

Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Mortgages for Single-Family Homes

MonthPurchaseRefinanceBoth

May 2020	3,312	17,790	21,102
May 2021	4,711	17,792	22,503
May 2022	4,343	9,496	13,839
May 2023	3,228	6,171	9,399
May 2024	3,365	5,537	8,902

Statistics based on single-family home sales

Source: The Warren Group

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REAL ESTATE RECORDS

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B5	Berkshire Middle	06/20/24	B10	Hampshire	06/20/24
B5	Berkshire North	06/20/24	B11	Middlesex North	06/20/24
B6	Berkshire South	06/20/24	B12	Middlesex South	06/20/24
B6	Bristol Fall River	06/20/24	B15	Nantucket	06/20/24
B6	Bristol North	06/20/24	B15	Norfolk	06/20/24
B7	Bristol South	06/20/24	B18	Plymouth	06/20/24
B7	Dukes	06/20/24	B19	Worcester	06/20/24
B7	Essex North	06/20/24	B21	Worcester North	06/20/24
B7	Essex South	06/20/24			

CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
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BRAGB, Builders and Remodelers Association of Greater Boston.

HBRA, Home Builders and Remodelers of Mass.

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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

45-63 ATLANTIC AVE U:10C.....	\$1,300,000
B: Victoria W Hicks, Tr for Hicks Rt	
S: Judith A Jarashow, Tr for Jerrold A Olanoff RET	
Book/Page: 70291/220, Date: 06/17/24	
Mtg: Dedham Inst for Svgs \$1,040,000	
Term: 2064 Rate: 7.4% Type: Adj	
Use: 2 Bdrm Condo, Lot: 1315sf	
21 BEACON ST U:7A.....	\$666,000
B: Jeffrey Sonsino	
S: Degennaro Properties LLC	
Book/Page: 70289/336, Date: 06/17/24	
Mtg: Firstoak Bank \$565,000	
Use: 1 Bdrm Condo, Lot: 600sf	
Prior Sale: \$312,000 (10/03)	
417 BEACON ST U:1.....	\$1,705,000
B: Ballyargus LLC	
S: George A Bicher Nt & George A Bicher 3rd	
Book/Page: 70302/305, Date: 06/20/24	
Mtg: South Shore Bank \$1,775,000	
Use: 2 Bdrm Condo, Lot: 2146sf	
80 BROADWAY ST U:5A.....	\$1,300,000
B: Kathryn Y Noonan	
S: Kenneth W Ludwig	
Book/Page: 70294/347, Date: 06/18/24	
Mtg: Cooperative Bank \$750,500	
Term: 2054	
Use: Condo	

6 CLARENDON ST U:402.....	\$1,310,000
B: Kari K Horstmann & Peter C Horstmann	
S: Beatrice Fischer-Bean, Tr for Bean And Fischer Bean RET	
Book/Page: 70300/300, Date: 06/20/24	
Use: 2 Bdrm Condo, Lot: 948sf	
Prior Sale: \$188,000 (09/94)	
114 COMMONWEALTH AVE U:1.....	\$1,230,000
B: Kedar J Mahadeshwar & Jai K Mahadeshwar	
S: George T Shackelford	
Book/Page: 70294/150, Date: 06/18/24	
Use: 2 Bdrm Condo, Lot: 1346sf	
Prior Sale: \$740,000 (09/02)	
333 COMMONWEALTH AVE U:6.....	\$1,640,000
B: Melissa Lazar	
S: Abbie D McLaughlin, Tr for City Pug Rt	
Book/Page: 70298/72, Date: 06/18/24	
Use: 2 Bdrm Condo, Lot: 1425sf	
Prior Sale: \$1,741,250 (06/18)	
815 E 5TH ST U:19.....	\$2,350,000
B: Julie Klinger	
S: Tim Dwyer	
Book/Page: 70292/111, Date: 06/17/24	
Use: 3 Bdrm Condo	
606 E 8TH ST U:1.....	\$646,000
B: David Pascucci & Barrie Pascucci	
S: 606 E 8th Street LLC	
Book/Page: 70292/29, Date: 06/17/24	
Use: 1 Bdrm Condo	
85 E INDIA ROW U:10A.....	\$675,000
B: Harbor 10a LLC	
S: Dty Investments LLC	
Book/Page: 70297/250, Date: 06/18/24	
Use: 1 Bdrm Condo, Lot: 750sf	
Prior Sale: \$675,000 (02/23)	
21 FATHER FRANCIS GILDAY ST U:207....	\$985,000
B: Carrie B Donovan	
S: Gerd Walz & Emily E Kim	
Book/Page: 70302/279, Date: 06/20/24	
Use: 2 Bdrm Condo, Lot: 1147sf	
Prior Sale: \$710,000 (08/06)	
12 FOSTER ST.....	\$5,750,000
B: 12 Foster Street LLC	
S: Torrington Webb LLC	
Book/Page: 70296/169, Date: 06/18/24	
Use: Apartment Bldg - 9 + Units, Lot: 1560sf	
Prior Sale: \$5,000,000 (07/18)	
1 FRANKLIN ST U:3112.....	\$2,050,000
B: Ying-Hua Kuo & Shi L Kuo	
S: Kuldip Hillyer	
Book/Page: 70302/170, Date: 06/20/24	
Use: 2 Bdrm Condo	

17 GLOUCESTER ST U:5.....	\$2,125,000
B: Kamal Kirpalani & Brinda Kirpalani	
S: Donald G Carlson & Pauline Bilsky	
Book/Page: 70292/62, Date: 06/17/24	
Mtg: Arc Home LLC \$1,062,500	
Term: 2054	
Use: 2 Bdrm Condo, Lot: 1344sf	
Prior Sale: \$1,650,000 (07/16)	
90 HAVRE ST U:1.....	\$529,000
B: Brendan Mcmanus & Aaron Stande	
S: Stephen A Searle	
Book/Page: 70292/123, Date: 06/17/24	
Mtg: Leader Bank NA \$481,950	
Term: 2054	
Use: 1 Bdrm Condo	
55 LAGRANGE ST U:12J.....	\$685,000
B: Thiti Napawan, Tr for 47-55 Unit 12j Lagrange S	
S: Fpg Lagrange Owner One LL	
Book/Page: 70297/203, Date: 06/18/24	
Use: Condo	
210-216 LINCOLN ST U:801.....	\$1,200,000
B: Ryan P Gorman & Lauren Meissner	
S: Steven Chittenden & Joseph Knight	
Book/Page: 70295/299, Date: 06/18/24	
Mtg: Cross Country Mtg Inc \$960,000	
Term: 2054 Rate: 7.4% Type: Adj	
Use: 2 Bdrm Condo, Lot: 1508sf	
Prior Sale: \$845,000 (03/15)	
184 MARLBOROUGH ST U:1.....	\$1,770,000
B: William S Mckenzie & Caroline C Mckenzie	
S: Leigh A Dempsey	
Book/Page: 70300/245, Date: 06/20/24	
Mtg: First Horizon Bank \$1,416,000	
Term: 2054 Rate: 7.5% Type: Adj	
Use: 2 Bdrm Condo, Lot: 1221sf	
Prior Sale: \$785,000 (08/10)	
226 MARLBOROUGH ST U:2.....	\$2,300,000
B: Tanvika Gupta & Arya Mehrabanzad	
S: Joan Lenington, Tr for Joan Lenington 2011 T	
Book/Page: 70290/330, Date: 06/17/24	
Mtg: Bank of America NA \$1,600,000	
Term: 2054 Rate: 5.9% Type: Adj	
Use: 2 Bdrm Condo, Lot: 1574sf	
Prior Sale: \$1,200,000 (03/14)	
63 MOUNT VERNON ST U:PH.....	\$9,500,000
B: Michael A Bass, Tr for 63 Mt Vernon Street Nt	
S: Bpg Mount Vernon LLC	
Book/Page: 70302/22, Date: 06/20/24	
Use: 3 Bdrm Condo	

3 MYRTLE ST U:2.....	\$1,050,000
B: Brett Smith & Jenny Benson	
S: Seth Rudin	
Book/Page: 70303/57, Date: 06/20/24	
Use: 1 Bdrm Condo, Lot: 710sf	
Prior Sale: \$822,000 (12/19)	
1 NEVINS HILL WAY U:201.....	\$610,000
B: Yi M Huang	
S: 143 Washington LLC	
Book/Page: 70292/170, Date: 06/17/24	
Use: Condo	
1 NEVINS HILL WAY U:202.....	\$925,000
B: Xiaohui Jiang	
S: 143 Washington LLC	
Book/Page: 70303/120, Date: 06/20/24	
Use: Condo	
1 NEVINS HILL WAY U:208.....	\$900,000
B: Siyu Ma	
S: 143 Washington LLC	
Book/Page: 70299/26, Date: 06/20/24	
Use: Condo	
145 PINCKNEY ST U:203.....	\$725,000
B: Alfred L Kraft & Madalon C Meany	
S: Catherine P Gurnon	
Book/Page: 70295/196, Date: 06/18/24	
Use: 1 Bdrm Condo, Lot: 625sf	
Prior Sale: \$324,500 (03/16)	
201-207 SOUTH ST.....	\$13,000,000
B: Fred Starikov, Tr for 207 South Street Rt	
S: 201 South St Owner LLC	
Book/Page: 70302/191, Date: 06/20/24	
Mtg: 207 South St Fnci Llc \$9,500,000	
617 SOUTH ST U:1.....	\$677,500
B: Sally Ng & Scott D Oskin	
S: Brittany A Harden & Carol I Elkurdi	
Book/Page: 70296/1, Date: 06/18/24	
Mtg: M&T Bank NA \$542,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$660,000 (05/22)	
52 W CEDAR ST.....	\$3,325,000
B: Paul W Elia & Alaska B Elia	
S: David J Root & Christine B Root	
Book/Page: 70294/33, Date: 06/18/24	
Mtg: Bank of America NA \$2,660,000	
Term: 2054	
Use: 4 Bdrm Row-Middle, Lot: 929sf	
Prior Sale: \$1,255,000 (03/97)	

126 W NEWTON ST U:2.....	\$2,650,000
B: Ryan Powers	
S: Joseph A Caprio, Tr for Joseph A Caprio RET	
Book/Page: 70295/53, Date: 06/18/24	
Mtg: Cross Country Mtg Inc \$1,250,000	
Term: 2054 Rate: 6.4% Type: Adj	
Use: 3 Bdrm Condo	
Prior Sale: \$2,460,000 (12/21)	
12 YARMOUTH ST U:C.....	\$817,500
B: Jonathan J Hacker	
S: Shenkiat Lim	
Book/Page: 70291/318, Date: 06/17/24	
Mtg: Guaranteed Rate Inc \$613,125	
Term: 2054	
Use: 1 Bdrm Condo, Lot: 675sf	
Prior Sale: \$510,000 (09/09)	

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

300 ALLSTON ST U:216.....	\$815,000
B: Katja Woltmann & Brian Dunn	
S: Jake M Bronstein	
Book/Page: 70293/191, Date: 06/17/24	
Mtg: Eastern Bank \$415,000	
Term: 2054	
Use: 2 Bdrm Condo, Lot: 1395sf	
Prior Sale: \$672,500 (01/19)	
5 DELANY CIR.....	\$1,557,000
B: Matthew S Miltin & Leah Miltin	
S: Ian Y Meyers, Tr for Meyers Ft	
Book/Page: 70292/308, Date: 06/17/24	
Mtg: Eastern Bank \$787,000	
Term: 2054 Rate: 6.9% Type: Adj	
Use: 4 Bdrm Colonial, Lot: 4533sf	
74 ELMIRA ST.....	\$1,230,301
B: Vincent Ng & Anita Ng-Ho	
S: John Obrien & Deborah S Dashoff	
Book/Page: 70291/289, Date: 06/17/24	
Mtg: Leader Bank NA \$783,000	
Term: 2054	
Use: 2-Family Conventional, Lot: 3618sf	
Prior Sale: \$281,000 (05/98)	

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 South
Franklin Norfolk
Freetown Bristol Fall River
Gardner Worcester
Georgetown Essex South
Gill Franklin
Gloucester Essex South
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Grafton Worcester
Gosnold Dukes
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Granville Hampden
Great Barrington Berkshire South
Greenfield Franklin
Greenwich Hampshire
Groton Middlesex South
Groveland Essex South
Hadley Hampshire
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Hamilton Essex South
Hampden Hampden
Hancock Berkshire North
Hanover Plymouth
Hanson Plymouth
Hardwick Worcester
Harvard Worcester
Harwich Barnstable
Hatfield Hampshire
Haverhill Essex South
Hawley Franklin
Heath Franklin
Hingham Plymouth
Hinsdale Berkshire Middle
Holbrook Norfolk
Holden Worcester
Holland Hampden
Holliston Middlesex South
Holyoke Hampden
Hopedale Worcester

Hopkinton Middlesex South
Hubbardston Worcester
Hudson Middlesex South
Hull Plymouth
Huntington Hampshire
Hyannis Barnstable
Hyde Park Suffolk
Ipswich Essex South
Jamaica Plain Suffolk
Kingston Plymouth
Lakeville Plymouth
Lancaster Worcester
Lanesboro Berkshire North
Lawrence Essex North
Lee Berkshire Middle
Leicester Worcester
Lenox Berkshire Middle
Leominster Worcester North
Leverett Franklin
Lexington Middlesex South
Leyden Franklin
Lincoln Middlesex South
Littleton Middlesex South
Longmeadow Hampden
Lowell Middlesex North
Ludlow Hampden
Lunenburg Worcester North
Lynn Essex South
Lynnfield Essex South
Malden Middlesex South
Manchester Essex South
Mansfield Bristol North
Marblehead Essex South
Marion Plymouth
Marlborough Middlesex South
Marshfield Plymouth
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Mashpee Barnstable
Mattapan Suffolk
Mattapoisett Plymouth
Maynard Middlesex South
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Medford Middlesex South
Medway Norfolk
Melrose Middlesex South
Mendon Worcester
Merrimac Essex South
Methuen Essex North
Middleboro Plymouth
Middlefield Hampshire
Middleton Essex South
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Millbury Worcester
Millis Norfolk
Millville Worcester
Milton Norfolk
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Monson Hampden
Montague Franklin
Monterey Berkshire South
Montgomery Hampden

How to Read The Real Estate Records

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

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

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

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

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

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

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

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

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

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

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

- “Use” distinguishes residential homes from land sales and commercial sales.

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

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

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

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

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

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

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

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And get busy putting our mortgage records to work!

8 HARDWICK ST	\$1,100,000
B: Agnieszka D Von Grothuss & Marcin Von Grothuss S: Richard Fredkin Book/Page: 70298/342, Date: 06/20/24 Mtg: Leader Bank NA \$990,000 Term: 2054 Rate: 6.4% Type: Adj Use: 4 Bdrm Colonial, Lot: 5000sf Prior Sale: \$370,000 (09/99)	

229 KELTON ST U:11.....	\$488,000
B: Pamela Narang & Dhiren K Marjadi S: Rui Wang Book/Page: 70297/9, Date: 06/18/24 Mtg: St Marys Credit Union \$244,000 Term: 2054 Rate: 6.6% Type: Adj Use: 2 Bdrm Condo, Lot: 701sf Prior Sale: \$235,875 (09/04)	

16 OAK SQUARE AVE.....	\$1,200,000
B: Benjamin J Mock & Sophie Y Zhao S: Roger J King & Patricia Brnjac Book/Page: 70290/201, Date: 06/17/24 Mtg: Guaranteed Rate Inc \$840,000 Term: 2054 Use: 5 Bdrm Colonial, Lot: 3587sf Prior Sale: \$810,000 (11/18)	

32 SIDLAW RD U:11.....	\$300,500
B: Maren Eltze S: Valerie Perkins, Tr for Green Rt Book/Page: 70303/206, Date: 06/20/24 Mtg: Cambridge Svgs Bk \$215,500 Term: 2054 Use: Condo, Lot: 390sf Prior Sale: \$25,000 (05/93)	

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

103 13TH ST U:47	\$535,000
B: Timothy Gravel S: Desiree E Duvall Book/Page: 70304/312, Date: 06/20/24 Mtg: CMG Mortgage Inc \$538,304 Term: 2054 Use: 1 Bdrm Condo	

45 1ST AVE U:412	\$799,900
B: Alice Jouhaud & Bertrand Jouhaud S: Elena Entin & John Galante Book/Page: 70293/157, Date: 06/17/24 Mtg: PNC Bank \$639,920 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$720,500 (05/15)	

42 8TH ST U:3411	\$750,000
B: Nancy Folan S: Natalie B Zarembo, Tr for Frank T Zarembo RET Book/Page: 70300/215, Date: 06/20/24 Mtg: Eagle Bank \$100,000 Term: 2039 Use: 1 Bdrm Condo Prior Sale: \$619,000 (07/15)	

197 8TH ST U:319	\$1,215,000
B: John P Galante & Elena Galante S: Ronald Chiuvie & Karen J Chiuvie Book/Page: 70304/293, Date: 06/20/24 Use: 1 Bdrm Condo Prior Sale: \$940,000 (06/19)	

197 8TH ST U:807	\$1,599,000
B: Diane Demoulas, Tr for 197 Eight St Uit 807 Rt S: Jane L Lundquist, Tr for Eighth St Nominne T Book/Page: 70295/341, Date: 06/18/24 Use: 2 Bdrm Condo Prior Sale: \$1,100,000 (07/08)	

2 ADAMS ST U:1	\$2,300,000
B: 2 Adams Street LLC S: Virginia M Leonard & Janice Mastrocola Book/Page: 70304/159, Date: 06/20/24 Mtg: Bluestone Bank \$2,300,000 Use: 2 Bdrm Condo	

2 ADAMS ST U:2	\$2,300,000
B: 2 Adams Street LLC S: Virginia M Leonard & Janice Mastrocola Book/Page: 70304/159, Date: 06/20/24 Mtg: Bluestone Bank \$2,300,000 Use: 1 Bdrm Condo	

2 ADAMS ST U:3	\$2,300,000
B: 2 Adams Street LLC S: Virginia M Leonard & Janice Mastrocola Book/Page: 70304/159, Date: 06/20/24 Mtg: Bluestone Bank \$2,300,000 Use: 1 Bdrm Condo	

249-249A BUNKER HILL ST	\$3,100,000
B: Nicholas H Dechillo & Erica T Meninno S: Richard J Mccarthy & Deborah M Mccarthy Book/Page: 70295/259, Date: 06/18/24 Mtg: Community CU LYNN \$1,100,000 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 1502sf	

122 ELM ST U:2.....	\$875,000
B: Scott Almquist & Melanie Lafaurie S: Kevin L Taylor & Robert T Taylor Book/Page: 70303/162, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$625,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$660,000 (11/17)	

3 HARVARD PL U:1	\$966,845
B: Amanda Ek & Kevin Concannon S: Richard B Pierce & Elaine R Pierce Book/Page: 70303/4, Date: 06/20/24 Mtg: Bank of Canton \$702,845 Term: 2045 Use: 2 Bdrm Condo Prior Sale: \$667,450 (01/05)	

22 HARVARD ST	\$150,000
B: Daniel C Smith S: Adam D Smith & Donna A Smith Book/Page: 70303/231, Date: 06/20/24 Use: 5 Bdrm Semi Detachd, Lot: 1694sf Prior Sale: \$12,500 (01/98)	

37 HIGH ST	\$2,700,000
B: Hieu T Le & Valerie Ha S: T G Johnston Book/Page: 70293/5, Date: 06/17/24 Mtg: UniBank for Savings \$1,250,000 Term: 2054 Rate: 6.1% Type: Adj Use: 4 Bdrm Row-Middle, Lot: 1500sf Prior Sale: \$345,000 (04/93)	

41 HIGH ST U:3.....	\$775,000
B: Nashoba Holdings LLC S: Kathleen Bacon, Tr for 41 High Street Nt Book/Page: 70304/240, Date: 06/20/24 Use: 2 Bdrm Condo Prior Sale: \$185,000 (11/88)	

98 HIGH ST U:2.....	\$1,155,000
B: Andrew A Wright & Katherine A Apfelbaum S: Franklin C Marinelli Book/Page: 70297/309, Date: 06/18/24 Mtg: Cambridge Svgs Bk \$866,250 Term: 2054 Rate: 6.6% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$374,650 (08/00)	

74 WASHINGTON ST U:2.....	\$1,300,000
B: Brian M Winne S: Jason Rives & Maureen Rives Book/Page: 70291/82, Date: 06/17/24 Mtg: Winne Family Rlty T \$1,200,000 Use: 2 Bdrm Condo Prior Sale: \$800,000 (03/17)	

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

198 CHERRY ST.....	\$23,000,000
B: Greenhouse Ma Acqui LLC S: Greenhouse Associates Lp Doc#: 00000000952993, Date: 06/18/24 Use: Apartment Bldg - 4-8 Units, Lot: 5240sf	

139-149 DIVISION ST.....	\$23,000,000
B: Greenhouse Ma Acqui LLC S: Greenhouse Associates Lp Book/Page: 70297/207, Date: 06/18/24	

56 HOOPER ST U:R1	\$520,000
B: Djordje A Vlajkovic S: Korey J McKinney & Adelle V McKinney Book/Page: 70291/161, Date: 06/17/24 Mtg: Cross Country Mtg Inc \$455,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 6000sf Prior Sale: \$450,000 (05/19)	

9-11 MAVERICK ST.....	\$1,250,000
B: Chanh Nguyen S: Jose Garcia Book/Page: 70298/242, Date: 06/18/24 Use: 3-Family Mlti-Unit Blg, Lot: 4572sf Prior Sale: \$1,250,000 (06/24)	

154 PEARL ST	\$23,000,000
B: Greenhouse Ma Acqui LLC S: Greenhouse Associates Lp Book/Page: 70297/207, Date: 06/18/24 Use: Mixed Use-Prim Comm & Resd, Lot: 23176sf	

122 WINNISIMMET ST U:2.....	\$592,000
B: Heewon Lee S: John Kennard & Philip Kennard Book/Page: 70293/123, Date: 06/17/24 Mtg: Bay Equity LLC \$480,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$331,000 (01/06)	

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

652 ADAMS ST U:2	\$715,000
B: Robert Koziol & Leanne Varga S: Paul C Donovan & Kara G Donovan Book/Page: 70296/196, Date: 06/18/24 Mtg: Cross Country Mtg Inc \$843,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 1147sf Prior Sale: \$665,000 (03/21)	

1241-1255 ADAMS ST U:WM103	\$900,000
B: Kathleen M Penman, Tr for Kathleen M Penman RET S: Michael Brown & Theresa Brown Book/Page: 70291/278, Date: 06/17/24 Use: 2 Bdrm Condo, Lot: 1845sf Prior Sale: \$830,000 (08/17)	

168 ASHMONT ST U:8.....	\$695,000
B: Justin P Depeitri S: Hannah Yarmolinsky Book/Page: 70291/152, Date: 06/17/24 Use: 1 Bdrm Condo, Lot: 1745sf Prior Sale: \$400,000 (03/16)	

39 COFFEY ST U:6	\$745,000
B: Christopher G Burns S: Todd Tweedie Book/Page: 70294/275, Date: 06/18/24 Use: 2 Bdrm Condo, Lot: 1272sf Prior Sale: \$458,000 (10/14)	

55 DEVON ST U:5	\$375,000
B: Sophia B Bellegarde S: Thomas Lusardi Book/Page: 70303/291, Date: 06/20/24 Mtg: Leader Bank NA \$337,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 722sf Prior Sale: \$269,900 (04/20)	

24 EVANS ST	\$1,250,000
B: John Reyes & Ruben Calderon S: Terence C Clayton, Tr for T Clayton Irt Doc#: 00000000953014, Date: 06/18/24 Mtg: Cross Country Mtg Inc \$1,186,350 Term: 2054 Use: 3-Family Decker, Lot: 4579sf	

7 HARWOOD ST	\$825,000
B: Jocelyn Valencia & Elsa Valencia S: Alden Abad Book/Page: 70301/40, Date: 06/20/24 Mtg: Cambridge Svgs Bk \$702,200 Term: 2054 Use: 3-Family Conventional, Lot: 3200sf Prior Sale: \$401,000 (02/15)	

25 PEVERELL ST U:1	\$505,000
B: Philip Anderson & Morgan Callahan S: Nicholas J Carkin Book/Page: 70302/241, Date: 06/20/24 Mtg: Middlesex FSLA \$404,000 Term: 2054 Use: 3 Bdrm Condo, Lot: 1065sf Prior Sale: \$294,000 (03/14)	

30 REGINA RD	\$1,170,000
B: Joseph O Coombs Jr S: Lunotte Jean & Matineau Laine Book/Page: 70296/121, Date: 06/18/24 Mtg: Movement Mtg LLC \$1,017,900 Term: 2054 Use: 3-Family Decker, Lot: 4827sf Prior Sale: \$203,000 (05/00)	

ROSSETER ST.....	\$675,000
B: Hickory Hill Dev Inc S: Veda J Daly Book/Page: 70290/54, Date: 06/17/24	

43 WITHINGTON ST U:8	\$711,000
B: Nicco A Wesch S: Ejs Investments Inc Book/Page: 70297/259, Date: 06/18/24 Mtg: Rocket Mortgage LLC \$674,500 Term: 2054 Use: Condo	

East Boston

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	6
Median Price	\$634,450	\$1,170,000

► REAL ESTATE SALES

45 LEWIS ST U:102	\$695,000
B: C M Fitzgerald, Tr for C M Fitzgerald RET S: Maria C Lim, Tr for Lim Ft Book/Page: 70296/53, Date: 06/18/24 Use: Condo	

157 PRINCETON ST U:2.....	\$630,000
B: Michael Sullivan & Molly Sullivan S: 157 Princeton Street LLC Book/Page: 70297/109, Date: 06/18/24 Mtg: Cambridge Svgs Bk \$598,500 Term: 2054 Use: Condo	

Hyde Park

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	35
Median Price	\$575,000	\$589,000

► REAL ESTATE SALES

32 BADGER RD	\$694,900
B: James Vita & Claudia Martinez S: Tandy Lewis & Amanda Penny Book/Page: 70293/344, Date: 06/18/24 Mtg: Cross Country Mtg Inc \$604,563 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 5220sf Prior Sale: \$590,000 (07/21)	

Jamaica Plain

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	20
Median Price	\$1,135,000	\$1,027,500

► REAL ESTATE SALES

60 BURROUGHS ST U:33	\$1,100,000
B: Lex Vanderploeg & Gwo-Shu M Lee S: William V Sopp Book/Page: 70301/318, Date: 06/20/24 Use: 2 Bdrm Condo, Lot: 2122sf Prior Sale: \$243,500 (04/94)	

992 CENTRE ST U:3.....	\$785,000
B: Rebecca A Wasserman S: David Rosenberg & Catherine Rosenberg Book/Page: 70292/295, Date: 06/17/24 Use: 2 Bdrm Condo, Lot: 1673sf Prior Sale: \$342,000 (06/13)	

29 CHILD ST U:1.....	\$539,000
B: Melanie Jessel & Patrick J Murphy S: 29 Child LLC Book/Page: 70296/324, Date: 06/18/24 Use: Condo	

29 CHILD ST U:3.....	\$575,000
B: Daniel Merrow & Kathleen Belusko S: 29 Child LLC Book/Page: 70294/120, Date: 06/18/24 Use: Condo	

7 GLENVALE TER U:3	\$740,000
B: Steven Holtzen & Anna Wang-Holtzen	
S: Maksim Glikman & Stephanie L Guidry	
Book/Page: 70290/279, Date: 06/17/24	
Mtg: Leader Bank NA \$540,000	
Term: 2054	
Use: 2 Bdrm Condo, Lot: 963sf	
Prior Sale: \$370,000 (04/16)	

SUFFOLK REGISTRY

continued		
75 PARKTON RD U:3.....	\$719,000	
B: Melanie Wang S: Justin Kim Book/Page: 70290/171, Date: 06/17/24 Mtg: Leader Bank NA \$349,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 974sf Prior Sale: \$535,000 (07/16)		
176 SCHOOL ST U:7	\$1,450,000	
B: Joshua Lifton & Leanna Stockard S: 176 School Street LLC Book/Page: 70298/292, Date: 06/18/24 Use: Condo		
38 SLOCUM RD	\$1,150,000	
B: Aritra Pal & Sumati Sundaram S: Sean Santry & Rebecca Burch Book/Page: 70301/229, Date: 06/20/24 Mtg: Wells Fargo Bank \$766,551 Term: 2054 Rate: 6.6% Type: Adj Use: 4 Bdrm Conventional, Lot: 7976sf Prior Sale: \$690,000 (12/13)		
32 SPRING PARK AVE U:3.....	\$986,000	
B: Gregory M Dillon & Katelyn Mansfield S: Robert M Koenig & Reilly A Kiernan Book/Page: 70296/80, Date: 06/18/24 Mtg: Truist Bank \$386,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1926sf Prior Sale: \$857,500 (02/20)		

Mattapan

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	18
Median Price	\$500,000	\$600,000
► REAL ESTATE SALES		
30 HIAWATHA RD.....	\$470,000	
B: Hung Le S: Thomas Stryjewski Book/Page: 70301/206, Date: 06/20/24 Use: 4 Bdrm Colonial, Lot: 3189sf Prior Sale: \$335,000 (03/24)		
54 ROCKINGHAM RD.....	\$650,000	
B: Jean Bossous & Marie R Bossous S: Griselda Pimentel Book/Page: 70302/92, Date: 06/20/24 Mtg: Mtg Connection Llc \$585,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 9702sf Prior Sale: \$515,000 (09/22)		

Revere

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	60
Median Price	\$570,000	\$627,250
► REAL ESTATE SALES		
284 ENDICOTT AVE U:3.....	\$225,000	
B: Harmony Haven Prop LLC S: Macres Constance Est & Donna Macres Doc#: 00000000953057, Date: 06/20/24 Use: 1 Bdrm Condo		
43 HADDON ST	\$706,500	
B: Jacqueline G Monterroso & Victor M Monterroso S: Kimberly Tsou Book/Page: 70293/30, Date: 06/17/24 Mtg: Cambridge Svgs Bk \$326,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 4051sf Prior Sale: \$446,000 (10/18)		
36 WITHERBEE AVE	\$557,500	
B: Ofelia Ndrecka & Kyle Ewell S: Patricia A Lagorio Book/Page: 70298/298, Date: 06/18/24 Mtg: MSA Mortgage LLC \$501,750 Term: 2054 Use: 3 Bdrm Old Style, Lot: 3180sf		

Roslindale

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	32
Median Price	\$752,250	\$705,000
► REAL ESTATE SALES		
62 ALPHEUS RD	\$850,000	
B: Elise K Morgan & Lee H Matsueda S: Sean Terry & Molly Ward Book/Page: 70296/282, Date: 06/18/24 Mtg: Fairway Ind Mtg \$510,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 5206sf Prior Sale: \$610,000 (12/18)		
8 CRESTVIEW RD U:8.....	\$1,024,000	
B: Cristina Campassi S: Gregory C Smith & Caitlin C Smith Book/Page: 70303/46, Date: 06/20/24 Use: 4 Bdrm Condo Prior Sale: \$729,000 (10/16)		
191 POPLAR ST U:1	\$750,000	
B: 191 Poplar Street LLC S: Timothy K Baker & Clare H Eisentrout Book/Page: 70294/232, Date: 06/18/24 Use: Condo		
21 STELLA RD	\$590,000	
B: Kevin J Sanchez & Ryann G Sanchez S: Amyleigh Devito Book/Page: 70295/105, Date: 06/18/24 Mtg: Guaranteed Rate Inc \$531,000 Term: 2054 Use: 2 Bdrm Colonial, Lot: 2910sf Prior Sale: \$287,000 (05/14)		
126 TYNDALE ST U:126	\$571,000	
B: Chloe Fishman S: Amy L Berkovitz Book/Page: 70292/274, Date: 06/17/24 Mtg: Sjf Investment T \$542,450 Term: 2039 Use: 2 Bdrm Condo, Lot: 846sf		

Roxbury

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	9
Median Price	\$672,500	\$670,000
► REAL ESTATE SALES		
25 CIRCUIT ST U:1	\$369,000	
B: Al Tillman & Linda I Tillman S: Jeffrey D McIntosh & Jerlene Matthias Book/Page: 70298/250, Date: 06/18/24 Mtg: Eastern Bank \$332,100 Term: 2054 Use: 3 Bdrm Condo, Lot: 1089sf Prior Sale: \$125,000 (02/90)		
10 COPELAND PARK U:10D	\$780,000	
B: Michael Suriawinata & Matthew Suriawinata S: Kristen A Legor Book/Page: 70290/165, Date: 06/17/24 Use: 3 Bdrm Condo		
701-703 MASSACHUSETTS AVE U:19 ..	\$475,000	
B: Emanuele Lagazzi S: Svetlana Botchevar Book/Page: 70304/264, Date: 06/20/24 Mtg: Cross Country Mtg Inc \$265,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 481sf Prior Sale: \$308,000 (07/14)		
16 TABER ST U:202.....	\$639,000	
B: Manaf H Alsarabi S: 1135 Harrison Ave LLC Book/Page: 70304/129, Date: 06/20/24 Use: Condo		
16 TABER ST U:506.....	\$746,000	
B: Chien-Hung Liu S: 1135 Harrison Ave LLC Book/Page: 70295/186, Date: 06/18/24 Use: Condo		

South Boston

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	17
Median Price	\$982,500	\$934,000
► REAL ESTATE SALES		
25 CHANNEL CENTER ST U:607.....	\$1,083,500	
B: Christina E Anzuoni S: Michael W Park & Jill R Silver Book/Page: 70291/43, Date: 06/17/24 Mtg: Citibank Na \$866,800 Term: 2054 Rate: 6.6% Type: Adj Use: 1 Bdrm Condo, Lot: 1229sf Prior Sale: \$950,000 (10/19)		
371-373 DORCHESTER ST U:4.....	\$629,000	
B: Ayantek LLC S: Danielle Vigeant Book/Page: 70302/25, Date: 06/20/24 Use: 2 Bdrm Condo, Lot: 1447sf		
286 EMERSON ST U:1E	\$540,000	
B: Erin E Fitzgerald, Tr for Pbte Realty Tli S: Kate Q McCarthy Book/Page: 70296/70, Date: 06/18/24 Use: 1 Bdrm Condo, Lot: 627sf Prior Sale: \$499,000 (05/19)		
384 K ST	\$3,000,000	
B: Brendan G Good & Kelly Lannan S: Marine K LLC Book/Page: 70302/40, Date: 06/20/24 Mtg: M&T Bank NA \$1,500,000 Term: 2054 Rate: 6.5% Type: Adj Use: 5 Bdrm Colonial, Lot: 2400sf Prior Sale: \$1,327,000 (09/23)		
77 OLD HARBOR ST U:3.....	\$650,000	
B: David Harrison S: Colleen Buick Book/Page: 70304/184, Date: 06/20/24 Use: 2 Bdrm Condo, Lot: 650sf Prior Sale: \$430,000 (02/16)		
202 W 6TH ST U:202.....	\$1,180,000	
B: Arthur Hemlock LLC S: Hong Q Chen & Mei Q Zheng Doc#: 00000000952972, Date: 06/17/24 Mtg: Rfb F4 Nb Llc \$944,000 Use: 3 Bdrm Condo, Lot: 1365sf Prior Sale: \$380,000 (06/08)		

West Roxbury

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	87
Median Price	\$752,500	\$850,000
► REAL ESTATE SALES		
50-56 BROADLAWN PARK U:104	\$480,000	
B: Phyllis Markopoulos S: Barry Reilly Book/Page: 70302/7, Date: 06/20/24 Use: 2 Bdrm Condo, Lot: 1163sf Prior Sale: \$333,000 (08/14)		
70 HOWITT RD.....	\$1,085,000	
B: Margarita Teti & Kristopher Teti S: Feng Zhang & Xiaping Hu Book/Page: 70295/153, Date: 06/18/24 Mtg: Leader Bank NA \$868,000 Term: 2054 Rate: 6.8% Type: Adj Use: 3 Bdrm Colonial, Lot: 5571sf Prior Sale: \$650,000 (07/19)		
5272 WASHINGTON ST	\$405,000	
B: Ribsket Realty Mgmt LLC S: Gina C David, Tr for Daivd Ft Book/Page: 70298/128, Date: 06/18/24 Mtg: Direct Credit Union \$303,750 Use: Restaurant/Bar, Lot: 935sf		
131 WESTMOOR RD.....	\$1,100,000	
B: Chenbao LLC S: Antony Hsieh & Christine Phillips Book/Page: 70296/35, Date: 06/18/24 Use: 4 Bdrm Colonial, Lot: 6000sf Prior Sale: \$1,034,000 (03/22)		

Winthrop

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	24
Median Price	\$691,750	\$749,250
► REAL ESTATE SALES		
44-46 LOCUST ST	\$550,000	
B: 44 Locust Prime LLC S: David H Van Wart Book/Page: 70303/260, Date: 06/20/24 Mtg: BankGloucester \$740,000		
7 SIREN ST	\$888,000	
B: Darren A Green & Nora E Falvey S: John D Rogers, Tr for Roger Ft Doc#: 000000000953028, Date: 06/20/24 Mtg: Cross Country Mtg Inc \$843,600 Term: 2054 Use: 4 Bdrm Colonial, Lot: 7714sf		
7 SIREN ST	\$888,000	
B: Darren A Green & Nora E Falvey S: John D Rogers, Tr for Rogers Ft Book/Page: 70301/90, Date: 06/20/24 Use: 4 Bdrm Colonial, Lot: 7714sf Prior Sale: \$888,000 (06/24)		

Barnstable Registry

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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		
25 BAKER LN U:25	\$5,000	
B: Christopher Martin & Linda Martin S: Joseph F Lewis Book/Page: 36426/139, Date: 06/18/24 Use: 2 Bdrm Condo, Lot: 1232748sf		
36 BENNETS NECK DR.....	\$570,000	
B: Stacy A Brady S: Marie T Fitzgerald Doc#: 000000001504302, Date: 06/18/24 Use: 3 Bdrm Ranch, Lot: 14810sf		
23 VESPER DR.....	\$749,000	
B: Barbara A Brown S: William C Cavanagh & Teresa L Cavanagh Doc#: 000000001504193, Date: 06/17/24 Mtg: Allied Mortgage Group \$609,482 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 24350sf Prior Sale: \$129,000 (07/94)		

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		
37 BILLINGTON LN U:37.....	\$527,000	
B: Painted Seas Prop LLC S: Matthew J Alessandri, Tr for Alessandri Ft Book/Page: 36428/146, Date: 06/20/24 Use: 2 Bdrm Condo Prior Sale: \$316,000 (11/20)		
17 CAPTAIN DUNBAR RD U:17	\$639,000	
B: John C Cramer S: Frank A Capone Jr & Erin C Capone Book/Page: 36429/201, Date: 06/20/24 Use: 2 Bdrm Condo Prior Sale: \$378,500 (02/16)		
87 CRESCENT LN U:87	\$395,000	
B: Erin L Delaney S: H S Johnson Book/Page: 36425/225, Date: 06/18/24 Mtg: Federal Savings Bank \$195,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$180,000 (07/01)		
216 EATON LN U:216	\$338,000	
B: Indigo Z LLC S: Robert L Porter, Tr for Omega Nt Book/Page: 36429/321, Date: 06/20/24 Use: 2 Bdrm Condo Prior Sale: \$199,000 (12/16)		
45 JOHN MYRICK CIR	\$1,175,000	
B: John P Shaughnessy & Ruth Shaughnessy S: Mark J Nunheimer & Bonnie J Nunheimer Doc#: 000000001504231, Date: 06/17/24 Mtg: Cape Cod Cp Bk \$875,000 Term: 2054 Rate: 7.0% Type: Adj Use: 3 Bdrm Ranch, Lot: 71438sf Prior Sale: \$660,000 (06/06)		

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		
56 CAPTAIN COOK LN.....	\$369,000	
B: Morgan Grey S: Karen W Hanesian, Tr for Barbara M Hawkins T Book/Page: 36423/124, Date: 06/17/24		

16 COTTONWOOD LN	\$584,500	
B: Ildefonso R Vieira & Sabrina C Gripp S: Lynn M Sunden Doc#: 000000001504200, Date: 06/17/24 Mtg: Cape Cod Five Cent Bk \$525,465 Term: 2054 Use: 3 Bdrm Salt Box, Lot: 17424sf Prior Sale: \$279,500 (06/10)		
101 LIETRIM CIR.....	\$645,000	
B: Thiago A Desousa S: Cifizzari Jr Joseph P Est & Catrina Chandler Book/Page: 36422/315, Date: 06/17/24 Mtg: Cape Cod Five Cent Bk \$579,855 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 15682sf		
310 WHITE OAK TRL	\$430,000	
B: Pilgrim Hill Holdings LLC S: Nicholas J Accrocco, Tr for 310 White Oak Rt Doc#: 000000001504422, Date: 06/20/24 Use: 2 Bdrm Ranch, Lot: 20038sf Prior Sale: \$2,400,000 (03/11)		

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		
CAPTAIN KNOWLES WAY L:13	\$1,550,000	
B: Minglewood Homes Inc S: Agueda Semrad & Patrick Semrad Doc#: 000000001504415, Date: 06/20/24		
70 HARDINGS BEACH RD.....	\$1,775,000	
B: Hardings Bch Rd Reality L S: Hardings Beach LLC Book/Page: 36422/231, Date: 06/17/24 Use: 3 Bdrm Cape Cod, Lot: 15891sf Prior Sale: \$615,000 (10/18)		

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		
159 CENTER ST U:4.....	\$229,000	
B: Marci R Carchia S: Yellow Dog Re Hldg LLC Book/Page: 36428/28, Date: 06/20/24 Use: 1 Bdrm Condo Prior Sale: \$215,000 (03/24)		
163 CENTER ST U:24.....	\$205,000	
B: Robert E Farrell Jr S: Rev W Salmon Book/Page: 36422/202, Date: 06/17/24 Use: Condo		
19 MAYFAIR RD	\$835,000	
B: Rachel Kossack S: Michael J Chase & Kelly J Chase Book/Page: 36428/90, Date: 06/20/24 Mtg: Donald Kossack \$650,000 Term: 2054 Use: 4 Bdrm Split Level, Lot: 29621sf Prior Sale: \$305,000 (06/10)		
16 OLIVIA WALKER WAY	\$472,000	
B: Lisa M Conrad S: Craig Lamkin & Susan Lamkin Doc#: 000000001504369, Date: 06/20/24 Mtg: Cape Cod Five Cent Bk \$270,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 5663sf Prior Sale: \$400,000 (01/24)		
124 QUIVET DR.....	\$850,000	
B: Caitlin Portrie & Patrick Johnson S: Janice P Seifert Doc#: 000000001504287, Date: 06/18/24 Mtg: William Raveis Mtg Co \$680,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 21780sf		

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		
195 THUMPERTOWN RD	\$1,000,000	
B: Nicola J Roubte, Tr for Nicola J H Roubte RET S: Pine Tree Const Inc Doc#: 000000001504283, Date: 06/18/24 Use: 4 Bdrm Ranch, Lot: 20909sf Prior Sale: \$700,000 (10/23)		

Falmouth

MARKET STATISTICS THROUGH MAY		
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55 BUCKWOOD DR.....	\$300,000
B: Capevest Development Corp S: Daniel J McKenna Doc#: 000000001504203, Date: 06/17/24 Mtg: Stephen K Glickman \$350,000 Use: 2 Bdrm Ranch, Lot: 10019sf	
42 DAYBREAK LN.....	\$715,000
B: Pei Xu S: John Makilya & Petronilla Makilya Book/Page: 36426/302, Date: 06/18/24 Mtg: Metro City Bank \$429,000 Term: 2054 Rate: 7.4% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 9148sf Prior Sale: \$425,000 (08/18)	
606 MAIN ST.....	\$2,000,000
B: Hyannis Main Street T & Centerville LLC Tr S: Castillo Holdings LLC Book/Page: 36426/248, Date: 06/18/24 Mtg: Rockland Tr Co \$1,500,000 Term: 2054 Use: Mixed Use-Prim Res & Comm, Lot: 12632sf Prior Sale: \$800,000 (09/18)	
5 MARK LN.....	\$500,000
B: Road Test Professionals L S: Lorraine A White, Tr for White Ft Book/Page: 36423/132, Date: 06/17/24 Mtg: UniBank for Savings \$400,000 Term: 2054 Use: Office Bldg-General, Lot: 9583sf	

Marstons Mills

MARKET STATISTICS THROUGH MAY

YTD 2023

YTD 2024

Number of 1-Fam Sales

22

32

Median Price

\$630,000

\$603,000

► REAL ESTATE SALES

33 WALNUT ST

\$560,000

B: Frank Mastromauro Jr & Janet Mastromauro

S: Victor J Tagliaferro & Barbara A Tagliaferro

Book/Page: 36428/77, Date: 06/20/24

Use: 3 Bdrm Ranch, Lot: 20038sf

Mashpee

MARKET STATISTICS THROUGH MAY

YTD 2023

YTD 2024

Number of 1-Fam Sales

82

71

Median Price

\$649,000

\$699,000

Orleans

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	27
Median Price	\$1,032,500	\$800,000

► REAL ESTATE SALES

13 ARCHER LN	\$3,995,000
B: Peter Bekarian, Tr for Peter Bekarian Lt	
S: Robert O Stein, Tr for R O & Maura S Stein Lt	
Doc#: 000000001504252, Date: 06/18/24	
Use: 4 Bdrm Cape Cod, Lot: 61420sf	
Prior Sale: \$1,450,000 (03/19)	
25 DOANE WAY U:10.....	\$875,000
B: Matthew Maruca	
S: Neil V Conroy, Tr for Conroy RET	
Book/Page: 36422/254, Date: 06/17/24	
Use: 3 Bdrm Condo	
Prior Sale: \$437,500 (12/15)	
42 OLD COLONY WAY U:2.....	\$330,000
B: Kevin T Moran, Tr for K Moran Separate Prop T	
S: Hieu Tran, Tr for Kevin Moran	
Book/Page: 36428/99, Date: 06/20/24	
Mtg: Cape Cod Five Cent Bk \$229,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$174,950 (08/12)	

18 QUANSET RD.....	\$395,000
B: Alj Realty Corp S: Walter D Norgeot Book/Page: 36426/99, Date: 06/18/24 Mtg: RFLF 7 LLC \$483,750 Term: 2054 Use: 2 Bdrm Ranch, Lot: 13939sf	

Provincetown

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	5
Median Price	\$2,075,000	\$3,900,000

► REAL ESTATE SALES

100 ALDEN ST U:221	\$545,000
B: Walter A Tovar & Paul Rindone	
S: Thomas W Skinner, Tr for Brian M Payea 2019 T	
Book/Page: 36429/58, Date: 06/20/24	
Use: 1 Bdrm Condo, Lot: 115643sf	
Prior Sale: \$506,450 (08/21)	
100 ALDEN ST U:330	\$545,000
B: Samuel Panter, Tr for Panter Speitel Lt	
S: Paul Rindone & Walter A Tovar	
Book/Page: 36428/46, Date: 06/20/24	
Use: 1 Bdrm Condo, Lot: 115643sf	
Prior Sale: \$485,000 (04/22)	
167 BRADFORD ST U:A.....	\$1,150,000
B: James Stewart & Vladimir Kacar	
S: Mias Cozy Cottage LLC	
Book/Page: 36423/84, Date: 06/17/24	
Use: Condo	
110 COMMERCIAL ST U:1.....	\$2,275,000
B: Gloria E Amott	
S: Jijijf LLC	
Book/Page: 36423/76, Date: 06/17/24	
Use: Condo	
9-A CONWELL ST U:2.....	\$995,000
B: Thomas F Walsh	
S: Alan T Tang, Tr for 9a Conwell Rt	
Book/Page: 36422/90, Date: 06/17/24	
Mtg: Cape Cod Five Cent Bk \$770,000	
Term: 2054	
Use: 1 Bdrm Condo, Lot: 8365sf	
Prior Sale: \$855,000 (10/21)	
24-A CONWELL ST	\$585,000
B: John Locicero	
S: Trevors Trail li LLC	
Book/Page: 36425/312, Date: 06/18/24	
Mtg: Cross Country Mtg Inc \$438,700	
Term: 2054	
Use: Residential-Multiple Bldgs, Lot: 11842sf	
75 FRANKLIN ST	\$2,700,000
B: Robert O Stein, Tr for R O & M Smith Stein Lt	
S: Andrew W Cordonnier, Tr for Andrew W Cordonnier Lt	
Book/Page: 36425/288, Date: 06/18/24	
Use: 3 Bdrm Contemporary, Lot: 8912sf	
Prior Sale: \$1,451,500 (06/16)	

Sandwich

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	113	107
Median Price	\$645,000	\$685,000

► REAL ESTATE SALES

26 EMERALD WAY	\$530,000
B: Tajaun Francis & Shannakay Smith	
S: Brian H Moore & Kathleen M Moore	
Doc#: 000000001504218, Date: 06/17/24	
Mtg: Amerant Mortgage \$520,400	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 20473sf	
Prior Sale: \$255,530 (07/07)	
15 GRANDWOOD DR	\$800,000
B: Mary L Browne & James D Browne	
S: Alexander J Hammac & Danielle Hammac	
Doc#: 000000001504323, Date: 06/20/24	
Mtg: Keystone Funding \$75,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 24829sf	
Prior Sale: \$445,000 (05/19)	
24 JOE JAY LN	\$665,000
B: Jolea Morgan	
S: Mark J Gambaro & Janet L Gambaro	
Book/Page: 36421/245, Date: 06/17/24	
Mtg: Movement Mtg LLC \$616,612	
Term: 2054	
Use: 2 Bdrm Split Level, Lot: 19602sf	
Prior Sale: \$132,100 (08/90)	
10 LAUREL LN	\$250,000
B: MI Custom Homes LLC	
S: Cedar Terrace LLC	
Doc#: 000000001504391, Date: 06/20/24	
Mtg: Emerald Funding Inc \$625,000	
22 TYLER DR	\$525,000
B: Corey Thrift & Brooklyn Thrift	
S: Kimberly Mello	
Doc#: 000000001504297, Date: 06/18/24	
Mtg: Keystone Funding \$506,231	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 20038sf	
Prior Sale: \$279,000 (06/17)	

Truro

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	16
Median Price	\$955,000	\$1,360,000
► REAL ESTATE SALES		
PAMET RIVER SO BANK.....		\$20,000
B: Daniel B Winslow & Susan Winslow		
S: Ave D Rosenthal		
Book/Page: 36424/280, Date: 06/18/24		

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		
17 BENT BLUFF LN.....		\$680,000
B: Mackenzie E Pratt & Mary K Pratt S: John D Browne & Holly K Browne Book/Page: 36426/226, Date: 06/18/24 Mtg: Leader Bank NA \$544,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 15246sf Prior Sale: \$305,000 (05/14)		
22 BOB O LINK LN.....		\$599,000
B: Carneil C Prince & Rebecca N Prince S: Diane A Lawler & Mary T Carroll Book/Page: 36423/265, Date: 06/17/24 Mtg: Primary Residentl Mtg \$543,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 9583sf		
248 CAMP ST U:V1.....		\$362,000
B: Richard Brereton Jr & Denise Brereton S: Christopher M Gleason, Tr for Ggg Cape Rt Book/Page: 36423/214, Date: 06/17/24 Use: 2 Bdrm Condo		
2 CAPTAIN CHASE RD.....		\$600,000
B: Junior Emmanuel 3rd & Sheila Ignace S: Elaine Howland Book/Page: 36428/153, Date: 06/20/24 Mtg: Cross Country Mtg Inc \$570,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 13504sf Prior Sale: \$137,900 (03/98)		
44 HOWES RD.....		\$850,000
B: Brittany Blood & Tyler Blood S: Laura Mendosa Book/Page: 36428/314, Date: 06/20/24 Mtg: Cape Cod Five Cent Bk \$807,500 Term: 2054 Use: Residential-Multiple Bldgs, Lot: 16117sf Prior Sale: \$415,000 (04/18)		
10 KATHARYN MICHAEL RD U:10.....		\$329,000
B: Christian Dasilva & Vitor G Dasilva S: Mullany Maureen S Est & David A Petersen Book/Page: 36425/195, Date: 06/18/24 Mtg: Cape Cod Five Cent Bk \$295,771 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$170,000 (11/08)		
21 KEEL CAPE DR.....		\$790,000
B: Judith A Hall & Daniel Hall S: Thomas J Desmond Doc#: 000000001504292, Date: 06/18/24 Use: 4 Bdrm Colonial, Lot: 14810sf Prior Sale: \$445,000 (08/20)		
80 MATTAKESE RD U:4.....		\$773,000
B: Martin F Cushing & Barbara J Cushing S: Gladden R Keyes & Carol A Keyes Book/Page: 36426/19, Date: 06/18/24 Mtg: Cape Cod Five Cent Bk \$618,400 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$357,000 (12/10)		
503 ROUTE 28 U:23.....		\$245,000
B: Toni M Delorey S: Periwinkle Cottages LLC Book/Page: 36423/152, Date: 06/17/24 Use: 1 Bdrm Condo Prior Sale: \$176,500 (05/22)		
19 SHORT WAY.....		\$627,000
B: Jeffrey W Turner S: Telegraph HI Rlty Hldg LL Book/Page: 36429/234, Date: 06/20/24 Mtg: Embrace Home Loans \$608,190 Term: 2054 Use: 3 Bdrm Ranch, Lot: 15246sf Prior Sale: \$350,000 (03/24)		
17 WARREN RD U:17.....		\$460,000
B: Christine Spaulding S: Jane M Liberty Book/Page: 36425/91, Date: 06/18/24 Mtg: Cape Cod Five Cent Bk \$404,550 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$210,000 (09/01)		

Berkshire Registry

Middle District

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

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	9
Median Price	\$375,000	\$320,000
► REAL ESTATE SALES		
97 STONEY BRK.....		\$725,000
B: Aaron D Lefkowitz & Jessica L Lefkowitz S: Hlp Realty Holdings LLC Book/Page: 7641/63, Date: 06/18/24 Mtg: Ally Bank \$575,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 98446sf Prior Sale: \$250,000 (09/23)		

Berkshire Registry

Middle District

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Telephone: (413) 443-7438
Fax: (413) 448-6025
www.berkshiremiddledeeds.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

97 STONEY BRK.....

\$725,000

B: Aaron D Lefkowitz & Jessica L Lefkowitz

S: Hlp Realty Holdings LLC

Book/Page: 7641/63, Date: 06/18/24

Mtg: Ally Bank \$575,000

Term: 2054

Use: 3 Bdrm Conventional, Lot: 98446sf

Prior Sale: \$250,000 (09/23)

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

18 DIAMOND TER.....\$250,000

B: Maria C Cano
S: Scott M Winslow
Book/Page: 7640/147, Date: 06/17/24
Mtg: Adams Community Bk \$210,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 8869sf
Prior Sale: \$90,000 (12/02)

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

290 CHANTERWOOD RD\$1,100,000

B: Venkatesh A Muruan & Cassandra Godzik
S: Monica Schimpff, Tr for Monica Schimpff RET
Book/Page: 7640/39, Date: 06/17/24
Mtg: Adams Community Bk \$1,067,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 130680sf
Prior Sale: \$130,000 (09/03)

465 SPRING ST.....\$439,000

B: Hannah Star
S: Ann L Oneil
Book/Page: 7640/281, Date: 06/18/24
Mtg: Adams Community Bk \$364,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Ranch, Lot: 44867sf
Prior Sale: \$102,500 (01/96)

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

16 EVERGREEN TRL U:16.....\$607,000

B: Lisa Senz & Scott Harshbarger
S: Kenneth Ricklin, Tr for Kenneth & Jan Ricklin T
Book/Page: 7641/244, Date: 06/20/24
Use: 2 Bdrm Condo
Prior Sale: \$354,500 (08/12)

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

N MAIN ST.....\$595,000

B: 1831 Nmr LLC
S: Cope Steven A Est & Dylan B Cope
Book/Page: 7641/28, Date: 06/18/24

Peru

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	2
Median Price	\$295,000	\$423,500

► REAL ESTATE SALES

ASH LN\$25,000

B: Bruce E Weinfurt & Dehlia M Weinfurt
S: David Adler
Book/Page: 7640/79, Date: 06/17/24

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

6 BEACON AVE\$285,000

B: Xiangtian Hu
S: Paul W Swallow & Kathryn A McGinn
Doc#: 000000000044294, Date: 06/18/24
Use: 3 Bdrm Ranch, Lot: 5097sf
Prior Sale: \$136,000 (04/18)

28 DARLENE AVE\$320,000

B: Esther M Sullivan, Tr for Esther M Sullivan RET
S: Caron M Quinn, Tr for Fallon Ft
Book/Page: 7640/75, Date: 06/17/24
Use: 3 Bdrm Ranch, Lot: 12981sf
Prior Sale: \$131,500 (11/94)

51 FLINTSTONE DR.....\$350,000

B: David S Anneckiarico & Avril M Levesque
S: James F Wiehl & Michael R Wiehl
Book/Page: 7641/272, Date: 06/20/24
Mtg: Adams Community Bk \$314,650
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Ranch, Lot: 14898sf

71 S CHURCH ST U:N305.....\$415,000

B: James D Bilik & Mary G Bilik
S: Anna Gershenson & Edward Gershenson
Book/Page: 7640/7, Date: 06/17/24
Mtg: Adams Community Bk \$332,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$297,542 (07/08)

423 WILLIAMS ST\$330,000

B: James McMahon & Stephanie McMahon
S: Jamie Damaral & Mikki Lennon-Damaral
Book/Page: 7639/278, Date: 06/17/24
Mtg: Guild Mortgage Co \$324,022
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$187,630 (10/20)

Stockbridge

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	5
Median Price	\$557,500	\$510,000
► REAL ESTATE SALES		
10 OLD TREE FARM RD		\$2,250,000
B: Christopher Cavanagh & Alyhss Cavanagh		
S: Frederick G Seibert & Robin S Seibert		
Book/Page: 7641/93, Date: 06/20/24		
Use: 4 Bdrm Contemporary, Lot: 109771sf		
Prior Sale: \$955,000 (12/13)		

Tyringham

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	1
Median Price		\$420,000
► REAL ESTATE SALES		
46 COOPER CREEK RD		\$950,000
B: David A Weinstein & Jlyse D Levine		
S: Scheier Saul Est & Joshua F Scheier		
Book/Page: 7639/238, Date: 06/17/24		
Use: 3 Bdrm Contemporary, Lot: 187308sf		
6 STONEBRIDGE WAY		\$770,000
B: Allison Weinstein & Gary Silverstrom		
S: Elisabeth Chapman		
Book/Page: 7641/153, Date: 06/20/24		
Use: 3 Bdrm Contemporary, Lot: 165092sf		
Prior Sale: \$469,000 (06/18)		

Berkshire Registry

Southern District

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

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

19 BURNING TREE RD U:19 \$1,500,000

B: Bruce E Fader & Adele R Fader
S: Laurie G Lindner
Book/Page: 2902/191, Date: 06/20/24
Use: 4 Bdrm Condo, Lot: 44sf

546 S MAIN ST \$200,000

B: Am Mgmt 2 LLC
S: Topa Enterprises LLC
Book/Page: 2902/134, Date: 06/18/24

Sandisfield

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	\$397,450	\$325,000

► REAL ESTATE SALES

42 LOWER WEST ST \$475,000

B: Juan Giraldo & Catherine Duque
S: Mary Kochniewicz
Book/Page: 2902/198, Date: 06/20/24
Mtg: A & D Mortgage LLC \$225,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 1582970sf

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

105 ANDREWS ST \$525,000

B: Amy Strong
S: Edward S Paluch & Paula C Paluch
Book/Page: 11540/256, Date: 06/17/24
Mtg: Cardinal FncI Co LP \$454,059
Term: 2054
Use: 2-Family Two Family, Lot: 2919sf
Prior Sale: \$360,000 (11/21)

156 BOGLE ST \$600,000

B: Netisha N Jarvis
S: Michael Araujo Jr & Athena Araujo
Book/Page: 11541/81, Date: 06/17/24
Mtg: Guild Mortgage Co \$589,132
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 9239sf
Prior Sale: \$261,000 (03/03)

162 HANOVER ST \$300,000

B: Cody Tai
S: Twh LLC
Book/Page: 11543/227, Date: 06/20/24
Mtg: Baycoast Mortgage Co \$285,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5040sf
Prior Sale: \$210,000 (08/08)

25 HOME ST \$570,000

B: Celly C Gomes & Janilde N Ramos-Gomes
S: Brittany Nali
Book/Page: 11543/128, Date: 06/20/24
Mtg: United Wholesale Mtg \$559,675
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: \$280,000 (07/20)

70 JENCKS ST \$545,000

B: Sandra Barbosa & Malisa B Martins
S: Lima Joao Est & Cidelia Correia
Book/Page: 11543/345, Date: 06/20/24
Mtg: Fall River Five Cents \$436,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3864sf

156 KILBURN ST \$630,000

B: Alexandra Morgan & Benjamin Morgan-Dillon
S: Hermano Johnson
Book/Page: 11543/278, Date: 06/20/24
Mtg: Guaranteed Rate Inc \$397,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6307sf
Prior Sale: \$305,000 (05/18)

265 N MARION ST \$495,000

B: Anthony Reis
S: Laurence Clofi, Tr for Cioffi Ft
Doc#: 000000000055269, Date: 06/17/24
Use: 3 Bdrm Ranch, Lot: 11800sf

39 SACHEM ST \$410,000

B: Carmen M Nave & Sarah M Nave
S: Emily M Melendez
Book/Page: 11542/184, Date: 06/18/24
Mtg: First Cmnty Mtg Inc \$402,573
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6090sf
Prior Sale: \$315,000 (06/21)

82 SNELL ST \$680,000

B: James Tingue
S: Richard Lilianne A Est & Suzanne Mcguirk
Book/Page: 11541/1, Date: 06/17/24
Mtg: Total Mtg Svcs \$646,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5963sf

550 SPRING ST U:1 \$389,900

B: Andre J Hazel
S: Grizotte Capital LLC
Book/Page: 11541/54, Date: 06/17/24
Use: Condo

100 WARNER ST \$516,500

B: Emily Melendez & Mariano P Ramirez
S: Patrick J Donovan
Book/Page: 11542/220, Date: 06/18/24
Mtg: Fairway Ind Mtg \$406,400
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 8555sf
Prior Sale: \$490,000 (07/23)

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

97 MIDDLEBORO RD \$435,000

B: Matthew Ronan & Delaney Brennan
S: Owen Reddan & Christine Reddan
Book/Page: 11542/53, Date: 06/18/24
Mtg: Nexbank \$413,250
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 52272sf
Prior Sale: \$280,500 (10/18)

30-32 MILL ST \$3,050,000

B: Monument Mill Prop LLC
S: Lemieux Family Lp & Gaia Properteis LLC
Book/Page: 11542/9, Date: 06/18/24
Mtg: Webster Bank \$3,726,000
Use: Mixed Use-Prim Indust & Othr, Lot: 185566sf

31 MILL ST \$3,050,000

B: Monument Mill Prop LLC
S: Lemieux Family Lp & Gaia Properteis LLC
Book/Page: 11542/9, Date: 06/18/24
Mtg: Cape Islands Comty De \$1,692,000
Use: Mixed Use-Prim Indust & Othr, Lot: 126324sf
Prior Sale: \$1,403,600 (08/23)

Somerset

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

► FORECLOSURE DEEDS

28 MARIGOLD AVE \$103,639

B: Citizens Bank
S: Peter J Alves & Citizens Bank
Book/Page: 11543/1, Date: 06/20/24
Use: 2 Bdrm Cape Cod, Lot: 7841sf

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

46 CLEMENT ST \$475,000

B: Caitlin Marchetti & Aaron Corvello
S: Barbelles Janet Est & Elizabeth A Terceiro
Book/Page: 11543/160, Date: 06/20/24

87 MILFORD RD \$380,000

B: Tonya L Beaudet & Sandy Vertentes
S: Raymond A Powell
Book/Page: 11543/313, Date: 06/20/24
Mtg: Milestone Mtg Solutio \$304,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 56192sf
Prior Sale: \$240,000 (06/05)

174 PUFFER AVE \$410,000

B: Timothy Kisiel & Sarah Mangone
S: Kelsey Biros & Gage Biros
Book/Page: 11543/183, Date: 06/20/24
Mtg: Freedom Mortgage Corp \$410,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 11326sf
Prior Sale: \$255,000 (05/20)

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

81 CAPTAIN COURTOIS DR \$530,000

B: Lais Colville & David B Colville 3rd
S: Colleen M Champagne & Paul J Champagne
Book/Page: 28899/66, Date: 06/18/24
Mtg: Milestone Mtg Solutio \$503,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6067sf

81-A CAPTAIN COURTOIS DR \$145,000

B: Lais Colville & David B Colville 3rd
S: Colleen M Champagne & Paul J Champagne
Book/Page: 28899/42, Date: 06/18/24
Use: 1 Bdrm Raised Ranch, Lot: 9952sf
Prior Sale: \$160,000 (07/00)

7 CLIFF ST \$500,000

B: M&m Investments Group LLC
S: Xxl Investments LLC
Book/Page: 28901/72, Date: 06/20/24
Mtg: Crowd Lending Fund \$588,000
Use: Apartment Bldg - 4-8 Units, Lot: 5175sf
Prior Sale: \$430,000 (09/23)

49 GARDEN ST \$475,000

B: Karen D Lawrence
S: Homeview Prop Soln Inc
Book/Page: 28898/176, Date: 06/18/24
Mtg: Fairway Ind Mtg \$466,396
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2896sf
Prior Sale: \$175,500 (12/22)

881 WASHINGTON ST \$465,626

B: Jordan C Turner
S: Woodie R Mar & Dary N Ellis
Book/Page: 28897/188, Date: 06/17/24
Mtg: Paramount Res Mtg Gp \$457,192
Term: 2054
Use: 2-Family Family Flat, Lot: 8015sf
Prior Sale: \$267,000 (02/21)

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

6 JOAQUIN AVE \$615,000

B: Connor A Flynn & Viana G Mendoza
S: Lisa M Michael
Book/Page: 11543/50, Date: 06/20/24

Dighton

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	23
Median Price	\$451,003	\$500,000

► REAL ESTATE SALES

1587 ELM ST \$270,000

B: Driven Realty LLC
S: Rhine Kenneth P Est & Kiel Rhine
Book/Page: 28900/300, Date: 06/20/24
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: \$22,000 (11/04)

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

10 BEAVER DAM RD \$500,000

B: William D Friece
S: Gregg A Linde, Tr for Linde Irt
Book/Page: 28897/73, Date: 06/17/24
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: \$184,000 (12/92)

154 DEAN ST \$630,000

B: Anna Stokes & Ethan Stokes
S: Wayne Swanwick
Book/Page: 28897/128, Date: 06/17/24
Mtg: Radius Financial Grp \$598,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 32416sf

70 RANDALL ST \$920,000

B: Bradford Wardenburg & Melissa Wardenburg
S: David Manteuffel & Elizabeth N Reichman
Book/Page: 28898/231, Date: 06/18/24
Mtg: JPMorgan Chase Bank \$736,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 49658sf
Prior Sale: \$405,000 (04/99)

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

150 RUMFORD AVE U:210 \$300,000

B: Wen Jin
S: Lisha Bian & Xuefei Jin
Book/Page: 28897/312, Date: 06/17/24
Use: 1 Bdrm Condo
Prior Sale: \$165,000 (07/08)

North Attleboro

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	62
Median Price	\$505,000	\$537,750

► REAL ESTATE SALES

670 HICKORY RD \$760,000

B: Joshua Vining & Michelle Vining
S: Gina M Bencivenga
Book/Page: 28898/266, Date: 06/18/24
Mtg: First Citizen B&T Co \$608,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40117sf
Prior Sale: \$510,000 (11/18)

148 HORACE DARLING DR \$600,000

B: Benjamin Libbey & Amanda Libbey
S: Mary C Hamilton & Jon R Hamilton
Book/Page: 28900/268, Date: 06/20/24
Mtg: Guild Mortgage Co \$540,000
Term: 2054

10 HUNTING ST \$600,000

B: Sunyub Hwang & Kathy Hwang
S: Kathryn Shakun
Book/Page: 28900/308, Date: 06/20/24
Mtg: Guaranteed Rate Inc \$565,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13136sf
Prior Sale: \$277,000 (02/15)

56 OAKHURST ST U:2 \$410,000

B: Michael J Fusaris Jr & Rihan E Fusaris
S: Kevin D Alicea
Book/Page: 28898/309, Date: 06/18/24
Mtg: Bangor Savings Bank \$397,700
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$380,000 (11/23)

21 PEARL ST \$1,020,000

B: Jigneshkumar Thummar & Smruti Dudhat
S: Divakar Singamaneni, Tr for Singamaneni Rt
Book/Page: 28899/329, Date: 06/20/24
Mtg: HarborOne Mortgage \$765,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 14267sf
Prior Sale: \$555,000 (10/15)

98 RUEST RD \$803,000

B: Rajnish Relan
S: Barry L Logue & Kelly A Logue
Book/Page: 28898/334, Date: 06/18/24
Mtg: Drew Mortgage Assninc \$570,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 12419sf
Prior Sale: \$725,000 (06/22)

Norton

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	41
Median Price	\$557,500	\$580,000

► REAL ESTATE SALES

29 OLD MEETINGHOUSE GRN U:29 \$399,000

B: Rachel Goldman
S: Samantha Dicesaer
Book/Page: 28900/3, Date: 06/20/24
Mtg: Centreville Bank \$255,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$288,000 (03/21)

79 W MAIN ST \$535,000

B: Hutchins Esperti Re LLC
S: Ronald Oliveira
Book/Page: 28896/120, Date: 06/17/24
Mtg: Michael Kent \$401,250
Use: 3 Bdrm Cape Cod, Lot: 12021sf
Prior Sale: \$442,000 (05/24)

23 WINNECUNNET DR U:23 \$480,000

B: Frances H Clifford, Tr for Frances H Clifford RET
S: David Bloch & Jennifer Bloch
Book/Page: 28900/112, Date: 06/20/24
Use: 2 Bdrm Condo
Prior Sale: \$249,999 (05/19)

Raynham

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	43
Median Price	\$485,000	\$590,000

► REAL ESTATE SALES

69 ORCHARD ST \$700,000

B: Maria T Moreira & Jeffred M Correia
S: Kd Realty Partnership LLC
Book/Page: 28897/255, Date: 06/17/24
Mtg: Guild Mortgage Co \$687,321
Term: 2054
Use: 2-Family Conventional, Lot: 17163sf
Prior Sale: \$300,000 (10/22)

Rehoboth

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	45
Median Price	\$560,000	\$600,000

► REAL ESTATE SALES

34 HOLMES ST \$621,000

B: Jacob Graff & Rochelle Graff
S: David W Wilkerson & Rebeca Wilkerson
Book/Page: 28899/307, Date: 06/20/24
Mtg: Leader Bank NA \$581,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 60000sf
Prior Sale: \$406,000 (08/19)

12 INDIAN LN \$675,000

B: Erika M Chy & Ravino Chy
S: Seht A Foster, Tr for Foster Irt
Book/Page: 28896/206, Date: 06/17/24
Mtg: New American Funding \$525,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 67405sf

32 PARK ST \$645,000

B: Nicholas Felizardo & Danell A Felizardo
S: Michael J Morais & Samantha M Morais
Book/Page: 28900/118, Date: 06/20/24
Mtg: Navy FCU \$516,000

ESSEX REGISTRY		
continued		
18 PURITAN RD.....	\$852,000	
B: Lauren Gardner & Morgan Gardner		
S: Jonathan E Booth, Tr for Elizabeth C Fenn Ft		
Book/Page: 42177/316, Date: 06/20/24		
Mtg: Salem Five Mtg Co \$662,000		
Term: 2054 Rate: 6.8% Type: Adj		
Use: 4 Bdrm Cape Cod, Lot: 9069sf		
Prior Sale: \$395,500 (04/12)		
10 WALKER RD	\$600,000	
B: Michael J Steffens & Sarah E Steffens		
S: Karl R Jansons & Marcia A Riley		
Book/Page: 42172/235, Date: 06/17/24		
Mtg: Leader Bank NA \$480,000		
Term: 2054		
Use: 3 Bdrm Ranch, Lot: 18082sf		

Boxford

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	23
Median Price	\$945,000	\$900,000
► REAL ESTATE SALES		
25 DANA RD	\$1,425,000	
B: James H Odonovan & Tracey C Odonovan		
S: Barbara A Findeiss, Tr for Deighton K Emmons Ft		
Book/Page: 42177/90, Date: 06/20/24		
Use: 4 Bdrm Cape Cod, Lot: 207346sf		
Prior Sale: \$192,000 (06/91)		
55 DEPOT RD.....	\$1,825,000	
B: Christopher Homsy & Kerin L Homsy		
S: Biria D St John & Elaina C St John		
Doc#: 000000000651996, Date: 06/20/24		
Mtg: Metro Credit Union \$1,460,000		
Term: 2048		
Use: 3 Bdrm Colonial, Lot: 92347sf		
Prior Sale: \$526,637 (06/98)		

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		
32 CORNELL RD	\$700,000	
B: Kara Hennessey & Steven Hennessey		
S: Joanne V Tice		
Book/Page: 42178/266, Date: 06/20/24		
Mtg: Salem Five Mtg Co \$687,321		
Term: 2054		
Use: 3 Bdrm Ranch, Lot: 18800sf		
6 GRANT ST	\$375,000	
B: Goldwetha Investments LLC		
S: Sandra M Bunten		
Book/Page: 42171/99, Date: 06/17/24		
Mtg: RFLF 4 LLC \$412,500		
Use: 1 Bdrm Ranch, Lot: 7414sf		
Prior Sale: \$246,000 (05/02)		
4 MORNINGSIDE DR.....	\$650,000	
B: Adam Millar & Casey Mucci		
S: Alexandra D Hamson & Allan D Hamson		
Book/Page: 42176/481, Date: 06/20/24		
Mtg: Salem Five Mtg Co \$500,000		
Term: 2054		
Use: 3 Bdrm Split Level, Lot: 9967sf		
Prior Sale: \$15,000 (07/97)		

Georgetown

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	25
Median Price	\$672,500	\$744,000
► REAL ESTATE SALES		
40 BEVERLY DR	\$250,000	
B: Livingstone Dev Corp		
S: James L Ogden		
Book/Page: 42172/147, Date: 06/17/24		
Mtg: Jackson Lumb & Millwo \$810,000		
Use: Other Exempt, Lot: 33100sf		
Prior Sale: \$25,000 (10/23)		

Gloucester

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	39
Median Price	\$550,000	\$550,000
► REAL ESTATE SALES		
7 FOREST ST	\$510,000	
B: 7 Fsg LLC		
S: Sweet Bonnie J Est & Heather Sweet		
Book/Page: 42178/517, Date: 06/20/24		
Mtg: Cape Ann Svgs Bk \$408,000		
Use: 2-Family Two Family, Lot: 2880sf		
64 HOLLY ST	\$675,000	
B: F D Seoane & R M Gutstadt-Loustau		
S: Beatrice Nelson		
Doc#: 000000000651992, Date: 06/20/24		
Mtg: Community CU LYNN \$485,000		
Term: 2054		
Use: 2-Family Two Family, Lot: 22508sf		
Prior Sale: \$302,000 (11/16)		
272 MAIN ST	\$1,300,000	
B: 272 Main LLC		
S: Suraporn Vutcharangkul, Tr for Arnee T		
Book/Page: 42172/599, Date: 06/17/24		
Mtg: Cape Ann Svgs Bk \$880,000		
Use: Restaurant/Bar, Lot: 9483sf		
Prior Sale: \$250,000 (07/00)		
13 SAVILLE RD.....	\$775,000	
B: John F Weidenbruch, Tr for John F Weidenbruch T		
S: Karin A Hawkinson, Tr for Karin Ann Hawkinson RET		
Book/Page: 42176/557, Date: 06/20/24		
Use: 3 Bdrm Colonial, Lot: 36000sf		
Prior Sale: \$422,000 (05/14)		
160 WASHINGTON ST	\$585,000	
B: Emma Kelsey & James R Martin		
S: Carleton B Mckay Jr & Carl A Stratton Jr		
Book/Page: 42176/448, Date: 06/20/24		
Mtg: Cape Ann Svgs Bk \$555,750		
Term: 2054 Rate: 6.5% Type: Adj		
Use: 2 Bdrm Colonial, Lot: 10250sf		
Prior Sale: \$320,000 (09/13)		

273 WASHINGTON ST U:2.....	\$510,000	
B: Jane E Kennedy		
S: Judith A Cooper		
Book/Page: 42172/303, Date: 06/17/24		
Mtg: Guaranteed Rate Inc \$382,500		
Term: 2054		
Use: 3 Bdrm Condo		
996 WASHINGTON ST	\$1,125,000	
B: 996 Wa Street Hldg LLC		
S: Christina Tse & Jason Tse		
Book/Page: 42172/334, Date: 06/17/24		
Use: 3 Bdrm Colonial, Lot: 6030sf		
Prior Sale: \$524,000 (05/20)		
18 WOODBURY ST.....	\$919,000	
B: James Meigs & Julia M Talcott		
S: Christopher J Mccarthy & Sharon Mccarthy		
Book/Page: 42173/577, Date: 06/18/24		
Use: 3 Bdrm Contemporary, Lot: 88427sf		
Prior Sale: \$300,000 (06/21)		

Hamilton

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	20
Median Price	\$675,000	\$885,000
► REAL ESTATE SALES		
68 UNION ST.....	\$665,000	
B: Joseph B Mack		
S: Ashley G Forster & David C Forster		
Book/Page: 42177/164, Date: 06/20/24		
Mtg: Guaranteed Rate Affin \$450,000		
Term: 2054		
Use: 3 Bdrm Conventional, Lot: 4500sf		
Prior Sale: \$615,000 (10/23)		

Haverhill

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	96
Median Price	\$500,000	\$533,000
► REAL ESTATE SALES		
18 ALBERT AVE.....	\$522,000	
B: Casey Queenan		
S: Jose Sousa & Lucy Sousa		
Book/Page: 42172/74, Date: 06/17/24		
Mtg: Guaranteed Rate Inc \$417,600		
Term: 2054		
Use: 2 Bdrm Ranch, Lot: 8002sf		
Prior Sale: \$405,000 (02/23)		
41 BEECHWOOD DR	\$715,000	
B: Lucy Darakjian & Swellen B Alrihani		
S: Caitlin Foley		
Book/Page: 42177/102, Date: 06/20/24		
Mtg: Envoy Mtg LTD \$643,500		
Term: 2054		
Use: 4 Bdrm Colonial, Lot: 30840sf		
Prior Sale: \$515,000 (07/20)		
123 BOARDMAN ST U:123.....	\$485,000	
B: Marie A Lebrun & Jeanpaul G Thevenin		
S: David D Curtis & Bohwan Kim		
Book/Page: 42175/123, Date: 06/18/24		
Mtg: New American Funding \$436,450		
Term: 2054		
Use: 3 Bdrm Condo		
Prior Sale: \$245,900 (09/09)		
1366 BROADWAY.....	\$680,000	
B: Marvin A Lara-Bonilla & Maria F Mendez-Deflores		
S: Christopher Allen		
Book/Page: 42176/585, Date: 06/20/24		
Mtg: Cross Country Mtg Inc \$667,683		
Term: 2054		
Use: 5 Bdrm Colonial, Lot: 23958sf		
Prior Sale: \$540,000 (08/21)		
18 HASELTINE ST.....	\$450,000	
B: Jessica Alicea & Luis Alicea		
S: Patricia A Farley		
Book/Page: 42174/119, Date: 06/18/24		
Mtg: United Wholesale Mtg \$441,849		
Term: 2054		
Use: 3 Bdrm Old Style, Lot: 4996sf		
43 JUNIPER WOOD DR.....	\$730,000	
B: Dana G Hill & Jason C Soric		
S: Barry P Litner, Tr for Barry P & M S Litner Lt		
Book/Page: 42172/536, Date: 06/17/24		
Mtg: Guaranteed Rate Inc \$537,000		
Term: 2054		
Use: 3 Bdrm Ranch, Lot: 30601sf		
Prior Sale: \$238,115 (06/97)		
251 LAKE ST.....	\$815,500	
B: Christopher J Allen		
S: Christos Parkiotis, Tr for Christos Rt		
Book/Page: 42177/435, Date: 06/20/24		
Mtg: New Fed Mtg Corp \$450,000		
Term: 2054		
Use: 3 Bdrm Colonial, Lot: 40001sf		
Prior Sale: \$405,000 (03/19)		
10 STATE ST.....	\$805,000	
B: Elizabeth Borrelli & William Borrelli		
S: Susan J Vachon, Tr for Rita Vega Ft		
Book/Page: 42173/119, Date: 06/17/24		
Mtg: Movement Mtg LLC \$765,160		
Term: 2054		
Use: 4 Bdrm Colonial, Lot: 19162sf		
Prior Sale: \$131,010 (10/94)		
26 STERLING LN U:26	\$430,000	
B: Emmett Friedrichs & Kelly Herstine		
S: Robert Montminy, Tr for Montminy Ft		
Book/Page: 42178/470, Date: 06/20/24		
Mtg: Movement Mtg LLC \$304,000		
Term: 2054		
Use: 2 Bdrm Condo		
Prior Sale: \$248,000 (05/19)		
907 W LOWELL AVE.....	\$620,000	
B: Juana M Anziani & Onacis F Anziani		
S: Jacqueline M Adams & Paul J Adams		
Book/Page: 42177/197, Date: 06/20/24		
Mtg: Guild Mortgage Co \$599,307		
Term: 2054		
Use: 3 Bdrm Colonial, Lot: 40554sf		
Prior Sale: \$142,900 (10/95)		
69 WHITTIER RD	\$646,000	
B: Alex W Zahoruiko & Kerianne M Zahoruiko		
S: Dianne E Cerasuolo		
Book/Page: 42177/252, Date: 06/20/24		
Mtg: Cross Country Mtg Inc \$484,500		
Term: 2054		
Use: 3 Bdrm Old Style, Lot: 65340sf		

Ipswich

MARKET STATISTICS THROUGH MAY

YTD 2023

YTD 2024

Number of 1-Fam Sales

31

23

Median Price

\$789,000

\$811,000

► REAL ESTATE SALES

10 IPSWICH WOODS DR U:10

\$680,000

B: Thomas E Nelson, Tr for Tom E Nelson T

S: Markos William J Est & George J Markos

Book/Page: 42176/537, Date: 06/20/24

Use: 2 Bdrm Condo

Prior Sale: \$350,000 (06/18)

27 KIMBALL AVE.....

\$985,000

B: Patricia Hourihan & Douglas Worth

S: Jaclyn Ledoux & Paul R Ledoux

Book/Page: 42173/594, Date: 06/18/24

Mtg: M&T Bank NA \$535,000

Term: 2054

Use: 2 Bdrm Tudor, Lot: 10393sf

Prior Sale: \$750,000 (06/21)

29 MULHOLLAND DR

\$1,025,000

B: Alexandra Greaney & John Greaney

S: Susan E Primack

Book/Page: 42174/316, Date: 06/18/24

Mtg: Guaranteed Rate Affin \$820,000

Term: 2054

Use: 4 Bdrm Split Entry, Lot: 21222sf

Prior Sale: \$310,000 (05/98)

58 PERLEY AVE.....	\$810,000
B: Ryan Finelli & Taylor Vetere S: Michael Brigandi & Jennifer Brigandi Doc#: 000000000651936, Date: 06/17/24 Mtg: Leader Bank NA \$658,750 Term: 2054 Use: 3 Bdrm Split Level, Lot: 22699sf Prior Sale: \$331,000 (06/12)	
8 SUNSET DR.....	\$630,000
B: Renee Mcdevitt S: Marian Aylward, Tr for Aylward Ft Book/Page: 42174/555, Date: 06/18/24 Mtg: Salem Five Mtg Co \$280,000 Term: 2054 Rate: 6.3% Type: Adj Use: 4 Bdrm Cape Cod, Lot: 10167sf	

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

9 BROADWAY AVE U:C.....

\$815,000

B: Lorraine F Rossi, Tr for Rossi Ft

S: Martha Swanson, Tr for Martha Swanson 2012 T

Book/Page: 42177/35, Date: 06/20/24

Use: 3 Bdrm Condo

Prior Sale: \$475,000 (08/10)

19 LANDMARK LN.....

\$800,000

B: Melissa M Fahey & Michael Fahey

S: Bissell Charles P Est & Steven Bissell

Book/Page: 42172/213, Date: 06/17/24

Mtg: William Raveis Mtg Co \$640,000

Term: 2054

Use: 3 Bdrm Cape Cod, Lot: 9601sf

Prior Sale: \$440,000 (12/04)

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		
107 HIGHLAND AVE U:6		\$330,000
B: Daniel Carchidi		
S: George H Lentz Ft & Geroge H Lentz Jr		
Book/Page: 42177/132, Date: 06/20/24		
Mtg: Cross Country Mtg Inc \$297,000		
Term: 2054		
Use: 1 Bdrm Condo, Lot: 16988sf		
Prior Sale: \$305,000 (03/23)		
8 LINDEN ST		\$368,375
B: Christina Brackett		
S: Nathan P Brackett		
Book/Page: 42176/239, Date: 06/20/24		
Mtg: Digital FCU \$150,000		
Term: 2044		
Use: 4 Bdrm Old Style, Lot: 13199sf		
Prior Sale: \$270,000 (10/10)		
26 PHILLIPS ST		\$492,500
B: Leo M Alemnji		
S: Kathryn Baptista & Beth Toolan		
Book/Page: 42174/342, Date: 06/18/24		
Use: 2-Family Mlti-Unit Bldg, Lot: 5001sf		

Salisbury

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	13
Median Price	\$371,000	\$560,000
► REAL ESTATE SALES		
207 BEACH RD U:F1		\$600,000
B: Cindy Leader		
S: Tom Patenaude Homes Inc		
Book/Page: 42171/294, Date: 06/17/24		
Mtg: Cross Country Mtg Inc \$480,000		
Term: 2054		
Use: Possible New Construction		
207 BEACH RD U:F4		\$600,000
B: Stephen C Seabrook & Susan G Seabrook		
S: Tom Patenaude Homes Inc		
Book/Page: 42173/76, Date: 06/17/24		
Use: Possible New Construction		
25 MAIN ST		\$500,000
B: Maya B Patel		
S: Kripali B Patel		
Book/Page: 42175/69, Date: 06/18/24		
Use: 2-Family Duplex, Lot: 11539sf		
Prior Sale: \$350,000 (07/19)		
6 STARFISH WAY U:C		\$591,000
B: Carol A Kaye, Tr for S E & Carol A Kaye RET		
S: Mary E Mcguigan		
Book/Page: 42177/383, Date: 06/20/24		
Use: 2 Bdrm Condo		
Prior Sale: \$319,900 (06/17)		

Saugus

MARKET STATISTICS THROUGH MAY

YTD 2023

YTD 2024

Number of 1-Fam Sales

75

64

Median Price

\$600,000

\$676,000

► REAL ESTATE SALES

33 BRISTOW ST U:1

\$225,000

B: 33 1 Bristow LLC

S: William E Holland Jr

Book/Page: 42173/517, Date: 06/18/24

Use: 2 Bdrm Condo

Prior Sale: \$275,000 (08/22)

9 CLIFTON AVE

\$536,000

B: Juan A Guevara & Yanira E Guevara

S: Italiano Richard B Est & Rachel A Sorrentino

Doc#: 000000000651910, Date: 06/17/24

Mtg: Mdo Mortgage Lic \$504,450

Term: 2054

Use: 3 Bdrm Old Style, Lot: 6673sf

225 ESSEX ST U:1

\$365,000

B: David A Buccheri Jr

S: Sandra L Dion

Book/Page: 42174/426, Date: 06/18/24

Mtg: First Cmnty Mtg Inc \$240,000

Term: 2054

Use: 1 Bdrm Condo

Prior Sale: \$237,500 (06/06)

135 FOREST ST U:W2.....	\$465,000
B: Benjamin D Gardner S: Anthony M Coughlin, Tr for Ciampa Ft Book/Page: 42171/470, Date: 06/17/24 Use: 2 Bdrm Condo Prior Sale: \$139,900 (08/96)	
44 MAIN ST.....	\$1,000,000
B: Stacey C Fernandes & Tomas Fernandes S: William N Doucette Book/Page: 42174/87, Date: 06/18/24 Mtg: Mutual Of Omaha Mtg \$700,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 19502sf Prior Sale: \$660,000 (07/20)	
8 PEMBERLY DR.....	\$810,000
B: Minh T Nguyen & Ngoc Nguyen S: Armstead D Brown & Tammy A Brown Book/Page: 42173/37, Date: 06/17/24 Mtg: Mtg Connection Lic \$567,000 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 10001sf Prior Sale: \$420,000 (04/15)	
25 WONDERLAND AVE.....	\$550,000
B: Daniel J Dominguez S: Karen Pessia, Tr for Nichols Ft Book/Page: 42175/75, Date: 06/18/24 Mtg: Cross Country Mtg Inc \$522,500 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 11988sf	

Swampscott

MARKET STATISTICS THROUGH MAY

YTD 2023

YTD 2024

Number of 1-Fam Sales

35

33

Median Price

\$792,000

\$818,500

► REAL ESTATE SALES

124 ESSEX ST

\$550,000

B: Daniel Armstrong

S: Diane E Braid & George W Braid

Book/Page: 42178/408, Date: 06/20/24

Mtg: Land Home Fncl Svcs \$475,000

Term: 2054

Use: 3 Bdrm Old Style, Lot: 5009sf

Prior Sale: \$159,000 (12/97)

101 NORFOLK AVE

\$805,000

B: Alison Rushman & Nicholas Rushman

S: Niyati Shah & Sunit Shah

Book/Page: 42171/433, Date: 06/17/24

Mtg: Leader Bank NA \$563,500

Term: 2054

Use: 3 Bdrm Old Style, Lot: 4792sf

Prior Sale: \$678,000 (04/21)

29 NORTHSTONE RD U:6

\$1,950,000

B: Lorraine Kaplan, Tr for Kaplan 2021 Ft

S: Derwyn F Phillips & Janice I Phillips

Book/Page: 42171/460, Date: 06/17/24

Use: 2 Bdrm Condo

Prior Sale: \$1,200,000 (08/01)

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

8 GROVE ST U:A.....

\$609,000

B: Cheryl A Macneill

S: S & K Homes LLC

Book/Page: 42174/578, Date: 06/18/24

Use: Condo

30 GROVE ST.....

\$812,500

B: Liana H Boghosian & Michael T Gustin

S: Alliance Group House LLC

Book/Page: 42173/469, Date: 06/18/24

Mtg: Guaranteed Rate Inc \$760,750

Term: 2054

Use: 4 Bdrm Conventional, Lot: 17860sf

Prior Sale: \$490,000 (03/23)

27 LOCKWOOD LN.....

\$802,000

B: Van T Nguyen & David J Rosenblatt

S: Michael Bailey

Book/Page: 42177/67, Date: 06/20/24

Use: 3 Bdrm Ranch, Lot: 43512sf

Prior Sale: \$700,000 (08/21)

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

187 MAIN ST

\$1,650,000

B: Stephanie K Moroney, Tr for Stephanie K Moroney Irt

S: Robert R Worsfold & Willa D Worsfold

Book/Page: 42177/492, Date: 06/20/24

Mtg: Cape Ann Svgs Bk \$750,000

Term: 2054

Use: 4 Bdrm Old Style, Lot: 40001sf

32 PLEASANT ST

\$775,000

B: Elizabeth M Gelineau & Matthew R Gelineau

S: Thomas M Reed

Book/Page: 42174/182, Date: 06/18/24

Mtg: Leader Bank NA \$658,750

Term: 2054

Use: 4 Bdrm Colonial, Lot: 41308sf

Prior Sale: \$625,000 (11/20)

10 PORTER ST

\$1,150,000

B: David W Wartels & Nicole Wartels

S: Kaitlin Colancecco & Michael Colancecco

Book/Page: 42176/336, Date: 06/20/24

Mtg: Leader Bank NA \$805,000

Term: 2054 Rate: 6.6% Type: Adj

Use: 3 Bdrm Cape Cod, Lot: 13604sf

Prior Sale: \$777,000 (07/17)

13 WOODSIDE LN

\$1,100,000

B: Jonathan W Hackett & Lauren M Hackett

S: Amy Narkiewicz & Michael Narkiewicz

Book/Page: 42178/33, Date: 06/20/24

Mtg: Guaranteed Rate Inc \$880,000

Term: 2054

Use: 3 Bdrm Colonial, Lot: 36630sf

Prior Sale: \$540,000 (05/13)

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		
210 MAIN ST		\$855,000
B: Aimee Smith & Timothy Smith		
S: George L Moynihan Jr & Kathleen P Moynihan		
Book/Page: 42175/319, Date: 06/18/24		
Mtg: Salem Five Mtg Co \$684,000		
Term: 2054 Rate: 6.6% Type: Adj		
Use: 3 Bdrm Old Style, Lot: 50530sf		
Prior Sale: \$200,000 (12/88)		

Franklin Registry

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

Buckland

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	5
Median Price	\$260,000	\$320,000

► REAL ESTATE SALES

9 GOODNOW RD.....

\$60,000

B: Jeffrey M Buell

S: Albert C Buell & Jeffrey M Buell

Book/Page: 8331/217, Date: 06/17/24

Use: 1 Bdrm Cottage, Lot: 87120sf

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

93 SUGARLOAF ST

\$465,000

B: Emma R Washburn

S: Olszewski Sugarloaf Rlty

Book/Page: 8332/148, Date: 06/20/24

Mtg: Florence Bank \$441,750

Term: 2054

Use: 3 Bdrm Ranch, Lot: 39535sf

Prior Sale: \$259,000 (12/06)

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

37 CONGRESS ST.....

\$405,000

B: Kristi L Ceccarossi & Lynn M Valle

S: William D Spencer Sr & Linda H Spencer

Book/Page: 8332/104, Date: 06/20/24

Mtg: Greenfield Svgs \$360,000

Term: 2054 Rate: 6.5% Type: Adj

Use: 2-Family Two Family, Lot: 10476sf

Prior Sale: \$213,500 (03/17)

7 CONWAY DR.....

\$185,000

B: Eric Lemm & Laura J Lemm

S: Hayley L Gilmore

Book/Page: 8332/246, Date: 06/20/24

Mtg: Greenfield Cp Bk \$114,000

Term: 2054 Rate: 5.6% Type: Adj

Use: 2-Family Two Family, Lot: 6194sf

Prior Sale: \$103,000 (08/11)

18 ORCHARD ST.....

\$300,000

B: Aidan McKenna

S: Carlin Barton, Tr for Elizabeth Keitel T

Book/Page: 8332/177, Date: 06/20/24

Mtg: Greenfield Cp Bk \$125,000

Term: 2054 Rate: 5.6% Type: Adj

Use: 3 Bdrm Cape Cod, Lot: 16501sf

Prior Sale: \$180,000 (05/00)

Northfield

MARKET STATISTICS THROUGH MAY

YTD 2023

YTD 2024

Number of 1-Fam Sales

7

5

Median Price

\$330,000

\$341,000

► REAL ESTATE SALES

CROSS RD

\$4,000

B: Robert F Fuller & Diane M Fuller

S: Pamela Stratton & Branda Oconnell

Book/Page: 8331/345, Date: 06/18/24

862 OLD WENDELL RD

\$545,000

B: Michael Townsley & Nathalie Townsley

S: William A Richardson

Book/Page: 8331/304, Date: 06/18/24

Mtg: New American Funding \$517,750

Term: 2054

Use: 4 Bdrm Colonial, Lot: 50094sf

Prior Sale: \$240,000 (09/98)

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

230 E RIVER ST

\$265,000

B: Molly J Melanson & Joshua J Beatrice

S: William H Gale

Book/Page: 8331/20, Date: 06/17/24

Mtg: EMM Loans LLC \$257,050

Term: 2054

Use: 2 Bdrm Ranch, Lot: 10019sf

Prior Sale: \$165,000 (10/08)

WALNUT HILL RD.....	\$37,500
B: Winridge Holdings LLC S: Zacchary M Peele & Victoria L Peele Book/Page: 8331/191, Date: 06/17/24	

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

142 HADLEY RD

\$645,000

B: Raymond Caron & Allison Caron

S: Keith A Rehbein

Book/Page: 8332/234, Date: 06/20/24

Use: 3 Bdrm Ranch, Lot: 87116sf

19 MEADOWBROOK DR

\$535,000

B: George Delomonte & Jourdan Miller

S: Sunghoon Lee & Hyojin Lee

Book/Page: 8331/236, Date: 06/18/24

Mtg: HarborOne Mortgage \$428,000

Term: 2054

Use: 4 Bdrm Cape Cod, Lot: 16291sf

Prior Sale: \$308,000 (06/17)

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

260 ELM ST.....

\$260,000

B: Samantha L Morin & Frank J Wynglarz

S: Kimberly J Hayes

Book/Page: 25456/458, Date: 06/17/24

Mtg: Holyoke CU \$240,000

Term: 2054

Use: 2 Bdrm Cape Cod, Lot: 15682sf

Prior Sale: \$165,000 (09/16)

69 PARKEDGE DR.....

\$470,000

B: James Ottino & Christine Ottino

S: Thomas D Sharpe & Rosemarie Sharpe

Book/Page: 25460/426, Date: 06/20/24

Mtg: Westfield Bank \$376,000

Term: 2054

Use: 4 Bdrm Colonial, Lot: 14669sf

Prior Sale: \$160,000 (01/95)

Brimfield

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	8
Median Price	\$349,950	\$349,000</

HAMPDEN REGISTRY		
continued		
12 PINEHURST RD.....	\$347,000	
B: Jessica Johnson		
S: Caitlin Marquis & Sean Calhoun		
Book/Page: 25460/586, Date: 06/20/24		
Mtg: Greenfield Cp Bk \$273,000		
Term: 2054 Rate: 5.6% Type: Adj		
Use: 3 Bdrm Colonial, Lot: 5401sf		
191 SOUTHAMPTON RD.....	\$150,000	
B: Matthew A Still & Meghan R Still		
S: Robert W Simpson		
Book/Page: 25461/225, Date: 06/20/24		
Use: 3 Bdrm Old Style, Lot: 108900sf		

Longmeadow

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	72
Median Price	\$461,950	\$427,450

► REAL ESTATE SALES

6 MAPLEWOOD ST.....	\$448,000	
B: Eileen R Cohen, Tr for Eileen R Cohen RET		
S: Kevin P Sterling & Nichole C Sterling		
Doc#: 000000000236860, Date: 06/17/24		
Use: 3 Bdrm Ranch, Lot: 17389sf		
Prior Sale: \$380,000 (04/22)		
319 MERRIWEATHER DR.....	\$570,000	
B: Moochul Shin & Haemin Lee		
S: Victor I Shinsky & Yevgeniya Shinsky		
Book/Page: 25461/71, Date: 06/20/24		
Mtg: PeoplesBank (Holyoke) \$65,000		
Term: 2034		
Use: 3 Bdrm Ranch, Lot: 22000sf		
Prior Sale: \$189,000 (02/06)		

12 WHITE OAKS DR.....	\$589,900	
B: Nicholas Huanca & Julie Huanca		
S: Quercus Properties LLC		
Book/Page: 25460/462, Date: 06/20/24		
Mtg: Zillow Home Loans \$471,900		
Term: 2054		
Use: 3 Bdrm Ranch, Lot: 32614sf		
Prior Sale: \$375,000 (10/21)		

70 WILLIAMSBURG DR.....	\$782,500	
B: Vijayakumar Paramasivam & Vidya B Ramasamy		
S: Sarah M Maniaci		
Book/Page: 25459/139, Date: 06/18/24		
Mtg: Pennymac Loan Service \$626,000		
Term: 2039		
Use: 4 Bdrm Colonial, Lot: 31742sf		
Prior Sale: \$735,000 (10/06)		

Ludlow

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	71
Median Price	\$305,000	\$320,000

► REAL ESTATE SALES

217 CADY ST.....	\$252,000	
B: David J Del Tatto		
S: Zachary P Button		
Book/Page: 25457/392, Date: 06/17/24		
Mtg: Greenfield Svgs \$225,900		
Term: 2054		
Use: 2 Bdrm Ranch, Lot: 7462sf		
Prior Sale: \$225,000 (10/22)		
8 DAISY LN.....	\$535,000	
B: Emily Stulgis & Brett Salamon		
S: Susan A Theriault & Patricia A Oleary		
Book/Page: 25457/544, Date: 06/17/24		
Mtg: Westfield Bank \$428,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 18643sf		
Prior Sale: \$340,000 (01/16)		

405 FULLER ST.....	\$370,000	
B: Jia Zheng		
S: Scott Falconer		
Book/Page: 25461/498, Date: 06/20/24		
Mtg: Guaranteed Rate Affin \$314,500		
Term: 2054		
Use: 2 Bdrm Colonial, Lot: 30935sf		

572 LYON ST.....	\$195,000	
B: Manuel A Carreira		
S: Debora P Barreto		
Book/Page: 25458/304, Date: 06/18/24		
Mtg: Florence Bank \$284,000		
Term: 2054 Rate: 5.4% Type: Adj		
Use: 4 Bdrm Raised Ranch, Lot: 146797sf		
Prior Sale: \$185,000 (07/00)		

721 MOORE ST.....	\$440,000	
B: Stephanie Taylor & Charles E Kelliher		
S: Stephen W Ricardi & Maura J Ricardi		
Book/Page: 25459/539, Date: 06/18/24		
Mtg: Guaranteed Rate Inc \$352,000		
Term: 2054		
Use: 3 Bdrm Raised Ranch, Lot: 32481sf		
Prior Sale: \$275,000 (08/13)		

Monson

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	16
Median Price	\$302,500	\$377,500

► REAL ESTATE SALES

TOWN FARM RD L:10.....	\$45,000	
B: Jason Leaming & Kadence Verge		
S: Lachlan Higgins		
Book/Page: 25459/135, Date: 06/18/24		
20 UPPER HAMPDEN RD.....	\$475,000	
B: Christopher Bruce & Kesley Bruce		
S: Guertin Richard E Est & Hannah R Guertin		
Book/Page: 25459/200, Date: 06/18/24		
Use: 5 Bdrm Cape Cod, Lot: 118483sf		
Prior Sale: \$255,000 (06/15)		

Palmer

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	49
Median Price	\$265,000	\$305,000

► REAL ESTATE SALES

14 SASUR ST.....	\$390,000	
B: George Hirtle & Chantal Hirtle		
S: Deborah J Galinski & Dorothy J Sikorski		
Book/Page: 25459/97, Date: 06/18/24		
Mtg: Guaranteed Rate Affin \$312,000		
Term: 2054 Rate: 7.1% Type: Adj		
Use: 3 Bdrm Ranch, Lot: 13504sf		

Russell

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	9
Median Price	\$240,000	\$360,000

► REAL ESTATE SALES

990 BLANDFORD RD.....	\$110,000	
B: Francis J Zak Jr		
S: Francis J Zak Jr & Sheri Johnson		
Book/Page: 25458/511, Date: 06/18/24		
Use: 3 Bdrm Cape Cod, Lot: 178596sf		

Southwick

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	32
Median Price	\$314,900	\$409,500

► REAL ESTATE SALES

39 LAKEVIEW ST.....	\$750,000	
B: Darryl M Grafton, Tr for Grafton Lt		
S: Kathleen R Dziura		
Book/Page: 25458/280, Date: 06/18/24		
Use: 2 Bdrm Bngl/Cottage, Lot: 3485sf		
Prior Sale: \$310,000 (06/12)		

Springfield

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	397	372
Median Price	\$245,000	\$268,250

► REAL ESTATE SALES

21 AMHERST ST.....	\$190,000	
B: Jaida Gresham		
S: Dorothy M Besaw-Woodall		
Book/Page: 25461/249, Date: 06/20/24		
Mtg: Liberty Bk \$152,000		
Term: 2054		
Use: 4 Bdrm Colonial, Lot: 6251sf		
69 BRANDON AVE.....	\$177,500	
B: Skyspec LLC		
S: Jason W Brierley		
Book/Page: 25458/44, Date: 06/17/24		
Mtg: Tailor Rdg REIT LLC \$202,500		
Use: 3 Bdrm Ranch, Lot: 5001sf		
Prior Sale: \$115,000 (03/19)		
29 BRICKETT ST.....	\$285,000	
B: Mercedes Dunkelly-Taylor		
S: Nres LLC		
Book/Page: 25458/480, Date: 06/18/24		
Mtg: Fairway Ind Mtg \$279,837		
Term: 2054		
Use: 3 Bdrm Old Style, Lot: 9601sf		
Prior Sale: \$141,000 (12/23)		
41 BROOKDALE DR.....	\$1,150,000	
B: 41 Brookdale Drive LLC		
S: Npn Realty LLC		
Doc#: 000000000236868, Date: 06/18/24		
Mtg: Florence Bank \$880,000		
Use: Manufacturing Building, Lot: 92783sf		
Prior Sale: \$675,000 (11/23)		
23 BROOKS ST.....	\$440,000	
B: Kadisha Velasquez		
S: Jji17 LLC		
Book/Page: 25458/455, Date: 06/18/24		
Mtg: United Wholesale Mtg \$432,030		
Term: 2054		
Use: 4 Bdrm Colonial, Lot: 5001sf		

70 BUCKINGHAM ST.....	\$293,500	
B: Victoria B Chance & Ashlyn Patridge		
S: Leon Woods		
Book/Page: 25461/52, Date: 06/20/24		
Mtg: Freedom Mortgage Corp \$288,183		
Term: 2054		
Use: 3 Bdrm Colonial, Lot: 7200sf		
Prior Sale: \$81,600 (12/21)		

92 CORNELL ST.....	\$204,000	
B: Nationstar Mortgage LLC		
S: Tm Properties Inc		
Book/Page: 25459/93, Date: 06/18/24		
Use: 2-Family Two Family, Lot: 11073sf		
Prior Sale: \$20,500 (10/22)		
80-82 CORONA ST.....	\$275,000	
B: Northeast Capital LLC		
S: Jennifer M Ribeiro		
Book/Page: 25461/432, Date: 06/20/24		
Mtg: Commercial Lender LLC \$249,750		
Term: 2025		
Use: 2-Family Two Family, Lot: 7553sf		
Prior Sale: \$123,500 (04/12)		

9 DAYTON ST.....	\$314,000	
B: Jessie K Brown-Martin		
S: Maryellen Pedraza		
Book/Page: 25209/100, Date: 10/30/23		
Use: 3 Bdrm Ranch, Lot: 9949sf		
Prior Sale: \$210,000 (11/20)		
336 EASTERN AVE.....	\$290,000	
B: Jake M Ollmann		
S: Jose O Reyes-Santiago		
Book/Page: 25460/547, Date: 06/20/24		
Mtg: Citizens Bank \$281,300		
Term: 2054		
Use: 2-Family Two Family, Lot: 5410sf		
Prior Sale: \$159,900 (01/19)		

42 FENWICK ST.....	\$150,000	
B: Nres LLC		
S: Hall Arnold C Est & La R Bradley		
Book/Page: 25461/397, Date: 06/20/24		
Mtg: Tailor Rdg REIT LLC \$195,000		
Use: 3 Bdrm Colonial, Lot: 5001sf		

184 GARDENS DR.....	\$167,000	
B: Aldo Properties LLC		
S: Tascon Homes LLC		
Book/Page: 25461/385, Date: 06/20/24		
Use: 2 Bdrm Bngl/Cottage, Lot: 12955sf		
Prior Sale: \$143,700 (06/24)		
110 KENSINGTON AVE.....	\$120,000	
B: First Landing Invs LLC		
S: Lmo Realty LLC		
Book/Page: 25458/217, Date: 06/18/24		
Use: 2 Bdrm Old Style, Lot: 6965sf		
Prior Sale: \$65,000 (12/07)		

110 KENSINGTON AVE.....	\$147,775	
B: Pah Properties LLC		
S: First Landing Invs LLC		
Book/Page: 25458/334, Date: 06/18/24		
Mtg: Kiavi Funding Inc \$209,900		
Use: 2 Bdrm Old Style, Lot: 6965sf		
Prior Sale: \$120,000 (06/24)		

110 KENSINGTON AVE.....	\$147,775
B: Pah Properties LLC	
S: First Landing Invs LLC	
Book/Page: 25458/334, Date: 06/18/24	
Mtg: Kiavi Funding Inc \$209,900	
Use: 2 Bdrm Old Style, Lot: 6965sf	
Prior Sale: \$120,000 (06/24)	

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			
119 BRIDGE RD.....	\$594,475		
B: Leah Varsano & Jason Schwartz S: Thomas Sadoski Book/Page: 15160/72, Date: 06/18/24 Mtg: Florence Bank \$250,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 10001sf Prior Sale: \$205,000 (07/00)			
98-A BRIDGE ST U:1.....	\$817,500		
B: Dominique Rhibebault S: Smith Brian W Est & Laura Wright Book/Page: 15161/272, Date: 06/20/24 Use: Condo			
24 MASSASOIT ST.....	\$915,000		
B: Pamela Rosen & Andrew Kloosterman S: Elliot M Fratkin, Tr for Elliot FratkN RET Book/Page: 15161/294, Date: 06/20/24 Mtg: HarborOne Mortgage \$732,000 Term: 2054 Use: 5 Bdrm Conventional, Lot: 19502sf Prior Sale: \$400,000 (05/01)			
230 NORTH ST U:2374.....	\$1,000,000		
B: Pioneer Development LLC S: Veronica J Dragon Book/Page: 15162/46, Date: 06/20/24 Use: Condo			
90 POMEROY TER U:3.....	\$358,000		
B: Kellie L Rodriguez & Patricia M Rodriguez S: Rachel Gugler Book/Page: 15161/142, Date: 06/20/24 Mtg: Fairway Ind Mtg \$256,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$350,000 (06/23)			
111 PROSPECT ST.....	\$1,075,000		
B: Georgia N Crump & Robert J Ratcliffe S: Deevia C Patel Book/Page: 15161/287, Date: 06/20/24 Use: 5 Bdrm Conventional, Lot: 8817sf Prior Sale: \$675,000 (07/13)			
11 VALLEY ST.....	\$640,000		
B: Ingrid R Gugler S: Equity TCom Book/Page: 15161/182, Date: 06/20/24 Use: 2-Family Conventional, Lot: 6098sf Prior Sale: \$366,000 (11/23)			

South Hadley

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 WILDWOOD LN.....	\$470,000		
B: Edwin Quiles & Luisa Quiles S: Dubuc Michael J Est & Jane Golob Book/Page: 15159/277, Date: 06/17/24 Mtg: Total Mtg Svcs \$376,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 23645sf Prior Sale: \$65,000 (01/92)			
21 YALE ST.....	\$291,000		
B: Quentin S Amrani & Nicole Amrani S: Sarah G Ritchie Book/Page: 15159/75, Date: 06/17/24 Mtg: Northpoint Mortgage \$276,450 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 8000sf Prior Sale: \$265,000 (01/23)			

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			
23 COLLEGE HWY.....	\$975,000		
B: Yellowbrick Property LLC & Gillilkin LLC S: Truehart Inc Book/Page: 15160/175, Date: 06/18/24 Mtg: Paul E Truehart \$500,000 Use: Car Wash Facility, Lot: 55757sf Prior Sale: \$50,000 (04/98)			
FOMER RD.....	\$160,000		
B: Holyoke W Works S: Scott Cebula & Lori Cebula Book/Page: 15161/6, Date: 06/18/24			
6 LAURIE DR.....	\$585,000		
B: Garry L Parks & Teresa J Parks S: Mark E Challet Sr & Sarah A Challet Book/Page: 15159/171, Date: 06/17/24 Mtg: NBKC Bank \$506,250 Term: 2054 Use: 3 Bdrm Ranch, Lot: 30056sf Prior Sale: \$395,000 (09/19)			

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			
123 BACON RD.....	\$265,000		
B: Yaojun Liu S: Cun S Chen & Michelle Chan Book/Page: 15160/294, Date: 06/18/24 Mtg: Nations Direct Mtg \$168,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 77859sf Prior Sale: \$182,500 (02/03)			
MOUNTAIN TURNPIKE RD.....	\$15,000		
B: Plh Vineyard Sky LLC S: Pauline M Lemon Book/Page: 15161/328, Date: 06/20/24			

32-34 SOUTH ST.....	\$300,000
B: Adcc100 LLC S: Depina & Saintil Inv LLC Book/Page: 15159/313, Date: 06/17/24 Mtg: Crowd Lending Fund \$350,000 Use: 3-Family Mlti-Unt Blg, Lot: 7401sf Prior Sale: \$200,000 (04/23)	
72 WEST ST.....	\$270,000
B: Crystal Brown S: Scott M Fortin & Jennifer Fortin Book/Page: 15159/126, Date: 06/17/24 Mtg: Cblm Bank \$243,000 Term: 2054 Use: 4 Bdrm Old Style, Lot: 7301sf Prior Sale: \$95,000 (07/14)	

Williamsburg

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	3	6	
Median Price	\$171,500	\$359,300	
► FORECLOSURE DEEDS			
5 DEWEY CIR U:A.....	\$222,000		
B: Todd Obrien S: Jean A Clark & Rocket Mortgage LLC Book/Page: 15162/114, Date: 06/20/24 Use: 3 Bdrm Condo, Lot: 436sf			

Worthington

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	3	4	
Median Price	\$165,000	\$319,950	
► REAL ESTATE SALES			
153 KINNEBROOK RD.....	\$729,000		
B: Mark E Challet Sr & Sarah A Challet S: Leslie Figiela, Tr for Fisk Ft Book/Page: 15159/214, Date: 06/17/24 Mtg: BankESB \$473,850 Term: 2054 Use: 3 Bdrm Ranch, Lot: 2350498sf			

Middlesex Registry

Northern District

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

Billerica

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	89	77	
Median Price	\$625,000	\$665,000	
► REAL ESTATE SALES			
8 KENMAR DR U:53.....	\$159,026		
B: Jmt Condo Holdings LLC S: Jane M Webber, Tr for Forestdale T T Book/Page: 38550/120, Date: 06/14/24 Mtg: Newburyport Five Cent \$3,458,000 Use: 1 Bdrm Condo Prior Sale: \$89,000 (07/06)			
92 LEXINGTON RD.....	\$600,000		
B: Bruno S Peiter & Bruna F Rossetti S: Anne M Normant, Tr for 92 Lexington Rd lrt Doc#: 00000000323307, Date: 06/20/24 Mtg: United Wholesale Mtg \$570,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 22054sf			
14 NICKERSON DR.....	\$760,000		
B: Flour Tume S: Michael C Marsh & Eileen M Marsh Book/Page: 38556/100, Date: 06/17/24 Mtg: New Fed Mtg Corp \$195,000 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 25038sf Prior Sale: \$203,000 (06/96)			
9 PRISCILLA LN.....	\$1,060,000		
B: Mason Bisi & Jeanette Bisi S: Timothy E Barber & Betty Barber Book/Page: 38558/180, Date: 06/18/24 Mtg: Leader Bank NA \$810,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 26001sf Prior Sale: \$675,000 (07/17)			
30 SPRAGUE ST.....	\$660,000		
B: Mark Ruelle, Tr for Karen D Stren RET S: Michael A Delaney & Leslie E Delaney Book/Page: 38556/155, Date: 06/17/24 Mtg: Middlesex FSLA \$510,400 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 8028sf Prior Sale: \$400,000 (07/15)			

Carlisle

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	19	14	
Median Price	\$1,305,000	\$1,450,000	
► REAL ESTATE SALES			
4 KAYS WALK U:4.....	\$1,908,290		
B: Janet H Franklin & Churchill G Franklin S: Now Carlisle 225 LLC & Daniel J Gainsboro Book/Page: 38557/272, Date: 06/18/24 Use: Condo			

Chelmsford

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	60	90	
Median Price	\$584,950	\$657,500	
► REAL ESTATE SALES			
242 BILLERICA RD.....	\$551,000		
B: Toward Independent Living S: Shirley D Eaton, Tr for Merle Rt Book/Page: 38560/98, Date: 06/20/24 Use: Mixed Use-Prim Comm & Other, Lot: 57499sf Prior Sale: \$950,000 (07/15)			
8 FAIRBANKS RD.....	\$845,000		
B: Michael C Gallagher S: Alexander Martinez & Kristine Martinez Doc#: 000000000323313, Date: 06/20/24 Mtg: ARK LA Tex Svcs LLC \$718,250 Term: 2054 Use: 4 Bdrm Colonial, Lot: 32234sf Prior Sale: \$530,000 (03/19)			
JACKSON RD U:29.....	\$749,000		
B: Aravind Ganesan & Divya Sridharam S: Northstar Realty LLC & Chenhang Lu Book/Page: 38555/135, Date: 06/17/24 Use: Condo			
255 NORTH RD.....	\$600,000		
B: Amit Saraswat & Swati P Saraswat S: Rajesh Mirchandani & Roger Mirchandani Book/Page: 38558/73, Date: 06/18/24			
19 PLEASANT ST.....	\$650,000		
B: Qize Zhang & Yuan Yuan S: Timothy Boutin & Nancy Boutin Book/Page: 38559/1, Date: 06/18/24 Mtg: Nations Direct Mtg \$450,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 16117sf Prior Sale: \$362,000 (05/17)			
1 PLUM ST.....	\$509,000		
B: Heather Sweeney & Sean Sweeney S: Thomas G Pierce & Karen M Pierce Book/Page: 38555/74, Date: 06/17/24 Mtg: Rockland Tr Co \$313,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 18731sf Prior Sale: \$205,000 (01/02)			
116 TURNPIKE RD U:7.....	\$488,000		
B: Gi K Wang S: Carrie A Marsh Book/Page: 38561/104, Date: 06/20/24 Use: 2 Bdrm Condo Prior Sale: \$257,400 (05/16)			
152 TURNPIKE RD U:3.....	\$742,000		
B: Swaroop P Thool & Monika Meshram S: Honghao Wu & Danielle N Wu Book/Page: 38555/8, Date: 06/17/24 Mtg: Guaranteed Rate Affin \$642,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$550,810 (08/20)			

Dracut

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	62	54	
Median Price	\$487,000	\$517,500	
► REAL ESTATE SALES			
16 COLONIAL DR.....	\$660,000		
B: Heloisa A Dacunha S: John M King & Michelle King Book/Page: 38557/59, Date: 06/18/24 Mtg: United Wholesale Mtg \$662,774 Term: 2054 Use: 4 Bdrm Colonial, Lot: 40092sf Prior Sale: \$369,900 (07/07)			
46 DOYLE AVE.....	\$390,000		
B: Yesenia A Cruz & Joel Alicea S: Albert A Turcotte Book/Page: 38555/229, Date: 06/17/24 Mtg: Mtg Equity Partners \$374,400 Term: 2054 Use: 3 Bdrm Conventional, Lot: 3600sf			

Lowell

MARKET STATISTICS THROUGH MAY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	131	141	
Median Price	\$430,000	\$475,000	
► REAL ESTATE SALES			
235 BILLERICA RD.....	\$200,000		
B: Fletchers & Friends LLC B: Fletchers & Friends LLC Book/Page: 38562/131, Date: 06/20/24			
110 BRANCH ST U:6.....	\$241,500		
B: Christian Randazzo & Cameron Randazzo S: Daniel V Duong-Mao & Mao Duong Book/Page: 38562/92, Date: 06/20/24 Mtg: Wakefield Cp Bk \$181,125 Term: 2054 Rate: 7.4% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$140,000 (11/05)			
240 CLARK RD.....	\$700,000		
B: Omryue Mauser S: Nicola Tsongas, Tr for Nicola Tsongas T Book/Page: 38557/168, Date: 06/18/24 Use: 3 Bdrm Ranch, Lot: 38333sf Prior Sale: \$385,000 (06/12)			
499 CONCORD ST.....	\$449,000		
B: Geomar F Pereira & Luciana Pereira S: Sundy Hach Book/Page: 38562/157, Date: 06/20/24 Mtg: United Wholesale Mtg \$426,550 Term: 2054 Use: 4 Bdrm Conventional, Lot: 6098sf Prior Sale: \$170,000 (12/23)			
349 HILDRETH ST U:25.....	\$194,500		
B: Bruce Ramirez & Imel M Ramirez S: Crystal M Miele Book/Page: 38560/29, Date: 06/20/24 Mtg: Rocket Mortgage LLC \$152,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$92,900 (11/05)			

99 MAMMOTH RD.....	\$900,000
B: La Belle Maison LLC S: George J Stamas, Tr for Mammoth Road Rt Book/Page: 38560/14, Date: 06/20/24 Use: Retail-Service, Lot: 14810sf	
87 MOUNT WASHINGTON ST.....	\$550,000
B: Rithyphanhavon Chhay S: Sothia Sin Book/Page: 38555/48, Date: 06/17/24 Mtg: Homestead Fund Corp \$440,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 4356sf Prior Sale: \$280,000 (12/20)	
1221 PAWTUCKET BLVD U:88.....	\$350,000
B: Ojas Mehta & Dharini Kapadia S: Cdg Investments LLC & Christopher Gianatassio Book/Page: 38557/198, Date: 06/18/24 Mtg: Jeanne DArc CU \$262,500 Term: 2054 Rate: 6.3% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$255,000 (11/22)	
70 PAWTUCKET DR.....	\$500,000
B: Manuel J Alvarado S: Paul G Beauregard & Josephine M Beauregard Book/Page: 38561/109, Date: 06/20/24 Mtg: United Wholesale Mtg \$200,000 Term: 2054 Use: 3 Bdrm Split Level, Lot: 12197sf Prior Sale: \$297,000 (05/06)	
50 PINE ST.....	\$4,500,000
B: Dlc Phase Two LLC S: Lowell Merrimack St LLC & Patrick Ogrady Book/Page: 38556/183, Date: 06/18/24 Mtg: Jeanne DArc CU \$3,475,000 Term: 2039 Use: Apartment Bldg - 9 + Units, Lot: 28750sf Prior Sale: \$1,825,000 (04/05)	
166 QUEBEC ST.....	\$480,000
B: Joseph Delorme & Sarah Cottrell S: Delorme Jr Raymond J Est & Allan J Delorme Book/Page: 38561/283, Date: 06/20/24 Mtg: Cross Country Mtg Inc \$384,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10454sf	
305 SANDERS AVE.....	\$600,000
B: Steven Brouillette & Raeann Brouillette S: Joanne S Byrnes, Tr for Mary E Sharkey lrt Book/Page: 38558/262, Date: 06/18/24 Mtg: Cross Country Mtg Inc \$400,000 Term: 2054 Use: 3 Bdrm Split Level, Lot: 10890sf	
29 STOCKBRIDGE AVE.....	\$442,000
B: Srey N Net & Bunlen Seng S: Harry N Soum Book/Page: 38555/100, Date: 06/17/24 Use: 4 Bdrm Raised Ranch, Lot: 7405sf Prior Sale: \$440,000 (02/23)	
174 UPHAM ST.....	\$465,000
B: Chankompheak Ta & Maliny Thong S: Michelle Malachowski, Tr for R&c Godreau T Book/Page: 38561/6, Date: 06/20/24 Mtg: Jeanne DArc CU \$395,250 Term: 2054 Use: 3 Bdrm Ranch, Lot: 6098sf	

Tewksbury

MIDDLESEX REGISTRY

continued

15 MASSACHUSETTS AVE	\$743,000
B: Benedict Chan & Yulei He S: Lubomir Stano & Karin Stano Book/Page: 38561/216, Date: 06/20/24 Mtg: Cross Country Mtg Inc \$323,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 4792sf Prior Sale: \$400,000 (05/04)	
94 MINK RUN RD	\$1,020,000
B: Lauren T Doucette & Richard A Doucette S: James P Byrnes & Lindam Byrnes Book/Page: 38560/238, Date: 06/20/24 Mtg: Morgan Stanley Privat \$765,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 46609sf Prior Sale: \$465,000 (08/03)	
1 OLSON ST U:19	\$693,000
B: Bhaumik Mistry & Jenisha Vora S: Xiano H Du & Mingxuan Yu Doc#: 000000000323283, Date: 06/18/24 Mtg: Merrimack Valley CU \$550,000 Term: 2054 Rate: 6.6% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$379,900 (10/12)	
3 READING AVE	\$835,000
B: Di Wu S: Andrey Zevakhin Doc#: 000000000323274, Date: 06/17/24 Mtg: Nations Direct Mtg \$668,000 Term: 2039 Use: 3 Bdrm Conventional, Lot: 4792sf Prior Sale: \$490,000 (07/15)	
2 SWAIN CT	\$830,000
B: Christopher A Leete & Leigh P Matthieu S: Norma C Pereira Book/Page: 38557/279, Date: 06/18/24 Mtg: Cambridge Svgs Bk \$705,500 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 10019sf Prior Sale: \$451,850 (02/24)	
12 VERANDA AVE	\$450,000
B: Norma C Pereira S: Ruthaon Soderholm Book/Page: 38559/279, Date: 06/20/24 Use: 3 Bdrm Conventional, Lot: 10019sf	

Middlesex

Registry

Southern District

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

Acton

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	40
Median Price	\$865,000	\$900,850
► REAL ESTATE SALES		
6 ASSABET XING	\$1,050,000	
B: Sumit Bansal & Pratima Rana S: Michael C Perry & Elizabeth H Perry Book/Page: 82910/573, Date: 06/20/24 Mtg: Savings Bank (The) \$892,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 100473sf Prior Sale: \$362,000 (09/92)		
11 HALF MOON HL U:11	\$1,005,000	
B: Nancy Cornelius S: Frederick N Martin & Katherina A Fisher Book/Page: 82910/428, Date: 06/20/24 Use: 3 Bdrm Condo, Lot: 7382sf Prior Sale: \$950,000 (06/22)		
62 MAPLE ST	\$700,000	
B: Susan Livada & Valentin Livada S: Daryl J Sullo Book/Page: 82902/103, Date: 06/18/24 Use: 3 Bdrm Antique, Lot: 10890sf Prior Sale: \$162,500 (10/03)		
403-409 MASSACHUSETTS AVE	\$5,950,000	
B: Jpom Investment 5 LLC S: Manoj Munjal, Tr for Adn Rt Book/Page: 82901/255, Date: 06/18/24 Mtg: OneLocal Bank \$4,462,500 Use: Bank Building, Lot: 50530sf Prior Sale: \$4,400,000 (12/21)		
411 MASSACHUSETTS AVE	\$5,950,000	
B: Jpom Investment 5 LLC S: Manoj Munjal, Tr for Adn Rt Book/Page: 82901/255, Date: 06/18/24 Mtg: OneLocal Bank \$4,462,500 Use: Office Bldg-General, Lot: 24342sf Prior Sale: \$4,400,000 (12/21)		
11 MEETINGHOUSE RD U:11	\$510,000	
B: Janie Doherty S: Melvin J Lima & Melissa A Lima Book/Page: 82909/188, Date: 06/20/24 Mtg: Cross Country Mtg Inc \$484,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$340,000 (05/19)		
28 REVOLUTIONARY RD	\$1,080,000	
B: Andrew Lanoix S: Mike G Mai, Tr for Mike G Mai Lt Book/Page: 82900/417, Date: 06/18/24 Use: 5 Bdrm Colonial, Lot: 20710sf Prior Sale: \$280,000 (09/90)		

3 TAYLOR RD	\$985,000	
B: Matthew F Phelan & Keirsten R Phelan S: Mark G Sullivan & Alyssa N Robinson Book/Page: 82910/281, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$640,250 Term: 2054 Use: 3 Bdrm Family Flat, Lot: 21467sf Prior Sale: \$525,000 (03/12)		
15 WASHINGTON DR	\$1,366,000	
B: Suniti Chandra & Aditya Chandra S: William J Burke Jr & Monica R Burke Book/Page: 82894/413, Date: 06/17/24 Mtg: Guaranteed Rate Affin \$683,000 Term: 2054 Rate: 6.6% Type: Adj Use: 4 Bdrm Colonial, Lot: 49457sf Prior Sale: \$830,000 (06/16)		

Arlington

MARKET STATISTICS THROUGH MAY	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	84
Median Price	\$1,105,000	\$1,192,000
► REAL ESTATE SALES		
45 ALLEN ST U:47	\$1,460,000	
B: Yasmin Tayeby & Brendan Chamberlain S: Alp Ventures LLC Book/Page: 82898/271, Date: 06/18/24 Use: Condo		
1 FIELD RD U:1	\$960,000	
B: Michel E Ohly, Tr for Michel E W Ohly RET S: Marc R Labbe & Erika C Labbe Book/Page: 82908/514, Date: 06/20/24 Use: 2 Bdrm Condo		
122 FLORENCE AVE	\$1,068,000	
B: Chris S Juliani & Kristen C Juliani S: Robert A Juusola & Vivian W Juusola Book/Page: 82899/569, Date: 06/18/24 Mtg: Leader Bank NA \$420,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 3245sf Prior Sale: \$176,000 (03/87)		
25 HARLOW ST U:25	\$1,220,000	
B: Angela Hu & Justin Horn S: Deanna Broderick & James Crocker Book/Page: 82908/580, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$915,000 Term: 2054 Use: 4 Bdrm Condo		
40 HOMER RD	\$800,000	
B: 40 Homer Road LLC S: Chamallas Diamond Est & Florence Pollock Book/Page: 82902/387, Date: 06/18/24 Use: 3 Bdrm Split Level, Lot: 7026sf		
166 MOUNTAIN AVE	\$1,605,000	
B: Pulkit Kapur, Tr for Kapur-Gajjala Ft S: James K Shaffer & Vivienne S Shaffer Book/Page: 82902/160, Date: 06/18/24 Mtg: Guaranteed Rate Inc \$690,000 Term: 2039 Use: 3 Bdrm Colonial, Lot: 7902sf Prior Sale: \$1,059,000 (12/19)		
112 PAUL REVERE RD U:112	\$850,000	
B: Joon C Yee S: Andrea C Jarret & Veronica V Reyes Book/Page: 82909/117, Date: 06/20/24 Mtg: HarborOne Mortgage \$550,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$724,000 (07/19)		
88 RAWSON RD	\$1,210,000	
B: Bhavesh Shrestha & Bharosh Shrestha S: Setta Abrahamian Book/Page: 82899/368, Date: 06/18/24 Mtg: Cross Country Mtg Inc \$907,500 Term: 2054 Use: 2-Family Mlti-Unt Blg, Lot: 4230sf Prior Sale: \$220,000 (10/95)		
95 SYLVIA ST	\$950,000	
B: Andy Chow & Fiona L Chow S: Jonathan Gilbert & Stephanie Gilbert Book/Page: 82906/547, Date: 06/20/24 Use: 3 Bdrm Garrison, Lot: 2762sf Prior Sale: \$680,000 (07/17)		
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		
3 CONSTITUTION ST	\$775,000	
B: Anil Kanjirakkattu & Jisa P Johnson S: Brian Q Dinesfeld & Jennifer L Watts Book/Page: 82908/229, Date: 06/20/24 Mtg: Leader Bank NA \$675,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 40511sf Prior Sale: \$461,000 (01/18)		
17 DAVIS FARM RD	\$810,000	
B: Lucas Kartawidjaja & Wendelin Kwek S: Nicholson Lt & James W Nicholson 2nd Book/Page: 82895/249, Date: 06/17/24 Mtg: Movement Mtg LLC \$656,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 16117sf		
48 E BLUFF RD U:48	\$545,000	
B: Ashutosh Palia S: Sandra L Bennett Book/Page: 82911/537, Date: 06/20/24 Mtg: Fall River Five Cents \$463,250 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$239,900 (01/01)		
165 MEGUNKO RD	\$350,000	
B: Megunko LLC S: No Smile LLC Book/Page: 82907/447, Date: 06/20/24 Use: Public Utility Tanks, Lot: 39640sf		
65 MOUNTAIN GATE RD U:65	\$515,000	
B: Gregory S Giorgio & Karla A Giorgio S: Jonathan R Bouchard & Kristin Bouchard Book/Page: 82911/274, Date: 06/20/24 Mtg: Radius Financial Grp \$364,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$185,000 (03/13)		

245 TRAILSIDE WAY U:245	\$360,000	
B: Steven Scherer S: Marcia A Scherer, Tr for Spyglass Hill 5b Rt Book/Page: 82894/507, Date: 06/17/24 Mtg: Rocket Mortgage LLC \$270,000 Term: 2054 Use: 2 Bdrm Condo		
78 UNION ST U:78	\$1,100,000	
B: Meitav LLC S: Frederick L Kaplan, Tr for R&b Rt Doc#: 000000001958656, Date: 06/17/24 Mtg: MutualOne Bk \$825,000 Use: Office Condo Unit Prior Sale: \$515,000 (03/16)		
10 WILBUR DR	\$590,000	
B: John Nadeau & Grace Hartin S: Cynthia M Durkee, Tr for 10 Highland Drive Rt Book/Page: 82907/245, Date: 06/20/24 Mtg: Embrace Home Loans \$540,292 Term: 2054 Use: 3 Bdrm Ranch, Lot: 44867sf		

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		
48 CAMBRIDGE ST	\$509,000	
B: Christopher Barrieau & Amy Barrieau S: Julie C Renaud Book/Page: 82900/372, Date: 06/18/24 Mtg: Fairway Ind Mtg \$407,200 Term: 2054 Use: 4 Bdrm Raised Ranch, Lot: 8712sf		
25 PEARL ST	\$420,000	
B: David Pierce & Amanda Lauzon S: Martha S Pierce & Andrew E Pierce Book/Page: 82911/212, Date: 06/20/24 Mtg: Marha S Pierce \$420,000 Term: 2029 Use: 2-Family Conventional, Lot: 11326sf		
71 SANDY POND RD	\$700,000	
B: Ayer Town Of S: North Country Dev LLC Book/Page: 82909/524, Date: 06/20/24 Use: 2-Family Conventional, Lot: 99752sf Prior Sale: \$301,000 (05/23)		

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		
12 KENDALL CT U:12	\$900,000	
B: Jamie Barry, Tr for John Barry 2019 lrt S: John Barry Book/Page: 82899/219, Date: 06/18/24 Use: 2 Bdrm Condo Prior Sale: \$760,000 (07/18)		
119 PAGE RD	\$30,000	
B: Stephanie Fairchild S: Raymond J Decker Book/Page: 82906/202, Date: 06/20/24 Use: 3 Bdrm Ranch, Lot: 30374sf Prior Sale: \$659,000 (06/22)		
2 RUSSETT RD	\$900,000	
B: Snehal Patel & Carrie Patel S: Edward Teehan & Margaret Teehan Book/Page: 82899/332, Date: 06/18/24 Mtg: JPMorgan Chase Bank \$720,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 48622sf Prior Sale: \$525,000 (05/15)		
7 SIBLEY DR	\$1,915,000	
B: Harry B Morgan & Melissa D Bedard S: Gregory Gardner, Tr for Seven Sibley RET Book/Page: 82911/63, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$750,000 Term: 2054 Rate: 6.4% Type: Adj Use: 7 Bdrm Colonial, Lot: 20399sf Prior Sale: \$605,000 (02/23)		
6 STEPHEN LANE DR U:6	\$785,000	
B: Wei Song S: Lei Zhang & Nan Zhao Book/Page: 82899/144, Date: 06/18/24 Use: 2 Bdrm Condo Prior Sale: \$720,000 (09/19)		

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		
199-A BEECH ST U:199A	\$660,000	
B: Tracey S Hamilton S: Shivani Sahni Doc#: 000000001958861, Date: 06/20/24 Use: 2 Bdrm Condo Prior Sale: \$391,000 (08/15)		
12 BROOKSIDE AVE	\$1,200,000	
B: Leyla Jebelli & Moe D Soltani S: Sheila Mehta-Green, Tr for Maureen Ann Mehta RET Book/Page: 82909/571, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$960,000 Term: 2054 Use: 3 Bdrm Garrison, Lot: 6146sf		
22 CRESTVIEW RD	\$3,405,000	
B: Robert Narquizian & Amy E Craig S: Mark T Gregor & Angie Y Gregor Doc#: 000000001958607, Date: 06/17/24 Use: 5 Bdrm Colonial, Lot: 20000sf Prior Sale: \$1,390,000 (05/08)		
19-21 LEWIS RD U:2	\$1,080,000	
B: Sungho Shin & Jungeun Lee S: Matthew E Spillich & Tara P Kuha Book/Page: 82895/598, Date: 06/17/24 Mtg: Cambridge Svgs Bk \$380,000 Term: 2039 Use: 4 Bdrm Condo		

111 LEWIS RD U:111	\$850,000	
B: Nader Hindawy & Omnia Mohamed S: Moe Soltani & Leyla Jebelli Book/Page: 82907/200, Date: 06/20/24 Mtg: BankESB \$637,500 Term: 2054 Rate: 6.3% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$650,000 (06/18)		
81 MARSH ST	\$4,155,000	
B: Christopher R Viney & Amber J Vance S: 81 Marsh Street LLC Doc#: 000000001958927, Date: 06/20/24 Mtg: Village Bank \$2,155,000 Term: 2054 Rate: 7.3% Type: Adj Use: 4 Bdrm Cape Cod, Lot: 20520sf Prior Sale: \$1,550,000 (09/23)		
135 OLIVER RD	\$1,212,200	
B: Daniel M Huck & Janine P Bernardo S: David J Chiulli & Joyce K Chiulli Book/Page: 82901/207, Date: 06/18/24 Mtg: Guaranteed Rate Inc \$969,760 Term: 2054 Use: 3 Bdrm Garrison, Lot: 6500sf		
65 PAYSON RD U:63	\$1,185,000	
B: Chuang C Chiueh, Tr for Chiueh Ft S: Osaji Arah & Molly Chase Book/Page: 82899/267, Date: 06/18/24 Use: 2 Bdrm Condo		
66-68 SYCAMORE ST	\$1,350,000	
B: Richard Y Pan S: Maria A Imparto Book/Page: 82891/157, Date: 06/17/24 Mtg: East West Bank \$810,000 Term: 2054 Rate: 7.4% Type: Adj Use: 2-Family Old Style, Lot: 5000sf		
125 TRAPELO RD U:12	\$373,000	
B: Nageeb Diarakerly S: Xiaobai Fang & Lei Liu Doc#: 000000001958796, Date: 06/18/24 Use: 2 Bdrm Condo Prior Sale: \$345,000 (10/16)		
42-44 TROWBRIDGE ST	\$1,560,000	
B: Rong Chen & Lei Shi S: Daniel J Griffin, Tr for Griffin Ft Book/Page: 82893/407, Date: 06/17/24 Mtg: Citibank Na \$1,186,000 Term: 2054 Rate: 6.6% Type: Adj Use: 2-Family Old Style, Lot: 6150sf Prior Sale: \$560,000 (03/07)		
52 UNITY AVE U:52	\$750,000	
B: Sanjay Ranjit S: Gabriel D Duda Book/Page: 82897/13, Date: 06/17/24 Mtg: Cambridge Svgs Bk \$584,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$460,000 (09/15)		
153 WAVERLEY ST	\$1,100,000	
B: Qiyu Wang & Ting Su S: Yunpeng Wu & Jixiao Niu Book/Page: 82903/185, Date: 06/18/24 Use: 3 Bdrm Colonial, Lot: 7094sf Prior Sale: \$480,000 (05/02)		
22 WHITCOMB ST	\$1,300,000	
B: Joseph A Munoz & Jennifer Munoz S: Michael R Scordino Book/Page: 82900/143, Date: 06/18/24 Mtg: Guaranteed Rate Inc \$1,000,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 1350sf		
6 WOODBINE RD	\$2,700,000	
B: Kbe Dreammerge LLC S: Sally Tripple, Tr for David D Tripple Doc#: 000000001958621, Date: 06/17/24 Use: 4 Bdrm Colonial, Lot: 26905sf Prior Sale: \$840,000 (10/88)		

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		
13 JACKSON RD	\$950,000	
B: Lorianne Debarros & Jeffrey Gibson S: Vincent E Damico, Tr for Damico Ft Book/Page: 82906/499, Date: 06/20/24 Mtg: Rocket Mortgage LLC \$675,000 Term: 2054 Use: 4 Bdrm Garrison, Lot: 17999sf		

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

9-A BELLIS CIR	\$1,150,000
B: Golnaz Rouhi	
S: Joan C Lebach, Tr for Joan Carol Lebach RET	
Book/Page: 82900/17, Date: 06/18/24	
Mtg: Service Credit Union \$1,030,000	
Term: 2054 Rate: 5.9% Type: Adj	
Use: 2 Bdrm Townhse-End, Lot: 1686sf	
96-98 COLUMBIA ST U:1	\$858,000
B: Zahi Khoury	
S: Jennifer Schiller	
Book/Page: 82902/372, Date: 06/18/24	
Use: 4 Bdrm Condo	
Prior Sale: \$341,000 (05/04)	
74-76 DANA ST U:1	\$1,460,000
B: Maya Y Lifshitz	
S: Square One Const Inc	
Book/Page: 82897/93, Date: 06/17/24	
Mtg: AmWest Funding Corp \$760,000	
Term: 2054	
Use: 3 Bdrm Condo	
Prior Sale: \$1,500,000 (06/23)	
63 FRANCIS AVE	\$7,000,000
B: Jeong S Kang & Rachel Y Lee	
S: Alexander Lourie, Tr for Joichi Ito RET	
Book/Page: 82898/529, Date: 06/18/24	
Mtg: Citizens Bank \$3,500,000	
Term: 2054 Rate: 5.5% Type: Adj	
Use: 5 Bdrm Colonial, Lot: 12350sf	
Prior Sale: \$3,740,000 (03/12)	

Everett

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

► REAL ESTATE SALES

32 DEAN ST	\$174,500
B: Surya P Lama & Anishma Lama	
S: Surya P Lama & Anishma Lama	
Book/Page: 82906/560, Date: 06/20/24	
Mtg: New Fed Mtg Corp \$682,500	
Term: 2054	
Use: 2-Family Two Family, Lot: 4251sf	
Prior Sale: \$720,000 (09/19)	
147 HANCOCK ST	\$1,300,000
B: 147 Hancock Street LLC	
S: David H McLaughlin, Tr for Forestdate Rt	
Book/Page: 82895/477, Date: 06/17/24	
Mtg: E Cambridge Svgs Bk \$975,000	
Use: 3-Family Mlti-Unt Bldg, Lot: 4312sf	
Prior Sale: \$175,000 (05/98)	
20 STUART ST	\$500,000
B: Anthony V Pisapia	
S: Ditullio Vincent F Est & Fred Capone	
Book/Page: 82900/333, Date: 06/18/24	
Mtg: Albert M Petrilli \$550,000	
Use: 3 Bdrm Old Style, Lot: 3524sf	

Framingham

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	140
Median Price	\$615,000	\$653,500

► REAL ESTATE SALES

46 ANGELICA DR	\$715,000
B: Richard P Ladley & Malia B Wenny	
S: Martha C Jones	
Book/Page: 82899/46, Date: 06/18/24	
Use: 3 Bdrm Split Level, Lot: 19994sf	
118 DANFORTH ST U:2	\$399,000
B: Jennifer H Rubin	
S: Dharmendra Goswami	
Book/Page: 82905/597, Date: 06/20/24	
Mtg: American Fin Network \$379,050	
Term: 2054	
Use: Condo	
15 DAVIDSON RD	\$751,000
B: Momontho M Monmoy	
S: Anna N Gabiosa	
Book/Page: 82893/205, Date: 06/17/24	
Use: 4 Bdrm Cape Cod, Lot: 21606sf	
Prior Sale: \$575,000 (02/22)	
5 HILTON ST	\$820,000
B: Warley Duarte	
S: 92 Winthrop St LLC	
Book/Page: 82901/357, Date: 06/18/24	
Mtg: United Wholesale Mtg \$805,147	
Term: 2054	
Use: 2-Family Two Family, Lot: 3180sf	
Prior Sale: \$950,000 (02/24)	
76 LAKE AVE	\$1,050,000
B: Ashlesh Kurahatti & Channah Leff	
S: 76 Lake Hld LLC	
Book/Page: 82910/546, Date: 06/20/24	
Mtg: Bay Equity LLC \$975,000	
Term: 2054	
Use: 2-Family Two Family, Lot: 20647sf	
Prior Sale: \$835,000 (04/22)	
126 NEWBURY ST	\$460,000
B: Peter Su & Sebastien Grebonval	
S: Medler Marilyn L Est & Scott Gatchell	
Book/Page: 82911/241, Date: 06/20/24	
Mtg: Cross Country Mtg Inc \$345,000	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 14680sf	
162 OAKCREST DR	\$980,000
B: Archana P Tale & Sunny Guha	
S: Melissa Green & Royston Green	
Book/Page: 82895/334, Date: 06/17/24	
Mtg: Sage Home Loans Corp \$766,000	
Term: 2054	
Use: 3 Bdrm Garrison, Lot: 12458sf	
Prior Sale: \$735,000 (04/21)	
4 ROSSLARE RD	\$638,000
B: Xiaoya Song & Junxi Gao	
S: Freddy Diaz	
Book/Page: 82910/520, Date: 06/20/24	
Mtg: UniBank for Savings \$478,500	
Term: 2054 Rate: 6.1% Type: Adj	
Use: 3 Bdrm Ranch, Lot: 9583sf	
Prior Sale: \$250,000 (10/12)	
3 ROYAL MEADOW LN	\$1,330,000
B: Namita Vishnubhotia & Guru Prasad Srinivasa	
S: Ronald L Schwartz & Susan E Schwartz	
Book/Page: 82897/317, Date: 06/17/24	
Mtg: Winchester Svgs Bk \$1,064,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 39073sf	
Prior Sale: \$1,280,000 (08/22)	
7 VALLENCOURT DR	\$785,000
B: Troy Lindsay & Sara Lindsay	
S: Joseph Rosenthal & Melisa Rosenthal	
Book/Page: 82910/45, Date: 06/20/24	
Mtg: Radius Financial Grp \$435,000	
Term: 2054	
Use: 4 Bdrm Split Level, Lot: 26180sf	
Prior Sale: \$446,000 (04/15)	
6 WAYSIDE CIR	\$2,760,000
B: Hae-Eun Han	
S: Susan F Eaton	
Doc#: 000000001958814, Date: 06/20/24	
Use: 5 Bdrm Colonial, Lot: 146579sf	

Groton

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	26
Median Price	\$800,000	\$617,500

► REAL ESTATE SALES

221 FIELDSTONE DR	\$945,000
B: Andro M Kumar & Jemima Paulraj	
S: Michael Apigian & Anne C Apigian	
Book/Page: 82896/161, Date: 06/17/24	
Mtg: Cross Country Mtg Inc \$756,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 39640sf	
Prior Sale: \$490,142 (06/11)	

150 HAYDEN RD	\$700,000
B: Jillian Maffeo	
S: Niall T Mcguire & Sam R Mcguire	
Book/Page: 82909/358, Date: 06/20/24	
Mtg: Webster FiveCent Svgs \$560,000	
Term: 2054	
Use: 3 Bdrm Conventional, Lot: 91912sf	
Prior Sale: \$202,000 (08/96)	
828 MARTINS POND RD	\$645,000
B: Lenilson P Cordeiro & Romario D Cordeiro	
S: Daniel W Monroe	
Book/Page: 82902/285, Date: 06/18/24	
Mtg: United Wholesale Mtg \$633,317	
Term: 2054	
Use: 2-Family Conventional, Lot: 89298sf	
Prior Sale: \$340,000 (08/16)	
354 TOWNSEND RD	\$315,000
B: Michael Gaffny	
S: David L Jensen, Tr for David A Mchillips RET	
Book/Page: 82897/430, Date: 06/18/24	
Use: 2 Bdrm Ranch, Lot: 29621sf	
Prior Sale: \$127,900 (05/98)	

Holliston

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	37
Median Price	\$662,000	\$740,000

► REAL ESTATE SALES

99 DORSET RD	\$650,000
B: Eric Muench & Meagan Muench	
S: Samuel Licciardo & Jennifer M Licciardo	
Book/Page: 82901/385, Date: 06/18/24	
Mtg: Cross Country Mtg Inc \$585,000	
Term: 2054	
Use: 3 Bdrm Split Level, Lot: 17860sf	
Prior Sale: \$358,400 (06/14)	
519 FISKE ST	\$590,000
B: Helen Goltsovs-Baskwill	
S: Joseph Lamacchia & Dawn Lamacchia	
Book/Page: 82910/139, Date: 06/20/24	
Mtg: Guaranteed Rate Inc \$410,000	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 51836sf	
Prior Sale: \$400,000 (05/16)	
164 WESTFIELD DR	\$400,000
B: Rcva LLC	
S: Brigs LLC	
Book/Page: 82912/35, Date: 06/20/24	
Use: 4 Bdrm Ranch, Lot: 17860sf	

Hopkinton

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	45
Median Price	\$844,950	\$1,041,000

► REAL ESTATE SALES

40 EAST ST	\$926,000
B: Colin Gendreau & Stephanie Stevens	
S: Owen R Mangan & Sheila D Mangan	
Book/Page: 82908/540, Date: 06/20/24	
Mtg: Fairway Ind Mtg \$740,800	
Term: 2054	
Use: 3 Bdrm Split Entry, Lot: 91450sf	
Prior Sale: \$186,500 (01/95)	
5 PRISCILLA RD	\$620,000
B: Xuetao Shi & Nan Zhang	
S: Kathleen M Kautzer	
Doc#: 000000001958737, Date: 06/18/24	
Mtg: United Wholesale Mtg \$400,000	
Term: 2054	
Use: 3 Bdrm Split Entry, Lot: 15002sf	
Prior Sale: \$165,000 (06/94)	
71 W MAIN ST	\$455,000
B: Kasuwan Inc	
S: Main Street C&t LLC	
Book/Page: 82907/113, Date: 06/20/24	
Use: Retail-Service, Lot: 12284sf	
Prior Sale: \$455,000 (06/21)	

Hudson

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	43
Median Price	\$562,500	\$600,000

► REAL ESTATE SALES

20 BARNES BLVD U:20	\$976,755
B: Kumiko Oga, Tr for Komiko Oga RET	
S: Toll Northeast V Corp	
Book/Page: 82911/139, Date: 06/20/24	
Use: Possible New Construction	
23 BLUEBERRY LN	\$635,000
B: Kayley Pettoruto & Bradley R Nakanishi	
S: Derek Wilson & Christie Wilson	
Book/Page: 82909/390, Date: 06/20/24	
Mtg: Salem Five Mtg Co \$500,000	
Term: 2054 Rate: 6.8% Type: Adj	
Use: 3 Bdrm Colonial, Lot: 20466sf	
Prior Sale: \$328,000 (10/16)	
111 BRIGHAM ST U:4D	\$580,000
B: Yenny V Perret & Antoine Perret	
S: Nickolaus Willard & Elise Eagan	
Book/Page: 82894/308, Date: 06/17/24	
Mtg: Fairway Ind Mtg \$505,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$500,000 (06/22)	
11 CURLEY DR	\$644,000
B: Charles L Doble & Meghan L Idels	
S: Neil J Phaneuf & Nancy J Collins	
Book/Page: 82896/138, Date: 06/17/24	
Mtg: Leader Bank NA \$622,506	
Term: 2054	
Use: 4 Bdrm Ranch, Lot: 16500sf	
4 HERMAN CIR	\$576,500
B: Ronan Dunne & Samantha K Gedsyk	
S: Lally Mary E Est & Gerald A Lally Jr	
Book/Page: 82908/161, Date: 06/20/24	
Mtg: Baxter CU \$541,500	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 15382sf	

4 JULIAN DR	\$1,211,000
B: Reuben Joseph & Maria Joseph	
S: Richard P Dipersio & Nicole M Dipersio	
Book/Page: 82897/127, Date: 06/17/24	
Mtg: Rocket Mortgage LLC \$1,017,182	
Term: 2054	
Use: 4 Bdrm Contemporary, Lot: 52197sf	
Prior Sale: \$210,000 (06/08)	

425 MAIN ST U:16C	\$335,000
B: Trevor Maillet	
S: Christopher W Blake & Roberta L Blake	
Book/Page: 82910/360, Date: 06/20/24	
Use: 2 Bdrm Condo	
Prior Sale: \$163,000 (09/09)	

200 MANNING ST U:8B	\$308,000
B: Teresa Leonard	
S: Carmen E Vega-Deleon	
Book/Page: 82899/533, Date: 06/18/24	
Use: 2 Bdrm Condo	
Prior Sale: \$190,000 (04/19)	

4 MASON ST U:4	\$530,000
B: Brian Dempsey & Nora Dempsey	
S: Diane E Knox	
Book/Page: 82911/409, Date: 06/20/24	
Mtg: Allied Mortgage Group \$400,000	
Term: 2054	
Use: 3 Bdrm Condo	
Prior Sale: \$317,900 (07/19)	

23 PACKARD ST	\$525,000
B: Duncan Smith-Freedman & Kelly Williamson	
S: Deborah A Veseskis, Tr for Deborah A Veseskis Lt	
Book/Page: 82900/473, Date: 06/18/24	
Mtg: TD Bank NA \$498,750	
Term: 2054 Rate: 7.3% Type: Adj	
Use: 2 Bdrm Conventional, Lot: 7807sf	
Prior Sale: \$235,000 (08/01)	

9 RIVERVIEW ST	\$370,000
B: Christine M Deguglielmo & Cory J Deguglielmo	
S: Patricia A Simmons	
Book/Page: 82903/261, Date: 06/18/24	
Use: 2 Bdrm Conventional, Lot: 4900sf	
Prior Sale: \$252,000 (11/05)	

Lexington

MARKET STATISTICS THROUGH MAY

MIDDLESEX REGISTRY

continued

Melrose

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	59
Median Price	\$799,000	\$856,000

► REAL ESTATE SALES

25 BATCHELDER ST **\$1,210,000**
B: Peter Serina & Margaret Lind
S: James F Herrington Jr
Book/Page: 82896/47, Date: 06/17/24
Mtg: UBS Bank USA \$968,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Old Style, Lot: 9148sf

25 BOSTON ROCK RD..... **\$675,000**
B: Jeremy Stamas & Deborah Goldfarb
S: Murphy Esther P Est & Edward W Murphy
Doc#: 000000001958754, Date: 06/18/24
Mtg: Washington Trust Mtg \$475,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6024sf

107 E EMERSON ST **\$1,000,000**
B: Nicolas Clarcia & Molly Mcgill
S: Robert E Cook, Tr for Robert E Cook Lt
Book/Page: 82908/474, Date: 06/20/24
Use: 4 Bdrm Victorian, Lot: 12545sf
Prior Sale: \$1,000,000 (04/20)

15 EVERETT ST **\$970,000**
B: Amer Deirieh & Maha Jarrar
S: Thomas Pascuccio, Tr for Pascuccio Ft
Book/Page: 82902/211, Date: 06/18/24
Mtg: Onto Mortgage LLC \$810,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5737sf

219 FRANKLIN ST **\$600,000**
B: Molly Hurd & Evan Swain
S: Justine E Black
Book/Page: 82893/495, Date: 06/17/24
Mtg: Cross Country Mtg Inc \$350,000
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 6525sf
Prior Sale: \$461,000 (04/20)

23 GARDEN ST **\$1,102,176**
B: Roland Fuoco & Mary Faughnan
S: Gary Garber & Catalina Moreno
Book/Page: 82899/303, Date: 06/18/24
Mtg: Cross Country Mtg Inc \$881,741
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6172sf
Prior Sale: \$339,900 (02/02)

103 GROVE ST..... **\$780,000**
B: Xiu Q Ye
S: William J Spera & Joseph M Onofrietti
Book/Page: 82901/532, Date: 06/18/24
Use: 5 Bdrm Old Style, Lot: 4247sf
Prior Sale: \$178,000 (05/98)

39 PORTER ST..... **\$1,750,000**
B: Binay Shrestha & Dechenla Sherpa
S: Charles J Falitte & Lee B Falitte
Book/Page: 82895/72, Date: 06/17/24
Mtg: USA Alliance FCU \$1,350,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 2-Family Victorian, Lot: 12001sf
Prior Sale: \$185,000 (04/02)

1-3 RAVINE TER U:1..... **\$649,000**
B: Monica Ruiz & Hector Ofarrill
S: Biniam Tekeste
Book/Page: 82899/1, Date: 06/18/24
Use: Condo

9 VINE ST **\$820,000**
B: Tibebe Gashaw
S: Woldearegay Dagmawi Est & Agar A Kassaye
Book/Page: 82896/348, Date: 06/17/24
Mtg: Province Mtg Assoc \$792,632
Term: 2054
Use: 2-Family Conventional, Lot: 5915sf
Prior Sale: \$432,000 (12/13)

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

4 COLLINS AVE..... **\$1,300,000**
B: Michael Maiorisi & Beatrice Holdstein
S: Melissa W Johnsen & Edward J Johnsen Jr
Doc#: 000000001958616, Date: 06/17/24
Mtg: Cross Country Mtg Inc \$800,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15015sf
Prior Sale: \$424,850 (12/01)

93 E CENTRAL ST U:7 **\$710,000**
B: Ana Horowitz
S: Kathryn T Holland-Jarvis & Patrick M Jarvis
Book/Page: 82906/591, Date: 06/20/24
Use: 2 Bdrm Condo
Prior Sale: \$540,500 (07/18)

17 IRVING RD **\$770,000**
B: Lonnie H Cohn & Suzanne L Cohn
S: Beth Nassozi & Livingstone Kintu
Doc#: 000000001958889, Date: 06/20/24
Mtg: Eastern Bank \$616,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 15163sf

7 LAMPLIGHT CIR **\$885,510**
B: Shashi K Gautam & Ranjita K Gautam
S: Lori Tarpinian, Tr for Tarpinian Rt
Book/Page: 82910/85, Date: 06/20/24
Mtg: Dedham Inst for Svgs \$585,510
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 13486sf

28 LONGFELLOW RD **\$985,000**
B: Cameron Heydari & Alissa A Stone
S: Gina Spencer & James W Spencer
Doc#: 000000001958941, Date: 06/20/24
Mtg: ARK LA Tex Svcs LLC \$862,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 11800sf
Prior Sale: \$430,000 (03/05)

120 NORTH AVE U:120..... **\$745,000**
B: Neha Amatya & Baibhav Rajbhanadari
S: Carl P Frank & Erica P Frank
Book/Page: 82891/185, Date: 06/17/24
Use: 3 Bdrm Condo
Prior Sale: \$501,000 (07/15)

16 OAK ST **\$1,150,000**
B: Molly P Chase & Osaji O Arah
S: Jacqueline M Ingemi & Joseph P Oconnor
Book/Page: 82907/268, Date: 06/20/24
Mtg: Bay Equity LLC \$800,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10860sf
Prior Sale: \$330,000 (12/08)

9 OAKRIDGE AVE..... **\$675,000**
B: Silva Development LLC
S: Kathleen E Rongone & James G Gleason
Book/Page: 82895/522, Date: 06/17/24
Use: 4 Bdrm Cape Cod, Lot: 11626sf

25 STACEY ST **\$700,000**
B: Pengrui Wei & Zhong Wei
S: Elizabeth E Seale
Book/Page: 82909/145, Date: 06/20/24
Mtg: US Bank NA \$380,000
Term: 2054 Rate: 6.8% Type: Adj

2 SUMMER ST **\$6,000,000**
B: Clarks Block LLC
S: Kic 2 Summer LLC
Book/Page: 82909/46, Date: 06/20/24

5 TRAVIS RD **\$2,100,000**
B: Christopher Caruso
S: 5 Travis Road LLC
Book/Page: 82901/564, Date: 06/18/24
Use: 5 Bdrm Colonial, Lot: 10019sf
Prior Sale: \$1,000,000 (10/23)

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

114-116 ATWOOD AVE **\$2,200,000**
B: Marie-France Poulin & Guillaume Lambert
S: William J Cleary Iii T & William J Cleary 3rd
Doc#: 000000001958639, Date: 06/17/24
Use: 4 Bdrm Colonial, Lot: 13900sf
Prior Sale: \$350,000 (06/95)

8 CENTRAL AVE **\$1,608,888**
B: Central Dev Partners LLC
S: 8 Central Ave LLC
Doc#: 000000001958663, Date: 06/17/24
Mtg: Cambridge Tr Co \$3,199,000
Use: 6 Bdrm Victorian, Lot: 15000sf
Prior Sale: \$1,560,000 (10/21)

9 CENTRAL AVE U:1 **\$800,000**
B: Sarah E Reis
S: Emma H Seidman & Robert A Case 3rd
Book/Page: 82896/84, Date: 06/17/24
Mtg: North Cambridge Cp Bk \$640,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 6734sf
Prior Sale: \$600,000 (02/20)

28 CLINTON ST..... **\$1,040,000**
B: An Li & Min Zhao
S: Thomas M Dolfi & Lauren Dolfi
Book/Page: 82901/495, Date: 06/18/24
Mtg: Fairway Ind Mtg \$766,550
Term: 2054
Use: 2 Bdrm Old Style, Lot: 3458sf
Prior Sale: \$840,000 (08/19)

1881 COMMONWEALTH AVE **\$1,452,500**
B: Brittany A Mayweather & David P Glancy
S: Diana M Alexandrovich & Simon M Alexandrovich
Book/Page: 82900/75, Date: 06/18/24
Mtg: Leader Bank NA \$1,000,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 11833sf
Prior Sale: \$300,000 (02/97)

214 CONCORD ST U:B..... **\$1,150,000**
B: Li Wang, Tr for Wu Ft
S: Hyun K Koo & Samuel Koo
Book/Page: 82896/273, Date: 06/17/24
Mtg: Bank of America NA \$767,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo, Lot: 11576sf
Prior Sale: \$810,000 (07/16)

83 DICKERMAN RD **\$1,200,000**
B: Hong Zhang & Xiaomin Hou
S: Adam M Beard
Doc#: 000000001958789, Date: 06/18/24
Mtg: Guaranteed Rate Affin \$900,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9752sf
Prior Sale: \$865,000 (08/19)

31 DONNA RD **\$3,150,000**
B: Shanshan Liu
S: Mayank Tandon & Nesrin O Tandon
Book/Page: 82903/222, Date: 06/18/24
Use: 6 Bdrm Colonial, Lot: 10400sf
Prior Sale: \$2,300,000 (11/20)

14 DUNCAN RD U:14 **\$2,215,000**
B: Heather S Maffie & William M Maffie 3rd
S: Westview Partners Hldg LL
Book/Page: 82902/117, Date: 06/18/24
Use: Condo

225 GREENWOOD ST..... **\$1,837,000**
B: Vikram J Tandon & Leah G Rappaport
S: Evelyn Tanz
Doc#: 000000001958916, Date: 06/20/24
Mtg: Brookline Bank \$1,469,600
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Ranch, Lot: 15015sf
Prior Sale: \$969,000 (08/07)

211 GROVE ST **\$99,768**
B: Yunjun Guo
S: Yunjun Guo & Jianze Zhou
Book/Page: 82911/262, Date: 06/20/24
Use: 3 Bdrm Colonial, Lot: 7410sf
Prior Sale: \$1,230,000 (11/21)

4 HENSHAW PL **\$942,500**
B: Jitender K Sawal & Anita P Sharma
S: Diane M Mccarthy
Book/Page: 82908/448, Date: 06/20/24
Mtg: Leader Bank NA \$659,750
Term: 2054
Use: 2 Bdrm Colonial, Lot: 6832sf

45-47 HILLTOP ST U:45 **\$2,048,000**
B: Lara Eisa
S: 45-47 Hilltop St LLC
Book/Page: 82902/31, Date: 06/18/24
Use: Condo

14-16 HOLLAND ST U:1 **\$1,100,000**
B: Julie C Krasker & Steven A Krasker
S: Elissa S Adler & Michael Adler
Book/Page: 82893/175, Date: 06/17/24
Use: 3 Bdrm Condo, Lot: 8750sf
Prior Sale: \$399,000 (07/99)

218-220 LINWOOD AVE **\$1,260,000**
B: Ping Liu & Fei Sha
S: Jdc Linwood Avenue LLC
Book/Page: 82899/273, Date: 06/18/24
Mtg: Nations Direct Mtg \$756,000
Term: 2054
Use: 2-Family Two Family, Lot: 5634sf
Prior Sale: \$380,000 (09/98)

233 NAHANTON ST U:233 **\$2,370,000**
B: Lisa Besen & Peter Besen
S: James R Baird, Tr for Baird T
Book/Page: 82893/528, Date: 06/17/24
Use: 3 Bdrm Condo, Lot: 1254089sf
Prior Sale: \$2,375,000 (07/23)

156 PEARL ST U:2..... **\$1,197,000**
B: Wei Li & Tianyuan Peng
S: Amy I Yancey
Book/Page: 82894/580, Date: 06/17/24
Mtg: US Bank NA \$957,600
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Condo, Lot: 5000sf

120 SEMINARY AVE..... **\$14,050,000**
B: Lasell Village Inc
S: Lasell University
Doc#: 000000001958902, Date: 06/20/24
Mtg: Lasell University \$5,100,000

15 SEWALL ST **\$4,375,000**
B: William J Cleary 3rd & Roberta Hing
S: William M Maffie 3rd & Heather L Maffie
Book/Page: 82897/364, Date: 06/18/24
Use: 6 Bdrm Colonial, Lot: 19229sf
Prior Sale: \$3,000,000 (01/10)

44 SWALLOW DR **\$1,150,000**
B: 44 Swallow Drive LLC
S: Choon S Kim
Book/Page: 82901/97, Date: 06/18/24
Mtg: Village Bank \$2,362,500
Use: 4 Bdrm Ranch, Lot: 19233sf

28 TALBOT ST **\$1,220,000**
B: Ariel J Blonder & Alexa J Blonder
S: Amit Segal & Barrie Wheeler
Doc#: 000000001958682, Date: 06/18/24
Mtg: Nations Direct Mtg \$766,500
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 7413sf
Prior Sale: \$515,000 (09/10)

999 WALNUT ST **\$1,977,000**
B: James McGinnis & Madeline M McGinnis
S: Robert F Hart & Sara Hart
Book/Page: 82909/382, Date: 06/20/24
Use: 5 Bdrm Victorian, Lot: 7701sf
Prior Sale: \$1,194,500 (06/15)

21 WHITE OAK RD **\$4,100,000**
B: Ernest A Angell & Bethani Angell
S: White Oak 21 LLC
Book/Page: 82897/208, Date: 06/17/24
Mtg: Embrace Home Loans \$3,000,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21037sf
Prior Sale: \$1,400,000 (08/21)

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

193 ELM ST U:24..... **\$820,000**
B: Deborah Dipietro, Tr for Fund A Of The Dipietro Ft
S: Joseph B Gehret Jr & Christine E Gehret
Book/Page: 82909/37, Date: 06/20/24
Use: Condo

230 MARTINS LNDG U:112 **\$490,000**
B: Lawrence F Williams, Tr for Lawrence F Williams Rt
S: Mary A Stegelmann
Book/Page: 82905/468, Date: 06/20/24
Use: 1 Bdrm Condo
Prior Sale: \$411,210 (04/21)

280 MARTINS LNDG U:8409 **\$721,710**
B: Wendy Cohen-Cliggott, Tr for Wendy Cohen-Cliggott T
S: Pulte Hm Of New Eng LLC
Book/Page: 82903/510, Date: 06/18/24
Use: Condo

280 MARTINS LNDG U:8412 **\$746,690**
B: Paula A Kistler
S: Pulte Hm Of New Eng LLC
Book/Page: 82901/238, Date: 06/18/24
Use: Condo

280 MARTINS LNDG U:8507 **\$818,375**
B: Norma S Hanson, Tr for Norma S Hanson 2014 RET
S: Pulte Hm Of New Eng LLC
Book/Page: 82906/109, Date: 06/20/24
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

241 CHARLES ST..... **\$1,027,000**
B: Brian Fischer & Natalie Westerman
S: Aaren E Lonks & Melissa A Lonks
Book/Page: 82901/158, Date: 06/18/24
Mtg: Salem Five Mtg Co \$821,600
Term: 2054
Use: 5 Bdrm Colonial, Lot: 15002sf
Prior Sale: \$300,000 (04/00)

510 GAZEBO CIR U:510..... **\$480,000**
B: Da Fang
S: Linda M Antinoro, Tr for Linda M Antinoro Ft
Book/Page: 82910/454, Date: 06/20/24
Mtg: Jeanne DArc CU \$280,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$126,900 (06/97)

16 HAYSTACK RD..... **\$1,250,000**
B: Genevieve Nesbit & James Lin
S: Marc V Therrien, Tr for M&k Therrien RET
Book/Page: 82895/284, Date: 06/17/24
Mtg: Salem Five Mtg Co \$480,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 13386sf
Prior Sale: \$273,000 (08/94)

28 SALEM ST U:6 **\$415,000**
B: Brian M Ciulla
S: Lorin Langston
Book/Page: 82900/519, Date: 06/18/24
Mtg: Liberty Bay CU \$332,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Condo, Lot: 6434sf
Prior Sale: \$215,000 (12/16)

52 SANBORN ST U:101 **\$559,000**
B: Joyce R Fahy-Laundre, Tr for Joyce R Fahy-Laundre Lt
S: Ka Tang
Book/Page: 82907/370, Date: 06/20/24
Mtg: Reading Cp Bk \$259,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$559,000 (08/21)

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

14 PECKHAM HILL RD..... **\$1,180,000**
B: Tobin Kelly & Margaret Kelly
S: Michael Murray
Book/Page: 82894/408, Date: 06/17/24
Use: 4 Bdrm Colonial, Lot: 46174sf
Prior Sale: \$835,000 (08/04)

132 WOODLAND ST..... **\$1,600,000**
B: Partha S Ray & Theresa M Ray
S: Ryan Hill & Rachel M Hill
Book/Page: 82907/460, Date: 06/20/24
Mtg: Morgan Stanley Privat \$800,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 155509sf
Prior Sale: \$1,100,000 (04/17)

Shirley

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	11
Median Price	\$410,000	\$464,900

► REAL ESTATE SALES

1 AUGUST LN..... **\$732,000**
B: Youdeline Cherenfant & Isaac Martineau
S: Douglas M MacLaughlin & Amy S Tomasello
Book/Page: 82902/249, Date: 06/18/24
Mtg: Guaranteed Rate Inc \$693,935
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15080sf
Prior Sale: \$420,000 (04/07)

170 AYER RD U:D **\$285,000**
B: Yong Grant & Francis Grant
S: Michael W Brookman
Book/Page: 82896/255, Date: 06/17/24
Use: 2 Bdrm Condo
Prior Sale: \$237,000 (08/22)

2 BROWN RD **\$390,000**
B: Xuan Wang & Min Liu
S: Burnley Viola M Est & Cynthia L Staples
Book/Page: 82893/283, Date: 06/17/24
Mtg: Fairway Ind Mtg \$292,500
Term: 2044
Use: 4 Bdrm Ranch, Lot: 37026sf

5 LAKEVIEW DR **\$558,250**
B: Jane Shenk & Lillian Chiang
S: Yong H Grant
Book/Page: 82893/446, Date: 06/17/24
Use: 3 Bdrm Ranch, Lot: 24468sf
Prior Sale: \$254,900 (07/11)

8 MOUNT HENRY RD **\$450,000**
B: Briana W Gross & Harry M Calero
S: Jean E Mckenna
Book/Page: 82911/308, Date: 06/20/24
Mtg: Cambridge Svgs Bk \$210,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 120226sf
Prior Sale: \$140,000 (08/12)

Somerville

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	28
Median Price	\$1,140,000	\$1,230,000

► REAL ESTATE SALES

60 AVON ST..... **\$1,355,000**
B: 60 Avon Street LLC
S: Natalie Demartinis
Book/Page: 82910/316, Date: 06/20/24
Mtg: Winchester Svgs Bk \$2,137,500
Use: 3 Bdrm Colonial, Lot: 5305sf

10 BARTLETT ST **\$1,080,000**
B: Turnpike Prop LLC
S: Thomas M Miller & Mary F Miller
Book/Page: 82907/553, Date: 06/20/24
Mtg: CCG Fund 1 LLC \$1,800,000
Term: 2026
Use: 2-Family Two Family, Lot: 3128sf
Prior Sale: \$360,000 (12/00)

65-71 BOW ST U:302 **\$735,000**
B: Riseon Kim
S: Bow St Union Square LLC
Book/Page: 82895/359, Date: 06/17/24
Use: Condo

371 BROADWAY U:2

44 POMEWORTH ST	\$900,000
B: Dylan E Cashman & Erica Cashman S: Jeremy L Darty, Tr for Ehrens-Darty Ft Book/Page: 82895/554, Date: 06/17/24 Mtg: Winter Hill Fed SB \$720,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 6107sf Prior Sale: \$782,000 (07/21)	
21 SUNRISE AVE	\$657,000
B: Maison Rouge LLC S: Joel Berniac Book/Page: 82891/394, Date: 06/17/24 Mtg: Crowd Lending Fund \$525,600 Use: 3 Bdrm Ranch, Lot: 7684sf Prior Sale: \$370,000 (03/02)	

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

25 ANTHONY DR	\$2,300,000
B: Kate Mcnamara & Timothy Mcnamara S: Richard A Wilmot & Sarah J Wilmot Doc#: 000000001958671, Date: 06/17/24 Mtg: Salem Five Mtg Co \$1,712,000 Term: 2054 Use: 5 Bdrm Colonial, Lot: 40076sf Prior Sale: \$1,400,000 (10/17)	

42 LAKEWOOD DR.....	\$875,000
B: Brandon Mcfarlin & Morgan Mcfarlin S: Kristen L Gyllenhaal, Tr for Gyllenhaal Ft Book/Page: 82909/222, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$375,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5000sf Prior Sale: \$475,000 (06/15)	

208 LANDHAM RD.....	\$975,000
B: Alfred J Ortolani 3rd & Danielle Ortolani S: Frank Letteri, Tr for Frank Letteri RET Book/Page: 82910/184, Date: 06/20/24 Mtg: HarborOne Mortgage \$766,550 Term: 2054 Use: 4 Bdrm Colonial, Lot: 41742sf	

MOSSMAN RD	\$450,000
B: Mossman Road LLC S: Terra Holdings LLC Book/Page: 82905/278, Date: 06/20/24	

18 PHEASANT AVE.....	\$1,500,000
B: Erik C Cline & Rachel A Cline S: Jeffrey Douglas & Julia Douglas Book/Page: 82902/70, Date: 06/18/24 Mtg: Movement Mtg LLC \$1,200,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 30928sf Prior Sale: \$852,000 (04/20)	

64 PURITAN LN	\$1,375,000
B: Samuel Markuse & Kaleigh Intrator S: Patricia L Crowley, Tr for Robert J Crowley 2018 T Doc#: 000000001958746, Date: 06/18/24 Mtg: JPMorgan Chase Bank \$375,000 Term: 2054 Use: 4 Bdrm Contemporary, Lot: 60473sf Prior Sale: \$348,000 (10/95)	

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

109 WALLACE HILL RD.....	\$550,000
B: Shawn Roderick & Jeanne A Hipke S: Joseph D Mason, Tr for Joseph D Mason T Book/Page: 82894/197, Date: 06/17/24 Mtg: Guild Mortgage Co \$412,500 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 20199sf Prior Sale: \$330,100 (01/20)	

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

141 PARKER RD.....	\$790,000
B: Francesse Detail S: Villiam Morris 4th & Jennifer Morris Doc#: 000000001958596, Date: 06/17/24 Mtg: Nexbank \$520,000 Term: 2044 Use: 3 Bdrm Raised Ranch, Lot: 15024sf Prior Sale: \$652,500 (08/20)	

141 PARKER RD	\$790,000
B: Francesse Detail S: William Morris 4th & Jennifer Morris Book/Page: 82892/597, Date: 06/17/24 Mtg: Nexbank \$520,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 15024sf Prior Sale: \$790,000 (06/24)	

22 ROBERT ST.....	\$905,000
B: Eric Hyp S: Brett P Irwin & Rachel S Irwin Doc#: 000000001958878, Date: 06/20/24 Mtg: JPMorgan Chase Bank \$724,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10794sf Prior Sale: \$570,000 (12/20)	

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

19 ABERDEEN AVE.....	\$760,000
B: Sean Mcentee S: Carmel Moynihan Doc#: 000000001958751, Date: 06/18/24 Use: 4 Bdrm Cape Cod, Lot: 6843sf Prior Sale: \$432,000 (05/07)	

36 BRUCE RD U:1.....	\$665,000
B: Peter Welch & Jessica Welch S: Kevin P Cangiano & Kristen M Cangiano Book/Page: 82896/209, Date: 06/17/24 Mtg: UniBank for Savings \$565,250 Term: 2054 Rate: 6.1% Type: Adj Use: 2 Bdrm Condo	

44 LINDEN PARK DR	\$770,000
B: Benjamin R Puliafitto & Emily E Garvey S: Zhu Lyu Book/Page: 82904/12, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$616,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 8725sf Prior Sale: \$630,000 (11/18)	

100 LONGFELLOW RD	\$660,000
B: Thomas E Leblanc & Sophia Leblanc S: Nancy Taylor-Flanagan, Tr for Taylor Rt Book/Page: 82905/185, Date: 06/20/24 Mtg: Leader Bank NA \$460,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 7680sf	

155 NEWTON ST	\$862,500
B: Ariana Ulikhanyan S: Gino Distefano, Tr for Distefano Ft Book/Page: 82895/205, Date: 06/17/24 Mtg: Cross Country Mtg Inc \$846,877 Term: 2054 Use: 3 Bdrm Old Style, Lot: 4073sf	

170 SEMINOLE AVE.....	\$542,000
B: Wasim Syed S: Lori Bennett-Leclair & Peter Aloisi Book/Page: 82903/457, Date: 06/18/24 Use: 3 Bdrm Cape Cod, Lot: 2736sf	

830 TRAPELO RD	\$730,000
B: Denise R Dickinson & Ovidiu Birsan S: Laura Demore, Tr for Lucy I Metcalf RET Book/Page: 82900/297, Date: 06/18/24 Mtg: USAA Federal SB \$630,000 Term: 2044 Use: 3 Bdrm Ranch, Lot: 9039sf Prior Sale: \$331,000 (05/13)	

16 VAN VECHTEN ST.....	\$925,000
B: Zhiyue Wu S: Lihua Shen & Anqi Zhang Book/Page: 82906/77, Date: 06/20/24 Use: 3 Bdrm Colonial, Lot: 3402sf Prior Sale: \$420,500 (03/05)	

244 WESTON ST	\$836,000
B: Matthew C Murray & Tania Lemos S: Jennifer Kingsburg Book/Page: 82902/500, Date: 06/18/24 Use: 3 Bdrm Colonial, Lot: 16827sf Prior Sale: \$589,000 (11/17)	

52 WILLOW ST	\$750,000
B: Mohammed A Pervez S: Scafidi Mary T Est & Dennis P Scafidi Book/Page: 82911/460, Date: 06/20/24 Mtg: M&T Bank NA \$562,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 8102sf	

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

62 BRADFORD RD.....	\$1,262,500
B: Michael E Colombo & Ahmed Alsharaa S: John W Crowley & Cindy A Crowley Doc#: 000000001958632, Date: 06/17/24 Mtg: Guaranteed Rate Inc \$946,875 Term: 2054 Use: 2-Family Family Flat, Lot: 5009sf Prior Sale: \$245,000 (10/94)	

164 MAPLEWOOD ST U:164.....	\$925,000
B: Sasha Watson & Jonathan A Fortescue S: Elizabeth A Keenan & Aaron C Hartman Book/Page: 82907/19, Date: 06/20/24 Mtg: Brookline Bank \$693,750 Term: 2054 Use: 4 Bdrm Condo	

91 PLEASANT ST U:91	\$896,000
B: Basak Ozaslan & Seyed S Sadraddini S: Katherine H Newell Book/Page: 82910/222, Date: 06/20/24 Mtg: Harvard Fcu \$833,280 Term: 2054 Rate: 7.0% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$216,000 (03/96)	

172-174 SUMMER ST	\$1,400,000
B: 172 Summer Street LLC S: Carole S Scalise Book/Page: 82892/418, Date: 06/17/24 Use: Residential-Multiple Bldgs, Lot: 8843sf	

176-178 SUMMER ST	\$1,400,000
B: 172 Summer Street LLC S: Carole S Scalise Book/Page: 82892/418, Date: 06/17/24 Mtg: Lima One Capital LLC \$980,000 Term: 2054	

49 UNION ST U:51.....	\$749,000
B: Dorothy Chin & Arthur Chin S: Fifty-One Union Street Rt & Paul V Griffin Jr Book/Page: 82900/509, Date: 06/18/24 Use: Condo	

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

7 GLOVER RD	\$845,000
B: Jee E Song & Juntae Lee S: Derek Morey & Caitlin Morey Book/Page: 82908/319, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$633,750 Term: 2054 Rate: 6.6% Type: Adj Use: 3 Bdrm Split Level, Lot: 21780sf Prior Sale: \$566,000 (03/19)	

8 KNOLLWOOD LN.....	\$1,650,000
B: Samuel J Schlitzer & Alison M Connolly S: Wendy L Hodgdon Book/Page: 82908/357, Date: 06/20/24 Mtg: Rocket Mortgage LLC \$1,320,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 24394sf Prior Sale: \$225,000 (04/96)	

26 MILLBROOK RD.....	\$1,220,000
B: Soydan A Polat & Dee K Polat S: Fannie F Tuttle, Tr for Millbrook Road Nt Book/Page: 82911/1, Date: 06/20/24 Mtg: Guaranteed Rate Inc \$535,000 Term: 2054 Use: 5 Bdrm Conventional, Lot: 37026sf Prior Sale: \$295,000 (04/87)	

20 PECK AVE	\$980,000
B: Lauren Pernokas & Alexander Pernokas S: Jonathan M Horne & Jane A Horne Book/Page: 82895/309, Date: 06/17/24 Mtg: Needham Bk \$650,000 Term: 2064 Rate: 6.5% Type: Adj Use: 4 Bdrm Cape Cod, Lot: 13504sf Prior Sale: \$465,000 (05/10)	

9 STEELETREE LN U:9.....	\$850,000
B: Paul Cohen & Lori Cohen S: Deborah S Lorenz, Tr for Deborah S Lorenz RET Doc#: 000000001958805, Date: 06/18/24 Use: 3 Bdrm Condo Prior Sale: \$415,000 (03/14)	

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

97 ASH ST	\$2,207,000
B: Alden Jones S: John K Sweeney, Tr for John K & R R Sweeney RET Book/Page: 82894/462, Date: 06/17/24 Mtg: Rees L Jones \$802,000 Term: 2029 Use: 4 Bdrm Ranch, Lot: 42300sf Prior Sale: \$1,315,000 (12/17)	

27 GOLDEN BALL RD	\$1,380,000
B: Enhua Zhou & Ying Li S: Golden Ball LLC Book/Page: 82896/452, Date: 06/17/24 Mtg: General Mtg Cap Corp \$766,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 10890sf Prior Sale: \$660,000 (11/22)	

32 HALLETT HILL RD	\$1,850,000
B: James Cooper & Sarah Cooper S: Richard Seel, Tr for Sedgewick Lane Nt Doc#: 000000001958730, Date: 06/18/24 Use: 3 Bdrm Cape Cod, Lot: 30000sf Prior Sale: \$1,010,000 (06/13)	

5 HASTINGS RD.....	\$2,440,000
B: Li Niu & Shiyong Chen S: Kevin F Yetman & Heather B Yetman Doc#: 000000001958793, Date: 06/18/24 Use: 4 Bdrm Colonial, Lot: 22215sf Prior Sale: \$1,300,000 (03/16)	

30 HILLCREST RD	\$3,200,000
B: Junping Chen & Mingyuan Wu S: Bts Investments LLC Book/Page: 82894/403, Date: 06/17/24 Use: 5 Bdrm Colonial, Lot: 40946sf Prior Sale: \$1,460,000 (12/18)	

680 SOUTH AVE U:3.....	\$1,250,000
B: Yanxiang Liu S: James F Dwinell, Tr for Dwinell Wayland Rt Book/Page: 82898/420, Date: 06/18/24 Mtg: East West Bank \$750,000 Term: 2054 Rate: 7.4% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$915,000 (01/06)	

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

14 CHESTNUT ST.....	\$2,075,000
B: Samuel Jones, Tr for J&s Rt S: Stanley M Hochberg, Tr for H&h Nt Book/Page: 82892/532, Date: 06/17/24 Mtg: James B Minchello \$862,500 Term: 2027 Use: 5 Bdrm Colonial, Lot: 10206sf Prior Sale: \$465,000 (08/93)	

19 CHURCHILL RD.....	\$1,082,000
B: John H Compitello & Jessica M Compitello S: S & E Rt & Stephen W Bosco Jr Book/Page: 82908/405, Date: 06/20/24 Mtg: Leader Bank NA \$762,000 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 10028sf	

14 HILL ST.....	\$1,300,000
B: Craig Wakeford & Andrea Quintero S: Deborah Laflamme, Tr for Morandi RET Book/Page: 82903/149, Date: 06/18/24 Use: 4 Bdrm Old Style, Lot: 11657sf	

20 HILLSIDE AVE U:20	\$760,000
B: Kathleen A Pesce S: Marc C Thompson & Maureen L Conway Book/Page: 82903/346, Date: 06/18/24 Use: 3 Bdrm Condo Prior Sale: \$460,000 (02/14)	

41 WHITE ST	\$1,480,000
B: Tianqi Wang & Bowen Xiang S: Xiao Liu & Ya Gao Book/Page: 82903/1, Date: 06/18/24 Use: 3 Bdrm Colonial, Lot: 5053sf Prior Sale: \$868,000 (01/17)	

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

3 BALDWIN GREEN CMN U:301.....	\$270,000
B: Green Baldwin LLC S: Gary M Sullivan, Tr for 301- 3 Baldwin Green Rt Book/Page: 82909/253, Date: 06/20/24 Use: Office Condo Unit Prior Sale: \$157,814 (03/03)	

21 COOLEY DR U:35	\$1,267,010
B: Mengyang Chen & Helen Z Leung S: Pulte Hm Of New Eng LLC Book/Page: 82895/418, Date: 06/17/24 Use: Condo	

23 COOLEY DR U:36	\$1,180,980
B: Shuhui Shangguan S: Pulte Hm Of New Eng LLC Book/Page: 82900/402, Date: 06/18/24 Use: Condo	

29 DIX RD EXT	\$737,000
B: Dhruvajyoti Nath S: Frederick Cialdea Jr & Kjestine Cialdea Doc#: 000000001958910, Date: 06/20/24 Mtg: Savings Bank (The) \$700,150 Term: 2054 Use: 4 Bdrm Raised Ranch, Lot: 16553sf Prior Sale: \$403,000 (07/16)	

3 INDIANA AVE.....

NORFOLK REGISTRY

continued		
213 RESERVOIR RD U:1	\$675,000	
B: Melissa Yeung		
S: Juan Matute & Paola Daza		
Book/Page: 41841/349, Date: 06/20/24		
Use: 2 Bdrm Condo		
Prior Sale: \$630,000 (08/19)		
115 SUMNER RD	\$1,650,000	
B: Emily Xie & Shirley W Xie		
S: Michael D Stiefel & Susanna T Stiefel		
Book/Page: 41835/420, Date: 06/17/24		
Mtg: Fairway Ind Mtg \$1,104,000		
Term: 2054		
Use: 2-Family Decker, Lot: 4373sf		
Prior Sale: \$354,285 (01/88)		
126 THORNDIKE ST U:1	\$1,915,000	
B: Joseph Mossel & Noa R Mossel		
S: Marc Hudak & Chun Li		
Book/Page: 41838/155, Date: 06/18/24		
Use: 4 Bdrm Condo		
12 TOXTETH ST	\$3,290,000	
B: Eric S Rosen & Sarah N Bernstein		
S: Katherine W Rae, Tr for Katherine Wyeth Rae RET		
Book/Page: 41833/260, Date: 06/17/24		
Mtg: JPMorgan Chase Bank \$2,467,500		
Term: 2054 Rate: 6.9% Type: Adj		
Use: 5 Bdrm Colonial, Lot: 4173sf		
Prior Sale: \$1,251,000 (03/04)		
576 WASHINGTON ST U:6	\$1,220,000	
B: Roberto Andaya & Seo H Choo		
S: Marie-France Poulin & Guillaume Lambert		
Book/Page: 41834/113, Date: 06/17/24		
Use: 2 Bdrm Condo		
Prior Sale: \$885,000 (12/18)		
17 WHITNEY ST	\$1,280,000	
B: David C Charney & Doria A Nathanson		
S: Cara M Stern, Tr for Morris Irt		
Book/Page: 41836/465, Date: 06/18/24		
Mtg: Guaranteed Rate Inc \$1,000,000		
Term: 2054		
Use: 4 Bdrm Old Style, Lot: 4983sf		

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		
50 COPPERSMITH WAY U:105	\$679,000	
B: Eric Daniel		
S: Canton Copperworks LLC		
Book/Page: 41834/7, Date: 06/17/24		
Use: Condo		
135 CULLODEN DR	\$1,450,000	
B: Landree Parrott & Timothy Parrott		
S: Ralph R Valente & Susan E Valente		
Book/Page: 41835/543, Date: 06/17/24		
Mtg: William Raveis Mtg Co \$1,123,200		
Term: 2054 Rate: 6.6% Type: Adj		
Use: 4 Bdrm Colonial, Lot: 19972sf		
Prior Sale: \$355,000 (09/97)		
24 INDIAN WOODS WAY U:24	\$765,000	
B: Susan P Rhodes		
S: Rimma Polyak, Tr for Rimma Polyak 1999 RET		
Book/Page: 41835/320, Date: 06/17/24		
Use: 2 Bdrm Condo		
Prior Sale: \$555,000 (08/17)		
28 RANDOLPH ST	\$800,000	
B: Xuejuan Pellar		
S: Timothy A Parrott & Landree E Parrott		
Book/Page: 41837/183, Date: 06/18/24		
Use: 3 Bdrm Raised Ranch, Lot: 18990sf		
Prior Sale: \$370,000 (07/13)		
200 REVERE ST U:4307	\$615,000	
B: Jennifer Roberts & Charles Roberts		
S: Jonathan Paris, Tr for Elaine Lamb 2017 T		
Book/Page: 41840/337, Date: 06/20/24		
Use: 2 Bdrm Condo		
15 REVOLUTION WAY U:2003	\$810,000	
B: Patti P Stokinger		
S: Michael D Doughty & Kimberly T Doughty		
Book/Page: 41837/384, Date: 06/18/24		
Mtg: Cross Country Mtg Inc \$400,000		
Term: 2054		
Use: 2 Bdrm Condo		

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		
550 JERUSALEM RD U:2	\$398,500	
B: Csilla Kiss & Tafseer A Khan		
S: Nancy L Yellin		
Book/Page: 41836/300, Date: 06/18/24		
Use: 2 Bdrm Condo		
Prior Sale: \$322,000 (08/08)		

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		
307 COLBURN ST	\$450,000	
B: Cold Burn LLC		
S: MTGLQ Investors LP		
Book/Page: 41840/115, Date: 06/20/24		
Mtg: Crowd Lending Fund \$595,000		
Use: 2-Family Family Flat, Lot: 8000sf		
Prior Sale: \$412,628 (06/18)		
135 COURT ST	\$1,650,000	
B: Jameson C Fauver & Catherine R Fauver		
S: Janine Ferretti & John Dorrance		
Book/Page: 41834/267, Date: 06/17/24		
Mtg: M&T Bank NA \$1,237,500		
Term: 2054		
Use: 5 Bdrm Antique, Lot: 18038sf		
Prior Sale: \$975,000 (06/19)		
143 DALE ST U:1	\$700,000	
B: Latisha S Rider		
S: Daniel Acevedo & Amy R Dias		
Book/Page: 41835/178, Date: 06/17/24		
Use: 2 Bdrm Condo, Lot: 16284sf		
Prior Sale: \$340,000 (03/17)		

40 HIGH ST U:305	\$405,000	
B: Sainath Palani		
S: Alfred Raberov & Dana E Raberov		
Book/Page: 41840/404, Date: 06/20/24		
Mtg: Rocket Mortgage LLC \$283,000		
Term: 2054		
Use: 2 Bdrm Condo		
Prior Sale: \$176,500 (12/12)		
21 JOHNSTON LN	\$2,750,000	
B: Petruzzello Prop LLC		
S: David H Dalzell, Tr for Dalco Rt		
Book/Page: 41835/122, Date: 06/17/24		
Use: Residential Undvlpble Land, Lot: 15778sf		
33 JOHNSTON LN	\$2,750,000	
B: Petruzzello Prop LLC		
S: David H Dalzell, Tr for Dalco Rt		
Book/Page: 41835/122, Date: 06/17/24		
Use: Residential Undvlpble Land, Lot: 35568sf		
44 JOHNSTON LN	\$2,750,000	
B: Petruzzello Prop LLC		
S: David H Dalzell, Tr for Dalco Rt		
Book/Page: 41835/122, Date: 06/17/24		
Use: Accessory Land Improved, Lot: 12923sf		
44-R JOHNSTON LN	\$2,750,000	
B: Petruzzello Prop LLC		
S: David H Dalzell, Tr for Dalco Rt		
Book/Page: 41835/122, Date: 06/17/24		
Use: Res Potentially Dvlpble Land, Lot: 15309sf		
18 MANNING RD	\$700,000	
B: Nhung T Nguyen		
S: Zefes Mary J Est & Joan H Kimball		
Book/Page: 41837/104, Date: 06/18/24		
Use: 3 Bdrm Split Level, Lot: 8762sf		
Prior Sale: \$193,000 (10/98)		
835 PROVIDENCE HWY	\$2,750,000	
B: Petruzzello Prop LLC		
S: David H Dalzell, Tr for Dalco Rt		
Book/Page: 41835/122, Date: 06/17/24		
Use: Industrial Undevlpble Land, Lot: 323215sf		
59 ROSEMARY RD	\$930,000	
B: Hicham F Hassan & Amira Ramadan		
S: Rosemary Road LLC		
Doc#: 000000001537637, Date: 06/18/24		
Mtg: Harvard Fcu \$458,000		
Term: 2054		
Use: 4 Bdrm Split Level, Lot: 12500sf		
714 WASHINGTON ST	\$2,750,000	
B: Petruzzello Prop LLC		
S: David H Dalzell, Tr for Dalco Rt		
Book/Page: 41835/122, Date: 06/17/24		
Use: Mixed Use-Prim Comm & Other, Lot: 19489sf		
736 WASHINGTON ST	\$2,750,000	
B: Petruzzello Prop LLC		
S: David H Dalzell, Tr for Dalco Rt		
Book/Page: 41835/122, Date: 06/17/24		
Use: 3 Bdrm Conventional, Lot: 21402sf		
738 WASHINGTON ST	\$2,750,000	
B: Petruzzello Prop LLC		
S: David H Dalzell, Tr for Dalco Rt		
Book/Page: 41835/122, Date: 06/17/24		
Use: Residential Undvlpble Land, Lot: 29500sf		

► FORECLOSURE DEEDS

26 RIVERSIDE DR	\$419,000	
B: 49 Arlington Road LLC		
S: Lynda Langlois & Wells Fargo Bank NA		
Doc#: 000000001537550, Date: 06/17/24		
Mtg: John Coz \$480,000		
Use: 2 Bdrm Cape Cod, Lot: 7616sf		
Prior Sale: \$350,000 (02/05)		

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		
8 TISDALE DR U:8	\$800,000	
B: Manohar Kilaru & Sai C Alturi		
S: Anand Kapai & Mihika Kapai		
Book/Page: 41842/190, Date: 06/20/24		
Mtg: CMG Mortgage Inc \$640,000		
Term: 2054		
Use: 2 Bdrm Condo		
Prior Sale: \$511,000 (11/17)		
80 TISDALE DR U:80	\$840,000	
B: Roman Vityk & Evgenilia Shabailova		
S: Mustafa Hameed		
Book/Page: 41842/239, Date: 06/20/24		
Mtg: Northpoint Mortgage \$630,000		
Term: 2054		
Use: 2 Bdrm Condo		
Prior Sale: \$508,000 (10/15)		
99 WALPOLE ST	\$1,775,000	
B: Matthew H Lorusso		
S: Darina M Ouimet & Francois Ouimet		
Book/Page: 41839/514, Date: 06/20/24		
Use: 5 Bdrm Colonial, Lot: 87560sf		
Prior Sale: \$1,500,000 (06/21)		

Foxboro

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	41
Median Price	\$599,900	\$673,500
► REAL ESTATE SALES		
23 BARTON RD	\$630,000	
B: Brandon Wooten & Kylee Decoste		
S: Karin A Darcy & Paul P Darcy		
Book/Page: 41842/316, Date: 06/20/24		
Mtg: Radius Financial Grp \$532,661		
Term: 2054		
Use: 3 Bdrm Raised Ranch, Lot: 20158sf		
Prior Sale: \$180,000 (08/96)		
67 CARPENTER ST	\$575,000	
B: Catherine Greeley		
S: Kylee Decoste		
Book/Page: 41840/464, Date: 06/20/24		
Mtg: US Bank NA \$415,000		
Term: 2054		
Use: 2 Bdrm Cape Cod, Lot: 9340sf		
Prior Sale: \$459,000 (10/21)		
1 KINGSBURY LN	\$1,570,000	
B: Eric Anderson & Dayna Mucci		
S: Daniel G Murphy, Tr for Murphys Ft		
Book/Page: 41841/279, Date: 06/20/24		
Mtg: Cambridge Svgs Bk \$1,200,000		
Term: 2054		
Use: 4 Bdrm Colonial, Lot: 67878sf		
Prior Sale: \$1,081,806 (03/08)		

19 MEADOWVIEW RD.....	\$400,000
B: John Kane	
S: Johnson Sulo E Est & Paul M Johnson	
Book/Page: 41835/5, Date: 06/17/24	
Use: 2 Bdrm Cape Cod, Lot: 32790sf	
173 OAK ST.....	\$670,000
B: Owen T Campbell & Alexandra E Campbell	
S: Richard T Staunton Jr & Susan P Staunton	
Book/Page: 41837/186, Date: 06/18/24	
Mtg: United Wholesale Mtg \$536,000	
Term: 2054	
Use: 3 Bdrm Conventional, Lot: 60038sf	
Prior Sale: \$599,900 (01/23)	
18 WASHINGTON ST	\$4,100,000
B: Loreto Real Estate LLC	
S: Ma Assn Of Realtors Inc	
Book/Page: 41837/470, Date: 06/18/24	
Mtg: Bank of America Na \$4,020,000	
Use: Office Bldg-General, Lot: 208652sf	
Prior Sale: \$2,400,000 (05/19)	

Norfolk

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	24
Median Price	\$737,450	\$767,500

► REAL ESTATE SALES

28 AVERY WAY	\$268,000
B: Maureen Howard	
S: Ee Norfolk LLC	
Book/Page: 41835/10, Date: 06/17/24	
Mtg: USA HUD \$254,960	
Term: 2054	
Use: Residential Developable Land, Lot: 10999sf	

Norwood

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	54
Median Price	\$650,000	\$630,000

► REAL ESTATE SALES

89 ACCESS RD U:3	\$300,000
B: William Theos, Tr for W&e Rt	
S: Irar TCo	
Doc#: 000000001537703, Date: 06/20/24	
Mtg: Mario D Casamassima \$150,000	
Term: 2029	
Use: Office Condo Unit	
Prior Sale: \$285,000 (11/21)	

71 ADAMS ST	\$475,000
B: Connor J Flynn & Caroline A Molla	
S: Holmberg Reed A Est & Robert R Bixby	
Book/Page: 41836/308, Date: 06/18/24	
Mtg: Paul D Molla \$459,607	
Use: 3 Bdrm Conventional, Lot: 5870sf	

99 AUDUBON RD	\$660,000
B: Amanda Hayes	
S: Marcus W Weimar & Valerie B Weimar	
Book/Page: 41835/212, Date: 06/17/24	
Mtg: Fall River Five Cents \$360,000	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 10714sf	
Prior Sale: \$430,000 (01/18)	

20-22 MAPLE ST	\$910,000
B: Kallie Buchman & Brendan Jones	
S: Paul M Kouri & Leeanora Kouri	
Book/Page: 41836/329, Date: 06/18/24	
Mtg: Salem Five Mtg Co \$728,000	
Term: 2054	
Use: 3-Family Family Flat, Lot: 5427sf	
Prior Sale: \$546,000 (10/17)	

365 WASHINGTON ST U:11	\$420,000
B: Joyce Du	
S: Nefail Hoxha & Halime Hoxha	
Book/Page: 41833/161, Date: 06/17/24	
Mtg: Rocket Mortgage LLC \$270,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$267,000 (08/18)	

Plainville

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	16
Median Price	\$525,000	\$520,500

► REAL ESTATE SALES

70 E BACON ST	\$570,000
B: Daniel Diccico & Michelle Diccico	
S: Jeffrey A Foreman & Gillin K Foreman	
Book/Page: 41841/167, Date: 06/20/24	
Mtg: Cross Country Mtg Inc \$506,250	
Term: 2054	
Use: 4 Bdrm Conventional, Lot: 20038sf	
Prior Sale: \$282,000 (08/15)	

3 FULLER ST	\$750,000
B: A2 Fuller St LLC	
S: Robert Cole	
Book/Page: 41840/148, Date: 06/20/24	
Mtg: Robert C Cole \$100,000	
Use: Industrial Devlpble Land, Lot: 319730sf	
Prior Sale: \$230,000 (03/04)	

Quincy

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	131	120
Median Price	\$605,000	\$677,500

► REAL ESTATE SALES

60 ALTON RD	\$910,000
B: Steven N Novick & Caryl N Novick	
S: Michael Oconnor	
Book/Page: 41838/99, Date: 06/18/24	
Mtg: Weichert Fncl Svcs \$160,000	
Term: 2039	
Use: 2 Bdrm Cape Cod, Lot: 5296sf	
Prior Sale: \$500,000 (12/23)	

57 BAY STATE RD	\$500,000
B: Jayme Yen & Jean P Demorais	
S: Ziqing Liao & Yan Wu	
Book/Page: 41837/235, Date: 06/18/24	
Mtg: Rockland Tr Co \$420,000	
Term: 2054	
Use: 2 Bdrm Colonial, Lot: 1296sf	
Prior Sale: \$473,000 (05/22)	

235 BILLINGS ST	\$778,000
B: Hong Q Chen & Mei Q Zheng	
S: Thomas J Nutley & Rita L Nutley	
Doc#: 000000001537710, Date: 06/20/24	
Use: 3 Bdrm Cape Cod, Lot: 7406sf	

31 CHICKATABOT RD	\$815,000
B: Christopher J Lacenere & Bakhan Barzangy	
S: Michael H Oconnell & Noreen G Oconnell	
Book/Page: 41834/42, Date: 06/17/24	
Mtg: M&T Bank NA \$565,000	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 5156sf	

133 COMMANDER SHEA BLVD U:513..	\$310,000
B: Eric Cox	
S: Donald Bourguignon & Marie J Mathurin	
Book/Page: 41840/435, Date: 06/20/24	
Mtg: Rocket Mortgage LLC \$232,500	
Term: 2054	
Use: 1 Bdrm Condo	
Prior Sale: \$310,000 (06/24)	

133 COMMANDER SHEA BLVD U:513..	\$310,000
B: Erik Cox	
S: Donald Bourguigon & Marie J Mathurin	
Doc#: 000000001537686, Date: 06/20/24	
Mtg: Rocket Mortgage LLC \$232,500	
Term: 2054	
Use: 1 Bdrm Condo	
Prior Sale: \$299,000 (09/18)	

100 CONNELL ST	\$680,000
B: Mark Darocha & Jennifer Lee	
S: Joseph F Oneil & Elizabeth Oneil	
Book/Page: 41835/510, Date: 06/17/24	
Mtg: Sofi Bank Na \$630,000	
Term: 2054	
Use: 2 Bdrm Bngl/Cottage, Lot: 5772sf	
Prior Sale: \$123,000 (12/92)	

164 CRABTREE RD	\$3,200,000
B: Francesco Insolia, Tr for Country Club T	
S: Louise M Grabowski & William J Grabowski	
Doc#: 000000001537581, Date: 06/18/24	
Use: 4 Bdrm Contemporary, Lot: 16300sf	

102 DYSART ST U:C	\$720,000
B: Ayush Sangani & Maitree K Shah	
S: Hua Liu & Zhi Chen	
Book/Page: 41839/34, Date: 06/18/24	
Mtg: Cooperative Bank \$684,000	
Term: 2054	
Use: Condo	

FLAGG ST	\$738,000
B: Tingting Li & Junrong Wu	
S: Colleen Tavekellian, Tr for 3 Flagg Street Rt	
Book/Page: 41835/272, Date: 06/17/24	

287-289 FRANKLIN ST	\$1,040,000
B: Christopher J Chetwynd & Ryan P Chetwynd	
S: Xiu P Pan	
Book/Page: 41839/256, Date: 06/20/24	
Mtg: Mega Cap Funding Inc \$832,000	
Term: 2054	
Use: 2-Family Two Family, Lot: 12340sf	
Prior Sale: \$900,000 (01/22)	

128 GREENLEAF ST	\$810,000
B: Tsz H To & Wendy Szeto	
S: Ronald Burns & Joann Burns	
Book/Page: 41834/237, Date: 06/17/24	
Mtg: Leader Bank NA \$648,000	
Term: 2054	
Use: 3 Bdrm Conventional, Lot: 3416sf	
Prior Sale: \$440,000 (03/20)	

22 HOBOMACK RD	\$700,000
B: Michael H Oconnell & Noreen G Oconnell	
S: Steven B Peck, Tr for Sadupont Nt	
Book/Page: 41834/224, Date: 06/17/24	
Use: 2 Bdrm Bngl/Cottage, Lot: 4811sf	
Prior Sale: \$268,800 (03/03)	

100 MARINA DR U:105	\$539,900
B: Mark A Potter Jr	
S: Steve J Campanella	
Doc#: 000000001537560, Date: 06/17/24	
Use: 2 Bdrm Condo	
Prior Sale: \$460,000 (09/19)	

85 MYRTLE ST U:108	\$719,000
B: Maksim Vazniuk & Krystsina Vazniuk	
S: Neponset Bay Realty LLC	
Book/Page: 41835/132, Date: 06/17/24	
Mtg: First Cmnty Mtg Inc \$647,000	
Term: 2054	
Use: 2 Bdrm Condo	

12-14 OCONNELL AVE	\$510,000
B: Apoorva Kumar	
S: Claire Lee	
Book/Page: 41833/214, Date: 06/17/24	

34 SOUTH ST U:105	\$440,000
B: Mo K Chin	
S: Xu Yan & Shilin Liang	
Book/Page: 41837/71, Date: 06/18/24	
Use: 2 Bdrm Condo	
Prior Sale: \$420,000 (02/23)	

62 SOUTH ST U:16	\$345,000
B: Aquarius Home Co LLC	
S: Aquarius I Condo T & Cheryl Rathbun	
Book/Page: 41840/52, Date: 06/20/24	
Use: 2 Bdrm Condo	

43 TREVORE ST	\$764,000
B: Joseph M Gaglione	
S: David Mcnelley	
Doc#: 000000001537540, Date: 06/17/24	
Mtg: Guild Mortgage Co \$675,620	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 8050sf	
Prior Sale: \$460,000 (07/14)	

111 WARREN AVE U:4G	\$324,000
B: Yuteng Zhang & Dingna Mai	
S: Joseph D Ouellette	
Book/Page: 41841/104, Date: 06/20/24	
Use: 1 Bdrm Condo	

60 WOODCLIFF RD	\$585,000
B: Tan C Le & Thi L Nguyen	
S: 60 Woodcliff LLC	
Book/Page: 41840/503, Date: 06/20/24	
Mtg: Mtg Connection Lic \$468,000	
Term: 2054	
Use: 2 Bdrm Cape Cod, Lot: 5000sf	
Prior Sale: \$260,000 (08/14)	

Randolph

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	75	72
Median Price	\$500,000	\$567,500

► REAL ESTATE SALES

348 CANTON ST	\$717,000
B: Rakshit Shetty & Shresta H Hegde	
S: Jade O Chauvin & Erick C Lopes	
Book/Page: 41840/94, Date: 06/20/24	
Mtg: Allied Mortgage Group \$430,200	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 12278sf	
Prior Sale: \$645,000 (06/22)	

5 DRISCOLL CIR	\$500,000
B: Eric J Snieder	
S: Mary P Oneill	
Book/Page: 41839/61, Date: 06/18/24	
Mtg: Amer Htge Lending Lic \$408,000	
Term: 2054	
Use: 3 Bdrm Split Level, Lot: 12100sf	
Prior Sale: \$125,000 (07/93)	

6 GLOVERSBROOK RD	\$649,900
B: Nadia Fontus	
S: Theodore T Bubb	
Doc#: 000000001537624, Date: 06/18/24	
Mtg: Rocket Mortgage LLC \$617,405	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 12000sf	
Prior Sale: \$339,900 (10/02)	

165 HIGH ST U:165	\$580,000
B: Elizabeth K Plange & Adotey Plange	
S: Murray P Smith & Deborah A Smith	
Book/Page: 41838/423, Date: 06/18/24	
Mtg: Mega Cap Funding Inc \$543,200	
Term: 2054	
Use: 3 Bdrm Condo	
Prior Sale: \$169,000 (03/00)	

17 KINGCREST TER	\$485,000
B: Elizabeth M Page	
S: Sandra R Goodman, Tr for Srg RET	
Book/Page: 41833/308, Date: 06/17/24	
Mtg: Allied Mortgage Group \$260,000	
Term: 2054	
Use: 2 Bdrm Ranch, Lot: 13666sf	

2 MACAULEY WAY	\$681,000
B: Louis Nguyen	
S: Wilfred O Edwards & Eldene L Edwards	
Book/Page: 41839/117, Date: 06/18/24	
Mtg: United Wholesale Mtg \$575,121	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 15667sf	
Prior Sale: \$134,900 (03/94)	

Sharon

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	54
Median Price	\$718,500	\$771,000

► REAL ESTATE SALES

16 BAYBERRY DR U:1	\$345,000
B: John Deangelis	
S: Parinaz Sadr	
Book/Page: 41834/190, Date: 06/17/24	
Mtg: Mtg Equity Partners \$276,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$215,000 (04/19)	

6 BIRD LN	\$633,000
B: Kayur Shrestha	
S: Lori H Sullivan	
Book/Page: 41838/558, Date: 06/18/24	
Mtg: Mtg Connection Lic \$506,400	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 10950sf	
Prior Sale: \$194,000 (11/99)	

9 MARCUS RD	\$620,000
B: Randolph Ellis 2nd & Tami C Ellis	
S: Yizhong Qu	
Book/Page: 41838/489, Date: 06/18/24	
Mtg: Homestead Fund Corp \$465,000	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 40000sf	
Prior Sale: \$333,500 (08/14)	

105 WALPOLE ST	\$1,350,000
B: Vijay Tripathi, Tr for Suchitra Pathak	
S: Russell C Siegel & Elise R Siegel	
Book/Page: 41833/591, Date: 06/17/24	
Mtg: BankESB \$1,080,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 4 Bdrm Colonial, Lot: 74272sf	
Prior Sale: \$800,000 (12/05)	

Stoughton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	67
Median Price	\$532,500	\$610,000

► REAL ESTATE SALES

75 ERIN RD U:75	\$385,000
B: Haldun B Kaplan	
S: Stewart M Rosen, Tr for 75 Erin Road Rt	
Book/Page: 41839/9, Date: 06/18/24	
Mtg: Rockland Tr Co \$308,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$305,000 (08/09)	

26 WESTWOOD RD	\$555,000
B: Deborah D Collins	
S: Jacqueline M Hawkins & Christopher R Hawkins	
Doc#: 000000001537612, Date: 06/18/24	
Mtg: Movement Mtg LLC \$420,000	
Term: 2054	
Use: 2 Bdrm Old Style, Lot: 7427sf	
Prior Sale: \$505,555 (03/22)	

Walpole

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	59
Median Price	\$700,000	\$759,900

► REAL ESTATE SALES

59 KILRONAN PARK	\$1,285,000
B: Dane B Sago & Kristen J Sago	
S: Stephen R Schwartz, Tr for Stephen R Schwartz T	
Book/Page: 41834/262, Date: 06/17/24	
Use: 3 Bdrm Cape Cod, Lot: 22878sf	
Prior Sale: \$824,250 (02/19)	

340 LINCOLN RD	\$855,000
B: Mary Mcgovern & Brian P Mahaney	
S: Robert J Smith Jr & Anna K Smith	
Book/Page: 41834/564, Date: 06/17/24	
Mtg: Leader Bank NA \$585,000	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 39400sf	
Prior Sale: \$489,900 (04/17)	

8 MASSASOIT CIR	\$899,000
B: Jonathan M Fleming & Christine M Fleming	
S: David Champagne	
Book/Page: 41842/91, Date: 06/20/24	
Mtg: Guaranteed Rate Inc \$789,000	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 20002sf	
Prior Sale: \$190,000 (03/91)	

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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

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

15 ASHFORD LN **\$685,000**
B: Jacon A Salkovitz & Emily Salkovitz
S: Taylor D Macdonald & Catherine Macdonald
Book/Page: 58989/308, Date: 06/17/24
Mtg: Guaranteed Rate Inc \$585,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20112sf
Prior Sale: \$375,000 (07/14)

555 BEDFORD ST U:2..... **\$214,900**
B: Elizabeth P Robinson, Tr for Studio 28 Rt
S: Cp Bridgewater Realty LLC
Book/Page: 58994/107, Date: 06/18/24
Mtg: HarborOne Bank \$160,000
Use: Office Condo Unit

41 OLD FORGE RD U:41 **\$380,000**
B: Michael J Kenney
S: Renda Thornton
Book/Page: 58990/206, Date: 06/17/24
Mtg: Movement Mtg LLC \$342,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$185,000 (01/18)

2 OLDFIELD RD **\$992,545**
B: Russell Shibles & Carol Shibles
S: Lehtola Homes Inc
Book/Page: 58993/293, Date: 06/18/24
Use: Residential Developable Land, Lot: 43663sf

1032 PLEASANT ST..... **\$419,000**
B: Ahmed Alzawar & Laura Alzawar
S: Gifford Howard Mark Est & Liam M Gifford
Book/Page: 58999/7, Date: 06/20/24
Mtg: Paramount Res Mtg Gp \$377,100
Term: 2054
Use: 2 Bdrm Antique, Lot: 35438sf
Prior Sale: \$337,900 (04/10)

888 SUMMER ST **\$550,000**
B: Tyler G Mallon
S: Lori Rose
Book/Page: 58992/179, Date: 06/18/24
Mtg: Rocket Mortgage LLC \$440,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14400sf
Prior Sale: \$139,500 (12/97)

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

793 COURT ST **\$295,000**
B: 205 Bedford Street LLC
S: Pierlyn M Chrispin
Doc#: 000000000852629, Date: 06/20/24
Mtg: Crowd Lending Fund \$270,400
Use: 3 Bdrm Ranch, Lot: 7762sf
Prior Sale: \$20,000 (03/22)

25 FLINT RD **\$143,000**
B: Boss Man Realty Inv LLC
S: Menelas Abelard & Marise Joseph
Book/Page: 58993/323, Date: 06/18/24
Mtg: Middlesex Loans LLC \$387,500

228 HILLBERG AVE **\$497,500**
B: Sofia Jaramillo
S: Jaimerita Solari & Paul C Lyman
Book/Page: 59000/66, Date: 06/20/24
Mtg: NFM Inc \$447,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 6360sf
Prior Sale: \$164,000 (07/99)

647 MONTELLO ST..... **\$600,000**
B: Jerrilyn M Alvarado & Justin J Robles
S: Gregory Hobson
Book/Page: 58999/193, Date: 06/20/24
Mtg: Movement Mtg LLC \$589,132
Term: 2054
Use: 4 Bdrm Colonial, Lot: 4665sf
Prior Sale: \$260,000 (05/23)

685 OAK ST U:22-8 **\$240,000**
B: Linda Taylor
S: Olivia D Legrow
Book/Page: 58989/115, Date: 06/17/24
Mtg: Mortgage Research Ctr \$247,920
Term: 2054
Use: Condo

246 PLAIN ST **\$475,000**
B: Luis A Gauman
S: Kathaleen A Bauer, Tr for Yalowchuk Ft
Book/Page: 58994/304, Date: 06/18/24
Mtg: First Home Mtg \$380,000
Term: 2054
Use: 2-Family Two Family, Lot: 81457sf
Prior Sale: \$52,000 (12/00)

424 PROSPECT ST..... **\$535,000**
B: Huguens Lamande
S: Sandra Barbosa
Book/Page: 58998/243, Date: 06/20/24
Mtg: NFM Inc \$525,309
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6090sf
Prior Sale: \$214,000 (02/16)

25 SMITH AVE..... **\$420,000**
B: Jose A Cruz
S: Rogerio Leite & Maria Leite
Book/Page: 58990/118, Date: 06/17/24
Use: 4 Bdrm Colonial, Lot: 7370sf
Prior Sale: \$149,000 (05/01)

11 TRACK ST..... **\$890,800**
B: Laura P Fermin & Demis N Soto-Fermin
S: Michael P Brigandi, Tr for 11-15 Track St T
Book/Page: 58991/183, Date: 06/17/24
Mtg: Movement Mtg LLC \$828,444
Term: 2054
Use: 3-Family Family Flat, Lot: 4190sf
Prior Sale: \$42,000 (01/95)

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

66 BOW ST **\$675,000**
B: Brittany T Barrow & Timothy Barrow
S: John Joyce Jr & Stephanie Joyce
Book/Page: 58999/116, Date: 06/20/24
Mtg: Primelending \$620,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41382sf
Prior Sale: \$620,000 (08/22)

15 FULLER ST..... **\$900,000**
B: Hickory Hill Dev Inc
S: Adga Realty LLC
Book/Page: 58996/238, Date: 06/20/24
Use: Farm Use, Lot: 60940sf

17 FULLER ST **\$900,000**
B: Hickory Hill Dev Inc
S: Adga Realty LLC
Book/Page: 58996/238, Date: 06/20/24
Use: Farm Use, Lot: 59982sf

19 FULLER ST..... **\$900,000**
B: Hickory Hill Dev Inc
S: Adga Realty LLC
Book/Page: 58996/238, Date: 06/20/24
Use: Farm Use, Lot: 60331sf

21 FULLER ST..... **\$900,000**
B: Hickory Hill Dev Inc
S: Adga Realty LLC
Book/Page: 58996/238, Date: 06/20/24
Use: Farm Use, Lot: 60069sf

25 FULLER ST..... **\$900,000**
B: Hickory Hill Dev Inc
S: Adga Realty LLC
Book/Page: 58996/238, Date: 06/20/24
Use: Farm Use, Lot: 60243sf

27 FULLER ST..... **\$900,000**
B: Hickory Hill Dev Inc
S: Adga Realty LLC
Book/Page: 58996/238, Date: 06/20/24
Use: Farm Use, Lot: 63641sf

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

185 DEPOT ST **\$1,300,000**
B: Charles D Gamsey & Jessica B Gamsey
S: Jeffrey T Ecker & Diana D Ecker
Book/Page: 58993/150, Date: 06/18/24
Mtg: Guaranteed Rate Affin \$1,000,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 32670sf
Prior Sale: \$359,750 (09/01)

282 ELM ST **\$1,310,000**
B: Paul C Donovan & Kara G Donovan
S: Neil Preston & Cynthia D Preston
Book/Page: 58994/70, Date: 06/18/24
Mtg: Fairway Ind Mtg \$1,048,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 41424sf
Prior Sale: \$588,000 (11/13)

5 OLD COACH WAY **\$1,160,000**
B: David S Cosgrove & Jasmine P Cosgrove
S: Deborah M Blackington, Tr for Rosella M Balckington RET
Book/Page: 58990/239, Date: 06/17/24
Mtg: Radius Financial Grp \$300,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41742sf
Prior Sale: \$275,000 (06/92)

100 PARKS ST U:39 **\$315,000**
B: Henry M Migliaccio & Mary M Migliaccio
S: Ann M Williams
Book/Page: 58988/278, Date: 06/17/24
Mtg: Cape Cod Five Cent Bk \$252,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 3049sf
Prior Sale: \$177,500 (06/11)

910 TEMPLE ST..... **\$370,000**
B: Wisam R Omaran
S: Mcsharry Bros Inc
Book/Page: 58993/274, Date: 06/18/24
Mtg: Wisam R Omran \$960,000
Use: Residential Developable Land, Lot: 627276sf
Prior Sale: \$300,000 (11/18)

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

42 TRUDEAU LN **\$685,000**
B: Matthew Lawlor & Taimi Lawlor
S: Joseph J Pulgini Jr & Maria L Foley-Pulgini
Book/Page: 58993/250, Date: 06/18/24
Mtg: Bluestone Bank \$660,511
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 100188sf
Prior Sale: \$71,000 (12/91)

96 WALNUT ST..... **\$730,000**
B: Anthony Ranauro Jr & Robin Ranauro
S: Charles Foley & Julie Foley
Book/Page: 58991/36, Date: 06/17/24
Mtg: Bank of America NA \$693,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$460,000 (06/05)

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

14 MUSTERFIELD LN..... **\$426,000**
B: Bryce Hughes
S: Adams Jacqueline M Est & Matthew Adams
Book/Page: 58998/68, Date: 06/20/24
Mtg: Radius Financial Grp \$404,700
Term: 2054
Use: 3 Bdrm Ranch, Lot: 41355sf

42 OAK PL **\$550,000**
B: Linda M Sturzenacker
S: Daniel H Foley
Doc#: 000000000852604, Date: 06/18/24
Mtg: Guild Mortgage Co \$370,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10050sf
Prior Sale: \$305,000 (06/16)

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

742 BROADWAY **\$935,000**
B: Lisa W Coyne
S: John Kane & Alexis Kane
Book/Page: 58991/67, Date: 06/17/24
Mtg: Keystone Funding \$654,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 135472sf
Prior Sale: \$380,000 (12/16)

31 NORTH ST **\$667,000**
B: Brandon Low & Cassidy Low
S: John W Glynn & Ashley M Glynn
Book/Page: 58988/49, Date: 06/17/24
Mtg: Enterprise Bk & Tr Co \$467,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6534sf
Prior Sale: \$510,000 (07/20)

26 OLD BARN RD **\$1,716,000**
B: Jason D Smith, Tr for Jds Rt
S: Jason L Nauman & Lauren M Nauman
Book/Page: 58994/163, Date: 06/18/24
Mtg: Boston T Lending LLC \$700,000
Use: 5 Bdrm Colonial, Lot: 37897sf
Prior Sale: \$1,040,000 (03/13)

91 PLYMOUTH RD **\$790,000**
B: Thomas O Egan & Caterine M Egan
S: George Walsh & Rachel Walsh
Book/Page: 58996/340, Date: 06/20/24
Mtg: Leader Bank NA \$390,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 39204sf
Prior Sale: \$515,000 (12/16)

50 SCHOOL ST..... **\$300,000**
B: Christopher Cazeault
S: Jason Kennedy, Tr for Aj Rt
Book/Page: 58996/246, Date: 06/20/24

165 SHINGLE MILL LN **\$1,250,000**
B: Daniel A Kelly & Jessica J Kelly
S: Joseph W Radzik & Margaret M Radzik
Book/Page: 58996/296, Date: 06/20/24
Mtg: Cross Country Mtg Inc \$447,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30056sf
Prior Sale: \$515,000 (12/16)

95 SPRING MEADOW LN U:95 **\$720,000**
B: Kevin Dorney & Joan Dorney
S: Paul R Klempa & Kathleen J Mccarthy
Book/Page: 58997/66, Date: 06/20/24
Use: 2 Bdrm Condo
Prior Sale: \$479,000 (12/20)

254 WINTER ST **\$800,000**
B: Jeffrey Gauthier & Marguerite Gauthier
S: Murphworks LLC
Book/Page: 58998/92, Date: 06/20/24
Mtg: TJC Mortgage Inc \$150,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30492sf
Prior Sale: \$370,000 (09/22)

Hanson

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	30
Median Price	\$420,000	\$594,950

► REAL ESTATE SALES

9 FERRIS ST **\$540,000**
B: Delvis J Sarante & Mabel V Castillo
S: Maick C Soares
Book/Page: 58990/90, Date: 06/17/24
Mtg: United Wholesale Mtg \$530,219
Term: 2054
Use: 3 Bdrm Conventional, Lot: 79279sf
Prior Sale: \$289,000 (09/18)

91 FRANKLIN ST **\$1,375,000**
B: 91 Franklin St Hanson LLC
S: 91 Franklin St Realty LLC
Book/Page: 58999/298, Date: 06/20/24
Mtg: BankProv \$687,500
Use: Mixed Use-Prim Comm & Other, Lot: 174240sf
Prior Sale: \$385,000 (12/10)

1 HOWLAND TRL U:1..... **\$730,594**
B: William Keough
S: Cushing Trails LLC
Book/Page: 58997/89, Date: 06/20/24
Mtg: Salem Five Mtg Co \$637,900
Term: 2054 Rate: 6.8% Type: Adj
Use: Condo

Hingham

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	83
Median Price	\$1,057,500	\$1,300,000

► REAL ESTATE SALES

44 BRADLEY PARK DR..... **\$850,000**
B: C E Development LLC
S: Cynthia L Brown, Tr for Street Ft
Doc#: 000000000852641, Date: 06/20/24
Use: 3 Bdrm Cape Cod, Lot: 10500sf

56 ELM ST **\$1,320,000**
B: Jackson C Ryan & Jenna C Watson
S: William K Daniel 3rd & Hannah Y Daniel
Book/Page: 58992/116, Date: 06/18/24
Mtg: Movement Mtg LLC \$1,188,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 14098sf
Prior Sale: \$1,072,000 (03/21)

6 HAZELWOOD DR..... **\$1,240,000**
B: Andrew Novicki & Danielle Wanik
S: Rubao Ji & Jianjun Wang
Book/Page: 58997/204, Date: 06/20/24
Mtg: Salem Five Mtg Co \$992,000
Term: 2054
Use: 4 Bdrm Raised Cape, Lot: 20033sf
Prior Sale: \$665,000 (04/14)

OTIS ST..... **\$1,700,000**
B: Judy R Smith, Tr for Judy Reed Smith T
S: Margaret M Burns, Tr for Margaret M Burns 2019 T
Book/Page: 58992/176, Date: 06/18/24

26 TOWERBROOK RD..... **\$1,055,000**
B: George S Perry 3rd
S: Kevin Frymire, Tr for Kevin Frymire Lt
Book/Page: 58987/284, Date: 06/17/24
Mtg: Guaranteed Rate Affin \$180,000
Term: 2039
Use: 3 Bdrm Raised Ranch, Lot: 20000sf
Prior Sale: \$830,000 (09/20)

15 TURKEY HILL LN **\$650,000**
B: Falconeiri Const Inc
S: Alberta M Depesa & Terri A Hoitt
Book/Page: 58996/118, Date: 06/20/24
Mtg: CLN Int \$1,650,000
Use: 2 Bdrm Conventional, Lot: 67878sf

Hull

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	36
Median Price	\$623,500	\$646,150

► REAL ESTATE SALES

152 SAMOSET AVE **\$595,000**
B: Paul Cangiano & Kia Khaleghpour
S: Neil P Toland & Cynthia B Toland
Book/Page: 58989/102, Date: 06/17/24
Use: 2 Bdrm Bngl/Cottage, Lot: 5105sf
Prior Sale: \$332,000 (02/18)

Kingston

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	31
Median Price	\$559,000	\$650,000

► REAL ESTATE SALES

12 BREWSTER RD **\$860,000**
B: Danny Marin & Margaret Obrien
S: Paul A Morrison, Tr for P & K Morrison Ft
Book/Page: 58988/239, Date: 06/17/24
Mtg: Guild Mortgage Co \$688,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12196sf
Prior Sale: \$328,000 (06/05)

22 FOUNTAIN KNOLL LN..... **\$950,000**
B: Matthew Riggins & Kelly Riggins
S: John Ziguouras 2nd & Nancy Ziguouras
Book/Page: 59000/154, Date: 06/20/24
Mtg: Radius Financial Grp \$226,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40000sf
Prior Sale: \$611,000 (09/17)

37 MEETING HOUSE RD **\$1,050,000**
B: John W Glynn & Ashley M Glynn
S: Michael L Depolo, Tr for Michael L Depolo Lt
Book/Page: 58990/330, Date: 06/17/24
Mtg: Fairway Ind Mtg \$840,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 61855sf
Prior Sale: \$295,000 (08/95)

MUDDY POND RD (OFF) **\$145,000**
B: Kingston Town Of
S: Kali Rose & Gregory Mcdowell
Book/Page: 58992/80, Date: 06/18/24

PARTING WAYS RD (OFF) **\$145,000**
B: Kingston Town Of
S: Kali Rose & Gregory Mcdowell
Book/Page: 58992/80, Date: 06/18/24

9 PEMBROKE ST **\$580,000**
B: Hannah Johnson & John Rota
S: Renee Roberts
Book/Page: 58993/206, Date: 06/18/24
Mtg: Leader Bank NA \$545,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 21410sf
Prior Sale: \$400,000 (05/19)

5 TREETOP LN U:1 **\$415,000**
B: Ellen Munroe
S: Jennifer L Andrews, Tr for Jennifer L Andrews Lt
Book/Page: 58993/103, Date: 06/18/24
Mtg: Liberty Bay CU \$192,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Condo, Lot: 1sf
Prior Sale: \$325,000 (11/21)

171 WAPPING RD..... **\$820,000**
B: Jeffrey Synan & Sarah E Schucker
S: Jeffrey Gauthier & Marguerite Gauthier
Doc#: 000000000852664, Date: 06/20/24
Mtg: Mortgage Corp Eastlll \$656,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 224770sf
Prior Sale: \$710,000 (06/22)

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

10 BELLS BROOK RD **\$600,000**
B: Ethan R Walsh & Alana R Atkinson
S: Salvatore P Mazzocca & Dianne Mazzocca
Book/Page: 58989/346, Date: 06/17/24
Mtg: Centreville Bank \$45

Pembroke

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	44
Median Price	\$551,000	\$594,500

► REAL ESTATE SALES

15 BIRCH ST.....	\$1,018,100
B: Opendoor Property J LLC	
S: Brian M Franks & Mikel C Bailey-Franks	
Book/Page: 58991/63, Date: 06/17/24	
Use: 4 Bdrm Colonial, Lot: 39605sf	
Prior Sale: \$915,000 (06/22)	

115 ELM ST.....	\$452,000
B: Kevin Kane LLC	
S: Karstunen Irene P Est & Elizabeth A White	
Book/Page: 58992/346, Date: 06/18/24	
Mtg: Legacy Private Lendin \$490,000	
Use: 3 Bdrm Split Level, Lot: 40190sf	

58 KINGS TER.....	\$600,000
B: Joshua D Carrigan & Tyler A Kolvatz	
S: Constitution Prop LLC	
Book/Page: 58988/29, Date: 06/17/24	
Mtg: Guaranteed Rate Inc \$579,975	
Term: 2054	
Use: 1-Family Ranch, Lot: 87717sf	
Prior Sale: \$280,000 (11/23)	

64 REDWOOD CIR.....	\$590,000
B: Luke J Macdonald	
S: Kimberly Mckenna	
Book/Page: 58992/151, Date: 06/18/24	
Mtg: Leader Bank NA \$90,000	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 6729sf	
Prior Sale: \$369,000 (08/17)	

595 WASHINGTON ST U:7.....	\$665,000
B: George W Negus 3rd & Marie T Negus	
S: Bruce E Riggins, Tr for B & Susan Riggins RET	
Book/Page: 58996/177, Date: 06/20/24	
Use: Condo	

Plymouth

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	194	212
Median Price	\$545,000	\$590,000

► REAL ESTATE SALES

248 BARTLETT RD.....	\$210,000
B: Moynihan Properties LLC	
S: Denis P Candlen	
Book/Page: 58997/60, Date: 06/20/24	
Use: 1 Bdrm Cottage, Lot: 9148sf	

47 BAY FARM DR.....	\$60,000
B: Deborah R Barnes	
S: Jeffrey Barnes	
Book/Page: 58990/184, Date: 06/17/24	
Mtg: Cross Country Mtg Inc \$180,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 60074sf	
Prior Sale: \$319,900 (08/15)	

17 BILLINGTON ST.....	\$387,000
B: Madagan Keyes, Tr for Bsm T	
S: Donna L Maclean	
Book/Page: 58998/56, Date: 06/20/24	
Use: 2 Bdrm Cape Cod, Lot: 3141sf	

FAWN POND RD.....	\$25,000
B: James Nelson & Anne Nelson	
S: Laura A Howell	
Book/Page: 58988/224, Date: 06/17/24	

FEDERAL FURNACE RD.....	\$855,000
B: Nicholas M Querzoli	
S: John N Vecchi & Darlene Vecchi	
Book/Page: 58997/19, Date: 06/20/24	

23 HATHERLY RISE U:23.....	\$875,000
B: George Wawro, Tr for George Wawro RET	
S: Judy Hemberger	
Book/Page: 58989/149, Date: 06/17/24	
Use: 3 Bdrm Condo	
Prior Sale: \$577,500 (04/19)	

77 LAKEWOOD DR.....	\$637,500
B: Peter Cedrone	
S: Janet Noonan & William J Noonan	
Book/Page: 58999/212, Date: 06/20/24	
Use: 4 Bdrm Cape Cod, Lot: 34809sf	
Prior Sale: \$342,000 (05/16)	

5 LOTHROP ST.....	\$850,000
B: William R Mclean & Peggie L Pina	
S: 5 Lothrop Street LLC	
Book/Page: 58997/300, Date: 06/20/24	
Mtg: Rockland Tr Co \$637,500	
Term: 2054 Rate: 7.4% Type: Adj	
Use: 3-Family Victorian, Lot: 8451sf	

6 MAIN ST EXT.....	\$3,700,000
B: Bill Karas	
S: 1620 Capital LLC	
Book/Page: 58994/293, Date: 06/18/24	
Use: Mixed Use-Prim Comm & Resd, Lot: 12981sf	
Prior Sale: \$690,000 (09/13)	

62 MARINERS WAY U:4309.....	\$670,000
B: Camille Burns	
S: Eric K Stenberg, Tr for J T Ft	
Book/Page: 58993/83, Date: 06/18/24	
Use: Condo	

23 MINT SPRIG.....	\$600,000
B: David B Boardman & Barbara A Boardman	
S: Clare F Powers, Tr for Powers T	
Book/Page: 58999/29, Date: 06/20/24	
Mtg: Cape Cod Five Cent Bk \$350,000	
Term: 2054	
Use: 3 Bdrm Contemporary, Lot: 5998sf	
Prior Sale: \$394,125 (12/02)	

13 NICKERSON ST.....	\$525,000
B: Jonathan C Cook & Alyssa J Linkamper	
S: Joseph S Patrick	
Book/Page: 58992/218, Date: 06/18/24	
Mtg: Baycoast Mortgage Co \$400,000	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 6534sf	
Prior Sale: \$235,000 (04/16)	

11 OUTLOOK E U:110E.....	\$958,191
B: Daniel R Quinn, Tr for Quinn Lt	
S: Ridge Development LLC	
Book/Page: 58997/50, Date: 06/20/24	
Use: Condo	

25 OWLS NEST.....	\$1,054,050
B: Claire Carney & Patrick Carney	
S: Toll Ma Land Lp	
Book/Page: 58998/344, Date: 06/20/24	
Use: Residential Developable Land, Lot: 6059sf	

399 RAYMOND RD.....	\$865,000
B: Stephen J Huehmer & Paul A Huehmer	
S: Gary M Macdonald & Peggy D Macdonald	
Doc#: 000000000852660, Date: 06/20/24	
Mtg: Cross Country Mtg Inc \$736,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 32195sf	
Prior Sale: \$400,492 (12/02)	

207 SAMOSET ST U:AT2.....	\$315,000
B: Kimberly R Mello	
S: Kevin Kelly	
Book/Page: 58998/166, Date: 06/20/24	
Mtg: Sierra Pacific Mtg \$155,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$230,000 (09/22)	

SAQUISH BCH L:368.....	\$15,000
B: Michael Crovo	
S: David B Madoff, Tr for Bankruptcy Est Of Kellie	
Book/Page: 59000/27, Date: 06/20/24	

SAQUISH BCH L:369.....	\$15,000
B: Michael Crovo	
S: David B Madoff, Tr for Bankruptcy Est Of Kellie	
Book/Page: 59000/27, Date: 06/20/24	

SAQUISH BCH L:370.....	\$15,000
B: Michael Crovo	
S: David B Madoff, Tr for Bankruptcy Est Of Kellie	
Book/Page: 59000/27, Date: 06/20/24	

SAQUISH BCH L:371.....	\$15,000
B: Michael Crovo	
S: David B Madoff, Tr for Bankruptcy Est Of Kellie	
Book/Page: 59000/27, Date: 06/20/24	

109 SHORE DR.....	\$671,500
B: Jon E Kunkle & Kelly A Kunkle	
S: Li-Ming Hu & Ida Y Wang	
Doc#: 000000000852543, Date: 06/17/24	
Mtg: St Anne's Credit Unio \$537,200	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 3 Bdrm Colonial, Lot: 5227sf	
Prior Sale: \$387,900 (03/05)	

913 STATE RD U:2.....	\$179,000
B: Yunan Qian	
S: Ernest R Panariti	
Doc#: 000000000852655, Date: 06/20/24	
Use: 1 Bdrm Condo	
Prior Sale: \$132,500 (08/22)	

15 TAYLOR AVE U:1510.....	\$659,900
B: Nicole L Doran	
S: Faunce Susan M Est & Robert K Wollner	
Doc#: 000000000852535, Date: 06/17/24	
Mtg: Rockland Fed CU \$527,920	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$233,000 (07/99)	

14 WATER LILY DR.....	\$734,900
B: Charlie R Stuart & Katherine A Stuart	
S: Jessica J Borri, Tr for Jessica J Borri RET	
Book/Page: 58990/124, Date: 06/17/24	
Mtg: Cross Country Mtg Inc \$200,000	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 12297sf	
Prior Sale: \$485,820 (06/20)	

90 WESTCLIFF DR U:90.....	\$400,000
B: Josiah Place	
S: Carolyn E Rasky	
Book/Page: 58993/56, Date: 06/18/24	
Use: 2 Bdrm Condo	
Prior Sale: \$299,000 (07/21)	

8 WOODY NOOK.....	\$1,325,000
B: Donald Jacobs & Paula J Jacobs	
S: Victor S Bucchere	
Book/Page: 58996/43, Date: 06/20/24	
Use: 2 Bdrm Contemporary, Lot: 7183sf	
Prior Sale: \$1,090,183 (10/20)	

Plympton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	\$570,000	\$460,000

► REAL ESTATE SALES

249 BROOK ST.....	\$659,000
B: Kyle Mccarthy & Shannon Mccarthy	
S: B2w LLC	
Book/Page: 58989/176, Date: 06/17/24	
Mtg: Guaranteed Rate Inc \$334,000	
Term: 2054	
Use: 4 Bdrm Ranch, Lot: 121837sf	
Prior Sale: \$290,000 (11/23)	

Rochester

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	20
Median Price	\$560,000	\$647,500

► REAL ESTATE SALES

12 HORSENECK DR.....	\$738,000
B: Lan Li & Yudong Fang	
S: Paulo M Amaral & Stephen Amaral	
Book/Page: 58991/151, Date: 06/17/24	
Use: 4 Bdrm Colonial, Lot: 41256sf	

Rockland

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	28
Median Price	\$442,500	\$477,500

► REAL ESTATE SALES

129 CONCORD ST.....	\$550,000
B: Terri Hoitt	
S: Michael A Dowd & Amanda R Dowd	
Book/Page: 58999/92, Date: 06/20/24	
Mtg: United Wholesale Mtg \$440,000	
Term: 2054	
Use: 3 Bdrm Conventional, Lot: 11183sf	
Prior Sale: \$255,000 (05/12)	

42 GREENWOOD ST.....	\$469,000
B: Jeffrey T James Jr	
S: Jbmq 12 Brad LLC	
Book/Page: 59000/30, Date: 06/20/24	
Mtg: Baycoast Mortgage Co \$445,550	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 9750sf	
Prior Sale: \$325,000 (03/24)	

39 LANCASTER ST	\$560,000
B: Alexandre A Ferreira & Glauicia Ferreira	
S: Todd L Grubb	
Doc#: 000000000852608, Date: 06/18/24	
Mtg: United Wholesale Mtg \$532,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 5000sf	
Prior Sale: \$374,900 (03/21)	

WORCESTER REGISTRY

continued

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

BATES RD L:105-1	\$80,850
B: Karen S Dube & David A Dube	
S: Omeara Robert A Est & Jonathan B Omeara	
Book/Page: 70658/104, Date: 06/20/24	

70 NEW BOSTON RD	\$435,000
B: Rosan Synal & Nathalie Synal	
S: Bucky D Richards & Kaitlyn Richards	
Book/Page: 70648/186, Date: 06/18/24	
Mtg: Radius Financial Grp \$420,481	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 34970sf	
Prior Sale: \$275,000 (01/20)	

4 PAULA LN	\$390,000
B: Susan M Page	
S: Robert E St Laurent & Glory N St Laurent	
Book/Page: 70640/295, Date: 06/17/24	
Use: 3 Bdrm Ranch, Lot: 20540sf	
Prior Sale: \$203,000 (10/14)	

SOPHIES WAY L:5	\$150,000
B: Depot Road Charlton LLC	
S: Sawmill Road LLC	
Book/Page: 70646/328, Date: 06/18/24	

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

577 PODUNK RD	\$560,000
B: Justin Huss & Jessica Sevigne	
S: Laura-Ellen Sacco & Everett M Rauch	
Book/Page: 70644/16, Date: 06/17/24	
Mtg: New American Funding \$581,825	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 219107sf	
Prior Sale: \$373,000 (10/18)	

340 W STURBRIDGE RD	\$365,000
B: Joseph M Thebeau & Megaen O Thebeau	
S: Truax Holdings LLC	
Book/Page: 70649/321, Date: 06/18/24	
Mtg: United Wholesale Mtg \$354,050	
Term: 2054	
Use: 2 Bdrm Ranch, Lot: 83200sf	
Prior Sale: \$170,000 (12/23)	

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

756 CLARK ST	\$337,000
B: Emily Beatty & Shane F Mccarthy	
S: Linda M Gray	
Book/Page: 70654/390, Date: 06/20/24	
Mtg: Evolve B&T \$320,150	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 22066sf	

84 GLENWOOD ST	\$415,000
B: Ratanak Ek	
S: Thomas J Brady & Jean E Brady	
Book/Page: 70644/203, Date: 06/17/24	
Mtg: Salem Five Mtg Co \$402,500	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 11800sf	
Prior Sale: \$145,000 (10/87)	

56 PEARL ST	\$85,000
B: Jmt Holdings LLC	
S: Ihab Osman	
Book/Page: 70653/272, Date: 06/20/24	
Mtg: Abl Rpc President Cre \$414,000	
Use: 3-Family Family Flat, Lot: 6320sf	
Prior Sale: \$25,000 (12/18)	

318 UNION ST	\$300,000
B: Kerri A Whitney	
S: Browne Jr William T Est & Zackary Browne	
Book/Page: 70657/301, Date: 06/20/24	
Mtg: Total Mtg Svcs \$240,000	
Term: 2054	
Use: 2 Bdrm Bngl/Cottage, Lot: 50094sf	
Prior Sale: \$169,000 (11/18)	

► FORECLOSURE DEEDS

43 MOHAWK DR	\$376,000
B: Davi Arruda	
S: Johnnie F Visello & Deutsche Bk Nati T Co Tr	
Book/Page: 70644/368, Date: 06/17/24	
Use: 4 Bdrm Colonial, Lot: 117499sf	
Prior Sale: \$345,000 (06/06)	

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

53 BLANCHARD RD	\$850,000
B: Dilipan Jayachandran & Supraja Jaychandrau	
S: Matthew C Dixon & Candice M Dixon	
Book/Page: 70656/160, Date: 06/20/24	
Mtg: Better Mortgage Corp \$765,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 30492sf	
Prior Sale: \$485,000 (03/14)	

42 EDWARD DR U:42	\$585,000
B: Jessica M Blank & Nicholas P Blank	
S: Sang-Ho Lee & Yun-Ja Lee	
Book/Page: 70647/235, Date: 06/18/24	
Use: 2 Bdrm Condo	
Prior Sale: \$302,500 (05/14)	

68 FOLLETTE ST	\$370,000
B: Elizabeth Hummel	
S: Susan E Davis & Edward K Renaud Jr	
Book/Page: 70646/348, Date: 06/18/24	
Use: 3 Bdrm Conventional, Lot: 38768sf	
Prior Sale: \$250,000 (09/23)	

47 MAGNOLIA LN	\$960,000
B: Vineet K Shukla & Harshul Shukla	
S: Dean J Valoras & Alysia D Valoras	
Book/Page: 70650/232, Date: 06/18/24	
Mtg: Guaranteed Rate Inc \$766,550	
Term: 2044	
Use: 4 Bdrm Colonial, Lot: 40511sf	
Prior Sale: \$543,935 (09/04)	

8 NELSON PL	\$545,000
B: Halle Coots & Robert Buchanan 3rd	
S: Michael J Sullivan & Melissa A Sullivan	
Book/Page: 70645/84, Date: 06/17/24	
Mtg: Leader Bank NA \$466,400	
Term: 2054	
Use: 3 Bdrm Conventional, Lot: 16988sf	
Prior Sale: \$300,000 (05/17)	

291 PROVIDENCE RD	\$1,070,000
B: S R T LLC	
S: Matthew Flynn, Tr for 2 Overlook Street Nt	
Book/Page: 70648/289, Date: 06/18/24	
Mtg: OneLocal Bank \$802,500	
Use: Residential-Multiple Bldgs, Lot: 28750sf	
Prior Sale: \$450,000 (07/15)	

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

21 HYNES LN	\$1,200,000
B: Matthew Sbrogna & Abigail Sbrogna	
S: Scott Howard & Elizabeth Howard	
Book/Page: 70648/222, Date: 06/18/24	
Mtg: TD Bank NA \$960,000	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 245678sf	
Prior Sale: \$465,500 (11/12)	

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

12 BAY COLONY LN U:12	\$572,370
B: William P Boisvert & April Boisvert	
S: Garden Village Realty LLC	
Book/Page: 70644/166, Date: 06/17/24	
Mtg: Central One FCU \$150,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: Possible New Construction	

269 FISHER RD	\$853,500
B: Maria Velentzas	
S: Wingspan Properties LLC	
Book/Page: 70644/261, Date: 06/17/24	
Mtg: New American Funding \$597,450	
Term: 2054	
Use: Residential Developable Land, Lot: 40420sf	

11 GENERAL HOBBS RD U:3	\$289,000
B: Alanna M Demarco & Rebecca L Demarco	
S: Thomas N Fleming & Emily R Fleming	
Book/Page: 70658/66, Date: 06/20/24	
Mtg: Leominster CU \$269,000	
Term: 2054 Rate: 6.5% Type: Adj	
Use: 2 Bdrm Condo	
Prior Sale: \$235,000 (08/21)	

5 INDIAN CIR U:5	\$632,740
B: Craig Shepard & Ann E Morrison	
S: Garden Village Realty LLC	
Book/Page: 70655/224, Date: 06/20/24	
Use: Possible New Construction	

100 INDUSTRIAL DR	\$4,250,000
B: Umass Mem Health Care Inc	
S: Jarrell Realty LLC	
Book/Page: 70652/332, Date: 06/20/24	
Use: Research & Dvlpmnt Facility, Lot: 431604sf	

47 JORDAN RD	\$880,000
B: Himanshu Sharma & Neelam B Bhagrath	
S: Alexander Lavin & Meghan Lavin	
Book/Page: 70647/265, Date: 06/18/24	
Mtg: Leader Bank NA \$704,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 12620sf	
Prior Sale: \$556,000 (09/16)	

31 OLD BROAD ST	\$575,000
B: Casey Rotti & Scott Tupper	
S: MI Realty Group LLC	
Book/Page: 70649/284, Date: 06/18/24	
Mtg: Ronald Rotti \$500,000	
Term: 2026	
Use: 3 Bdrm Conventional, Lot: 40075sf	
Prior Sale: \$260,129 (09/23)	

2 STEPHANIE DR	\$737,993
B: Vamsikrishna Donthineni & Sowmya Nallamothu	
S: Jackson Woods Invs LLC	
Book/Page: 70655/253, Date: 06/20/24	
Mtg: Bristol Cnty Svgs Bk \$590,394	
Term: 2054	
Use: Residential Developable Land, Lot: 18031sf	

19 VILLAGE GREEN LN	\$1,150,000
B: Alexander A Lavin & Meghan E Lavin	
S: Harieta F Synodinos	
Book/Page: 70648/254, Date: 06/18/24	
Mtg: Morgan Stanley Privat \$700,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 100113sf	
Prior Sale: \$682,000 (10/19)	

Hopedale

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	14
Median Price	\$415,000	\$497,500

► REAL ESTATE SALES

256 S MAIN ST	\$300,000
B: E A L LLC	
S: Maselli Joseph A Est & Karen Mckenney	
Book/Page: 70651/36, Date: 06/18/24	
Use: 3 Bdrm Ranch, Lot: 15002sf	

23 WESTCOTT RD	\$650,000
B: Kevin M Graney & Diana G Brown	
S: Linda L Matondi, Tr for Matondi Rt	
Book/Page: 70657/8, Date: 06/20/24	
Mtg: Radius Financial Grp \$650,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 19998sf	

Hubbardston

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	15
Median Price	\$385,000	\$440,000

► REAL ESTATE SALES

28 CROSS RD	\$475,000
B: Jennifer Slade & Matthew Lenthall	
S: Thomas E Welch & Nina Welch	
Book/Page: 70649/223, Date: 06/18/24	
Mtg: Clinton Svgs Bk \$380,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 198919sf	
Prior Sale: \$299,000 (07/05)	

Leicester

MARKET STATISTICS THROUGH MAY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	40
Median Price	\$357,000	\$395,500

► REAL ESTATE SALES

205 BALDWIN ST	\$610,000
B: Gaelle Nana	
S: Haing Kim & Young Kim	
Book/Page: 70643/226, Date: 06/17/24	
Mtg: Guaranteed Rate Inc \$505,697	
Term: 2054	
Use: 5 Bdrm Colonial, Lot: 45738sf	
Prior Sale: \$234,500 (07/99)	

Mendon

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

11 GAUTHIER RD..... \$40,000

B: Daniel E Matte
S: Robert R Dumais Jr & Diane Johnson
Book/Page: 70658/334, Date: 06/20/24
Use: Residential Developable Land, Lot: 265603sf

43 HASTINGS RD..... \$448,000

B: Jessica Mandes
S: Jennifer R Joubert & Jacquelyn C Hicks
Book/Page: 70657/330, Date: 06/20/24
Mtg: United Wholesale Mtg \$13,440
Term: 2054
Use: 4 Bdrm Conventional, Lot: 60871sf
Prior Sale: \$282,500 (11/19)

2 LAKE WHITTEMORE DR..... \$460,000

B: Dale N Davies & Donald Davies
S: Richard R Lavallee, Tr for Lavallee Lt
Book/Page: 70644/309, Date: 06/17/24
Mtg: Prestige Home Mtg LLC \$368,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14513sf

401 MAIN ST..... \$375,000

B: Habit Opco LLC
S: Jennifer A Davis, Tr for Jad Rt
Book/Page: 70641/370, Date: 06/17/24
Use: Commercial Building, Lot: 87120sf
Prior Sale: \$425,000 (11/06)

MCCORMICK RD..... \$25,000

B: Ligia Albino & Robert Ginisi
S: Joseph P Bruso, Tr for Bruso Ft
Book/Page: 70654/343, Date: 06/20/24
Mtg: Bruso Family T \$20,000

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

106 MEETINGHOUSE HILL RD..... \$535,000

B: Michael A Dowd Sr & Amanda R Dowd
S: Michael J Young & Susan E Young
Book/Page: 70658/180, Date: 06/20/24
Mtg: CMG Mortgage Inc \$205,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 87120sf

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

38 HAMILTON RD..... \$30,000

B: Ryan Latour & Sarah Latour
S: Nguyen Ky Est & Tuoi Nguyen
Book/Page: 70658/288, Date: 06/20/24
Use: Hiking Trails, Lot: 289674sf
Prior Sale: \$23,000 (12/10)

40 HAMILTON RD..... \$30,000

B: Ryan Latour & Sarah Latour
S: Nguyen Ky Est & Tuoi Nguyen
Book/Page: 70658/288, Date: 06/20/24
Use: Hiking Trails, Lot: 43560sf

17 PODUNK RD..... \$56,500

B: Jacqueline Becker
S: Jacqueline Becker & Jonathan J Becker
Book/Page: 70647/301, Date: 06/18/24
Mtg: Evolve B&T \$289,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 44867sf
Prior Sale: \$249,000 (05/17)

Sutton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	21
Median Price	\$540,000	\$665,000

► REAL ESTATE SALES

38 COTE LN..... \$375,000

B: Daniel D Frey & Victoria L Frey
S: Maureen Cleary, Tr for Maureen Cleary Ft
Book/Page: 70647/292, Date: 06/18/24
Use: 1 Bdrm Bngl/Cottage, Lot: 11326sf
Prior Sale: \$170,000 (09/12)

Templeton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	30
Median Price	\$383,400	\$344,950

► REAL ESTATE SALES

5 CENTRAL ST..... \$100,000

B: Da Z Zheng
S: Golden Empire Prop LLC
Book/Page: 70646/263, Date: 06/18/24
Use: Restaurant/Bar, Lot: 6500sf
Prior Sale: \$65,000 (06/13)

Uxbridge

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	17
Median Price	\$490,000	\$570,000

► REAL ESTATE SALES

31 CONESTOGA DR..... \$510,000

B: Elienai D Freitas
S: Robert F Haley & Jean M Haley
Book/Page: 70647/172, Date: 06/18/24
Mtg: United Wholesale Mtg \$484,500
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 43996sf
Prior Sale: \$124,900 (02/92)

34 FISHER ST..... \$460,000

B: Noah Kosiba & Jacleen Charbonneau
S: Jill M Hopfenbeck
Book/Page: 70645/158, Date: 06/17/24
Mtg: Province Mtg Assoc \$368,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 49223sf
Prior Sale: \$150,000 (02/00)

27 GARY LN..... \$1,049,000

B: Thulio Felisberto & Allison Boza
S: Christopher Hughes & Katherine Hughes
Book/Page: 70641/318, Date: 06/17/24
Use: 4 Bdrm Colonial, Lot: 100188sf
Prior Sale: \$950,000 (06/22)

14 HAZEL PLZ U.A..... \$455,000

B: Andrew W Jackson
S: Preyas C Patel & Krupali Patel
Book/Page: 70658/29, Date: 06/20/24
Mtg: CMG Mortgage Inc \$325,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$290,000 (09/19)

384 HAZEL ST..... \$496,500

B: Ronald J Dias & Lori Dias
S: Megan Gerardi
Book/Page: 70649/139, Date: 06/18/24
Mtg: Rocket Mortgage LLC \$397,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 52272sf
Prior Sale: \$360,000 (07/20)

105 KING ST..... \$200,000

B: John P Mulligan & Erika A Gemme
S: Patrick J Mulligan & John P Mulligan
Book/Page: 70641/110, Date: 06/17/24
Mtg: Drew Mortgage AssnInc \$207,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 107158sf
Prior Sale: \$99,000 (03/92)

39 POUTS LN U:39..... \$545,000

B: David E Bastable & Lydia E Bastable
S: Jeffrey Collins & Elizabeth Collins
Book/Page: 70645/312, Date: 06/18/24
Mtg: Northpointe Bank \$436,000
Term: 2054
Use: Condo
Prior Sale: \$525,000 (05/23)

16 SHARON CIR..... \$461,000

B: Nathaniel Motuzas
S: Christopher C Lindsey
Book/Page: 70643/258, Date: 06/17/24
Mtg: Onto Mortgage LLC \$437,950
Term: 2054
Use: 3 Bdrm Ranch, Lot: 51836sf
Prior Sale: \$300,000 (09/19)

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

2261 MAIN ST..... \$82,000

B: Robert T Jacques & Denise M Jacques
S: Bourque Anne Marie Est & Jamie L Woodell
Book/Page: 70648/368, Date: 06/18/24
Use: 4 Bdrm Row House, Lot: 1742sf

Webster

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	45
Median Price	\$350,900	\$395,000

► REAL ESTATE SALES

14 CEDAR DR..... \$340,000

B: Troy F Laframboise
S: Shayne M Lynch & Margaret A Lynch
Book/Page: 70655/394, Date: 06/20/24
Mtg: CMG Mortgage Inc \$306,000
Term: 2055
Use: 1 Bdrm Bngl/Cottage, Lot: 5261sf
Prior Sale: \$245,000 (08/20)

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

12 JASMINE DR U:12..... \$585,000

B: Ashee Patel & Pritiben Patel
S: Heidi L Gabrielson, Tr for Heidi Lynn Gabrielson Lt
Book/Page: 70657/273, Date: 06/20/24
Mtg: UniBank for Savings \$460,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo, Lot: 43560sf
Prior Sale: \$311,400 (11/10)

217 MAPLE ST..... \$816,415

B: Christopher C Hughes & Kathrine R Hughes
S: Hilary K Laraba
Book/Page: 70643/348, Date: 06/17/24
Mtg: US Bank NA \$653,132
Term: 2054 Rate: 7.0% Type: Adj
Use: 4 Bdrm Contemporary, Lot: 40398sf
Prior Sale: \$250,000 (01/02)

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

5 FRANCES DR..... \$1,375,000

B: Ravi Menon & Neha Menon
S: David S Katz, Tr for D & D Katz Ft
Book/Page: 70658/220, Date: 06/20/24
Mtg: Stg Mortgage Inc \$936,562
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50050sf

46 HUNDREDS RD..... \$1,422,000

B: Sanjay K Shah & Shivani S Shah
S: Ryan A Dobrinski & Meghan P Dobrinski
Book/Page: 70656/326, Date: 06/20/24
Use: 4 Bdrm Colonial, Lot: 72018sf

6203 PETERS FARM WAY U:6203..... \$383,780

B: Andrea B Houser
S: Pulte Hm Of New Eng LLC
Book/Page: 70643/135, Date: 06/17/24
Mtg: Pulte Mortgage Corp \$183,780
Term: 2054
Use: Possible New Construction

6204 PETERS FARM WAY U:6204..... \$422,750

B: Judith A Cooper
S: Pulte Hm Of New Eng LLC
Book/Page: 70656/289, Date: 06/20/24
Use: Possible New Construction

6205 PETERS FARM WAY U:6205..... \$515,000

B: Rosalyn Cheftiz, Tr for Rosalyn Cheftiz Ft
S: Pulte Hm Of New Eng LLC
Book/Page: 70653/385, Date: 06/20/24
Use: Possible New Construction

6208 PETERS FARM WAY U:6208..... \$454,055

B: Juliet W Eicholzer
S: Pulte Hm Of New Eng LLC
Book/Page: 70650/300, Date: 06/18/24
Use: Possible New Construction

6210 PETERS FARM WAY U:6210..... \$459,999

B: Priscilla S Tiberio & John J Tiberio
S: Pulte Hm Of New Eng LLC
Book/Page: 70655/242, Date: 06/20/24
Use: Possible New Construction

6311 PETERS FARM WAY U:6311..... \$508,830

B: Jean M Haley & Robert F Haley
S: Pulte Hm Of New Eng LLC
Book/Page: 70650/321, Date: 06/18/24
Mtg: Pulte Mortgage Corp \$75,000
Term: 2054
Use: Possible New Construction

14 PINECREST DR..... \$780,000

B: Anthony Signoracci & Maria Signoracci
S: Carl M Benander & Sophie A Benander
Book/Page: 70655/298, Date: 06/20/24
Mtg: Cross Country Mtg Inc \$663,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 115434sf
Prior Sale: \$410,000 (09/15)

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

5 SUNNY COVE RD..... \$150,000

B: Cynthia L Carvill & Mary L Aubuchon
S: Heather M Moschan
Book/Page: 70652/97, Date: 06/20/24
Use: 2 Bdrm Camp/Cabin, Lot: 10890sf

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

29 ACTON ST..... \$610,000

B: Yanet M Deperez
S: Worcester Dev Project Iii
Book/Page: 70643/193, Date: 06/17/24
Mtg: LoanDepot.Com \$549,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 9800sf
Prior Sale: \$306,000 (03/19)

53 BARRY RD..... \$655,000

B: Sergio E Quintero & Romina Ortiz
S: Svensson Rt & Robert O Svensson Jr
Book/Page: 70658/138, Date: 06/20/24
Mtg: Amerant Mortgage \$524,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 17832sf
Prior Sale: \$335,750 (06/16)

13 BASSWOOD BLVD U:13..... \$550,000

B: Lan Tao
S: Ying Hua
Book/Page: 70652/63, Date: 06/20/24
Use: 3 Bdrm Condo
Prior Sale: \$311,900 (01/17)

14 BENJAMIN RD..... \$280,000

B: Wolfe Farms LLC
S: Joan C St Pierre
Book/Page: 70640/206, Date: 06/17/24
Use: 3 Bdrm Cape Cod, Lot: 6365sf
Prior Sale: \$80,000 (03/96)

670 BURNCOAT ST U:B..... \$550,000

B: Mohammed F Siddiqui & Nehal Haleem
S: Burncoat Acquisition LLC
Book/Page: 70651/121, Date: 06/20/24
Use: Condo

428 CHANDLER ST..... \$275,000

B: Nicholas A Athanasiou
S: Toulia Lavelle
Book/Page: 70641/216, Date: 06/17/24
Mtg: Leominster CU \$280,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2-Family Two Family, Lot: 5000sf

14 FOX MEADOW DR..... \$485,000

B: Bethany T Schubert & Oluwayinka Olagunju
S: Joel T Sweetser & Sara L Sweetser
Book/Page: 70658/305, Date: 06/20/24
Mtg: Guaranteed Rate Inc \$363,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7732sf
Prior Sale: \$262,000 (04/08)

7 GREENLEAF TER..... \$565,000

B: Alexander A Michelson
S: Kevin M Provencher & Kathleen M Provencher
Book/Page: 70655/22, Date: 06/20/24
Mtg: Leader Bank NA \$420,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 7998sf
Prior Sale: \$326,000 (06/05)

94 LAKEWOOD ST..... \$686,000

B: Jeffrey T Lassey & Mary V Lassey
Book/Page: 70647/338, Date: 06/18/24
Mtg: Cornerstone Bank \$548,800
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6825sf
Prior Sale: \$215,000 (10/13)

269 MILL ST..... \$430,000

B: Colton Land LLC
S: Maranatha Chrsitian Chrch
Book/Page: 70656/321, Date: 06/20/24
Use: Religious Property, Lot: 35711sf
Prior Sale: \$160,000 (02/02)

125 NE CUTOFF..... \$19,000,000

B: Dch Properties LLC
S: Meletios D Chacharone, Tr for 115 Northeast Cutoff Rt
Book/Page: 70653/202, Date: 06/20/24

2 PEACEDALE AVE..... \$575,000

B: Nastacia Grant
S: Edward F Londergan, Tr for Londergan FT
Book/Page: 70623/157, Date: 06/12/24
Mtg: Bank of America NA \$571,000
Term: 2054
Use: 2-Family Two Family, Lot: 7500sf

327 PLANTATION ST U:304..... \$290,000

B: Krishna Bhaskaran & Deepa Gangadharan
S: Joshua Hartley & Rozah Arran
Book/Page: 70643/252, Date: 06/17/24
Use: 2 Bdrm Condo
Prior Sale: \$220,000 (08/21)

25 RANDOLPH RD..... \$417,000

B: Aristides P Delns Jr & Gerlane F Lanes
S: Duncan Maurice R Est & Tamara A Price
Book/Page: 70653/148, Date: 06/20/24
Mtg: First Natl Bk \$312,750
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7000sf
Prior Sale: \$109,900 (07/99)

48 SAGAMORE RD..... \$622,000

B: Joshua Okallo & Monique N Okallo
S: Selvakumar Muthukrishnan & Srividhya Durai
Book/Page: 70656/72, Date: 06/20/24
Mtg: Quincy Credit Union \$322,000
Use: 2-Family Two Family, Lot: 6600sf
Prior Sale: \$409,250 (12/20)

104 STERLING ST..... \$650,000

Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BARNSTABLE

Bourne

SIMMONS, Rachael E, 12 White Pine Rd U:5, Bourne, 02532-2323 D:06/27/24 Case#: 24-11285

Sandwich

ANANIA, Michael, 20 Carleton Dr, Sandwich, 02537-1259 D:06/25/24 Case#: 24-11267

BERKSHIRE MIDDLE

Pittsfield

PHILLIPS, Carl C Jr., 240 Lenox Ave, Pittsfield, 01201 D:06/26/24 Case#: 24-30305

BRISTOL FALL RIVER

Fall River

PETROSSO, Glen S, 4001 N Main St U:510, Fall River, 02720-1614 D:06/24/24 Case#: 24-11258

TURCOTTE, Charles J Jr., 306 N Wall St, Fall River, 02723-1431 D:06/28/24 Case#: 24-11305

Somerset

SILVA, Geraldine A, 108 Shawomet Ave U:4, Somerset, 02726-4338 D:06/26/24 Case#: 24-11279

Swansea

FILOSA, Christine M, 45 School St U:1, Swansea, 02777-4531 D:06/27/24 Case#: 24-11283

BRISTOL NORTH

Attleboro

NORDESTE, Tina, 16 Mechanic St U:1, Attleboro, 02703-2137 D:06/28/24 Case#: 24-11322

Easton

CHUCKRAN, Ashley S, 501 Dongary Rd U:501, Easton, 02375 D:06/26/24 Case#: 24-11277

HARRISON, Taylor L, 5004 Robert Dr, Easton, 02334 D:06/28/24 Case#: 24-11309

Mansfield

ADVANCED WAREHOUSES INC, 241 Francis Ave, Mansfield, 02048-1548 D:06/24/24 Case#: 24-11266

HOUGHTON, Alan K, 154 Lawndale Rd, Mansfield, 02048-1648 D:06/27/24 Case#: 24-11284

North Attleboro

HULBERT, George, 130 E Washington St U:66, North Attleboro, 02760-2340 D:06/27/24 Case#: 24-11288

Norton

HERSEY, Elaine M, 248 Dean St, Norton, 02766 D:06/27/24 Case#: 24-11300

Taunton

PETERS, Cynthia J, 8 Orchard St, Taunton, 02780 D:06/28/24 Case#: 24-11308

VARGAS, Kiara Lizbeth, 244 Broadway, Taunton, 02780 D:06/28/24 Case#: 24-11317

BRISTOL SOUTH

Dartmouth

PEREIRA, Maria C, 30 Lynnwood St, Dartmouth, 02747-3422 D:06/27/24 Case#: 24-11302

Fairhaven

FOONSECA, Barbara, 41 Bay St, Fairhaven, 02719 D:06/27/24 Case#: 24-11286

New Bedford

MENDONCA, Sonya M, 75 Wamsutta St, New Bedford, 02740-7335 D:06/28/24 Case#: 24-11306

VIDINHA, Ana I, 400 Orchard St, New Bedford, 02740-3210 D:06/24/24 Case#: 24-11259

ESSEX NORTH

Lawrence

CONCEPCION-SUAREZ, Edwin E, 329 Salem St U:D, Lawrence, 01843-1233 D:06/28/24 Case#: 24-40682

Methuen

CRUZ-PAULINO, Agustin, 12 Camden St U:1, Methuen, 01844-4326 D:06/26/24 Case#: 24-40664

North Andover

DOCKHAM, David L 2nd , 984 Turnpike St, North Andover, 01845 D:06/25/24 Case#: 24-40660

ESSEX SOUTH

Beverly

HALL, Robert M, 7 Wedgemere Rd, Beverly, 01915 D:06/28/24 Case#: 24-11314

Lynn

GUERRERO, Marcos A Jr , PO Box 738, Lynn, 01901 D:06/22/24 Case#: 24-11256

TCHOUMI, Jacques, 91 Oakville St, Lynn, 01905 D:06/24/24 Case#: 24-11257

FRANKLIN

Deerfield

MACDONALD, Robin F, 210 River Rd, Deerfield, 01373-9624 D:06/26/24 Case#: 24-30306

HAMPDEN

Agawam

SORCINELLI, Robert R, 7 Beverly Ln, Agawam, 01001-2761 D:06/28/24 Case#: 24-30314

Chicopee

MORIARTY, Robert Evans, 102 Mccarthy Ave, Chicopee, 01020-4208 D:06/28/24 Case#: 24-30310

East Longmeadow

WAITE, Cynthia A, 30 Wood Ave, East Longmeadow, 01028 D:06/28/24 Case#: 24-30311

Holyoke

MARTINEZ-MARRERO, J O, PO Box 6036, Holyoke, 01040 D:06/24/24 Case#: 24-30303

Palmer

EURKUS, Kash W, PO Box 353, Palmer, 01069 D:06/28/24 Case#: 24-30313

Springfield

ROQUE-HUBBARD, Christopher, 17-19 Virginia St, Springfield, 01108-2622 D:06/28/24 Case#: 24-30312

West Springfield

DAVY, Michelle, 54-A Wayside Ave, West Springfield, 01089-1316 D:06/26/24 Case#: 24-30307

HAMPSHIRE

Granby

SEDLAK, Leanne L, 25 Carver St, Granby, 01033 D:06/27/24 Case#: 24-30309

MIDDLESEX NORTH

Billerica

NEARY, Heather A, 26 Stag Dr, Billerica, 01821 D:06/28/24 Case#: 24-40683

Chelmsford

ABRIL, Shaun, 65 Byam Rd, Chelmsford, 01824 D:06/27/24 Case#: 24-40672

Dracut

MERCIER, Justin, 48 Michael Rd, Dracut, 01826 D:06/28/24 Case#: 24-40678

MIDDLESEX SOUTH

Burlington

MRABET, Nabila, 79 Lexington St, Burlington, 01803 D:06/26/24 Case#: 24-11281

Marlborough

WILLIAMS, Danielle N, 155 Broadmeadow St, Marlborough, 01752-3401 D:06/27/24 Case#: 24-40675

Medford

SULLIVAN-OLIVEIRA, Mary G, 56 Gaston St, Medford, 02155 D:06/24/24 Case#: 24-11261

Townsend

PARMLEY, William P, 13 Sumac Dr, Townsend, 01469 D:06/24/24 Case#: 24-40657

Wakefield

BOUGHAN-CLEVENGER, Jeanne, 39 Avon St, Wakefield, 01880-2310 D:06/28/24 Case#: 24-11311

Waltham

FAST, Eva M, 11 Derby St, Waltham, 02453-5003 D:06/24/24 Case#: 24-11262

NORFOLK

Braintree

FRANCIS MORLEY, William Jr , 31 Morrison Rd, Braintree, 02184 D:06/25/24 Case#: 24-11276

Canton

DOHERTY, James M, 12 Waterfall Dr, Canton, 02021-4159 D:06/25/24 Case#: 24-11275

Norfolk

NIEVES, Ilcia, 43 Christopher Rd, Norfolk, 02056 D:06/28/24 Case#: 24-11313

Plainville

ZUZICK, Paul 3rd , 6 Red Coat Ln, Plainville, 02762 D:06/26/24 Case#: 24-11282

Walpole

BEAL, Brian C, 11 Fuller Ave, Walpole, 02032 D:06/24/24 Case#: 24-11263

Weymouth

FLEUR, Youseline St, 505 Middle St, Weymouth, 02189 D:06/27/24 Case#: 24-11299

PLYMOUTH

Middleboro

STEIN, Kerri, 58 Pebble Brook Dr, Middleboro, 02346 D:06/25/24 Case#: 24-11269

Scituate

HEARN, Alison E, 95 Turner Rd, Scituate, 02066 D:06/28/24 Case#: 24-11318

Wareham

JENNISON, Russell Jr , 25 Point Pleasant Cir, Wareham, 02538 D:06/25/24 Case#: 24-11272

Whitman

SMITH, Joshua R, 26 Foster Ave, Whitman, 02382 D:06/27/24 Case#: 24-11287

SUFFOLK

Boston

BATES, Jeffrey R, 250 Cambridge St, Boston, 02114-3122 D:06/28/24 Case#: 24-11316

Mattapan

SMITH, Joseph S, 20 Fairlawn Ave U:D8, Mattapan, 02126-1634 D:06/27/24 Case#: 24-11289

Revere

ANTONELLI, Francis M, 257 Reservoir Ave, Revere, 02151 D:06/24/24 Case#: 24-11260

SWEENEY, Brian M Jr , 96 Cary Ave, Revere, 02151 D:06/25/24 Case#: 24-11268

TWIN CORP INC, 243 Winthrop Pkwy, Revere, 02151-4185 D:06/27/24 Case#: 24-11293

West Roxbury

TOPPIN, Christine, 103 Groaton Rd U:2, West Roxbury, 02132-1426 D:06/25/24 Case#: 24-11270

WORCESTER

Athol

NYE, John Adam, 566 Hapgood St, Athol, 01331 D:06/24/24 Case#: 24-40658

Milford

VARTABEDIAN, Kimberly A, 7 W Maple St U:1, Milford, 01757-4009 D:06/24/24 Case#: 24-40654

Southbridge

ROBIDOUX, Kristal M, 268 Tipton Rock Rd, Southbridge, 01550-5909 D:06/24/24 Case#: 24-40656

Upton

NEALLEY, John H 3rd , 86 Prospect St, Upton, 01568 D:06/25/24 Case#: 24-40662

Webster

MARTEL, Holli A, 13 Elm St U:3, Webster, 01570-2624 D:06/27/24 Case#: 24-40670

Worcester

DALEY, Michni N, 32 Cedar St U:302, Worcester, 01609-2520 D:06/27/24 Case#: 24-40669

HARGROVE, Danny Max, 20 Westmorland Dr, Worcester, 01602-1038 D:06/28/24 Case#: 24-40677

WORCESTER NORTH

Leominster

BAIRD, Katherine Marie, 70 Heron Way, Leominster, 01453-1313 D:06/27/24 Case#: 24-40671

DAVARIS, Jennifer Mary, 10 State St, Leominster, 01453-1506 D:06/24/24 Case#: 24-40655

Lunenburg

BACHANT, Robin Christine, 8 Tri Town Dr U:N405, Lunenburg, 01462-2370 D:06/28/24 Case#: 24-40676

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

Dennis

MULCAHY, Joseph G, PO Box 991, Dennis, 02638 D:06/27/24 Case#: 24-11291

Marstons Mills

BARTORELLI, Meeghan R, 23 Captain Baker Rd, Marstons Mills, 02648 D:06/25/24 Case#: 24-11271

BERKSHIRE MIDDLE

Pittsfield

MCMORROW, Courtney L, 243 Alum HI, Pittsfield, 01222-9738 D:06/26/24 Case#: 24-30304

BRISTOL FALL RIVER

Swansea

SOARES, Nelson C, 32 Bushee Rd, Swansea, 02777 D:06/25/24 Case#: 24-11273

BRISTOL NORTH

Mansfield

GLEAVY, Lisa, 17 Oakleaf Dr, Mansfield, 02048 D:06/28/24 Case#: 24-11321

North Attleboro

DAFONSECA, Nathan M, 264 Hoppin Hill Ave, North Attleboro, 02760 D:06/28/24 Case#: 24-11315

BRISTOL SOUTH

Fairhaven

SIMOES, Penny A, 355 Alden Rd, Fairhaven, 02719 D:06/26/24 Case#: 24-11278

New Bedford

VARGAS, Jennifer L, 41 Longview Rd, New Bedford, 02745 D:06/27/24 Case#: 24-11292

WOODARD-MCNIFF, Sean T, 3 Anthony St, New Bedford, 02740-3402 D:06/27/24 Case#: 24-11298

ESSEX SOUTH

Beverly

MANUEL, Charles, 64 West St, Beverly, 01915 D:06/24/24 Case#: 24-11265

Gloucester

REID-FOLEY, Jesse, 57 Western Ave, Gloucester, 01930 D:06/28/24 Case#: 24-11310

HAMPDEN

Chicopee

EMERSON, Phillip A, 180 Beauchamp Ter U:13, Chicopee, 01020-4149 D:06/27/24 Case#: 24-30308

Holland

LINDSEY, John Harold, 25 Stagecoach Rd, Holland, 01521 D:06/24/24 Case#: 24-30302

MIDDLESEX NORTH

Lowell

SAFARPORMONFARED, Bahram, 70 Austin St U:15, Lowell, 01854 D:06/27/24 Case#: 24-40673

MIDDLESEX SOUTH

Malden

MAUROSE, Guirlaine, 23 Greenwood St, Malden, 02148 D:06/28/24 Case#: 24-11312

Marlborough

MACHADO, Washington, 47 Highland St, Marlborough, 01752 D:06/25/24 Case#: 24-40661

NORFOLK

Needham

PAPOULIAS, Dimitrios, 13 Lester St, Needham, 02494-1712 D:06/27/24 Case#: 24-11301

Norwood

ALFONSO, Eric J, 14-16 Quincy Ave, Norwood, 02062-3147 D:06/27/24 Case#: 24-11296

Randolph

KIDD, Randall 3rd , 57 Fernandez Cir, Randolph, 02368 D:06/27/24 Case#: 24-11290

PLYMOUTH

East Bridgewater

WAUGH, Thomas G, 105 Spring St, East Bridgewater, 02333 D:06/25/24 Case#: 24-11274

Halifax

WATTS, Jill Marie, 100 Oak St, Halifax, 02338-1042 D:06/27/24 Case#: 24-11304

Lakeville

BENNETT, Danielle, 4 Summit Ave, Lakeville, 02347 D:06/28/24 Case#: 24-11320

Plymouth

MONSINI, Richard J, PO Box 4093, Plymouth, 023

Plymouth
20 Sunrise Ave
Owner:Joseph B Kerrssey 3rd L:Saxon Asset Securities Tr
Case#:24 SM 002297 Filing Date:06/20/24

SUFFOLK

Boston
1162-1164 Adams Ave
Owner:Gregory R Dominique L:Newrez LLC
Case#:24 SM 002305 Filing Date:06/25/24

Chelsea
74-76 Spencer Ave
Owner:Merida Diaz L:American Home Mtg Investmn
Case#:24 SM 002339 Filing Date:06/25/24

Mattapan
68 Idaho St
Owner:Kara L Boettger L:Citizens Bk Na
Case#:24 SM 002324 Filing Date:06/24/24

Roslindale
391 Poplar St
Owner:Antonia Aquino L:Wells Fargo Bk Na
Case#:24 SM 002283 Filing Date:06/18/24

South Boston
263 W 5th St
Owner:Karen Oconnor L:Finance Of America Revers
Case#:24 SM 002344 Filing Date:06/26/24

WORCESTER

Athol
1900 Main St
Owner:Todd M Bowdridge L:Vrmtg Asset T
Case#:24 SM 002307 Filing Date:06/20/24

Grafton
38 Creeper Hill Rd
Owner:Kerry A Nason L:The Jp Morgan Mtg Acquisi
Case#:24 SM 002281 Filing Date:06/18/24

Oxford
22 Newton Ave
Owner:Ashley Saad L:Fieldstone Mtg Investment
Case#:24 SM 002349 Filing Date:06/25/24

Shrewsbury
4 Hancock St
Owner:Daniel N Yarnie L:Starwood Mtg Residential
Case#:24 SM 002332 Filing Date:06/24/24

Worcester
7 Manomet St
Owner:Lawrence Njagi L:Citigroup Mtg Ln Tr 2023-
Case#:24 SM 002346 Filing Date:06/26/24

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
07/24/24 12:00 PM 29 Nauset Ln
Owner:Joseph J Kovic
Lender:CELINK Deposit:\$5,000
Doc#:"D:10/22/08
Source:Cape Cod Times (06/26/24)
Atty:Brock & Scott Pllc 401-217-8701

BERKSHIRE MIDDLE

Lee
07/25/24 10:00 AM 271 East St
Owner:Dakota Wells & Sarah Wells
Lender:SERVIS ONE INC Deposit:\$5,000
Doc#:"D:07/29/20
Source:Berkshire Eagle (06/27/24)
Atty:Korde & Associates Pc 978-256-1500

BERKSHIRE NORTH

Williamstown
07/24/24 04:00 PM 462 Henderson Rd
Owner:Steve Diamond
Lender:Rocket Mortgage Deposit:\$5,000
Doc#:"D:10/28/20
Source:Berkshire Eagle (06/26/24)
Atty:Harmon Law Offices Pc 617-558-0500

BRISTOL FALL RIVER

Swansea
07/12/24 11:00 AM 32 Bushee Rd
Owner:Nelson C Soares & Melissa A Silva
Lender:Midfirst Bank State Savings Bank Deposit:\$5,000
Doc#:"D:10/26/19
Source:The Herald News (06/21/24)
Atty:Orlans Pc 781-790-7800
07/23/24 10:00 AM 210 Market St
Owner:Jason D Dagwan
Lender:Rockland Trust Co Deposit:\$7,500
Doc#:"D:12/19/07
Source:The Herald News (06/23/24)
Atty:Barsh And Cohen PC 617-332-4700

BRISTOL NORTH

Dighton
07/22/24 04:00 PM 301 Williams St
Owner:Harry J Collier
Lender:GITSIT SOLUTIONS LLC Deposit:\$5,000
Doc#:"D:02/16/09
Source:Taunton Daily Gazettee (06/24/24)
Atty:Korde & Associates Pc 978-256-1500

BRISTOL SOUTH

New Bedford
07/23/24 10:00 AM 19 Richmond St
Owner:Cecilia J Harriman
Lender:EXCALIBUR PROPERTY Deposit:\$10,000
Doc#:"D:02/17/12
Source:Standard Times (the) (06/21/24)
Atty:Bullard & Mcleod

ESSEX NORTH

Andover
07/15/24 01:00 PM 30 River Rd
Owner:Christian G Guide
Lender:Newrez LLC Deposit:\$10,000
Doc#:"D:07/13/09
Source:Lawrence Eagle Tribune (06/24/24)
Atty:Harmon Law Offices Pc 617-558-0500
07/23/24 09:00 AM 47 Hallenan Ave
Owner:Ismael Montalvo & Hilda Montalvo
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:04/25/03
Source:Lawrence Eagle Tribune (06/24/24)
Atty:Brock & Scott Pllc 401-217-8701

ESSEX SOUTH

Beverly
07/18/24 11:00 AM 503 Cabot St
Owner:Peter F Harkins & Amy A Harkins
Lender:Community Credit Union Lynn Deposit:\$20,000
Doc#:"D:08/16/18
Source:Boston Herald (06/24/24)
Atty:Law Offices Of Frank N Da 617-666-2600
07/16/24 12:00 PM 4 Day Ct
Owner:Donna L Adams
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:11/12/14
Source:Boston Herald (06/25/24)
Atty:Guaetta And Benson Llc
07/16/24 02:00 PM 80 Empire St
Owner:Marilyn Delacruz
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:06/13/11
Source:Boston Herald (06/21/24)
Atty:Guaetta And Benson Llc

Lynn

07/12/24 02:00 PM 80 Empire St
Owner:Marilyn Delacruz
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:06/13/11
Source:Boston Herald (06/21/24)
Atty:Guaetta And Benson Llc

Peabody

07/16/24 11:00 AM 78 Franklin St
Owner:John H Nolan & Carol Y Nolan
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:10/30/03
Source:Boston Herald (06/25/24)
Atty:Guaetta And Benson Llc

Salisbury

07/22/24 01:00 PM 146 Cable Ave
Owner:Michael E Pensak & Nancy A Pensak
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:12/29/04
Source:Newburyport News (06/24/24)
Atty:Harmon Law Offices Pc 617-558-0500

FRANKLIN

Hawley
07/25/24 01:00 PM 390 W Hawley Rd
Owner:Mark E Bigelow
Lender:Federal Home Loan Mortgage Corp
Deposit:\$10,000
Doc#:"D:10/25/06
Source:Greenfield Recorder (06/25/24)
Atty:Doonan Graves & Longoria 978-921-2670

Montague

07/18/24 02:00 PM 96 3rd St
Owner:Alycar Investments LLC
Lender:VICTORY ACQUISITIONS Deposit:\$10,000
Doc#:"D:08/31/23
Source:Greenfield Recorder (06/25/24)
Atty:Baker Braverman & Barbado

HAMPDEN

Chicopee
07/09/24 01:00 PM 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) (06/25/24)
Atty:Marinosci Law Group Pc 401-234-9200

Longmeadow

07/18/24 12:00 PM 85 Maple Rd
Owner:Mack A Lynch
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:10/09/13
Source:Republican (the) (06/27/24)
Atty:Guaetta And Benson Llc

Springfield

07/18/24 11:00 AM 97 Parallel St
Owner:Mary E Dunlap
Lender:MTGLQ Investors LP Deposit:\$10,000
Doc#:"D:05/04/07
Source:Republican (the) (06/27/24)
Atty:Guaetta And Benson Llc

07/23/24 12:00 PM 1038 Sumner Ave
Owner:Richard Scott Sr
Lender:Nationstar Mortgage Deposit:\$5,000
Doc#:"D:07/20/17
Source:Republican (the) (06/25/24)
Atty:Korde & Associates Pc 978-256-1500
07/25/24 01:00 PM 139 Darling St
Owner:Hector G Arzuaga Santiago
Lender:Movement Mortgage LLC Deposit:\$10,000
Doc#:"D:07/24/20
Source:Republican (the) (06/27/24)
Atty:Marinosci Law Group Pc 401-234-9200
07/25/24 02:00 PM 47 Grand St
Owner:Christine-Innis
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:06/16/06
Source:Republican (the) (06/27/24)
Atty:Brock & Scott Pllc 401-217-8701

West Springfield

07/25/24 01:00 PM 831 Morgan Rd
Owner:Frances Haas
Lender:PHH United States Mortgage Corp Deposit:\$5,000
Doc#:"D:07/27/19
Source:Republican (the) (06/27/24)
Atty:Korde & Associates Pc 978-256-1500

HAMPSHIRE

Hadley
07/24/24 02:00 PM 4 Kosior Dr
Owner:Peter K Earle & Megan T Earle
Lender:ARCEP 1 LLC Deposit:\$5,000
Doc#:"D:04/20/06
Source:Daily Hampshire Gazettee (06/26/24)
Atty:Brock & Scott Pllc 401-217-8701

South Hadley

07/23/24 10:00 AM 33 Pershing Ave
Owner:Tyler Turschman
Lender:Nationstar Mortgage Deposit:\$10,000
Doc#:"D:12/03/21
Source:Daily Hampshire Gazettee (06/27/24)
Atty:Marinosci Law Group Pc 401-234-9200

07/25/24 10:00 AM 1 Dover Rd
Owner:Wendy A Mailhott & Stephen M Mailhott
Lender:Federal Home Loan Mortgage Corp
Deposit:\$10,000
Doc#:"D:01/19/07
Source:Daily Hampshire Gazettee (06/26/24)
Atty:Doonan Graves & Longoria 978-921-2670

MIDDLESEX NORTH

Billerica
07/22/24 12:00 PM 69 Concord Rd
Owner:Kenneth J Comeiro Jr & Megan R Buckley
Lender:Wilmington Savings Fund Society FSB
Deposit:\$5,000
Doc#:"D:07/31/07
Source:Boston Globe (06/25/24)
Atty:Harmon Law Offices Pc 617-558-0500
07/15/24 10:00 AM 11 Florence St
Owner:Michelle Collett & Michael Collett
Lender:Deutsche Bank Deposit:\$5,000
Doc#:"D:04/20/06
Source:Sun (the) (06/24/24)
Atty:Korde & Associates Pc 978-256-1500

MIDDLESEX SOUTH

Bedford
07/18/24 10:00 AM 30 Hartford St
Owner:Bilal Khan & Zari Bilal
Lender:Rocket Mortgage Deposit:\$5,000
Doc#:"D:11/01/22
Source:Boston Globe (06/25/24)
Atty:Harmon Law Offices Pc 617-558-0500
07/23/24 12:00 PM 92 Garrett Way U:92
Owner:Jaclyn Roth
Lender:Washington Trust Co Deposit:\$10,000
Doc#:"D:06/17/16
Source:Metro West (06/26/24)
Atty:Cunningham Mechanic Cetili 508-651-7524

Lexington
07/17/24 11:00 AM 10 Chestnut Ln U:10
Owner:Colleen C Gallagher & Timothy W Gallagher
Lender:Avidia Bank Deposit:\$10,000
Doc#:"D:03/12/17
Source:Boston Herald (06/26/24)
Atty:Van Dam Law LLP 617-969-2900

Newton
07/17/24 05:00 PM 427 Albemarle Rd
Owner:Valerie Little
Lender:Newrez LLC Deposit:\$5,000
Doc#:"D:03/17/17
Source:Boston Globe (06/25/24)
Atty:Harmon Law Offices Pc 617-558-0500

North Reading
07/23/24 02:00 PM 16 Shirley Ave
Owner:Paula L Melo
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:04/04/13
Source:North Reading Transcript (06/27/24)
Atty:Barham & Maucere LLC 844-227-4261

NORFOLK

Bellingham
07/22/24 09:00 AM 18 Brion Rd
Owner:Susan C Meuten
Lender:Deutsche Bank Deposit:\$5,000
Doc#:"D:03/26/05
Source:Metro West (06/24/24)
Atty:Brock & Scott Pllc 401-217-8701

Braintree

07/22/24 11:00 AM 70 Canavan Dr
Owner:Daniel R Mcdonald & Karen M Mcdonald
Lender:Deutsche Bank Deposit:\$10,000
Doc#:"D:01/25/07
Source:Patriot Ledger (06/25/24)
Atty:Korde & Associates Pc 978-256-1500

Weymouth

07/22/24 01:00 PM 1020 Pleasant St U:55
Owner:Barbara E Mullins & Margaret E Wilder
Lender:Deutsche Bank Deposit:\$5,000
Doc#:"D:10/06/06
Source:Patriot Ledger (06/25/24)
Atty:Korde & Associates Pc 978-256-1500

PLYMOUTH

Brockton
07/18/24 10:00 AM 25 Tremont St
Owner:Eva Dabney
Lender:Bank Of New York Mellon Deposit:\$10,000
Doc#:"D:08/09/04
Source:Brockton Enterprise (06/25/24)
Atty:Doonan Graves & Longoria 978-921-2670

07/22/24 02:00 PM 274 Green St
Owner:Delcie M Hayles & Wesley M Hayles
Lender:Deutsche Bank Deposit:\$5,000
Doc#:"D:02/08/05
Source:Brockton Enterprise (06/24/24)
Atty:Korde & Associates Pc 978-256-1500

Kingston

07/23/24 03:00 PM 3 Chilton Ave
Owner:Tamara L Huber & Todd L Roberts
Lender:Santander Bank Na Deposit:\$5,000
Doc#:"D:05/31/16
Source:Old Colony Memorial (06/27/24)
Atty:Harmon Law Offices Pc 617-558-0500

Lakeville

07/19/24 12:00 PM 16 1st Ave
Owner:Eleanor M Letendre
Lender:Eastern Bank Deposit:\$10,000
Doc#:"D:04/20/10
Source:Standard Times (the) (06/24/24)
Atty:Cunningham Mechanic Cetili 508-651-7524

07/22/24 03:00 PM 97 Pickets St
Owner:Laura L Mellon
Lender:PHH United States Mortgage Corp Deposit:\$5,000
Doc#:"D:11/22/13
Source:Standard Times (the) (06/24/24)
Atty:Korde & Associates Pc 978-256-1500

Wareham

07/19/24 02:00 PM 116 Fearing Hill Rd
Owner:Melanie F Roderick
Lender:Freedom Mortgage Corp Deposit:\$5,000
Doc#:"D:04/27/12
Source:Publication Unknown (06/27/24)
Atty:Harmon Law Offices Pc 617-558-0500
07/26/24 11:00 AM 28 Indian Neck Rd
Owner:Elizabeth A Leonard
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:03/20/08
Source:Publication Unknown (06/27/24)
Atty:Brock & Scott Pllc 401-217-8701

Whitman

07/26/24 03:00 PM 304 Harvard St
Owner:Robert C Doran & Lisa M Doran
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:03/05/04
Source:Whitman Times (06/27/24)
Atty:Brock & Scott Pllc 401-217-8701

SUFFOLK

Boston
07/19/24 09:00 AM 40 Traveler St U:506
Owner:Feng Wang
Lender:Athene Annuity Deposit:\$5,000
Doc#:"D:09/02/22
Source:Boston Globe (06/25/24)
Atty:Harmon Law Offices Pc 617-558-0500

Dorchester
07/22/24 12:00 PM 444 Gallivan Blvd
Owner:Robert Dunphy
Lender:Matrix Financial Services Deposit:\$5,000
Doc#:"D:09/30/16
Source:Boston Herald (06/24/24)
Atty:Brock & Scott Pllc 401-217-8701

Revere

07/12/24 01:00 PM 71 Pitcairn St
Owner:Roy Bosell & Claude R Thompson
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:05/20/04
Source:Boston Herald (06/21/24)
Atty:Guaetta And Benson Llc

WORCESTER

Athol
07/18/24 11:00 AM 77 Charden Ln
Owner:Timothy S Mcclendon
Lender:Athol Savings Bank Deposit:\$5,000
Doc#:"D:06/04/13
Source:Telegram Gazettee (06/22/24)
Atty:Gelinas & Ward Llp 978-537-2200
07/18/24 11:00 AM 388 Main St
Owner:Timothy S Mcclendon
Lender:Athol Savings Bank Deposit:\$5,000
Doc#:"D:06/04/13
Source:Telegram Gazettee (06/22/24)
Atty:Gelinas & Ward Llp 978-537-2200

Douglas

07/24/24 01:00 PM 34 Hemlock St
Owner:Patricia J Cole & Richard S Cole
Lender:BLUE CASTLE (CAYMAN) Deposit:\$15,000
Doc#:"D:11/04/03
Source:Telegram Gazettee (06/21/24)
Atty:Law Offices Of Keith K Fu

Northbridge

07/12/24 01:00 PM 513 Church St
Owner:Rickyy W Nelson
Lender:Norwich Commercial Group Deposit:\$5,000
Doc#:"D:03/16/21
Source:Blackstone Valley Tribune Advertiser (06/21/24)
Atty:Harmon Law Offices Pc 617-558-0500

Oxford

07/12/24 11:00 AM 6 Holly St
Owner:Frances M Brunelle
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:05/30/01
Source:Webster Times (06/21/24)
Atty:Orlans Pc 781-790-7800

Spencer

07/11/24 10:00 AM 35 Church St
Owner:J C Gathers
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:07/23/07
Source:New Leader (06/21/24)
Atty:Brock & Scott Pllc 401-217-8701

Sturbridge

07/23/24 04:00 PM 7 Woodlawn Dr
Owner:Sara D Seelig
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:11/16/12
Source:Southbridge Evening News (06/27/24)
Atty:Brock & Scott Pllc 401-217-8701

Webster

07/09/24 12:00 PM 27 Highcrest Park U:27
Owner:Sandra M Radcliffe
Lender:Bank Of New York Mellon Deposit:\$5,000
Doc#:"D:09/15/05
Source:Webster Times (06/21/24)
Atty:Harmon Law Offices Pc 617-558-0500

Worcester

07/15/24 12:00 PM 9 Crestlan Cir
Owner:Timoth Graves & Courtney A Graves
Lender:Wells Fargo Bank NA Deposit:\$5,000
Doc#:"D:11/03/06
Source:Telegram Gazettee (06/24/24)
Atty:Harmon Law Offices Pc 617-558-0500

07/25/24 11:00 AM 19 Haely Rd

Owner:Timothy J Sayer & Deborah A Sayer
Lender:Wilmington Savings Fund Society FSB
Deposit:\$5,000
Doc#:"D:04/22/04
Source:Telegram Gazettee (06/25/24)
Atty:Brock & Scott Pllc 401-217-8701

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