/24 Use: 2 Bdrm Condo Prior Sale: \$2,985,000 (09/19)	
240 DEVONSHIRE ST U:5814	\$1,785,000
B: 240 Devonshire St Fka LLC S: Mcaf Winthrop LLC Book/Page: 70283/224, Date: 06/14/24 Use: Condo	
101 DRAPER ST U:2	\$590,000
B: Austin G Breed & Jeanmary A Breed S: Charles M Odonnell & Vanessa M Denice Book/Page: 70266/210, Date: 06/10/24 Mtg: Guaranteed Rate Inc \$609,470 Term: 2054 Use: 3 Bdrm Condo	
606 E 8TH ST U:2	\$1,075,000
B: Brian Schmidt S: Sean Linnehan & Caroline Linnehan Book/Page: 70279/266, Date: 06/13/24 Mtg: CMG Mortgage Inc \$860,000 Term: 2054 Use: 3 Bdrm Condo	

65 E INDIA ROW U:31E	\$964,500
B: David B Driscoll, Tr for Harbor Towers Two Rt S: Mansor LLC Book/Page: 70274/286, Date: 06/12/24 Use: 1 Bdrm Condo, Lot: 883sf Prior Sale: \$775,000 (04/15)	
454 HANOVER ST U:2	\$600,000
B: Amanda E Pierce S: Danielle K Lajoie Doc#: 00000000952908, Date: 06/14/24 Mtg: Harvard Fcu \$480,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 545sf Prior Sale: \$532,000 (08/20)	
464 HANOVER ST U:A	\$2,175,000
B: Hanover Boston Dev LLC S: Hanover Street LLC Doc#: 00000000952931, Date: 06/14/24 Mtg: Capital Finance Lic \$1,750,000 Use: Retail Condo, Lot: 2720sf Prior Sale: \$539,249 (07/22)	
9 HANSON ST U:4	\$2,300,000
B: Betina Shakespeare & William Shakespeare S: Sarah M Wilding & Thomas R Spera Book/Page: 70289/205, Date: 06/14/24 Use: 3 Bdrm Condo, Lot: 1559sf Prior Sale: \$1,860,000 (06/20)	
771 HARRISON AVE U:109	\$885,000
B: Kimberly C Foreiter & Kevin A Feeley Jr S: Ashley Gaucher & Trenton R Gaucher Book/Page: 70275/176, Date: 06/12/24 Mtg: Flagstar Bank FSB \$885,000 Term: 2054 Rate: 7.9% Type: Adj Use: 1 Bdrm Condo	
43 IRVING ST U:1	\$699,000
B: Christian Klacko & Sandra Le Priol-Vrejan S: Jae Y Song & Il Y Song Book/Page: 70265/147, Date: 06/10/24 Mtg: Wells Fargo Bank \$299,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 585sf Prior Sale: \$600,000 (04/16)	
65 MOUNT VERNON ST U:65-10	\$594,000
B: Gretchen Hardina S: Arlene Brahm Book/Page: 70265/55, Date: 06/10/24 Use: Condo, Lot: 445sf Prior Sale: \$325,000 (06/05)	
300 PIER 4 BLVD U:5B	\$3,635,000
B: Peter Apostolicas S: William Wittenberg & Deborah Halber Book/Page: 70266/108, Date: 06/10/24 Use: 2 Bdrm Condo	
33 PINCKNEY ST	\$4,125,000
B: Kathleen Allen, Tr for 33 Pinckney St Nt S: Megan E Price, Tr for Price Ft Book/Page: 70278/249, Date: 06/13/24 Mtg: Kathleen Elizabeth Al \$750,000 Use: 4 Bdrm Row-Middle, Lot: 1180sf Prior Sale: \$3,975,000 (10/19)	

101 PRINCE ST U:PH1	\$723,500
B: Diane C Gordon-Sacchetti S: Dina Clements, Tr for Dina Clements Lt Book/Page: 70265/193, Date: 06/10/24 Use: 2 Bdrm Condo, Lot: 741sf Prior Sale: \$490,000 (09/06)	
197 SAINT BOTOLPH ST U:3	\$825,000
B: Jacob Levitt & Madison Levitt S: Cameron Oneill & Kaitlyn Conte Book/Page: 70285/137, Date: 06/14/24 Mtg: Movement Mtg LLC \$660,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 805sf Prior Sale: \$710,000 (04/20)	
41 SCHOOL ST U:2	\$660,000
B: Gwendolynn A Pines & Jessica B Platt S: Kaitlin Baranowski Book/Page: 70270/200, Date: 06/11/24 Mtg: Rocket Mortgage LLC \$528,000 Term: 2054 Use: 4 Bdrm Condo	
290 SHAWMUT AVE U:2	\$1,624,000
B: Brian Mahoney S: Gerard L Cox & Nicola S Cox Book/Page: 70287/9, Date: 06/14/24 Mtg: M&T Bank NA \$500,000 Term: 2054 Rate: 6.3% Type: Adj Use: 3 Bdrm Condo, Lot: 1363sf Prior Sale: \$1,800,000 (12/19)	
301 SHAWMUT AVE U:35	\$1,439,000
B: Bryan Barry & Abigail Landers S: Richard B Packard Book/Page: 70280/151, Date: 06/13/24 Mtg: Enterprise Bk & Tr Co \$400,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1152sf Prior Sale: \$212,000 (02/97)	
312 SHAWMUT AVE U:6	\$1,800,000
B: Logan Kursh & David Hatton S: Christopher J Evans Book/Page: 70266/63, Date: 06/10/24 Mtg: Salem Five Mtg Co \$1,438,000 Term: 2054 Rate: 6.9% Type: Adj Use: 1 Bdrm Condo, Lot: 668sf Prior Sale: \$575,000 (06/15)	
312 SHAWMUT AVE U:7	\$1,800,000
B: Logan Kursh & David Hatton S: Christopher J Evans Book/Page: 70266/63, Date: 06/10/24 Mtg: Salem Five Mtg Co \$1,438,000 Term: 2054 Rate: 6.9% Type: Adj Use: 1 Bdrm Condo, Lot: 754sf Prior Sale: \$310,000 (10/00)	
110 STUART ST U:26A	\$912,500
B: Richard Packard S: Peiqian Lu Book/Page: 70283/46, Date: 06/13/24 Use: 1 Bdrm Condo, Lot: 876sf Prior Sale: \$1,010,000 (01/21)	

TOWN / REGISTRY GUIDE

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

Cotuit	Barnstable
Cummington	Hampshire
Dalton	Berkshire Middle
Danvers	Essex South
Dartmouth	Bristol South
Dedham	Norfolk
Deerfield	Franklin
Dennis	Barnstable
Dighton	Bristol North
Dorchester	Suffolk
Douglas	Worcester
Dover	Norfolk
Dracut	Middlesex North
Dudley	Worcester
Dunstable	Middlesex North
Duxbury	Plymouth
East Boston	Suffolk
East Bridgewater	Plymouth
East Brookfield	Worcester
East Longmeadow	Hampden
Eastham	Barnstable
Easthampton	Hampshire
Easton	Bristol North
Egremont	Berkshire South
Erving	Franklin
Essex	Essex South
Everett	Middlesex South
Fairhaven	Bristol South
Fall River	Bristol Fall River
Falmouth	Barnstable
Fitchburg	Worcester North
Florida	Berkshire North
Foxboro	Norfolk
Framingham	Middlesex North
Franklin	Norfolk
Freetown	Bristol Fall River
Gardner	Worcester
Georgetown	Essex South
Gill	Franklin
Gloucester	Essex South
Goshen	Hampshire
Grafton	Worcester
Gosnold	Dukes
Granby	Hampshire
Granville	Hampden
Great Barrington	Berkshire South
Greenfield	Franklin
Greenwich	Hampshire
Groton	Middlesex South
Groveland	Essex South
Hadley	Hampshire
Halifax	Plymouth
Hamilton	Essex South
Hampden	Hampden
Hancock	Berkshire North
Hanover	Plymouth
Hanson	Plymouth
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Harvard	Worcester
Harwich	Barnstable
Hatfield	Hampshire
Haverhill	Essex South
Hawley	Franklin
Heath	Franklin
Hingham	Plymouth
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Holliston	Middlesex South
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Lanesboro	Berkshire North
Lawrence	Essex North
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Leicester	Worcester
Lenox	Berkshire Middle
Leominster	Worcester North
Leverett	Franklin
Lexington	Middlesex South
Leyden	Franklin
Lincoln	Middlesex South
Littleton	Middlesex South
Longmeadow	Hampden
Lowell	Middlesex North
Ludlow	Hampden
Lunenburg	Worcester North
Lynn	Essex South
Lynnfield	Essex South
Malden	Middlesex South
Manchester	Essex South
Mansfield	Bristol North
Marblehead	Essex South
Marion	Plymouth
Marlborough	Middlesex South
Marshfield	Plymouth
Marston Mills	Barnstable
Mashpee	Barnstable
Mattapan	Suffolk
Mattapoisett	Plymouth
Maynard	Middlesex South
Medfield	Norfolk
Medford	Middlesex South
Medway	Norfolk
Melrose	Middlesex South
Mendon	Worcester
Merrimac	Essex South
Methuen	Essex North
Middleboro	Plymouth
Middlefield	Hampshire
Middleton	Essex South
Milford	Worcester
Millbury	Worcester
Millis	Norfolk
Millville	Worcester
Milton	Norfolk
Monroe	Franklin
Monson	Hampden
Montague	Franklin
Monterey	Berkshire South
Montgomery	Hampden
Mt Washington	Berkshire South
Nahant	Essex South
Nantucket	Nantucket
Natick	Middlesex South
Needham	Norfolk
New Ashford	Berkshire North
New Bedford	Bristol South
New Braintree	Worcester
New Marlboro	Berkshire South
New Salem	Franklin
Newbury	Essex South
Newburyport	Essex South

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

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.

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.

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.

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.

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.

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!

430 STUART ST U:1517	\$1,489,000
B: Parima Phanratamongkol & Somyot Phanratamongkol S: Ts Pied-A-Terre Hldg LLC Book/Page: 70278/314, Date: 06/13/24 Use: Condo	
45 TEMPLE ST U:304	\$1,675,000
B: Albert H Miyashita & Akiko M Miyashita S: Jdrnd Owner LLC Book/Page: 70286/137, Date: 06/14/24 Use: 1 Bdrm Condo	
151 TREMONT ST U:8D	\$1,800,000
B: Richard O Michaud S: David G Glater & Marilyn R Glater Book/Page: 70287/141, Date: 06/14/24 Use: 1 Bdrm Condo, Lot: 725sf Prior Sale: \$1,325,000 (01/12)	
151 TREMONT ST U:8E	\$1,800,000
B: Richard O Michaud S: David G Glater & Marilyn R Glater Book/Page: 70287/141, Date: 06/14/24 Use: 2 Bdrm Condo, Lot: 1175sf Prior Sale: \$1,325,000 (01/12)	
153 W BROOKLINE ST U:1	\$1,585,000
B: Stephen Brussard Jr & Holly A Brussard S: Martha D Vorlicek, Tr for 153 West Brkline Unit 1 T Doc#: 00000000952813, Date: 06/11/24 Mtg: Morgan Stanley Privat \$1,109,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 1395sf Prior Sale: \$1,350,000 (05/16)	
123 W NEWTON SQ U:1	\$2,750,000
B: M E Walsh S: Peter Maglathlin & Caitlin Maglathlin Book/Page: 70274/132, Date: 06/12/24 Use: 3 Bdrm Condo, Lot: 1903sf Prior Sale: \$2,575,000 (06/20)	
58 W RUTLAND SQ U:1	\$1,875,000
B: Kevin Nguyen S: Matthew Gallagher & Elizabeth Kidder Book/Page: 70283/237, Date: 06/14/24 Use: 2 Bdrm Condo, Lot: 1400sf Prior Sale: \$1,628,500 (03/19)	
19 W SPRINGFIELD ST	\$1,750,000
B: Springfield West 193 LLC S: Kevin J Thompson & Karen J Brown Book/Page: 70285/337, Date: 06/14/24	

Brighton

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	7
Median Price	\$774,500	\$810,000

REAL ESTATE SALES

2400 BEACON ST U:111	\$360,612
B: Rebecca Yoon S: Zakeriah Nabulsi Book/Page: 70271/216, Date: 06/11/24 Mtg: Boston Redevelop Auth \$291,700 Use: 1 Bdrm Condo, Lot: 961sf Prior Sale: \$159,300 (05/07)	
145 BROOKS ST U:3	\$658,000
B: Caitlin Leddy S: Alexander C Merritt & Kamaris M Merritt Book/Page: 70264/328, Date: 06/10/24 Mtg: Washington Trust Mtg \$493,500 Term: 2054 Use: 1 Bdrm Condo, Lot: 1226sf Prior Sale: \$525,000 (04/20)	
228 COREY RD	\$1,935,500
B: Geoffrey Lee, Tr for Corey Hill Nt S: Olivia LLC Book/Page: 70272/118, Date: 06/11/24 Mtg: Lee Rity Invs Llc \$1,000,000 Use: 3-Family Conventional, Lot: 5800sf Prior Sale: \$160,000 (12/91)	
58 DUSTIN ST U:2	\$1,125,000
B: Saro Derian & Daniel J Miller S: Jcw Corp Book/Page: 70275/289, Date: 06/12/24 Use: Condo	
9 HUNNEWELL AVE U:1	\$590,000
B: Courtney M Hudgins & Julio M Hernandez S: Jennifer B Okeeffe Book/Page: 70285/182, Date: 06/14/24 Mtg: Fairway Ind Mtg \$442,500 Term: 2054 Use: Condo	
9-11 LOTHROP ST	\$1,400,000
B: Lothrop Street Dev LLC S: Paul J Adams, Tr for Adams-Lothrop T Book/Page: 70267/45, Date: 06/10/24 Mtg: OneLocal Bank \$1,050,000 Use: 3-Family Conventional, Lot: 6000sf Prior Sale: \$194,950 (11/99)	
1 NEVINS HILL WAY U:207	\$775,000
B: Eric K Lam S: 143 Washington LLC Book/Page: 70276/324, Date: 06/12/24 Use: Condo	
1 NEVINS HILL WAY U:210	\$252,000
B: Jayaraj Gudapakkam & Shashi J Gudapakkam S: 143 Washington LLC Book/Page: 70288/266, Date: 06/14/24 Mtg: BankESB \$214,200 Term: 2054 Rate: 5.5% Type: Adj Use: Condo	
1 NEVINS HILL WAY U:407	\$829,000
B: Jin Liu S: 143 Washington LLC Book/Page: 70268/161, Date: 06/11/24 Mtg: United Nations FCU \$580,300 Term: 2054 Rate: 6.4% Type: Adj Use: Condo	
1 NEVINS HILL WAY U:409	\$496,400
B: Sara Williams & Marcus A Williams S: 143 Washington LLC Book/Page: 70279/303, Date: 06/13/24 Use: Condo	
1 NEVINS HILL WAY U:507	\$825,000
B: Nice Acai Realty LLC S: 143 Washington LLC Book/Page: 70282/106, Date: 06/13/24 Use: Condo	
1 NEVINS HILL WAY U:510	\$900,000
B: Xiaomeng Geng & Gao Ling S: 143 Washington LLC Book/Page: 70287/50, Date: 06/14/24 Use: Condo	
116 SUTHERLAND RD U:1	\$475,000
B: David Zhao & Lian Fan S: Wengji Gao Book/Page: 70270/283, Date: 06/11/24 Use: 2 Bdrm Condo, Lot: 764sf Prior Sale: \$380,000 (07/15)	
130 SUTHERLAND RD U:11	\$395,000
B: Anchen F Nasr & Magued Nasr S: Gurel Management LLC Book/Page: 70281/35, Date: 06/13/24 Use: 1 Bdrm Condo, Lot: 497sf Prior Sale: \$360,000 (01/20)	
180 TELFORD ST U:506	\$535,000
B: Chen-Chia Li S: Donald Chan Book/Page: 70266/115, Date: 06/10/24 Use: 1 Bdrm Condo	
99 TREMONT ST U:302	\$865,000
B: Andrew Le & Kaylyn Le S: Younsou Kim, Tr for 99 Tremont St Unit 302 T Book/Page: 70274/40, Date: 06/12/24 Mtg: Movement Mtg LLC \$692,000 Term: 2054 Use: 2 Bdrm Condo	

5 VINAL ST U:3	\$595,000
B: Fatma Duran & Salih Duran S: Rhyana B Freeman Book/Page: 70287/156, Date: 06/14/24 Mtg: Washington Trust Mtg \$565,250 Term: 2054 Use: 2 Bdrm Condo, Lot: 878sf Prior Sale: \$510,000 (09/21)	

Charlestown

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	18
Median Price	\$1,580,000	\$1,526,500

REAL ESTATE SALES

25 9TH ST U:25	\$1,585,000
B: Natassia S Aravind & Amar S Desai S: Julie A Reynolds, Tr for Constellation Wharf Rt Book/Page: 70273/258, Date: 06/12/24 Mtg: Sharon & Crescent Uni \$1,085,000 Term: 2054 Rate: 6.3% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$432,500 (07/95)	
35 COOK ST U:B	\$830,000
B: Steven Heintzelman & Jack Heintzelman S: Matthew Eonta, Tr for Eonta-Weissman Lt Book/Page: 70283/289, Date: 06/14/24 Mtg: Cross Country Mtg Inc \$664,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$370,000 (08/11)	
7 ELLWOOD ST U:3	\$950,000
B: Kara Czekal S: William N Arnold & Kristine Mcneill Book/Page: 70280/202, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$760,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$765,000 (01/20)	
5 HANCOCK ST U:2	\$712,500
B: Kathryn Annese S: Rachel Birchler & Christopher M Farley Book/Page: 70276/7, Date: 06/12/24 Mtg: Cross Country Mtg Inc \$637,500 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$580,000 (01/20)	
13 HARVARD ST U:3	\$1,500,000
B: Claire S Giampetroni S: Biswarup Mukherjee & Madeline L Keyes Book/Page: 70279/180, Date: 06/13/24 Use: 3 Bdrm Condo Prior Sale: \$1,316,000 (04/22)	
47 HARVARD ST U:129	\$175,000
B: Kevin J Walsh & Sheila Donahue-Walsh S: George Armstrong & Taylor Armstrong Book/Page: 70287/136, Date: 06/14/24 Use: Condo Parking-Residential Prior Sale: \$40,000 (05/96)	
143 HIGH ST U:3	\$720,143
B: Lauren M Santilli S: P M Flinders Book/Page: 70281/133, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$630,000 Term: 2054 Use: 1 Bdrm Condo	
19 MAIN ST U:B	\$681,000
B: Katarina Romano S: Alexandra Burak Book/Page: 70286/30, Date: 06/14/24 Mtg: Cross Country Mtg Inc \$381,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$485,000 (10/15)	
464 MAIN ST U:2	\$790,000
B: Scott St Pierre & Stephanie St Pierre S: Christopher M Midura & Valentina Auramovic Book/Page: 70267/130, Date: 06/10/24 Use: Condo	
8 MONUMENT SQ U:1	\$2,600,000
B: Roger E Linnemann & Patricia M Linnemann S: 8-9 Monument Square LLC Book/Page: 70275/126, Date: 06/12/24 Use: Condo	
8 MONUMENT SQ U:2	\$1,525,000
B: Mike Oniskey & Carol Oniskey S: 8-9 Monument Square LLC Book/Page: 70276/212, Date: 06/12/24 Use: Condo	
8 MONUMENT SQ U:3	\$1,400,000
B: Jennifer Van Stry S: 8-9 Monument Square LLC Book/Page: 70275/333, Date: 06/12/24 Use: Condo	
9 MONUMENT SQ U:3	\$1,850,000
B: Melissa J Davis S: 8-9 Monument Square LLC Book/Page: 70284/19, Date: 06/14/24 Use: Condo	
11 MONUMENT ST U:1	\$1,700,000
B: Derek B Wall & Alesia J Wall S: Brian Aronson & Brooke Aronson Book/Page: 70276/236, Date: 06/12/24 Mtg: Leader Bank NA \$1,190,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$982,500 (12/17)	
19 MONUMENT ST U:2	\$1,050,000
B: Henry Savage S: Sean Speer & Allison Speer Book/Page: 70288/168, Date: 06/14/24 Mtg: Guaranteed Rate Inc \$650,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$765,000 (06/16)	
52 MYSTIC ST U:1	\$720,000
B: Alexander F Abrahams S: Lorraine A Reynolds Book/Page: 70274/254, Date: 06/12/24 Mtg: Cross Country Mtg Inc \$495,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$423,650 (04/14)	
38 PLEASANT ST U:2	\$880,000
B: Connor Emdin S: 38 Pleasant LLC Book/Page: 70276/73, Date: 06/12/24 Mtg: JPMorgan Chase Bank \$765,000 Term: 2054 Use: Condo	

Chelsea

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	8
Median Price	\$555,000	\$562,000

REAL ESTATE SALES

13 BEACON PL	\$400,000
B: Rafael Serrano Jr & Carlos A Villa S: Edwin Vaquerano Book/Page: 70289/53, Date: 06/14/24 Mtg: Edwin Vaquerano \$400,000 Use: 5 Bdrm Conventional, Lot: 1360sf Prior Sale: \$142,000 (05/16)	

50 BOATSWAINS WAY U:413	\$570,000
B: Gregory Curran S: Bernadette P Phillips, Tr for Phillips-Schmolt Lt Book/Page: 70271/83, Date: 06/11/24 Mtg: Summit Funding Inc \$513,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$240,000 (04/08)	
33 CHESTNUT ST U:2	\$460,000
B: Lydia Lichlyter & John Speight S: Ryan V Molen Book/Page: 70272/265, Date: 06/11/24 Mtg: Salem Five Mtg Co \$322,000 Term: 2054 Rate: 6.8% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$375,000 (08/22)	
55 ELEANOR ST U:13	\$360,000
B: Viviana A Gomez-Atehortua & Manuela V Gomez S: Janice Biggs-Rivas Book/Page: 70273/157, Date: 06/12/24 Mtg: Salem Five Mtg Co \$342,000 Term: 2054 Use: Condo	
55 ELEANOR ST U:18	\$350,000
B: Esneda Piedrahita S: Marko Popovic Book/Page: 70278/283, Date: 06/13/24 Mtg: Fairway Ind Mtg \$332,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$151,850 (03/15)	
64 HOOPER ST	\$457,000
B: Marilyn Garcia S: Ernest Jr & H J Zucco Irt & Ernest Zucco Jr Book/Page: 70285/40, Date: 06/14/24 Mtg: Salem Five Mtg Co \$407,000 Term: 2054 Rate: 6.9% Type: Adj Use: 2 Bdrm Conventional, Lot: 5000sf	
9-11 MAVERICK ST	\$1,250,000
B: Jose Garcia S: Jose Garcia Book/Page: 70286/244, Date: 06/14/24 Mtg: Jmac Lending Inc \$937,500 Term: 2054 Use: 3-Family Mlti-Unt Bldg, Lot: 4572sf Prior Sale: \$360,000 (01/10)	

Dorchester

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	47
Median Price	\$717,500	\$680,000

REAL ESTATE SALES

65 BEAUMONT ST U:3	\$561,000
B: Torri Hyde S: John C Lawlot Book/Page: 70267/155, Date: 06/10/24 Mtg: M&T Bank NA \$471,485 Term: 2054 Use: 2 Bdrm Condo, Lot: 991sf Prior Sale: \$265,000 (04/14)	
100 CAPEN ST U:6	\$370,000
B: James C Nuland S: Mindy Pinto Book/Page: 70275/1, Date: 06/12/24 Mtg: Leader Bank NA \$330,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 780sf Prior Sale: \$200,000 (10/04)	
10 COFFEY ST U:29	\$355,000
B: Lefkothea Kaltsas S: Conor M Roche Doc#: 00000000952880, Date: 06/13/24 Mtg: Salem Five Mtg Co \$293,694 Term: 2054 Use: 1 Bdrm Condo, Lot: 679sf Prior Sale: \$259,000 (09/17)	
37 CRESCENT AVE	\$1,400,000
B: W Squared LLC S: Marian Laszezak Book/Page: 70272/36, Date: 06/11/24 Mtg: RFLF 7 LLC \$1,435,000 Use: 3-Family Decker, Lot: 3756sf	
50 CRESCENT AVE	\$1,230,000
B: 50 Crescent LLC S: Real Estate Boston LLC Book/Page: 70277/195, Date: 06/12/24 Mtg: RFLF 4 LLC \$1,575,500 Use: 3-Family Decker, Lot: 2310sf Prior Sale: \$1,125,000 (08/22)	
47 EDWIN ST U:49	\$599,000
B: Michael Zayas & Eliana Accomazzi S: Darter Properties LLC Book/Page: 70282/285, Date: 06/13/24 Mtg: Rocket Mortgage LLC \$479,200 Term: 2054 Use: Condo	
13-15 EVERETT ST U:1	\$690,000
B: Alec Hildreth & Shannon Monahan S: Michael J Joyce Book/Page: 70269/224, Date: 06/11/24 Mtg: Fairway Ind Mtg \$552,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1331sf Prior Sale: \$400,500 (05/15)	
14 EVERTON ST	\$1,450,000
B: Glenn C Cross S: Ishmael Lee Book/Page: 70280/332, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$1,450,000 Term: 2054 Use: 3-Family Decker, Lot: 3231sf Prior Sale: \$1,224,000 (05/23)	

SUFFOLK REGISTRY

continued
46 ROSEMONT ST U:1 \$575,000
69 SAWYER AVE U:2 \$670,000
30 WINDERMERE RD U:32 \$795,000
43 WITHINGTON ST U:5 \$628,400
43 WITHINGTON ST U:7 \$600,000

East Boston

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 14 6
Median Price \$634,450 \$1,170,000
50 BEACHVIEW RD \$710,000
180 BENNINGTON ST \$1,100,000
133 BOARDMAN ST U:1 \$525,000
275 CHELSEA ST U:3 \$455,000
437 FRANKFORT ST U:1 \$590,000
108 LEYDEN ST \$137,500
130 MARGINAL ST \$965,000
28 MONTMORENCI AVE \$1,000,000
144 WALDEMAR AVE \$865,000
79 WHITE ST U:2 \$645,000

Hyde Park

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 53 35
Median Price \$575,000 \$589,000
113 DANA AVE U:1 \$451,000
820 HYDE PARK AVE \$530,000
942 HYDE PARK AVE \$17,800,000
121 NEPONSET AVE \$1,070,000
12 RILEY RD \$810,000

28 WILTON ST \$1,350,000
B: 28 Wilton Street LLC
S: Anthony D Amara, Tr for Wilton Street Rt
Book/Page: 70266/138, Date: 06/10/24

Jamaica Plain

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 24 20
Median Price \$1,135,000 \$1,027,500
772-778 BOYLSTON ST U:W8G \$1,150,000
22 HILLCROFT RD \$1,600,000
43 WITHINGTON ST U:5 \$628,400
43 WITHINGTON ST U:7 \$600,000

26 POND ST \$1,173,875
176 SCHOOL ST U:1 \$1,319,000
59 SOUTHBOURNE RD \$1,200,000
11-1/2 SPRING PARK AVE \$1,180,000
75 TOWER ST U:2 \$765,000

Mattapan

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 10 18
Median Price \$500,000 \$600,000
20 DRUID ST \$500,000
144 WALDEMAR AVE \$865,000
79 WHITE ST U:2 \$645,000

Revere

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 48 60
Median Price \$570,000 \$627,250
254 BELLINGHAM AVE \$550,000
108 BUTLER ST \$525,000
55 CAMPBELL AVE \$670,000
31 CHEEVER ST \$675,000
65 DAVIS ST U:4 \$350,000
68 DELANO AVE \$475,000

198 FENNO ST \$585,000
B: Leasly A Reyna
S: Justen K Proctor & Aaron J Proctor
Book/Page: 70284/273, Date: 06/14/24

586 MOUNTAIN AVE \$750,000
510 REVERE BEACH PKWY U:403 \$535,000
66 ROOSEVELT ST U:66 \$510,000
77 RUMNEY RD \$650,000
17 WAVERLY AVE \$1,160,000
168 WINTHROP AVE \$1,200,000

Roslindale

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 28 32
Median Price \$752,250 \$705,000
152 BEECH ST \$889,000
20 CORNELL ST \$714,000
32 WELLSMERE RD U:2 \$575,000

Roxbury

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 5 9
Median Price \$672,500 \$670,000
370-380 HARRISON AVE U:PH1C \$1,999,000
9-15 RUGGLES ST \$4,725,000
100 SHAWMUT AVE U:208 \$1,199,900
515 SHAWMUT AVE \$1,201,000
16 TABER ST U:402 \$650,000
405 W 1ST ST U:PS1 \$1,199,000
405 W 5TH ST U:30 \$1,199,000
16 TABER ST U:605 \$800,000
16 TABER ST U:606 \$569,000
588 TREMONT ST U:2 \$1,550,000
75-R W COTTAGE ST \$668,250

South Boston

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 16 17
Median Price \$982,500 \$934,000
4 BURNHAM PL U:1 \$729,000
110 D ST \$950,000
126 D ST U:1 \$1,000,000
141 DORCHESTER AVE U:517 \$2,400,000
141 DORCHESTER AVE U:LW203 \$675,000
601-611 E BROADWAY U:202 \$815,000
180 I ST U:3 \$535,000
138 K ST \$1,140,000
3 LOVIS ST \$790,000
33 SLEEPER ST U:605 \$1,650,000
11 THOMAS PARK U:5 \$855,000
1 SEAL HARBOR RD U:104 \$545,000
156 SHIRLEY ST U:2 \$599,000
49 SIREN ST \$1,900,000
45 W BROADWAY U:203 \$660,000
16 BERWICK ST \$675,000
149 WASHINGTON AVE \$710,000
148 WINTHROP SHORE DR U:2 \$480,000

57 BROADLAWN PARK U:11 \$420,000
285 COREY ST \$1,071,000
66 GLENELLEN RD \$970,000
55 LAGRANGE ST U:1605 \$660,000
425 LAGRANGE ST U:305 \$730,000
101 NORTHDALE RD \$575,000
27 STEARNS RD \$850,000
23 WESTGATE RD U:6 \$435,000
20 WREN ST \$1,750,000
43 LEWIS AVE \$500,000
1 SEAL HARBOR RD U:104 \$545,000
49 SIREN ST \$1,900,000
49-R SIREN ST \$1,900,000

Barnstable Registry

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www.bcrd.co.barnstable.ma.us

Barnstable

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	31
Median Price	\$865,000	\$890,000

► REAL ESTATE SALES

- 981 MAIN ST** **\$1,950,000**
B: Joyce Rity Acqui I LLC
S: Kristen W Haseotes, Tr for Centerville Vlg Apt Rt
Book/Page: 36412/154, Date: 06/10/24
- 1503 ROUTE 149** **\$1,317,500**
B: Brian Butterworth & Karen K Butterworth
S: John H Lytle
Book/Page: 36412/215, Date: 06/10/24
Mtg: Wells Fargo Bank \$1,000,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 66211sf
Prior Sale: \$825,000 (03/23)
- STARBOARD LN** **\$3,050,000**
B: Ranjay Gulati, Tr for Anuradha Dayal Gulati lrt
S: Joanna P Markham
Book/Page: 36414/69, Date: 06/11/24

Bourne

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	83
Median Price	\$575,000	\$650,000

► REAL ESTATE SALES

- 13 BLUE MEADOW CT U:13** **\$675,000**
B: Peter Martino & Kathleen Martino
S: Julio M Baranano, Tr for Julio M Baranano RET
Book/Page: 36417/60, Date: 06/13/24
Use: 2 Bdrm Condo, Lot: 171191sf
Prior Sale: \$628,000 (09/22)
- 73 CHURCH LN** **\$622,000**
B: Patricia A Firlotte & Richard J Dermody Jr
S: Jamie J Sloniewski & Robyn J Sloniewski
Book/Page: 36420/66, Date: 06/14/24
Mtg: Northpoint Mortgage \$497,600
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 25788sf
Prior Sale: \$305,000 (11/03)
- 749 HEAD OF THE BAY RD U:11H** **\$410,000**
B: Matthew Fox
S: Barbara Johnston
Book/Page: 36420/102, Date: 06/14/24
Use: Condo
- 20 ROBIN LN** **\$150,000**
B: William B Cronin, Tr for Cronin Cape Ft
S: Elizabeth A Cronin, Tr for John J Cronin T
Book/Page: 36414/225, Date: 06/11/24
Use: Residential Developable Land, Lot: 9235sf
- 860 SHORE RD** **\$334,700**
B: Danielle M Duberger
S: Michael J Maxim 2nd
Book/Page: 36411/255, Date: 06/10/24
Use: 3 Bdrm Cape Cod, Lot: 40170sf
Prior Sale: \$450,000 (09/20)

Brewster

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	34
Median Price	\$675,000	\$780,000

► REAL ESTATE SALES

- 61 OLIVER DR** **\$1,725,000**
B: Valerie Maguire & Spencer Maguire
S: Clemons Bohon & Karen Bohon
Doc#: 00000001504059, Date: 06/13/24
Use: 3 Bdrm Cape Cod, Lot: 127195sf
Prior Sale: \$82,500 (11/94)
- 419 PAINES CREEK RD U:419** **\$150,000**
B: Jason D Clarke & Jhoanely M Corona-Blanco
S: Charles B Clarke, Tr for Bay Mountain Rt
Book/Page: 36414/205, Date: 06/11/24
Use: 1 Bdrm Condo
Prior Sale: \$47,500 (02/97)
- 614 TUBMAN RD** **\$390,000**
B: Jensen Corp
S: Theodore C Crusberg & Marie A Crusberg
Book/Page: 36411/201, Date: 06/10/24
Mtg: Peter P Jenkins \$390,000
Use: 2 Bdrm Bngl/Cottage, Lot: 13180sf
- 45 WINSTEAD RD** **\$1,595,000**
B: Blue Pearl LLC
S: Barry L Berman & Janice M Berman
Book/Page: 36412/148, Date: 06/10/24
Use: 4 Bdrm Cape Cod, Lot: 65920sf
Prior Sale: \$235,000 (12/10)

Centerville

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	47
Median Price	\$595,000	\$610,000

► REAL ESTATE SALES

- 780 CRAIGVILLE BEACH RD U:10** **\$1,085,000**
B: Gary O Todd, Tr for J & E Rt
S: Alexandra Karpopoulos
Doc#: 00000001503808, Date: 06/10/24
Use: 2 Bdrm Condo
- 311 MAIN ST** **\$909,500**
B: Megan Emmich & Terrance Mckenna
S: Reza Mahdavi, Tr for Reza Mahdavi 2020 Lt
Book/Page: 36421/3, Date: 06/14/24
Mtg: Cape Cod Cp Bk \$500,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 21780sf
Prior Sale: \$733,000 (07/22)
- 419 OLD STAGE RD** **\$430,000**
B: Rosa Hernandez
S: Pacheco Grace A Est & Arthur M Pacheco
Doc#: 00000001473656, Date: 12/28/22
Use: 4 Bdrm Ranch, Lot: 14810sf
- 131 SETH PARKER RD** **\$740,000**
B: Brian Lemoine & Nancy Lemoine
S: Linda P Mayers
Book/Page: 36420/19, Date: 06/14/24
Mtg: William Raveis Mtg Co \$518,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15246sf

- 614 SHOOTFLYING HILL RD** **\$150,000**
B: Austin Sroczynski
S: Joan L Young
Book/Page: 36415/76, Date: 06/12/24
Use: Residential Developable Land, Lot: 20473sf

Chatham

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	41
Median Price	\$860,000	\$1,310,000

► REAL ESTATE SALES

- 434 COCKLE COVE RD** **\$1,277,700**
B: Christopher Wilson & Susan Wilson
S: William Beattie Jr & Donna Beattie
Book/Page: 36418/254, Date: 06/13/24
Mtg: Cape Cod Five Cent Bk \$1,022,160
Term: 2049
Use: 4 Bdrm Old Style, Lot: 4356sf
- 689 ORLEANS RD** **\$735,000**
B: Allison T Warren
S: Joseph J Disabato & Katherine A Disabato
Book/Page: 36421/43, Date: 06/14/24
Mtg: Rockland Tr Co \$551,250
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Old Style, Lot: 15750sf
- 312 ROUND COVE RD** **\$825,000**
B: David J Patterson & Elaine M Patterson
S: Smith Arthur L Est & Andrew J Smith
Doc#: 00000001503768, Date: 06/10/24
Mtg: Rockland Tr Co \$660,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 28712sf
Prior Sale: \$168,900 (11/02)
- 195 STONY HILL RD U:D** **\$322,000**
B: Michael Monahan
S: John F Monahan
Book/Page: 36416/222, Date: 06/12/24
Mtg: Seamens Savings Bank \$289,800
Term: 2054 Rate: 6.0% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$190,000 (03/19)
- 11 UNCLE DEANES RD** **\$770,000**
B: Alexis F Gillis & John C Gillis
S: New Properties LLC
Book/Page: 36419/10, Date: 06/13/24
Mtg: Guaranteed Rate Inc \$539,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16800sf
Prior Sale: \$419,000 (05/16)

Cotuit

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	19
Median Price	\$715,000	\$750,000

► REAL ESTATE SALES

- 76 BRITTANY DR** **\$395,000**
B: Pierce Bldg Company LLC
S: Vincent Raspante & Catherine R Higgins
Book/Page: 36418/69, Date: 06/13/24
Mtg: G Capital LLC \$995,000
Use: Residential Developable Land, Lot: 62726sf
- 46 FORSYTH CT** **\$1,960,000**
B: Karen T Isselbacher & Alexandra Epstein
S: Todd Mcofee & Karen Mcofee
Book/Page: 36401/119, Date: 06/04/24
Mtg: Bank of NY Mellon \$1,160,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 5 Bdrm Cape Cod, Lot: 45302sf
Prior Sale: \$1,960,000 (06/24)

Dennis

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	108
Median Price	\$630,000	\$660,000

► REAL ESTATE SALES

- 86 AIRLINE RD** **\$610,000**
B: Thuy Truong
S: Margaret A Whalen, Tr for 86 Airline Road Rt
Doc#: 00000001504123, Date: 06/14/24
Mtg: Cape Cod Five Cent Bk \$488,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 39640sf
Prior Sale: \$153,000 (06/90)
- 28 BEAVER DAM WAY** **\$700,000**
B: Joseph R Duhaime & Patricia Duhaime
S: William P Lenahan, Tr for J&d Beaver Dam Way lrt
Book/Page: 36418/38, Date: 06/13/24
Use: 3 Bdrm Ranch, Lot: 19602sf
- 37 BLACK BALL HILL RD** **\$430,000**
B: Stacia A Lemond
S: Lemond Thomas A Est & Stacia A Lemond
Book/Page: 36416/26, Date: 06/12/24
Use: 3 Bdrm Colonial, Lot: 28482sf
- 6 CAPE WAY** **\$970,000**
B: Pessini Companies LLC
S: Deirdre L Burke & Stephen Burke
Book/Page: 36417/315, Date: 06/13/24
Mtg: Cape Cod Five Cent Bk \$477,500
Use: Commercial Warehouse, Lot: 41382sf
- 24 CENTER ST** **\$1,500,000**
B: Scott Otash & Margaret D Otash
S: Janet Murphy
Book/Page: 36416/332, Date: 06/12/24
Mtg: Prosperity Home Mtg \$750,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 43560sf
- 61 DARTMOUTH RD** **\$782,000**
B: Robert C Spang 3rd & Courtney R Fox
S: Scott S Nichols & Joan M Nichols
Doc#: 00000001503985, Date: 06/12/24
Mtg: Newburyport Five Cent \$703,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$435,000 (07/20)
- 12 GILBERT RD** **\$650,000**
B: Brian Corcoran & Pamela Corcoran
S: Christopher J Chase, Tr for Gilbert Road Nt
Book/Page: 36418/307, Date: 06/13/24
Mtg: Bethpage FCU \$520,000
Term: 2054 Rate: 7.5% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 17860sf
- 81 HOKUM PEAK RD** **\$301,150**
B: John D Pearson & Katrin L Keating
S: Judith E Flemming, Tr for David V Pearson T
Doc#: 00000001503790, Date: 06/10/24
Use: 3 Bdrm Ranch, Lot: 27443sf
- LEWARD LN** **\$1,020,000**
B: Glenn A Riel & Nicole L Riel
S: Steven Stepanishen & William Stepanishen Jr
Doc#: 00000001504126, Date: 06/14/24
Mtg: HarborOne Mortgage \$765,000
Term: 2054
- 214 MAIN ST** **\$2,200,000**
B: Ronald C Boyles, Tr for Boyles Lt
S: Bayside Dreams LLC
Book/Page: 36411/344, Date: 06/10/24
Mtg: Cape Cod Five Cent Bk \$1,760,000
Term: 2054 Rate: 7.6% Type: Adj
Use: 5 Bdrm Colonial, Lot: 84506sf
Prior Sale: \$1,059,900 (04/23)

- 141 OLD WHARF RD** **\$1,700,000**
B: Andrew Sicko & Michelle Raymond
S: 141 Old Wharf Road Rt & Pabs-Ma LLC Tr
Doc#: 00000001504047, Date: 06/13/24
Mtg: Cape Cod Cp Bk \$766,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7405sf
Prior Sale: \$800,000 (01/16)

- 134 SCARGO HILL RD** **\$805,000**
B: Daniel P Nagle
S: Mark Lambton & Meagan K Lambton
Book/Page: 36414/42, Date: 06/11/24
Mtg: MSA Mortgage LLC \$644,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$315,000 (07/08)
- 3 SUSAN RUTH RD** **\$495,000**
B: Pmg Realty Inc
S: Sandyside Properties LLC
Doc#: 00000001504001, Date: 06/13/24
Mtg: RFLF 4 LLC \$475,500
Use: 2-Family Mlti-Unt Blg, Lot: 4792sf
Prior Sale: \$405,000 (05/24)

Eastham

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	32
Median Price	\$757,000	\$729,500

► REAL ESTATE SALES

- 2115 HERRING BROOK RD** **\$250,000**
B: Joan R Looney
S: Jane M Ryan
Doc#: 00000001504132, Date: 06/14/24
Use: 3 Bdrm Cape Cod, Lot: 37462sf

Falmouth

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	158	158
Median Price	\$660,000	\$721,000

► REAL ESTATE SALES

- 12 ANDREWS ST** **\$575,000**
B: Michelle Smoller & Sean Pease
S: Paula T Hayden & Delio A Gomes
Book/Page: 36415/284, Date: 06/12/24
Mtg: PrimeLending \$517,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 26328sf
Prior Sale: \$38,000 (03/97)
- 77 CHASE RD** **\$1,355,000**
B: William D Kelleher 4th & Kathleen C Kelleher
S: William G Flynn, Tr for Flynn Ft
Book/Page: 36413/221, Date: 06/11/24
Mtg: Cornerstone Bank \$750,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 32300sf
Prior Sale: \$640,000 (10/14)
- 228 CLUB VALLEY DR** **\$845,000**
B: Robin Davis
S: Alexandra Halleran & Ryan Halleran
Doc#: 00000001504149, Date: 06/14/24
Use: 3 Bdrm Ranch, Lot: 20099sf
Prior Sale: \$780,000 (07/23)
- 56 DAVISVILLE RD** **\$900,000**
B: Heather Amo
S: Irma S Moss, Tr for Moss Ft
Book/Page: 36418/156, Date: 06/13/24
Use: 3 Bdrm Contemporary, Lot: 33986sf
Prior Sale: \$370,000 (08/01)
- 680 E FALMOUTH HWY** **\$410,000**
B: Gregory M Mardiroian
S: Todd E Lutsky, Tr for Andrade Ft
Book/Page: 36417/212, Date: 06/13/24
Mtg: Province Mtg Assoc \$402,573
Term: 2054
Use: 3 Bdrm Conventional, Lot: 43573sf
- 4 POCASSET ST** **\$950,000**
B: Philip P Scontsas, Tr for Philip P Scontsas RET
S: Mansfield George E Est & George E Dwyer Jr
Book/Page: 36417/141, Date: 06/13/24
Use: 2 Bdrm Ranch, Lot: 5279sf
Prior Sale: \$195,000 (08/89)
- 163 RACING BEACH AVE** **\$1,540,000**
B: Amy Plaster & Elliot Mattingly
S: Edward T Pacheco & Kelly A Pacheco
Doc#: 00000001504108, Date: 06/14/24
Use: 3 Bdrm Ranch, Lot: 25600sf
Prior Sale: \$800,000 (09/19)
- 66 SADDLEBACK LN** **\$1,050,000**
B: Michael R Lachowicz & Wendy B Lachowicz
S: Andrew G Bonica, Tr for Fab Rt
Book/Page: 36416/261, Date: 06/12/24
Mtg: Presidential Bank FSB \$506,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 60461sf
Prior Sale: \$530,857 (06/10)
- 170 SIDERS POND RD** **\$1,455,000**
B: Nicholas Kleimola & Stephanie B Kleimola
S: Natasha Paul, Tr for 170 Siders Pond Road Rt
Book/Page: 36421/73, Date: 06/14/24
Mtg: Cambridge Tr Co \$955,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 12959sf
Prior Sale: \$164,500 (11/94)
- 135 SILVER BEACH AVE** **\$625,000**
B: David Leavell & Jennifer Riley
S: Steven Chilian, Tr for Chilian Rt
Book/Page: 36418/233, Date: 06/13/24
Mtg: Leader Bank NA \$500,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10071sf
- 70 SORREL CIR** **\$3,050,000**
B: Darren A Jaroch & Jennifer L Jaroch
S: Patrick J Dillon & Lori C Dillon
Book/Page: 36412/116, Date: 06/10/24
Use: 5 Bdrm CustomDesign, Lot: 67431sf
Prior Sale: \$200,000 (11/13)
- 8 TRACY CIR** **\$883,000**
B: Christine M Kochi, Tr for Christine M C Kochi 2022 T
S: Steven Ethier, Tr for Ethier Ft
Book/Page: 36414/138, Date: 06/11/24
Use: 3 Bdrm Contemporary, Lot: 19781sf
Prior Sale: \$67,500 (10/95)
- 66 WINTHROP DR** **\$362,000**
B: Tate Brothers Invs Ma LLC
S: Alan A Brauneis, Tr for 66 Winthrop Drive Rt
Book/Page: 36421/153, Date: 06/14/24
Use: 2 Bdrm Cape Cod, Lot: 7980sf

- 7 FREEMAN ST** **\$1,300,000**
B: Francis T Lally
S: Joann P Root
Book/Page: 36421/110, Date: 06/14/24
Mtg: Leader Bank NA \$380,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: \$339,000 (07/98)

- 103 GREY NECK RD** **\$300,000**
B: Gregory M Lally, Tr for Lally T
S: Francis T Lally
Book/Page: 36420/268, Date: 06/14/24
Use: 3 Bdrm Ranch, Lot: 12350sf
Prior Sale: \$340,000 (05/07)
- 9 HOPE LN** **\$1,080,000**
B: Philip J Daly, Tr for Daly Ft
S: William C Rogers, Tr for Patricia L Rogers RET
Doc#: 00000001503773, Date: 06/10/24
Use: 3 Bdrm Cape Cod, Lot: 14810sf
Prior Sale: \$80,000 (03/97)
- 620 ROUTE 28** **\$1,895,000**
B: Aidan Kilcoyne & Elizabeth Kilcoyne
S: Cfs Properties LLC
Book/Page: 36420/336, Date: 06/14/24
Use: Residential-Multiple Bldgs, Lot: 27878sf
Prior Sale: \$650,000 (12/15)
- 7 SHOAL HOPE DR** **\$1,225,000**
B: Christopher Bloch & Megan Bloch
S: Patrick J Egan
Doc#: 00000001504131, Date: 06/14/24
Use: 4 Bdrm Colonial, Lot: 30056sf
- 43 STANDISH WOODS CIR** **\$910,500**
B: Reijo Makarainen & Allison Makarainen
S: John J Trupchak
Book/Page: 36420/111, Date: 06/14/24
Mtg: William Raveis Mtg Co \$250,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 20295sf
Prior Sale: \$420,750 (12/12)

- 291 BARNSTABLE RD** **\$1,200,000**
B: 291 Barnstable Realty LLC
S: Bank of America NA
Doc#: 00000001503968, Date: 06/12/24
Use: Bank Building, Lot: 38333sf
- 201 MAIN ST** **\$3,800,000**
B: Hyannis Harbor LLC
S: Gp Main LLC
Book/Page: 36420/302, Date: 06/14/24
Mtg: PeoplesBank (Holyoke) \$2,625,000
Use: Mixed Use-Prim Comm & Other, Lot: 76230sf
Prior Sale: \$2,325,000 (02/22)
- 500 OCEAN ST U:152** **\$1,096,875**
B: Christina Davilas & Scott Ferguson
S: Garry B Ferguson, Tr for Garry & Jane Ferguson Lt
Doc#: 00000001504022, Date: 06/13/24
Mtg: Cape Cod Cp Bk \$877,500
Term: 2054 Rate: 7.8% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: \$590,000 (08/17)
- 59 LIBERTY LN** **\$750,000**
B: Liza C Iacono
S: Ross A Johnston
Doc#: 00000001503782, Date: 06/10/24
Mtg: CMG Mortgage Inc \$525,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17860sf
Prior Sale: \$349,900 (06/15)
- 14 BISHOPS PARK U:14** **\$507,000**
B: Joseph B McWilliams & Helen B McWilliams
S: Richard E & S A Laman RET & C C Case 3rd
Book/Page: 36415/246, Date: 06/12/24
Use: 2 Bdrm Condo
Prior Sale: \$367,000 (09/19)
- 61 CAYUGA AVE** **\$595,000**
B: Dena M Fermoni & Joan M Pena
S: Alan S Aaron, Tr for Aaron Ft
Doc#: 00000001504051, Date: 06/13/24
Mtg: Cape Cod Cp Bk \$305,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10149sf
Prior Sale: \$220,000 (08/12)
- 129 DEERFOOT CIR** **\$585,000**
B: Matheus Moreira & Hayanne W Silva
S: Willian J Coutinho
Book/Page: 36416/287, Date: 06/12/24
Mtg: Freedom Mortgage Corp \$574,404
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 15551sf
Prior Sale: \$310,000 (08/23)
- 209 DUNROBIN RD U:209** **\$1,120,000**
B: Shakespeare Ft & J D Shakespeare 3rd
S: Jacqueline Golabek, Tr for Jlgft Rt
Book/Page: 36418/54, Date: 06/13/24
Use: 2 Bdrm Condo
Prior Sale: \$430,000 (10/16)
- 294 MASHPEE NECK RD** **\$1,500,000**
B: Paul A Deschenes & Cheryl Deschenes
S: K Team Construction LLC
Book/Page: 36420/40, Date: 06/14/24
Use: Residential Developable Land, Lot: 88862sf
Prior Sale: \$217,000 (02/23)
- 36 SOUTHPORT DR U:36** **\$695,000**
B: Laval R Sans & Linda V Sans
S: Robert K Burns & Camille J Burns
Doc#: 00000001504070, Date: 06/13/24
Use: 2 Bdrm Condo
- 20 YARDARM DR** **\$750,000**
B: Robert J Dyer
S: Alexandra W Hebenstreit
Book/Page: 36420/170, Date: 06/14/24
Mtg: Leader Bank NA \$600,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 24330sf
Prior Sale: \$355,500 (04/16)
- 28 YARDARM DR** **\$1,495,000**
B: Ronald J Sullivan & Cynthia R Sullivan
S: Fernando Barroso
Book/Page: 36417/292, Date: 06/13/24
Use: Residential Developable Land, Lot: 23479sf
Prior Sale: \$307,000 (04/23)

Harwich

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BARNSTABLE REGISTRY

continued
MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 22
Median Price \$1,100,000 \$750,000

Wellfleet

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 22
Median Price \$1,100,000 \$750,000

REAL ESTATE SALES

49 VILLAGE LN \$601,000
B: Christopher W Mahoney & Kristen L Mahoney
S: Barbara Bandstra
Book/Page: 36420/280, Date: 06/14/24
Mtg: Evolve B&T \$450,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16117sf

Yarmouth

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 168 127
Median Price \$538,500 \$595,000

REAL ESTATE SALES

300 BUCK ISLAND RD U:7G \$405,000
B: Tucker Goncalo
S: Michael J Cronin
Doc#: 00000001504143, Date: 06/14/24
Mtg: LoanDepot.Com \$351,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$362,000 (05/22)

7 CIRCUIT RD W \$540,000
B: Rachael E Truscott
S: Frank Crowley
Book/Page: 36411/94, Date: 06/10/24
Mtg: M&T Bank NA \$432,000
Term: 2054 Rate: 7.8% Type: Adj
Use: 2 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$425,000 (07/22)

60 GRANDVIEW DR \$1,585,000
B: Grimoaldo Ruscito & Sylvia Ruscito
S: Donna J Martell, Tr for Djm Mjrd Rt
Doc#: 00000001503916, Date: 06/11/24
Use: 3 Bdrm Ranch, Lot: 22651sf

355 GREAT ISLAND RD \$4,050,000
B: Great Island Shc 355 LLC
S: Sweetheart Creek LLC
Doc#: 00000001504105, Date: 06/14/24
Use: 4 Bdrm, Lot: 23522sf
Prior Sale: \$1,300,000 (07/09)

84 PAWKANNAWKUT DR \$672,000
B: Matthew Wells
S: Steven M Panosian, Tr for Panosian Pawkannawkut T
Book/Page: 36419/276, Date: 06/14/24
Mtg: US Bank NA \$638,400
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 9148sf

21 TOURAINE WAY \$635,000
B: Joseph T Fruci
S: Neil E Geary & John J Geary
Doc#: 00000001503905, Date: 06/11/24
Mtg: Leader Bank NA \$335,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: \$107,500 (03/95)

47 W WOODS U:47 \$732,500
B: Jiri Minarik & Hilda Minarik
S: Donald B Wilbur, Tr for Donald B Wilbur RET
Doc#: 00000001504139, Date: 06/14/24
Use: 2 Bdrm Condo
Prior Sale: \$241,300 (10/97)

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.berkshiremiddlededds.com

Becket

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 13 9
Median Price \$375,000 \$320,000

REAL ESTATE SALES

86 COUNTY RD \$315,000
B: Katherine E Herbst
S: Rhodora F Higgins & Janet M Newberry
Book/Page: 7638/97, Date: 06/13/24
Use: 4 Bdrm Ranch, Lot: 413820sf

NOTTINGHAM CIR \$9,500
B: Christopher Palermo
S: Linda M Badowski
Book/Page: 7636/302, Date: 06/11/24

YOKUM POND RD \$30,000
B: Bruce L Davey & Betty Riedinger
S: Girl Scouts Of Ctrl & Wes
Book/Page: 7639/1, Date: 06/14/24

Dalton

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 14 15
Median Price \$310,802 \$260,000

REAL ESTATE SALES

54 CRANE AVE \$82,000
B: Dnc Real Estate LLC
S: Frank Mcdonald
Book/Page: 7639/110, Date: 06/14/24

Hinsdale

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 1 11
Median Price \$500,000 \$310,000

REAL ESTATE SALES

WATSON RD L:6 \$80,000
B: Christopher Oaks
S: Kimberley A Wendling
Book/Page: 7638/124, Date: 06/13/24

WATSON RD L:7 \$80,000
B: Christopher Oaks
S: Kimberley A Wendling
Book/Page: 7638/124, Date: 06/13/24

Lee

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 19 21
Median Price \$290,000 \$310,000

REAL ESTATE SALES

15 VIA MARIA \$502,000
B: Cassandra L Jones & Stephen Hassmer Jr
S: Alwaleed Zia & Fahd Zia
Book/Page: 7637/322, Date: 06/12/24
Mtg: Adams Community Bk \$401,600
Term: 2054
Use: 5 Bdrm Colonial, Lot: 20473sf
Prior Sale: \$410,000 (12/19)

Lenox

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 13 14
Median Price \$750,000 \$444,500

REAL ESTATE SALES

12 HOUSATONIC ST \$1,390,000
B: Christian L Selke
S: Usa Marshals Svc
Book/Page: 7637/160, Date: 06/12/24
Use: Mixed Use-Prim Res & Comm, Lot: 10323sf
Prior Sale: \$1,500,000 (04/21)

92 KING WILLIAM RD \$423,900
B: Elizabeth A Keefe
S: Elisabeth A Ochs, Tr for Michael Ochs lrt
Book/Page: 7638/1, Date: 06/12/24
Use: 2 Bdrm Ranch, Lot: 43037sf

475 PITTSFIELD RD \$975,000
B: 475 Pittsfield Rd LLC
S: Yankee Candle Com Inc
Book/Page: 7637/184, Date: 06/12/24
Use: Retail-Department Store, Lot: 70916sf

Otis

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 9 14
Median Price \$500,000 \$357,500

REAL ESTATE SALES

1489 E OTIS RD \$380,000
B: Cameron G Pease
S: 1489 E Otis Rd Land T & Countryside Woodcraft Lip
Book/Page: 7638/152, Date: 06/13/24
Mtg: Adams Community Bk \$368,600
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 35719sf
Prior Sale: \$81,900 (06/14)

Pittsfield

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 117 119
Median Price \$262,000 \$270,000

REAL ESTATE SALES

8 CLUB CIR \$659,500
B: Stephen G Sykes, Tr for Stephen G Sykes 2020 T
S: Carl P Brown
Book/Page: 7639/124, Date: 06/14/24
Use: 2 Bdrm Ranch, Lot: 12110sf

19 DALTON AVE \$1,300,000
B: Hurricane Properties LLC
S: Berkshire Home Renals LLC
Book/Page: 7636/202, Date: 06/11/24
Mtg: Greenfield Svgs \$1,250,400
Use: Apartment Bldg - 4-8 Units, Lot: 9496sf
Prior Sale: \$229,000 (07/21)

77 ELM ST \$450,000
B: Bpdrs LLC
S: Comela LLC
Book/Page: 7636/84, Date: 06/10/24
Mtg: Comela Llc \$450,000
Use: Office Bldg-General, Lot: 16858sf
Prior Sale: \$315,300 (01/08)

687 ELM ST \$401,000
B: Collin P Flynn
S: Dehlia M Weinfurt
Book/Page: 7639/130, Date: 06/14/24
Mtg: Greylock FCU \$201,000
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 14985sf
Prior Sale: \$229,500 (11/18)

24 ELMVALE PL \$248,000
B: Edward R Mlynarczyk
S: Mlynarczyk C A Est & Joseph A Mlynarczyk
Book/Page: 7639/103, Date: 06/14/24
Use: 3 Bdrm Conventional, Lot: 15769sf

15 FRANCIS AVE \$207,000
B: Brianna M Medeiros
S: Lori Mchugh
Book/Page: 7638/19, Date: 06/12/24
Mtg: Guild Mortgage Co \$182,474
Term: 2054
Use: 2-Family Family Flat, Lot: 5881sf
Prior Sale: \$138,000 (02/07)

149 FRANCIS AVE \$1,300,000
B: Hurricane Properties LLC
S: Berkshire Home Renals LLC
Book/Page: 7636/202, Date: 06/11/24
Mtg: Greenfield Svgs \$1,250,400
Use: Apartment Bldg - 4-8 Units, Lot: 11892sf
Prior Sale: \$120,000 (02/17)

211 HANCOCK RD \$350,000
B: Gerald Schwind & Dawn Schwind
S: Justin Medina & Adrianna R Jagiello
Doc#: 00000000044281, Date: 06/10/24
Mtg: Guild Mortgage Co \$343,660
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12415sf
Prior Sale: \$273,000 (08/21)

21 HAZELWOOD TER \$292,000
B: Donald T Nealon & Donald J Nealon
S: Sara M Massery
Book/Page: 7637/49, Date: 06/11/24
Mtg: Greylock FCU \$255,194
Term: 2039 Rate: 6.5% Type: Adj
Use: 2-Family Family Flat, Lot: 7231sf
Prior Sale: \$159,000 (12/17)

9 LINCOLN ST \$92,000
B: Nik Ta
S: Donald J Grandshaw & Ashley G Cabral
Book/Page: 7637/37, Date: 06/11/24
Use: 4 Bdrm Conventional, Lot: 2352sf
Prior Sale: \$70,000 (03/88)

90 LINCOLN ST \$205,000
B: Tony Henriquez
S: Francisca V Ynoa
Book/Page: 7636/143, Date: 06/10/24
Mtg: American Ngbd Mtg Acc \$153,750
Term: 2054
Use: 2-Family Duplex, Lot: 9191sf
Prior Sale: \$129,000 (12/21)

266 LINDEN ST \$1,300,000
B: Hurricane Properties LLC
S: Berkshire Home Renals LLC
Book/Page: 7636/202, Date: 06/11/24
Mtg: Greenfield Svgs \$1,250,400
Use: Apartment Bldg - 4-8 Units, Lot: 8712sf
Prior Sale: \$229,900 (04/21)

33 MAPLE AVE U:304 \$197,000
B: Alyssa Wilmot
S: Cynthia A Ross & Linda Hessel
Book/Page: 7637/108, Date: 06/11/24
Use: Condo

RUTLEDGE AVE \$60,000
B: Christopher J Cahill & Samantha K Cahill
S: Kevin F Bailot, Tr for Jayelbee Nt
Book/Page: 7636/246, Date: 06/11/24

38 RUTLEDGE AVE \$260,900
B: Christopher J Cahill & Samantha K Cahill
S: Kevin F Bailot & Regina N Bailot
Book/Page: 7636/240, Date: 06/11/24
Mtg: Greylock FCU \$243,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Conventional, Lot: 10019sf
Prior Sale: \$50,000 (09/00)

11 SAMPSON PKWY \$320,000
B: Gary W Allen & Barbara Allen
S: Cecily J Levine, Tr for Cecily J Levine T
Book/Page: 7636/116, Date: 06/10/24
Mtg: Lee Bank \$288,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10890sf

79 SHEFFIELD ST \$420,000
B: Margaret L Farrell & Devinnerickson Sheehy
S: H B Dellert & Colleen Dellert
Book/Page: 7639/73, Date: 06/14/24
Mtg: Plus Relocat Mtg LLC \$336,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14985sf

34 SPRINGSIDE AVE \$1,300,000
B: Hurricane Properties LLC
S: Berkshire Home Renals LLC
Book/Page: 7636/202, Date: 06/11/24
Mtg: Greenfield Svgs \$1,250,400
Use: Apartment Bldg - 4-8 Units, Lot: 7928sf
Prior Sale: \$160,000 (06/20)

38 SPRINGSIDE AVE \$1,300,000
B: Hurricane Properties LLC
S: Berkshire Home Renals LLC
Book/Page: 7636/202, Date: 06/11/24
Mtg: Greenfield Svgs \$1,250,400
Use: Apartment Bldg - 4-8 Units, Lot: 7928sf
Prior Sale: \$200,000 (10/23)

15 VENTURA AVE \$222,000
B: Andrew W Hayden
S: Bonnie L Rattigan
Book/Page: 7639/51, Date: 06/14/24
Mtg: Guild Mortgage Co \$217,979
Term: 2054
Use: 3 Bdrm Conventional, Lot: 15812sf

Richmond

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 8 6
Median Price \$710,250 \$535,000

REAL ESTATE SALES

280 WEST RD \$377,000
B: Barbara C Sproul & Jake N Garrdner
S: Jeffrey D Janelli
Book/Page: 7638/270, Date: 06/14/24
Use: 2 Bdrm Ranch, Lot: 178596sf

Adams

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 28 13
Median Price \$209,500 \$205,000

REAL ESTATE SALES

152 COLUMBIA ST \$72,000
B: Elizabeth A Richardson
S: Lisa Mendel & Dawn Harrington
Book/Page: 1858/109, Date: 06/14/24
Mtg: Greylock FCU \$38,720
Term: 2054
Use: 2 Bdrm Row-Middle, Lot: 3049sf
Prior Sale: \$42,900 (12/22)

56 HIGHLAND AVE \$230,000
B: Rowland Cummings & June Sullivan
S: Uchman Roger J Est & Laura Howes
Book/Page: 1858/31, Date: 06/12/24
Use: 2 Bdrm Ranch, Lot: 14810sf

Cheshire

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 5 6
Median Price \$260,000 \$272,450

REAL ESTATE SALES

99 DEAN ST \$281,000
B: Jessica Ryan
S: Adam Brown
Book/Page: 1857/808, Date: 06/10/24
Mtg: Guild Mortgage Co \$275,910
Term: 2054
Use: 3 Bdrm Old Style, Lot: 21344sf
Prior Sale: \$162,000 (06/20)

Windsor

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 4
Median Price \$102,000 \$535,000

REAL ESTATE SALES

PERU RD \$12,000
B: John A Anastasio Jr
S: Shane Kasala
Book/Page: 1857/674, Date: 06/10/24

Berkshire Registry Northern District

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

Adams

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 28 13
Median Price \$209,500 \$205,000

REAL ESTATE SALES

152 COLUMBIA ST \$72,000
B: Elizabeth A Richardson
S: Lisa Mendel & Dawn Harrington
Book/Page: 1858/109, Date: 06/14/24
Mtg: Greylock FCU \$38,720
Term: 2054
Use: 2 Bdrm Row-Middle, Lot: 3049sf
Prior Sale: \$42,900 (12/22)

56 HIGHLAND AVE \$230,000
B: Rowland Cummings & June Sullivan
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Book/Page: 1858/31, Date: 06/12/24
Use: 2 Bdrm Ranch, Lot: 14810sf

Cheshire

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 5 6
Median Price \$260,000 \$272,450

REAL ESTATE SALES

99 DEAN ST \$281,000
B: Jessica Ryan
S: Adam Brown
Book/Page: 1857/808, Date: 06/10/24
Mtg: Guild Mortgage Co \$275,910
Term: 2054
Use: 3 Bdrm Old Style, Lot: 21344sf
Prior Sale: \$162,000 (06/20)

539 SAVOY RD \$210,000
B: Taylor H Wotkowicz
S: Ronald Les & Kathleen Leclair
Book/Page: 1857/1008, Date: 06/11/24
Mtg: Adams Community Bk \$175,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 866408sf

Clarksburg

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 5
Median Price \$297,500 \$287,500

REAL ESTATE SALES

1130 MIDDLE RD \$280,000
B: Melissa Demayo
S: Daniel J Haskins
Book/Page: 1857/723, Date: 06/10/24
Mtg: Greylock FCU \$160,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 27443sf
Prior Sale: \$120,000 (10/23)

Lanesboro

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 11
Median Price \$276,000 \$320,000

REAL ESTATE SALES

7 BANGOR ST \$520,000
B: Brian R Hayes & Catherine M Hayes
S: 413 Development LLC
Book/Page: 1858/200, Date: 06/14/24
Mtg: Morgan Stanley Privat \$340,000
Term: 2054
Use: 1-Family Ranch, Lot: 11678sf

WILLIAMSTOWN RD \$73,000
B: Lakefront Condo Complex L
S: Daralyn Hospot & Deborah Renzi
Book/Page: 1858/78, Date: 06/13/24

New Ashford

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 0 1
Median Price \$650,000

REAL ESTATE SALES

MALLERY RD \$13,500
B: Steepleview New Ashford L
S: Kurt Singer & Michelle Singer
Book/Page: 1858/235, Date: 06/14/24

North Adams

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 26 39
Median Price \$184,250 \$240,000

REAL ESTATE SALES

121 BROOKLYN ST \$230,000
B: Heather Williams
S: Chad D Degrenier & Leroy W Johnson
Book/Page: 1857/1112, Date: 06/12/24
Use: 2-Family Conventional, Lot: 9757sf
Prior Sale: \$95,000 (05/21)

67-69 E QUINCY ST \$55,000
B: 20 Gregory Farm LLC
S: Patrick J Cassidy
Book/Page: 1857/908, Date: 06/11/24
Mtg: Loan Funder LLC \$186,830
Use: 2-Family Conventional, Lot: 7928sf
Prior Sale: \$145,000 (06/07)

105-107 FRONT ST \$30,000
B: Ying Chen
S: Damion Bailey
Book/Page: 1858/258, Date: 06/14/24
Use: 2-Family Townhouse, Lot: 9409sf
Prior Sale: \$19,000 (03/21)

215 PHELPS AVE \$74,100
B: Anthony Molinari
S: Terri L Heath & Ramona Peterson
Book/Page: 1857/847, Date: 06/10/24
Mtg: Rocket Mortgage LLC \$64,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 25657sf
Prior Sale: \$80,000 (05/12)

Windsor

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 4
Median Price \$102,000 \$535,000

REAL ESTATE SALES

PERU RD \$12,000
B: John A Anastasio Jr
S: Shane Kasala
Book/Page: 1857/674, Date: 06/10/24

Berkshire Registry Southern District

Michelle Laramee-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230
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www.masslandrecords.com

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www.masslandrecords.com

Egremont

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 9
Median Price \$573,500 \$427,000

REAL ESTATE SALES

93 UNDERMOUNTAIN RD \$815,000
B: Blake Mcdoland & Lauren Schulz
S: Holub Norman Estt & Laurel M Jacobs
Book/Page: 2900/339, Date: 06/10/24
Use: 4 Bdrm Contemporary, Lot: 114127sf
Prior Sale: \$75,000 (03/94)

Great Barrington

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 13 31
Median Price \$441,000 \$499,500

REAL ESTATE SALES

112 BRUSH HILL RD \$2,512,500
B: Matthew S Fox & Jill M Ireland
S: Lisa Leffeli
Book/Page: 2901/47, Date: 06/11/24
Use: 5 Bdrm Contemporary, Lot: 360372sf

286 N PLAIN RD \$777,500
B: David Keating & Caroline Keating
S: Scott D Schuster & Jillian J Schuster
Book/Page: 2901/253, Date: 06/13/24
Use: 2 Bdrm Cape Cod, Lot: 58370sf
Prior Sale: \$605,000 (05/21)

493 OLD STOCKBRIDGE RD \$21,000
B:

Bristol Registry

Fall River District

Bernard J. McDonald III, Register
441 North Main Street
Fall River, MA 02720
Telephone: (508) 673-1651
Fax: (508) 673-7633
www.fallriverdeeds.com

Fall River

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	116	95
Median Price	\$380,000	\$395,000

► REAL ESTATE SALES

128 DIMAN ST..... \$430,000
B: Antonio Goncalves
S: Melissa Freitas
Book/Page: 11537/91, Date: 06/11/24
Mtg: Fall River Five Cents \$392,551
Term: 2054
Use: 2-Family Two Family, Lot: 4709sf

116 GAGNON ST..... \$494,000
B: Tyler R Carreiro & Tommy Carreiro
S: Jeffrey Arruda
Book/Page: 11536/12, Date: 06/10/24
Mtg: United Wholesale Mtg \$244,000
Term: 2054
Use: 1-Family Colonial, Lot: 5009sf
Prior Sale: \$240,000 (10/17)

1633 HIGHLAND AVE..... \$430,000
B: Stacy Demelo & Tanya Demelo
S: Jennifer W Rezendes & James V Rezendes 3rd
Book/Page: 11540/12, Date: 06/14/24
Mtg: First Cmnty Mtg Inc \$387,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10716sf
Prior Sale: \$360,000 (07/03)

1710 HIGHLAND AVE..... \$630,000
B: Richard J Kirby & Mildred G Serrano
S: Andrew C Oliveira, Tr for Mario & A Oliveira Ft
Book/Page: 11536/211, Date: 06/10/24
Mtg: St Anne's Credit Unio \$598,500
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 13987sf
Prior Sale: \$195,000 (05/95)

76 HOLDEN ST..... \$560,000
B: Luis Aquino
S: Silverio A Soares & Maria C Soares
Book/Page: 11535/316, Date: 06/10/24
Mtg: United Wholesale Mtg \$549,857
Term: 2054
Use: 2-Family Two Family, Lot: 5009sf

174 JENCKS ST..... \$695,000
B: Khalil W Robinson
S: Ruth Harvey
Book/Page: 11538/161, Date: 06/13/24
Mtg: New American Funding \$682,411
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3637sf
Prior Sale: \$495,000 (06/21)

515 KENNEDY ST..... \$525,000
B: Segundo N Fernandez & Luisa T Allacio
S: Rachel Peltier
Doc#: 00000000055253, Date: 06/10/24
Mtg: Milestone Mtg Solutio \$200,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7279sf
Prior Sale: \$223,000 (05/03)

56 LIBERTY ST..... \$510,000
B: N P Vicente & Ebenezer B Vicente
S: Anna Thomas
Book/Page: 11538/341, Date: 06/13/24
Mtg: Fall River Five Cents \$500,762
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8751sf
Prior Sale: \$475,000 (06/22)

727 MOHAWK DR..... \$600,000
B: Susan Kosior
S: Christopher Medeiro
Book/Page: 11537/330, Date: 06/12/24
Mtg: Movement Mtg LLC \$468,050
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30679sf
Prior Sale: \$327,000 (07/16)

124 MONARCH ST..... \$577,777
B: Valdomar Lopes & Marcelina Lopes
S: Donna J Zitano, Tr for Raymond J Lafleur Sr lrt
Book/Page: 11536/176, Date: 06/10/24
Mtg: Guild Mortgage Co \$548,888
Term: 2054
Use: 2-Family Two Family, Lot: 8577sf

357-361 MONTAUP ST..... \$830,000
B: S D Dreams LLC
S: Daniel Rego & Melissa Rego
Book/Page: 11540/174, Date: 06/14/24
Mtg: Latitude Capital LLC \$900,000
Use: Residential-Multiple Bldgs, Lot: 6795sf
Prior Sale: \$150,000 (10/15)

139 PITMAN ST..... \$982,500
B: Penobscot Properties LLC
S: Maria Rogers & Martinho Antunes
Book/Page: 11536/108, Date: 06/10/24
Mtg: Mechanics Ck Bk \$723,750
Use: Apartment Bldg - 4-8 Units, Lot: 10903sf
Prior Sale: \$148,000 (05/93)

700 SHORE DR U-613..... \$476,000
B: Gregory M Watkin
S: Madilna B Sidhom-Mesiah
Book/Page: 11539/140, Date: 06/14/24
Mtg: Bristol Cnty Svgs Bk \$333,200
Term: 2054 Rate: 6.4% Type: Adj
Use: Condo

24 SOUTH ST..... \$583,311
B: Robin Hanley & Nathaniel P Richman
S: Shawn W Flynn, Tr for S & D Flynn Ft
Book/Page: 11535/284, Date: 06/10/24
Mtg: Movement Mtg LLC \$524,700
Term: 2054
Use: 2-Family Two Family, Lot: 3437sf
Prior Sale: \$155,000 (03/04)

33 TIFFANY DR..... \$460,000
B: Christina Chea & Richard Mao
S: Brenden J Smith
Book/Page: 11537/295, Date: 06/12/24
Mtg: United Wholesale Mtg \$451,668
Term: 2054
Use: 1-Family Colonial, Lot: 5022sf
Prior Sale: \$355,000 (10/21)

176 UNDERWOOD ST..... \$735,000
B: Louis Cabana Jr & Margaret Cabana
S: Gary Z Barboza & Anne M Barboza
Book/Page: 11539/311, Date: 06/14/24
Mtg: Network Funding Corp \$360,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20164sf

101 WALDRON RD..... \$1,020,000
B: Mill Man Realty LLC
S: George & Ben LLC
Doc#: 00000000055263, Date: 06/13/24
Mtg: Rollstone Bk & Tr \$750,000
Use: Industrial Warehouse, Lot: 64469sf
Prior Sale: \$1,025,000 (09/20)

► FORECLOSURE DEEDS

501 FREELove ST..... \$190,000
B: T&a Realty Tnc
S: James L Jennings Jr & 1900 Capital Tii
Book/Page: 11540/237, Date: 06/14/24
Use: 2 Bdrm Ranch, Lot: 5998sf
Prior Sale: \$60,000 (10/90)

Freetown

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	21
Median Price	\$474,250	\$490,000

► REAL ESTATE SALES

3 BERKLEY AVE..... \$324,000
B: Alyson Mello
S: Susan H Canfield & Carl W Canfield
Book/Page: 11538/184, Date: 06/13/24
Mtg: Baycoast Mortgage Co \$259,200
Term: 2054
Use: 1 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$80,000 (11/93)

5 GARDEN PATH WAY..... \$830,000
B: Nicolas Camacho & Taylor Camacho
S: Richard M Nobre & Sherrrie L Nobre
Book/Page: 11540/194, Date: 06/14/24
Mtg: Bristol Cnty Svgs Bk \$430,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 74052sf
Prior Sale: \$50,000 (06/97)

Somerset

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	57
Median Price	\$402,500	\$448,000

► REAL ESTATE SALES

205 CHATEAU DR..... \$425,000
B: Hailey M Coelho & Jacob Longe
S: Randall Cordeiro & Judith A Odonoghue
Book/Page: 11536/246, Date: 06/10/24
Mtg: Fall River Five Cents \$403,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 14810sf

213 LEPES RD..... \$449,900
B: Joshua Stone
S: Lenna Dwyer
Book/Page: 11537/176, Date: 06/12/24
Mtg: Navy FCU \$359,920
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$124,000 (02/96)

22 MCKINLEY AVE..... \$405,000
B: Diane Derosso
S: Cheryl A Fickert & Donna L Ferreira
Book/Page: 11538/86, Date: 06/13/24
Use: 4 Bdrm Conventional, Lot: 4356sf

432 MOHAWK RD..... \$449,000
B: Ejaz Hassan
S: N2 Investment LLC
Book/Page: 11540/69, Date: 06/14/24
Mtg: Fall River Five Cents \$340,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10019sf
Prior Sale: \$350,000 (04/24)

113 OLD COLONY AVE..... \$320,000
B: Linda Gudmundsson
S: Irene Rosa
Book/Page: 11537/213, Date: 06/12/24
Use: 2 Bdrm Ranch, Lot: 10890sf

104 ROBIN LN..... \$569,000
B: Joseph A Annichiarico Jr & Nancy J Annichiarico
S: Jlk Realty & Dev LLC
Book/Page: 11540/146, Date: 06/14/24
Mtg: LoanDepot.Com \$394,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9148sf
Prior Sale: \$410,000 (01/24)

87 SHAND COURT CIR..... \$689,000
B: Nicholas M Moniz & Marion A Moniz
S: Robert P Camara & Pauline F Camara
Book/Page: 11537/39, Date: 06/11/24
Mtg: Movement Mtg LLC \$669,647
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20038sf
Prior Sale: \$280,000 (06/01)

71 STATLER AVE..... \$439,000
B: Kyle Aldinger & Marlianna Aldinger
S: Derek Tiago & Kayle Brum
Book/Page: 11539/275, Date: 06/14/24
Mtg: Bristol Cnty Svgs Bk \$395,100
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 13068sf

146 WELLESLEY DR..... \$402,000
B: Nelly Silva & Paul Aparicio
S: Armand Sevigny
Book/Page: 11539/129, Date: 06/14/24
Use: 2 Bdrm Ranch, Lot: 14375sf

Attleboro

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	98
Median Price	\$449,950	\$500,000

► REAL ESTATE SALES

32 CLAYTON AVE..... \$370,000
B: Michael R Sulinski & Andrea E Leblanc
S: Thomas Leblanc
Book/Page: 28894/314, Date: 06/14/24
Mtg: Guaranteed Rate Affin \$333,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 15000sf
Prior Sale: \$340,000 (03/24)

12 DALE AVE..... \$500,000
B: Olivia Smith & Craig Williams
S: Jeffrey Dubuc
Book/Page: 28893/25, Date: 06/13/24
Mtg: UniBank for Savings \$420,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15400sf
Prior Sale: \$315,000 (04/06)

77 FISHER ST..... \$510,000
B: Lisa Pacheco & Manuel Pereira
S: Pacheco Francisco J Est & Lucy Pacheco
Book/Page: 28890/68, Date: 06/11/24
Mtg: Guild Mortgage Co \$492,978
Term: 2054
Use: 2-Family Family Flat, Lot: 10370sf
Prior Sale: \$295,000 (08/07)

27 HOLDEN ST..... \$601,000
B: John R Laws
S: Charles A Newth
Book/Page: 28892/70, Date: 06/12/24
Use: 3 Bdrm Conventional, Lot: 10500sf
Prior Sale: \$35,200 (12/99)

109 MAPLE ST U-B1..... \$231,023
B: Cattlerin Granata
S: Michael Mackiewicz & Alyssa Mackiewicz
Book/Page: 28888/109, Date: 06/10/24
Mtg: Baycoast Mortgage Co \$184,818
Term: 2054 Rate: 7.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$200,000 (10/22)

11 MENDON RD U-C..... \$460,000
B: Kristen E Raymond
S: Agnieszka Provatakis
Book/Page: 28890/285, Date: 06/11/24
Mtg: Fairway Ind Mtg \$391,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$429,900 (07/23)

806 OAKHILL AVE..... \$510,000
B: Ricardo Ulysse & Etude Jules
S: Sishan Bajracharya & Adam Laprade
Book/Page: 28894/245, Date: 06/14/24
Use: 3 Bdrm Cape Cod, Lot: 33939sf
Prior Sale: \$310,000 (11/23)

80 SMITH ST..... \$425,000
B: Kimberly Lagasse-Kickham & Tyler Lagasse-Kickham
S: Graciomilde M Morgado, Tr for Dasilva lrt
Book/Page: 28892/122, Date: 06/12/24
Mtg: Leader Bank NA \$340,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20436sf

26 SNELL ST..... \$455,000
B: Lisa Bettencourt
S: Constitution Prop LLC
Book/Page: 28891/273, Date: 06/12/24
Mtg: St Anne's Credit Unio \$364,000
Mtg: Bristol Cnty Svgs Bk \$395,100
Term: 2054
Use: 2 Bdrm Gambrel, Lot: 11484sf
Prior Sale: \$190,000 (02/23)

Berkley

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	17
Median Price	\$536,000	\$570,000

► REAL ESTATE SALES

57 ANTHONY ST..... \$775,000
B: Thomas W Smith & Ariane V Smith
S: Ann M Leonardo
Book/Page: 28893/148, Date: 06/13/24
Mtg: Guild Mortgage Co \$697,500
Term: 2054
Use: 4 Bdrm Garrison, Lot: 444312sf

510 BERKLEY ST..... \$700,000
B: Antonio Pires & Eufemia Pires
S: Cheryl L Harper-Plogger & Dennis W Plogger
Book/Page: 28890/256, Date: 06/11/24
Mtg: Guild Mortgage Co \$525,000
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 43560sf

Swansea

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	54
Median Price	\$430,000	\$440,000

► REAL ESTATE SALES

10 LAFAYETTE ST..... \$555,000
B: Denis Turgeon & Lisa Turgeon
S: Stephanie M Dolph & Stephen Dolph
Book/Page: 11538/98, Date: 06/13/24
Mtg: TD Bank NA \$355,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 21780sf
Prior Sale: \$285,900 (06/15)

10 MEADOWBROOK AVE..... \$450,000
B: Jennifer L Dias & Shawn L Peters
S: Tess E Levine & Edward E Levine
Book/Page: 11540/92, Date: 06/14/24
Mtg: Nationstar Mtg \$360,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 27878sf
Prior Sale: \$260,000 (09/03)

513 SHARPS LOT RD..... \$466,000
B: Amy Berry & Joao Baptista
S: Christopher Gibson
Book/Page: 11536/47, Date: 06/10/24
Mtg: Fairway Ind Mtg \$396,100
Term: 2054
Use: 2 Bdrm Ranch, Lot: 14810sf
Prior Sale: \$387,000 (03/22)

32 WINDWARD WAY..... \$685,000
B: Isabella Filipe & Brenden Smith
S: Douglas D Heal & Jessie L Heal
Book/Page: 11538/7, Date: 06/12/24
Mtg: United Wholesale Mtg \$627,288
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12632sf
Prior Sale: \$485,000 (08/20)

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 MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	98
Median Price	\$449,950	\$500,000

► REAL ESTATE SALES

32 CLAYTON AVE..... \$370,000
B: Michael R Sulinski & Andrea E Leblanc
S: Thomas Leblanc
Book/Page: 28894/314, Date: 06/14/24
Mtg: Guaranteed Rate Affin \$333,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 15000sf
Prior Sale: \$340,000 (03/24)

12 DALE AVE..... \$500,000
B: Olivia Smith & Craig Williams
S: Jeffrey Dubuc
Book/Page: 28893/25, Date: 06/13/24
Mtg: UniBank for Savings \$420,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15400sf
Prior Sale: \$315,000 (04/06)

77 FISHER ST..... \$510,000
B: Lisa Pacheco & Manuel Pereira
S: Pacheco Francisco J Est & Lucy Pacheco
Book/Page: 28890/68, Date: 06/11/24
Mtg: Guild Mortgage Co \$492,978
Term: 2054
Use: 2-Family Family Flat, Lot: 10370sf
Prior Sale: \$295,000 (08/07)

27 HOLDEN ST..... \$601,000
B: John R Laws
S: Charles A Newth
Book/Page: 28892/70, Date: 06/12/24
Use: 3 Bdrm Conventional, Lot: 10500sf
Prior Sale: \$35,200 (12/99)

109 MAPLE ST U-B1..... \$231,023
B: Cattlerin Granata
S: Michael Mackiewicz & Alyssa Mackiewicz
Book/Page: 28888/109, Date: 06/10/24
Mtg: Baycoast Mortgage Co \$184,818
Term: 2054 Rate: 7.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$200,000 (10/22)

11 MENDON RD U-C..... \$460,000
B: Kristen E Raymond
S: Agnieszka Provatakis
Book/Page: 28890/285, Date: 06/11/24
Mtg: Fairway Ind Mtg \$391,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$429,900 (07/23)

806 OAKHILL AVE..... \$510,000
B: Ricardo Ulysse & Etude Jules
S: Sishan Bajracharya & Adam Laprade
Book/Page: 28894/245, Date: 06/14/24
Use: 3 Bdrm Cape Cod, Lot: 33939sf
Prior Sale: \$310,000 (11/23)

80 SMITH ST..... \$425,000
B: Kimberly Lagasse-Kickham & Tyler Lagasse-Kickham
S: Graciomilde M Morgado, Tr for Dasilva lrt
Book/Page: 28892/122, Date: 06/12/24
Mtg: Leader Bank NA \$340,000
Term: 2054
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26 SNELL ST..... \$455,000
B: Lisa Bettencourt
S: Constitution Prop LLC
Book/Page: 28891/273, Date: 06/12/24
Mtg: St Anne's Credit Unio \$364,000
Mtg: Bristol Cnty Svgs Bk \$395,100
Term: 2054
Use: 2 Bdrm Gambrel, Lot: 11484sf
Prior Sale: \$190,000 (02/23)

Berkley

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	17
Median Price	\$536,000	\$570,000

► REAL ESTATE SALES

57 ANTHONY ST..... \$775,000
B: Thomas W Smith & Ariane V Smith
S: Ann M Leonardo
Book/Page: 28893/148, Date: 06/13/24
Mtg: Guild Mortgage Co \$697,500
Term: 2054
Use: 4 Bdrm Garrison, Lot: 444312sf

510 BERKLEY ST..... \$700,000
B: Antonio Pires & Eufemia Pires
S: Cheryl L Harper-Plogger & Dennis W Plogger
Book/Page: 28890/256, Date: 06/11/24
Mtg: Guild Mortgage Co \$525,000
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 43560sf

Easton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	60
Median Price	\$638,000	\$670,000

► REAL ESTATE SALES

425 BAY RD..... \$925,000
B: Salaam Harris & Lara Harris
S: Susan Ramondetta & Edward H Langley
Book/Page: 28888/218, Date: 06/10/24
Mtg: Leader Bank NA \$675,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 46174sf
Prior Sale: \$535,000 (08/15)

16 DEPOT ST..... \$440,000
B: Nadine Dorcius
S: Fox Stephen E Est & Jean M Potts
Book/Page: 28895/41, Date: 06/14/24
Mtg: Guild Mortgage Co \$425,315
Term: 2054
Use: 4 Bdrm Conventional, Lot: 11270sf

8 ISLAND CT U:210..... \$675,000
B: Susan M Ramondetta
S: Water Point LLC
Book/Page: 28889/134, Date: 06/11/24
Mtg: Mtg Equity Partners \$86,750
Term: 2054
Use: Condo

60 OLDE FORGE LN..... \$1,195,000
B: Scott Odonnell & Marissa Odonnell
S: Olde Forge Commons LLC
Book/Page: 28894/58, Date: 06/14/24
Use: Residential Undvpble Land, Lot: 13857sf

39 TANGLEWOOD DR..... \$1,020,000
B: Jeffrey K Farrington
S: Diane Cidado & Leonard R Cidado
Book/Page: 28893/249, Date: 06/13/24
Mtg: BankESB \$765,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 24198sf

11 WINTHROP ST..... \$670,000
B: Diane Cidado & Leonard Cidado
S: Steven I Small, Tr for Small Ft
Book/Page: 28894/93, Date: 06/14/24
Use: 2 Bdrm Ranch, Lot: 9044sf
Prior Sale: \$409,900 (11/06)

Mansfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	35
Median Price	\$705,000	\$630,000

► REAL ESTATE SALES

279 BRANCH ST..... \$850,000
B: Jason A Mombourquette & Sydney Mombourquette
S: Jaclyn M Kelly & Adams Kelly
Book/Page: 28892/41, Date: 06/12/24
Mtg: Cross Country Mtg Inc \$486,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60548sf
Prior Sale: \$530,000 (05/16)

76 CHILSON AVE..... \$850,000
B: Benson Njenga
S: Chilson Ave LLC
Book/Page: 28891/162, Date: 06/12/24
Mtg: United Wholesale Mtg \$670,200
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 10710sf
Prior Sale: \$400,000 (10/23)

16 ERICK RD U:32..... \$275,000
B: Amelia Shaw & Cathal M Ganly
S: Greg Driscoll
Book/Page: 28892/145, Date: 06/12/24
Mtg: Guaranteed Rate Inc \$247,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$205,000 (08/22)

70 OTIS ST..... \$17

BRISTOL REGISTRY

continued
42 MASON ST \$210,237
162 OAK ST U:3 \$352,000
96 OLD COLONY AVE U:130 \$365,000
8-1/2 SMITH AVE \$328,000
1560 SOMERSET AVE \$755,000
46 TREMONT ST \$650,000
780 WHITTENTON ST \$448,000

Bristol Registry Southern District

Sherrilynn M. Mello, Register
25 North Sixth Street
New Bedford, MA 02740
Telephone: (508) 993-2603
Fax: (508) 997-4250
www.newbedforddeeds.com

Acushnet

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 28 20
Median Price \$395,000 \$464,000
REAL ESTATE SALES
15 BARDSLEY ST \$445,000
420 JOHN ST \$417,000
23 GARFIELD ST \$265,000

Dartmouth

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 83 71
Median Price \$440,000 \$535,000
REAL ESTATE SALES
31 ARTHUR AVE \$515,000
23 GARFIELD ST \$265,000

Fairhaven

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 45 45
Median Price \$425,000 \$450,000
REAL ESTATE SALES
6-A CHARITY STEVENS LN \$750,000
46 MIDDLE ST \$8,400,000
18 NANCY ST \$177,177

21 PHILIP ST \$505,000
459 SCONTICUT NECK RD \$400,000
95 CHESTNUT ST \$500,000
122 CLARA ST \$500,000
226 CONDUIT ST \$581,500
30 FELTON ST \$360,000
137 FIELD ST \$410,000
32 FREDERICK ST \$600,000
292 HARWICH ST \$356,900
50 JENNY LIND ST \$360,000
420 JOHN ST \$417,000
51 PARKER ST \$545,000
1558 PURCHASE ST \$500,000
170 RIVER ST \$685,000
472 S 2ND ST \$433,000
582 SHAWMUT AVE \$545,000

New Bedford

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 178 168
Median Price \$350,000 \$379,500
REAL ESTATE SALES
48 BRIARWOOD DR \$342,000
48-50 SUMMER ST \$282,000
522 AMERICAN LEGION HWY \$1,000,000
359 CORNELL RD \$1,400,000
87 ROBERT ST \$300,000
23 EDGWOOD DR \$1,245,000
34 JULIETTE ST \$611,000
10 GERTS WAY \$2,315,000
13 HOLLY BEAR LN \$700,000
61 SIMPSONS LN \$1,875,000
34 TWIN PINES WAY \$1,093,750
170 RIVER ST \$685,000
26 WAVERLY ST \$1,200,000
582 SHAWMUT AVE \$545,000

33 TRINITY ST \$550,000
43 WILLIS ST \$342,000
95 WILLIS ST \$540,000
67 DELANO ST \$200,000
48-50 SUMMER ST \$282,000
522 AMERICAN LEGION HWY \$1,000,000
359 CORNELL RD \$1,400,000
87 ROBERT ST \$300,000
23 EDGWOOD DR \$1,245,000
34 JULIETTE ST \$611,000
10 GERTS WAY \$2,315,000
13 HOLLY BEAR LN \$700,000
61 SIMPSONS LN \$1,875,000
34 TWIN PINES WAY \$1,093,750
170 RIVER ST \$685,000
26 WAVERLY ST \$1,200,000
582 SHAWMUT AVE \$545,000

FORECLOSURE DEEDS

67 DELANO ST \$200,000
48-50 SUMMER ST \$282,000
522 AMERICAN LEGION HWY \$1,000,000
359 CORNELL RD \$1,400,000
87 ROBERT ST \$300,000
23 EDGWOOD DR \$1,245,000
34 JULIETTE ST \$611,000
10 GERTS WAY \$2,315,000
13 HOLLY BEAR LN \$700,000
61 SIMPSONS LN \$1,875,000
34 TWIN PINES WAY \$1,093,750
170 RIVER ST \$685,000
26 WAVERLY ST \$1,200,000
582 SHAWMUT AVE \$545,000

Westport

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 28 48
Median Price \$530,500 \$675,000
REAL ESTATE SALES
522 AMERICAN LEGION HWY \$1,000,000
359 CORNELL RD \$1,400,000
87 ROBERT ST \$300,000

Dukes Registry

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

Edgartown

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 21 15
Median Price \$1,600,000 \$2,300,000
REAL ESTATE SALES
23 EDGWOOD DR \$1,245,000
34 JULIETTE ST \$611,000
10 GERTS WAY \$2,315,000
13 HOLLY BEAR LN \$700,000
61 SIMPSONS LN \$1,875,000
34 TWIN PINES WAY \$1,093,750
170 RIVER ST \$685,000
26 WAVERLY ST \$1,200,000
582 SHAWMUT AVE \$545,000

Tisbury

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 22 11
Median Price \$1,062,500 \$925,000
REAL ESTATE SALES
34 TWIN PINES WAY \$1,093,750
170 RIVER ST \$685,000
26 WAVERLY ST \$1,200,000
582 SHAWMUT AVE \$545,000

West Tisbury

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 15 8
Median Price \$1,650,000 \$2,203,750
REAL ESTATE SALES
582 SHAWMUT AVE \$545,000

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 MAY
Number of 1-Fam Sales 58 78
Median Price \$959,000 \$999,450
REAL ESTATE SALES
54 ABBOT ST \$1,650,000
16 BALMORAL ST U:410 \$305,000
450 BROOKSIDE DR U:F \$485,500
29 CANTERBURY ST \$1,230,000
6 EMBASSY LN \$729,000
84 SPRING GROVE RD \$600,000

54 ABBOT ST \$1,650,000
16 BALMORAL ST U:410 \$305,000
450 BROOKSIDE DR U:F \$485,500
29 CANTERBURY ST \$1,230,000
6 EMBASSY LN \$729,000
84 SPRING GROVE RD \$600,000

3 CHANDLER CIR \$705,000
60 COLONIAL DR U:60-10 \$280,000
181 HIGH ST U:2 \$610,000
34 JULIETTE ST \$611,000
10 GERTS WAY \$2,315,000
13 HOLLY BEAR LN \$700,000
61 SIMPSONS LN \$1,875,000
34 TWIN PINES WAY \$1,093,750
170 RIVER ST \$685,000
26 WAVERLY ST \$1,200,000
582 SHAWMUT AVE \$545,000

60 COLONIAL DR U:60-10 \$280,000
181 HIGH ST U:2 \$610,000
34 JULIETTE ST \$611,000
10 GERTS WAY \$2,315,000
13 HOLLY BEAR LN \$700,000
61 SIMPSONS LN \$1,875,000
34 TWIN PINES WAY \$1,093,750
170 RIVER ST \$685,000
26 WAVERLY ST \$1,200,000
582 SHAWMUT AVE \$545,000

62 NORTH ST \$1,205,000
12 SHIRLEY RD \$646,700
84 SPRING GROVE RD \$600,000

12 SHIRLEY RD \$646,700
84 SPRING GROVE RD \$600,000

Lawrence

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 40 42
Median Price \$437,500 \$482,500
REAL ESTATE SALES
152-154 CHESTER ST \$640,000
147 FERRY ST \$675,000
147 FERRY ST \$675,000
20 KNOX ST U:6 \$20,000

5 LAFAYETTE AVE \$115,000
25 LOGAN ST U:2 \$170,000
115 MARGIN ST U:A \$404,000
242 MOUNT VERNON ST U:10 \$280,000
9 OSGOOD ST \$2,000,000
152-154 PROSPECT ST \$1,100,000
9-13 SPRINGFIELD ST \$830,000

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152-154 PROSPECT ST \$1,100,000
9-13 SPRINGFIELD ST \$830,000

152-154 PROSPECT ST \$1,100,000
9-13 SPRINGFIELD ST \$830,000

9-13 SPRINGFIELD ST \$830,000

Methuen

MARKET STATISTICS THROUGH MAY
Number of 1-Fam Sales 110 115
Median Price \$472,500 \$560,000
REAL ESTATE SALES
150 CROSS ST \$499,900
23 DUSTON DR \$516,000
60 EAST ST U:2500 \$300,000
8 FRANCELIA RD \$480,000
13 HAVERHILL ST \$720,000
23 HAZEL ST \$365,000
14 INGALLS CT U:1B \$2,494,212
33 KIMBALL RD \$600,000
244 LOWELL ST \$675,000
21 OAK ST U:C \$380,000
91 PHOEBE ST U:91 \$850,000
99 PILGRIM CIR U:99 \$340,000
16 SHIRLEY AVE \$425,000
41 TYLER ST \$749,000

150 CROSS ST \$499,900
23 DUSTON DR \$516,000
60 EAST ST U:2500 \$300,000
8 FRANCELIA RD \$480,000
13 HAVERHILL ST \$720,000
23 HAZEL ST \$365,000
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33 KIMBALL RD \$600,000
244 LOWELL ST \$675,000
21 OAK ST U:C \$380,000
91 PHOEBE ST U:91 \$850,000
99 PILGRIM CIR U:99 \$340,000
16 SHIRLEY AVE \$425,000
41 TYLER ST \$749,000

23 HAZEL ST \$365,000
14 INGALLS CT U:1B \$2,494,212
33 KIMBALL RD \$600,000
244 LOWELL ST \$675,000
21 OAK ST U:C \$380,000
91 PHOEBE ST U:91 \$850,000
99 PILGRIM CIR U:99 \$340,000
16 SHIRLEY AVE \$425,000
41 TYLER ST \$749,000

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99 PILGRIM CIR U:99 \$340,000
16 SHIRLEY AVE \$425,000
41 TYLER ST \$749,000

41 TYLER ST \$749,000

15 VINEYARD LN U:15..... \$615,000
 B: Kristen Ridgley & Marcus Ridgley
 S: Jeffrey S Laurenza & Cheryl A Laurenza
 Book/Page: 18014/60, Date: 06/14/24
 Mtg: Cambridge Svgs Bk \$580,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$381,900 (05/19)

3 WHITNEY CT..... \$705,323
 B: George Deglaoui
 S: Daniel J Litalien & Claire Litalien
 Book/Page: 18011/336, Date: 06/12/24
 Use: 3 Bdrm Ranch, Lot: 10106sf
 Prior Sale: \$107,000 (12/92)

▶ FORECLOSURE DEEDS

80 HOWE ST..... \$308,000
 B: Rd Re Debt Fund II Reo LL
 S: Ariel LLC & Rd Crb Spv LLC
 Book/Page: 18011/48, Date: 06/11/24
 Use: 3 Bdrm Cape Cod, Lot: 7057sf
 Prior Sale: \$231,000 (03/21)

North Andover

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	62
Median Price	\$737,450	\$764,000

▶ REAL ESTATE SALES

350 GREENE ST U:109..... \$435,000
 B: Ann M Giles
 S: Avery Judith C Est & David J Avery
 Book/Page: 18010/222, Date: 06/10/24
 Use: 2 Bdrm Condo
 Prior Sale: \$329,000 (10/15)

15 HALIFAX ST U:15..... \$500,000
 B: Nicole C Lemay
 S: Thomas J Webster, Tr for Webster Ft
 Book/Page: 18012/9, Date: 06/12/24
 Mtg: Drew Mortgage Assn Inc \$175,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$315,500 (08/05)

254 HICKORY HILL RD..... \$955,000
 B: Nicholas A Tassinari & Alaina G Tassinari
 S: Jeffrey W Gwynne & Diane L Gwynne
 Book/Page: 18014/89, Date: 06/14/24
 Use: 3 Bdrm Colonial, Lot: 21871sf
 Prior Sale: \$847,000 (08/21)

198 LANCASTER RD..... \$1,750,000
 B: Hoang H Nguyen, Tr for Dove Holdings Rt
 S: Michael D Rosen, Tr for James F Pinho Livng T
 Book/Page: 18015/57, Date: 06/14/24
 Use: 4 Bdrm Colonial, Lot: 44867sf
 Prior Sale: \$493,800 (06/94)

266 MIDDLESEX ST..... \$710,000
 B: Allison Diburro & Vincent Costanzo
 S: Brenda J Scheipers, Tr for Martha J Scheipers Irret
 Book/Page: 18014/100, Date: 06/14/24
 Mtg: Inst Svgs Newburyport \$623,500
 Term: 2054
 Use: 2-Family Conventional, Lot: 10001sf

28 PLEASANT ST U:28..... \$348,000
 B: Joseph J Carrabino & Patricia A Macrae
 S: David Chiasson Jr & Catherine Shea-Chiasson
 Book/Page: 18015/61, Date: 06/14/24
 Mtg: Province Mtg Assoc \$325,200
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$130,000 (03/14)

1542 SALEM ST..... \$985,000
 B: Danielle E Romeo & Nicholas Grasso
 S: James Williams
 Book/Page: 18011/103, Date: 06/11/24
 Mtg: Guaranteed Rate Inc \$766,550
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 44431sf
 Prior Sale: \$708,000 (06/20)

1895 SALEM ST..... \$649,000
 B: Devon B Taurone & Michael P Taurone
 S: Paul A Roy, Tr for Roy 2010 Ft
 Book/Page: 18014/303, Date: 06/14/24
 Mtg: Guaranteed Rate Inc \$616,550
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 43560sf

9 CONANT ST..... \$546,788
 B: Marylou F Cummings
 S: Teresa A Aker, Tr for GJ Stefanoni Rt
 Book/Page: 42159/512, Date: 06/10/24
 Mtg: Navy FCU \$380,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10001sf

201 ELLIOTT ST U:607..... \$750,000
 B: Sharon L Infante, Tr for Sharon Lois Infante Lt
 S: Dawn Bardot & Robert K Bardot
 Book/Page: 42170/356, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$631,000 (06/21)

67 HALE ST..... \$780,000
 B: George D Parker & Katherine M Parker
 S: Sharon L Infante, Tr for Sharon Lois Infante Lt
 Book/Page: 42171/5, Date: 06/14/24
 Mtg: Salem Five Mtg Co \$380,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4151sf
 Prior Sale: \$329,900 (09/02)

7 HICKORY HILL WAY..... \$2,120,000
 B: Anthony E Ciccone Jr & Pamela L Ciccone
 S: Hickory Hill LLC
 Book/Page: 42165/313, Date: 06/13/24
 Mtg: Morgan Stanley Privat \$1,590,000
 Term: 2054
 Use: Residential Developable Land, Lot: 56362sf

2 LOVETT ST..... \$510,000
 B: Ashley L Nagle & Brian G Saad
 S: Martin Michael G Est & Anthony C Wheelock
 Book/Page: 42161/366, Date: 06/11/24
 Mtg: Movement Mtg LLC \$408,000
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 2226sf

38 OBER ST U:1..... \$760,000
 B: Gerard D Zoppi, Tr for Winsor Lane Rt
 S: Sarah Deschenes
 Book/Page: 42167/456, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$732,000 (06/23)

16 SCHOOL ST U:2..... \$505,000
 B: Colin Bates & Marissa Grandchamp
 S: Hannah Parsley
 Book/Page: 42163/382, Date: 06/12/24
 Mtg: Powertpo \$479,750
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$460,000 (05/22)

21 SUMMIT AVE U:3..... \$513,000
 B: Brian Cartularo & Louise R Cartularo
 S: Andrew Connors & Christopher Connors
 Book/Page: 42159/451, Date: 06/10/24
 Mtg: Cross Country Mtg Inc \$188,000
 Term: 2054
 Use: 2 Bdrm Condo

15 ALLENCLAIR DR..... \$530,000
 B: Erin Lally & Daniel Whalen
 S: Melissa A Constantine, Tr for Constantine Ft
 Book/Page: 42158/285, Date: 06/10/24
 Mtg: Salem Five Mtg Co \$477,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 20171sf

11 BELMONT ST..... \$785,000
 B: Abigail A Iannuzzi & Joseph E Iannuzzi
 S: Andrea Crespo & Steven Crespo
 Book/Page: 42163/227, Date: 06/12/24
 Mtg: Radius Financial Grp \$518,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 9890sf
 Prior Sale: \$350,000 (11/07)

4 BIRCHWOOD PT U:304..... \$259,000
 B: Joshua Darcy
 S: Patrick Boody
 Book/Page: 42169/326, Date: 06/14/24
 Mtg: Inst Svgs Newburyport \$212,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$210,000 (10/21)

291-293 ELM ST..... \$570,000
 B: 291-293 Elm Street LLC
 S: Roberta A Kulas, Tr for Ouellet Protection Irt
 Book/Page: 42161/502, Date: 06/11/24

291-293 ELM ST..... \$570,000
 B: 291-293 Elm Street LLC
 S: Roberta A Kulas, Tr for Ouellet Protection Irt
 Book/Page: 42159/399, Date: 06/10/24
 Mtg: Service Credit Union \$427,500

Essex Registry

Southern District

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

Amesbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	36
Median Price	\$565,000	\$622,500

▶ REAL ESTATE SALES

15 ALLENCLAIR DR..... \$530,000
 B: Erin Lally & Daniel Whalen
 S: Melissa A Constantine, Tr for Constantine Ft
 Book/Page: 42158/285, Date: 06/10/24
 Mtg: Salem Five Mtg Co \$477,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 20171sf

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 B: Abigail A Iannuzzi & Joseph E Iannuzzi
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 Book/Page: 42163/227, Date: 06/12/24
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 Book/Page: 42169/326, Date: 06/14/24
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291-293 ELM ST..... \$570,000
 B: 291-293 Elm Street LLC
 S: Roberta A Kulas, Tr for Ouellet Protection Irt
 Book/Page: 42161/502, Date: 06/11/24

291-293 ELM ST..... \$570,000
 B: 291-293 Elm Street LLC
 S: Roberta A Kulas, Tr for Ouellet Protection Irt
 Book/Page: 42159/399, Date: 06/10/24
 Mtg: Service Credit Union \$427,500

24 GLEN DEVIN ST U:24..... \$335,000
 B: Kristin B Johnson
 S: Taylor M Kilcoyne & Gail K Leblanc
 Book/Page: 42161/248, Date: 06/11/24
 Mtg: New American Funding \$164,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$107,630 (03/14)

63 MIDDLE RD..... \$660,000
 B: Matthew T Oldham & Rebecca Oldham
 S: Andrea H Bailey, Tr for Bailey Rt
 Book/Page: 42162/162, Date: 06/11/24
 Mtg: Cross Country Mtg Inc \$360,000
 Term: 2054
 Use: 4 Bdrm Split Level, Lot: 86249sf

48 PAMELA LN U:48..... \$405,000
 B: Alycia Latorella
 S: Matthew T Oldham & Rebecca Oldham
 Book/Page: 42161/562, Date: 06/11/24
 Mtg: Guaranteed Rate Affin \$324,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$214,900 (05/17)

36-A ROCKY HILL RD..... \$20,000
 B: David J Smith
 S: Reynolds Paul Gordon Est & Karl Reynolds
 Book/Page: 42161/557, Date: 06/11/24
 Use: 3 Bdrm Cape Cod, Lot: 44431sf
 Prior Sale: \$490,000 (05/24)

10 CRANE ST..... \$630,000
 B: Haley Travalgia, Tr for Anthony Travalgia
 S: Andrew J Katzmire & Christina L Katzmire
 Book/Page: 42158/34, Date: 06/10/24
 Mtg: Movement Mtg LLC \$598,500
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5001sf
 Prior Sale: \$327,000 (04/15)

10 HILLTOP RD..... \$1,250,000
 B: Renee Elliott & Mckenzie Powers
 S: Roszaini Hampton & Stewart A Hampton
 Book/Page: 42169/262, Date: 06/14/24
 Mtg: Movement Mtg LLC \$600,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20103sf

42 LONGBOW RD..... \$839,900
 B: Cody Raponi & Kelsey Raponi
 S: Daniel J Hurley & Kathryn A Hurley
 Book/Page: 42163/29, Date: 06/12/24
 Use: 3 Bdrm Colonial, Lot: 33846sf

6 SYCAMORE ST..... \$652,000
 B: Meghan A Caloggero & Robert T Caloggero
 S: Kenneth E Dube, Tr for 6 Sycamore St Danvers Rt
 Book/Page: 42161/184, Date: 06/11/24
 Mtg: Primelending \$521,600
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$205,000 (02/22)

8 TIBBETS AVE..... \$540,000
 B: Anneliese Hill & Kenneth R Hill
 S: Roberta A Hennessy
 Book/Page: 42167/439, Date: 06/14/24
 Use: 3 Bdrm Old Style, Lot: 8050sf

6 VENICE ST U:E6..... \$280,000
 B: Brayana Hernandez & Olga Puzul-Yax
 S: Gene F Lee
 Book/Page: 42163/506, Date: 06/12/24
 Mtg: Primelending \$266,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$150,000 (01/05)

354 CABOT ST U:2..... \$410,000
 B: Krishana C Abraham-Petrie & Brian T Petrie Jr
 S: Joann Flanagan & Thomas J Flanagan
 Book/Page: 42165/524, Date: 06/13/24
 Mtg: Leader Bank NA \$328,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$329,000 (08/21)

15 BLAINE AVE U:2..... \$429,000
 B: Susan L Harper
 S: Cynthia L Pelletier & Thomas J Pelletier
 Book/Page: 42163/305, Date: 06/12/24
 Mtg: Watertown Svgs Bk \$343,200
 Term: 2054
 Use: Condo

15 BLAINE AVE U:4..... \$650,000
 B: Samantha Capone
 S: Cynthia L Pelletier & Thomas J Pelletier
 Book/Page: 42165/388, Date: 06/13/24
 Mtg: Salem Five Mtg Co \$520,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: Condo

163 COMMON LN..... \$1,700,000
 B: Carolina Flaherty & Noa Flaherty
 S: Ann R Nichols
 Book/Page: 42161/520, Date: 06/11/24
 Mtg: Inst Svgs Newburyport \$1,250,000
 Term: 2054
 Use: 5 Bdrm Contemporary, Lot: 668955sf
 Prior Sale: \$620,000 (08/93)

9 CONANT ST..... \$546,788
 B: Marylou F Cummings
 S: Teresa A Aker, Tr for GJ Stefanoni Rt
 Book/Page: 42159/512, Date: 06/10/24
 Mtg: Navy FCU \$380,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10001sf

201 ELLIOTT ST U:607..... \$750,000
 B: Sharon L Infante, Tr for Sharon Lois Infante Lt
 S: Dawn Bardot & Robert K Bardot
 Book/Page: 42170/356, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$631,000 (06/21)

67 HALE ST..... \$780,000
 B: George D Parker & Katherine M Parker
 S: Sharon L Infante, Tr for Sharon Lois Infante Lt
 Book/Page: 42171/5, Date: 06/14/24
 Mtg: Salem Five Mtg Co \$380,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4151sf
 Prior Sale: \$329,900 (09/02)

7 HICKORY HILL WAY..... \$2,120,000
 B: Anthony E Ciccone Jr & Pamela L Ciccone
 S: Hickory Hill LLC
 Book/Page: 42165/313, Date: 06/13/24
 Mtg: Morgan Stanley Privat \$1,590,000
 Term: 2054
 Use: Residential Developable Land, Lot: 56362sf

2 LOVETT ST..... \$510,000
 B: Ashley L Nagle & Brian G Saad
 S: Martin Michael G Est & Anthony C Wheelock
 Book/Page: 42161/366, Date: 06/11/24
 Mtg: Movement Mtg LLC \$408,000
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 2226sf

38 OBER ST U:1..... \$760,000
 B: Gerard D Zoppi, Tr for Winsor Lane Rt
 S: Sarah Deschenes
 Book/Page: 42167/456, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$732,000 (06/23)

16 SCHOOL ST U:2..... \$505,000
 B: Colin Bates & Marissa Grandchamp
 S: Hannah Parsley
 Book/Page: 42163/382, Date: 06/12/24
 Mtg: Powertpo \$479,750
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$460,000 (05/22)

21 SUMMIT AVE U:3..... \$513,000
 B: Brian Cartularo & Louise R Cartularo
 S: Andrew Connors & Christopher Connors
 Book/Page: 42159/451, Date: 06/10/24
 Mtg: Cross Country Mtg Inc \$188,000
 Term: 2054
 Use: 2 Bdrm Condo

15 ALLENCLAIR DR..... \$530,000
 B: Erin Lally & Daniel Whalen
 S: Melissa A Constantine, Tr for Constantine Ft
 Book/Page: 42158/285, Date: 06/10/24
 Mtg: Salem Five Mtg Co \$477,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 20171sf

11 BELMONT ST..... \$785,000
 B: Abigail A Iannuzzi & Joseph E Iannuzzi
 S: Andrea Crespo & Steven Crespo
 Book/Page: 42163/227, Date: 06/12/24
 Mtg: Radius Financial Grp \$518,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 9890sf
 Prior Sale: \$350,000 (11/07)

4 BIRCHWOOD PT U:304..... \$259,000
 B: Joshua Darcy
 S: Patrick Boody
 Book/Page: 42169/326, Date: 06/14/24
 Mtg: Inst Svgs Newburyport \$212,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$210,000 (10/21)

291-293 ELM ST..... \$570,000
 B: 291-293 Elm Street LLC
 S: Roberta A Kulas, Tr for Ouellet Protection Irt
 Book/Page: 42161/502, Date: 06/11/24

291-293 ELM ST..... \$570,000
 B: 291-293 Elm Street LLC
 S: Roberta A Kulas, Tr for Ouellet Protection Irt
 Book/Page: 42159/399, Date: 06/10/24
 Mtg: Service Credit Union \$427,500

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	23
Median Price	\$945,000	\$900,000

▶ REAL ESTATE SALES

14 HUNTERS RD..... \$1,080,000
 B: Sarah A Dumas & Todd Sanderson
 S: Tammie L Studley
 Book/Page: 42163/273, Date: 06/12/24
 Mtg: TD Bank NA \$836,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 93654sf
 Prior Sale: \$480,800 (12/01)

261 IPSWICH RD..... \$1,200,000
 B: Chang Lipinski & Matthew Lipinski
 S: Catherine M Mann & Robert W Mann
 Book/Page: 42165/458, Date: 06/13/24
 Mtg: William Raveis Mtg Co \$1,157,100
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 101930sf
 Prior Sale: \$677,500 (01/17)

22 POND ST..... \$795,000
 B: Julio C Castilho
 S: Dcr Development LLC
 Book/Page: 42157/367, Date: 06/10/24
 Mtg: Nations Direct Mtg \$636,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 108900sf
 Prior Sale: \$390,000 (03/23)

43 ADAMS HILL RD..... \$200,000
 B: Deborah S Kennedy, Tr for S & Deborah Kennedy Lt
 S: Drew Elysia Christina Est & Nicola P Drew
 Book/Page: 42165/223, Date: 06/13/24
 Use: 3 Bdrm Colonial, Lot: 14600sf
 Prior Sale: \$200,000 (09/23)

42 ATLANTIC AVE..... \$1,250,000
 B: Carole D Judd, Tr for Beachmont T
 S: Fifty Atlantic LLC
 Book/Page: 42163/412, Date: 06/12/24
 Use: Residential Developable Land, Lot: 100188sf

222 BRAY ST..... \$425,000
 B: Bray 222 LLC
 S: Justine M Curley-Stacy
 Book/Page: 42167/552, Date: 06/14/24
 Mtg: Bray 222 Lenders T \$395,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 23515sf
 Prior Sale: \$120,000 (06/99)

2 OCEAN AVE U:3H..... \$299,720
 B: Jmit Condo Holdings LLC
 S: Jane M Webber, Tr for Forestdale T T
 Book/Page: 42167/229, Date: 06/14/24
 Mtg: Newburyport Five Cent \$3,458,000
 Use: 2 Bdrm Condo
 Prior Sale: \$99,000 (10/88)

81 RIVERVIEW RD..... \$2,440,000
 B: Brian B Casey & Wendy J Casey
 S: Elizabeth D Perrin & Lisa A Smith
 Book/Page: 42165/264, Date: 06/13/24
 Use: 2 Bdrm Ranch, Lot: 9450sf

9 WATERMAN RD..... \$1,325,000
 B: Nancy J Alibrandi, Tr for Nancy J Alibrandi 2012 T
 S: Raj Nair & Uma Nair
 Book/Page: 42163/376, Date: 06/12/24
 Use: 3 Bdrm Ranch, Lot: 10370sf
 Prior Sale: \$460,000 (09/07)

203 WESTERN AVE U:2..... \$1,301,400
 B: Olivia Rugo, Tr for Olivia Rugo 2015 T
 S: John J Lennon & Marcia Dinapoli
 Doc#: 00000000651861, Date: 06/13/24
 Use: 2 Bdrm Condo
 Prior Sale: \$395,000 (04/07)

Danvers

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	53
Median Price	\$615,000	\$650,000

▶ REAL ESTATE SALES

2 CHATHAM LN..... \$1,599,000
 B: Nancy E Orlando-Scola & Aaron C Scola
 S: 2 Chatham Lane LLC
 Book/Page: 42170/225, Date: 06/14/24
 Mtg: Wells Fargo Bank \$1,279,200
 Term: 2054 Rate: 6.3% Type: Adj
 Use: Residential Developable Land, Lot: 30566sf
 Prior Sale: \$550,000 (07/23)

20 COLBY RD..... \$750,000
 B: Jaquiane R Cabral & Michael L Desouza
 S: Lucas G Brito
 Book/Page: 42158/572, Date: 06/10/24
 Mtg: First Natl Bk \$637,500
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 19310sf
 Prior Sale: \$365,000 (02/15)

10 CRANE ST..... \$630,000
 B: Haley Travalgia, Tr for Anthony Travalgia
 S: Andrew J Katzmire & Christina L Katzmire
 Book/Page: 42158/34, Date: 06/10/24
 Mtg: Movement Mtg LLC \$598,500
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5001sf
 Prior Sale: \$327,000 (04/15)

10 HILLTOP RD..... \$1,250,000
 B: Renee Elliott & Mckenzie Powers
 S: Roszaini Hampton & Stewart A Hampton
 Book/Page: 42169/262, Date: 06/14/24
 Mtg: Movement Mtg LLC \$600,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20103sf

42 LONGBOW RD..... \$839,900
 B: Cody Raponi & Kelsey Raponi
 S: Daniel J Hurley & Kathryn A Hurley
 Book/Page: 42163/29, Date: 06/12/24
 Use: 3 Bdrm Colonial, Lot: 33846sf

6 SYCAMORE ST..... \$652,000
 B: Meghan A Caloggero & Robert T Caloggero
 S: Kenneth E Dube, Tr for 6 Sycamore St Danvers Rt
 Book/Page: 42161/184, Date: 06/11/24
 Mtg: Primelending \$5

ESSEX REGISTRY

continued

64 NAHANT ST U:2..... \$470,000
 B: Elizabeth Anderson & Max McKinnon
 S: Hewitt A Smith Iii Lt & Hewitt A Smith 3rd
 Book/Page: 42170/122, Date: 06/14/24
 Mtg: William Raveis Mtg Co \$380,000
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 8036sf

32 S ELM ST..... \$472,000
 B: Jerry Hernandez Sr
 S: Dlg Holdings LLC
 Book/Page: 42166/80, Date: 06/13/24
 Mtg: CMG Mortgage Inc \$456,247
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 1815sf
 Prior Sale: \$240,000 (11/23)

26 SEWALL ST..... \$552,000
 B: Daniel Green
 S: Kenneth G Estes, Tr for Kenneth S Estes Ft
 Book/Page: 42171/41, Date: 06/14/24
 Mtg: Leader Bank NA \$410,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 3377sf

99 SOUTH ST..... \$1,427,500
 B: Seyou LLC
 S: Bill Karras
 Book/Page: 42160/383, Date: 06/11/24
 Mtg: Everett Bank \$1,417,500
 Use: Apartment Bldg - 4-8 Units, Lot: 5827sf
 Prior Sale: \$435,000 (11/11)

368 SUMMER ST..... \$562,500
 B: Micheline Cange & Maxime Sandaire
 S: D Home Investment LLC
 Book/Page: 42170/150, Date: 06/14/24
 Mtg: Rocket Mortgage LLC \$552,311
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 2546sf
 Prior Sale: \$270,500 (08/23)

Lynnfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	23
Median Price	\$925,000	\$1,000,000

► REAL ESTATE SALES

75 BOURQUE RD..... \$850,000
 B: Jessica N Look & Michael R Look
 S: Priscilla A March & Gregory Pronevitz
 Book/Page: 42162/74, Date: 06/11/24
 Mtg: Inst Svgs Newburyport \$680,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 39452sf
 Prior Sale: \$291,100 (08/98)

1 CANDLEWOOD RD..... \$1,099,000
 B: John L Whaley & Janelle M Carabello
 S: Nathalie G Apchin & Xavier P Comte
 Doc#: 00000000651877, Date: 06/14/24
 Use: 4 Bdrm Colonial, Lot: 30165sf
 Prior Sale: \$790,000 (07/20)

4 GLEN DR..... \$1,350,000
 B: Bradley Donahue & Rachele Milordi
 S: Beverly A Merritt, Tr for Four Glen Drive Rt
 Book/Page: 42161/241, Date: 06/11/24
 Use: 2 Bdrm Colonial, Lot: 60030sf

11 MELCH RD..... \$830,000
 B: Kenneth Watkins & Sarah Watkins
 S: Frank F Mcginn & Laura E Mcginn
 Book/Page: 42167/389, Date: 06/14/24
 Mtg: Cross Country Mtg Inc \$622,500
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 15760sf
 Prior Sale: \$455,000 (08/04)

15 WILDEWOOD DR..... \$1,125,000
 B: Leonarda Bobadilla
 S: Greulich Gunther H Est & Peter J Greulich
 Book/Page: 42170/540, Date: 06/14/24
 Mtg: Guaranteed Rate Inc \$239,112
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 28493sf

Marblehead

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	67	60
Median Price	\$955,000	\$978,000

► REAL ESTATE SALES

7 BRADLEE RD..... \$2,300,000
 B: Julie Pearlstein & Patrick Willey
 S: Christine M Trowbridge, Tr for Charles A Trowbridge 3rd
 Book/Page: 42163/182, Date: 06/12/24
 Mtg: Cross Country Mtg Inc \$1,725,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 29670sf
 Prior Sale: \$525,000 (07/13)

1 CLARK LN..... \$828,000
 B: Christopher J Dunbar & Jessica F Dunbar
 S: Paige M Dolan, Tr for Mackenzie Ft
 Book/Page: 42169/565, Date: 06/14/24
 Use: Accessory Land Improved, Lot: 6250sf

21 DOAKS LN..... \$1,650,000
 B: Melissa Desgrossieillers & Scott Desgrossieillers
 S: Redstone Realty LLC
 Book/Page: 42163/440, Date: 06/12/24
 Mtg: First Citizen B&T Co \$1,000,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 5 Bdrm Colonial, Lot: 5015sf
 Prior Sale: \$500,000 (08/98)

59 FRONT ST..... \$1,000,000
 B: 59 Front St Marblehead LL
 S: W K Condon
 Book/Page: 42169/8, Date: 06/14/24
 Mtg: Marblehead Svgs Bk \$1,100,000
 Use: 2-Family Conventional, Lot: 3140sf

10 HILLSIDE AVE U:10..... \$810,000
 B: Kyle Heffrin & Amanda Paglia
 S: Cara J Wall & Kevin J Wall
 Book/Page: 42157/310, Date: 06/10/24
 Mtg: Natl Grand Bk Marblhd \$648,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$255,000 (02/90)

89 NANEPASHMET ST..... \$1,341,000
 B: Colton Bozigian & Kelly Schneider
 S: Kamar Habibi, Tr for H & Kamar Habibi Lt
 Book/Page: 42159/234, Date: 06/10/24
 Mtg: Inst Svgs Newburyport \$741,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 14909sf
 Prior Sale: \$685,000 (10/09)

1 RISLEY RD..... \$1,750,000
 B: Shelia M Fitzgerald, Tr for Shelia M Fitzgerald T
 S: Ellen Page, Tr for Page Ft
 Book/Page: 42167/109, Date: 06/14/24
 Mtg: Natl Grand Bk Marblhd \$1,400,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7286sf
 Prior Sale: \$430,000 (05/96)

4 RUBY AVE..... \$680,000
 B: Ramrock LLC
 S: Joyce S Preble
 Book/Page: 42158/20, Date: 06/10/24
 Use: 4 Bdrm Colonial, Lot: 10718sf
 Prior Sale: \$257,000 (01/88)

107 VILLAGE ST..... \$828,000
 B: Christopher J Dunbar & Jessica F Dunbar
 S: Paige M Dolan, Tr for Mackenzie Ft
 Book/Page: 42169/565, Date: 06/14/24
 Mtg: Salem Five Mtg Co \$660,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 8339sf

30 WALDRON ST..... \$1,920,000
 B: Margo Dhaliwal, Tr for Waterloo Int
 S: Michael W Swartz
 Book/Page: 42161/236, Date: 06/11/24
 Use: 3 Bdrm Antique, Lot: 7556sf
 Prior Sale: \$1,525,000 (07/15)

Merrimac

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	23
Median Price	\$560,000	\$585,000

► REAL ESTATE SALES

1 JANA WAY U:C..... \$675,000
 B: Lauren P Howe, Tr for Louise H Howe Irt
 S: Jana Properties LLC
 Book/Page: 42167/447, Date: 06/14/24
 Use: Possible New Construction

2 POPLAR HILL CIR..... \$1,190,000
 B: John Fallon & Stacy Fallon
 S: Jaciely A Silva & Wendell R Silva
 Book/Page: 42161/223, Date: 06/11/24
 Use: 4 Bdrm Colonial, Lot: 17119sf
 Prior Sale: \$579,900 (03/18)

24 SPRING HILL RD..... \$952,000
 B: Spring Hill Assoc LLC
 S: Karen M Moscarto
 Book/Page: 42170/22, Date: 06/14/24
 Mtg: New Horizons Invs Llc \$750,000
 Term: 2064
 Use: 4 Bdrm Colonial, Lot: 84502sf
 Prior Sale: \$110,000 (03/17)

Middleton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	17
Median Price	\$877,500	\$1,005,000

► REAL ESTATE SALES

116 RIVER ST..... \$1,025,000
 B: Ashley N Pedit & Jonathan M Pedit
 S: Deborah Dipietro, Tr for Fund A Of The Dipietro Ft
 Book/Page: 42166/476, Date: 06/14/24
 Mtg: US Bank NA \$615,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 58806sf

11 SHIPLEY CT..... \$2,001,000
 B: Bhikhabhai H Patel
 S: Maria Bayles, Tr for Buddy RET
 Book/Page: 42164/244, Date: 06/12/24
 Mtg: Prestige Home Mtg LLC \$1,600,800
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 41064sf
 Prior Sale: \$1,150,000 (04/14)

21 STONY BROOK LN U:21..... \$790,000
 B: Concetta M Nekoroski & Richard D Nekoroski
 S: Donna G Cohen, Tr for Gorshel Irt
 Book/Page: 42167/321, Date: 06/14/24
 Mtg: North Shore Bank \$632,000
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 3 Bdrm Condo
 Prior Sale: \$521,000 (08/14)

4 THORNTON CIR..... \$1,220,000
 B: Driss Eljadid & Hayat Eljadid
 S: John P Fallon & Stacy A Fallon
 Book/Page: 42158/241, Date: 06/10/24
 Use: 4 Bdrm Colonial, Lot: 40393sf

Nahant

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	6
Median Price	\$840,000	\$1,135,500

► REAL ESTATE SALES

17 GREYSTONE RD..... \$1,248,000
 B: Cheryl Delisle & Richard Delisle
 S: S D Canesi, Tr for Eva M Murphy 2013 Irt
 Book/Page: 42167/58, Date: 06/14/24
 Use: 3 Bdrm Split Level, Lot: 7449sf

1 SUNSET RD..... \$1,142,500
 B: Raymond C Volper Jr
 S: Clancy Asselin
 Book/Page: 42167/465, Date: 06/14/24
 Mtg: New American Funding \$465,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10106sf

Newbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	22
Median Price	\$825,000	\$769,950

► REAL ESTATE SALES

196 HIGH RD..... \$975,000
 B: Molly K Abbott
 S: Cheryl A Hooper & William J Hooper
 Book/Page: 42164/21, Date: 06/12/24
 Mtg: CMG Mortgage Inc \$780,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 90561sf
 Prior Sale: \$211,000 (09/95)

34 MAIN ST..... \$735,000
 B: Elizabeth Dirusso
 S: Lehan J Dennis & Erica A Veenendaal
 Book/Page: 42167/509, Date: 06/14/24
 Mtg: Amerant Mortgage \$624,750
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 8712sf
 Prior Sale: \$568,000 (01/21)

18 OLD FARM WAY..... \$1,615,000
 B: John S Kounsaliel & Ashley Mullaney
 S: Urvi Morrison & William Morrison
 Book/Page: 42167/413, Date: 06/14/24
 Mtg: Inst Svgs Newburyport \$1,292,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 50965sf
 Prior Sale: \$965,000 (06/21)

23 S POND ST..... \$985,000
 B: Christopher L Rooney & Julia T Rooney
 S: Jack E Hagerman, Tr for Jack E Hagerman T
 Book/Page: 42169/433, Date: 06/14/24
 Mtg: T2 Financial LLC \$766,500
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 64033sf
 Prior Sale: \$515,000 (12/05)

Newburyport

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	47
Median Price	\$799,000	\$980,000

► REAL ESTATE SALES

37 FORRESTER ST U:2..... \$830,000
 B: Reta Martin & Daniel Moulin
 S: Julie L Damren & Mark E Damren
 Book/Page: 42166/157, Date: 06/13/24
 Use: 2 Bdrm Condo
 Prior Sale: \$415,000 (05/16)

6 NEW ST..... \$665,000
 B: Six New Street LLC
 S: James E Farley, Tr for Farley Ft
 Book/Page: 42162/561, Date: 06/12/24
 Use: 3 Bdrm Cape Cod, Lot: 11170sf

156 STATE ST U:2..... \$1,625,000
 B: Ronald B Woodard
 S: Alfred Clifford, Tr for Milk Street Rt
 Book/Page: 42168/562, Date: 06/14/24
 Mtg: UBS Bank USA \$1,000,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: Condo

15 STRONG ST U:17..... \$739,000
 B: Christopher J Bennett & Alexandra R Rappaport
 S: Heather Rogers
 Book/Page: 42161/283, Date: 06/11/24
 Mtg: Newburyport Five Cent \$620,000
 Term: 2054
 Use: Condo

48 TEMPLE ST..... \$1,112,500
 B: Daniel Thompson & Tonje Thompson
 S: Jeffrey Kirpas
 Book/Page: 42169/139, Date: 06/14/24
 Mtg: Cross Country Mtg Inc \$515,000
 Term: 2039
 Use: 3 Bdrm Conventional, Lot: 1920sf
 Prior Sale: \$468,000 (04/23)

8 ZABRISKIE DR U:E..... \$280,000
 B: Gina T Esile-Sylva & Thomas W Sylva
 S: Francesca T Dangelo, Tr for Joan A Esile RET
 Book/Page: 42159/81, Date: 06/10/24
 Mtg: Inst Svgs Newburyport \$222,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$139,000 (06/13)

Peabody

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	95
Median Price	\$563,000	\$640,000

► REAL ESTATE SALES

4 BEACON BLVD..... \$680,000
 B: Jessica Ruiz
 S: Eduardo G Castro & Nida D Rimando-Castro
 Book/Page: 42170/75, Date: 06/14/24
 Mtg: Berkshire Bank \$430,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4234sf
 Prior Sale: \$100,000 (05/02)

101 CENTRAL ST..... \$133,522
 B: Dorjan Sulaj & Eraldo Sulaj
 S: Eduart Sulaj & Mimoza Sulaj
 Book/Page: 42163/559, Date: 06/12/24
 Use: 4 Bdrm Colonial, Lot: 2901sf
 Prior Sale: \$229,000 (10/05)

17 CLEVELAND RD..... \$751,500
 B: Gavin Preble & Joyce Preble
 S: Linda L Stanley & Michael J Stanley
 Book/Page: 42160/586, Date: 06/11/24
 Mtg: Provident Funding \$301,500
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 15002sf
 Prior Sale: \$202,000 (04/95)

29 DANE ST..... \$470,000
 B: Kristen Rebelo & Sergio Rebelo
 S: Lynda Santos & Mario Santos
 Book/Page: 42165/284, Date: 06/13/24
 Mtg: CMG Mortgage Inc \$423,000
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 6970sf
 Prior Sale: \$309,000 (07/05)

8 EMERSON ST..... \$805,000
 B: Lebelo T Makhene & Ujunwa Makhene
 S: Denise M Anderson & Robert W Anderson
 Book/Page: 42169/407, Date: 06/14/24
 Mtg: New Fed Mtg Corp \$684,250
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 12659sf
 Prior Sale: \$416,000 (01/05)

37 FRANKLIN ST..... \$602,000
 B: Erikson Alfama & Leu Phoutsakanh
 S: Crs Flipping LLC
 Book/Page: 42161/398, Date: 06/11/24
 Use: 3 Bdrm Old Style, Lot: 2788sf
 Prior Sale: \$340,000 (08/23)

6 GOODALE TER..... \$1,055,000
 B: Jennifer M Brigandi & Michael J Brigandi
 S: Jessica Ruiz
 Book/Page: 42167/177, Date: 06/14/24
 Mtg: Movement Mtg LLC \$685,700
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 14327sf
 Prior Sale: \$532,500 (02/15)

23 JEFFERSON RD..... \$725,000
 B: Jonathan R Bush
 S: Patrick Chafe
 Book/Page: 42161/128, Date: 06/11/24
 Use: 3 Bdrm Cape Cod, Lot: 11530sf
 Prior Sale: \$430,000 (05/20)

282-R LYNNFIELD ST..... \$615,000
 B: Michael Kenney
 S: Billiken Investments LLC
 Book/Page: 42170/266, Date: 06/14/24
 Mtg: Mortgage Research Ctr \$635,295
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 10890sf
 Prior Sale: \$276,000 (04/23)

7 MARGARET RD..... \$747,000
 B: Bao Nguyen & Nam Nguyen
 S: Maria T Lobrutto
 Book/Page: 42169/83, Date: 06/14/24
 Mtg: United Wholesale Mtg \$448,200
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 6887sf
 Prior Sale: \$500,000 (08/20)

10 PATRICIA RD..... \$825,000
 B: Melissa Dellisola & Richard Dellisola
 S: Robert Correale
 Book/Page: 42170/326, Date: 06/14/24
 Mtg: Freedom Mortgage Corp \$675,000
 Term: 2054
 Use: 4 Bdrm Ranch, Lot: 17489sf
 Prior Sale: \$550,000 (10/22)

68 PROSPECT ST U:23..... \$267,800
 B: Caja N Johnson
 S: Hoyle Construction Inc
 Book/Page: 42164/145, Date: 06/12/24
 Mtg: Ma Comm Hsg & Livabi \$247,800
 Use: Condo

196 WASHINGTON ST..... \$826,000
 B: Cameron Goudreau, Tr for Hendrix RET
 S: George Smyrnios
 Book/Page: 42168/91, Date: 06/14/24
 Mtg: Guaranteed Rate Inc \$619,500
 Term: 2054
 Use: Apartment Bldg - 4-8 Units, Lot: 5715sf
 Prior Sale: \$165,000 (12/97)

Rockport

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	14
Median Price	\$560,016	\$702,500

► REAL ESTATE SALES

6 SARATOGA CT..... \$1,495,000
 B: Mark Oldendorf & Elizabeth Wade
 S: Robert E Mckenna Jr
 Book/Page: 42157/549, Date: 06/10/24
 Use: 3 Bdrm Cape Cod, Lot: 8947sf

Rowley

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	14
Median Price	\$803,000	\$700,000

► REAL ESTATE SALES

970 HAVERHILL ST..... \$925,000
 B: Reyesstone LLC
 S: 970 Haverhill Street LLC
 Book/Page: 42157/587, Date: 06/10/24
 Use: Mixed Use-Prim Comm & Resd, Lot: 120226sf

8 LONGMEADOW DR U:12..... \$325,000
 B: Matthew D Lacorazza & Meghan I Lacorazza
 S: Yvette G Schrank
 Book/Page: 42163/155, Date: 06/12/24
 Mtg: Cross Country Mtg Inc \$308,750
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$164,000 (10/14)

103 MAIN ST..... \$650,000
 B: Briar Cottage LLC
 S: Brian Buschmann, Tr for Brian Buschmann T
 Book/Page: 42164/78, Date: 06/12/24
 Use: 2 Bdrm Antique, Lot: 21780sf
 Prior Sale: \$250,000 (09/00)

4 MILL RD..... \$400,000
 B: Jared Palladino, Tr for Palladino Ft
 S: Lucia Herrick Rt & William H Herrick 3rd
 Book/Page: 42159/583, Date: 06/10/24
 Use: Residential Developable Land, Lot: 191116sf

15 MILL RIVER LN..... \$900,000
 B: Christopher R Fraser & Courtney B Fraser
 S: Matt M Nichols & Melissa Nichols
 Book/Page: 42169/236, Date: 06/14/24
 Mtg: New American Funding \$630,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 64792sf
 Prior Sale: \$579,900 (05/05)

35 OAK LEDGE CIR..... \$1,007,000
 B: Erica Stone & Peter Sullivan
 S: Robyn J Leszczynski & Todd L Leszczynski
 Book/Page: 42167/599, Date: 06/14/24
 Mtg: Bethpage FCU \$855,950
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 22560sf
 Prior Sale: \$640,000 (07/14)

69 SAUNDERS LN..... \$1,050,000
 B: Christopher Fabbri & Elizabeth L Fabbri
 S: Steven K Pincus
 Book/Page: 42168/120, Date: 06/14/24
 Mtg: Inst Svgs Newburyport \$765,000
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 54163sf
 Prior Sale: \$370,000 (11/98)

Salem

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	41
Median Price	\$560,000	\$672,500

► REAL ESTATE SALES

60 CAVENDISH CIR U:60..... \$705,000
 B: Rachel S Kasper & Scott Kasper
 S: Patricia A Solimine, Tr for Patricia A Solimine T
 Book/Page: 42168/51, Date: 06/14/24
 Mtg: Leader Bank NA \$430,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$410,000 (04/16)

11 DUNLAP ST..... \$535,000
 B: Lisa A Buckley & William L Buckley 2nd
 S: Carri A Hnatowicz & Scott Hnatowicz-Warner
 Book/Page: 42166/573, Date: 06/14/24
 Mtg: Guaranteed Rate Inc \$428,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 5218sf
 Prior Sale: \$235,000 (07/09)

3 ESSEX ST U:2..... \$490,000
 B: Michael Rufo
 S: Ashley L Diehl & Brian S Diehl
 Book/Page: 42161/458, Date: 06/11/24
 Mtg: Movement Mtg LLC \$455,700
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 3999sf
 Prior Sale: \$400,000 (05/21)

110 FEDERAL ST U:3..... \$435,000
 B: Douglas H Mcculloch
 S: Sean P Kane
 Book/Page: 42158/253, Date: 06/10/24
 Mtg: Guaranteed Rate Inc \$348,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 8468sf
 Prior Sale: \$385,000 (05/22)

22 HIGH ST U:6..... \$366,500
 B: Kathryn Leavy & James Metsch
 S: Meghann Peterson
 Book/Page: 42167/47, Date: 06/14/24
 Use: 1 Bdrm Condo, Lot: 4700sf
 Prior Sale: \$270,000 (10/20)

26 MOFFETT RD..... \$755,000
 B: Marvin Hernandez & Jenna Mccloreay
 S: Mary Courson & Robert Courson
 Book/Page: 42170/199, Date: 06/14/24
 Mtg: Salem Five Mtg Co \$480,000
 Term: 2054 Rate: 6.8% Type: Adj

15 PHELPS ST U:2..... \$815,000
 B: Dante A Spurlock & Katherine A Spurlock
 S: 15 Phelps St Salem LLC
 Book/Page: 42169/455, Date: 06/14/24
 Mtg:

399 ESSEX ST \$600,000
 B: Amanda Droste & Robert Droste
 S: Linda J Godin & Carol A Mchugh
 Book/Page: 42158/498, Date: 06/10/24
 Mtg: William Raveis Mtg Co \$475,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 9104sf
 Prior Sale: \$310,000 (09/03)

441 ESSEX ST U:101 \$510,000
 B: Denise M Coll, Tr for Sampson Coll RET
 S: Sloan F Pendleton
 Book/Page: 42162/343, Date: 06/12/24
 Use: 2 Bdrm Condo
 Prior Sale: \$539,000 (06/21)

245 HUMPHREY ST U:304 \$1,050,000
 B: Susan L Burke
 S: Rich Judith A Est & John E Rich
 Doc#: 00000000651853, Date: 06/13/24
 Mtg: Keystone Funding \$627,000
 Term: 2054
 Use: 2 Bdrm Condo

Topsfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	15
Median Price	\$856,000	\$975,000

► **REAL ESTATE SALES**

110 WASHINGTON ST \$1,030,000
 B: Hantian Gao
 S: Luisa M Olalla-Dominguez & Daniel Toledano-Serrano
 Book/Page: 42169/110, Date: 06/14/24
 Mtg: JPMorgan Chase Bank \$309,000
 Term: 2039
 Use: 5 Bdrm Raised Ranch, Lot: 40929sf
 Prior Sale: \$565,000 (09/17)

Wenham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	17
Median Price	\$770,000	\$998,000

► **REAL ESTATE SALES**

15 WALNUT RD \$935,000
 B: Catherine Brady & Matthew Brady
 S: Connerly Carol R Est & Kevin M Connerly
 Book/Page: 42165/355, Date: 06/13/24
 Mtg: Fairway Ind Mtg \$701,250
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 94887sf

West Newbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	15
Median Price	\$860,000	\$1,260,000

► **REAL ESTATE SALES**

22 DONOVAN DR \$889,000
 B: Amy Foley & John J Foley 3rd
 S: Catherine A Aitken-Smith & Steve W Smith
 Book/Page: 42169/377, Date: 06/14/24
 Mtg: EMM Loans LLC \$489,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 74052sf
 Prior Sale: \$419,900 (09/00)

12 STEED AVE \$700,000
 B: Roam Realty LLC
 S: Amy E Foley & John J Foley 3rd
 Book/Page: 42169/160, Date: 06/14/24
 Mtg: Enterprise Bk & Tr Co \$1,313,500
 Use: 2-Family Conventional, Lot: 43561sf
 Prior Sale: \$16,500 (11/15)

Franklin Registry

Scott A. Cote, Register
 43 Hope Street, Greenfield, MA 01301
 Telephone: (413) 772-0239
 Fax: (413) 774-7150
 www.franklindeeds.com
 or www.masslandrecords.com

Ashfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	7
Median Price	\$274,000	\$510,000

► **REAL ESTATE SALES**

BAPTIST CORNER RD (OFF) \$41,500
 B: John A Pinto, Tr for John A Pinto RET
 S: William D Elwell, Tr for William D Elwell Int
 Book/Page: 8329/239, Date: 06/12/24

Deerfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	6
Median Price	\$450,000	\$427,120

► **REAL ESTATE SALES**

UPPER RD \$95,000
 B: Daniel M Kuzmeskus & Marilyn J Kuzmeskus
 S: Lorna E Sevene
 Book/Page: 8330/223, Date: 06/14/24

► **FORECLOSURE DEEDS**

24 ELM ST \$244,790
 B: Cascade Funding Mtg T Hb5
 S: Wallace A Turner & Bk Of Ny Mellon T Co Na T
 Doc#: 0000000009162, Date: 06/05/24
 Use: 3 Bdrm Ranch, Lot: 17424sf

Greenfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	40
Median Price	\$273,250	\$298,500

► **REAL ESTATE SALES**

11 CEDAR GLN U:11 \$212,000
 B: Annette Maxon
 S: Donald A Baker Jr & Jennifer J Newton
 Book/Page: 8328/1, Date: 06/10/24
 Mtg: Guild Mortgage Co \$150,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$103,000 (03/19)

50 HIGHLAND AVE \$537,000
 B: James M Sexton & Hope H Fitzgerald
 S: Howell Chickering, Tr for Howell Chickering RET
 Book/Page: 8328/307, Date: 06/11/24
 Use: 5 Bdrm Victorian, Lot: 13125sf
 Prior Sale: \$195,000 (10/99)

14 MYERS FARM RD \$295,000
 B: Andrew Conant & Melanie Conant
 S: Davin R Tomlinson & Tyler J Tomlinson
 Book/Page: 8329/117, Date: 06/12/24

119 SHELburne RD \$308,000
 B: Jeffrey Bengtson
 S: Shawn S Fitzherbert
 Book/Page: 8329/289, Date: 06/13/24
 Mtg: Guild Mortgage Co \$292,600
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 32666sf
 Prior Sale: \$212,000 (10/20)

215 WELLS ST \$385,000
 B: Dsk Real Estate LLC
 S: Carol J Avonti, Tr for Judith B Stein RET
 Book/Page: 8329/149, Date: 06/12/24
 Mtg: Greenfield Svgs \$308,000
 Use: Mixed Use-Prim Comm & Resd, Lot: 85421sf

WELLS ST (OFF) \$20,000
 B: 163 Wells St LLC
 S: Binney Rd Properties LLC
 Book/Page: 8328/324, Date: 06/11/24

21 LAKEVIEW DR \$31,000
 B: Lori Hinkel
 S: Wendy Breen & John Breen
 Book/Page: 8329/282, Date: 06/13/24

Heath

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	1
Median Price	\$205,000	\$145,000

► **REAL ESTATE SALES**

13 COOLIDGE AVE \$307,500
 B: Timothy Sheperd
 S: Rudolph A Herzog Jr & Erin M Herzog
 Book/Page: 8330/232, Date: 06/14/24
 Mtg: HarborOne Mortgage \$255,860
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 11761sf
 Prior Sale: \$125,000 (07/14)

Montague

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	21
Median Price	\$239,500	\$300,000

► **REAL ESTATE SALES**

91 TAYLOR HILL RD \$890,000
 B: Zoe C Abram & William S Van Heuvelen
 S: Ann R Leschen-Lindell
 Book/Page: 8329/320, Date: 06/13/24
 Mtg: Florence Bank \$320,000
 Term: 2054 Rate: 5.6% Type: Adj
 Use: 3 Bdrm Contemporary, Lot: 705803sf
 Prior Sale: \$600,000 (06/20)

185 WENDELL RD \$260,000
 B: Martin E Dowty, Tr for Dowty Ft
 S: Lisa R Sweeney
 Book/Page: 8330/282, Date: 06/14/24
 Use: 2 Bdrm Cottage, Lot: 19994sf
 Prior Sale: \$73,500 (05/97)

New Salem

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	2
Median Price	\$271,250	\$190,750

► **REAL ESTATE SALES**

337 WENDELL RD \$330,000
 B: Daniel H Lewis & Elizabeth J Tomasz
 S: Donna M Ballantine & Edith P Watson
 Book/Page: 8328/46, Date: 06/10/24
 Mtg: Fairway Ind Mtg \$264,000
 Term: 2054
 Use: 3 Bdrm Antique, Lot: 115434sf

Orange

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	31
Median Price	\$287,250	\$273,000

► **REAL ESTATE SALES**

25 BEACON ST \$300,000
 B: Finlay Stewart & Kimberly Stewart
 S: Cheryl A Young
 Book/Page: 8328/270, Date: 06/11/24
 Mtg: Florence Bank \$180,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 46609sf

LAKE AVE \$140,000
 B: Willow St LLC
 S: Joshua L Dodge & Jason M Dodge
 Book/Page: 8330/172, Date: 06/14/24

100 OAKLAWN AVE \$294,000
 B: Ryan Hulbert
 S: Jamison E Kahn
 Book/Page: 8328/236, Date: 06/11/24
 Mtg: Newrez LLC \$288,674
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 22876sf
 Prior Sale: \$243,000 (09/21)

118 PUTNAM ST \$325,000
 B: Russell Bilodeau
 S: Zacchary M Peele & Victoria L Peele
 Book/Page: 8330/298, Date: 06/14/24
 Mtg: Bay Equity LLC \$319,113
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 43560sf
 Prior Sale: \$232,000 (09/22)

Shelburne

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	1
Median Price	\$472,913	\$375,000

► **REAL ESTATE SALES**

LITTLE MOHAWK RD \$10,000
 B: John L Wheeler & Carolyn W Wheeler
 S: Kathleen G Ainsworth
 Book/Page: 8330/214, Date: 06/14/24

Shutesbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	6
Median Price	\$362,000	\$429,750

► **REAL ESTATE SALES**

315 MONTAGUE RD \$427,000
 B: Adam V Wellen
 S: John G Bernhard, Tr for J G Bernhard T
 Book/Page: 8329/177, Date: 06/12/24
 Mtg: Members Advantage Mtg \$271,000
 Term: 2054
 Use: 2 Bdrm Contemporary, Lot: 267023sf

Sunderland

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	8
Median Price	\$245,000	\$478,750

► **REAL ESTATE SALES**

194 MONTAGUE RD \$785,000
 B: Todd D Sikorski & Meghan E Sikorski
 S: Steven D Chamberlin, Tr for Steven D Chamberlin RET
 Book/Page: 8328/333, Date: 06/11/24
 Mtg: Florence Bank \$435,000
 Term: 2054
 Use: 5 Bdrm Antique, Lot: 89716sf
 Prior Sale: \$247,000 (01/92)

70 PLUMTREE RD \$509,000
 B: Dallas Hubert & Trevor Fil
 S: Robert L Hesseltine, Tr for Robert L Hesseltine Ft
 Book/Page: 8330/61, Date: 06/13/24
 Use: 4 Bdrm Cape Cod, Lot: 43543sf
 Prior Sale: \$373,000 (02/22)

Whately

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	3
Median Price	\$315,000	\$529,000

► **REAL ESTATE SALES**

105 WEBBER RD \$173,300
 B: Michael Busa
 S: Michael R Sorrell, Tr for Michael R Sorrell 2022 T
 Book/Page: 8330/292, Date: 06/14/24

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 MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	72
Median Price	\$318,000	\$331,450

► **REAL ESTATE SALES**

AGNOLI PL \$10,000
 B: Frank & Luigi Realty Inc
 S: Kmak LLC & Haczynski Homes LLC
 Book/Page: 25448/529, Date: 06/10/24

32 ELIZABETH ST \$390,000
 B: Michael Godek & Victoria Godek
 S: Melissa A Dargon & Trevin C Correia
 Book/Page: 25453/138, Date: 06/13/24
 Mtg: Freedom Credit Union \$314,500
 Term: 2054
 Use: 4 Bdrm Split Entry, Lot: 15085sf
 Prior Sale: \$350,000 (10/21)

15 HILLCREST ST \$390,000
 B: Stefani Ruane & Kaira Benjamin
 S: Sareen Properties LLC
 Book/Page: 25455/326, Date: 06/14/24
 Mtg: Greenfield Svgs \$370,500
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 12362sf
 Prior Sale: \$270,000 (01/24)

1 MANSION WOODS DR U:H \$276,000
 B: Lindsay Hartmann
 S: Nathan D Bazinet
 Book/Page: 25454/531, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$5,000 (07/16)

418 MEADOW ST U:D3 \$227,500
 B: Erin Keavany
 S: Benjamin J Benton
 Book/Page: 25451/569, Date: 06/12/24
 Mtg: HarborOne Mortgage \$204,750
 Term: 2054
 Use: Condo

60 PARKER ST \$330,500
 B: Vyacheslav Babinov
 S: Patricia L Cyranowski & Douglas A Miller
 Book/Page: 25456/277, Date: 06/14/24
 Mtg: Polish National CU \$135,000
 Term: 2039
 Use: 3 Bdrm Ranch, Lot: 9400sf

340 REGENCY PARK DR U:298 \$135,000
 B: Richard A Larivee & Pamela E Larivee
 S: Mary J Kane
 Book/Page: 25455/89, Date: 06/14/24
 Mtg: PeoplesBank (Holyoke) \$95,000
 Use: Condo

Blandford

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	5
Median Price	\$250,000	\$389,000

► **REAL ESTATE SALES**

11 BROOKMAN DR \$647,000
 B: Calvin Wineland & Desiree Wineland
 S: Frederick M Fedor, Tr for F K & Frances E Fedor Ft
 Book/Page: 25452/205, Date: 06/12/24
 Mtg: Adams Community Bk \$517,600
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 41382sf

15 BROOKMAN DR \$647,000
 B: Calvin Wineland & Desiree Wineland
 S: Frederick M Fedor, Tr for F K & Frances E Fedor Ft
 Book/Page: 25452/205, Date: 06/12/24
 Mtg: Adams Community Bk \$517,600
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 43560sf

Chicopee

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	134	125
Median Price	\$272,750	\$278,000

► **REAL ESTATE SALES**

78 ALFRED ST \$261,000
 B: Gladys Betancourt
 S: Hein Egon Est & Kathleen Hein
 Book/Page: 25453/345, Date: 06/13/24
 Mtg: Homestead Fund Corp \$247,950
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 9600sf

28 AMHERST ST \$370,000
 B: Clifton Barchard & Teri Barchard
 S: Alexis N Emond
 Book/Page: 25455/386, Date: 06/14/24
 Mtg: New Fed Mtg Corp \$220,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 6045sf
 Prior Sale: \$202,100 (01/17)

79 ELMCREST DR U:79 \$453,000
 B: Joseph Pasternak
 S: Robert P Zimmerman
 Book/Page: 25455/41, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$280,000 (10/13)

186 GRATAN ST \$1,350,000
 B: Green Holdings LLC
 S: Elliot N Scher, Tr for 186-194 Grattan St T
 Book/Page: 25452/13, Date: 06/12/24
 Use: Apartment Bldg - 4-8 Units, Lot: 7942sf
 Prior Sale: \$1,050,000 (05/22)

194 GRATAN ST \$1,350,000
 B: Green Holdings LLC
 S: Elliot N Scher, Tr for 186-194 Grattan St T
 Book/Page: 25452/13, Date: 06/12/24
 Use: Apartment Bldg - 4-8 Units, Lot: 9196sf
 Prior Sale: \$1,050,000 (05/22)

373 HAMPDEN ST \$440,000
 B: Hector M Matias & Martha M Felix
 S: Livingwater Capital LLC
 Book/Page: 25451/304, Date: 06/12/24
 Mtg: New American Funding \$416,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 5442sf
 Prior Sale: \$256,000 (10/23)

36 HARRINGTON RD \$225,000
 B: James R View Jr
 S: Kimberly Dout
 Book/Page: 25454/476, Date: 06/14/24
 Mtg: Cape Cod Five Cent Bk \$218,250
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 10854sf
 Prior Sale: \$129,900 (09/15)

43 MONROE ST \$330,000
 B: Thomas J Tetrault & Mary Yang
 S: Donnell G Hart & Nikki L Hart
 Doc#: 00000000236806, Date: 06/10/24
 Use: 3 Bdrm Colonial, Lot: 7482sf
 Prior Sale: \$174,000 (08/16)

1040 SHERIDAN ST \$6,500,000
 B: Sheridan Industrial Pk Lp
 S: A3 Sheridan LLC
 Book/Page: 25456/77, Date: 06/14/24
 Mtg: Digital FCU \$4,631,250
 Use: Manufacturing Building, Lot: 305356sf
 Prior Sale: \$4,200,000 (05/18)

83 THOMAS ST \$362,500
 B: Maxim Morozov
 S: Joel M Radner
 Book/Page: 254

HAMPDEN REGISTRY continued

Table listing real estate transactions in Hampden Registry, including Magnolia Cir, Pendleton Ln, S Park Ave, and Warren Ter.

Ludlow

Table listing real estate transactions in Ludlow, including Marion Cir, Ray St, Turning Leaf Rd, and Waters Edge U-19.

Monson

Table listing real estate transactions in Monson, including Waters Edge U-53, West St, and Main St.

Montgomery

Table listing real estate transactions in Montgomery, including Main St, Munrd Rd, Wilbraham Rd, and West St.

Palmer

Table listing real estate transactions in Palmer, including Baptist Hill Rd, Berard Cir, and Bourne St.

Table listing real estate transactions in Southwick, including Crest St, Springfield St, and College Hwy.

Southwick

Table listing real estate transactions in Southwick, including College Hwy, Warren Ter, Silvergrass Ln, South Rd, White St, and Athol St.

Springfield

Table listing real estate transactions in Springfield, including Alderman St, Almira Rd, Arvilla St, Bancroft St, Bartels St, Berard Cir, and Berard St.

Table listing real estate transactions in Central, Claydon, Cooper, Corey, DAVIS, Dorset, Eton, Jean, Jannings, Kendall, Knollwood, Lacomia, Lorimer, Littleton, Los Angeles, and Mulberry St.

Table listing real estate transactions in Oakwood, Park Dr, Pasadena, Piedmont, Ranney, Riggold, Santa Barbara, Sawmill, Fargo, Gardens, Jean, Jannings, Kendall, Knollwood, Lacomia, Lorimer, Littleton, Los Angeles, and Mulberry St.

Table listing real estate transactions in White St, Cloran, Hartland, Tiderman, West Springfield, Westfield, and Green Ave.

969 SOUTHAMPTON RD	\$1,800,000
B: 969 & 979 Southampton Rd S: Denardo Realty LLC Book/Page: 25451/390, Date: 06/12/24 Mtg: Denardo Realty Lic \$1,400,000 Use: Auto Repair, Lot: 65340sf	
979 SOUTHAMPTON RD	\$1,800,000
B: 969 & 979 Southampton Rd S: Denardo Realty LLC Book/Page: 25451/390, Date: 06/12/24 Mtg: Denardo Realty Lic \$1,400,000 Use: Auto Repair, Lot: 60984sf Prior Sale: \$550,000 (01/06)	
139 UNION ST U:34	\$261,000
B: Dennise Pierce & Paul Schubach Jr S: Lilya S Thakur & Bhupendra S Thakur Book/Page: 25448/497, Date: 06/10/24 Mtg: HarborOne Mortgage \$161,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 43560sf Prior Sale: \$135,000 (05/15)	
21 W GLEN DR	\$505,000
B: Maria Vancini & Luke Barberich S: Dennis P Mayhew & Diane M Mayhew Doc#: 00000000236845, Date: 06/14/24 Mtg: Westfield Bank \$404,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 21781sf Prior Sale: \$173,250 (04/98)	
278 WESTERN AVE	\$400,000
B: Jessie E Pratt & Chad M Dorsey S: Jeffrey T Pratt & Beth A Pratt Book/Page: 25455/431, Date: 06/14/24 Mtg: Westfield Bank \$217,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 16500sf Prior Sale: \$128,000 (05/91)	

Wilbraham

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	53
Median Price	\$399,000	\$445,000
► REAL ESTATE SALES		
19 HUNTING LN	\$196,560	
B: Blas J Nunez & F K Nunez S: Fumi Realty Inc Book/Page: 25450/340, Date: 06/11/24 Use: 2 Bdrm Ranch, Lot: 20300sf Prior Sale: \$195,000 (07/23)		
166 MANCHONIS RD	\$297,000	
B: Tony J Ribeiro & Kim M Morin S: Marcel Nunes Book/Page: 25454/328, Date: 06/14/24 Mtg: Freedom Mortgage Corp \$223,850 Term: 2054 Use: 2 Bdrm Raised Ranch, Lot: 29829sf Prior Sale: \$255,000 (12/22)		
12 OLD CARRIAGE DR	\$15,000	
B: Glen J Rahilly, Tr for Rahilly Ft S: Michael E Petrick Book/Page: 25451/381, Date: 06/12/24 Use: 4 Bdrm Colonial, Lot: 188633sf Prior Sale: \$265,000 (04/02)		
100 SANDALWOOD DR U:100	\$493,885	
B: Danielle L Beaulieu S: Ac Homebuilding LLC Book/Page: 25455/210, Date: 06/14/24 Mtg: Fairway Ind Mtg \$309,385 Term: 2054 Use: Possible New Construction		

Hampshire Registry

Mary Olberding, Register
60 Railroad Avenue
Northampton, MA 01060
Telephone: (413) 584-3637
Fax: (413) 584-4136
www.hampshiredeeds.com
or www.masslandrecords.com

Amherst

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	41
Median Price	\$500,000	\$570,000
► REAL ESTATE SALES		
170 E HADLEY RD U:15	\$315,000	
B: Dipesh Shrestha & Lilima Shrestha S: Elliott Mary J Est & Marita Banda Book/Page: 15155/35, Date: 06/12/24 Mtg: Lower LLC \$236,250 Term: 2054 Use: 3 Bdrm Condo, Lot: 8132sf Prior Sale: \$68,000 (06/95)		
8 FOXGLOVE LN	\$625,000	
B: Jessica Muskin-Pierret S: Hilda M Puente Book/Page: 15158/50, Date: 06/14/24 Use: 4 Bdrm Cape Cod, Lot: 30186sf Prior Sale: \$287,500 (07/94)		
24 GREEN LEAVES DR U:401	\$220,000	
B: Melinda A Even, Tr for Melinda Ann Ewen Vivos T S: Lorraine W Desrosiers Book/Page: 15154/323, Date: 06/12/24 Use: 2 Bdrm Condo		
435 MARKET HILL RD	\$735,000	
B: Ellen Broselow & Daniel L Finer S: Carol Connare Book/Page: 15157/152, Date: 06/14/24 Mtg: HarborOne Mortgage \$551,250 Term: 2054 Use: 4 Bdrm Colonial, Lot: 75620sf Prior Sale: \$450,000 (08/19)		
874 N PLEASANT ST	\$615,000	
B: Eawofld LLC S: Martha B Smith, Tr for Sbd RET Book/Page: 15153/239, Date: 06/10/24 Mtg: Florence Bank \$350,000 Use: 4 Bdrm Ranch, Lot: 115870sf		
OLD MONTAGUE RD L:1	\$73,000	
B: Thao T Pham S: Nancy K Gittleman Book/Page: 15153/104, Date: 06/10/24		
26 PINE GRV U:26	\$235,000	
B: Ramona Tomlinson & Tyler J Tomlinson S: Nicole M Ciocca Book/Page: 15155/207, Date: 06/12/24 Use: 1 Bdrm Condo, Lot: 4947sf Prior Sale: \$180,000 (07/21)		

55 WOODLOT RD	\$836,000	
B: Sunghoon Lee & Hyojin Lee S: Nathan K Smith & Sarah L Bunnell Book/Page: 15157/3, Date: 06/13/24 Use: 4 Bdrm Colonial, Lot: 80150sf Prior Sale: \$460,000 (06/18)		
Belchertown		
MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	31
Median Price	\$390,000	\$432,150
► REAL ESTATE SALES		
FRANKLIN ST L:222	\$75,000	
B: Brian P Leduc & Linda G Leduc S: Lafleur & Son Inc & Lj Development LLC Book/Page: 15156/301, Date: 06/13/24		
271 HAMILTON ST	\$260,000	
B: Dennis J Oconnor Jr S: Leah Lamoureux Book/Page: 15155/268, Date: 06/12/24 Mtg: Country Bank \$245,000 Term: 2054 Rate: 6.0% Type: Adj Use: 3 Bdrm Ranch, Lot: 20739sf		

Easthampton

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	36
Median Price	\$360,000	\$382,950
► REAL ESTATE SALES		
1 AUTUMN DR	\$720,000	
B: Patricia Crowley S: Karen S Kuhr Book/Page: 15153/87, Date: 06/10/24 Use: 3 Bdrm Cape Cod, Lot: 15002sf Prior Sale: \$416,000 (08/19)		
311 EAST ST U:2	\$440,000	
B: Houda Sahyoun & Bonnie Griffiths S: Karen S Alexander Book/Page: 15155/165, Date: 06/12/24 Mtg: Homestead Fund Corp \$290,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$260,000 (06/15)		
100 LINE ST	\$340,000	
B: Amanda Sharron S: Philip Leblanc & Samantha Leblanc Book/Page: 15158/67, Date: 06/14/24 Mtg: Evolve B&T \$250,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12632sf Prior Sale: \$178,000 (10/04)		
6 LUKES WAY U:6	\$542,400	
B: Michael S Lax, Tr for Michael & Joan Lax RET S: Dianne M Socha, Tr for Defilippo 2009 RET Book/Page: 15158/1, Date: 06/14/24 Use: 2 Bdrm Condo Prior Sale: \$267,000 (06/07)		
10 PLUMBROOK DR	\$531,000	
B: Linda Mumford S: Carol L Jennison Book/Page: 15153/225, Date: 06/10/24 Use: 4 Bdrm Colonial, Lot: 27878sf Prior Sale: \$409,900 (01/22)		
64 SOUTH ST U:7	\$467,000	
B: Deborah J Asselin S: Dorothy M Burke Book/Page: 15156/284, Date: 06/13/24 Use: 2 Bdrm Condo Prior Sale: \$168,900 (01/03)		

Granby

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	14
Median Price	\$275,000	\$350,000
► REAL ESTATE SALES		
51 KENDALL ST	\$307,000	
B: Justin E Fuglestad & Marissa L Hanley S: Veitenheimer Ruby C Est & Mark C Veitenheimer Book/Page: 15153/180, Date: 06/10/24 Mtg: Homestead Fund Corp \$217,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 13500sf Prior Sale: \$200,000 (05/19)		
7 SCHOOL ST	\$650,000	
B: Michelle Bushey S: John D Giroux & Katherine E Hutchinson Book/Page: 15154/253, Date: 06/12/24 Use: 2 Bdrm Conventional, Lot: 40000sf Prior Sale: \$370,000 (01/11)		
140 SCHOOL ST	\$465,000	
B: Nicole M Mckinsty S: Elaine M Chaloux Book/Page: 15157/189, Date: 06/14/24 Mtg: Farm Credit East ACA \$340,000 Use: 3 Bdrm Ranch, Lot: 115359sf		

Hatfield

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	6
Median Price	\$392,500	\$432,500
► REAL ESTATE SALES		
7 DWIGHT ST	\$335,000	
B: Robert Vollerger 2nd S: Marilyn L Field Book/Page: 15158/20, Date: 06/14/24 Mtg: Premier Mtg Resources \$324,950 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 28488sf		
62 MAIN ST U:6-4	\$325,000	
B: Kathleen G Munro S: Susan A Willis, Tr for Willis Int Book/Page: 15155/27, Date: 06/12/24 Use: Condo		
470 MAIN ST	\$537,500	
B: Daniel J Jacques & Bethany L Jacques S: Mark E Kelleher & Robin M Kelleher Book/Page: 15156/175, Date: 06/13/24 Mtg: Florence Bank \$222,000 Term: 2054 Rate: 5.4% Type: Adj Use: 3 Bdrm Ranch, Lot: 20996sf Prior Sale: \$257,000 (05/12)		

Huntington

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	\$275,500	\$337,450
► REAL ESTATE SALES		
40 LITTLEVILLE RD	\$44,000	
B: Sebastian Glebocki S: Cwabs Inc & Bk Of Ny Mellon Tr Book/Page: 15157/250, Date: 06/14/24 Use: 2 Bdrm Ranch, Lot: 59677sf Prior Sale: \$24,500 (04/24)		

Middlefield

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	1
Median Price	\$180,000	\$279,900
► REAL ESTATE SALES		
153 SKYLINE TRL	\$302,000	
B: Matthew J Clayton & Morgan E Clayton S: Denise M Lucas Book/Page: 15152/333, Date: 06/10/24 Mtg: Greylock FCU \$271,800 Term: 2054 Rate: 6.9% Type: Adj Use: 2 Bdrm Cape Cod, Lot: 206039sf Prior Sale: \$218,000 (05/21)		

Northampton

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	41
Median Price	\$466,000	\$421,000
► REAL ESTATE SALES		
392 BRIDGE ST	\$315,000	
B: Mark L Mervine & Barbara B Mervine S: Gena M Downey, Tr for Gena M Downey Lt Book/Page: 15157/264, Date: 06/14/24 Use: 3 Bdrm Ranch, Lot: 7902sf Prior Sale: \$258,000 (09/22)		
17 HARRISON AVE	\$407,500	
B: Jeffrey T Barton & Gabrielle A Matese S: Renee S Westein Book/Page: 15157/36, Date: 06/13/24		
60 LAUREL PARK U:60	\$139,000	
B: Robert C Ferber, Tr for Robert C Ferber RET S: Nancy Padula Book/Page: 15156/33, Date: 06/12/24 Use: 2 Bdrm Condo Prior Sale: \$113,000 (12/22)		
84 LONGVIEW DR	\$370,000	
B: Colin D Chickles & Shelda T Chickles S: Minh H Le & Lizabeth M Torres Book/Page: 15157/123, Date: 06/14/24 Use: 3 Bdrm Ranch, Lot: 19018sf Prior Sale: \$149,900 (08/03)		
24 MURPHY TER	\$455,000	
B: Susan B Edelstein S: Bettie F Farber Book/Page: 15152/258, Date: 06/10/24 Use: 2 Bdrm Ranch, Lot: 9374sf Prior Sale: \$212,500 (03/04)		
35 NEW SOUTH ST U:301	\$499,000	
B: Brady Giroux & Christi Giroux S: Shannon B Reilly Book/Page: 15157/46, Date: 06/13/24 Mtg: Movement Mtg LLC \$264,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$430,000 (04/21)		
2 POMEROY TER U:1	\$480,000	
B: James King & Hannah Arbutnot S: Odette Levy Book/Page: 15156/53, Date: 06/12/24 Mtg: JPMorgan Chase Bank \$360,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$454,643 (01/23)		
311 PROSPECT ST	\$930,000	
B: Shira Bettinger, Tr for Shira Bettinger Lt S: Lindsay Hunter & Olivia Scherzer Book/Page: 15153/56, Date: 06/10/24 Use: 3 Bdrm Conventional, Lot: 6403sf Prior Sale: \$375,000 (01/22)		
31 S PARK TER	\$725,000	
B: Steven R Roszko Jr & Niveen Ismail S: David J Narkewicz, Tr for D J Narkewicz & Y Mikich Book/Page: 15157/297, Date: 06/14/24 Mtg: Polish National CU \$375,000 Term: 2054 Rate: 5.5% Type: Adj Use: 4 Bdrm Cape Cod, Lot: 7200sf Prior Sale: \$150,000 (02/95)		
160 SOUTH ST	\$775,000	
B: Dexter D Dong & Kiah Crowley S: Marjorie A Shearer & Peter L Shearer Book/Page: 15155/84, Date: 06/12/24 Mtg: HarborOne Mortgage \$175,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 8255sf Prior Sale: \$400,000 (12/12)		
30 VILLAGE HILL RD U:111	\$335,000	
B: Evelene H Hawley & Stephen D Hawley S: Loretta Yargeau Book/Page: 15155/344, Date: 06/12/24 Mtg: Florence Bank \$235,000 Term: 2054 Rate: 5.8% Type: Adj Use: 1 Bdrm Condo Prior Sale: \$310,000 (04/23)		
30 VILLAGE HILL RD U:58	\$335,000	
B: Evelene H Hawley & Stephen D Hawley S: Loretta Yargeau Book/Page: 15155/344, Date: 06/12/24 Mtg: Florence Bank \$235,000 Term: 2054 Rate: 5.8% Type: Adj Use: Condo		
8 VILLONE DR	\$1,400,000	
B: Kirkpatrick Realty LLC S: Dlj Properties LLC Book/Page: 15157/320, Date: 06/14/24 Mtg: Dlj Properties Llc \$800,000 Use: Apartment Bldg - 4-8 Units, Lot: 34199sf Prior Sale: \$225,000 (09/02)		

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	38
Median Price	\$331,500	\$356,500
► REAL ESTATE SALES		
11 CENTRAL AVE	\$419,000	
B: Hannah Laue S: Elias D Os & Mariana D Cortes Book/Page: 15152/268, Date: 06/10/24 Mtg: US Bank NA \$335,200 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 10000sf Prior Sale: \$340,000 (01/23)		
15 TAMPA ST	\$330,000	
B: Joshua M Kranz S: Jaswinder Kour Doc#: 00000000022016, Date: 06/10/24 Mtg: Florence Bank \$263,200 Term: 2044 Use: 3 Bdrm Ranch, Lot: 10000sf Prior Sale: \$205,000 (01/14)		

South Hadley

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	77
Median Price	\$625,000	\$665,000
► REAL ESTATE SALES		
41 BOSTON RD U:433	\$501,000	
B: Shachi R Kansara & Japan B Mehta S: James E Michaels Book/Page: 38551/198, Date: 06/14/24 Use: Condo, Lot: 693910sf Prior Sale: \$247,500 (03/15)		
10 CHALLAN ST	\$420,000	
B: Derek H Allgaier, Tr for D H Rt S: Jacqueline R Capone Book/Page: 38550/172, Date: 06/14/24		
55 HIGH ST U:15	\$620,000	
B: David J Crescio, Tr for D&M Rt S: Timothy J Proia, Tr for Proia Paving Rt Book/Page: 38544/174, Date: 06/11/24 Use: Industrial Condominium Prior Sale: \$150,000 (02/00)		
24 JEFFERSON ST	\$830,000	
B: Stobhan Kelleher & Shandon Kelleher S: William M Joyce, Tr for Maurice Joyce RET Book/Page: 38551/242, Date: 06/14/24 Use: 3 Bdrm Split Entry, Lot: 30000sf Prior Sale: \$171,000 (03/98)		
4 JEFFREY RD	\$660,000	
B: Adriana Reneeloback S: Douglas R Munro & Kathleen G Munro Doc#: 000000000323225, Date: 06/11/24 Use: 4 Bdrm Colonial, Lot: 10001sf Prior Sale: \$275,000 (11/12)		

Southampton

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	15
Median Price	\$415,000	\$415,000
► REAL ESTATE SALES		
29 BLUEMER RD	\$315,000	
B: Mary Britton S: Rgb Industries Inc Book/Page: 15157/132, Date: 06/14/24 Mtg: Polish National CU \$252,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 16117sf Prior Sale: \$315,000 (10/23)		
19 DUGGAN LN	\$595,000	
B: James Barry Jr & Kirsten Holmberg S: Alexander Kozodoy & Natalya Kozodoy Book/Page: 15152/305, Date: 06/10/24 Mtg: HarborOne Mortgage \$415,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 258746sf Prior Sale: \$255,000 (08/11)		
SOUTHAMPTON RD	\$375,000	
B: Kbjp LLC S: Scarfo Const Co Inc Book/Page: 25454/47, Date: 06/14/24		
SOUTHAMPTON RD	\$375,000	
B: Kbjp LLC S: Scarfo Const Co Inc Book/Page: 15157/176, Date: 06/14/24		
52 VALLEY RD	\$342,000	
B: Alexppark LLC S: Joyce E Bard & Robert Bard Book/Page: 15155/230, Date: 06/12/24 Mtg: BankESB \$273,600 Use: 4 Bdrm Colonial, Lot: 86249sf		

Ware

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	30
Median Price	\$290,500	\$282,000
► REAL ESTATE SALES		
15 SHERMAN HILL RD	\$437,500	
B:		

MIDDLESEX REGISTRY continued

Table listing real estate transactions in Middlesex Registry, including Oakwood Ave, Pasho Rd, Pinehurst Ave, Pollard St, Shawshen Rd, and Wilson St.

Table listing real estate transactions in Dunstable, including Hazelwood Ave, June St, Lantern Ln, Westview Farm Rd, and Willowdale Ave.

Table listing real estate transactions in Lowell, including Middlesex St, North St, and various other properties.

Table listing real estate transactions in Tewksbury, including Cannongate Rd, Farwell Rd, Mount Hope St, Mount Pleasant St, North St, Pawtucket Blvd, and others.

Table listing real estate transactions in Wilmington, including Lords Ct, Middlesex Rd, Middlesex Rd, Steinbeck St, Merrimack Way, and others.

Carlisle

Table listing real estate transactions in Carlisle, including Hartwell Rd.

Chelmsford

Table listing real estate transactions in Chelmsford, including Biscayne Dr, Courthouse Ln, Garrison Rd, Jackson Rd, Littleton Rd, Prescott Dr, and Wellman Ave.

Dracut

Table listing real estate transactions in Dracut, including Arthur Ave, Clement Rd, Esther Way, and Frank St.

Dunstable

Table listing real estate transactions in Dunstable, including Brittany Ln.

Lowell

Table listing real estate transactions in Lowell, including 1st St, 6-8 Beharrel Ave, and Christian St.

Tewksbury

Table listing real estate transactions in Tewksbury, including Dunvegan Rd, Main St, and others.

Wilmington

Table listing real estate transactions in Wilmington, including Andover St, Folley Farm Rd, and others.

Arlington

Table listing real estate transactions in Arlington, including Burton St, Cleveland St, Fairmont St, and others.

49 SUNNYSIDE AVE..... \$660,000
 B: Carl T Ly, Tr for Ly Jia Ft
 S: Lorraine Barra
 Book/Page: 82884/417, Date: 06/14/24
 Mtg: United Nations FCU \$495,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 2 Bdrm Row House, Lot: 4282sf
 Prior Sale: \$250,000 (06/03)

7 WYMAN ST U-1..... \$192,000
 B: Constance C Mazelsky
 S: Charles E Brandstater, Tr for Charles E Brandstater RET
 Book/Page: 82868/136, Date: 06/10/24
 Use: 1 Bdrm Condo
 Prior Sale: \$159,900 (08/16)

Ashby

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	12
Median Price	\$392,500	\$442,000

► **REAL ESTATE SALES**

47 BEAVER DAM RD..... \$300,000
 B: Constitution Prop LLC
 S: Luisa T Furtado
 Book/Page: 82874/561, Date: 06/12/24
 Use: 4 Bdrm Colonial, Lot: 18731sf
 Prior Sale: \$285,000 (06/19)

Ashland

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	39
Median Price	\$707,500	\$620,000

► **REAL ESTATE SALES**

262 CEDAR ST..... \$736,000
 B: Brian Tosado-Prater & Samantha L Rosenberg
 S: 262 Cedar Street LLC
 Book/Page: 82878/41, Date: 06/12/24
 Mtg: Leader Bank NA \$588,800
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 30056sf
 Prior Sale: \$400,000 (10/23)

16 UNION ST..... \$1,550,000
 B: Ashland Town
 S: 58 Exchange Ashland LLC
 Book/Page: 82882/407, Date: 06/13/24
 Use: Commercial Pointil Dvlp Land, Lot: 372438sf
 Prior Sale: \$3,100,000 (11/15)

202 W UNION ST..... \$520,000
 B: Jose G Nascimento
 S: Thomas R Mclements, Tr for James G Mclements Sr T
 Book/Page: 82883/338, Date: 06/13/24
 Mtg: United Wholesale Mtg \$468,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 14810sf
 Prior Sale: \$112,000 (02/11)

35 WADSWORTH RD..... \$1,122,500
 B: Amit Choudhury & Apolina Goel
 S: Samuel G Gross & Erica R Simon-Gross
 Book/Page: 82872/113, Date: 06/11/24
 Mtg: JPMorgan Chase Bank \$898,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 4 Bdrm Contemporary, Lot: 31363sf
 Prior Sale: \$905,000 (06/21)

17 WAUSHAKUM AVE..... \$580,810
 B: Caelan S Ferrer & Kelly A Natal
 S: Margaret M Santolucito, Tr for Waushakum Rt
 Book/Page: 82888/275, Date: 06/14/24
 Mtg: Middlesex Svcs Bk \$551,700
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 8276sf

Ayer

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	27
Median Price	\$557,500	\$500,000

► **REAL ESTATE SALES**

100 CENTRAL AVE U:3..... \$329,900
 B: Debra E Rich
 S: Adam J Pulsifer
 Book/Page: 82877/274, Date: 06/12/24
 Mtg: Total Mtg Svcs \$310,106
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$192,000 (09/03)

6 MCDOWELL ST..... \$600,000
 B: Jacob J Smith & Victoria M Smith
 S: Emily Lillie
 Book/Page: 82865/376, Date: 06/10/24
 Mtg: Guaranteed Rate Inc \$540,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 9583sf
 Prior Sale: \$211,000 (06/17)

65 NASHUA ST..... \$590,000
 B: Rebecca Lauria & Peter Pocz
 S: Jawad Korabian
 Book/Page: 82867/178, Date: 06/10/24
 Mtg: Primary Residentl Mtg \$442,500
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 30492sf
 Prior Sale: \$312,000 (11/16)

112 PLEASANT ST..... \$950,000
 B: Qing M Wang & Xiang L Chi
 S: Sergey V Meller & Kendra N Meller
 Book/Page: 82888/553, Date: 06/14/24
 Mtg: Fairway Ind Mtg \$150,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 120661sf
 Prior Sale: \$790,000 (08/22)

Bedford

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	38
Median Price	\$920,000	\$1,045,000

► **REAL ESTATE SALES**

22 LIDO LN..... \$1,175,000
 B: Christopher Dick & Angela Taveira-Dick
 S: David M Kupfrian & Tara-Lyn Patterson
 Doc#: 00000001958336, Date: 06/12/24
 Mtg: Fairway Ind Mtg \$940,000
 Term: 2054 Rate: 7.1% Type: Adj
 Use: 5 Bdrm Contemporary, Lot: 40188sf
 Prior Sale: \$590,000 (01/11)

36 MEADOWBROOK RD..... \$815,000
 B: Michael W Smith & Julie Smith
 S: Christopher P Dick & Angela C Taveira-Dick
 Book/Page: 82870/154, Date: 06/11/24
 Mtg: Movement Mtg LLC \$841,895
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 40001sf
 Prior Sale: \$543,000 (09/14)

75 PAGE RD U:12..... \$638,000
 B: Te-Yueh Lin & Hung-Chun Tung
 S: Joseph P Greenlsh Jr
 Book/Page: 82889/46, Date: 06/14/24
 Mtg: JPMorgan Chase Bank \$319,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$339,500 (08/01)

88 PINE HILL RD..... \$1,575,000
 B: Paul Flannery, Tr for Paul Flannery T
 S: Donna J Costa, Tr for Donna J Finlayson-Costa T
 Book/Page: 82877/255, Date: 06/12/24
 Use: 3 Bdrm Colonial, Lot: 34364sf
 Prior Sale: \$180,000 (04/93)

55 SUMMER ST..... \$700,000
 B: Foundry South LLC
 S: Frances I Iovino, Tr for Summer Street Rt
 Book/Page: 82881/84, Date: 06/13/24
 Use: Retail-Service, Lot: 165502sf

Belmont

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	44
Median Price	\$1,322,500	\$1,549,500

► **REAL ESTATE SALES**

48 OKLEY RD..... \$2,310,000
 B: Susana O Valle & Michael H Dabis
 S: Ronald E Young, Tr for Young Oak Rt
 Book/Page: 82887/381, Date: 06/14/24
 Mtg: US Bank NA \$1,848,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 5 Bdrm Colonial, Lot: 13764sf

22 TEMPLE ST..... \$1,825,000
 B: Emily T Running & John Running
 S: Deborah Forman, Tr for 22 Temple Street Rt
 Book/Page: 82880/338, Date: 06/13/24
 Mtg: Guaranteed Rate Inc \$150,000
 Term: 2039
 Use: 5 Bdrm Colonial, Lot: 8784sf
 Prior Sale: \$436,000 (08/94)

53-55 THOMAS ST..... \$1,500,000
 B: Yu Zeng & Yi Dong
 S: Emily T Running & John Running
 Book/Page: 82866/551, Date: 06/10/24
 Mtg: M&T Bank NA \$1,087,500
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 2-Family Old Style, Lot: 4951sf
 Prior Sale: \$650,000 (08/14)

24 UPLAND RD..... \$1,980,000
 B: Zhi Chen
 S: Justin P Kenyon & Anastasiya V Kenyon
 Book/Page: 82878/518, Date: 06/13/24
 Use: 4 Bdrm Colonial, Lot: 5100sf
 Prior Sale: \$487,000 (01/14)

Boxboro

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	7
Median Price	\$780,000	\$795,000

► **REAL ESTATE SALES**

52 SWANSON CT U:12B..... \$210,000
 B: Sardar Ali & Najma Bibi
 S: Jyothi P Jagannathan
 Book/Page: 82886/446, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$140,000 (06/18)

Burlington

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	70
Median Price	\$716,000	\$785,000

► **REAL ESTATE SALES**

5 BROOKSIDE LN..... \$1,985,000
 B: Dennis Dickinson & Aleksandra Dickinson
 S: Alfonso Lugo 2nd & Anthony I Tobine
 Book/Page: 82885/79, Date: 06/14/24
 Mtg: US Bank NA \$1,385,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 5 Bdrm Colonial, Lot: 20016sf
 Prior Sale: \$1,925,000 (07/23)

11 CHESTNUT AVE..... \$1,285,000
 B: Jianxia Wu & Changheng Wu
 S: Seema Sajid
 Book/Page: 82869/44, Date: 06/11/24
 Mtg: US Bank NA \$1,000,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 30531sf
 Prior Sale: \$530,000 (07/12)

72 PEACH ORCHARD RD..... \$450,000
 B: Debra A Goldberg, Tr for Peach Orchard Rt
 S: Kevin C Mccarthy, Tr for Dennis A Johnson Lt
 Book/Page: 82880/537, Date: 06/13/24
 Use: 1 Bdrm Bngl/Cottage, Lot: 8398sf

9 SULLIVAN ST..... \$1,600,000
 B: Jason Y Li & Yanning H Li
 S: Edward R White & Heather K White
 Book/Page: 82878/579, Date: 06/13/24
 Mtg: Washington Trust Mtg \$780,000
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 19998sf
 Prior Sale: \$1,275,000 (08/20)

7 VAN NORDEN RD..... \$800,000
 B: Ashish Kumar & Francoise B Kumar
 S: Timothy E Enos
 Book/Page: 82890/296, Date: 06/14/24
 Mtg: Northpointe Bank \$720,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 10001sf
 Prior Sale: \$533,200 (11/05)

Cambridge

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	39
Median Price	\$1,750,000	\$2,168,000

► **REAL ESTATE SALES**

20 2ND ST U:527..... \$929,000
 B: Yuchiao Chang
 S: Alex Avdeef
 Book/Page: 82871/555, Date: 06/11/24
 Use: 1 Bdrm Condo
 Prior Sale: \$556,000 (11/08)

2 AVON ST U:9..... \$960,000
 B: Mina Burton
 S: Jane Yudelman, Tr for Jy Hld T
 Book/Page: 82881/380, Date: 06/13/24
 Use: 2 Bdrm Condo
 Prior Sale: \$770,000 (06/16)

82 BRISTOL ST..... \$918,000
 B: Jennifer Flynn
 S: Boston Technology Dev LLC
 Book/Page: 82871/409, Date: 06/11/24
 Use: 2 Bdrm Conventional, Lot: 1464sf
 Prior Sale: \$860,000 (09/17)

309 BROADWAY..... \$2,800,000
 B: Broad Iii LLC
 S: 309 Broadway LLC
 Book/Page: 82868/331, Date: 06/11/24
 Mtg: Winchester Svcs Bk \$4,398,892
 Use: 3 Bdrm Conventional, Lot: 5918sf
 Prior Sale: \$1,700,000 (04/23)

347 BROADWAY U:14..... \$1,657,500
 B: Gueve Ataie
 S: 347-349 Broadway LLC
 Book/Page: 82887/338, Date: 06/14/24
 Mtg: Morgan Stanley Privat \$775,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: Condo

29 CONCORD AVE U:303..... \$710,000
 B: Lynn Simon
 S: Bruce E Burns, Tr for Bruce E Burns T
 Book/Page: 82871/569, Date: 06/11/24
 Use: 1 Bdrm Condo
 Prior Sale: \$494,000 (08/16)

188-194 GREEN ST U:190..... \$1,675,000
 B: Clinton Burgos & Xiaoxia He
 S: 194 Green St LLC
 Book/Page: 82863/479, Date: 06/10/24
 Mtg: Berkshire Bank \$1,000,800
 Term: 2054 Rate: 5.8% Type: Adj
 Use: Condo

188-194 GREEN ST U:192..... \$1,650,000
 B: Changqing Qi & Fan He
 S: 194 Green St LLC
 Book/Page: 82888/155, Date: 06/14/24
 Use: Condo

254 HAMPSHIRE ST U:254..... \$835,000
 B: Luke Shimanuki
 S: Christopher M Noyer & Shannon Noyer
 Book/Page: 82871/55, Date: 06/11/24
 Mtg: Shoreham Bank \$535,000
 Term: 2039
 Use: 1 Bdrm Condo
 Prior Sale: \$335,000 (08/11)

33 HANCOCK ST..... \$1,520,000
 B: Jay Tang & Luning Han
 S: Kenneth W Atwell
 Book/Page: 82888/40, Date: 06/14/24
 Use: 3-Family Decker, Lot: 2735sf

125 HARVARD ST U:205..... \$192,496
 B: Jas Homeownership LLC
 S: Remy Trahant
 Book/Page: 82867/343, Date: 06/10/24
 Mtg: Cambridge, City of \$243,996
 Use: 1 Bdrm Condo
 Prior Sale: \$142,000 (04/11)

371 HARVARD ST U:3A..... \$1,575,000
 B: Maria P Dibella & Sarah Lawson
 S: Charles E Gill Jr & Baber Johansen
 Book/Page: 82886/395, Date: 06/14/24
 Mtg: US Bank NA \$1,180,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 3 Bdrm Condo
 Prior Sale: \$860,000 (06/05)

371 HARVARD ST U:3D..... \$1,575,000
 B: Maria P Dibella & Sarah Lawson
 S: Charles E Gill Jr & Baber Johansen
 Book/Page: 82886/395, Date: 06/14/24
 Use: Condo

57 KIRKLAND ST..... \$2,058,000
 B: Ran Bi
 S: Nicholas A Robinson
 Book/Page: 82878/250, Date: 06/12/24
 Use: 2-Family Two Family, Lot: 3559sf
 Prior Sale: \$21,825 (01/21)

99 MAGAZINE ST U:1..... \$1,350,000
 B: Jawann J Swislow & Leigh K Bryan
 S: Lee Swislow & Denise McWilliams
 Book/Page: 82882/187, Date: 06/13/24
 Mtg: Cambridge Tr Co \$1,080,000
 Term: 2054
 Use: 1 Bdrm Condo

1776 MASSACHUSETTS AVE U:4..... \$700,000
 B: Susanna LLC
 S: Barbara J Dollar, Tr for Barbara Jeanne Dollar Lt
 Book/Page: 82871/175, Date: 06/11/24
 Use: Retail Condo
 Prior Sale: \$125,000 (01/92)

1776 MASSACHUSETTS AVE U:5..... \$700,000
 B: Susanna LLC
 S: Barbara J Dollar, Tr for Barbara Jeanne Dollar Lt
 Book/Page: 82871/175, Date: 06/11/24
 Use: Retail Condo

1920 MASSACHUSETTS AVE..... \$2,650,000
 B: 1912-1920 Ma Avenue LLC
 S: Toadman LLC
 Book/Page: 82877/507, Date: 06/12/24
 Mtg: Eastern Bank \$1,325,000
 Use: Restaurant/Bar, Lot: 3409sf
 Prior Sale: \$1,710,000 (04/00)

975 MEMORIAL DR U:507..... \$3,400,000
 B: Cldb Boston Prop Il LLC
 S: Barbara Loonin, Tr for TA Under The T
 Book/Page: 82873/6, Date: 06/11/24
 Use: 3 Bdrm Condo

100 PACIFIC ST U:4..... \$271,031
 B: Jas Homeownership LLC
 S: Jessica A Kensky & Patrick B Downes
 Book/Page: 82886/75, Date: 06/14/24
 Mtg: Cambridge, City of \$321,031
 Use: 2 Bdrm Condo

100 PACIFIC ST U:9..... \$1,718,000
 B: Deborah G Kalin
 S: John Haller & Marie L Huber
 Book/Page: 82887/486, Date: 06/14/24
 Mtg: Leader Bank NA \$1,118,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$650,000 (05/16)

20 PETERS ST U:1..... \$1,420,000
 B: Jeffrey Allen & Priscilla Allen
 S: Rei Goffer & Efrat Goffer
 Book/Page: 82869/222, Date: 06/11/24
 Mtg: Rocket Mortgage LLC \$1,207,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$1,325,000 (10/19)

1 PINE ST..... \$1,725,000
 B: Pollydoodle Prop LLC
 S: Dennis A Benzan & Tanya M Benzan
 Book/Page: 82873/202, Date: 06/12/24
 Use: 3 Bdrm Colonial, Lot: 2527sf
 Prior Sale: \$80,000 (12/97)

2-A PLEASANT PL U:2A..... \$1,910,000
 B: Avinash Choppe
 S: Katherine M Russell & David B Russell
 Book/Page: 82865/418, Date: 06/10/24
 Use: 3 Bdrm Condo
 Prior Sale: \$1,590,000 (06/20)

130-132 PLEASANT ST U:3..... \$625,000
 B: Douglas Nolan
 S: Zachary R Fletcher
 Book/Page: 82888/536, Date: 06/14/24
 Use: 1 Bdrm Condo
 Prior Sale: \$499,000 (09/17)

165 PLEASANT ST U:209..... \$770,000
 B: Philip D Anderson
 S: President & Fellows Of Ha
 Doc#: 00000001958351, Date: 06/12/24
 Mtg: Citizens Bank \$300,000
 Term: 2039
 Use: 2 Bdrm Condo
 Prior Sale: \$750,500 (02/24)

518-520 PUTNAM AVE U:7..... \$132,606
 B: Jas Homeownership LLC
 S: Lenore M Lawrence
 Book/Page: 82874/191, Date: 06/12/24
 Mtg: Cambridge, City of \$389,186
 Use: 1 Bdrm Condo
 Prior Sale: \$83,900 (08/98)

UNIVERSITY RD L:5..... \$160,000
 B: Xin H Feng, Tr for Monastery T
 S: Gretchen O Cahaly, Tr for Alexander M Cahaly 2001 T
 Doc#: 00000001958512, Date: 06/14/24

27 WEST ST U:8..... \$1,050,000
 B: En-Haw Wang
 S: Althea S Kaemmer & J D Kaemmer
 Book/Page: 82866/216, Date: 06/10/24
 Use: 2 Bdrm Condo
 Prior Sale: \$818,000 (06/17)

Concord

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	64
Median Price	\$1,425,000	\$1,476,000

► **REAL ESTATE SALES**

154 BALLS HILL RD..... \$4,000,000
 B: Christopher A Kroeger & Melissa E Kroeger
 S: Pierce B Browne & Elise R Browne
 Book/Page: 82888/117, Date: 06/14/24
 Mtg: Reading Cp Bk \$3,200,000
 Term: 2054 Rate: 7.1% Type: Adj
 Use: Residential-Multiple Bldgs, Lot: 871485sf

95 CONANT ST U:220..... \$255,300
 B: Christopher J Brinton & Hendra D Kushartanti
 S: Rachel Castleman
 Book/Page: 82890/154, Date: 06/14/24
 Mtg: Cambridge Svcs Bk \$230,300
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$227,665 (12/19)

5 CONCORD GREENE U:5..... \$580,000
 B: Ross Moat
 S: David Mckenna & Molly Saldo
 Book/Page: 82876/513, Date: 06/12/24
 Mtg: Cross Country Mtg Inc \$464,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1107295sf
 Prior Sale: \$420,000 (05/21)

248 DEACON HAYNES RD..... \$1,500,000
 B: Nathaniel R Norton 4th & Jill S Norton
 S: John M Osepchuk, Tr for John M Osepchuk RET
 Book/Page: 82886/472, Date: 06/14/24
 Mtg: Bank of America NA \$1,200,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 82614sf

78 FOREST RIDGE RD U:200..... \$781,000
 B: Howard J Fink, Tr for Howard Jeffrey Fink T
 S: Linda D English, Tr for Oak Hill Circle Rt
 Book/Page: 82874/235, Date: 06/12/24
 Use: 3 Bdrm Condo, Lot: 331492sf
 Prior Sale: \$585,000 (01/19)

33 LANG ST U:31..... \$817,000
 B: Lang Street Condos LLC
 S: Pomaw LLC
 Book/Page: 82872/263, Date: 06/11/24
 Use: Condo

33 LANG ST U:33..... \$948,000
 B: Lang Street Condos LLC
 S: Pomaw LLC
 Book/Page: 82872/233, Date: 06/11/24
 Use: Condo

51 MACARTHUR RD..... \$1,175,000
 B: John Tyler
 S: Dorothy L Kehoe, Tr for Dorothy L Kehoe Ft
 Book/Page: 82881/67, Date: 06/13/24
 Use: 3 Bdrm Ranch, Lot: 12178sf
 Prior Sale: \$540,000 (07/03)

42 RIDGEWAY RD..... \$2,090,000
 B: Jessica Auciello & Michael Erickson
 S: Christopher L Stainton & Patricia Stainton
 Book/Page: 82881/190, Date: 06/13/24
 Use: 4 Bdrm Colonial, Lot: 21742sf
 Prior Sale: \$1,115,000 (06/13)

462 THOREAU ST..... \$2,425,000
 B: Julian Soell, Tr for Julian & C Soell RET
 S: Elysia Cooke & Michael Cooke
 Book/Page: 82888/191, Date: 06/14/24
 Mtg: Embrace Home Loans \$766,550
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 33522sf
 Prior Sale: \$2,280,000 (09/22)

Everett

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	25
Median Price	\$551,000	\$617,000

MIDDLESEX REGISTRY continued

Holliston

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 54 BALANCING ROCK DR U:54 \$632,000
151 CEDAR ST \$575,000
167 KAREN CIR \$625,000
40 UNION ST \$661,000

Hopkinton

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 199 ASH ST \$800,000
15 COLE DR U:15 \$758,000
DOWNEY ST \$4,150,000
26 GLEN DR \$947,500
51 FOREST LN U:51 \$565,000
28 GROVE ST \$600,000
22 HOLT ST \$840,000
5 JOHN MATTHEW RD \$1,700,500
8 LAKEPOINT WAY U:8 \$905,000
1 N POND WAY U:1 \$924,000
32 OVERLOOK RD \$1,890,000
11 WHIRTY CIR \$1,410,000

Hudson

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 9 BELLEVUE ST \$262,000
425 MAIN ST U:13D \$350,000
445 MAIN ST \$360,000
23 PARK ST \$590,000
4 RUTLAND ST \$735,000
49 SCHOOL ST \$385,000
34 STEVENS RD U:34 \$820,000

Lexington

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 7 CLEMATIS RD \$2,000,000
42 HARDING RD \$1,760,000
5 LOIS LN U:5 \$1,245,000
6 JOSEPH RD U:6 \$1,955,000
380 MARRETT RD \$1,430,000
30 PARTRIDGE RD \$1,625,000
2 PLYMOUTH RD \$1,600,000
83 POTTER POND U:83 \$1,080,000

Lincoln

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 58 TODD POND RD U:58 \$653,300
64 TRAPELO RD \$1,075,000

Littleton

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 531 KING ST U:1-6 \$1,625,000
4 WHISPERING PINE DR \$742,500

Malden

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 5 ACORN ST U:1 \$415,000
57 ALMONT ST \$671,000
80 CHERRY ST \$852,000
475-481 FERRY ST \$1,200,000
151 FOREST ST \$800,000
65-67 GOLDCLIFF RD \$900,000
3 HUDSON ST \$414,000
59 LINCOLN ST U:1 \$640,000
260 MAIN ST U:105 \$610,000
19 PORTER AVE U:19 \$565,000
71 PORTER ST \$1,150,000
10 SKYLINE DR \$751,000
83 BREWSTER RD \$1,260,000
68 CENTRAL AVE U:PH3 \$799,000

Marlborough

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 688 BOSTON POST RD E U:102 \$225,000
547 BRIGHAM ST \$590,000
52 DEVENS ST \$730,000
61 FAIRMOUNT ST U:14 \$245,000
37 HOSMER ST U:23 \$255,000
99 ICE HOUSE LNDG U:99 \$535,000
58 MAURICE DR \$765,000
31 PIONEER TRL U:31 \$500,000
214 SOUTH ST \$899,900
105 WARREN AVE \$625,000
120 WARREN AVE \$610,000
149 DICENZO BLVD U:149 \$337,500

Medford

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 48 ANDREWS ST \$652,700
87 ANDREWS ST \$955,000
84 ASHCROFT RD \$865,000
19 BARRETT ST \$800,000

188 CENTRAL AVE \$1,000,000

- 320 FELLSWAY W \$100,000
48 FOREST ST U:206 \$535,000
278 FULTON ST \$689,000
349 FULTON ST U:3 \$616,250
126 LINCOLN RD \$1,300,000
326-328 MAIN ST U:4 \$635,000
320 MIDDLESEX AVE U:F308 \$281,600
121 PINE RIDGE RD \$1,000,000
70 PINKERT ST U:2 \$720,000
47 PITCHER AVE \$1,030,000
306 RIVERSIDE AVE \$850,000
28 SHERMAN ST U:28 \$1,177,500
23 WHITNEY RD \$881,000

Melrose

MARKET STATISTICS THROUGH MAY

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

REAL ESTATE SALES

- 286 1ST ST \$850,000
7 CARGILL ST \$625,000
46 CRANMORE LN \$905,000
85 FERDINAND ST \$1,200,000
180 GREEN ST U:411 \$545,000
418 LEBANON ST \$845,000

52-54 LYNDE ST.....	\$1,210,000
B: Shira Rockowitz & Romeo Dsouza S: Dechenla Sherpa & Binay Shrestha Doc#: 00000001958327, Date: 06/12/24 Mtg: Inst Svgs Newburyport \$690,000 Term: 2054 Use: 2-Family Conventional, Lot: 7349sf Prior Sale: \$810,000 (05/19)	
75 LYNN FIELDS PKWY.....	\$1,185,000
B: Maria Dibenedetto S: Sandesh Prajapati & Enia Prajapati Book/Page: 82865/310, Date: 06/10/24 Mtg: River Works CU \$920,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5140sf Prior Sale: \$589,000 (11/23)	
12 MAPLE RD.....	\$1,100,000
B: David A Watsula & Kristin A Haas S: Michael R Accardi & Seth W Lee Book/Page: 82880/181, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$825,000 Term: 2054 Use: 4 Bdrm Garrison, Lot: 4251sf Prior Sale: \$482,500 (07/13)	
219 MELROSE ST.....	\$1,145,000
B: Hannah Miller & Emily J Miller S: David N Harrison & Elise Harrison Doc#: 00000001958140, Date: 06/10/24 Mtg: Eastern Bank \$916,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 5828sf Prior Sale: \$810,000 (06/19)	
74 OTIS ST.....	\$783,000
B: Francesco Pulvirenti & Jackie Pulvirenti S: Deborah A Furtado Book/Page: 82876/465, Date: 06/12/24 Mtg: Guild Mortgage Co \$665,550 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10385sf Prior Sale: \$120,500 (10/15)	
133 PERKINS ST.....	\$1,370,000
B: Tevis F Morrow 3rd & Mairead M Morrow S: Thomas M Graf & Barbara A Graf Book/Page: 82880/214, Date: 06/13/24 Mtg: Middlesex FSLA \$822,000 Term: 2039 Use: 4 Bdrm Colonial, Lot: 5998sf	
328 UPHAM ST.....	\$712,000
B: Danny Mcsweney & Annie Mcsweney S: Jonathan M Place Book/Page: 82886/545, Date: 06/14/24 Mtg: Cape Ann Svgs Bk \$633,680 Term: 2054 Rate: 6.5% Type: Adj Use: 3 Bdrm Gambrel, Lot: 4805sf Prior Sale: \$212,000 (10/98)	
119 W HIGHLAND AVE U:2.....	\$775,000
B: Matthew Blackbourn & Angie Hanawa S: Highland Victorian LLC Book/Page: 82870/63, Date: 06/11/24 Mtg: Leader Bank NA \$658,750 Term: 2054 Use: Condo	
115 WASHINGTON ST.....	\$850,000
B: Shijie Lin S: Matthew R Gray, Tr for Matthew & Andrea Gray RET Doc#: 00000001958127, Date: 06/10/24 Use: 2 Bdrm Ranch, Lot: 6294sf Prior Sale: \$483,000 (12/18)	

Natick

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	75	111	
Median Price	\$785,000	\$910,000	
► REAL ESTATE SALES			
8 DEER PATH.....	\$2,010,000		
B: Jennifer Parker & Michel Awde S: Jack M Phelps & John M Phelps Book/Page: 82880/124, Date: 06/13/24 Use: 4 Bdrm Colonial, Lot: 40001sf Prior Sale: \$1,091,850 (09/03)			
10 FAIRWAY CIR U:10.....	\$625,000		
B: Vincent F Hunnefeld S: Patricia A Thrower Book/Page: 82880/154, Date: 06/13/24 Use: 2 Bdrm Condo			
11 FOSKETT CT.....	\$850,000		
B: Wssk LLC S: N & C Christie LLC Book/Page: 82876/425, Date: 06/12/24 Use: Apartment Bldg - 4-8 Units, Lot: 6621sf			
17 HUDSON ST.....	\$680,000		
B: Nardone Corp S: 17 Hudson Street LLC Book/Page: 82874/179, Date: 06/12/24 Use: 2 Bdrm Bngl/Cottage, Lot: 5001sf Prior Sale: \$450,000 (08/23)			
37 LONGFELLOW RD.....	\$665,000		
B: High End Homes LLC S: Fisher Ft & James E Fisher Jr Doc#: 00000001958299, Date: 06/12/24 Use: 3 Bdrm Ranch, Lot: 11800sf			
44 N MAIN ST U:3.....	\$720,000		
B: Mark I Bazalaki S: Jingtong Liu & Yuchen Chen Book/Page: 82883/64, Date: 06/13/24 Mtg: First Cmnty Mtg Inc \$612,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$537,500 (01/18)			
40 NOUVELLE WAY U:N844.....	\$565,000		
B: Yunjung M Kang & Yoon H Kang S: Brian M Lilly Book/Page: 82890/464, Date: 06/14/24 Use: 1 Bdrm Condo Prior Sale: \$285,000 (10/09)			
19 ROCKRIDGE RD.....	\$1,193,000		
B: Eric K Hill S: William P Kiniklis & Lisa M Kiniklis Book/Page: 82885/303, Date: 06/14/24 Mtg: Radius Financial Grp \$822,400 Term: 2054 Use: 4 Bdrm Raised Ranch, Lot: 40485sf Prior Sale: \$590,000 (08/10)			
48 SILVER HILL LN U:21.....	\$330,000		
B: Ashish Singhal & Urvasi Agarwal S: Daniel Silverman Book/Page: 82866/332, Date: 06/10/24 Mtg: Guild Mortgage Co \$231,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$293,000 (02/23)			
11 UNION ST U:A.....	\$1,499,000		
B: David Rittner & Julia Berkowitz S: Steven A Ross & Kristi Ross Book/Page: 82886/106, Date: 06/14/24 Use: Condo			
58 VILLAGE BROOK LN U:23.....	\$325,000		
B: Nirmal K Gunaseelan, Tr for 58vb123 Rt S: Alexander Konstanty Book/Page: 82864/249, Date: 06/10/24 Use: 1 Bdrm Condo Prior Sale: \$173,000 (08/08)			
42 WATER ST.....	\$915,000		
B: Michael Spiller & Stephanie Dworin S: Kimberly Paggi & Adam Paggi Book/Page: 82883/161, Date: 06/13/24 Mtg: Sharon & Crescent Uni \$732,000 Term: 2054 Rate: 6.8% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 14776sf Prior Sale: \$422,500 (06/12)			

25 WESTLAKE RD.....	\$1,825,000
B: Firas J Akrawi & Elsie Z Akrawi S: S&S Development Group LLC Book/Page: 82878/121, Date: 06/12/24 Mtg: Guaranteed Rate Inc \$1,005,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 11700sf Prior Sale: \$690,000 (05/23)	
11 WILGREEN RD.....	\$915,000
B: Katharine Griffey S: Julia A Porter, Tr for Griffith-Porter Rt Book/Page: 82888/546, Date: 06/14/24 Use: 4 Bdrm Cape Cod, Lot: 10193sf Prior Sale: \$217,500 (06/89)	

Newton

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	156	158	
Median Price	\$1,635,000	\$1,652,500	
► REAL ESTATE SALES			
138 ALBEMARLE RD.....	\$1,625,000		
B: Stephanie Page S: Lisa Cohen & Neil Halin Book/Page: 82864/523, Date: 06/10/24 Use: 3 Bdrm Tudor, Lot: 7020sf Prior Sale: \$312,500 (10/92)			
115 BEETHOVEN AVE.....	\$1,250,000		
B: 115 Beethoven Avenue LLC S: Eleonora B Abrahamer & Daniel L Perlman Book/Page: 82880/369, Date: 06/13/24 Use: 3 Bdrm Ranch, Lot: 7500sf Prior Sale: \$222,000 (02/93)			
46 BRAELAND AVE U:46.....	\$1,360,000		
B: Ning Bao & Sarah Harrison S: Peter Stewart & Erin Stewart Book/Page: 82884/84, Date: 06/14/24 Mtg: Guild Mortgage Co \$910,000 Term: 2054 Use: 4 Bdrm Condo, Lot: 5929sf Prior Sale: \$926,500 (03/20)			
34 BROOKSIDE AVE U:1.....	\$1,800,000		
B: Yang Shi & Jie Chen S: Bond Development LLC Book/Page: 82870/517, Date: 06/11/24 Mtg: US Bank NA \$1,260,000 Term: 2054 Use: Condo			
39 CENTRAL AVE.....	\$1,400,000		
B: Jason A Penninger & Stephanie S Penninger S: Judy M Amlie Book/Page: 82883/234, Date: 06/13/24 Mtg: US Bank NA \$1,120,000 Term: 2054 Rate: 6.8% Type: Adj Use: 3 Bdrm Colonial, Lot: 6840sf Prior Sale: \$671,500 (07/08)			
530 CHESTNUT ST.....	\$3,007,500		
B: Lokesh Khosla & Indu Khosla S: Andrea G Edlow & Brian Edlow Book/Page: 82870/461, Date: 06/11/24 Mtg: Leader Bank NA \$600,000 Term: 2054 Rate: 6.3% Type: Adj Use: 4 Bdrm Contemporary, Lot: 15267sf Prior Sale: \$2,220,000 (05/15)			
1092 CHESTNUT ST U:1092.....	\$1,950,000		
B: George Trees, Tr for Carolina C Munoz S: Richard D Sewall, Tr for 1092-1094 Chestnut St Rt Book/Page: 82890/474, Date: 06/14/24 Use: Condo			
1096 CHESTNUT ST U:1096.....	\$1,725,000		
B: Mona Lucier & Patrick Lucier S: Richard D Sewall, Tr for 1092-1094 Chestnut St Rt Book/Page: 82877/323, Date: 06/12/24 Use: Condo			
21 DURANT ST.....	\$2,000,000		
B: Dor Aharony & Nicole C Holguin S: Charles H Langmuir 2nd Book/Page: 82863/27, Date: 06/10/24 Mtg: Leader Bank NA \$1,250,000 Term: 2054 Use: 4 Bdrm Victorian, Lot: 15315sf Prior Sale: \$970,000 (05/02)			
77 FLORENCE ST U:508S.....	\$1,330,000		
B: Paula Roth S: Gabriel Jakobson Book/Page: 82870/249, Date: 06/11/24 Use: 2 Bdrm Condo, Lot: 332926sf Prior Sale: \$750,000 (10/15)			
127 GORDON RD.....	\$1,965,000		
B: Glen Donovan & Zoe Donovan S: Beth A Israel, Tr for 127 Gordon Road Rt Book/Page: 82885/36, Date: 06/14/24 Use: 4 Bdrm Tudor, Lot: 14725sf			
9 GROVE HILL AVE.....	\$1,320,000		
B: Wei Fan & Jie Chen S: Viktor Kushch & Volha Nikalaichuk Book/Page: 82868/434, Date: 06/11/24 Mtg: Gold Capital Corp \$380,000 Term: 2054 Rate: 7.4% Type: Adj Use: 3 Bdrm Old Style, Lot: 8114sf Prior Sale: \$620,000 (12/17)			
47 HANCOCK AVE.....	\$3,450,000		
B: Owen Footer & Shannon Footer S: Barbara B Mason Book/Page: 82877/543, Date: 06/12/24 Mtg: Citibank NA \$2,932,500 Term: 2054 Rate: 6.5% Type: Adj Use: 6 Bdrm Victorian, Lot: 33299sf			
45 MARLBORO ST U:47.....	\$2,000,000		
B: Min J Yoo S: 45-47 Hilltop St LLC Book/Page: 82865/514, Date: 06/10/24 Use: Condo			
144 MIDDLESEX RD U:1.....	\$899,000		
B: Katharine W Brown & Gregory C Brown S: John J Peters & Cassandra S Peters Book/Page: 82865/343, Date: 06/10/24 Mtg: Guaranteed Rate Inc \$719,200 Term: 2054 Use: 3 Bdrm Condo, Lot: 33414sf Prior Sale: \$810,000 (08/21)			
16 MOUNT ALVERNIA RD.....	\$1,700,000		
B: Nikhil Kejrival & Kusum Dhanania S: Jean P Valette, Tr for Mount Alvernia Rt Book/Page: 82889/85, Date: 06/14/24 Mtg: First Tech FCU \$1,200,000 Term: 2054 Rate: 6.9% Type: Adj Use: 3 Bdrm Tudor, Lot: 6086sf			
210 NAHANTON ST U:401.....	\$1,031,000		
B: Judith M Brown, Tr for Judith Marcy Brown RET S: Hans Fisher, Tr for Hans Fisher RET Book/Page: 82866/523, Date: 06/10/24 Mtg: Needham Bk \$412,400 Term: 2054 Use: 2 Bdrm Condo, Lot: 1251043sf Prior Sale: \$573,200 (09/10)			
41 NOBSCOT RD.....	\$2,499,000		
B: Cynthia Campo & Luke A Anderson S: Sandra M Brenman Book/Page: 82881/420, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$1,999,200 Term: 2054 Use: 6 Bdrm Colonial, Lot: 17140sf Prior Sale: \$525,000 (05/93)			
81 NORWOOD AVE U:5.....	\$573,500		
B: Deborah Sunter S: Aries Generation LLC Doc#: 00000001958367, Date: 06/12/24 Mtg: CMG Mortgage Inc \$233,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 71710sf Prior Sale: \$500,000 (01/20)			

183 OAK ST U:206.....	\$780,000
B: Eric Lin & Susan Lin S: Biao Wang & Haorong Xu Book/Page: 82882/502, Date: 06/13/24 Use: 2 Bdrm Condo, Lot: 148104sf Prior Sale: \$654,000 (03/19)	
28 OAKLAND ST U:28.....	\$865,000
B: Diana Paratore S: Irina Kozorez Book/Page: 82889/277, Date: 06/14/24 Mtg: Dedham Inst for Svgs \$692,000 Term: 2054 Use: 3 Bdrm Condo, Lot: 2900sf Prior Sale: \$674,000 (08/20)	
51 PETTEE ST U:43.....	\$595,000
B: Michelle Chan S: Bryce M Carreiro, Tr for Carreiro Ft Book/Page: 82864/544, Date: 06/10/24 Use: 1 Bdrm Condo, Lot: 75305sf Prior Sale: \$429,000 (12/21)	
20 RENEE TER.....	\$1,275,000
B: 20 Renee LLC S: Stephen Weinstein, Tr for Stephen Weinstein Irt Book/Page: 82878/154, Date: 06/12/24 Mtg: Walpole Coop Bank \$2,593,000 Use: 2 Bdrm Raised Ranch, Lot: 10400sf	
3 SAGO ST U:3.....	\$1,375,000
B: Ting-Wen Wang S: Xuan Ye & Yan Jin Book/Page: 82888/333, Date: 06/14/24 Use: 3 Bdrm Condo, Lot: 8263sf	

North Reading

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	44	31	
Median Price	\$783,500	\$906,000	
► REAL ESTATE SALES			
5 CRESTWOOD RD.....	\$1,360,000		
B: Nalbo Campos & Mara Campos S: Anthony M Dimascio, Tr for Giuseppe Dimascio Irt Book/Page: 82887/302, Date: 06/14/24 Mtg: JPMorgan Chase Bank \$1,088,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 40075sf Prior Sale: \$135,000 (08/91)			
193 ELM ST U:5-16.....	\$810,460		
B: Robert E Dowling & Hannah Dowling S: Bruce A Favorat & Diane M Favorat Book/Page: 82887/467, Date: 06/14/24 Use: Condo			
1 GREENBRIAR DR U:202.....	\$355,000		
B: Lindsay Reardon S: Daniel Connelly & John Connelly Doc#: 00000001958244, Date: 06/11/24 Mtg: Cambridge Svgs Bk \$284,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$197,000 (06/15)			
7 GREENBRIAR DR U:207.....	\$312,500		
B: Marilyn G Reid S: George Howe & Sumie Howe Doc#: 00000001958570, Date: 06/14/24 Use: 1 Bdrm Condo Prior Sale: \$211,000 (07/19)			
16 MARBLEHEAD ST.....	\$777,000		
B: Gowtham Nakka & Sakshi Gupta S: Michael J Indigaro & Samantha N Indigaro Book/Page: 82870/203, Date: 06/11/24 Mtg: Inst Svgs Newburyport \$462,000 Term: 2034 Use: 3 Bdrm Ranch, Lot: 16117sf Prior Sale: \$700,000 (06/22)			
280 MARTINS LNDG U:406.....	\$739,999		
B: Bruce A Favorat & Diane M Favorat S: Pulte Hm Of New Eng LLC Book/Page: 82880/287, Date: 06/13/24 Use: Condo			
280 MARTINS LNDG U:8201.....	\$741,445		
B: Roberta J Aufranc S: Pulte Hm Of New Eng LLC Book/Page: 82873/129, Date: 06/12/24 Use: Condo			
280 MARTINS LNDG U:8203.....	\$470,890		
B: Anne M Busler S: Pulte Hm Of New Eng LLC Book/Page: 82865/208, Date: 06/10/24 Use: Condo			
280 MARTINS LNDG U:8209.....	\$529,375		
B: Deborah R Burton S: Pulte Hm Of New Eng LLC Book/Page: 82878/25, Date: 06/12/24 Use: Condo			
280 MARTINS LNDG U:8305.....	\$596,610		
B: Heather A Lane S: Pulte Hm Of New Eng LLC Book/Page: 82871/274, Date: 06/11/24 Use: Condo			

Reading

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	60	67	
Median Price	\$805,000	\$820,000	
► REAL ESTATE SALES			
147 BELMONT ST.....	\$1,257,500		
B: Daniel Jaenicke & Maura Brady S: Kevin C Murray & Elizabeth L Murray Book/Page: 82890/254, Date: 06/14/24 Mtg: Cambridge Svgs Bk \$1,006,000 Term: 2054 Rate: 6.8% Type: Adj Use: 3 Bdrm Colonial, Lot: 45302sf Prior Sale: \$663,500 (07/04)			
64 COLONIAL DR.....	\$1,300,523		
B: David L Day & Megan C Day S: Barbara J Scott, Tr for 64 Colonial Dr Reading Rt Book/Page: 82867/453, Date: 06/10/24 Mtg: Northern Hm Loans LLC \$1,000,000 Term: 2054 Rate: 6.8% Type: Adj Use: 4 Bdrm Colonial, Lot: 20569sf			
51 FOREST ST.....	\$805,000		
B: Richard Otte S: Timothy Meyers Book/Page: 82871/232, Date: 06/11/24 Mtg: Digital FCU \$603,750 Term: 2054 Use: 3 Bdrm Ranch, Lot: 13051sf Prior Sale: \$625,500 (07/20)			
12 HANCOCK ST.....	\$740,000		
B: Alexandra Hettler & Daniel Hettler S: Daniel W Knowles Doc#: 00000001958376, Date: 06/12/24 Mtg: United Wholesale Mtg \$629,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 4330sf			
12 HANCOCK ST.....	\$740,000		
B: Alexandra Hettler & Daniel Hettler S: Daniel W Knowles Book/Page: 82878/402, Date: 06/12/24 Use: 4 Bdrm Colonial, Lot: 4330sf Prior Sale: \$740,000 (06/24)			
123 LILAH LN.....	\$1,369,000		
B: Brian P Quinn & Hilary A Quinn S: Robert E Moses, Tr for Harriet W Backus Irt Book/Page: 82871/466, Date: 06/11/24 Mtg: Guaranteed Rate Inc \$958,300 Term: 2054 Use: 4 Bdrm Colonial, Lot: 48352sf Prior Sale: \$399,900 (07/94)			

444 LOWELL ST.....	\$674,600
B: Opendorf Property J LLC S: Catherine A Horan-Gray Book/Page: 82888/300, Date: 06/14/24 Use: 2 Bdrm Cape Cod, Lot: 7780sf Prior Sale: \$375,000 (03/16)	
245 SUMMER AVE.....	\$1,850,000
B: Gregory A Plichta & Alexa D Anderson S: Thomas A Rutledge & Johanna L Rutledge Book/Page: 82887/428, Date: 06/14/24 Mtg: Bank of America NA \$1,000,000 Term: 2054 Rate: 5.9% Type: Adj Use: 5 Bdrm Colonial, Lot: 20399sf Prior Sale: \$1,500,000 (03/19)	
605 SUMMER AVE U:4-204.....	\$400,000
B: Basil T Paquet & Sandra K Paquet S: Conway Patricia A Est & Ann Zona Book/Page: 82871/440, Date: 06/11/24 Mtg: River Works CU \$320,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$235,000 (04/02)	
6 TAYLOR DR U:6.....	\$1,425,000
B: Aftab Khan S: Johnson Woods Realty Corp Book/Page: 82865/195, Date: 06/10/24 Use: Condo	
34 TORRE ST.....	\$465,000
B: Garland LLC S: Michael W Sheridan Book/Page: 82882/516, Date: 06/13/24 Use: 2 Bdrm Ranch, Lot: 8316sf Prior Sale: \$255,000 (12/06)	
183 WASHINGTON ST.....	\$950,000
B: Brandy L Hopkins & Robert K Hopkins S: Holly A Hirst & Jonathan D Hirst Book/Page: 82880/584, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$760,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 10049sf Prior Sale: \$585,000 (06/19)	

Sherborn

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	16	20	
Median Price	\$1,074,775	\$1,249,375	
► REAL ESTATE SALES		</	

MIDDLESEX REGISTRY continued

30 MCINTOSH DR U:30 \$750,000
B: Gabriela H Clough
S: Laura Comey
Book/Page: 82873/562, Date: 06/12/24
Use: 3 Bdrm Condo

Sudbury

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 57 65
Median Price \$1,130,000 \$1,163,000

REAL ESTATE SALES

5 FORD RD \$1,235,000
B: Samuel Freeland & Jennifer Freeland
S: Patrick Herguth & Sunny Herguth
Book/Page: 82867/284, Date: 06/10/24
Mtg: Trident Home Loans \$845,437
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 60037sf
Prior Sale: \$558,000 (04/11)

109 HERON LN U:54 \$941,690
B: David D Klipper
S: Pulite Hm Of New Eng LLC
Book/Page: 82874/27, Date: 06/12/24
Use: Condo

55 HICKORY RD \$1,210,000
B: Wei Wang & Na Li
S: Richard E Stakutis & Michelle K Stakutis
Book/Page: 82882/127, Date: 06/13/24
Mtg: JPMorgan Chase Bank \$766,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 30056sf
Prior Sale: \$860,000 (08/13)

6 OLD COUNTY RD U:10 \$1,025,000
B: Tanmayee R Sapre & Shripad V Chandrachod
S: Catherine E Dinardo
Book/Page: 82866/103, Date: 06/10/24
Mtg: Leader Bank NA \$820,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$640,000 (05/18)

28 PADDOCK WAY \$4,300,000
B: Mark Notkin, Tr for 28 Paddock Way Rt
S: Lynne M Sullivan
Book/Page: 82880/520, Date: 06/13/24
Use: 5 Bdrm, Lot: 207270sf
Prior Sale: \$880,000 (03/11)

107 PLYMPTON RD \$2,411,000
B: Thais Fell & James M Fell Jr
S: Robert S Erman & Sharon L Erman
Doc#: 00000001958273, Date: 06/11/24
Mtg: Winchester Svgs Bk \$1,928,800
Term: 2054
Use: 4 Bdrm Colonial, Lot: 87916sf
Prior Sale: \$1,342,500 (05/18)

12 SYCAMORE RD \$905,000
B: Dustin Hartzler & Arianne Hartzler
S: Marisa Harvey, Tr for Marisa C Harvey RET
Book/Page: 82867/1, Date: 06/10/24
Mtg: Guild Mortgage Co \$801,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 23087sf
Prior Sale: \$555,000 (08/17)

Townsend

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 16 29
Median Price \$496,000 \$435,000

REAL ESTATE SALES

17 BIRCH LN \$505,000
B: Kristin D Donahue
S: John M Tuomi
Book/Page: 82863/226, Date: 06/10/24
Mtg: Rocket Mortgage LLC \$404,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 23457sf
Prior Sale: \$430,000 (01/22)

13 SMITH ST \$365,000
B: Robert A Galuffo
S: Kevin J Barrett, Tr for Barrett Ft Of 2019
Book/Page: 82890/225, Date: 06/14/24
Mtg: Rockland Tr Co \$292,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 31751sf

51 SPAULDING ST \$560,000
B: Cristan Landry & Jason E Taylor
S: Anthony Lorenzo & Laurie Lorenzo
Book/Page: 82889/388, Date: 06/14/24
Mtg: Rocket Mortgage LLC \$448,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 28131sf
Prior Sale: \$341,000 (04/18)

Wakefield

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 51 55
Median Price \$700,000 \$783,000

REAL ESTATE SALES

80 ELM ST \$843,000
B: Jerald DeFrancisco & Isabel C Gomes
S: Karen Patras, Tr for Karen Patras Lt
Book/Page: 82871/347, Date: 06/11/24
Mtg: Guaranteed Rate Inc \$543,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 10041sf
Prior Sale: \$470,000 (07/08)

14 FOREST RD \$1,450,000
B: Michael Tarr & Sara Rezaei
S: Miguel Bobadilla & Emely Bobadilla
Book/Page: 82884/1, Date: 06/14/24
Mtg: Citibank Na \$1,160,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Colonial, Lot: 24577sf
Prior Sale: \$580,000 (09/20)

80 GREENWOOD AVE \$877,000
B: Maryann Hamed & Hazem Hamed
S: Jon R Voss
Book/Page: 82875/551, Date: 06/12/24
Mtg: Liberty Bay CU \$652,000
Term: 2054
Use: 2-Family Conventional, Lot: 8821sf
Prior Sale: \$574,000 (04/20)

23 LAUREL ST \$756,000
B: Jacob M Downs & Lily K Hanlon
S: Andrew G St Jean & Lauren S Lessard
Book/Page: 82867/528, Date: 06/10/24
Use: 3 Bdrm Bngl/Cottage, Lot: 17001sf
Prior Sale: \$557,000 (07/20)

300 LOWELL ST \$705,000
B: Francois Cheriffs & Marie M Cheriffs
S: Delcore Joseph C Est & Stephen W Delcore
Book/Page: 82891/5, Date: 06/14/24
Mtg: Nations Direct Mtg \$669,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13199sf

176 MAIN ST \$1,005,000
B: Mark Iafraate & Elizabeth Iafraate
S: John H Watson & Watson M Devaney
Doc#: 000000001958508, Date: 06/14/24
Mtg: Pennington Loan Service \$845,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5854sf
Prior Sale: \$180,000 (06/08)

317 MAIN ST U:7 \$440,000
B: Richard Donnelly, Tr for R & Pamela Donnelly Rt
S: R&M Wakefield Prop LLC
Book/Page: 82891/137, Date: 06/14/24
Use: 1 Bdrm Condo

6 NELLY ST U:1 \$560,500
B: Cheryl A Tavares
S: Majid Pourshadi, Tr for Nelly Street Nt
Book/Page: 82877/56, Date: 06/12/24
Mtg: New American Funding \$160,500
Term: 2054
Use: Condo

6 NELLY ST U:2 \$535,500
B: Luis A Abrego
S: Majid Pourshadi, Tr for Nelly Street Nt
Book/Page: 82873/519, Date: 06/12/24
Mtg: Max Aria Pourshadi \$533,000
Term: 2054
Use: Condo

60 SPRING ST \$850,000
B: Brian P Connolly & Maureen M Connolly
S: Lawrence G Kerrigan & Michelle S Boucher
Book/Page: 82875/516, Date: 06/12/24
Mtg: Guaranteed Rate Inc \$774,562
Term: 2054
Use: 5 Bdrm Colonial, Lot: 16618sf
Prior Sale: \$650,000 (08/18)

381 VERNON ST \$633,000
B: Hillary Du & Josimar Correia
S: Pamela L Armstrong, Tr for Carnes Ft
Book/Page: 82887/598, Date: 06/14/24
Mtg: Leader Bank NA \$506,400
Term: 2054
Use: 2 Bdrm Ranch, Lot: 49223sf

Waltham

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 88 82
Median Price \$754,950 \$776,750

REAL ESTATE SALES

231 BEAL RD \$650,000
B: 231 Beal Rd LLC
S: Irene Dagostino, Tr for Ann M Cody Ft
Doc#: 000000001958476, Date: 06/14/24
Mtg: Watertown Svgs Bk \$1,337,500
Use: 4 Bdrm Cape Cod, Lot: 7575sf

14 CHATHAM LN \$2,075,000
B: Carol Rourke, Tr for 14 Chatham Lane Rt
S: Vesuvius Realty Dev LLC
Book/Page: 82884/288, Date: 06/14/24
Use: 4 Bdrm Raised Ranch, Lot: 150025sf
Prior Sale: \$950,000 (06/22)

204 CLOCKTOWER DR U:310 \$760,000
B: Leslie Schwenk, Tr for Leslie Schwenk RET
S: Richard L Hickey & Margaret C Hickey
Book/Page: 82879/544, Date: 06/13/24
Use: 2 Bdrm Condo
Prior Sale: \$720,000 (10/23)

357 CRESCENT ST \$1,300,000
B: Khalil Ramadi & Yasmin Chebbi
S: Christopher E Thome & Amy E Fantasia
Book/Page: 82879/324, Date: 06/13/24
Mtg: TD Bank NA \$1,040,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 10298sf
Prior Sale: \$812,000 (04/15)

20 DALE CIR \$905,000
B: Berj Gylakian & Yulia Gylakian
S: Janice M Donahue, Tr for Janice M Donahue Lt
Book/Page: 82877/472, Date: 06/12/24
Mtg: Watertown Svgs Bk \$505,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7401sf

15 FISKE AVE \$1,500,000
B: Opportunities For Inclusi
S: Old Fiske Church Nt & Michael J Murray Jr
Book/Page: 82883/277, Date: 06/13/24
Use: 1 Bdrm Colonial, Lot: 11339sf
Prior Sale: \$200,000 (05/98)

21 FISKE AVE \$1,500,000
B: Opportunities For Inclusi
S: Old Fiske Church Nt & Michael J Murray Jr
Book/Page: 82883/277, Date: 06/13/24
Use: Residential Developable Land, Lot: 7035sf

198 HIGH ST \$1,200,000
B: Ottoniel Vasquez & Jhennifer M Montenegro
S: John R Boudreau, Tr for Cedarhigh Rt
Book/Page: 82890/512, Date: 06/14/24
Mtg: Paul Foti \$900,000
Use: Mixed Use-Prim Res & Comm, Lot: 5650sf
Prior Sale: \$400,000 (01/21)

124 LAURICELLA LN \$1,525,000
B: Jing Xie & Tianwei Chen
S: Mwamba Kasanganayi & Osumba H Kasanganayi
Book/Page: 82887/60, Date: 06/14/24
Use: 3 Bdrm Colonial, Lot: 15473sf
Prior Sale: \$1,100,000 (02/19)

120 MASSASOIT ST U:1 \$640,000
B: Kathryn B Johnson & Mark G Schafer
S: Patricia M Russell, Tr for Patricia M Russell RET
Book/Page: 82875/464, Date: 06/12/24
Mtg: Ally Bank \$360,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$134,500 (08/95)

83 PARMENTER RD U:2 \$1,100,000
B: J G & Carrie S Khouri Ft & John G Khouri 3rd
S: Four Winns Dev LLC
Book/Page: 82880/430, Date: 06/13/24
Mtg: Mortgage Corp Eastlll \$735,000
Term: 2054
Use: Condo

44 RIVERSIDE DR \$1,400,000
B: Dan L Perlman & Eleonora B Abrahamer
S: Fulton Margaretta L Est & William R Fulton
Doc#: 000000001958451, Date: 06/13/24
Use: 3 Bdrm Ranch, Lot: 13765sf

Watertown

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 27 30
Median Price \$870,000 \$838,500

REAL ESTATE SALES

4 ADAMS ST \$1,410,000
B: 4 Adams Street LLC
S: Mark A Grassia & Elena Grassia
Book/Page: 82876/546, Date: 06/12/24
Use: 3-Family Multi-Unt Bldg, Lot: 3746sf
Prior Sale: \$742,000 (06/13)

236 ARLINGTON ST U:236 \$695,000
B: Paul I Mohan-Das & Benedicta Chumo
S: Darya Mattes & Shaahar Colt
Book/Page: 82889/450, Date: 06/14/24
Mtg: United Wholesale Mtg \$556,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$580,000 (07/20)

48 BIGELOW AVE U:16 \$625,000
B: Marc Goldfinder & Mary E Rohman
S: Matthew Dermauelian, Tr for Haid Der Manuelian 1999 T
Book/Page: 82882/371, Date: 06/13/24
Use: 2 Bdrm Condo
Prior Sale: \$336,000 (06/12)

89 BOYLSTON ST \$1,290,000
B: Zhe Li & Emily B Avery-Miller
S: Eleanor Craig & Toby Oldham
Doc#: 000000001958158, Date: 06/10/24
Mtg: Sharon & Crescent Uni \$975,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2-Family Family Flat, Lot: 4879sf
Prior Sale: \$940,000 (05/20)

11 CALIFORNIA PARK \$775,000
B: Sunni Home LLC
S: Leo F Slamin Jr
Book/Page: 82883/297, Date: 06/13/24
Mtg: Crowd Lending Fund \$735,000
Use: 3 Bdrm Colonial, Lot: 5271sf
Prior Sale: \$142,500 (08/96)

48 EVANS ST U:48 \$280,000
B: Junliu Zhang
S: Cody M Wilson
Book/Page: 82876/20, Date: 06/12/24
Mtg: East West Bank \$527,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: \$435,000 (08/14)

31 LONGFELLOW RD \$1,100,000
B: Dusan Curic & Vesna Curic
S: Edward T Manning & Barbara A Manning
Doc#: 000000001958436, Date: 06/13/24
Mtg: Guaranteed Rate Inc \$600,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5750sf

272 PALFREY ST U:272 \$1,255,000
B: Aswarth Ilangovan & Kelly Reiser
S: Daniel J Prior & Jennifer N Prior
Book/Page: 82876/311, Date: 06/12/24
Mtg: Cross Country Mtg Inc \$1,004,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: \$789,900 (05/17)

50 WATERTOWN ST U:408 \$610,000
B: Marcela R Vasquez
S: Patricia Wong
Doc#: 000000001958371, Date: 06/12/24
Mtg: Cambridge Svgs Bk \$270,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$130,000 (12/96)

44 WHITNEY ST \$927,500
B: Sara E Thompson
S: Tyler C Kemp-Benedict & Eric J Kemp-Benedict
Book/Page: 82881/53, Date: 06/13/24
Use: 2 Bdrm Colonial, Lot: 5227sf
Prior Sale: \$627,500 (11/16)

26 WILMOT ST \$903,000
B: Laura S Varon, Tr for 26 Wilmot Street Rt
S: Michael Sarcona & Brandon Moore
Doc#: 000000001958488, Date: 06/14/24
Use: 2 Bdrm Conventional, Lot: 5009sf
Prior Sale: \$800,000 (04/22)

FORECLOSURE DEEDS

12 MELENDY AVE \$965,000
B: 12 Melendy Ave LLC
S: Kris Hagopian & Us Bank Na Tr
Book/Page: 82865/140, Date: 06/10/24
Use: 5 Bdrm Colonial, Lot: 5532sf
Prior Sale: \$526,000 (08/07)

Wayland

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 29 33
Median Price \$1,000,000 \$1,230,000

REAL ESTATE SALES

18 ADAMS LN \$2,150,000
B: William Nugent & Kristina Morrocco
S: John T Garcia & Elizabeth A Garcia
Book/Page: 82875/263, Date: 06/12/24
Use: Residential-Multiple Bldgs, Lot: 60548sf
Prior Sale: \$1,120,000 (07/14)

1 EMMELINE PATH U:1 \$1,525,000
B: Joanna Markham
S: Tamposi Brothers I LLC
Book/Page: 82874/507, Date: 06/12/24
Use: 3 Bdrm Condo

119 LINCOLN RD \$3,250,000
B: Maire Jung & Kevin Jung
S: Robert Waldron & Jennifer Waldron
Book/Page: 82888/77, Date: 06/14/24
Mtg: M&T Bank NA \$2,050,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 66211sf
Prior Sale: \$1,870,000 (07/17)

Weston

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 43 38
Median Price \$2,020,000 \$2,370,000

REAL ESTATE SALES

21 BAKERS HILL RD \$1,800,000
B: Yingjun Mu & Qi Wang
S: Michael Arbel & Yael Arbel
Book/Page: 82876/128, Date: 06/12/24
Mtg: JPMorgan Chase Bank \$750,000
Term: 2044
Use: 5 Bdrm Contemporary, Lot: 30057sf
Prior Sale: \$1,030,000 (09/14)

109 CHESTNUT ST \$8,500,000
B: Daniel Domb & Rebecca Vaysburd
S: Martin F Roper & Susan L Littlefield
Book/Page: 82866/261, Date: 06/10/24
Mtg: Citizens Bank \$5,525,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 7 Bdrm Colonial, Lot: 75246sf
Prior Sale: \$6,805,000 (02/10)

120 CHURCH ST \$1,680,000
B: Yانبiao Li & Lei Yan
S: Siri R Khalsa, Tr for 120 Church Street Nt
Book/Page: 82888/25, Date: 06/14/24
Use: 2 Bdrm Contemporary, Lot: 46226sf
Prior Sale: \$1,325,000 (02/21)

186 MEADOWBROOK RD \$6,995,000
B: Tao Lin
S: James F Langway
Book/Page: 82889/555, Date: 06/14/24
Use: 5 Bdrm Conventional, Lot: 40000sf
Prior Sale: \$5,800,000 (12/21)

78 MERRIAM ST \$3,715,000
B: Alan Hirzel & Valerie Hirzel
S: Carolyn V Braun
Book/Page: 82865/428, Date: 06/10/24
Use: 5 Bdrm Cape Cod, Lot: 60000sf
Prior Sale: \$2,275,000 (11/13)

83 WEBSTER RD \$2,600,000
B: Mark Roper & Nina Keough
S: John W Phillips, Tr for Margaret W Phillips RET
Book/Page: 82866/43, Date: 06/10/24
Mtg: Enterprise Bk & Tr Co \$1,950,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 6 Bdrm Colonial, Lot: 95719sf

15 WHITNEY TAVERN RD \$1,505,000
B: 15 Whitney Tavern LLC
S: Dersim LLC
Book/Page: 82889/119, Date: 06/14/24
Mtg: Village Bank \$1,100,000
Use: 5 Bdrm Raised Ranch, Lot: 60000sf
Prior Sale: \$1,505,000 (06/24)

15 WHITNEY TAVERN RD \$1,505,000
B: Dersim LLC
S: Ann M Macdonnell 2009 RET & Wilson D Rogers 3rd
Book/Page: 82867/220, Date: 06/10/24
Use: 5 Bdrm Raised Ranch, Lot: 60000sf

Winchester

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 54 70
Median Price \$1,368,000 \$1,516,250

REAL ESTATE SALES

59 CHARLES RD U:59 \$750,000
B: Nicole N Kassissieh
S: Stanley Holdings LLC
Book/Page: 82887/94, Date: 06/14/24
Mtg: Leader Bank NA \$400,000
Term: 2054
Use: 3 Bdrm Condo

2 CHESTNUT ST \$1,580,000
B: Mark S Donnellan
S: Shuang Zhang & Jian Chen
Book/Page: 82871/122, Date: 06/11/24
Mtg: Newburyport Five Cent \$2,406,000
Use: 4 Bdrm Split Entry, Lot: 11090sf
Prior Sale: \$607,000 (11/09)

7 CONANT RD U:41 \$732,500
B: Yun H Tang & Celine F Li
S: Irina Rolshud
Book/Page: 82872/475, Date: 06/11/24
Mtg: General Mortgage Corp \$438,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$310,000 (06/00)

22 FELLS RD \$1,285,000
B: Jeffrey Gerlach & Stephanie Laing
S: David A August, Tr for August-Smith Ft
Book/Page: 82867/503, Date: 06/10/24
Mtg: Bangor Savings Bank \$735,000
Term: 2044
Use: 3 Bdrm Colonial, Lot: 5998sf
Prior Sale: \$497,500 (01/13)

116 FOREST ST \$900,000
B: Rinat Aksianov & Alla Belova
S: Manish Bansal & Pragati Mithal
Book/Page: 82881/235, Date: 06/13/24
Mtg: Movement Mtg LLC \$690,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5706sf
Prior Sale: \$472,000 (08/13)

344 HIGHLAND AVE \$1,200,000
B: Elizabeth Montgomery & Ryan Montgomery
S: John Moriarty & Carol C Moriarty
Doc#: 000000001958484, Date: 06/14/24
Mtg: John Moriarty \$990,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11421sf
Prior Sale: \$2,115,000 (07/18)

6 LAKEVIEW RD \$2,100,000
B: Silvana Bruno
S: Tina S Lee
Book/Page: 82887/164, Date: 06/14/24
Mtg: Winchester Cp Bk \$1,650,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Revival, Lot: 11578sf
Prior Sale: \$1,955,000 (06/17)

49 LEDYARD RD \$1,679,000
B: Steven J Krausert & Sheila Krausert
S: Ellen B Fusco, Tr for Ellen B Greer Ft
Book/Page: 82876/555, Date: 06/12/24
Mtg: Morgan Stanley Privat \$1,259,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13390sf
Prior Sale: \$428,500 (07/99)

10 WYMAN CT U:10 \$740,000
B: Steven Desandis & Kristen K Desandis
S: Gregory B Zuch & Carolyn M Sirois
Book/Page: 82889/162, Date: 06/14/24
Mtg: Guaranteed Rate Inc \$610,000
Term: 2054
Use: 3 Bdrm Condo

Woburn

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 68 81
Median Price \$625,000 \$724,900

REAL ESTATE SALES

74 BEACH ST U:1-7 \$300,000
B: Victoria Luongo
S: John J Falkenstrom & Kathleen A Falkenstrom
Book/Page: 82885/445, Date: 06/14/24
Mtg: E Cambridge Svgs Bk \$255,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$152,000 (05/14)

8 DONNA RD \$759,000
B: Kianan Faham
S: Thomas C Diorio, Tr for Telluride RET
Book/Page: 82867/148, Date: 06/10/24
Mtg: Guild Mortgage Co \$559,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 17424sf

9 KAREN RD \$778,000
B: Russell O Gee 3rd & Tamarah M Brousseau
S: Jean P Venant & Myrlene J Venant
Book/Page: 82876/356, Date: 06/12/24
Mtg: Guaranteed Rate Affin \$622,400
Term: 2054
Use: 6 Bdrm Colonial, Lot: 10019sf
Prior Sale: \$323,500 (06/13)

38 MIDDLE ST \$550,000
B: New England Hm Buyers LLC
S: Gerald J Connors Jr
Book/Page: 82864/364, Date: 06/10/24
Mtg: Gerald J Connors Jr \$355,098
Use: 3 Bdrm Raised Ranch, Lot: 13504sf

100 MIDDLE ST \$685,000
B: Yunzhe Li
S: Cardinale Patricia M Est & Patrick Mcavoy
Book/Page: 82882/314, Date: 06/13/24
Mtg: General Mortgage Corp \$479,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$155,000 (03/93)

105-107 PLEASANT ST \$1,060,000
B: Tyler Davis & Ikechukwu Okoye
S: Dekel A Ainbinder, Tr for 105-107 Pleasant St Rt
Book/Page: 82890/427, Date: 06/14/24
Mtg: CMG Mortgage Inc \$981,500
Term: 2054
Use: 2-Family Duplex, Lot: 7405sf
Prior Sale: \$535,000 (01/16)

Bellingham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	43
Median Price	\$450,000	\$450,000

► **REAL ESTATE SALES**

41 BELLWOOD CIR U:41..... **\$395,000**
 B: Joanne M Bonetti
 S: Michael J Lavoie & Alyssa M Lavoie
 Book/Page: 41829/300, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$235,000 (02/19)

63 FARM ST **\$520,000**
 B: Huy Le
 S: New Home Investments LLC
 Book/Page: 41830/381, Date: 06/14/24
 Mtg: Guaranteed Rate Inc \$442,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 28101sf
 Prior Sale: \$250,000 (08/23)

9 IRIS LN **\$765,000**
 B: Darrell Sanders & Jazmyn Sanders
 S: Douglas H Lee
 Book/Page: 41831/119, Date: 06/14/24
 Mtg: Nationstar Mtg \$790,245
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 16257sf
 Prior Sale: \$681,341 (11/23)

4 LILAC AVE **\$182,200**
 B: Monique Skipwith
 S: Fargon LLC
 Book/Page: 41821/112, Date: 06/10/24
 Mtg: Webster Bank \$154,167
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 11252sf

49 LILAC AVE **\$809,016**
 B: Jay A Mistry & Dishani Shah
 S: Fargon LLC
 Book/Page: 41828/415, Date: 06/13/24
 Mtg: Merrimack Valley CU \$766,448
 Term: 2054 Rate: 6.0% Type: Adj
 Use: Residential Developable Land, Lot: 17254sf

7 LILY CIR **\$803,463**
 B: Ganesh K Valiveti & Pavana S Motamari
 S: Fargon LLC
 Book/Page: 41823/92, Date: 06/11/24
 Use: Residential Developable Land, Lot: 15390sf

10 LILY CIR **\$913,723**
 B: Neel S Patel & Sitara N Patel
 S: Fargon LLC
 Book/Page: 41826/19, Date: 06/12/24
 Mtg: Prestige Home Mtg LLC \$700,000
 Term: 2054
 Use: Residential Developable Land, Lot: 23488sf

61 POTHIER ST **\$450,000**
 B: Patrick J Odonnell & Kayla H Odonnell
 S: Sabrina Checca
 Book/Page: 41830/555, Date: 06/14/24
 Mtg: Hunt Mortgage \$360,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 16300sf
 Prior Sale: \$390,000 (04/23)

Braintree

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	79
Median Price	\$640,000	\$715,000

► **REAL ESTATE SALES**

501 COMMERCE DR U:3205..... **\$420,000**
 B: Alessandra Toscanini & Joshua Dossantos
 S: Amy Maguire & Sean Maguire
 Book/Page: 41831/8, Date: 06/14/24
 Use: Condo

56 COTTON AVE **\$720,000**
 B: Qingfang Yu & Wenhua Yu
 S: Gary A Holmes, Tr for Holmes Ft
 Book/Page: 41828/286, Date: 06/13/24
 Mtg: Keystone Funding \$576,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 6434sf
 Prior Sale: \$510,000 (06/17)

105 E BOSCOBEL ST **\$660,000**
 B: Io S Lam & Winnie Moy
 S: Kwanwah Liu & Meilan Liu
 Book/Page: 41825/74, Date: 06/12/24
 Mtg: Newrez LLC \$528,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 15538sf
 Prior Sale: \$379,900 (09/15)

121 HOLLIS AVE **\$580,000**
 B: Jonathan D Fazio & Colleen N Fazio
 S: Michael M Mcdonnell & Amanda Mcdonnell
 Book/Page: 41820/238, Date: 06/10/24
 Use: 4 Bdrm Old Style, Lot: 13870sf
 Prior Sale: \$580,000 (03/17)

1218 MATTHEW WOODS DR U:1218 ... **\$785,000**
 B: Amy Luk
 S: Michael J Evers, Tr for Evers-Burn RET
 Book/Page: 41821/544, Date: 06/10/24
 Use: 4 Bdrm Condo
 Prior Sale: \$590,000 (04/18)

399 POND ST U:D:3..... **\$550,000**
 B: Andrea Tirja & Anila Tirja
 S: Prafull K Srivastava & Ragini Srivastava
 Book/Page: 41827/306, Date: 06/13/24
 Mtg: Movement Mtg LLC \$495,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$388,000 (12/19)

1 REX DR **\$7,800,000**
 B: Rex Drive LLC
 S: Balmia Associates LLC
 Book/Page: 41826/243, Date: 06/12/24
 Mtg: Rockland Tr Co \$5,850,000
 Use: Manufacturing Building, Lot: 217800sf
 Prior Sale: \$3,150,000 (01/18)

159 RIVER ST **\$899,900**
 B: Jonathan Ward & Camille Hogan
 S: Scott Odonnell & Marissa L Odonnell
 Book/Page: 41828/359, Date: 06/13/24
 Mtg: Raymond James Bk FSB \$719,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 4 Bdrm Old Style, Lot: 8821sf
 Prior Sale: \$465,000 (04/15)

178 SHAW ST **\$700,000**
 B: Ashley Goulter & Christopher Ponchak
 S: Anna Soskina & Mikhail Shelemetyev
 Book/Page: 41823/160, Date: 06/11/24
 Use: 4 Bdrm Cape Cod, Lot: 9766sf
 Prior Sale: \$435,000 (07/18)

41 SHEFFIELD DR **\$1,015,000**
 B: Susannah Q Campbell & Ian P Campbell
 S: Paul F Whelan, Tr for Whelan 50 50 Int
 Doc#: 00000001537368, Date: 06/13/24
 Mtg: Guaranteed Rate Inc \$515,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 18997sf

Brookline

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	35
Median Price	\$2,450,000	\$2,400,000

► **REAL ESTATE SALES**

9 ALTON CT U:4..... **\$610,000**
 B: Brigham P Fay
 S: Yi Pu
 Book/Page: 41825/160, Date: 06/12/24
 Mtg: Leader Bank NA \$160,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$555,800 (09/20)

1272 BEACON ST U:3 **\$2,175,000**
 B: Eliza Wagner, Tr for Eliza Wagner RET
 S: Steven R Tannenbaum & Carole E Tannenbaum
 Book/Page: 41832/244, Date: 06/14/24
 Use: 4 Bdrm Condo
 Prior Sale: \$1,210,156 (05/11)

1857 BEACON ST U:1 **\$1,100,000**
 B: Michael B Gilbert
 S: Rachel Griffin
 Book/Page: 41823/437, Date: 06/11/24
 Mtg: United Wholesale Mtg \$500,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$591,000 (05/10)

46 CAMERON ST U:A..... **\$1,600,000**
 B: Brittnie A Halford & Kevin M Simon
 S: Grant Reckhow & Kelsey Reckhow
 Book/Page: 41821/265, Date: 06/10/24
 Mtg: TD Bank NA \$1,500,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$1,175,000 (09/16)

11 E MILTON RD **\$2,080,000**
 B: Frederica LLC
 S: Tsung-Chih Tsai, Tr for East Milton Rt
 Book/Page: 41823/278, Date: 06/11/24
 Mtg: UBS Bank USA \$1,248,000
 Term: 2054
 Use: 3-Family Decker, Lot: 3502sf
 Prior Sale: \$2,050,000 (10/18)

123 FREEMAN ST U:3 **\$825,000**
 B: Charles Wang
 S: Hennie Frederick C Est & Louise Rutledge
 Book/Page: 41821/574, Date: 06/10/24
 Use: 1 Bdrm Condo

22 GARRISON RD U:3..... **\$810,000**
 B: Caroline M Hsu
 S: Roy Friedman & Alina Khurgel
 Book/Page: 41831/458, Date: 06/14/24
 Mtg: MIT Federal CU \$558,900
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$775,000 (05/21)

285 GODDARD AVE **\$3,300,000**
 B: Thomas Rosenberg & Valerie Rosenberg
 S: Janelle Pena & Nicolas Pena
 Book/Page: 41825/271, Date: 06/12/24
 Mtg: Bank of America NA \$1,800,000
 Term: 2039
 Use: 5 Bdrm Cape Cod, Lot: 15242sf
 Prior Sale: \$2,200,000 (03/20)

749 HEATH ST U:749..... **\$1,395,000**
 B: Allison Buccì
 S: Cameron Realty LLC
 Book/Page: 41829/205, Date: 06/14/24
 Use: 3 Bdrm Condo
 Prior Sale: \$900,000 (09/23)

10 HOMER ST U:2..... **\$760,000**
 B: Ann Yungelson, Tr for Anna Yungelson T
 S: Benjamin B Chen
 Book/Page: 41822/340, Date: 06/11/24
 Use: 2 Bdrm Condo
 Prior Sale: \$440,000 (08/05)

8 JUNIPER ST U:22 **\$730,000**
 B: Xuesong Xu
 S: Margaret G Randall, Tr for Margaret G Randall RET
 Book/Page: 41830/75, Date: 06/14/24
 Use: 3 Bdrm Condo

144 MIDDLESEX RD U:1 **\$899,000**
 B: Katharine W Brown & Gregory C Brown
 S: John J Peters & Cassandra S Peters
 Book/Page: 41820/555, Date: 06/10/24
 Mtg: Guaranteed Rate Inc \$719,200
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$810,000 (08/21)

31 PARK ST U:4..... **\$599,000**
 B: Ronald G Miller
 S: George M Livingstone 4th
 Book/Page: 41830/528, Date: 06/14/24
 Mtg: Guaranteed Rate Inc \$200,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$322,500 (11/08)

70-80 PARK ST **\$1,138,000**
 B: Jiayl Shen
 S: Joanne K Robinson, Tr for Berol L Robinson RET
 Book/Page: 41821/14, Date: 06/10/24

33 POND AVE U:102..... **\$800,000**
 B: Felicia Wang
 S: Daniel Abramson & Rebecca K Scannell
 Book/Page: 41827/487, Date: 06/13/24
 Use: Condo

21 SEARLE AVE U:1 **\$1,307,000**
 B: William Winkelman & Benjamin Lowell
 S: Brian H Wheeler
 Book/Page: 41821/322, Date: 06/10/24
 Mtg: Guaranteed Rate Inc \$980,250
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$1,105,000 (10/20)

158 WALNUT HILL RD **\$2,400,000**
 B: Robert Cocuzzo & Jennifer Johnson
 S: John J Szlyk, Tr for John J Szlyk T
 Book/Page: 41824/413, Date: 06/12/24
 Mtg: CMG Mortgage Inc \$1,800,000
 Term: 2054
 Use: 6 Bdrm Tudor, Lot: 10764sf

88 WALNUT ST U:1 **\$1,050,000**
 B: Monica Langer
 S: Katharine T Baker-Carr, Tr for K T Baker-Carr RET
 Doc#: 00000001537441, Date: 06/14/24
 Use: 2 Bdrm Condo
 Prior Sale: \$270,000 (04/00)

108 WESTBOURNE TER U:1 **\$1,655,000**
 B: Qing L Hu-Bianco & Andrea Hu-Bianco
 S: Robin Okun & Peter Weinstein
 Book/Page: 41825/453, Date: 06/12/24
 Mtg: Guild Mortgage Co \$766,500
 Term: 2039
 Use: 4 Bdrm Condo
 Prior Sale: \$1,675,000 (05/18)

50 WINCHESTER ST U:101 **\$1,725,000**
 B: Henry Weidmuller & Alexandra B Weidmuller
 S: Jennifer P Fainberg, Tr for Jennifer P Fainberg T
 Book/Page: 41826/6, Date: 06/12/24
 Use: 2 Bdrm Condo
 Prior Sale: \$1,425,000 (05/19)

Canton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	62
Median Price	\$775,500	\$840,000

► **REAL ESTATE SALES**

1302 DAVENPORT AVE U:1302..... **\$599,000**
 B: Gregory J Donovan & Brianna E Conley
 S: David B Minori & Deborah L Minori
 Book/Page: 41821/448, Date: 06/10/24
 Mtg: Fall River Five Cents \$509,150
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$368,000 (08/15)

44 KENNEY ST..... **\$700,000**
 B: Joseph R Brinas
 S: Thomas Gallahue & Kathryn C Gallahue
 Book/Page: 41825/127, Date: 06/12/24
 Mtg: Rocket Mortgage LLC \$665,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11852sf
 Prior Sale: \$330,000 (12/12)

255 NORFOLK ST **\$560,000**
 B: Melanie Segal & Christopher Alviani
 S: James J Costello, Tr for Joan D Costello lrt
 Book/Page: 41828/319, Date: 06/13/24
 Mtg: Guaranteed Rate Affn \$504,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 20445sf
 Prior Sale: \$122,000 (06/93)

23 PLEASANT CIR **\$715,000**
 B: Henri Daja & Bukuri Daja
 S: James Mcdonagh
 Book/Page: 41823/472, Date: 06/14/24
 Mtg: MSA Mortgage LLC \$665,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 11131sf
 Prior Sale: \$580,000 (10/20)

380 YORK ST **\$1,490,000**
 B: Paymon Hashemi & Alessandra P Hashemi
 S: Greg S Dodge & Lainie Dodge
 Book/Page: 41830/292, Date: 06/14/24
 Mtg: Guaranteed Rate Affn \$700,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 41443sf
 Prior Sale: \$1,100,000 (12/06)

Cohasset

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	24
Median Price	\$1,370,000	\$1,380,000

► **REAL ESTATE SALES**

723 JERUSALEM RD **\$1,400,000**
 B: Patrick Hanssens & Jessica K Hanssens
 S: Graham Merle R Est & Edward S Graham 3rd
 Book/Page: 41829/277, Date: 06/14/24

41 RUSTIC DR **\$1,890,000**
 B: Michael Deluca & Stacey Deluca
 S: Jeffrey R Galecke & Jill E Galecke
 Book/Page: 41825/542, Date: 06/12/24
 Mtg: Stifel Bank & Trust \$1,000,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 32143sf
 Prior Sale: \$815,000 (08/14)

Dedham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	72	76
Median Price	\$651,500	\$750,000

► **REAL ESTATE SALES**

30 E RIVERSIDE DR..... **\$490,000**
 B: Andrea J Martino-Harms & Brandon M Morphew
 S: Bee B Lim & Paul K Tang
 Doc#: 00000001537321, Date: 06/12/24
 Mtg: EMM Loans LLC \$441,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 4000sf
 Prior Sale: \$156,000 (04/99)

69 GOSHEN RD **\$721,800**
 B: Madeline R Miller
 S: John Mooney & Jeanne M Mooney
 Book/Page: 41830/496, Date: 06/14/24
 Mtg: Morgan Stanley Privat \$721,800
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7941sf

53 MORSE AVE..... **\$944,000**
 B: Yi Shi
 S: Jason C Vanderstreet & Aileen C Vanderstreet
 Book/Page: 41828/388, Date: 06/13/24
 Mtg: CMG Mortgage Inc \$400,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 8216sf
 Prior Sale: \$492,000 (04/15)

38 OAKDALE AVE **\$600,000**
 B: Vladislav Tsisar & Viktoriya Tsisar
 S: Anita Handy & Peter Handy
 Book/Page: 41823/548, Date: 06/11/24
 Mtg: Rocket Mortgage LLC \$570,000
 Term: 2054
 Use: 2-Family Family Flat, Lot: 10500sf
 Prior Sale: \$430,000 (01/19)

26 RICHARDS ST..... **\$1,100,000**
 B: Charles Rindre
 S: Brian Kane & Samantha H Kane
 Book/Page: 41831/202, Date: 06/14/24
 Mtg: Guaranteed Rate Inc \$750,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 6393sf
 Prior Sale: \$735,000 (10/20)

29 SANDERSON AVE **\$645,000**
 B: Michael H Mackinder
 S: Liza D Iacono
 Book/Page: 41820/417, Date: 06/10/24
 Mtg: JPMorgan Chase Bank \$516,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6000sf
 Prior Sale: \$430,000 (12/18)

111 VILLAGE AVE..... **\$1,265,000**
 B: Trilochan Hiremth & Elaine Chiang
 S: Patricia B Hornblower
 Book/Page: 41828/254, Date: 06/13/24
 Mtg: Leader Bank NA \$848,750
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 11196sf
 Prior Sale: \$700,000 (08/04)

39 WALNUT ST U:1 **\$420,000**
 B: Mark Rits & Chika Rits
 S: Sherisse Viray & Waneta Viray
 Book/Page: 41828/185, Date: 06/13/24
 Mtg: Origipoint Llc \$336,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$295,000 (07/19)

36 WENTWORTH ST **\$751,100**
 B: Eric T Cheung, Tr for Cheung lrt
 S: Corey J Vanwyhe, Tr for Van Wyhe RET
 Book/Page: 41821/178, Date: 06/10/24
 Use: 3 Bdrm Colonial, Lot: 4507sf
 Prior Sale: \$520,000 (11/18)

43 WILSON AVE..... **\$484,050**
 B: Avenue Realty Group LLC
 S: Sresi Accredit Loans Inc T & Deutsche Bk T Co Amer Tr
 Book/Page: 41832/408, Date: 06/14/24
 Mtg: Boston T Loans \$502,500
 Use: 3 Bdrm Cape Cod, Lot: 16875sf
 Prior Sale: \$1,134,428 (12/23)

Dover

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	25
Median Price	\$1,467,500	\$1,720,000

► **REAL ESTATE SALES**

1 CLAYBROOK RD **\$1,650,000**
 B: Nancy Brady & Steven Bonelli
 S: Robert A Morvillo & Caterina Morvillo
 Book/Page: 41821/585, Date: 06/10/24
 Mtg: M&T Bank NA \$1,300,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 6 Bdrm Antique, Lot: 177725sf
 Prior Sale: \$1,600,000 (12/09)

1 CLAYBROOK RD **\$1,625,000**
 B: Nancy Brady & Steven Bonelli
 S: Robert A Morvillo & Caterina Morvillo
 Book/Page: 41822/413, Date: 06/11/24
 Use: 6 Bdrm Antique, Lot: 177725sf
 Prior Sale: \$1,

NORFOLK REGISTRY continued

Table with 2 columns: Property Address and Price. Includes listings for 46 MAY RD, 50 MAY RD, 18 PLIMPTON FARM RD U:18, 4 TUPELLO LN U:4, 84 VAN KLEECK RD, etc.

Milton

Table with 2 columns: Property Address and Price. Includes market statistics for Milton and real estate sales listings for 191 BEACON ST, 1749 CANTON AVE, etc.

Needham

Table with 2 columns: Property Address and Price. Includes market statistics for Needham and real estate sales listings for 33 BOND ST, 94 ELDER RD, etc.

Norfolk

Table with 2 columns: Property Address and Price. Includes market statistics for Norfolk and real estate sales listings for 5 APPLEWOOD RD, 4 CHURCHILL RD, etc.

Norwood

Table with 2 columns: Property Address and Price. Includes market statistics for Norwood and real estate sales listings for 17 PINE ST, 263 SUMNER ST, etc.

Plainville

Table with 2 columns: Property Address and Price. Includes market statistics for Plainville and real estate sales listings for 5 CARLETON RD, 42 BAYFIELD RD N U:42, etc.

Quincy

Table with 2 columns: Property Address and Price. Includes market statistics for Quincy and real estate sales listings for 42 BAYFIELD RD N U:42, 50 CHERITON RD, etc.

Table with 2 columns: Property Address and Price. Includes listings for 14 PETREL RD, 339 QUARRY ST U:6, 580 QUARRY ST U:9, etc.

Randolph

Table with 2 columns: Property Address and Price. Includes market statistics for Randolph and real estate sales listings for 57 ANDERSON DR U:57, 88 CANTON ST, etc.

Sharon

Table with 2 columns: Property Address and Price. Includes market statistics for Sharon and real estate sales listings for 3 BAYBERRY DR U:3, 145 NORTH ST, etc.

Table with 2 columns: Property Address and Price. Includes listings for FORECLOSURE DEEDS, 35 DEERFIELD RD, 116 OAK HILL DR, etc.

Stoughton

Table with 2 columns: Property Address and Price. Includes market statistics for Stoughton and real estate sales listings for 1 CABOT PL U:3, 559 CANTON ST, etc.

Walpole

Table with 2 columns: Property Address and Price. Includes market statistics for Walpole and real estate sales listings for 16 APPLETREE LN, 27 CLEAR POND DR U:27, etc.

Wellesley

Table with 2 columns: Property Address and Price. Includes market statistics for Wellesley and real estate sales listings for 27 COLLEGE RD, 77 FOREST ST, etc.

Table with 2 columns: Property Address and Price. Includes listings for 11 OAK ST U:26, 25 OAK ST U:25B, 68 PARKER RD, etc.

Westwood

Table with 2 columns: Property Address and Price. Includes market statistics for Westwood and real estate sales listings for 67 CUSHING RD, 398 FAR REACH RD, etc.

Weymouth

Table with 2 columns: Property Address and Price. Includes market statistics for Weymouth and real estate sales listings for 23 BRADFORD RD, 110 BURKHALL ST U:D, etc.

936 MAIN ST	\$1,237,000
B: Matthew R Partridge S: 936 Main Street Dev LLC Book/Page: 41823/491, Date: 06/11/24 Mtg: Quincy Credit Union \$1,008,000 Use: Apartment Bldg - 4-8 Units, Lot: 18018sf Prior Sale: \$1,050,000 (05/21)	
61 OAK ST	\$750,000
B: Nicola Burgun & Todd Burgun S: Robert D McCarthy, Tr for McCarthy Weymouth Irt Book/Page: 41830/443, Date: 06/14/24 Mtg: Guild Mortgage Co \$658,125 Term: 2054 Use: 3 Bdrm Conventional, Lot: 20337sf Prior Sale: \$460,000 (08/17)	
176 OAK ST	\$730,000
B: Thomas Lucas & Lori Lucas S: John C Merklinger, Tr for J C Merklinger & L S Eve Book/Page: 41820/467, Date: 06/10/24 Mtg: Mortgage Corp Eastill \$693,500 Term: 2054 Use: 5 Bdrm Cape Cod, Lot: 11700sf Prior Sale: \$445,000 (02/17)	
85 PERRY ST	\$315,000
B: Fnu Paramvir & Balbir Singh S: 85 Perry Street Inc Book/Page: 41826/81, Date: 06/12/24 Mtg: Rockland Tr Co \$252,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 5300sf Prior Sale: \$98,000 (10/97)	
775 PLEASANT ST U:11	\$280,000
B: John Bonome S: Mrt Properties LLC Book/Page: 41821/393, Date: 06/10/24 Use: Office Condo Unit Prior Sale: \$205,000 (11/21)	
60 PLEASANTVIEW AVE	\$656,000
B: Kwan Y May & Jason J Zhao S: Samuel Kish & Kayla Kish Book/Page: 41832/372, Date: 06/14/24 Mtg: Fairway Ind Mtg \$524,800 Term: 2054 Use: 5 Bdrm Cape Cod, Lot: 11234sf Prior Sale: \$415,000 (11/23)	
11 RALEIGH RD	\$460,000
B: William E Chave & Daria Sadovnichenko S: Nancy M Hickey & Joseph P Pinto Book/Page: 41827/391, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$325,000 Term: 2054 Use: 4 Bdrm Ranch, Lot: 13407sf	
14 RUSSELL RD	\$800,000
B: James Halloran & Anne McBride S: Kenneth O Hayes & Theresa A Hayes Book/Page: 41828/144, Date: 06/13/24 Mtg: M&T Bank NA \$720,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 6107sf	

Wrentham

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	31
Median Price	\$596,250	\$715,000
► REAL ESTATE SALES		
135 LAFAYETTE AVE	\$1,295,000	
B: Sindhura Garapati & Naveen S Uddanti S: Nancy Vantine & Stuart Vantine Book/Page: 41830/210, Date: 06/14/24 Mtg: Leader Bank NA \$1,036,000 Term: 2054 Rate: 6.8% Type: Adj Use: 3 Bdrm Colonial, Lot: 24607sf Prior Sale: \$1,225,000 (05/23)		
25 MAPLE HILL RD	\$710,000	
B: Julie Brady S: John F Sullivan, Tr for Sullivan Ft Book/Page: 41823/388, Date: 06/11/24 Mtg: Guaranteed Rate Affin \$552,000 Term: 2054 Use: 3 Bdrm Gambrel, Lot: 45302sf Prior Sale: \$151,000 (10/91)		
85 NADEAU DR	\$606,500	
B: Stephen J Tello S: Jeffrey A Carlson & Pamela L Carlson Book/Page: 41829/251, Date: 06/14/24 Mtg: Movement Mtg LLC \$484,000 Term: 2054 Use: 2 Bdrm Colonial, Lot: 10000sf Prior Sale: \$496,000 (11/21)		
22 WILLIAM GALVIN WAY U:22	\$460,000	
B: Daniel Curtin & Hafsa Mcloud S: Rhonda R Oconnor & Benjamin D Oconnor Book/Page: 41831/178, Date: 06/14/24 Mtg: Direct Credit Union \$414,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$319,900 (03/06)		

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 MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	37
Median Price	\$507,500	\$590,000
► REAL ESTATE SALES		
77 BATTERY ST	\$661,000	
B: Joel Cannistraro & Krista Cannistraro S: Denise E Saulenas-Moore Book/Page: 58971/117, Date: 06/11/24 Mtg: Radius Financial Grp \$261,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 10871sf		
37 BROCKTON AVE	\$530,000	
B: Abington Investment LLC S: Robert A Costantino, Tr for Costantino Family Law Rt Book/Page: 58977/172, Date: 06/13/24 Use: Mixed Use-Prim Res & Comm, Lot: 12178sf Prior Sale: \$101,500 (01/94)		

20 CLEVERLY ST U:A2	\$450,000
B: Megan E Mahoney & Diane F Parkes S: Anton Berezkin Book/Page: 58972/325, Date: 06/11/24 Mtg: Prmelending \$360,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$320,000 (09/20)	
393 HANCOCK ST	\$550,000
B: Gregory M Arthur & Kaitlin P Smith S: Robert W Delaney & Catherine T Delaney Book/Page: 58976/124, Date: 06/12/24 Mtg: Eastern Bank \$522,500 Term: 2054 Use: 3 Bdrm Split Level, Lot: 40492sf	
3 KINGSWOOD DR U:4	\$330,000
B: Catherine Kearns S: Waldemar Wronski & Barbara Wronski Book/Page: 58985/324, Date: 06/14/24 Mtg: Cambridge Svgs Bk \$180,000 Term: 2039 Use: 2 Bdrm Condo Prior Sale: \$158,500 (09/11)	

Bridgewater

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	60
Median Price	\$640,000	\$582,000
► REAL ESTATE SALES		
10 FOX HILL DR	\$650,000	
B: Sofia M Giovannello & Daniel Litton S: James W Manning & Kathleen L Manning Book/Page: 58978/338, Date: 06/13/24 Mtg: Salem Five Mtg Co \$589,270 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 18796sf Prior Sale: \$406,900 (08/04)		
15 LEDGEWOOD DR	\$785,000	
B: Christopher McAuliffe & Carie McAuliffe S: James M Niccoli & Ann E Niccoli Book/Page: 58979/244, Date: 06/13/24 Mtg: Allied Mortgage Group \$450,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 45318sf Prior Sale: \$539,900 (01/05)		
30 LEGGE ST	\$665,000	
B: Tanner M Desrosiers & Logan R Desrosiers S: Bonnie J Sloan Book/Page: 58972/202, Date: 06/11/24 Mtg: Cross Country Mtg Inc \$532,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 24000sf Prior Sale: \$420,500 (07/04)		
96 MAIN ST	\$900,000	
B: 96 Main Development LLC S: Malden Real Estae Dev LLC Book/Page: 58971/331, Date: 06/11/24 Mtg: Merrimack Valley CU \$630,000 Use: 5 Bdrm Conventional, Lot: 39699sf Prior Sale: \$400,000 (07/19)		
43 PLEASANT DR	\$690,000	
B: Ivnellis Figueroa & Yesenia Marrero S: Margaret Mcluskay Book/Page: 58980/199, Date: 06/13/24 Mtg: Cross Country Mtg Inc \$490,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 24170sf		
85 PRATT AVE	\$808,880	
B: Gregory C Obrien & Meagan C Obrien S: Duxburrow Estates LLC Book/Page: 58977/267, Date: 06/13/24 Mtg: HarborOne Mortgage \$727,880 Term: 2054 Use: Residential Developable Land, Lot: 10043sf		
62 SHAW RD	\$506,000	
B: Mc Oz Shaw LLC S: Kevin J Cote, Tr for Ferreira-Cote Ft Book/Page: 58969/213, Date: 06/10/24 Use: 3 Bdrm Conventional, Lot: 6004sf Prior Sale: \$170,000 (06/00)		
108 UNION ST	\$840,000	
B: Imma M Philidor & Donald F Joseph S: Derome G Martin & Kerrilee Blake Book/Page: 58979/270, Date: 06/13/24 Mtg: MSA Mortgage LLC \$726,495 Term: 2054 Use: 2-Family, Lot: 40000sf Prior Sale: \$399,900 (02/17)		
Brockton		
MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	217	186
Median Price	\$432,500	\$475,700
► REAL ESTATE SALES		
12 11TH AVE	\$445,000	
B: Marie E Faiteau S: Janice Meucci, Tr for Mucci Irt Book/Page: 58979/201, Date: 06/13/24 Mtg: HarborOne Mortgage \$425,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 8969sf		
63 ARLINGTON ST	\$570,000	
B: 41 Arlington St LLC S: Agidio Baptista & Angelina Baptista Book/Page: 58984/277, Date: 06/14/24 Mtg: Mechanics Cp Bk \$2,400,000 Use: 4 Bdrm Colonial, Lot: 18970sf Prior Sale: \$360,000 (04/05)		
417 BELMONT ST	\$749,900	
B: Schanidine Desravines & Jory Desravines S: Conceicao Morales Book/Page: 58974/304, Date: 06/12/24 Mtg: NFM Inc \$637,415 Term: 2054 Use: 2-Family Two Family, Lot: 6177sf Prior Sale: \$181,000 (12/09)		
40 BOYDEN ST	\$505,000	
B: Jean Joseph & Cathelyne C Joseph S: Glendon H Robinson Book/Page: 58981/249, Date: 06/14/24 Mtg: Metro Credit Union \$495,853 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 6530sf Prior Sale: \$158,000 (11/00)		
146 COURT ST U:504	\$300,000	
B: Makensy Nicolas S: Fernando L Sanchez Book/Page: 58983/276, Date: 06/14/24 Mtg: New American Funding \$285,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$180,284 (10/07)		
1091 COURT ST	\$500,000	
B: Lainece Louiseize & Junior Fortin S: Nelzir Louiseize Book/Page: 58978/268, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$425,000 Term: 2054 Use: 3 Bdrm Split Level, Lot: 9108sf Prior Sale: \$279,900 (10/17)		
36 EAMES AVE	\$540,000	
B: Adalgisa M Moreira & Jair Fortes S: E&a Re Investments LLC Book/Page: 58985/250, Date: 06/14/24 Mtg: NFM Inc \$530,219 Term: 2054 Use: 3 Bdrm Colonial, Lot: 24476sf Prior Sale: \$286,000 (05/23)		

17 FOSTER ST U:16	\$400,000	
B: Rina Ambrose S: Affordable Properties LLC Book/Page: 58984/177, Date: 06/14/24 Mtg: Cambridge Tr Co \$368,000 Term: 2054 Use: 3 Bdrm Condo		
122 FRENCH AVE	\$720,000	
B: Rosely Rene S: Betty P Paz Book/Page: 58975/268, Date: 06/12/24 Mtg: Rocket Mortgage LLC \$656,000 Term: 2054 Use: 3-Family Multi-Unit Bldg, Lot: 4535sf Prior Sale: \$750,000 (07/22)		
23 GLENWOOD ST	\$1,930,000	
B: Top Notch Transitional Pr S: Margaret Toussaint & Joel Toussaint Book/Page: 58981/338, Date: 06/14/24 Mtg: Janikies Melissa \$343,000 Use: 3 Bdrm Colonial, Lot: 6299sf Prior Sale: \$106,000 (12/99)		
142 HILLBERG AVE	\$426,000	
B: Francoise Mereus-Blaise & Jeana P Edmond S: Krzysztof Linga Book/Page: 58976/150, Date: 06/12/24 Mtg: Leader Bank NA \$383,400 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 8420sf Prior Sale: \$140,000 (03/14)		
89 LISA DR	\$540,000	
B: Bruno Zaidan & Marilia Zaidan S: Kevin D McGraw & Diana L McGraw Book/Page: 58972/111, Date: 06/11/24 Mtg: Primary Resident Mtg \$486,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 11156sf Prior Sale: \$102,500 (09/97)		
89 LOIDIE LN	\$860,000	
B: Manuel L Ribeiro & Aida R Lopes S: Emilia Estate LLC Book/Page: 58979/20, Date: 06/13/24 Mtg: North Easton Svgs Bk \$760,000 Term: 2054 Use: Residential Developable Land, Lot: 38119sf		
57 N WARREN AVE	\$490,000	
B: Esther Mccollin S: Erwin Hope & Cheryl Mccollins Book/Page: 58973/24, Date: 06/11/24 Mtg: Rocket Mortgage LLC \$458,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 11016sf Prior Sale: \$154,000 (10/00)		
105 OAK LN U:8	\$223,000	
B: Matthew Boisvert S: David K Janvier & Wendy Alexis-Janvier Book/Page: 58975/303, Date: 06/12/24 Mtg: Cross Country Mtg Inc \$158,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$152,600 (09/06)		
314 QUINCY ST U:314	\$405,000	
B: Thandeka J Lawrence S: Mitchel Francois Book/Page: 58975/130, Date: 06/12/24 Mtg: EMM Loans LLC \$387,515 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$240,000 (06/18)		
200 RIVERVIEW ST	\$450,000	
B: Jonie Perceval & Christelle S Perceval S: Paul R George & Madelin George Doc#: 00000000852522, Date: 06/14/24 Mtg: CMG Mortgage Inc \$441,849 Term: 2054 Use: 3 Bdrm Split Level, Lot: 10659sf Prior Sale: \$250,500 (04/05)		
Carver		
MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	35
Median Price	\$490,000	\$503,000
► REAL ESTATE SALES		
1 ISLAND FARM RD	\$780,000	
B: David J Pallotti & Elizabeth Pallotti S: Sottak Ft & Sherman E Sottak Jr Book/Page: 58983/171, Date: 06/14/24 Use: 3 Bdrm Antique, Lot: 141744sf Prior Sale: \$367,500 (06/02)		
106 S MAIN ST	\$150,000	
B: Robert Podgurski, Tr for 106 S Main St Rt S: Elizabeth Brown, Tr for Zero Rt Book/Page: 58973/283, Date: 06/12/24 Use: 2 Bdrm Condo		
9 SANTANA WAY U:9	\$570,000	
B: Diane Dwyer & Kevin Dwyer S: Cary G Humphrey & Michelle R Humphrey Book/Page: 58978/262, Date: 06/13/24 Use: 2 Bdrm Condo		
5 WOODHAVEN ST	\$495,000	
B: Krystal Rich & Ryan Howarth S: Ricardo Re Solutions Inc Book/Page: 58983/174, Date: 06/14/24 Mtg: Milestone Mtg Solutio \$480,150 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 64033sf Prior Sale: \$330,000 (03/24)		
Duxbury		
MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	48
Median Price	\$962,000	\$1,068,750
► REAL ESTATE SALES		
22 BAY FARM RD U:22	\$625,000	
B: Susan J Kivlan S: Julia B Adams, Tr for 22 Bay Farm Nt Book/Page: 58968/31, Date: 06/10/24 Use: 2 Bdrm Condo, Lot: 3049sf Prior Sale: \$399,900 (07/12)		
70 BAYBERRY LN	\$1,050,000	
B: Gregory Tsinzo & Kelsey Tsinzo S: Nigel P Johnson & Nicola D Johnson Book/Page: 58983/77, Date: 06/14/24 Mtg: Leader Bank NA \$620,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 118491sf Prior Sale: \$277,000 (06/96)		
246 GURNET RD	\$1,550,000	
B: Michelle R Mcgee, Tr for Michelle R Mcgee Lt S: Jennifer Hammel Doc#: 00000000852477, Date: 06/13/24 Mtg: Camden National Bank \$800,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 4275sf Prior Sale: \$280,000 (07/20)		
303 LAKE SHORE DR	\$647,000	
B: Tucker Fairbanks S: Denise Stavros & James St Croix Book/Page: 58972/231, Date: 06/11/24 Mtg: Movement Mtg LLC \$585,793 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 43947sf Prior Sale: \$650,000 (08/21)		
7 OCONNOR WAY	\$750,000	
B: Garrett Sullivan & Lindsay Sullivan S: Joseph M Callahan & Jamie Callahan Book/Page: 58984/23, Date: 06/14/24		

116 SOUTH ST	\$862,500	
B: Sarah E Gabriel & Brian G Gabriel S: Gregory C Tsinzo & Kelsey M Tsinzo Book/Page: 58976/179, Date: 06/12/24 Mtg: Cardinal Fnl Co LP \$646,875 Term: 2054 Use: 3 Bdrm Colonial, Lot: 49557sf Prior Sale: \$479,900 (01/17)		
27 STANDISH RD	\$1,650,000	
B: Peter S Cleary & Patricia K Cleary S: Andrew J Nelson Jr & Michael C Nelson Book/Page: 58971/314, Date: 06/11/24 Use: 3 Bdrm Colonial, Lot: 7842sf		
155 STANDISH ST	\$4,000,000	
B: Michael Petronaci & Erika Petronaci S: Jay T Noonan & Bonnie P Noonan Doc#: 00000000852451, Date: 06/13/24 Mtg: Citizens Bank \$3,000,000 Term: 2054 Rate: 6.1% Type: Adj Use: 4 Bdrm Colonial, Lot: 98370sf Prior Sale: \$330,000 (02/95)		
East Bridgewater		
MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	23
Median Price	\$464,950	\$525,000
► REAL ESTATE SALES		
37 CARINA WAY	\$505,000	
B: Thomas J Gagne & Christine I Gagne S: Robert O Borden, Tr for Borden Ft Book/Page: 58969/153, Date: 06/10/24 Use: 2 Bdrm Ranch, Lot: 10000sf Prior Sale: \$505,000 (03/24)		
3 CEDAR ST	\$390,000	
B: J Pereria LLC S: Sec Of Veterans Affairs A Book/Page: 58985/220, Date: 06/14/24 Mtg: Rfb Customers Llc \$362,000 Use: 4 Bdrm Ranch, Lot: 22550sf Prior Sale: \$399,336 (02/23)		
632 CRESCENT ST	\$296,130	
B: Associate Solutions LLC S: Janet L Bumpus Book/Page: 58970/258, Date: 06/11/24 Mtg: Stonington Capital \$415,000 Use: 3 Bdrm Ranch, Lot: 22215sf		
340 POND ST	\$789,900	
B: Nicholas Carraggi & Molly Carraggi S: Diane F Beddia, Tr for Pond St Nt Book/Page: 58980/67, Date: 06/13/24 Mtg: Plaza Home Mtg \$631,920 Term: 2054 Use: 4 Bdrm Colonial, Lot: 72745sf		
210 WASHINGTON ST U:C	\$489,000	
B: Shiva K Chaganti & Ranimadhu Koganti S: Molly Carraggi & Nicholas J Carraggi Book/Page: 58979/148, Date: 06/13/24 Mtg: Fairway Ind Mtg \$439,000 Term: 2054 Use: 2 Bdrm Condo		
Halifax		
MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	26
Median Price	\$539,000	\$514,950
► REAL ESTATE SALES		
250 ELM ST	\$330,000	
B: Joshua M Siereweld & Kimberly A Siereweld S: Tina M Siereweld & James E Averill Book/Page: 58972/268, Date: 06/11/24 Mtg: Newrez LLC \$264,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 86249sf		
Hanover		
MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	44
Median Price	\$661,500	\$725,000
► REAL ESTATE SALES		
125 AMERICAN ELM AVE U:35	\$710,000	
B: Charles L Shea 3rd & Susan J Shea S: Vernacchio Joanne M Est & Ann M Powers Book/Page: 58977/163, Date: 06/13/24 Use: Condo		
87 BATES WAY	\$1,400,000	
B: Dylan V Lith & Ashley V Lith S: Jason D		

PLYMOUTH REGISTRY continued

Lakeville

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 55 38
Median Price \$499,000 \$546,000

REAL ESTATE SALES

8 GALFRE RD..... \$800,000
B: Dakota J Roy & Julia E Roy
S: Southcoast Redevelc
Book/Page: 58972/74, Date: 06/11/24
Mtg: Fairway Ind Mtg \$640,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 338765sf
Prior Sale: \$450,000 (08/22)

Marion

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 20 24
Median Price \$612,500 \$757,450

REAL ESTATE SALES

8 CRAPO ST..... \$700,000
B: Joshua M Dambrosio & Nicole Dambrosio
S: Gunter Suckert
Book/Page: 58973/268, Date: 06/12/24
Use: 3 Bdrm Ranch, Lot: 15003sf

Marshfield

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 70 66
Median Price \$672,500 \$770,000

REAL ESTATE SALES

76 BAROUCHE DR..... \$579,000
B: Lindsay J Van Kauwenberg
S: James G Reardon & Cleanor J Reardon
Doc#: 00000000852408, Date: 06/12/24
Mtg: Coastal Heritage Bank \$320,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 34650sf
Prior Sale: \$141,500 (06/94)

15 BOURNE PARK AVE..... \$225,000
B: Ryan Wood, Tr for R&M Rt
S: Joyce M Robinson, Tr for Joyce M Robinson RET
Book/Page: 58968/297, Date: 06/10/24
Mtg: Tailor Rgd REIT LLC \$490,000

129 CANOE TREE ST..... \$650,000
B: Jonathan Preisler & Riley Preisler
S: Kevin C McDonough
Book/Page: 58983/112, Date: 06/14/24
Mtg: Cross Country Mtg Inc \$100,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 74488sf
Prior Sale: \$495,000 (01/24)

312 HOLLY RD..... \$899,000
B: John Nevill & Martha S Nevill
S: Jacqueline B Chase, Tr for Chase T
Doc#: 00000000852456, Date: 06/13/24
Mtg: USAA Federal SB \$500,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$470,000 (04/17)

50 MOUNCE FARM WAY..... \$1,576,000
B: Julie H Stade
S: Christopher J Horgan, Tr for Horgan Ft
Book/Page: 58981/317, Date: 06/14/24
Mtg: Total Mtg Svcs \$1,260,800
Term: 2054
Use: 4 Bdrm Colonial, Lot: 52708sf
Prior Sale: \$1,125,000 (06/06)

682 PLAIN ST U:1..... \$250,000
B: Justin A Keene
S: Denine B Kennedy, Tr for Fox-Wood Rt
Book/Page: 58978/231, Date: 06/13/24
Mtg: USAA Federal SB \$200,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$97,500 (06/17)

980 PLAIN ST U:19..... \$287,900
B: John-Paul Webber
S: Joseph H Alvarez & Christin Alvarez
Book/Page: 58966/284, Date: 06/10/24
Mtg: Evolve B&T \$187,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$169,000 (04/18)

980 PLAIN ST U:6..... \$295,000
B: Chandra Parry
S: Katie Voci & Peter Caruso
Book/Page: 58975/197, Date: 06/12/24
Mtg: Fairway Ind Mtg \$105,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$139,900 (05/02)

5 RED GOLD FARM RD..... \$1,003,895
B: James Connors & Holly Connors
S: North Duxbury LLC
Book/Page: 58985/71, Date: 06/14/24
Mtg: TD Bank NA \$788,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Res Potentially Dvlpble Land, Lot: 26648sf

177 RIDGE RD..... \$1,060,000
B: Lauren Daley
S: Elizabeth A Holbert & Travis W Holbert
Doc#: 00000000852392, Date: 06/12/24
Mtg: Leader Bank NA \$360,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10050sf
Prior Sale: \$234,900 (11/99)

864 SUMMER ST..... \$1,275,000
B: Travis W Holbert & Elizabeth A Holbert
S: David J Pallotti & Elizabeth Pallotti
Doc#: 00000000852404, Date: 06/12/24
Use: 3 Bdrm Old Style, Lot: 120661sf

FORECLOSURE DEEDS

37 MALDEN ST..... \$521,238
B: Cim T2020-3 & Us Bank Na Tr
S: Mark Lapaglia & Us Bank Na
Book/Page: 58985/1, Date: 06/14/24

Mattapoissett

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 27 26
Median Price \$585,000 \$785,000

REAL ESTATE SALES

1 COOPER WAY..... \$839,475
B: Daniel J Matteson & Sara E Most
S: Long Built Homes Inc
Book/Page: 58977/289, Date: 06/13/24

12-14 FAIRHAVEN RD..... \$600,000
B: Carlos Marques & Joaquim V Marques
S: New Dart Holdings LLC
Book/Page: 58970/179, Date: 06/11/24
Mtg: Rocket Mortgage LLC \$480,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 141570sf
Prior Sale: \$405,000 (07/21)

5 HARBOR ROAD NK..... \$650,000
B: Patrick W Herguth & Sunny L Herguth
S: Michael J Cornish
Book/Page: 58970/205, Date: 06/11/24
Mtg: First Citizens Cr Un \$450,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 18916sf
Prior Sale: \$250,000 (07/14)

Middleboro

MARKET STATISTICS THROUGH MAY
YTD 2023 YTD 2024
Number of 1-Fam Sales 56 56
Median Price \$492,500 \$510,250

REAL ESTATE SALES

17 NORTH ST..... \$640,000
B: Anna Pavlii
S: 17 North LLC
Book/Page: 58976/306, Date: 06/12/24
Mtg: Arc Home LLC \$480,000
Term: 2054
Use: 3-Family Family Flat, Lot: 8712sf
Prior Sale: \$426,000 (10/23)

383 PLYMOUTH ST..... \$438,900
B: Daniel M Gallinger & Mary E Gallinger
S: Ivan F Kelley
Book/Page: 58985/190, Date: 06/14/24
Mtg: LoanDepot.Com \$430,949
Term: 2054
Use: 3 Bdrm Conventional, Lot: 21780sf
Prior Sale: \$122,500 (06/93)

162 PRECINCT ST..... \$755,000
B: Jason R Zertuche & Lauren E Zertuche
S: Rj Custom Builders LLC
Book/Page: 58968/253, Date: 06/10/24
Mtg: Guaranteed Rate Inc \$405,000
Term: 2054

42 STONE ST..... \$650,000
B: Matthew Modermott
S: Eagle Property Dev LLC
Book/Page: 58984/50, Date: 06/14/24
Mtg: Citizens Bank \$479,900
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50210sf
Prior Sale: \$375,000 (10/22)

189 WOOD ST..... \$425,000
B: Richard D Dimarzio & Paula M Burdick
S: James J Gentile, Tr for Gentile Nt
Book/Page: 58982/241, Date: 06/14/24
Mtg: LoanDepot.Com \$417,302
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 21774sf

1 FOREST ST..... \$805,000
B: Benjamin Kuter & Kathleen H Broderick
S: Christophe J Sullivan
Book/Page: 58980/40, Date: 06/13/24
Mtg: Movement Mtg LLC \$644,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf

260 RIVER ST..... \$1,975,000
B: Kellie M Mclean & Joshua E Williams
S: Joseph D Mcglinchery 2nd & Allison B Mcglinchery
Book/Page: 58966/77, Date: 06/10/24
Mtg: Carr Family Llc \$1,888,359
Use: 4 Bdrm Colonial, Lot: 79279sf
Prior Sale: \$684,000 (04/00)

13 MULBERRY..... \$700,900
B: Lisa A Balboni, Tr for Lisa A Balboni Rt
S: Whitman Homes Inc
Book/Page: 58982/105, Date: 06/14/24

34 NOREAST LN..... \$875,000
B: Sean C Rogan & Lynn A Rogan
S: Jon J Kreitzer & Teresa M Kreitzer
Book/Page: 58966/53, Date: 06/10/24
Mtg: Rockland Tr Co \$175,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 215147sf
Prior Sale: \$590,000 (11/04)

14 NORTH ST U:4B..... \$550,000
B: William Burkhead & Jamie Burkhead
S: Thomas J Campanella
Book/Page: 58955/46, Date: 06/14/24
Mtg: Watermark Cap Inc \$300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$368,000 (03/20)

9 OUTLOOK E U:9OE..... \$915,071
B: John Peck & Elizabeth A Peck
S: Ridge Development LLC
Book/Page: 58977/254, Date: 06/13/24
Use: Condo

33 OWLS NEST..... \$1,051,323
B: Douina Jones & Werner G Fourie
S: Toll Ma Land Lp
Book/Page: 58984/137, Date: 06/14/24
Mtg: JPMorgan Chase Bank \$893,624
Term: 2054
Use: Residential Developable Land, Lot: 7314sf

17 PEMBROKE RD..... \$302,100
B: Gail A Fanning
S: Mtg Equity Cvsion T 2011 & Us Bank Na Tr
Doc#: 00000000852527, Date: 06/14/24
Use: 2 Bdrm Ranch, Lot: 5663sf

143 S MEADOW RD..... \$601,000
B: Cody Merritt
S: William E Burkhead & Jamie L Burkhead
Book/Page: 58983/227, Date: 06/14/24
Mtg: NFM Inc \$565,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20434sf
Prior Sale: \$129,700 (12/96)

81 SANDWICH RD..... \$1,275,000
B: Johnathan Kerr & Kathryn Kerr
S: James Burke, Tr for 81 Sandwich Rd Rt
Book/Page: 58984/244, Date: 06/14/24
Mtg: Citizens Bank \$1,012,837
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 51797sf
Prior Sale: \$615,000 (08/18)

3 SCOOP DR..... \$784,900
B: Donna J Costa, Tr for Donna J Finlayson-Costa T
S: Ejp Redbrook LLC
Book/Page: 58977/100, Date: 06/13/24

39 SCOTT DR..... \$1,090,000
B: Donna M Giansiracuss, Tr for Donna M Giansiracussa RET
S: Denis Gironde
Doc#: 00000000852424, Date: 06/12/24
Use: 3 Bdrm Gambrel, Lot: 24790sf
Prior Sale: \$412,500 (01/11)

11 STERLING BLVD U:11..... \$650,000
B: Thomas Amendolare
S: Joseph A Boucher, Tr for Robert Protection Ft
Book/Page: 58968/100, Date: 06/10/24
Mtg: Evolve B&T \$100,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$429,900 (07/18)

15 TAYLOR AVE U:1513..... \$900,000
B: Edward Vanisky
S: Laura Scott, Tr for Laura Scott RET
Doc#: 00000000852354, Date: 06/10/24
Use: 2 Bdrm Condo
Prior Sale: \$765,000 (06/23)

156 TAYLOR AVE..... \$979,000
B: Wendy Merritt & Kenneth Merritt
S: Louis R Cabana Jr & Margaret M Cabana
Doc#: 00000000852466, Date: 06/13/24
Use: 3 Bdrm Cape Cod, Lot: 10324sf
Prior Sale: \$323,625 (04/12)

216 WATER ST U:104A..... \$589,900
B: Linda Young
S: Southern Dunes LLC
Book/Page: 58984/86, Date: 06/14/24
Use: 2 Bdrm Condo

3 BARQUENTINE DR..... \$540,000
B: Brandon D Kapfthamer & Deanna H Bigelow
S: Catherine Brown
Doc#: 00000000852488, Date: 06/14/24
Mtg: Cape Cod Five Cent Bk \$455,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 10890sf
Prior Sale: \$310,000 (11/16)

26 CASTLE ST..... \$685,000
B: Andrew J Shanahan, Tr for Shanahan Ft
S: Mark D Stiles, Tr for 26 1 2 Castle St Rt
Book/Page: 58966/163, Date: 06/10/24
Mtg: North Easton Svgs Bk \$940,000
Term: 2034
Use: 3-Family Bngl/Cottage, Lot: 12197sf
Prior Sale: \$377,000 (04/05)

19 CHAPEL HILL DR U:12..... \$284,000
B: Taylor Pachec
S: Evan D Rotini
Book/Page: 58983/20, Date: 06/14/24
Mtg: CMG Mortgage Inc \$241,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$171,000 (11/20)

3 COBBS HOLW..... \$1,105,000
B: Jeremy Gavin & Stephanie Gavin
S: Eveline A Kemalian, Tr for Eveline A Kemalian T
Book/Page: 58981/139, Date: 06/14/24
Mtg: Liberty Bay CU \$884,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 23483sf
Prior Sale: \$600,000 (06/07)

17-23 CORDAGE TER..... \$1,200,000
B: Mary M Migliancio & Michael Tierney
S: Nora T Perry, Tr for Nora T Perry T
Book/Page: 58982/188, Date: 06/14/24
Mtg: Cape Cod Five Cent Bk \$900,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 24755sf
Prior Sale: \$240,000 (07/90)

32 CRANBERRY FARM RD..... \$804,900
B: Amy R Reeder RET & Paul E Reeder 2nd
S: Ejp Redbrook LLC
Book/Page: 58967/104, Date: 06/10/24
Use: Residential Developable Land, Lot: 9897sf
Prior Sale: \$1,700,000 (09/23)

22 FARM RD..... \$799,900
B: Jaclyn P Lariviere & Jordan Russo
S: Matthew A Akulonis & Kathleen A Akulonis
Book/Page: 58978/33, Date: 06/13/24
Mtg: Unified Wholesale Mtg \$639,920
Term: 2054
Use: 3 Bdrm, Lot: 9588sf
Prior Sale: \$669,900 (04/22)

17 FILMORE ST..... \$620,000
B: Eric Sugrue & Emily Sugrue
S: Elizabeth C Odoherly & Jacob J Hagopian
Doc#: 00000000852412, Date: 06/12/24
Mtg: Stg Mortgage Inc \$496,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20434sf
Prior Sale: \$385,000 (02/19)

65 HILLSIDE DR..... \$505,000
B: Michael Somadelis & Jessica Galante
S: Matthew Basler & Jeneller Miller
Doc#: 00000000852431, Date: 06/13/24
Mtg: Milford Fed Svgs Bk \$479,750
Term: 2054
Use: 3 Bdrm Garrison, Lot: 5001sf
Prior Sale: \$410,000 (11/21)

10 KETCH RD..... \$575,000
B: William F Reed & Katherine G Reed
S: Jordan A Hopson & Melaine Hopson
Doc#: 00000000852419, Date: 06/12/24
Mtg: Presidential Bank FSB \$593,975
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$435,000 (07/20)

52 LANCASTER AVE..... \$440,000
B: Patrick Colman & Nina Anderson
S: Matthew T Mcdermont
Book/Page: 58982/155, Date: 06/14/24
Mtg: Fairway Ind Mtg \$401,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12000sf
Prior Sale: \$341,500 (07/18)

5 WALNUT CT U:5..... \$504,900
B: Ann D Engles, Tr for Ann Deborah Engles RET
S: Kevin P Delaney & Marlena Delaney
Book/Page: 58972/182, Date: 06/11/24
Use: 2 Bdrm Condo, Lot: 1213277sf
Prior Sale: \$320,000 (09/16)

9 WHITE RD..... \$889,000
B: Kevin Delaney & Marlena Delaney
S: Kevin P Dwyer & Diane E Dwyer
Book/Page: 58977/313, Date: 06/13/24
Use: 4 Bdrm Colonial, Lot: 49223sf
Prior Sale: \$172,000 (06/92)

227 LONG POND RD..... \$750,000
B: Douglas J Costa & Denise A Costa
S: Shadi Allalam
Book/Page: 58983/54, Date: 06/14/24
Use: 4 Bdrm Colonial, Lot: 53540sf

8 MOUNTAIN LAUREL WAY..... \$635,900
B: Russell A Alminde & Carolyn B Alminde
S: Matthew D Rowland
Book/Page: 58980/169, Date: 06/13/24
Mtg: Guaranteed Rate Inc \$549,400
Term: 2054
Use: 2 Bdrm Townhouse, Lot: 2583sf
Prior Sale: \$570,625 (10/22)

1 MULBERRY..... \$700,900
B: Lisa A Balboni, Tr for Lisa A Balboni Rt
S: Whitman Homes Inc
Book/Page: 58982/105, Date: 06/14/24

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B: Sean C Rogan & Lynn A Rogan
S: Jon J Kreitzer & Teresa M Kreitzer
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Mtg: Rockland Tr Co \$175,000
Term: 2054
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S: Thomas J Campanella
Book/Page: 58955/46, Date: 06/14/24
Mtg: Watermark Cap Inc \$300,000
Term: 2054
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Use: Condo

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B: Gail A Fanning
S: Mtg Equity Cvsion T 2011 & Us Bank Na Tr
Doc#: 00000000852527, Date: 06/14/24
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S: William E Burkhead & Jamie L Burkhead
Book/Page: 58983/227, Date: 06/14/24
Mtg: NFM Inc \$565,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20434sf
Prior Sale: \$129,700 (12/96)

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B: Johnathan Kerr & Kathryn Kerr
S: James Burke, Tr for 81 Sandwich Rd Rt
Book/Page: 58984/244, Date: 06/14/24
Mtg: Citizens Bank \$1,012,837
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 51797sf
Prior Sale: \$615,000 (08/18)

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B: Donna J Costa, Tr for Donna J Finlayson-Costa T
S: Ejp Redbrook LLC
Book/Page: 58977/100, Date: 06/13/24

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B: Donna M Giansiracuss, Tr for Donna M Giansiracussa RET
S: Denis Gironde
Doc#: 00000000852424, Date: 06/12/24
Use: 3 Bdrm Gambrel, Lot: 24790sf
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11 STERLING BLVD U:11..... \$650,000
B: Thomas Amendolare
S: Joseph A Boucher, Tr for Robert Protection Ft
Book/Page: 58968/100, Date: 06/10/24
Mtg: Evolve B&T \$100,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$429,900 (07/18)

15 TAYLOR AVE U:1513..... \$900,000
B: Edward Vanisky
S: Laura Scott, Tr for Laura Scott RET
Doc#: 00000000852354, Date: 06/10/24
Use: 2 Bdrm Condo
Prior Sale: \$765,000 (06/23)

156 TAYLOR AVE..... \$979,000
B: Wendy Merritt & Kenneth Merritt
S: Louis R Cabana Jr & Margaret M Cabana
Doc#: 00000000852466, Date: 06/13/24
Use: 3 Bdrm Cape Cod, Lot: 10324sf
Prior Sale: \$323,625 (04/12)

216 WATER ST U:104A..... \$589,900
B: Linda Young
S: Southern Dunes LLC
Book/Page: 58984/86, Date: 06/14/24
Use: 2 Bdrm Condo

3 BARQUENTINE DR..... \$540,000
B: Brandon D Kapfthamer & Deanna H Bigelow
S: Catherine Brown
Doc#: 00000000852488, Date: 06/14/24
Mtg: Cape Cod Five Cent Bk \$455,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 10890sf
Prior Sale: \$310,000 (11/16)

26 CASTLE ST..... \$685,000
B: Andrew J Shanahan, Tr for Shanahan Ft
S: Mark D Stiles, Tr for 26 1 2 Castle St Rt
Book/Page: 58966/163, Date: 06/10/24
Mtg: North Easton Svgs Bk \$940,000
Term: 2034
Use: 3-Family Bngl/Cottage, Lot: 12197sf
Prior Sale: \$377,000 (04/05)

19 CHAPEL HILL DR U:12..... \$284,000
B: Taylor Pachec
S: Evan D Rotini
Book/Page: 58983/20, Date: 06/14/24
Mtg: CMG Mortgage Inc \$241,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$171,000 (11/20)

3 COBBS HOLW..... \$1,105,000
B: Jeremy Gavin & Stephanie Gavin
S: Eveline A Kemalian, Tr for Eveline A Kemalian T
Book/Page: 58981/139, Date: 06/14/24
Mtg: Liberty Bay CU \$884,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 23483sf
Prior Sale: \$600,000 (06/07)

17-23 CORDAGE TER..... \$1,200,000
B: Mary M Migliancio & Michael Tierney
S: Nora T Perry, Tr for Nora T Perry T
Book/Page: 58982/188, Date: 06/14/24
Mtg: Cape Cod Five Cent Bk \$900,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 24755sf
Prior Sale: \$240,000 (07/90)

32 CRANBERRY FARM RD..... \$804,900
B: Amy R Reeder RET & Paul E Reeder 2nd
S: Ejp Redbrook LLC
Book/Page: 58967/104, Date: 06/10/24
Use: Residential Developable Land, Lot: 9897sf
Prior Sale: \$1,700,000 (09/23)

22 FARM RD..... \$799,900
B: Jaclyn P Lariviere & Jordan Russo
S: Matthew A Akulonis & Kathleen A Akulonis
Book/Page: 58978/33, Date: 06/13/24
Mtg: Unified Wholesale Mtg \$639,920
Term: 2054
Use: 3 Bdrm, Lot: 9588sf
Prior Sale: \$669,900 (04/22)

17 FILMORE ST..... \$620,000
B: Eric Sugrue & Emily Sugrue
S: Elizabeth C Odoherly & Jacob J Hagopian
Doc#: 00000000852412, Date: 06/12/24
Mtg: Stg Mortgage Inc \$496,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20434sf
Prior Sale: \$385,000 (02/19)

63-65 REED ST..... \$700,000
B: Declan R Horgan
S: Wendy M Mersch, Tr for Mersch Ft
Book/Page: 58981/199, Date: 06/14/24
Mtg: Liberty Bay CU \$600,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2-Family Conventional, Lot: 6840sf

45 SAW MILL LN..... \$805,000
B: Christina Allegrini
S: Scott A Devine & Alaina N Devine
Book/Page: 58978/193, Date: 06/13/24
Mtg: Mortgage Corp Eastlll \$684,250
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12000sf
Prior Sale: \$619,000 (03/20)

162 SUMMER ST..... \$560,000
B: Casey W McKinley & Josiana P McKinley
S: Tyler Pardee
Book/Page: 58969/258, Date: 06/10/24
Mtg: American Fin Network \$512,820
Term: 2054
Use: 3 Bdrm Ranch, Lot: 32550sf
Prior Sale: \$341,500 (07/18)

5 WALNUT CT U:5..... \$504,900
B: Ann D Engles, Tr for Ann Deborah Engles RET
S: Kevin P Delaney & Marlena Delaney
Book/Page: 58972/182, Date: 06/11/24
Use

Auburn

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	66
Median Price	\$376,000	\$425,000

► **REAL ESTATE SALES**

- 19 EATON AVE..... \$435,000**
 B: Sean D Bushe
 S: Szll Realty LLC
 Book/Page: 70626/374, Date: 06/13/24
 Use: Residential Undvlpble Land, Lot: 343253sf
 Prior Sale: \$435,000 (01/22)
- 178 HAMPTON ST..... \$435,000**
 B: Sean D Bushe
 S: Szll Realty LLC
 Book/Page: 70626/374, Date: 06/13/24
 Use: Residential Developable Land, Lot: 19000sf
 Prior Sale: \$435,000 (01/22)
- 180 HAMPTON ST..... \$435,000**
 B: Sean D Bushe
 S: Szll Realty LLC
 Book/Page: 70626/374, Date: 06/13/24
 Use: Residential Developable Land, Lot: 19000sf
 Prior Sale: \$435,000 (01/22)
- 196 HAMPTON ST..... \$435,000**
 B: Sean D Bushe
 S: Szll Realty LLC
 Book/Page: 70626/374, Date: 06/13/24
 Use: Residential Developable Land, Lot: 19000sf
 Prior Sale: \$435,000 (01/22)
- 38 UPLAND ST..... \$490,000**
 B: Geeth T Gulavita & Amanda R Gulavita
 S: Ramos Lt & Joseph M Ramos Jr
 Book/Page: 70625/111, Date: 06/12/24
 Mtg: Central One FCU \$465,500
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9887sf
 Prior Sale: \$154,000 (09/99)

Berlin

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	10
Median Price	\$415,000	\$719,000

► **REAL ESTATE SALES**

- 8 BROOK LN U:8..... \$580,000**
 B: Matthew P Smolarek, Tr for Matthew P Smolarek
 RET
 S: Matthew B Sbrogna, Tr for Judith L Sbrogna Lt
 Book/Page: 70631/225, Date: 06/13/24
 Mtg: Bank of America NA \$575,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$385,000 (03/15)

Blackstone

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	26
Median Price	\$425,000	\$421,500

► **REAL ESTATE SALES**

- 13 BLACKSTONE ST..... \$450,000**
 B: Matthew Santurri
 S: Matthew W Caughey
 Book/Page: 70619/207, Date: 06/11/24
 Mtg: Cornerstone Bank \$382,500
 Term: 2054 Rate: 7.1% Type: Adj
 Use: 3-Family Family Flat, Lot: 8000sf
 Prior Sale: \$299,900 (11/21)
- 240 LINCOLN ST..... \$510,000**
 B: Michael J Lavioie & Alyssa M Lavioie
 S: Samantha Lavioie
 Book/Page: 70634/336, Date: 06/14/24
 Mtg: Fall River Five Cents \$357,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 25353sf
 Prior Sale: \$329,000 (01/18)
- 24 UNION ST..... \$577,630**
 B: Nicholas E Yost & Caroline Bakyla
 S: Steven Webster & Holly Webster
 Book/Page: 70638/170, Date: 06/14/24
 Mtg: United Wholesale Mtg \$560,301
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 87651sf
 Prior Sale: \$395,000 (01/21)

Boylston

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	9
Median Price	\$740,000	\$600,000

► **REAL ESTATE SALES**

- 30 BARNARD HILL RD..... \$1,518,400**
 B: Craig A Bovaird, Tr for 30 Barnard Hill Rd T
 S: Iristhorpe Developers LLC
 Book/Page: 70631/323, Date: 06/13/24
 Mtg: Craig A Bovaird \$1,750,000
 Use: Possible New Construction, Lot: 41742sf
 Prior Sale: \$270,000 (09/21)
- 2 STARK TER..... \$388,000**
 B: Brendon J Comerford & Casey L Diedrich
 S: Michael D Peckham & Erin P Peckham
 Book/Page: 70630/343, Date: 06/13/24
 Mtg: Embrace Home Loans \$368,600
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 16000sf
 Prior Sale: \$175,000 (12/18)

Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	8
Median Price	\$250,000	\$350,000

► **REAL ESTATE SALES**

- 6 COMMON ST..... \$450,000**
 B: Geoffrey M Harris & Linda A Harris
 S: Barbara A Clancy
 Book/Page: 70638/149, Date: 06/14/24
 Mtg: Fairway Ind Mtg \$210,000
 Term: 2054
 Use: 5 Bdrm Conventional, Lot: 15333sf
- 39 FISKDALE RD..... \$290,000**
 B: Amanda M Gordon
 S: Kenneth Gilman & Lisa J Gilman
 Book/Page: 70617/197, Date: 06/11/24
 Mtg: Guaranteed Rate Inc \$284,747
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 28009sf
 Prior Sale: \$154,000 (07/04)

Charlton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	38
Median Price	\$456,900	\$480,500

► **REAL ESTATE SALES**

- MERRIAM RD..... \$329,000**
 B: Old Merriam Road LLC
 S: Betty E Caplette, Tr for Quincy T
 Book/Page: 70613/147, Date: 06/10/24

- 99 OSGOOD RD..... \$785,000**
 B: Brendan A Lloyd & Jannah Lloyd
 S: Joseph G Reidy & Rachel L Reidy
 Book/Page: 70631/149, Date: 06/13/24
 Mtg: Bank of England Mtg \$628,000
 Term: 2054
 Use: 1-Family Colonial, Lot: 40049sf
 Prior Sale: \$599,900 (08/21)

- 71 PRINDLE HILL RD..... \$712,000**
 B: Jamie E Burke & Nicholas P Burke
 S: Richard Rene & Sean Mullen
 Book/Page: 70635/394, Date: 06/14/24
 Mtg: United Wholesale Mtg \$569,600
 Term: 2054
 Use: 3 Bdrm Antique, Lot: 50965sf
 Prior Sale: \$323,800 (08/16)

- 6 S SULLIVAN RD..... \$155,000**
 B: Six Sullivan Road LLC
 S: Cascade Funding Mtg T Hb3
 Book/Page: 70639/294, Date: 06/14/24
 Use: 3 Bdrm Camp/Cabin, Lot: 31450sf
 Prior Sale: \$215,000 (06/24)

► **FORECLOSURE DEEDS**

- 6 S SULLIVAN RD..... \$215,000**
 B: Cascade Funding Mtg T Hb3
 S: Edward W Gauthier & Bk Of Ny Mellon T Co Na T
 Book/Page: 70639/284, Date: 06/14/24
 Use: 3 Bdrm Camp/Cabin, Lot: 31450sf
 Prior Sale: \$215,000 (11/23)

Clinton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	22
Median Price	\$445,000	\$437,500

► **REAL ESTATE SALES**

- 47 CANDICE ST..... \$380,000**
 B: Samsun Not
 S: Elaine J Patterson
 Book/Page: 70634/302, Date: 06/14/24
 Mtg: Rocket Mortgage LLC \$367,317
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 7153sf
- 806 LEDGEWOOD WAY U:806..... \$610,000**
 B: Yuhao Ma & Jiaying Chen
 S: Nicole A John
 Book/Page: 70627/50, Date: 06/13/24
 Mtg: General Mortgage Corp \$579,500
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$485,000 (10/21)
- 24 NELSON ST U:24..... \$425,000**
 B: Julia Kincade
 S: Stephen J Roberts & Lindsay A Hodges
 Book/Page: 70628/15, Date: 06/13/24
 Mtg: HarborOne Mortgage \$403,750
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$285,000 (12/19)
- 12 SHORE LN..... \$290,000**
 B: 12 Shore Lane Rt
 S: Caroline C Weadock
 Book/Page: 70632/101, Date: 06/13/24
 Use: Residential Developable Land, Lot: 28454sf
 Prior Sale: \$152,500 (08/20)

Douglas

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	18
Median Price	\$495,000	\$458,000

► **REAL ESTATE SALES**

- 31 BROOKSIDE DR..... \$680,000**
 B: Nathan Howell & Bethany Leblanc
 S: Leslie M Stevens
 Book/Page: 70636/242, Date: 06/14/24
 Mtg: Equity Resources Inc \$305,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20003sf
- 79 NORTH ST..... \$420,000**
 B: Landry Khampaeng
 S: Kurt Nuissl
 Book/Page: 70639/1, Date: 06/14/24
 Mtg: Movement Mtg LLC \$433,860
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 34369sf
 Prior Sale: \$125,000 (06/20)
- 398 NW MAIN ST..... \$510,000**
 B: Matthew Carey
 S: Jared M Caron & Sabrina J Caron
 Book/Page: 70637/95, Date: 06/14/24
 Mtg: Guild Mortgage Co \$484,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 17594sf
 Prior Sale: \$360,000 (07/19)
- 45 SW MAIN ST..... \$450,000**
 B: Robert J Lopiccio
 S: Lauren Melle
 Book/Page: 70629/146, Date: 06/13/24
 Mtg: Movement Mtg LLC \$350,000
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 90169sf
 Prior Sale: \$285,000 (06/19)
- 107 YEW ST..... \$140,000**
 B: Nightview LLC
 S: Jennifer A Redd & James D Redd Jr
 Book/Page: 70624/280, Date: 06/12/24
 Use: 4 Bdrm Colonial, Lot: 195149sf
 Prior Sale: \$430,000 (07/18)

Dudley

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	32
Median Price	\$388,050	\$416,200

► **REAL ESTATE SALES**

- 35 LAWRENCE RD..... \$485,000**
 B: Lynne F Thorburn
 S: 35 Lawrence Road Nt & Conner Land TLLC Tr
 Book/Page: 70615/185, Date: 06/10/24
 Mtg: Wells Fargo Bank \$250,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 7277sf
 Prior Sale: \$250,000 (08/23)
- 19 NOBLE ST..... \$655,000**
 B: Caitlin Smith & Robert Brooks
 S: Depot Road Charlton LLC
 Book/Page: 70629/243, Date: 06/13/24
 Mtg: New American Funding \$555,000
 Term: 2054
 Use: Residential Developable Land, Lot: 43570sf
- 16 TANYARD RD..... \$495,000**
 B: Davina A Raphael & Ritzner Raphael Jr
 S: Brent M Bernier
 Book/Page: 70622/391, Date: 06/12/24
 Mtg: Paramount Res Mtg Gp \$480,150
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12750sf
 Prior Sale: \$222,500 (06/16)
- 384 W MAIN ST..... \$269,900**
 B: R&S Blue Skies LLC
 S: Francis N Langlois, Tr for Langlois Ft
 Book/Page: 70617/264, Date: 06/11/24
 Use: 3 Bdrm Conventional, Lot: 14000sf

East Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	6
Median Price	\$294,950	\$432,200

► **REAL ESTATE SALES**

- 300 HOWE ST..... \$425,000**
 B: Kassie J Green & Ryan J Green
 S: Donald Weldon
 Book/Page: 70634/274, Date: 06/14/24
 Mtg: United Wholesale Mtg \$395,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 86684sf
 Prior Sale: \$269,500 (08/04)
- 150 PLEASANT ST..... \$215,000**
 B: Bradley Cortright
 S: Terri A Dwight
 Book/Page: 70636/148, Date: 06/14/24
 Mtg: Rockland Tr Co \$204,250
 Term: 2054
 Use: 1 Bdrm Ranch, Lot: 5000sf
 Prior Sale: \$114,000 (11/16)

Gardner

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	64
Median Price	\$320,000	\$360,000

► **REAL ESTATE SALES**

- 73 COLEMAN ST..... \$250,000**
 B: Dennis Siaw
 S: Umbrella Realty LLC
 Book/Page: 70628/320, Date: 06/13/24
 Mtg: Berkshire Bank \$225,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 6362sf
 Prior Sale: \$77,000 (07/08)
- 89 HILL ST..... \$424,900**
 B: Daniel Hayes & Ashley Hayes
 S: Kevin J Lesperance & Sean M Lesperance
 Book/Page: 70614/215, Date: 06/10/24
 Use: 3 Bdrm Colonial, Lot: 58370sf
 Prior Sale: \$279,500 (08/20)
- 381 MAIN ST..... \$1,250,000**
 B: Jam Realty TLLC
 S: B & B Truck Leasing Inc
 Book/Page: 70628/304, Date: 06/13/24
 Use: Industrial Warehouse, Lot: 21759sf
 Term: 2054
- 385 MAIN ST..... \$1,250,000**
 B: Jam Realty TLLC
 S: B & B Truck Leasing Inc
 Book/Page: 70628/304, Date: 06/13/24
 Use: 3-Family Family Flat, Lot: 6845sf
 Prior Sale: \$447,000 (12/23)
- 391 MAIN ST..... \$1,250,000**
 B: Jam Realty TLLC
 S: B & B Truck Leasing Inc
 Book/Page: 70628/304, Date: 06/13/24
 Use: Industrial Warehouse, Lot: 9745sf
- 25 MECHANIC ST..... \$1,250,000**
 B: Jam Realty TLLC
 S: B & B Truck Leasing Inc
 Book/Page: 70628/304, Date: 06/13/24
 Use: Industrial Warehouse, Lot: 42097sf
 Prior Sale: \$275,000 (08/10)
- 303 PARKER ST..... \$430,000**
 B: Thierno Sall
 S: Federal Natl Mtg Assn
 Book/Page: 70632/120, Date: 06/13/24
 Mtg: Guild Mortgage Co \$422,211
 Term: 2054
 Use: 2-Family Two Family, Lot: 4133sf
 Prior Sale: \$179,215 (09/22)
- 265 WATERFORD ST..... \$50,000**
 B: Madison Humes
 S: Cassidy Driscoll
 Book/Page: 70622/104, Date: 06/12/24
 Use: 2 Bdrm Ranch, Lot: 12435sf
 Prior Sale: \$260,000 (04/21)

Grafton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	45
Median Price	\$545,500	\$586,000

► **REAL ESTATE SALES**

- 2 ABBY RD..... \$884,400**
 B: L Buddhichandrasekar & Meenakshi P Udhayakumar
 S: Central Ma Home Bldrs LLC
 Book/Page: 70614/26, Date: 06/10/24
 Use: 4 Bdrm Colonial, Lot: 20909sf
 Prior Sale: \$884,400 (09/23)
- 30 BUTTERCUP LN U:30..... \$555,000**
 B: Ashok Arunagiri & Arivazhagi Anbalagan
 S: Tamara T Gorman, Tr for Tamara T Gorman 2002
 RET
 Book/Page: 70614/74, Date: 06/10/24
 Mtg: Mutual Of Omaha Mtg \$499,500
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 2970792sf
 Prior Sale: \$325,000 (07/13)
- 51 BUTTERCUP LN U:51..... \$520,000**
 B: Saurabhkumar K Patel
 S: Vishnuvardhan Srinivasan
 Book/Page: 70618/258, Date: 06/11/24
 Mtg: T2 Financial LLC \$416,000
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 2970792sf
 Prior Sale: \$230,000 (04/20)
- OLD WESTBORO RD..... \$16,500**
 B: Nicholas T Capman & Edilene C Capman
 S: Toby F Nichols & Stacy N Cahill
 Book/Page: 70638/348, Date: 06/14/24
- 8 PATRIOT WAY..... \$1,052,000**
 B: Aadarsh Patel
 S: Kevin Huestis, Tr for K Huestis & Faryadi Lt
 Book/Page: 70638/20, Date: 06/14/24
 Mtg: Keamy Bank \$841,600
 Term: 2054
 Use: 6 Bdrm Colonial, Lot: 45302sf
 Prior Sale: \$705,000 (11/17)
- 28 PLEASANT ST..... \$780,000**
 B: Tristan B Codner & Emilyyanne H Codner
 S: Innovation Builders Inc
 Book/Page: 70632/390, Date: 06/14/24
 Mtg: Digital FCU \$430,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 130680sf
 Prior Sale: \$320,000 (11/21)
- 43 PLEASANT ST..... \$776,000**
 B: Leah Rohwer & Jakob Rohwer
 S: Jack Greaney & Alexandra Greaney
 Book/Page: 70639/230, Date: 06/14/24
 Mtg: Leader Bank NA \$541,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 50530sf
 Prior Sale: \$520,000 (06/19)
- 13 PULLARD RD U:31..... \$410,000**
 B: Gautam Sharma
 S: Jonathan Hovey & Michelle Hovey
 Book/Page: 70619/160, Date: 06/11/24
 Use: 2 Bdrm Condo, Lot: 392040sf
 Prior Sale: \$260,000 (07/05)
- 5 WESTBORO RD..... \$625,000**
 B: Joel Parker & Nichole Parker
 S: Bethann Smith & Scott Smith
 Book/Page: 70621/35, Date: 06/12/24
 Mtg: Scott M Smith \$475,000
 Term: 2034
 Use: 3-Family Mlti-Unt Bldg, Lot: 18731sf
 Prior Sale: \$56,000 (03/95)

Hardwick

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	7
Median Price	\$535,000	\$441,000

► **REAL ESTATE SALES**

- 390 OLD GREENWICH PLAINS RD..... \$423,000**
 B: Kyle Beltrami & Brooke Beltrami
 S: John J Oconnor Jr & Diane M Oconnor
 Book/Page: 70623/390, Date: 06/12/24
 Mtg: Freedom Mortgage Corp \$380,700
 Term: 2054
 Use: 2-Family Colonial, Lot: 183388sf

Harvard

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	15
Median Price	\$918,750	\$1,025,000

► **REAL ESTATE SALES**

- 115 JACKSON RD..... \$9,000,000**
 B: Rmp 115 Jackson Rd LLC & Dbk 115 Jackson Rd LLC
 S: Sweet Magnolia Re LLC
 Book/Page: 70628/135, Date: 06/13/24
- 60 TAHANTO TRL..... \$985,000**
 B: Jean-Philippe Fortin & Autumn Fortin
 S: Leslie B Neville, Tr for R & Patricia Boerner Rt
 Book/Page: 70620/254, Date: 06/11/24
 Mtg: Cross Country Mtg Inc \$788,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 138956sf
 Prior Sale: \$562,275 (06/03)

Holden

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	57
Median Price	\$455,000	\$515,000

► **REAL ESTATE SALES**

- 355 HIGHLAND ST..... \$478,000**
 B: Kyle Leonard
 S: Christopher P Shanahan & Mel

WORCESTER REGISTRY continued

Northborough

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 37 30 Median Price \$625,000 \$751,250

REAL ESTATE SALES

- 232 HOWARD ST \$640,000 B: Karthik Lingineni & Ramya D Kancharia S: Eileen Garron & Courtney E Lamb Book/Page: 70625/13, Date: 06/12/24

Northbridge

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 40 37 Median Price \$515,000 \$485,000

REAL ESTATE SALES

- 29 ARROWHEAD AVE \$400,000 B: Kayleigh Murphy & Nicholas Depalma S: Joann Sweetman & John Czebator Book/Page: 70639/118, Date: 06/14/24

REAL ESTATE SALES

- 27 ERICA DR \$540,000 B: Jonathan Hovey & Michelle Hovey S: Paul M Deletetsky & Lorrie Deletetsky Book/Page: 70634/214, Date: 06/14/24

REAL ESTATE SALES

- 49 HERITAGE DR U:49 \$365,000 B: Paula J Kapurch S: Jesse O Curil Book/Page: 70634/392, Date: 06/14/24

REAL ESTATE SALES

- 373 LINCOLN CIR \$850,000 B: Justin D Chelland & Manuela Noriega-Chelland S: Laura Medeiros & David Medeiros Book/Page: 70630/230, Date: 06/13/24

REAL ESTATE SALES

- 32 PROSPECT ST \$350,000 B: Randy Kibbe S: Robert Weger Book/Page: 70633/120, Date: 06/14/24

REAL ESTATE SALES

- 302 SAMUEL DR \$775,000 B: Brian Lathe & Kimberly Lathe S: Michael S Mcgrath & Jennifer A Mcgrath Book/Page: 70614/101, Date: 06/10/24

REAL ESTATE SALES

- 55 SPRUCE ST U:55 \$470,000 B: Sheila A Ciccaglione S: Frederick E Papke & Catherine M Papke Book/Page: 70638/357, Date: 06/14/24

REAL ESTATE SALES

- 127 WASHINGTON ST \$705,000 B: Aguiamar Vieira & Maria R Vieira S: James S King Book/Page: 70623/234, Date: 06/12/24

Oxford

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 30 42 Median Price \$367,500 \$387,500

REAL ESTATE SALES

- 13 CHARLTON ST \$344,900 B: Jennifer Montanez S: Dennis L Rivera & Sarah E Rivera Book/Page: 70637/356, Date: 06/14/24

REAL ESTATE SALES

- 45 ENNIS RD \$306,000 B: Julia G Naras, Tr for Sira A N Frongillo lrt S: Thomas A Frongillo Jr & Tara L Frongillo Book/Page: 70625/254, Date: 06/12/24

REAL ESTATE SALES

- 4 MELVIN DR \$81,617 B: Corey D Shenette S: Corey D Shenette & Tara A Shenette Book/Page: 70637/328, Date: 06/14/24

REAL ESTATE SALES

- MERRIAM RD \$329,000 B: Old Merriam Road LLC S: Betty E Caplette, Tr for Quincy T Book/Page: 70613/147, Date: 06/10/24

REAL ESTATE SALES

- 1 SHADY LN \$375,000 B: Gabriel Smith & Emily Whamond S: Terri A Smith & Edward Reed Book/Page: 70634/364, Date: 06/14/24

REAL ESTATE SALES

- 4 SPRING ST \$645,000 B: Victoria Thompson & Donald Thompson S: Melinda M Cyr, Tr for Cyr Rt Book/Page: 70636/216, Date: 06/14/24

REAL ESTATE SALES

- 178 SUTTON AVE \$560,000 B: David Henry S: Mary L Abruzzise Book/Page: 70617/363, Date: 06/11/24

Paxton

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 13 20 Median Price \$490,000 \$558,000

REAL ESTATE SALES

- 6 PETERS AVE \$145,500 B: Salvatore Bilodeau S: Maunsell Patrick J Est & Gerald J Maunsell Book/Page: 70626/19, Date: 06/12/24

Princeton

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 9 13 Median Price \$600,000 \$475,000

REAL ESTATE SALES

- 83 HOBBS RD \$610,000 B: Erika L Murray & Jonathan White S: Susan Piper & John Orchard Book/Page: 70635/335, Date: 06/14/24

REAL ESTATE SALES

- 337 HUBBARDSTON RD \$600,500 B: Stephanie Demake & Eric Boswell S: Edward T Willemse & Johanna P Willemse Book/Page: 70616/339, Date: 06/11/24

Rutland

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 25 42 Median Price \$510,000 \$575,000

REAL ESTATE SALES

- 211 BARRE PAXTON RD U:6 \$380,000 B: Anthony Zingarella S: Carmenza Ramirez Book/Page: 70613/359, Date: 06/10/24

REAL ESTATE SALES

- 252 E COUNTY RD \$75,000 B: Jahanke Construction LLC S: Robert Asaro & Allison Asaro Book/Page: 70617/118, Date: 06/11/24

REAL ESTATE SALES

- 15 JOHN ROBERT DR \$610,000 B: Jacquelyn Matthews & Alex Matthews S: Daniel Martin & Ashley Martin Book/Page: 70636/272, Date: 06/14/24

REAL ESTATE SALES

- 26 MARK CIR U:26 \$387,000 B: John Maenhout S: Marie B Ruchala Book/Page: 70635/185, Date: 06/14/24

REAL ESTATE SALES

- 6 PETERS AVE \$145,500 B: Salvatore Bilodeau S: Maunsell Patrick J Est & Gerald J Maunsell Book/Page: 70626/19, Date: 06/12/24

REAL ESTATE SALES

- 8 SUNNYSIDE AVE \$425,000 B: Christopher P Shanahan & Melinda B Shanahan S: Lucille D Bailey Book/Page: 70639/173, Date: 06/14/24

REAL ESTATE SALES

- 3 BALSAM CIR \$1,300,000 B: Christine J Sliva, Tr for Balsam Heights Rt S: Carole A Goral Book/Page: 70637/29, Date: 06/14/24

REAL ESTATE SALES

- 5 BALSAM CIR \$500,000 B: New Build LLC S: Carole A Goral Book/Page: 70637/345, Date: 06/14/24

REAL ESTATE SALES

- 27 BROOKDALE CIR U:27 \$565,000 B: Steven M Polito S: Jaclyn B Kalb Book/Page: 70614/229, Date: 06/10/24

REAL ESTATE SALES

- 11 CAROLINE AVE \$695,000 B: Sana Anjum S: Michael Halloran & Lindsey Halloran Book/Page: 70627/319, Date: 06/13/24

REAL ESTATE SALES

- 44 CEDAR RD U:44 \$392,500 B: Raffah Babar & Ana Halder S: Melissa Dupont & Thomas Dupont Book/Page: 70638/375, Date: 06/14/24

94 CHERRY ST \$1,100,000

B: Ashish Sisodiya & Garima Sinha S: Ramamohana R Gubbala & Lakshmi Gubbala Book/Page: 70622/252, Date: 06/12/24

REAL ESTATE SALES

- 47 COLTON LN \$50,000 B: Gustav J Dolmanisth S: Gustav J Dolmanisth & Nancy A Dolmanisth Book/Page: 70636/77, Date: 06/14/24

REAL ESTATE SALES

- 30 EATON PL \$1,305,000 B: Sankar Sundaram & Kanthimathi Sankar S: Prestige Property Dev LLC Book/Page: 70614/172, Date: 06/10/24

REAL ESTATE SALES

- 147 GRAFTON ST \$560,000 B: Pramod Kumar & Hema Rani S: Scott O Packard, Tr for Packard Lt Book/Page: 70618/382, Date: 06/11/24

REAL ESTATE SALES

- 55 HARRINGTON FARMS WAY U:55 \$525,000 B: Mahsa Azami & M Valizadehderakhshan S: Joan T Barry Book/Page: 70636/301, Date: 06/14/24

REAL ESTATE SALES

- 92 HARRINGTON FARMS WAY U:92 \$609,000 B: Ramprasad Goturkarnam & Kumari Rama S: Ramya Natarajan Book/Page: 70629/275, Date: 06/13/24

REAL ESTATE SALES

- 203 MAIN ST \$799,900 B: Poorvi Bahety & Abhishek Maheshwari S: Francis M Breault, Tr for Breault Lt Book/Page: 70618/91, Date: 06/11/24

REAL ESTATE SALES

- 169 NORTH ST \$885,000 B: Eslam M Farahat S: David W Gouveia & Paula A Bigwood Book/Page: 70637/242, Date: 06/14/24

REAL ESTATE SALES

- 186 OAK ST \$767,000 B: Aparna Gollapalli & Mukund Lingineni S: Khadijeh Kiany Book/Page: 70637/270, Date: 06/14/24

REAL ESTATE SALES

- 35 OLD LAXFIELD RD U:35 \$535,000 B: Matthew G Gleason, Tr for M & Kimberly Gleason Ft S: Wei Zhang & Tianxiao Huan Book/Page: 70623/53, Date: 06/12/24

REAL ESTATE SALES

- 23 PTARMIGAN DR U:23 \$699,000 B: Ritwik Das & Sohini Roy S: Sankar Sundaram & Kanthimathi Sankar Book/Page: 70613/182, Date: 06/10/24

REAL ESTATE SALES

- 5-B ATWOOD RD \$290,000 B: Ermano D Carvalho & Ana M Carvalho S: Sergio Guimaraes Book/Page: 70615/229, Date: 06/11/24

REAL ESTATE SALES

- 2 HUBLEY LN \$1,350,000 B: Tianxiao Huan & Wei Zhang S: William C Shakespeare & Betina D Shakespeare Book/Page: 70635/372, Date: 06/14/24

REAL ESTATE SALES

- 4 HUBLEY LN \$1,352,000 B: Kevin R Nathan & Heekyoung Lee S: Andrew R Burzumato & Susanne J Burzumato Book/Page: 70635/111, Date: 06/14/24

REAL ESTATE SALES

- 21 HUBLEY LN \$1,350,000 B: Tianxiao Huan & Wei Zhang S: William C Shakespeare & Betina D Shakespeare Book/Page: 70635/372, Date: 06/14/24

REAL ESTATE SALES

- 2 HUBLEY LN \$1,350,000 B: Tianxiao Huan & Wei Zhang S: William C Shakespeare & Betina D Shakespeare Book/Page: 70635/372, Date: 06/14/24

REAL ESTATE SALES

- 2 HUBLEY LN \$1,350,000 B: Tianxiao Huan & Wei Zhang S: William C Shakespeare & Betina D Shakespeare Book/Page: 70635/372, Date: 06/14/24

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- 2 HUBLEY LN \$1,350,000 B: Tianxiao Huan & Wei Zhang S: William C Shakespeare & Betina D Shakespeare Book/Page: 70635/372, Date: 06/14/24

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- 2 HUBLEY LN \$1,350,000 B: Tianxiao Huan & Wei Zhang S: William C Shakespeare & Betina D Shakespeare Book/Page: 70635/372, Date: 06/14/24

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- 2 HUBLEY LN \$1,350,000 B: Tianxiao Huan & Wei Zhang S: William C Shakespeare & Betina D Shakespeare Book/Page: 70635/372, Date: 06/14/24

REAL ESTATE SALES

- 2 HUBLEY LN \$1,350,000 B: Tianxiao Huan & Wei Zhang S: William C Shakespeare & Betina D Shakespeare Book/Page: 70635/372, Date: 06/14/24

Spencer

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 42 27 Median Price \$407,500 \$450,000

REAL ESTATE SALES

- 28 ADAMS ST \$150,000 B: Threshold Const Corp S: James A Pervier & Michael C Pervier Book/Page: 70632/147, Date: 06/13/24

REAL ESTATE SALES

- 58 BROWNING POND RD \$50,000 B: Charles A Bellemer S: Joel Flanagan & Jennifer Flanagan Book/Page: 70638/70, Date: 06/14/24

REAL ESTATE SALES

- 15 CANDLEWOOD DR U:15 \$405,000 B: Connie S Allen S: Craig Walker Book/Page: 70620/186, Date: 06/11/24

REAL ESTATE SALES

- 141 MAIN ST \$60,000 B: Michael A Perro Jr & Jason M Perro S: Phyllis F Ekleberry & William D Ekleberry Book/Page: 70635/278, Date: 06/14/24

Sterling

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 17 20 Median Price \$531,300 \$522,500

REAL ESTATE SALES

- 15 COLE RD \$755,000 B: Joseph Devlin & Jennifer Devlin S: Scott A Valcourt & Debra M Valcourt Book/Page: 10779/34, Date: 06/10/24

REAL ESTATE SALES

- 32 JOHNSON RD \$1,125,000 B: David A Pagani, Tr for Rjd Rt S: Mary A Flanagan, Tr for Joan S Strang T Book/Page: 70636/131, Date: 06/14/24

REAL ESTATE SALES

- 20 MEETINGHOUSE HILL RD \$439,900 B: Peter M Santiago & Cassie L Page S: Bartlett Bruce A Est & Gary Bartlett Book/Page: 70620/284, Date: 06/11/24

REAL ESTATE SALES

- REDEMPTION ROCK RD (OFF) \$1,125,000 B: David A Pagani, Tr for Rjd Rt S: Mary A Flanagan, Tr for Joan S Strang T Book/Page: 70636/131, Date: 06/14/24

REAL ESTATE SALES

- REDEMPTION ROCK RD (OFF) \$1,125,000 B: David A Pagani, Tr for Rjd Rt S: Mary A Flanagan, Tr for Joan S Strang T Book/Page: 70636/131, Date: 06/14/24

Sturbridge

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 28 31 Median Price \$451,000 \$500,000

REAL ESTATE SALES

- 36 BROOKFIELD RD \$430,000 B: Randy R Rodriguez & Lishleyanny Dejesus S: Mamzell Jones Book/Page: 70616/393, Date: 06/11/24

REAL ESTATE SALES

- 20 COLDSRING DR U:D \$485,000 B: Paul A Bazinet & Nancy H Bazinet S: Linda M Sinsigalli & Gail J Watkins Book/Page: 70635/74, Date: 06/14/24

REAL ESTATE SALES

- 26 PARTRIDGE HILL RD \$740,000 B: Karen A Mulvaney S: C S Hollingworth & Holly B Hollingworth Book/Page: 70613/91, Date: 06/10/24

REAL ESTATE SALES

- 127 W MILLBURY RD \$537,500 B: Stephen Sacco & Taylor Farley S: Menn Lt & Anthony A Menn Jr Book/Page: 70636/335, Date: 06/14/24

REAL ESTATE SALES

- 39-1/2 W SUTTON RD \$675,000 B: Ryan Levitre S: K9 Realty LLC Book/Page: 70625/40, Date: 06/12/24

REAL ESTATE SALES

- 65 CRYSTAL ST \$490,000 B: Jonathan R Jesuino S: Vision Re Inv Group LLC Book/Page: 70617/54, Date: 06/11/24

REAL ESTATE SALES

- 50 GLOVER ST \$375,000 B: Amelie Jordan-Smith & Amanda Pearce S: Frank S Kaibenski & Suzanne M Kaibenski Book/Page: 70633/357, Date: 06/14/24

REAL ESTATE SALES

- 46 GRACE LN \$530,000 B: Robert Files & Jason Files S: Tymothy Dore & Emily C Dore Book/Page: 70630/26, Date: 06/13/24

REAL ESTATE SALES

- 4 BYRNE DR \$62,000 B: Deborah D May S: Klatt Eric W Est & Rebecca A Stevenson Book/Page: 70635/289, Date: 06/14/24

FRENCH RD \$144,150

B: Christopher B Foster & Jacqueline Foster S: Joyce C Fletcher, Tr for Joyce C Fletcher T Book/Page: 70614/206, Date: 06/10/24

REAL ESTATE SALES

- 383 STATE RD \$400,000 B: Marangeliz Montanez & Anthony M Lacaire S: John E Dow & Peggy L Dow Book/Page: 70620/24, Date: 06/11/24

REAL ESTATE SALES

- 20 CONCORD LN U:20 \$460,000 B: Donna Hardy S: Vine Jennifer A Est & Jeffrey May Book/Page: 70631/43, Date: 06/13/24

REAL ESTATE SALES

- 17 HARVEST RD U:17 \$420,000 B: Patrick Marcello & Cristina Marcello S: Emad M Ghobrial & Gihan F Ghobrial Book/Page: 70617/166, Date: 06/11/24

REAL ESTATE SALES

- 42 HYDE PARK CIR U:42 \$565,000 B: Emad M Ghobrial & Gihan F Ghobrial S: Naveen Challa Book/Page: 70620/97, Date: 06/11/24

REAL ESTATE SALES

- 14 MAPLE ST \$650,000 B: Richard Larson & Alison J Larson S: Lauren A Randazzo & Richard L Randazzo Jr Book/Page: 70637/59, Date: 06/14/24

Warren

MARKET STATISTICS THROUGH MAY YTD 2023 YTD 2024 Number of 1-Fam Sales 12 10 Median Price \$297,500 \$271,000

REAL ESTATE SALES

- 836 BEMIS RD \$365,000 B: Rosanna Lopez & Yovanny S Tavarez S: Connor W Gardner & Devi L Power Book/Page: 70631/98, Date: 06/13/24

REAL ESTATE SALES

- 717 MAIN ST \$343,000 B: Hoffman Prop Partners LLC S: Charbonneau Shaun P Est & Paul Charbonneau Book/Page: 70634/110, Date: 06/14/24

REAL ESTATE SALES

- 61 QUABOAG ST \$27

West Boylston

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	21
Median Price	\$440,000	\$520,000

► REAL ESTATE SALES

16 EDWARD ST	\$430,000
B: James M Brigham & Gail S Brigham S: Kooymjian Edward Est & Mark Kooymjian Book/Page: 70630/131, Date: 06/13/24 Use: 3 Bdrm Ranch, Lot: 35407sf	

West Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	\$339,250	\$342,500

► REAL ESTATE SALES

1 COUNTRY LN	\$410,500
B: Dost Sarpel & Elisabeth R Garwood S: King William R Est & Brendan J King Book/Page: 70618/58, Date: 06/11/24 Mtg: Webster First FCU \$300,000 Term: 2034 Rate: 6.1% Type: Adj Use: 1-Family, Lot: 433422sf Prior Sale: \$68,866 (07/96)	
18 HILLSIDE DR	\$425,000
B: Henry Ramos & Jennifer Lee-Ramos S: Lynne J Johnson & Natalie K Johnson Book/Page: 70630/70, Date: 06/13/24 Use: 3 Bdrm Ranch, Lot: 18731sf Prior Sale: \$169,900 (07/03)	
LONG HILL RD L:1	\$162,500
B: Michael Turner & Leah Turner S: T-C-P Enterprises Inc Book/Page: 70614/331, Date: 06/10/24	

72 WICKABOAG VALLEY RD

72 WICKABOAG VALLEY RD	\$346,000
B: Dost Sarpel & Elisabeth Garwood S: Brendan J King, Tr for William R King 2020 RET Book/Page: 70620/139, Date: 06/11/24 Mtg: US Bank NA \$259,500 Term: 2054 Use: 1 Bdrm Raised Ranch, Lot: 20038sf	

76 WICKABOAG VALLEY RD

76 WICKABOAG VALLEY RD	\$10,000
B: Dost Sarpel & Elisabeth Garwood S: Brendan J King, Tr for William R King 2020 RET Book/Page: 70620/74, Date: 06/11/24 Use: Residential Undvlpble Land, Lot: 46609sf	

295 WIGWAM RD

295 WIGWAM RD	\$479,900
B: Alec Wilson & Taylor Joubert S: Jennifer A Swallow & Derek Swallow Book/Page: 70635/229, Date: 06/14/24 Mtg: State Savings Bank \$455,905 Term: 2054 Use: 3 Bdrm Colonial, Lot: 202118sf Prior Sale: \$255,000 (07/13)	

Westborough

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	39
Median Price	\$679,000	\$780,000

► REAL ESTATE SALES

6 BAXTER ST	\$600,000
B: Christopher Day & Judith Day S: John P Gelcich & Janet S Gelcich Book/Page: 70611/378, Date: 06/10/24 Mtg: Guaranteed Rate Affin \$480,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 8168sf Prior Sale: \$364,900 (09/15)	
6 CEDAR ST	\$494,000
B: Alberto L Anzola & Emily K Anzola S: Terrence J McCormack & Jean L McCormack Doc#: 00000000123258, Date: 06/14/24 Mtg: Needham Bk \$419,900 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5968sf Prior Sale: \$125,700 (08/97)	
176 E MAIN ST U:4	\$575,000
B: Nair Holdings LLC S: Linhares LLC Book/Page: 70631/384, Date: 06/13/24 Mtg: Avidia Bank \$287,500 Use: Office Condo Unit Prior Sale: \$425,000 (09/19)	

6301 PETERS FARM WAY U:6301

6301 PETERS FARM WAY U:6301	\$634,640
B: Alice M Rotford, Tr for Alice M Rotford RET S: Pulte Hm Of New Eng LLC Book/Page: 70629/181, Date: 06/13/24 Use: Possible New Construction	

6302 PETERS FARM WAY U:6302

6302 PETERS FARM WAY U:6302	\$419,120
B: Maryellen Corey S: Pulte Hm Of New Eng LLC Book/Page: 70633/224, Date: 06/14/24 Use: Possible New Construction	

6307 PETERS FARM WAY U:6307

6307 PETERS FARM WAY U:6307	\$620,930
B: Elizabeth L Rattigan S: Pulte Hm Of New Eng LLC Book/Page: 70629/24, Date: 06/13/24 Mtg: Pulte Mortgage Corp \$434,651 Term: 2054 Use: Possible New Construction	

6310 PETERS FARM WAY U:6310

6310 PETERS FARM WAY U:6310	\$570,455
B: John R Demember & Marie E Demember S: Pulte Hm Of New Eng LLC Book/Page: 70617/289, Date: 06/11/24 Use: Possible New Construction	

42 WARREN ST

42 WARREN ST	\$852,000
B: Srinivas Paruchuri & Sripallavi Jasti S: Abhishek P Gupta & Diviya R Jayanthi Book/Page: 70619/48, Date: 06/11/24 Mtg: Rockland Tr Co \$702,000 Term: 2054 Rate: 6.0% Type: Adj Use: 3 Bdrm Colonial, Lot: 24751sf Prior Sale: \$469,000 (12/15)	

Winchendon

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	43
Median Price	\$350,000	\$380,000

► REAL ESTATE SALES

155 MONOMONAC RD E	\$100,000
B: Zachary Stone & Megan M Stone S: Margaret G Morabito Book/Page: 70633/342, Date: 06/14/24 Use: 2 Bdrm Camp/Cabin, Lot: 20038sf Prior Sale: \$50,000 (08/22)	
3 SUMMER DR	\$66,000
B: Robert L Grady, Tr for Erg RET S: Justin P Gelinas, Tr for Newport T Book/Page: 70625/353, Date: 06/12/24	
11 SUMMER DR	\$66,000
B: Robert L Grady, Tr for Erg RET S: Justin P Gelinas, Tr for Newport T Book/Page: 70625/353, Date: 06/12/24 Use: Manufacturing Building, Lot: 95832sf	
670 TEEL RD	\$590,000
B: Ryan Leclerc S: Raymond M Santiago Book/Page: 70628/242, Date: 06/13/24 Use: 4 Bdrm Contemporary, Lot: 87120sf Prior Sale: \$565,000 (07/22)	

Worcester

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	305	293
Median Price	\$365,000	\$402,000

► REAL ESTATE SALES

120 ANDREWS AVE	\$487,500
B: John Devine & Anja Devine S: Farah Saeed Doc#: 00000000123262, Date: 06/14/24 Mtg: Mortgage Research Ctr \$487,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 16416sf Prior Sale: \$170,000 (09/13)	
24 APTHORP ST	\$469,900
B: Jacqui L Hollaway & Tyler A Hollaway S: S&K Development LLC Book/Page: 70636/186, Date: 06/14/24	
6 BEATRICE DR	\$380,000
B: Dorcas Awojolu S: Jose A Villavicencio & Maria C Villavicencio Book/Page: 70614/337, Date: 06/10/24 Use: 2 Bdrm Duplex, Lot: 4001sf Prior Sale: \$212,500 (06/18)	
96 BRANTWOOD RD	\$550,000
B: Heather L Gardner S: Brendan Lloyd & Jannah Lloyd Book/Page: 70628/272, Date: 06/13/24 Mtg: Guaranteed Rate Inc \$522,500 Term: 2054 Use: 3 Bdrm Conventional, Lot: 8760sf Prior Sale: \$390,000 (09/20)	
15 CARTER RD	\$425,000
B: Russell Hall & Julia Hall S: Nicholas R Martin & Rachel L Martin Book/Page: 70623/74, Date: 06/12/24 Mtg: Fed Hm Ln Bk Bos \$25,000 Use: 3 Bdrm Colonial, Lot: 14458sf Prior Sale: \$285,000 (05/20)	
21 CHATHAM VILLAGE RD	\$470,000
B: Tural Piriyev & Patricia C Christ S: Muhammad Mowla Book/Page: 70617/220, Date: 06/11/24 Mtg: Bank of England Mtg \$443,630 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 6363sf Prior Sale: \$220,000 (07/21)	
68 CLARK ST	\$515,000
B: Jennifer Reiner S: Sherman Marcia Est & Elizabeth Kimball Book/Page: 70639/64, Date: 06/14/24 Mtg: Navy FCU \$412,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 9231sf Prior Sale: \$480,000 (05/22)	
216 COBURN AVE	\$330,000
B: Heriberto A Aviles & Keila Rivera S: Selzo Paul R Est & Trina M Carbonneau Book/Page: 70630/313, Date: 06/13/24 Mtg: Pennymac Loan Service \$264,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 7692sf	
380 COBURN AVE U:6	\$270,000
B: Demetri G Bayrouly & Jillian Bayrouly S: Kevin B Booker & Maureen K Booker Book/Page: 70612/304, Date: 06/10/24 Mtg: Guaranteed Rate Inc \$215,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$100,000 (05/08)	
37 CRESCENT ST	\$1,200,000
B: Lisa Holdings LLC S: Nancy M Trotto, Tr for Nancy M Trotto RET Book/Page: 70627/91, Date: 06/13/24 Mtg: Leader Bank NA \$600,000 Use: Industrial Devlpble Land, Lot: 7943sf Prior Sale: \$18,000 (08/99)	
41 CRESCENT ST	\$1,200,000
B: Lisa Holdings LLC S: Nancy M Trotto, Tr for Nancy M Trotto RET Doc#: 00000000123245, Date: 06/13/24 Use: Commercial Warehouse, Lot: 5467sf Prior Sale: \$165,000 (10/98)	
43 CRESCENT ST	\$1,200,000
B: Lisa Holdings LLC S: Nancy M Trotto, Tr for Nancy M Trotto RET Book/Page: 70627/91, Date: 06/13/24 Mtg: Leader Bank NA \$600,000 Use: Parking Lot, Lot: 38142sf Prior Sale: \$95,355 (08/91)	
11 DELAVAL RD	\$302,000
B: Gina D Cariglia, Tr for Mariella E Peto T S: Krystina M Brunner & Kevin Ceccarini Book/Page: 70614/268, Date: 06/10/24 Use: 2 Bdrm Conventional, Lot: 5000sf Prior Sale: \$135,000 (09/15)	
34 ESTHER ST	\$720,000
B: Yana Andreeva S: Scudder Bay Capital LLC Book/Page: 70624/29, Date: 06/12/24 Mtg: Guaranteed Rate Inc \$648,000 Term: 2054 Use: 3-Family Mlti-Unt Bldg, Lot: 7336sf Prior Sale: \$308,000 (06/14)	
71 FOX ST	\$471,000
B: Johnson Akyereko S: Duc Huynh & Hoa Nguyen Book/Page: 70619/27, Date: 06/11/24 Mtg: Primary Residential Mtg \$443,299 Term: 2054 Use: 2-Family Two Family, Lot: 3625sf Prior Sale: \$226,000 (10/19)	
11 GATES LN	\$380,000
B: Ovie A Agbarha & Kehinde O Agbarha S: Gagne Janet M Est & Diane Cross Book/Page: 70637/218, Date: 06/14/24 Mtg: Guild Mortgage Co \$373,117 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9350sf	
35 GENESSEE ST U:A	\$235,000
B: Sriyata Thirunagari S: Cascade Mtg THb9 & Wilmington Svcs Fund Soc Book/Page: 70611/64, Date: 06/10/24 Use: 2 Bdrm Condo Prior Sale: \$204,185 (03/24)	
139 GREEN ST	\$680,000
B: Lameima LLC S: 139 Grn St Worcester LLC Book/Page: 70628/1, Date: 06/13/24 Use: Restaurant/Bar, Lot: 5670sf Prior Sale: \$460,000 (11/15)	
692 GROVE ST	\$620,000
B: Alex F Pepper S: Jeanpaul Raymond & Christine A Raymond Book/Page: 70636/90, Date: 06/14/24 Mtg: OCMBC Inc \$599,307 Term: 2054 Use: 2-Family Two Family, Lot: 14013sf Prior Sale: \$306,900 (08/18)	
1 HANCOCK ST	\$135,000
S: Fernando R Dasilva & Andrew M Cadette Book/Page: 70623/263, Date: 06/12/24 Mtg: Steven A Ross \$175,000 Use: 2 Bdrm Conventional, Lot: 2061sf Prior Sale: \$97,000 (01/24)	
49 HAROLD ST	\$315,000
B: Lower Pond LLC S: Gayle Galletta & Bjorn Bakken Book/Page: 70622/241, Date: 06/12/24 Use: 2-Family Duplex, Lot: 6780sf Prior Sale: \$80,000 (05/10)	

54 HENSHAW ST

54 HENSHAW ST	\$430,000
B: Henry H Le S: Henry Ramos & Ramos J Lee Book/Page: 70629/333, Date: 06/13/24 Mtg: Rocket Mortgage LLC \$387,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 5133sf Prior Sale: \$168,000 (05/11)	

9 HOMER WHEATON ST

9 HOMER WHEATON ST	\$450,000
B: Max E Edjenguele & Augustine B Mboule S: James A Cummings Book/Page: 70628/362, Date: 06/13/24 Mtg: Baycoast Mortgage Co \$382,500 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 5000sf	

22 INVERNESS AVE U:2B

22 INVERNESS AVE U:2B	\$212,000
B: Jag Management LLC S: Gregory B Morissette & Jacqueline Morissette Book/Page: 70639/203, Date: 06/14/24 Use: 2 Bdrm Condo Prior Sale: \$115,000 (12/04)	

11 KING PHILIP RD

11 KING PHILIP RD	\$362,000
B: Jon R Pouliot S: Daniel H Arguimbau, Tr for Davidson Irt Book/Page: 70625/265, Date: 06/12/24 Mtg: Avidia Bank \$271,500 Use: 2-Family Two Family, Lot: 6604sf Prior Sale: \$86,500 (12/94)	

17 MEDFIELD ST

17 MEDFIELD ST	\$420,000
B: Alexander Damico & Michael Damico S: Stephen J Howe Book/Page: 70614/367, Date: 06/10/24 Mtg: Total Mtg Svcs \$324,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 7937sf Prior Sale: \$162,000 (09/06)	

72 MORNINGSIDE RD

72 MORNINGSIDE RD	\$420,000
B: Ozge Savas S: Kittredge Margaret A Est & Suzanne E Lulu Book/Page: 70624/302, Date: 06/12/24 Mtg: Guaranteed Rate Affin \$357,000 Term: 2054 Use: 3 Bdrm Tudor, Lot: 17923sf	

10 NUTTALL LN U:9

10 NUTTALL LN U:9	\$225,000
B: Hadi Moradian & Bahareh Satvati S: Juan A Valerio Book/Page: 70631/73, Date: 06/13/24 Mtg: Rockland Tr Co \$168,750 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$165,000 (09/22)	

16 OAKVIEW ST

16 OAKVIEW ST	\$550,000
B: Henrique M Ferreira & Fernanda D Ferreira S: Jeverson R Mota & Maryanne Mota Book/Page: 70615/129, Date: 06/10/24 Mtg: First Natl Bk \$440,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 7140sf Prior Sale: \$350,000 (12/18)	

27 ORIENT ST

27 ORIENT ST	\$360,000
B: Hatim Elahmer & Durrnia Fahmi S: Burgoyne Frederick J Est & Andrew D Burgoyne Book/Page: 70613/241, Date: 06/10/24 Mtg: Guaranteed Rate Inc \$330,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 5000sf	

2 PEACEDALE AVE

2 PEACEDALE AVE	\$25,000
B: Nastacia Grant S: Edward F Londergan, Tr for Londergan Ft Book/Page: 70623/157, Date: 06/12/24 Use: 2-Family Two Family, Lot: 7500sf	

63 PILGRIM AVE

63 PILGRIM AVE	\$692,000
B: Daniel A Ribeiro & Azenilda P Schwengber S: Heidi Pechie & Javier Velez Book/Page: 70630/164, Date: 06/13/24 Mtg: Cross Country Mtg Inc \$553,600 Term: 2054 Use: 3-Family Mlti-Unt Bldg, Lot: 4000sf Prior Sale: \$220,000 (10/12)	

76 REED ST U:76

76 REED ST U:76	\$225,000
B: Luis M Baez S: Plaza Management LLC Book/Page: 70627/246, Date: 06/13/24 Mtg: Plaza Management Llc \$150,000 Term: 2039 Use: 2 Bdrm Condo Prior Sale: \$230,000 (12/22)	

6 RUTHVEN AVE

6 RUTHVEN AVE	\$760,000
B: 6 Ruthven Fsr Goup LLC S: D & A Associates LLC Book/Page: 70621/118, Date: 06/12/24 Mtg: BankNewcorp \$570,000 Use: Apartment Bldg - 4-8 Units, Lot: 6325sf Prior Sale: \$107,000 (11/91)	

18 SALISBURY HILL BLVD U:81

18 SALISBURY HILL BLVD U:81	\$569,900
B: Greg P Compagnone S: Salisbury Holdings LLC Book/Page: 70628/82, Date: 06/13/24 Use: Condo	

3 STOCKHOLM ST U:1B

3 STOCKHOLM ST U:1B	\$2
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Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

Bankruptcy Chapter 7

BARNSTABLE

Falmouth

FERRERA, Esther Elizabeth, 23 Braeside Rd, Falmouth, 02540-3007 D:06/21/24 Case#: 24-11253

SEAY, Johnny, 11 Gonsalves Ln, Falmouth, 02536-5700 D:06/21/24 Case#: 24-11252

Harwich

CAREY, William S, 73 John Nelson Way, Harwich, 02645-2723 D:06/18/24 Case#: 24-11207

Marstons Mills

VOHS, John Ross, 186 Santuit Newtown Rd, Marstons Mills, 02648 D:06/20/24 Case#: 24-11237

Yarmouth

ECKERT, William, 50 Wilson Rd, Yarmouth, 02673 D:06/20/24 Case#: 24-11238

BERKSHIRE NORTH

North Adams

III, Francis G Girard, 70 State Rd, North Adams, 01247 D:06/18/24 Case#: 24-30295

ZOTO, Jeremy A, 27 Watson St, North Adams, 01247 D:06/18/24 Case#: 24-30297

BRISTOL FALL RIVER

Fall River

SANDLER, Jerald I, 4980 N Main St U:717, Fall River, 02720-2001 D:06/20/24 Case#: 24-11223

BRISTOL NORTH

Taunton

BALMAIN, Cameron J, 45 Worcester St, Taunton, 02780 D:06/18/24 Case#: 24-11209

BRISTOL SOUTH

Acushnet

MONIZ, Linda, 9 Jesse St, Acushnet, 02743-1431 D:06/20/24 Case#: 24-11231

New Bedford

DAMASCENO, Haniel Almieda, 35 Chestnut St, New Bedford, 02740 D:06/21/24 Case#: 24-11251

Westport

YOUSIF, Theresa, 271 Tickle Rd, Westport, 02790 D:06/21/24 Case#: 24-11247

ESSEX NORTH

Lawrence

GENTLE HOME CARE SERVICES, 49 Blanchard St, Lawrence, 01843-1413 D:06/20/24 Case#: 24-40638

ESSEX SOUTH

Danvers

GRIGORYAN, Maryana, 70 Poplar St, Danvers, 01923-2451 D:06/19/24 Case#: 24-11212

Gloucester

OMALEY, Linda M, 51 Reynard St, Gloucester, 01930 D:06/15/24 Case#: 24-11194

Haverhill

MERRILL, Peter Scot, 118 Klondike Ave U:304, Haverhill, 01832-8614 D:06/20/24 Case#: 24-40640

Ipswich

FRIEDMAN, Nikolai A, 100 Colonial Dr, Ipswich, 01938-1615 D:06/18/24 Case#: 24-11211

Lynn

JAWANDO, Aiesha Y, 312 Essex St, Lynn, 01902 D:06/18/24 Case#: 24-11206

Peabody

TORELLI, Oriana, 7 Rita Rd, Peabody, 01960 D:06/17/24 Case#: 24-11200

Rowley

MUNSON, Jessica M, 31 Summer St U:4, Rowley, 01969-1835 D:06/19/24 Case#: 24-11213

Salisbury

LAURITZEN, Geraldine R, 15 Spring St, Salisbury, 01952 D:06/20/24 Case#: 24-11236

HAMPDEN

Holyoke

SANCHEZ, Sureina, 183 Michigan Ave, Holyoke, 01040 D:06/18/24 Case#: 24-30296

Palmer

MARTINELLI, Cristalle Lee, PO Box 851, Palmer, 01069 D:06/21/24 Case#: 24-30300

Springfield

NINA, Ana Mercedes, 10-12 Sanderson St, Springfield, 01107 D:06/19/24 Case#: 24-30298

HAMPSHIRE

Worthington

MCREE, Amber Dawn, 266 Old North Rd, Worthington, 01098 D:06/17/24 Case#: 24-30294

MIDDLESEX NORTH

Billerica

MARTINS, Divino, 19 Kenmar Dr, Billerica, 01821-4706 D:06/21/24 Case#: 24-40648

Dracut

KEO, Vanthly, 7 Cedar Creek Dr, Dracut, 01826 D:06/21/24 Case#: 24-40649

Lowell

FROST, Deborah Jean, 196 Rogers St, Lowell, 01852 D:06/21/24 Case#: 24-40653

HASTIE, Daniel Vincent, 11 Burnside St U:2, Lowell, 01851-1609 D:06/21/24 Case#: 24-40652

MIDDLESEX SOUTH

Everett

COLON-VARGAS, Omar E, 124 Gledhill Ave U:L, Everett, 02149-4023 D:06/20/24 Case#: 24-11225

Hopkinton

BURKE, Rose M, 12 Davis Rd, Hopkinton, 01748-1166 D:06/17/24 Case#: 24-40629

Lexington

THAPA, Sujita, 9 Hibbert St, Lexington, 02421 D:06/20/24 Case#: 24-11226

Newton

THAI, Trung, 54 Charlesbank Rd, Newton, 02458 D:06/21/24 Case#: 24-11241

Somerville

MCLAIN, Theresa, 238 School St, Somerville, 02145 D:06/20/24 Case#: 24-11227

NORFOLK

Dedham

MILLER, Christopher P, 25 Beacon St, Dedham, 02026 D:06/20/24 Case#: 24-11230

Milton

AL-JANABI, Radhi M, 84 Sheldon St, Milton, 02186-5417 D:06/18/24 Case#: 24-11208

Norwood

CULLEY, Emily Quinn, 775 Norwest Dr, Norwood, 02062-1484 D:06/21/24 Case#: 24-11250

Plainville

STRAFACI, Linda R, 45 Washington St, Plainville, 02762-2649 D:06/17/24 Case#: 24-11199

Randolph

DELANEY, Kevern, 8 Reservoir Dr, Randolph, 02368 D:06/20/24 Case#: 24-11232

Weymouth

FRANCIS ODELL, William Jr, 5 Poinsetta Ave, Weymouth, 02188 D:06/21/24 Case#: 24-11254

RACETTE, Donna M, 146 Rindge St, Weymouth, 02188 D:06/17/24 Case#: 24-11195

RIDEOUT, Michael Robert, 45 Old Stone Way U:202, Weymouth, 02189-2505 D:06/21/24 Case#: 24-11255

PLYMOUTH

Brockton

PERNANDO-OSUYOS, Eden, 68 Belair St, Brockton, 02301 D:06/19/24 Case#: 24-11221

Hanson

BLASER, Jeffrey Michael, 86 Helen Dr, Hanson, 02341 D:06/19/24 Case#: 24-11219

Hull

SCHROEDER, Melanie, 34 H St, Hull, 02045 D:06/19/24 Case#: 24-11222

Lakeville

KILLION, Michael David, 32 Stetson St, Lakeville, 02347-1514 D:06/20/24 Case#: 24-11224

Plymouth

HURLEY, Shawna Marie, 473 Lunns Way, Plymouth, 02360 D:06/17/24 Case#: 24-11204

West Bridgewater

HUTCHINSON, Tracy A, 130 Bedford St, West Bridgewater, 02379 D:06/18/24 Case#: 24-11205

Whitman

DEFILIPPO, Victoria Ann, 15 Joyce Ave, Whitman, 02382 D:06/21/24 Case#: 24-11239

SUFFOLK

Boston

DEJESUS-SABATER, Natividad, 11 New Whitney St, Boston, 02115-6205 D:06/21/24 Case#: 24-11248

East Boston

RAMIREZ-NARANJO, Ivette S, 46 Maverick Sq U:11, East Boston, 02128-2336 D:06/21/24 Case#: 24-11242

Revere

MEJIA, Javier A, 65 Revere St, Revere, 02151 D:06/19/24 Case#: 24-11216

Winthrop

CARON, Elizabeth A, 117-A Locust St, Winthrop, 02152-1116 D:06/19/24 Case#: 24-11218

WORCESTER

Gardner

PUTNAM, William Dean, 36 Maple St, Gardner, 01436-1312 D:06/17/24 Case#: 24-40630

Northbridge

GEARY, Joshua D, 4 Fletcher St, Northbridge, 01588-2337 D:06/18/24 Case#: 24-40633

Sturbridge

SILBERSTEIN, Stayce L, PO Box 376, Sturbridge, 01566 D:06/19/24 Case#: 24-40635

Webster

DOWD, Ronald J, 3 Gorski Ave U:B, Webster, 01570 D:06/20/24 Case#: 24-40643

Worcester

BOATENG, Gerald Osei, 70 4th St, Worcester, 01602 D:06/21/24 Case#: 24-40647

HERRERA, Juan, 14 Pinewood Ln, Worcester, 01609-1085 D:06/20/24 Case#: 24-40639

ZUO, Michael S, 231 Milbury St, Worcester, 01613 D:06/20/24 Case#: 24-40641

WORCESTER NORTH

Fitchburg

LAW, John Martin, 42 Mount Globe St, Fitchburg, 01420 D:06/21/24 Case#: 24-40650

WOOD, Denise Kate, 16 Nichols St, Fitchburg, 01420-2328 D:06/21/24 Case#: 24-40651

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

Centerville

WAKE, Matthew B, 396 Huckins Neck Rd, Centerville, 02632 D:06/18/24 Case#: 24-11210

Falmouth

COUTURE, Paul N Jr, 459 Ashumet Rd, Falmouth, 02536 D:06/19/24 Case#: 24-11217

BERKSHIRE MIDDLE

Dalton

WALAT, Carolyn F, 356 North St, Dalton, 01226 D:06/21/24 Case#: 24-30301

BRISTOL FALL RIVER

Fall River

TRAVASSOS, Kerry, 288 Buffinton St, Fall River, 02721-3942 D:06/21/24 Case#: 24-11244

BRISTOL NORTH

Rehoboth

DYSON, David S, 129 Chestnut St, Rehoboth, 02769 D:06/19/24 Case#: 24-11214

Taunton

ORNELAS, Joe H, 1 Riverside Ave, Taunton, 02780 D:06/17/24 Case#: 24-11202

BRISTOL SOUTH

New Bedford

ARROYO, Alberto, 258 Richmond St, New Bedford, 02740 D:06/19/24 Case#: 24-11215

ESSEX SOUTH

Haverhill

SPAULDING, David John, 77 Franklin St, Haverhill, 01830-4907 D:06/20/24 Case#: 24-40637

HAMPDEN

Holyoke

ARGON, Andres Sr, 40 Chapin St, Holyoke, 01040 D:06/17/24 Case#: 24-30292

Springfield

OTOOLE-ROSELLI, Jeffrey J, 118 Wait St, Springfield, 01104 D:06/20/24 Case#: 24-30299

TURNER, Ada M, 107 Vadnais St, Springfield, 01109 D:06/17/24 Case#: 24-30293

MIDDLESEX NORTH

Tewksbury

MORALES, Angelica, 40 Deering Dr, Tewksbury, 01876 D:06/20/24 Case#: 24-40646

WEBB, Natalya, 1001 Shawsheen St, Tewksbury, 01876 D:06/17/24 Case#: 24-40628

MIDDLESEX SOUTH

Framingham

HOFFMAN, David W Jr, 41 Goodnow Ln, Framingham, 01702 D:06/19/24 Case#: 24-40634

PRENDERGAST, Timothy E, 10 Cherry St, Framingham, 01701 D:06/18/24 Case#: 24-40631

Newton

KETTMAN, Jason C, 183 Jackson Rd, Newton, 02458-1427 D:06/20/24 Case#: 24-11229

Wayland

KUDZMA, Margaret, 35 Main St U:E1, Wayland, 01778-5015 D:06/17/24 Case#: 24-11198

NORFOLK

Holbrook

PERRY, Rose, 15 Kalmia Rd, Holbrook, 02343 D:06/21/24 Case#: 24-11245

Milton

RENE, Gabrielle, PO Box 870295, Milton, 02186 D:06/20/24 Case#: 24-11228

WOGHIREN, Linda E, 41 Essex Rd, Milton, 02186 D:06/20/24 Case#: 24-11235

PLYMOUTH

Abington

ZUBENKO, Dmitriy I, 71 Temple St, Abington, 02351 D:06/21/24 Case#: 24-11249

Brockton

LOPES, Joaquim, 91 Otis St, Brockton, 02302 D:06/17/24 Case#: 24-11203

PERRY, Loretta M, 24 Seaver St, Brockton, 02301 D:06/21/24 Case#: 24-11243

SUFFOLK

Boston

BURGESS, Brieyon Charrisse, 89 E Dedham St, Boston, 02118-2416 D:06/21/24 Case#: 24-11240

Dorchester

CUMBERBATCH, Lanijah M, 15 Ellington St U:1, Dorchester, 02121-3750 D:06/17/24 Case#: 24-11201

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Sandwich

CAVACO, Mikael, 40 Greenville Dr, Sandwich, 02644-1006 D:06/12/24 Amt:\$78,363

BRISTOL NORTH

Attleboro

BERGANZA, Carlos, 10 Oakland Ave, Attleboro, 02703-3505 D:06/12/24 Amt:\$2,546

Taunton

SEA-COAST CONSULTING LLC, 111 Shores St, Taunton, 02780-2937 D:06/12/24 Amt:\$12,649

BRISTOL SOUTH

New Bedford

GOMES, Jelson, 169 David St, New Bedford, 02744-1622 D:06/12/24 Amt:\$168,356

Westport

COLLINS, Jane, 652 Old County Rd, Westport, 02790-1178 D:06/12/24 Amt:\$13,855

KOZLOWSKI, Edward, 16 Briggs Farm Rd, Westport, 02790-3429 D:06/12/24 Amt:\$21,714

ESSEX SOUTH

Gloucester

ELSTON, Connor, 31 Western Ave, Gloucester, 01930-3622 D:06/11/24 Amt:\$13,279

OCONNELL, James P, 5 Sunset Hill Rd, Gloucester, 01930-4829 D:06/11/24 Amt:\$134,192

PALAZZOLA INS AGENCY, 1 Main St, Gloucester, 01930-5708 D:06/11/24 Amt:\$10,132

Haverhill

HILDONEN, Patrick, 2 Valley View Farm Rd, Haverhill, 01835-7657 D:06/13/24 Amt:\$30,963

HILDONEN, Tayrina, 2 Valley View Farm Rd, Haverhill, 01835-7657 D:06/13/24 Amt:\$30,963

MCCURLEY, Lisa, 7 Ruby Cir, Haverhill, 01835-6993 D:06/13/24 Amt:\$8,695

MORLEY, Deborah J, 890 Amesbury St, Haverhill, 01830 D:06/11/24 Amt:\$1,670

Lynn

WEINSTOCK, Gregory, 33 Hesper St, Lynn, 01905-1525 D:06/13/24 Amt:\$7,032

Middleton

D J WALSH ASSOCIATES INC, 2 Mill St, Middleton, 01949-1433 D:06/13/24 Amt:\$11,013

Newburyport

PLUM ISLAND GRILLE INC, 16 Vernon St, Newburyport, 01950-3920 D:06/11/24 Amt:\$8,132

Peabody

ALICEA, Luis, 143 Washington St, Peabody, 01960-5921 D:06/13/24 Amt:\$12,479

Salem

CDX ANALYTICS LLC, 39 Norman St, Salem, 01970-3330 D:06/11/24 Amt:\$70,079

Saugus

JC SMOOTHIES INC, 1201 Broadway, Saugus, 01906-4274 D:06/13/24 Amt:\$130,704

NGUYEN, Mai L, 14 Lander St, Saugus, 01906-2647 D:06/11/24 Amt:\$4,203

SELMA CORP, 1277 Broadway, Saugus, 01906-4177 D:06/13/24 Amt:\$9,503

Swampscott

JOHNSON, Allen, 166 Norfolk Ave, Swampscott, 01907-1860 D:06/13/24 Amt:\$13,680

STEELE, Alycia, 15 Prospect Ave, Swampscott, 01907-2213 D:06/11/24 Amt:\$5,424

HAMPDEN

Agawam

PATTERSON, John, 77 Debra Ln, Agawam, 01001-3303 D:06/12/24 Amt:\$37,273

Springfield

ALTOMARE, Salvatore P, 178 Shady Brook Ln, Springfield, 01118-2432 D:06/12/24 Amt:\$5,587

LATINOS CUISINE LLC, 793 Boston Rd, Springfield, 01119-1300 D:06/12/24 Amt:\$7,994

West Springfield

JANNA GRILL & SOCIAL CLB, 751 Union St, West Springfield, 01089-4116 D:06/12/24 Amt:\$2,895

MIDDLESEX NORTH

Billerica

BOYLE, Craig, 227 Shoreline Dr, Billerica, 01862-1920 D:06/12/24 Amt:\$6,500

GLEB, Jay, 20 Eastview Ave, Billerica, 01821-1103 D:06/12/24 Amt:\$16,132

Lowell

LEMERY, Tim, 37 W 4th St, Lowell, 01850-2401 D:06/12/24 Amt:\$22,876

Tewksbury

TAMER, Kevin, 80 Jennies Way, Tewksbury, 01876-2255 D:06/12/24 Amt:\$19,845

MIDDLESEX SOUTH

Everett

ARAUJO, Valerio F, 147 Union St, Everett, 02149-5330 D:06/12/24 Amt:\$17,183

Framingham

KRIKORIAN, Keit, 460 Franklin St, Framingham, 01702-6216 D:06/12/24 Amt:\$35,001

MONTEIRO, Emmanuely, 532 Hollis St, Framingham, 01702-8645 D:06/12/24 Amt:\$3,525

MONTEIRO, Moises, 532 Hollis St, Framingham, 01702-8645 D:06/12/24 Amt:\$3,525

Holliston

ROTH, Jaclyn, 92 Garrett Way, Holliston, 01746-2281 D:06/12/24 Amt:\$2,574

Marlborough

KOVENDY, Frank, 65 Settlers Ln, Marlborough, 01752-6443 D:06/12/24 Amt:\$19,745

Melrose

VALE, Jose, 71 Marvin Rd, Melrose, 02176-1212 D:06/12/24 Amt:\$7,496

North Reading

DSE CONSTRUCTION INC, 14 Hillview Rd, North Reading, 01864-1321 D:06/12/24 Amt:\$1,800

Sherborn

SCREEN TIME LLC, 112 N Main St, Sherborn, 01770-1511 D:06/12/24 Amt:\$9,716

Stoneham

HASLAM, James, 51 Collincoate St, Stoneham, 02180-1601 D:06/12/24 Amt:\$76,777

Waltham

AUCOIN, Jennifer, 43 Winthrop St, Waltham, 02453-2881 D:06/12/24 Amt:\$19,403

CHANG, Jeff, 112 Willow St, Waltham, 02453-8329 D:06/12/24 Amt:\$13,666

Watertown

SILVA, Vincent L, 23 Avon Rd, Watertown, 02472-4931 D:06/12/24 Amt:\$10,039

Woburn

SILVA, Aquelina F, 400 W Cummings Park, Woburn, 01801-6519 D:06/12/24 Amt:\$12,365

NORFOLK

Brookline

OTTOLE, Meighan, 100 Goddard Cir, Brookline, 02446 D:06/12/24 Amt:\$10,480

Franklin

RJ INDUSTRIES INC, 430 Franklin St, Franklin, 02093-2403 D:06/12/24 Amt:\$19,191

Medway

MIELE, Anthony, 38 Fisher St, Medway, 02053-2211 D:06/12/24 Amt:\$16,171

Milton

HARRIS, Marc, 578 Randolph St, Milton, 02021-1320 D:06/12/24 Amt:\$11,032

Quincy

MSG FAMILY LLC, 1266 Furnace Brook Pkwy, Quincy, 02169-4701 D:06/12/24 Amt:\$84,302

Sharon

CAPE CLUB BUILDING INC, 25 Tiot St, Sharon, 02067-1038 D:06/12/24 Amt:\$32,369

PLYMOUTH

Bridgewater

FERRINI, Michael, 439 Center St, Bridgewater, 02324-1309 D:06/12/24 Amt:\$2,596

LAMPROS, Angelina, 61 Beech St, Bridgewater, 02324-3505 D:06/12/24 Amt:\$15,124

Brockton

UMANA, Elenice S, 81 Thorny Lea Ter, Brockton, 02301-3001 D:06/12/24 Amt:\$13,555

Hingham

ACCORD INVESTMENTS LLC, 191 Beal St, Hingham, 02043-1506 D:06/12/24 Amt:\$6,596

Middleboro

MONTEIRO, Ailton, 584 Wareham St, Middleboro, 02346-3713 D:06/12/24 Amt:\$2,576

WALSH, Maryellen, 37 North St, Middleboro, 02346-2549 D:06/12/24 Amt:\$34,757

WALSH, William, 37 North St, Middleboro, 02346-2549 D:06/12/24 Amt:\$34,757

Plymouth

LADDER 15 LLC, 30 Main St, Plymouth, 02360-3329 D:06/12/24 Amt:\$18,693

Rockland

AMARILDA TEIXEIRA SEGHETT, 77 Howard St, Rockland, 02370-1928 D:06/12/24 Amt:\$5,000

SUFFOLK

Allston

METRO DINING INC, 34 Harvard St, Allston, 02445-7905 D:06/12/24 Amt:\$7,555

Boston

E R ENTERPRISES INC, 180 Lincoln Rd, Boston, 02205 D:06/12/24 Amt:\$21,926

JC SMOOTHIES INC, 100 Huntington Ave, Boston, 02116-6505 D:06/12/24 Amt:\$130,704

JENNIFER LEES GOURMET BAK, 10 Hanover St, Boston, 02205 D:06/12/24 Amt:\$32,105

Chelsea

BARAHONA, Jesus, 109 Library St, Chelsea, 02150-3301 D:06/12/24 Amt:\$22,149

Dorchester

BELL, Terrence, 173 Fairmount St, Dorchester, 02124-4257 D:06/12/24 Amt:\$2,201

East Boston

ELLIOTT, Wayne, 67 Wordsworth St, East Boston, 02128-1105 D:06/12/24 Amt:\$11,102

MAN, Subaron, 26 Lexington St, East Boston, 02128-1653 D:06/12/24 Amt:\$24,665

SIERRA, Ricardo, 512 Saratoga St, East Boston, 02128-1418 D:06/12/24 Amt:\$5,407

Hyde Park

DARDEN, Thomas, 98 Sprague St, Hyde Park, 02136-2036 D:06/12/24 Amt:\$10,610

Mattapan

BOWMAN, Leo, 18 Alabama St, Mattapan, 02126-1416 D:06/12/24 Amt:\$11,165

FIRMIN, Francois, 41 Clarkwood St, Mattapan, 02126-1807 D:06/12/24 Amt:\$31,767

GONZALEZ, Ana, 775 Morton St, Mattapan, 02126-1863 D:06/12/24 Amt:\$4,484

SOUZA, Fernando, 775 Morton St, Mattapan, 02126-1863 D:06/12/24 Amt:\$4,484

Revere

BATISTA, Brian, 54 Garfield Ave, Revere, 02151-3626 D:06/12/24 Amt:\$32,971

MASS TRIPS INC, 370 Ocean Ave, Revere, 02151-2648 D:06/12/24 Amt:\$46,622

WORCESTER

Brookfield

FARRY, Kat, 11 S Maple St, Brookfield, 01506-1600 D:06/13/24 Amt:\$27,582

Charlton

DECOT, Brian, 20 Freighthouse Rd, Charlton, 01507-5468 D:06/13/24 Amt:\$47,090

Douglas

REYNOLDS, Matthew, 4 Laurel Glades, Douglas, 01516-2830 D:06/13/24 Amt:\$4,250

Dudley

WILLIAMS, Eric, 24 Budd Dr, Dudley, 01571-3806 D:06/13/24 Amt:\$17,631

Sutton

SCHROEDER, Steven, 3 Boston Rd, Sutton, 01590-3810 D:06/13/24 Amt:\$12,579

Upton

CUSTOM LANDSCAPE CREATION, 16 Old Grafton Rd, Upton, 01568-1527 D:06/13/24 Amt:\$5,093

Uxbridge

KROUNER, Diane, 36 Elm St, Uxbridge, 01569-3107 D:06/13/24 Amt:\$4,288

KROUNER, Mitchell, 36 Elm St, Uxbridge, 01569-3107 D:06/13/24 Amt:\$4,288

STEFANICK, Robert, 166 Richardson St, Uxbridge, 01569-1697 D:06/13/24 Amt:\$13,970

Worcester

ROQUE, Genaro, 6 Warden St, Worcester, 01604-1641 D:06/13/24 Amt:\$2,089

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

HAMPDEN

Holyoke

BLEAU, Ezra, 120 Front St, Holyoke Plaintiff: Common Capital Inc D:06/11/24 Amt:\$56,311

Springfield

CHAPDELAIN, Jason C, 166 Nottingham St, Springfield Plaintiff: Monaghan Eileen B Est D:06/13/24 Amt:\$1,000,000

MIDDLESEX SOUTH

Everett

CONDE, Pierre, 325 Broadway, Everett Plaintiff: Commonwealth Real Estate D:06/11/24 Amt:\$59,420

Groton

P&J DEVELOPMENT LLC & Pedro H Lima, 62 Raddin Rd, Groton Plaintiff: Workers Fcu D:06/10/24 Amt:\$125,000

P&J DEVELOPMENT LLC & Pedro H Lima, 62 Raddin Rd, Groton Plaintiff: Workers Fcu D:06/10/24 Amt:\$25,000

Natick

EAST COAST CONSTR & DEV I & Michaelle I Vespier, 209 Center Rd W, Natick Plaintiff: Concord Lumber Corp D:06/12/24 Amt:\$103,669

NORFOLK

Bellingham

KOSHVIVAS, Charles R, 201 Paine St, Bellingham Plaintiff: Middlesex Savings Bank D:06/14/24 Amt:\$7,500

Quincy

7-15 PARKERT STREET LLC & Anton Cela, 6 South St, Quincy Plaintiff: Foul Sham Corp D:06/13/24 Amt:\$43,552

7-15 PARKERT STREET LLC & Anton Cela, 4 South St, Quincy Plaintiff: Foul Sham Corp D:06/13/24 Amt:\$43,552

QUINCY 4-6 SOUTH LLC & Anton Cela, 6 South St, Quincy Plaintiff: Foul Sham Corp D:06/13/24 Amt:\$162,456

QUINCY 4-6 SOUTH LLC & Anton Cela, 4 South St, Quincy Plaintiff: Foul Sham Corp D:06/13/24 Amt:\$162,456

PLYMOUTH

Marion

SUDOFSKY, Michael, 163 Front St, Marion Plaintiff: Webster Bank Na D:06/12/24 Amt:\$85,000

Petitions to Foreclose

Worcester
18 Wrentham Rd U-6-105
Owner:George Kittrell L:Newrez LLC
Case#:24 SM 002253 Filing Date:06/17/24

WORCESTER NORTH

Ashburnham
40 Hunter Ave
Owner:Richard S Klahre L:Vrmtg Asset Tr
Case#:24 SM 002264 Filing Date:06/18/24

Foreclosure Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (BK/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

BARNSTABLE

Centerville
07/09/24 11:00 AM 940 Old Stage Rd
Owner:Sally Taverna & Robert J Taverna
Lender:Deutsche Bank Deposit:\$10,000
Doc#:"D:07/01/05
Source:Cape Cod Times (06/18/24)
Atty:Orlans Pc 781-790-7800

Hyannis
07/11/24 01:00 PM 307 Falmouth Rd
Owner:Elite Connection LLC
Lender:Steven A Ross Deposit:\$25,000
Doc#:"D:05/26/22
Source:Cape Cod Times (06/17/24)
Atty:Baker Braverman & Barbado

Sandwich
07/10/24 11:00 AM 13 Wolf Hill Rd
Owner:D D Cutler & Susan M Pierson
Lender:Bank Of New York Mellon Deposit:\$10,000
Doc#:"D:06/30/05
Source:Boston Herald (06/19/24)
Atty:Marinosci Law Group Pc 401-234-9200

BERKSHIRE MIDDLE

Washington
07/17/24 11:00 AM 365 Washington State Rd
Owner:Frederick M Oliver
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:01/03/12
Source:Berkshire Eagle (06/19/24)
Atty:Korde & Associates Pc 978-256-1500

BERKSHIRE SOUTH

Sheffield
07/19/24 01:00 PM 334 S Undermountain Rd
Owner:Dragos Tundrea & Kathryn Tundrea
Lender:NBT Bank NA Deposit:\$10,000
Doc#:"D:11/14/02
Source:Berkshire Eagle (06/14/24)
Atty:Coyurtney Lee & Hamel Pc

BRISTOL NORTH

Attleboro
07/11/24 11:00 AM 87 Sweetland Ave
Owner:William A Cumplido
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:12/17/13
Source:Sun Chronicle (the) (06/14/24)
Atty:Korde & Associates Pc 978-256-1500

North Attleboro
07/17/24 10:00 AM 401 Mount Hope St
Owner:William J Reardon
Lender:Newrez LLC Deposit:\$5,000
Doc#:"D:05/10/84
Source:Sun Chronicle (the) (06/19/24)
Atty:Brock & Scott Pllc 401-217-8701

BRISTOL SOUTH

New Bedford
07/08/24 11:00 AM 120 Belleville Rd
Owner:Ricardo J Correia
Lender:Lakeview Loan Servicing LLC Deposit:\$5,000
Doc#:"D:10/22/21
Source:Standard Times (the) (06/17/24)
Atty:Orlans Pc 781-790-7800

Westport
07/10/24 01:00 PM 654 State Rd
Owner:R&R Remodeling Construct
Lender:Steven A Ross Deposit:\$25,000
Doc#:"D:10/07/20
Source:Standard Times (the) (06/18/24)
Atty:Baker Braverman & Barbado

ESSEX SOUTH

Haverhill
07/10/24 11:00 AM 890 Amesbury Rd
Owner:Deborah J Morley & Anthony Morley
Lender:Wilmington Trust NA Deposit:\$5,000
Doc#:"D:03/14/07
Source:Lawrence Eagle Tribune (06/19/24)
Atty:Orlans Pc 781-790-7800

Lynn
07/15/24 01:00 PM 21 Fenton Ave
Owner:Mark E Coakley & Edna Coakley
Lender:Salem Five Mortgage Co Deposit:\$5,000
Doc#:"D:03/31/16
Source:Daily Item (06/17/24)
Atty:Harmon Law Offices Pc 617-558-0500

Marblehead
07/15/24 12:00 PM 10 Auburndale Rd
Owner:David Goldenberg & Diane Goldenberg
Lender:Santander Bank Na Deposit:\$5,000
Doc#:"D:01/15/08
Source:Daily Item (06/17/24)
Atty:Brock & Scott Pllc 401-217-8701

Saugus
07/15/24 01:00 PM 7 Naples Ave
Owner:Richard H Dusablon & Christine D Dusablon
Lender:Wilmington Savings Fund Society FSB Deposit:\$5,000
Doc#:"D:03/04/05
Source:Daily Item (06/17/24)
Atty:Unknown

Topshfield
07/08/24 01:00 PM 30 Grove St
Owner:Alliance Group House LLC
Lender:Steven A Ross Deposit:\$50,000
Doc#:"D:10/25/22
Source:Salem Evening News (06/14/24)
Atty:Baker Braverman & Barbado

HAMPDEN

Chicopee
07/09/24 01:00 AM 23 Elliot St
Owner:Lisa M Leduc & Raymond R Leduc
Lender:Lakeview Loan Servicing LLC Deposit:\$10,000
Doc#:"D:11/07/07
Source:Republican (the) (06/18/24)
Atty:Marinosci Law Group Pc 401-234-9200

07/17/24 03:00 PM 29 Albert St
Owner:Dan J Lagasse
Lender:Rocket Mortgage Deposit:\$5,000
Doc#:"D:11/09/18
Source:Republican (the) (06/19/24)
Atty:Korde & Associates Pc 978-256-1500

Holyoke
07/17/24 02:00 PM 66 Sherwood Ter
Owner:Aurelio Colon & Maria I Colon
Lender:Aura Mortgage Advisors LLC Deposit:\$5,000
Doc#:"D:11/21/13
Source:Republican (the) (06/19/24)
Atty:Korde & Associates Pc 978-256-1500

Westfield
07/15/24 10:00 AM 24 Camelot Ln
Owner:Anthony M Bonavita Jr & Laurie S Bonavita
Lender:JP Morgan Chase Bank Deposit:\$5,000
Doc#:"D:06/13/05
Source:Republican (the) (06/17/24)
Atty:Harmon Law Offices Pc 617-558-0500

MIDDLESEX NORTH

Wilmington
07/15/24 11:00 AM 266 Lowell St
Owner:Robert G Taylor
Lender:Us Bank Na Deposit:\$5,000
Doc#:"D:01/09/07
Source:Boston Herald (06/17/24)
Atty:Korde & Associates Pc 978-256-1500

MIDDLESEX SOUTH

Framingham
07/23/24 02:00 PM 13 Hamilton St
Owner:Louis R Salcedo
Lender:Us Bank Na Deposit:\$5,000
Doc#:"D:02/26/93
Source:Metro West (06/16/24)
Atty:Brock & Scott Pllc 401-217-8701

Hudson
07/15/24 01:00 PM 10 Crump St
Owner:Stephen L Beltzer Jr & Deborah C Beltzer
Lender:Us Bank Na Deposit:\$5,000
Doc#:"D:04/13/06
Source:Metro West (06/17/24)
Atty:Korde & Associates Pc 978-256-1500

Lincoln
07/11/24 11:00 AM 17 Bedford Ln
Owner:Robert W Burns & E D Dorsey
Lender:HSBC Bank USA Deposit:\$10,000
Doc#:"D:01/24/07
Source:Boston Herald (06/20/24)
Atty:Guaetta And Benson Llc

Newton
07/15/24 03:00 PM 26 Bowers St
Owner:Xiang-Fu Kong & Yan M Shi
Lender:1 OAK GRAND LLC Deposit:\$5,000
Doc#:"D:08/04/06
Source:Boston Herald (06/17/24)
Atty:Brock & Scott Pllc 401-217-8701

Townsend
07/17/24 01:00 PM 140 Lunenburg Rd
Owner:Shirley M Gyles
Lender:Wilmington Savings Fund Society FSB Deposit:\$5,000
Doc#:"D:04/23/14
Source:Voice (the) (06/14/24)
Atty:Brock & Scott Pllc 401-217-8701

NORFOLK

Dedham
07/05/24 11:00 AM 32 Congress Pl
Owner:Candy A Diaz & Luis E Rivera
Lender:Freedom Mortgage Corp Deposit:\$10,000
Doc#:"D:10/22/18
Source:Boston Globe (06/18/24)
Atty:Orlans Pc 781-790-7800

Sharon
07/17/24 10:00 AM 63 Forge Rd
Owner:Naveed Aslam & Saada A Ibrahim
Lender:Coastal Heritage Bank Deposit:\$10,000
Doc#:"D:07/29/20
Source:Boston Herald (06/18/24)
Atty:Moriarty Bielan & Malloy 781-817-4900

Stoughton
07/12/24 12:00 PM 382 Prospect St
Owner:Susan L Sprissler & Frederick A Diamond Jr
Lender:GITSIT SOLUTIONS LLC Deposit:\$5,000
Doc#:"D:11/21/07
Source:Brocton Enterprise (06/14/24)
Atty:Korde & Associates Pc 978-256-1500

Walpole
07/17/24 10:00 AM 520 Common St
Owner:Paul F Teahan
Lender:Selene Finance LP Deposit:\$5,000
Doc#:"D:08/11/08
Source:Boston Herald (06/19/24)
Atty:Korde & Associates Pc 978-256-1500

Weymouth
07/10/24 11:00 AM 94 Bridge St
Owner:Infinity Associates LLC
Lender:RFB F4 NB LLC Deposit:\$15,000
Doc#:"D:10/31/22
Source:Patriot Ledger (06/18/24)
Atty:Baker Braverman & Barbado

07/17/24 04:00 PM 74 Federal St
Owner:Richard F Perry
Lender:Santander Bank Na Deposit:\$5,000
Doc#:"D:05/24/12
Source:Patriot Ledger (06/19/24)
Atty:Harmon Law Offices Pc 617-558-0500

PLYMOUTH

Brockton
07/10/24 02:00 PM 703 N Main St
Owner:Venture Alliance LLC
Lender:BLUE CASTLE (CAYMAN) Deposit:\$10,000
Doc#:"D:05/25/21
Source:Brocton Enterprise (06/19/24)
Atty:Braucher & Associates Pll 603-486-1530

Halifax
07/10/24 11:00 AM 1-A Lydon Ln U:3
Owner:George J Jackson & Dorothy E Jackson
Lender:Us Bank Na Deposit:\$5,000
Doc#:"D:01/25/13
Source:Halifax Plympton Reporter (06/14/24)
Atty:Barham & Maucere LLC 844-227-4261

Marshfield
07/11/24 01:00 PM 848 Plain St U:8
Owner:Pamala Ericson
Lender:BSI Financial Services Inc Deposit:\$10,000
Doc#:"D:06/24/22
Source:Scituate Mariner (06/20/24)
Atty:Marinosci Law Group Pc 401-234-9200

Rockland
07/10/24 11:00 AM 34 Reed St
Owner:Marilyn A Tyler
Lender:Santander Bank Na Deposit:\$5,000
Doc#:"D:05/07/07
Source:Publication Unknown (06/19/24)
Atty:Orlans Pc 781-790-7800

07/12/24 01:00 PM 167 Union St
Owner:Steven A Ross Deposit:\$25,000
Doc#:"D:10/25/22
Source:Publication Unknown (06/19/24)
Atty:Baker Braverman & Barbado

07/16/24 02:00 PM 41 Winding Way
Owner:Raymond Smith
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:02/15/08
Source:Boston Herald (06/20/24)
Atty:Korde & Associates Pc 978-256-1500

Wareham
07/11/24 01:00 PM 11 14th Ave
Owner:Richard Swingle & Shannon Small
Lender:Us Bank Na Deposit:\$10,000
Doc#:"D:04/11/07
Source:Publication Unknown (06/20/24)
Atty:Guaetta And Benson Llc

07/16/24 10:00 AM 13 Parkwood Dr
Owner:Robert Groezinger & Jennifer Sordillo
Lender:Bristol County Savings Bank Deposit:\$5,000
Doc#:"D:11/12/15
Source:Publication Unknown (06/20/24)
Atty:Veira & Digianfilippo Lt 508-238-2510

07/17/24 10:00 AM 17 Pinehurst Dr
Owner:Michael F Murphy & Jacqueline Murphy
Lender:St Annes Credit Union Deposit:\$5,000
Doc#:"D:08/21/12
Source:Publication Unknown (06/20/24)
Atty:Petote Law Group Pc 508-301-4200

Whitman
07/09/24 02:00 PM 780 Plymouth St
Owner:Richard Snedy & Sandra L Snedy
Lender:Santander Bank Na Deposit:\$5,000
Doc#:"D:07/16/10
Source:Whitman Times (06/20/24)
Atty:Harmon Law Offices Pc 617-558-0500

07/16/24 03:00 PM 61 Harriet Ave
Owner:Nicole M Sullivan
Lender:Us Bank Na Deposit:\$5,000
Doc#:"D:05/24/07
Source:Whitman Times (06/20/24)
Atty:Korde & Associates Pc 978-256-1500

SUFFOLK

Boston
07/18/24 11:00 AM 2 India St
Owner:Aaron A Carey
Lender:MARRIOTT OWNERSHIP Deposit:\$5,000
Doc#:"D:10/21/16
Source:Boston Herald (06/14/24)
Atty:Moriarty Bielan & Malloy 781-817-4900

Chelsea
07/09/24 02:00 PM 19 Suffolk St
Owner:19 Suffolk Street Chelsea
Lender:1SHARP OPPORTUNITY TR Deposit:\$25,000
Doc#:"D:12/29/22
Source:Boston Herald (06/18/24)
Atty:Brent Warren Law Llc 508-587-0533

Dorchester
07/10/24 05:00 PM 211 E Cottage St U:3
Owner:Ronald I Lawrence & Lauren M Lawrence
Lender:Dedham Institution for Savings Deposit:\$5,000
Doc#:"D:03/10/17
Source:Boston Globe (06/18/24)
Atty:Harmon Law Offices Pc 617-558-0500

07/15/24 03:00 PM 20 Pasadena Rd
Owner:Ruth M Wallower
Lender:HSBC Bank USA Deposit:\$5,000
Doc#:"D:08/27/03
Source:Boston Herald (06/17/24)
Atty:Harmon Law Offices Pc 617-558-0500

WORCESTER

Southborough
07/12/24 11:00 AM 128 Deerfoot Rd
Owner:Denise Eddy
Lender:Homefield Credit Union Deposit:\$5,000
Doc#:"D:01/20/17
Source:Telegram Gazette (06/14/24)
Atty:Perkins & Ancill Pc 978-496-2000

Worcester
07/09/24 11:00 AM 107 Illinois St
Owner:Inversions Casimiro LLC
Lender:DAMICO LENDING LLC Deposit:\$10,000
Doc#:"D:01/12/24
Source:Telegram Gazette (06/18/24)
Atty:Clavelli & Associates Pc

07/15/24 12:00 PM 9 Crestlan Dr
Owner:Timothy Graves & Courtney A Graves
Lender:Wells Fargo Bank Na Deposit:\$5,000
Doc#:"D:11/03/06
Source:Telegram Gazette (06/17/24)
Atty:Harmon Law Offices Pc 617-558-0500

07/15/24 05:00 PM 11 Bryn Mawr Ave
Owner:James D Marlborough & Heidi Marlborough
Lender:Us Bank Na Deposit:\$5,000
Doc#:"D:03/22/06
Source:Telegram Gazette (06/17/24)
Atty:Harmon Law Offices Pc 617-558-0500

WORCESTER NORTH

Fitchburg
07/05/24 10:00 AM 63 Pratt St
Owner:Jessica J Munro & Saeda Khan
Lender:Midfirst Bank State Savings Bank Deposit:\$5,000
Doc#:"D:06/08/18
Source:Sentinel & Enterprise (06/14/24)
Atty:Orlans Pc 781-790-7800

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