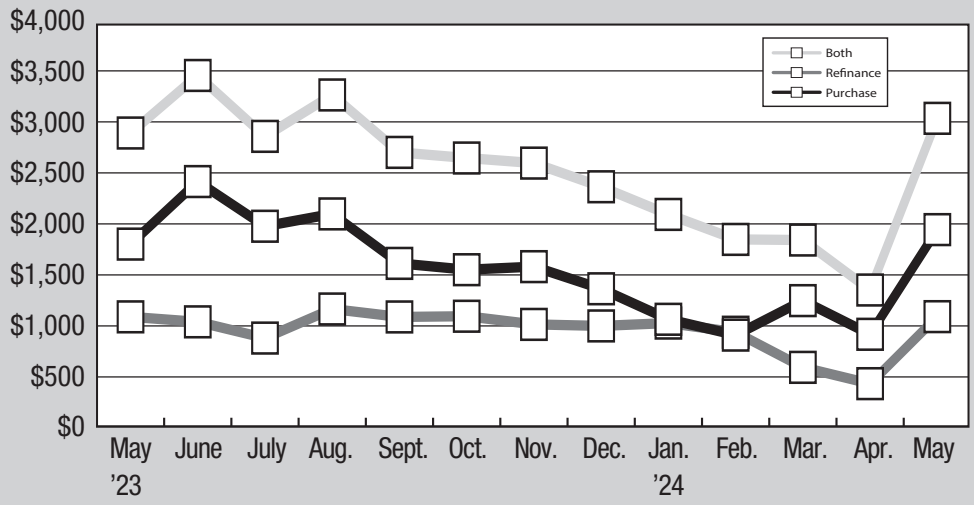
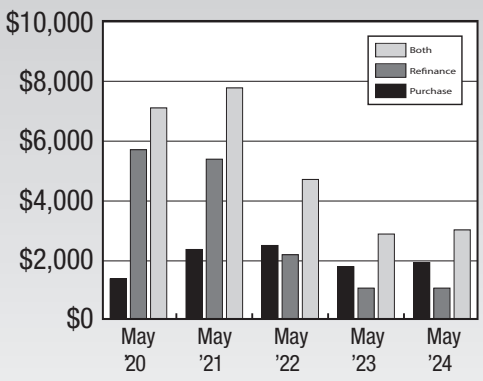
Official Records

MASSACHUSETTS MARKET STATISTICS

Volume of Mortgages for Single-Family Homes





Month	Purchase	Refinance	Both
May 2020	$1,396	$5,714	$7,110
May 2021	$2,381	$5,398	$7,779
May 2022	$2,515	$2,206	$4,721
May 2023	$1,806	$1,091	$2,897
May 2024	$1,944	$1,091	$3,035

❑ Statistics based on single-family home sales ❑ Dollar amounts in millions
❑ Source: The Warren Group

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REAL ESTATE RECORDS

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B9	**Berkshire South**	07/05/24
B9	**Bristol Fall River**	07/05/24
B10	**Bristol North**	07/05/24
B11	**Bristol South**	07/05/24
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B12	**Essex North**	07/05/24
B13	**Essex South**	07/05/24
B17	**Franklin**	07/05/24
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CREDIT RECORDS

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Allston

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	0
Median Price	$812,500	

► REAL ESTATE SALES

76 ASHFORD ST $19,750,000
B: Boston University
S: 76 Ashford Street Rt & Allston Dev LLC Tr
Book/Page: 70325/125, Date: 06/26/24
Use: Manufacturing Building, Lot: 35841sf
Prior Sale: $6,695,000 (09/18)

85 BRAINERD RD U:302 ..... $780,000
B: Jiannei Zhou
S: Pasqualina Nicolazzo, Tr for P Nicolazzo Rt
Book/Page: 70326/151, Date: 06/26/24
Use: 2 Bdrm Condo, Lot: 1020sf
Prior Sale: $185,000 (04/87)

15 N BEACON ST U:509 ..... $585,000
B: Mingwei Xu
S: Misran Real Estate LLC
Book/Page: 70340/185, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 775sf
Prior Sale: $570,000 (10/18)

37 PARK VALE AVE U:5 ..... $639,000
B: Lisa Anderson
S: Yihe Luo
Doc#: 000000000953373, Date: 07/03/24
Use: 3 Bdrm Condo, Lot: 1190sf
Prior Sale: $580,000 (12/21)

20 PENNIMAN RD U:104 ..... $845,000
B: Anh T Hoang
S: Krishna H Patel & Shivani H Patel
Book/Page: 70362/1, Date: 07/03/24
Use: 2 Bdrm Condo

30 PENNIMAN RD U:604 ..... $780,000
B: Chun Wu & Jun Wang
S: Michael Gampel & Polya Gampel
Book/Page: 70339/255, Date: 06/28/24
Mtg: East West Bank $465,000
Term: 2054 Rate: 7.4% Type: Adj
Use: Condo

Boston

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	22
Median Price	$4,000,000	$3,050,000

► REAL ESTATE SALES

27 ALPINE ST U:1 ..... $578,000
B: Patrick L Hunter
S: Kristina Sutton & James M Sutton
Book/Page: 70351/247, Date: 07/02/24
Mtg: Primelending $462,400
Term: 2054
Use: 2 Bdrm Condo

107 APPLETON ST U:2 ..... $765,000
B: Layne Smith
S: Wendy M Traynor, Tr for Wendy M Traynor RET
Book/Page: 70358/114, Date: 07/03/24
Mtg: JPMorgan Chase Bank $535,500
Term: 2054
Use: 1 Bdrm Condo, Lot: 604sf
Prior Sale: $698,000 (06/22)

8 ARLINGTON ST U:1 ..... $6,250,000
B: Stephen H Rusckowski, Tr for Arlington Street Rt
S: Barry Tatelman & Susan Tatelman
Book/Page: 70329/230, Date: 06/27/24
Use: 3 Bdrm Condo, Lot: 2928sf
Prior Sale: $3,000,000 (04/02)

246 ATHENS ST U:1 ..... $1,042,000
B: Debra L Bentivegna, Tr for Debra L Bentivegna RET
S: Erik Mai & Margaret Mai
Book/Page: 70348/126, Date: 07/01/24
Mtg: Stifel Bank & Trust $833,600
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo

500 ATLANTIC AVE U:20J $3,510,000
B: Jeffrey M Tapley & Laura Paul
S: Stephen A Basile, Tr for Lisa H Basile Qprt
Book/Page: 70326/16, Date: 06/26/24
Mtg: Goldman Sachs Bank US $2,000,000
Term: 2054 Rate: 6.7% Type: Adj
Use: 3 Bdrm Condo, Lot: 2913sf
Prior Sale: $3,950,000 (06/24)

500 ATLANTIC AVE U:20J $3,950,000
B: Lisa H Basile, Tr for Lisa H Basile RET
S: Christine S Manfredi, Tr for Steven P Manfredi RET
Book/Page: 70324/128, Date: 06/26/24
Use: 3 Bdrm Condo, Lot: 2913sf
Prior Sale: $3,950,000 (08/14)

1 AVERY ST U:11E $770,000
B: Christopher L Cataldo
S: Christos Kourtidis
Book/Page: 70340/117, Date: 06/28/24
Mtg: Cross Country Mtg Inc $693,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 643sf
Prior Sale: $657,000 (06/13)

3 AVERY ST U:604 ..... $950,000
B: Mohamed Amin
S: Chiriboga Properties Inc
Book/Page: 70339/96, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 1748sf
Prior Sale: $990,000 (05/08)

3 AVERY ST U:703 ..... $595,000
B: Charles Ho
S: Matthew S Heller & Lawrence A Heller
Book/Page: 70329/241, Date: 06/27/24
Mtg: Harvard Fcu $395,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 965sf
Prior Sale: $539,000 (06/21)

119 BARNES AVE U:4 ..... $790,000
B: Edward A Okeefe & Patricia P Fong-Yi Datta
S: Wingman Cheung
Book/Page: 70350/1, Date: 07/02/24
Mtg: Provident Funding $685,000
Term: 2054
Use: 2 Bdrm Condo

8 BATTERY ST U:7 ..... $580,000
B: Sean G Mcsweeney
S: Musto Re LLC
Book/Page: 70336/111, Date: 06/28/24
Mtg: Guaranteed Rate Inc $464,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 595sf
Prior Sale: $430,000 (06/15)

3 BATTERY WHARF U:3 ..... $2,050,000
B: Kelli F Valade & Donald F Valade
S: 3bw Sfv LLC
Book/Page: 70337/24, Date: 06/28/24
Mtg: Goldman Sachs Bank US $1,537,500
Term: 2054 Rate: 6.6% Type: Adj
Use: 1 Bdrm Condo, Lot: 1072sf
Prior Sale: $2,100,000 (10/21)

401 BEACON ST U:2 ..... $4,600,000
B: Douglas J Shaw, Tr for Shaw I Rt
S: 401 Beacon LLC
Book/Page: 70335/78, Date: 06/28/24
Use: 3 Bdrm Condo

445 BEACON ST U:2 ..... $1,975,000
B: 445 Beacon Realty LLC
S: Benjamin Langston & Lauren B Langston
Book/Page: 70358/101, Date: 07/03/24
Use: 2 Bdrm Condo, Lot: 1084sf
Prior Sale: $1,200,000 (06/21)

591 BEACON ST U:2 ..... $530,000
B: Alaz Cig
S: 591 Beacon St Hldg LLC
Book/Page: 70351/209, Date: 07/02/24
Use: 1 Bdrm Condo, Lot: 580sf
Prior Sale: $9,500 (05/97)

198 BOWEN ST $675,000
B: 198 Bowen Street LLC
S: Ricochet Real Estate LLC
Book/Page: 70313/300, Date: 06/24/24
Mtg: Needham Bk $1,612,500
Use: Residential Developable Land, Lot: 1995sf

220 BOYLSTON ST U:9009 ..... $7,300,000
B: Therese Miller RET & Wells Fargo Bank Na Tr
S: Goldeneye LLC
Book/Page: 70336/11, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 1601sf
Prior Sale: $4,000,000 (03/18)

62 BOYNTON ST U:1 ..... $860,000
B: Boyee Chung & Aaron M Laws
S: Nathan Sullivan & Jeannie Lieder
Book/Page: 70342/220, Date: 06/28/24
Mtg: Total Mtg Svcs $688,000
Term: 2054
Use: 2 Bdrm Condo

9 BRADDOCK PARK U:3 ..... $2,000,000
B: Benedict R Zajeski
S: William J Hume & Patricia R Hume
Book/Page: 70340/206, Date: 06/28/24
Mtg: Citizens Bank $1,700,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 3 Bdrm Condo, Lot: 1647sf
Prior Sale: $1,215,000 (11/07)

480 BROADWAY U:101 ..... $219,500
B: Kaileen Cotter
S: 480 West Broadway LLC
Book/Page: 70338/303, Date: 06/28/24
Use: Condo

188 BROOKLINE AVE U:19E $2,500,000
B: Takao Hatori
S: G Subramanian & Rajshree Balasubramanian
Book/Page: 70344/263, Date: 07/01/24
Use: 2 Bdrm Condo

234 CAUSEWAY ST U:912 ..... $800,000
B: Stephen A Williamson Jr
S: Putnam 234 Associates LLC
Book/Page: 70331/231, Date: 06/27/24
Mtg: M&T Bank NA $400,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 1 Bdrm Condo, Lot: 928sf

15 CAZENOVE ST U:1 ..... $1,080,000
B: Jennifer L Eldredge
S: Stewart C Pearson
Book/Page: 70326/302, Date: 06/26/24
Use: 2 Bdrm Condo, Lot: 1186sf
Prior Sale: $631,000 (02/12)

25 CHANNEL CENTER ST U:611 ..... $1,580,000
B: Morgan Clarke
S: Rodrigo I Pimentel & M E Pimentel-De Fragachan
Book/Page: 70335/184, Date: 06/28/24
Use: Condo

1 CHARLES ST S U:8F $1,169,025
B: Ellen Zakon
S: Scott Merlis & Joan L Merlis
Book/Page: 70331/44, Date: 06/27/24
Use: 1 Bdrm Condo, Lot: 1068sf
Prior Sale: $780,000 (08/06)

15 CHARTER ST U:4 ..... $853,000
B: John Matuszewski
S: Emilio Baglietto
Book/Page: 70334/261, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 816sf
Prior Sale: $705,000 (05/15)

43 COMMERCIAL WHARF U:2 ..... $1,450,000
B: Vincent P Michienzi & Noreen P Michienzi
S: Paul Cataldo
Book/Page: 70339/179, Date: 06/28/24
Use: 1 Bdrm Condo, Lot: 1366sf
Prior Sale: $1,130,000 (12/07)

55 COMMERCIAL WHARF E U:55-8 .... $3,295,000
B: William W Irving & Toni Stranic
S: Joseph M Lobacki, Tr for Joseph M Lobacki Ft
Book/Page: 70337/143, Date: 06/28/24
Use: Condo

56 COMMONWEALTH AVE U:55 ..... $460,000
B: Elizabeth A Peterson
S: Cyrus Jallali, Tr for Cyrus Jallali RET
Book/Page: 70337/177, Date: 06/28/24
Mtg: Guaranteed Rate Inc $364,000
Term: 2054
Use: Condo, Lot: 335sf
Prior Sale: $441,230 (09/18)

287 COMMONWEALTH AVE U:6 ..... $5,000,000
B: Charles Tyler Jr & Hannah Tyler
S: Charles H Tyler & Kerry A Tyler
Book/Page: 70348/88, Date: 07/01/24
Use: 3 Bdrm Condo, Lot: 2906sf
Prior Sale: $3,500,000 (04/08)

466 COMMONWEALTH AVE U:706 ..... $595,000
B: Gabriella J Roostaie
S: Amiram Richberg & Rachel Richberg
Book/Page: 70357/215, Date: 07/03/24
Mtg: Citizens Bank $505,750
Term: 2054
Use: 1 Bdrm Condo, Lot: 622sf
Prior Sale: $295,000 (01/12)

1 DALTON ST U:4202 ..... $5,250,000
B: Bonjin Koo
S: One Dalton Owner LLC
Book/Page: 70353/338, Date: 07/02/24
Use: 2 Bdrm Condo

11 DARTMOUTH PL U:3-11 ..... $1,290,000
B: William M Kuza & Barrie J Kuza
S: Erik C Cline & Rachel Cline
Book/Page: 70351/123, Date: 07/02/24
Mtg: HarborOne Mortgage $766,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1090sf
Prior Sale: $1,195,000 (06/20)

240 DEVONSHIRE ST U:4304 ..... $2,475,000
B: Rosemary C Dodek, Tr for Kj Devonshire Nt
S: Mcaf Winthrop LLC
Book/Page: 70325/12, Date: 06/26/24
Use: Condo

240 DEVONSHIRE ST U:5107 ..... $1,640,000
B: Ruoxi Sun
S: Mcaf Winthrop LLC
Book/Page: 70361/135, Date: 07/03/24
Use: Condo

TOWN/REGISTRY GUIDE

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Monterey . . . . Berkshire South
Montgomery . . . . . Hampden
Mt Washington Berkshire South

Nahant . . . . . Essex South
Nantucket . . . . . Nantucket
Natick . . . . . Middlesex South
Needham . . . . . Norfolk
New Ashford . . Berkshire North
New Bedford . . . . Bristol South
New Braintree . . . . . Worcester
New Marlboro . Berkshire South
New Salem . . . . . Franklin
Newbury . . . . . Essex South
Newburyport . . . . Essex South
Newton . . . . . Middlesex South
Norfolk . . . . . Norfolk
North Adams . . Berkshire North
North Andover . . . Essex North
North Attleboro . . Bristol North
North Brookfield . . . Worcester
North Reading Middlesex South
Northampton . . . . . Hampshire
Norhborough . . . . . Worcester
Northbridge . . . . . Worcester
Northfield . . . . . Franklin
Norton . . . . . Bristol North
Norwell . . . . . Plymouth
Norwood . . . . . Norfolk

Oak Bluffs . . . . . Dukes
Oakham . . . . . Worcester
Orange . . . . . Franklin
Orleans . . . . . Barnstable
Osterville . . . . . Barnstable
Otis . . . . . Berkshire Middle
Oxford . . . . . Worcester

Palmer . . . . . Hampden
Paxton . . . . . Worcester
Peabody . . . . . Essex South
Pelham . . . . . Hampshire
Pembroke . . . . . Plymouth
Pepperell . . . Middlesex South
Peru . . . . . Berkshire Middle
Petersham . . . . . Worcester
Phillipston . . . . . Worcester
Pittsfield . . . . Berkshire Middle
Plainfield . . . . . Hampshire
Plainville . . . . . Norfolk
Plymouth . . . . . Plymouth
Plympton . . . . . Plymouth
Princeton . . . . . Worcester
Provincetown . . . . . Barnstable

Quincy . . . . . Norfolk

Randolph . . . . . Norfolk
Raynham . . . . . Bristol North
Reading . . . . Middlesex South
Rehoboth . . . . . Bristol North
Revere . . . . . Suffolk
Richmond . . . Berkshire Middle
Rochester . . . . . Plymouth
Rockland . . . . . Plymouth
Rockport . . . . . Essex South
Roslindale . . . . . Suffolk
Rowe . . . . . Franklin
Rowley . . . . . Essex South
Roxbury . . . . . Suffolk
Royalston . . . . . Worcester
Russell . . . . . Hampden
Rutland . . . . . Worcester

Salem . . . . . Essex South
Salisbury . . . . . Essex South
Sandisfield . . . Berkshire South
Sandwich . . . . . Barnstable
Saugus . . . . . Essex South
Savoy . . . . . Berkshire North
Scituate . . . . . Plymouth
Seekonk . . . . . Bristol North
Sharon . . . . . Norfolk
Sheffield . . . . Berkshire South
Shelburne . . . . . Franklin
Sherborn . . . . Middlesex South
Shirley . . . . . Middlesex South
Shrewsbury . . . . . Worcester
Shutesbury . . . . . Franklin
Somerset . . . Bristol Fall River
Somerville . . . Middlesex South
South Boston . . . . . Suffolk
South Hadley . . . . Hampshire
Southampton . . . . Hampshire
Southborough . . . . . Worcester
Southbridge . . . . . Worcester
Southwick . . . . . Hampden
Spencer . . . . . Worcester
Springfield . . . . . Hampden
Sterling . . . . . Worcester
Stockbridge . . Berkshire Middle
Stoneham . . . Middlesex South
Stoughton . . . . . Norfolk
Stow . . . . . Middlesex South
Sturbridge . . . . . Worcester
Sudbury . . . . Middlesex South
Sunderland . . . . . Franklin
Sutton . . . . . Worcester
Swampscott . . . . Essex South
Swansea . . . . Bristol Fall River

Taunton . . . . . Bristol North
Templeton . . . . . Worcester
Tewksbury . . . Middlesex North
Thorndike . . . . . Hampden
Tisbury . . . . . Dukes
Tolland . . . . . Hampden
Topsfield . . . . . Essex South
Townsend . . . Middlesex South
Truro . . . . . Barnstable
Tyngsboro . . . Middlesex North
Tyringham . . . Berkshire Middle

Upton . . . . . Worcester
Uxbridge . . . . . Worcester

Wakefield . . . Middlesex South
Wales . . . . . Hampden
Walpole . . . . . Norfolk
Waltham . . . . Middlesex South
Ware . . . . . Hampshire
Wareham . . . . . Plymouth
Warren . . . . . Worcester
Warwick . . . . . Franklin
Washington . . Berkshire Middle
Watertown . . . Middlesex South
Wayland . . . . Middlesex South
Webster . . . . . Worcester
Wellesley . . . . . Norfolk
Wellfleet . . . . . Barnstable
Wendell . . . . . Franklin
Wenham . . . . . Essex South
West Boylston . . . . . Worcester
West Bridgewater . . . Plymouth
West Brookfield . . . . Worcester
West Newbury . . . Essex South
West Roxbury . . . . . Suffolk
West Springfield . . . Hampden
West Stockbridge . . . Berkshire South
West Tisbury . . . . . Dukes
Westborough . . . . . Worcester
Westfield . . . . . Hampden
Westford . . . . Middlesex North
Westhampton . . . . Hampshire
Westminster . Worcester North
Weston . . . . . Middlesex South
Westport . . . . . Bristol South
Westwood . . . . . Norfolk
Weymouth . . . . . Norfolk
Whately . . . . . Franklin
Whitman . . . . . Plymouth
Wilbraham . . . . . Hampden
Williamsburg . . . . . Hampshire
Williamstown . . Berkshire North
Wilmington . . Middlesex North
Winchendon . . . . . Worcester
Winchester . . Middlesex South
Windsor . . . . . Berkshire North
Winthrop . . . . . Suffolk
Woburn . . . . . Middlesex South
Worcester . . . . . Worcester
Worthington . . . . . Hampshire
Wrentham . . . . . Norfolk

Yarmouth . . . . . Barnstable

Village — Town

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

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How to Read The Real Estate Records

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

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

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

L 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.

L 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.

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

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

► **REAL ESTATE SALES**

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

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

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

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

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

► **FORECLOSURE DEEDS**

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

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

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

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

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

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

240 DEVONSHIRE ST U:5803 ..... $2,975,000
B: Kuldip Hillyer
S: Mcaf Winthrop LLC
Book/Page: 70346/174, Date: 07/01/24
Mtg: M&T Bank NA $2,000,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Condo

754-756 E 6TH ST U:2 ..... $910,000
B: Josh Leblanc & Kimberly Brito
S: Nicholas Slevoski
Book/Page: 70357/15, Date: 07/03/24
Mtg: CMG Mortgage Inc $728,000
Term: 2054
Use: 2 Bdrm Condo

85 E INDIA ROW U:16A $605,000
B: Gennaro Dambrosio
S: Paegan Deering
Book/Page: 70352/286, Date: 07/02/24
Use: 1 Bdrm Condo, Lot: 756sf
Prior Sale: $437,500 (10/04)

35 FAY ST U:209 ..... $552,000
B: Oxana Verezhnikova
S: Nmw Real Estate LLC
Book/Page: 70341/274, Date: 06/28/24
Mtg: Northstar Mtg Corp $524,400
Term: 2054
Use: 1 Bdrm Condo, Lot: 639sf

90 GAINSBOROUGH ST U:106E $605,000
B: Guy Lancellotti 3rd & Stephanie Lancellotti
S: Terry L Kahlert
Book/Page: 70354/96, Date: 07/02/24
Use: 1 Bdrm Condo, Lot: 605sf

96 GAINSBOROUGH ST U:106E $605,000
B: Guy Lancellotti 3rd & Stephanie Lancellotti
S: Terry L Kahlert
Book/Page: 70354/96, Date: 07/02/24
Use: Condo

52 GRAY ST U:2 ..... $1,250,000
B: Jennifer M Harris
S: Jeffrey Sznapstajler & Anna Shakeshaft
Book/Page: 70348/103, Date: 07/01/24
Use: 2 Bdrm Condo, Lot: 901sf
Prior Sale: $1,209,000 (04/22)

27 GREENWICH PARK U:3 ..... $763,000
B: Nancy C Banker & Drew Banker
S: Michael Poppler
Book/Page: 70351/155, Date: 07/02/24
Mtg: US Bank NA $363,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 670sf
Prior Sale: $485,000 (12/13)

53 GROVE ST U:3 ..... $925,000
B: Christine Daillak
S: Lawrence J Oconnor
Book/Page: 70339/171, Date: 06/28/24
Use: 1 Bdrm Condo, Lot: 668sf
Prior Sale: $690,000 (01/23)

36 HANCOCK ST U:6A $930,000
B: Zoe L Wright-Neil & Victor N Sierra
S: Inn-Inn Chen
Book/Page: 70338/192, Date: 06/28/24
Mtg: Leader Bank NA $766,550
Term: 2039
Use: 2 Bdrm Condo, Lot: 871sf
Prior Sale: $725,000 (01/16)

1 HUNTINGTON AVE U:309 ..... $680,000
B: Rosalinda Johnson
S: Joseph S Sanborn, Tr for Rex Rt
Book/Page: 70346/223, Date: 07/01/24
Use: Condo, Lot: 436sf
Prior Sale: $369,000 (06/12)

3 JERUSALEM PL $1,560,000
B: Trevor Lucas
S: 3 Jerusalem Place LLC
Book/Page: 70341/306, Date: 06/28/24
Mtg: New American Funding $1,092,000
Term: 2054
Use: 3-Family Row-Middle, Lot: 714sf
Prior Sale: $875,000 (06/11)

12 KESWICK ST U:1 ..... $850,000
B: Philip Budden & Deborah Budden
S: Mark Robertson & Monika Robertson
Book/Page: 70332/232, Date: 06/27/24
Mtg: Prosperity Home Mtg $595,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 1050sf
Prior Sale: $850,000 (05/22)

210-216 LINCOLN ST U:101 ..... $1,460,000
B: Greater Boston Chinese Go
S: 216 Lincoln Street LLC
Book/Page: 70344/213, Date: 07/01/24
Use: Office Condo Unit, Lot: 2307sf

210-216 LINCOLN ST U:G01 ..... $1,460,000
B: Greater Boston Chinese Go
S: 216 Lincoln Street LLC
Book/Page: 70344/213, Date: 07/01/24
Use: Condo

234 MARLBOROUGH ST U:4 ..... $1,460,000
B: Hanes Prop -Maryland LLC
S: Carolyn Vandam
Book/Page: 70331/107, Date: 06/27/24
Use: 2 Bdrm Condo, Lot: 1077sf
Prior Sale: $650,000 (05/00)

411 MARLBOROUGH ST U:9 ..... $995,000
B: Spg Realty LLC
S: Joseph F Frisz, Tr for Frisz Ft
Book/Page: 70327/296, Date: 06/27/24
Use: 2 Bdrm Condo, Lot: 875sf
Prior Sale: $174,000 (08/96)

24 MONTGOMERY ST U:3 ..... $720,000
B: Huamao Lin & Jing Kang
S: Robert M Sbalbi & Elizabeth C Sbalbi
Book/Page: 70348/168, Date: 07/01/24
Use: 2 Bdrm Condo, Lot: 612sf
Prior Sale: $380,000 (05/07)

97 MOUNT VERNON ST U:54 ..... $725,000
B: Margaret Erickson
S: Bamforth Jean S Est & Patricia M Annino
Book/Page: 70329/93, Date: 06/27/24
Use: 1 Bdrm Condo, Lot: 526sf

101 MOUNT VERNON ST U:3 ..... $2,100,000
B: Edward G Mulder & Caroline R Williams
S: Jonathan R Diamond & Ellen L Diamond
Book/Page: 70324/264, Date: 06/26/24
Mtg: JPMorgan Chase Bank $1,100,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo, Lot: 1414sf
Prior Sale: $1,350,000 (05/14)

1 NASSAU ST U:2208 ..... $1,199,999
B: Kamal Jethwani
S: Zhaonan Wang & Liang Yang
Book/Page: 70324/56, Date: 06/26/24
Mtg: NFM Inc $862,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1543sf
Prior Sale: $1,288,000 (06/18)

1 NEVINS HILL WAY U:603 ..... $1,550,000
B: Yifeng Hu
S: 143 Washington LLC
Book/Page: 70348/292, Date: 07/01/24
Mtg: East West Bank $930,000
Term: 2054
Use: Condo

1 NEVINS HILL WAY U:604 ..... $1,165,000
B: Natalie Bordes
S: 143 Washington LLC
Book/Page: 70329/275, Date: 06/27/24
Use: Condo

1 NEVINS HILL WAY U:605 ..... $799,000
B: Nice Acai Realty LLC
S: 143 Washington LLC
Book/Page: 70342/346, Date: 06/28/24
Use: Condo

1 NEVINS HILL WAY U:606 ..... $1,115,000
B: Yan Zhang & Yaoyuan Gan
S: 143 Washington LLC
Book/Page: 70342/131, Date: 06/28/24
Use: Condo

1 NEVINS HILL WAY U:607 ..... $1,335,000
B: Zhiqiang Wu, Tr for At Int
S: 143 Washington LLC
Book/Page: 70351/108, Date: 07/02/24
Use: Condo

1 NEVINS HILL WAY U:608 ..... $252,000
B: Luisa M Pimentel
S: 143 Washington LLC
Book/Page: 70355/89, Date: 07/02/24
Mtg: Cambridge Tr Co $168,684
Term: 2054
Use: Condo

1 NEVINS HILL WAY U:704 ..... $1,165,000
B: Biyao Liang
S: 143 Washington LLC
Book/Page: 70331/66, Date: 06/27/24
Mtg: Guaranteed Rate Inc $320,000
Term: 2054
Use: Condo

360 NEWBURY ST U:509 ..... $1,510,000
B: Sylvia Zurlo
S: Chelsey J Locarno, Tr for 360 Newbury Unit 509 Rt
Book/Page: 70334/233, Date: 06/28/24
Use: 1 Bdrm Condo, Lot: 1439sf
Prior Sale: $960,000 (07/12)

85 PARK DR U:6 ..... $554,000
B: Trung C Vu & Uyen T Nguyen
S: Zhongyi Zhang
Book/Page: 70328/292, Date: 06/27/24
Use: 1 Bdrm Condo, Lot: 512sf
Prior Sale: $499,000 (06/18)

131 PEMBROKE ST U:5 ..... $935,000
B: Isabel Grondin
S: Ellen Wallack
Book/Page: 70330/233, Date: 06/27/24
Mtg: Richard Grondin $750,000
Use: 1 Bdrm Condo, Lot: 675sf
Prior Sale: $440,000 (07/08)

300 PIER 4 BLVD U:3J $2,565,000
B: Latitude Forty Two Rlty L
S: Nikolaos Onoufriadis
Book/Page: 70354/183, Date: 07/02/24
Use: 2 Bdrm Condo

300 PIER 4 BLVD U:5J $2,650,000
B: Steven Dean & Marie Dean
S: Coopie LLC
Book/Page: 70343/12, Date: 06/28/24
Mtg: Rocket Mortgage LLC $1,590,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo

60 QUEENSBERRY ST U:19 ..... $475,000
B: Michael J Grappo
S: Kimberly J Russell & David P Bicknell
Book/Page: 70349/84, Date: 07/01/24
Use: 1 Bdrm Condo, Lot: 526sf
Prior Sale: $290,000 (07/11)

102 REVERE ST $2,750,000
B: 102 Revere Street LLC
S: Aamd LLC
Book/Page: 70342/150, Date: 06/28/24
Mtg: TD Bank NA $2,062,500
Term: 2054 Rate: 6.9% Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 700sf
Prior Sale: $1,950,000 (06/16)

200 SAINT BOTOLPH ST U:3 ..... $859,000
B: Ganesh K Balasubramanian & Prithika V Ganesh
S: Fatima Card, Tr for Fatima Bhaya Card T
Book/Page: 70362/311, Date: 07/05/24
Mtg: Sharon & Crescent Uni $687,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 950sf
Prior Sale: $839,000 (11/19)

133 SEAPORT BLVD U:1212 ..... $1,155,000
B: Timothy M Madigan, Tr for 1212 Seaport Rt
S: Rupinder Sekhon
Book/Page: 70345/104, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $1,120,000 (06/21)

464 SHAWMUT AVE U:2 ..... $675,000
B: Lilly T Sun
S: Cassidy J Seamon
Book/Page: 70348/31, Date: 07/01/24
Mtg: Embrace Home Loans $495,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 535sf
Prior Sale: $650,000 (08/22)

430 STUART ST U:1512 ..... $1,300,000
B: Marigold Intl Re LLC
S: Ts Pied-A-Terre Hldg LLC
Book/Page: 70342/121, Date: 06/28/24
Use: Condo

430 STUART ST U:1609 ..... $999,000
B: Leslie Shinobu
S: Ts Pied-A-Terre Hldg LLC
Book/Page: 70324/45, Date: 06/26/24
Use: Condo

430 STUART ST U:33A $5,765,000
B: Melinda L Tuffy, Tr for Raffles 33a Rt
S: Ts Residences Hld LLC
Book/Page: 70328/82, Date: 06/27/24
Use: Condo

101 TREMONT ST $30,000,000
B: Suffolk University
S: 101bos LLC
Book/Page: 70327/226, Date: 06/26/24
Mtg: Morgan Stanley Privat $100,000,000

151 TREMONT ST U:10P $1,270,000
B: Guilhermina D Depina
S: Jacquelyn K Davis, Tr for Davis-Pfaltzgraff RET
Book/Page: 70363/53, Date: 07/05/24
Mtg: First Community Mtg $1,016,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1160sf

151 TREMONT ST U:17P $1,300,000
B: Courtney A Caruso & Theodore M Matwijec
S: Mark W Lorenzo, Tr for Lorenzo Rt
Book/Page: 70348/335, Date: 07/01/24
Mtg: Leader Bank NA $766,550
Term: 2054
Use: 2 Bdrm Condo, Lot: 1120sf
Prior Sale: $250,000 (01/92)

631 TREMONT ST U:5 ..... $780,000
B: Maria Godecka
S: Jason A Skypeck
Book/Page: 70332/59, Date: 06/27/24
Mtg: Arc Home LLC $400,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 616sf
Prior Sale: $485,000 (09/12)

661-661A TREMONT ST $4,350,000
B: Mar Bostremont LLC
S: Jpk Properties LLC
Book/Page: 70335/147, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 1760sf

30 UNION PARK ST U:304 ..... $1,680,500
B: Talvis P Love
S: Niranjan Kameswaran & Katherine S Kameswaran
Book/Page: 70334/274, Date: 06/28/24
Mtg: Baxter CU $1,260,375
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Condo, Lot: 1500sf
Prior Sale: $1,650,000 (11/18)

165 W BROOKLINE ST $5,725,000
B: Lissy L Hu, Tr for Lissy L Hu Trust-2019
S: E J Gruver & Kara V Gruver
Book/Page: 70351/289, Date: 07/02/24
Mtg: Morgan Stanley Privat $3,000,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Row-Middle, Lot: 1900sf
Prior Sale: $2,100,000 (07/11)

140 W CONCORD ST U:1 ..... $3,012,500
B: Joyce Ganas & Seymour De Picciotto
S: Samuel Andler
Book/Page: 70347/299, Date: 07/01/24
Mtg: M&T Bank NA $1,375,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo, Lot: 2551sf
Prior Sale: $2,737,500 (06/22)

149 W NEWTON ST $5,225,000
B: Stephen Williamson
S: 149 West Newton St LLC
Book/Page: 70334/246, Date: 06/28/24
Use: 4 Bdrm Row-Middle, Lot: 1224sf
Prior Sale: $2,350,000 (10/19)

194 W SPRINGFIELD ST U:4 ..... $1,375,000
B: Maximilian Jessen
S: John R Gilbert & Alyssa Gilbert
Book/Page: 70347/61, Date: 07/01/24
Mtg: Jessen Family Revocab $1,128,000
Term: 2029
Use: 2 Bdrm Condo, Lot: 1485sf
Prior Sale: $1,326,500 (06/17)

15 WALTHAM ST U:B601 ..... $1,475,000
B: Jocelyn Fram & Kevin Otoole
S: Philip G Franckowiak, Tr for Armitage Franckowiak Rt
Book/Page: 70354/322, Date: 07/02/24
Mtg: Cambridge Tr Co $1,106,250
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo, Lot: 1073sf

89 WALTHAM ST U:2 ..... $771,500
B: Robert W Gravell & Shaun Gravell
S: Tracy Dickson
Book/Page: 70336/1, Date: 06/28/24
Use: 1 Bdrm Condo, Lot: 649sf
Prior Sale: $185,000 (06/99)

7 WARREN AVE U:23 ..... $2,175,000
B: Jesper Kornerup, Tr for Jesper Kornerup T
S: Philippe Suhas & Alexandra Suhas
Book/Page: 70337/281, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 1755sf
Prior Sale: $1,900,000 (04/18)

1313 WASHINGTON ST U:115 ..... $3,150,000
B: Mls 1313 Wa Street LLC
S: Wilkes 115 Invs LLC
Book/Page: 70361/277, Date: 07/03/24
Mtg: Cambridge Svgs Bk $2,100,000
Use: Retail Condo, Lot: 5943sf

8 WHITTIER PL U:14F $622,500
B: Deborah Lee & Andrew Hwang
S: Steven E Arnold & Aliona A Vanina
Book/Page: 70360/106, Date: 07/03/24
Mtg: Bank of America NA $466,875
Term: 2054
Use: 1 Bdrm Condo, Lot: 806sf
Prior Sale: $390,000 (01/11)

8 WHITTIER PL U:24H $1,025,000
B: Lillian Ruscic & Branko M Ruscic
S: Madeline H Caviness, Tr for Madeline H Caviness RET
Book/Page: 70325/299, Date: 06/26/24
Use: 3 Bdrm Condo, Lot: 1413sf
Prior Sale: $870,000 (01/08)

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**

2430 BEACON ST U:103 ..... $870,000
B: Joseph R Barrow & Sarah M Barrow
S: Ana Radeljevic & Timothy Mayotte
Book/Page: 70346/292, Date: 07/01/24
Use: 1 Bdrm Condo, Lot: 905sf
Prior Sale: $675,000 (03/19)

10 BIGELOW ST $1,085,000
B: Gabefahy LLC
S: Curt F Bletzer, Tr for Lorraine M Robertie RET
Book/Page: 70335/1, Date: 06/28/24
Use: 2-Family Conventional, Lot: 4800sf

99 CHESTNUT HILL AVE U:302 ..... $740,000
B: Vikas Dabeer & Sangeeta Dabeer
S: Jason Wong
Book/Page: 70349/157, Date: 07/02/24
Mtg: Arc Home LLC $435,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 888sf
Prior Sale: $392,000 (01/06)

249 CHESTNUT HILL AVE U:23 ..... $315,000
B: Jamson T Lam
S: Susan X Luo & Cyrus D Mozayeni
Book/Page: 70341/153, Date: 06/28/24
Use: Condo, Lot: 393sf
Prior Sale: $255,000 (06/17)

1486 COMMONWEALTH AVE U:16 ..... $420,000
B: Yoonseo Cha
S: Etana R Matatia, Tr for Susan D Matatia Ft
Book/Page: 70340/147, Date: 06/28/24
Use: 1 Bdrm Condo, Lot: 540sf
Prior Sale: $390,000 (07/20)

1576 COMMONWEALTH AVE U:1 ..... $382,500
B: Betsy J Feldman, Tr for Betsy Joan Feldman RET
S: Elyse Balder, Tr for 1576 Comm Avenue 11 Rt
Doc#: 000000000953264, Date: 06/28/24
Use: 1 Bdrm Condo, Lot: 375sf
Prior Sale: $288,400 (09/21)

1665 COMMONWEALTH AVE U:16 ..... $390,000
B: D Tsavaris-Lecourezos & Katerina C Lecourezos
S: Susan X Luo & Cyrus D Mozayeni
Book/Page: 70338/126, Date: 06/28/24
Use: 1 Bdrm Condo, Lot: 484sf
Prior Sale: $345,888 (07/17)

290 COREY RD U:12 ..... $475,000
B: Lauren E Kehoe
S: Fuwa Property Mgmt LLC
Book/Page: 70362/69, Date: 07/03/24
Mtg: Rockland Tr Co $427,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 685sf
Prior Sale: $460,000 (05/23)

63 ETNA ST U:1 ..... $1,250,000
B: Prashanth P Acharya & Mekhala Acharya
S: 63 Etna St LLC
Book/Page: 70328/140, Date: 06/27/24
Use: Condo

63 ETNA ST U:2 ..... $1,309,000
B: Emily Mcdonnell-Maayan & Gabe Mcdonnell-Maayan
S: 63 Etna St LLC
Book/Page: 70339/340, Date: 06/28/24
Use: Condo

51 FAIRBANKS ST $1,125,000
B: Glenshane V LLC
S: Kronick Fatigue LLC
Book/Page: 70339/28, Date: 06/28/24
Mtg: Winchester Svgs Bk $1,243,750
Use: 4 Bdrm Colonial, Lot: 4300sf
Prior Sale: $735,000 (10/22)

35 GLENCOE ST U:49 ..... $465,000
B: Ilia J Coka & George I Coka
S: Kambiz M Ghalili
Book/Page: 70358/245, Date: 07/03/24
Mtg: William Raveis Mtg Co $300,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 805sf

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SUFFOLK REGISTRY
continued

144 KENRICK ST U:12 ..... **$456,000**
B: Xuesong Xu
S: Funmilola A Ayeni
Book/Page: 70337/1, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 646sf
Prior Sale: $402,000 (05/22)

144 KENRICK ST U:5 ..... **$435,000**
B: Alexandra Tucker & Kyle Tucker
S: Elijah Ercolino
Book/Page: 70345/338, Date: 07/01/24
Mtg: First Citizen B&T Co $343,250
Term: 2054
Use: 2 Bdrm Condo, Lot: 684sf
Prior Sale: $350,000 (03/21)

110 LANARK RD U:15 ..... **$360,000**
B: Matthew J Helwig
S: Sidharth Bathia & Kriti Bhushan
Book/Page: 70347/254, Date: 07/01/24
Mtg: CMG Mortgage Inc $342,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 443sf
Prior Sale: $293,000 (10/19)

17 MALBERT RD U:2 ..... **$400,000**
B: Robin Gibbs
S: Douglas C Thacher
Doc#: 000000000953375, Date: 07/03/24
Mtg: Douglas C Thacher $200,000
Use: 1 Bdrm Condo, Lot: 645sf

1 NEVINS HILL WAY U:703 ..... **$1,625,000**
B: Heather R Denoble
S: 143 Washington LLC
Book/Page: 70349/196, Date: 07/02/24
Use: Condo

1 NEVINS HILL WAY U:705 ..... **$849,000**
B: Zhouqi Geng & Yichen Geng
S: 143 Washington LLC
Book/Page: 70360/4, Date: 07/03/24
Use: Condo

40 ORKNEY RD U:3 ..... **$595,000**
B: Julia Ng & Roger Ng
S: Samuel Cho
Doc#: 000000000953366, Date: 07/03/24
Use: 2 Bdrm Condo, Lot: 807sf
Prior Sale: $315,000 (07/12)

33 SNOW ST **$899,000**
B: Anthony Lambert
S: P N Obrien Realty LLC
Book/Page: 70333/256, Date: 06/28/24
Mtg: Guild Mortgage Co $754,050
Term: 2054
Use: 2-Family Conventional, Lot: 1969sf

97 STRATHMORE RD U:1 ..... **$549,000**
B: Shui Yu
S: Mitsia Rt & Ttfn Corporation Tr
Book/Page: 70336/315, Date: 06/28/24
Mtg: First Community Mtg $399,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 729sf

97 STRATHMORE RD U:97 ..... **$549,000**
B: Shui Yu
S: Mitsia Rt & Ttfn Corporation Tr
Book/Page: 70336/315, Date: 06/28/24
Use: Condo

99 TREMONT ST U:518 ..... **$880,000**
B: Ying-Chao Kuo & Samuel C Kuo
S: Felicity C Lingga
Book/Page: 70339/231, Date: 06/28/24
Use: 2 Bdrm Condo

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

42 8TH ST U:1103 ..... **$700,000**
B: Zachary R Bohan
S: Paula S Lapierre, Tr for Paula S Lapierre RET
Book/Page: 70346/48, Date: 07/01/24
Mtg: Guaranteed Rate Inc $560,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $610,000 (07/17)

191-193 BUNKER HILL ST U:206 ..... **$666,000**
B: David Keaney & Karen Keaney
S: Lauren Walker
Book/Page: 70332/25, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $585,000 (01/22)

13 EDEN ST U:2 ..... **$825,000**
B: Bronwyn C Purcell
S: Elena M Barbera
Book/Page: 70331/162, Date: 06/27/24
Mtg: Meabh Purcell $106,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $690,000 (10/18)

28 GREEN ST U:2 ..... **$1,170,000**
B: Matthew J Maloney & Rebecca K Sulpizio
S: Elizabeth M Davis & Timothy S Davis
Book/Page: 70352/186, Date: 07/02/24
Mtg: Guaranteed Rate Affin $800,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $875,000 (11/19)

83 GREEN ST U:2 ..... **$855,000**
B: Heather Whelehan & Michael Whelehan
S: Timothy F Whelehan & Heather H Whelehan
Book/Page: 70354/105, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $239,000 (06/99)

74 HIGH ST **$2,100,000**
B: Joseph G Herzog & Leigh E Herzog
S: Gjm 74 High Street LLC
Book/Page: 70355/262, Date: 07/02/24
Mtg: Leader Bank NA $1,680,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2-Family Semi Detachd, Lot: 3530sf
Prior Sale: $1,700,000 (05/22)

464 MAIN ST U:1 ..... **$590,000**
B: Jonathan P Bernier
S: Christopher M Midura & Valentina Midura
Book/Page: 70332/268, Date: 06/27/24
Use: Condo

30 MONUMENT SQ U:402 ..... **$1,450,000**
B: Richard J Mccarthy & Deborah M Mccarthy
S: Deborah G Evans
Book/Page: 70352/14, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $1,015,500 (11/19)

30 MONUMENT SQ U:410 ..... **$790,000**
B: Matthew Genta
S: Sheila Swales
Book/Page: 70331/266, Date: 06/27/24
Use: 1 Bdrm Condo
Prior Sale: $719,000 (10/21)

41 MOUNT VERNON ST U:1 ..... **$1,470,000**
B: Trevor Radbill & Kristen Radbill
S: 41 Mt Vernon Street LLC
Book/Page: 70350/197, Date: 07/02/24
Mtg: Everett Financial $1,160,000
Term: 2054
Use: Condo

17 WALKER ST **$1,725,000**
B: Jason Rives & Maureen Rives
S: Lidia B Napier
Book/Page: 70330/292, Date: 06/27/24
Mtg: MSA Mortgage LLC $1,293,750
Term: 2054
Use: 3 Bdrm Row-End, Lot: 553sf
Prior Sale: $570,000 (12/15)

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

55 BREAKWATER DR U:55 ..... **$760,000**
B: Rodrigo L Arenas
S: Sean Chen, Tr for Square Oak Rt
Book/Page: 70339/300, Date: 06/28/24
Mtg: Washington Trust Mtg $470,000
Term: 2044
Use: 2 Bdrm Condo
Prior Sale: $611,000 (07/21)

35 CHESTNUT ST U:1 ..... **$325,000**
B: Ho Nguyen & Hoa T Pham
S: Joseph F Hallisey
Book/Page: 70326/312, Date: 06/26/24
Mtg: Barrett Fncl Grp Llc $243,750
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $88,467 (09/92)

60 DUDLEY ST U:313 ..... **$490,000**
B: Alexander Riyadi
S: Jennifer Smith
Book/Page: 70349/266, Date: 07/02/24
Use: 1 Bdrm Condo
Prior Sale: $365,000 (12/16)

19 LYNN ST **$1,690,000**
B: Tnd Acquisitions LLC
S: Steven R Conti
Book/Page: 70343/62, Date: 06/28/24
Mtg: Life Ins Cmnty Inv $1,719,000
Use: 3-Family Mlti-Unt Blg, Lot: 2251sf
Prior Sale: $275,000 (04/13)

85 MARLBOROUGH ST **$575,000**
B: Carlos A Pena & Sandra D Pena
S: Alex G Cheung, Tr for 85 Marlborough St Rt
Book/Page: 70327/112, Date: 06/26/24
Mtg: Mtg Equity Partners $515,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 2700sf
Prior Sale: $360,000 (10/20)

201 MILL RD **$32,010,000**
B: 1690 Rbp Ii Prop Owner LL
S: Gs Div Revere Ii Prop Own
Book/Page: 70340/250, Date: 06/28/24

343 VALE ST **$32,010,000**
B: 1690 Rbp Ii Prop Owner LL
S: Gs Div Revere Ii Prop Own
Book/Page: 70340/250, Date: 06/28/24
Use: Residential Developable Land, Lot: 55048sf
Prior Sale: $15,922,000 (09/18)

7 VERNON ST **$655,000**
B: Rodger Zeferino
S: Jason Nguyen & Trinh Mac
Book/Page: 70360/33, Date: 07/03/24
Mtg: Leader Bank NA $479,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 2650sf
Prior Sale: $245,000 (08/17)

8 WATTS ST **$1,690,000**
B: Tnd Acquisitions LLC
S: Steven R Conti
Book/Page: 70343/62, Date: 06/28/24
Mtg: Life Ins Cmnty Inv $1,719,000
Use: Accessory Land Improved, Lot: 2850sf

10 WATTS ST **$1,690,000**
B: Tnd Acquisitions LLC
S: Steven R Conti
Book/Page: 70343/62, Date: 06/28/24
Mtg: Life Ins Cmnty Inv $1,719,000
Use: Apartment Bldg - 4-8 Units, Lot: 3135sf

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

676 ADAMS ST **$1,025,000**
B: Rosemary Traini, Tr for 676 Adams Street Rt
S: Thomas F Ward
Book/Page: 70344/158, Date: 07/01/24
Mtg: Apex Capital LCC $275,000
Use: 3-Family Decker, Lot: 4574sf
Prior Sale: $125,000 (03/97)

706 ADAMS ST U:1 ..... **$561,500**
B: Jennifer K Ness
S: Alice Ingham & Oscar Ingham
Book/Page: 70352/81, Date: 07/02/24
Mtg: Fairway Ind Mtg $321,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1036sf
Prior Sale: $405,000 (08/17)

80 BEAUMONT ST U:207 ..... **$387,000**
B: Eric Lindsey, Tr for Freedom Capital Rt
S: Thomas Weitbrecht 2nd
Book/Page: 70351/347, Date: 07/02/24
Use: 2 Bdrm Condo, Lot: 865sf
Prior Sale: $45,500 (12/93)

72 BELLEVUE ST **$780,000**
B: Zheondre Calcano
S: Denise Andrews
Book/Page: 70345/179, Date: 07/01/24
Mtg: United Wholesale Mtg $741,000
Term: 2054
Use: 2-Family Conventional, Lot: 2666sf

74 BELLEVUE ST **$780,000**
B: Zheondre Calcano
S: Denise Andrews
Book/Page: 70345/179, Date: 07/01/24
Mtg: United Wholesale Mtg $741,000
Term: 2054
Use: Residential Undvlpble Land, Lot: 2160sf
Prior Sale: $155,000 (04/88)

6 CHARLES RD **$660,000**
B: Maria D Quezada
S: Penny J Price-Johnson & Femia Price
Book/Page: 70340/322, Date: 06/28/24
Mtg: Movement Mtg LLC $627,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8423sf
Prior Sale: $475,000 (01/18)

58-60 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000

58-60 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24

67 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000

71 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000

71 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24

41 COFFEY ST U:1 ..... **$850,000**
B: Luke Ferris
S: Jessica F Biron
Book/Page: 70336/43, Date: 06/28/24
Mtg: Rockland Tr Co $680,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Condo, Lot: 2044sf
Prior Sale: $739,000 (04/18)

331 COLUMBIA RD U:3 ..... **$555,000**
B: Sahil Khuliar
S: Celiberti Realty LLC
Book/Page: 70343/120, Date: 06/28/24
Use: Condo

663 COLUMBIA RD **$1,300,000**
B: Aljoy Columbia LLC
S: Real Estate Boston LLC
Book/Page: 70341/96, Date: 06/28/24
Mtg: Walpole Coop Bank $1,665,000
Use: 3-Family Semi Detachd, Lot: 3799sf
Prior Sale: $1,000,000 (05/17)

23 DEWOLF ST **$1,210,000**
B: 23 Dewolf LLC
S: Noemi Santana
Book/Page: 70331/8, Date: 06/27/24
Mtg: OneLocal Bank $1,557,500
Use: 3-Family Decker, Lot: 3280sf

17 DIX ST **$1,300,000**
B: Patty Huang & Mark Huang
S: Rita F Siciliano
Book/Page: 70330/109, Date: 06/27/24
Mtg: Leader Bank NA $1,040,000
Term: 2054
Use: 3-Family Decker, Lot: 5255sf
Prior Sale: $110,000 (04/97)

782 DORCHESTER AVE U:2 ..... **$710,000**
B: Chhayhout Chhoeu
S: Andrew Novicki
Book/Page: 70333/1, Date: 06/27/24
Mtg: Cross Country Mtg Inc $614,629
Term: 2054
Use: 2 Bdrm Condo, Lot: 1111sf
Prior Sale: $650,000 (07/21)

19 DOWNER AVE **$1,275,000**
B: 19 Downer LLC
S: Mahendra Jaglall & Lilawattie Jaglall
Book/Page: 70333/30, Date: 06/27/24
Mtg: Everett Cp Bk $1,431,250
Use: 3-Family Decker, Lot: 4833sf
Prior Sale: $130,000 (11/93)

47-49 EDWIN ST U:47 ..... **$665,000**
B: Alexandra L Peretta
S: Darter Properties LLC
Book/Page: 70339/135, Date: 06/28/24
Use: Condo

195 HANCOCK ST **$1,300,000**
B: Gregory Serrago & Karen E Serrago
S: 195 Hancock Street LLC
Book/Page: 70352/28, Date: 07/02/24
Mtg: M&T Bank NA $1,040,000
Term: 2054 Rate: 6.4% Type: Adj

5 HARBELL TER **$570,000**
B: Hoa T Huynh
S: Nhan Nguyen, Tr for Minh Truong
Book/Page: 70356/56, Date: 07/02/24
Mtg: Rockland Tr Co $513,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 2325sf
Prior Sale: $55,000 (08/96)

364 HARVARD ST **$710,000**
B: Bnclt Real Estate LLC
S: Roberto Estrada
Doc#: 000000000953310, Date: 07/01/24
Mtg: Life Ins Cmnty Inv $475,000
Term: 2026
Use: 2-Family Duplex, Lot: 4481sf

68 HILLSDALE ST **$1,153,000**
B: Christopher Dizinno & Denise Dizinno
S: Kevin M Vaughn & Heather M Vaughn
Book/Page: 70325/90, Date: 06/26/24
Mtg: Fairway Ind Mtg $225,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 5905sf
Prior Sale: $700,000 (09/20)

21 MELLEN ST **$1,250,000**
B: Anthony Field & Lara Dimidjian
S: Christopher J Dizinno & Denise L Dizinno
Book/Page: 70323/323, Date: 06/26/24
Mtg: Mtg Equity Partners $875,000
Term: 2054
Use: 2-Family Conventional, Lot: 3080sf
Prior Sale: $785,000 (07/18)

7 MOUNTAIN AVE **$570,000**
B: Alvarado Properties LLC
S: Constitution Prop LLC
Book/Page: 70342/287, Date: 06/28/24
Mtg: RFLF 4 LLC $684,500
Use: Residential Undvlpble Land, Lot: 3440sf
Prior Sale: $475,000 (05/23)

11 MOUNTAIN AVE **$570,000**
B: Alvarado Properties LLC
S: Constitution Prop LLC
Book/Page: 70342/287, Date: 06/28/24
Mtg: RFLF 4 LLC $684,500
Use: 4 Bdrm Conventional, Lot: 3440sf
Prior Sale: $475,000 (05/23)

59-69 MSGR PATRICK J LYDON WAY U:107 ..... **$315,000**
B: Nicolette Santoro
S: 4d Enterprises LLC
Book/Page: 70342/71, Date: 06/28/24
Mtg: Fairway Ind Mtg $264,450
Term: 2054
Use: 1 Bdrm Condo, Lot: 543sf
Prior Sale: $57,500 (05/09)

36 NAHANT AVE U:2 ..... **$299,000**
B: Madison Gordon
S: John Joyce & Ann Joyce
Book/Page: 70324/221, Date: 06/26/24
Mtg: Fairway Ind Mtg $290,030
Term: 2054
Use: 1 Bdrm Condo, Lot: 391sf

135 NEPONSET AVE U:41 ..... **$380,000**
B: Trang T Trinh
S: Chin Y Lin
Book/Page: 70329/286, Date: 06/27/24
Mtg: Guaranteed Rate Inc $361,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 732sf
Prior Sale: $303,500 (03/20)

92-92A OAKTON AVE **$1,200,000**
B: Grant J Giller
S: Oakton Ave LLC
Book/Page: 70342/29, Date: 06/28/24
Mtg: Emporium TPO LLC $900,000
Term: 2054
Use: 3-Family Conventional, Lot: 4576sf
Prior Sale: $699,000 (08/16)

9 PARK ST U:3 ..... **$747,000**
B: Mark Callahan & Steven Mcintyre
S: Alexander R Natorski
Book/Page: 70358/325, Date: 07/03/24
Mtg: Cross Country Mtg Inc $709,650
Term: 2054
Use: 2 Bdrm Condo, Lot: 1427sf
Prior Sale: $595,000 (04/17)

68 PLEASANT ST **$1,335,000**
B: Tymon Nguyen
S: Jt 68 Greenwood LLC
Book/Page: 70363/155, Date: 07/05/24
Mtg: Mtg Connection Llc $934,500
Term: 2054
Use: 2-Family Conventional, Lot: 4444sf
Prior Sale: $950,000 (10/23)

15 ROSSETER ST **$795,000**
B: Samantha Deandrade
S: Ruben O Mejia
Book/Page: 70354/277, Date: 07/02/24
Mtg: Federal Savings Bank $795,000
Term: 2054 Rate: 7.9% Type: Adj
Use: 5 Bdrm Colonial, Lot: 5206sf
Prior Sale: $327,500 (03/06)

186-190 RUTHVEN ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000

186-190 RUTHVEN ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24

44 SAXTON ST **$825,000**
B: Lorjan Karagjozi
S: James A Boyd
Book/Page: 70346/142, Date: 07/01/24
Mtg: Guaranteed Rate Inc $742,500
Term: 2054
Use: 3-Family Row-Middle, Lot: 1259sf
Prior Sale: $14,000 (08/90)

3 STOCKTON ST **$1,365,000**
B: Tadele Busho & Firehiwot Zeleke
S: 3 Stockton Jmr LLC
Book/Page: 70335/244, Date: 06/28/24
Mtg: Cross Country Mtg Inc $1,020,000
Term: 2054
Use: 3-Family Decker, Lot: 4300sf
Prior Sale: $1,300,000 (04/22)

136 SYDNEY ST U:4 ..... **$710,000**
B: Dimitris V Kartsagoulis & Haralambos D Kartsagoulis
S: Christopher P Obrien & Shelagh Obrien
Book/Page: 70324/162, Date: 06/26/24
Mtg: Leader Bank NA $532,500
Term: 2054
Use: 2 Bdrm Condo

173 TRAIN ST U:2 ..... **$615,000**
B: Danielle M Vigeant
S: Daniel J Ranahan
Book/Page: 70330/32, Date: 06/27/24
Mtg: Movement Mtg LLC $215,000
Term: 2054
Use: 2 Bdrm Condo

33 VASSAR ST U:2 ..... **$230,000**
B: Israel Lugo
S: Clyde Charles
Book/Page: 70323/214, Date: 06/26/24
Use: 3 Bdrm Condo, Lot: 1195sf
Prior Sale: $225,000 (10/07)

515-517 WARREN ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24

515-517 WARREN ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000

783 WASHINGTON ST U:2 ..... **$600,000**
B: Ben Iacoi
S: Patrick T Musada
Book/Page: 70347/208, Date: 07/01/24
Mtg: New American Funding $570,000
Term: 2054
Use: Condo

4-8 WELLINGTON CT **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000

4-8 WELLINGTON CT **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24

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

135 ADDISON ST **$625,000**
B: Richard J Scaramozza Jr
S: Richard J Scaramozza & Maryann Scaramozza
Book/Page: 70335/11, Date: 06/28/24
Mtg: Avidia Bank $436,000
Term: 2054
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $61,000 (05/94)

490 BENNINGTON ST U:1 ..... **$514,000**
B: Christy L Skelton
S: 490 Bennington St Condo T & 490 Bennington St LLC Tr
Book/Page: 70341/65, Date: 06/28/24
Mtg: Cambridge Svgs Bk $294,000
Term: 2054
Use: Condo

33 BREMEN ST U:33 ..... **$676,000**
B: Joseph Mcgurk & Alexandre A Pereira
S: Lance A Macdonald & Jessica Macdonald
Book/Page: 70354/14, Date: 07/02/24
Mtg: Watertown Svgs Bk $540,800
Term: 2054
Use: 2 Bdrm Condo, Lot: 1080sf
Prior Sale: $581,400 (08/20)

63 CONDOR ST **$900,000**
B: Laura B Gomez
S: 63 Condor LLC
Book/Page: 70352/152, Date: 07/02/24
Mtg: Eastern Bank $855,000
Term: 2054
Use: 3-Family Decker, Lot: 2187sf
Prior Sale: $656,000 (12/22)

187-191 CONDOR ST U:4 ..... **$675,000**
B: Trina T Russell & Tony Tyson
S: Condor Street Condo LLC
Book/Page: 70341/31, Date: 06/28/24
Use: Condo

69 COTTAGE ST U:2 ..... **$460,000**
B: Dinesh P Ganapathi & Vaibhav Mahindroo
S: Sagar Dhanrale & Tanushree Phadke
Book/Page: 70338/222, Date: 06/28/24
Mtg: Leader Bank NA $345,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $339,000 (12/16)

199 HAVRE ST **$2,100,000**
B: Harve Street 199 LLC
S: Fidelis Res Brg Loan Vent
Book/Page: 70364/31, Date: 07/05/24
Mtg: Blv V Reo Llc $2,600,000
Use: Residential Developable Land, Lot: 2500sf
Prior Sale: $1,722,000 (03/20)

250 MERIDIAN ST U:509 ..... **$580,000**
B: Walker Sullivan & Diane Sullivan
S: Jennifer Page
Book/Page: 70351/217, Date: 07/02/24
Use: 1 Bdrm Condo
Prior Sale: $455,000 (11/16)

89 PRINCETON ST **$1,355,000**
B: Brian Kelleher
S: Fred Starikov, Tr for 89 Princeston Street Rt
Book/Page: 70353/301, Date: 07/02/24
Mtg: JPMorgan Chase Bank $1,122,701
Term: 2054
Use: 3-Family Decker, Lot: 1400sf
Prior Sale: $801,600 (06/19)

157 PRINCETON ST U:3 ..... **$672,500**
B: Grant C Smith
S: 157 Princeton Street LLC
Book/Page: 70326/342, Date: 06/26/24
Use: Condo

666 SARATOGA ST **$1,110,000**
B: Christopher Mitre & Taylor Garry
S: Rosangel Troiani, Tr for Matthew F Troiani
Book/Page: 70349/24, Date: 07/01/24
Mtg: Berkshire Bank $888,000
Term: 2054
Use: 3-Family Decker, Lot: 1825sf
Prior Sale: $86,000 (02/95)

82 WEBSTER ST U:2 ..... **$480,000**
B: Michael Consoli & Matthew Consoli
S: Justin A Deangelis & Jennifer T Deangelis
Book/Page: 70360/74, Date: 07/03/24
Mtg: Rockland Tr Co $360,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 1 Bdrm Condo

2 WESTBROOK ST U:2-2 ..... **$765,000**
B: Rayne Mahfood & Cusaj D Thomas
S: Stephanie F Furfaro
Book/Page: 70325/258, Date: 06/26/24
Mtg: Novus Home Mtg $722,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $569,900 (07/17)

48 WORDSWORTH ST **$960,000**
B: Abigail Hricko
S: Nima A Behkami
Book/Page: 70337/327, Date: 06/28/24
Mtg: Leader Bank NA $720,000
Term: 2054
Use: 2-Family Two Family, Lot: 3000sf
Prior Sale: $607,000 (06/17)

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

85 AUSTIN ST **$640,000**
B: Susanna Hamel & Jason Schakel
S: Lynda A Wallack, Tr for 85 Austin Street Rt
Doc#: 000000000953326, Date: 07/01/24
Mtg: Cross Country Mtg Inc $320,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9672sf
Prior Sale: $214,000 (11/01)

125 BELNEL RD **$575,000**
B: Adrian Smith & Helen Griffith
S: Claudette A Rise, Tr for Zelda P Lynch Irt
Doc#: 000000000953359, Date: 07/02/24
Mtg: Movement Mtg LLC $395,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4689sf
Prior Sale: $92,500 (07/93)

52 CHESTERFIELD ST **$715,000**
B: La T Tdouglas
S: Louis Anise Est & Ricardo Louis
Book/Page: 70343/301, Date: 06/28/24
Mtg: Hometown Equity Mtg $572,000
Term: 2054
Use: 2-Family Conventional, Lot: 4000sf
Prior Sale: $255,000 (02/00)

59-61 GORDON AVE **$740,000**
B: Luis Saldana
S: Reyna Castillo
Book/Page: 70356/269, Date: 07/03/24
Mtg: United Wholesale Mtg $726,596
Term: 2054
Use: 2-Family Two Family, Lot: 5182sf
Prior Sale: $479,000 (06/04)

75 HIGHLAND ST **$665,000**
B: 193 W Springfield LLC
S: Gabriel Vidalis
Book/Page: 70358/78, Date: 07/03/24
Mtg: Raymond C Green T $500,000
Use: 4 Bdrm Colonial, Lot: 10999sf
Prior Sale: $255,000 (11/88)

26 OAK ST **$850,000**
B: Islamic Socie & Cultural
S: Alexander F Thomas Jr & Marcia Thomas
Book/Page: 70326/69, Date: 06/26/24
Mtg: Leader Bank NA $350,000
Use: 6 Bdrm Conventional, Lot: 6881sf
Prior Sale: $300,000 (08/01)

21 PERKINS AVE **$680,000**
B: Alexandra Debenedictis
S: Edward W Chludzinski Jr
Book/Page: 70329/161, Date: 06/27/24
Mtg: BankESB $473,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6700sf

35 WALNUT ST **$80,000**
B: 143 West Sixth Street LLC
S: Neriliz Llenas, Tr for 35 Walnut Street Nt
Book/Page: 70347/185, Date: 07/01/24
Use: Commercial Devlpble Land, Lot: 2782sf
Prior Sale: $39,000 (02/05)

51 WALNUT ST **$80,000**
B: 143 West Sixth Street LLC
S: Neriliz Llenas, Tr for 51 Walnut St Nomine T
Book/Page: 70347/93, Date: 07/01/24
Use: Auto Repair, Lot: 1600sf
Prior Sale: $75,000 (04/05)

1 WESTINGHOUSE PLZ U:C201 ..... **$535,000**
B: Thomas D Petrangelo
S: David M Harmon & Elaine D Harmon
Book/Page: 70337/290, Date: 06/28/24
Mtg: Guaranteed Rate Inc $428,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 1283sf
Prior Sale: $215,000 (08/15)

28 WILTON ST **$1,350,000**
B: 28 Wilton Street LLC
S: Anthony D Amara, Tr for Wilton Street Rt
Book/Page: 70347/155, Date: 07/01/24
Mtg: Wilton St Realty T $750,000
Use: Auto Repair, Lot: 12350sf
Prior Sale: $1,350,000 (06/24)

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

12 ARBORVIEW RD **$1,100,000**
B: Beatriz A Zapater, Tr for Mcconnie Zapater Lt
S: Silja S Kallenbach, Tr for Kallenbach Lt
Book/Page: 70354/172, Date: 07/02/24
Use: 3 Bdrm Cape Cod, Lot: 7500sf
Prior Sale: $455,000 (05/03)

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2 BALLARD WAY U:3 ..... **$600,000**
B: Christian Griffith
S: Kate Gasaway & Stuart Terrett
Book/Page: 70325/180, Date: 06/26/24
Mtg: Leader Bank NA $420,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 808sf
Prior Sale: $472,000 (04/17)

294 CHESTNUT ST U:3 ..... **$565,000**
B: Mark C Cunningham
S: Ching Y Lee
Book/Page: 70345/288, Date: 07/01/24
Use: Condo

25 CHILD ST U:2 ..... **$635,000**
B: Steven S Orellana & Agnes M Ochoa
S: John E Mcginley & Suzanne M Birdsell
Book/Page: 70339/190, Date: 06/28/24
Mtg: JPMorgan Chase Bank $539,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 872sf
Prior Sale: $565,000 (07/22)

7 CLIVE ST U:2 ..... **$800,000**
B: Raffi Melanson
S: David Chen & Monica S Shin
Book/Page: 70335/273, Date: 06/28/24
Mtg: Cross Country Mtg Inc $600,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1055sf
Prior Sale: $535,000 (06/14)

27-29 DALRYMPLE ST U:2 ..... **$600,000**
B: Nathan Rayens & Cloie Dobias
S: Sharon L Quane
Book/Page: 70357/341, Date: 07/03/24
Mtg: Movement Mtg LLC $480,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 931sf
Prior Sale: $270,000 (07/07)

58 DUNSTER RD **$1,980,000**
B: Mary E Loden
S: Peter Whittredge & Patricia Dasilva
Book/Page: 70345/296, Date: 07/01/24
Mtg: BankESB $400,000
Term: 2054
Use: 2-Family Conventional, Lot: 3655sf

76 ELM ST U:118 ..... **$500,000**
B: Wei D Romualco, Tr for Wei D Romualdo RET
S: David R Hautzig & Terri M Sash
Book/Page: 70338/258, Date: 06/28/24
Use: 1 Bdrm Condo, Lot: 675sf
Prior Sale: $435,126 (04/22)

285-287 FOREST HILLS ST U:1 ..... **$71,100**
B: Christopher Minerd
S: Nilagia Mccoy
Book/Page: 70328/214, Date: 06/27/24
Use: 2 Bdrm Condo, Lot: 1028sf
Prior Sale: $550,000 (05/19)

156 GREEN ST U:204 ..... **$825,000**
B: Sara K Davis
S: Jonathan D Louie & Sabrina T Lin
Book/Page: 70323/276, Date: 06/26/24
Mtg: Margaret T Davis $300,000
Use: 2 Bdrm Condo, Lot: 1048sf
Prior Sale: $625,000 (08/15)

5 GREENLEY PL U:3 ..... **$740,000**
B: Thomas Donofrio
S: Eduardo Febles & Steven Ransom
Book/Page: 70334/146, Date: 06/28/24
Mtg: Harvard Fcu $440,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 1044sf
Prior Sale: $352,000 (03/12)

4 HAGAR ST U:3 ..... **$980,000**
B: Jonathan R Hunt & Vivien L Chang
S: Gregory Nicholl & Brian Notman
Book/Page: 70344/14, Date: 07/01/24
Mtg: Morgan Stanley Privat $735,000
Term: 2054 Rate: 6.2% Type: Adj
Use: 3 Bdrm Condo

37 HALLIDAY ST **$633,100**
B: Opendoor Property J LLC
S: Jimmy Taylor & Linda O Taylor
Book/Page: 70342/327, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 6000sf
Prior Sale: $112,000 (11/93)

52-54 HAMPSTEAD RD U:1 ..... **$753,000**
B: Christina Y Pelletier
S: Kathleen Montgomery
Book/Page: 70354/246, Date: 07/02/24
Mtg: Leader Bank NA $178,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1110sf
Prior Sale: $412,500 (08/04)

14 HATHAWAY ST U:1 ..... **$825,000**
B: William H Shipps & Beata L Coloyan
S: Whitewater Re LLC
Book/Page: 70361/185, Date: 07/03/24
Mtg: Rockland Fed CU $742,500
Term: 2054 Rate: 6.4% Type: Adj
Use: Condo

44 HAVERFORD ST **$1,580,000**
B: Starlight Tremont LLC
S: Amnac Properties LLC
Book/Page: 70328/211, Date: 06/27/24
Use: 2-Family Semi Detachd, Lot: 1803sf
Prior Sale: $455,000 (10/13)

46 HAVERFORD ST **$1,580,000**
B: Starlight Tremont LLC
S: Amnac Properties LLC
Book/Page: 70328/211, Date: 06/27/24
Use: 2-Family Semi Detachd, Lot: 1803sf
Prior Sale: $455,000 (10/13)

143-171 HYDE PARK AVE U:159B **$900,000**
B: Jimmy Li
S: Jonathan Q Tran, Tr for Jonathan Quoc Tran RET
Book/Page: 70346/310, Date: 07/01/24
Use: 3 Bdrm Condo

224 HYDE PARK AVE **$1,220,000**
B: Article 4 Grat LLC
S: 224 Hyde Park LLC
Book/Page: 70334/255, Date: 06/28/24
Use: 3-Family Decker, Lot: 3550sf
Prior Sale: $900,000 (11/17)

55 MOZART ST U:2 ..... **$610,000**
B: Sarah Barnes & Geoffrey Ivison
S: Sarah A Weiss & Alexander B Levinsohn
Book/Page: 70354/213, Date: 07/02/24
Mtg: Cambridge Svgs Bk $591,700
Term: 2054
Use: 2 Bdrm Condo, Lot: 896sf
Prior Sale: $535,000 (05/18)

65 ROSSMORE RD U:2L **$515,000**
B: Taylor Leonard & Samantha Brumer
S: Sylwia Wewiora & Michelle A Ranelli
Book/Page: 70351/62, Date: 07/02/24
Mtg: BankESB $412,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 803sf
Prior Sale: $515,000 (07/24)

65 ROSSMORE RD U:2L **$515,000**
B: Taylor Leonard & Samantha Brumer
S: Sylwia Wewiora & Michelle A Ranelli
Book/Page: 70350/333, Date: 07/02/24
Use: 2 Bdrm Condo, Lot: 803sf
Prior Sale: $449,000 (07/19)

242 S HUNTINGTON AVE U:6 ..... **$635,000**
B: Katia Genadry
S: Tin Y Ying & Cho C Li
Doc#: 000000000953383, Date: 07/03/24
Mtg: Dedham Inst for Svgs $503,250
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo, Lot: 960sf
Prior Sale: $300,000 (09/16)

363 S HUNTINGTON AVE U:4 ..... **$765,000**
B: Vanessa Battista
S: Samuel J Enumah & Rashmi Jasrasaria
Book/Page: 70341/332, Date: 06/28/24
Mtg: Guild Mortgage Co $612,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 927sf
Prior Sale: $625,000 (06/18)

10-12 SAINT ROSE ST U:2 ..... **$680,000**
B: Suzanne M Birdsell & John E Mcginley
S: Maria Francis & Scott C Francis
Book/Page: 70343/327, Date: 06/28/24
Mtg: Bank of Canton $510,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 1058sf
Prior Sale: $260,000 (07/10)

184 WACHUSETT ST U:1 ..... **$490,000**
B: Erin K Sutton
S: Matthew T Girard & Chad E Rutledge
Book/Page: 70336/263, Date: 06/28/24
Mtg: Guaranteed Rate Affin $365,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 734sf
Prior Sale: $267,500 (03/05)

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

612 NORFOLK ST **$833,000**
B: Stephen E Amiegbe
S: Hour House Boston Inc
Book/Page: 70329/327, Date: 06/27/24
Mtg: Guaranteed Rate Inc $790,500
Term: 2054
Use: Other Exempt, Lot: 5956sf
Prior Sale: $490,000 (12/15)

17 STANDARD ST U:1 ..... **$620,000**
B: Lindsay Branson
S: Crowd Lending Fund One LL
Book/Page: 70328/99, Date: 06/27/24
Mtg: US Bank NA $496,000
Term: 2044
Use: Condo

► FORECLOSURE DEEDS

119 HAZELTON ST **$580,000**
B: Hamed Pishdadian & Carmela Pishdadian
S: Rowan C Baptiste Jr & Deutsche Bk Natl T Co Tr
Book/Page: 70328/9, Date: 06/27/24
Use: 2-Family Two Family, Lot: 6256sf
Prior Sale: $509,000 (03/06)

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

6 ALICE ST **$375,000**
B: Anthony G Sciaraffa
S: Sanders Hugh R Est & Hugh T Sanders
Book/Page: 70340/81, Date: 06/28/24
Mtg: Everett Cp Bk $300,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 2657sf

12 ALICE ST **$460,000**
B: Fernando A De Lucena & Erika De Lucena
S: Fitzpatrick C J Est & Marisa K Ireland
Book/Page: 70325/53, Date: 06/26/24
Mtg: Freedom Mortgage Corp $435,490
Term: 2054
Use: 2 Bdrm Old Style, Lot: 3006sf

31 ARLINGTON ST **$740,000**
B: Oscar D Medina-Perez & Sol Y Sierra
S: Paula Whittaker
Doc#: 000000000953293, Date: 06/28/24

184 BROADSOUND AVE **$960,000**
B: Deisy T Restrepo & Marlyn Restrepo
S: Lori Litzenberg, Tr for Thomas G Kenneally RET
Book/Page: 70329/47, Date: 06/27/24
Mtg: United Wholesale Mtg $912,000
Term: 2054
Use: 2-Family Two Family, Lot: 1786sf
Prior Sale: $60,000 (01/93)

BROADWAY **$16,000**
B: Meng I Ung & Cheng Ung
S: Revere City Of
Book/Page: 70342/141, Date: 06/28/24

39 FERNWOOD AVE **$860,000**
B: Sergey Dimov & Tatyana Dimov
S: Ephesus LLC
Book/Page: 70342/178, Date: 06/28/24
Mtg: Jeanne DArc CU $645,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2-Family Two Family, Lot: 5009sf
Prior Sale: $670,000 (04/24)

105 FRANKLIN AVE U:97 ..... **$550,000**
B: Rahab M Abouahmed & Saad Eltaybany
S: Angela Ryan & Eslam I Omar
Book/Page: 70331/295, Date: 06/27/24
Mtg: New American Funding $498,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $435,000 (10/19)

7 MARSHVIEW TER **$975,000**
B: Smail Vranic & Nilvesa Vranic
S: Steven R Rossetti & Claudia J Rossetti
Book/Page: 70341/125, Date: 06/28/24
Mtg: Metro Credit Union $675,000
Term: 2048
Use: 2-Family Two Family, Lot: 10759sf

847 N SHORE RD **$520,000**
B: Nicolas D Palacios & Teresa R Palacios
S: North East Const Svcs Inc
Book/Page: 70347/96, Date: 07/01/24
Mtg: MSA Mortgage LLC $510,581
Term: 2054
Use: 2 Bdrm Old Style, Lot: 1089sf
Prior Sale: $330,000 (09/23)

NEPONSET ST L:336 ..... **$160,000**
B: Michelle Minichiello
S: Revere City Of
Book/Page: 70339/332, Date: 06/28/24

NEPONSET ST L:337 ..... **$160,000**
B: Michelle Minichiello
S: Revere City Of
Book/Page: 70339/332, Date: 06/28/24

14 NEPONSET ST **$425,000**
B: Jose C Rivera
S: Ying Chen & Xurui Zhao
Book/Page: 70338/165, Date: 06/28/24
Mtg: First Natl Bk $340,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 1612sf
Prior Sale: $270,000 (04/19)

NORTHEAST EXPY **$16,000**
B: Meng I Ung & Cheng Ung
S: Revere City Of
Book/Page: 70342/141, Date: 06/28/24

279 RESERVOIR AVE **$600,000**
B: Hayatullah Khairkhwah & Latifah Khairkhwah
S: Michael E Digianni & Linda M Hunter
Doc#: 000000000953269, Date: 06/28/24
Mtg: Cross Country Mtg Inc $420,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4922sf

77 RUMNEY RD **$650,000**
B: Adilia Chacon & Jose A Rodriguez
S: Anthony Terrazzano & Taylor Papasodora
Book/Page: 70339/14, Date: 06/28/24
Use: 2-Family Two Family, Lot: 4443sf
Prior Sale: $650,000 (06/24)

73 STARK AVE **$840,000**
B: Luis J Orellana & Liz H De Torres
S: Roseann Mortali, Tr for Alice M Mortali Rt
Book/Page: 70324/315, Date: 06/26/24
Mtg: Mega Cap Funding Inc $740,000
Term: 2054
Use: 2-Family Two Family, Lot: 4051sf

474 WASHINGTON AVE **$625,000**
B: Kps Wshington Avenue Nt & Kevin P Slama Jr
S: Pezzi Properties LLC
Doc#: 000000000953402, Date: 07/03/24
Mtg: Jb Realty Lending T $650,000
Use: 2 Bdrm Ranch, Lot: 8276sf
Prior Sale: $510,000 (01/24)

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

581 AMERICAN LEGION HWY U:201 ..... **$590,000**
B: Ralph J Lepore Jr
S: 581 Alh Development LLC
Book/Page: 70355/147, Date: 07/02/24
Mtg: Cambridge Svgs Bk $531,000
Term: 2054
Use: Condo

1554 CENTRE ST U:1 ..... **$725,000**
B: Nicholas Benevenia & Jacqueline Benevenia
S: Alexander Relph
Book/Page: 70329/153, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $610,000 (07/20)

65 DURNELL AVE **$665,000**
B: Nota Capital LLC
S: Patricia L Wilcox
Book/Page: 70333/84, Date: 06/27/24
Mtg: Crowd Lending Fund $590,250
Use: 4 Bdrm Colonial, Lot: 3820sf

124 GLENDOWER RD U:1 ..... **$600,000**
B: Jonathan Jefferson
S: Infinity Ncu LLC
Book/Page: 70349/119, Date: 07/02/24
Use: Condo

81 GREW AVE U:IX4 ..... **$490,000**
B: Yamin Wei & Jun Zhao
S: Anne Lahdini, Tr for Lahdini Rt Of 2024
Book/Page: 70352/321, Date: 07/02/24
Mtg: US Bank NA $240,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2 Bdrm Condo, Lot: 1050sf

49 HEMMAN ST **$699,000**
B: Matthew V Campbell
S: Catherine Sullivan
Book/Page: 70328/254, Date: 06/27/24
Mtg: Rocket Mortgage LLC $489,300
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Colonial, Lot: 4264sf
Prior Sale: $330,000 (09/09)

110 ORANGE ST **$830,000**
B: James R Blake & Lynsie R Ranker
S: Edward A Lukas & Molly E Lukas
Book/Page: 70335/306, Date: 06/28/24
Mtg: Ranker Living T $505,000
Term: 2034
Use: 3 Bdrm Cape Cod, Lot: 6451sf
Prior Sale: $620,000 (05/20)

546 POPLAR ST **$685,000**
B: Bryan Jones & Margaret Jones
S: Jason R Gaffney & Casey Gaffney
Book/Page: 70325/146, Date: 06/26/24
Mtg: Rocket Mortgage LLC $616,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7115sf
Prior Sale: $375,000 (05/15)

12 SAMMETT AVE **$1,125,000**
B: David W Babat & Carly Comer
S: Paul A Byrne & Deirdre E Mccarthy
Book/Page: 70338/132, Date: 06/28/24
Mtg: Huntington Natl Bank $1,068,750
Term: 2054 Rate: 7.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 4970sf

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

31-35 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 12235sf
Prior Sale: $77,500,000 (06/24)

31-35 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 12235sf

52 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 2196sf

52 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 2196sf
Prior Sale: $77,500,000 (06/24)

54 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 2443sf
Prior Sale: $77,500,000 (06/24)

54 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 2443sf

56 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 2347sf

56 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 2347sf
Prior Sale: $77,500,000 (06/24)

58-60 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 5760sf
Prior Sale: $77,500,000 (06/24)

58-60 BRUNSWICK ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 5760sf

56 CALUMET ST U:3 ..... **$735,000**
B: Jared Samuels
S: Anna L Wilson
Book/Page: 70345/53, Date: 07/01/24
Mtg: EMM Loans LLC $698,250
Term: 2054
Use: 4 Bdrm Condo, Lot: 1204sf

62 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 6536sf
Prior Sale: $77,500,000 (06/24)

62 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 6536sf
Prior Sale: $45,925,000 (11/15)

63 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 7906sf

63 CHENEY ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 7906sf
Prior Sale: $77,500,000 (06/24)

488 COLUMBUS AVE U:2 ..... **$819,000**
B: Sabrina Cohn
S: Ainslie Wallin
Book/Page: 70335/216, Date: 06/28/24
Mtg: Leader Bank NA $445,000
Term: 2054
Use: Condo

20-24 DECKARD ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 10953sf
Prior Sale: $77,500,000 (06/24)

20-24 DECKARD ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 10953sf

39 EDGEWOOD ST U:39 ..... **$344,715**
B: Eddy Arias & Yessy Mejia
S: Noryarky Vazquez
Book/Page: 70324/96, Date: 06/26/24
Mtg: Guild Mortgage Co $310,243
Term: 2054
Use: 3 Bdrm Condo

55 ELM HILL AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 11277sf
Prior Sale: $77,500,000 (06/24)

55 ELM HILL AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 11277sf

87 FORT AVE U:1 ..... **$690,000**
B: Kinga Dobriban
S: Lindsay A Wilde
Book/Page: 70336/229, Date: 06/28/24
Mtg: Salem Five Mtg Co $55,200
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo, Lot: 1330sf
Prior Sale: $462,500 (04/16)

25 FOUNTAIN ST U:301 ..... **$202,900**
B: Xavier L Etheridge
S: Ofr Dev LLC
Book/Page: 70337/218, Date: 06/28/24
Mtg: Salem Five Mtg Co $159,711
Term: 2054
Use: Condo

39 GASTON ST **$845,000**
B: Yvenscia A St Hilaire & Ashley A St Hilaire
S: Robert E Carter & Mattie M Carter
Book/Page: 70350/53, Date: 07/02/24
Mtg: Movement Mtg LLC $633,750
Term: 2054
Use: 2-Family Conventional, Lot: 3653sf
Prior Sale: $275,000 (02/03)

92-94 GEORGE ST U:8 ..... **$470,000**
B: Cristobal Alfonso
S: 92 George Realty LLC
Book/Page: 70357/296, Date: 07/03/24
Use: Condo

370-380 HARRISON AVE U:1116 ..... **$999,000**
B: Pete Tuchinda
S: Quinn South End LLC
Book/Page: 70329/81, Date: 06/27/24
Use: Condo

485 HARRISON AVE U:503 ..... **$1,072,500**
B: Beth Dickerson & David Drubner
S: Jaime P Rubin
Book/Page: 70362/7, Date: 07/03/24
Use: Condo

8 IRWIN AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 5048sf

8 IRWIN AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 5048sf
Prior Sale: $77,500,000 (06/24)

14 IRWIN AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 4759sf
Prior Sale: $77,500,000 (06/24)

14 IRWIN AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 4759sf

20 IRWIN AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 4130sf

20 IRWIN AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 4130sf
Prior Sale: $77,500,000 (06/24)

26 IRWIN AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 3930sf
Prior Sale: $77,500,000 (06/24)

26 IRWIN AVE **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 3930sf

21 MAYWOOD ST **$1,200,000**
B: Phuong Nguyet LLC
S: Gerald B Harris
Book/Page: 70341/3, Date: 06/28/24
Mtg: Milo Credit Llc $840,000
Term: 2054
Use: 3-Family Decker, Lot: 3716sf
Prior Sale: $45,000 (09/03)

8 MONTANA ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 6764sf
Prior Sale: $77,500,000 (06/24)

8 MONTANA ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 6764sf

208 NORTHAMPTON ST **$425,000**
B: Armani M White
S: Gilbert White Jr
Book/Page: 70363/122, Date: 07/05/24
Mtg: Eastern Bank $417,302
Term: 2054
Use: 3-Family Row-Middle, Lot: 1880sf
Prior Sale: $114,000 (08/91)

240 PARKER HILL AVE **$1,780,000**
B: Groma Boston Fund Ii LLC
S: Latitude Forty Two Rlty L
Book/Page: 70327/167, Date: 06/26/24
Use: 2-Family Conventional, Lot: 3725sf
Prior Sale: $599,000 (04/06)

168 RUTHVEN ST **$825,000**
B: 143 Summer Management LLC
S: Valerie D Jordan, Tr for Rosalind E Jordan Est Lt
Book/Page: 70357/264, Date: 07/03/24
Use: 3-Family Conventional, Lot: 11700sf

181-185 RUTHVEN ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 12481sf
Prior Sale: $77,500,000 (06/24)

181-185 RUTHVEN ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 12481sf

6 TABER ST U:504 ..... **$516,750**
B: Menka Sharma & Pankaj Sharma
S: 1135 Harrison Ave LLC
Book/Page: 70332/182, Date: 06/27/24
Use: Condo

16 TABER ST U:404 ..... **$219,500**
B: Jane W Ndegwa
S: 1135 Harrison Ave LLC
Book/Page: 70330/171, Date: 06/27/24
Use: Condo

16 TABER ST U:406 ..... **$750,000**
B: Carla G Munoz & Grgur Tokic
S: 1135 Harrison Ave LLC
Book/Page: 70335/92, Date: 06/28/24
Use: Condo

16 TABER ST U:503 ..... **$219,500**
B: Xinxin Mei
S: 1135 Harrison Ave LLC
Book/Page: 70360/179, Date: 07/03/24
Mtg: Leader Bank NA $170,000
Term: 2054
Use: Condo

16 TABER ST U:601 ..... **$540,800**
B: Michael S Sansoni
S: 1135 Harrison Ave LLC
Book/Page: 70336/193, Date: 06/28/24
Use: Condo

1200 WASHINGTON ST U:307 ..... **$895,000**
B: Jacob M Judd
S: Zachary R Hoffman & Jessica L Bonelli
Book/Page: 70335/41, Date: 06/28/24
Use: Condo

28 WYOMING ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Doc#: 000000000953282, Date: 06/28/24
Mtg: NHP Foundation $15,000,000
Use: Mixed Use-Prim Res & Comm, Lot: 4838sf

28 WYOMING ST **$77,500,000**
B: Nhpf Npa Owner LLC
S: Pnc Arhpf New Port Antoni
Book/Page: 70343/203, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 4838sf
Prior Sale: $77,500,000 (06/24)

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

5 BURRILL PL **$1,275,000**
B: Nova Holdings & Invs LLC
S: 5 Burrill Place LLC
Book/Page: 70327/158, Date: 06/26/24
Use: 3-Family Semi Detachd, Lot: 1087sf
Prior Sale: $540,000 (12/12)

141 DORCHESTER AVE U:611 ..... **$1,075,000**
B: Bruna M De Oliveira
S: Mary A Allen
Book/Page: 70348/263, Date: 07/01/24
Mtg: William Raveis Mtg Co $860,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1345sf
Prior Sale: $1,199,000 (08/18)

81-A DRESSER ST U:81A **$1,300,000**
B: Mario D Rossi, Tr for Rossi Ft
S: James Steinberg
Book/Page: 70336/152, Date: 06/28/24
Mtg: Fairway Ind Mtg $850,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Condo, Lot: 2103sf
Prior Sale: $885,000 (12/16)

519 E 2ND ST U:505 ..... **$1,525,000**
B: 3bn Re LLC
S: 519 East 2nd Street LLC
Book/Page: 70327/278, Date: 06/26/24
Use: Condo

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SUFFOLK REGISTRY
continued

519 E 2ND ST U:508 ..... **$1,300,000**
B: Jeffrey D Thompson & Debra J Thompson
S: 519 East 2nd Street LLC
Book/Page: 70337/10, Date: 06/28/24
Use: Condo

653-659 E 2ND ST U:102 ..... **$800,000**
B: Minhye Kim
S: Timothy Schaller
Doc#: 000000000953396, Date: 07/03/24
Mtg: US Bank NA $600,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1072sf
Prior Sale: $755,000 (08/17)

861 E 2ND ST U:1 ..... **$1,250,000**
B: Matthew S Thompson
S: Brendan Arkins & Katherine Omealia
Book/Page: 70338/6, Date: 06/28/24
Mtg: M&T Bank NA $937,500
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo, Lot: 1661sf
Prior Sale: $1,140,000 (06/22)

775 E 5TH ST U:1 ..... **$520,000**
B: Akshay Patel
S: Charles Day & Michelle Day
Book/Page: 70350/295, Date: 07/02/24
Mtg: Radius Financial Grp $475,000
Term: 2054
Use: 2 Bdrm Condo

809 E 5TH ST **$1,500,000**
B: Timothy Bianchi, Tr for 809 East Fifth Street Rt
S: Virginia M Hayes & Richard J Hayes
Book/Page: 70344/244, Date: 07/01/24
Use: 2-Family Semi Detachd, Lot: 3250sf

804 E 6TH ST U:1 ..... **$725,000**
B: Brendan Dolan & Antonia Dolan
S: 804 East 6th Street LLC
Book/Page: 70333/219, Date: 06/27/24
Mtg: Citizens Bank $425,000
Term: 2054
Use: Condo

651 E 7TH ST **$1,435,000**
B: Bill D Le
S: 651 East Seventh Rt & Francis Kenefick 3rd
Book/Page: 70356/123, Date: 07/02/24
Mtg: Leader Bank NA $550,000
Term: 2054
Use: 2-Family Row-End, Lot: 906sf
Prior Sale: $1,200,000 (05/20)

794 E 7TH ST U:K **$1,130,000**
B: Roberta Z Phillips
S: John P Rull
Book/Page: 70324/205, Date: 06/26/24
Use: 2 Bdrm Condo, Lot: 1152sf
Prior Sale: $1,000,000 (06/20)

571 E BROADWAY U:1 ..... **$535,000**
B: Hannah Barton
S: David Shum & Alicia Seeley
Book/Page: 70355/13, Date: 07/02/24
Mtg: Cambridge Svgs Bk $420,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 609sf
Prior Sale: $475,000 (06/21)

891-893 E BROADWAY **$1,915,000**
B: David R Gomes
S: 891 E Broadway LLC
Book/Page: 70364/78, Date: 07/05/24
Mtg: Jeanne DArc CU $1,436,250
Term: 2054 Rate: 7.1% Type: Adj
Use: 2-Family Semi Detachd, Lot: 3351sf
Prior Sale: $1,280,000 (07/21)

44 ELLERY ST U:301 ..... **$800,000**
B: Emily K Aronson
S: 44 Ellery LLC
Book/Page: 70347/338, Date: 07/01/24
Mtg: Guaranteed Rate Affin $500,000
Term: 2054
Use: Condo

46-48 G ST U:3 ..... **$1,075,000**
B: Gary Lorden
S: Michael Kunerth & Karen Loweth
Book/Page: 70330/72, Date: 06/27/24
Mtg: Leader Bank NA $860,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1300sf
Prior Sale: $825,000 (07/16)

184 H ST **$1,565,000**
B: Boston Masters Mgmt Hldg
S: Francis J Gorman 4th & Kaitlin H Gorman
Book/Page: 70338/78, Date: 06/28/24
Mtg: Cambridge Svgs Bk $1,125,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 3 Bdrm Semi Detachd, Lot: 1120sf
Prior Sale: $1,199,000 (10/20)

159 I ST U:1 ..... **$545,000**
B: Daniel W Sherman & Joanne L Sherman
S: Gregory Burk & Lauren Fabbrucci
Book/Page: 70328/52, Date: 06/27/24
Use: 1 Bdrm Condo, Lot: 500sf
Prior Sale: $522,500 (09/23)

4 JASON TER **$969,000**
B: Tyler Haskell & Carmen M Braceras
S: Jeffrey S Swain
Book/Page: 70331/114, Date: 06/27/24
Mtg: Citizens Bank $769,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2 Bdrm Semi Detachd, Lot: 903sf
Prior Sale: $518,000 (11/13)

222 L ST **$710,000**
B: Anthony Kraunelis
S: Mary M Zaremba
Doc#: 000000000953247, Date: 06/28/24
Use: 2-Family Two Family, Lot: 4500sf

60 NEWMARKET SQ **$1,450,000**
B: Newmarket 60 Re LLC
S: Kic 60 Newmarket LLC
Book/Page: 70356/225, Date: 07/03/24
Use: Bank Building, Lot: 7373sf
Prior Sale: $2,000,000 (04/19)

320 W 2ND ST U:509 ..... **$960,000**
B: Elizabeth Canfield
S: Benjamin Clause
Book/Page: 70326/166, Date: 06/26/24
Mtg: M&T Bank NA $768,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Condo

120 W 7TH ST U:403 ..... **$850,000**
B: Annelise K Cohen
S: Matthew R Rosebrook & Carrie E Benjamin
Book/Page: 70346/280, Date: 07/01/24
Use: 2 Bdrm Condo, Lot: 1131sf
Prior Sale: $490,000 (07/13)

9 W BROADWAY U:610 ..... **$995,000**
B: Tahsin Alam
S: Bergin Properties LLC
Book/Page: 70357/105, Date: 07/03/24
Mtg: US Bank NA $796,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Condo, Lot: 1159sf
Prior Sale: $970,000 (06/17)

14 W BROADWAY U:201 ..... **$849,000**
B: Luis Lacal
S: Crowd Lending Inc
Book/Page: 70361/36, Date: 07/03/24
Mtg: Cake Mortgage Corp $679,200
Term: 2054
Use: Condo

321-325 W BROADWAY U:2 ..... **$815,000**
B: Chase D Rooney
S: Wendy J Davies-Stauffer & Erica Stauffer
Book/Page: 70346/235, Date: 07/01/24
Mtg: BankESB $315,000
Term: 2051 Rate: 5.5% Type: Adj
Use: Condo

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

34 ATLANTIS ST **$850,000**
B: Denise M Hiltz
S: Mary B Keane
Book/Page: 70333/157, Date: 06/27/24
Mtg: Leader Bank NA $150,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 4366sf
Prior Sale: $430,000 (09/07)

225 BAKER ST U:24 ..... **$402,500**
B: Rachel Mclellan & Jonathan Brown
S: Yuewei Sheng
Book/Page: 70355/47, Date: 07/02/24
Mtg: Guaranteed Rate Inc $320,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 730sf
Prior Sale: $336,000 (07/21)

448 BAKER ST **$742,500**
B: Jean Cooney
S: Christopher Hedenberg & Elizabeth Vassallo
Book/Page: 70328/221, Date: 06/27/24
Mtg: Guaranteed Rate Affin $594,000
Term: 2054
Use: 4 Bdrm Bngl/Cottage, Lot: 5340sf
Prior Sale: $489,000 (06/19)

42 BRYON RD U:6 ..... **$430,000**
B: Wemerson M Campos & Luzia E Ataide
S: Jane K Pereira & Salmos L Pereira
Book/Page: 70345/123, Date: 07/01/24
Mtg: Sierra Pacific Mtg $408,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 780sf
Prior Sale: $146,000 (03/01)

97 CLEMENT AVE **$975,000**
B: Scram LLC
S: Stephen G Gelormini, Tr for Clement Avenue Nt
Book/Page: 70356/1, Date: 07/02/24
Mtg: Dedham Inst for Svgs $1,531,250
Use: 2-Family Conventional, Lot: 6800sf

9 CYPRESS TER **$675,000**
B: Lisa Z Hopmann & Ernest O Hopmann 3rd
S: Doland Alfred J Est & Mary M Butler
Book/Page: 70337/113, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 3640sf

96 GREATON RD **$1,000,000**
B: Irena Zhumka & Ilo Zhumka
S: Roy Gava, Tr for Rita Gava Irt
Doc#: 000000000953187, Date: 06/26/24
Mtg: MSA Mortgage LLC $850,000
Term: 2054
Use: 2-Family Two Family, Lot: 5500sf

841 LAGRANGE ST U:1 ..... **$605,000**
B: Samantha Chan
S: Lewis B Silverman
Book/Page: 70338/48, Date: 06/28/24
Mtg: Envoy Mtg LTD $405,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 973sf
Prior Sale: $525,000 (08/20)

1400 LAGRANGE ST U:1406 ..... **$710,000**
B: Caleb Kumar & Eugenia Paulus
S: Perry Ganz, Tr for Ann R Lovell RET
Book/Page: 70359/219, Date: 07/03/24
Mtg: Mtg Equity Partners $480,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 2035sf

88 LASELL ST **$850,000**
B: Kimberly M Farino & Adam R Bailey
S: Michael J Craffey, Tr for Kathleen M Germano Irt
Book/Page: 70329/194, Date: 06/27/24
Mtg: BankESB $600,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 5107sf

41 LAURIE AVE **$715,000**
B: James T Lash & Leah J Lash
S: Sheila M Joyal, Tr for Joyal Ft
Doc#: 000000000953258, Date: 06/28/24
Mtg: HarborOne Mortgage $670,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4160sf

59 NEW HAVEN ST **$892,000**
B: Ping He, Tr for Duong Tran
S: Oliver L Javier & Bernadette M Javier
Doc#: 000000000953199, Date: 06/26/24
Use: 3 Bdrm Colonial, Lot: 5625sf
Prior Sale: $245,000 (08/99)

77 PARTRIDGE ST **$639,500**
B: Amelia Melas
S: Pheng B Kouch & Patchamol Kanjanakuha
Book/Page: 70334/181, Date: 06/28/24
Mtg: Jeanne DArc CU $511,600
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Ranch, Lot: 3300sf
Prior Sale: $425,000 (07/16)

112 STIMSON ST **$670,000**
B: Edward A Lukas & Molly E Lukas
S: Dennis Alessandro
Doc#: 000000000953253, Date: 06/28/24
Mtg: Newrez LLC $536,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5110sf
Prior Sale: $620,000 (08/19)

119 STIMSON ST **$880,000**
B: Lauren Anderson & Eliot Marcus
S: Robert A Coly
Doc#: 000000000953217, Date: 06/27/24
Mtg: Cross Country Mtg Inc $616,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 14065sf
Prior Sale: $585,000 (06/17)

32 SUMMER ST **$590,000**
B: Vishal Pandey & Megha Pandey
S: Ann M Walter
Book/Page: 70339/68, Date: 06/28/24
Use: 4 Bdrm Bngl/Cottage, Lot: 3800sf

19 TOBIN RD **$789,000**
B: Joseph Desimpliciis & Meghan Desimpliciis
S: William Nugent & Kristina Morrocco
Doc#: 000000000953348, Date: 07/02/24
Mtg: Leader Bank NA $552,300
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5035sf
Prior Sale: $550,000 (05/18)

44 VERMONT ST **$1,110,000**
B: M Dichristina-Gerosa & Carl Gerosa 3rd
S: David Zielinski
Doc#: 000000000953214, Date: 06/27/24
Use: 3 Bdrm Colonial, Lot: 9965sf
Prior Sale: $742,000 (04/18)

3131 WASHINGTON ST **$300,000**
B: Boston City Of
S: Clear Channel Outdoor LLC
Book/Page: 70333/209, Date: 06/27/24

7 WILLOWDEAN AVE **$815,000**
B: Alexander A Kutana & Kelli E Murphy
S: Cedric C Kam
Book/Page: 70342/254, Date: 06/28/24
Mtg: Bank of America NA $415,000
Term: 2049
Use: 3 Bdrm Colonial, Lot: 5500sf
Prior Sale: $354,000 (10/00)

68 WILLOWDEAN AVE **$821,000**
B: Karen M Chen
S: Stephen J Leary & Charles A Leary
Book/Page: 70340/13, Date: 06/28/24
Mtg: Freedom Mortgage Corp $574,700
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4732sf

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

59 CORAL AVE **$1,600,000**
B: Elina Fooks
S: Mohammad Hayek
Book/Page: 70353/246, Date: 07/02/24
Mtg: Plaza Home Mtg $1,200,000
Term: 2054
Use: 3-Family Family Flat, Lot: 3300sf
Prior Sale: $489,000 (02/02)

800 GOVERNORS DR U:8 ..... **$320,000**
B: Safiuddin S Syed
S: Carla L Vitale
Book/Page: 70354/49, Date: 07/02/24
Mtg: First Priority CU $296,940
Term: 2054 Rate: 5.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $350,000 (11/23)

36 MARSHALL ST **$840,000**
B: Ross Kratman
S: Shelia J Burns-Magnan & Katelen A Magnan
Book/Page: 70333/126, Date: 06/27/24
Mtg: Cambridge Svgs Bk $756,000
Term: 2054
Use: 2-Family Two Family, Lot: 4668sf

46 ORLANDO AVE **$1,255,000**
B: Joseph J Griffiths, Tr for 46 Orlando Avenue Rt
S: Stella Simione, Tr for Stella Simione Rt
Book/Page: 70335/135, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 6575sf

158 SHIRLEY ST U:2 ..... **$605,000**
B: Buyer
S: 156-158 Shirley Winthrop
Book/Page: 70332/151, Date: 06/27/24
Use: Condo

620 SHIRLEY ST U:1 ..... **$725,000**
B: Carolyn Hawrylciw
S: Edge Re Investments LLC
Book/Page: 70335/172, Date: 06/28/24
Use: Condo

12 WINTHROP ST **$530,000**
B: Wave Way Realty LLC
S: Carol Harvey & Bernadette Deangelis
Book/Page: 70341/196, Date: 06/28/24
Mtg: Dunegrass Capital LLC $630,000
Use: 3 Bdrm Old Style, Lot: 3664sf

Barnstable Registry

John F. Meade, Esq. Register
P.O. Box 368, Barnstable, MA 02630
Telephone: (508) 362-7733
Fax: (508) 362-5065
www.bcrd.co.barnstable.ma.us

Barnstable

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	31
Median Price	$865,000	$890,000

► REAL ESTATE SALES

20 BOXWOOD DR **$518,000**
B: Said S Alharty & Sylvia Alharty
S: Donald Landers Sr
Book/Page: 36443/330, Date: 06/28/24
Mtg: Cape Cod Cp Bk $388,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16553sf
Prior Sale: $90,000 (10/90)

32 DORCAS DR **$800,000**
B: Douglas Luckerman & Susan Kaftan
S: Cody Miller & Patricia Miller
Book/Page: 36443/313, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 37026sf
Prior Sale: $650,000 (12/22)

144 GOVERNORS WAY **$210,000**
B: Jitka C Borowick
S: Ivan J Borowick & Jitka C Borowick
Book/Page: 36439/75, Date: 06/26/24
Mtg: Cape Cod Five Cent Bk $474,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 23958sf
Prior Sale: $400,000 (06/12)

59 GRANITE LN **$965,000**
B: James T Donovan 2nd & Caitlyn M Donovan
S: Mary T Lapanus
Book/Page: 36443/56, Date: 06/27/24
Mtg: Stg Mortgage Inc $515,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 37897sf
Prior Sale: $605,000 (04/18)

255 INDEPENDENCE DR **$5,600,000**
B: Housing Assistance Corp
S: Switch Gears LLC
Book/Page: 36451/191, Date: 07/02/24
Mtg: Switch Gears Llc $5,350,000
Term: 2029
Use: Office Bldg-General, Lot: 90169sf
Prior Sale: $200,000 (11/01)

66 MARSTONS LN **$575,000**
B: James D Walsh
S: Iversen Jean M Est & Wendelin J Gott
Book/Page: 36439/240, Date: 06/26/24
Use: 2 Bdrm Cottage, Lot: 47916sf

1347 MARY DUNN RD **$600,000**
B: Robert M Crosby Jr & Gabrielle Crosby
S: Robert M Crosby & Paula A Crosby
Book/Page: 36452/342, Date: 07/03/24
Mtg: Robert M Crosby $300,000
Use: 4 Bdrm Cape Cod, Lot: 50965sf

25 MATTHIAS LN **$950,000**
B: Matthew Draper & Corinne Atton
S: Robert J Miksis
Book/Page: 36442/45, Date: 06/27/24
Mtg: Cape Cod Five Cent Bk $736,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 22651sf

NYE RD **$899,000**
B: Manuel R Silveira & Mary V Silveira
S: Ronaldo A Defigueiredo
Book/Page: 36441/106, Date: 06/27/24

45 OLD JAIL LN **$1,875,000**
B: Margaret M Walsh
S: Howard W Woollard, Tr for Woolard Rt
Book/Page: 36438/262, Date: 06/26/24
Use: 5 Bdrm Ranch, Lot: 55757sf
Prior Sale: $910,000 (01/13)

105 OLD TOLL RD **$692,000**
B: Douglas Hayes & Marisa Miller
S: Potter Charles W Est & Julie A Potter
Book/Page: 36445/76, Date: 06/28/24
Mtg: Fall River Five Cents $445,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 35284sf
Prior Sale: $370,000 (12/13)

65 PALOMINO DR **$1,315,000**
B: Adam J Dunn & Erica J Dunn
S: Nikki Bourne & Marko G Bourne
Book/Page: 36452/64, Date: 07/02/24
Mtg: Morgan Stanley Privat $1,052,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 46609sf

PARKER LN (OFF) **$130,000**
B: Larry Nickulas
S: Sean F Eagan, Tr for Old Stage Rd Realy T
Book/Page: 36451/258, Date: 07/02/24

157 SADDLER LN **$730,000**
B: Michael V Kerr & Kristina Petruityte
S: James E Popham, Tr for James & Donna Popham Lt
Book/Page: 36445/165, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $584,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19166sf
Prior Sale: $425,000 (03/10)

SANTUIT NEWTOWN RD **$150,000**
B: Barnstable Town Of
S: Mashpee Town Of
Book/Page: 36440/182, Date: 06/27/24

177 THIRSTLE DR **$899,000**
B: Manuel R Silveira & Mary V Silveira
S: Ronaldo A Defigueiredo
Book/Page: 36441/106, Date: 06/27/24

Bourne

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	83
Median Price	$575,000	$650,000

► REAL ESTATE SALES

14 BAYBERRY RD **$365,000**
B: Kerri A Omalley
S: Linda E Pritchard
Doc#: 000000001505009, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $292,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6490sf
Prior Sale: $185,000 (06/14)

2 BREWSTER ST **$337,800**
B: Richard Lennox Jr
S: Langley Charlotte J Est & Peter Coullahan
Book/Page: 36440/289, Date: 06/27/24
Mtg: Cape Cod Cp Bk $253,350
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: $95,500 (04/93)

23 DESERET DR **$644,500**
B: Colin C Four & Ashely N Four
S: John A Moreno & Allyson K Moreno
Book/Page: 36451/308, Date: 07/02/24
Mtg: First Federal Bank $665,768
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 41992sf
Prior Sale: $150,900 (09/99)

2 MILL POND CIR **$1,300,000**
B: Ellen G English & William S English Jr
S: John P Burge
Book/Page: 36448/46, Date: 07/01/24
Use: 3 Bdrm Cape Cod, Lot: 32583sf
Prior Sale: $860,000 (06/22)

66 PROSPECT AVE **$425,000**
B: Ethan M Kapsambelis & Amanda M Coplitts
S: Christos B Kapsambelis & Evangeline D Kapsambelis
Book/Page: 36442/69, Date: 06/27/24
Mtg: First Citizens Cr Un $325,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7492sf

33 SHIPS WAY U:33 ..... **$569,000**
B: Victoria J Rankin & Susan N Mrosk
S: Ronald R Bachand, Tr for Bachand Detore Ft
Doc#: 000000001504850, Date: 06/27/24
Use: 2 Bdrm Condo, Lot: 262667sf
Prior Sale: $287,500 (08/17)

39 SIASCONSET DR **$350,000**
B: Cash Buy Investments LLC
S: Christopher M Attaya & Crystal L Attaya
Doc#: 000000001504960, Date: 06/28/24
Use: 3 Bdrm Raised Ranch, Lot: 16204sf
Prior Sale: $352,000 (12/17)

39 SIASCONSET DR **$553,000**
B: Margaret A Mclaughlin
S: Cash Buy Investments LLC
Doc#: 000000001505032, Date: 06/28/24
Mtg: Movement Mtg LLC $553,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 16204sf
Prior Sale: $350,000 (06/24)

180 STATE RD U:4 ..... **$275,000**
B: Entrium LLC
S: William P Morgan, Tr for Kirkwood Point Rt
Book/Page: 36440/22, Date: 06/26/24
Use: Office Condo Unit, Lot: 1016sf

16 WINCHESTER AVE **$380,000**
B: Dillon Jones & Danielle Jones
S: Brian Reyenger, Tr for South Cape RET
Book/Page: 36439/34, Date: 06/26/24
Mtg: Movement Mtg LLC $340,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 23522sf
Prior Sale: $305,000 (01/24)

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

GREAT FIELDS RD **$350,000**
B: Lorrainy S Madrona & Nicholas J Kangos
S: Timothy J Mcnamee & Lana C Mcnamee
Doc#: 000000001505148, Date: 07/01/24
Mtg: Cape Cod Five Cent Bk $262,500
Term: 2054 Rate: 8.0% Type: Adj

108 HOWLAND CIR U:108 ..... **$520,000**
B: Rebecca Segura & Christopher Segura
S: Samuel L Webb 2nd & Berne B Webb
Book/Page: 36442/266, Date: 06/27/24
Mtg: Cape Cod Five Cent Bk $390,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $81,500 (04/98)

8 ISAIAH DUNSTER LN **$1,385,000**
B: Steven G Howe & Karen A Howe
S: John Askling & Richard Pendleton
Book/Page: 36444/80, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 21000sf

3571 MAIN ST **$700,000**
B: Joseph Biernat, Tr for Brewster Conservation T
S: David S Dalgarn
Book/Page: 36443/305, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 261796sf

MAIN ST REAR **$700,000**
B: Joseph Biernat, Tr for Brewster Conservation T
S: David S Dalgarn
Book/Page: 36443/305, Date: 06/28/24

170 PELLS FISHING RD **$685,000**
B: Glenn A Parshall & Joanne Parshall
S: Anne C Woodriff
Doc#: 000000001505229, Date: 07/02/24
Mtg: Cape Cod Five Cent Bk $350,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 29519sf
Prior Sale: $167,000 (01/98)

35 PINE HILL DR **$525,000**
B: Shearwater Dev LLC
S: Kimberley A Luke, Tr for Rosalie F Wherity Ft
Book/Page: 36445/64, Date: 06/28/24
Mtg: Whc Saddle Rdg 2017 T $650,000
Use: 3 Bdrm Split Level, Lot: 52577sf

157 SHEEP POND DR **$1,060,000**
B: Richard Brunell & Anita Lichtblau
S: Kathleen T Budreski, Tr for Budreski RET
Book/Page: 36445/44, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 12900sf
Prior Sale: $425,000 (09/10)

Centerville

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	47
Median Price	$595,000	$610,000

► REAL ESTATE SALES

81 CRANBERRY LN **$725,000**
B: Alj Realty Corp
S: Caribbean Realty Inc
Book/Page: 36453/335, Date: 07/03/24
Mtg: RFLF 7 LLC $506,250
Use: 4 Bdrm Ranch, Lot: 16553sf
Prior Sale: $470,000 (11/23)

18 LIMERICK CT **$565,000**
B: Michael W Oloughlin
S: Brian A Kozakiewicz
Book/Page: 36444/258, Date: 06/28/24
Use: 4 Bdrm Ranch, Lot: 23087sf
Prior Sale: $135,000 (06/98)

436 NYE RD **$404,000**
B: Jensett Corp
S: Dean Godfrey
Book/Page: 36450/241, Date: 07/02/24
Mtg: Peter P Jenkins $385,000
Use: 2 Bdrm Ranch, Lot: 15246sf
Prior Sale: $105,000 (03/94)

36 WEQUAQUET AVE **$580,000**
B: Heather Kelly & Stephen Wilson
S: Benjamin Guibal & Amy K Guibal
Doc#: 000000001504926, Date: 06/28/24
Mtg: Rocket Mortgage LLC $580,000
Term: 2054
Use: Residential Developable Land, Lot: 2178sf
Prior Sale: $330,000 (05/18)

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

184 BARCLIFF AVE **$3,675,000**
B: Steven W Carlsen, Tr for Healy Carlsen Ft
S: 184 Barcliff LLC
Book/Page: 36444/95, Date: 06/28/24
Use: 4 Bdrm Antique, Lot: 9950sf
Prior Sale: $1,050,000 (01/23)

147 COCKLE COVE RD **$1,255,000**
B: Alex Spitzer & Alyson Haas
S: Francis R Michonski & Marilyn M Michonski
Book/Page: 36439/215, Date: 06/26/24
Mtg: Cape Cod Five Cent Bk $905,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15662sf

378 COCKLE COVE RD **$1,790,000**
B: Frans Cramer
S: Otis L Carter 4th & Molly K Carter
Book/Page: 36445/159, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 10884sf
Prior Sale: $975,000 (11/19)

108 COTCHPINICUT RD **$14,995,000**
B: C L Rhinesmith, Tr for High Scatteree Nt
S: Robert & M Fogelman Lt & Robert F Fogelman 2nd
Doc#: 000000001504740, Date: 06/26/24
Mtg: JPMorgan Chase Bank $9,746,750
Term: 2054 Rate: 6.9% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 89260sf

714 CROWELL RD **$825,000**
B: Brooke D Baker & Richard Durante
S: Margaret A Creeth, Tr for Margaret A Creeth RET
Book/Page: 36453/136, Date: 07/03/24
Mtg: Hanscom FCU $375,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 26098sf
Prior Sale: $280,000 (09/01)

41 EDGEWOOD RD **$722,000**
B: Justin T Turco & Tiffany K Cole-Turco
S: Laurie L Clark, Tr for LLC Rt
Book/Page: 36443/2, Date: 06/27/24
Mtg: Cape Cod Five Cent Bk $649,075
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Colonial, Lot: 20624sf

110 GEORGE RYDER RD S **$1,050,000**
B: 110 George Ryder Rd S LLC
S: Irina Kaprizkina
Doc#: 000000001504991, Date: 06/28/24
Mtg: US Bank NA $768,750
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 14700sf
Prior Sale: $952,500 (09/23)

47 GLADEN LN **$2,350,000**
B: Susan Boudreau, Tr for 47 Gladen Ln Rt
S: 47 Gladen Lane RET & F K Boyd 3rd
Book/Page: 36440/245, Date: 06/27/24
Use: 4 Bdrm Cape Cod, Lot: 20300sf
Prior Sale: $587,000 (04/99)

25 GREENWOOD LN **$865,300**
B: Deidre Regan & Matthew C Regan 3rd
S: Jennifer Marchi
Doc#: 000000001505214, Date: 07/02/24
Mtg: Rockland Tr Co $300,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10871sf
Prior Sale: $254,544 (04/01)

1486 MAIN ST **$550,000**
B: Deborah S Fontaine
S: Wayne D Gould
Book/Page: 36439/338, Date: 06/26/24
Use: Residential-Multiple Bldgs, Lot: 39166sf

1492 MAIN ST **$400,000**
B: Wayne D Gould
S: Deborah S Fontaine
Book/Page: 36439/212, Date: 06/26/24
Use: 2 Bdrm Colonial, Lot: 12400sf

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253 MEETINGHOUSE RD **$605,000**
B: Jesse Carlton
S: Douglas M Corb & Michele S Corb
Doc#: 000000001504839, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 20436sf
69 OLD COMERS RD **$875,000**
B: James M Finnegan & Brennan E Finnegan
S: Claire A Sacramone, Tr for Sacramone Ft
Doc#: 000000001504753, Date: 06/26/24
Mtg: Cape Cod Five Cent Bk $569,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 20871sf
REYNOLDS CIR **$400,000**
B: Mark Zippo
S: Francis J Reynolds & Joyce M Reynolds
Doc#: 000000001505102, Date: 07/01/24

Cotuit

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	19
Median Price	$715,000	$750,000

► REAL ESTATE SALES

110 CLAMSHELL COVE RD **$1,218,750**
B: Nicole Blanchard
S: Jeffrey R Myers, Tr for Jeffrey R Myers RET
Book/Page: 36441/294, Date: 06/27/24
Mtg: Berkshire Bank $914,063
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 19602sf
Prior Sale: $617,500 (09/15)
383 MARINER CIR **$275,000**
B: Victoria J Mcmahon, Tr for Victoria J Mcmahon Nt
S: Karen A Smith, Tr for Smith Irt
Book/Page: 36451/4, Date: 07/02/24
Use: 2 Bdrm Ranch, Lot: 22216sf

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

9 CHRIS WAY **$455,000**
B: Dorothy Palko
S: Ejk Rt & Edward E Hill Jr
Book/Page: 36445/8, Date: 06/28/24
Mtg: MSA Mortgage LLC $18,200
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9148sf
Prior Sale: $100,000 (01/99)
42 CLIFF ST **$849,990**
B: Kaitlyn Nagle
S: Champion Builders Inc
Doc#: 000000001504778, Date: 06/27/24
Mtg: Fairway Ind Mtg $637,501
Term: 2054
Use: Residential Developable Land, Lot: 7841sf
Prior Sale: $50,000 (04/23)
23 CLIPPER LN **$600,000**
B: 23 Clipper Lane LLC
S: Tocci Leonard Est & Linnea Clary
Book/Page: 36438/126, Date: 06/26/24
Mtg: Tocci Family Trust $480,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: $305,000 (01/22)
37 CYPRESS RD **$13,000**
B: 37 Cypress Road Rt & Louis J Seminara Jr
S: Ralph E Mckenna Jr
Book/Page: 36454/30, Date: 07/03/24
109 LAWRENCE RD **$631,000**
B: Daniel J Black & Hannah Black
S: Michael J Minchello & Susan J Minchello
Doc#: 000000001505016, Date: 06/28/24
Mtg: Bluestone Bank $320,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: $283,000 (05/03)
457 MAIN ST **$455,000**
B: Kendall W Haddox & Autumn L Haddox
S: Alison A Hoornbeek, Tr for Mda Rt
Book/Page: 36441/250, Date: 06/27/24
Mtg: Carla Sharrow $435,000
Use: 3 Bdrm Old Style, Lot: 9583sf
22 MIRAMAR AVE **$875,000**
B: Thomas R Carignan & Joanne Carignan
S: David C Ferguson
Doc#: 000000001504983, Date: 06/28/24
Mtg: Leominster CU $700,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: $500,000 (11/15)
45 NIPIGON WAY W **$715,000**
B: Leslie Moran & Timothy Moran
S: David M Gobron, Tr for Gobron Rt
Doc#: 000000001504716, Date: 06/26/24
Mtg: Rocket Mortgage LLC $245,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: $342,000 (07/13)
70 OLD HILLS RD **$760,000**
B: Richard A Cammarano & Tracey Cammarano
S: Julianna B Cammarano, Tr for Cammarano Ft
Doc#: 000000001504891, Date: 06/27/24
Mtg: United Wholesale Mtg $184,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 26572sf
Prior Sale: $459,000 (11/07)
28 POND ST **$817,000**
B: Edward J Sleboda, Tr for Sleboda RET
S: John M Burg & Suzanne R Burg
Book/Page: 36446/33, Date: 06/28/24
Mtg: Leader Bank NA $653,600
Term: 2054
Use: 2 Bdrm Ranch, Lot: 11326sf
Prior Sale: $325,000 (09/11)
423 ROUTE 134 ..... **$1,800,000**
B: First Citizens Fcu
S: Santander Bank NA
Doc#: 000000001504744, Date: 06/26/24
Use: Bank Building, Lot: 33541sf
Prior Sale: $575,000 (07/00)
15 S VILLAGE CIR **$667,000**
B: Jeffrey A Beshansky & Kelsey E Beshansky
S: Mark D Rustad, Tr for Theresa J Rustad Ft
Book/Page: 36444/154, Date: 06/28/24
Mtg: CIBC Bank USA $533,600
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Ranch, Lot: 8712sf
111 SCHOOL ST U:9 ..... **$599,000**
B: Paul M Vasil
S: C & C Mcgrath Realty LLC
Book/Page: 36448/231, Date: 07/01/24
Use: 4 Bdrm Condo
Prior Sale: $419,000 (08/21)
11 UNCLE BOBS WAY **$325,000**
B: Jack Urbano
S: Mary L Clabby
Doc#: 000000001504829, Date: 06/27/24
Mtg: Jacob Dunning $250,000
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: $106,700 (08/99)
16 WHORTLEBERRY LN **$322,500**
B: Holly Webb
S: Rebecca L Barton & Wayne D Barton Jr
Book/Page: 36441/71, Date: 06/27/24
Use: 2 Bdrm Cape Cod, Lot: 2614sf

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

140-R BAYSIDE DR U:2 ..... **$180,000**
B: Colleen P Regal & Patricia A Regal
S: Stephen G Macdonald & Judith D Macdonald
Book/Page: 36440/330, Date: 06/27/24
Use: Condo
720 SCHOOL HOUSE RD **$345,000**
B: Deborah A Davis
S: Venkataramana R Chavva & Prabhavathi Chavva
Book/Page: 36444/329, Date: 06/28/24
Mtg: TD Bank NA $707,980
Term: 2054 Rate: 7.4% Type: Adj
Use: 1 Bdrm Bngl/Cottage, Lot: 34412sf
Prior Sale: $250,000 (05/21)
10 SHERWOOD RD **$1,600,000**
B: Stephanie Szymanski, Tr for 10 Sherwood Road Nt
S: Daniel H Cohen, Tr for Black Dog T
Doc#: 000000001504930, Date: 06/28/24
Use: Residential Developable Land, Lot: 23958sf
Prior Sale: $329,000 (08/99)
1320 STATE HWY **$510,000**
B: Todd Christensen & Laura Christopher
S: Rosalyce Flint
Book/Page: 36443/311, Date: 06/28/24
Use: 4 Bdrm Cape Cod, Lot: 27007sf
35 WINDMILL LN **$100,000**
B: Gerald M Pike
S: Kristianne E Pike
Book/Page: 36445/143, Date: 06/28/24
Use: Residential Developable Land, Lot: 28314sf

Falmouth

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	158	158
Median Price	$660,000	$721,000

► REAL ESTATE SALES

28 BOYER RD U:28B **$660,000**
B: Europa Yang & Brendan L Hughes
S: Harry Q Lee & Catherine C Lee
Book/Page: 36443/119, Date: 06/27/24
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: $110,000 (07/91)
51 CARLSON LN U:16E **$535,000**
B: 1946 J&k LLC
S: Christopher J Kelley & Mary R Kelley
Book/Page: 36444/34, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: $325,000 (02/20)
187 CENTRAL AVE **$900,000**
B: Repurpose Properties LLC
S: Joseph M Santos & Marcia C Santos
Book/Page: 36447/333, Date: 07/01/24
Mtg: CLN Int $600,000
Use: 4 Bdrm Cape Cod, Lot: 260850sf
186 COONAMESSETT CIR **$875,000**
B: Norman G Abrahamson & Leslie S Abrahamson
S: Benjamin C Guthrie & Anita M Guthrie
Doc#: 000000001504949, Date: 06/28/24
Use: 2 Bdrm Contemporary, Lot: 20891sf
Prior Sale: $459,000 (08/19)
180 DAVISVILLE RD **$650,000**
B: Wendy D Hill & William W Hill
S: Karen Williams & Erin Williams
Book/Page: 36442/202, Date: 06/27/24
Mtg: Rockland Tr Co $520,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 11295sf
Prior Sale: $120,000 (06/96)
110 DILLINGHAM AVE U:314 ..... **$750,000**
B: Ursula Haslan
S: Frances H Shibata
Book/Page: 36441/262, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $452,850 (09/14)
ENGLISH ST **$935,000**
B: Ryan W Shanahan & Katy F Shanahan
S: Ep Development LLC
Book/Page: 36449/156, Date: 07/01/24
24 HAYWAY RD **$595,000**
B: Michael J Smith
S: Kyle T Marks & Amanda B Marks
Book/Page: 36440/251, Date: 06/27/24
Mtg: Cape Cod Cp Bk $245,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 53278sf
Prior Sale: $202,000 (05/13)
4 HEATHER LN **$865,000**
B: Michael Flynn & Amy Dray
S: Laura M Crocker
Book/Page: 36452/292, Date: 07/03/24
Mtg: JPMorgan Chase Bank $766,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 17698sf
54 IROQUOIS ST **$785,000**
B: Hopkinton Drug Realty LLC
S: David J Cerruti & Kathleen R Cerruti
Doc#: 000000001504869, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 4800sf
Prior Sale: $293,000 (06/04)
56 PINE RIDGE RD **$615,000**
B: Thiago J Holmberg
S: Teri A Sweeney & William P Sweeney 3rd
Book/Page: 36453/90, Date: 07/03/24
Mtg: United Wholesale Mtg $586,080
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 15699sf
6 RYDER RD **$1,650,000**
B: Blake Karpe & Kathleen Karpe
S: Sharon K Weber, Tr for Weber 2022 Funding T
Doc#: 000000001505041, Date: 06/28/24
Use: 3 Bdrm Contemporary, Lot: 22394sf
Prior Sale: $650,000 (05/12)
10 SEATUCKET RD **$615,000**
B: Sivaharan Thurairajah & S Sachchithananthan
S: Kapulka Paula E Est & Stephen M Kapulka
Book/Page: 36444/9, Date: 06/28/24
Mtg: Rocket Mortgage LLC $461,250
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 10224sf
106 SHIPS WATCH U:106 ..... **$848,000**
B: James K Goebel & Jennifer S Goebel
S: Richard W Gleeson, Tr for Kathryn L Gleeson RET
Book/Page: 36445/202, Date: 06/28/24
Mtg: Pedro A Sanchez $500,000
Term: 2026
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: $678,750 (03/06)
STOWERS ST **$375,000**
B: John Kim & Theresa M Kim
S: Kim Bianchi
Book/Page: 36441/290, Date: 06/27/24
21 TENEYCKE HILL RD **$925,000**
B: Gregory S Martinage & Danielle K Martinage
S: Young O Kown & Jung A Kim
Book/Page: 36452/38, Date: 07/02/24
Mtg: Movement Mtg LLC $740,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13617sf
Prior Sale: $471,500 (03/07)
716 W FALMOUTH HWY **$740,000**
B: Jeffrey W Mead & Kerstin D Mead
S: William E Colleran & Jill Colleran
Book/Page: 36451/110, Date: 07/02/24
Mtg: Leader Bank NA $438,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 15002sf
Prior Sale: $380,000 (12/18)
6 WESTMORELAND DR U:4 ..... **$900,000**
B: Anne E Tessier, Tr for Anne E Tessier RET
S: Priscilla A Wilson
Book/Page: 36441/169, Date: 06/27/24
Mtg: Embrace Home Loans $720,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $685,000 (04/10)
7 WORCESTER CT **$299,400**
B: Eileen O Costello & C M Oconnell-Felicio
S: Oconnell John F Est & Nancy Oconnell
Book/Page: 36453/219, Date: 07/03/24
Use: Residential-Multiple Bldgs, Lot: 15002sf

Harwich

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	66
Median Price	$660,000	$799,500

► REAL ESTATE SALES

11 3RD ST **$589,000**
B: Kathleen Longley
S: Leonard J Gentile & Susan M Gentile
Book/Page: 36450/214, Date: 07/02/24
Mtg: Onto Mortgage LLC $571,330
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12100sf
88 BELMONT RD **$700,000**
B: Wilson Rider LLC
S: Ann M Shapiro
Doc#: 000000001505189, Date: 07/02/24
Mtg: Ann M Shapiro $560,000
Term: 2028
Use: 3 Bdrm Cape Cod, Lot: 9583sf
66 DOANE RD **$2,195,000**
B: Joel Winer & Lisa Winer
S: Paul M Vasil
Book/Page: 36444/189, Date: 06/28/24
Mtg: US Bank NA $1,646,250
Term: 2054 Rate: 6.6% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 23821sf
Prior Sale: $220,000 (03/23)
14 HAROLD ST U:F **$420,000**
B: Stephen M Doncaster & Joanne M Doncaster
S: Justin T Turco & Tiffany K Turco
Book/Page: 36440/345, Date: 06/27/24
Use: Condo
80 MILES ST **$660,000**
B: Samuel B Speakman
S: M E Kane
Book/Page: 36438/300, Date: 06/26/24
Mtg: Cape Cod Five Cent Bk $528,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12097sf
ROUND COVE RD **$160,000**
B: Robert D Fratus Jr
S: Jane M Moynihan
Book/Page: 36438/183, Date: 06/26/24
475 SISSON RD **$725,000**
B: Russell L Couturier, Tr for Couturier Ft
S: Peter J Geraghty
Book/Page: 36447/223, Date: 07/01/24
Use: 3 Bdrm Old Style, Lot: 12197sf
Prior Sale: $324,000 (03/09)
13 VINEYARD LN **$755,000**
B: Karen A Mcarthur, Tr for Mcarthur & Mahoney T
S: Erin F Mclaughlin, Tr for Mclaughlin Ft
Book/Page: 36443/91, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 20640sf
Prior Sale: $144,000 (04/98)
8 WALTON RD **$829,000**
B: Matthew Hagens & Donna Hagens
S: Joel Stark & Amanda Stark
Book/Page: 36439/26, Date: 06/26/24
Use: 3 Bdrm Split Level, Lot: 16086sf
Prior Sale: $610,000 (12/23)

Hyannis

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	47
Median Price	$467,500	$550,000

► REAL ESTATE SALES

31 DAYBREAK LN **$695,000**
B: Alexey Ishchenko & Lyudmila Ishchenko
S: Michael S Farrell, Tr for Cynthia A Farrell T
Book/Page: 36451/337, Date: 07/02/24
Mtg: US Bank NA $445,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: $230,000 (09/98)
183 IYANNOUGH RD **$1,250,000**
B: Engine Room LLC
S: Wjp Realty Partners LLC
Book/Page: 36444/326, Date: 06/28/24
Use: Restaurant/Bar, Lot: 44867sf
Prior Sale: $1,200,000 (03/20)
247 MAIN ST U:4 ..... **$380,000**
B: Jeferson A Macedo
S: 247 Hyannis Holdings LLC
Book/Page: 36451/231, Date: 07/02/24
Mtg: Rocket Mortgage LLC $364,720
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $220,000 (09/22)
40 NAUTICAL WAY **$540,000**
B: Laci Investments LLC
S: Lisa Loparto
Book/Page: 36440/321, Date: 06/27/24
Use: 2-Family Duplex, Lot: 8276sf
Prior Sale: $261,000 (11/03)
500 OCEAN ST U:154 ..... **$374,750**
B: Julianne Zirlen & David Zirlen
S: Kerri Steinberg & Julianne Zirlen
Doc#: 000000001504712, Date: 06/26/24
Use: 3 Bdrm Condo
321 PITCHERS WAY **$575,000**
B: Veronica Perez & Antonio L Bueno
S: Constitution Prop LLC
Doc#: 000000001505166, Date: 07/01/24
Mtg: OCMBC Inc $460,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: $269,500 (11/23)
492 SCUDDER AVE **$660,000**
B: Paul M Kirby
S: Stephen W Stone & Laurie A Stone
Book/Page: 36448/318, Date: 07/01/24
Use: 2 Bdrm Ranch, Lot: 6970sf
Prior Sale: $355,000 (05/07)

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

126 BRIDLE PATH **$575,000**
B: Nathalia M Dumont
S: Sara E Spurr
Doc#: 000000001504994, Date: 06/28/24
354 MISTIC DR **$5,400,000**
B: Robert J Halliday Jr RET & Robert J Halliday Jr
S: Mark A Quigley & Ellen T Quigley
Book/Page: 36441/110, Date: 06/27/24
Use: Residential-Multiple Bldgs, Lot: 297079sf
Prior Sale: $1,850,000 (10/10)
765 WAKEBY RD **$970,000**
B: Stuart Kirchner & Tracey Taverna-Kirchner
S: Mary B Minton, Tr for Minton Ft
Book/Page: 36446/171, Date: 06/28/24
Mtg: Bay Equity LLC $665,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $400,000 (01/10)

Mashpee

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	71
Median Price	$649,000	$699,000

► REAL ESTATE SALES

56 BREWSTER RD **$535,000**
B: Chelsi Nelson & Asimakis Asimakopoulos
S: Jason P Norell & Samantha P Norell
Book/Page: 36441/221, Date: 06/27/24
Mtg: Cross Country Mtg Inc $472,250
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12502sf
Prior Sale: $235,000 (08/14)
70 CAPE DR U:1B **$290,000**
B: Linda J Travers, Tr for Forrest O Travers
S: Gutterson Dorrit C Est & Eric N Gutterson
Doc#: 000000001505235, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $130,900 (11/16)
4 CASPER CIR **$1,275,000**
B: Subodh Basnet & Punam Gautam
S: Casper Circle LLC
Book/Page: 36451/278, Date: 07/02/24
Mtg: Eastern Bank $1,020,000
Term: 2054 Rate: 6.4% Type: Adj
836 COTUIT RD **$735,000**
B: Williams Depaula & Shannon Depaula
S: Christine M Spaulding & Randie S Spaulding
Doc#: 000000001504792, Date: 06/27/24
Mtg: First Community Mtg $588,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 90169sf
Prior Sale: $555,000 (04/21)
16 GOLD LEAF LN U:16 ..... **$615,000**
B: Elizabeth A De Lavega
S: Paimblanc Arlette D Est & Coline P Riviere
Book/Page: 36445/135, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $350,000 (03/13)
33 GOLD LEAF LN U:33 ..... **$675,000**
B: Laurie Sherwood
S: Jeanne L Goldberg, Tr for Goldberg T
Book/Page: 36448/276, Date: 07/01/24
Mtg: Radius Financial Grp $350,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $399,990 (02/06)
175 GREAT NECK RD S U:24 ..... **$250,000**
B: Reva F Gertel
S: Jacqueline A Church, Tr for Jacqueline A Church T
Book/Page: 36443/172, Date: 06/28/24
Use: 3 Bdrm Condo
Prior Sale: $225,000 (11/19)
40 HALYARD LN **$950,000**
B: James M Young & Elaine Young
S: Scott Carey & Tabitha Carey
Doc#: 000000001505152, Date: 07/01/24
Mtg: Bank of America NA $760,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10498sf
Prior Sale: $670,000 (12/22)
7 JEEP PL **$1,400,000**
B: Matthew E Kiggins & Kristin J Kiggins
S: Norah Blum
Doc#: 000000001505309, Date: 07/03/24
Mtg: Newburyport Five Cent $1,260,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 11021sf
Prior Sale: $610,000 (09/11)
575 MAIN ST **$795,000**
B: Timothy J Schilling Jr & Katelynn E Schilling
S: Robert C Lalime, Tr for Ccr T
Book/Page: 36445/345, Date: 06/28/24
Mtg: CMG Mortgage Inc $495,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 54014sf
Prior Sale: $83,000 (04/96)
28 MAYFLOWER RD **$568,000**
B: Joseph C Craig & Katelyn Craig
S: William H Button & Eileen M Button
Book/Page: 36452/118, Date: 07/02/24
Mtg: First Federal Bank $580,212
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12981sf
Prior Sale: $114,500 (01/93)
7 POLARIS DR **$1,225,000**
B: Tony Tyan & Kelley Tyan
S: James B Pritchard & Polly S Pritchard
Book/Page: 36439/176, Date: 06/26/24
Use: 4 Bdrm Contemporary, Lot: 22259sf
Prior Sale: $380,000 (03/14)
95 POND CIR **$510,000**
B: Denise A Phillips
S: Julia R Scott & Eve L Reis
Book/Page: 36441/142, Date: 06/27/24
Mtg: United Wholesale Mtg $500,762
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12023sf
Prior Sale: $235,000 (01/11)
7 SHIPS RUDDER DR **$540,000**
B: Marcio Goncalves & Ruby Goncalves
S: Timothy J Schilling Jr & Katelynn E Schilling
Book/Page: 36443/277, Date: 06/28/24
Mtg: Mortgage Research Ctr $540,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $287,000 (08/18)
103 SUMMERSEA RD **$850,000**
B: Albert A Daly & Nayla Daly
S: Paul W Lindmark, Tr for 103 Summersea Road Rt
Book/Page: 36449/91, Date: 07/01/24
Mtg: Eastern Bank $680,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Cape Cod, Lot: 15115sf
Prior Sale: $449,000 (07/13)
9 UNCLE EDWARDS RD **$939,000**
B: Andrew J Williams, Tr for William Ft
S: John S Rickards & M K Rickards
Doc#: 000000001504970, Date: 06/28/24
Mtg: Claire I Donahue T $600,000
Term: 2044
Use: 4 Bdrm Ranch, Lot: 8625sf
Prior Sale: $515,000 (04/18)
27 W WAY **$990,000**
B: Cody Hunter & Mary C Hunter
S: Patrick R Hill & Jillian Hill
Doc#: 000000001504952, Date: 06/28/24
Mtg: Leader Bank NA $615,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 32714sf
Prior Sale: $508,000 (06/19)
54 W WAY **$945,000**
B: Cathy A Maccini
S: David M Ciampa & Lori D Ciampa
Doc#: 000000001504768, Date: 06/27/24
Mtg: Cape Cod Five Cent Bk $120,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 23522sf
Prior Sale: $850,000 (06/22)

► FORECLOSURE DEEDS

15 HANE RD **$300,000**
B: Deolindo P Neto
S: Alice M Dimaggio & Umb Bank Na
Book/Page: 36442/242, Date: 06/27/24
Mtg: Jack J Colantonio $400,000
Use: 2 Bdrm Cape Cod, Lot: 40162sf
Prior Sale: $76,000 (04/92)

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

9 JOY LN **$332,500**
B: Eastward Companies Bus T & Eastward Mbt LLC Tr
S: Susan W Sargent, Tr for Susan W Sargent Lt
Book/Page: 36444/126, Date: 06/28/24
Mtg: Salem FiveCts Svgs Bk $1,449,375
Use: Residential Developable Land, Lot: 22651sf
42 OLD COLONY WAY U:H225 ..... **$346,000**
B: Thomas Cummiskey
S: Barbara B Cromarty & Matthew D Cromarty
Book/Page: 36445/286, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $106,000
Term: 2044
Use: Condo

Osterville

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	18
Median Price	$1,100,500	$942,500

► REAL ESTATE SALES

598 BUMPS RIVER RD **$651,000**
B: Gary Hildebrandt
S: Susan M Mcneil & Kathryn A Mcneil
Book/Page: 36445/316, Date: 06/28/24
Mtg: Eastern Bank $351,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 19166sf
Prior Sale: $345,000 (02/19)
100 MEADOWLARK LN **$2,200,000**
B: Douglas Mayne & Brooke Mayne
S: Timothy Calise & Ashley Calise
Book/Page: 36450/181, Date: 07/02/24
Use: 4 Bdrm Colonial, Lot: 15682sf
Prior Sale: $1,342,500 (11/18)
39 TOWER HILL RD U:15A **$716,075**
B: David W Delorey
S: Brian Delorey
Book/Page: 36441/348, Date: 06/27/24
Mtg: Cape Cod Five Cent Bk $150,000
Term: 2034
Use: 2 Bdrm Condo
Prior Sale: $710,000 (08/23)
35 WATERFIELD RD **$1,300,000**
B: Wissam Bassil
S: John C Benanti, Tr for Benanti Nt
Book/Page: 36441/269, Date: 06/27/24
Mtg: Quincy Credit Union $1,040,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 17860sf

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

811 COMMERCIAL ST **$695,000**
B: Terese F Nelson, Tr for 811 Commercial Street Rt
S: Bernard F Mceneaney, Tr for Van Dereck T
Doc#: 000000001505076, Date: 07/01/24
Use: Residential Developable Land, Lot: 13943sf
827 COMMERCIAL ST **$695,000**
B: Harbour House LLC
S: Bernard F Mceneaney, Tr for Van Dereck T
Doc#: 000000001505072, Date: 07/01/24
Use: Residential Developable Land, Lot: 15151sf
9-A CONWELL ST U:1 ..... **$849,000**
B: Kenneth Norz
S: Janet Mastromauro & Frank Mastromauro Jr
Book/Page: 36446/195, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $400,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 8365sf
Prior Sale: $488,000 (02/18)
44 PEARL ST U:A **$820,000**
B: William F Mullin & Philip J Spletzer Jr
S: Paul M Richardson, Tr for Paul M Richardson 2012 T
Doc#: 000000001505268, Date: 07/02/24
Use: 1 Bdrm Condo, Lot: 6490sf
43 RACE POINT RD U:E1 ..... **$264,500**
B: Jhrs Realty LLC
S: Chr Rpr LLC
Book/Page: 36447/96, Date: 07/01/24
Mtg: Seamens Savings Bank $307,250
Use: Retail Condo, Lot: 68800sf
43 RACE POINT RD U:E2 ..... **$350,000**
B: Jhrs Realty LLC
S: Marj Re Holdings LLC
Book/Page: 36447/100, Date: 07/01/24
Mtg: Seamens Savings Bank $307,250
Use: Retail Condo, Lot: 68800sf
Prior Sale: $202,300 (02/18)
1 SHIPS WAY RD **$1,100,000**
B: One Ships Way LLC
S: Bradley J Caton & Okhui Caton
Book/Page: 36453/25, Date: 07/03/24
Use: 2-Family Colonial, Lot: 30013sf
34 STANDISH ST U:3 ..... **$400,000**
B: David B Brenner & Catherine W Abel
S: Sandra L Haunstrup, Tr for Haunstrup RET
Book/Page: 36450/307, Date: 07/02/24
Use: Condo, Lot: 3128sf

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BARNSTABLE REGISTRY
continued

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

5 BETTY AVE $645,000
B: Stephen A Crane & Emily H Crane
S: Robert G Sullivan & Marjorie L Sullivan
Book/Page: 36441/335, Date: 06/27/24
Mtg: Polish National CU $516,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 20909sf

10 CAPTAIN PAINE RD $1,680,000
B: John Macquade & Christine Macquade
S: Kathryn E Godwin, Tr for Captain Paine Rt
Doc#: 000000001505028, Date: 06/28/24
Mtg: TD Bank NA $1,344,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Gambrel, Lot: 25265sf
Prior Sale: $377,000 (01/18)

252 COTUIT RD $590,000
B: Adriana V Nunez & Diego T Vizioli
S: Janine M Gibbson
Book/Page: 36446/259, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 43124sf
Prior Sale: $590,000 (06/24)

252 COTUIT RD $590,000
B: Adriana V Nunez & Diego T Vizioli
S: Janine M Gibbons
Doc#: 000000001505048, Date: 06/28/24
Mtg: Ark-La-Tex Fin Svcs $501,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 43124sf

44 CRESTVIEW DR $799,900
B: Winchester Woollard, Tr for Woollard Ft
S: Wendi L Grimaldi, Tr for Lantery Ft
Book/Page: 36439/303, Date: 06/26/24
Use: Residential-Multiple Bldgs, Lot: 26572sf

20 CROWELL RD $695,000
B: Anton Astrakhantsev & Ariana Y Goodell
S: Eric Chapman & Peter Mcgovern Jr
Doc#: 000000001504746, Date: 06/26/24
Mtg: Mutual Of Omaha Mtg $521,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 23522sf
Prior Sale: $575,000 (11/22)

18 DEEP WOOD DR $750,000
B: Patrick T Walsh
S: Daniel Girard
Doc#: 000000001504910, Date: 06/28/24
Mtg: Canton Cp Bk $500,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 19602sf
Prior Sale: $417,000 (10/18)

143 N SHORE BLVD U:9A $875,000
B: Simone Mordas
S: Michael J Da Silva & Susan - Da Silva
Doc#: 000000001504884, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $184,750 (04/00)

19 NANTUCKET TRL $635,000
B: James P Lyonnais, Tr for Lyonnais Ft
S: Samuel M Sbalbi & Kelli L Sbalbi
Doc#: 000000001504956, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 21344sf
Prior Sale: $425,000 (10/21)

14 OLD FORGE RD $560,000
B: Linda P Langan, Tr for Ruthies Second Encounter
S: Patrick D Demont
Book/Page: 36448/310, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $353,900 (07/20)

13 OXFORD RD $550,000
B: Mary Mccarthy
S: Michael J Bess & Hayley G Bess
Doc#: 000000001505160, Date: 07/01/24
Use: 2 Bdrm Ranch, Lot: 21344sf
Prior Sale: $269,900 (09/16)

5 PIERRE VERNIER DR $787,250
B: Spencer T Cleary & Alexis R Tam
S: Geline Midouin, Tr for Erik Trojian
Book/Page: 36440/203, Date: 06/27/24
Mtg: Keystone Funding $629,800
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 40511sf
Prior Sale: $615,000 (03/23)

80 POPPLE BOTTOM RD $750,000
B: Daniel A Mcdevitt & Jessica J Mcdevitt
S: Michael A Mike, Tr for Michael A Mike Lt
Book/Page: 36453/309, Date: 07/03/24
Mtg: North American SB $683,437
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 44431sf
Prior Sale: $485,000 (11/20)

47 SOUTHPOINT DR U:47 ..... $382,500
B: Laura O Romanelli
S: Daniel F Lynch
Book/Page: 36441/119, Date: 06/27/24
Mtg: Rockland Tr Co $202,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $220,000 (09/17)

9 STONEFIELD DR $1,250,000
B: Michael J Bess & Hayley G Bess
S: Gregory V Mara & Talia J Mara
Doc#: 000000001505184, Date: 07/02/24
Mtg: Cape Cod Five Cent Bk $900,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40511sf
Prior Sale: $1,000,000 (12/21)

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

3 LAURAS WAY $450,000
B: Nathan Josephsohn & Emily Josephsohn
S: Iris Trotman, Tr for Belinda Anderson
Book/Page: 36444/87, Date: 06/28/24
Use: Residential Developable Land, Lot: 47419sf
Prior Sale: $350,000 (03/22)

Wellfleet

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	22
Median Price	$1,100,000	$750,000

► REAL ESTATE SALES

1162 BROWNS NECK RD $1,100,000
B: David C Wood & Elizabeth Ferry
S: Lauren Gates, Tr for Share Ii T U Art 6th Of T
Book/Page: 36451/13, Date: 07/02/24
Use: 5 Bdrm Contemporary, Lot: 30056sf

75 CHEQUESSETT BLUFF RD $500,000
B: April Callahan, Tr for April Agger Callahan RET
S: David M Agger, Tr for David M Agger T
Book/Page: 36445/38, Date: 06/28/24
Use: 4 Bdrm Contemporary, Lot: 30492sf

75 MASSASOIT RD $340,000
B: Pamela C Marra & Kimberly A Palmer
S: Robin M Stelmach
Book/Page: 36438/283, Date: 06/26/24
Use: 4 Bdrm Contemporary, Lot: 10890sf

45 PERCH POND WAY $1,200,000
B: Ian Lodovice & Ashley Lodovice
S: Gary Winn & Patricia Winn
Book/Page: 36440/51, Date: 06/26/24
Mtg: Cambridge Svgs Bk $766,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 40859sf
Prior Sale: $290,000 (02/04)

73 WIGWAM ST $1,100,000
B: Timothy Reilly & Courtney Reilly
S: Jonathan A Lyons & Amy L Lyons
Book/Page: 36444/108, Date: 06/28/24
Use: 1 Bdrm Contemporary, Lot: 11326sf
Prior Sale: $899,000 (09/23)

81 WIGWAM ST $1,100,000
B: Timothy Reilly & Courtney Reilly
S: Jonathan A Lyons & Amy L Lyons
Book/Page: 36444/108, Date: 06/28/24
Use: Residential Undvlpble Land, Lot: 11326sf
Prior Sale: $899,000 (09/23)

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

10 BAY LN $2,000,000
B: Jin Yu & Qi Wang
S: Karen L Oconnor, Tr for Karen L Oconnor 2006 T
Book/Page: 36449/326, Date: 07/01/24

121 CAMP ST U:102 ..... $445,000
B: Carol A Callahan, Tr for Carol Ann Callahan T
S: Alexander T Farkas & Patricia Mackenzie
Book/Page: 36441/342, Date: 06/27/24
Use: 3 Bdrm Condo
Prior Sale: $185,000 (03/14)

121 CAMP ST U:104 ..... $445,000
B: John T Lopresti, Tr for Lopresti Rt
S: Paola A Vergara & Alejandro Vergara
Book/Page: 36439/109, Date: 06/26/24
Use: 3 Bdrm Condo
Prior Sale: $320,000 (11/21)

8 DEERFIELD RD $670,000
B: Lewis Bay Management LLC
S: Carl Kovamees & Annette Kovamees
Doc#: 000000001504815, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 15682sf
Prior Sale: $324,000 (03/10)

15 DENVER DR U:C1 ..... $450,000
B: Nanci L Ball & Lynn Ball
S: Giardino Mary E Est & Thomas J Giardino
Doc#: 000000001504932, Date: 06/28/24
Mtg: Fall River Five Cents $434,981
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $1,005,000 (07/92)

184 EILEEN ST $605,000
B: Phurpa T Lama & Dawa C Thapamagar
S: Craig E Holmes & Patricia A Holmes
Book/Page: 36448/339, Date: 07/01/24
Mtg: CMG Mortgage Inc $549,450
Term: 2054
Use: 3 Bdrm Ranch, Lot: 17424sf

29 FORTUNE RD $600,000
B: Marie K Burke
S: Kenneth R Hamilton & Jean M Hamilton
Book/Page: 36445/110, Date: 06/28/24
Mtg: Movement Mtg LLC $450,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $244,000 (12/13)

14 GANNET RD $865,000
B: Joseph E Casey 3rd & Ann E Casey
S: Howes Ft & Robert L Howes Jr
Book/Page: 36442/297, Date: 06/27/24
Mtg: Movement Mtg LLC $648,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $300,000 (11/15)

GILBERT RD $40,500
B: Stephen S Zaimes & Ruth A Zaimes
S: Patricia D Amaducci, Tr for Diane H Amaducci RET
Doc#: 000000001467066, Date: 09/12/22

9 HATCH RD $630,000
B: Anthony L Spadorcia
S: Doyle Kathleen E Est & Debora Giroux
Doc#: 000000001505004, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 11761sf
Prior Sale: $278,000 (07/10)

2201 HEATHERWOOD U:2201 ..... $280,000
B: Virginia G Carrington
S: Pelletier RET 2012 & Rockland TCo Tr
Doc#: 000000001505024, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $160,000 (08/15)

3126 HEATHERWOOD U:3126 ..... $280,000
B: Kathleen T Budreski, Tr for Budreski RET
S: Christopher N King, Tr for Arthur & Josephine King T
Doc#: 000000001505206, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $262,500 (03/08)

5204 HEATHERWOOD U:5204 ..... $315,000
B: Edward M Cummings & Barbara A Cummings
S: Joseph T Mee & Doris S Mee
Doc#: 000000001504834, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $215,000 (08/20)

53 KATHARYN MICHAEL RD U:53 ..... $341,000
B: Michael Babbin
S: Margaret B Williams
Book/Page: 36446/285, Date: 06/28/24
Mtg: Mortgage Research Ctr $348,331
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $149,900 (07/02)

61 KEEL CAPE DR $775,000
B: Lori Zarrilli & Joseph Zarrilli
S: Beth A Finn & Karen A Ripley
Doc#: 000000001505105, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: $605,000 (07/21)

7 LAURIES LN $799,300
B: Stephen T Benway, Tr for Stephen T Benway RET
S: Lewis Bay Management LLC
Book/Page: 36439/329, Date: 06/26/24
Use: Residential Developable Land, Lot: 7841sf
Prior Sale: $144,900 (01/22)

9 LAVENDER LN $390,000
B: Telegraph Hl Rlty Hldg LL
S: Deal Team Six LLC
Doc#: 000000001505242, Date: 07/02/24
Use: 4 Bdrm Cape Cod, Lot: 13504sf
Prior Sale: $330,000 (03/24)

346 LONG POND DR $705,000
B: Khoa Nguyen, Tr for Mendes Nguyen Ft
S: Kathleen R Cossa, Tr for Thomas E Kelley Lt
Book/Page: 36440/94, Date: 06/26/24
Mtg: Cambridge Svgs Bk $440,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 14810sf

7 MALLARD ST $750,000
B: Michael M Eaton
S: D R Foulds
Book/Page: 36444/228, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $675,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8712sf
Prior Sale: $289,000 (02/03)

13 OAK GLN U:13 ..... $740,000
B: Edward A Meiners & Denise M Meiners
S: James M Cheverie & Karen E Cheverie
Doc#: 000000001504905, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $465,000 (10/18)

80 ROUTE 28 ..... $266,000
B: Papantoniadis Prop LLC
S: 80 Rte 28 West Yarmouth L
Book/Page: 36446/168, Date: 06/28/24
Use: Restaurant/Bar, Lot: 22651sf
Prior Sale: $615,000 (01/17)

15 RUNESTONE RD $1,000,000
B: Janice Massarelli & Richard Massarelli
S: Edward A Meiners & Denise M Meiners
Doc#: 000000001504787, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 15682sf
Prior Sale: $440,000 (09/09)

95 SHAKER HOUSE RD $568,000
B: Irene Best
S: William A Jones & Andrea R Jones
Book/Page: 36444/37, Date: 06/28/24
Use: 2 Bdrm Ranch, Lot: 16988sf
Prior Sale: $578,000 (12/23)

7 SPRUCE ST $500,000
B: Kristin M Koliss
S: Kenneth L Cable & Marita Cable
Book/Page: 36446/226, Date: 06/28/24
Mtg: Mllestone Mtg Solutio $475,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8712sf

28 STILL BROOK RD $510,000
B: Karen A Ripley
S: Gravely Jr Richard S Est & Michael F Stone
Doc#: 000000001505139, Date: 07/01/24
Mtg: Evolve B&T $382,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 11326sf

40 SUMMER ST $3,500,000
B: Robert T Macnamee, Tr for Summer Street Relty T
S: Peter D Troutman, Tr for Martha L Troutman
Book/Page: 36445/149, Date: 06/28/24
Use: Residential Developable Land, Lot: 43920sf
Prior Sale: $1,250,000 (03/22)

46 SUMMER ST $3,500,000
B: Robert T Macnamee, Tr for Summer Street Relty T
S: Peter D Troutman, Tr for Martha L Troutman
Book/Page: 36445/149, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 44356sf
Prior Sale: $1,250,000 (03/22)

62-64 WEIR RD $480,000
B: Maria Breton
S: Alj Realty Corp
Book/Page: 36450/277, Date: 07/02/24

136 WIMBLEDON DR $2,000,000
B: Melissa M Jordan
S: Richard J Hill, Tr for R J & Danielle M Hl RET
Book/Page: 36448/186, Date: 07/01/24
Mtg: United Wholesale Mtg $1,600,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 12197sf
Prior Sale: $315,000 (06/20)

Berkshire Registry

Middle District

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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

297 GEORGE CARTER RD $400,000
B: Laurent B Abelin & Suzanne Ehlers
S: Aron D Rose, Tr for Anne Rose RET
Book/Page: 7649/72, Date: 07/03/24
Use: 3 Bdrm Contemporary, Lot: 326700sf

334 HIGH ST $77,500
B: Frank Andrews 3rd
S: Kasper Ludwig-Larsen & Ashley D Ludwig-Larsen
Book/Page: 7646/1, Date: 06/28/24
Use: Residential Developable Land, Lot: 902563sf

LEONHARDT RD $377,000
B: Melissa R Bauman
S: W Frederick Timme Iii T & W F Timme 3rd
Doc#: 000000000043527, Date: 09/21/22

481 MCNERNEY RD $550,000
B: Natasha Loeffler & Justin Macpherson
S: Maksim Kozyarchuk & Anna Kozyarchuk
Book/Page: 7646/321, Date: 06/28/24
Mtg: Lee Bank $385,000
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 345431sf
Prior Sale: $290,000 (08/16)

195 ROBIN WOOD LN $299,000
B: Peter F Wright & Catherine A Harrington
S: Corroll B Gustafson 3rd & Claudia Gistafson
Book/Page: 7644/304, Date: 06/26/24
Mtg: Adams Community Bk $199,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 34412sf
Prior Sale: $23,000 (09/20)

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

39 CLIFF ST $50,000
B: Michael T Austin & Steven Provost
S: Kim A Bauman
Book/Page: 7644/68, Date: 06/26/24
Use: 2 Bdrm Bngl/Cottage, Lot: 10890sf
Prior Sale: $32,500 (12/21)

37 EDGEMERE RD $290,000
B: Mathew Capitano & Colleen Snyder
S: Glenna A Davis
Book/Page: 7645/291, Date: 06/28/24
Mtg: Guild Mortgage Co $282,828
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12184sf
Prior Sale: $130,000 (10/17)

58 FLANSBURG AVE $147,500
B: Marcio J Silva
S: Daniels Jr William S Est & Kevin K Daniels
Book/Page: 7650/23, Date: 07/05/24
Mtg: Steven A Ross $140,000
Use: 4 Bdrm Old Style, Lot: 7061sf
Prior Sale: $30,000 (03/05)

272 HUBBARD AVE $600,000
B: Berniche Realty LLC
S: Tec Realty LLC
Book/Page: 7648/271, Date: 07/03/24
Mtg: Mountain Bank $300,000
Use: Commercial Warehouse, Lot: 104544sf
Prior Sale: $200,000 (09/00)

Hinsdale

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	11
Median Price	$500,000	$310,000

► REAL ESTATE SALES

164 LENORE DR $71,500
B: Franklin D Krol & Kendra M Krol
S: Alan R Ross & Patricia A Ross
Book/Page: 7645/150, Date: 06/27/24
Use: Residential Developable Land, Lot: 79715sf

83 ROBINSON RD $243,000
B: Samuel L Taylor
S: Norma J Hoag
Book/Page: 7646/296, Date: 06/28/24
Mtg: Adams Community Bk $230,850
Term: 2054
Use: 2 Bdrm Conventional, Lot: 36590sf

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

190 ANTELOPE DR $505,000
B: Robert B Saper & Ruth Paris
S: Jack Gladstein & Sheila Gladstein
Book/Page: 7645/259, Date: 06/28/24
Use: 2 Bdrm Bngl/Cottage, Lot: 18295sf
Prior Sale: $215,000 (10/03)

35 CONSOLATI WAY $500,000
B: Mass Postal Holdings LLC
S: Anthony L Caropreso
Book/Page: 7644/326, Date: 06/26/24
Use: Post Office, Lot: 42689sf

880 EAST ST U:D $450,000
B: Robert Wechsler & Judith Factor
S: Pamela Starr, Tr for Ellen L Browne Lt
Book/Page: 7649/227, Date: 07/03/24
Use: Condo

15 HARTWOOD RD $375,000
B: Kacie Armsrtong
S: Edmund P Kelly & Ellen M Kelly
Book/Page: 7648/146, Date: 07/02/24
Mtg: Berkshire Bank $356,250
Term: 2054
Use: 4 Bdrm Ranch, Lot: 20038sf
Prior Sale: $265,000 (08/06)

30 HOUSATONIC ST $550,000
B: Nestor Perez & Sandra N Sosa
S: Athia Grigoropoulos
Book/Page: 7650/1, Date: 07/03/24
Use: Restaurant/Bar, Lot: 17860sf

238 STOCKBRIDGE RD $45,000
B: Robert V Newton & Maryann S Newton
S: Jane E Slaminsky & Marcia B Slaminsky
Book/Page: 7649/149, Date: 07/03/24

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

178 NEW LENOX RD $535,000
B: Sharon L Alpert & Gwendolyn J Adam
S: Joseph Sarcinella & Irene Wong
Book/Page: 7647/267, Date: 07/01/24
Mtg: Adams Community Bk $428,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Conventional, Lot: 701839sf
Prior Sale: $725,000 (03/22)

160 ROARING BROOK RD $700,000
B: Erik Balunis & Denitsa Balunis
S: Kyle Patzwahl
Book/Page: 7645/10, Date: 06/27/24
Mtg: Greylock FCU $400,000
Term: 2039
Use: 3 Bdrm Split Level, Lot: 133294sf
Prior Sale: $335,000 (12/21)

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

2501 ALGERIE RD $592,500
B: Karin Paradise
S: Maurice J Garofoli & Theresa M Garofoli
Book/Page: 7645/283, Date: 06/28/24

30 E OTIS RD $200,000
B: Barry R Lundgren, Tr for 30 East Otis Rd Rt
S: Berkshire Bank
Book/Page: 7645/100, Date: 06/27/24
Use: Bank Building, Lot: 16830sf

155 LAKE SHORE DR $825,000
B: Sara M Bloom & Laird Bloom
S: Theresa M Bologna, Tr for Theresa M Bologna RET
Book/Page: 7647/221, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $119,000 (09/03)

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

15 BERNARD AVE $275,900
B: Gregory Payne
S: Namv Investments LLC
Book/Page: 7646/124, Date: 06/28/24
Mtg: Greylock FCU $262,105
Term: 2046 Rate: 7.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 9975sf
Prior Sale: $140,000 (03/24)

40 BROOKSIDE DR $650,000
B: Ivan Newton & Lynne Newton
S: Jason Z Joyner & Jill A Allessio
Book/Page: 7644/150, Date: 06/26/24
Mtg: Adams Community Bk $520,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22346sf
Prior Sale: $356,000 (10/20)

303 CONNECTICUT AVE $290,000
B: April Larabee & Stacey Larabee
S: Eukeria R Asamoah
Book/Page: 7647/58, Date: 07/01/24
Mtg: Adams Community Bk $220,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7449sf
Prior Sale: $160,000 (12/18)

5 CRANE AVE $279,900
B: Nixon D St Bernard
S: Albindian Realty LLC
Book/Page: 7647/314, Date: 07/02/24
Mtg: Guild Mortgage Co $274,829
Term: 2054
Use: 2-Family Duplex, Lot: 17163sf
Prior Sale: $122,900 (09/14)

1103 DALTON AVE $250,000
B: Mayra R Bermeo
S: Paul P Briggs
Book/Page: 7646/221, Date: 06/28/24
Mtg: Greylock FCU $225,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 2-Family Family Flat, Lot: 14810sf
Prior Sale: $55,000 (07/01)

153 DOREEN ST $296,500
B: Daniel M Mchaffie
S: Mark A Civello & Glen S Civello
Book/Page: 7645/118, Date: 06/27/24
Mtg: Pittsfield Cp Bk $185,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9975sf
Prior Sale: $107,000 (03/99)

DOREEN ST (OFF) $2,500
B: James F Gilmore & Sharon I Gilmore
S: Delalba Holdings LLC
Book/Page: 7649/135, Date: 07/03/24

112 ELIZABETH ST $325,000
B: C&a Rentals Mgmt LLC
S: Taylor A Bartlett
Book/Page: 7648/78, Date: 07/02/24
Mtg: Greylock FCU $286,400
Use: 3-Family Mlti-Unt Blg, Lot: 9278sf
Prior Sale: $165,000 (01/14)

539 ELM ST $341,500
B: Justin Amidon
S: Veronica Green & Matthew Bock
Book/Page: 7649/237, Date: 07/03/24
Mtg: M&T Bank NA $324,425
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19602sf
Prior Sale: $303,900 (09/23)

131 GAMWELL AVE $350,000
B: Michael D Parks
S: Steven J Fruchterman & Mary B Fruchterman
Book/Page: 7647/200, Date: 07/01/24
Use: 4 Bdrm Split Level, Lot: 12066sf
Prior Sale: $184,000 (10/04)

11 HARDING ST $315,000
B: Fabio K Daniello & Tarrin L Daniello
S: Bobby L Stowe & Dorothy R Stowe
Book/Page: 7645/321, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 10237sf

54 KING ST $290,000
B: Kai Lim
S: Fredy A Bernal & Gladys B Garcia
Book/Page: 7649/110, Date: 07/03/24
Mtg: MSA Mortgage LLC $284,747
Term: 2054
Use: 2-Family Duplex, Lot: 8799sf
Prior Sale: $221,000 (11/22)

364 LENOX AVE $300,000
B: Elizabeth Vela & Jorge Gomes
S: Alan J St Pierre Sr
Book/Page: 7646/23, Date: 06/28/24
Mtg: Greylock FCU $270,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2-Family Family Flat, Lot: 17293sf
Prior Sale: $134,000 (06/10)

66 LINCOLN ST $150,000
B: Dankbar LLC
S: Pinnacle Prop Operations
Book/Page: 7646/105, Date: 06/28/24
Mtg: Steven A Ross $112,000
Use: 3-Family Mlti-Unt Blg, Lot: 6795sf
Prior Sale: $100,000 (01/07)

50 MARLBORO DR $360,000
B: Thoa Huynh
S: Paul Ketchum & Lindsay Ketchum
Book/Page: 7646/157, Date: 06/28/24
Mtg: Guaranteed Rate Inc $250,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 11238sf
Prior Sale: $288,750 (06/21)

1213 NORTH ST $258,000
B: Daniel D Angel
S: Jeremy D Wells & Lynne R Wells
Book/Page: 7646/253, Date: 06/28/24
Mtg: Lee Bank $224,000
Term: 2054
Use: 2-Family Family Flat, Lot: 5401sf
Prior Sale: $125,000 (08/15)

OLD FARM LN L:36 ..... $50,000
B: Sam Pogosov
S: Christian G Whitney & Tamara B Whitney
Book/Page: 7648/214, Date: 07/02/24

OLD FARM LN L:37 ..... $50,000
B: Sam Pogosov
S: Christian G Whitney & Tamara B Whitney
Book/Page: 7648/214, Date: 07/02/24

OLD FARM LN L:38 ..... $50,000
B: Sam Pogosov
S: Christian G Whitney & Tamara B Whitney
Book/Page: 7648/214, Date: 07/02/24

70 ONTARIO ST $250,000
B: Robet Nicholas
S: Matthew J Chrzanowski
Book/Page: 7648/114, Date: 07/02/24
Mtg: Greylock FCU $225,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 3 Bdrm Conventional, Lot: 9104sf
Prior Sale: $10,000 (07/05)

81 ORCHARD ST $205,000
B: Fernando S Giron & Roxana L Giron
S: Zand Properties LLC
Book/Page: 7645/209, Date: 06/28/24
Mtg: Greylock FCU $184,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Conventional, Lot: 8843sf
Prior Sale: $5,000 (03/21)

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310 PECKS RD **$310,000**
B: Jill A Allessio
S: Matthew N Tekin & Monica M Penna
Book/Page: 7645/174, Date: 06/27/24
Mtg: Greylock FCU $110,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11282sf
Prior Sale: $128,000 (05/10)

69 RICHMOND AVE **$252,500**
B: Dominque Fox
S: Gabrielle Williams
Book/Page: 7647/171, Date: 07/01/24
Mtg: Guild Mortgage Co $247,926
Term: 2054
Use: 4 Bdrm Conventional, Lot: 8756sf
Prior Sale: $100,000 (10/13)

10 VIEW ST **$97,500**
B: Elliott J Ray & Lauran H Phillips
S: Ray Helen M Est & Paul C Ray
Book/Page: 7649/174, Date: 07/03/24
Mtg: Greylock FCU $97,400
Term: 2054 Rate: 6.9% Type: Adj
Use: 4 Bdrm Conventional, Lot: 8930sf

► FORECLOSURE DEEDS

70 LEBANON AVE **$191,000**
B: Tmr Realty LLC
S: Kenneth R Flanders Jr & Wintrust Mortgage
Book/Page: 7650/63, Date: 07/05/24
Use: 3 Bdrm Cape Cod, Lot: 23087sf
Prior Sale: $192,000 (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

17 CHRISTIAN HILL RD **$565,000**
B: Mark E Perry & Linda M Perry
S: Ellies Holdings LLC
Book/Page: 7646/97, Date: 06/28/24
Mtg: Adams Community Bk $320,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 32234sf
Prior Sale: $150,000 (07/22)

20 LAKE DR **$1,149,000**
B: Robert Wolpov & Dawn Lazarus-Wolpov
S: Frank A Sessa
Book/Page: 7647/207, Date: 07/01/24
Use: 2 Bdrm Contemporary, Lot: 33106sf

Berkshire Registry

Northern District

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

Adams

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	13
Median Price	$209,500	$205,000

► REAL ESTATE SALES

125 COMMERCIAL ST **$294,500**
B: Matthew E Burdick
S: Paul A Trzcinski, Tr for Paul A Trzcinski RET
Book/Page: 1859/439, Date: 06/27/24
Mtg: Adams Community Bk $235,600
Term: 2054
Use: 3-Family Decker, Lot: 13939sf
Prior Sale: $115,000 (07/19)

25 SUMMER ST **$295,000**
B: Daniel Maynard & Jennifer Currie
S: Thomas L Errichetto Jr & Gabriella Errichetto
Book/Page: 1859/328, Date: 06/26/24
Mtg: Adams Community Bk $265,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 19166sf
Prior Sale: $160,000 (05/19)

Cheshire

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	6
Median Price	$260,000	$272,450

► REAL ESTATE SALES

24-34 SOUTH ST **$175,000**
B: Stoney Brk Prop Mgmt LLC
S: Linda D Brown, Tr for 24-34 S St Nt
Book/Page: 1859/700, Date: 07/01/24
Mtg: Adams Community Bk $140,000
Term: 2029
Use: Mixed Use-Prim Res & Comm, Lot: 22651sf
Prior Sale: $49,158 (10/03)

67 WILSHIRE DR **$245,000**
B: Ski Re LLC
S: Diana L Laframboise
Book/Page: 1859/925, Date: 07/02/24
Mtg: Pittsfield Cp Bk $175,000
Use: Accessory Land Improved, Lot: 56192sf
Prior Sale: $67,000 (01/97)

Clarksburg

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	5
Median Price	$297,500	$287,500

► REAL ESTATE SALES

63 CARSON AVE U:63 ..... **$116,000**
B: Samantha Tan
S: Wayne Bingle
Book/Page: 1859/1105, Date: 07/03/24
Mtg: Guild Mortgage Co $91,800
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $69,000 (07/21)

Florida

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

29 SOUTH ST **$42,000**
B: Brent Wiencek
S: Pellerin Kyle Est & Hedi L Pellerin
Book/Page: 1859/682, Date: 07/01/24
Use: Residential Developable Land, Lot: 91476sf
Prior Sale: $41,000 (07/18)

Lanesboro

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	11
Median Price	$276,000	$320,000

► REAL ESTATE SALES

MINER RD L:3 ..... **$64,900**
B: Joseph Alfons, Tr for Alfonso Ft
S: Mountain Stream LLC
Book/Page: 1859/1073, Date: 07/03/24

25 NATIONAL ST **$110,000**
B: Jacob Gelinas
S: Avis Y Larese
Book/Page: 1859/631, Date: 07/01/24
Mtg: Guild Mortgage Co $63,000
Term: 2054
Use: 1 Bdrm Camp/Cabin, Lot: 4966sf
Prior Sale: $10,000 (05/00)

North Adams

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	39
Median Price	$184,250	$240,000

► REAL ESTATE SALES

209 ASHLAND ST **$295,000**
B: Josue Ramos
S: Deep Michael A Est & Ellen L Millard
Book/Page: 1859/531, Date: 06/28/24
Mtg: Fairway Ind Mtg $289,656
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 9365sf

56 LIBERTY ST **$110,000**
B: 20 Gregory Farm LLC
S: Jannifer Fey
Book/Page: 1859/381, Date: 06/27/24
Mtg: Loan Funder LLC $188,200
Use: 2-Family Conventional, Lot: 10498sf
Prior Sale: $72,500 (10/22)

271 NORTH RD **$249,000**
B: Matthew S Lawrence & Megan J Blanchard
S: Scott R Avidon & Emily Avidon
Book/Page: 1859/848, Date: 07/02/24

W SHAFT RD L:3 ..... **$5,000**
B: Stephen Longgellow & Jennifer Dunning
S: Northern Berkshire Habita
Book/Page: 1859/296, Date: 06/26/24

► FORECLOSURE DEEDS

513 CHURCH ST **$115,000**
B: Christopher Andrews
S: Stephen L Bryant & The Bank Of Ny Mellon
Book/Page: 1859/816, Date: 07/02/24
Use: 3 Bdrm Colonial, Lot: 6142sf
Prior Sale: $110,000 (06/00)

Savoy

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	2
Median Price	$154,950	$167,500

► REAL ESTATE SALES

MAIN RD **$50,000**
B: Ian A Mcwilliams & Sharyn Mcwilliams
S: Kevin M Jones & Marcie A Jones
Book/Page: 1859/1000, Date: 07/02/24

Williamstown

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	16
Median Price	$413,000	$381,000

► REAL ESTATE SALES

965 N HOOSAC RD **$360,000**
B: Danielle C Koenig
S: Amie A Hane
Book/Page: 1859/511, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 29621sf
Prior Sale: $334,800 (06/06)

465 PINE COBBLE RD **$635,000**
B: Kathryn M Hartt & Jacob K Chu
S: Robert A Livingstone & Samantha A Livingstone
Book/Page: 1859/557, Date: 07/01/24
Mtg: Adams Community Bk $308,000
Term: 2054
Use: 4 Bdrm Modular, Lot: 30013sf
Prior Sale: $500,000 (07/07)

160 WATER ST U:308 ..... **$595,000**
B: Yuk T Li
S: 160 Water LLC
Book/Page: 1859/357, Date: 06/27/24
Use: 2 Bdrm Condo

Windsor

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	4
Median Price	$102,000	$535,000

► REAL ESTATE SALES

E WINDSOR RD **$49,900**
B: Esan L Parker & Rosa - Parker
S: George A Perreault
Book/Page: 1859/1089, Date: 07/03/24

696 RIVER RD **$612,000**
B: Michele J Johnson & Antonio R Johnson
S: Ronald J Stapleberg & Bonnie J Stapleberg
Book/Page: 1859/409, Date: 06/27/24
Mtg: Mortgage Research Ctr $487,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 958320sf

Berkshire Registry

Southern District

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

Alford

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	1
Median Price	$419,000	$1,700,000

► REAL ESTATE SALES

258 EAST RD **$1,250,000**
B: 2 Mules LLC
S: Cloud Kingdom 2020 LLC
Book/Page: 2904/3, Date: 07/02/24
Use: 3 Bdrm Ranch, Lot: 459210sf
Prior Sale: $690,000 (06/10)

Egremont

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	9
Median Price	$573,500	$427,000

► REAL ESTATE SALES

92 BALDWIN HILL RD **$755,000**
B: James F Wright & Emily W Sartor
S: Patrick Rayball & Barbara Rayball
Book/Page: 2903/291, Date: 07/01/24
Use: Residential Developable Land, Lot: 116305sf
Prior Sale: $795,000 (09/22)

96 BALDWIN HILL RD **$755,000**
B: James F Wright & Emily W Sartor
S: Patrick Rayball & Barbara Rayball
Book/Page: 2903/291, Date: 07/01/24
Use: Residential Developable Land, Lot: 306227sf
Prior Sale: $795,000 (09/22)

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

172 DIVISION ST **$180,000**
B: Gregg Navins & Dana Forster-Navins
S: Keneth I Kupperman & Elizabeth S Kupperman
Book/Page: 2903/217, Date: 06/28/24
Use: Res Potentially Dvlpble Land, Lot: 163045sf
Prior Sale: $85,000 (11/03)

3 MEADOW ST **$200,000**
B: Danielle Lis
S: Bronz Ruth Est & Brenda Elling
Book/Page: 2903/178, Date: 06/28/24
Use: 3 Bdrm Conventional, Lot: 12197sf

41 W PLAIN RD **$675,000**
B: Elizabeth J Mclaughlin & Kenneth A Geremia
S: Jonathan Hankin, Tr for Jonathan Hankin 2023 T
Book/Page: 2903/314, Date: 07/01/24
Mtg: Jonathan Hankin $675,000
Use: 3 Bdrm Cape Cod, Lot: 88035sf
Prior Sale: $550,000 (04/03)

Monterey

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	8
Median Price	$575,000	$451,750

► REAL ESTATE SALES

14 BIDWELL RD **$3,017,100**
B: John White, Tr for 14 Bidwell Rt
S: Robert E Harper, Tr for Haroer Goldman Lt
Book/Page: 2903/237, Date: 06/28/24
Use: 4 Bdrm Conventional, Lot: 47916sf
Prior Sale: $2,750,000 (06/22)

New Marlboro

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	6
Median Price	$513,287	$542,500

► REAL ESTATE SALES

PETER MENAKER RD L:6 ..... **$130,000**
B: Michael H Kane & Debra R Kane
S: Robert C Gerace, Tr for Gerace Genovese Ft
Book/Page: 2903/193, Date: 06/28/24

234 PETER MENAKER RD **$745,000**
B: Michael H Kane & Debra R Kane
S: Carol A Genovese, Tr for Gerace Lot 7 Nt
Book/Page: 2903/198, Date: 06/28/24
Use: 3 Bdrm, Lot: 55321sf

SISSON HILL RD **$90,000**
B: John E Ormsbee
S: Danile J Miller
Book/Page: 2904/6, Date: 07/02/24

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

155 LAKE SHORE DR **$825,000**
B: Sara M Bloom & Laird Bloom
S: Theresa M Bologna, Tr for Theresa M Bologna RET
Book/Page: 7647/221, Date: 07/01/24

151 N MAIN ST **$281,000**
B: Carol L Garcia & Timothy S Garcia
S: Mark Woodbury
Book/Page: 2903/165, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 174240sf
Prior Sale: $102,500 (12/22)

Sheffield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	16
Median Price	$455,000	$398,000

► REAL ESTATE SALES

199 HICKEY HILL RD **$1,550,000**
B: 199 Hickey Hill Rd LLC
S: Michelle L Vayer
Book/Page: 2903/135, Date: 06/26/24
Use: 3 Bdrm Garrison, Lot: 148104sf
Prior Sale: $625,000 (10/18)

440 POLIKOFF RD **$102,500**
B: Matthew R Turner
S: Jacob W Race
Book/Page: 2904/19, Date: 07/03/24
Use: Residential Developable Land, Lot: 87381sf
Prior Sale: $52,000 (01/23)

602 S MAIN ST **$200,000**
B: Berkshire Nursery & Lands
S: Stephen K Ullrich
Book/Page: 2903/148, Date: 06/26/24
Use: Retail-Service, Lot: 657756sf
Prior Sale: $51,000 (07/01)

647 SILVER ST **$695,000**
B: Charles G Cohen, Tr for Hella Smile Re Nt
S: Peter A Schneyer Jr
Book/Page: 2904/66, Date: 07/03/24
Use: 3 Bdrm Cape Cod, Lot: 181645sf
Prior Sale: $222,000 (12/14)

West Stockbridge

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	2
Median Price	$442,500	$587,500

► REAL ESTATE SALES

15 ALBANY RD **$340,000**
B: Edward H Armstrong & Rachel B Armstrong
S: Frances Premerlani, Tr for Korte Ft
Book/Page: 2904/172, Date: 07/03/24
Mtg: Lee Bank $295,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19166sf

19 LENOX RD **$368,000**
B: John R Colban & Coley E Cary
S: Melissa Loidoice-Walker
Book/Page: 2903/243, Date: 06/28/24
Mtg: Adams Community Bk $356,960
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16117sf
Prior Sale: $120,500 (07/14)

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

280 BUFFINTON ST **$430,000**
B: Edmilson T Lima
S: Tyler Pedro & Ava Tower
Book/Page: 11549/139, Date: 06/28/24
Mtg: Northpointe Bank $415,648
Term: 2054
Use: 2-Family Two Family, Lot: 1899sf
Prior Sale: $390,000 (04/22)

49 BULLOCK ST **$525,000**
B: Alee R Kfoury
S: Michael F Buckley & Megan B Savoie
Book/Page: 11554/76, Date: 07/05/24
Mtg: Notre Dame FCU $475,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 12380sf
Prior Sale: $137,000 (07/94)

39 CELIA ST **$525,000**
B: Cliff Correia
S: Luis I Morales & Maribel Colon
Book/Page: 11549/28, Date: 06/28/24
Mtg: EMM Loans LLC $446,250
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 9500sf
Prior Sale: $315,000 (02/20)

1560 COPICUT RD **$875,000**
B: David Garcia & Sonia F Garcia
S: Michael C Souza, Tr for Michael C Souza Lt
Book/Page: 11548/164, Date: 06/27/24
Mtg: Southcoast Hlth FCU $700,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 104544sf
Prior Sale: $616,500 (09/15)

112 CORAL ST **$515,000**
B: Fred Bernabe
S: Kendra Rodriguez & Neil Ventura
Book/Page: 11551/16, Date: 07/01/24
Mtg: Primary Residentl Mtg $505,672
Term: 2054
Use: 2-Family Two Family, Lot: 6164sf

62 COVEL ST **$590,000**
B: Antonio M Rodrigues & Sara R Rodrigues
S: Susan Alves, Tr for Branco Rt
Book/Page: 11550/110, Date: 06/28/24
Mtg: Baycoast Mortgage Co $442,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 8895sf

115 DAVID ST **$560,000**
B: Steven M Pimentel & Gloria C Costa
S: Dream Homes LLC
Book/Page: 11549/71, Date: 06/28/24
Mtg: Guild Mortgage Co $549,857
Term: 2054
Use: Residential Developable Land, Lot: 10084sf

750 DAVOL ST U:1013 ..... **$263,000**
B: Jeffrey A Massey
S: Dale A Carrolton
Book/Page: 11553/165, Date: 07/03/24
Use: 2 Bdrm Condo
Prior Sale: $135,000 (03/16)

395 EDDY ST **$398,500**
B: Vitor Dorego
S: Zita M Oliveira
Book/Page: 11553/262, Date: 07/03/24
Mtg: United Wholesale Mtg $385,200
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 4021sf
Prior Sale: $315,000 (09/21)

260 FOUNTAIN ST U:A5 ..... **$183,000**
B: Abdul A Baig
S: Back In The Game LLC
Book/Page: 11549/289, Date: 06/28/24
Mtg: Fall River Five Cents $148,600
Term: 2054
Use: 3 Bdrm Condo

191 GLASGOW ST U:3 ..... **$229,900**
B: Alvaro Cordeiro & Margarida Cordeiro
S: Farias Real Estate LLC
Book/Page: 11550/6, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $55,050 (06/09)

672 GRINNELL ST **$420,000**
B: Glen C Aspeslagh, Tr for Sothy S Orn RET
S: Brett Dacosta & Sarah R Viveiros
Book/Page: 11548/103, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 11252sf
Prior Sale: $258,000 (05/20)

216 GROVE ST **$410,000**
B: N2 Investment LLC
S: 216 Grove St LLC
Book/Page: 11549/53, Date: 06/28/24
Mtg: 365 Investments Llc $425,000
Use: 2-Family Two Family, Lot: 3376sf
Prior Sale: $295,000 (07/20)

240 HIGHLAND AVE **$1,250,000**
B: 23-27 Ninth St LLC
S: Ana Cojocaru
Book/Page: 11548/132, Date: 06/27/24
Mtg: Rockland Tr Co $585,000
Use: Apartment Bldg - 4-8 Units, Lot: 11265sf
Prior Sale: $650,000 (07/22)

44 JOHNSON ST U:2 ..... **$214,900**
B: George Obazuye
S: Villella Corp
Book/Page: 11550/11, Date: 06/28/24
Mtg: Mllestone Mtg Solutio $208,453
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $70,000 (05/15)

18-R LAKE AVE **$580,000**
B: Belkys L Martinez
S: Elvira J Aguiar
Book/Page: 11553/18, Date: 07/03/24
Mtg: Stonewater Mtg Corp $501,627
Term: 2054
Use: Residential Undvlpble Land, Lot: 1699sf

174 MONTAUP ST **$700,000**
B: Gabriel E Gaul
S: Jean A Baptiste
Book/Page: 11551/191, Date: 07/02/24
Mtg: Total Mtg Svcs $718,611
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 3920sf
Prior Sale: $560,000 (11/22)

830 N EASTERN AVE **$415,000**
B: Jose M Coredeiro & Maria S Coredeiro
S: Joao J Almeida & Ana Almeida
Doc#: 000000000055293, Date: 06/28/24
Mtg: Fall River Five Cents $130,000
Term: 2044
Use: 2 Bdrm Ranch, Lot: 10899sf
Prior Sale: $287,500 (12/21)

334 NEWTON ST **$480,000**
B: Marie N Milien
S: Justin Rego & Ashley Rego
Book/Page: 11552/268, Date: 07/02/24
Mtg: United Wholesale Mtg $471,306
Term: 2054
Use: 1-Family Ranch, Lot: 7144sf
Prior Sale: $249,500 (08/19)

1950 PLEASANT ST **$405,000**
B: Aua Jalo & Mansuro Jalo
S: Paula Forsee
Book/Page: 11553/53, Date: 07/03/24
Mtg: Baycoast Mortgage Co $364,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7784sf

88 PRICE PL **$270,000**
B: Charles Ogara
S: Mary F Lima & Filomena Furtado
Book/Page: 11549/276, Date: 06/28/24
Use: 5 Bdrm Colonial, Lot: 4796sf
Prior Sale: $32,000 (08/97)

149 SMITH ST **$515,000**
B: Paul Ferreira
S: John Pacheco & Stephanie Pacheco
Book/Page: 11549/105, Date: 06/28/24
Mtg: United Wholesale Mtg $505,672
Term: 2054
Use: 2-Family Two Family, Lot: 4957sf
Prior Sale: $275,950 (05/08)

461 SNELL ST **$449,000**
B: Brian J Gembarski
S: James G Barek
Book/Page: 11548/71, Date: 06/27/24
Mtg: Navy FCU $426,550
Term: 2054
Use: 2-Family Two Family, Lot: 7453sf
Prior Sale: $375,000 (12/21)

407 STETSON ST **$300,000**
B: J&w Acquistions LLC
S: Scott L Remy & Kristine E Bello
Book/Page: 11549/206, Date: 06/28/24
Mtg: Signature Lending LLC $326,528
Use: 2 Bdrm Cape Cod, Lot: 3589sf

111 TERRI MARIE WAY **$680,000**
B: Andrew J Sotomayor
S: Jamal Irish & Crissa Irish
Book/Page: 11549/145, Date: 06/28/24
Use: 3 Bdrm Raised Ranch, Lot: 17232sf
Prior Sale: $653,000 (08/22)

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

6 BILLYS LN **$620,000**
B: Tristin J Costa & Rylie Indio
S: Christopher Wildrick & Cherie Wildrick
Book/Page: 11547/338, Date: 06/27/24
Use: 3 Bdrm Colonial, Lot: 41208sf

16 BOXBERRY LN **$295,000**
B: Kenneth Proulx & Christina Proulx
S: Ritter Family LLC
Book/Page: 11548/330, Date: 06/28/24
Use: Residential Developable Land, Lot: 171365sf

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BRISTOL REGISTRY
continued

35 CENTRAL AVE **$493,000**
B: Jonathan Reid & Kiera Marchesi
S: Colletti Joseph S Est & Laura G Colletti
Book/Page: 11553/294, Date: 07/03/24
Mtg: American Ngbd Mtg Acc $503,599
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $254,900 (11/12)

39 HIGH ST **$652,000**
B: Olga Kradenova
S: Jed A Fiske
Book/Page: 11547/327, Date: 06/27/24
Use: 3 Bdrm Split Level, Lot: 70132sf
Prior Sale: $430,000 (07/20)

Somerset

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

173 COUNTRY DR **$705,000**
B: Brian J Caromile & Anthony J Caromile
S: Deborah L Vautrin, Tr for Deborah L Vautrin RET
Book/Page: 11548/300, Date: 06/28/24
Mtg: Provident Funding $605,000
Term: 2054
Use: 5 Bdrm Garrison, Lot: 20038sf
Prior Sale: $185,000 (09/93)

33 FAWN RD **$440,000**
B: Susan L Kornmiller
S: Christopher L Bacon & Susan A Bacon
Book/Page: 11547/218, Date: 06/26/24
Mtg: Guild Mortgage Co $70,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $295,000 (11/18)

175 MAPLE ST **$396,000**
B: Dennis M Cosmo
S: Llombd T & James G Dinardo Jr
Book/Page: 11550/71, Date: 06/28/24
Mtg: USAA Federal SB $396,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 9583sf
Prior Sale: $255,000 (12/23)

220 PLEASANT ST **$585,000**
B: Jerry Henderson Jr
S: Kerie A St James & Jean Landreville
Book/Page: 11549/323, Date: 06/28/24
Mtg: Mortgage Research Ctr $555,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $290,000 (04/20)

59 RIPLEY ST **$440,000**
B: Haraquen G Fernandes & Escarllarty E Fernandes
S: Pedro Amaral
Book/Page: 11548/225, Date: 06/28/24
Mtg: Movement Mtg LLC $330,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 3049sf
Prior Sale: $125,000 (05/16)

515 SOUTH ST **$530,000**
B: Albert Platt & Ana Platt
S: Torres Donna M Est & Raymond R Torres
Doc#: 000000000055304, Date: 07/02/24
Use: 3 Bdrm Raised Ranch, Lot: 11326sf

5 SOUTHWAY DR **$740,000**
B: Stephen Pacheco & John Pacheco
S: Karl D Hawes & Shana A Hawes
Book/Page: 11549/169, Date: 06/28/24
Mtg: Provident Funding $592,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 27221sf

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

401 CEDAR AVE **$1,610,000**
B: Ryan A Cherry & Jennifer L Cherry
S: Kenneth D Furtado & Rhonda A Furtado
Book/Page: 11548/122, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 248292sf
Prior Sale: $150,000 (10/93)

94 HAILES HILL RD **$840,000**
B: Nancy K Arcuri, Tr for 94 Hailes Hill Rd RET
S: Carol A Caetans & Gilbert R Caetans
Book/Page: 11553/204, Date: 07/03/24
Use: 3 Bdrm Cape Cod, Lot: 30056sf
Prior Sale: $470,000 (07/05)

HORTONVILLE RD **$255,322**
B: Jeremias F Lopes
S: Nadeau Mary M Est & Monique M Nadeau
Book/Page: 11548/191, Date: 06/27/24

MARVEL ST L:5A **$140,000**
B: Duemack Properties LLC
S: Darby L Pontes, Tr for Pontes Irt
Book/Page: 11552/219, Date: 07/02/24

223 OCEAN VIEW AVE **$350,000**
B: Metatron Enterprise LLC
S: Fox Catherine P Est & Kathleen M Splinter
Book/Page: 11547/201, Date: 06/26/24
Use: 2 Bdrm Conventional, Lot: 6970sf

770 OLD WARREN RD **$525,000**
B: Paul Mann
S: Arthur Dasilva & Christine A Dasilva
Book/Page: 11554/25, Date: 07/03/24
Use: 3 Bdrm Colonial, Lot: 15682sf

5 PENNY WAY **$550,000**
B: Kevin M Bshara & Tisha M Duarte
S: Joseph Brizido & Viviam M Brizido
Book/Page: 11550/143, Date: 06/28/24
Mtg: Baycoast Mortgage Co $350,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 30056sf
Prior Sale: $60,000 (03/90)

10 PETERS RD **$530,000**
B: Alfonso A Rodriguez & Kendra Rodriguez
S: Adam C Simcock & Jessica M Soder
Book/Page: 11551/145, Date: 07/01/24
Mtg: Northpointe Bank $380,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 17424sf
Prior Sale: $350,000 (09/19)

32 SMOKE RISE CIR **$285,000**
B: Jason April LLC
S: Bookman Gladys E Est & Rene M Williams
Book/Page: 11553/39, Date: 07/03/24
Mtg: Cas Holdings Llc $300,000
Use: 3 Bdrm Ranch, Lot: 16553sf

45 TANGLEWOOD DR **$375,000**
B: Michael F Domingos & Cheryl Domingos
S: Kevin J Dacosta & Lori S Dacosta
Book/Page: 11553/331, Date: 07/03/24
Mtg: Baycoast Mortgage Co $262,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 17424sf
Prior Sale: $233,000 (04/10)

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

17 ALVIN ST **$650,000**
B: Karen M Larkin
S: Lucas Reisdorf & Carli R Reisdorf
Book/Page: 28911/29, Date: 06/27/24
Use: 3 Bdrm Split Level, Lot: 10800sf
Prior Sale: $550,000 (06/22)

20 CARPENTER ST **$475,000**
B: Kerry Lubin
S: Ngoctrang T Hoang & Xuandao T Le
Book/Page: 28912/143, Date: 06/27/24
Mtg: Leader Bank NA $451,250
Term: 2054
Use: 5 Bdrm Conventional, Lot: 6000sf
Prior Sale: $187,000 (05/03)

47 DAVIS AVE **$535,000**
B: Luke S Ferreira & Corinne Ferreira
S: Anita L Gauthier
Book/Page: 28915/94, Date: 06/28/24
Mtg: Bristol Cnty Svgs Bk $508,250
Term: 2054
Use: 4 Bdrm Conventional, Lot: 18000sf

151 DEANVILLE RD **$675,000**
B: Kyle B Panek & Brooke J Panek
S: Joseph L Narkiewicz & Ruby J Narkiewicz
Book/Page: 28914/104, Date: 06/28/24
Mtg: Guild Mortgage Co $320,000
Term: 2054
Use: 4 Bdrm Gambrel, Lot: 22614sf
Prior Sale: $515,000 (05/21)

40 EMORY ST **$450,000**
B: Herbron Food Pantrt Inc
S: Roney Nakoul & Nabil Nakoul
Book/Page: 28917/140, Date: 07/01/24
Use: Retail-Department Store, Lot: 8100sf
Prior Sale: $300,000 (12/21)

317 HANDY ST **$425,000**
B: Paul Chapman
S: Adalberto S Perez
Book/Page: 28910/136, Date: 06/27/24
Mtg: Leader Bank NA $361,250
Term: 2054
Use: 2 Bdrm Ranch, Lot: 16169sf
Prior Sale: $400,000 (09/23)

434 LOCUST ST **$450,000**
B: Pharaoh Investment LLC
S: Emma L Pietrus
Book/Page: 28913/310, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 26098sf

109 MAPLE ST U:A1 ..... **$255,000**
B: James C Stello
S: Therese A Depot
Book/Page: 28915/285, Date: 06/28/24
Mtg: Shoreham Bank $130,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $150,000 (08/05)

18 MATHEWSON AVE **$607,000**
B: Anthony Sylvia & Joanna Frieling
S: Thomas L Wade Jr & Kimberly A Wade
Book/Page: 28921/64, Date: 07/03/24
Mtg: Freedom Mortgage Corp $485,600
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 18281sf
Prior Sale: $360,000 (04/20)

27 MORSE AVE **$825,000**
B: Daniel Serradas
S: Cedar & Birch Homes LLC
Book/Page: 28918/335, Date: 07/02/24
Mtg: Province Mtg Assoc $575,000
Term: 2054
Use: Residential Developable Land, Lot: 19515sf

3 MUSKET RD **$650,000**
B: Alec F Pacheco
S: Pacheco Francisco J Est & Lucy Pacheco
Book/Page: 28915/26, Date: 06/28/24
Mtg: Guild Mortgage Co $192,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 41780sf
Prior Sale: $391,000 (04/06)

236 NEWPORT AVE **$585,000**
B: Frank R Capogna & Sarah C Leventer
S: Kevin Krisak
Book/Page: 28915/261, Date: 06/28/24
Mtg: Security First Mtg Fn $310,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 16000sf
Prior Sale: $262,000 (08/15)

754 NEWPORT AVE **$7,000,000**
B: Ap Aboro LLC
S: Atlantic Golf Centers Ltd
Book/Page: 28918/68, Date: 07/01/24
Use: Mixed Use-Prim Res & Comm, Lot: 1694484sf
Prior Sale: $1,200,000 (09/92)

51 PHILLIPS ST **$240,000**
B: Douglas Caffrey & Walter J Loxe
S: Crag M Silverman, Tr for Oliver J Galarneau Jr T
Book/Page: 28914/207, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 17690sf

67 RAEBURN DR **$655,000**
B: Traci Storey
S: Anne I Cronin
Book/Page: 28916/101, Date: 06/28/24
Mtg: First American Hm Ln $524,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15608sf

203 RICHIE RD **$809,000**
B: Joseph Narkiewicz & Ruby J Narkiewicz
S: Andrew M Fukuda & Keila I Fukuda
Book/Page: 28914/311, Date: 06/28/24
Mtg: Guild Mortgage Co $647,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 76628sf
Prior Sale: $710,000 (10/22)

3 ROBERT ST **$195,000**
B: First Landing Invs LLC
S: Otoro LLC
Book/Page: 28920/190, Date: 07/02/24
Use: 3 Bdrm Conventional, Lot: 3743sf
Prior Sale: $160,000 (01/24)

3 ROBERT ST **$225,000**
B: 3 Robert St LLC
S: First Landing Invs LLC
Book/Page: 28921/33, Date: 07/03/24
Mtg: G Capital LLC $355,000
Use: 3 Bdrm Conventional, Lot: 3743sf
Prior Sale: $195,000 (07/24)

180 S MAIN ST U:20 ..... **$234,900**
B: Steven M Tokarz
S: Kevin Braxton & Tiana Braxton
Book/Page: 28909/184, Date: 06/26/24
Mtg: Semper Home Loans $242,651
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $170,000 (12/21)

55 SWEETLAND AVE **$489,900**
B: Benjamin Ronca
S: Ana V Mcnamara & Scott Mcnamara
Book/Page: 28913/344, Date: 06/28/24
Mtg: USAA Federal SB $389,715
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20000sf
Prior Sale: $245,000 (09/02)

1025 WEST ST **$678,000**
B: Rita Fitzgerald
S: John A Colletto & Joyce R Colletto
Book/Page: 28910/97, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 20012sf
Prior Sale: $136,000 (12/10)

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

27 ANTHONY ST **$495,000**
B: Cuong V Chau
S: Stephen D Couto & Donna M Couto
Book/Page: 28917/227, Date: 07/01/24
Mtg: Fall River Five Cents $396,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 81893sf

20 BAYVIEW AVE **$600,000**
B: Leslie A Stols
S: Harvey Smith & Jill Smith
Book/Page: 28910/160, Date: 06/27/24
Mtg: Guaranteed Rate Inc $450,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 51836sf
Prior Sale: $305,000 (12/13)

24 N MAIN ST **$515,000**
B: Blair Mailloux & Nathan Paulhus
S: Douglas Mauro
Book/Page: 28921/156, Date: 07/03/24
Mtg: CMG Mortgage Inc $489,250
Term: 2054
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $346,000 (12/20)

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

876 AUTUMN ST **$405,000**
B: Michelle J Pineault
S: Patrick H Riendeau
Book/Page: 28908/159, Date: 06/26/24
Mtg: Mtg Equity Partners $391,483
Term: 2054
Use: 1 Bdrm Cape Cod, Lot: 13068sf
Prior Sale: $265,000 (01/20)

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

412 BAY RD **$625,500**
B: Ronald F Reed & Suzanne Hunsinger
S: J P Lewis & Margaret Mcneill
Book/Page: 28911/264, Date: 06/27/24
Use: 3 Bdrm Conventional, Lot: 55321sf
Prior Sale: $115,000 (06/99)

22 BRIARWOOD CIR **$975,000**
B: Tyrone Lawless & Nelie Lawless
S: Paul G Nigro & Lori A Nigro
Book/Page: 28911/332, Date: 06/27/24
Mtg: Cape Cod Cp Bk $735,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 31088sf
Prior Sale: $340,000 (03/98)

425 CENTER ST **$700,000**
B: Kelley J Plasse & Shane Plasse
S: Gerard S Marsan & Janice K Marsan
Book/Page: 28914/340, Date: 06/28/24
Mtg: Guaranteed Rate Inc $560,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 47916sf

19 GASLIGHT LN U:19 ..... **$450,000**
B: Katherine Y Nie & Brady Y Wang
S: Keith A Lorizio
Book/Page: 28912/331, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $199,300 (07/18)

28 HARRISON AVE **$610,000**
B: Lauren E Cronan
S: Andrew Solden & Kate L Solden
Book/Page: 28914/271, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 11400sf
Prior Sale: $340,000 (05/14)

10 JANET RD U:6 ..... **$340,000**
B: Craig W Simons, Tr for Donna M Reardon T
S: Joanne Gillespie
Book/Page: 28914/196, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $260,000 (11/22)

9 KINGSBROOK WAY **$715,000**
B: Raymond D Mahoney 2nd & Rebecca Mahoney
S: Robert J Kenney & Ave M Kenney
Book/Page: 28911/243, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 34639sf
Prior Sale: $715,000 (06/24)

9 KINGSBROOK WAY **$715,000**
B: Raymond D Mahoney 2nd & Rebecca Mahoney
S: Robert J Kenney & Ave M Kenney
Doc#: 000000000120218, Date: 06/27/24
Mtg: Mutual Of Omaha Mtg $555,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 34639sf

104 NORTON AVE U:1 ..... **$172,773**
B: Amie L Palaza
S: Kelly A Celata
Book/Page: 28921/318, Date: 07/03/24
Mtg: Salem Five Mtg Co $112,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $201,000 (06/19)

28 SHAGBARK RD **$745,000**
B: Olayinka Kolawole & Daphney Germain-Kolawole
S: Tyrone Lawless & Nelie Lawless
Book/Page: 28910/193, Date: 06/27/24
Mtg: New American Funding $707,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 43518sf
Prior Sale: $439,000 (12/15)

6 TONY DR **$1,200,000**
B: Michael Callino & Rachel Callino
S: Richard J Davis Jr & Karin L Davis
Book/Page: 28909/310, Date: 06/26/24
Mtg: Guaranteed Rate Affin $960,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40100sf
Prior Sale: $919,000 (04/07)

489 TURNPIKE ST U:4-5 ..... **$342,500**
B: Hasan Ashraf
S: Jane Mahoney
Book/Page: 28912/217, Date: 06/27/24
Mtg: Bank of America NA $304,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $121,000 (04/88)

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

81-83 EAST ST **$525,000**
B: John P Hearn 3rd & Kevin D Hearn
S: Irwin L Kamen, Tr for 81-83 East Rt
Book/Page: 28911/297, Date: 06/27/24
Mtg: Charles F Murphy Inc $275,000
Use: 3-Family Family Flat, Lot: 8250sf

160 EAST ST **$850,000**
B: Adeyemi Morakinyo & Mary Morakinyo
S: Shanika M Rogowski
Book/Page: 28915/209, Date: 06/28/24
Mtg: Direct Credit Union $650,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 13500sf
Prior Sale: $565,000 (09/18)

491 MAPLE ST **$510,000**
B: Peter Roach & Sarah Perece
S: Gary K Madan
Doc#: 000000000120212, Date: 06/26/24
Use: 3 Bdrm Ranch, Lot: 22550sf

80 MILL ST **$800,000**
B: Katherine E Motta & Cynthua Benard
S: Francis M Mcloughlin, Tr for Mclough Irt
Book/Page: 28916/129, Date: 06/28/24
Mtg: Rockland Tr Co $465,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 34499sf
Prior Sale: $189,900 (07/97)

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

621 ALLEN AVE **$420,000**
B: Althea Howell & Owen Howell
S: Stephen J Bigelow & Scott K Bigelow
Book/Page: 28911/182, Date: 06/27/24
Mtg: Guaranteed Rate Inc $399,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 73181sf

16 AVERY ST **$690,000**
B: Lucita Dasney & Dagina Dasney
S: Alex Voshchin
Book/Page: 28910/103, Date: 06/27/24
Mtg: Metro Credit Union $677,502
Term: 2054
Use: 2-Family Two Family, Lot: 5425sf
Prior Sale: $280,000 (08/16)

BELMONT ST **$7,111**
B: Montrond Real Estate LLC
S: N Attleborough Town Of
Book/Page: 28912/164, Date: 06/27/24

35 BUNGAY RD **$620,000**
B: Javier A Callejas
S: Karen A Nelson
Book/Page: 28920/103, Date: 07/02/24
Mtg: Guild Mortgage Co $465,000
Term: 2054
Use: 2-Family Two Family, Lot: 28370sf

97 COLUMBIA ST U:1 ..... **$445,000**
B: Kelly Rand
S: Arthur F Araujo & Riann C Araujo
Book/Page: 28909/58, Date: 06/26/24
Mtg: Guaranteed Rate Affin $311,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $320,000 (08/19)

21 EAST ST **$750,000**
B: Jsip 21 East Qoz Prop Own
S: East Bruce Corp
Book/Page: 28919/160, Date: 07/02/24
Use: Apartment Bldg - 9 + Units, Lot: 241080sf
Prior Sale: $20,000,000 (02/19)

68 EDEN PARK DR **$785,000**
B: Richard K Mcquade, Tr for Mcquade Ft
S: Kyle Hammond & Megan Hammond
Book/Page: 28913/57, Date: 06/28/24
Mtg: Guild Mortgage Co $667,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 18000sf
Prior Sale: $405,000 (06/14)

8 ENGLAND RD **$470,000**
B: Robert A Petronio & Annie - Tomaszek
S: Ngg Capital LLC
Book/Page: 28915/227, Date: 06/28/24
Mtg: Citizens Bank $376,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7875sf
Prior Sale: $290,000 (02/24)

24 EVERETT ST **$350,000**
B: Sarah Rowan & William Odams
S: Julianna E Murphy
Book/Page: 28917/199, Date: 07/01/24

48 GROVE ST **$624,000**
B: Aric Ermond & Laura Ermond
S: Austin W Mchoul & Kellye W Mchoul
Book/Page: 28911/34, Date: 06/27/24
Mtg: Leader Bank NA $80,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 14434sf
Prior Sale: $220,000 (09/03)

KELLEY BLVD **$20,175**
B: Brian Brosnan & Krystle Cornetta
S: N Attleborough Town Of
Book/Page: 28918/133, Date: 07/01/24

880 LANDRY AVE U:2 ..... **$278,000**
B: Jackson Carmusin
S: Samuel D Deforest & Juliann M Deforest
Book/Page: 28914/44, Date: 06/28/24
Mtg: Shoreham Bank $248,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $177,000 (06/04)

71 MILLARD RD **$590,000**
B: Brett Gaumond & Dallas L Erranova
S: M N Mcwillims-Brousseau & Hilary Brousseau
Book/Page: 28918/135, Date: 07/01/24
Mtg: Rocket Mortgage LLC $472,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $324,000 (07/16)

105 OAKRIDGE AVE **$788,000**
B: Amanda Rosata & Ryan Flanagan
S: Gary Mowry & Eliane Mowry
Book/Page: 28911/2, Date: 06/27/24
Mtg: Radius Financial Grp $591,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 73616sf
Prior Sale: $199,500 (06/92)

506 OLD POST RD **$670,000**
B: Nathan R Carpenter
S: Richard J Lumhan Jr & Shannon Lumnah
Book/Page: 28918/306, Date: 07/02/24
Mtg: Movement Mtg LLC $536,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 40873sf

40 SCOUT LN **$625,000**
B: Abhijit Bakane & Snehsri Ghodkhande
S: Ernest J Houle & Gail D Houle
Book/Page: 28912/125, Date: 06/27/24
Mtg: T2 Financial LLC $593,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15501sf
Prior Sale: $327,000 (08/13)

35 SPERRY LN **$900,000**
B: Kevin Krisak & Tamar Chobanyan
S: Jackson Homes LLC
Book/Page: 28917/92, Date: 07/01/24
Mtg: Coastal One CU $300,000
Term: 2054 Rate: 6.9% Type: Adj
Use: Residential Developable Land, Lot: 20298sf

80 WEST ST **$595,000**
B: David M Capello Jr
S: Badwin Sleiman & Samia Sleiman
Book/Page: 28919/308, Date: 07/02/24
Mtg: Guaranteed Rate Inc $355,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8193sf
Prior Sale: $205,000 (05/23)

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

3 BAKER ST **$1,025,000**
B: Amego Inc
S: Como Re Development LLC
Doc#: 000000000120206, Date: 06/26/24
Mtg: M&T Bank NA $820,000
Use: Residential Developable Land, Lot: 45437sf

283 E MAIN ST U:33 ..... **$433,600**
B: Kevin M Gosciak
S: Robert J Brown
Book/Page: 28912/39, Date: 06/27/24
Mtg: CMG Mortgage Inc $416,080
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $265,000 (02/19)

7 EDGEWATER DR U:7 ..... **$550,000**
B: Nancie F Sherman & William Sherman
S: Corinne E Flynn & Mark E Flynn
Book/Page: 28913/92, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $330,000 (08/16)

6 EISENHOWER DR **$515,000**
B: Jared H Abramsweig & Pamela S Abramsweig
S: Michael P Cavanaugh & Shawn M Cavanaugh
Book/Page: 28913/316, Date: 06/28/24
Mtg: Guaranteed Rate Affin $463,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 18000sf
Prior Sale: $152,000 (01/99)

29 ESSEX ST **$730,000**
B: Jason Baldsarre & Eileen Baldsarre
S: Timothy W Lee & Marytheresa Lee
Book/Page: 28913/132, Date: 06/28/24
Mtg: Leader Bank NA $657,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41148sf
Prior Sale: $150,000 (05/97)

115 FREEMAN ST **$625,000**
B: William Beggs & Tiffany St Germain
S: Jaince D Wilson
Book/Page: 28911/269, Date: 06/27/24
Mtg: Guild Mortgage Co $550,085
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 65340sf
Prior Sale: $127,900 (12/96)

13 FULLER DR **$1,200,000**
B: Elie Aboukheir & Kevin Aboukheir
S: Steven C Stern & Kathleen A Stern
Book/Page: 28915/257, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 111949sf
Prior Sale: $831,250 (10/18)

10 HASTINGS WAY U:10 ..... **$907,000**
B: Debra L Spinelli, Tr for Debra L Spinelli 2016 RET
S: John R Mcgrail & Gail M Mcgrail
Book/Page: 28915/114, Date: 06/28/24
Use: 3 Bdrm Condo
Prior Sale: $610,000 (06/12)

23 JOHN SCOTT BLVD **$450,000**
B: Karen E Campbell, Tr for Karen E Campbell T
S: Joyce Paulette A Est & Jennifer L Johnston
Book/Page: 28915/313, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 40388sf
Prior Sale: $299,900 (08/02)

187 OAK ST **$875,000**
B: Kevin J Kilduff, Tr for Brian D Sullivan Irt
S: David E Whippen & Angelika A Whippen
Book/Page: 28913/125, Date: 06/28/24
Use: 4 Bdrm Cape Cod, Lot: 40391sf

9 PITT CLARKE RD **$8,500,000**
B: Derek Mui & Rachel Mui
S: 9 Pitt Clark LLC
Book/Page: 28909/256, Date: 06/26/24
Mtg: Guild Mortgage Co $510,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 15628sf

1 ROBIN CIR U:5 ..... **$370,000**
B: Susan M Elias
S: Susan R Levitre
Book/Page: 28908/232, Date: 06/26/24
Mtg: Northpoint Mortgage $240,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $225,000 (05/09)

3 RUMFORD RD **$4,250,000**
B: Jan Eljaszuk & Laney Motta
S: Michael P Gearty & Zarina Gearty
Book/Page: 28908/114, Date: 06/26/24
Mtg: First Home Mtg $417,302
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5000sf
Prior Sale: $305,000 (07/19)

146 S WASHINGTON ST **$651,000**
B: Hugh R Mcmurtery & Mary Mcmurtery
S: Sean J Connolly
Book/Page: 28921/231, Date: 07/03/24
Mtg: Rockland Tr Co $488,250
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 79279sf
Prior Sale: $505,000 (01/22)

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STEPHEN ST **$510,000**
B: Olivia Sarantopolos & Alexander Baker
S: Kelly E Allen
Book/Page: 28914/154, Date: 06/28/24

46 W HODGES ST **$575,000**
B: William Santos & Victoria Anderson
S: Kyle B Panek & Brooke J Panek
Book/Page: 28913/219, Date: 06/28/24
Mtg: JPMorgan Chase Bank $546,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 56628sf
Prior Sale: $135,300 (03/09)

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

295 CARRIAGE HILL DR **$888,000**
B: Michael Beauchemin
S: Sarrah Stewart
Book/Page: 28917/113, Date: 07/01/24
Mtg: NBKC Bank $438,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41395sf
Prior Sale: $549,000 (05/18)

79 ELIZABETH DR **$635,000**
B: Pedro M Amaral & Esther B Uka-Amaral
S: Steve E Fongellaz Jr & Michelle M Bonanno
Book/Page: 28916/258, Date: 06/28/24
Mtg: Bristol Cnty Svgs Bk $508,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 20038sf
Prior Sale: $265,000 (07/09)

72 HIGHLAND RD U:52 ..... **$605,000**
B: Krishna P Kotari & Nagavall Kotari
S: Akash B Modi & Krupa Modi
Book/Page: 28913/180, Date: 06/28/24
Mtg: Bristol Cnty Svgs Bk $574,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $388,500 (02/19)

PINE ST L:1 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:1 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:10 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:10 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:11 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:12 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:13 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:14 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:15 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:16 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:17 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:19 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:2 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:2 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:20 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:21 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:22 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:22 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:23 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:24 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:25 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:26 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:264 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:27 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:3 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:3 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:4 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:4 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:5 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:5 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:6 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:6 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:7 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:7 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:8 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

PINE ST L:8 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:9 ..... **$1,550,000**
B: East Pine Estates LLC
S: Dennis J Carney, Tr for Carney Pine Street T
Book/Page: 28910/309, Date: 06/27/24

PINE ST L:9 ..... **$2,943,000**
B: West Pine Estate LLC
S: Thomas P Carney, Tr for Brothers Rt
Book/Page: 28911/81, Date: 06/27/24

25 QUEQUECHAN CIR **$620,000**
B: Zarina Gearty & Michael Gearty
S: Margaret E Cummings & Warren H Cummings
Book/Page: 28908/301, Date: 06/26/24
Mtg: Leader Bank NA $496,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30662sf

131 WILBUR ST **$558,100**
B: Judge Rotenberg Edual Ctr
S: Gibson Lois H Est & Christopher M Gibson
Book/Page: 28913/313, Date: 06/28/24
Use: 1-Family Raised Ranch, Lot: 15002sf

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

BLISS AVE L:2 ..... **$125,000**
B: Rehoboth Town Of
S: Mary T Seccareccia, Tr for Mary T Seccareccia Lt
Book/Page: 28908/91, Date: 06/26/24

3 BUCKLIN DR **$1,050,000**
B: Michael P Sandner & Mark White
S: Tuscan Homes LLC
Book/Page: 28916/21, Date: 06/28/24
Mtg: Baycoast Mortgage Co $170,000
Term: 2054

5 CLINTON DR **$1,175,000**
B: Patrick Chaung, Tr for 5 Clinton Dr Rt
S: Keith A Martin & Jennifer M Martin
Book/Page: 28917/196, Date: 07/01/24
Use: 3 Bdrm Colonial, Lot: 161930sf
Prior Sale: $178,000 (03/12)

265 COUNTY ST **$650,000**
B: Geraldine M Hamel & Eric W Hamel
S: Edward C Achorn, Tr for Edward C Achornn T
Book/Page: 28913/100, Date: 06/28/24
Mtg: Bristol Cnty Svgs Bk $611,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 105738sf
Prior Sale: $287,650 (12/12)

FAIRVIEW AVE **$225,000**
B: Rehoboth Town Of
S: Catherine Kehoe & Nancy Mccarthy
Book/Page: 28908/108, Date: 06/26/24

51 FAIRVIEW AVE **$795,900**
B: Peter T Bethoney Jr & Nicolette A Bethoney
S: Frederick Green & Kaycie J Green
Book/Page: 28916/2, Date: 06/28/24
Mtg: Charles River Bank $245,900
Term: 2054
Use: 3 Bdrm Colonial, Lot: 76988sf
Prior Sale: $585,000 (04/21)

MURIEL WAY L:1 ..... **$200,000**
B: Infinity Homes LLC
S: Ralph Zuckerberg, Tr for R Zuckerberg Lifetime T
Book/Page: 28912/20, Date: 06/27/24

5 VEADER FARM RD **$260,000**
B: Long Built Homes Inc
S: Elaine C Lanni & Louis A Lanni Jr
Book/Page: 28909/212, Date: 06/26/24
Use: Residential Developable Land, Lot: 64356sf

Seekonk

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	50
Median Price	$440,000	$528,750

► REAL ESTATE SALES

8 BIRCH ST **$407,500**
B: Sally Thayer
S: Debra A Augustine & Vincent Augustine 3rd
Book/Page: 28910/66, Date: 06/27/24
Mtg: Primary Residentl Mtg $220,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7492sf

2 BLANEY CIR **$520,000**
B: David B Anderson Jr
S: Keough Helen C Est & Kevin E Keough
Book/Page: 28921/15, Date: 07/03/24
Mtg: Total Mtg Svcs $416,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13155sf

CARTERS WAY **$10,000**
B: Steven V Cabral
S: Antonio Goulart & Carla Goulart
Book/Page: 28913/177, Date: 06/28/24

28 HAMMOND ST **$200,000**
B: Michelle Calouro & Andrew Delisio
S: Heritage Realy Ent LLC
Book/Page: 28922/91, Date: 07/03/24

7 MATTS WAY **$1,380,000**
B: Northeast Brigham Farms L
S: Sagars Services Inc
Book/Page: 28919/337, Date: 07/02/24
Use: Residential Developable Land, Lot: 20186sf

8 MATTS WAY **$1,380,000**
B: Northeast Brigham Farms L
S: Sagars Services Inc
Book/Page: 28919/337, Date: 07/02/24
Use: Residential Developable Land, Lot: 20565sf

11 MATTS WAY **$1,380,000**
B: Northeast Brigham Farms L
S: Sagars Services Inc
Book/Page: 28919/337, Date: 07/02/24
Use: Residential Developable Land, Lot: 20077sf

12 MATTS WAY **$1,380,000**
B: Northeast Brigham Farms L
S: Sagars Services Inc
Book/Page: 28919/337, Date: 07/02/24
Use: Residential Developable Land, Lot: 20351sf

15 MATTS WAY **$1,380,000**
B: Northeast Brigham Farms L
S: Sagars Services Inc
Book/Page: 28919/337, Date: 07/02/24
Use: Residential Developable Land, Lot: 20051sf

16 MATTS WAY **$1,380,000**
B: Northeast Brigham Farms L
S: Sagars Services Inc
Book/Page: 28919/337, Date: 07/02/24
Use: Residential Developable Land, Lot: 20160sf

28 WILLIAM AVE **$440,000**
B: Casey Bergeron & Douglas Bergeron
S: Elizabeth Donovan, Tr for Leddy RET
Book/Page: 28915/173, Date: 06/28/24
Mtg: United Wholesale Mtg $373,600
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13896sf
Prior Sale: $158,300 (07/93)

Taunton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	122	119
Median Price	$428,450	$477,000

► REAL ESTATE SALES

15 AGAWAM ST **$739,000**
B: Rubem Gomes
S: Francelina T Resende
Book/Page: 28921/124, Date: 07/03/24
Mtg: Guild Mortgage Co $526,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 7405sf
Prior Sale: $585,000 (07/21)

24 ANAWAN ST **$530,000**
B: Rachelle D Similien & Guy Dorival
S: Derek Richards & Angelina Richards
Book/Page: 28922/292, Date: 07/05/24
Mtg: NFM Inc $520,400
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 14375sf
Prior Sale: $194,900 (03/10)

8 BOW ST **$575,000**
B: Michael W Thomas & Katie F Thomas
S: Michael J Scully, Tr for Scully Ft
Book/Page: 28912/114, Date: 06/27/24
Use: Apartment Bldg - 4-8 Units, Lot: 5663sf

440 CASWELL ST U:A **$360,000**
B: Daniel Altenor & Princesse A Roy
S: Scott Gendron
Book/Page: 28916/63, Date: 06/28/24
Mtg: Movement Mtg LLC $349,200
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $257,900 (12/19)

7 CEDAR ST U:5 ..... **$324,900**
B: Janycia M Dejesus
S: Silver City Prop LLC
Book/Page: 28912/173, Date: 06/27/24
Mtg: M&T Bank NA $293,500
Term: 2054
Use: Condo

7 CEDAR ST U:8 ..... **$375,000**
B: Chusline Dorsainvil
S: Silver City Prop LLC
Book/Page: 28920/36, Date: 07/02/24
Use: Condo

31 CHURCH GRN U:205 ..... **$295,000**
B: Marco Garcia & Miranda Garcia
S: Jeffrey M Tuttle
Book/Page: 28911/150, Date: 06/27/24
Mtg: Guild Mortgage Co $286,150
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $147,000 (03/16)

3 CLINTON ST **$420,000**
B: Daniell S Gomes
S: Leta L Monteiro & Janito E Monteiro
Doc#: 000000000120222, Date: 06/27/24
Mtg: Pennymac Loan Service $394,800
Term: 2054
Use: 3 Bdrm Split Level, Lot: 7841sf
Prior Sale: $216,000 (09/15)

788 COHANNET ST **$475,000**
B: Richard Pert
S: Stacey Bishop & Victor Bishop
Book/Page: 28920/1, Date: 07/02/24
Mtg: Mortgage Research Ctr $475,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6534sf
Prior Sale: $320,000 (01/24)

295 CONSTITUTION DR **$6,890,000**
B: Exeter 295 Constitution L
S: Bpvif V Holdings 4 LLC
Book/Page: 28921/287, Date: 07/03/24
Use: Commercial Warehouse, Lot: 162479sf
Prior Sale: $4,875,000 (01/21)

190 COPLEY DR **$600,000**
B: Giovani W Valmond & Needly J Bernado
S: Kevin Fitzgerald
Book/Page: 28919/118, Date: 07/02/24
Mtg: LoanDepot.Com $612,900
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 41818sf
Prior Sale: $295,000 (12/08)

816 COUNTY ST U:1-20 ..... **$205,000**
B: Latasha Myers
S: Zee Mk LLC
Book/Page: 28920/317, Date: 07/03/24
Use: 1 Bdrm Condo
Prior Sale: $80,000 (01/17)

CRANE AVE N L:93 ..... **$25,000**
B: Stephanie Brown & Andrew Peterson
S: Costa Jean P Est & Paula Crowninshield
Book/Page: 28922/80, Date: 07/03/24

130 CRANE AVE N **$450,000**
B: Stephanie Brown & Andrew Peterson
S: Paula Crowninshield, Tr for 130 Crane Ave North T
Book/Page: 28921/259, Date: 07/03/24
Mtg: Cardinal Fncl Co LP $441,849
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14810sf

110 DEAN ST U:17 ..... **$355,000**
B: John C Smolenski Jr & Igraine I Convery
S: Zachary J Mcdade
Book/Page: 28916/284, Date: 06/28/24
Mtg: Guaranteed Rate Inc $284,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $258,000 (05/21)

77 DEERTRACK DR **$650,000**
B: Kerby Losier & Coya Losier
S: Amy J Ferrill, Tr for Ferrill Rt
Book/Page: 28916/154, Date: 06/28/24
Mtg: Metro Credit Union $617,500
Term: 2064
Use: 3 Bdrm Colonial, Lot: 29621sf
Prior Sale: $193,412 (12/98)

7 DORA DR U:A **$450,000**
B: Katherine Lauriano
S: Dora Estates LLC
Book/Page: 28922/170, Date: 07/03/24
Mtg: Homebridge Financial $340,000
Term: 2054
Use: Condo

7 DORA DR U:B **$444,900**
B: David Tkhilaishvli
S: Dora Estates LLC
Book/Page: 28914/219, Date: 06/28/24
Use: Condo

7 DORA DR U:C **$447,400**
B: Seun Shitta-Bey
S: Dora Estates LLC
Book/Page: 28922/49, Date: 07/03/24
Use: Condo

136 DUNBAR ST **$445,000**
B: Mandy L Adao
S: Donna M Buckland
Book/Page: 28908/178, Date: 06/26/24
Mtg: Rocket Mortgage LLC $436,939
Term: 2054
Use: 3 Bdrm Ranch, Lot: 49658sf
Prior Sale: $24,000 (11/06)

100 DWINELL RD **$550,000**
B: Julio Pena
S: William J Shivers Jr & Zeba R Shivers
Book/Page: 28919/89, Date: 07/02/24
Mtg: Guild Mortgage Co $540,038
Term: 2054
Use: 3 Bdrm Colonial, Lot: 50965sf
Prior Sale: $330,000 (05/18)

112 FREMONT ST **$405,000**
B: Jennifer L Gadbois & Camila A Figueroa
S: Goldrick Judith-Ann E Est & Robin Moitoza
Book/Page: 28915/136, Date: 06/28/24
Mtg: Baycoast Mortgage Co $275,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 69696sf
Prior Sale: $137,000 (11/89)

117 HART ST U:2 ..... **$198,000**
B: Katelyn Brum & Michael Brum
S: Katelyn Brum
Book/Page: 28916/199, Date: 06/28/24
Mtg: Arc Home LLC $188,100
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $50,000 (01/96)

171 HIGHLAND ST U:304 ..... **$230,000**
B: Tyana Englsh-Daniel
S: Tatiana N Tepi
Book/Page: 28913/151, Date: 06/28/24
Mtg: Guild Mortgage Co $223,100
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $165,000 (08/22)

407 HODGES ST **$665,000**
B: Abigaelle M Paul & Frantzy Paul
S: Scott M Atkinson & Margo P Wilson-Atkinson
Book/Page: 28922/114, Date: 07/03/24
Mtg: LoanDepot.Com $652,955
Term: 2054
Use: 3 Bdrm Colonial, Lot: 25700sf
Prior Sale: $148,000 (01/94)

117 INGELL ST U:17C **$475,000**
B: Kelly Silva
S: Claudio Barros
Book/Page: 28911/58, Date: 06/27/24
Mtg: Magnolia Bank Inc $451,250
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $199,900 (03/14)

72 LINDEN ST **$540,000**
B: Antonio Sequeira & Maria T Sequeira
S: William J Strojny & Donna M Strojny
Book/Page: 28911/209, Date: 06/27/24
Mtg: Guild Mortgage Co $530,219
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 20473sf

83 MARGARET RD **$540,000**
B: Mirafaella Legros & Samuel Muigai
S: Matthew B Kenney
Book/Page: 28914/74, Date: 06/28/24
Mtg: Fall River Five Cents $530,219
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11761sf
Prior Sale: $300,000 (06/10)

32 MASON ST **$669,000**
B: Eldemire Jackson & Christene B Jackson
S: Aesha Akther
Book/Page: 28916/234, Date: 06/28/24
Mtg: CMG Mortgage Inc $656,882
Term: 2054
Use: Mixed Use-Prim Comm & Resd, Lot: 3485sf
Prior Sale: $300,000 (12/03)

576 MIDDLEBORO AVE **$405,000**
B: Tyler Leonard & Alyssa Leonard
S: Crownover Mary Ann Est & Patricia Vandenberghe
Book/Page: 28913/287, Date: 06/28/24
Mtg: Primelending $348,415
Term: 2054
Use: 2 Bdrm Old Style, Lot: 40946sf

878-R MIDDLEBORO AVE **$620,000**
B: Jude Ogbebor & Simone C Ogbebor
S: Kalia A Legere & Scott D Legere
Book/Page: 28918/99, Date: 07/01/24
Mtg: Fairway Ind Mtg $589,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 138521sf

385 MYLES STANDISH BLVD **$30,460,000**
B: Exeter 385 Myles Standish
S: Icbp Iv Holdings 33 LLC
Book/Page: 28921/294, Date: 07/03/24
Use: Industrial Building, Lot: 553648sf
Prior Sale: $11,500,000 (06/19)

71 NUTHATCH LN **$610,000**
B: Olta Jozeh
S: Brittany Laderoute & Abbie Pickering
Book/Page: 28920/60, Date: 07/02/24
Mtg: New Fed Mtg Corp $549,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30056sf
Prior Sale: $530,000 (08/21)

13 PLAIN ST **$400,000**
B: Samantha J Sousa
S: Victor Cimino 3rd
Book/Page: 28915/319, Date: 06/28/24
Mtg: Total Mtg Svcs $392,755
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4356sf
Prior Sale: $254,000 (11/19)

78 SOMERSET AVE **$700,000**
B: Paul A Curran & Michael E Mcginty
S: Ann M Hebert, Tr for 78 Somerset Ave Rt
Book/Page: 28909/114, Date: 06/26/24
Mtg: Baycoast Mortgage Co $525,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 11326sf

95 TREMONT ST **$395,000**
B: Ryan P Ellis
S: Joseph F Masterson Jr & Irene D Masterson
Book/Page: 28912/297, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $313,600
Term: 2054
Use: 3 Bdrm Old Style, Lot: 16988sf

16 WILLIAMS ST **$444,000**
B: M A Eckersley-Dubois
S: Emily J Donadini & Geroge Novo
Book/Page: 28913/252, Date: 06/28/24
Mtg: Norwich Commercal Grp $421,800
Term: 2054
Use: 2 Bdrm Colonial, Lot: 15682sf
Prior Sale: $210,000 (06/08)

55 WILLIAMS ST U:703 ..... **$475,000**
B: Nathan Pacheco & Thalia Pacheco
S: Taylor Lasane & Trey Lasane
Book/Page: 28917/317, Date: 07/01/24
Mtg: Guild Mortgage Co $451,250
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $395,000 (10/21)

Bristol Registry

Southern District

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

Acushnet

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	20
Median Price	$395,000	$464,000

► REAL ESTATE SALES

99 KEENE RD **$645,000**
B: Aaron Mark & Jillian Mark
S: David M Andre & Ama Ponte
Book/Page: 15026/325, Date: 06/28/24
Use: 1-Family Split Level, Lot: 45002sf
Prior Sale: $290,500 (11/17)

Dartmouth

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	71
Median Price	$440,000	$535,000

► REAL ESTATE SALES

8 AMES BAKER WAY **$455,000**
B: Paul M Savoia & Anthony G Patterson
S: Nicholas H Pires
Book/Page: 15023/281, Date: 06/26/24
Mtg: Mllestone Mtg Solutio $364,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 16988sf
Prior Sale: $273,000 (08/13)

6 BASS CT **$624,999**
B: Andrew J Corbert & Nicole Corbert
S: Brian W Mikkelson & Cynthia T Mikkelson
Book/Page: 15024/219, Date: 06/27/24
Mtg: Guild Mortgage Co $572,342
Term: 2054
Use: 3 Bdrm Split Level, Lot: 23522sf
Prior Sale: $394,000 (05/06)

99 BRYANT ST **$307,000**
B: Castelmar Properties LLC
S: Richard Bourbeau
Book/Page: 15024/32, Date: 06/26/24
Use: 3 Bdrm Conventional, Lot: 43560sf

379 CROSS RD **$490,000**
B: Ana Batista & Brendon Fernandes
S: Jose C Batista & Maria A Batista
Book/Page: 15023/310, Date: 06/26/24
Mtg: Mllestone Mtg Solutio $392,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $360,000 (05/21)

44 ELLIOT ST **$500,000**
B: Paula M Forsee
S: Michaelj Anthony
Book/Page: 15031/326, Date: 07/03/24
Mtg: Fall River Five Cents $400,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12632sf

11 FERRIS WHEEL LN **$715,000**
B: Marin Bivol & Galina Grisan
S: David J Camelio Jr & Nicole Camelio
Book/Page: 15027/41, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 7841sf
Prior Sale: $384,900 (12/14)

POTOMSKA RD **$261,000**
B: Gabrielle V Gillies
S: Antea F Henneberg
Book/Page: 15032/65, Date: 07/03/24

254-B POTOMSKA RD **$1,189,000**
B: Gabrielle V Gillies
S: Antea F Henneberg
Book/Page: 15032/60, Date: 07/03/24
Use: 4 Bdrm Conventional, Lot: 219978sf

233 RICHARD ST **$340,000**
B: Brian W Raposa & Jenna Burke
S: Michael Sousa, Tr for Desousa Ft
Book/Page: 15023/74, Date: 06/26/24
Mtg: MA Housing Fin Auth $328,652
Term: 2054
Use: 2 Bdrm Conventional, Lot: 3485sf

801 ROCK ODUNDEE RD **$720,000**
B: Marcelle L Cashman & John A Cashman
S: Alan Plant & Sandra L Odonnell
Book/Page: 15032/45, Date: 07/03/24
Use: 3 Bdrm Cape Cod, Lot: 156816sf

173 SMITH NECK RD **$2,695,000**
B: Peter I Richmond, Tr for Peter & Gail Richmond Lt
S: Michael J Mello, Tr for Mello & Mcknight Ft
Book/Page: 15026/185, Date: 06/28/24
Use: 5 Bdrm Conventional, Lot: 57064sf
Prior Sale: $1,100,000 (01/13)

140 TUCKER LN **$450,000**
B: Dale Rogers & John L Rogers Jr
S: Matthew L Paquette & Cheryl A Paquette
Book/Page: 15030/87, Date: 07/01/24
Mtg: Guild Mortgage Co $290,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15682sf

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BRISTOL REGISTRY
continued

Fairhaven

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	45
Median Price	$425,000	$450,000

► REAL ESTATE SALES

2 CHANEY AVE **$280,000**
B: Relentless Re Group LLC
S: Ana M Martins
Book/Page: 15032/110, Date: 07/03/24
Mtg: Daniel Magalhaes $300,000
Use: 2 Bdrm Conventional, Lot: 2065sf
Prior Sale: $250,000 (05/20)

129 GREEN ST **$575,000**
B: Ryan S Hughes & Alison M Hughes
S: Leanne M Giovanella, Tr for Malloy Irt
Book/Page: 15025/41, Date: 06/27/24
Mtg: United Wholesale Mtg $564,585
Term: 2054
Use: 2-Family Family Flat, Lot: 6377sf
Prior Sale: $243,000 (09/14)

359 MAIN ST **$302,500**
B: Russell Noonan Jr & Sarah Beaulieu
S: Calodesu LLC
Book/Page: 15030/124, Date: 07/01/24
Mtg: Salem Five Mtg Co $275,500
Term: 2054 Rate: 6.8% Type: Adj

384 MAIN ST **$553,000**
B: Jake Bateman
S: Jesse F Roderiques & Colleen E Roderiques
Book/Page: 15026/330, Date: 06/28/24
Mtg: Cardinal Fncl Co LP $534,543
Term: 2054
Use: 2-Family Family Flat, Lot: 6233sf
Prior Sale: $263,349 (01/07)

105 OCEAN MDWS U:105 ..... **$340,000**
B: Lilia Sabino & Jeemias Pimentel
S: Russell J Benoit & Brigette M Benoit
Book/Page: 15029/171, Date: 07/01/24
Mtg: United Wholesale Mtg $332,859
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $165,000 (06/16)

20 WILLIAM ST **$630,000**
B: Jacob Ashworth & Scott J Ashworth
S: Erika S Rojas
Book/Page: 15033/147, Date: 07/05/24
Mtg: United Wholesale Mtg $598,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 3428sf
Prior Sale: $339,000 (04/17)

New Bedford

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	178	168
Median Price	$350,000	$379,500

► REAL ESTATE SALES

99 BATES ST **$640,000**
B: Naderge Joseph
S: Alexa Hutches
Book/Page: 15025/156, Date: 06/27/24
Mtg: Texana Bank NA $608,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4979sf
Prior Sale: $328,000 (12/18)

81 BEETLE ST **$610,000**
B: Romina B Sicaj & Alex E Sicaj
S: A&s Const Services Inc
Book/Page: 15032/330, Date: 07/05/24
Mtg: Freedom Mortgage Corp $598,951
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2400sf
Prior Sale: $240,000 (11/23)

26 BRIER ST **$507,000**
B: Keaghan D Austin-Macinnis & Amanda P Leite
S: David Garcia & Sonia Garcia
Book/Page: 15024/338, Date: 06/27/24
Mtg: United Wholesale Mtg $481,650
Term: 2054
Use: 3 Bdrm Split Level, Lot: 7139sf
Prior Sale: $175,000 (05/10)

617-623 BROCK AVE **$300,000**
B: Youth Opportunities Unltd
S: Francisco J Tavares
Book/Page: 15027/210, Date: 06/28/24
Use: Retail-Service, Lot: 3302sf
Prior Sale: $140,000 (10/07)

39 BUTTONWOOD ST **$297,500**
B: Hurley Homes LLC
S: Monica B Almy
Book/Page: 15032/135, Date: 07/03/24
Mtg: RFLF 4 LLC $322,750
Use: 4 Bdrm Colonial, Lot: 4182sf
Prior Sale: $197,000 (04/10)

180 COFFIN AVE **$430,000**
B: Roger H Merlo-Cruz
S: Jose Silvestre
Book/Page: 15028/124, Date: 06/28/24
Mtg: Guild Mortgage Co $408,500
Term: 2054
Use: 3 Bdrm Cottage, Lot: 6460sf

520 COGGESHALL ST **$410,000**
B: Lee Enterprises LLC
S: Kontantakos Mary Est & Jaime Santos
Book/Page: 15027/107, Date: 06/28/24
Mtg: Tailor Rdg REIT LLC $465,000
Use: 3-Family Mlti-Unt Blg, Lot: 3868sf

826 COUNTY ST **$675,000**
B: 77 Jouvette St LLC
S: Moss Homes Solutions LLC
Book/Page: 15025/81, Date: 06/27/24
Mtg: Taunton Federal Cr Un $540,000
Use: Apartment Bldg - 4-8 Units, Lot: 4404sf
Prior Sale: $390,000 (02/23)

158 CRAPO ST **$540,000**
B: Lys Joseph
S: Gabriela D Araunjo
Book/Page: 15027/175, Date: 06/28/24
Mtg: Homexpress Mtg Corp $432,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2557sf
Prior Sale: $350,000 (04/23)

202 DARTMOUTH ST **$213,500**
B: Marco Carvalho & Mindy Carvalho
S: Gary Curran
Book/Page: 15023/48, Date: 06/26/24
Use: Retail-Service, Lot: 2797sf
Prior Sale: $213,500 (04/24)

32 ELLEN ST **$220,000**
B: Ronald Oliveira, Tr for Roso Int
S: Tracy L Brisson & Sarah M Brisson
Book/Page: 15028/66, Date: 06/28/24
Use: 3 Bdrm Cottage, Lot: 3485sf

24 EVERETT ST **$350,000**
B: Sarah Rowan & William Odams
S: Julianna E Murphy
Book/Page: 28917/199, Date: 07/01/24
Mtg: Guaranteed Rate Inc $343,660
Term: 2054

94 FRUIT ST **$420,000**
B: Jesus Mendez & Petrona Morente
S: Real Deal LLC
Book/Page: 15023/188, Date: 06/26/24
Mtg: Guild Mortgage Co $365,000
Term: 2054
Use: 3 Bdrm Cottage, Lot: 3358sf
Prior Sale: $213,750 (03/23)

11 GLADYS ST **$511,000**
B: Eduardo Tino & Lujan Tino
S: Kathy S Cardoso & Jose Cardoso Jr
Book/Page: 15028/37, Date: 06/28/24
Mtg: United Wholesale Mtg $501,744
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7649sf
Prior Sale: $335,000 (12/19)

95 HAWTHORN ST **$1,577,500**
B: Samuel H Duncan & Nancy J Duncan
S: Joao Malhinha & Cynthia Malhinha
Book/Page: 15025/31, Date: 06/27/24
Use: Residential-Multiple Bldgs, Lot: 36817sf
Prior Sale: $870,000 (11/21)

43 HIGHLAND ST **$262,500**
B: Jamie A Besse
S: Shaun Pepin, Tr for Yvette L Roy Lt
Book/Page: 15023/19, Date: 06/26/24
Mtg: Fall River Five Cents $262,500
Term: 2054
Use: 4 Bdrm Cottage, Lot: 6447sf

35 INDEPENDENT ST **$600,000**
B: Venancio C Mendes
S: Paulo R Lima & Patricia M Borja-Lima
Book/Page: 15032/174, Date: 07/03/24
Mtg: EMM Loans LLC $555,046
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2679sf
Prior Sale: $356,000 (07/20)

206 JAMES ST **$220,000**
B: Tetrault Real Estate LLC
S: Sarah Canales
Book/Page: 15023/172, Date: 06/26/24
Use: 3 Bdrm Colonial, Lot: 4905sf
Prior Sale: $160,000 (06/09)

30 JOUVETTE ST **$403,000**
B: Jose E Dominguez & Blanca E Lara
S: Ana M Estrela, Tr for Estrela Ft
Book/Page: 15024/4, Date: 06/26/24
Mtg: United Wholesale Mtg $395,700
Term: 2054
Use: 2-Family Two Family, Lot: 3202sf
Prior Sale: $82,500 (08/12)

224 LIBERTY ST **$330,000**
B: Hector M Fonseca & Elizabeth A Marrero
S: Sharon D Ribeiro
Book/Page: 15027/269, Date: 06/28/24
Mtg: Guild Mortgage Co $310,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10141sf
Prior Sale: $25,000 (12/93)

195 MARYLAND ST **$555,000**
B: Raymond R Yates & Constance H Yates
S: Allen C Vieira & Jane F Vieira
Book/Page: 15024/305, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 6399sf
Prior Sale: $153,000 (10/92)

399 MAXFIELD ST **$370,000**
B: Eyder Tabares & Mabel Guiterrez
S: Natrona Development LLC
Book/Page: 15028/150, Date: 06/28/24
Mtg: Baycoast Mortgage Co $363,298
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3637sf
Prior Sale: $215,000 (01/24)

2094 PHILLIPS RD U:17 ..... **$230,000**
B: Middleboro Ark LLC
S: Carrier Alan R Est & Jeannine Johnson
Book/Page: 15029/283, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $56,900 (06/87)

2120 PHILLIPS RD U:29 ..... **$230,000**
B: Middleboro Ark LLC
S: Carrier Alan R Est & Jeannine Johnson
Book/Page: 15029/283, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $51,900 (06/87)

396 POTTER ST **$489,900**
B: Richard D Shanks & Elizabeth Powell
S: Ricardo C Pacheco
Book/Page: 15033/258, Date: 07/05/24
Mtg: CMG Mortgage Inc $400,000
Term: 2054

392 REED ST **$414,000**
B: Megan S Dutra & Andrew J Langton
S: Liberal Batista
Book/Page: 15027/50, Date: 06/28/24
Mtg: Guild Mortgage Co $393,300
Term: 2054
Use: 3 Bdrm Cottage, Lot: 9766sf
Prior Sale: $150,000 (04/04)

144 ROUNDS ST **$475,000**
B: Ricardo Silva
S: C&f Property Dev LLC
Book/Page: 15030/221, Date: 07/02/24
Mtg: Mllestone Mtg Solutio $325,000
Term: 2054
Use: 3 Bdrm Cottage, Lot: 5079sf
Prior Sale: $230,000 (05/23)

360-362 S FRONT ST **$6,300,000**
B: Ma Clean Energy Technolog
S: G G White, Tr for Ocean Rt
Book/Page: 15031/122, Date: 07/02/24

12 SALISBURY ST **$715,000**
B: Yasmani Q Santos
S: Ian M Whtie, Tr for 10 Salisbury St Rt
Book/Page: 15031/178, Date: 07/03/24
Mtg: MSA Mortgage LLC $649,304
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 5920sf

20 SETH DANIEL DR **$560,000**
B: Sade Sanchez & Robert Tetreault
S: Elizabeth Powell
Book/Page: 15033/120, Date: 07/05/24
Mtg: Bristol Cnty Svgs Bk $448,000
Term: 2054

34 STEPHEN ST **$337,000**
B: Molly E Brigan & Alexander L Deegan
S: Natalie D Ferreira & Mary E Gleghon
Book/Page: 15026/262, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $265,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 4500sf

63 SYCAMORE ST **$359,000**
B: Andrew J Alfone
S: Stockys Properties LLC
Book/Page: 15027/318, Date: 06/28/24
Mtg: Fairway Ind Mtg $323,100
Term: 2054
Use: 4 Bdrm Colonial, Lot: 2073sf
Prior Sale: $239,900 (03/24)

126-128 SYLVIA ST **$589,900**
B: Jennie Dejesus & Benito M Rodriguez
S: Paul J Valente, Tr for Valente Irt
Book/Page: 15031/292, Date: 07/03/24
Mtg: Amerant Mortgage $579,214
Term: 2054
Use: 2-Family Two Family, Lot: 8799sf
Prior Sale: $140,000 (10/94)

561 UNION ST **$260,500**
B: Cgw Properties LLC
S: Janis Stedzis Jr
Book/Page: 15033/77, Date: 07/05/24
Mtg: Alpha Real Est Lndg $295,000
Use: 3 Bdrm Colonial, Lot: 3554sf

340 VALLEY RD **$425,000**
B: Shawn M Pimentel
S: Cleiton S Alves & Michelle Alves
Book/Page: 15026/238, Date: 06/28/24
Mtg: Guild Mortgage Co $361,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8002sf
Prior Sale: $410,000 (07/22)

630 W RODNEY FRENCH BLVD **$436,000**
B: Larry Sparks
S: David M Assad
Book/Page: 15029/331, Date: 07/01/24
Mtg: Navy FCU $315,000
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 11500sf
Prior Sale: $185,000 (10/14)

49 WILLIS ST **$420,000**
B: Richard C Spicer
S: Marcus Swann
Book/Page: 15031/134, Date: 07/02/24
Mtg: Homebridge Financial $336,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4147sf
Prior Sale: $225,000 (12/18)

Westport

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	48
Median Price	$530,500	$675,000

► REAL ESTATE SALES

16 ACUSHNET AVE **$413,000**
B: Matthew P Bere
S: Sharon Teed
Book/Page: 15032/208, Date: 07/03/24
Mtg: United Wholesale Mtg $400,610
Term: 2054
Use: 3 Bdrm Conventional, Lot: 20000sf
Prior Sale: $150,000 (08/07)

DRIFT RD U:1636R **$1,595,000**
B: Zachary R Torman & Kathryn M Torman
S: Russell Mellor & Dian Mellor
Book/Page: 15028/214, Date: 06/28/24
Use: Condo

DRIFT RD U:1636S **$1,595,000**
B: Zachary R Torman & Kathryn M Torman
S: Russell Mellor & Dian Mellor
Book/Page: 15028/214, Date: 06/28/24
Use: Condo

106 E BEACH RD **$220,000**
B: Jeffrey R Faria & Cheryl A Faria
S: Debra Robbins, Tr for East Beach Rt
Book/Page: 15024/66, Date: 06/26/24
Use: Residential-Other, Lot: 13500sf
Prior Sale: $254,800 (09/21)

HIGH ST (OFF) **$30,000**
B: Isabel Sisson
S: Warren M Messier
Book/Page: 15027/31, Date: 06/28/24

21 KELSEYS WAY **$849,000**
B: Crandall Main LLC
S: Paul Mann
Book/Page: 15031/95, Date: 07/02/24
Use: Mixed Use-Prim Res & Agricul, Lot: 1173071sf
Prior Sale: $50,000 (07/99)

1656 MAIN RD **$1,283,350**
B: Stephen Liff
S: Guiney Terrence J Est & Peter C Guiney
Book/Page: 15025/205, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 78408sf
Prior Sale: $500,000 (02/02)

126 S SHORE ST **$190,000**
B: Michael Ashley, Tr for Forest St Rt
S: Eric W Martin
Book/Page: 15023/146, Date: 06/26/24
Use: Residential Developable Land, Lot: 5300sf
Prior Sale: $140,000 (07/20)

629 SODOM RD U:1 ..... **$170,000**
B: Holly E Lebelle
S: Buzzards Bay Area Habital
Book/Page: 15025/272, Date: 06/27/24
Use: Condo

631 SODOM RD U:2 ..... **$170,000**
B: Beronica Rodriguez
S: Buzzards Bay Area Habital
Book/Page: 15025/321, Date: 06/27/24
Use: Condo

276 STATE RD **$580,000**
B: Truvision Holdings LLC
S: Paquette Realty Inc
Book/Page: 15030/307, Date: 07/02/24

280 STATE RD **$580,000**
B: Truvision Holdings LLC
S: Paquette Realty Inc
Book/Page: 15030/307, Date: 07/02/24

RAILROAD PARK LAND L:17 ..... **$30,000**
B: Isabel Sisson
S: Warren M Messier
Book/Page: 15027/31, Date: 06/28/24

LAKESIDE CITY L:852-862 &1002-1011 ..... **$23,000**
B: Tracy Paiva
S: Antonio F Costa & Conatance Costa
Book/Page: 15027/238, Date: 06/28/24

Dukes Registry

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

Edgartown

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	15
Median Price	$1,600,000	$2,300,000

► REAL ESTATE SALES

9 17TH ST S **$21,200**
B: Scott W Wilson, Tr for 9 Seventeenth St South Rt
S: Kevin P Murphy, Tr for Murphy Ft
Book/Page: 1684/527, Date: 07/02/24
Use: Residential Undvlpble Land, Lot: 3600sf

CHAPPAQUIDDICK RD (OFF) **$10,920**
B: Marthas Vineyard Land Bk
S: Marsh Hawk Land Tlnc
Book/Page: 1683/1075, Date: 06/26/24

19 DUNCAN CLOSE **$1,725,000**
B: Kevin Surovcik & Janet Surovcik
S: Steven H Cho & Caroline C Cho
Book/Page: 1684/157, Date: 06/27/24
Mtg: Marthas Vineyard Ban $766,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 27534sf
Prior Sale: $565,000 (11/11)

131 N WATER ST U:91 ..... **$1,500,000**
B: Anthony D Peso
S: Tracy Jalbert-Venuti
Book/Page: 1684/547, Date: 07/02/24
Use: Condo

131 N WATER ST U:91A **$1,500,000**
B: Anthony D Peso
S: Tracy Jalbert-Venuti
Book/Page: 1684/547, Date: 07/02/24
Use: Condo

S WATER ST U:405 ..... **$4,000**
B: Kelly A Pelland & Thomas E Pelland
S: John C Smith & Eleanor M Smith
Book/Page: 1684/104, Date: 06/27/24
Use: Condo

3 S WATER ST U:403 ..... **$2,000**
B: Joseph J Mazzochia & Kathy M Mazzochia
S: William Lembeck & Harriet Lembeck
Book/Page: 1684/480, Date: 07/02/24
Use: Condo

3 S WATER ST U:403 ..... **$2,000**
B: Joseph J Mazzochia & Kathy M Mazzochia
S: William Lembeck & Harriet Lembeck
Book/Page: 1684/476, Date: 07/02/24
Use: Condo

149 W TISBURY RD **$1,050,000**
B: Edgartown Yacht Club
S: Bonnie S Deitz
Doc#: 000000000094824, Date: 06/27/24
Use: 2 Bdrm Cape Cod, Lot: 21580sf

Oak Bluffs

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	15
Median Price	$1,275,000	$1,225,000

► REAL ESTATE SALES

24 DOLLY LN **$565,000**
B: Felipe A Moreira
S: Tricia J Heffner, Tr for 24 Dolly Ln Nt
Book/Page: 1684/394, Date: 06/28/24
Mtg: First Natl Bk $367,250
Term: 2044
Use: Residential Developable Land, Lot: 29900sf
Prior Sale: $440,000 (04/14)

4 ELISHA LN **$1,375,000**
B: Alferd C Jones 2nd & Renee Jones
S: 4 Elisha Ln LLC
Book/Page: 1684/8, Date: 06/26/24
Mtg: Cross Country Mtg Inc $893,750
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 60010sf
Prior Sale: $990,000 (05/21)

31 ICE POND LN **$2,250,000**
B: 21 Ice Pond LLC
S: Adaco LLC
Book/Page: 1684/464, Date: 07/01/24
Use: Residential Developable Land, Lot: 152347sf
Prior Sale: $300,000 (12/97)

45 MENAHAN ST **$1,320,000**
B: 45 Menahan St LLC
S: Island Vineyard Prop LLC
Book/Page: 1684/490, Date: 07/02/24
Use: Residential Developable Land, Lot: 5000sf
Prior Sale: $450,000 (12/23)

30 OLIVE ST **$685,000**
B: Geoghan E Coogan, Tr for 30 Olive St Nt
S: Carrieri Guy Est & Beatrice C Oconnor
Doc#: 000000000094834, Date: 07/03/24
Use: Residential Developable Land, Lot: 35284sf

14 PACIFIC AVE **$650,000**
B: Natalie Reed
S: Andrew Donald R Est & Robert D Andrew
Book/Page: 1684/191, Date: 06/27/24
Mtg: Cape Cod Five Cent Bk $585,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 2614sf

19 QUANTAPOG RD **$1,380,000**
B: Dislon Uhry Jr
S: Jan E Danbrowski
Book/Page: 1684/230, Date: 06/27/24
Mtg: Allied Mortgage Group $1,100,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 60113sf
Prior Sale: $525,000 (01/14)

42 WASHINGTON AVE **$800,000**
B: Sarah Coleman & Joan Coleman
S: Lisa L Kusinitz
Book/Page: 1684/285, Date: 06/28/24
Mtg: Rockland Tr Co $600,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5227sf
Prior Sale: $81,000 (09/95)

Tisbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	11
Median Price	$1,062,500	$925,000

► REAL ESTATE SALES

93 HVOSLEF WAY **$1,800,000**
B: Elizabeth Simpriciano
S: Kendal Mcteigue
Book/Page: 1684/359, Date: 06/28/24
Mtg: Nqm Funding Llc $1,350,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 71874sf
Prior Sale: $1,620,000 (05/22)

West Tisbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	8
Median Price	$1,650,000	$2,203,750

► REAL ESTATE SALES

212 CHARLES NECK WAY **$1,240,000**
B: Sunshine Apt Inc
S: Baker Edith B Est & Sarah Davis
Book/Page: 1684/319, Date: 06/28/24

Essex Registry

Northern District

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

Andover

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	78
Median Price	$959,000	$999,450

► REAL ESTATE SALES

47 ANDOVER ST **$1,245,000**
B: Rahul Shah & Kinjal Shah
S: Alice Vinh, Tr for Timmy T Truong
Book/Page: 18034/25, Date: 07/03/24
Mtg: Guaranteed Rate Inc $600,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 37592sf
Prior Sale: $700,000 (03/07)

12 AVON ST **$1,425,000**
B: Damien Jourdan & Sara S Jourdan
S: Noelle C Schofield, Tr for Schofield Rt
Book/Page: 18031/335, Date: 07/02/24
Mtg: Guild Mortgage Co $855,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 12240sf
Prior Sale: $254,250 (04/91)

30 BAILEY RD **$841,200**
B: Edward F Davis 3rd & Jane L Davis
S: Juris I Veidins, Tr for Veidins Ft
Book/Page: 18031/11, Date: 07/01/24
Use: 4 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $254,250 (04/91)

16 BALMORAL ST U:304 ..... **$350,000**
B: Brittany Wallace & Sean Martin
S: Louis J Galligani
Book/Page: 18025/152, Date: 06/27/24
Mtg: Leader Bank NA $332,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $330,000 (08/23)

11 BOBBY JONES DR U:11 ..... **$1,280,000**
B: Christine A Welch, Tr for Bobby J RETalty T
S: Peter M Hill & Beth A Hill
Book/Page: 18025/256, Date: 06/27/24
Mtg: William S MacLeod $1,101,600
Term: 2025
Use: 2 Bdrm Condo
Prior Sale: $805,000 (08/17)

26 BOBBY JONES DR U:26 ..... **$1,375,000**
B: Larger LLC
S: Belliv22 LLC
Book/Page: 18026/210, Date: 06/27/24
Mtg: Enterprise Bk & Tr Co $500,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $742,500 (11/12)

109 CENTRAL ST **$1,050,000**
B: Dja LLC
S: Simeon M Herskovits, Tr for Phyllis E Herskovits RET
Book/Page: 18025/276, Date: 06/27/24

6 CHESTER ST **$775,000**
B: Amy Paturzo, Tr for Thomas P Tracy
S: Jeffrey D Jacocks, Tr for Jacocks Popisil Lt
Book/Page: 18024/93, Date: 06/26/24
Mtg: Cross Country Mtg Inc $736,250
Term: 2054
Use: 3 Bdrm Old Style, Lot: 22303sf
Prior Sale: $444,500 (05/15)

6 COUNTRY RD **$425,000**
B: Ephesus LLC
S: Scott C Lindstrom
Book/Page: 18025/327, Date: 06/27/24

8 CRESCENT DR U:6 ..... **$341,500**
B: Sharmin Rahman & Musfiqur Rahman
S: Jianwen Wang & Linlin Zuo
Doc#: 000000000130251, Date: 07/05/24
Use: 2 Bdrm Condo

6 FARRWOOD DR **$1,353,000**
B: Elke Trilla-Bamani, Tr for Michel Bamani
S: Rena Tucker, Tr for Tucker Rt
Book/Page: 18030/49, Date: 06/28/24
Mtg: Dedham Inst for Svgs $1,150,050
Term: 2054
Use: 4 Bdrm Ranch, Lot: 45041sf

2 FRANCIS DR U:305 ..... **$364,000**
B: Betsy R Robinson
S: Brodie Roberta C Est & Shari Fabiani
Book/Page: 18029/323, Date: 06/28/24
Mtg: Andover Town Planning $1
Use: 2 Bdrm Condo

4 FURNARI FARM LN **$1,655,000**
B: Alexander Shipley & Elaina Stevens
S: Brian J Mcsweeney 3rd & Jennifer A Mcsweeney
Book/Page: 18024/290, Date: 06/26/24
Mtg: Berkshire Bank $1,300,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 55321sf
Prior Sale: $658,000 (09/15)

82 HAVERHILL ST **$830,000**
B: Brian Glick & Hillary Glick
S: Linda Mccarthy
Book/Page: 18026/52, Date: 06/27/24
Mtg: Northern Hm Loans LLC $664,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 14985sf
Prior Sale: $11,500 (08/13)

12 HEMLOCK RD **$1,590,000**
B: Maxim Tretiakov
S: Jo-Ann E Newcomb
Book/Page: 18031/247, Date: 07/02/24
Mtg: Quontic Bank $1,272,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31755sf
Prior Sale: $550,000 (07/05)

10 JENKINS RD **$1,286,900**
B: Adriano Salomao-Ioriatti & Samanta B Ioriatti
S: Ciaran M Mcguinness & Francis L Walker
Book/Page: 18030/282, Date: 07/01/24
Mtg: United FCU $581,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 58806sf
Prior Sale: $650,000 (07/14)

6 LONGWOOD DR U:311 ..... **$380,000**
B: Lotien R Huang & Eszter Hars
S: Yuanlin Dong & Chunsheng Dong
Doc#: 000000000130229, Date: 06/28/24
Use: Condo

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97 LOVEJOY RD **$750,000**
B: Robert Luschenat, Tr for 97 Lovejoy Rt
S: 97 Lovejoy LLC
Book/Page: 18029/36, Date: 06/28/24
Mtg: Total Mtg Svcs $340,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 36373sf
Prior Sale: $675,000 (06/23)

170 LOWELL ST **$850,000**
B: Jason Trefry, Tr for Emily Hague
S: Ernest W Fleming & Sheila C Fleming
Book/Page: 18027/242, Date: 06/28/24
Mtg: Cross Country Mtg Inc $807,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14636sf
Prior Sale: $475,000 (11/03)

237 N MAIN ST U:5 ..... **$315,000**
B: Paul A Tuscano
S: Kai Zhang & Wanning Jiang
Book/Page: 18034/193, Date: 07/05/24
Mtg: Salem Five Mtg Co $215,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $225,000 (10/22)

250 N MAIN ST U:3 ..... **$440,000**
B: William Bates & Irene Bates
S: Mary J Mahan
Book/Page: 18027/28, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $330,000 (05/19)

5 ODYSSEY WAY **$1,250,000**
B: Abu S Abdullah
S: Janet A Suleski
Book/Page: 18028/313, Date: 06/28/24
Mtg: Guaranteed Rate Inc $750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31625sf
Prior Sale: $647,000 (08/14)

1 PENBROOK CIR **$1,299,000**
B: Rikshit Khanna & Angel Walia
S: Farzana J Palsetia & Jamshed H Palsetia
Book/Page: 18028/195, Date: 06/28/24
Mtg: Rocket Mortgage LLC $909,300
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31233sf
Prior Sale: $670,000 (10/09)

31 PORTER RD **$915,000**
B: 31 Porter Road LLC
S: Alexandra Mahler & Brandon Mahler
Book/Page: 18025/32, Date: 06/26/24
Mtg: Savings Bank (The) $686,000
Use: 3 Bdrm Colonial, Lot: 82546sf
Prior Sale: $680,000 (11/20)

4 POWDER MILL SQ U:104 ..... **$499,900**
B: Alfred P Arcifa & Astrid A Arcifa
S: Dolores Anoli
Book/Page: 18025/239, Date: 06/27/24
Use: 1 Bdrm Condo
Prior Sale: $336,900 (11/19)

1 SPENCER CT **$1,625,000**
B: Riccardo Boscolo
S: Michael Luther & Mary R Luther
Book/Page: 18023/255, Date: 06/26/24
Use: 4 Bdrm Colonial, Lot: 50965sf
Prior Sale: $780,000 (08/12)

148 SUMMER ST **$900,000**
B: Lisa K Mccann & Jeremy R Mccann
S: Mark A Keil & Elizabeth L Anderson
Book/Page: 18030/316, Date: 07/01/24
Use: 4 Bdrm Cape Cod, Lot: 39683sf
Prior Sale: $222,500 (08/89)

183 SUMMER ST **$737,500**
B: Anthony Grise
S: Betty A Boudreau & Lisa A Wilson
Book/Page: 18024/183, Date: 06/26/24
Mtg: Merrimack Valley CU $700,625
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10019sf

6 TEMPLE PL U:6 ..... **$585,000**
B: Laura Jennings
S: Steven M Kalucki
Book/Page: 18032/188, Date: 07/02/24
Mtg: HarborOne Mortgage $429,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $364,000 (10/20)

7 TOBEY LN **$944,777**
B: Ukwen Akpoji & Alessandra Lyman
S: Michael H Gebo & Kelly M Martin
Book/Page: 18026/23, Date: 06/27/24
Mtg: Leader Bank NA $766,500
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 73050sf
Prior Sale: $552,500 (06/17)

13 WASHINGTON AVE **$626,900**
B: Laura Gifford
S: Janet M Volker
Book/Page: 18030/339, Date: 07/01/24
Use: 4 Bdrm Old Style, Lot: 9932sf

70 WASHINGTON PARK DR U:A **$210,000**
B: Cindy L Hua, Tr for Agh RET
S: Kai Zhang & Wanning Jiang
Book/Page: 18027/320, Date: 06/28/24
Use: Condo

80 WILDWOOD RD **$1,425,000**
B: William Davies & Patricia Davies
S: Peter D Clark, Tr for Clark Rt
Book/Page: 18026/90, Date: 06/27/24
Mtg: Washington Trust Mtg $1,140,000
Term: 2054 Rate: 8.4% Type: Adj
Use: 6 Bdrm Split Entry, Lot: 46391sf
Prior Sale: $703,000 (08/15)

23 WOODHAVEN DR **$1,482,000**
B: Brandon Mahler & Alexandra Mahler
S: Trevor W Barcelo, Tr for Tracey E Spruce RET
Book/Page: 18029/93, Date: 06/28/24
Mtg: Wells Fargo Bank $960,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 34848sf
Prior Sale: $510,000 (07/01)

194 HOLT RD **$949,900**
B: John Williams & Afra Danai
S: Michael Passanisi & Joanne L Passanisi
Book/Page: 18028/4, Date: 06/28/24

Lawrence

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	42
Median Price	$437,500	$482,500

► REAL ESTATE SALES

137 ABBOTT ST **$665,000**
B: Joshua Guerrero & Lourdes E Laureano
S: Hector Guerrero
Book/Page: 18029/63, Date: 06/28/24
Mtg: Guild Mortgage Co $575,141
Term: 2054
Use: 2-Family Family Flat, Lot: 8047sf
Prior Sale: $125,000 (01/99)

3 AYER RD **$580,000**
B: Candida F Polanco & Jonathan W Roman
S: Roger D Bergeron, Tr for Kevin M Binette RET
Book/Page: 18029/200, Date: 06/28/24
Mtg: Guild Mortgage Co $551,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5760sf
Prior Sale: $240,000 (11/13)

29 CRESCENT ST **$600,000**
B: Stivaly R Quezada
S: Robert A Cunningham & Donna A Cunningham
Book/Page: 18033/156, Date: 07/03/24
Mtg: United Wholesale Mtg $589,132
Term: 2054
Use: 2-Family Family Flat, Lot: 6075sf
Prior Sale: $145,000 (01/10)

262 E HAVERHILL ST U:20 ..... **$210,000**
B: Chanel Romano
S: Teresa M Myers
Book/Page: 18029/6, Date: 06/28/24
Mtg: American Ngbd Mtg Acc $178,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $97,000 (10/05)

123 EVERETT ST **$560,000**
B: Alba J Machado & Ennedi S Tejada
S: Elizabeth Ortiz
Book/Page: 18024/60, Date: 06/26/24
Mtg: Movement Mtg LLC $549,857
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7621sf
Prior Sale: $500 (08/13)

102 GREENFIELD ST **$643,000**
B: Emilia O De Polanco & Leslie L De Polanco
S: Jose M Lopez & Johnathan Lopez
Book/Page: 18032/78, Date: 07/02/24
Mtg: Mtg Equity Partners $621,539
Term: 2054
Use: 5 Bdrm Colonial, Lot: 5400sf
Prior Sale: $497,000 (07/22)

230-234 HAMPSHIRE ST **$971,500**
B: Cely Management LLC
S: Jmhd LLC
Doc#: 000000000130206, Date: 06/27/24
Mtg: Velocity Comm Cap LLC $680,050
Use: Retail-Service, Lot: 8480sf

159 HIGH ST **$570,000**
B: Randul R Diaz
S: Rayndy A Peralta
Book/Page: 18029/154, Date: 06/28/24
Mtg: American Ngbd Mtg Acc $541,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 9000sf
Prior Sale: $285,000 (03/19)

8 HOME ST **$425,000**
B: Ezequiel A Gonzalez
S: Tien P Nguyen
Book/Page: 18026/253, Date: 06/27/24
Mtg: M&T Bank NA $403,750
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6099sf
Prior Sale: $65,000 (01/93)

62-64 IRENE ST **$407,000**
B: 18-20 Broadway LLC
S: Evan R Shochat & Sandra E Shochat
Book/Page: 18033/309, Date: 07/03/24
Use: 2-Family Family Flat, Lot: 5545sf

18 LEROY AVE **$500,000**
B: G D Liriano-Rodriguez & Yahaira Rodriguez
S: Sandra Keefe & Sarah Gosselin
Book/Page: 18029/288, Date: 06/28/24
Mtg: Guild Mortgage Co $450,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8000sf

296-298 S BROADWAY **$800,000**
B: Seth Investments LLC
S: E&J Realty Division LLC
Book/Page: 18028/117, Date: 06/28/24
Mtg: Bristol Cnty Svgs Bk $675,000
Use: Mixed Use-Prim Res & Comm, Lot: 4500sf
Prior Sale: $370,000 (08/15)

33-33A SALEM ST **$705,000**
B: Casdi Realty LLC
S: Samuel Vargas & Ruth Vargas-Toribio
Book/Page: 18026/328, Date: 06/27/24
Mtg: Hml Investments $493,500
Term: 2054
Use: 2-Family Family Flat, Lot: 3200sf
Prior Sale: $10,000 (07/12)

32 SHAW ST **$750,000**
B: Wilbert Delarosa & Lucia M Perez-German
S: Carlos Palen
Book/Page: 18030/14, Date: 06/28/24
Mtg: Fall River Five Cents $736,415
Term: 2054
Use: 2-Family Family Flat, Lot: 6840sf
Prior Sale: $280,000 (12/13)

363-365 WATER ST **$534,500**
B: Johanna E Santiago
S: Cecilia T Sederman
Book/Page: 18029/174, Date: 06/28/24
Mtg: American Ngbd Mtg Acc $516,661
Term: 2054
Use: 2-Family Duplex, Lot: 7545sf
Prior Sale: $88,000 (05/09)

2 WINTHROP AVE **$800,000**
B: Felix D Lopez
S: Alvin Morales
Book/Page: 18023/314, Date: 06/26/24
Mtg: American Fin Network $600,000
Term: 2054
Use: 2-Family Family Flat, Lot: 5320sf
Prior Sale: $230,000 (11/11)

Methuen

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	115
Median Price	$472,500	$560,000

► REAL ESTATE SALES

8 ARCADIA ST **$260,000**
B: Madhuben R Patel, Tr for K & K Rt
S: Ashokkumar G Patel
Book/Page: 18033/282, Date: 07/03/24
Mtg: Meredith Vlg Svgs Bk $208,000
Term: 2039
Use: 4 Bdrm Old Style, Lot: 5401sf
Prior Sale: $230,000 (11/05)

33 AYER ST **$750,000**
B: Emad Matta & Bishoy Matta
S: Brian M Pelletier & Nancy Pelletier
Book/Page: 18027/294, Date: 06/28/24
Mtg: NFM Inc $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14244sf
Prior Sale: $405,000 (01/07)

AYERS VILLAGE RD **$625,000**
B: 1438 Broadway LLC
S: Ryan Otoole
Book/Page: 42192/266, Date: 06/28/24
Mtg: Reading Cp Bk $185,000

30 BOORNAZIAN RD **$689,900**
B: Jennifer Moore
S: Walter A Guerra & Jennifer E Guerra
Book/Page: 18032/214, Date: 07/02/24
Mtg: Leader Bank NA $400,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16291sf
Prior Sale: $575,000 (09/21)

14 BOOTH RD **$485,000**
B: Kevin T Schrow & Anikary Grullon
S: Melanie S Gogjian, Tr for A E Aznoian Rt
Book/Page: 18029/233, Date: 06/28/24
Mtg: Newrez LLC $460,750
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 5009sf

14 BRANDEE LN U:14 ..... **$460,000**
B: Venus Emmanuel & Delice Emmanuel
S: Eileen Peate, Tr for St Germain Rt
Book/Page: 18028/279, Date: 06/28/24
Mtg: Enterprise Bk & Tr Co $364,000
Term: 2054
Use: 3 Bdrm Condo

18 CONSTITUTION WAY U:B **$249,000**
B: Wendy Nazario
S: Glenny Liranzo & Wilmer Castillo
Book/Page: 18026/200, Date: 06/27/24
Use: 1 Bdrm Condo
Prior Sale: $230,000 (11/22)

4 FIELD AVE **$570,000**
B: Caira E Pujols & Gilberto A Medina
S: Jacquelyn R Tropiano, Tr for Joseph J Tropiano
Doc#: 000000000130220, Date: 06/28/24
Mtg: Guaranteed Rate Inc $541,500
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 5663sf

289 JACKSON ST **$550,000**
B: Rafael P Almengo
S: Mark Lewandowski, Tr for Lewandowski Ft
Book/Page: 18032/161, Date: 07/02/24
Mtg: Jmac Lending Inc $522,500
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 12502sf

150 MERRIMACK ST **$1,400,000**
B: 17 Massachusetts Ave LLC
S: Christine M Saba, Tr for Ronald W Parrino Irt
Book/Page: 18032/53, Date: 07/02/24
Mtg: Christine M Saba $1,200,000
Use: Auto Sales, Lot: 8015sf

152 MERRIMACK ST **$1,400,000**
B: 17 Massachusetts Ave LLC
S: Christine M Saba, Tr for Ronald W Parrino Irt
Book/Page: 18032/53, Date: 07/02/24
Mtg: Christine M Saba $1,200,000
Use: 3-Family Mlti-Unt Blg, Lot: 26180sf
Prior Sale: $170,000 (08/94)

71 MYRTLE ST **$550,000**
B: Dieufene Sylvain & Cleona Sylvain
S: Thomas X Gormley & Eileen M Gormley
Book/Page: 18031/282, Date: 07/02/24
Mtg: United Wholesale Mtg $440,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 180774sf
Prior Sale: $52,500 (12/93)

14 OVERLOOK DR **$822,000**
B: Jonathan Allen & Sarah Riley
S: Mark R Riopelle & Judithann Riopelle
Book/Page: 18027/185, Date: 06/28/24
Mtg: M&T Bank NA $657,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25003sf
Prior Sale: $72,000 (08/92)

283 PELHAM ST **$700,000**
B: Noemi Santana
S: Robert F Wazlaw, Tr for Wazlaw Ft
Book/Page: 18026/193, Date: 06/27/24
Use: 3 Bdrm Gambrel, Lot: 20822sf
Prior Sale: $150,000 (01/87)

42 RUSKIN AVE **$300,000**
B: Jose D Valdez
S: Ruth M Rogers
Book/Page: 18031/28, Date: 07/01/24
Use: 2 Bdrm Bngl/Cottage, Lot: 16335sf

28-30 UNION ST **$610,000**
B: Joel D Gonzalez-Luna & Brunilda Cayo
S: Kissinger Kevin Est & Eric Kissinger
Book/Page: 18028/343, Date: 06/28/24
Mtg: New Fed Mtg Corp $598,951
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 3223sf

45 WASHINGTON ST U:11 ..... **$425,000**
B: Jully A Pichardo
S: Carol L Spooner
Book/Page: 18027/326, Date: 06/28/24
Mtg: Movement Mtg LLC $361,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $172,000 (08/01)

35 WORCESTER ST **$640,000**
B: Jaime Santangelo & Rosamaria Ruisi
S: Rafael A Gomez
Book/Page: 18031/172, Date: 07/01/24
Mtg: Cross Country Mtg Inc $570,000
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 12589sf
Prior Sale: $480,000 (01/22)

North Andover

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

22 ANDREW CIR **$467,500**
B: Ru Chen
S: Mary Emmanuel
Book/Page: 18031/54, Date: 07/01/24
Mtg: Sirva Mortgage $267,500
Term: 2039
Use: 2 Bdrm Row House, Lot: 3437sf
Prior Sale: $261,875 (04/04)

1301 BASSWOOD CIR U:1301 ..... **$605,000**
B: Brant F Ballantyne, Tr for Richard Ballantyne T
S: Byrne Marianne C Est & Richard A Byrne
Book/Page: 18029/150, Date: 06/28/24
Use: 3 Bdrm Condo
Prior Sale: $431,000 (12/20)

36 BAY STATE RD **$655,000**
B: Megan E Pappadopoulos
S: 39 Cotuit Street LLC
Book/Page: 18031/319, Date: 07/02/24
Use: 3 Bdrm Cape Cod, Lot: 6900sf
Prior Sale: $231,000 (04/10)

230 CHICKERING RD U:7 ..... **$309,750**
B: Elizabeth Mejia
S: Utpal Gandhi & Dipa Gandhi
Book/Page: 18032/113, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $133,000 (10/15)

85 FARRWOOD AVE U:2 ..... **$333,000**
B: Christine Thornton
S: Cassandra K Kenney & Veronica L Deltoro
Book/Page: 18026/116, Date: 06/27/24
Mtg: Leader Bank NA $315,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $167,500 (11/15)

252 GRAY ST **$1,270,000**
B: Andrew W Milmore & Larissa A Milmore
S: Michael J Ensminger & Elizabeth H Ensminger
Book/Page: 18027/263, Date: 06/28/24
Mtg: Guaranteed Rate Affin $850,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44605sf
Prior Sale: $679,900 (06/15)

350 GREENE ST U:203 ..... **$460,000**
B: John D Theriault & Mary A Theriault
S: Kevin F Murphy, Tr for 350 Greene Street 203 Rt
Book/Page: 18030/77, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $234,000 (02/13)

2 HARVEST DR U:302 ..... **$465,000**
B: Xvi Ma LLC
S: David Cardin, Tr for Cardin Ii Ft
Book/Page: 18030/326, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $320,000 (03/19)

36 HEPATICA DR U:36 ..... **$707,500**
B: Suresh K Arora & Ritu Saluja
S: Santosh Patur & Sasya Mallimala
Book/Page: 18030/212, Date: 07/01/24
Mtg: T2 Financial LLC $530,625
Term: 2054
Use: 3 Bdrm Condo

265 HIGH ST **$522,000**
B: Kathryn Blair & Ian Y Falcon-Rivera
S: Alexander Blane 3rd & Anisia A Blane
Book/Page: 18028/87, Date: 06/28/24

102 HILLSIDE RD **$970,000**
B: Ahmad N Avval & Masumeh K Beydokhti
S: John D Theriault & Mary A Theriault
Doc#: 000000000130223, Date: 06/28/24
Mtg: Pentucket Bank $862,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 35889sf
Prior Sale: $375,000 (08/01)

93 JOHNSON ST **$1,511,000**
B: Mark Doyle & Beth Walters
S: Steven C Marsh & Susan E Marsh
Book/Page: 18031/324, Date: 07/02/24
Use: 4 Bdrm Colonial, Lot: 35301sf
Prior Sale: $215,000 (09/91)

340 JOHNSON ST **$925,000**
B: Matthew Rock & Amy K Rock
S: Lisa A Byron, Tr for Hope R Minicucci Lt
Book/Page: 18025/335, Date: 06/27/24
Mtg: Fairway Ind Mtg $740,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 27173sf

62 KINGSTON ST U:62 ..... **$460,000**
B: Steven M Gisinger & Kathleen M Gisinger
S: Jonathan J White, Tr for White Rt
Book/Page: 18028/31, Date: 06/28/24
Mtg: Berkshire Bank $368,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $375,000 (06/22)

148 MAIN ST U:F542 ..... **$420,000**
B: Jane Tremblay, Tr for Robert N Tremblay
S: Mario Abdennour & Dana Abdennour
Book/Page: 18024/256, Date: 06/26/24
Mtg: Salem Five Mtg Co $315,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $164,500 (08/12)

18 MARENGO ST U:18 ..... **$530,000**
B: Omkar Daphal & Kinjal P Patel
S: Philip Gaetano & Blair Gaetano
Book/Page: 18030/255, Date: 07/01/24
Mtg: Evolve B&T $460,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $427,000 (03/21)

125 MIFFLIN DR **$843,000**
B: Ryan J Cote & Amber Polia
S: Anne C Macdonald & Elizabeth G Macdonald
Book/Page: 18027/135, Date: 06/28/24
Mtg: HarborOne Mortgage $747,650
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10999sf
Prior Sale: $535,000 (06/17)

42 OLD CART WAY **$1,185,000**
B: Brandon Collins & Brienna Tomlinson
S: Nathan G Kennedy, Tr for Kennedy Old Cart Way T
Book/Page: 18026/144, Date: 06/27/24
Mtg: Mid-Island Mortgage C $862,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 54014sf
Prior Sale: $605,000 (08/13)

43 PHILLIPS CMN **$770,000**
B: Foresight Investment Inc
S: Alexandra D Galante, Tr for Richard S Galante Lt
Book/Page: 18026/48, Date: 06/27/24
Use: 3 Bdrm Colonial, Lot: 12959sf
Prior Sale: $570,000 (08/03)

24 PRESCOTT ST **$570,000**
B: Michael Ronayne
S: Arthur Guthrie
Book/Page: 18028/223, Date: 06/28/24
Mtg: CMG Mortgage Inc $522,500
Term: 2054
Use: 2-Family Colonial, Lot: 5672sf
Prior Sale: $135,000 (01/98)

1160 SALEM ST **$860,000**
B: Aaron J Bourque & Alexandra L Vallieres
S: Thais Chandler & Corey Chandler
Book/Page: 18031/96, Date: 07/01/24
Mtg: Inst Svgs Newburyport $450,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 43560sf
Prior Sale: $697,000 (07/20)

84 SUGARCANE LN **$1,500,000**
B: Keith S Mckenna & Beth Mckenna
S: Christopher Madigan & Melanie Garger
Doc#: 000000000130234, Date: 07/01/24
Mtg: First Community Mtg $750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42083sf
Prior Sale: $840,000 (07/18)

60 SUNSET ROCK RD **$1,400,000**
B: Christine Digiammarino & Robert Digiammarino
S: Kevin C Dean & Jill M Dean
Doc#: 000000000130211, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 40223sf
Prior Sale: $733,000 (03/07)

166 WATER ST U:166 ..... **$425,000**
B: Lawrence V Coughlin 3rd & Erin E Coughlin
S: Dorothy Baillargeon & Joseph Baillargeon
Book/Page: 18028/249, Date: 06/28/24
Mtg: United Wholesale Mtg $340,000
Term: 2054
Use: 3 Bdrm Condo

23 WILLOW RIDGE RD **$875,000**
B: Arpa Suchitta & Nicholas T Donovan
S: John T Oconnor & Diane G Oconnor
Book/Page: 18027/214, Date: 06/28/24
Mtg: Leader Bank NA $470,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50791sf
Prior Sale: $281,000 (12/12)

130 WINDKIST FARM RD **$1,300,000**
B: Matthew Hobbs & Ashley Kaiser
S: Poorna P Mutnuri & Sireesha Pendyala
Book/Page: 18028/157, Date: 06/28/24
Mtg: Rocket Mortgage LLC $1,300,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 66647sf
Prior Sale: $978,000 (06/21)

252 WINTER ST **$740,000**
B: Thaer Hamdi
S: Matthew Miele, Tr for Miele Ft
Book/Page: 18029/266, Date: 06/28/24
Mtg: American Ngbd Mtg Acc $592,000
Term: 2054

369 WOOD LN **$775,000**
B: Christine M Mclaughlin & Nicholas D Reilly
S: Racquel Bruton
Book/Page: 18025/177, Date: 06/27/24
Mtg: Guaranteed Rate Inc $697,500
Term: 2054
Use: 4 Bdrm Garrison, Lot: 15002sf
Prior Sale: $80,808 (12/23)

Essex Registry

Southern District

John L. O'Brien, Jr., Register
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Salem, MA 01970
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Fax: (978) 744-5865
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Amesbury

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

69 CEDAR ST **$455,000**
B: Tracey A Barnes & Wendy L West-Barnes
S: Janelle Perry & Tyler Silva-Roche
Book/Page: 42195/7, Date: 06/28/24
Mtg: Province Mtg Assoc $446,758
Term: 2054
Use: 2 Bdrm Conventional, Lot: 17920sf
Prior Sale: $330,000 (07/20)

2 CONGRESS ST **$570,000**
B: Kristi R Guldbrandsen
S: Sawyer O Webb & Symphonie V Webb
Book/Page: 42196/185, Date: 06/28/24
Mtg: Eastern Bank $435,000
Term: 2054
Use: 2-Family Two Family, Lot: 3290sf
Prior Sale: $345,000 (06/17)

5 DEWEY ST **$625,000**
B: Victor Salemme
S: Janice M Austin
Book/Page: 42190/288, Date: 06/27/24
Mtg: Cross Country Mtg Inc $406,250
Term: 2054
Use: 3 Bdrm Conventional, Lot: 10000sf

17 GLEN DEVIN ST U:17 ..... **$320,000**
B: Scott Percival
S: Diana E Meader
Book/Page: 42187/229, Date: 06/26/24
Mtg: Inst Svgs Newburyport $256,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $120,000 (10/11)

104 MAIN ST U:3 ..... **$281,050**
B: Robin A Prentice
S: Denny P Driscoll & Taylor L Harasim
Book/Page: 38010/337, Date: 11/08/19
Use: 1 Bdrm Condo
Prior Sale: $245,000 (09/18)

104 MAIN ST U:3 ..... **$245,000**
B: Denny P Driscoll & Taylor L Harasim
S: Mark E Wojcicki, Tr for 104-114 Main Street RT
Book/Page: 36996/58, Date: 09/06/18
Use: 1 Bdrm Condo

104 MAIN ST U:8 ..... **$300,000**
B: Christian Baker
S: Mark E Wojcicki, Tr for 104-114 Main Street RT
Book/Page: 36668/6, Date: 04/24/18
Use: 2 Bdrm Condo

104 MAIN ST U:8 ..... **$300,000**
B: Jonathan T Dick & Jillian M Mchugh
S: Christian Baker
Book/Page: 37752/439, Date: 08/14/19
Mtg: Jeanne DArc CU $240,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $300,000 (04/18)

104 MAIN ST U:8 ..... **$385,000**
B: Kabria S Baumgartner
S: Jillian M Mchugh & Jonathan T Dick
Book/Page: 40533/389, Date: 11/30/21
Mtg: Salem Five Mtg Co $308,000
Term: 2051
Use: 2 Bdrm Condo
Prior Sale: $300,000 (08/19)

50 MARKET ST **$1,025,000**
B: Vp Duni Real Estate LLC
S: Stag Tribe Capital LLC
Book/Page: 42187/351, Date: 06/26/24
Mtg: Community CU LYNN $768,750
Use: Mixed Use-Prim Res & Comm, Lot: 4430sf
Prior Sale: $580,000 (10/18)

19 WHITTIER AVE **$700,000**
B: Lindsay M Irving & Andrew C Ohnigian
S: Deborah J Jancewicz & Paul J Jancewicz
Book/Page: 42192/58, Date: 06/28/24
Mtg: CMG Mortgage Inc $490,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 11760sf
Prior Sale: $166,000 (07/97)

11 WHITTIER ST **$835,000**
B: Paul V Smith & Ashley Smith
S: Lauren D Hanson & Colin M Hanson
Book/Page: 42204/337, Date: 07/05/24
Mtg: Cross Country Mtg Inc $668,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8180sf
Prior Sale: $825,000 (06/23)

Beverly

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	78
Median Price	$673,750	$695,000

► REAL ESTATE SALES

614 CABOT ST **$8,000,000**
B: Mardee Goldberg LLC
S: 614 Cabot LLC
Book/Page: 42188/218, Date: 06/26/24
Mtg: Inst Svgs Newburyport $5,770,000
Use: Apartment Bldg - 9 + Units, Lot: 95396sf
Prior Sale: $6,500,000 (08/20)

19 CEDAR ST **$612,000**
B: Augustine Onoja
S: Lisa R Faia
Book/Page: 42200/445, Date: 07/02/24
Mtg: Cross Country Mtg Inc $550,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6399sf

32 CENTRAL ST U:3 ..... **$345,000**
B: Luke A St Germaine
S: James J Connolly 4th
Book/Page: 42194/444, Date: 06/28/24
Mtg: Salem Five Mtg Co $258,750
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $257,500 (11/18)

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ESSEX REGISTRY
continued

3 CHARLES ST **$1,000,000**
B: 3 Charles LLC
S: Mario J Cotoia, Tr for Cotoia 2014 Ft
Book/Page: 42196/236, Date: 06/28/24
Use: 3-Family Mlti-Unt Blg, Lot: 3615sf
Prior Sale: $59,000 (11/94)

5 CHERRY RD **$450,000**
B: Wessell Construction LLC
S: Derek Cloutman, Tr for Cloutman RET
Book/Page: 42197/150, Date: 07/01/24
Mtg: Unitas Funding Llc $450,000
Use: 3 Bdrm Ranch, Lot: 18848sf

5 CONNER RD **$360,000**
B: Michael L Dejesus & Christopher M Dejesus
S: Christopher M Dejesus & Michael L Dejesus
Book/Page: 42197/346, Date: 07/01/24
Use: 4 Bdrm Split Level, Lot: 15002sf
Prior Sale: $125,000 (04/24)

207 DODGE ST **$800,000**
B: Nicholas J Dawson & Nikole R Dawson
S: Dana Modell-Orloff & Nathalie Modell-Orloff
Book/Page: 42197/371, Date: 07/01/24
Mtg: Citibank Na $700,001
Term: 2054
Use: 3 Bdrm Old Style, Lot: 32112sf
Prior Sale: $186,500 (04/92)

36 DUNHAM RD U:205 ..... **$220,660**
B: Drew Fossa
S: Cynthia L Frusteri
Book/Page: 42202/11, Date: 07/03/24
Mtg: Guaranteed Rate Inc $214,040
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $50,740 (02/96)

36 DUNHAM RD U:309 ..... **$440,000**
B: Bashkim Mance & Marsuel Mance
S: Obrien Mary M Est & Pauline Pynn
Book/Page: 42198/93, Date: 07/01/24
Mtg: Cross Country Mtg Inc $352,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $113,900 (08/99)

124 ESSEX ST **$815,000**
B: Stephanie Phillips
S: Edward P Pinanski
Book/Page: 42189/455, Date: 06/27/24
Mtg: Guild Mortgage Co $177,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9400sf

75 LIVINGSTONE AVE **$705,000**
B: Hall & Beverly East Coast
S: Lauren Mahon & Jeffrey Wallace
Book/Page: 42192/102, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 4238sf
Prior Sale: $510,000 (11/21)

39 LYMAN ST **$200,000**
B: Paul D Richardson Jr
S: Victoria Rozzi & Valerie Sweeney
Book/Page: 42197/584, Date: 07/01/24
Mtg: Nations Direct Mtg $200,000
Term: 2054
Use: 2-Family Two Family, Lot: 5449sf
Prior Sale: $167,000 (05/02)

32 PAINE AVE **$75,000**
B: 15 Sunset Rock LLC
S: Louis R Laz
Doc#: 000000000640435, Date: 10/31/22
Use: Residential Undvlpble Land, Lot: 12001sf

45 RANTOUL ST U:309 ..... **$700,000**
B: Douglas C Goransson & Janice A Goransson
S: Cosmin F Cuc & Diana M Ghiura
Book/Page: 42198/277, Date: 07/01/24
Mtg: Guaranteed Rate Inc $655,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $369,000 (12/17)

116-128 RANTOUL ST U:302 ..... **$520,000**
B: Catherine Trigilio
S: Lindsay G Trigilio
Book/Page: 42189/392, Date: 06/27/24
Mtg: Robert Trigillo $420,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $320,000 (12/16)

38 SCHOOL ST U:1 ..... **$407,000**
B: Kathleen J Malley
S: Renee Koulouris & Thrasivoilos Koulouris
Book/Page: 42192/563, Date: 06/28/24
Mtg: Guaranteed Rate Inc $366,300
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $215,000 (07/15)

14 THOREAU CIR **$1,550,000**
B: Benjamin Stephen & Priya Stephen
S: Sami Z Jaber, Tr for Ss Jaber Rt
Book/Page: 42198/591, Date: 07/01/24
Mtg: Inst Svgs Newburyport $1,200,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 26528sf
Prior Sale: $784,500 (08/04)

23 WASHINGTON ST U:4 ..... **$710,000**
B: Lindsay Trigilio
S: Karen P D Antuono
Book/Page: 42189/313, Date: 06/27/24
Mtg: Robert Trigillo $292,000
Term: 2054
Use: 2 Bdrm Condo

7 WELLESLEY RD **$610,000**
B: Lauren Anderson & Richard Ghiorse
S: Anna M Monahan
Book/Page: 42203/79, Date: 07/03/24
Mtg: LoanDepot.Com $518,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10799sf

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

7 EAGLES NEST LN **$900,000**
B: Lucas M Bombardier & Jacquelyn S Ham
S: Erin E Burke, Tr for Powers Ft
Book/Page: 42196/242, Date: 06/28/24
Mtg: Leader Bank NA $630,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 87120sf
Prior Sale: $615,000 (10/15)

43 IPSWICH RD **$725,000**
B: Brian B Freedman & Caitlyn Freedman
S: Jeremy A Nicholas, Tr for William R Nicholas Ft
Book/Page: 42200/569, Date: 07/02/24
Mtg: Navy FCU $652,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 50529sf
Prior Sale: $555,000 (09/06)

81 KING GEORGE DR **$869,000**
B: Ashley Baratz & Christopher Baratz
S: Charles M Hoyt 4th & Jessica Hoyt
Book/Page: 42191/201, Date: 06/27/24
Mtg: HarborOne Mortgage $389,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 74488sf
Prior Sale: $571,500 (01/19)

47-A POND ST **$925,000**
B: Michael Y Lee
S: Dennis A Barton & Kathryn D Barton
Book/Page: 42194/107, Date: 06/28/24
Mtg: JPMorgan Chase Bank $425,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 89298sf
Prior Sale: $920,000 (06/22)

47 SUNRISE RD **$885,000**
B: Alexander Caruso & Kathryne M Caruso
S: Virginia K Frerk, Tr for 47 Sunrise Rd Boxford Rt
Book/Page: 42190/505, Date: 06/27/24
Mtg: Evolve B&T $663,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 65340sf
Prior Sale: $515,000 (08/15)

21 VALLEY RD **$1,753,379**
B: Erin E Burke & Eric Powers
S: Jonathan E Casey & Rebeca O Casey
Book/Page: 42196/337, Date: 06/28/24
Mtg: Berkshire Bank $1,400,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 166835sf
Prior Sale: $1,084,000 (04/17)

183 WASHINGTON ST **$949,000**
B: Scott Guidi & Kimberly Prior
S: Berents Ft Of 2021 & Charles N Berents 3rd
Book/Page: 42197/474, Date: 07/01/24
Mtg: Guild Mortgage Co $759,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21780sf
Prior Sale: $480,000 (03/04)

Danvers

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

2 ABINGTON RD **$565,000**
B: Paula Wallace, Tr for Wilkie Ft
S: Jaclyn Horntrich & Peter Horntrich
Book/Page: 42186/392, Date: 06/26/24

126 BURLEY ST **$595,000**
B: Thomas M Cothern & Taylor S Mcburney
S: Deborah A Gooding, Tr for Raby 2014 Ft
Book/Page: 42200/125, Date: 07/02/24
Mtg: Cross Country Mtg Inc $565,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18125sf
Prior Sale: $158,000 (09/94)

38 FOREST ST **$730,000**
B: Jenny S Hobbs & Christopher J Leblanc
S: Evergrain Orchard LLC
Book/Page: 42192/122, Date: 06/28/24
Mtg: River Works CU $547,500
Term: 2054
Use: 2-Family Conventional, Lot: 19650sf
Prior Sale: $420,000 (04/23)

25 HARBOR ST **$810,000**
B: Jessica A Mcwalters & Sean Mcwalters
S: Comeau Family Hldg T & Charles L Comeau Jr
Book/Page: 42198/568, Date: 07/01/24
Mtg: Drew Mortgage Assnlnc $410,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 11792sf

1 LUMMUS AVE **$342,000**
B: One Lummus Ave LLC
S: Richard E Scogland, Tr for Richard E Scogland RET
Book/Page: 42193/22, Date: 06/28/24
Use: Office Bldg-General, Lot: 4665sf
Prior Sale: $110,000 (10/98)

55 MAPLE ST **$1,100,000**
B: North Street Dev LLC
S: Kelley A Delaney, Tr for K & F Rt
Book/Page: 42199/107, Date: 07/01/24
Mtg: K&f Realty Trust $200,000
Use: Retail-Service, Lot: 5423sf
Prior Sale: $360,000 (04/99)

11 MOHAWK ST **$968,000**
B: Jaclyn B Horntrich & Peter J Horntrich
S: Cynthia Famolare & Joseph Famolare Jr
Book/Page: 42188/75, Date: 06/26/24
Mtg: Inst Svgs Newburyport $774,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 23143sf
Prior Sale: $690,000 (01/24)

52 PURCHASE ST U:A3 ..... **$310,000**
B: Adeline M Slocum
S: Bernard Cincotta Jr & Brianna M Cincotta
Book/Page: 42198/414, Date: 07/01/24
Mtg: Salem Five Mtg Co $300,700
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $145,000 (02/16)

21 WILDWOOD RD **$975,000**
B: Jonathan Restaino & Stacie M Restaino
S: Carla M Powers & Thomas E Powers
Book/Page: 42193/441, Date: 06/28/24
Mtg: Salem Five Mtg Co $626,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 19140sf
Prior Sale: $270,000 (09/91)

Essex

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	10
Median Price	$999,000	$700,000

► REAL ESTATE SALES

149 EASTERN AVE U:149 ..... **$510,000**
B: Michael P Curtis, Tr for 149 Eastern Ave Ft
S: Kobby Properties LLC
Book/Page: 42187/522, Date: 06/26/24
Use: Condo

145 MAIN ST **$495,000**
B: Francis Mccormick Jr
S: New England Hm Buyers LLC
Book/Page: 42189/217, Date: 06/27/24
Mtg: BankGloucester $371,250
Use: 4 Bdrm Old Style, Lot: 5262sf
Prior Sale: $385,000 (05/24)

38-R POND ST **$9,750,000**
B: Bryce Bell & Taylor Bell
S: Charles Mann & Lucie Mann
Doc#: 000000000652198, Date: 06/28/24
Mtg: Savings Bank (The) $550,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 54450sf
Prior Sale: $620,000 (09/13)

40 SOUTHERN AVE **$701,000**
B: Chelsea Erhard & Benjamin Sewards
S: Reed Donald E Est & Kathleen M Reed
Book/Page: 42198/336, Date: 07/01/24
Mtg: Inst Svgs Newburyport $560,800
Term: 2054
Use: 4 Bdrm Conventional, Lot: 24481sf

85 SOUTHERN AVE **$865,000**
B: Harrison E Dahne
S: David K Savory
Book/Page: 42198/364, Date: 07/01/24
Mtg: Cross Country Mtg Inc $519,000
Term: 2054
Use: 2-Family Colonial, Lot: 11478sf
Prior Sale: $460,000 (11/19)

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

44 BAILEY LN **$550,000**
B: Brett Erickson & Tamra Erickson
S: George Sonia, Tr for 44 Bailey Lane Rt
Book/Page: 42198/231, Date: 07/01/24
Mtg: Leader Bank NA $529,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 22180sf
Prior Sale: $3,260 (10/93)

46 BAILEY LN **$550,000**
B: Brett Erickson & Tamra Erickson
S: George Sonia, Tr for 44 Bailey Lane Rt
Book/Page: 42198/231, Date: 07/01/24
Mtg: Leader Bank NA $529,000
Term: 2054
Use: Accessory Land Improved, Lot: 11040sf

5 KENNETH RD **$892,000**
B: Douglas J Spofford & Erin M Spofford
S: Hovan John B Est & Ashley E Hovan
Book/Page: 42190/105, Date: 06/27/24
Mtg: Cross Country Mtg Inc $713,600
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40436sf
Prior Sale: $110,000 (08/97)

43 MOHAWK CIR **$25,000**
B: Cristina A Rasinariu & Ioan Rasinariu
S: George Sonia, Tr for 44 Bailey Lane Rt
Book/Page: 42199/228, Date: 07/01/24
Use: Residential Undvlpble Land, Lot: 5380sf

20 ORDWAY ST **$750,000**
B: Alexa Atkinson & Matthew Atkinson
S: Paula Figelski & Diane Hamer
Book/Page: 42193/227, Date: 06/28/24
Mtg: New American Funding $712,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 43485sf
Prior Sale: $450,000 (03/20)

66 PARISH RD U:2 ..... **$1,000,000**
B: Parish Commons LLC
S: Goddzilla LLC
Book/Page: 42201/365, Date: 07/02/24
Use: 3 Bdrm Condo

66 PARISH RD U:3 ..... **$1,000,000**
B: Parish Commons LLC
S: Goddzilla LLC
Book/Page: 42201/365, Date: 07/02/24
Use: 4 Bdrm Condo

66 PARISH RD U:7 ..... **$1,000,000**
B: Parish Commons LLC
S: Goddzilla LLC
Book/Page: 42201/365, Date: 07/02/24
Use: 4 Bdrm Condo

12 RAINBOW RIDGE WAY **$927,000**
B: Nicole Ball & John Waldron
S: Christopher M Migliaccio & Lauren J Migliaccio
Book/Page: 42194/493, Date: 06/28/24
Mtg: Cross Country Mtg Inc $741,600
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 23260sf
Prior Sale: $339,900 (04/99)

6 SPOFFORD AVE **$690,000**
B: Erin M Barbato & Paul J Curtis
S: Roderick D Cumming & Barbara Williams
Book/Page: 42202/501, Date: 07/03/24
Mtg: Guaranteed Rate Inc $440,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 18700sf
Prior Sale: $410,000 (01/19)

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

152 CHERRY ST **$653,000**
B: Meg E Bresnahan & Daniel J Metcalfe
S: Richard C Maybury
Doc#: 000000000652191, Date: 06/28/24
Mtg: Guaranteed Rate Inc $453,000
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 12454sf
Prior Sale: $190,000 (10/87)

145 ESSEX AVE **$320,000**
B: Peter Featherstone
S: Daniel C Francois, Tr for Marion R Francois T
Book/Page: 42187/280, Date: 06/26/24

32 MAPLEWOOD AVE **$850,000**
B: 32-38A Maplewood Ave LLC
S: Rjh Holdings LLC
Doc#: 000000000640025, Date: 10/13/22
Use: Retail-Service, Lot: 19100sf
Prior Sale: $730,000 (12/18)

38-A MAPLEWOOD AVE **$850,000**
B: 32-38A Maplewood Ave LLC
S: Rjh Holdings LLC
Doc#: 000000000640025, Date: 10/13/22
Use: Commercial Undevlpble Land, Lot: 1374sf
Prior Sale: $730,000 (12/18)

5 NIKOLANE WAY **$613,000**
B: William T Glidden & Marlee J Melvin
S: Patricia J Ryan, Tr for Patricia J Ryan Ft
Book/Page: 42191/502, Date: 06/28/24
Use: 1 Bdrm Raised Ranch, Lot: 6000sf

15 RUSSELL AVE **$525,000**
B: Vincenza Dimaio
S: Margaret J Harvey & Thomas E Harvey
Book/Page: 42192/171, Date: 06/28/24
Mtg: Cross Country Mtg Inc $472,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4007sf

8 SALT MARSH LN **$1,400,000**
B: David Siegenberg, Tr for David Siegenberg T
S: Carol E Ressel & Dieter W Ressel
Book/Page: 42199/565, Date: 07/02/24
Use: 3 Bdrm Colonial, Lot: 67082sf
Prior Sale: $329,000 (06/97)

39 SCHOOL ST **$586,000**
B: Emily Castro & Sandra Castro
S: Amber M Hausman & Nathan J Hausman
Book/Page: 42190/231, Date: 06/27/24
Mtg: Movement Mtg LLC $466,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3000sf
Prior Sale: $199,900 (11/12)

1 SQUAM LN **$600,000**
B: Jacqueline M Ciaramitaro & Jerome A Ciaramitaro Jr
S: Celeste N Kiricoples, Tr for Nickas Squam Lane Rt
Book/Page: 42191/132, Date: 06/27/24
Mtg: Cross Country Mtg Inc $570,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 17904sf

8 STUART RD **$399,000**
B: Stephen E Muise Jr
S: Jessica A Muise & Stephen E Muise Jr
Book/Page: 42198/527, Date: 07/01/24
Mtg: BankGloucester $205,000
Term: 2054 Rate: 7.5% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 6900sf
Prior Sale: $265,000 (12/15)

108-A WASHINGTON ST **$310,000**
B: Brendan Curtis & Jennifer Lockwood
S: Tarr Priscilla J Est & Roy F Gelineau Jr
Book/Page: 42204/89, Date: 07/03/24
Use: 2 Bdrm Colonial, Lot: 3320sf

964 WASHINGTON ST **$700,000**
B: H B Development Corp
S: Winston Daddario
Book/Page: 42190/523, Date: 06/27/24
Mtg: Northern Bk & Tr $495,000
Use: 2 Bdrm Colonial, Lot: 11915sf
Prior Sale: $332,000 (11/13)

12 WHEELER ST **$540,000**
B: Anjal Pike & Isaac Pike
S: Elizabeth P Stern
Book/Page: 42200/599, Date: 07/02/24
Mtg: Cross Country Mtg Inc $540,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 4930sf
Prior Sale: $465,000 (10/21)

Groveland

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	20
Median Price	$610,000	$622,500

► REAL ESTATE SALES

3 CLARK RD **$607,500**
B: Ariana Dekeon & Cheryl Dekeon
S: Bridget D Carter & William J Carter
Book/Page: 42196/104, Date: 06/28/24
Mtg: New Fed Mtg Corp $265,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12502sf
Prior Sale: $269,000 (04/13)

18 KING ST **$500,000**
B: Meghan E Byron & Peter R Byron
S: Cammett Richard N Est & Richard N Cammett Jr
Book/Page: 42190/407, Date: 06/27/24
Mtg: First Community Mtg $400,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 83200sf

348 MAIN ST **$740,000**
B: Christian T Bryan & Marissa Bryan
S: Laura A Gifford, Tr for Laura A Gifford RET
Book/Page: 42195/434, Date: 06/28/24
Mtg: JPMorgan Chase Bank $666,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 14675sf
Prior Sale: $508,000 (05/20)

1 PIKE DR **$620,000**
B: Michael J Mcgowan Sr
S: Lmn Capital LLC
Book/Page: 42196/143, Date: 06/28/24
Mtg: Salem Five Mtg Co $598,300
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 19450sf
Prior Sale: $437,000 (12/23)

27 WOOD ST **$50,000**
B: Nicholas Griffin & Shannon Griffin
S: Oak Valley Dev LLC
Book/Page: 42201/265, Date: 07/02/24
Use: Residential Developable Land, Lot: 138564sf

27 WOOD ST **$110,000**
B: Nicholas Griffin & Shannon Griffin
S: James L Ogden
Book/Page: 42201/352, Date: 07/02/24
Use: Residential Developable Land, Lot: 138564sf
Prior Sale: $50,000 (07/24)

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

14 RUST ST **$605,000**
B: James Klein & Meghan Noble
S: Mara Dinsmoor, Tr for RET Robert S Dinsmoor
Book/Page: 42194/29, Date: 06/28/24
Mtg: Salem Five Mtg Co $400,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5602sf
Prior Sale: $155,000 (03/91)

2 SPRING AVE **$1,400,000**
B: Blaise K Goswami & Jeanne N Goswami
S: Christopher K Baker & Jenelle L Baker
Book/Page: 42190/551, Date: 06/27/24
Mtg: CMG Mortgage Inc $710,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 130680sf
Prior Sale: $1,241,000 (12/21)

8 WHIPPLE RD **$990,000**
B: Elizabeth Henderson & James Henderson
S: Jeremy A Mckeen & Lindsay Mckeen
Book/Page: 42192/4, Date: 06/28/24
Mtg: Citizens Bank $792,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 40036sf
Prior Sale: $740,000 (08/20)

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

31-33 ASHLAND ST U:2 ..... **$380,000**
B: Fredric Lacarbonara
S: Paulo Lopes
Book/Page: 42197/527, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $318,000 (01/23)

5 BALL ST **$672,500**
B: Stephanie A Hoffman & Vincent Welch Jr
S: Janesi Duarte & Raul D Duarte
Book/Page: 42198/469, Date: 07/01/24
Mtg: Mega Cap Funding Inc $538,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20011sf
Prior Sale: $400,000 (08/18)

8-10 BEACON ST **$550,000**
B: Temple St Haverhill Hldg
S: Ziel Properties LLC
Book/Page: 42203/3, Date: 07/03/24
Mtg: Fishing Retirement Ve $525,000
Use: Charity Property, Lot: 5275sf
Prior Sale: $408,000 (08/23)

44-46 BELLEVUE AVE **$975,000**
B: Alvin Morales
S: Leonard C Blum
Book/Page: 42199/466, Date: 07/02/24
Mtg: Oaktree Funding Corp $400,000
Use: Residential-Multiple Bldgs, Lot: 9901sf
Prior Sale: $79,000 (07/93)

9 BICKNELL CIR U:9 ..... **$549,900**
B: Susan Mabee & William Mabee
S: Elizabeth G Heinle
Book/Page: 42192/412, Date: 06/28/24
Mtg: EMM Loans LLC $522,405
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $392,500 (02/20)

16 BRAEWOOD DR **$615,000**
B: Juan Hernandez Jr & Patricia Hernandez
S: Ariana Dekeon & Cheryl Dekeon
Book/Page: 42193/188, Date: 06/28/24
Use: 3 Bdrm Split Entry, Lot: 17751sf
Prior Sale: $500,000 (04/21)

1438 BROADWAY **$625,000**
B: 1438 Broadway LLC
S: Ryan Otoole
Book/Page: 42192/266, Date: 06/28/24
Mtg: Reading Cp Bk $185,000
Use: 4 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $3,000 (06/24)

1438 BROADWAY **$3,000**
B: Ryan Otoole
S: Unit Pentecostal Chrch Of
Book/Page: 42192/265, Date: 06/28/24
Use: 4 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $520,000 (05/21)

45 BUTTONWOODS AVE **$600,000**
B: Shayna R Fantini & Thomas E Kotosky
S: Tara-Anne Goulet & Gary St Hilaire
Book/Page: 42191/508, Date: 06/28/24
Use: 3 Bdrm Old Style, Lot: 10224sf
Prior Sale: $320,000 (12/07)

107 CHESTNUT ST **$1,110,000**
B: Jeffery Wallace & Jonathan Wallace
S: Ata Property Mgmt LLC
Book/Page: 42193/541, Date: 06/28/24
Mtg: Salem Five Mtg Co $999,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 14401sf

188 CRYSTAL ST **$400,000**
B: Sherrie L Frisone
S: Diane H Desjardins
Book/Page: 42193/153, Date: 06/28/24
Mtg: Axe Capital $350,000
Use: 3 Bdrm Ranch, Lot: 22499sf

27-29 FOUNTAIN ST **$880,000**
B: Lion Holdings LLC
S: Highgate LLC
Book/Page: 42188/543, Date: 06/27/24
Mtg: Hometown Equity Mtg $704,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 8163sf
Prior Sale: $200,000 (10/21)

77 FOUNTAIN ST **$425,000**
B: Team Wb LLC
S: Saindon John P Est & Michael J Saindon
Book/Page: 42193/295, Date: 06/28/24
Mtg: Ctrl Penn Cap Mgmt Ll $527,000
Use: 2-Family Mlti-Unt Blg, Lot: 6800sf
Prior Sale: $65,000 (06/97)

75 GREENOUGH ST **$650,000**
B: Emily C Trautwein, Tr for Ryan E Cundy
S: Joseph Muckey & Theresa Muckey
Book/Page: 42187/133, Date: 06/26/24
Mtg: Guaranteed Rate Inc $520,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7327sf
Prior Sale: $430,000 (07/19)

127 HIGH ST **$536,250**
B: Miguel Gomez
S: Marcos A Rodriguez
Book/Page: 42187/2, Date: 06/26/24
Mtg: American Heritage $402,187
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 3755sf
Prior Sale: $325,000 (04/21)

129 HIGH ST **$438,750**
B: Miguel Gomez
S: Marcos A Rodriguez
Book/Page: 42187/26, Date: 06/26/24
Mtg: American Heritage $329,062
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 3106sf
Prior Sale: $325,000 (04/21)

46 HILLDALE AVE **$840,000**
B: Lion Holdings LLC
S: Highgate LLC
Book/Page: 42189/76, Date: 06/27/24
Mtg: Hometown Equity Mtg $672,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3598sf
Prior Sale: $500,000 (12/21)

23 HILLSIDE ST **$655,000**
B: Alicia J Arguedas & Ginno Rodriguez
S: Bolaji Ekhator & Caroline Omozuanfo
Book/Page: 42203/536, Date: 07/03/24
Mtg: Rockland Tr Co $630,500
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 1694sf
Prior Sale: $465,000 (12/20)

35 HOYT RD **$735,000**
B: Bradley C Howell & Laura E Howell
S: James E Mulligan
Book/Page: 42200/299, Date: 07/02/24
Mtg: Inst Svgs Newburyport $535,200
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 22712sf
Prior Sale: $434,500 (08/03)

26 LONGVIEW ST **$670,000**
B: James Parady
S: Hania Brasali & Stephen N Ng
Book/Page: 42200/467, Date: 07/02/24
Mtg: Total Mtg Svcs $536,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 22764sf
Prior Sale: $600,000 (04/22)

90 LOWELL AVE **$420,000**
B: Maria D Donald & Toby Donald
S: Linda A Jenney, Tr for Mary Joanne Puglielli RET
Book/Page: 42191/400, Date: 06/28/24
Mtg: Equitymax Inc $150,000
Use: 3 Bdrm Cape Cod, Lot: 13752sf

262 MILL ST **$900,000**
B: Aristides Pinedo & Heather Pinedo-Burns
S: Michael P Valvo
Book/Page: 42203/578, Date: 07/03/24
Mtg: Cross Country Mtg Inc $765,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25199sf
Prior Sale: $445,000 (10/10)

17 MULBERRY ST **$455,000**
B: Sayra Y Ardon-Ordonez
S: G D Liriano-Rodriguez & Yahaira Rodriguez
Book/Page: 42194/238, Date: 06/28/24
Mtg: United Wholesale Mtg $436,939
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5101sf
Prior Sale: $360,000 (04/23)

440 NORTH AVE U:248 ..... **$212,000**
B: Noushin Fallahpour & Amir Tadayon
S: Ariadna V Clamens & Johnathan Clamens
Book/Page: 42196/401, Date: 06/28/24
Mtg: Sage Home Loans Corp $159,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $150,000 (07/21)

21 PARKRIDGE RD **$3,250,000**
B: Cedars Realty TLLC
S: Deston Company LLC
Book/Page: 42192/294, Date: 06/28/24
Mtg: Pentucket Bank $2,520,000
Use: Manufacturing Building, Lot: 138085sf

6 PIPER GLEN LN **$810,000**
B: Paige Mahoney & Thomas Mahoney
S: Jared M Saunders
Book/Page: 42187/301, Date: 06/26/24
Mtg: William Raveis Mtg Co $560,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 21053sf
Prior Sale: $343,000 (10/11)

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15 POLK ST **$415,000**
B: David Correa
S: John J Flinn & Laurie A Flinn
Book/Page: 42197/203, Date: 07/01/24
Mtg: United Wholesale Mtg $386,650
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7200sf
Prior Sale: $196,000 (01/17)

47 ROSEMONT ST **$483,000**
B: Lucy Alsina
S: Grahamwilliam Charles Est & John D Welch
Book/Page: 42190/315, Date: 06/27/24
Mtg: American Ngbd Mtg Acc $451,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17877sf

352 S MAIN ST U:5 ..... **$605,000**
B: Rami M Vanegas
S: Deirdre L Ryan
Book/Page: 42188/184, Date: 06/26/24
Mtg: Cross Country Mtg Inc $453,750
Term: 2054
Use: 3 Bdrm Condo

61 TEMPLE ST **$550,000**
B: Shared Living Prop LLC
S: Wolf Pack Properties LLC
Book/Page: 42203/446, Date: 07/03/24
Mtg: Haverhill Bk $412,500
Use: Charity Property, Lot: 6682sf
Prior Sale: $408,000 (08/23)

34 VINE ST **$700,000**
B: Anyelo R Delacruz & Margarita A Minyety
S: 34 Vine Street LLC
Book/Page: 42195/407, Date: 06/28/24
Mtg: Guild Mortgage Co $687,321
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 5380sf
Prior Sale: $358,827 (09/19)

21 WINGATE ST U:502 ..... **$300,000**
B: Timothy P Sice
S: Leslie Brebner
Book/Page: 42201/4, Date: 07/02/24
Mtg: Newburyport Five Cent $240,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $195,000 (07/19)

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

100 CENTRAL ST U:5 ..... **$595,000**
B: Marie E Mosse & Michael V Mosse
S: Aaron T Winder & Whitney L Winder
Book/Page: 42200/351, Date: 07/02/24
Mtg: JPMorgan Chase Bank $446,250
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $410,000 (10/20)

400 COLONIAL DR U:42 ..... **$340,000**
B: Aimee Collette
S: Fudge Ursela Est & Carol D Fudfe
Book/Page: 42201/65, Date: 07/02/24
Mtg: United Wholesale Mtg $329,800
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $59,000 (08/96)

500 COLONIAL DR U:301 ..... **$401,000**
B: Katharine E Heffernan
S: Laferriere Susan A Est & Ann Laferriere
Book/Page: 42202/335, Date: 07/03/24
Mtg: Guaranteed Rate Affin $107,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $140,000 (04/12)

50 EAST ST **$650,000**
B: Catherine B Quellmalz & Robert M Quellmalz 2nd
S: Lauren M Delano, Tr for Charlotte L Dodge T
Book/Page: 42193/353, Date: 06/28/24
Mtg: Total Mtg Svcs $559,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 9888sf

117 HIGH ST U:19 ..... **$530,621**
B: Angelina K Remondi & Axel Ringwood
S: Joan M Burke
Book/Page: 42193/584, Date: 06/28/24
Mtg: Guaranteed Rate Inc $478,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $305,000 (10/16)

196 HIGH ST **$875,000**
B: 196 High St Ipswich LLC
S: Kps 196 High St Hldg LLC
Book/Page: 42199/166, Date: 07/01/24
Mtg: BankGloucester $471,710
Use: Retail-Service, Lot: 65340sf
Prior Sale: $700,000 (10/18)

4 HIGHLAND AVE **$812,500**
B: Christopher Whaley & Jessica Whaley
S: Sarah J Evans
Book/Page: 42190/148, Date: 06/27/24
Mtg: Movement Mtg LLC $650,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2988sf
Prior Sale: $447,000 (09/18)

13 HILLSIDE RD **$710,000**
B: Alexandros Bebezas & Lucinda Bebezas
S: Judy Beaton & Paul Beaton
Book/Page: 42203/387, Date: 07/03/24
Mtg: CMG Mortgage Inc $603,500
Term: 2054
Use: 4 Bdrm Ranch, Lot: 9801sf
Prior Sale: $600,000 (09/22)

431 LINEBROOK RD **$825,000**
B: Carl S Guerin & Nicole M Guerin
S: Gary E Hoffman, Tr for Jacob S Hoffman Irt
Book/Page: 42198/507, Date: 07/01/24
Mtg: Leader Bank NA $742,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 57499sf
Prior Sale: $240,000 (12/91)

41 TURKEY SHORE RD **$1,300,000**
B: Leslie S Lyman & Richard J Lyman
S: Tess L Schutte & Thomas F Schutte
Book/Page: 42190/81, Date: 06/27/24
Mtg: Merrimack Valley CU $975,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Antique, Lot: 37270sf
Prior Sale: $242,000 (06/92)

Lynn

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	139	134
Median Price	$516,900	$560,000

► REAL ESTATE SALES

48 ARCHER ST **$850,000**
B: Nelson M Nolasco
S: Michelle Merson
Book/Page: 42190/269, Date: 06/27/24
Use: 2-Family Two Family, Lot: 5217sf
Prior Sale: $129,150 (03/96)

15 BURRILL AVE **$423,000**
B: Regalo De Oportunidad LLC
S: Bell Charlotte Est & Betsi L Bell
Book/Page: 42204/33, Date: 07/03/24
Use: 3 Bdrm Colonial, Lot: 3328sf

274 CHESTNUT ST **$400,000**
B: Paul M Gallagher
S: Renee M Edmunds, Tr for 274 Chestnut Street Rt
Book/Page: 42191/181, Date: 06/27/24
Mtg: New American Funding $320,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 9154sf
Prior Sale: $126,000 (08/08)

582 EASTERN AVE **$820,000**
B: Mark Sesanga
S: Marco A Lua
Book/Page: 42200/154, Date: 07/02/24
Mtg: American Ngbd Mtg Acc $697,000
Term: 2054
Use: 2-Family Two Family, Lot: 5114sf
Prior Sale: $435,000 (06/17)

589 ESSEX ST U:407 ..... **$405,000**
B: Laura B Strowman
S: Charlene M Chagnon
Book/Page: 42195/148, Date: 06/28/24
Mtg: Guaranteed Rate Affin $230,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 25425sf
Prior Sale: $247,200 (09/05)

20 FAYETTE ST **$750,000**
B: Sonia M Vasquez-Mejia & Jose M Velasquez -Lopes
S: Michael J Bartlett
Book/Page: 42198/445, Date: 07/01/24
Mtg: Salem Five Mtg Co $637,500
Term: 2054
Use: 2-Family Two Family, Lot: 6147sf

53 FAYS AVE **$630,000**
B: Ever E Pantaleon-Castro & Victor M Pantaleon
S: Alexandre M Barbosa & Jennifer C Barbosa
Book/Page: 42195/92, Date: 06/28/24
Mtg: MSA Mortgage LLC $504,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 4000sf
Prior Sale: $202,500 (01/12)

50 GREAT WOODS RD **$675,000**
B: Leigh Lanocha & Thomas Fitzgerald
S: Beverly A Barr
Doc#: 000000000652153, Date: 06/27/24
Mtg: Cross Country Mtg Inc $540,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11018sf

12 GREENLEAF CIR **$1,050,000**
B: Greenleaf Circle LLC
S: Polev LLC
Book/Page: 42192/437, Date: 06/28/24
Mtg: TD Bank NA $500,000
Use: Apartment Bldg - 4-8 Units, Lot: 5567sf
Prior Sale: $401,000 (06/15)

HANSON ST **$237,000**
B: Car Realty LLC
S: Lynnway Auto Auction Inc
Doc#: 000000000652113, Date: 06/26/24

56 HOWARD ST **$420,000**
B: Eve Belfer-Ahern
S: Michael Carroll & Hayley Thompson-King
Book/Page: 42197/2, Date: 07/01/24
Use: 2 Bdrm Old Style, Lot: 1364sf
Prior Sale: $320,000 (06/20)

6 KERNWOOD DR **$592,000**
B: Adrienne M Cormier & Brian A Cormier
S: Randy Boyce
Book/Page: 42186/398, Date: 06/26/24
Mtg: Cross Country Mtg Inc $328,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6530sf
Prior Sale: $180,000 (02/08)

26 KIRTLAND ST **$600,000**
B: Carmelle Milfort & Yslande Milfort
S: John M Pellerin, Tr for 26 Kirtland Street Rt
Book/Page: 42190/378, Date: 06/27/24
Mtg: MSA Mortgage LLC $570,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4500sf

67 MALL ST **$1,143,000**
B: Mall Street LLC
S: Barbara J Middleton & William J Middleton 2nd
Book/Page: 42194/232, Date: 06/28/24
Use: 3 Bdrm Old Style, Lot: 2211sf
Prior Sale: $255,000 (06/14)

69-71 MALL ST **$1,143,000**
B: Mall Street LLC
S: Barbara J Middleton & William J Middleton 2nd
Book/Page: 42194/232, Date: 06/28/24
Use: 3-Family Miti-Unt Blg, Lot: 4386sf
Prior Sale: $255,000 (06/14)

51 MOFFETT RD **$600,000**
B: Benjamin C Pratt & Tirsa R Pratt
S: Carol E Smith & Erica K Tolley
Book/Page: 42203/289, Date: 07/03/24
Mtg: Total Mtg Svcs $540,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6400sf

89 ONTARIO ST **$660,000**
B: Heather C Ryan
S: P C G Properties LLC
Book/Page: 42200/53, Date: 07/02/24
Mtg: Freedom Mortgage Corp $528,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 8265sf
Prior Sale: $350,000 (11/23)

15 PARROTT ST U:1 ..... **$380,000**
B: Christian Trevisan, Tr for Rebecca Hart
S: Emily Hunt
Book/Page: 42203/508, Date: 07/03/24
Mtg: Fairway Ind Mtg $360,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 18328sf
Prior Sale: $290,000 (11/20)

15 RYANS TER **$360,000**
B: Christine B Defelice
S: Jason R Anderson
Book/Page: 42187/381, Date: 06/26/24
Mtg: Salem Five Mtg Co $342,000
Term: 2054
Use: 1 Bdrm Old Style, Lot: 4837sf

404 SUMMER ST **$775,000**
B: Pablo E Aguirre
S: Carlos H Garcia & Sonia E Zelada
Book/Page: 42193/375, Date: 06/28/24
Mtg: Keystone Funding $581,250
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6036sf
Prior Sale: $335,000 (02/07)

107 VICTORY RD **$600,000**
B: Jorge A Arce
S: Melinda J Marino
Book/Page: 42202/308, Date: 07/03/24
Mtg: United Wholesale Mtg $540,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6642sf

382 WALNUT ST U:103 ..... **$385,000**
B: Darlene Alicudo & Tyler Alicudo
S: Theresa M Surette, Tr for Upton Rt
Book/Page: 42198/65, Date: 07/01/24
Mtg: Salem Five Mtg Co $365,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 22390sf

Lynnfield

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

10 CANDLEWOOD RD **$1,308,000**
B: Marta Rusak & Adam Flaczyk
S: Timothy J Cotter & Stacey A Cotter
Doc#: 000000000652213, Date: 06/28/24
Mtg: Berkshire Bank $981,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 30897sf
Prior Sale: $650,000 (02/03)

21 CHATHAM WAY **$1,225,000**
B: Sharmeen Alam & Sunny Alam
S: Elizabeth A Twomey
Book/Page: 42201/40, Date: 07/02/24
Mtg: Savings Bank (The) $900,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42336sf

1 FRIENDSHIP LN **$1,250,000**
B: E & B Ariusinvestment LLC
S: Rupertha H Garnette & Brian Tishler
Book/Page: 42196/55, Date: 06/28/24
Mtg: Mega Cap Funding Inc $875,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 61529sf
Prior Sale: $925,000 (06/17)

59 HOWARD ST **$1,370,000**
B: Yaping Luo & Dawei Sun
S: Elaine E Palashis & Eric J Stilianos
Book/Page: 42193/249, Date: 06/28/24

16 JORDAN RD **$1,555,000**
B: Kistler Mindnich & Leland Mindnich
S: Kristin A Grenier, Tr for 16 Jordan Road Rt
Book/Page: 42201/395, Date: 07/02/24
Mtg: JPMorgan Chase Bank $1,055,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 37483sf
Prior Sale: $777,500 (03/07)

6 JOSEPH LN **$2,565,000**
B: Angela L Kielt, Tr for K P & Angela L Kielt Ft
S: Katherine S Sieger & Marc J Sieger
Book/Page: 42189/555, Date: 06/27/24
Mtg: Morgan Stanley Privat $1,923,750
Term: 2054 Rate: 6.2% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $1,580,000 (01/09)

1 LANDSDOWNE CT **$1,699,900**
B: Shawn S Grenier & Kristin A Grenier
S: Ronald F Grasso Jr
Doc#: 000000000652276, Date: 07/02/24
Mtg: Metro Credit Union $766,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41609sf
Prior Sale: $667,000 (03/13)

4 PARTRIDGE LN U:4 ..... **$685,000**
B: Brooke A Jameson
S: Paula Wallace, Tr for Wilkie Ft
Book/Page: 42192/339, Date: 06/28/24
Mtg: Cross Country Mtg Inc $445,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $395,000 (05/07)

5 PRISCILLA RD **$805,000**
B: Fucheng Chen
S: Christopher J Mahan & Jennifer Mahan
Book/Page: 42194/355, Date: 06/28/24
Mtg: Fairway Ind Mtg $200,000
Term: 2039
Use: 3 Bdrm Split Level, Lot: 10102sf
Prior Sale: $399,000 (09/08)

9 TUTTLE LN **$1,000,000**
B: Orr Homes LLC
S: Hpi Mass Re Dev LLC
Book/Page: 42194/517, Date: 06/28/24
Mtg: Enterprise Bk & Tr Co $2,587,500
Use: Res Potentially Dvlpble Land, Lot: 77798sf

3 WINCHESTER DR **$1,599,000**
B: Elena Z Powers & Helena M Powers
S: L A Totman-Manfredonia & Joseph M Manfredonia
Doc#: 000000000652209, Date: 06/28/24
Mtg: Bay Equity LLC $766,000
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 42501sf
Prior Sale: $439,000 (03/01)

Manchester

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	11
Median Price	$800,000	$1,000,000

► REAL ESTATE SALES

3 MASCONOMO ST **$4,020,000**
B: Michael B Cosentino, Tr for Glandore Rt
S: Gina Beinecke
Book/Page: 42187/337, Date: 06/26/24
Use: 7 Bdrm Old Style, Lot: 49793sf
Prior Sale: $904,500 (09/95)

2 ORCHARD LN **$3,200,000**
B: Eric Walker & Katherine Walker
S: Clifford T Hughes
Book/Page: 42194/262, Date: 06/28/24
Mtg: Bank of America NA $2,000,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 6 Bdrm Colonial, Lot: 249734sf

21 PINE ST U:11 ..... **$1,125,000**
B: Amber E Woolfenden & Stephen D Woolfenden
S: Dutzman Christopher R Est & Orestes G Brown
Book/Page: 42194/301, Date: 06/28/24
Mtg: Guaranteed Rate Inc $500,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $780,000 (11/17)

Marblehead

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

10 AUBURNDALE RD **$1,400,000**
B: Melissa Coughlin & Sean Coughlin
S: David Goldenberg & Diane Goldenberg
Book/Page: 42196/33, Date: 06/28/24
Mtg: UBS Bank USA $1,190,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8820sf
Prior Sale: $780,000 (08/07)

130 BEACON ST **$1,158,100**
B: 130 Beacon St Marblehead
S: John J Warren & Randi R Warren
Book/Page: 42194/472, Date: 06/28/24
Mtg: Marblehead Svgs Bk $868,575
Use: 3 Bdrm Colonial, Lot: 11712sf

5 BLUEBERRY RD **$2,000,000**
B: Kathrin A Donahue & Martin K Donahue
S: Kevin J Palamara & Robin S Palamara
Book/Page: 42189/30, Date: 06/27/24
Mtg: Natl Grand Bk Marblhd $300,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 20038sf
Prior Sale: $975,000 (06/16)

14 GINGERBREAD LN **$1,600,000**
B: Sally Thompson, Tr for 14 Gingerbread Ln Marbleh
S: Erica M Keirstead, Tr for Ft Created 9 Of Spaberg F
Book/Page: 42197/257, Date: 07/01/24
Use: 4 Bdrm Contemporary, Lot: 23600sf

14 GINGERBREAD LN **$1,600,000**
B: Sally Thompson, Tr for 14 Gingerbread Ln Marbleh
S: Erica M Keirstead, Tr for Survivors T Spanerg Ft
Book/Page: 42198/323, Date: 07/01/24
Use: 4 Bdrm Contemporary, Lot: 23600sf
Prior Sale: $1,600,000 (07/24)

69 GLENDALE RD **$830,000**
B: Samantha Coates & Bryant R Shapiro
S: Peter A Freudenberger & Sarah Freudenberger
Book/Page: 42197/404, Date: 07/01/24
Mtg: Bank of America NA $455,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5418sf
Prior Sale: $705,000 (06/22)

21 HAWKES ST U:4 ..... **$295,567**
B: Barry Edelman & Begum Edelman
S: Patricia D Ealy & Robert J Ealy
Book/Page: 42202/473, Date: 07/03/24
Mtg: Natl Grand Bk Marblhd $221,675
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $166,000 (12/18)

1 INTREPID CIR U:1 ..... **$935,000**
B: John Burkhardt & Bettina Olshausen
S: Catherine Forcucci & Steven J Forcucci
Book/Page: 42201/268, Date: 07/02/24
Mtg: Rocket Mortgage LLC $748,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $699,000 (07/19)

24 KEE ST U:D2 ..... **$857,500**
B: Scott Samuels & Terra Samuels
S: Elizabeth E Michaud, Tr for Elizabeth Michaud Condo T
Doc#: 000000000652254, Date: 07/02/24
Use: Condo

24 KEE ST U:D3 ..... **$857,500**
B: Scott Samuels & Terra Samuels
S: Elizabeth E Michaud, Tr for Elizabeth Michaud Condo T
Doc#: 000000000652252, Date: 07/01/24
Use: Condo

26 MANATAUG TRL **$947,000**
B: Jodi H Lapointe & Robert R Lapointe
S: Karen E Mckenna
Book/Page: 42197/301, Date: 07/01/24
Mtg: Natl Grand Bk Marblhd $320,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2938sf

50 OCEAN AVE **$3,300,000**
B: Kevin J Palamara & Robin S Palamara
S: Rosette Cataldo
Book/Page: 42189/138, Date: 06/27/24
Mtg: Natl Grand Bk Marblhd $1,950,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 11134sf
Prior Sale: $1,669,000 (06/20)

24 PEARL ST U:3 ..... **$400,000**
B: Erin I Kelly, Tr for Juno Rt
S: Myra R Sussman
Book/Page: 42189/302, Date: 06/27/24
Use: 1 Bdrm Condo
Prior Sale: $72,500 (08/91)

10 PICKWICK RD **$1,365,000**
B: Miho S Parmelee & Nathan A Parmelee
S: Jeanine A Flaherty & Michael Flaherty
Book/Page: 42195/598, Date: 06/28/24
Mtg: Guaranteed Rate Inc $955,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6551sf
Prior Sale: $50,164 (04/24)

30 ROSE AVE **$1,200,000**
B: Kiera T Scatchard & William B Scatchard 4th
S: Carl S Guerin & Nicole M Guerin
Book/Page: 42194/399, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 7660sf
Prior Sale: $484,000 (06/13)

3 TEDESCO POND PL **$1,001,000**
B: Joanne H Johnston & Paul C Johnston
S: Betty A Widell, Tr for Betty Ann Widell Ft
Book/Page: 42198/9, Date: 07/01/24

9 UPLAND RD **$635,000**
B: Heritage Development LLC
S: Phillips Peter L Est & Benjamin J Phillips
Book/Page: 42200/340, Date: 07/02/24
Use: 3 Bdrm Contemporary, Lot: 4329sf
Prior Sale: $250,000 (08/92)

199 W SHORE DR U:B **$465,000**
B: Katherine Jacques
S: Barbara T Jacques
Book/Page: 42202/279, Date: 07/03/24
Mtg: Marblehead Svgs Bk $372,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $250,000 (06/08)

83 WASHINGTON ST U:83 ..... **$950,000**
B: Anna Vellat & Michael Vellat
S: Mark C Wentworth
Book/Page: 42202/379, Date: 07/03/24
Use: 3 Bdrm Condo
Prior Sale: $232,000 (10/94)

197 WASHINGTON ST **$1,045,000**
B: Mark K Stevens
S: Lorraine Stevens T
Book/Page: 42195/281, Date: 06/28/24
Mtg: Marblehead Svgs Bk $595,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 9681sf
Prior Sale: $20,000 (06/90)

12 WEST ST **$825,000**
B: Daniel Hebenstreit & Jessica Hebenstreit
S: David R Fullerton, Tr for Fullerton Ft
Book/Page: 42203/25, Date: 07/03/24
Mtg: Keystone Funding $742,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7800sf

► FORECLOSURE DEEDS

24 VILLAGE ST U:1 ..... **$335,000**
B: Michael J Farris
S: Katherine Poglitsch & Nationstar Mortgage LLC
Book/Page: 42200/180, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $285,000 (08/08)

Merrimac

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

41 EMERY ST **$470,000**
B: Mage Szmyd & Allison Vitale
S: Aaron A Marsh & Mary E Marsh
Book/Page: 42193/518, Date: 06/28/24
Mtg: Salem Five Mtg Co $368,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 11099sf

9 LITTLE POND RD **$930,000**
B: Caroline C Paull & James Paull
S: Vona Ft & Frederick J Vona Jr
Book/Page: 42191/12, Date: 06/27/24
Mtg: Morgan Stanley Privat $697,500
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 80704sf
Prior Sale: $122,500 (12/94)

17 SUMMER ST **$660,000**
B: Thomas A Gynan & Jack Wiehe
S: Joan M Bukoskey, Tr for Bukoskey-Koch RET
Book/Page: 42194/536, Date: 06/28/24
Mtg: Fairway Ind Mtg $584,000
Term: 2054
Use: 2-Family Conventional, Lot: 18848sf
Prior Sale: $112,500 (12/92)

Middleton

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

94 BOSTON ST **$900,000**
B: Alan Jeffers & Cynthia Jeffers
S: Ray F Abbott
Book/Page: 42190/204, Date: 06/27/24
Mtg: Leader Bank NA $250,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 23431sf
Prior Sale: $125,500 (12/96)

6 CHURCH ST **$1,200,000**
B: Karen Hopkins & Scott Hopkins
S: Kelly Malone & Johannes Van Meer
Book/Page: 42195/379, Date: 06/28/24
Mtg: Inst Svgs Newburyport $960,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20116sf
Prior Sale: $735,000 (12/15)

106 EAST ST **$1,120,000**
B: Elena E Berardino & Joseph M Berardino
S: Gregory L Demers & Jennifer E Demers
Book/Page: 42187/181, Date: 06/26/24
Mtg: Leader Bank NA $766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 48077sf
Prior Sale: $635,000 (05/14)

17 LEBEAU DR U:17 ..... **$1,035,000**
B: Carla M Powers & Thomas E Powers
S: Anthony G Rosati & Cecelia R Rosati
Book/Page: 42200/551, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $748,500 (11/17)

16 MEADOW DR **$750,000**
B: Maura A Grayson & Justin J Pezzuto
S: Kaweng Choi
Book/Page: 42203/54, Date: 07/03/24
Mtg: Ark-La-Tex Fin Svcs $637,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 16000sf
Prior Sale: $460,000 (07/19)

47 ROWELL LN U:47 ..... **$1,169,000**
B: Robert J Camelio & Vallia Camelio
S: Michael Clarke & Sharon Mcgrath
Book/Page: 42193/98, Date: 06/28/24
Mtg: Winchester Cp Bk $900,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $1,058,160 (05/22)

36 VILLAGE RD U:404 ..... **$560,000**
B: Christopher B Poor, Tr for Christopher B Poor Lt
S: Marci Boccuzzi & Stacey Bortle
Book/Page: 42188/292, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $320,000 (05/14)

Nahant

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

51 FOX HILL RD **$700,000**
B: 818 Design & Dev LLC
S: Donald E Steves, Tr for R&h Steeves Ft
Doc#: 000000000652202, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 11064sf

Newbury

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

7 48TH ST **$1,320,000**
B: Charlene K Macdonald & Ronald S Martin
S: Rami M Vanegas
Book/Page: 42187/551, Date: 06/26/24
Mtg: Wells Fargo Bank $420,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 4552sf
Prior Sale: $859,900 (12/20)

13 EXETER WAY **$1,176,000**
B: Amy C Sandy & Neal J Sandy
S: Brooke Perkins & Joey Perkins
Book/Page: 42193/13, Date: 06/28/24
Use: 3 Bdrm Conventional, Lot: 15133sf
Prior Sale: $775,000 (07/20)

17 EXETER WAY **$345,000**
B: Melissa A Haddad & Richard J Haddad
S: Melissa A Haddad & Allyson M Martin
Book/Page: 42197/523, Date: 07/01/24
Use: 3 Bdrm Camp/Cabin, Lot: 7414sf

44 MIDDLE RD **$225,000**
B: James Couturier & Michelle Couturier
S: Kathryn P Clark & Anna J Perry
Book/Page: 42198/22, Date: 07/01/24
Use: Residential Developable Land, Lot: 104980sf

112 MIDDLE RD **$1,650,000**
B: Alessandro Ingoglia & Larissa Ingoglia
S: Crane Properties LLC
Book/Page: 42201/239, Date: 07/02/24
Mtg: Guaranteed Rate Inc $1,174,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42375sf
Prior Sale: $379,900 (06/22)

9 MOULTON ST **$1,025,001**
B: Mary Badolato, Tr for 9 Moulton Street Rt
S: Jason D Wood & Karen A Wood
Book/Page: 42194/581, Date: 06/28/24
Mtg: Reading Cp Bk $825,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Colonial, Lot: 41099sf
Prior Sale: $190,000 (11/96)

120 NORTHERN BLVD **$1,225,000**
B: 120 Plum Island LLC
S: Anita E Bartschat, Tr for 120 Northern Boulevard Rt
Book/Page: 42194/202, Date: 06/28/24
Use: Accessory Land Improved, Lot: 21427sf

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ESSEX REGISTRY
continued

Newburyport

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

10 BOWLEN AVE **$580,000**
B: Newburyport Renovations L
S: Currier Jr Malcolm F Est & Sheila A Pelletier
Book/Page: 42195/540, Date: 06/28/24
Mtg: Newburyport Five Cent $437,500
Use: 3 Bdrm Ranch, Lot: 8600sf

83 CLIPPER WAY U:83 ..... **$594,000**
B: Clifford Tishler & Jean Tishler
S: Kathleen A Jewkes & Stephen M Jewkes
Book/Page: 42196/163, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $314,000 (10/03)

33 FRANCES DR **$1,155,000**
B: Charles Blougouras & Sarah Blougouras
S: Lynne H Wiehe & Stephen P Wiehe
Book/Page: 42194/330, Date: 06/28/24
Mtg: Primelending $924,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12662sf
Prior Sale: $255,000 (01/97)

132 HIGH ST U:E **$485,000**
B: Kelly Prescott
S: Christopher B Cronin, Tr for 132 High Street RT
Book/Page: 38010/555, Date: 11/08/19
Mtg: Prime Lending Inc $363,750
Use: Condo

134-136 HIGH ST U:4 ..... **$680,000**
B: Maureen F Moran
S: Suzanne Dimartino & Thomas P Dimartino
Book/Page: 42197/547, Date: 07/01/24
Mtg: Shoreham Bank $610,000
Term: 2054
Use: Condo

213 HIGH ST U:5 ..... **$615,000**
B: John Vitale & Susan Vitale
S: Briana N Schnare & Timothy M Scott
Book/Page: 42195/35, Date: 06/28/24
Mtg: Salem Five Mtg Co $415,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $465,000 (10/21)

80 LIME ST U:B **$565,000**
B: Paulette Michaud
S: Janis M Emerton
Book/Page: 42190/36, Date: 06/27/24
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $300,000 (06/14)

126 MERRIMAC ST U:49 ..... **$710,000**
B: John P Murphy, Tr for J P Murphy Declaration Of
S: Rhonda S Luedke, Tr for Rhonda S Luedke RET
Book/Page: 42187/438, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $400,000 (08/14)

309 MERRIMAC ST U:309 ..... **$810,000**
B: Mary K Cohen & Thomas M Mitchell
S: Nikole Beckwith
Book/Page: 42195/304, Date: 06/28/24
Mtg: Movement Mtg LLC $648,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $745,000 (07/22)

5 MILK ST U:5 ..... **$840,000**
B: Melissa Mendoza & Jason Smith
S: Christopher K Rood, Tr for Rood Ft
Book/Page: 42201/598, Date: 07/03/24
Use: 3 Bdrm Condo
Prior Sale: $700,000 (12/21)

192 NORTHERN BLVD **$1,500,000**
B: Paul G Difilippo, Tr for 10 Ftbs T
S: Stephane E Hauville & Tamara Olbres
Book/Page: 42190/4, Date: 06/27/24
Mtg: Newburyport Five Cent $1,050,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm, Lot: 8860sf
Prior Sale: $200,000 (07/21)

224 NORTHERN BLVD **$910,367**
B: Shawn Rooney
S: Jean A Krause & Timothy Krause
Book/Page: 42192/457, Date: 06/28/24
Mtg: Nations Direct Mtg $710,367
Term: 2054
Use: 2 Bdrm Conventional, Lot: 6660sf
Prior Sale: $295,000 (10/03)

25 OTIS PL **$1,250,000**
B: Christine Wyman & Steven P Wyman
S: Bridgette Hellinger & Matthew Hellinger
Book/Page: 42191/494, Date: 06/28/24
Use: 3 Bdrm Conventional, Lot: 2710sf
Prior Sale: $1,115,000 (05/22)

5 TRUMAN WAY **$1,995,000**
B: Alvaro Cunha & Daniele Cunha
S: Kayla Brennan & Matthew Brennan
Book/Page: 42188/14, Date: 06/26/24
Mtg: Cross Country Mtg Inc $1,197,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10875sf
Prior Sale: $1,695,000 (08/22)

16 TYNG ST U:D **$475,000**
B: Mallory Sanders
S: Gerald A Gregg, Tr for Gregg Tyng Street T
Book/Page: 42198/153, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $222,400 (11/15)

Peabody

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

3 ALDEN RD **$640,000**
B: Ma Re Holdings LLC
S: Sandra Bevilacqua & Deborah Dunklee
Book/Page: 42190/600, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 7170sf

2 AZALEA LN **$700,000**
B: Jonathan C Lawrence & Olivia T Sek
S: Philip C Eddy, Tr for Eddy Ft
Book/Page: 42193/198, Date: 06/28/24
Mtg: Guaranteed Rate Inc $570,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15080sf
Prior Sale: $432,500 (10/16)

4 BLAIR TER **$518,000**
B: Samantha Cimino & Sandro Cimino
S: Toni M Digregorio & Michael J Novick
Book/Page: 42195/511, Date: 06/28/24
Mtg: United Wholesale Mtg $395,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6003sf
Prior Sale: $115,000 (03/94)

10 BOURBON ST U:2 ..... **$456,000**
B: Michael W Dudek & Madison Onanian
S: John I Russell, Tr for John I Russell Jr Ft
Book/Page: 42188/343, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $215,000 (09/02)

14 BOURBON ST U:25 ..... **$465,000**
B: Anthony Gelormini, Tr for Gelormini Ft
S: Brian Mclaughlin
Book/Page: 42194/63, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $210,000 (07/03)

19 BRADFORD RD **$1,095,000**
B: Jason Rodrigues & Maureen Rodrigues
S: Taylor J Maccallum & Tiffany L Maccallum
Book/Page: 42203/343, Date: 07/03/24
Mtg: M&T Bank NA $985,500
Term: 2054 Rate: 6.4% Type: Adj
Use: 5 Bdrm Split Level, Lot: 15002sf
Prior Sale: $699,000 (12/17)

27 DIANE RD **$720,000**
B: Ralph Dalleva
S: Nancy A Sotis, Tr for Louis & Poppy Sotis Lt
Book/Page: 42203/264, Date: 07/03/24
Mtg: Salem Five Mtg Co $500,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Ranch, Lot: 10001sf
Prior Sale: $365,000 (04/10)

6 ESSEX GREEN DR U:C **$515,000**
B: Emily Charette
S: Steele Kathleen Est & Judith Connell-Borden
Book/Page: 42190/48, Date: 06/27/24
Mtg: Guaranteed Rate Inc $463,000
Term: 2054
Use: Condo

1 FAIRMOUNT RD **$654,000**
B: Kaitlyn A Noll & Tyler J Valliere
S: Mary L Schulze, Tr for Schulze 2017 T
Book/Page: 42198/188, Date: 07/01/24
Mtg: Metro Credit Union $523,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf

59 FAIRVIEW AVE **$585,000**
B: Edvaldo Mota & Ercila Mota
S: Scott A Perrin
Doc#: 000000000652217, Date: 06/28/24
Mtg: Cross Country Mtg Inc $555,750
Term: 2054
Use: 2 Bdrm Old Style, Lot: 5001sf
Prior Sale: $143,500 (10/96)

2 FORBES WAY **$989,000**
B: Brian C Ferri & Katherine W Ferri
S: Scott A Tsoukalas, Tr for 2 Forbes Way Peabody Nt
Book/Page: 42195/360, Date: 06/28/24
Mtg: Salem Five Mtg Co $589,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 20011sf
Prior Sale: $369,000 (06/97)

107 FOSTER ST U:204 ..... **$400,000**
B: Joseph C Dibella Jr
S: Gina Mccarthy & Johnathan Mccarthy
Book/Page: 42196/264, Date: 06/28/24
Mtg: Guaranteed Rate Inc $302,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $331,000 (03/21)

107 FOSTER ST U:208 ..... **$375,000**
B: Bang H Huynh & Tony C Loung
S: Fondini Rose M Est & Leonard S Fondini
Book/Page: 42196/365, Date: 06/28/24
Mtg: Bank of America NA $205,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $192,000 (09/02)

12 GEDNEY DR **$920,000**
B: Linh Le & Tracey Weng
S: Richard Wachlin
Book/Page: 42189/261, Date: 06/27/24
Mtg: Guaranteed Rate Inc $720,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10694sf

2 LEDGEWOOD WAY U:5 ..... **$390,000**
B: Jose Garcia & Maria Garcia
S: Joseph Obrien, Tr for Diane M Dyko T
Book/Page: 42189/340, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $262,500 (08/15)

29 LIVINGSTON DR **$923,000**
B: Edward J Mcnelley & Joan E Mcnelley
S: Janelle M Carabello & John L Whaley
Book/Page: 42191/461, Date: 06/28/24
Use: 5 Bdrm Ranch, Lot: 17860sf
Prior Sale: $450,000 (05/15)

267 LOWELL ST **$660,000**
B: Sarah F Henrick
S: Ahmad A Alabbadi
Book/Page: 42199/583, Date: 07/02/24
Mtg: Rocket Mortgage LLC $495,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6068sf
Prior Sale: $557,000 (11/22)

399 LOWELL ST **$800,000**
B: Edson B Sanogueira
S: Kirsten A Nikola, Tr for Kirsten A Nikola T
Book/Page: 42190/126, Date: 06/27/24
Mtg: United Wholesale Mtg $640,000
Term: 2054
Use: 2 Bdrm Salt Box, Lot: 14161sf
Prior Sale: $505,000 (02/08)

22 NEWCASTLE RD **$750,000**
B: Alexandra Barker & Frank Letizia 3rd
S: Emily L Gaither & Justin B Gaither
Book/Page: 42192/500, Date: 06/28/24
Mtg: Salem Five Mtg Co $712,500
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 5393sf
Prior Sale: $622,500 (07/21)

60 NEWCASTLE RD **$645,000**
B: Dillon Cecchi & Madeleine Walz
S: Beverly S Malvitch & Mark E Malvitch
Book/Page: 42189/353, Date: 06/27/24
Mtg: Cape Ann Svgs Bk $544,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 6055sf
Prior Sale: $280,000 (10/02)

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

44 LONG BCH U:5 ..... **$325,000**
B: Lauren Oostman & Michael Oostman
S: Donna L Currier, Tr for Donna L Currier RET
Book/Page: 42193/6, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $157,500 (07/15)

2 PRIDES LN **$1,650,000**
B: James W Romep, Tr for Nuthouse Rt
S: Chibl Nahas & Elizabeth S Nahas
Doc#: 000000000652136, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 13939sf
Prior Sale: $885,973 (12/16)

3 SMITH RD **$925,000**
B: Susan J Rees, Tr for 3 Smith Road Rt
S: Celia F Rankin
Book/Page: 42199/570, Date: 07/02/24
Use: 2 Bdrm Ranch, Lot: 6142sf
Prior Sale: $415,000 (08/17)

Rowley

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

86 HAMMOND ST **$1,249,000**
B: Scott Bailey & Jessica Page
S: Joseph Fruciano & Madeline Fruciano
Book/Page: 42191/158, Date: 06/27/24
Mtg: Mtg Equity Partners $849,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 370147sf
Prior Sale: $799,900 (05/18)

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

11 BERTUCCIO AVE **$610,000**
B: Frederick Ramirez
S: Robert L Wong
Book/Page: 42203/598, Date: 07/03/24
Mtg: Sierra Pacific Mtg $591,700
Term: 2054
Use: 2 Bdrm Old Style, Lot: 5001sf
Prior Sale: $265,000 (03/04)

16 BOW ST **$456,000**
B: Molly Barone & Jarid A Pasek
S: Lisa Crockett
Book/Page: 42195/214, Date: 06/28/24
Mtg: Merrimack Valley CU $433,200
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 7000sf
Prior Sale: $253,000 (01/06)

3-1/2 BUFFUM ST **$780,000**
B: Cela Property LLC
S: Hoi H Vo
Book/Page: 42194/10, Date: 06/28/24
Mtg: Raymond C Green Fund $550,000
Use: 2-Family Mlti-Unt Blg, Lot: 3197sf
Prior Sale: $132,000 (03/94)

15 CABOT ST U:2 ..... **$540,000**
B: Keycabot LLC
S: Taylor J Haselgard
Book/Page: 42187/175, Date: 06/26/24
Use: 3 Bdrm Condo, Lot: 4578sf
Prior Sale: $430,000 (10/21)

2 CAULDRON CT **$645,000**
B: Amy L Nickerson & James R Kontoules
S: Patrick Mcnamee & Eve A Mcnamee
Doc#: 000000000652243, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 7532sf

18 CHASE ST **$730,000**
B: Juliet Abajue & Abajue Madu
S: B-Six LLC
Book/Page: 42202/242, Date: 07/03/24
Mtg: Guild Mortgage Co $584,000
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 3502sf
Prior Sale: $242,200 (07/11)

11 CHURCH ST U:518 ..... **$385,000**
B: Carol A Drost & Sarah B Drost
S: Matthew D Dagostino
Book/Page: 42195/572, Date: 06/28/24
Mtg: Republic State Mtg Co $255,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $200,000 (05/15)

88 CONGRESS ST U:4 ..... **$295,000**
B: Dean Profis & Diana Profis
S: David C Smith
Book/Page: 42195/123, Date: 06/28/24
Mtg: BankESB $221,250
Term: 2054
Use: 2 Bdrm Condo, Lot: 4469sf
Prior Sale: $130,000 (03/07)

8 DEARBORN LN **$1,000,000**
B: Steven Becroft & Carol A Hale
S: Steven Becroft
Book/Page: 42191/244, Date: 06/27/24
Use: 3 Bdrm Contemporary, Lot: 13909sf
Prior Sale: $800,000 (11/21)

5 GARDNER ST U:3 ..... **$450,000**
B: Molly Gilmore
S: Amber R Freedman & Christopher V Lousos
Book/Page: 42188/578, Date: 06/27/24
Mtg: Leader Bank NA $415,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 6377sf
Prior Sale: $360,000 (06/22)

42 HARBOR ST **$1,040,000**
B: Hannah Brosnan & Phillip Dixon
S: Michael Ofir
Book/Page: 42200/266, Date: 07/02/24
Mtg: United Wholesale Mtg $936,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 3350sf
Prior Sale: $400,000 (07/09)

15-17 HARRIS ST **$725,000**
B: 15-17 Harris St Cbc LLC
S: Carol J Larrabee & Coralee B Stever
Book/Page: 42199/11, Date: 07/01/24
Mtg: Newburyport Five Cent $782,500
Use: 2-Family Mlti-Unt Blg, Lot: 4238sf

410 LORING AVE **$880,000**
B: Carlos Garcia & Kevin Q Morales
S: Yoldy Castillo & Maribel Nunez
Book/Page: 42203/422, Date: 07/03/24
Mtg: Rockland Tr Co $838,800
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 6098sf
Prior Sale: $567,500 (10/17)

6 MANNING ST **$1,100,000**
B: Beth A Cornell & Matthew Cornell
S: Shannon L Johnson, Tr for 6 Manning Street Rt
Book/Page: 42188/151, Date: 06/26/24
Use: 4 Bdrm Colonial, Lot: 9296sf
Prior Sale: $500,000 (09/08)

16 ROPES ST **$710,000**
B: Lauren Capolupo & Liam Rogers
S: Sanjog B Rana & Sajju Rayamajhi
Book/Page: 42195/235, Date: 06/28/24
Mtg: Drew Mortgage Assnlnc $510,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5711sf
Prior Sale: $487,000 (03/19)

52 SCHOOL ST **$820,000**
B: Ashley Daugherty & Nash Simpson
S: North Shore Quality Bldrs
Book/Page: 42189/107, Date: 06/27/24
Use: 2-Family Mlti-Unt Blg, Lot: 14702sf
Prior Sale: $505,000 (11/22)

52 SCHOOL ST U:2 ..... **$1,000,000**
B: Alexandra C Fuller & Jacob F Mercer
S: North Shore Quality Bldrs
Book/Page: 42203/148, Date: 07/03/24
Mtg: Citibank Na $868,403
Term: 2054
Use: Condo

8 SUNSET RD **$733,000**
B: Forest Sze, Tr for Forestsze Rt
S: Ashley D Graves
Book/Page: 42193/413, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 5602sf
Prior Sale: $375,000 (06/03)

21 SYMONDS ST **$945,450**
B: Vinh Nguyen
S: Plan C Properties LLC
Book/Page: 42195/261, Date: 06/28/24
Mtg: Cross Country Mtg Inc $567,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 2949sf
Prior Sale: $561,000 (11/18)

3 TEDESCO POND PL U:3 ..... **$1,001,000**
B: Joanne H Johnston & Paul C Johnston
S: Betty A Widell, Tr for Betty Ann Widell Ft
Book/Page: 42198/9, Date: 07/01/24
Use: 3 Bdrm Condo
Prior Sale: $146,000 (05/91)

12 UNION ST U:1 ..... **$460,000**
B: Kevin Burke
S: Reagan E Kenwell
Book/Page: 42192/364, Date: 06/28/24
Mtg: Cross Country Mtg Inc $230,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 9971sf
Prior Sale: $231,000 (10/09)

42 VALIANT WAY U:42 ..... **$475,000**
B: Bessie Oneill & Stephen Oneill
S: Daniel H Bernhardt
Book/Page: 42189/412, Date: 06/27/24
Mtg: Salem Five Mtg Co $356,250
Term: 2054 Rate: 6.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $411,900 (08/21)

15 VARNEY ST **$589,900**
B: Bridget E Gantner & Thomas A Jackson
S: Blastov Investments LLC
Book/Page: 42193/476, Date: 06/28/24
Mtg: Wells Fargo Bank $549,900
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3798sf
Prior Sale: $276,000 (08/19)

65 WASHINGTON ST U:311 ..... **$700,000**
B: Emily Halpern-Lewis
S: 65 Washington Street LLC
Book/Page: 40534/9, Date: 11/30/21
Mtg: Republic State Mtg Co $525,000
Term: 2051
Use: Condo

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

156 BEACH RD **$75,000**
B: Ritter Builders LLC
S: Ritter Builders LLC
Book/Page: 42187/167, Date: 06/26/24
Use: Residential Developable Land, Lot: 15002sf

34 CENTRAL AVE **$1,520,000**
B: Shakshuks Properties LLC
S: Flyport Realty LLC
Book/Page: 42191/59, Date: 06/27/24
Use: Residential Developable Land, Lot: 10001sf
Prior Sale: $1,500,000 (10/23)

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

8 GRANDVIEW PARK **$727,000**
B: Thi B Le & Vu A Nguyen
S: Katelyn C Deon
Book/Page: 42195/333, Date: 06/28/24
Mtg: Mtg Connection Llc $200,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10380sf
Prior Sale: $379,900 (05/14)

29 HARRISON AVE **$650,000**
B: Agathina G Nozy-Riviere & Jean Y Riviere
S: Patti Donald P Est & Concetta Patti
Book/Page: 42203/325, Date: 07/03/24
Mtg: Cross Country Mtg Inc $617,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8699sf

7 INNIS ST **$700,000**
B: Channara Pheun & Peter Pheun
S: Jack Perry, Tr for Perry Ft
Doc#: 000000000652187, Date: 06/28/24
Mtg: Guaranteed Rate Inc $560,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 10515sf

2606 LEWIS O GRAY DR U:2606 ..... **$600,000**
B: Christine A Finocchiaro & Joseph S Finocchiaro
S: Nina A Cameron
Book/Page: 42192/331, Date: 06/28/24
Use: 2 Bdrm Condo

286 LINCOLN AVE **$540,000**
B: Marius A Iorga
S: Peter E Graziani, Tr for 286 Lincoln Rt
Book/Page: 42195/482, Date: 06/28/24
Mtg: Amerant Mortgage $405,000
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 7388sf
Prior Sale: $225,000 (06/12)

14 MILANO DR **$1,100,014**
B: Jennifer R Maillet & Adam J Maillet
S: Joseph S Finocchiaro, Tr for Finocchiaro Ft
Book/Page: 42204/302, Date: 07/05/24
Mtg: North Shore Bank $550,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 20216sf
Prior Sale: $521,250 (10/06)

27 PALMER AVE **$550,000**
B: Yeymi C Verde
S: James V Mucci
Book/Page: 42198/129, Date: 07/01/24
Mtg: New Fed Mtg Corp $540,038
Term: 2054
Use: 2 Bdrm Old Style, Lot: 4748sf
Prior Sale: $345,500 (09/17)

19 VIKING RD **$750,000**
B: Diana Solimine & Jason Solimine
S: Anthony Gelormini, Tr for Gelormini Ft
Book/Page: 42193/57, Date: 06/28/24
Mtg: Allied Mortgage Group $425,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12001sf
Prior Sale: $50,000 (12/21)

237 WALNUT ST **$440,000**
B: Carline Saint Jean & Moseley Saint Jean
S: Joan Nunn & Michael Nunn
Book/Page: 42186/329, Date: 06/26/24
Use: 2 Bdrm Ranch, Lot: 9601sf
Prior Sale: $198,500 (09/10)

71 WINTER ST **$565,000**
B: Gabriel Ugbade
S: Douglas Cargill
Book/Page: 42198/411, Date: 07/01/24
Use: 5 Bdrm Ranch, Lot: 9043sf

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

10 DEAD EYE RUN U:10 ..... **$482,000**
B: Nadia Asonganyi
S: Nicholas Markos
Book/Page: 42198/33, Date: 07/01/24
Mtg: Guild Mortgage Co $473,269
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $202,500 (08/15)

141 FOSTER RD **$632,000**
B: Meaghan Kramer
S: Olga Vlahou
Doc#: 000000000652178, Date: 06/28/24
Mtg: Cross Country Mtg Inc $332,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 8146sf
Prior Sale: $318,000 (07/10)

406 PARADISE RD U:1M **$329,000**
B: Nscm Properties LLC
S: Christine M Kazoyan
Book/Page: 42199/129, Date: 07/01/24
Use: 1 Bdrm Condo

1006 PARADISE RD U:1F **$475,000**
B: Aleksandr D Viner & Sophia Viner
S: Milena Lieberson
Book/Page: 42201/519, Date: 07/02/24
Mtg: Superior Funding Corp $356,250
Term: 2054
Use: 3 Bdrm Condo

179 REDINGTON ST **$835,000**
B: Jacqueline Tilden
S: Miho Parmelee & Nathan A Parmelee
Book/Page: 42191/585, Date: 06/28/24
Mtg: Inst Svgs Newburyport $668,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3833sf
Prior Sale: $502,000 (06/17)

72 ROY ST **$500,000**
B: Carlos Z Sanchez
S: Pamela Wood
Book/Page: 42192/528, Date: 06/28/24
Mtg: OCMBC Inc $424,950
Term: 2054
Use: 2 Bdrm Old Style, Lot: 3441sf
Prior Sale: $215,000 (10/09)

13 RYAN PL U:13 ..... **$455,000**
B: Vadim Rapoport
S: Natalka C Mooney
Book/Page: 42190/177, Date: 06/27/24
Mtg: Rocket Mortgage LLC $409,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $320,000 (06/19)

2 WORCESTER AVE **$735,000**
B: Peter J Dennedy-Frank & Anna Levin
S: Alexandra D Altman & Lawrence H Stone 2nd
Book/Page: 42196/9, Date: 06/28/24
Mtg: Leader Bank NA $535,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7405sf
Prior Sale: $530,000 (09/20)

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

422 BOSTON ST U:B **$920,000**
B: Cullen Properties LLC
S: Gdk 7 Realty LLC
Book/Page: 42191/239, Date: 06/27/24
Use: Industrial Condominum
Prior Sale: $465,000 (11/06)

41 CAMPMEETING RD **$789,000**
B: Tyler G Dangelo
S: Maria Mardikis & Jennifer E May
Book/Page: 42192/233, Date: 06/28/24
Mtg: Movement Mtg LLC $789,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 40075sf
Prior Sale: $685,000 (03/22)

21 ROWLEY BRIDGE RD **$850,000**
B: Lucero S Mistry & Zahan H Mistry
S: Edna M Gerry
Book/Page: 42200/519, Date: 07/02/24
Mtg: Bank of America NA $680,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 102366sf
Prior Sale: $470,000 (11/08)

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

49 MEETING HOUSE HILL RD **$715,000**
B: Gretchen Bayko & Maxwell Bayko
S: Judith C Belyea
Book/Page: 42194/146, Date: 06/28/24
Mtg: US Bank NA $595,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 60984sf
Prior Sale: $390,000 (11/04)

111 RIVER RD **$1,675,000**
B: Lynne Hendricks & Stephen Wiehe
S: Jeanne J Ringenbach, Tr for 111 River Road Rt
Book/Page: 42195/61, Date: 06/28/24
Mtg: Inst Svgs Newburyport $1,340,000
Term: 2054
Use: 2-Family Contemporary, Lot: 120226sf

10 STEWART ST **$649,000**
B: Joyce Pitasi & Martin Pitasi
S: Nd Ventures LLC
Book/Page: 42203/250, Date: 07/03/24
Use: 4 Bdrm Ranch, Lot: 43560sf
Prior Sale: $299,000 (05/21)

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Franklin Registry

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

Ashfield

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

634 BELLUS RD $335,000
B: Michael J Schunke & Johanna Gluck
S: J E Branson & Irene G Branson
Book/Page: 8336/134, Date: 06/27/24
Use: Manufacturing Building, Lot: 43560sf
Prior Sale: $67,000 (01/97)

28 MEADOW LN $358,000
B: Sheila Graves & Michael Epstein
S: Matthew J Glassman & Jeremy L Eaton
Book/Page: 8339/205, Date: 07/03/24
Mtg: Greenfield Cp Bk $302,100
Term: 2054 Rate: 5.6% Type: Adj
Use: 2 Bdrm Ranch, Lot: 13068sf
Prior Sale: $166,000 (03/16)

86 SOUTH ST $650,000
B: Gloria Pacosa & Christopher Bousquet
S: Stephen Ouimet & Marulyn Ouimet
Book/Page: 8336/271, Date: 06/27/24
Use: 6 Bdrm Colonial, Lot: 409464sf

SPRUCE CORNER RD $70,000
B: Spruce Corner Preserve Rt & Arnold W Hunnewell Jr
S: Alana D Traub
Book/Page: 8337/228, Date: 06/28/24

544 SPRUCE CORNER RD $410,000
B: Jennifer Nascimento
S: Lynne A Fifield
Book/Page: 8336/324, Date: 06/28/24
Use: 2 Bdrm Colonial, Lot: 538619sf
Prior Sale: $31,250 (12/01)

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

11 CREAMERY AVE $543,000
B: Corey Bruffee & Helene Kasper
S: Pathlight Inc
Book/Page: 8339/179, Date: 07/03/24
Mtg: Greenfield Cp Bk $270,000
Term: 2054
Use: Other Exempt, Lot: 1015819sf
Prior Sale: $287,385 (12/07)

64 WATER ST $506,000
B: Charles E Burns & Sharon M Mulvey-Burns
S: Aimee Gelnaw
Book/Page: 8338/215, Date: 07/01/24

Conway

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	1
Median Price	$346,250	$285,000

► REAL ESTATE SALES

CRICKET HILL RD L:1 ..... $170,000
B: Commonwealth Of Ma
S: Lewis Thomas H Est & Marcia P Lewis
Book/Page: 8336/284, Date: 06/27/24

CRICKET HILL RD L:2 ..... $170,000
B: Commonwealth Of Ma
S: Lewis Thomas H Est & Marcia P Lewis
Book/Page: 8336/284, Date: 06/27/24

576 SHELBURNE FALLS RD $675,000
B: Laurie Farkas & Sandor Farkas
S: Deborah Wilkes, Tr for Deborah Wilkes Int
Book/Page: 8335/186, Date: 06/26/24
Use: 5 Bdrm Colonial, Lot: 40511sf
Prior Sale: $210,000 (01/02)

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

5 ELM ST $509,000
B: 5 Elm St LLC
S: Lawrence A Golonka
Book/Page: 8339/76, Date: 07/02/24
Mtg: Greenfield Svgs $480,000
Use: Mixed Use-Prim Res & Comm, Lot: 5663sf

337 GREENFIELD RD $240,000
B: Daniel F Graves & Thomas A Graves
S: Suzanne Nowak
Book/Page: 8335/115, Date: 06/26/24
Mtg: Greenfield Svgs $192,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 34848sf

594 GREENFIELD RD $305,000
B: Bement School Inc
S: Arpc LLC
Book/Page: 8336/141, Date: 06/27/24
Use: 2 Bdrm Ranch, Lot: 56641sf
Prior Sale: $178,321 (04/24)

MOUNTAIN RD L:2 ..... $188,000
B: Jonatha L Pepyne & Megan K Pepyne
S: Zajac Henry Est & Edward Zajac
Book/Page: 8339/29, Date: 07/02/24
Use: Residential Developable Land, Lot: 54010sf
Prior Sale: $120,000 (09/10)

57 SUGARLOAF ST $525,000
B: Christine Grimaldi & Alison Wilson-Pierce
S: Liam Obrien & Gina L Obrien
Book/Page: 8337/215, Date: 06/28/24
Use: 4 Bdrm Old Style, Lot: 23087sf
Prior Sale: $205,000 (05/01)

62 WAPPING RD $925,000
B: Talbott L Simonds & Carter Simonds
S: Wapping Rd Holdings LLC
Book/Page: 8338/346, Date: 07/02/24
Use: 3 Bdrm Old Style, Lot: 24198sf
Prior Sale: $545,000 (07/16)

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

24 DAVENPORT WAY $85,000
B: Sarah Madison & Mark Phillips
S: Parody Bldrs & Sons LLC
Book/Page: 8335/289, Date: 06/26/24
Use: Residential Developable Land, Lot: 20904sf
Prior Sale: $65,000 (12/21)

270 MAIN ST $655,000
B: Jaduke Re Holdings LLC
S: 270 Main Greenfield LLC
Book/Page: 8336/53, Date: 06/27/24
Mtg: Greenfield Svgs $1,900,000
Use: Office Bldg-General, Lot: 23113sf
Prior Sale: $700,000 (12/22)

9 ORCHARD ST $495,500
B: Patrick Glass & Pamela Glass
S: Kevin M Sweeney & Margaret M Sweeney
Book/Page: 8337/283, Date: 06/28/24
Mtg: Florence Bank $395,500
Term: 2054
Use: 6 Bdrm Victorian, Lot: 19972sf
Prior Sale: $1,800 (12/05)

34 OVERLAND RD $266,670
B: Karen A Bergstrom
S: Bergstrom Ann D Est & Edwin A Bergstrom
Book/Page: 8339/264, Date: 07/03/24
Mtg: Greenfield Cp Bk $200,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9252sf
Prior Sale: $98,000 (07/00)

3 VILLAGE GRN $350,000
B: Mitchell Penfield & Elena Penfield
S: Jessica Bryant
Book/Page: 8337/68, Date: 06/28/24
Mtg: Greenfield Svgs $310,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 167471sf
Prior Sale: $245,000 (11/18)

Heath

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

166 NUMBER 9 RD $360,000
B: Frederick A Schnarr & Delores A Schnarr
S: Donald W Johnson & Colleen C Johnson
Book/Page: 8337/191, Date: 06/28/24

Leyden

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	0
Median Price	$325,000	

► REAL ESTATE SALES

97 RIVER RD $276,000
B: Nancy Soderstrom
S: Nikolas J Adamski & Melissa Adamski
Book/Page: 8339/165, Date: 07/03/24
Use: 3 Bdrm Split Entry, Lot: 261360sf
Prior Sale: $175,000 (10/08)

Montague

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

41 COOLIDGE AVE $182,000
B: Pasha Realty LLC
S: Jason M Spencer & Tara C Spencer
Book/Page: 8338/152, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $147,500 (06/07)

1 GREENFIELD RD $400,000
B: Ryan Maloney & Emily Cavanaugh
S: Joel C Tognarelli & Kristie R Tognarelli
Book/Page: 8339/51, Date: 07/02/24
Mtg: Greenfield Cp Bk $320,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 20778sf
Prior Sale: $170,000 (10/23)

29 MAIN ST $425,000
B: Gordon R Morse
S: Harry S Rockland-Miller
Book/Page: 8339/253, Date: 07/03/24
Use: 3 Bdrm Old Style, Lot: 8102sf
Prior Sale: $234,900 (08/09)

23 OLD SUNDERLAND RD $179,000
B: Carolyn Murray
S: Nancy A Stafford & Marsha Potyrala
Book/Page: 8336/107, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 307926sf

3 TAYLOR HTS $534,000
B: Richard Cramm & Vivien Venskowski
S: Foote Robert Est & Judith Foote
Book/Page: 8339/105, Date: 07/02/24
Mtg: Greenfield Cp Bk $299,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 141701sf

► FORECLOSURE DEEDS

52 J ST $185,000
B: John Anctil
S: Genevieve Schmidt & Carrington Mtg Svcs LLC
Book/Page: 8338/332, Date: 07/02/24
Use: 2-Family Colonial, Lot: 17903sf
Prior Sale: $140,000 (01/00)

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

33 MAIN ST $570,000
B: Cynthia J Graves
S: Kathryn M Hartshorne
Book/Page: 8336/1, Date: 06/27/24
Mtg: Greenfield Svgs $270,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 5 Bdrm Colonial, Lot: 26602sf
Prior Sale: $339,900 (09/16)

15 S MOUNTAIN RD $345,100
B: Matthew T Belden & Hailee Belden
S: Gary M Weber & Tracey J Kuklewicz
Book/Page: 8338/5, Date: 06/28/24
Mtg: Members Advantage Mtg $325,100
Term: 2054
Use: 3 Bdrm Ranch, Lot: 32670sf
Prior Sale: $335,000 (02/24)

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

42 BUTTERWORTH RD $280,000
B: Ashley Thiboutot & Trevor Standring
S: John A Gostan & Lucymay Gostan
Book/Page: 8335/303, Date: 06/26/24
Mtg: Total Mtg Svcs $271,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $150,000 (09/08)

75 CONGRESS ST $260,000
B: Scot Gordon
S: Bonita L Bradshaw
Book/Page: 8340/60, Date: 07/05/24
Use: 3 Bdrm Old Style, Lot: 21780sf

48 E RIVER ST $500,000
B: Triangle Works LLC
S: Orange Technology Ctr Inc
Book/Page: 8335/243, Date: 06/26/24
Mtg: Orange Technology Ctr $465,000
Term: 2054
Use: Manufacturing Building, Lot: 82764sf
Prior Sale: $67,500 (09/19)

19 HOWE ST $246,030
B: Christopher J Malm
S: Amy Greene
Book/Page: 8337/247, Date: 06/28/24
Mtg: Total Mtg Svcs $225,274
Term: 2054
Use: 2 Bdrm Old Style, Lot: 19166sf
Prior Sale: $41,000 (12/10)

Shelburne

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

183 S SHELBURNE RD $374,000
B: Leslie Fowle & Shawn Robinson
S: Underwood Craig A Est & Lisa Sheehan
Book/Page: 8339/290, Date: 07/03/24
Mtg: HarborOne Mortgage $299,200
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 145490sf

Shutesbury

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

244 BAKER RD $380,000
B: Phillip M Hampton & Janet N Hampton
S: Branden Eugenio
Book/Page: 8339/342, Date: 07/03/24
Use: Mixed Use-Prim Res & Rec, Lot: 769705sf
Prior Sale: $350,000 (08/23)

64 PRATT CORNER RD $505,000
B: Claire Dutton & N T Hargreaves-Heald
S: Robert Moss & Catherine Moss
Book/Page: 8338/69, Date: 06/28/24
Mtg: Members Advantage Mtg $417,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 59677sf
Prior Sale: $265,000 (10/17)

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

19 LEDGEWOOD DR $410,000
B: Taylor B Marcotte & Stephanie N Marcotte
S: Neal N Slocombe
Book/Page: 8337/308, Date: 06/28/24
Mtg: Members Advantage Mtg $389,500
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 60749sf
Prior Sale: $235,000 (12/11)

Wendell

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	1
Median Price		$375,000

► REAL ESTATE SALES

LOCKE HILL RD L:1 ..... $69,000
B: Kelsey Perrett
S: Jeffrey L Teixeira & Mary J Connelly
Book/Page: 8338/57, Date: 06/28/24

Whately

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

38 MOUNTAIN RD $600,000
B: Jason Judge
S: Barbara K Pomeroy
Book/Page: 8337/44, Date: 06/28/24

265 RIVER RD $220,000
B: Darcy J Tozier & Ellen Brown
S: Darcy J Tozier & Ellen Brown
Book/Page: 8335/295, Date: 06/26/24
Use: 3 Bdrm Old Style, Lot: 30000sf
Prior Sale: $116,900 (10/98)

Hampden Registry

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436 Dwight Street
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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

58 ALHAMBRA CIR N $305,000
B: Stacey L Belliveau
S: Lindsay Cournoyer & Thomas Klaubert
Book/Page: 25470/124, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: $267,500 (05/21)

38 BEEKMAN DR U:38 ..... $220,000
B: Odai Alattar
S: Joyce M Becker
Book/Page: 25478/56, Date: 07/02/24
Mtg: Radius Financial Grp $202,500
Term: 2054
Use: 2 Bdrm Condo

12 CASTLE HILL RD E $326,000
B: Carol A Slate
S: Grus Theresa A Est & Mark R Magistri
Book/Page: 25472/392, Date: 06/28/24
Mtg: Richard Crowley $330,000
Term: 2025

191 FRANKLIN ST $275,000
B: Angela C Boulay
S: Bonnie Merrifield
Doc#: 000000000236938, Date: 06/27/24
Mtg: Total Mtg Svcs $265,821
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13504sf
Prior Sale: $155,000 (06/20)

83-85 KANAWHA AVE $450,000
B: Jack Chen
S: Marie-Elaina Graves
Book/Page: 25479/138, Date: 07/02/24
Mtg: Florence Bank $315,000
Term: 2054
Use: 2-Family Townhouse, Lot: 16988sf
Prior Sale: $175,000 (07/19)

188 LINE ST $212,760
B: Equity TCo
S: Peter A Boadry
Book/Page: 25471/479, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 17729sf

4 MAPLE VIEW LN U:F $320,000
B: Christine Coulombe
S: Elias Family Lp
Book/Page: 25474/330, Date: 06/28/24
Mtg: Guaranteed Rate Inc $256,000
Term: 2039
Use: 2 Bdrm Condo

418 MEADOW ST U:F2 ..... $256,000
B: Samantha Stratton & Joseph Partridge
S: Joseph N Kukharchuk
Book/Page: 25477/226, Date: 07/01/24
Mtg: Evolve B&T $230,400
Term: 2054
Use: Condo

27 PLANTATION DR U:27 ..... $282,000
B: Jennifer Angeloff
S: Nathan R Broverman
Book/Page: 25479/186, Date: 07/02/24
Mtg: Liberty Bk $209,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $136,500 (11/12)

77 REED ST $419,900
B: Jacob Rickmon & Christine L Rickmon
S: Donald J Macdonald, Tr for Colemac Nt
Book/Page: 25478/142, Date: 07/02/24
Mtg: JPMorgan Chase Bank $335,920
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7200sf
Prior Sale: $245,000 (02/24)

115 S WEST ST $430,000
B: Ivan A Guzman & Jennifer R Guzman
S: Robert Lareau & Elisabeth Lareau
Book/Page: 25479/24, Date: 07/02/24
Mtg: Homestead Fund Corp $265,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 56628sf
Prior Sale: $9,500 (03/92)

1114 SUFFIELD ST $625,000
B: Aster Realty LLC
S: Carl C Zimmerman
Book/Page: 25475/479, Date: 07/01/24
Mtg: Freedom Credit Union $312,500
Term: 2039
Use: Commercial Warehouse, Lot: 43560sf

29 YALE AVE $250,000
B: Jcs Properties LLC
S: Paul F Radtke
Book/Page: 25468/243, Date: 06/26/24
Use: 3 Bdrm Ranch, Lot: 20900sf
Prior Sale: $135,000 (05/97)

Blandford

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

4 BEULAH LAND RD $500,000
B: David Barone & Sally Barone
S: John C Zalot & Michele D Zalot
Book/Page: 25468/516, Date: 06/26/24
Mtg: Dominick D Barone $225,000
Term: 2044
Use: 2 Bdrm Colonial, Lot: 87120sf
Prior Sale: $310,000 (08/13)

10 KAOLIN RD $379,900
B: Meghan Sullivan & Nicholas J Tetrault
S: Caitlin R Talbot
Book/Page: 25472/217, Date: 06/28/24
Mtg: Greenfield Cp Bk $360,905
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 100188sf
Prior Sale: $190,000 (09/18)

Brimfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	8
Median Price	$349,950	$349,000

► REAL ESTATE SALES

146 WARREN RD $495,000
B: James Esterbrook & Johanna Esterbrook
S: John Robinson
Book/Page: 25469/37, Date: 06/26/24
Mtg: Southbridge CU $265,000
Term: 2044
Use: 4 Bdrm Old Style, Lot: 65776sf
Prior Sale: $489,000 (05/23)

Chicopee

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

16 CHAPMAN ST $1,400,000
B: Chapman LLC
S: Robert Couture & Lilia Couture
Book/Page: 25474/452, Date: 06/28/24
Mtg: Holyoke CU $1,062,000
Use: Apartment Bldg - 9 + Units, Lot: 14016sf
Prior Sale: $2,544,000 (01/19)

828 CHICOPEE ST $920,000
B: Ct River View LLC
S: Elliot N Scher & Geoffrey W King
Book/Page: 25469/150, Date: 06/26/24
Mtg: Monson Svgs Bk $825,000
Use: Apartment Bldg - 4-8 Units, Lot: 4900sf
Prior Sale: $670,000 (04/21)

50 CRESTWOOD ST $549,900
B: Jennifer A Buck & James Buck
S: Bretta Construction LLC
Book/Page: 25476/35, Date: 07/01/24
Mtg: Berkshire Bank $330,000
Term: 2054

149 CYRAN ST $355,000
B: Michael D Hinton
S: Debra A Marcotte & Gary R Gauthier
Book/Page: 25473/372, Date: 06/28/24
Mtg: Mortgage Research Ctr $265,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18334sf

18 DEVLIN DR $420,000
B: Kristiana Tadeo & Thomas E Duffy
S: Laurie Berry
Book/Page: 25478/522, Date: 07/02/24
Mtg: CMG Mortgage Inc $412,392
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10023sf
Prior Sale: $272,900 (09/17)

34 FRONTENAC ST $341,000
B: Wendy Turgeon
S: Jennifer Summers
Doc#: 000000000236959, Date: 06/28/24
Mtg: Westfield Bank $146,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $230,000 (10/19)

133 FRONTENAC ST $335,000
B: Aaron Gallaspie
S: Courageous Lion LLC
Doc#: 000000000236912, Date: 06/26/24
Mtg: Fairway Ind Mtg $328,932
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8788sf
Prior Sale: $63,100 (03/16)

87 GREENPOINT CIR $312,500
B: Laurie Berry
S: Christina R Kinman, Tr for Skiba Lt
Book/Page: 25479/94, Date: 07/02/24
Mtg: Homestead Fund Corp $172,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10486sf

44 GREENWOOD TER U:44 ..... $225,000
B: Mayra Lopez
S: Shawn R Hazeltine & Susan G Hazeltine
Book/Page: 25469/88, Date: 06/26/24
Mtg: MA Housing Fin Auth $204,517
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $109,000 (08/17)

33 HAYNES CIR $4,200,000
B: Gms Realty Llp
S: C & C Mass Ventures LLC
Book/Page: 25476/108, Date: 07/01/24
Mtg: Berkshire Bank $3,360,000
Use: Manufacturing Building, Lot: 316681sf
Prior Sale: $867,350 (10/02)

177 HOLYOKE AVE $406,500
B: Amber M Joly & Kevin A Joly
S: Steven E Humel & Christine S Humel
Book/Page: 25470/379, Date: 06/27/24
Mtg: PeoplesBank (Holyoke) $306,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 17050sf
Prior Sale: $225,000 (06/17)

45 HORSESHOE DR U:45 ..... $185,000
B: David Mitchell
S: Magnan James Horace Est & Danielle C Kaiser
Book/Page: 25471/137, Date: 06/27/24
Mtg: Guild Mortgage Co $181,649
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $98,900 (09/08)

22 HUNT SEAT DR $425,000
B: Mindy Wojcik
S: Kathleen M Boutin
Doc#: 000000000236924, Date: 06/26/24
Mtg: New American Funding $403,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 22090sf

81 JACOB ST $352,000
B: Katie Vient & Justin Moynihan
S: Enrique M Chavez & Evelyn Chavez
Book/Page: 25473/584, Date: 06/28/24
Mtg: Homestead Fund Corp $345,624
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15419sf
Prior Sale: $229,000 (09/17)

55 MARY ST $285,000
B: Alyssa C Arnell
S: Furgal Linda Est & Roxanne Furgal
Book/Page: 25470/201, Date: 06/27/24
Mtg: Greenfield Svgs $225,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6303sf
Prior Sale: $165,000 (09/15)

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HAMPDEN REGISTRY
continued

233 MURPHY LN $289,000
B: Luis Leon & Katie Schreiber
S: Schreiber Marion J Est & Robert Schreiber 2nd
Doc#: 000000000236994, Date: 07/02/24
Mtg: Westfield Bank $231,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23000sf

96 NONOTUCK AVE $737,000
B: V & B Enterprise LLC
S: Geoffrey W King & Elliot N Scher
Book/Page: 25481/257, Date: 07/03/24
Mtg: RCN Capital LLC $459,913
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 6473sf
Prior Sale: $470,000 (09/19)

121 OUTER DR U:121 ..... $185,000
B: Michael Deady & Marlene Bedell
S: Kyle R Picard
Book/Page: 25471/470, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $74,650 (10/14)

88 PARADISE ST $325,000
B: Meaghan Lancaster & Nicholas Lancaster
S: Sara A Windyka
Book/Page: 25481/16, Date: 07/03/24
Mtg: CMG Mortgage Inc $317,892
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6000sf
Prior Sale: $187,900 (05/07)

125 POPLAR ST $320,000
B: Robert A Noyes & Debra S Noyes
S: David J Beliveau, Tr for Beliveau Ft
Book/Page: 25480/501, Date: 07/03/24
Mtg: Northpoint Mortgage $320,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf

34 RICHELIEU ST $320,000
B: Michael Clemente
S: Philip J Alarie & Katherin A Waterman
Book/Page: 25468/554, Date: 06/26/24
Mtg: Premier Mtg Resources $304,000
Term: 2054
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $95,000 (07/09)

89 ROCHESTER ST $325,000
B: Crystal M Pares
S: Miguel A Aguirre-Rivera & Julimar Ramos-Tollinchi
Book/Page: 25479/457, Date: 07/02/24
Mtg: Guaranteed Rate Inc $314,153
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $250,000 (05/21)

10 SHERIDAN ST $385,000
B: David N Plante
S: Eric A Szlachetka, Tr for Slats Rt
Book/Page: 25472/73, Date: 06/28/24
Use: 2 Bdrm Old Style, Lot: 3449sf

14 SHERIDAN ST $385,000
B: David N Plante
S: Eric A Szlachetka, Tr for Slats Rt
Book/Page: 25472/73, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 3416sf

145 SPRINGFIELD ST $220,000
B: Sybel Gonzalez
S: Albert R Mason & Maureen R Mason
Book/Page: 25469/551, Date: 06/27/24
Mtg: Pinnacle Fncl Svc LLC $176,000
Use: Mixed Use-Prim Res & Comm, Lot: 11760sf
Prior Sale: $145,000 (11/91)

517 SPRINGFIELD ST $14,200
B: Joshua J Pittello
S: Nicholas Martinelli
Book/Page: 25474/224, Date: 06/28/24
Use: 2-Family Two Family, Lot: 5273sf
Prior Sale: $25,000 (11/96)

73 SUMMIT AVE $240,000
B: Livingwater Capital LLC
S: Norman L Breton & Leonard F Lapolice
Book/Page: 25474/574, Date: 06/28/24
Mtg: Commercial Lender LLC $267,750
Term: 2025
Use: Residential-Multiple Bldgs, Lot: 7500sf

78 SUNNYMEADE AVE $430,000
B: Silene E Mendes-Correia & Eduino S Lopes
S: Kenneth Damours & Kim Damours
Book/Page: 25481/53, Date: 07/03/24
Mtg: United Wholesale Mtg $412,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6123sf
Prior Sale: $225,000 (10/12)

26 WALTER ST $440,000
B: Princess Nuah & Esther D Tetteh
S: Lois A Brown & Robert E Brown Sr
Book/Page: 25477/415, Date: 07/01/24
Mtg: Nations Lending Corp $432,030
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7500sf
Prior Sale: $390,000 (04/23)

33 WALTON ST $251,000
B: Alex S Morneau
S: Denice Turcotte & Kevin Lacroix
Book/Page: 25478/596, Date: 07/02/24
Mtg: Guild Mortgage Co $239,621
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6250sf

33 WILDERMERE ST $310,000
B: Joseph Boudreau Jr
S: Reardon Jennifer L Est & William M Reardon
Book/Page: 25480/339, Date: 07/03/24
Mtg: Fairway Ind Mtg $279,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $242,500 (07/19)

► FORECLOSURE DEEDS

78 CATHERINE ST $183,000
B: Sudan Curiel
S: Gerald R Davignon & Nationstar Mortgage LLC
Book/Page: 25479/489, Date: 07/02/24
Mtg: Pinnacle Fncl Svc LLC $176,000
Use: 2 Bdrm Bngl/Cottage, Lot: 11856sf

East Longmeadow

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	60
Median Price	$371,000	$337,250

► REAL ESTATE SALES

ASH ST L:74-77 ..... $32,500
B: Craig A Hanson & Tyna S Hanson
S: Limnos Realty LLC
Book/Page: 25472/239, Date: 06/28/24

11 BROOKHAVEN DR $395,000
B: Jose Cid
S: A-O-K Rt & Dominic Kirchner 2nd
Book/Page: 25479/114, Date: 07/02/24
Mtg: Freedom Credit Union $300,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Ranch, Lot: 36769sf
Prior Sale: $136,300 (11/23)

115 CHESTNUT ST $305,000
B: Kevin C Langley
S: Anthony Hernandez
Book/Page: 25478/249, Date: 07/02/24
Mtg: Cross Country Mtg Inc $259,250
Term: 2054
Use: 3 Bdrm Old Style, Lot: 146722sf
Prior Sale: $125,000 (12/15)

5 CORNING ST $430,000
B: Carley A Ballard & Christopher J Dabkowski
S: Hadley B Pellegrino & Tayvon T Hodge
Book/Page: 25473/86, Date: 06/28/24
Mtg: First World Mortgage $408,500
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 10000sf
Prior Sale: $284,000 (02/21)

149 ELM ST $400,000
B: Adam J Christensen
S: Christina E Rolfe
Book/Page: 25473/185, Date: 06/28/24
Mtg: Fairway Ind Mtg $392,755
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16180sf
Prior Sale: $189,000 (04/15)

29 HAMPDEN RD $155,000
B: Fitzgerald Hm Soln LLC
S: Zych Jeanette E Est & Sherryl Ruel
Book/Page: 25474/113, Date: 06/28/24
Mtg: Pinnacle Fncl Svc LLC $174,000
Use: 4 Bdrm Cape Cod, Lot: 17875sf

HAPPY ACRES LN L:2-5 ..... $690,000
B: Morning Dow Rt & Bedrock Financial LLC Tr
S: Happy Acres LLC
Book/Page: 25469/145, Date: 06/26/24

HAPPY ACRES LN (REAR) $10,000
B: Morning Dow Rt & Bedrock Financial LLC Tr
S: Marlene Goldstein
Book/Page: 25469/147, Date: 06/26/24

46 HIGHLANDVIEW AVE $320,000
B: Daniel Foster
S: Thomas P Ogoley
Book/Page: 25470/340, Date: 06/27/24
Mtg: Mortgage Research Ctr $320,230
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7000sf
Prior Sale: $175,500 (05/19)

45 OLD FARM RD $900,000
B: David Blank & Natalia Blank
S: Christine M Talbot & Michael J Talbot
Book/Page: 25474/250, Date: 06/28/24
Mtg: Key Bank NA $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 62651sf
Prior Sale: $619,900 (01/05)

689 PARKER ST $520,000
B: Melissa K Gogan & E A Delpilar-Morales
S: Martin P Loiselle & Kimberly A Loiselle
Book/Page: 25478/564, Date: 07/02/24
Mtg: Northpoint Mortgage $420,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 53068sf
Prior Sale: $240,000 (04/02)

353 PEASE RD $475,000
B: Analytical Sciences Mktg
S: Bryant Biccum & Samantha Biccum
Book/Page: 25472/271, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 27102sf
Prior Sale: $319,900 (03/18)

Granville

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	10
Median Price	$270,000	$387,500

► REAL ESTATE SALES

FARNUM RD $65,000
B: Peter M Shultz, Tr for Beecher Pond Forest Nt
S: Hull Forestlands Lp
Book/Page: 25478/87, Date: 07/02/24

Hampden

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	19
Median Price	$350,000	$375,000

► REAL ESTATE SALES

151 CHAPIN RD $731,500
B: Cassandra Fitzpatrick & William Fitzpatrick
S: Cumberland Blues Rt & Bedrock Financial LLC Tr
Book/Page: 25472/178, Date: 06/28/24
Mtg: Country Bank $512,000
Term: 2054 Rate: 6.4% Type: Adj

Holland

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	12
Median Price	$375,000	$288,500

► FORECLOSURE DEEDS

3 CHAFFEE RD $182,398
B: Rcaf Loan Acquisition Lp
S: Francis Zaik & Newrez LLC
Book/Page: 25469/514, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 34412sf

Holyoke

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	63
Median Price	$250,000	$276,000

► REAL ESTATE SALES

297 APREMONT HWY $250,000
B: Anchor Church Inc
S: Maisha LLC
Book/Page: 25473/357, Date: 06/28/24
Mtg: Maisha Llc $187,500
Term: 2029
Use: Retail-Service, Lot: 12824sf
Prior Sale: $115,000 (11/19)

24 BAYBERRY DR $325,000
B: Alfred Estabrook
S: Brittany Wajda & David Wajda
Book/Page: 25471/348, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 25452sf
Prior Sale: $325,000 (02/24)

45 BERKSHIRE ST $320,000
B: Edwin Feliciano & Tina M Feliciano
S: Edgar J Diaz & Karelisse L Perez
Book/Page: 25474/299, Date: 06/28/24
Mtg: Fairway Ind Mtg $314,204
Term: 2054
Use: 2 Bdrm Ranch, Lot: 5663sf
Prior Sale: $136,000 (07/17)

3-5 CANBY ST $384,000
B: Sophal Khun
S: 45 Pine Street Assoc Inc
Book/Page: 25476/477, Date: 07/01/24
Mtg: Total Mtg Svcs $288,000
Term: 2054
Use: 2-Family Duplex, Lot: 6943sf

610 COUNTY RD U:2 ..... $300,000
B: Wendy S Charbonneau
S: Jose Bayron
Book/Page: 25473/109, Date: 06/28/24
Mtg: Florence Bank $200,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $181,250 (11/18)

223 ELM ST $121,000
B: Nationwide Cmnty Revitali
S: Morgan Stanley M T 2006-1 & U S Bank Na Tr
Book/Page: 25480/449, Date: 07/03/24
Use: Apartment Bldg - 4-8 Units, Lot: 8799sf
Prior Sale: $76,000 (10/03)

275 HIGH ST $287,500
B: Holyoke Health Center Inc
S: 275 High St Holyoke LLC
Book/Page: 25480/315, Date: 07/03/24
Use: Retail-Service, Lot: 4400sf
Prior Sale: $190,000 (10/23)

132 LINDEN ST $206,500
B: Rafael Correa
S: Jorge Correa
Book/Page: 25478/344, Date: 07/02/24
Mtg: BankESB $148,272
Term: 2054 Rate: 5.5% Type: Adj
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: $26,000 (09/97)

48-50 LONGWOOD AVE $330,000
B: John C Areche
S: Mary K Day
Book/Page: 25477/61, Date: 07/01/24
Mtg: Westfield Bank $264,000
Term: 2054
Use: 2-Family Two Family, Lot: 7501sf
Prior Sale: $115,500 (11/99)

60 LOWER WESTFIELD RD $319,000
B: Mason Scott
S: Pah Properties LLC
Book/Page: 25470/145, Date: 06/27/24
Mtg: Holyoke CU $269,000
Term: 2054
Use: 2-Family Two Family, Lot: 27486sf
Prior Sale: $130,000 (12/23)

44 SAINT KOLBE DR U:C $150,000
B: Emma Llosa
S: Julissa Soto
Book/Page: 25473/537, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $110,500 (08/21)

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

107 ALBEMARLE RD $410,000
B: Tracy Christensen & Karen Christensen
S: Lawrence L Goldberg
Doc#: 000000000236916, Date: 06/26/24
Use: 2 Bdrm Ranch, Lot: 10000sf
Prior Sale: $193,500 (01/15)

287 FRANK SMITH RD $475,000
B: Annita Jones & Dennis Komisky
S: Grammatiki Anderson
Book/Page: 25479/17, Date: 07/02/24
Use: 3 Bdrm Ranch, Lot: 20750sf
Prior Sale: $350,000 (08/20)

64 LINCOLN PARK $429,500
B: Reatrey Chen & Amanda R Chen
S: Robin T Mulcahy
Book/Page: 25469/466, Date: 06/27/24
Mtg: Fairway Ind Mtg $408,025
Term: 2054
Use: 4 Bdrm Old Style, Lot: 10650sf
Prior Sale: $95,000 (06/97)

418 LONGMEADOW ST $650,000
B: Peter D Mcfadden & Lydia A Mcfadden
S: Henrietta I Idumwonyi
Book/Page: 25479/216, Date: 07/02/24
Mtg: Citizens Bank $617,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 36970sf
Prior Sale: $555,000 (10/21)

48 MAPLEWOOD ST $325,000
B: Kyle Miller
S: Jillian D Pugliese
Doc#: 000000000236919, Date: 06/26/24
Mtg: Fairway Ind Mtg $308,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: $275,000 (08/22)

140 MASSACHUSETTS AVE $305,000
B: Thompson Sunderaj
S: Luis Racks Installer Corp
Book/Page: 25474/27, Date: 06/28/24
Use: 4 Bdrm Old Style, Lot: 13200sf
Prior Sale: $225,000 (11/22)

6 MEADOW RD $335,000
B: Benjamin Reardon
S: Christopher K Curtis & Stephanie E Curtis
Book/Page: 25469/522, Date: 06/27/24
Mtg: Members Mtg Co Inc $268,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6019sf
Prior Sale: $275,000 (05/21)

168 MERRIWEATHER DR $1,300,000
B: Stephen W Hopkins & Katherine Humphrey
S: William T Mccarry & Kenneth R Holt
Book/Page: 25476/513, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 141514sf
Prior Sale: $455,168 (12/07)

68 PENDLETON LN $990,000
B: Bin Wang & Xiaowen Su
S: Gregory L Braden, Tr for Diane M Braden RET
Book/Page: 25475/147, Date: 06/28/24
Mtg: Bank of America NA $792,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $173,000 (06/98)

249 REDFERN DR $442,500
B: Jordan Russell
S: 249 Redfern Drive LLC
Book/Page: 25474/545, Date: 06/28/24
Mtg: United Wholesale Mtg $265,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20000sf
Prior Sale: $230,000 (01/15)

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

21 AMHERST ST $288,900
B: Kelly Closser
S: Property Advantage Inc
Book/Page: 25472/366, Date: 06/28/24
Mtg: Rocket Mortgage LLC $273,928
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $107,000 (01/23)

AVELINO WAY L:7 ..... $260,000
B: Lee Realty Co LLC
S: Pauldin LLC
Book/Page: 25470/239, Date: 06/27/24

AVELINO WAY L:8 ..... $260,000
B: Lee Realty Co LLC
S: Pauldin LLC
Book/Page: 25470/239, Date: 06/27/24

19 BEACHSIDE DR $330,000
B: Stacy L Martin & David E Martin 3rd
S: Paul W Perreault
Book/Page: 25473/207, Date: 06/28/24
Mtg: PeoplesBank (Holyoke) $305,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11160sf

120 BLISSWOOD VILLAGE DR U:120 ... $226,000
B: Emma D Gomes
S: Barbara J Counts & Kathleen J Roberts
Doc#: 000000000237004, Date: 07/03/24
Use: 2 Bdrm Condo
Prior Sale: $66,650 (11/96)

61 EDISON DR $282,000
B: William C Shephard
S: Walter E Craven
Book/Page: 25480/543, Date: 07/03/24
Mtg: Fairway Ind Mtg $267,900
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf

353 FULLER ST U:46 ..... $326,000
B: Dawn M Boghosian
S: Jennifer A Buck
Book/Page: 25472/591, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $299,000 (09/18)

21 HOMESTRETCH DR $320,000
B: Gary E Chenaille & Gail A Chenaille
S: Edward F Oneil
Book/Page: 25468/529, Date: 06/26/24
Mtg: Country Bank $100,000
Term: 2034
Use: 3 Bdrm Cape Cod, Lot: 10134sf

20 JENNIFER DR $605,000
B: Danielle M Baker & Christopher L Moore
S: Oscar Rosario & Alicia Rosario
Book/Page: 25469/408, Date: 06/27/24
Mtg: Westfield Bank $484,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 58695sf

55 KAREN DR $410,000
B: Americo G Dacruz & Madalena Dacruz
S: Sally D Sepiol
Book/Page: 25472/488, Date: 06/28/24
Mtg: Luso FCU $328,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 16997sf

32 LAKEVIEW AVE $330,000
B: Curtis B Perreault & Adriana M Villegas
S: Carlos M Genovevo & Gracinda M Genovevo
Book/Page: 25470/298, Date: 06/27/24
Mtg: CMG Mortgage Inc $324,022
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 5000sf

280 MUNSING ST $276,000
B: Nicole M Landry
S: Louis P Langlois
Book/Page: 25472/275, Date: 06/28/24
Mtg: Florence Bank $220,800
Term: 2054
Use: 2 Bdrm Ranch, Lot: 40075sf
Prior Sale: $159,900 (11/09)

39 PONDVIEW DR $305,000
B: Amy Marshall
S: Nicole L Gleason & Jason P Dionne
Book/Page: 25475/287, Date: 06/28/24
Mtg: CMG Mortgage Inc $287,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16343sf

115 TIMBERIDGE RD $520,000
B: James D Heyrana & Ritchelle C Heyrana
S: Frederick J Roper & Deborah A Roper
Book/Page: 25471/580, Date: 06/28/24
Mtg: Luso FCU $494,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 40051sf
Prior Sale: $37,000 (06/00)

127 VIENNA AVE $300,000
B: Ismael Hernandez
S: Nelson Richard D Est & Debra Rivers-Mangiafico
Doc#: 000000000236954, Date: 06/28/24
Mtg: Paramount Res Mtg Gp $291,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10950sf

4 WATERS EDGE U:4 ..... $238,500
B: Tanya M Camerota
S: Gisele Sargent & Catherine N Sargent
Book/Page: 25472/250, Date: 06/28/24
Mtg: Florence Bank $138,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $208,000 (12/21)

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

172 BRIMFIELD RD $207,500
B: Leif Ronaldson
S: Christian J Young
Book/Page: 25476/85, Date: 07/01/24
Mtg: Monson Svgs Bk $115,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 24393sf

152 LOWER HAMPDEN RD $325,000
B: Jody Weidler
S: Jacques D Bourgault
Book/Page: 25470/421, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 60113sf
Prior Sale: $180,000 (08/06)

206 PALMER RD $320,000
B: Kimberly Segien & Robert Cline
S: Michael G Roberge & Christina A Roberge
Book/Page: 25468/578, Date: 06/26/24
Use: 3 Bdrm Ranch, Lot: 51836sf
Prior Sale: $140,000 (05/10)

43 UPPER HAMPDEN RD $380,000
B: Dylan Thomas & Allyson Thomas
S: William L Skinner Jr
Book/Page: 25478/423, Date: 07/02/24
Mtg: Alden CU $323,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 19602sf

Montgomery

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price	$375,000	$634,900

► REAL ESTATE SALES

PINERIDGE RD (OFF) $4,000
B: Doris L Fowles
S: Frances J Stefanowich
Book/Page: 25474/219, Date: 06/28/24

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

COUNTRY LN L:2 ..... $75,000
B: Stoney Rt & Dominic Kirchner 2nd
S: Robert Hutchinson & Amy Hutchinson
Book/Page: 25478/502, Date: 07/02/24

9 DARRYL CIR $90,000
B: Sharlene Song
S: Brandon Fiske
Book/Page: 25471/568, Date: 06/28/24
Use: Residential Developable Land, Lot: 408593sf
Prior Sale: $40,000 (09/20)

83 FAIRVIEW ST $333,000
B: Jacob A Shrewsbury & Shaddai Ayala
S: Amanda Szidat
Book/Page: 25472/457, Date: 06/28/24
Mtg: Monson Svgs Bk $308,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: $280,000 (04/22)

40 FOREST LAKE RD $435,000
B: Yevgeniy Tsvetov & Kseniya Galper
S: Lisa A Beaudry
Book/Page: 25472/303, Date: 06/28/24
Mtg: Leader Bank NA $304,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: $230,000 (05/14)

47 FULLER RD $505,000
B: Timothy Merchant & Holly Merchant
S: Varakas Rt & Dominic Kirchner 2nd
Book/Page: 25475/67, Date: 06/28/24
Mtg: Westfield Bank $404,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 71438sf

2002 OVERLOOK DR $210,000
B: Hunter Methot
S: Brenda L Methot
Book/Page: 25479/424, Date: 07/02/24
Mtg: Brenda L Methot $145,414
Use: 3 Bdrm Ranch, Lot: 12632sf
Prior Sale: $200,000 (10/14)

61 RIVERVIEW PKWY $186,000
B: Joejoe Properties LLC
S: Jesse Heroux
Book/Page: 25474/173, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: $162,000 (08/16)

26 ROCKVIEW ST $300,000
B: Benjamin F Normandin
S: Kenneth H Trabert
Book/Page: 25477/149, Date: 07/01/24
Mtg: Paramount Res Mtg Gp $294,566
Term: 2054
Use: 3 Bdrm Conventional, Lot: 16117sf
Prior Sale: $125,000 (08/03)

235 STIMSON ST $40,500
B: Michael E Berthiaume
S: Raymond T Paradis & Beverly M Paradis
Doc#: 000000000236951, Date: 06/28/24
Use: Mobile Home, Lot: 30056sf

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

33 OLD NEW ENGLAND PATH $401,000
B: Ryan L Slayton
S: Steven M Jones Jr & Brenda L Jones
Book/Page: 25468/101, Date: 06/26/24
Mtg: New American Funding $380,950
Term: 2054
Use: 4 Bdrm Colonial, Lot: 34807sf
Prior Sale: $113,000 (12/96)

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

6 HAM HILL RD $360,000
B: Eduard V Chekhovskiy
S: Joseph Gilbert & Bonnie A Gilbert
Book/Page: 25480/154, Date: 07/03/24
Mtg: Fairway Ind Mtg $284,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 60038sf
Prior Sale: $146,000 (07/02)

14 RAILS END RD U:14 ..... $412,500
B: Victor Marchenkov & Liubov Marchenkov
S: Russell Seegars
Book/Page: 25474/191, Date: 06/28/24
Mtg: BankESB $324,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $269,500 (05/14)

234 SHEEP PASTURE RD $310,000
B: Elisabeth Neufeld
S: Aga Brothers LLC
Book/Page: 25474/502, Date: 06/28/24
Mtg: Radius Financial Grp $248,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 78333sf
Prior Sale: $170,000 (03/24)

TALL PINES TRL L:25 ..... $160,000
B: Hamelin Framing Inc
S: Fiore Realty Holdings LLC
Book/Page: 25469/17, Date: 06/26/24
Mtg: Fiore Rlty Hldg Llc $160,000

TALL PINES TRL L:27 ..... $160,000
B: Hamelin Framing Inc
S: Fiore Realty Holdings LLC
Book/Page: 25469/7, Date: 06/26/24
Mtg: Fiore Rlty Hldg Llc $160,000

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

39 ACUSHNET AVE $293,500
B: Xiumei Ye
S: Mint Realty Group LLC
Book/Page: 25474/31, Date: 06/28/24
Mtg: General Mortgage Corp $220,125
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5889sf
Prior Sale: $150,000 (11/20)

331-335 ALLEN ST $1,030,000
B: Mallary Village LLC
S: Ginkgo Holdings LLC
Book/Page: 25471/534, Date: 06/28/24
Mtg: BankProv $25,000
Use: Apartment Bldg - 9 + Units, Lot: 17755sf
Prior Sale: $940,000 (11/21)

1962 ALLEN ST $322,000
B: Michael J Mclaughlin
S: Northeast Asset Mgmt LLC
Book/Page: 25477/273, Date: 07/01/24
Mtg: Equity Prime Mtg $311,253
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 27722sf
Prior Sale: $157,000 (06/23)

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23 AUDUBON ST **$172,500**
B: Debra C Brown
S: Stephen A Chmielewski & Patricia A Coyle
Book/Page: 25480/231, Date: 07/03/24
Mtg: Rocket Mortgage LLC $76,312
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5001sf

42-46 BALDWIN ST **$515,000**
B: Kaynu Mgmt Group LLC
S: Karl P Baxter Jr
Book/Page: 25471/27, Date: 06/27/24
Use: Apartment Bldg - 4-8 Units, Lot: 10014sf
Prior Sale: $515,000 (06/24)

42-46 BALDWIN ST **$515,000**
B: Kaynu Mgmt Group LLC
S: Karl P Baxter Jr
Doc#: 000000000236934, Date: 06/27/24
Mtg: Nqm Funding Llc $412,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 10014sf
Prior Sale: $365,000 (04/22)

BARNUM ST **$200,000**
B: Better Builders Const LLC & Richard Pappelardo
S: Corinne Pappelardo & Paul Pappelardo
Book/Page: 25480/122, Date: 07/03/24

1171 BAY ST **$250,000**
B: Sabrina Caceres
S: Bonnie Senecal
Book/Page: 25470/249, Date: 06/27/24
Mtg: United Wholesale Mtg $218,340
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5262sf
Prior Sale: $100,000 (12/13)

14-16 BEAUREGARD ST **$330,000**
B: Lisbeth Guerrero
S: Iveliz Ramos
Book/Page: 25470/504, Date: 06/27/24
Mtg: United Wholesale Mtg $324,022
Term: 2054
Use: 2-Family Two Family, Lot: 5502sf
Prior Sale: $77,000 (06/02)

121 BELLEVUE AVE **$320,000**
B: Lissette Morales & Samuel Diaz
S: Roland Hope & Meagan Hope
Book/Page: 25475/132, Date: 06/28/24
Use: 6 Bdrm Colonial, Lot: 11700sf
Prior Sale: $320,000 (01/23)

661 BELMONT AVE **$165,000**
B: Jjs Capital Inv LLC
S: Jjs Capital Inv LLC
Book/Page: 25477/359, Date: 07/01/24
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $110,000 (12/17)

29 BENZ ST **$203,000**
B: Round Two LLC
S: Melro Associates Inc
Book/Page: 25470/424, Date: 06/27/24
Mtg: Pinnacle Fncl Svc LLC $234,000
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $172,000 (05/24)

15-17 BLOOMFIELD ST **$231,750**
B: Dnepro Properties LLC & Bluprint Spaces LLC
S: Kylin Sorl
Book/Page: 25474/99, Date: 06/28/24
Mtg: Della Ripa Real Estat $200,000
Term: 2025
Use: 2-Family Two Family, Lot: 6848sf
Prior Sale: $125,000 (03/15)

1112 BOSTON RD **$215,000**
B: Leonildo Ramos
S: Pinecrest Holdings LLC
Book/Page: 25476/508, Date: 07/01/24
Use: 3 Bdrm Cape Cod, Lot: 6826sf
Prior Sale: $134,550 (07/24)

1112 BOSTON RD **$134,550**
B: Pinecrest Holdings LLC
S: 1090 Boston Road Inc
Book/Page: 25476/506, Date: 07/01/24
Use: 3 Bdrm Cape Cod, Lot: 6826sf
Prior Sale: $134,550 (04/24)

87-89 BOWLES ST **$160,000**
B: Hunter Property Group LLC
S: Wei Q Ni
Book/Page: 23983/42, Date: 07/06/21
Mtg: Wei Qiang Ni $144,000
Term: 2041
Use: 2-Family Old Style, Lot: 4299sf
Prior Sale: $13,125 (09/08)

82 BRITTANY RD **$310,000**
B: Leonel A Bunga & Teresa V Bunga
S: Maryanne B Caughlin & Frank Obrien-Bernini
Book/Page: 25474/148, Date: 06/28/24
Mtg: Nations Lending Corp $248,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 12611sf

314 CHAPIN TER **$245,000**
B: Jose R Veras-Rodriguez
S: Kendy C Concepcion
Book/Page: 25479/273, Date: 07/02/24
Mtg: Citizens Bank $240,562
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8220sf
Prior Sale: $230,000 (10/22)

61 CORNWALL ST **$340,000**
B: Marilyn Sanchez
S: 21 Shawmut Avenue LLC
Book/Page: 25477/397, Date: 07/01/24
Mtg: William Raveis Mtg Co $333,841
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8503sf
Prior Sale: $157,000 (12/23)

68 CRESTMONT ST **$305,000**
B: Janet S Colon-Aviles & Jose Negron
S: Manchester Ent LLC
Book/Page: 25479/71, Date: 07/02/24
Mtg: CMG Mortgage Inc $299,475
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10306sf
Prior Sale: $146,000 (02/24)

95 DAWES ST **$320,000**
B: Yulissa E Lebron
S: Anthoney M Lomax
Book/Page: 25469/368, Date: 06/27/24
Mtg: United Wholesale Mtg $305,250
Term: 2054
Use: 2-Family Two Family, Lot: 4901sf
Prior Sale: $270,000 (03/22)

47 DRESDEN ST **$300,000**
B: Mtabele Mwandja
S: Gns Re Investments LLC
Book/Page: 25475/356, Date: 06/28/24
Mtg: NFM Inc $294,566
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5001sf
Prior Sale: $150,000 (07/22)

109-111 DWIGHT RD **$380,400**
B: Julia M Parache-Urena & Jesus A Ferreira
S: Ellie Miller & Benjamin Miller
Book/Page: 25468/388, Date: 06/26/24
Mtg: American Ngbd Mtg Acc $361,380
Term: 2054
Use: 2-Family Two Family, Lot: 2692sf
Prior Sale: $253,000 (02/21)

140 ELLENDALE CIR **$359,000**
B: Jeffrey Eckert
S: Roberto Rivera-Negron
Book/Page: 25480/7, Date: 07/03/24
Mtg: United Wholesale Mtg $348,230
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12097sf
Prior Sale: $245,000 (01/24)

84 EVERETT ST **$253,800**
B: Jada Miller, Tr for Everett Rt
S: Rebecca Okyere
Book/Page: 25481/8, Date: 07/03/24
Use: 2-Family Two Family, Lot: 5815sf
Prior Sale: $235,000 (11/20)

86 FERNWOLD ST **$515,000**
B: Kaynu Mgmt Group LLC
S: Karl P Baxter Jr
Doc#: 000000000236934, Date: 06/27/24

86 FERNWOOD ST **$515,000**
B: Kaynu Mgmt Group LLC
S: Karl P Baxter Jr
Book/Page: 25471/27, Date: 06/27/24

11 FOWLER ST **$250,000**
B: Dominic Santaniello, Tr for Naples Home Buyers T
S: Mark A Szalankiewicz
Book/Page: 25478/110, Date: 07/02/24
Mtg: Jdjg Properties Llc $285,000

GOLDENROD ST L:47 ..... **$80,000**
B: Naylor Nation Re LLC
S: Robert A Macalpine, Tr for Victoria J Miller RET
Book/Page: 25481/211, Date: 07/03/24

GOLDENROD ST L:48 ..... **$80,000**
B: Naylor Nation Re LLC
S: Robert A Macalpine, Tr for Victoria J Miller RET
Book/Page: 25481/211, Date: 07/03/24

81 GRAND ST **$235,000**
B: Kay Greaves
S: Catherine J Guerri
Book/Page: 25473/2, Date: 06/28/24
Mtg: Premier Mtg Resources $211,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5319sf

118 GROVER ST **$90,000**
B: Charles A Elfman
S: Lydia I Quiles
Book/Page: 25478/419, Date: 07/02/24
Use: 3 Bdrm Colonial, Lot: 5449sf
Prior Sale: $52,000 (08/95)

70 HASKIN ST **$235,000**
B: Victoria E Shortt & Kristopher D Rojas
S: Loren E Boynton-Schimmel
Book/Page: 25475/86, Date: 06/28/24
Mtg: Fairway Ind Mtg $210,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 4813sf
Prior Sale: $188,000 (07/20)

7-9 HASTINGS ST **$200,000**
B: Congamond Management LLC
S: John G Joanides
Book/Page: 25471/483, Date: 06/28/24
Mtg: Commercial Lender LLC $289,700
Term: 2025
Use: 2-Family Two Family, Lot: 5502sf
Prior Sale: $35,000 (07/93)

58-60 HOLLYWOOD ST **$385,000**
B: Franiana M Blanco Mendez
S: Hermite Dikilus
Book/Page: 25470/554, Date: 06/27/24
Mtg: United Wholesale Mtg $365,750
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5001sf
Prior Sale: $170,000 (12/04)

15 JEFFREY RD **$350,000**
B: Frederick A Hurst Jr & Lisa M Hurst
S: Lisa D Mcgrady
Book/Page: 25468/426, Date: 06/26/24
Mtg: Fairway Ind Mtg $339,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 17385sf
Prior Sale: $105,000 (09/95)

114 LAMONT ST **$290,000**
B: Temeca L Short & Malayaja Watt
S: Cook & Assoc Prop Inv LLC
Book/Page: 25473/562, Date: 06/28/24
Mtg: Jmac Lending Inc $280,321
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: $100,000 (08/18)

22 LEITCH ST **$550,000**
B: Amado V Morales & Elvira B Rodriguez
S: Grahams Construction Inc
Book/Page: 25475/28, Date: 06/28/24
Mtg: United Wholesale Mtg $412,500
Term: 2054

17 LELAND DR **$271,372**
B: Cristian J Garcia & Zuleika Nieves
S: Ashley N Soto
Book/Page: 25481/133, Date: 07/03/24
Mtg: Rocket Mortgage LLC $263,230
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9331sf
Prior Sale: $172,000 (11/19)

88 LLOYD AVE **$210,618**
B: William T Raleigh
S: Midfirst Bank
Book/Page: 25479/134, Date: 07/02/24
Use: 3 Bdrm Ranch, Lot: 5249sf
Prior Sale: $217,553 (02/24)

566-568 MAIN ST **$350,000**
B: Bh Prop-Springfield LLC
S: Ronald W Chechile & Debra Chechile
Book/Page: 25473/401, Date: 06/28/24
Mtg: Ronald W Chechile $340,000
Use: Retail-Equipment, Lot: 6961sf

38 MANCHESTER TER **$324,000**
B: Glorialyz De Los Santos & John R Garcia-Duran
S: Pah Properties LLC
Book/Page: 25470/400, Date: 06/27/24
Mtg: Mortgage Research Ctr $330,966
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $124,000 (12/23)

105-107 MARLBOROUGH ST **$450,000**
B: Almiro De Jesus & Denizia De Jesus
S: Mass Housing Connect Inc
Book/Page: 25468/166, Date: 06/26/24

39 MARTHA ST **$320,000**
B: Samuel Farinloye & Adebimpe Farinloye
S: Nanamensah K Ansah
Book/Page: 25473/25, Date: 06/28/24
Mtg: Fairway Ind Mtg $314,204
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $155,000 (09/08)

15 MIDDLESEX ST **$170,000**
B: Jt Realty Associates Inc
S: Devon Sutherland
Book/Page: 25480/583, Date: 07/03/24
Use: 3-Family Mlti-Unt Blg, Lot: 5001sf
Prior Sale: $58,000 (02/98)

227 MILL ST **$450,000**
B: 227 Mill St T T
S: 227 Mill Street LLC
Book/Page: 25474/400, Date: 06/28/24
Use: Office Bldg-General, Lot: 120661sf
Prior Sale: $120,000 (10/96)

272 MILL ST **$250,000**
B: Richemene E Placius
S: Mtabele Mwandjam
Book/Page: 25474/407, Date: 06/28/24
Mtg: Movement Mtg LLC $227,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 4212sf
Prior Sale: $220,000 (06/21)

61 MILLER ST **$250,000**
B: Hassan Tlais
S: Julio C Rodriguez
Book/Page: 25475/189, Date: 06/28/24
Mtg: Radius Financial Grp $237,500
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $98,000 (07/04)

35 MONTCLAIR ST **$175,000**
B: Veteran Stan LLC
S: John S Tilley
Book/Page: 25481/162, Date: 07/03/24
Mtg: Della Ripa Real Estat $200,000
Term: 2025
Use: 3 Bdrm Old Style, Lot: 5201sf

6 N BROOK RD **$275,000**
B: Judith E Gagnon & Robert M Boyd
S: Louise J Roncallii
Book/Page: 25471/310, Date: 06/28/24
Mtg: Movement Mtg LLC $175,000
Term: 2039
Use: 2 Bdrm Ranch, Lot: 12040sf

204 NAISMITH ST **$539,900**
B: Tamika Harvey
S: Jose R Abreu & Hipolito J Abreu
Doc#: 000000000236975, Date: 07/01/24
Mtg: BankESB $506,882
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7523sf
Prior Sale: $280,000 (02/18)

585 NASSAU DR U:585 ..... **$175,000**
B: John Basile
S: Francis E Fitzgerald & Barbara L Fitzgerald
Book/Page: 25479/352, Date: 07/02/24
Mtg: United Wholesale Mtg $140,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $160,000 (01/06)

97 OLD BROOK RD **$285,000**
B: Jamie Hopkins & Erin Fernandes
S: Brian W Elliott & Sarah J Elliott
Book/Page: 25477/373, Date: 07/01/24
Mtg: Leader Bank NA $228,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7396sf
Prior Sale: $120,000 (08/01)

51-53 OLMSTED DR **$400,000**
B: Stephanie Hall-Thomas
S: Leslie M Bennett
Book/Page: 25479/301, Date: 07/02/24
Mtg: American Heritage $320,000
Term: 2054
Use: 2-Family Two Family, Lot: 8716sf
Prior Sale: $167,000 (10/03)

27 OVERLOOK DR **$200,000**
B: Carlos Colondres
S: Brittany Tobey-Bowers
Doc#: 000000000236989, Date: 07/02/24
Use: 3 Bdrm Split Level, Lot: 20438sf
Prior Sale: $290,000 (03/22)

1205 PAGE BLVD **$245,000**
B: Jackeline Rosario
S: Lamoureux Elanor A Est & Joseph R Lamoureux
Doc#: 000000000236965, Date: 06/28/24
Mtg: United Wholesale Mtg $240,562
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10106sf

248 PARKER ST **$272,000**
B: Omyr J Bernard-Vega & Jessica A Laracuente
S: A&t Properties LLC
Book/Page: 25476/227, Date: 07/01/24
Mtg: Seacoast Mortgage Cor $267,073
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6434sf
Prior Sale: $190,000 (11/23)

1061 PARKER ST **$305,000**
B: Owen J Smith
S: Gabriel Paredes & Nelly Gonzalez-Torres
Book/Page: 25473/257, Date: 06/28/24
Mtg: Homestead Fund Corp $288,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11604sf
Prior Sale: $255,000 (03/22)

68 PARKSIDE ST **$288,000**
B: Sadeeq Foster
S: Walkis Figueroa
Book/Page: 25472/143, Date: 06/28/24
Mtg: Plaza Home Mtg $282,783
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2949sf
Prior Sale: $72,000 (08/08)

110 PASADENA ST **$470,000**
B: Kaynu Mgmt Group LLC
S: Luybang Trinh, Tr for Viet Tran
Book/Page: 25471/110, Date: 06/27/24
Mtg: Nqm Funding Llc $352,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 7588sf
Prior Sale: $340,000 (08/21)

83 PILGRIM RD **$329,900**
B: Maria P Wagner
S: Douglas A Laravee & Dale A Laravee
Book/Page: 25472/550, Date: 06/28/24
Mtg: Freedom Mortgage Corp $263,920
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7501sf

1271 PLUMTREE RD **$313,000**
B: Jose Bayron
S: Patrick Mastrobattista
Book/Page: 25474/230, Date: 06/28/24
Mtg: Westfield Bank $180,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 29599sf
Prior Sale: $114,000 (03/98)

62 POMONA ST **$293,500**
B: Xiumei Ye
S: Mint Realty Group LLC
Book/Page: 25474/277, Date: 06/28/24
Mtg: General Mortgage Corp $220,125
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6251sf
Prior Sale: $70,000 (02/11)

83 PROGRESS AVE **$800,000**
B: Dubrey Springfield LLC
S: Marie G Dubrey
Doc#: 000000000236986, Date: 07/02/24
Mtg: Marie G Dubrey $660,693
Use: Auto Other, Lot: 149846sf

24-26 QUINCY ST **$310,000**
B: Lazaire Delisca & Joslyne Delisca
S: Dolores Abreu
Book/Page: 25480/204, Date: 07/03/24
Mtg: Mtg Connection Llc $232,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5262sf
Prior Sale: $145,000 (10/05)

45 RAMBLEWOOD DR **$300,000**
B: Tafadzwa Dapi
S: Kristine Rolley & Jorge S Barona
Book/Page: 25475/215, Date: 06/28/24
Mtg: Freedom Mortgage Corp $294,566
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10498sf
Prior Sale: $161,000 (04/11)

160 ROOSEVELT AVE **$324,000**
B: Jodi Smith-Perkins
S: Rosalyn A Mazza-Shepard & Ronald P Shepard
Doc#: 000000000236944, Date: 06/28/24
Mtg: New American Funding $318,131
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6251sf

204 ROOSEVELT AVE **$300,000**
B: Kimberly Perez & Austin S Wilson
S: Crystal Pares
Doc#: 000000000236997, Date: 07/02/24
Mtg: Fairway Ind Mtg $294,566
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5942sf
Prior Sale: $244,000 (08/21)

114 SAINT JAMES BLVD **$185,000**
B: Aj Capital Inc
S: Abfc 2004-Opt5 T & Wells Fargo Bank Tr
Book/Page: 25476/56, Date: 07/01/24
Use: 2 Bdrm Ranch, Lot: 12484sf
Prior Sale: $156,000 (03/24)

70 SHERMAN ST **$380,000**
B: Manuel Cid
S: Felix De La Cruz
Book/Page: 25474/54, Date: 06/28/24
Mtg: Citizens Bank $200,000
Term: 2054
Use: 2-Family Two Family, Lot: 11583sf
Prior Sale: $233,600 (02/21)

61 SOUTHERN RD **$312,000**
B: Bonnie Senecal
S: John M Stavro & Rachel R Stavro
Book/Page: 25470/485, Date: 06/27/24
Mtg: Westfield Bank $209,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11182sf
Prior Sale: $325,000 (06/22)

35 SQUIRE LN **$350,000**
B: Troy Norrington & Kimberly Norrington
S: Debra Tougias & Stephen Tougias
Book/Page: 25479/533, Date: 07/02/24
Mtg: Nationstar Mtg $295,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 22725sf

447-451 STATE ST **$615,000**
B: Soun E Chheou & Sophay Chheou
S: 447 State Street LLC
Book/Page: 25478/543, Date: 07/02/24
Mtg: Foundation Mtg Corp $461,250
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 3319sf
Prior Sale: $235,000 (02/20)

65 STUART ST **$483,650**
B: Shirley Vazquez & Danny R Perez
S: East Coast Contracting LL
Book/Page: 25471/61, Date: 06/27/24
Mtg: New American Funding $483,650
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16191sf
Prior Sale: $135,500 (09/23)

20 TABER ST **$248,000**
B: Roland Hope & Linda M Iraids
S: Justin P Mckennon & Jill Mckennon
Book/Page: 25475/330, Date: 06/28/24
Mtg: New American Funding $235,600
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7488sf
Prior Sale: $160,000 (05/24)

191 THOMPSON ST **$260,000**
B: Candida Santos
S: Angelica Rosario
Book/Page: 25475/259, Date: 06/28/24
Mtg: Fairway Ind Mtg $234,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 8960sf
Prior Sale: $230,000 (04/21)

75-77 TULSA ST **$350,000**
B: Anthony Pennino, Tr for Albert & Mary Pennino T
S: Briana Carlos
Book/Page: 25480/436, Date: 07/03/24
Use: 2-Family Duplex, Lot: 4400sf
Prior Sale: $144,397 (07/11)

14 TUMBLEWEED RD **$295,000**
B: Eberto T Marroquin & Lucia B Tomas
S: Bruce L White & Joanne R White
Book/Page: 25473/335, Date: 06/28/24
Mtg: Paramount Res Mtg Gp $289,656
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10485sf

213 TYLER ST **$245,000**
B: Daniel J Zarcone
S: Kenrick Williams
Book/Page: 25473/45, Date: 06/28/24
Mtg: Fairway Ind Mtg $229,955
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5323sf
Prior Sale: $41,000 (02/18)

122 W CRYSTAL BROOK DR **$350,000**
B: Emmanuel Serrano & Loren Boynton-Schmimmell
S: Graham & Lumpkin LLC
Book/Page: 25475/391, Date: 07/01/24
Mtg: CMG Mortgage Inc $332,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11574sf
Prior Sale: $255,000 (10/23)

120 WELLAND RD **$247,700**
B: Maria A Arbour
S: Annette M Tremblay, Tr for Berthiaume Frances Est
Book/Page: 25469/548, Date: 06/27/24
Use: 2 Bdrm Ranch, Lot: 10202sf

373 WHITE ST **$355,000**
B: Rusber Diaz
S: Miguel A Algarin
Book/Page: 25480/478, Date: 07/03/24
Mtg: Guild Mortgage Co $348,570
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $260,000 (09/22)

139-141 WOODSIDE TER **$265,000**
B: Fh Vision Inc Est
S: Phuong Q Phan
Book/Page: 25477/314, Date: 07/01/24
Mtg: Pinnacle Fncl Svc LLC $212,000
Use: 2-Family Two Family, Lot: 9470sf
Prior Sale: $75,784 (08/14)

► FORECLOSURE DEEDS

400 COMMONWEALTH AVE **$184,000**
B: Melro Associates Inc
S: Peter J Griffin & Rocket Mortgage LLC
Book/Page: 25476/405, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 7501sf
Prior Sale: $102,500 (09/09)

143 FOUNTAIN ST **$207,000**
B: Sean Curran
S: Lisandra Melendez & Freedom Mortgage Corp
Book/Page: 25470/478, Date: 06/27/24
Use: 3 Bdrm Old Style, Lot: 5532sf
Prior Sale: $189,000 (05/19)

Tolland

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	$358,750	$345,000

► REAL ESTATE SALES

56 BROOK LN **$415,000**
B: David Gufarotti & Jessica Obrien
S: Mark Shoham, Tr for Tolland Property Nt
Book/Page: 25473/427, Date: 06/28/24
Mtg: Leader Bank NA $332,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 25265sf

FARNUM RD **$65,000**
B: Peter M Shultz, Tr for Beecher Pond Forest Nt
S: Hull Forestlands Lp
Book/Page: 25478/87, Date: 07/02/24

Wales

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	$330,000	$333,000

► REAL ESTATE SALES

7 CORDIALLY COLONY **$490,000**
B: Konstanty Zaleski & Theresa Zaleski
S: Dorothy G Larosa, Tr for Frank C & D G Larosa Lt
Book/Page: 25469/590, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 9036sf

9 HECK RD **$169,900**
B: Christine M Fleming
S: Carla Havunen-Johnson
Book/Page: 25478/383, Date: 07/02/24
Use: 1 Bdrm Bngl/Cottage, Lot: 5227sf
Prior Sale: $84,500 (05/20)

89 STAFFORD RD **$12,000**
B: Real Estate Homes LLC
S: Zelia Palatino
Book/Page: 25471/9, Date: 06/27/24
Use: Residential Developable Land, Lot: 49658sf

West Springfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	78
Median Price	$290,000	$300,000

► REAL ESTATE SALES

47 APPLE RIDGE RD **$255,000**
B: Daniella Tirone
S: Disilva Betty Ann Est & Anthony A Disilva
Book/Page: 25470/529, Date: 06/27/24
Mtg: Giuseppe Tirone $255,649
Use: 3 Bdrm Ranch, Lot: 20000sf
Prior Sale: $180,900 (06/91)

63 ASHLEY ST **$197,500**
B: Flipping Best LLC
S: Lucas Giusto, Tr for Naple Home Buyers T
Book/Page: 25473/291, Date: 06/28/24
Use: 4 Bdrm Conventional, Lot: 8100sf
Prior Sale: $160,000 (06/24)

131 BEACON HILL RD **$445,000**
B: Kirit N Patel
S: Stephen M Leo & Rosa J Leo
Book/Page: 25479/66, Date: 07/02/24
Use: 4 Bdrm Raised Ranch, Lot: 16910sf
Prior Sale: $136,000 (11/97)

114 CANTERBURY WAY U:114 ..... **$445,000**
B: William Clarke & Maryanne Clarke
S: Joanne C Hennessey
Book/Page: 25472/104, Date: 06/28/24
Mtg: Citizens Bank $245,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $309,000 (06/07)

152 CANTERBURY WAY U:152 ..... **$435,000**
B: Ryan M Dunn, Tr for Anne Marie Dunn Irt
S: Theresa M Wood
Book/Page: 25473/458, Date: 06/28/24
Mtg: Monson Svgs Bk $150,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $258,000 (04/07)

35 COLONY RD U:2B **$135,000**
B: Aprel S Webb
S: Adrian M Bonkiewicz
Book/Page: 25479/381, Date: 07/02/24
Use: Condo

47 COLONY RD U:2B **$142,000**
B: Jamie Zalucki
S: Burns Karin E Est & Jacqueline Brum
Book/Page: 25476/257, Date: 07/01/24
Use: Condo

159 CONNECTICUT AVE **$382,000**
B: Erik Mirrow & Dareena Mirrow
S: Noah L Cahillane
Book/Page: 25472/452, Date: 06/28/24
Use: 3 Bdrm Raised Ranch, Lot: 12000sf
Prior Sale: $269,000 (07/16)

70 DOTY CIR **$760,000**
B: 70 Doty Circle LLC
S: Sandra M Santinello & Diane M Magnani
Book/Page: 25476/182, Date: 07/01/24
Mtg: Mass Growth Cap Corp $700,000
Use: Manufacturing Building, Lot: 28967sf

848 ELM ST **$500,000**
B: 848 Elm Street LLC
S: Elm Street Llp
Book/Page: 25481/335, Date: 07/03/24
Mtg: Elm Street Llp $400,000
Term: 2026

86 FOREST RIDGE RD **$700,000**
B: Michael T Moriarty & Jennifer A Dawkins
S: Demetrios N Panteleakis & Erin T Panteleakis
Book/Page: 25472/418, Date: 06/28/24
Mtg: Liberty Bk $560,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $425,000 (03/14)

180 HARWICH RD **$317,000**
B: Diana Dalma
S: Daniel R Madore & Lisa A Madore
Book/Page: 25471/507, Date: 06/28/24
Mtg: Westfield Bank $170,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8640sf
Prior Sale: $160,000 (08/16)

262 KINGS HWY **$302,000**
B: Miquilina Evans
S: Roberto Lopez & Cory L Phillips
Book/Page: 25470/317, Date: 06/27/24
Mtg: Rocket Mortgage LLC $296,530
Term: 2054
Use: 3 Bdrm Conventional, Lot: 18818sf
Prior Sale: $125,000 (08/23)

117 PAUCATUCK RD **$525,000**
B: Daniel J Rivers & Elizabeth R Klejna
S: Ellis Sr William R Est & William R Ellis Jr
Book/Page: 25476/559, Date: 07/01/24
Mtg: Westfield Bank $420,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 71818sf

35 SHADY BRK U:35 ..... **$365,000**
B: Kathleen A Dinn, Tr for K A Dinn Declaration Of T
S: Robert J Odonnell
Book/Page: 25473/296, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $308,000 (10/20)

Westfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	99
Median Price	$285,000	$350,000

► REAL ESTATE SALES

39 ATWATER ST **$281,800**
B: Thomas J Howard 5th
S: Robert P White Jr & Susan C Cameron
Book/Page: 25473/145, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 8555sf

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HAMPDEN REGISTRY
continued

148 BARBARA ST **$332,500**
B: Whitney Greaney
S: Christopher Grimm & Michael Grimm
Book/Page: 25481/288, Date: 07/03/24
Mtg: CMG Mortgage Inc $339,648
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10948sf
Prior Sale: $25,000 (12/87)

63 COUNTRY CLUB DR **$425,000**
B: Melissa M Bodman & David A Bodman
S: Richard E Doiron & Donna M Doiron
Book/Page: 25472/527, Date: 06/28/24
Mtg: Westfield Bank $215,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 32350sf
Prior Sale: $153,000 (06/97)

DOX RD L:2 ..... **$120,000**
B: Vitaliy Nazarets & Lilia Nazarets
S: Pezzini Alfred M Est & Nancy R Pezzini-Pasquini
Book/Page: 25477/82, Date: 07/01/24
Mtg: Polish National CU $77,000
Term: 2039 Rate: 5.8% Type: Adj

DOX RD L:3 ..... **$105,000**
B: Vladimir Teleyuyev & Anna Teleyuyev
S: Pezzini Alfred M Est & Nancy R Pezzini-Pasquini
Book/Page: 25472/67, Date: 06/28/24

967 E MOUNTAIN RD **$318,500**
B: Crystal Edmond & Timothy Crockett
S: Edmund J Grabowski
Book/Page: 25470/104, Date: 06/27/24
Mtg: Fairway Ind Mtg $270,946
Term: 2054
Use: 4 Bdrm Ranch, Lot: 21780sf
Prior Sale: $95,000 (02/96)

11 HOWARD ST **$450,000**
B: Atash Novruzov & Irina Kovrizhnykh
S: Salim Abdoo
Book/Page: 25478/282, Date: 07/02/24
Mtg: American Fncl Resrcs $441,849
Term: 2054
Use: County/Municipality Property, Lot: 9020sf
Prior Sale: $162,750 (04/23)

11 LEWIS ST **$271,000**
B: Matthew Olinski & Wynter Niedzielski
S: Tahnee R Hildack
Book/Page: 25475/4, Date: 06/28/24
Mtg: New American Funding $257,450
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8449sf
Prior Sale: $150,000 (12/18)

110 LOCKHOUSE RD U:5J **$337,500**
B: Jennifer Collins
S: Kristen Gleason
Book/Page: 25478/450, Date: 07/02/24
Use: Condo

139 MEADOW ST **$100,000**
B: Alan W Perzanowski & Sandra L Perzanowski
S: David A Perzanowski
Book/Page: 25480/571, Date: 07/03/24
Use: Mixed Use-Prim Comm & Other, Lot: 12462sf

16 RUSSELL RD **$410,000**
B: Zeki Kandemir
S: Nres LLC
Book/Page: 25477/294, Date: 07/01/24
Mtg: First World Mortgage $402,573
Term: 2054
Use: 2-Family Conventional, Lot: 4753sf
Prior Sale: $260,000 (09/23)

28 SAINT PAUL ST **$390,000**
B: Denis Okhrimenko & Yuliia Okhrimenko
S: Vladimir Merenkov & Nadezhda Merenkov
Book/Page: 25472/82, Date: 06/28/24
Mtg: HarborOne Mortgage $234,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7260sf
Prior Sale: $135,900 (07/03)

115 STEIGER DR **$100,000**
B: Alan W Perzanowski & Sandra L Perzanowski
S: David A Perzanowski
Book/Page: 25480/565, Date: 07/03/24
Use: 3 Bdrm Ranch, Lot: 22470sf

217 WESTERN AVE **$400,000**
B: Jeffrey T Pratt & Beth A Pratt
S: James E Pratt & Mary A Pratt
Book/Page: 25470/78, Date: 06/27/24
Use: 3 Bdrm Conventional, Lot: 17760sf

134 WESTERN CIR **$245,000**
B: Z & M Investments LLC
S: Margaret M Kennedy & Raymond J Kennedy
Book/Page: 25479/406, Date: 07/02/24
Mtg: David H Burstein $320,000
Use: 3 Bdrm Ranch, Lot: 56628sf
Prior Sale: $150,000 (06/00)

► FORECLOSURE DEEDS

15 BATES ST **$165,000**
B: Wicked Deals LLC
S: Steven A Gazda & Bank Of New York Mellon
Book/Page: 25480/265, Date: 07/03/24
Mtg: Maria P Goncalves $200,000
Use: 3 Bdrm Conventional, Lot: 13068sf
Prior Sale: $190,000 (09/04)

Wilbraham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	53
Median Price	$399,000	$445,000

► REAL ESTATE SALES

2205 BOSTON RD U:N137 ..... **$340,000**
B: Lisa Mcgrady
S: Sloan M Alexander Est & Kathryn A Sloan
Book/Page: 25469/456, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $180,000 (10/00)

8 DALTON ST **$265,000**
B: Megan A Burlingham & Kermit M Eggsware 3rd
S: Freedom Mortgage Corp
Book/Page: 25469/61, Date: 06/26/24
Mtg: Cardinal Fncl Co LP $276,945
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5490sf
Prior Sale: $208,000 (08/23)

18 LINWOOD DR **$450,000**
B: Laurie Tillberry
S: Jessica A Orcutt & Stephanie K Dimichele
Book/Page: 25477/30, Date: 07/01/24
Mtg: Country Bank $300,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Ranch, Lot: 16458sf
Prior Sale: $208,000 (07/14)

45 LODGE LN U:45 ..... **$590,000**
B: Margaret M Eulner, Tr for Margaret M Eulner Lt
S: 2301 Boston Road LLC
Book/Page: 25471/99, Date: 06/27/24
Use: 2 Bdrm Condo

181 MANCHONIS RD **$90,000**
B: Christopher Nascembeni
S: Kevin Trigo
Book/Page: 25468/325, Date: 06/26/24
Use: County/Municipality Property, Lot: 54886sf
Prior Sale: $21,586 (07/23)

3 MANOR RD **$400,000**
B: Douglas Kinney & Deborah A Kinney
S: Edmund A Daviau & Donna E Daviau
Book/Page: 25479/324, Date: 07/02/24
Mtg: Mortgage Research Ctr $206,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20000sf
Prior Sale: $132,500 (05/00)

470 MOUNTAIN RD **$523,000**
B: Jason Cafarelli & Courtney Cafarelli
S: Stanley R Shaw 3rd & Patricia A Shaw
Book/Page: 25476/416, Date: 07/01/24
Mtg: Rocket Mortgage LLC $496,850
Term: 2054
Use: 4 Bdrm Ranch, Lot: 229143sf
Prior Sale: $157,000 (10/99)

14 PINE DR **$355,000**
B: Joshua Santos
S: Valro Homes LLC
Book/Page: 25473/234, Date: 06/28/24
Mtg: Mortgage Research Ctr $355,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 20000sf
Prior Sale: $142,000 (12/23)

5 SUNRISE GLN U:5 ..... **$449,650**
B: Craig A Savoie & Tracy A Savoie
S: 2301 Boston Road LLC
Book/Page: 25474/15, Date: 06/28/24
Use: Possible New Construction

12 WOODSLEY RD **$430,000**
B: Phillip B Chesky & Maureen A Kelly-Chesky
S: Scott Roy Linn Est & Dorene A Archambault
Book/Page: 25474/598, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 34068sf
Prior Sale: $215,800 (08/91)

Hampshire Registry

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

Amherst

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	41
Median Price	$500,000	$570,000

► REAL ESTATE SALES

88 BLUE HILLS RD **$640,000**
B: Lia Barssord
S: Robert C Stebbins & Susang Stebbins
Book/Page: 15166/95, Date: 06/26/24
Mtg: HarborOne Mortgage $250,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 18240sf
Prior Sale: $300,000 (03/19)

63 CURTIS PL **$399,000**
B: Sadaf B Rathod & Bharat K Rathod
S: Kristine E Larson
Book/Page: 15172/196, Date: 07/01/24
Mtg: Florence Bank $319,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23324sf
Prior Sale: $239,000 (01/05)

40 DEEPWOODS DR **$551,900**
B: William C Beale & Suzanne M Beale
S: Jacqueline K Tuthill, Tr for Jacqueline K Tuthill RET
Book/Page: 15172/59, Date: 07/01/24
Use: 2 Bdrm Ranch, Lot: 35698sf
Prior Sale: $110,000 (10/05)

77 EAMES AVE **$583,000**
B: Hao Wang & Zhiliang Wu
S: Leidner Bernhard Est & Andreas Leidner
Book/Page: 15170/205, Date: 06/28/24
Use: 4 Bdrm Ranch, Lot: 12005sf
Prior Sale: $419,900 (07/17)

130 FEARING ST **$700,000**
B: James S Ambler & Betty S Ambler
S: Yankhua Fan & Marina Isayeva
Book/Page: 15173/45, Date: 07/01/24
Use: 4 Bdrm Colonial, Lot: 15581sf
Prior Sale: $140,000 (09/13)

7 FOXGLOVE LN **$755,000**
B: Marc A Robert & Andea Butterfield
S: Tamara Agarwal & Gaurav Agarwal
Book/Page: 15168/212, Date: 06/27/24
Mtg: HarborOne Mortgage $450,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 48700sf
Prior Sale: $746,000 (07/23)

26 GREEN LEAVES DR U:624 ..... **$300,000**
B: Alfred Vachris & Ivan Chavarria-Siles
S: Karen L Alexander
Book/Page: 15168/86, Date: 06/27/24
Mtg: Teachers FCU $200,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $142,000 (06/18)

100 LINCOLN AVE **$850,000**
B: Jay Ansons View LLC
S: Margaret L Rorick, Tr for RET Mason I Lowance Jr
Book/Page: 15174/212, Date: 07/02/24
Mtg: Greenfield Svgs $680,000
Use: 4 Bdrm Dutch Colonl, Lot: 15000sf

1184 N PLEASANT ST **$1,300,000**
B: 1184 North Pleasant LLC
S: Black Walnut LLC
Book/Page: 15174/161, Date: 07/02/24
Mtg: Daniel P Burbine $975,000
Use: Residential-Other, Lot: 65340sf
Prior Sale: $460,730 (03/01)

47 POKEBERRY RDG **$972,500**
B: William R Tuthill, Tr for William R Tuthill Lt
S: David P Markland & Cludia A Brown
Book/Page: 15169/273, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 26614sf
Prior Sale: $476,000 (05/14)

9 RED FOX LN **$649,000**
B: Barbara T Kana & Michelle P Kana
S: Edith Peter, Tr for Edith Peter RET
Book/Page: 15168/282, Date: 06/27/24
Use: 3 Bdrm Raised Ranch, Lot: 15818sf

29 STRONG ST **$375,000**
B: 29 Strong Street LLC
S: Amherst Ballet Theatre Co
Book/Page: 15173/310, Date: 07/02/24
Mtg: Greenfield Svgs $300,000
Use: Educational Property, Lot: 47916sf
Prior Sale: $300,000 (01/06)

28 WOODLOT RD **$720,000**
B: John Bragg & Susan Bragg
S: Thomas L Leatherman & C M Aelion
Book/Page: 15172/300, Date: 07/01/24
Use: 4 Bdrm Contemporary, Lot: 27841sf
Prior Sale: $375,000 (03/16)

35 WOODLOT RD **$810,000**
B: Chad Laclair & Jennifer Morse
S: Angela P Riva
Book/Page: 15173/163, Date: 07/02/24
Use: 4 Bdrm Colonial, Lot: 31906sf
Prior Sale: $300,000 (12/92)

Belchertown

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	31
Median Price	$390,000	$432,150

► REAL ESTATE SALES

ALLEN RD L:5 ..... **$82,000**
B: Maksim Vovk
S: Angelo Montemagni
Book/Page: 15175/65, Date: 07/03/24

233 BAY RD **$464,000**
B: Colin A Coleman
S: Raffi Milller
Book/Page: 15172/123, Date: 07/01/24
Mtg: Thomas W Mullen $225,000
Term: 2026
Use: 3 Bdrm Ranch, Lot: 40215sf
Prior Sale: $325,000 (12/20)

4 DANIEL SQ EXT **$418,000**
B: Lyhieng A Mao & Sovina Raya
S: Timothy Merchant
Book/Page: 15171/13, Date: 06/28/24
Mtg: Members Advantage Mtg $376,200
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 34412sf
Prior Sale: $255,000 (10/20)

31 GOODELL ST **$485,000**
B: Tyler J Midura & Vanessa Ruiz
S: Alan T Stockwell
Book/Page: 15174/184, Date: 07/02/24
Mtg: First World Mortgage $460,750
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 43050sf

141 GRANBY RD **$830,000**
B: Aaron Kay & Shannon Kay
S: Keith A Laflame & Maureen E Laflame
Book/Page: 15170/23, Date: 06/28/24
Mtg: Rocket Mortgage LLC $520,000
Term: 2054
Use: 4 Bdrm, Lot: 60984sf

37 HICKORY HL **$620,000**
B: Brian Chamberlain
S: Jeffrey A Rakers & Kristen M Rakers
Book/Page: 15171/43, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 15050sf
Prior Sale: $389,900 (06/17)

425 MILL VALLEY RD **$376,000**
B: Amelia Good & Louis Capone
S: Arpc LLC
Book/Page: 15173/217, Date: 07/02/24
Mtg: New American Funding $357,200
Term: 2054
Use: 3 Bdrm Old Style, Lot: 38768sf
Prior Sale: $230,000 (03/24)

► FORECLOSURE DEEDS

121-123 HAMILTON ST **$282,000**
B: Vantage Home Buyers LLC
S: Mark C Hatten & Ma Hsngs Fin Agency
Book/Page: 15172/258, Date: 07/01/24
Mtg: Hoang Vo $254,000
Use: 2-Family Duplex, Lot: 42602sf
Prior Sale: $203,000 (09/07)

Chesterfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	4
Median Price	$173,657	$435,000

► REAL ESTATE SALES

238 BRYANT ST **$287,000**
B: Pamela A Williams & Raymond S Henderson
S: Peter G Smith & Sarah A Smith
Book/Page: 15170/312, Date: 06/28/24
Mtg: Homestead Fund Corp $264,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $130,500 (10/16)

47 EAST ST **$504,000**
B: Peter G Smith & Sarah A Smith
S: Gregory S Smith & Cynthia L Smith
Book/Page: 15171/72, Date: 06/28/24
Mtg: Greenfield Svgs $354,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 133642sf

121 IRELAND ST **$686,000**
B: Steven M Jones Jr & Brenda L Jones
S: Donovan Gaylor R Est & Mary Senatore
Book/Page: 15166/234, Date: 06/26/24
Mtg: Westfield Bank $514,500
Term: 2039
Use: 5 Bdrm Cape Cod, Lot: 1219680sf

502 MAIN RD **$357,503**
B: Deborah A Moreau
S: Ladd Kevin A Est & Eliot A Ladd
Book/Page: 15170/95, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $10,000 (12/90)

Easthampton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	36
Median Price	$360,000	$382,950

► REAL ESTATE SALES

5 DROY CIR **$300,000**
B: Matthew Pelott
S: Maria A Arbour
Book/Page: 15168/134, Date: 06/27/24
Mtg: BankESB $240,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12197sf

6-8 EMERALD PL **$320,000**
B: Alicia Rock
S: Cassandra L Mcdermott & Pamela L Wright
Book/Page: 15167/133, Date: 06/26/24
Mtg: HarborOne Mortgage $288,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 8712sf

8 KIMBERLY LN **$445,000**
B: Donna Brooks & Anthony Iovino
S: Robert R Ackley & Dawn M Ackley
Book/Page: 15169/16, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 20061sf
Prior Sale: $128,000 (03/99)

336 MAIN ST **$300,000**
B: Easthampton Mahadev LLC
S: Thomas M Woolley
Book/Page: 15175/284, Date: 07/03/24
Mtg: Thomas M Woolley $178,527
Use: 2-Family Two Family, Lot: 21780sf
Prior Sale: $128,000 (10/03)

1260 PLAIN ST **$300,000**
B: Tamara N Sieracki & John J Arbuckle 3rd
S: Joseph P Sieracki Jr & Andrew J Sieracki
Book/Page: 15167/278, Date: 06/26/24

98-100 PLEASANT ST **$375,000**
B: William L Bundy & Paula C Bundy
S: Donna M Babyak
Book/Page: 15169/117, Date: 06/27/24
Mtg: TD Bank NA $281,250
Term: 2054 Rate: 7.5% Type: Adj
Use: 3-Family Mlti-Unt Blg, Lot: 12197sf
Prior Sale: $50,000 (02/16)

16 POMEROY MEADOW RD **$466,300**
B: Hikari Mamata & Rachel L Martin
S: Brendan D Taylor & Elisa J Taylor
Book/Page: 15170/134, Date: 06/28/24
Mtg: Greenfield Svgs $389,685
Term: 2054
Use: 2 Bdrm Ranch, Lot: 100340sf
Prior Sale: $221,500 (08/12)

16 STEPLAR XING **$685,000**
B: Allison E Dunn
S: Loudville Condo LLC
Book/Page: 15174/126, Date: 07/02/24
Mtg: Westfield Bank $360,000
Term: 2054

45-47 UNION ST **$500,000**
B: Mintbath LLC
S: Walter B Mitchell, Tr for W B Mitchell T
Book/Page: 15169/324, Date: 06/28/24
Mtg: Walter B Mitchell $300,000
Use: Retail-Department Store, Lot: 8276sf

10 WESTVIEW TER **$450,000**
B: Laura Gregory
S: Robert A Goldberg
Book/Page: 15171/1, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: $140,500 (09/02)

Goshen

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	2
Median Price		$225,000

► REAL ESTATE SALES

HAMMOND ACRES L:271/2 ..... **$285,000**
B: Michael A Woolf & Amy C Woolf
S: Lynne M Gottlieb, Tr for Lynne M K Gottlieb RET
Book/Page: 15173/248, Date: 07/02/24

HAMMOND ACRES L:28 ..... **$285,000**
B: Michael A Woolf & Amy C Woolf
S: Lynne M Gottlieb, Tr for Lynne M K Gottlieb RET
Book/Page: 15173/248, Date: 07/02/24

HAMMOND ACRES L:353 ..... **$285,000**
B: Michael A Woolf & Amy C Woolf
S: Lynne M Gottlieb, Tr for Lynne M K Gottlieb RET
Book/Page: 15173/248, Date: 07/02/24

HAMMOND ACRES L:354 ..... **$285,000**
B: Michael A Woolf & Amy C Woolf
S: Lynne M Gottlieb, Tr for Lynne M K Gottlieb RET
Book/Page: 15173/248, Date: 07/02/24

Granby

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	14
Median Price	$275,000	$350,000

► REAL ESTATE SALES

173 BATCHELOR ST **$216,000**
B: Abbas Younes
S: Cascade Funding Mtg T Hb9
Book/Page: 15168/27, Date: 06/26/24
Use: 4 Bdrm Ranch, Lot: 17680sf
Prior Sale: $240,000 (05/24)

CARVER ST L:A **$100,000**
B: Nicholas J Placzek
S: Nrj Davis LLC
Book/Page: 15173/136, Date: 07/02/24
Mtg: PeoplesBank (Holyoke) $70,000
Term: 2044

126 SOUTH ST **$215,000**
B: Robert D Hopley
S: Ruth I Mercer
Book/Page: 15171/60, Date: 06/28/24
Use: 2 Bdrm Ranch, Lot: 30000sf
Prior Sale: $195,000 (06/08)

Hadley

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	16
Median Price	$485,000	$541,000

► REAL ESTATE SALES

6 NIKKIS WAY **$850,000**
B: Chanaka J Arachchi & Indika Dissanayake
S: Daniel W Mitte & Kristin E Devleming
Book/Page: 15172/80, Date: 07/01/24
Mtg: Greenfield Svgs $750,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 36534sf
Prior Sale: $769,900 (10/21)

300 VENTURE WAY **$7,153,644**
B: Pioneer Vly Chinese Immer
S: Ncs Pearson Inc
Book/Page: 15167/323, Date: 06/26/24
Mtg: BankESB $5,722,915
Use: Industrial Office Building, Lot: 630854sf
Prior Sale: $1,020,000 (07/01)

27 WEST ST **$451,900**
B: Christopher Dietz & Dara Darabi
S: Barbara A Joy, Tr for Byron Ft Ii
Book/Page: 15174/1, Date: 07/02/24
Mtg: HarborOne Mortgage $316,330
Term: 2054
Use: 2-Family Two Family, Lot: 119734sf

Hatfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	6
Median Price	$392,500	$432,500

► REAL ESTATE SALES

38 MOUNTAIN RD **$600,000**
B: Jason Judge
S: Barbara K Pomeroy
Book/Page: 8337/44, Date: 06/28/24
Use: 4 Bdrm Ranch, Lot: 147368sf
Prior Sale: $600,000 (06/24)

38 MOUNTAIN RD **$600,000**
B: Jason Judge
S: Barbara K Pomeroy
Book/Page: 15169/294, Date: 06/28/24
Use: 4 Bdrm Ranch, Lot: 147368sf

9 RAYMOND AVE **$480,000**
B: Alvis Gonzalez & Olivia R Warnock
S: Kensington Marsh
Book/Page: 15168/61, Date: 06/27/24
Mtg: Adams Community Bk $220,000
Term: 2054 Rate: 7.6% Type: Adj
Use: 2 Bdrm Old Style, Lot: 23623sf
Prior Sale: $5,000 (03/03)

144 WEST ST **$437,500**
B: Nikolas J Adamski & Melissa Adamski
S: James W Thayer
Book/Page: 15175/110, Date: 07/03/24
Mtg: Members Advantage Mtg $300,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 33846sf
Prior Sale: $65,000 (06/13)

Huntington

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	$275,500	$337,450

► REAL ESTATE SALES

3 E MAIN ST **$160,000**
B: Crane Holdings LLC
S: B And L Bridge Store LLC
Book/Page: 15173/21, Date: 07/01/24
Mtg: TD Bank NA $120,000
Use: Mixed Use-Prim Res & Comm, Lot: 10890sf
Prior Sale: $145,000 (05/14)

Middlefield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	1
Median Price	$180,000	$279,900

► REAL ESTATE SALES

104 W HILL RD **$325,000**
B: David A Ingemi & Michele P Ingemi
S: Andrew J Charig, Tr for Andrew J Charig Gift T
Book/Page: 15170/218, Date: 06/28/24
Use: Mixed Use-Prim Res & Rec, Lot: 413820sf
Prior Sale: $205,000 (10/07)

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

72 BARRETT ST U:212 ..... **$160,000**
B: Nidhi Thaker & Amandeep Guliani
S: Sea Gull Properties LLC
Book/Page: 15170/83, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $147,000 (06/23)

80 DAMON RD U:4-203 ..... **$125,000**
B: Heather M Doyle
S: Charlene Bergeron
Book/Page: 15167/67, Date: 06/26/24
Mtg: BankESB $112,500
Term: 2054
Use: Condo

48 EVERGREEN RD U:212 ..... **$286,000**
B: Patricia M Mullin
S: Allison Tudryn
Book/Page: 15170/15, Date: 06/28/24
Use: Condo

GROVE AVE **$199,000**
B: Rhea S Seo
S: Beaver Brook Nt & Patrick J Melnik Sr
Book/Page: 15170/18, Date: 06/28/24

285 HATFIELD ST **$270,000**
B: Zachary T Welch
S: Elizabeth Carr, Tr for Czarnecki Ft
Doc#: 000000000022038, Date: 06/27/24
Mtg: Radius Financial Grp $265,109
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8124sf

51 LOUDVILLE RD **$889,000**
B: Victoria Downey
S: Gerald W Beltran & Laura T Beltran
Book/Page: 15168/332, Date: 06/27/24
Mtg: HarborOne Mortgage $711,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 84942sf
Prior Sale: $534,900 (08/15)

243 MAIN ST U:4 ..... **$290,000**
B: T Roots 243 LLC
S: Lisa Derrico
Book/Page: 15169/148, Date: 06/27/24
Mtg: Bank of America NA $261,000
Use: Office Condo Unit

243 MAIN ST U:5 ..... **$290,000**
B: T Roots 243 LLC
S: Lisa Derrico
Book/Page: 15169/148, Date: 06/27/24
Mtg: Bank of America NA $261,000
Use: Office Condo Unit
Prior Sale: $190,000 (06/00)

17 NEW SOUTH ST U:301 ..... **$240,000**
B: Glitterbird Crumbs LLC
S: Emerald City Partners LLC
Book/Page: 15171/244, Date: 06/28/24
Mtg: BankESB $115,000
Use: Office Condo Unit

56 SUMMER ST **$739,729**
B: Deborah Barer & Benjamin Barer
S: Skyler A Treat, Tr for Henry E Chen
Book/Page: 15169/286, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 8102sf
Prior Sale: $489,000 (09/19)

56 WARNER ST **$503,500**
B: Eli Dwight
S: Bruce Cuddy
Book/Page: 15167/206, Date: 06/26/24
Mtg: BankESB $377,625
Term: 2054
Use: 3 Bdrm Conventional, Lot: 17990sf

1024 WESTHAMPTON RD **$220,000**
B: Nextgen Re LLC
S: Sanborn Christine E Est & Sarah E Chatterton
Book/Page: 15171/169, Date: 06/28/24
Use: 2 Bdrm Cape Cod, Lot: 32561sf

15 WINTER ST **$800,000**
B: Ester Schulman & Zachary Schulman
S: Catherine M Cocco
Book/Page: 15174/65, Date: 07/02/24
Mtg: JPMorgan Chase Bank $640,000
Term: 2039
Use: 4 Bdrm Conventional, Lot: 9601sf

Pelham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	10
Median Price	$474,250	$402,500

► REAL ESTATE SALES

59 ARNOLD RD **$546,340**
B: Chelsea E Grybko
S: Chelsea E Grybko & Michael V Grybko
Book/Page: 15167/286, Date: 06/26/24
Mtg: Michael V Grybko $405,130
Use: 4 Bdrm Family Flat, Lot: 104544sf
Prior Sale: $350,000 (11/22)

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Plainfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	4
Median Price		$225,213

► REAL ESTATE SALES

234 S CENTRAL ST **$425,000**
B: Matthew Ingellis & Payton Atwell
S: James E Bernhard
Book/Page: 15175/301, Date: 07/05/24
Mtg: Freedom Credit Union $340,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 54450sf
Prior Sale: $79,900 (08/08)

57 SUMMIT ST **$83,500**
B: Jakub Muller
S: Jeffrey M Gnatek
Book/Page: 15172/244, Date: 07/01/24

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

63 JUDD AVE **$75,000**
B: Kristina J Malone
S: Dan W Malone & Kristina J Malone
Book/Page: 15170/52, Date: 06/28/24
Mtg: Movement Mtg LLC $308,800
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 16690sf
Prior Sale: $212,500 (04/16)

115 LINCOLN AVE **$390,000**
B: Linsey M Lord & Tyler D Morissette
S: Christine Murphy
Book/Page: 15172/221, Date: 07/01/24
Mtg: PeoplesBank (Holyoke) $370,500
Term: 2054
Use: 3 Bdrm Split Level, Lot: 15677sf
Prior Sale: $23,000 (10/10)

150 LYMAN ST **$555,000**
B: Lindsay L Smith, Tr for Timothy T Odonnell Irt
S: MI Saleh Holdings Inc
Book/Page: 15175/58, Date: 07/03/24
Use: 3 Bdrm Cape Cod, Lot: 39412sf
Prior Sale: $342,000 (02/24)

28 LYON GRN **$615,000**
B: Quinn P Odonnell & Jessica M Forest
S: J N Duquette & Son Contru
Book/Page: 15170/241, Date: 06/28/24
Mtg: Berkshire Bank $545,000
Term: 2054
Use: Residential Developable Land, Lot: 16315sf
Prior Sale: $120,000 (06/23)

2 PARKVIEW DR **$394,076**
B: Kh Hargrave-Amodio & Gina M Hargrave-Amodio
S: Olivier Doisneau
Book/Page: 15173/51, Date: 07/01/24
Mtg: Greenfield Svgs $284,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 18493sf
Prior Sale: $264,500 (03/05)

163 PEARL ST **$375,000**
B: Steven J Egstad & Deborah A Gray
S: Cheryl P Tracy, Tr for Allan T Tracy
Book/Page: 15174/175, Date: 07/02/24
Use: 3 Bdrm Colonial, Lot: 31535sf

48 SHADOW BROOK EST U:48 ..... **$439,000**
B: Robert J Odonnell & Pamela A Odonnell
S: Karen Kenny
Book/Page: 15171/177, Date: 06/28/24
Mtg: Guaranteed Rate Inc $249,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $279,900 (07/15)

3 WARNER ST **$306,000**
B: Erin M Moore, Tr for Erin Moore Ft
S: Diane D Hooven & Theresa M Ichihara
Book/Page: 15170/230, Date: 06/28/24
Use: 2-Family Duplex, Lot: 13950sf

88 WILLIMANSETT ST **$275,000**
B: Patrick Donnelly & Maiya B Berkey
S: Richard P Brown & Thomas Leonard
Book/Page: 15170/279, Date: 06/28/24
Mtg: Northpoint Mortgage $233,750
Term: 2054
Use: 2 Bdrm Conventional, Lot: 57499sf
Prior Sale: $100,000 (03/07)

► FORECLOSURE DEEDS

69 BARDWELL ST **$210,479**
B: Cascade Funding Mtg T Hb8
S: Linda J Leflowers & Mortgage Assets Mgmt LLC
Book/Page: 15172/317, Date: 07/01/24
Use: 2-Family Duplex, Lot: 22800sf

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

34 COLEMAN RD **$352,000**
B: Donna M Babyak
S: David Kent
Book/Page: 15175/292, Date: 07/03/24
Use: 2 Bdrm Ranch, Lot: 30056sf
Prior Sale: $150,000 (04/15)

290 FOMER RD **$475,000**
B: Southampton Town Of
S: Norton Garfinkle
Book/Page: 15167/264, Date: 06/26/24
Use: Residential Developable Land, Lot: 305791sf

294 FOMER RD **$475,000**
B: Southampton Town Of
S: Norton Garfinkle
Book/Page: 15167/264, Date: 06/26/24
Use: Residential Developable Land, Lot: 305356sf

7 FREYER RD **$115,000**
B: Bds Investments LLC
S: Brittany E Wright
Book/Page: 15170/272, Date: 06/28/24
Use: 2 Bdrm Bngl/Cottage, Lot: 9583sf
Prior Sale: $12,000 (10/91)

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

45 ASPEN ST **$235,000**
B: Benzviner Real Estate Inc
S: Dionisio Cepeda
Book/Page: 15175/245, Date: 07/03/24
Mtg: Barbara B Shackleton $188,000
Use: 2-Family Two Family, Lot: 5754sf
Prior Sale: $178,000 (04/24)

110 GLENDALE CIR **$315,000**
B: Matthew J Przybyla
S: Suzanne M Whitcomb
Book/Page: 15168/261, Date: 06/27/24
Mtg: Community Bank NA $299,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13621sf
Prior Sale: $93,000 (11/98)

GREENWICH PLAINS RD **$49,900**
B: Jeremiah Boulter & Alissa Boulter
S: Baird Evelyn E Est & Laurie Baird-Holden
Book/Page: 15173/303, Date: 07/02/24
Mtg: Westfield Bank $39,920
Term: 2027

RIVER RD **$300,000**
B: North End Farm LLC
S: Gary C Moulton, Tr for Swift River Nt
Book/Page: 15173/197, Date: 07/02/24

21 SCHOOL ST **$300,000**
B: Stephanie Jones & Garrett Jones
S: Benjamin Perry
Book/Page: 15171/97, Date: 06/28/24
Mtg: CMG Mortgage Inc $270,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5680sf
Prior Sale: $118,000 (06/22)

SCZYGIEL RD **$300,000**
B: North End Farm LLC
S: Gary C Moulton, Tr for Swift River Nt
Book/Page: 15173/197, Date: 07/02/24

Westhampton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	$382,000	$420,000

► REAL ESTATE SALES

LYMAN RD **$145,000**
B: Kestrel Land Tlnc
S: Norton Garfinkle
Book/Page: 15167/281, Date: 06/26/24

LYMAN ST **$475,000**
B: Southampton Town Of
S: Norton Garfinkle
Book/Page: 15167/264, Date: 06/26/24

83 NORTHWEST RD **$525,000**
B: Birtiany Browning
S: Stanley J Puc & Joanne C Puc
Book/Page: 15172/163, Date: 07/01/24
Mtg: Movement Mtg LLC $420,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 127631sf

Williamsburg

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	6
Median Price	$171,500	$359,300

► REAL ESTATE SALES

17 MOUNTAIN ST U:B **$228,500**
B: Carrie A Laird
S: Michael Hooker, Tr for Lang Real Property T
Book/Page: 15168/294, Date: 06/27/24
Mtg: Radius Financial Grp $140,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $206,000 (11/21)

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

31 OLD POST RD **$250,000**
B: Jessica Drawe
S: Kathy M Caron
Book/Page: 15175/207, Date: 07/03/24
Mtg: Fairway Ind Mtg $200,000
Term: 2054
Use: 2-Family Conventional, Lot: 317117sf
Prior Sale: $249,900 (02/07)

Middlesex Registry

Northern District

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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

1 APOLLO AVE **$736,378**
B: John David Srour
S: John W Landry Jr & Jacinta M Landry
Book/Page: 38575/290, Date: 06/26/24
Mtg: Salem Five Mtg Co $641,250
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5776sf
Prior Sale: $129,000 (08/91)

5 B ST **$753,000**
B: Zachary Patron & Katelyn Loring
S: Antonio M Jorge & Filomena Jorge
Book/Page: 38580/27, Date: 06/27/24
Mtg: Merrimack Valley CU $590,400
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 15002sf
Prior Sale: $168,000 (03/88)

9 CAPTAINS WAY **$887,000**
B: Robert W Macdonald & Julie L Macdonald
S: Donna L Mcmahon, Tr for Dlm Rt
Doc#: 000000000323412, Date: 06/28/24
Mtg: Guaranteed Rate Inc $437,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 50530sf
Prior Sale: $239,900 (08/95)

5 KENMAR DR U:1 ..... **$325,000**
B: Samuel Rao
S: Betty J Sykes, Tr for Betty J Sykes Lt
Book/Page: 38579/5, Date: 06/27/24
Mtg: T2 Financial LLC $243,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $124,000 (02/01)

28 KENMAR DR U:278 ..... **$251,080**
B: Xiaoqing Hou & Linying Li
S: Stirling Glenn A Est & Bonnie Ulrich
Book/Page: 38588/271, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $133,000 (04/04)

5 LEXINGTON RD **$955,000**
B: Madhav Gautam & Sudiksha Chaulagain
S: Enrico A Lecce & Josema R Lecce
Book/Page: 38575/24, Date: 06/26/24
Mtg: Guaranteed Rate Inc $773,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 26750sf
Prior Sale: $525,000 (12/10)

4 MARSHALL ST **$685,000**
B: Christian E Zein & Christine Istanboulian
S: Edson A Filho & L M Monteiro
Book/Page: 38596/162, Date: 07/03/24
Mtg: Guaranteed Rate Inc $650,750
Term: 2054
Use: 2-Family Old Style, Lot: 15002sf
Prior Sale: $385,000 (03/23)

5 MUNROE WAY **$585,000**
B: Buy Build Sellem Ma LLC
S: Jerry Marone
Book/Page: 38589/192, Date: 07/01/24
Mtg: LendingOne LLC $550,000
Use: 3 Bdrm Split Entry, Lot: 20325sf

33 OUTLOOK RD **$720,000**
B: Cynthia Daubman, Tr for Daubman Lt
S: Katharine M Nault
Book/Page: 38581/95, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 46348sf
Prior Sale: $485,000 (07/20)

201 POLLARD ST **$770,000**
B: Michaela J Mentzer & Kenney P Kane
S: Steven R Brown & Marcia E Brown
Book/Page: 38574/121, Date: 06/26/24
Mtg: BankNewport $731,500
Term: 2054
Use: 2-Family Colonial, Lot: 37910sf

102 POND ST **$650,000**
B: Theresa Labao
S: Gail Difava
Book/Page: 38576/267, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: $420,000 (11/19)

277 RANGEWAY RD **$895,000**
B: Thomas G Allen, Tr for Bl 2024 Rt
S: George Allen & Son Const
Book/Page: 38574/105, Date: 06/26/24

7 SILVERSMITH WAY **$825,000**
B: Yun Chen
S: Norma J Clark
Book/Page: 38574/188, Date: 06/26/24
Mtg: Guaranteed Rate Affin $725,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 54450sf
Prior Sale: $236,000 (12/97)

19 SUMAC ST **$675,000**
B: Walter L Bikowitz 3rd & Dawn M Allen
S: Marjorie W Coakley
Book/Page: 38581/46, Date: 06/28/24
Mtg: Navy FCU $540,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 30000sf

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

328 BROOK ST **$855,000**
B: Patricia A Lynch
S: Linda C Stacey, Tr for Linda C Stacey RET
Book/Page: 38583/130, Date: 06/28/24
Mtg: Guaranteed Rate Inc $442,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 43560sf

132 CARRIAGE WAY **$1,697,500**
B: Albert Azatyants & Carissa Azatyants
S: Sangal Purnima Raj Est & Mayank Chaudhary
Book/Page: 38583/55, Date: 06/28/24
Use: 1-Family Colonial, Lot: 88427sf
Prior Sale: $1,545,000 (12/05)

70 CUTTERS RIDGE RD **$1,200,000**
B: Jason Huff & Jennifer Huff
S: Zhongyi Chen & Zhengrong Fu
Doc#: 000000000323371, Date: 06/27/24
Mtg: Sofi Bank Na $1,100,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 87120sf
Prior Sale: $822,000 (12/06)

846 MAPLE ST **$1,395,000**
B: William L Evans, Tr for William Evans Ft
S: Jjx Development LLC
Book/Page: 38589/276, Date: 07/01/24
Mtg: Rocket Mortgage LLC $862,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 175133sf
Prior Sale: $760,000 (06/23)

106 ROBBINS DR **$1,310,000**
B: Philip Drapeau & Simone Drapeau
S: Jason M Walsh & Alexandra L Walsh
Book/Page: 38593/294, Date: 07/02/24
Mtg: Leader Bank NA $350,000
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 87120sf
Prior Sale: $650,000 (06/02)

1265 WESTFORD ST **$910,000**
B: Peter Lively & Audrey Lively
S: Tyler Grandahl & Kristin Fess
Book/Page: 38580/85, Date: 06/27/24
Mtg: Prestige Home Mtg LLC $610,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 94525sf
Prior Sale: $649,000 (10/18)

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

11 3RD AVE **$305,000**
B: Hea Y Jeon & Bo Y Joung
S: Bank Of America N A
Book/Page: 38596/285, Date: 07/03/24
Use: 2 Bdrm Conventional, Lot: 3049sf
Prior Sale: $325,434 (12/23)

8 ALAMO CIR **$620,000**
B: Rebecca Staten & Brian E Ricci
S: Ilyssa J Moretto & Nicholas Moretto 3rd
Book/Page: 38589/118, Date: 07/01/24
Mtg: Movement Mtg LLC $496,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 27878sf
Prior Sale: $482,500 (08/16)

6 AMHERST ST **$570,000**
B: Saphat Phok & Alex Phok
S: Vincenzo M Giorgio & Kris J Giorgio
Book/Page: 38577/146, Date: 06/27/24
Mtg: US Bank NA $552,900
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9583sf
Prior Sale: $475,000 (10/20)

10 ARROWHEAD CIR **$1,050,000**
B: Joshua C Cohen & Samantha L Willford
S: James P Twitchell & Ellen J Twitchell
Book/Page: 38593/9, Date: 07/02/24
Mtg: TD Bank NA $997,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 36155sf
Prior Sale: $215,000 (11/93)

10 CARLETON AVE **$570,500**
B: Natalie J Solomon & David M Stamatis
S: Heather S Ozhogin
Book/Page: 38589/167, Date: 07/01/24
Mtg: HarborOne Mortgage $513,450
Term: 2054
Use: 3 Bdrm Conventional, Lot: 20038sf
Prior Sale: $246,000 (06/08)

44 CLOVER HILL DR **$685,000**
B: William Lawler & Jaime Lawler
S: Castelmar Properties LLC
Book/Page: 38576/140, Date: 06/27/24
Use: 3 Bdrm Raised Ranch, Lot: 79279sf
Prior Sale: $501,000 (06/24)

44 CLOVER HILL DR **$501,000**
B: William Lawler & Jaime Lawler
S: Castelmar Properties LLC
Book/Page: 38575/265, Date: 06/26/24
Mtg: Total Mtg Svcs $548,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 79279sf
Prior Sale: $501,000 (02/24)

75 CONCORD RD **$880,000**
B: Raul Rosado, Tr for Rosado Ft
S: Matthew B Finnemeyer & Valerie A Finnemeyer
Doc#: 000000000323395, Date: 06/28/24
Mtg: North American SB $440,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $630,000 (04/17)

5 DAKOTA DR **$865,000**
B: Alex Bordino & Chelsie Bordino
S: Amy J Regan, Tr for William & Ann Regan Ft
Doc#: 000000000323376, Date: 06/27/24
Mtg: Bank of America NA $530,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 23522sf
Prior Sale: $208,500 (06/97)

30 EMPIRE ST **$850,000**
B: Nishith Patel & Swetal Patel
S: Stephen T Auriemma
Book/Page: 38584/268, Date: 06/28/24
Mtg: Inst Svgs Newburyport $595,000
Term: 2039
Use: 4 Bdrm Colonial, Lot: 23522sf
Prior Sale: $300,000 (02/23)

34 EMPIRE ST **$1,080,000**
B: Bhavika Shah & Kushal Palkhiwala
S: Joseph T Canniff & Mary C Canniff
Book/Page: 38577/52, Date: 06/27/24
Mtg: Bank of America NA $864,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 29185sf
Prior Sale: $265,900 (04/96)

5 ESSEX PL **$940,000**
B: Ryan C Sieber & Katherine E Beatty
S: Michael Moran & Gayle Moran
Book/Page: 38583/20, Date: 06/28/24
Mtg: Movement Mtg LLC $740,000
Term: 2044
Use: 4 Bdrm Gambrel, Lot: 33541sf
Prior Sale: $495,000 (03/19)

17 GALLOWAY RD **$755,000**
B: Ryan Burke & Amber E Burke
S: Julie K Diegel, Tr for Kunkel Ft
Book/Page: 38576/24, Date: 06/26/24
Mtg: Leader Bank NA $550,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 40075sf

94 GARRISON RD **$800,000**
B: James C Daly & Catherine D Daly
S: Mark J Danieli & Elizabeth L Danieli
Book/Page: 38579/261, Date: 06/27/24
Mtg: Bangor Savings Bank $600,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40075sf
Prior Sale: $220,000 (07/94)

6 HILLSIDE LN **$805,000**
B: Sean Morrison & Celina Morrison
S: James Chin & Vivian Lee
Book/Page: 38580/281, Date: 06/28/24
Mtg: Metro Credit Union $603,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18295sf
Prior Sale: $725,000 (09/22)

26 HUNT RD **$250,000**
B: 26 Hunt Road LLC
S: Peter C Emanouil, Tr for Emanouil Ft
Book/Page: 38575/255, Date: 06/26/24
Use: 3 Bdrm Ranch, Lot: 106722sf

3 KASTRAKI PL **$860,000**
B: Feng Jiang & Jia Xu
S: Paul J Carmillo & Amie N Carmillo
Book/Page: 38594/235, Date: 07/02/24
Mtg: General Mortgage Corp $400,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 40075sf
Prior Sale: $486,000 (07/09)

7 KENWOOD ST **$641,000**
B: Maravanna Chan
S: Dale H Freeman, Tr for Uk Lady RET
Book/Page: 38587/283, Date: 07/01/24
Mtg: Community CU LYNN $544,850
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 15246sf

14 KENWOOD ST **$700,000**
B: Glenn Graves & Christine Graves
S: Joseph F Pelletier & Jennie L Pelletier
Book/Page: 38596/42, Date: 07/03/24
Use: 3 Bdrm Ranch, Lot: 15682sf
Prior Sale: $323,000 (02/16)

7 LANTERN LN **$900,000**
B: Lakshit S Talreja & Bhupika Y Gautam
S: Ejr Homes Inc
Book/Page: 38595/236, Date: 07/03/24
Mtg: Leader Bank NA $855,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 36590sf
Prior Sale: $515,000 (07/23)

175 LITTLETON RD U:A4 ..... **$537,000**
B: Prabhu P Sahoo & Kabita M Sahoo
S: Nikhil R Bondugula & Anandini Kasireddy
Book/Page: 38583/192, Date: 06/28/24
Mtg: Citizens Bank $429,600
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $305,000 (07/18)

181 LITTLETON RD U:112 ..... **$391,000**
B: Letan Lin & Jing Zhang
S: Aditya Korwar
Book/Page: 38585/159, Date: 06/28/24
Mtg: General Mortgage Corp $273,700
Term: 2054
Use: Condo

360 LITTLETON RD U:H20 ..... **$417,000**
B: Amarjit A Jadhav & Asmita B Deshmukh
S: Celina Morrison & Sean Morrison
Book/Page: 38580/143, Date: 06/27/24
Mtg: Fairway Ind Mtg $333,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $225,000 (10/14)

4 LIVERY RD **$640,000**
B: Jack Drapeau & Natalie Drapeau
S: Martin R Peal, Tr for Martys Rt
Book/Page: 38589/151, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 40075sf
Prior Sale: $270,000 (12/14)

20 OAK ST **$1,350,000**
B: Oak Street Customs LLC
S: Lori Costa & Lisa Loranger
Book/Page: 38580/63, Date: 06/27/24
Mtg: Enterprise Bk & Tr Co $1,080,000
Use: Auto Repair, Lot: 47916sf

1 POMFRET RD **$750,000**
B: Raju Kalpande & Shaila Kalpande
S: Andrew W Kirschbaum, Tr for Lila T Kirschbaum Irt
Book/Page: 38578/61, Date: 06/27/24
Mtg: Salem Five Mtg Co $600,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 33541sf

5 PRISCILLA AVE **$254,125**
B: Jennifer L Barry
S: James Barry & Deborah Barry
Book/Page: 38582/60, Date: 06/28/24
Mtg: Jeanne DArc CU $203,300
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9148sf
Prior Sale: $175,000 (03/16)

3 SUBWAY AVE **$425,000**
B: Gail E Dean, Tr for Gail Laundry T
S: Barry Kilroy & Ardemis Kilroy
Book/Page: 38587/200, Date: 07/01/24
Use: 2 Bdrm Ranch, Lot: 7841sf

411 WELLMAN AVE U:411 ..... **$410,000**
B: James Largy
S: Jayaprakash Ganta & Praveena Ganta
Book/Page: 38578/89, Date: 06/27/24
Mtg: Jeanne DArc CU $100,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $192,500 (09/13)

888 WELLMAN AVE U:888 ..... **$470,000**
B: Yuxin Li & Ziyang Zhang
S: Carol J Riley, Tr for Carol J Riley Int
Book/Page: 38595/201, Date: 07/03/24
Mtg: M&T Bank NA $375,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $243,000 (03/03)

34 WESTVIEW AVE **$354,000**
B: James P Fitzgerald
S: Kevin R Hart
Book/Page: 38583/258, Date: 06/28/24
Mtg: Washington Svgs Bk $283,200
Term: 2054
Use: 1 Bdrm Camp/Cabin, Lot: 11326sf

22 WINDEMERE LN U:22 ..... **$241,387**
B: James E Burns Jr & Barbara R Burns
S: Catherine Desfosse
Book/Page: 38590/63, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $204,378 (08/16)

► FORECLOSURE DEEDS

15 EDGELAWN AVE **$474,000**
B: Jmf Realty LLC
S: George R Dixon Jr & Wells Fargo Bank Tr
Book/Page: 38586/278, Date: 07/01/24
Mtg: Enterprise Bk & Tr Co $355,500
Use: 4 Bdrm Ranch, Lot: 12197sf
Prior Sale: $222,000 (09/01)

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

8 BERUBE LN **$837,400**
B: Kyle Gallegos & Kelly Emerson
S: Berube Lane LLC
Book/Page: 38597/62, Date: 07/03/24
Mtg: Movement Mtg LLC $600,000
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 20104sf

28 DIANA LN **$8,700,000**
B: Sig Diana Lane LLC
S: Tower Ventures Cre LLC
Book/Page: 38579/233, Date: 06/27/24
Mtg: NBT Bank NA $5,133,000
Use: Mixed Use-Prim Indust & Othr, Lot: 295772sf
Prior Sale: $6,150,000 (11/16)

23 F ST **$460,000**
B: Joseph Langlois
S: Dennis D Plouffe
Book/Page: 38576/239, Date: 06/27/24
Mtg: First Community Mtg $437,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7593sf
Prior Sale: $210,000 (12/09)

256 FOX AVE **$567,000**
B: Regine Romelus
S: Saffiatu Barrie & Alpha Barrie
Book/Page: 38584/237, Date: 06/28/24
Mtg: Guaranteed Rate Inc $537,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 27346sf
Prior Sale: $345,000 (07/18)

15 GUNTHER CT **$530,000**
B: Brandon Lyons & Kaitlin Lyons
S: Allison M Lawrence
Book/Page: 38587/118, Date: 07/01/24
Mtg: Mortgage Research Ctr $420,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4869sf
Prior Sale: $366,000 (09/20)

100 MERRIMACK AVE U:22 ..... **$310,000**
B: Coleen Pantalone
S: Paul J Ocallaghan
Book/Page: 38584/78, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $124,900 (09/00)

34 MICHAEL RD **$602,000**
B: Cory Sweeezo & Sarah Morgan
S: David J Dubinsky, Tr for Gail M Smith RET
Book/Page: 38596/137, Date: 07/03/24
Mtg: New American Funding $481,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16265sf
Prior Sale: $399,900 (03/20)

49 PARKER AVE U:5 ..... **$255,000**
B: Zacahry M Samuel
S: Senoba Group LLC
Book/Page: 38590/190, Date: 07/01/24
Mtg: Total Mtg Svcs $223,100
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $190,000 (12/23)

319 SLADEN ST **$450,000**
B: Cindy Nem & James M Conole
S: Claudette A Houle
Book/Page: 38582/174, Date: 06/28/24
Mtg: Total Mtg Svcs $360,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 23611sf

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MIDDLESEX REGISTRY
continued

56 STONE ST **$575,000**
B: John Pham & Thuy Pham
S: Stephen Mwangi & Ester Warui
Book/Page: 38585/10, Date: 06/28/24
Mtg: Rocket Mortgage LLC $375,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10445sf
Prior Sale: $375,000 (12/20)

84 TENNIS PLAZA RD U:32 ..... **$340,000**
B: Byounghoon Kang & Alexa Forgione
S: Meghan Johnson
Book/Page: 38575/160, Date: 06/26/24
Mtg: Guild Mortgage Co $329,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $173,450 (09/16)

84 TENNIS PLAZA RD U:40 ..... **$320,000**
B: Fadi Francis & Mary Alachy
S: Michael Diaz
Book/Page: 38576/77, Date: 06/26/24
Mtg: NE Regional Mtg Corp $224,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $265,000 (09/21)

105 TENNIS PLAZA RD U:6 ..... **$369,900**
B: David S Briggs
S: Jo-Ann Keegan, Tr for Sharon E Tully RET
Book/Page: 38598/121, Date: 07/05/24
Mtg: Jeanne DArc CU $289,000
Term: 2054
Use: 2 Bdrm Condo

36 TOBEY RD U:18 ..... **$420,000**
B: Donna Suarez & Michael Suarez
S: Katie Newt
Book/Page: 38588/237, Date: 07/01/24
Mtg: Leader Bank NA $373,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $128,699 (05/12)

47 WYMAN RD **$362,500**
B: Dennis M Page
S: Blanchette Marcel L Est & Pauline Spanos
Book/Page: 38585/110, Date: 06/28/24
Mtg: Lowell Five Cent Svgs $380,000
Use: 2 Bdrm Colonial, Lot: 3433sf
Prior Sale: $75,000 (09/93)

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

105 11TH ST **$811,000**
B: Jeffry R Flores & Marlenis Flores
S: Everest Living LLC
Book/Page: 38577/92, Date: 06/27/24
Mtg: MSA Mortgage LLC $770,450
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 8276sf
Prior Sale: $379,900 (10/14)

17 ALBION ST **$2,917**
B: Alvaro L Gouveia
S: Lowell City Of
Book/Page: 38584/48, Date: 06/28/24
Use: County/Municipality Property, Lot: 2178sf
Prior Sale: $70,000 (08/89)

16 BENNINGTON TER **$540,000**
B: Vath Sim
S: Steven J Brouillette & Raeann V Brouillette
Doc#: 000000000323493, Date: 07/03/24
Mtg: United Wholesale Mtg $523,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: $272,365 (05/18)

18 BLOSSOM ST **$800,000**
B: Alhassan Musah
S: 18 Blossom Street Irt & John P Porto Jr
Book/Page: 38579/161, Date: 06/27/24
Mtg: American Ngbd Mtg Acc $760,000
Term: 2054
Use: 2-Family Two Family, Lot: 4356sf

24 BLOSSOM ST **$495,000**
B: Piseth Uy & Sreyleak Uy
S: Chanseng Eang
Book/Page: 38578/269, Date: 06/27/24
Mtg: Leader Bank NA $396,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 4356sf
Prior Sale: $171,500 (11/12)

112 BOWDEN ST **$460,000**
B: Felipe O Testoni
S: Stephen Thomforde & Valerie Thomforde
Book/Page: 38584/151, Date: 06/28/24
Mtg: American Ngbd Mtg Acc $451,668
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2614sf
Prior Sale: $288,000 (09/18)

132 BOYLSTON LN U:39 ..... **$245,000**
B: Brian Mcmohan
S: Vichith Nuon & Volak Nuon
Book/Page: 38592/248, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $85,000 (12/14)

9 CENTRAL ST U:4 ..... **$1,100,000**
B: Footprint Devs LLC
S: Wymans Exchange Inc
Doc#: 000000000323464, Date: 07/02/24
Mtg: Merrimack Valley CU $1,326,640
Use: Condo

9 CENTRAL ST U:5 ..... **$1,100,000**
B: Footprint Devs LLC
S: Wymans Exchange Inc
Doc#: 000000000323464, Date: 07/02/24
Mtg: Merrimack Valley CU $1,326,640
Use: Condo

496 CONCORD ST **$620,000**
B: Sayed Shadat
S: Sharkey Kevin J Est & Thomas Sharkey
Book/Page: 38582/265, Date: 06/28/24
Mtg: Guaranteed Rate Inc $558,000
Term: 2054
Use: 2-Family Two Family, Lot: 3920sf

44 CORBETT ST **$437,500**
B: Birelis A Valerio-Ramirez
S: Norberto G Silva & Margarida F Silva
Book/Page: 38594/125, Date: 07/02/24
Mtg: Guaranteed Rate Inc $412,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3049sf
Prior Sale: $137,000 (08/00)

3 COURTNEY LN **$649,900**
B: Peter Dinh
S: Melissa E Laurin, Tr for Meems Rt
Book/Page: 38581/276, Date: 06/28/24
Mtg: Guaranteed Rate Inc $628,209
Term: 2054
Use: 2-Family Duplex, Lot: 2178sf
Prior Sale: $116,900 (05/08)

177 E MERRIMACK ST **$2,000,000**
B: 3 Js Real Estate LLC
S: Z4merrimack Prop LLC
Book/Page: 38593/157, Date: 07/02/24
Use: Apartment Bldg - 9 + Units, Lot: 4356sf
Prior Sale: $840,000 (09/14)

2 ETTA RD **$540,000**
B: Christina C Bordeleau
S: Brenda M Damour & Rebecca A Glass
Book/Page: 38585/187, Date: 06/28/24
Mtg: Cross Country Mtg Inc $432,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7405sf

18 GILMORE ST U:A **$402,000**
B: Yuerong Liu
S: Yucsy Rodriguez & Aura N Chaparro
Book/Page: 38593/225, Date: 07/02/24
Mtg: Guaranteed Rate Inc $301,500
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $120,000 (07/14)

1400 GORHAM ST U:20 ..... **$525,000**
B: Jocelyn Kinton
S: John P Mortimer & Kimberly A Mortimer
Book/Page: 38578/124, Date: 06/27/24
Mtg: Leader Bank NA $525,000
Term: 2054
Use: 3 Bdrm Condo

HAWTHORN ST **$550,000**
B: Youverneath Seng & Prim Dounghedin
S: Janice M Hovey & Gary T Hirbour
Book/Page: 38585/54, Date: 06/28/24

85 INLAND ST **$390,000**
B: James Thawnghmung
S: Largy Bonita L Est & James J Largy
Book/Page: 38576/211, Date: 06/27/24
Use: 3 Bdrm Conventional, Lot: 6098sf

175 JEWETT ST **$554,000**
B: Yajaira Trinidad, Tr for Fernando I Rosario
S: Sabir Shaikh & Aisa Shaikh
Book/Page: 38574/154, Date: 06/26/24
Mtg: American Ngbd Mtg Acc $537,380
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6970sf
Prior Sale: $210,000 (02/04)

52 LAWRENCE DR U:M417 ..... **$440,000**
B: Kevin Lynch
S: Ian Mcgilvray
Book/Page: 38585/214, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $260,000 (07/17)

81 LEONARD CIR **$530,000**
B: Darloune Louis & Jean Louis
S: David S Briggs
Book/Page: 38598/56, Date: 07/05/24
Mtg: American Ngbd Mtg Acc $520,400
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16117sf
Prior Sale: $222,500 (03/15)

53 MANSUR ST **$995,000**
B: Amy Sullivan & Robert Sullivan
S: Shelley L Doherty
Book/Page: 38578/217, Date: 06/27/24
Mtg: New Fed Mtg Corp $695,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 23958sf
Prior Sale: $570,000 (07/12)

200-A MARKET ST U:203 ..... **$348,000**
B: Donald S Murdoch
S: Maureen C Mcniff, Tr for C P 203 Nt
Book/Page: 38582/134, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $49,000 (03/97)

26 MARRINER ST **$629,800**
B: Robbie Nguyen & Sarin Chun
S: Stonehill Properties LLC
Book/Page: 38593/100, Date: 07/02/24
Mtg: Freedom Mortgage Corp $629,800
Term: 2054

109 METHUEN ST **$605,000**
B: Jean Henry & Billy Antoine
S: John R Regan
Book/Page: 38584/92, Date: 06/28/24
Mtg: Guaranteed Rate Inc $594,041
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6970sf

851 MIDDLESEX ST **$650,000**
B: Chanthy Ou
S: Rattanak Virak & Eric Rumduol
Book/Page: 38591/50, Date: 07/01/24
Use: Mixed Use-Prim Res & Non-Com, Lot: 9148sf
Prior Sale: $540,000 (08/18)

128-130 MOUNT WASHINGTON ST **$985,000**
B: Kripali B Patel
S: Michael C Mcguire, Tr for M C Mcguire INT
Book/Page: 38588/212, Date: 07/01/24
Mtg: EMM Loans LLC $738,750
Term: 2054

67 NEW SPAULDING ST **$320,000**
B: Stephen Nolan & Sokheng Nolan
S: Frederick B Holmes & Lucy N Ticknor
Book/Page: 38587/220, Date: 07/01/24
Mtg: Jeanne DArc CU $256,000
Term: 2039
Use: 2 Bdrm Conventional, Lot: 3049sf

14 NEWELL ST **$629,800**
B: Daniel Kelly
S: Madjack7 LLC
Book/Page: 38577/1, Date: 06/27/24
Mtg: Lowell Five Cent Svgs $503,840
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 4792sf
Prior Sale: $175,000 (02/24)

34 NEWHALL ST U:205 ..... **$285,000**
B: Ankit Parikh & Sachi Parikh
S: Nicholas Lavita
Book/Page: 38585/99, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $170,000 (05/19)

16 OSGOOD ST **$380,000**
B: Phuc V Banh
S: Dav Lim, Tr for The D&h Lim RET
Book/Page: 38593/262, Date: 07/02/24
Mtg: Rocket Mortgage LLC $368,600
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2614sf
Prior Sale: $99,000 (10/87)

824 PRINCETON BLVD **$441,500**
B: Kodompy Kim & Socheata Uong
S: Nhuan D Pham & Kimcuc T Dang
Book/Page: 38588/47, Date: 07/01/24
Mtg: Northern Hm Loans LLC $353,200
Term: 2052 Rate: 7.1% Type: Adj
Use: 2 Bdrm Conventional, Lot: 4792sf
Prior Sale: $130,000 (08/10)

6 QUIMBY AVE **$300,000**
B: Zannini David E Est & Tami J Rivard
S: James R Pearson & Tami Rivard
Book/Page: 38594/182, Date: 07/02/24
Use: 3 Bdrm Conventional, Lot: 2178sf

25 RAY CT **$440,000**
B: Lan T Nguyen & Ho H Duong
S: Andrew M Kaknes
Book/Page: 38579/126, Date: 06/27/24
Mtg: Mtg Connection Llc $413,600
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2178sf
Prior Sale: $100,000 (12/23)

6 ROCKDALE AVE **$570,000**
B: Jonathan Bolanos
S: Elaine Cui, Tr for East West Irt
Book/Page: 38585/130, Date: 06/28/24
Mtg: Norwich Commercal Grp $559,675
Term: 2054
Use: 2-Family Two Family, Lot: 1742sf
Prior Sale: $272,000 (11/18)

450 ROGERS ST **$275,000**
B: Alan W Kazanjian, Tr for Lans Rt
S: Laferriere David C Est & Maureen Soucy
Book/Page: 38592/293, Date: 07/02/24
Use: 3 Bdrm Colonial, Lot: 8276sf

24 SANDERS AVE **$575,000**
B: Tami J Zannini-Rivard
S: Calvary Bapt Chrch Of Low
Book/Page: 38574/295, Date: 06/26/24
Mtg: Main Street Bank (MA) $375,000
Term: 2054
Use: Religious Property, Lot: 7841sf

1410 SKYLINE DR U:8 ..... **$252,500**
B: Faith Gakio
S: Christopher Duprey
Book/Page: 38590/279, Date: 07/01/24
Mtg: Rocket Mortgage LLC $189,375
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $141,770 (03/07)

39 THORNDIKE RD **$505,000**
B: Ian R Wallace & Callie L Wallace
S: Betsy R Robinson
Doc#: 000000000323421, Date: 06/28/24
Mtg: CMG Mortgage Inc $495,853
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10019sf

956 VARNUM AVE **$550,000**
B: Richard Tha & Naline Tha
S: Brooks Remillard & Sara Remillard
Book/Page: 38588/84, Date: 07/01/24
Mtg: ARK LA Tex Svcs LLC $522,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8712sf
Prior Sale: $299,900 (04/16)

1291 VARNUM AVE **$612,000**
B: Valerie E Thomforde & Stephen W Thomforde
S: 1291 Varnum LLC
Book/Page: 38585/245, Date: 06/28/24
Mtg: Bay Equity LLC $449,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16988sf
Prior Sale: $463,000 (11/23)

128 W 6TH ST **$410,000**
B: Sony Sok
S: 128 West Sixth Street Rt & Arthur E Fosse Jr
Book/Page: 38581/203, Date: 06/28/24
Mtg: Movement Mtg LLC $305,246
Term: 2054
Use: 3 Bdrm Conventional, Lot: 1307sf
Prior Sale: $105,000 (12/13)

15 WASHINGTON PKWY **$450,000**
B: Helen Pinard & Michael D Scholz
S: Jacob C Skolnick & Maura C Pinard
Book/Page: 38582/86, Date: 06/28/24
Mtg: Jeanne DArc CU $345,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5227sf
Prior Sale: $295,000 (06/17)

430 WILDER ST **$4,500,000**
B: Dlc Phase One LLC
S: Hillis Road LLC
Doc#: 000000000323433, Date: 07/01/24
Mtg: Jeanne DArc CU $3,475,000
Term: 2039
Use: Apartment Bldg - 9 + Units, Lot: 20909sf
Prior Sale: $1,250,000 (01/04)

380 WOBURN ST **$600,000**
B: Jean R Cesar
S: 79 Andrews Street LLC
Book/Page: 38575/96, Date: 06/26/24
Mtg: Nations Reliable Lndg $579,313
Term: 2054
Use: 2-Family Two Family, Lot: 4792sf
Prior Sale: $413,750 (05/21)

► FORECLOSURE DEEDS

173 E MERRIMACK ST **$1,084,000**
B: Living On A Prayer LLC
S: Qs Lending T & Edge Re Investments LLC
Book/Page: 38589/66, Date: 07/01/24
Mtg: Lowell Five Cent Svgs $4,056,000
Use: 2-Family Two Family, Lot: 2178sf
Prior Sale: $165,000 (12/20)

189 E MERRIMACK ST **$3,176,000**
B: Living On A Prayer LLC
S: Qs Lending T & Fenton Square LLC
Book/Page: 38590/154, Date: 07/01/24
Mtg: Lowell Five Cent Svgs $4,056,000
Use: Apartment Bldg - 9 + Units, Lot: 4356sf
Prior Sale: $600,000 (09/20)

Tewksbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	77
Median Price	$635,000	$650,000

► REAL ESTATE SALES

119 ASTLE ST **$732,000**
B: Josephine G Yu & Timothy W Martin-Yu
S: Theron D Brower Jr & Kerry A Brower
Book/Page: 38595/108, Date: 07/03/24
Mtg: Mtg Connection Llc $658,800
Term: 2054
Use: 3 Bdrm Two Story, Lot: 26615sf
Prior Sale: $675,000 (08/22)

56 BIRDIE LN U:56 ..... **$493,000**
B: David J Geldart, Tr for Geldart Ft
S: Lynne Camarano, Tr for Camarano Rt
Book/Page: 38587/175, Date: 07/01/24
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $159,900 (07/98)

49 JAMES AVE **$585,000**
B: William D Black & Rachel A Black
S: Donna M Boudreau-Hill
Book/Page: 38591/215, Date: 07/01/24
Mtg: First Colony Mtg Corp $555,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10000sf
Prior Sale: $24,000 (10/89)

144 MAIN ST U:12 ..... **$575,000**
B: Regina M Marino
S: Rachel Chom & Adam Corthell
Book/Page: 38579/189, Date: 06/27/24
Use: Condo

1239 MAIN ST U:365B **$355,000**
B: Andrew Nicastro
S: Jacqueline A Millerick
Book/Page: 38593/41, Date: 07/02/24
Mtg: CMG Mortgage Inc $337,250
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $195,000 (11/18)

1565 MAIN ST U:1E **$100,000**
B: Xing Wu
S: Rose Long
Book/Page: 38579/226, Date: 06/27/24
Use: Condo

2131 MAIN ST U:330 ..... **$703,499**
B: Ebrahim G Zadeh & Ina Andriani
S: 2131 Main Street LLC
Book/Page: 38586/53, Date: 06/28/24
Mtg: Mutual Of Omaha Mtg $562,799
Term: 2054
Use: Condo

2131 MAIN ST U:340 ..... **$699,000**
B: Mita Patel & Mukesh Patel
S: 2131 Main Street LLC
Book/Page: 38590/35, Date: 07/01/24
Use: Condo

31 PATRICK RD U:31 ..... **$490,000**
B: Kanisha Mittal & Krunal Patel
S: Salma Trainor
Book/Page: 38590/94, Date: 07/01/24
Mtg: M&T Bank NA $465,500
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $465,000 (05/22)

3 PILLSBURY AVE **$720,000**
B: Anthony Mckillop & Erica Ronga
S: Michelle A Lima & Carlos M Pereira
Book/Page: 38583/296, Date: 06/28/24
Mtg: CMG Mortgage Inc $706,959
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10000sf
Prior Sale: $468,000 (06/18)

79 QUAIL RUN U:79 ..... **$460,000**
B: Amy Paulauskas & Michael Accardi
S: Thomas R Beaulieu
Book/Page: 38573/240, Date: 06/26/24
Mtg: Jeanne DArc CU $414,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $290,000 (12/16)

59 RANDOLPH DR U:59 ..... **$410,000**
B: Courtney J Reticker & Kade M Reticker
S: Ryan Burke & Amber Burke
Book/Page: 38575/222, Date: 06/26/24
Mtg: Bay Equity LLC $328,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $275,000 (03/20)

180 SALEM RD **$735,000**
B: Dora M Martins & George H Martins
S: Tammy Chow
Book/Page: 38589/89, Date: 07/01/24
Mtg: Cross Country Mtg Inc $250,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 11000sf
Prior Sale: $439,000 (12/17)

1047 SOUTH ST **$270,000**
B: David L Akuei & Amou Ngot
S: Tewksbury Home Build Inc
Book/Page: 36764/114, Date: 01/27/22
Mtg: Santander Bank NA $261,900
Term: 2052
Use: 3 Bdrm Ranch, Lot: 33774sf

30 TANGLEWOOD AVE **$740,000**
B: Oscar D Mayorquin & Janeth Moreno
S: Kevin J Cirone & Shonna M Cirone
Book/Page: 38580/174, Date: 06/27/24
Mtg: Cross Country Mtg Inc $666,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12057sf
Prior Sale: $750,000 (04/22)

17 WAYSIDE RD **$780,000**
B: Amanda T Chung & Brendon A Nichols
S: Smita Late & Santosh Late
Book/Page: 38588/159, Date: 07/01/24
Mtg: Nations Direct Mtg $585,000
Term: 2054
Use: 3 Bdrm Two Story, Lot: 47045sf
Prior Sale: $445,000 (01/05)

54 WHITED AVE **$440,000**
B: Bay Flow LLC
S: Shelley A Wrobel
Book/Page: 38586/119, Date: 06/28/24
Mtg: Rflc 7 Llc $508,300
Use: 4 Bdrm Conventional, Lot: 14814sf
Prior Sale: $249,900 (09/14)

Tyngsboro

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	24
Median Price	$589,900	$601,750

► REAL ESTATE SALES

64 ALPINE WAY **$1,000,000**
B: Geoffrey Bentley & Laura Bentley
S: Charles S Wood & Laura L Wood
Book/Page: 38573/52, Date: 06/26/24
Mtg: Guaranteed Rate Inc $400,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 70567sf
Prior Sale: $618,500 (12/06)

3 AVA LN **$990,000**
B: Jose G Lizardo & Carolyn Vazquez-Soto
S: Jonh D Grandbois
Book/Page: 38592/117, Date: 07/02/24
Mtg: Fall River Five Cents $742,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 98446sf
Prior Sale: $560,000 (05/16)

9 BROOKSIDE RD **$730,000**
B: Darith H Launch & Jessica Cheek
S: Craig Mead & Gina Pedro
Book/Page: 38594/56, Date: 07/02/24
Mtg: CMG Mortgage Inc $584,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 87120sf
Prior Sale: $705,000 (05/23)

306 CARDINAL LN U:306 ..... **$410,000**
B: Joseph Mcclory & Julia Raso
S: Lynn M Baillargeon
Book/Page: 38584/178, Date: 06/28/24
Mtg: Radius Financial Grp $378,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $175,000 (01/15)

57 JUNIPER LN U:57 ..... **$1,145,747**
B: James M Mertes & Gayle G Mertes
S: Toll Northeast V Corp
Book/Page: 38577/220, Date: 06/27/24
Use: Possible New Construction

25 MAPLEWOOD AVE **$560,000**
B: Vitor Dazilio & Julia B Ramos
S: Erin M Williams & John A Williams
Book/Page: 38586/6, Date: 06/28/24
Mtg: United Wholesale Mtg $532,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 16000sf
Prior Sale: $265,000 (04/15)

55 MASCUPPIC TRL **$575,000**
B: Colby J Sutherland & Katherine Cooney
S: Alicia Jordan, Tr for Mary Alice Rodrigues T
Book/Page: 38584/119, Date: 06/28/24
Mtg: Movement Mtg LLC $517,500
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 11962sf

15 PALMETTO AVE **$440,000**
B: Ernest J Guarino & Phyllis A Guarino
S: Stephen M Fougere
Book/Page: 38578/242, Date: 06/27/24
Mtg: Homestead Fund Corp $37,400
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16000sf
Prior Sale: $30,000 (12/01)

7 ROBINHOOD RD **$1,000,000**
B: Joseph L Caggiano
S: Daniel T Durkin & Stephanie I Durkin
Book/Page: 38582/204, Date: 06/28/24
Mtg: Shoreham Bank $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 76666sf
Prior Sale: $52,200 (02/93)

Westford

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	49
Median Price	$716,000	$750,000

► REAL ESTATE SALES

15 BUTTERFIELD LN **$1,155,000**
B: Brinda Arani & Sai Arani
S: Daniel E Kreithen & Susan L Goldman-Kreithen
Book/Page: 38581/153, Date: 06/28/24
Mtg: T2 Financial LLC $693,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $332,618 (07/98)

28 COUNTRY RD **$252,000**
B: Scott F Perrin
S: Steven Perrin, Tr for Perrin Ft
Book/Page: 38580/114, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 38986sf

30 COUNTRY RD **$950,000**
B: Mukesh Kumar & Meenakshi Jha
S: Jeffrey R Condon & Martina R Condon
Book/Page: 38577/184, Date: 06/27/24
Mtg: Harvard Fcu $902,500
Term: 2054
Use: 3 Bdrm Garrison, Lot: 33454sf
Prior Sale: $810,000 (04/22)

18 CROWN RD **$700,000**
B: Almedin Katadzic & Jelena Katadzic
S: Steven F Wojtasinski, Tr for Ingmanson RET
Book/Page: 38594/31, Date: 07/02/24
Mtg: Cross Country Mtg Inc $665,000
Term: 2054
Use: 5 Bdrm Gambrel, Lot: 30013sf

72 DEPOT ST **$600,000**
B: Timothy J Rich
S: Robert Waskiewicz
Book/Page: 38580/200, Date: 06/27/24
Mtg: Jeanne DArc CU $570,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2-Family Colonial, Lot: 41121sf
Prior Sale: $251,000 (01/13)

5 DIDONATO DR **$1,350,000**
B: Ramesh Parimi & Susmitha Palakurthy
S: Max Management LLC
Book/Page: 38576/48, Date: 06/26/24
Mtg: Merrimack Valley CU $1,000,000
Term: 2054 Rate: 6.0% Type: Adj
Use: Residential Developable Land, Lot: 41953sf

140 KEYES RD **$499,900**
B: Micah Rook
S: Carl J Surkis & Sue Surkis
Book/Page: 38579/291, Date: 06/27/24
Mtg: Movement Mtg LLC $399,920
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 522720sf
Prior Sale: $335,000 (11/04)

5 MORNING GLORY RD **$1,650,000**
B: Eric Mitchell & Natalie Mitchell
S: Adam Smith & Kimberly Beneduce
Book/Page: 38577/272, Date: 06/27/24
Mtg: US Bank NA $1,320,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 40511sf
Prior Sale: $1,070,000 (12/18)

80 PARKHURST DR U:80 ..... **$570,000**
B: Peter J Hemingway & Christina S Hemingway
S: Patricia A Pfeiffer
Book/Page: 38586/38, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $275,000 (05/87)

74 PATTEN RD **$1,110,000**
B: Ali Can & Bouchra Bouqata
S: Robert D La Ferla & Keiko La Ferla
Book/Page: 38576/284, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 41591sf
Prior Sale: $625,000 (07/04)

23 POLLEY RD **$615,000**
B: Gabrielle F De Alderete & Kevin J Hines
S: Adam S Manchester
Book/Page: 38578/33, Date: 06/27/24
Mtg: Cambridge Svgs Bk $570,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 36547sf
Prior Sale: $370,000 (06/15)

9 POND ST **$250,000**
B: Alexandra Harkness
S: Scott Harkness, Tr for Fd Rt
Book/Page: 38574/48, Date: 06/26/24
Mtg: Guaranteed Rate Inc $220,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7884sf
Prior Sale: $280,000 (02/21)

23 SOUTHGATE RD U:23 ..... **$810,000**
B: Manoj P Vishwanathpur & Varsha Raghavendra
S: Mauricio D Alves & Denise P Alves
Book/Page: 38585/272, Date: 06/28/24
Mtg: T2 Financial LLC $597,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $385,500 (03/13)

Wilmington

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	56
Median Price	$635,000	$702,450

► REAL ESTATE SALES

35 ADAMS ST **$600,000**
B: Mark D Stewart
S: Stewart Charlotte A Est & Robert J Stewart
Book/Page: 38573/279, Date: 06/26/24
Mtg: EMM Loans LLC $480,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 37897sf
Prior Sale: $129,650 (05/94)

14 BURT RD **$738,000**
B: Corey C Mccowan
S: Mark Santini
Doc#: 000000000323408, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 14375sf
Prior Sale: $480,000 (07/19)

144 CHESTNUT ST **$610,000**
B: Carl A Crupi Jr & Delia M Mooney
S: Gilligan Patricia A Est & Kathleen P Gilligan
Book/Page: 38579/94, Date: 06/27/24
Mtg: Everett Cp Bk $325,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 141570sf

4 FAY ST **$910,000**
B: Angela Brandenburg & Mark Brandenburg
S: Robert W Hrabovszky & Janice C Hrabovszky
Book/Page: 38589/27, Date: 07/01/24
Mtg: Guaranteed Rate Inc $728,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11326sf
Prior Sale: $540,000 (05/15)

168 LOWELL ST U:21 ..... **$749,900**
B: Moraima J Almaguer & Raul C Vazquez
S: 168 Lowell Street LLC
Book/Page: 38581/232, Date: 06/28/24
Mtg: Northern Hm Loans LLC $375,000
Term: 2054 Rate: 7.0% Type: Adj
Use: Condo

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168 LOWELL ST U:23 ..... **$704,900**
B: Janice F Ferreira & Sauraj V Patil
S: 168 Lowell Street LLC
Book/Page: 38586/86, Date: 06/28/24
Mtg: Leader Bank NA $563,920
Term: 2054
Use: Condo

314 MAIN ST U:102 ..... **$79,000**
B: Jmv Holdings LLC
S: Guy Angiuoni Jr
Doc#: 000000000323481, Date: 07/03/24
Use: Office Condo Unit
Prior Sale: $52,500 (03/17)

11 OAKWOOD RD **$725,000**
B: Michael Fitzgerald Jr & Colleen Welch
S: Eboni L Finnigan & Joseph R Finnigan Jr
Doc#: 000000000323382, Date: 06/27/24
Mtg: Guaranteed Rate Inc $650,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12632sf
Prior Sale: $570,000 (09/21)

6901 POULIOT PL **$650,000**
B: Ervisa Muhameti & Marinel Muhameti
S: Alexander Melekhov & Ekaterina Silkina
Book/Page: 38589/236, Date: 07/01/24
Mtg: MSA Mortgage LLC $520,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4356sf
Prior Sale: $349,000 (01/17)

5 SENECA LN **$1,030,000**
B: Gabrielle Duong & Dung Duong
S: Michael Scaramozzino & Ann Scaramozzino
Book/Page: 38583/79, Date: 06/28/24
Mtg: Flagstar Bank FSB $765,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $399,900 (10/00)

5 SUDBURY AVE **$750,000**
B: Lars R Hegstrom & Bryony A Hegstrom
S: Rachael R Settipani & Michael D Settipani
Doc#: 000000000323440, Date: 07/01/24
Mtg: Guaranteed Rate Affin $712,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10019sf
Prior Sale: $440,000 (02/20)

169 TAFT RD **$615,000**
B: Edras J Carpio-Pleitez
S: Lawrence E Cummings
Doc#: 000000000323428, Date: 07/01/24
Mtg: Amerant Mortgage $581,959
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 13504sf

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

9 ANTHEM WAY U:9 ..... **$226,400**
B: Talha M Akbulut & Esra Akbulut
S: Actons New England Vlg
Book/Page: 72751/225, Date: 06/12/19
Mtg: MA Housing Fin Auth $211,400
Use: 3 Bdrm Condo, Lot: 4176sf

105 AUDUBON DR U:105 ..... **$620,000**
B: David A Baxter, Tr for Baxter Lt
S: Michelle Walker, Tr for Michelle Walker Lt
Book/Page: 82942/1, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $452,500 (10/21)

11 BULETTE RD **$1,331,000**
B: Srinivasa Pulugurtha & Anjana Poduri
S: Charles S Davis & Susan E Davis
Book/Page: 82939/584, Date: 06/27/24
Mtg: T2 Financial LLC $998,250
Term: 2054 Rate: 6.9% Type: Adj
Use: 5 Bdrm Colonial, Lot: 44431sf
Prior Sale: $331,500 (01/94)

6 CAPTAIN HANDLEY RD U:6 ..... **$1,250,000**
B: Angela Moon & Michael Lee
S: Vikrant Mathur & Anshuli C Mathur
Book/Page: 82955/35, Date: 06/28/24
Use: 4 Bdrm Condo, Lot: 24710sf
Prior Sale: $780,000 (07/15)

18 ELM ST **$999,000**
B: Kunal Sankhe & Snehal Pimple
S: Nina Augustin-Orue
Book/Page: 82952/541, Date: 06/28/24
Mtg: Cross Country Mtg Inc $799,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15470sf
Prior Sale: $641,000 (03/18)

24 ELM ST **$1,300,000**
B: Crisanto Guadiz & Rand Sutton
S: Heather B Murphy
Book/Page: 82959/71, Date: 07/01/24
Mtg: Salem Five Mtg Co $775,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 20311sf
Prior Sale: $521,250 (10/15)

26 ELM ST **$635,000**
B: David E Nicholson Jr & Ali C Ghassabian
S: Dorothy Werst
Book/Page: 82946/507, Date: 06/28/24
Mtg: US Bank NA $508,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21524sf
Prior Sale: $232,000 (10/98)

17 GABRIEL LN U:17 ..... **$1,280,000**
B: Jie Yu & Zichen Zhang
S: Amit Kalra & Anupama Arora
Book/Page: 82947/430, Date: 06/28/24
Mtg: HarborOne Mortgage $766,500
Term: 2054
Use: 3 Bdrm Condo, Lot: 6550sf

20 HALF MOON HL U:20 ..... **$1,150,000**
B: Frederick Martin & Katherine Fisher
S: John W Englander & Nina E Englander
Book/Page: 82958/73, Date: 07/01/24
Use: 3 Bdrm Condo, Lot: 8485sf
Prior Sale: $650,000 (07/07)

57 HOSMER ST **$905,000**
B: Sandipan Sarma & Archana Upadhyay
S: Abiola O Ariyo
Book/Page: 82948/300, Date: 06/28/24
Mtg: Cross Country Mtg Inc $724,000
Term: 2039
Use: 4 Bdrm Cape Cod, Lot: 22363sf
Prior Sale: $565,000 (08/19)

31 JACKSON DR **$924,500**
B: Christine Wahlquist & Agustin Rojas-Munoz
S: Ivor S Macfarlane Iii T & Ivor S Macfarlane 3rd
Book/Page: 82947/278, Date: 06/28/24
Mtg: Bank of Canton $693,375
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24590sf
Prior Sale: $315,000 (06/87)

21 MINUTEMAN RD **$1,213,000**
B: Daniel Venooker & Jenna Venooker
S: Peter Faubert & Bronwen Faubert
Book/Page: 82955/121, Date: 07/01/24
Mtg: Guaranteed Rate Inc $233,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 11954sf
Prior Sale: $550,000 (11/15)

199 NAGOG HILL RD **$1,550,000**
B: Jeffrey R Myres, Tr for Jeffrey R Myres RET
S: Bradley Goodfriend & Cheryl Small
Book/Page: 82951/196, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 87405sf
Prior Sale: $875,000 (06/19)

108-A NEWTOWN RD **$1,495,000**
B: Mark G Sullivan & Alyssa Robinson
S: Glen J Colaco & Kadambari Colaco
Book/Page: 82941/56, Date: 06/27/24
Mtg: Hanscom FCU $605,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 70663sf
Prior Sale: $1,250,000 (06/22)

21 NYLANDER WAY U:21 ..... **$993,017**
B: Lindsay M Motal & Katherine N Carmichael
S: Mani Sundaram, Tr for Mmmm Ft
Book/Page: 82943/550, Date: 06/27/24
Mtg: Chevron FCU $790,600
Term: 2054
Use: 3 Bdrm Condo, Lot: 5840sf
Prior Sale: $502,000 (10/04)

3 PARTRIDGE POND RD **$1,438,000**
B: Guofa Shou & Lei Wang
S: Aslam S Yousuf & Thasbiha Khaja
Book/Page: 82959/148, Date: 07/01/24
Mtg: MLD Mortgage Inc $500,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 112234sf
Prior Sale: $895,000 (07/18)

1 ROBERT RD **$1,250,000**
B: Lei Zhu & Christina Zhu
S: Robert Road Rt & Nichols W Caldwell 3rd
Book/Page: 82949/314, Date: 06/28/24
Mtg: M&T Bank NA $862,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 40510sf

262 SCHOOL ST **$900,000**
B: David Kitendaugh & Lindsay Kitendaugh
S: Derek C Petersen & Julie Petersen
Book/Page: 82940/252, Date: 06/27/24
Mtg: Embrace Home Loans $765,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 20600sf
Prior Sale: $526,000 (08/17)

21 SENECA RD **$1,325,000**
B: Patricia C Montemayor & Stephen P Thomas
S: Vipin Kumar & Purva Nayak
Book/Page: 82961/270, Date: 07/01/24
Mtg: First United B&T $275,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 20116sf
Prior Sale: $891,000 (09/19)

4 TAYLOR RD **$1,225,000**
B: Dominic J Gibson & Lauren D Feld
S: Thomas E Kanwit, Tr for Kanwit-Greenwood Ft
Book/Page: 82932/142, Date: 06/26/24

9 WINGATE LN **$2,200,000**
B: Justin P Creticos, Tr for Creticos Ft
S: Andrew Bulpin & Corinc Bulpin
Book/Page: 82944/122, Date: 06/27/24
Use: 5 Bdrm Colonial, Lot: 208502sf
Prior Sale: $1,190,000 (08/10)

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:45 ..... **$1,300,000**
B: Jsaon Y Lu & Tiansheng Shen
S: Alp Ventures LLC
Book/Page: 82951/490, Date: 06/28/24
Mtg: Pennymac Loan Service $400,000
Term: 2054
Use: Condo

48 ALPINE ST U:48 ..... **$640,000**
B: Alexandra Testa & Lucas Maher
S: Colleen P Draper & Daniel A Draper
Doc#: 000000001959471, Date: 06/28/24
Mtg: Leader Bank NA $512,000
Term: 2054
Use: 4 Bdrm Condo

24 BOW ST **$995,000**
B: Katherine H Allen
S: Tracie Lockwood-Santiago
Book/Page: 82948/191, Date: 06/28/24
Mtg: Leader Bank NA $398,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 4199sf
Prior Sale: $194,000 (09/94)

126 CRESCENT HILL AVE **$1,375,000**
B: Thomas Mccaffery & Elisabeth Mccaffery
S: Zachary T Pilcher, Tr for Pilcher Ft
Book/Page: 82943/285, Date: 06/27/24

59 CUTTER HILL RD **$995,000**
B: Sarah S Lukachko & Stephen P Lukachko
S: Thomas E Bache & Mary E Bache
Book/Page: 82947/38, Date: 06/28/24
Mtg: Mass Inst of Tech $495,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7436sf
Prior Sale: $395,000 (12/10)

21 DARTMOUTH ST U:21 ..... **$745,000**
B: Ping Zhou & Lemin Zhou
S: David F Swanson & Stephanie Swanson
Book/Page: 82947/376, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $429,900 (12/15)

8 DODGE ST **$986,000**
B: Nina Pikula & Vladimir Shteyn
S: Paul J Leahy & Anne Leahy
Book/Page: 82942/257, Date: 06/27/24
Mtg: Cross Country Mtg Inc $766,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 7723sf

205 FOREST ST **$900,000**
B: Arun Surendranath & Miranda D Curtis
S: David N Mishol
Book/Page: 82946/580, Date: 06/28/24
Mtg: Rockland Tr Co $855,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 11953sf
Prior Sale: $685,000 (06/20)

51 GREELEY CIR **$952,000**
B: Seaver Properties LLC
S: Diane M Barra-Bellino & Peter B Barra Jr
Doc#: 000000001959696, Date: 07/02/24
Use: 3 Bdrm Ranch, Lot: 6730sf

30 KILSYTHE RD **$925,000**
B: Benjamin R Briggs & Amanda K Wright
S: Aldo E Moses
Book/Page: 82939/533, Date: 06/27/24
Mtg: Leader Bank NA $862,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Old Style, Lot: 3598sf
Prior Sale: $555,000 (07/15)

46 KIMBALL RD **$905,000**
B: Robert Jones & Madeleine Jones
S: Ramon J Rosas & Marcia Derosas
Book/Page: 82965/380, Date: 07/02/24
Mtg: Leader Bank NA $675,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4883sf

84 LAKE ST **$1,310,000**
B: Khalil Razzaghi
S: Alfredo S Sequeria, Tr for Sequeria RET
Book/Page: 82935/363, Date: 06/26/24
Mtg: Pentucket Bank $700,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2-Family Mlti-Unt Blg, Lot: 5249sf
Prior Sale: $825,000 (12/14)

151 LOWELL ST **$1,825,000**
B: Alexander M Collins & Jenay W Davis
S: Mark A Labow & Gwendolyn T Wong
Book/Page: 82940/554, Date: 06/27/24
Mtg: E Cambridge Svgs Bk $1,460,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8198sf
Prior Sale: $1,247,000 (05/16)

93 MASSACHUSETTS AVE U:3 ..... **$1,021,001**
B: Kerry Wish & Jeegar Shah
S: Kristin N Javaras & Steven Fife
Book/Page: 82943/110, Date: 06/27/24
Mtg: Merrimack Valley CU $815,801
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $675,000 (04/17)

86-88 MELROSE ST **$1,275,000**
B: 86-88 Melrose St LLC
S: Aristomenes A Lydotes & Stella A Lydotes
Book/Page: 82940/336, Date: 06/27/24
Mtg: Cambridge Tr Co $1,463,000
Use: 2-Family Mlti-Unt Blg, Lot: 5140sf

10 MURRAY ST **$1,350,000**
B: Joshua A Star & Anna L Gerngross
S: Robbins Balloon Fairy LLC
Book/Page: 82964/244, Date: 07/02/24
Mtg: Barry Star $500,000
Use: 3 Bdrm Colonial, Lot: 4622sf
Prior Sale: $750,000 (10/22)

46-48 NEWCOMB ST **$1,300,000**
B: 4648 Newcomb Street LLC
S: Daniel Bonitatibus & Karen M Bonitatibus
Book/Page: 82958/122, Date: 07/01/24
Use: 2-Family Mlti-Unt Blg, Lot: 3528sf

117 NEWTON ST **$1,700,000**
B: Julia Liao & Vincent Lin
S: Lrem LLC
Book/Page: 82944/152, Date: 06/28/24

35 NORFOLK RD **$2,599,000**
B: Michael R Kenny & Min Kenny
S: 35 Norfolk Road LLC
Book/Page: 82945/349, Date: 06/28/24
Use: 3 Bdrm Old Style, Lot: 6499sf
Prior Sale: $1,700,000 (09/23)

16 ORVIS RD U:1 ..... **$1,050,000**
B: Laura Helming & Niklas Gorke
S: Kyle R Bertoli & Christina M Bertoli
Doc#: 000000001959636, Date: 07/01/24
Mtg: Leader Bank NA $766,550
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $800,000 (08/18)

135 PALMER ST U:135 ..... **$749,900**
B: Vaidehi Ambatipudi
S: Fushuang Liu & Michelle Liu
Book/Page: 82950/344, Date: 06/28/24
Mtg: United Wholesale Mtg $562,425
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $515,000 (04/23)

12 POND LN U:34 ..... **$455,000**
B: Mihir P Sawant
S: Rivers Edge Prop LLC
Book/Page: 82948/83, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $241,200 (04/24)

27 PRESCOTT ST U:27 ..... **$1,300,000**
B: Lauren Aguirre
S: Bart V Parys & Julia V Parys
Book/Page: 82939/317, Date: 06/27/24
Use: 3 Bdrm Condo
Prior Sale: $844,000 (07/19)

354 RIDGE ST **$1,150,000**
B: 354 Ridge Street LLC
S: David J Geldart, Tr for Geldart Ft
Book/Page: 82947/337, Date: 06/28/24
Mtg: Cambridge Tr Co $1,362,500
Use: 3 Bdrm Ranch, Lot: 6752sf
Prior Sale: $235,000 (11/87)

120 SPRING ST **$1,310,000**
B: William Woodford & Dina Yuryev
S: William F Granchelli, Tr for Theresa D Granchelli T
Book/Page: 82952/49, Date: 06/28/24
Mtg: Sage Home Loans Corp $600,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11282sf

Ashby

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

117 KENDALL HILL RD **$397,000**
B: Julie E Joyce
S: Linda M Sallila & Donna H Ross
Book/Page: 82951/216, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 23522sf

MAIN ST **$165,000**
B: James G Midgley & Patricia V Midgley
S: Harald M Scheid & Beth A Scheid
Book/Page: 82934/420, Date: 06/26/24

116 MILL CREEK DR **$650,000**
B: Gabriel Rodriguez & Blenda Rodriguez
S: George A Monsuer & Laurie L Strubble
Book/Page: 82945/112, Date: 06/28/24
Mtg: American Fin Network $650,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 80150sf
Prior Sale: $141,900 (04/93)

NEW IPSWICH RD **$45,000**
B: Ekc Development LLC
S: John Lemmo
Book/Page: 82942/420, Date: 06/27/24

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

284 AMERICA BLVD U:284 ..... **$685,000**
B: C Arunachalam & Agnipriya Thiruselvam
S: Amulya Patibandla & Jaya K Vasireddy
Book/Page: 82954/433, Date: 06/28/24
Mtg: Rockland Fed CU $548,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $585,000 (06/22)

128 CAPTAIN EAMES CIR U:128 ..... **$580,000**
B: Puneeth K Raja & Padmavathi D Gari
S: Thomas J Gonsalo, Tr for Thomas J Gonsalo RET
Book/Page: 82941/439, Date: 06/27/24
Mtg: Better Mortgage Corp $430,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $298,000 (03/08)

158 CAPTAIN EAMES CIR U:158 ..... **$518,000**
B: Jiali Lin & Kaijun Hu
S: Michael Levine & Amanda Levine
Book/Page: 82958/86, Date: 07/01/24
Mtg: Fairway Ind Mtg $200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $305,000 (10/17)

208 CAPTAIN EAMES CIR U:208 ..... **$635,000**
B: Ramkumar Modukuri & Revathi Modukuri
S: Jorge D Perez-Albela & Elisa S Castrogiovanmi
Book/Page: 82939/356, Date: 06/27/24
Mtg: United Wholesale Mtg $588,225
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $343,000 (05/18)

455 CAPTAIN EAMES CIR U:455 ..... **$650,000**
B: Goushika J Kalaivani & Kiran K Kathiresan
S: Aaron Beckman & Jillian N Turnbell
Book/Page: 82959/367, Date: 07/01/24
Mtg: Leader Bank NA $585,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $417,500 (12/20)

358 CEDAR ST **$570,000**
B: Edgar L Fonseca & Carla F Fernandes
S: Dar S Efroni & Einat Efroni
Book/Page: 82949/373, Date: 06/28/24
Mtg: United Wholesale Mtg $541,500
Term: 2054
Use: 3 Bdrm Split Level, Lot: 30928sf
Prior Sale: $220,000 (01/98)

21 EDGEWOOD DR **$637,500**
B: Sean K Rego & Susan Rego
S: Richard D Tsai & Rich D Tsai
Book/Page: 82940/311, Date: 06/27/24
Mtg: Fairway Ind Mtg $382,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 33106sf
Prior Sale: $309,600 (06/13)

41 FRONT ST **$500,000**
B: Needham Bank
S: 41 Front Street LLC
Book/Page: 82952/110, Date: 06/28/24
Use: Bank Building, Lot: 10324sf
Prior Sale: $250,000 (02/14)

55 PENNOCK RD **$985,000**
B: Alex Mascaro & Alan Gruszecki
S: Robin B Mansfield
Book/Page: 82941/26, Date: 06/27/24
Mtg: Washington Trust Mtg $788,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 37897sf
Prior Sale: $297,035 (09/97)

321 TRAILSIDE WAY U:321 ..... **$480,000**
B: Yuriy V Zhaurova & Irene Zhaurova
S: Arun Vishwanathan
Book/Page: 82961/506, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $240,000 (08/17)

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

19 COLUMBIA ST **$735,000**
B: Samantha Breen & Sarah Kinnel
S: Daniel A Montanez & Kelcie Fortin
Book/Page: 82961/164, Date: 07/01/24
Mtg: Leader Bank NA $588,000
Term: 2054
Use: 2-Family Conventional, Lot: 17424sf
Prior Sale: $360,000 (03/16)

7 PROSPECT ST **$580,000**
B: Simon Chen
S: Eighteen & One LLC
Book/Page: 82969/143, Date: 07/03/24
Mtg: Fairway Ind Mtg $380,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 8276sf
Prior Sale: $195,000 (04/12)

9 ROBBINS RD **$685,000**
B: Bhargav Uppalapati & Samarpita Chakrabarty
S: David D Fatzinger & Ines Franco
Book/Page: 82942/354, Date: 06/27/24
Mtg: Guild Mortgage Co $595,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12197sf
Prior Sale: $325,000 (01/02)

51 WASHINGTON ST **$760,000**
B: Thomas J Bourgeois
S: Roza Tesfave
Book/Page: 82958/491, Date: 07/01/24
Mtg: Movement Mtg LLC $707,750
Term: 2054
Use: 3-Family Conventional, Lot: 7405sf
Prior Sale: $535,000 (01/21)

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

4-6 ALFRED CIR **$4,812,500**
B: Cmnty Alternative Res Env
S: Quicksilva Properties LLC
Book/Page: 82952/427, Date: 06/28/24
Mtg: Rockland Tr Co $5,928,750
Use: Office Bldg-General, Lot: 83958sf
Prior Sale: $2,700,000 (03/20)

64 CARLISLE RD **$951,000**
B: Kevin Mcardle
S: Michael Sclafani & Carey Sclafani
Book/Page: 82961/100, Date: 07/01/24
Mtg: M&T Bank NA $651,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 50861sf
Prior Sale: $672,000 (07/18)

398 DAVIS RD **$1,665,000**
B: Venkatesh Mahadevan, Tr for Davis Road Rt
S: Warren C Stone & Adine Stone
Book/Page: 82947/75, Date: 06/28/24
Mtg: Debra Johar $1,365,000
Term: 2025
Use: 4 Bdrm Colonial, Lot: 20643sf
Prior Sale: $1,100,000 (03/15)

3 DUNSTER RD **$820,000**
B: North America Re Hldg LLC
S: Joan A Freeman & Dennis R Freeman
Book/Page: 82954/329, Date: 06/28/24
Mtg: East West Bank $492,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 23000sf

1 EARL RD **$785,000**
B: Rafael Gehrke & Gahyun Kim
S: Yanping Cong, Tr for Chen Ft
Book/Page: 82950/264, Date: 06/28/24
Use: 3 Bdrm Split Entry, Lot: 51649sf
Prior Sale: $403,000 (07/01)

81 KENDALL CT U:81 ..... **$975,000**
B: Ratnakar Deole & Komal Joshi
S: Vishwanath Parakala & Rajani Tenneti
Book/Page: 82952/120, Date: 06/28/24
Mtg: Cross Country Mtg Inc $780,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $739,000 (01/17)

52 MEADOWBROOK RD **$945,000**
B: Shoeb A Mogal
S: George R Stanley & Ruthanne Stanley
Book/Page: 82964/501, Date: 07/02/24
Use: 5 Bdrm Raised Ranch, Lot: 41134sf
Prior Sale: $560,000 (05/06)

6 SELFRIDGE RD **$847,000**
B: John Mckenna 3rd
S: John Stefanelli, Tr for C J Stefanelli Re Gift T
Book/Page: 82935/475, Date: 06/26/24
Mtg: Guaranteed Rate Inc $295,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 21000sf

SOUTH RD **$855,000**
B: Delaney M Harrigan & Jacob Olson
S: Gary W Pike & Sandra M Pike
Doc#: 000000001959490, Date: 06/28/24

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

17-19 ALMA AVE U:17 ..... **$485,000**
B: Claire E Presler & Marc S Presler
S: Matthew J Mahon & Anne Mahon
Book/Page: 82960/117, Date: 07/01/24
Use: 1 Bdrm Condo

98 CLARK ST **$1,400,000**
B: Shuai Wei & Wei Zhou
S: Nathaniel R Norton 4th & Jill S Norton
Book/Page: 82935/394, Date: 06/26/24
Use: 4 Bdrm Garrison, Lot: 9485sf
Prior Sale: $485,000 (08/09)

278 CONCORD AVE **$975,000**
B: 278 Concord Avenue LLC
S: Forster Thomas A J Est & Harry Margolis
Book/Page: 82943/10, Date: 06/27/24
Mtg: Eagle Bank $2,031,250
Use: 3 Bdrm Split Level, Lot: 8050sf

43 CUSHING AVE **$1,470,000**
B: Eddie L Giron & Dulce D Molona-Giron
S: Cammie L Henderson
Book/Page: 82959/284, Date: 07/01/24
Mtg: Camden National Bank $1,176,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 2-Family Old Style, Lot: 9306sf
Prior Sale: $288,000 (01/95)

100 DEAN ST **$1,420,000**
B: Yoonho Chung & Jen Y Cho
S: Joseph R Barrow & Sarah M Barrow
Book/Page: 82938/170, Date: 06/27/24
Mtg: Guaranteed Rate Inc $989,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5172sf
Prior Sale: $700,000 (02/07)

81 FAIRVIEW AVE **$2,395,000**
B: Nikki L Crungale
S: 81 Fariview Avenue LLC
Book/Page: 82958/205, Date: 07/01/24
Use: Accessory Land Improved, Lot: 4750sf
Prior Sale: $580,000 (11/22)

9 INDIAN HILL RD **$2,408,888**
B: Yulin Ma & Juanjuan Yang
S: Vetranbros LLC
Book/Page: 82940/585, Date: 06/27/24
Mtg: Everett Cp Bk $1,763,306
Term: 2054 Rate: 7.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 5167sf
Prior Sale: $1,500,000 (08/23)

41-43 LEWIS RD **$1,260,000**
B: Cadaro Realty LLC
S: Gail L Craffey, Tr for Gail L Craffey RET
Book/Page: 82935/529, Date: 06/26/24
Use: 2-Family Old Style, Lot: 5103sf

71 LEWIS RD U:71 ..... **$708,000**
B: John W Mahon
S: Ping Gong
Book/Page: 82961/348, Date: 07/01/24
Use: 2 Bdrm Condo

14 LINDEN AVE **$1,775,000**
B: Adam Hensley & Caroline Hensley
S: Daniel E Alvarez & Jacqueline S Alvarez
Book/Page: 82969/417, Date: 07/03/24
Mtg: Guaranteed Rate Inc $1,420,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8187sf
Prior Sale: $262,000 (06/94)

27 PAYSON RD U:27 ..... **$1,275,000**
B: Charles T Spurlock & Susan Spurlock
S: Amir R Anbardar & Atena Yousefi
Book/Page: 82973/116, Date: 07/05/24
Mtg: Wells Fargo Bank $475,000
Term: 2054
Use: Condo

56 RADCLIFFE RD **$1,450,000**
B: Mark Johnson & Jane Johnson
S: 56 Radcliffe Rd Belmont R & Martin B Millane Jr
Book/Page: 82968/327, Date: 07/03/24

18-20 RUSSELL TER **$1,150,000**
B: Kerri A Sanderson
S: Carol A Misra
Book/Page: 82966/91, Date: 07/02/24
Use: 2-Family Colonial, Lot: 3760sf

19 RUSSELL TER **$1,150,000**
B: Kerri A Sanderson
S: Carol A Misra
Book/Page: 82966/91, Date: 07/02/24
Use: Residential Undvlpble Land, Lot: 468sf

55 THAYER RD U:55 ..... **$1,100,000**
B: Venkateshwarlu Gopishetty & Ramya Nomula
S: Sagar Dhanrale & Tanushree Phadke
Book/Page: 82961/386, Date: 07/01/24
Mtg: US Bank NA $700,000
Term: 2054
Use: 3 Bdrm Condo

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MIDDLESEX REGISTRY
continued

Boxboro

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

89 ROBINSON RD **$1,425,678**
B: Michael N Shailer & Bradni L Shailer
S: Hua Kuang & Yifan Gao
Book/Page: 82939/263, Date: 06/27/24
Mtg: Guaranteed Rate Inc $925,678
Term: 2054
Use: 4 Bdrm Colonial, Lot: 85814sf
Prior Sale: $797,000 (03/13)

188 SWANSON RD U:330 ..... **$250,000**
B: Brian Mcmohan
S: Jennifer Tremblay, Tr for Richard E Manelis
Book/Page: 82934/460, Date: 06/26/24
Use: 2 Bdrm Condo

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

20 ALMA RD **$10,000**
B: Christian Abate-Wong
S: Tambone Const Corp
Book/Page: 82947/227, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 20016sf
Prior Sale: $670,000 (10/22)

120 CAMBRIDGE ST U:1 ..... **$335,000**
B: Pilea Real Estate LLC
S: Janine Gresla, Tr for Gresla Cambridge St Rt
Book/Page: 82946/59, Date: 06/28/24
Mtg: Gresla Cambridge St R $268,000
Term: 2039
Use: Retail Condo
Prior Sale: $138,000 (10/01)

35 COUNTY RD **$475,000**
B: Sj Peacock Builders Inc
S: Laura A Tatro
Book/Page: 82945/464, Date: 06/28/24
Mtg: David J Crescio $854,000
Use: 2 Bdrm Bngl/Cottage, Lot: 20003sf
Prior Sale: $125,500 (06/92)

47 CRESTHAVEN DR **$2,030,000**
B: Roy S Lurie & Haia K Lurie
S: Raul Ortega & Vivian Ortega
Book/Page: 82941/569, Date: 06/27/24
Mtg: United Wholesale Mtg $650,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 35000sf
Prior Sale: $1,775,000 (12/21)

7 DOUGLAS AVE **$1,310,000**
B: John R Gartland & Katelyn Gartland
S: Ravi Shah & Mallory Shah
Book/Page: 82940/54, Date: 06/27/24
Mtg: Embrace Home Loans $610,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10001sf
Prior Sale: $1,099,000 (10/20)

6 HARRIS DR **$1,130,000**
B: Joseph Algeri & Jessie Algeri
S: Pamela J Forde & Mark E Forde
Book/Page: 82954/382, Date: 06/28/24
Mtg: Newrez LLC $630,000
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 25169sf

8 JEFFERSON AVE **$850,000**
B: Ergun Akturk & Seyma Akturk
S: Lsf9 Master Part T & Us Bank TN A Tr
Book/Page: 82961/40, Date: 07/01/24
Mtg: TD Bank NA $765,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 20904sf
Prior Sale: $489,900 (02/17)

3 MANNING ST **$805,000**
B: Radha Pyari LLC
S: Krishna Priya Inc
Book/Page: 82958/554, Date: 07/01/24
Use: 4 Bdrm Colonial, Lot: 20064sf
Prior Sale: $650,000 (08/21)

1 POLK ST **$1,675,000**
B: Karna Desai & Pearl Somani
S: Sunrise Homes LLC
Doc#: 000000001959744, Date: 07/02/24
Mtg: T2 Financial LLC $1,256,250
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: $450,000 (03/22)

12 SULLIVAN ST **$710,000**
B: Priya Pritham LLC
S: Krishna Priya Inc
Book/Page: 82958/522, Date: 07/01/24
Use: 4 Bdrm Colonial, Lot: 19998sf
Prior Sale: $175,000 (12/19)

23 WHEATLAND ST **$750,000**
B: Daniel Drellich & Kristy Kucharczak
S: Wheatland Hills LLC
Book/Page: 82961/425, Date: 07/01/24
Mtg: Citizens Bank $1,616,000
Term: 2054 Rate: 7.0% Type: Adj

Cambridge

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

20 2ND ST U:623 ..... **$1,099,000**
B: Michael P Noll
S: Yinan Kan & Guan Wang
Book/Page: 82939/166, Date: 06/27/24
Mtg: Citizens Bank $879,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $964,000 (01/19)

32 BOWDOIN ST **$5,600,000**
B: Stephanie S Choo & Peter W Choo
S: Diane Lambert & George Mouradian
Book/Page: 82945/39, Date: 06/28/24
Use: 5 Bdrm Victorian, Lot: 5294sf
Prior Sale: $4,250,000 (04/16)

150 CAMBRIDGE ST U:211 ..... **$980,000**
B: Jing Sun & Jingran Song
S: 150 Cambridge St LLC
Book/Page: 82949/517, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $775,000 (03/17)

325 CAMBRIDGE ST U:2 ..... **$2,200,000**
B: Minlan Yun & Zhiwei Yun
S: Joseph Hardin & Rajlakshmi Krishnamurthy
Book/Page: 82966/32, Date: 07/02/24
Use: Condo

78-R CAMBRIDGEPARK DR **$4,000,000**
B: Ls Alewife V LLC
S: Ma Bay Trns Authority
Book/Page: 82964/548, Date: 07/02/24
Use: Other Exempt, Lot: 17233sf

233 CARDINAL MEDEIROS AVE U:1 ..... **$685,000**
B: Robin M Trenchard, Tr for Lora Lee Nemrow Suffloko
S: Francisco J Mejia & Monica D Lezaeta-Mejia
Book/Page: 82963/591, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $305,000 (11/07)

21 CHAUNCY ST U:7 ..... **$573,000**
B: Suraporn Vucharangkul, Tr for Arth T
S: Terence J Groden & Mary W Groden
Book/Page: 82937/440, Date: 06/27/24
Use: 1 Bdrm Condo
Prior Sale: $502,000 (07/18)

234-236 CONCORD AVE U:1 ..... **$1,225,000**
B: Xinchen Liu & Karen M Song
S: Paul E Nulsen & Susan Nulsen
Book/Page: 82938/529, Date: 06/27/24
Use: 3 Bdrm Condo
Prior Sale: $519,000 (08/04)

401 CONCORD AVE **$1,150,000**
B: 4 Corporal Burns Road LLC
S: 401 Concord Ave LLC
Book/Page: 82964/290, Date: 07/02/24
Use: 3 Bdrm Conventional, Lot: 3913sf
Prior Sale: $950,000 (10/22)

10 DANA ST U:7 ..... **$495,000**
B: Harold B Bjornson & Roberta Bjornson
S: Aris Metallidis & Marie T Metallidis
Book/Page: 82942/388, Date: 06/27/24
Mtg: Guild Mortgage Co $346,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $238,000 (06/11)

97-99 ELMWOOD ST U:305 ..... **$1,395,000**
B: Christopher E Chen & Laura D Chen
S: 95-99 Elmwood Street LLC
Book/Page: 82932/251, Date: 06/26/24
Use: Condo

509 FRANKLIN ST U:1 ..... **$970,000**
B: William Miller
S: 509 Franklin Street LLC
Book/Page: 82938/50, Date: 06/27/24
Use: Condo

50 HANCOCK ST **$2,545,000**
B: John D Hampton & Meg E Rithmire
S: Stephan Dubouloz & Anne-Florence Dubouloz
Book/Page: 82964/213, Date: 07/02/24
Mtg: Rockland Tr Co $895,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Conventional, Lot: 2396sf
Prior Sale: $550,000 (03/13)

17 HEALEY ST U:102 ..... **$445,000**
B: Muhammad M Qureshi & Urooj Qureshi
S: Riccardi Rico Nt & Pat J Riccardi Jr
Book/Page: 82971/290, Date: 07/05/24
Mtg: Rocket Mortgage LLC $333,750
Term: 2054 Rate: 7.4% Type: Adj
Use: 1 Bdrm Condo

36 HIGHLAND AVE U:22 ..... **$730,000**
B: Jason Sutin & Pei-Yi Lin
S: Alvin Hung, Tr for 36 Highland Avenue 22 Rt
Book/Page: 82952/505, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $322,000 (02/06)

229 HURLEY ST U:1 ..... **$710,000**
B: Yaohua Zhang & Xiaoqing Li
S: Shang Zeng & Xing Zhang
Book/Page: 82949/595, Date: 06/28/24
Mtg: Salem Five Mtg Co $426,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $447,500 (06/15)

350 MAIN ST **$53,000,000**
B: Mit 350 Main St Fee Owner
S: Firehouse Inn LLC
Book/Page: 82942/171, Date: 06/27/24
Use: Hotel, Lot: 14409sf
Prior Sale: $1,350,000 (08/00)

1975 MASSACHUSETTS AVE U:306 ..... **$1,355,000**
B: Ioan Zamfir & Elena Zamfir
S: David Koren
Book/Page: 82937/478, Date: 06/27/24
Use: Condo

8-12 MUSEUM WAY U:1802 ..... **$930,000**
B: Takahiro Mollenkamp
S: 8 Museum Way Unit 1802 LL
Book/Page: 82954/577, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $809,500 (08/18)

52-1/2 PLEASANT ST U:C **$750,000**
B: Eluned Smith
S: Joyce Peetermans & Seth Fraden
Book/Page: 82941/180, Date: 06/27/24
Mtg: Dedham Inst for Svgs $400,000
Term: 2039
Use: 1 Bdrm Condo
Prior Sale: $655,500 (01/18)

165 PLEASANT ST U:214 ..... **$779,000**
B: President & Fellows Of Ha
S: Jonathan H Chen
Doc#: 000000001959528, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $467,000 (06/14)

173 PLEASANT ST U:402 ..... **$775,000**
B: Christopher Scanlon & Amie Montemurro
S: President & Fellows Of Ha
Doc#: 000000001959545, Date: 06/28/24
Mtg: Harvard Fcu $751,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $776,768 (01/24)

114 PROSPECT ST U:116 ..... **$2,225,000**
B: Dafu Cai & Meifang Bao
S: 18 Copley LLC
Book/Page: 82945/449, Date: 06/28/24
Use: Condo

10 ROGERS ST U:619 ..... **$790,000**
B: Gabrielle Y Kang & Seung H Kang
S: Ann H Bakun, Tr for Ann H Bakun 2014 RET
Book/Page: 82947/393, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $460,000 (04/12)

57 SAVILLE ST U:57 ..... **$1,004,000**
B: Ori Mark & Nof Nathansohn
S: Lisa Haber-Thomson & Ted Paxton Jr
Book/Page: 82972/78, Date: 07/05/24
Use: 2 Bdrm Condo
Prior Sale: $750,000 (11/20)

10 WALDEN MEWS **$1,700,000**
B: Akash Srivastava & Chia-Hsuan Yang
S: Christopher L Potter & Crystal A Komm
Book/Page: 82934/472, Date: 06/26/24
Mtg: United Nations FCU $1,360,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Townhouse, Lot: 1719sf
Prior Sale: $640,000 (08/12)

16-18 WENDELL ST **$8,100,000**
B: Kmi Wendell Street LLC
S: Lesley University
Book/Page: 82964/16, Date: 07/02/24
Mtg: Yi An Huang $4,950,000
Use: Educational Property, Lot: 10407sf

93 WINDSOR ST **$1,600,000**
B: 93 Windsor Street LLC
S: Windsor Ninety Three LLC
Book/Page: 82947/580, Date: 06/28/24
Mtg: Rd W SPV LLC $1,100,000
Use: Retail-Service, Lot: 3274sf
Prior Sale: $1,200,000 (06/16)

27 WINTER ST **$730,000**
B: Vinh T Troung, Tr for Kevin P Obeirne
S: Louis Bertolino
Book/Page: 82953/189, Date: 06/28/24
Mtg: Cambridge, City of $482,851
Use: 2 Bdrm Cape Cod, Lot: 975sf

Concord

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

27 BUCKMASTER DR **$1,480,000**
B: Daniel Curran & Molly Curran
S: David J Matthews & Angela C Matthews
Doc#: 000000001959371, Date: 06/27/24
Mtg: CMG Mortgage Inc $888,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 26970sf
Prior Sale: $452,000 (08/97)

110-112 COMMONWEALTH AVE **$1,225,000**
B: G Zachary Gund Gst Articl
S: Bright Angel Foods Inc
Book/Page: 82952/287, Date: 06/28/24
Use: Mixed Use-Prim Res & Comm, Lot: 5928sf
Prior Sale: $700,000 (06/16)

401 ELM ST **$2,600,000**
B: Patrick Mascia & Molly Mascia
S: Kyle P James, Tr for 401 Elm Street Rt
Book/Page: 82941/484, Date: 06/27/24
Mtg: Needham Bk $2,000,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 5 Bdrm Colonial, Lot: 50454sf
Prior Sale: $840,000 (08/99)

236 FAIRHAVEN RD **$555,000**
B: 236 Farihaven Road LLC
S: Diskin Thomas D Est & Stacey E Morris
Book/Page: 82946/491, Date: 06/28/24
Use: 4 Bdrm Ranch, Lot: 62620sf

25 FOX LN **$910,000**
B: Bohan Su & Sijia Li
S: Philip Drapeau & Simone Drapeau
Book/Page: 82959/99, Date: 07/01/24
Mtg: Salem Five Mtg Co $725,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 27841sf
Prior Sale: $430,500 (12/10)

5-15 LEXINGTON RD **$2,000,000**
B: 5-15 Lexington LLC
S: Lexrd LLC
Book/Page: 82956/338, Date: 07/01/24

59 MACARTHUR RD **$975,000**
B: Hubertus Quaden & Carolyn Quaden-Price
S: Charles Spofford & Sherin K Spofford
Book/Page: 82950/289, Date: 06/28/24
Mtg: TD Bank NA $770,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 13049sf
Prior Sale: $378,000 (09/99)

93 MONUMENT ST **$2,730,000**
B: Carolyn V Braun
S: Nina T Frusztajer, Tr for Nina T Frusztajer RET
Book/Page: 82933/541, Date: 06/26/24
Use: 4 Bdrm Old Style, Lot: 32632sf
Prior Sale: $1,760,000 (06/17)

468 SUDBURY RD **$1,850,000**
B: Sara Z Eardensohn
S: Kevin H Franck & Lori H Franck
Book/Page: 82946/209, Date: 06/28/24
Use: 4 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: $735,000 (07/12)

77 WALDEN ST **$1,650,000**
B: Eve Preston, Tr for Preston Ft
S: Eric J Chaisson, Tr for Chaisson RET
Doc#: 000000001959261, Date: 06/26/24
Mtg: TD Bank NA $1,320,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 5 Bdrm Colonial, Lot: 20019sf
Prior Sale: $375,000 (12/92)

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

376 3RD ST **$4,718,000**
B: 3rd Street E Realty LLC
S: Andler Ltd
Book/Page: 82957/59, Date: 07/01/24
Mtg: Everett Cp Bk $3,538,500
Use: Commercial Warehouse, Lot: 68215sf

19 ARGYLE ST **$870,000**
B: Wilton G Rangel
S: Dieufene J Sylvain & Cleona Sylvain
Book/Page: 82951/582, Date: 06/28/24
Mtg: Everett Cp Bk $652,500
Term: 2054
Use: 2-Family Two Family, Lot: 3533sf
Prior Sale: $160,000 (11/08)

18 BAKER RD **$685,000**
B: Hari K Burlakoti & Kabita Basaula
S: Bhola Shrestha & Nira T Shrestha
Doc#: 000000001959428, Date: 06/28/24
Mtg: Cross Country Mtg Inc $548,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 2718sf
Prior Sale: $548,500 (10/20)

30 BAKER RD **$790,000**
B: Tiancheng Gu & Yi Xin
S: Renato Mariano & Geraldo S Mariano
Doc#: 000000001959705, Date: 07/02/24
Mtg: Total Mtg Svcs $540,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 2718sf
Prior Sale: $400,000 (07/05)

55 BAKER RD **$675,000**
B: Niraj Gauchan & Sarita P Gauchan
S: Marie Fleurantin
Doc#: 000000001959481, Date: 06/28/24
Mtg: Guaranteed Rate Inc $634,500
Term: 2054
Use: 4 Bdrm Old Style, Lot: 2718sf
Prior Sale: $144,000 (11/96)

357-361 BROADWAY **$900,000**
B: Carmine Romano, Tr for Romano Ft
S: Debra A Cooper, Tr for 357 Broadway Rt
Book/Page: 82946/404, Date: 06/28/24
Use: Retail-Service, Lot: 4199sf
Prior Sale: $450,000 (03/07)

43 CHARLTON ST U:B406 ..... **$499,000**
B: Deanne Mullett, Tr for Mullett Ft
S: Ricardo Villamil
Book/Page: 82950/111, Date: 06/28/24
Use: Condo
Prior Sale: $335,000 (05/14)

102 EDITH ST **$675,000**
B: Ernst Desir & Egenie Desir
S: Jacques Jean
Book/Page: 82946/104, Date: 06/28/24
Mtg: Movement Mtg LLC $540,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7423sf
Prior Sale: $230,000 (09/12)

10 ELSIE ST **$590,000**
B: Latifa Kasmi & Othmane Kasmi
S: North East Const Svcs Inc
Book/Page: 82969/213, Date: 07/03/24
Mtg: Cross Country Mtg Inc $559,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2008sf
Prior Sale: $380,000 (05/23)

32-36 FERRY ST **$450,000**
B: Edin Custovic & Elma Custovic
S: Bruce J Mackey & Lois R Mackey
Book/Page: 82940/519, Date: 06/27/24
Mtg: Pentucket Bank $337,500
Use: Fraternal Organization, Lot: 2322sf

22 GLENDALE AVE **$500,000**
B: Phillip R Tammaro & Jennifer V Tammaro
S: Masone Anthony W Est & Jacqueline Masone
Book/Page: 82938/85, Date: 06/27/24
Mtg: Liberty Bay CU $475,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Colonial, Lot: 4439sf

11 HANCOCK TER **$735,000**
B: Yingran Zhang
S: John Burley Jr & Kim Burley
Doc#: 000000001959812, Date: 07/03/24
Mtg: Superior Corp $514,500
Term: 2054
Use: 2-Family Two Family, Lot: 3764sf

28 HAWTHORN ST **$580,000**
B: Chandler Nh LLC
S: Jesse Tapia
Book/Page: 82961/192, Date: 07/01/24
Mtg: Anthony Strauss $610,000
Use: 2-Family Two Family, Lot: 1446sf
Prior Sale: $205,000 (11/07)

14 LOCUST ST U:2C **$379,900**
B: Amine Yakine
S: Angela R Spignese
Book/Page: 82965/549, Date: 07/02/24
Mtg: Guaranteed Rate Inc $25,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $310,000 (07/20)

51 PARIS ST **$975,000**
B: Tien P Nguyen & An T Le
S: Cappelluzzo Mark Est & Sandra Cappelluzzo
Book/Page: 82944/1, Date: 06/27/24
Mtg: Mtg Connection Llc $731,250
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3746sf

30 PEIRCE AVE **$805,000**
B: Kristo Mitko
S: Dorothy R Callahan
Doc#: 000000001959851, Date: 07/05/24
Use: 2-Family Two Family, Lot: 3646sf

1690 REVERE BEACH PKWY **$32,010,000**
B: 1690 Rbp Ii Prop Owning L
S: Gs Div Revere Ii Prop Own
Book/Page: 82963/350, Date: 07/02/24
Use: Residential Developable Land, Lot: 109584sf
Prior Sale: $34,010,000 (11/22)

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

110 BROOK ST **$570,000**
B: Cledisson A De Almeida
S: James B Bridge Jr & Anna H Pham
Book/Page: 82947/304, Date: 06/28/24
Mtg: First Natl Bk $456,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 11413sf
Prior Sale: $290,000 (06/01)

11 BROOKVALE RD **$745,000**
B: Wenling Hsu
S: Sophia Mooney & Nicholas Menge
Book/Page: 82950/219, Date: 06/28/24
Use: 4 Bdrm Ranch, Lot: 23000sf
Prior Sale: $600,000 (06/21)

86 C ST **$590,000**
B: Jen K Yoong & Talia Sabato
S: William F Murray & Lauren F Murray
Book/Page: 82938/54, Date: 06/27/24
Mtg: Fairway Ind Mtg $519,200
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9104sf
Prior Sale: $398,500 (04/20)

64 CARTER DR **$1,250,000**
B: Carolyn J Blake & Mario Passi
S: Amna Diwan, Tr for Amna Diwan Lt
Book/Page: 82941/353, Date: 06/27/24
Mtg: HarborOne Mortgage $745,000
Term: 2054
Use: 5 Bdrm Contemporary, Lot: 43647sf
Prior Sale: $805,000 (07/16)

14 CARVER RD **$720,000**
B: Jixian Ma & Boya Lin
S: Robert Gibson & Cicely M Gibson
Doc#: 000000001959496, Date: 06/28/24
Mtg: Guaranteed Rate Inc $370,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11848sf
Prior Sale: $520,000 (12/20)

12 CATHERINE RD **$551,000**
B: David Zhu & Tina Lai
S: Dora A Parmenter
Book/Page: 82945/499, Date: 06/28/24
Mtg: Leader Bank NA $440,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19994sf

10 CORREGIDOR RD **$715,000**
B: Karen L Garcia & Gelver H Lopez
S: Arthur Z Jakubiak, Tr for Corregidor Road Rt
Book/Page: 82968/550, Date: 07/03/24
Mtg: Washington Trust Mtg $643,500
Term: 2054
Use: 2-Family Two Family, Lot: 11326sf

19 DANIELS RD **$700,000**
B: Linda Straggas, Tr for Straggas Rt
S: Andrew P White & Sarah R White
Book/Page: 82959/197, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 25352sf
Prior Sale: $420,000 (10/16)

1130 EDMANDS RD **$1,010,000**
B: Chelsey Odonnell & Katie Lindquist
S: Daniel P Cronin & Anne M Cronin
Book/Page: 82935/22, Date: 06/26/24
Mtg: Leader Bank NA $930,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 142398sf
Prior Sale: $619,000 (08/16)

124 FLAGG DR **$540,000**
B: Colin Oreilly & Emily Oreilly
S: Pamela L Keene
Doc#: 000000001959556, Date: 06/28/24
Mtg: FBC Mtg LLC $432,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13460sf
Prior Sale: $335,000 (09/07)

25 JANEBAR CIR **$625,000**
B: 25 Janebar Circle LLC
S: Alan Klein, Tr for Klein Ft
Book/Page: 82954/216, Date: 06/28/24
Mtg: Alan Klein $500,000
Use: 2-Family Duplex, Lot: 24089sf

3 LARIVIERE RD **$500,000**
B: Jina E Kim & Yong S Kim
S: Patrick Bzdula
Doc#: 000000001959699, Date: 07/02/24
Mtg: Rocket Mortgage LLC $350,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 8407sf

4 LARRIS RD **$450,000**
B: Linda Howard
S: Adonica M Gieger, Tr for Thaddeus T For Compassion
Book/Page: 82970/130, Date: 07/03/24

29 LEDGEWOOD RD **$877,500**
B: Michael Mackenzie & Jennifer Keaveney
S: Brian Accorsini & Alyssa D Accorsini
Book/Page: 82933/388, Date: 06/26/24
Mtg: Leader Bank NA $702,000
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 20386sf
Prior Sale: $650,000 (10/20)

19 MANSFIELD ST **$650,000**
B: Russell H Goldbach & Ariella Wagner-Goldbach
S: Matthew Duveneck & Ana Gilbert
Book/Page: 82965/404, Date: 07/02/24
Mtg: Superior Funding Corp $520,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 9060sf
Prior Sale: $345,000 (08/17)

201 MEADOW ST EXT U:201 ..... **$890,000**
B: Weijun Chen & Shengqin Wan
S: Hao Wu & Jing Li
Book/Page: 82953/34, Date: 06/28/24
Mtg: Provident Funding $534,000
Term: 2044
Use: 3 Bdrm Condo
Prior Sale: $640,400 (06/16)

5 MERRILL DR **$505,000**
B: Mayra R Gonzalez
S: Jennifer S Jakutis
Book/Page: 82952/572, Date: 06/28/24
Use: 5 Bdrm Colonial, Lot: 57717sf
Prior Sale: $705,000 (11/22)

1335 OLD WORCESTER RD **$790,000**
B: Christopher Damour
S: Gladys A Colon & Kelvin Colon
Book/Page: 82964/448, Date: 07/02/24
Mtg: Fairway Ind Mtg $513,500
Term: 2054
Use: 4 Bdrm Garrison, Lot: 13721sf
Prior Sale: $410,000 (08/02)

26 PEARL ST **$691,314**
B: 26 Pearl Street LLC
S: Daniels Table Inc
Book/Page: 82966/198, Date: 07/02/24
Mtg: Everett Cp Bk $7,000,000
Use: Charity Property, Lot: 33018sf
Prior Sale: $900,000 (08/21)

6 PIONEER RD U:6 ..... **$1,364,741**
B: Paul C Kamens & Barbara Kamens
S: Millwood Residential LLC
Book/Page: 82967/46, Date: 07/02/24
Use: Possible New Construction

9 PLEASANT ST **$2,925,000**
B: Crown Two Enterprises LLC
S: 11 Pleasant St Connector
Book/Page: 82959/205, Date: 07/01/24
Use: Industrial Devlpble Land, Lot: 42253sf
Prior Sale: $3,200,000 (03/21)

11 PLEASANT ST **$2,925,000**
B: Crown Two Enterprises LLC
S: 11 Pleasant St Connector
Book/Page: 82959/205, Date: 07/01/24
Use: Office Bldg-General, Lot: 27617sf
Prior Sale: $3,200,000 (03/21)

21 SAVOY RD **$550,000**
B: Federico Creatini & Fidel M Arigillaga
S: Young Ingrid K Est & Scot Gordon
Book/Page: 82972/41, Date: 07/05/24
Mtg: Easy St Capital Llc $472,000
Use: 3 Bdrm Ranch, Lot: 25788sf
Prior Sale: $135,500 (01/97)

7 SPRING LN **$725,000**
B: Mark D Haffey & Nicole M Haffey
S: Joanthan Mills, Tr for Linda Mills Trust-2016
Book/Page: 82941/264, Date: 06/27/24
Mtg: John T Haffey $400,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 31102sf

74 SPRUCE ST **$725,000**
B: James R Calabro & Sarah J Carroll
S: William R Kenny & Sharon J Kenny
Book/Page: 82933/275, Date: 06/26/24
Mtg: Coastal Heritage Bank $580,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 12284sf
Prior Sale: $154,000 (11/94)

10 STILLMEADOW WAY **$1,565,000**
B: Elise Donahue & Peter Donahue
S: Bradford J Kullberg, Tr for Bradford J Kullberg Lt
Book/Page: 82949/182, Date: 06/28/24
Mtg: Rocket Mortgage LLC $766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50050sf
Prior Sale: $900,000 (06/04)

31 SUMMER LN **$605,000**
B: Harry Tsianatelis
S: Kris Richardson & Deidra Macleod-Richardson
Book/Page: 82941/382, Date: 06/27/24
Mtg: Leader Bank NA $423,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8494sf
Prior Sale: $418,000 (05/14)

241 TEMPLE ST **$590,900**
B: Siddharth Patel & Utsavi Bhimani
S: Martha E Lennon, Tr for Lennon Ft
Book/Page: 82951/389, Date: 06/28/24
Mtg: Leader Bank NA $561,300
Term: 2054
Use: 2 Bdrm Ranch, Lot: 43908sf

11 THOMAS DR **$879,900**
B: Parin Patel & Sinal Patel
S: Erdal Guner
Book/Page: 82933/308, Date: 06/26/24
Mtg: Prestige Home Mtg LLC $805,768
Term: 2054
Use: 3 Bdrm Split Level, Lot: 24742sf
Prior Sale: $535,000 (11/04)

7 WELD ST **$260,000**
B: Rogerio G De Lima
S: Thais S De Oliveira & Cezar F Da Silva
Book/Page: 82960/564, Date: 07/01/24

1705 WINDSOR DR U:1705 ..... **$475,000**
B: Alex A Emami
S: Howard A Landau & Angela L Landau
Book/Page: 82954/116, Date: 06/28/24
Mtg: Guaranteed Rate Inc $145,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $365,000 (05/21)

1500 WORCESTER RD U:428 ..... **$418,500**
B: Vijay Bathala & Gauthami Bathala
S: Michael Hinds & Doris Hinds
Book/Page: 82958/561, Date: 07/01/24
Mtg: Needham Bk $278,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $250,000 (04/16)

1500 WORCESTER RD U:621 ..... **$450,000**
B: Raschel Grandmaison
S: Joseph R Bawab & Lucy C Bawab
Book/Page: 82961/134, Date: 07/01/24
Use: 3 Bdrm Condo
Prior Sale: $349,900 (11/18)

1550 WORCESTER RD **$22,000**
B: Stephanie Dougherty
S: Roberta Goodwin
Book/Page: 82944/415, Date: 06/28/24

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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

22 ALLENS TRL $1,290,000
B: Christopher Okonis & Kimberley Okonis
S: Twin Valley Homes LLC
Book/Page: 82943/505, Date: 06/27/24
Mtg: LoanDepot.Com $862,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41818sf
Prior Sale: $400,000 (01/24)

19 BABY BEACH RD $525,000
B: Melanie Anderson & Cody Anderson
S: Igor Berezin & Anna Perederina
Book/Page: 82948/216, Date: 06/28/24
Mtg: HarborOne Mortgage $475,000
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 4356sf
Prior Sale: $491,000 (06/22)

15 COURT ST U:A $525,000
B: Timothy J Cavaretta
S: John E Croteau, Tr for John E Croteau RET
Book/Page: 82972/354, Date: 07/05/24
Mtg: Cambridge Svgs Bk $498,750
Term: 2054
Use: Condo

25 HEMLOCK RD $655,000
B: Michael J Flannery & Sarah M Sullivan
S: Richard J Lee
Book/Page: 82940/24, Date: 06/27/24
Mtg: Guaranteed Rate Inc $367,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15246sf
Prior Sale: $324,900 (09/03)

NASHUA RD L:G1A $200,000
B: Lynne E Archambault, Tr for Archambault Ft
S: Jean P Lorden, Tr for Dmj Irt
Book/Page: 82966/132, Date: 07/02/24

20 PAQUAWKET PATH $837,500
B: Michael P Mcgee & Steven Shcapp
S: Michael A Mccoy & Bonnie L Mccoy
Book/Page: 82942/136, Date: 06/27/24
Mtg: Radius Financial Grp $753,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60113sf
Prior Sale: $260,000 (06/96)

171 PEPPERELL RD $747,800
B: Rafael Lizzio & Nicole G Lizzio
S: Msb Prop Management LLC
Book/Page: 82932/257, Date: 06/26/24
Mtg: Guaranteed Rate Inc $672,020
Term: 2054
Use: 2 Bdrm Ranch, Lot: 23958sf
Prior Sale: $250,000 (07/23)

24 STAR HOUSE LN $800,000
B: Gabrielle M Ezzio & Keegan L Ezzio
S: Heather L Causey, Tr for Suzanne B Goehringer Ft
Book/Page: 82952/84, Date: 06/28/24
Mtg: Total Mtg Svcs $640,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 158994sf

► FORECLOSURE DEEDS

513 MAIN ST U:B $264,000
B: Long Term Rentals LLC
S: Cynthia L Patterson & Citizens Bank
Book/Page: 82950/453, Date: 06/28/24
Mtg: Enterprise Bk & Tr Co $198,000
Use: 2 Bdrm Condo
Prior Sale: $229,000 (06/19)

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

40 ALDEN RD $550,000
B: J A Santana & Daniela M Santana
S: Tracey M Quintin
Book/Page: 82932/512, Date: 06/26/24
Mtg: First Natl Bk $302,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20038sf
Prior Sale: $195,816 (01/97)

169 CONCORD ST $520,000
B: Hector R Gudiel & Maria M Ortiz
S: Jonathan T Mann
Book/Page: 82969/475, Date: 07/03/24
Mtg: United Wholesale Mtg $390,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 39204sf
Prior Sale: $335,000 (09/15)

6 FRANCINE DR $675,000
B: Patricia M Maguire & Matthew Baker
S: Kyle J Wessling
Doc#: 000000001959338, Date: 06/27/24
Mtg: Drew Mortgage Assnlnc $389,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $394,900 (09/17)

49 MARKED TREE RD $655,000
B: Tyler King & Alexandra King
S: Kellie L Karpouzis
Book/Page: 82943/168, Date: 06/27/24
Mtg: Cross Country Mtg Inc $602,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20909sf

5 QUEENS TER $820,000
B: Catherine Leroy & John M Leroy
S: Alexander Berkov & Melissa A Berkov
Book/Page: 82938/562, Date: 06/27/24
Mtg: Guaranteed Rate Inc $656,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 59242sf
Prior Sale: $502,000 (09/04)

11 SWEET GRASS LN $775,000
B: Kin Y Lo
S: James Rogalski & Jacqueline Rogalski
Book/Page: 82935/154, Date: 06/26/24
Mtg: Leader Bank NA $542,500
Term: 2044
Use: 3 Bdrm Colonial, Lot: 17860sf
Prior Sale: $449,000 (07/18)

35 UNION ST $665,000
B: Sarah M Phillips & Remy Mohsini
S: Benjamin Defusco & Kimberly Defusco
Book/Page: 82941/545, Date: 06/27/24
Mtg: EMM Loans LLC $265,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 13068sf
Prior Sale: $440,000 (08/20)

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

9 AUTUMN RIDGE DR U:9 ..... $945,000
B: Suryasumanth Allampalli & Prathyusha Sunkara
S: Douglas R Ventura & Tina M Ventura
Book/Page: 82954/49, Date: 06/28/24
Mtg: Leader Bank NA $756,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $598,535 (07/14)

51 CHAMBERLAIN ST $2,208,656
B: Saad Khan & Sophia Saad
S: Toll Northeast V Corp
Book/Page: 82942/573, Date: 06/27/24
Mtg: Guaranteed Rate Inc $1,648,110
Term: 2054
Use: Residential Developable Land, Lot: 142563sf

52 CONNELLY HILL RD $1,825,000
B: Chong C Lin
S: Michael D Houser & Carrie A Houser
Book/Page: 82960/364, Date: 07/01/24
Mtg: First Community Mtg $766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45002sf
Prior Sale: $1,010,000 (05/07)

18 ELIZABETH RD $1,875,000
B: Srikanth Paladugu & Sirisha Yerneni
S: Scott M Kessler & Pamela E Kessler
Book/Page: 82948/438, Date: 06/28/24
Mtg: Jeanne DArc CU $1,312,500
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 46679sf
Prior Sale: $1,250,000 (07/17)

11 GROVE ST $1,950,000
B: South Street Ventures LLC
S: Fishman Hld Ltd
Book/Page: 82946/45, Date: 06/28/24
Use: Office Bldg-General, Lot: 10402sf
Prior Sale: $384,200 (07/15)

10 PINECREST VLG U:10 ..... $223,300
B: Jisun Lee
S: Nanette A Kenrick
Book/Page: 82970/396, Date: 07/03/24
Mtg: Executive Office Of H $193,300
Use: 2 Bdrm Condo
Prior Sale: $188,134 (03/16)

2 PROCTOR ST $890,000
B: Rashid Guseynov & Lindsey Duquette
S: Felix Rivera Jr
Book/Page: 82970/357, Date: 07/03/24
Mtg: Radius Financial Grp $756,500
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 43978sf
Prior Sale: $645,000 (06/19)

8 RIVERBEND RD $1,500,000
B: Gilbert Zawaria & Sandra Dube
S: Mark J Crain & Valarie A Clemente-Crain
Book/Page: 82946/301, Date: 06/28/24
Mtg: Milford Fed Svgs Bk $980,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45102sf

21 SANCTUARY LN U:21 ..... $240,340
B: Melanie Rich
S: Louise A Bracci
Book/Page: 82959/397, Date: 07/01/24
Mtg: Executive Office Of H $225,260
Use: 2 Bdrm Condo
Prior Sale: $156,500 (02/08)

15 SCHOOL ST $1,050,000
B: Stefan Nicotra & Ashley Nicotra
S: Alan L Millar & Laura Millar
Doc#: 000000001959386, Date: 06/27/24
Mtg: TD Bank NA $840,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 60056sf
Prior Sale: $615,000 (12/11)

2 TURNBRIDGE LN U:2 ..... $550,000
B: Cian Merritt & Alanna Judd
S: Michael Toole
Book/Page: 82942/187, Date: 06/27/24
Mtg: Cornerstone Bank $495,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $440,000 (11/21)

14 TURNBRIDGE LN U:14 ..... $490,000
B: Subramanian N Sekaran & Srinidhi Sridhar
S: Safdar H Haider & Afifa Batool
Book/Page: 82943/223, Date: 06/27/24
Mtg: Northpoint Mortgage $343,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $228,000 (02/14)

12 VALLEYWOOD RD $1,012,000
B: Benjamin Guist & Melissa Guist
S: Mark D Wittman & Sandra L Wittman
Book/Page: 82933/218, Date: 06/26/24
Mtg: Flavio M Guist $400,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 63571sf
Prior Sale: $675,000 (10/18)

64 WESTON LN U:64 ..... $864,000
B: Ralph E Bryant & Elizabeth A Bryant
S: The Trails LLC
Book/Page: 82937/318, Date: 06/27/24
Use: 2 Bdrm Condo

24 WHALEN RD $2,267,448
B: Badal Kalamkar & Jasjit Maggu
S: Toll Northeast V Corp
Book/Page: 82950/28, Date: 06/28/24
Mtg: UniBank for Savings $996,832
Term: 2054
Use: Residential Developable Land, Lot: 105607sf

334 WOOD ST $1,310,000
B: Mirella Collett & Artild Barjami
S: Maksym Golovnia & Mariam Golovnia
Book/Page: 82946/500, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 40001sf
Prior Sale: $1,030,000 (03/21)

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

14 BEXLEY DR $650,000
B: Victoria Pellett & Liam Curoe
S: Michael A Patulak & Gloria S Patulak
Book/Page: 82947/233, Date: 06/28/24
Mtg: Fairway Ind Mtg $638,226
Term: 2054
Use: 5 Bdrm Colonial, Lot: 15000sf
Prior Sale: $460,000 (06/05)

111 BRIGHAM ST U:8F $505,000
B: Edgar Colon & Lorna Carrasquillo
S: Carol Levey
Book/Page: 82936/364, Date: 06/27/24
Mtg: UniBank for Savings $479,750
Term: 2054 Rate: 6.1% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $254,900 (04/14)

16 CARTER ST $485,000
B: Christopher Walton & James L Ellis
S: Christopher N Mcdonald & Donna D Mcdonald
Book/Page: 82949/401, Date: 06/28/24
Mtg: Cardinal Fncl Co LP $436,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 11965sf
Prior Sale: $260,000 (05/02)

3 COLD SPRING LN $765,000
B: Matthew A Henderson
S: Kim M Colbert
Book/Page: 82955/299, Date: 07/01/24
Mtg: First Community Mtg $471,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15007sf
Prior Sale: $292,554 (05/00)

77 FORT MEADOW DR $845,000
B: Daniel Mccarthy & Mallory Mccarthy
S: Skr 77 Lake LLC
Book/Page: 82940/403, Date: 06/27/24
Mtg: Pennymac Loan Service $676,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 15700sf
Prior Sale: $750,000 (04/22)

100 MANNING ST $486,000
B: Jessica Podgur & Jeffrey Podgur
S: Laura C Monteiro & Celeste C Fontes
Book/Page: 82936/43, Date: 06/26/24
Mtg: Cross Country Mtg Inc $461,700
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8700sf

200 MANNING ST $325,000
B: Kerri Convery
S: Samantha Puza & Nathan Puza
Book/Page: 82950/527, Date: 06/28/24

200 MANNING ST U:17C $335,000
B: Dos Passos & Jane P Dos Santos
S: Phillype Sena
Book/Page: 82948/407, Date: 06/28/24
Mtg: First Natl Bk $155,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $260,000 (12/22)

278 MANNING ST U:1101 ..... $315,000
B: Martha Shepherd
S: Rodrigo G De Azevedo
Book/Page: 82955/375, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $220,000 (04/24)

95 WASHINGTON ST $550,000
B: Rebecca Buono & Michael Buono
S: Melania A Ferrer
Book/Page: 82940/461, Date: 06/27/24
Mtg: Salem Five Mtg Co $540,038
Term: 2054
Use: 3 Bdrm Conventional, Lot: 12251sf
Prior Sale: $449,000 (02/24)

24 WILKINS ST $1,025,000
B: Robyn Mukherjee & Pran Mukherjee
S: Regis Bldg & Remodeling I
Book/Page: 82961/319, Date: 07/01/24
Mtg: Salem Five Mtg Co $815,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 42614sf
Prior Sale: $260,000 (01/22)

Lexington

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	107
Median Price	$1,800,000	$1,625,000

► REAL ESTATE SALES

14 BENJAMIN RD $998,000
B: Benjamin 14 Invs LLC
S: M L Wood Jr & Denise P Roussel
Doc#: 000000001959475, Date: 06/28/24
Mtg: Stoneham Cp Bk $1,798,250
Use: 3 Bdrm Split Level, Lot: 16807sf
Prior Sale: $245,000 (02/96)

9 BRUCE RD $3,325,000
B: Alexandre P Mery & Fabienne F Mery
S: Seaver Properties LLC
Book/Page: 82965/284, Date: 07/02/24
Use: 3 Bdrm Split Entry, Lot: 21163sf
Prior Sale: $1,205,400 (05/22)

33 COLUMBUS ST $1,400,000
B: Zhen Ye, Tr for Kx Int
S: Mign Zhu
Book/Page: 82960/310, Date: 07/01/24
Mtg: Village Bank $1,031,250
Use: 3 Bdrm Split Entry, Lot: 15615sf
Prior Sale: $825,000 (11/15)

143 CONCORD AVE $1,686,000
B: Dimitrios Kostamis & Kadriye F Erkul
S: Deniz O Carikcioglu & Ilker Carikcioglu
Doc#: 000000001959272, Date: 06/26/24
Mtg: Wells Fargo Bank $1,348,800
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Ranch, Lot: 25500sf
Prior Sale: $1,100,000 (12/17)

56 COOLIDGE AVE $1,420,000
B: Nishant Dwivedi & Jagriti Upadhyay
S: Bobby Cherayil & Nandini Sengupta
Book/Page: 82935/49, Date: 06/26/24
Mtg: Bank of America NA $1,136,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 4 Bdrm Split Level, Lot: 16807sf
Prior Sale: $815,000 (07/03)

138 EMERSON GARDENS RD U:138 .... $585,000
B: Shuang Hu & Wei Lin
S: Albert R Antosca & Katherine M Antosca
Book/Page: 82972/419, Date: 07/05/24
Mtg: Guaranteed Rate Inc $409,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 435sf
Prior Sale: $510,000 (09/21)

50 FIFER LN U:50 ..... $705,000
B: Srinivas Nellimarla & Padmavathi Nellimarla
S: Partha S Ghosh & Akiko Ghosh
Book/Page: 82945/556, Date: 06/28/24
Mtg: Jeanne DArc CU $528,750
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 435sf
Prior Sale: $495,000 (07/15)

9 FREEMONT ST $1,736,000
B: Nikhil Sivadas & Jisha V Muthiyil
S: Paul G Feloney Jr & Rachel K Feloney
Book/Page: 82937/83, Date: 06/27/24
Mtg: Guaranteed Rate Inc $1,388,800
Term: 2054
Use: 4 Bdrm Colonial, Lot: 4987sf
Prior Sale: $469,000 (05/12)

5 HOWARD MUNROE PL $2,625,000
B: Sarah Y Wong
S: Stanley Deutsch & Amy M Rubin
Book/Page: 82954/424, Date: 06/28/24
Use: 5 Bdrm Colonial, Lot: 72253sf
Prior Sale: $1,425,000 (08/03)

2 MANOR TER U:216 ..... $800,000
B: Sunyoung Jang & Kwon Hur
S: Eping Wei
Book/Page: 82944/34, Date: 06/27/24
Use: 2 Bdrm Condo

2 MANOR TER U:224 ..... $960,000
B: Heewon Hwang
S: Shufen Liu
Book/Page: 82933/353, Date: 06/26/24
Use: 2 Bdrm Condo

15 MERIAM ST $1,500,000
B: Salim K Semy & Sanober S Semy
S: Tracey A Hynes, Tr for Judith L Sacco T
Book/Page: 82951/132, Date: 06/28/24
Mtg: Guaranteed Rate Inc $650,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 9072sf

10 MUZZEY ST U:11 ..... $399,000
B: Lexington-Ai LLC
S: Subhash Malhotra, Tr for Malhotra Ft
Book/Page: 82965/268, Date: 07/02/24
Use: Office Condo Unit, Lot: 122sf

27 SHERMAN ST $2,680,000
B: Peijun Fang & Wenziu Shen
S: Elspeth Carnan
Book/Page: 82961/480, Date: 07/01/24
Mtg: East West Bank $1,608,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 5 Bdrm Mansion, Lot: 11280sf
Prior Sale: $2,150,000 (08/20)

Lincoln

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	7
Median Price	$1,623,000	$1,302,000

► REAL ESTATE SALES

263 CONCORD RD $1,600,000
B: Nicholas Gardner & Lisa Wang
S: Covino Properties LLC
Book/Page: 82965/71, Date: 07/02/24
Mtg: Rocket Mortgage LLC $1,280,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 80438sf
Prior Sale: $920,000 (07/17)

169 LEXINGTON RD $1,275,000
B: Andrew M Collins & Karina Collins
S: Yunfei Cao & Shuhui Wang
Book/Page: 82939/485, Date: 06/27/24
Use: 1-Family Colonial, Lot: 78391sf
Prior Sale: $350,000 (09/17)

4 STRATFORD WAY $2,920,125
B: Ronald F Grasso Jr & Heather B Grasso
S: David Frankel & Elena Frankel
Book/Page: 82965/510, Date: 07/02/24
Mtg: Village Bank $1,420,125
Term: 2054 Rate: 7.3% Type: Adj
Use: 5 Bdrm, Lot: 85155sf
Prior Sale: $2,650,000 (09/03)

113 TOWER RD $1,923,750
B: Boris Nicolas & Elisha Saad
S: David K Bruenner, Tr for David K Bruenner RET
Book/Page: 82938/363, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 104527sf
Prior Sale: $1,041,000 (01/18)

8 UPLAND FIELD RD $1,735,000
B: David T Clark & Phyllis A Clark
S: Britta Das
Book/Page: 82937/539, Date: 06/27/24
Mtg: Raymond James Bk FSB $1,388,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 25265sf
Prior Sale: $1,382,000 (06/14)

Littleton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	32
Median Price	$650,000	$760,000

► REAL ESTATE SALES

7 BUMBLE BEE LN $940,000
B: Eswari Vasudevan & Kavin X Xavier
S: Thomas R Shelley
Book/Page: 82946/373, Date: 06/28/24
Mtg: Rockland Tr Co $846,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Colonial, Lot: 41613sf
Prior Sale: $550,000 (05/14)

52 HARTWELL AVE $1,323,258
B: James Crocker & Deanna Broderick
S: Hartwell Hill Homes LLC
Book/Page: 82961/232, Date: 07/01/24
Mtg: Bristol Cnty Svgs Bk $1,039,200
Term: 2054 Rate: 6.9% Type: Adj
Use: Residential Developable Land, Lot: 41382sf

10 IVY RD $300,000
B: Victoria Rosado & Michael Rosado
S: More Holmes Rental LLC
Book/Page: 82972/85, Date: 07/05/24
Mtg: United Wholesale Mtg $285,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 4212sf
Prior Sale: $199,900 (04/22)

155 KING ST $625,000
B: Kathryn E Andrea & Jack H Bernatchez
S: Alex Wheaton & Jessica Wheaton
Book/Page: 82966/234, Date: 07/02/24
Mtg: Northpoint Mortgage $468,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 13299sf
Prior Sale: $189,900 (01/14)

360 KING ST $847,500
B: Mary J Mahan
S: Timothy P Lauzon & Wendy B Johnson
Book/Page: 82942/547, Date: 06/27/24
Mtg: William Raveis Mtg Co $609,500
Term: 2054
Use: 2-Family Old Style, Lot: 37000sf
Prior Sale: $249,900 (04/97)

Malden

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	47
Median Price	$640,000	$660,000

► REAL ESTATE SALES

52 BARRETT ST $880,000
B: Evan D Chapman & Lingyun Shao
S: Yueqiang Sun & Chen Lin
Book/Page: 82937/486, Date: 06/27/24
Mtg: MLD Mortgage Inc $618,750
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 3533sf
Prior Sale: $555,000 (04/16)

48 CRESTVIEW DR U:48 ..... $675,000
B: Akanksha Chadha & Mohit Malhotra
S: Vitagliano Angela L Est & Francis J Vitagliano
Doc#: 000000001959201, Date: 06/26/24
Mtg: TD Bank NA $598,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $153,000 (04/99)

20-30 DANIELS ST U:210 ..... $425,000
B: Hauchen Zhang
S: Yidong Zhu & Fangping Xu
Book/Page: 82960/72, Date: 07/01/24
Mtg: Salem Five Mtg Co $189,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $216,825 (11/15)

96 DUTTON ST $435,000
B: Winwin Properties LLC
S: Samuel A Mcnary & Pauline E Mcnary
Book/Page: 82934/333, Date: 06/26/24
Use: 4 Bdrm Old Style, Lot: 7876sf

30 FRANKLIN ST U:429 ..... $510,000
B: Nicholas A Stockdale
S: Anh T Hoang
Book/Page: 82965/454, Date: 07/02/24
Mtg: Navy FCU $464,737
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $373,000 (05/19)

49 LILLIAN RD $885,000
B: Sonam Sonam & Dawa Dolma
S: John J Obrien & Carol A Obrien
Doc#: 000000001959758, Date: 07/02/24
Mtg: Leader Bank NA $585,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 7802sf

80 MAIN ST U:21 ..... $310,000
B: Mimi Chiu
S: Yanzhu Chen
Book/Page: 82943/318, Date: 06/27/24
Use: 1 Bdrm Condo
Prior Sale: $255,000 (04/24)

39 NEWBURY ST $775,000
B: Chime Chodon & Tashi Gyaltsen
S: Miguel Chaves
Book/Page: 82958/166, Date: 07/01/24
Mtg: Leader Bank NA $565,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 3759sf
Prior Sale: $515,000 (09/19)

65 ROCKLAND AVE $875,000
B: David Garey & Lorna Garey
S: John Kerrigan & Mary Kerrigan
Book/Page: 82940/221, Date: 06/27/24
Mtg: Movement Mtg LLC $700,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 7471sf
Prior Sale: $189,900 (12/96)

Marlborough

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	75
Median Price	$546,450	$565,000

► REAL ESTATE SALES

40 ANDERSON RD $650,000
B: Marcos A De Paula & Ana P De Paula
S: John J Kavaleski Jr & Marilyn P Kavaleski
Book/Page: 82950/181, Date: 06/28/24
Mtg: United Wholesale Mtg $617,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11999sf

98 BOLTON ST $525,000
B: Eliseus Tile Services Inc
S: Brendon S Edouard
Book/Page: 82948/263, Date: 06/28/24
Mtg: State Funding LLC $440,000
Use: 2-Family Two Family, Lot: 8436sf
Prior Sale: $120,000 (05/94)

849 BOSTON POST RD E U:3E $500,000
B: Tim H Lee & Stacey Lee
S: Sarah G Miller, Tr for Sarah G Miller RET
Book/Page: 82938/458, Date: 06/27/24
Mtg: Cross Country Mtg Inc $449,687
Term: 2054
Use: 2 Bdrm Condo

264 BRIGHAM ST $620,000
B: Warren Ferris 3rd
S: Neil D Campbell & Lauren Campbell
Book/Page: 82966/1, Date: 07/02/24
Mtg: Movement Mtg LLC $527,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 13553sf
Prior Sale: $320,000 (07/16)

79 CULLINANE DR $1,455,900
B: Ning L Zhang & Ning Zhang
S: Allen C Scalise & Ellin F Scalise
Book/Page: 82934/512, Date: 06/26/24
Use: 3 Bdrm Cape Cod, Lot: 10800sf
Prior Sale: $683,500 (11/14)

49 CURTIS AVE U:A $415,000
B: Adson G Desouza & Graciane G Dasilva
S: Richard Ghirose Jr
Book/Page: 82950/378, Date: 06/28/24
Mtg: First Natl Bk $311,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $306,000 (08/20)

79 DEERFIELD RUN U:74 ..... $520,000
B: Lori A Odell
S: Patricia Lioce
Book/Page: 82945/47, Date: 06/28/24
Use: Condo

78 DENONCOURT ST $750,000
B: Jenny Alvarez & Wilson Aybar
S: Kirstin A Harutyunya
Book/Page: 82951/462, Date: 06/28/24
Mtg: NFM Inc $660,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 28163sf
Prior Sale: $545,000 (07/20)

165 EVELINA DR $645,000
B: Keith S Martinek
S: Marie E Cimino & Sally A Rando
Book/Page: 82938/143, Date: 06/27/24
Mtg: MSA Mortgage LLC $445,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 22500sf
Prior Sale: $157,000 (12/87)

740 FARM RD U:209 ..... $275,000
B: Kismet Realty LLC
S: Suzzanne R Gorman, Tr for Grove Street T
Book/Page: 82947/30, Date: 06/28/24
Use: 2 Bdrm Condo

17 HIGHLAND ST $525,000
B: Christina Sargent & Alex Chiasson
S: Marcus P Pazi
Book/Page: 82961/1, Date: 07/01/24
Mtg: Cape Ann Svgs Bk $467,250
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Conventional, Lot: 4176sf
Prior Sale: $147,500 (11/12)

55 HOWLAND ST U:1B $330,000
B: Marcelo Menezes & Fabiana Menezes
S: Stephanie Castro & Cesar Argueta
Doc#: 000000001959702, Date: 07/02/24
Mtg: Main Street Bank (MA) $198,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $250,000 (11/21)

50 HUNTER AVE $552,000
B: R D Chairella & Renata H Chairella
S: Anne E Obrien, Tr for Anne E Obrien Ft
Book/Page: 82933/566, Date: 06/26/24
Mtg: OCMBC Inc $441,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11157sf

133 ICE HOUSE LNDG U:133 ..... $530,000
B: Andrew Mcneish
S: Jonh L Leone & Ann C Leone
Book/Page: 82935/191, Date: 06/26/24
Mtg: Avidia Bank $394,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $515,000 (05/23)

192 LAKESHORE DR $280,000
B: Kevin X Omalley, Tr for Kco Rt
S: Dean A Dyer & Darlene M Dyer
Book/Page: 82949/546, Date: 06/28/24
Use: 3 Bdrm Raised Ranch, Lot: 15549sf

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MIDDLESEX REGISTRY
continued

322 MAPLE ST **$1,250,000**
B: 303 Turnpike Road LLC
S: Berkshire Bank
Book/Page: 82936/237, Date: 06/27/24
Mtg: Savers Coop Bank $3,640,000
Use: Bank Building, Lot: 36812sf
Prior Sale: $500,000 (04/02)

29 MARLTON DR **$399,900**
B: Andrew R Keenan & Brittany Shaughnessy
S: Derek P Place
Book/Page: 82951/554, Date: 06/28/24
Mtg: United Wholesale Mtg $392,656
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 14242sf
Prior Sale: $185,000 (09/10)

15 MCQUARRIE DR **$650,000**
B: Rosemary F Rainsford, Tr for Rosemary F Rainsford Ft
S: Daniel D Williams & Rebecca R Williams
Book/Page: 82947/106, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 24970sf
Prior Sale: $480,000 (10/20)

47 ROBIN HOOD RD **$627,500**
B: Thomas M Vigna, Tr for Thomas Michael Vigna Lt
S: Nikolas J Mantalvanos & Stacy D Mantalvanos
Book/Page: 82964/584, Date: 07/02/24
Mtg: Guaranteed Rate Inc $508,275
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 11545sf
Prior Sale: $310,000 (09/06)

210 W HILL RD **$830,000**
B: Megan Bennett & Linda Bennett
S: Albert P Guarino, Tr for Albert P Guarino RET
Book/Page: 82959/66, Date: 07/01/24
Use: 4 Bdrm Colonial, Lot: 18000sf
Prior Sale: $460,000 (09/14)

33 WHITTIER RD **$440,000**
B: Nicholas J Lavita & Amnelys Morales
S: Victoria J Ramsey
Book/Page: 82954/356, Date: 06/28/24
Mtg: American Ngbd Mtg Acc $418,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $285,000 (07/02)

Maynard

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	28
Median Price	$529,500	$560,000

► REAL ESTATE SALES

11 DEER PATH U:4 ..... **$445,000**
B: Tina Brounsuzian
S: Vincent Grano & Marcia L Grano
Book/Page: 82943/47, Date: 06/27/24
Mtg: Guaranteed Rate Inc $356,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $365,000 (10/21)

216 E MAIN ST U:1 ..... **$646,000**
B: Yana Gaber
S: Brian W Hendricks
Book/Page: 82942/74, Date: 06/27/24
Use: Condo

165 GREAT RD **$715,000**
B: Lanier L Sammons & Clara R Sherley-Appel
S: Forrest K Brown & Emily Brown
Book/Page: 82948/49, Date: 06/28/24
Mtg: Keystone Funding $409,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15987sf
Prior Sale: $557,000 (06/21)

7 KING ST **$592,000**
B: Nicholas W Arthur & Catherine J Higgins
S: Ashley L Trimnuel, Tr for Bejamin I Trimnuel
Book/Page: 82957/542, Date: 07/01/24
Mtg: Key Bank NA $532,800
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6273sf
Prior Sale: $455,000 (02/22)

2 MICHAEL RD **$710,000**
B: Jacquelyne A Evans, Tr for Jacquelyne A Evans Lt
S: Zoe G Lopresti
Book/Page: 82960/531, Date: 07/01/24
Use: 3 Bdrm Raised Ranch, Lot: 20647sf
Prior Sale: $379,900 (07/05)

12 OAK RIDGE DR U:3 ..... **$475,000**
B: Priscilla Sandberg & Scott Lovering
S: Michael P Leonard & Jamie L Meditz
Book/Page: 82933/452, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $273,900 (01/20)

49 RIVER ST **$665,000**
B: Claudia Investment LLC
S: Stephen H Tolman & Gale E Livington
Book/Page: 82950/248, Date: 06/28/24
Use: Retail-Service, Lot: 14026sf

Medford

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	59
Median Price	$749,000	$915,000

► REAL ESTATE SALES

5 BARBARA LN **$779,100**
B: Guy S Bressette & Joanna G Koustomiris
S: Joseph R Murano & Barbara C Murano
Doc#: 000000001959793, Date: 07/03/24
Use: 3 Bdrm Colonial, Lot: 5806sf
Prior Sale: $233,500 (12/90)

12 BENMOR ST **$730,000**
B: Molly Corbett
S: David E Grotz
Book/Page: 82938/287, Date: 06/27/24
Mtg: Guild Mortgage Co $584,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 5049sf
Prior Sale: $575,000 (07/19)

85 BROOKINGS ST **$860,000**
B: Eric R Anderson & Jackquelyn Maxwell
S: Janet M Forti, Tr for Yerardi Irt
Book/Page: 82945/188, Date: 06/28/24
Mtg: CMG Mortgage Inc $817,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3716sf

19 CANAL ST **$1,150,000**
B: Tadin T Yarchim
S: 17-19 Canal Street LLC
Doc#: 000000001959252, Date: 06/26/24
Mtg: Northern Hm Loans LLC $690,000
Term: 2054 Rate: 7.5% Type: Adj
Use: 3-Family Family Flat, Lot: 7802sf
Prior Sale: $450,000 (06/11)

11-13 CENTRAL AVE U:11 ..... **$1,079,000**
B: Henry Lee & Joyce Lee
S: Barlett Development LLC
Book/Page: 82941/409, Date: 06/27/24
Use: Condo

850 FELLSWAY **$1,270,000**
B: Veronice Biscalquim
S: Lauren E Tringale, Tr for Salvatore Tringale
Book/Page: 82939/131, Date: 06/27/24
Mtg: Paramount Res Mtg Gp $850,900
Term: 2054
Use: 3-Family Family Flat, Lot: 5040sf

159 GASTON ST **$825,000**
B: Julia M Paget & Laura J Kleiman
S: Sara B Fraser, Tr for Ragadas Rt
Book/Page: 82932/486, Date: 06/26/24
Mtg: Leader Bank NA $605,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 4443sf
Prior Sale: $150,000 (04/00)

101 GEORGE P HASSETT DR **$2,500,000**
B: Vida Real Evangelical Ctr
S: Kaniya Darshan LLC
Book/Page: 82951/53, Date: 06/28/24
Mtg: Kaniya Darshan Llc $2,000,000
Use: Office Bldg-General, Lot: 8398sf
Prior Sale: $1,500,000 (02/17)

12 HANCOCK ST **$890,000**
B: 12-14 Hancock Court LLC
S: Anthony P Pasciuto
Book/Page: 82957/500, Date: 07/01/24
Use: 2-Family Two Family, Lot: 6000sf

21 HILLSDALE RD **$980,000**
B: Muhammad H Hashmi & Songee Yoon
S: Patricia L Moore & Theresa L Davis
Book/Page: 82954/175, Date: 06/28/24
Mtg: Total Mtg Svcs $784,000
Term: 2054
Use: 2-Family Two Family, Lot: 5000sf

179 MAIN ST **$1,100,000**
B: 179 Main Street Cbc LLC
S: William Colangeli, Tr for Main St 179 Rlty St T
Book/Page: 82953/111, Date: 06/28/24
Mtg: Pentucket Bank $1,318,300
Use: 4 Bdrm Conventional, Lot: 8380sf

325 MAIN ST U:2 ..... **$775,000**
B: Jennifer Valois
S: Rjm Development LLC
Book/Page: 82955/326, Date: 07/01/24
Use: Condo

326-328 MAIN ST U:5 ..... **$655,000**
B: Benyam Abate
S: Rjm Development LLC
Book/Page: 82942/465, Date: 06/27/24
Use: Condo

320 MIDDLESEX AVE U:B106 ..... **$251,100**
B: Amanda L Cossar
S: Brenda Eng
Book/Page: 82941/91, Date: 06/27/24
Mtg: Northern Hm Loans LLC $221,100
Term: 2054
Use: 1 Bdrm Condo

320 MIDDLESEX AVE U:F208 ..... **$281,600**
B: Brenda Eng
S: Wellington Res LLC
Book/Page: 82964/158, Date: 07/02/24
Mtg: Commonwealth of Mass $239,360
Use: Condo

28 ORCHARD ST U:28 ..... **$470,000**
B: Blue Oak Development LLC
S: Yann V Kumin
Book/Page: 82960/3, Date: 07/01/24
Mtg: Kiavi Funding Inc $514,700
Use: 2 Bdrm Condo
Prior Sale: $258,000 (08/11)

22 ROYALL ST **$780,000**
B: Kyle J Adams & Kyra D Adams
S: S N Oconnel-Casamassima
Book/Page: 82940/489, Date: 06/27/24
Mtg: Cross Country Mtg Inc $580,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 5366sf

34 SALEM ST U:PH3 ..... **$975,000**
B: Katarzyna Jonca & Andzrej W Jonca
S: 34 Salem Street LLC
Book/Page: 82950/590, Date: 06/28/24
Mtg: EMM Loans LLC $731,250
Term: 2049
Use: 2 Bdrm Condo

34 THATCHER ST **$930,000**
B: Michael Bordonaro & Majagamy Ramos-Bordonaro
S: Justin R Satriano & Katherine M Satriano
Book/Page: 82970/215, Date: 07/03/24
Mtg: United Wholesale Mtg $744,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4373sf
Prior Sale: $700,000 (10/18)

35 WESTVALE RD **$1,450,000**
B: Gareth J Rowe & Sarah Rowe
S: Sebastian S Marin & Macarena S Perez
Book/Page: 82970/41, Date: 07/03/24
Mtg: Bruce Humphrey $350,000
Use: 4 Bdrm Colonial, Lot: 6428sf
Prior Sale: $1,175,000 (11/21)

15 WHEELWRIGHT RD **$13,000,000**
B: Muna Shakya & Subrana Shakya
S: Colin Walsh & Ann-Marie Walsh
Book/Page: 82951/74, Date: 06/28/24
Mtg: Guild Mortgage Co $400,000
Term: 2054
Use: 2-Family Two Family, Lot: 4200sf
Prior Sale: $500,000 (06/10)

12 WILDWOOD RD **$1,087,000**
B: Jeffrey G Kennedy & Radhika N Kennedy
S: Steven Krausert & Sheila Krausert
Doc#: 000000001959530, Date: 06/28/24
Mtg: Rockland Tr Co $869,600
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6480sf
Prior Sale: $740,000 (06/17)

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

64 BRAZIL ST **$700,000**
B: Ahmed Amara & Najia H Amara
S: Mark E Johnson & Smaragadi Johnson
Book/Page: 82946/143, Date: 06/28/24
Mtg: 2016 6 LLC $390,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6922sf
Prior Sale: $310,000 (12/08)

104 COTTAGE ST **$1,150,000**
B: Victoria Dunne & Caspar Tudor-Pole
S: Tu N Nguyen
Book/Page: 82942/227, Date: 06/27/24
Mtg: Guaranteed Rate Inc $920,000
Term: 2054
Use: 5 Bdrm Victorian, Lot: 6299sf
Prior Sale: $490,000 (09/06)

142 E EMERSON ST **$2,476,000**
B: Colleen A Murphy & Eric Taitano
S: Ian N Dunn & Karen E Obrien
Book/Page: 82937/358, Date: 06/27/24
Mtg: Eastern Bank $1,980,000
Term: 2054
Use: 6 Bdrm Victorian, Lot: 30274sf
Prior Sale: $1,272,500 (11/12)

185 ESSEX ST U:3C **$645,000**
B: Kenneth Atwell
S: Dijilali Atba-Benatba
Book/Page: 82966/409, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $369,900 (07/13)

651-653 FRANKLIN ST **$912,000**
B: Ashley Deyoung & Daniel Deyoung
S: Marcia Orlowski & Mary A Williams
Book/Page: 82933/81, Date: 06/26/24
Mtg: Freedom Mortgage Corp $788,562
Term: 2054
Use: 2-Family Conventional, Lot: 19262sf

647 LYNN FELLS PKWY **$830,000**
B: Steven Barron & Laura Barron
S: David J Daiell, Tr for Daiell Ft
Doc#: 000000001959762, Date: 07/02/24
Mtg: Navy FCU $622,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8764sf
Prior Sale: $498,500 (04/15)

1 SEWALL ST **$1,340,000**
B: Rodrigo Freitas & Elizabeth S Pears
S: Eric S Alonzo & Emily Q Alonzo
Book/Page: 82950/485, Date: 06/28/24
Mtg: Cambridge Svgs Bk $865,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3690sf
Prior Sale: $491,500 (05/14)

496 SWAINS POND AVE **$989,000**
B: Dylan Metcalf & Bessie R Woltz
S: Amy R Noyes & Aaron R Noyes
Book/Page: 82946/328, Date: 06/28/24
Mtg: Paul Metcalf $1,000,000
Use: 4 Bdrm Colonial, Lot: 6652sf
Prior Sale: $440,000 (08/11)

441 UPHAM ST **$811,000**
B: Abdul Khan & Shabana Khan
S: Martina M Kirby, Tr for Robert J Santo 2017 RET
Book/Page: 82951/435, Date: 06/28/24
Mtg: Guild Mortgage Co $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11012sf

19 VIKING RD **$750,000**
B: Jason Solimine & Diana Solimine
S: Anthony Gelormini, Tr for Gelormini Ft
Book/Page: 82951/343, Date: 06/28/24
Mtg: Allied Mortgage Group $425,000
Term: 2054
Use: Residential Undvlpble Land, Lot: 6534sf
Prior Sale: $50,000 (12/21)

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

42 BEVERLY RD **$667,500**
B: High End Homes LLC
S: Welch Elizabeth A Est & William L Welch 3rd
Doc#: 000000001959366, Date: 06/27/24
Mtg: Village Bank $1,312,500
Use: 2 Bdrm Ranch, Lot: 10620sf

4 EDEN ST **$840,000**
B: Rajeev Verma & Isha Dasgotra
S: Barry H Ostrow, Tr for M&m Rt
Book/Page: 82942/110, Date: 06/27/24
Mtg: Leader Bank NA $586,000
Term: 2054
Use: 2-Family Duplex, Lot: 13534sf

19 FAIRWAY CIR U:19 ..... **$785,000**
B: Gopal Paudel & Ada Thapa
S: Shreyas Panse & Sampada Aloni
Book/Page: 82955/225, Date: 07/01/24
Mtg: Mutual Of Omaha Mtg $588,500
Term: 2044
Use: 3 Bdrm Condo
Prior Sale: $600,000 (03/20)

4 GROVE RD **$1,800,000**
B: Exhibit C Waverly Rlty LL
S: 2-6 Worcester Street LLC
Book/Page: 82931/539, Date: 06/26/24

24 HAMMOND RD **$775,000**
B: Joshua E Bartley & Nili Bartley
S: Dependable Hm Soln LLC
Book/Page: 82970/169, Date: 07/03/24
Mtg: Guaranteed Rate Inc $425,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8002sf
Prior Sale: $510,000 (02/24)

6 MADISON ST **$1,195,000**
B: Carl P Frank & Erica P Frank
S: Marika Osterbur & Arvind Badhey
Book/Page: 82943/251, Date: 06/27/24
Mtg: Leader Bank NA $766,550
Term: 2054
Use: 4 Bdrm Old Style, Lot: 8860sf
Prior Sale: $1,125,000 (03/23)

15 MOCCASIN PATH **$2,000,000**
B: Adam Paggi & Kimberly Paggi
S: Francis X Jacoby 3rd & Jenny L Jacoby
Book/Page: 82957/456, Date: 07/01/24
Mtg: Citizens Bank $1,600,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 5 Bdrm Colonial, Lot: 40001sf
Prior Sale: $290,000 (11/93)

7 MORGAN DR U:101 ..... **$753,000**
B: Lynn S Arenella, Tr for Lynn S Arenella 2016 T
S: John T Donovan, Tr for Donovan Ft
Book/Page: 82945/433, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $625,000 (06/22)

10 NOUVELLE WAY U:S709 ..... **$769,000**
B: Ernest A Silver, Tr for Silver RET
S: Teymour Jamali & Cheri E Jamali
Book/Page: 82962/128, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $425,000 (04/13)

12 PEARL ST **$775,000**
B: Pasquale V Pino, Tr for Pino Joint RET
S: Kayongo 12 Pearl LLC
Book/Page: 82957/107, Date: 07/01/24
Mtg: Quincy Credit Union $620,000
Term: 2034
Use: 2-Family Old Style, Lot: 8198sf
Prior Sale: $655,000 (01/23)

25 PITTS ST **$1,020,000**
B: Robert T Harvey 3rd & Meghan E Gill
S: Rory P Read & Mary A Savoy-Read
Book/Page: 82954/289, Date: 06/28/24
Mtg: Berkshire Bank $816,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Old Style, Lot: 5249sf
Prior Sale: $651,000 (06/17)

83 SPEEN ST **$2,600,000**
B: Speen Street Realty LLC
S: Sean P Mcgrath, Tr for Eastbound Rt
Book/Page: 82959/219, Date: 07/01/24
Use: Office Bldg-General, Lot: 44867sf
Prior Sale: $800,000 (11/98)

89 SPEEN ST **$2,600,000**
B: Speen Street Realty LLC
S: Sean P Mcgrath, Tr for Eastbound Rt
Book/Page: 82959/219, Date: 07/01/24
Use: Residential Developable Land, Lot: 11962sf

9 THOREAU CT U:13 ..... **$355,000**
B: Samer W Ashkouri & Rand L Ashkouri
S: Elena Jaffurs
Book/Page: 82958/529, Date: 07/01/24
Mtg: Leader Bank NA $255,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $235,000 (03/18)

15 VILLAGE WAY U:3 ..... **$270,000**
B: Garnet Homes LLC
S: Doherty Mary E Est & Jeanne Mcgrath
Book/Page: 82931/483, Date: 06/26/24
Use: 1 Bdrm Condo
Prior Sale: $62,500 (11/96)

48 WATER ST **$1,475,000**
B: Marla Feldman & Josh Posilkin
S: Alexander Ritchie & Katherine Ritchie
Book/Page: 82960/355, Date: 07/01/24
Use: 4 Bdrm Contemporary, Lot: 12001sf
Prior Sale: $880,000 (12/19)

13 WEST ST **$973,500**
B: Victoria Vergara & Paul Vergara
S: Andrew C Nguyen & Maureen Nguyen
Book/Page: 82964/297, Date: 07/02/24
Mtg: Needham Bk $924,825
Term: 2064 Rate: 6.9% Type: Adj
Use: 2-Family Old Style, Lot: 21501sf
Prior Sale: $555,000 (12/15)

2 WORCESTER ST **$1,800,000**
B: Exhibit C Waverly Rlty LL
S: 2-6 Worcester Street LLC
Book/Page: 82931/539, Date: 06/26/24
Use: Retail-Service, Lot: 29081sf
Prior Sale: $1,773,091 (02/24)

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

107 ADENA RD U:107 ..... **$670,000**
B: Court L Burton & Jie Wei
S: Hyeomgho Shin & Eun K Lee
Book/Page: 82960/442, Date: 07/01/24
Mtg: Total Mtg Svcs $370,000
Term: 2054
Use: Condo

115 ALGONQUIN RD U:115 ..... **$1,200,000**
B: Nazgul Abdeshkyzy
S: Elliot Gabriel, Tr for Mebel-Gabriel Rt
Book/Page: 82969/464, Date: 07/03/24
Use: 2 Bdrm Condo, Lot: 215718sf
Prior Sale: $375,000 (07/92)

5 ANTONELLIS CIR **$1,620,000**
B: Hyunseok Kim & Juwon Hwang
S: Jake S Park & Hyewon C Park
Book/Page: 82934/243, Date: 06/26/24
Mtg: United Wholesale Mtg $250,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7414sf
Prior Sale: $975,000 (12/17)

18 AVALON RD **$4,060,000**
B: Andrew P Slugg & Anne M Slugg
S: Kenneth Cahill & Caroline Cahill
Book/Page: 82947/63, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 13955sf
Prior Sale: $3,210,000 (12/21)

98 BEETHOVEN AVE **$1,412,500**
B: Hepni Beethoven 98 LLC
S: Diane C Pisciotta & Paul R Stewart
Book/Page: 82934/137, Date: 06/26/24
Mtg: Walpole Coop Bank $2,520,000
Use: 3 Bdrm Ranch, Lot: 10500sf
Prior Sale: $980,000 (07/14)

68 BENNINGTON ST **$1,647,750**
B: Paul G Robert, Tr for Bennington Hills Rt
S: Allison Orenstein & Van K Orenstein
Book/Page: 82955/63, Date: 06/28/24
Mtg: Morgan Stanley Privat $800,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9518sf
Prior Sale: $750,000 (03/20)

58 BONTEMPO RD **$1,150,000**
B: 58 Bontempo LLC
S: Hyun J Cho
Book/Page: 82968/524, Date: 07/03/24
Mtg: Bluedog Capital Partn $1,750,000
Use: 6 Bdrm Cape Cod, Lot: 8882sf
Prior Sale: $645,000 (10/11)

19 BOULDER RD **$3,850,000**
B: Katherine S Kameswaran & Niaranjan Kameswaran
S: Yang Wang, Tr for Yang Wang T
Book/Page: 82946/543, Date: 06/28/24
Mtg: Berkshire Bank $2,300,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 5 Bdrm Colonial, Lot: 15000sf
Prior Sale: $2,935,000 (12/19)

280 BOYLSTON ST U:504 ..... **$498,000**
B: Valery Gankin
S: Xianjin Yi & Ming Yi
Book/Page: 82946/412, Date: 06/28/24
Mtg: Rocket Mortgage LLC $323,700
Term: 2054
Use: 1 Bdrm Condo, Lot: 194106sf
Prior Sale: $285,000 (05/13)

42-44 CAPITAL ST **$975,000**
B: David R Blouin & Jonathan C Blouin
S: Suzanne Paterson
Book/Page: 82949/556, Date: 06/28/24
Mtg: Eastern Bank $828,750
Term: 2054 Rate: 6.6% Type: Adj
Use: 2-Family Two Family, Lot: 4700sf

119 CHARLESBANK RD U:2 ..... **$1,750,000**
B: Ruisheng Wang & Yuying Zhang
S: Abbas Kazimi & Alina Raza
Book/Page: 82944/242, Date: 06/28/24
Mtg: E Cambridge Svgs Bk $1,400,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 15100sf
Prior Sale: $1,235,000 (09/16)

116 CHESTNUT HILL RD **$3,600,000**
B: Patrick S Smith & Angela Smith
S: Kenneth Munkacy & Karen Munkacy
Book/Page: 82965/349, Date: 07/02/24
Mtg: Guaranteed Rate Inc $2,000,000
Term: 2054
Use: 6 Bdrm Tudor, Lot: 12650sf
Prior Sale: $2,590,000 (09/05)

1110 CHESTNUT ST U:1 ..... **$1,445,000**
B: Yuen H Tsang & Minica Cheng
S: Daniel M Rutowicz & Jacqueline S Rutowicz
Book/Page: 82958/272, Date: 07/01/24
Mtg: Paramount Res Mtg Gp $345,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 22800sf
Prior Sale: $1,350,000 (05/22)

1122-1124 CHESTNUT ST U:1122 ..... **$1,700,000**
B: Daniel M Rutowicz & Jacqueline S Rutowicz
S: David Milowe, Tr for David & Gail Milowe Rt
Book/Page: 82962/69, Date: 07/01/24
Use: 4 Bdrm Condo, Lot: 11025sf
Prior Sale: $1,550,000 (06/21)

199 CHURCH ST U:3 ..... **$1,100,000**
B: Nancy M Kreinest
S: 199 Church Street LLC
Book/Page: 82966/299, Date: 07/02/24
Mtg: Fairway Ind Mtg $766,550
Term: 2054
Use: Condo

38 CLEMENTS RD **$3,400,000**
B: Dhrupad Patel & Pooja Shah
S: David Hurvitz
Book/Page: 82939/434, Date: 06/27/24
Mtg: Bank of America NA $2,720,000
Term: 2054 Rate: 5.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 11362sf
Prior Sale: $1,267,500 (06/12)

35 COMMONWEALTH AVE U:109 ..... **$265,363**
B: Nataliya Klochkova
S: Tarik Abiddi
Book/Page: 82952/189, Date: 06/28/24
Mtg: MA Housing Fin Auth $205,154
Use: 1 Bdrm Condo, Lot: 48829sf
Prior Sale: $230,533 (12/20)

1769 COMMONWEALTH AVE **$826,500**
B: Joyner Commonwealth LLC
S: Myshrall Marcia E Est & Amy W Mancini
Book/Page: 82953/530, Date: 06/28/24
Mtg: Boston T Financial $1,099,400
Use: 2 Bdrm Cape Cod, Lot: 6130sf

5 EDINBORO TER U:B **$1,392,000**
B: Xiao Y Sun
S: Siddhartha Misra & Preeti Phadnis
Book/Page: 82950/560, Date: 06/28/24
Mtg: Cross Country Mtg Inc $642,000
Term: 2054
Use: Condo

83 ELDREDGE ST **$1,500,000**
B: Kimberly Ang & Charles Zuckerman
S: Quain Judith Est & Paul L Quain
Book/Page: 82960/256, Date: 07/01/24
Mtg: Leader Bank NA $600,000
Term: 2054
Use: 4 Bdrm Victorian, Lot: 7729sf

23-25 ELMWOOD ST **$1,380,000**
B: Hui B Li & Alex Chen
S: Abp Properties LLC
Doc#: 000000001959671, Date: 07/01/24
Mtg: Magnolia Bank Inc $828,000
Term: 2054
Use: 2-Family Duplex, Lot: 7669sf
Prior Sale: $967,500 (02/98)

86 FARWELL ST **$1,405,000**
B: Khalil Maziad & Mirna E Assir
S: Mengze Li & Xin Liu
Doc#: 000000001959500, Date: 06/28/24
Mtg: Cooperative Bank $766,550
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7500sf
Prior Sale: $755,000 (08/14)

116 FLORENCE ST U:G **$730,000**
B: Douglas Glazer
S: Asaf Cohen, Tr for Liron Rt
Book/Page: 82948/538, Date: 06/28/24
Mtg: New American Funding $370,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 17701sf

136 GORDON ST **$1,350,000**
B: Michael P Cannistraro & Emily A Cannistraro
S: Ernest A Silver, Tr for Silver RET
Book/Page: 82950/324, Date: 06/28/24

39 GRACE RD **$1,700,000**
B: Lanfang Zou & Yunsong Wu
S: Andrew D Aspel & Nicki Azoff
Book/Page: 82957/291, Date: 07/01/24
Mtg: TD Bank NA $850,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 15293sf
Prior Sale: $950,000 (08/15)

41 HAMLIN RD **$2,100,000**
B: Eitan D Hersh & Jilia E Hoffman
S: George B Keezell, Tr for George B Keezell T-1999
Book/Page: 82933/473, Date: 06/26/24
Mtg: Baycoast Mortgage Co $900,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 9372sf
Prior Sale: $468,000 (06/90)

71 HARTFORD ST U:71 ..... **$789,000**
B: Alexander Kent & Karel O Kent
S: Martha Gaudet
Book/Page: 82945/415, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 9518sf
Prior Sale: $204,000 (05/93)

12 HAYNES RD **$1,650,000**
B: Arjun Vishwanath & Rutuja Vishwanath
S: Thomas D Theara
Doc#: 000000001959563, Date: 07/01/24
Use: 3 Bdrm Colonial, Lot: 7120sf
Prior Sale: $901,500 (08/14)

121 HIGHLAND ST **$2,470,000**
B: Matthew N Starr & Dana L Starr
S: Sidney P Kadish & Helen J Kadish
Book/Page: 82939/407, Date: 06/27/24
Mtg: Fairway Ind Mtg $1,976,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 14420sf
Prior Sale: $275,000 (08/91)

43 INDIANA TER **$880,000**
B: Andrew J Dole & Sarah B Dole
S: Ann T Clarke
Book/Page: 82949/212, Date: 06/28/24
Mtg: Movement Mtg LLC $660,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5517sf
Prior Sale: $538,000 (09/11)

15 KENYON ST **$969,000**
B: Michael Rabb
S: Paul Donnelly
Book/Page: 82959/31, Date: 07/01/24
Mtg: Dedham Inst for Svgs $645,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2 Bdrm Colonial, Lot: 4000sf
Prior Sale: $310,000 (02/11)

10 LINCOLN ST **$2,400,000**
B: 1301 Comm Ave Realty LLC
S: Max Borten, Tr for Max Borten Nt
Book/Page: 82948/116, Date: 06/28/24

111 LINCOLN ST **$2,487,500**
B: Diana C Pisciotta & Paul R Stewart
S: May F Chiu
Book/Page: 82938/203, Date: 06/27/24
Mtg: Cape Cod Five Cent Bk $1,200,000
Term: 2054
Use: 4 Bdrm Victorian, Lot: 16950sf
Prior Sale: $1,642,500 (03/06)

81-83 LOS ANGELES ST **$1,010,000**
B: Jason M Kirkcaldy & Amanda M Kirkcaldy
S: Joshua Cicero & Raymond Poirier
Book/Page: 82953/487, Date: 06/28/24
Mtg: FBC Mtg LLC $738,705
Term: 2054
Use: 3-Family Duplex, Lot: 6690sf
Prior Sale: $100,000 (02/99)

48 MAYNARD ST **$2,655,000**
B: Siddhartha Misra & Preeti Phadnis
S: Chaohui Su
Book/Page: 82964/258, Date: 07/02/24
Mtg: Guild Mortgage Co $350,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8780sf
Prior Sale: $1,930,000 (02/21)

215 MELROSE ST **$1,300,000**
B: Michael Clark & Andrew Millar
S: David M Greblick, Tr for 215 Melrose Street Rt
Book/Page: 82935/121, Date: 06/26/24
Use: 3 Bdrm Colonial, Lot: 6000sf
Prior Sale: $651,000 (06/04)

136 MIDDLESEX RD U:3 ..... **$899,000**
B: Carter H Ivey & Silvia L Ivey
S: Rebecca M Ametrano & Daniel P Johnson
Book/Page: 82939/5, Date: 06/27/24
Mtg: Needham Bk $764,150
Term: 2054
Use: 3 Bdrm Condo, Lot: 33414sf
Prior Sale: $820,000 (06/21)

2 MOODY ST **$2,195,000**
B: Yuanxi Jiang
S: Boylston Lot A Nt & Moody Street Tr Corp Tr
Doc#: 000000001959668, Date: 07/01/24
Use: 5 Bdrm Contemporary, Lot: 10632sf

26-28 NORMANDY RD **$1,425,000**
B: Elizabeth Peoples & Emilie L Bliss
S: Mitchell Macey, Tr for Macey Ft
Doc#: 000000001959658, Date: 07/01/24
Mtg: E Cambridge Svgs Bk $600,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2-Family Two Family, Lot: 4930sf

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183 OAK ST U:302 ..... **$745,000**
B: Santosh Jain, Tr for Santosh Jain 2024 T
S: Jane K Ohgami
Book/Page: 82962/13, Date: 07/01/24
Use: 2 Bdrm Condo, Lot: 148104sf
Prior Sale: $350,000 (08/02)

90 OLDE FIELD RD **$2,010,000**
B: Jonathan Tsai & Liujing Xing
S: Kimberly S Diamond
Doc#: 000000001959382, Date: 06/27/24
Mtg: US Bank NA $1,608,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Split Level, Lot: 15010sf
Prior Sale: $500,000 (06/22)

130 OLIVER RD **$1,490,000**
B: David Y Rhee & Mubina M Rhee
S: Ellen R Zakon
Book/Page: 82964/473, Date: 07/02/24
Mtg: Winchester Svgs Bk $1,192,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7759sf
Prior Sale: $330,000 (08/95)

4 PINE CREST RD **$1,905,000**
B: Miles Mulman & Kelsy Mulman
S: Huajiang C Mak & Nina S Mak
Book/Page: 82970/54, Date: 07/03/24
Mtg: Morgan Stanley Privat $1,245,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 9986sf
Prior Sale: $1,227,000 (07/15)

245 RIVER ST **$792,000**
B: Runmei Tan & Weihong Zhang
S: Peng H Fan & Wai P Fan-Tung
Book/Page: 82961/354, Date: 07/01/24
Mtg: AmWest Funding Corp $594,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 5780sf
Prior Sale: $345,000 (03/02)

99 SHERIDAN ST **$1,050,000**
B: Lianxia Wang
S: David W Davis & Elizabeth F Davis
Book/Page: 82939/157, Date: 06/27/24
Use: 2 Bdrm Cape Cod, Lot: 5635sf
Prior Sale: $200,000 (01/87)

49 STANIFORD ST **$1,150,000**
B: Kane Built Inc
S: James P Barberio, Tr for Barberio Staniford Rt
Doc#: 000000001959407, Date: 06/27/24
Mtg: Walpole Coop Bank $1,670,000
Use: 3 Bdrm Colonial, Lot: 14386sf

5 TROY LN U:5 ..... **$1,500,000**
B: Yi Cao & Jie Jin
S: Todd E Anthony & Miho Kurata-Anthony
Book/Page: 82953/268, Date: 06/28/24
Mtg: Citibank Na $1,200,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Condo, Lot: 9283sf
Prior Sale: $975,000 (07/15)

56 UPLAND RD **$4,105,000**
B: Berkay Mollamustafaouglu & Christine Strossman
S: 56 Upland Development LLC
Book/Page: 82960/556, Date: 07/01/24
Use: Residential Developable Land, Lot: 10072sf
Prior Sale: $1,300,000 (04/22)

170 VARICK RD **$1,600,000**
B: Tony L Cheung
S: Sarah G Holt
Doc#: 000000001959240, Date: 06/26/24
Mtg: Sun Mortgage Co Inc $1,120,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15087sf

VILLAGE FALLS CONDO U:98 ..... **$12,500**
B: David Edelman & Carol Edelman
S: Jane K Ohgami
Book/Page: 82944/519, Date: 06/28/24
Use: Condo

66 VINE ST **$1,000,000**
B: Gs Vine 66 LLC
S: David B Cohen & Laura I Cohen
Doc#: 000000001959768, Date: 07/02/24
Mtg: Village Bank $2,450,000
Use: 4 Bdrm Cape Cod, Lot: 7700sf

155 WABAN AVE **$2,000,000**
B: Li Sun & Wei Ji
S: William Choi & Jeemin Choi
Doc#: 000000001959674, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 45097sf
Prior Sale: $980,000 (08/10)

822 WALNUT ST **$1,695,000**
B: Victor Eng & Yike Li-Eng
S: Avinoam Durani & Chaya Durani
Book/Page: 82972/170, Date: 07/05/24
Mtg: Bethpage FCU $1,356,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 5 Bdrm Colonial, Lot: 10476sf
Prior Sale: $1,350,000 (02/22)

95 WALTHAM ST U:95 ..... **$1,065,000**
B: Caroline B Hart
S: Frank Lowenstein & Darcy Schultz
Book/Page: 82934/77, Date: 06/26/24
Mtg: Cross Country Mtg Inc $565,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 9054sf

414 WALTHAM ST **$2,745,000**
B: Jee-Yeon Lehmann & Brian Lehmann
S: Sintra Group LLC
Book/Page: 82966/550, Date: 07/02/24
Use: 4 Bdrm Victorian, Lot: 15107sf
Prior Sale: $1,200,500 (06/22)

471 WASHINGTON ST **$730,000**
B: Sag Property Hld LLC
S: Ernest V Loewenstein, Tr for Loewenstein Rt
Book/Page: 82945/443, Date: 06/28/24
Use: Office Bldg-General, Lot: 6018sf

907 WATERTOWN ST **$1,525,000**
B: Jonathan Kilroy & Navneet K Kilroy
S: Jaime C Benavente & Caroline S Crosbie
Book/Page: 82942/431, Date: 06/27/24
Mtg: Leader Bank NA $1,100,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Old Style, Lot: 9000sf
Prior Sale: $565,000 (01/01)

254-256 WEBSTER ST **$800,000**
B: Kane Built Inc
S: Leigh A Butera
Doc#: 000000001959516, Date: 06/28/24
Mtg: Main Street Bank (MA) $890,000
Use: 2-Family Two Family, Lot: 5026sf

6 WHITTLESEY RD **$1,400,000**
B: Jamie English & Justin English
S: Lawrence H Dallin & Barbara A Dallin
Doc#: 000000001959521, Date: 06/28/24
Mtg: Fairway Ind Mtg $1,120,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Tudor, Lot: 8055sf

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

2 ACORN KNOLL DR **$1,075,000**
B: Joanne C Randolph & William Randolph
S: Rodgers Jr John C Est & Dorothy Rodgers
Book/Page: 82943/86, Date: 06/27/24
Mtg: Cross Country Mtg Inc $766,550
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 40162sf
Prior Sale: $950,000 (11/04)

63 CENTRAL ST U:110 ..... **$455,000**
B: Beverly A Barr
S: Laureen Kay
Book/Page: 82951/45, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $399,900 (06/07)

63 CENTRAL ST U:212 ..... **$445,000**
B: Timothy F Bryant, Tr for Bryant Ft
S: Robert R Bradley Jr & Enid B Coughlin
Book/Page: 82933/49, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $276,000 (03/16)

1 GREENBRIAR DR U:109 ..... **$260,000**
B: Mary Wells
S: Lubov I Reyneke
Doc#: 000000001959643, Date: 07/01/24
Mtg: Cambridge Svgs Bk $208,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $181,500 (08/02)

23 LINWOOD AVE **$400,000**
B: Bradbuilt Const Co LLC
S: Property Acqui Grp LLC
Doc#: 000000001959256, Date: 06/26/24
Mtg: Michael Diplatzi $400,000
Use: 3 Bdrm Ranch, Lot: 11761sf
Prior Sale: $320,000 (05/24)

5 LOCUST ST **$970,000**
B: Samantha J Rivard & Robert J Rivard
S: Matthew Cabrera & Kelsey Cabrera
Doc#: 000000001959781, Date: 07/03/24
Mtg: Guaranteed Rate Inc $720,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 121532sf
Prior Sale: $544,000 (03/14)

5 LOCUST ST **$970,000**
B: Samantha J Rivard & Robert J Rivard
S: Matthew Cabrera & Kelsey Cabrera
Book/Page: 82969/322, Date: 07/03/24
Use: 4 Bdrm Cape Cod, Lot: 121532sf
Prior Sale: $970,000 (07/24)

280 MARTINS LNDG U:506 ..... **$823,290**
B: William J Sherman & Paula C Sherman
S: Pulte Hm Of New Eng LLC
Book/Page: 82931/221, Date: 06/26/24
Use: Condo

280 MARTINS LNDG U:8401 ..... **$721,215**
B: John L Percoskie Jr & Kristine M Percoskie
S: Pulte Hm Of New Eng LLC
Book/Page: 82934/409, Date: 06/26/24
Use: Condo

117 MILL ST **$775,000**
B: Mark A Jenkins & Jennifer Jenkins
S: Robert B Bruns Jr & Maria A Martuscello
Book/Page: 82945/591, Date: 06/28/24

34 NORTHRIDGE DR U:34 ..... **$675,000**
B: Mary E Cusce & Joseph A Cusce Sr
S: Rita J Colombo, Tr for Rita J Colombo T
Doc#: 000000001959536, Date: 06/28/24
Mtg: Cross Country Mtg Inc $475,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $575,000 (08/23)

34 TOWER HILL RD **$1,100,000**
B: Nicole M Hysa & Gertjan Hysa
S: Christopher J Concheri, Tr for C J & L A Concheri Jret
Book/Page: 82944/211, Date: 06/28/24
Mtg: Rockland Tr Co $425,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40075sf
Prior Sale: $540,000 (05/08)

Pepperell

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	28
Median Price	$502,500	$521,000

► REAL ESTATE SALES

EAST ST **$200,000**
B: Lynne E Archambault, Tr for Archambault Ft
S: Jean P Lorden, Tr for Dmj Irt
Book/Page: 82966/132, Date: 07/02/24

9 HOTEL PL **$300,000**
B: Wayne A Razzaboni, Tr for Nine Hotel Rt
S: David C Lorden, Tr for Seventy Eight Hbr St Rt
Book/Page: 82953/260, Date: 06/28/24
Use: 3 Bdrm Old Style, Lot: 13774sf
Prior Sale: $210,000 (08/06)

34 LOWELL RD U:36 ..... **$320,000**
B: Darling Bonilla
S: Melanee Shepherd
Book/Page: 82937/389, Date: 06/27/24
Mtg: Rocket Mortgage LLC $251,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $174,400 (07/19)

105 MAIN ST **$850,000**
B: 105 Main St Realty LLC
S: Iawl Re Hld LLC
Book/Page: 82936/193, Date: 06/27/24
Use: Restaurant/Bar, Lot: 19545sf
Prior Sale: $450,000 (12/15)

29 MOUNT LEBANON ST **$553,500**
B: Laurie A Deranian & Michael A Ferrara
S: Billy D Bramlett Jr & Kimberley A Bramlett
Book/Page: 82957/409, Date: 07/01/24
Mtg: Pennymac Loan Service $543,474
Term: 2054
Use: 3 Bdrm Ranch, Lot: 107881sf

6 SHATTUCK ST **$100,000**
B: Matthew Blood
S: Joseph L Blood
Book/Page: 82944/423, Date: 06/28/24
Mtg: Joseph L Blood $58,386
Term: 2026
Use: 3 Bdrm Split Entry, Lot: 80002sf
Prior Sale: $365,000 (12/06)

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

23 AUGUSTUS CT U:1006 ..... **$630,000**
B: William L Schneider, Tr for Schneider-Campagna RET
S: Robert M Callum
Book/Page: 82933/154, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $474,500 (12/18)

37 CATHERINE AVE **$845,000**
B: Mary E Brown
S: Alan Northrup & April Northrup
Book/Page: 82944/360, Date: 06/28/24
Mtg: Superior Funding Corp $676,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16331sf
Prior Sale: $565,000 (03/19)

27 COLBURN RD **$1,720,000**
B: Kaweng Choi & Shiyi Zheng
S: Sergey Finehouse
Book/Page: 82932/301, Date: 06/26/24
Mtg: Marblehead Svgs Bk $810,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 9374sf
Prior Sale: $535,000 (11/22)

12 HANCOCK ST **$740,000**
B: Alexandra Hettler & Daniel Hettler
S: Daniel W Knowles
Book/Page: 82878/402, Date: 06/12/24
Mtg: United Wholesale Mtg $629,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 4330sf
Prior Sale: $740,000 (06/24)

21 INDIANA AVE **$791,400**
B: Corey Firel & Lindsey Firel
S: Hatfield Mary Ellen Est & Jessica C Guaragna
Book/Page: 82956/287, Date: 07/01/24
Mtg: Cross Country Mtg Inc $553,980
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 9631sf

252 MAIN ST **$930,000**
B: Gsc Management LLC
S: Joyce M Kehoe
Book/Page: 82953/439, Date: 06/28/24
Mtg: Reading Cp Bk $2,380,000
Use: Mixed Use-Prim Res & Comm, Lot: 10184sf

51 PINE RIDGE RD **$875,000**
B: Allie A Borseti & Sam A Borseti
S: Donovan Noreen F Est & Brian F Donovan
Doc#: 000000001959247, Date: 06/26/24
Mtg: Guaranteed Rate Inc $700,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10001sf

39 RIVERSIDE DR **$1,000,000**
B: David M Chambers & Caitlin E Chambers
S: Kimberley M Quinn, Tr for 39 Riverside Rt
Book/Page: 82947/151, Date: 06/28/24
Mtg: Guild Mortgage Co $400,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10001sf

8 SANBORN ST U:4011 ..... **$675,000**
B: Alexander Clarke
S: Darshan Desai & Ankita Desai
Book/Page: 82966/518, Date: 07/02/24
Mtg: Rockland Fed CU $540,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo

32 STURGES RD **$1,721,303**
B: Vanessa Stanton & Sean Stanton
S: Michael A Caggiano & Andrea J Caggiano
Book/Page: 82953/346, Date: 06/28/24
Mtg: Cross Country Mtg Inc $740,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 12179sf
Prior Sale: $170,000 (06/94)

605 SUMMER AVE U:1-45 ..... **$440,000**
B: John W Ward & Ann C Ward
S: Dorothy A Erikson
Book/Page: 82942/324, Date: 06/27/24
Mtg: Movement Mtg LLC $308,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $271,000 (05/16)

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

44 BEAR HILL RD **$1,315,000**
B: Matthew Bare & Megan E Bare
S: James W Murphy & Dorothy A Murphy
Book/Page: 82945/143, Date: 06/28/24
Mtg: Flagstar Bank FSB $1,249,250
Term: 2054 Rate: 7.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 87556sf
Prior Sale: $400,000 (05/89)

58 HUNTING LN **$2,301,000**
B: Amanda R Capizzi & Michael J Capizzi
S: Suzanne B Craig, Tr for Suzanne Craig Life T
Book/Page: 82957/593, Date: 07/01/24
Mtg: Guaranteed Rate Inc $1,725,750
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 310147sf
Prior Sale: $805,000 (09/03)

97 MAPLE ST **$1,495,000**
B: Eliza J Lee
S: Jonathan W Fitch & Debra D Fitch
Book/Page: 82946/261, Date: 06/28/24
Mtg: TD Bank NA $1,345,500
Term: 2054 Rate: 6.9% Type: Adj
Use: 4 Bdrm Antique, Lot: 118483sf
Prior Sale: $650,000 (08/14)

167 S MAIN ST **$1,530,000**
B: Robert Lee & Nicole L Lee
S: Yunxia Liu & Yang Cheng
Book/Page: 82953/8, Date: 06/28/24
Mtg: Leader Bank NA $1,010,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 95832sf
Prior Sale: $1,157,500 (11/20)

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

120 BENJAMIN RD **$901,000**
B: Daniel F Montanez & Kelcie Fortin
S: Matt S Mitrano & Nicole M Mitrano
Book/Page: 82938/114, Date: 06/27/24
Mtg: Better Mortgage Corp $585,650
Term: 2054
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: $439,900 (05/03)

58 PARKER RD **$375,000**
B: Parker Village LLC
S: Virginia R Mcniff
Book/Page: 82941/291, Date: 06/27/24
Mtg: N Brookfield Svgs Bk $281,250
Use: 3 Bdrm Ranch, Lot: 104121sf
Prior Sale: $100,000 (08/14)

63 PARKER RD **$825,000**
B: Mehmet B Yilmaz & Selma Yilmaz
S: Sevasti Kepentzis
Book/Page: 82950/82, Date: 06/28/24
Mtg: NFM Inc $660,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf

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

90 ALPINE ST **$870,000**
B: Jhonathan R Fontalvo & Laura J Garcia
S: Thomas Burdulis & Debora A Burdulis
Book/Page: 82953/160, Date: 06/28/24
Mtg: United Wholesale Mtg $820,001
Term: 2054
Use: 3 Bdrm Cottage, Lot: 2984sf

48 ATHERTON ST U:2 ..... **$750,000**
B: Pasquale A Coppola, Tr for Coppola Ft
S: Kendall H Tucker & Connor C Tweardy
Book/Page: 82962/59, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $625,000 (08/17)

15 BAILEY ST **$1,500,000**
B: Brendan Short & Sheryl Kane
S: Gareth J Rowe & Sarah H Rowe
Doc#: 000000001959512, Date: 06/28/24
Mtg: Cambridge Svgs Bk $810,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 4031sf
Prior Sale: $607,000 (08/15)

34 CALVIN ST U:2 ..... **$765,000**
B: David R Scherer & James Scherer
S: Sahar Parsa
Book/Page: 82958/315, Date: 07/01/24
Mtg: Leader Bank NA $459,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $540,000 (01/17)

16 CHESTER PL **$1,800,000**
B: Andre Lescarbeau & Jcaqueline W Thong
S: Matthew D Atterbury, Tr for Atterbury Carkeet T
Book/Page: 82958/33, Date: 07/01/24
Mtg: Rockland Tr Co $750,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 5430sf
Prior Sale: $1,100,000 (02/14)

35 DANE ST U:1 ..... **$1,010,000**
B: Richard Wang & Natasa P Dias
S: Sanford L Gilmore
Book/Page: 82937/146, Date: 06/27/24
Mtg: Leader Bank NA $680,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $820,000 (05/21)

5 EVERGREEN AVE U:5 ..... **$815,000**
B: Highview Prop Invs LLC
S: Rajan R Patel & Monica H Wolf-Patel
Book/Page: 82960/348, Date: 07/01/24
Use: 4 Bdrm Condo
Prior Sale: $730,000 (08/20)

12 FAIRMOUNT AVE U:12 ..... **$1,079,000**
B: Ethan E Danahy & Kristina Q Danahy
S: Philip J Wasserman & Megan S Shand
Book/Page: 82944/457, Date: 06/28/24
Mtg: Guaranteed Rate Inc $809,250
Term: 2054
Use: 3 Bdrm Condo, Lot: 4186sf
Prior Sale: $745,000 (08/15)

31 GILMAN ST **$1,150,000**
B: Kevin Lin
S: Jose M Cova & Ligia F Cova
Book/Page: 82966/139, Date: 07/02/24
Mtg: Beeline Loans Inc $862,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2914sf
Prior Sale: $130,000 (11/91)

68 GLENWOOD RD U:68 ..... **$800,000**
B: Yu K Xu & Justine Enns
S: Stephen M Christensen & Courtney W Drake
Book/Page: 82935/220, Date: 06/26/24
Mtg: Leader Bank NA $400,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 2240sf
Prior Sale: $620,000 (04/21)

40 HIGHLAND AVE U:7 ..... **$882,000**
B: Claire Miziolek & Francis Keith
S: Brice Vallieres & Aliza Norcross
Book/Page: 82969/128, Date: 07/03/24
Use: 2 Bdrm Condo
Prior Sale: $724,450 (02/18)

41 HORACE ST **$1,075,000**
B: Mohammad Iqbal
S: Bilal Shanaa
Book/Page: 82931/326, Date: 06/26/24
Use: 2-Family Two Family, Lot: 3073sf
Prior Sale: $1,020,000 (06/21)

31 HOUGHTON ST **$960,000**
B: Mves Holdings LLC
S: Donald R Page & Frances M Page
Book/Page: 82949/93, Date: 06/28/24
Mtg: Winchester Cp Bk $1,539,000
Use: 2-Family Two Family, Lot: 4602sf
Prior Sale: $204,000 (05/87)

122 HUDSON ST U:1 ..... **$1,195,000**
B: Katherine Steates & Edwin R Hamlin
S: Broghan M Cully & Sara H Cully
Book/Page: 82960/400, Date: 07/01/24
Mtg: Salem Five Mtg Co $956,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Condo

36 LAUREL ST U:2 ..... **$1,700,000**
B: Elisabeth Kempf & Giuliano Pezzoli
S: Raffale Colella & Mona N Colella
Book/Page: 82936/111, Date: 06/26/24
Mtg: JPMorgan Chase Bank $300,000
Term: 2039
Use: 3 Bdrm Condo
Prior Sale: $1,540,000 (07/21)

26 MELVIN ST **$1,260,000**
B: Sabbor Sheikh & Faryal Sheikh
S: Rosaria Fodera, Tr for Rosatone Ft
Book/Page: 82944/81, Date: 06/27/24
Mtg: Washington Trust Mtg $981,500
Term: 2054
Use: 2-Family Two Family, Lot: 8192sf

29 MOUNT PLEASANT ST **$535,000**
B: Daniel R Reagan & Seth A Stankiewicz
S: Fernando Ona & Henry R Ondunk
Doc#: 000000001959651, Date: 07/01/24
Mtg: Total Mtg Svcs $508,250
Term: 2054
Use: 4 Bdrm Row-Middle, Lot: 1877sf
Prior Sale: $330,000 (07/13)

411 NORFOLK ST U:1F **$360,000**
B: Daniel J Stepner & Laura Jeppesen
S: Matthew Morin
Book/Page: 82947/480, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $340,000 (11/22)

125 ORCHARD ST U:1 ..... **$988,000**
B: Mark L Wilson & Sandy Y Wilson
S: Dorothy A Bowners
Book/Page: 82973/154, Date: 07/05/24
Mtg: JPMorgan Chase Bank $133,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $405,000 (02/07)

23 PACKARD AVE **$1,700,000**
B: Dazhi Tan & Chong Luo
S: Yingjie Wei, Tr for Y Wei & Jane Xiahong Chen
Book/Page: 82934/50, Date: 06/26/24
Mtg: Salem Five Mtg Co $1,190,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 2-Family Two Family, Lot: 3654sf
Prior Sale: $340,000 (10/99)

192 PEARL ST **$1,070,000**
B: Fengjuan Wang & Yongqiang Zhang
S: Ann R Dematos & Emanuel Dematos
Book/Page: 82939/386, Date: 06/27/24
Use: 2-Family Two Family, Lot: 2925sf
Prior Sale: $205,000 (06/89)

115 PEARSON RD **$1,450,000**
B: Yanxia Wu
S: Pearson Group Lp
Book/Page: 82960/522, Date: 07/01/24
Use: 2-Family Two Family, Lot: 3333sf
Prior Sale: $230,000 (03/91)

11 PEMBROKE ST U:3 ..... **$651,800**
B: Christopher Mullins & Bonnie Mullins
S: Samuel Buckens & Jessica Gallo
Book/Page: 82954/483, Date: 06/28/24
Mtg: Salem Five Mtg Co $586,620
Term: 2054 Rate: 6.6% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $396,000 (02/15)

1 PERKINS PL U:1 ..... **$1,249,000**
B: 1 Perkins Pl Unit 1 LLC
S: William L Mcconi, Tr for William L Mcconi RET
Book/Page: 82935/552, Date: 06/26/24
Mtg: First Boston Cnst Hld $850,000
Use: 3 Bdrm Condo

17 ROGERS AVE **$2,640,000**
B: Antonio T Barriuso
S: 17 Rogers Ave LLC
Book/Page: 82972/287, Date: 07/05/24
Mtg: Cambridge Svgs Bk $1,500,000
Term: 2054
Use: 2-Family Two Family, Lot: 3360sf
Prior Sale: $1,275,000 (06/23)

508 SOMERVILLE AVE U:2 ..... **$1,245,000**
B: Liron B Peled & Fei Siu
S: 508 Somerville Avenue LLC
Book/Page: 82934/565, Date: 06/26/24
Use: Condo

101 W ADAMS ST U:101 ..... **$720,000**
B: Alexander Raab & Hannah Klemme
S: Paul Serafino
Doc#: 000000001959560, Date: 06/28/24
Use: 3 Bdrm Condo
Prior Sale: $355,000 (01/10)

1 WASHINGTON ST **$1,330,000**
B: Jinshan Zuo & Jin Sun
S: Niranjan Gawli
Book/Page: 82937/176, Date: 06/27/24
Use: 2-Family Two Family, Lot: 3480sf
Prior Sale: $1,050,000 (12/20)

30 WESTON AVE U:30 ..... **$1,050,000**
B: Darrell Edler & Sandra B Edler
S: Patrick J Veale & Karen M Veale
Book/Page: 82937/234, Date: 06/27/24
Mtg: Leader Bank NA $750,000
Term: 2054
Use: 2 Bdrm Condo

44 WHITE ST **$1,300,000**
B: Elaine Severino & Marykay Severino
S: Ets Family Invs LLC
Book/Page: 82948/570, Date: 06/28/24
Mtg: Stoneham Cp Bk $915,000
Use: 3 Bdrm Cottage, Lot: 3212sf
Prior Sale: $950,000 (01/21)

264 WILLOW AVE **$2,800,000**
B: Amy Rindskopf & James Schultz
S: 264 Willow Ave LLC
Book/Page: 82954/41, Date: 06/28/24
Use: 2-Family Two Family, Lot: 4100sf
Prior Sale: $1,350,000 (02/23)

11 WINDOM ST U:2 ..... **$1,460,000**
B: Elizabeth J Hardwick
S: Hasan Celiker & Orhan T Celiker
Book/Page: 82943/326, Date: 06/27/24
Mtg: John C Hardwick $750,000
Use: 3 Bdrm Condo

6 WINDSOR ST U:6 ..... **$1,275,000**
B: Margaret Hart & Stephen Hart
S: Imran Khalid-Khan, Tr for Imran Khalid-Khan RET
Book/Page: 82934/1, Date: 06/26/24
Use: Condo

14 WISCONSIN AVE **$1,165,000**
B: William Detmold & Clare A Schulze
S: Sheila R Botein, Tr for 14 Wisconsin Avenue Nt
Book/Page: 82959/331, Date: 07/01/24
Mtg: Mass Inst of Tech $550,000
Use: 2-Family Two Family, Lot: 3360sf

Stoneham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	44
Median Price	$685,000	$768,074

► REAL ESTATE SALES

38 ALBION AVE **$925,000**
B: Iliya Gyozov & Nadezhda Atanasova
S: Jonh M Punch & Michelle M Punch
Book/Page: 82960/477, Date: 07/01/24
Mtg: Leader Bank NA $740,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7653sf
Prior Sale: $419,900 (04/11)

37 BONAD RD **$860,000**
B: Bethany L Casarez & Carlos S Casarez
S: Mariane B Melo & Claudio M Andrade
Doc#: 000000001959218, Date: 06/26/24
Mtg: M&T Bank NA $430,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 7601sf
Prior Sale: $489,000 (08/15)

18 BOW ST **$875,000**
B: Amanda Guski & Byran Guski
S: Jian F Jiang & Li L Gao
Book/Page: 82948/241, Date: 06/28/24
Mtg: Leader Bank NA $612,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8054sf
Prior Sale: $498,000 (06/16)

103 COLLINCOTE ST **$820,000**
B: Jacqueline Ma & David Hui
S: Ketan Deotale & Madhumita Mahajan
Doc#: 000000001959324, Date: 06/27/24
Mtg: Guaranteed Rate Inc $656,000
Term: 2039
Use: 3 Bdrm Cape Cod, Lot: 9191sf
Prior Sale: $520,000 (11/16)

195 COLLINCOTE ST U:104 ..... **$605,000**
B: Peter Bozovic & Maureen Quinlan
S: Errol J Swanstrom, Tr for Swanstrom 2015 Ft
Book/Page: 82931/284, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $460,000 (01/17)

210 FELLSVIEW TER U:216 ..... **$390,000**
B: Mehmet Kaya
S: Peter A Pizzano & Donna M Pizzano
Doc#: 000000001959285, Date: 06/26/24
Mtg: Rocket Mortgage LLC $370,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $95,400 (06/94)

159 FRANKLIN ST U:D2 ..... **$292,000**
B: Steven M Verrette
S: Zelia A Dsilva
Book/Page: 82934/356, Date: 06/26/24
Use: 1 Bdrm Condo
Prior Sale: $261,000 (09/21)

179 FRANKLIN ST U:1 ..... **$286,500**
B: Daniel G Goldoni, Tr for Riogold T
S: Arlis Weaver
Book/Page: 82957/584, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $210,000 (06/17)

41 HARRISON ST **$525,000**
B: John Mangano & John O Neill
S: James F Kelso & Elizabeth Kelso
Book/Page: 82940/515, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 9975sf
Prior Sale: $218,500 (08/99)

15 RUSTIC RD **$1,275,000**
B: Jason Febo & Audrey R Nobles
S: Albert Azatyants & Carissa Azatyants
Book/Page: 82938/372, Date: 06/27/24
Mtg: Guaranteed Rate Inc $775,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7214sf
Prior Sale: $610,000 (05/18)

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MIDDLESEX REGISTRY
continued

56-58 STEVENS ST **$628,000**
B: Marcelo Chemim
S: Larissa Ingoglia & Alessandro Ingoglia
Book/Page: 82966/358, Date: 07/02/24
Mtg: Guaranteed Rate Inc $607,040
Term: 2054
Use: 2-Family Townhouse, Lot: 10711sf
Prior Sale: $395,000 (06/14)

11 SUNRISE AVE **$800,000**
B: Thomas Rodde & Leah Rodde
S: Judith A Adelizzi
Book/Page: 82945/527, Date: 06/28/24
Mtg: Leader Bank NA $640,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8947sf
Prior Sale: $145,000 (10/92)

12 SUNSET RD **$850,000**
B: Grant Martignetti & Breanna Martignetti
S: Robin L Cohen, Tr for R L Cohen Declaration Of
Book/Page: 82962/151, Date: 07/02/24
Mtg: Amerant Mortgage $765,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10171sf

78 WESTWOOD RD **$930,000**
B: K Poorbayathaghighishiraz & Golshad Zare
S: Charles Blougouras & Sarah Blougouras
Book/Page: 82949/140, Date: 06/28/24
Mtg: Citizens Bank $725,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8350sf
Prior Sale: $649,000 (11/18)

33 WINDSOR RD **$810,000**
B: Marissa Lamarca, Tr for 33 Windsor Road Rt
S: Thomas J Mahoney, Tr for Thomas J Mahoney 2024 RET
Doc#: 000000001959487, Date: 06/28/24
Mtg: Joseph Lamarca $720,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8002sf
Prior Sale: $351,600 (11/11)

35 WRIGHT ST **$680,000**
B: Anupallavi Sinha
S: Charles Venuto Jr
Book/Page: 82951/521, Date: 06/28/24
Mtg: Ross Mortgage Co Inc $659,600
Term: 2054
Use: 3 Bdrm Old Style, Lot: 1638sf
Prior Sale: $375,000 (09/23)

Stow

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	17
Median Price	$687,500	$795,000

► REAL ESTATE SALES

52 N SHORE DR **$800,000**
B: Christie Wilson & Derek Wilson
S: Janet Orf
Book/Page: 82941/229, Date: 06/27/24
Mtg: HarborOne Mortgage $400,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 29185sf
Prior Sale: $75,000 (11/95)

23 RED ACRE RD **$440,000**
B: Khazar Gasimov
S: Wayne M Chase & Sherry L Graham
Book/Page: 82962/201, Date: 07/02/24
Mtg: Total Mtg Svcs $426,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21780sf

77 WHEELER RD **$915,000**
B: Daniel Petersen & Samantha Parker
S: Mark Chirachanchai & Siriwipa Boonyawat
Book/Page: 82954/590, Date: 06/28/24
Mtg: Beth A Parker Trust $665,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 65340sf
Prior Sale: $525,000 (06/14)

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

134 BARTON DR **$1,009,000**
B: Junhua Song & Jing Luo
S: Hannah M Stutz
Doc#: 000000001959296, Date: 06/26/24
Mtg: Salem Five Mtg Co $908,100
Term: 2054
Use: 3 Bdrm Split Level, Lot: 41742sf
Prior Sale: $233,000 (01/89)

7 FARMSTEAD LN U:7 ..... **$910,000**
B: Betty A Widell, Tr for Betty Ann Widell Ft
S: Mark Phillippe & Sheila Phillippe
Book/Page: 82959/502, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $820,000 (02/23)

19 FARMSTEAD LN U:19 ..... **$1,045,000**
B: Brian P Collins, Tr for Paula M Collins T
S: Frederick M Dannolifo & Marguerite Dannolifo
Book/Page: 82937/589, Date: 06/27/24
Use: 2 Bdrm Condo

66 FOX RUN RD **$1,800,000**
B: Victor E Paseka & Joselin A Acosta
S: Andrew P Slugg & Anne M Slugg
Book/Page: 82949/25, Date: 06/28/24
Mtg: Guaranteed Rate Inc $1,440,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 40000sf
Prior Sale: $1,068,000 (06/16)

235 MARLBORO RD **$550,000**
B: Andrew Lindquist & Madison Nash
S: Elizabeth Ames
Book/Page: 82933/508, Date: 06/26/24
Mtg: UniBank for Savings $522,500
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 43594sf

5 MILLPOND RD **$1,010,000**
B: Michael Dibenedetto & Danielle Dibenedetto
S: Leslie D Ganson, Tr for Jglg T
Doc#: 000000001959357, Date: 06/27/24
Mtg: William Raveis Mtg Co $858,500
Term: 2054
Use: 4 Bdrm Split Level, Lot: 33106sf
Prior Sale: $575,000 (09/15)

45 RAMBLING RD **$1,275,000**
B: Anthony M Olmstead & Lisa A Marcaurelle
S: Thomas D Roose, Tr for Roose Rt
Book/Page: 82939/328, Date: 06/27/24
Mtg: Rockland Tr Co $1,211,250
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Split Level, Lot: 73105sf
Prior Sale: $419,000 (09/94)

151 UNION AVE **$938,000**
B: Bridget Lenzi & Henry Kisitu
S: Robert Rhodes, Tr for Robert S Rhodes Lt
Book/Page: 82955/271, Date: 07/01/24
Mtg: Pennymac Loan Service $844,200
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 69185sf
Prior Sale: $695,000 (10/06)

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

3 BROWN RD **$1,055,555**
B: George E Clark, Tr for 3 Brown Road RET
S: Dennis J Martino & Sandra A Martino
Book/Page: 82934/318, Date: 06/26/24
Use: Mixed Use-Prim Res & Agricul, Lot: 409464sf
Prior Sale: $80,000 (08/98)

23 OLD CITY RD **$620,000**
B: Margaret Braasch & Joseph Braasch
S: Walter P Deleo & Cheryl A Deleo
Book/Page: 82950/53, Date: 06/28/24
Mtg: Cross Country Mtg Inc $335,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 130680sf

28 OLD MEETINGHOUSE RD **$680,000**
B: Michel A Neimerck
S: Edward P Kelly & Deborah A Kelly
Book/Page: 82951/171, Date: 06/28/24
Mtg: American Fin Network $640,872
Term: 2054
Use: 3 Bdrm Colonial, Lot: 49658sf
Prior Sale: $184,000 (07/93)

53 W ELM ST **$450,000**
B: Corey Lelievre & Alicia Dryden
S: Thomas E Monahan
Book/Page: 82947/193, Date: 06/28/24
Mtg: Total Mtg Svcs $436,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 860310sf
Prior Sale: $170,000 (03/99)

11 WALNUT ST **$500,000**
B: Steven S Burke & Lindsay R Burke
S: Arlene Burgoyne
Book/Page: 82946/450, Date: 06/28/24
Mtg: Guaranteed Rate Inc $450,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 21636sf
Prior Sale: $250,000 (07/15)

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

10 ALPINE CIR **$935,750**
B: Tiziano Doto & Allyson B Doto
S: Micehal J Muldowney, Tr for Micehal J Muldowney Ft
Book/Page: 82939/524, Date: 06/27/24
Use: 4 Bdrm Cape Cod, Lot: 13700sf
Prior Sale: $582,000 (09/13)

33 BUTLER AVE **$840,000**
B: Gunnar Mcintyre & Alicia M Mcintyre
S: John L Fotino, Tr for 33 Butler Ave Nt
Book/Page: 82954/248, Date: 06/28/24
Mtg: Cambridge Svgs Bk $756,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13469sf

9 FITCH CT U:A **$865,000**
B: Ivie Properties LLC
S: Nicholas E Kransz, Tr for Kransz Ft
Book/Page: 82963/447, Date: 07/02/24
Use: 4 Bdrm Condo
Prior Sale: $655,000 (10/20)

7 FURNESS CIR **$1,350,000**
B: Sean C Sanford & Catherine M Sanford
S: Xinxia Cai & Jamie Yang
Doc#: 000000001959748, Date: 07/02/24
Mtg: Guild Mortgage Co $1,080,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12236sf
Prior Sale: $738,000 (04/22)

99 GOULD ST **$560,000**
B: Berti Demiri & Jorgjeta Demiri
S: Haradon Kenneth G Est & Peter A Meuse
Book/Page: 82954/538, Date: 06/28/24
Mtg: MSA Mortgage LLC $532,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4818sf
Prior Sale: $9,000 (06/24)

99 GOULD ST **$9,000**
B: Peter A Meuse & Nancy E Meuse
S: Jason Banning
Book/Page: 82954/526, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 4818sf

36 GRAFTON ST **$800,000**
B: Jared Lamb
S: Sean E Morris & Sara B Morris
Book/Page: 82959/242, Date: 07/01/24
Mtg: Leader Bank NA $640,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7501sf
Prior Sale: $495,000 (12/18)

3 HAWTHORNE ST **$1,077,000**
B: Sarah Mockler
S: Matthew Sydney-Smith & Jessica Sydney-Smith
Book/Page: 82937/516, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 7000sf
Prior Sale: $688,000 (06/19)

6 HIGHLAND AVE **$888,000**
B: Ye Kuang & Yuhe Zhao
S: Basil K Richardson & Kimberley A Richardson
Book/Page: 82952/386, Date: 06/28/24
Mtg: Leader Bank NA $588,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7845sf
Prior Sale: $443,900 (05/06)

8 HILLCREST RD **$959,000**
B: Gregory Demerjian & Erin Demerjian
S: Timothy F Oleary & Patricia E Oleary
Book/Page: 82938/10, Date: 06/27/24
Mtg: Cross Country Mtg Inc $752,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15168sf
Prior Sale: $365,000 (03/02)

50 HOPKINS ST **$820,000**
B: Pranay Srivastava & Akriti Srivastava
S: Michael B Brassil & Siobhan K Nally
Book/Page: 82938/321, Date: 06/27/24
Mtg: Amerant Mortgage $766,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12214sf
Prior Sale: $405,000 (12/15)

19 LAWRENCE ST **$1,400,019**
B: Michelle Anastasi & Paul Gauthier
S: Maureen A Shea, Tr for Maureen A Shea RET
Book/Page: 82934/428, Date: 06/26/24
Mtg: First Citizen B&T Co $1,120,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Dutch Colonl, Lot: 12672sf
Prior Sale: $400,000 (01/99)

5 MAGNOLIA TER **$851,000**
B: Sean M Cooney & Sheila C Kulik
S: Regina S Dinapoli
Book/Page: 82941/320, Date: 06/27/24
Mtg: Cross Country Mtg Inc $680,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13652sf
Prior Sale: $347,500 (12/08)

17 MERIAM ST **$835,000**
B: Luis M Moreira & Victoria L Carpenito
S: Meriam Street LLC
Book/Page: 82942/289, Date: 06/27/24
Mtg: United Wholesale Mtg $766,550
Term: 2054
Use: 4 Bdrm Bngl/Cottage, Lot: 6151sf
Prior Sale: $650,000 (04/24)

30 MERIAM ST **$550,000**
B: Trin Ext Properties LLC
S: North Shore Houses Lp
Book/Page: 82968/75, Date: 07/03/24
Mtg: Main Street Lndng LLC $550,000
Use: 4 Bdrm Colonial, Lot: 9100sf
Prior Sale: $203,000 (04/97)

189 OAK ST **$932,500**
B: Benjamin Abbot & Marika Ruggiero
S: Danielle Larsen & Joao Maia
Book/Page: 82942/41, Date: 06/27/24
Mtg: Guild Mortgage Co $746,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14070sf
Prior Sale: $725,000 (11/21)

102 PARKER RD **$925,000**
B: David M Johnson
S: Susan E Gangi & Janice C Nigro
Book/Page: 82966/264, Date: 07/02/24
Mtg: United Wholesale Mtg $740,000
Term: 2054
Use: 2-Family Conventional, Lot: 9309sf

9 PLEASANT ST U:A **$725,000**
B: Olga Ricica & Aaron Ricica
S: Garrett Michaelsen & Jessica Michaelsen
Book/Page: 82958/241, Date: 07/01/24
Mtg: Cross Country Mtg Inc $580,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $385,000 (11/15)

7 PLYMOUTH RD **$863,000**
B: Michelle Zarbafian & Ryan Cahill
S: Amy Digiovanni
Book/Page: 82952/513, Date: 06/28/24
Mtg: United Wholesale Mtg $658,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7762sf
Prior Sale: $415,000 (11/14)

35 PLYMOUTH RD **$549,900**
B: Prudential Builders Inc
S: Michael A Mclanahan Jr & Andrea Conway
Book/Page: 82950/119, Date: 06/28/24
Use: 3 Bdrm Split Level, Lot: 12101sf
Prior Sale: $610,000 (10/20)

21-A SWEETSER ST **$812,500**
B: Colin Kinnon & Alyssa Kinnon
S: Elmer L Maxwell, Tr for Maxwell Rt
Book/Page: 82948/367, Date: 06/28/24
Mtg: Movement Mtg LLC $752,500
Term: 2054
Use: 2-Family Conventional, Lot: 10772sf

50 TUTTLE ST U:15 ..... **$403,000**
B: Nadir Sad-Saoud
S: Jack B Priebe, Tr for Jack B Priebe Lt
Book/Page: 82961/69, Date: 07/01/24
Mtg: Rockland Tr Co $322,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $111,920 (08/00)

29 WOODLAND RD **$715,000**
B: Thomas R Shea
S: Julia Higdon
Book/Page: 82957/149, Date: 07/01/24
Mtg: Brian R Shea $495,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7649sf
Prior Sale: $372,000 (06/15)

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

61 ADAMS ST **$1,150,000**
B: Dareck Tamariz & Jessica Tamariz
S: Amy Cai
Book/Page: 82956/490, Date: 07/01/24
Mtg: Cambridge Svgs Bk $1,035,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5184sf
Prior Sale: $800,000 (11/18)

54 BEAVER ST **$850,000**
B: Katherine S Kruise
S: Watson Peter Garrett Est & Sterling G Watson
Book/Page: 82938/492, Date: 06/27/24
Mtg: Guaranteed Rate Affin $395,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 9840sf
Prior Sale: $216,000 (04/90)

31 BRADFORD ST **$5,000**
B: Patricia Cononi
S: Paul Hopkins
Book/Page: 82956/113, Date: 07/01/24
Use: Res Potentially Dvlpble Land, Lot: 6800sf

26 FARNUM RD **$969,000**
B: Lindsay Anne & Aneel Brar
S: Michael D Houle, Tr for Houle Rt
Book/Page: 82952/156, Date: 06/28/24
Mtg: Guild Mortgage Co $619,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10620sf
Prior Sale: $178,000 (03/95)

169 FELTON ST **$640,000**
B: Javier C Cruz & Flavia S Hernandez
S: Huy D Le
Book/Page: 82954/150, Date: 06/28/24
Mtg: First Natl Bk $384,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6050sf
Prior Sale: $265,000 (03/08)

197 HIGH ST **$794,000**
B: Adriana Contartese
S: Robert I Woodside
Book/Page: 82942/521, Date: 06/27/24
Mtg: Eagle Bank $635,200
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 3698sf
Prior Sale: $399,000 (09/13)

19 JACQUELINE RD U:F **$451,000**
B: Shafik Yonan & Bann Yonan
S: Inda Brown
Book/Page: 82958/116, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $216,000 (04/13)

29 KINGSTON RD **$125,000**
B: Amanda Leone
S: Laurie A Leone & Amanda Leone
Book/Page: 82931/368, Date: 06/26/24
Mtg: Rocket Mortgage LLC $235,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 11726sf
Prior Sale: $125,000 (12/14)

45 LAFAYETTE ST **$730,000**
B: Walter A Guerra & Leida C Rodriguez
S: Susan Gardner, Tr for Pratt Ft
Book/Page: 82944/296, Date: 06/28/24
Mtg: Total Mtg Svcs $657,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 7954sf

58 LAKE ST **$688,000**
B: Tsz K Lam
S: Gong Lu & Xiaodan Lu
Book/Page: 82967/394, Date: 07/03/24
Mtg: Guaranteed Rate Inc $550,400
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 19998sf
Prior Sale: $406,000 (04/15)

649 MAIN ST **$620,000**
B: Charles Maksou
S: Fayza Y Soryal, Tr for Fayza Y Soryal Rt
Book/Page: 82939/560, Date: 06/27/24
Use: Office Bldg-General, Lot: 1751sf
Prior Sale: $210,000 (08/99)

318 NEWTON ST **$832,500**
B: Tony L Cheung, Tr for Cheung Irt
S: David E Lapointe & Linda L Lapointe
Book/Page: 82947/464, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 5401sf
Prior Sale: $132,000 (04/92)

7 SCHOOL AVE U:2 ..... **$1,300,000**
B: Tianyou Wang & Xinfang Chang
S: 177-179 River LLC
Book/Page: 82964/515, Date: 07/02/24
Use: Condo

21 WARREN ST U:2-2 ..... **$440,000**
B: Serghei Balan
S: Shanks Roberta C Est & Kelly A Fitzpatrick
Doc#: 000000001959627, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $75,000 (10/93)

436 WAVERLEY OAKS RD **$1,035,000**
B: Renze Wang
S: Charles Farrell
Book/Page: 82958/410, Date: 07/01/24
Mtg: Jeanne DArc CU $776,250
Term: 2054 Rate: 6.4% Type: Adj
Use: 3-Family Mlti-Unt Blg, Lot: 13852sf
Prior Sale: $135,000 (03/92)

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

368 ARLINGTON ST **$1,200,000**
B: Anita Kaya & Marker Kaya
S: Ryan Galuski & Kyle Galuski
Book/Page: 82957/574, Date: 07/01/24
Use: 2-Family Family Flat, Lot: 4443sf

1110 BELMONT ST **$1,525,000**
B: Camille S Baghdady & Samir S Baghdady
S: Alberico Ronald Est & Janet Newman
Book/Page: 82958/351, Date: 07/01/24

20 BROADWAY **$1,600,000**
B: 20-22 Broadway Cbc LLC
S: Austin R Ryan, Tr for Broadway 20-22 Rt
Book/Page: 82955/486, Date: 07/01/24
Mtg: Rockland Tr Co $1,950,000
Use: 2-Family Townhouse, Lot: 11195sf

56-58 EDGECLIFF RD **$1,175,000**
B: 56-58 Edgecliff Road LLC
S: Christopher Crungale
Book/Page: 82966/463, Date: 07/02/24
Mtg: Eastern Bank $586,000
Use: 2-Family Family Flat, Lot: 5401sf
Prior Sale: $927,500 (09/20)

62 EDWARD RD **$862,000**
B: Shannon R Carpenter
S: Emily Avery-Miller & Zhe Li
Book/Page: 82939/227, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 5184sf
Prior Sale: $655,000 (06/17)

13 HARNDEN AVE **$1,220,000**
B: Krsitine Demirtchian & Hayk Davtyan
S: Philip T Spinale, Tr for Philip Thomas Spinale RET
Book/Page: 82955/161, Date: 07/01/24
Mtg: Guaranteed Rate Inc $976,000
Term: 2054
Use: 2-Family Family Flat, Lot: 5009sf

14-16 IRMA AVE **$1,050,000**
B: Maria Michel & Demertrios Belmont
S: 14 Irma Ave LLC
Book/Page: 82951/288, Date: 06/28/24
Mtg: Leader Bank NA $735,000
Term: 2054
Use: 2-Family Family Flat, Lot: 3659sf
Prior Sale: $840,000 (09/20)

18 IRMA AVE **$1,375,000**
B: Tianyang Ye & Wenting Cai
S: Archalouys Sarkissian
Book/Page: 82953/374, Date: 06/28/24
Mtg: E Cambridge Svgs Bk $1,031,250
Term: 2054 Rate: 8.0% Type: Adj
Use: 3-Family Mlti-Unt Blg, Lot: 4008sf

104 MAIN ST **$3,356,091**
B: Ews Res Prop Owner LLC
S: Kendall Rt & Joseph Salusti Jr
Book/Page: 82944/539, Date: 06/28/24
Use: Retail-Service, Lot: 6403sf

116-126 MAIN ST **$7,131,693**
B: Ews Res Prop Owner LLC
S: Phyllis Salusti Rt & Joseph Salusti Jr
Book/Page: 82944/527, Date: 06/28/24
Use: Office Bldg-General, Lot: 22128sf

126 MAIN ST **$7,131,693**
B: Ews Res Prop Owner LLC
S: Phyllis Salusti Rt & Joseph Salusti Jr
Book/Page: 82944/527, Date: 06/28/24

12 MARSHALL ST **$1,695,000**
B: Chen Li & Stanley Y Lim
S: Surayyokhon Oripova & Timur Abdurakhmonov
Book/Page: 82968/424, Date: 07/03/24
Mtg: HarborOne Mortgage $1,186,350
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4704sf
Prior Sale: $995,000 (01/19)

29 PIERMONT ST **$700,000**
B: Jessica Ruops
S: Robert W Macdonald & Julie L Macdonald
Book/Page: 82947/398, Date: 06/28/24
Mtg: Digital FCU $450,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 3485sf
Prior Sale: $515,000 (06/22)

53 PLEASANT ST **$7,131,693**
B: Ews Res Prop Owner LLC
S: Phyllis Salusti Rt & Joseph Salusti Jr
Book/Page: 82944/527, Date: 06/28/24
Use: Apartment Bldg - 4-8 Units, Lot: 24829sf

67 RALPH ST **$959,000**
B: Peter Disalvo & Lindsey Sakonchick
S: Caterina Viscogliosi & Marie J Russo
Book/Page: 82966/439, Date: 07/02/24
Mtg: Northpoint Mortgage $766,550
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 5706sf

22 SPRINGFIELD ST **$825,000**
B: Samuel J Ghilardi & Amanda S Ghilardi
S: Michael Kennedy & Elizabeth Dirusso
Doc#: 000000001959713, Date: 07/02/24
Mtg: Guaranteed Rate Inc $783,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4922sf
Prior Sale: $564,500 (06/17)

136 WALNUT ST **$950,000**
B: Jesse Austin-Breneman & Silvia Robles
S: Frank Korom
Book/Page: 82964/324, Date: 07/02/24
Mtg: Leader Bank NA $760,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6447sf
Prior Sale: $489,000 (07/09)

145 WARREN ST U:8 ..... **$455,000**
B: Katina Gogos & James Gogos
S: Ilya Stametau
Doc#: 000000001959452, Date: 06/28/24
Mtg: Leader Bank NA $200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $203,700 (04/10)

201 WARREN ST **$930,000**
B: Dmitry Vinnik & Daria Kyselova
S: Gerard J Barbato Jr
Book/Page: 82937/447, Date: 06/27/24
Mtg: Guild Mortgage Co $651,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6882sf
Prior Sale: $300,000 (01/14)

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

48 GLEZEN LN **$3,790,000**
B: Mary L Oconnor
S: Daniel Carpenter & Emma Carpenter
Book/Page: 82959/236, Date: 07/01/24
Use: 5 Bdrm Colonial, Lot: 68389sf
Prior Sale: $1,540,000 (08/17)

22 HIDDEN SPRINGS LN **$4,048,000**
B: Janell M Anderson, Tr for TBetween Natl Equity
S: Michael Rinehart & Lesley Rinehart
Book/Page: 82959/588, Date: 07/01/24
Use: 5 Bdrm Colonial, Lot: 30492sf
Prior Sale: $2,600,000 (04/19)

22 HIDDEN SPRINGS LN **$4,048,000**
B: 22 Hidden Springs Lane Nt & David John Forrest Jr
S: Janell M Anderson, Tr for T Between Natl Equity
Book/Page: 82959/596, Date: 07/01/24
Use: 5 Bdrm Colonial, Lot: 30492sf
Prior Sale: $4,048,000 (07/24)

21 HIGHLAND CIR **$1,575,000**
B: Ann Grosse & Stephen Grosse
S: Abraham L Wons & Ana E Wons
Book/Page: 82951/316, Date: 06/28/24
Mtg: Berkshire Bank $1,260,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 65340sf
Prior Sale: $480,000 (01/96)

25 MICHAEL RD **$1,625,000**
B: Jonathan M Horne & Jane Horne
S: Jacqueline Stahl & Jonathan Stahl
Book/Page: 82934/210, Date: 06/26/24
Use: 5 Bdrm Colonial, Lot: 34412sf
Prior Sale: $781,000 (05/04)

6 SPENCER CIR **$1,950,000**
B: Yingda Xu & Jing Gao
S: Gordon N Schultz, Tr for Schultz Rt
Book/Page: 82970/265, Date: 07/03/24
Use: 4 Bdrm Colonial, Lot: 23958sf
Prior Sale: $962,500 (08/02)

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

42 NORTHGATE RD **$2,350,000**
B: David C Grimm, Tr for David C & E A Grimm Lt
S: Matthew Langione & Aynslie Langione
Doc#: 000000001959646, Date: 07/01/24

► FORECLOSURE DEEDS

620 SOUTH ST **$1,400,000**
B: Rd Re Debt Fund Ii Reo LL
S: Michael M Romanow & Rd W Spv LLC
Book/Page: 82963/82, Date: 07/02/24

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

4 ABBY RD **$2,700,000**
B: Sina Yeganeh & Kathryn M Kosuda
S: Cauley Development LLC
Book/Page: 82943/414, Date: 06/27/24
Mtg: Citibank Na $1,350,000
Term: 2054
Use: Possible New Construction, Lot: 10023sf

50 ALLEN RD **$1,365,000**
B: Ozlem Y Ergezen & Ertan Ergezen
S: Martin M Wattenberg & Laura M Wattenberg
Book/Page: 82966/564, Date: 07/02/24
Mtg: Cross Country Mtg Inc $1,092,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Colonial, Lot: 6669sf
Prior Sale: $670,000 (03/03)

20 BACON ST U:20 ..... **$1,387,500**
B: Jeffrey Rieger & Yara Gholmie
S: Jennifer V Stry
Book/Page: 82969/545, Date: 07/03/24
Mtg: Winchester Cp Bk $360,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Condo
Prior Sale: $760,000 (09/16)

20 CABOT ST **$3,100,000**
B: Emily K Whittaker
S: Donna E Down, Tr for Donna E Down RET
Book/Page: 82946/223, Date: 06/28/24
Mtg: Leader Bank NA $2,325,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Victorian, Lot: 19602sf
Prior Sale: $610,000 (09/89)

51-53 CHARLES RD **$1,160,000**
B: Vladimir Evtimov
S: Cheryl A Meaney, Tr for L J Chute Nt
Book/Page: 82965/129, Date: 07/02/24
Mtg: Homestead Fund Corp $756,000
Term: 2054
Use: 2-Family Townhouse, Lot: 13199sf

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7 CHISHOLM RD **$875,000**
B: Jancarlo A Tabio & Pernille M Madsen
S: Marie V Lacey
Book/Page: 82939/92, Date: 06/27/24
Mtg: Guaranteed Rate Inc $766,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7388sf

1 COTTAGE AVE U:1 ..... **$1,180,000**
B: Ragnar Palsson & Hrafnhildur Bragadottir
S: Susan C Bonsey & James A Bonsey
Book/Page: 82934/173, Date: 06/26/24
Use: 3 Bdrm Condo
Prior Sale: $760,000 (08/15)

400 CROSS ST U:401 ..... **$755,000**
B: Eric Y Shi & Xuehang Dai
S: Lihua Huang
Book/Page: 82970/468, Date: 07/03/24
Mtg: M&T Bank NA $455,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $419,000 (03/13)

48 EDWARD DR U:48 ..... **$1,056,800**
B: Yunchao Gai & Ze Liu
S: Jun Wu
Book/Page: 82959/467, Date: 07/01/24
Mtg: Leader Bank NA $246,800
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $765,000 (04/22)

19 GERSHON WAY U:19 ..... **$2,125,000**
B: Francis A Piantidosi & Florence T Piantidosi
S: Marco Tiberi
Book/Page: 82957/220, Date: 07/01/24
Mtg: Guaranteed Rate Inc $1,125,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $1,550,000 (05/21)

20 GRAYSON RD **$850,000**
B: 20 Grayson Road LLC
S: Gertrude Pelleriti
Doc#: 000000001959631, Date: 07/01/24
Mtg: Dedham Inst for Svgs $1,330,500
Use: 3 Bdrm Colonial, Lot: 6700sf

134 JOHNSON RD **$1,175,000**
B: Eric Bucci & Victoria Bucci
S: Oshaughnessy N J Est & Janet L George
Book/Page: 82940/437, Date: 06/27/24
Mtg: Cross Country Mtg Inc $725,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 17624sf

36 ONEIDA RD **$1,075,000**
B: 111 Arlington Street LLC
S: Mark B Freedland, Tr for Patricia A Freedland Ft
Book/Page: 82937/48, Date: 06/27/24
Mtg: G Capital LLC $1,110,000
Use: 3 Bdrm Colonial, Lot: 5924sf

99 RIDGE ST **$1,910,000**
B: Mehdia Touati & Mohammed F Benzaghou
S: Kay C Chan
Book/Page: 82933/57, Date: 06/26/24
Mtg: Leader Bank NA $1,528,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21349sf
Prior Sale: $1,200,000 (06/09)

47 SWAN RD **$4,200,000**
B: John Arakelian & Jaclyn Arakelian
S: Daniel A Martignetti, Tr for Daniel A Martignetti RET
Book/Page: 82939/219, Date: 06/27/24
Use: Residential-Multiple Bldgs, Lot: 50900sf
Prior Sale: $600,000 (07/95)

11 WELLINGTON RD **$2,000,000**
B: John J Gilmartin & Elizabeth M Blaimpied
S: Steven C Spinale & Julie Spinale
Book/Page: 82934/529, Date: 06/26/24
Mtg: Fairway Ind Mtg $1,300,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 10380sf
Prior Sale: $1,460,000 (08/20)

67 WILDWOOD ST **$1,649,500**
B: Ramesh S Nayak & Swati Singhal
S: Maria Hewes
Doc#: 000000001959458, Date: 06/28/24
Mtg: Leader Bank NA $674,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12837sf
Prior Sale: $1,275,000 (08/19)

71 WOODSIDE RD **$948,800**
B: Ding Sun
S: William C Eaton & Susan E Eaton
Doc#: 000000001959291, Date: 06/26/24
Mtg: Salem Five Mtg Co $759,040
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Colonial, Lot: 7126sf

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

24 BATTLEMARCH WAY **$980,000**
B: Ionis Kutrolli
S: Richard A Magro, Tr for Richard & Joann Magro Lt
Book/Page: 82946/348, Date: 06/28/24
Mtg: Leader Bank NA $766,550
Term: 2054
Use: 5 Bdrm Raised Cape, Lot: 13504sf
Prior Sale: $160,000 (05/92)

1 BEACH TER **$850,000**
B: Wei Jiang & Yan Li
S: Timothy F Bryant, Tr for Bryant Ft
Book/Page: 82931/190, Date: 06/26/24
Mtg: General Mortgage Corp $595,000
Term: 2054
Use: 2-Family Two Family, Lot: 12197sf
Prior Sale: $390,000 (07/14)

273 CAMBRIDGE RD U:403 ..... **$387,500**
B: Dekang Yuan & Nguyen Vu
S: Carol A Decosta
Doc#: 000000001959266, Date: 06/26/24
Use: 1 Bdrm Condo
Prior Sale: $260,000 (10/16)

53 DERBY DR U:53 ..... **$1,050,000**
B: Jeongsun Kim
S: West Woburn Dev Corp
Book/Page: 82960/504, Date: 07/01/24
Use: 2 Bdrm Condo

12 ELM AVE **$760,000**
B: Bryan Mcgonigle & Katherine Mcgonigle
S: Maureen P Macdonald & Ellen M Frenette
Doc#: 000000001959229, Date: 06/26/24
Mtg: Allied Mortgage Group $400,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7405sf

84 GARFIELD AVE **$725,000**
B: Jennifer Smith
S: Dianne Kim & Eun K Kim
Book/Page: 82948/324, Date: 06/28/24
Mtg: Leader Bank NA $650,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9148sf
Prior Sale: $311,000 (04/12)

299 LEXINGTON ST U:99 ..... **$730,000**
B: Elaine Arseneault, Tr for Elaine M Arseneault RET
S: Colin Macneill & Ruth S Macneill
Book/Page: 82961/518, Date: 07/01/24
Use: 2 Bdrm Condo

1001 MAIN ST U:19 ..... **$320,000**
B: David J Geldart, Tr for Geldart Ft
S: Pascale G Duroseau
Book/Page: 82963/273, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $224,000 (08/17)

7 MAYWOOD TER **$510,000**
B: Patrick Maiato
S: Robert W Cooper & Diana M Cooper
Book/Page: 82949/66, Date: 06/28/24
Mtg: Drew Mortgage Assnlnc $484,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: $85,000 (06/95)

MERRIMAC ST **$6,900,000**
B: Milton Real Prop Of Ma LL
S: Isabella B LLC
Doc#: 000000001959721, Date: 07/02/24

NEW BOSTON ST **$6,900,000**
B: Milton Real Prop Of Ma LL
S: Isabella B LLC
Doc#: 000000001959721, Date: 07/02/24

106 PEARL ST **$550,000**
B: Miguel Fernandez & Idalis Fernandez
S: Michael K Woods & Andrea J Woods
Book/Page: 82943/139, Date: 06/27/24
Mtg: Primelending $522,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13068sf
Prior Sale: $180,000 (10/98)

10 VINE BROOK WAY U:10 ..... **$940,000**
B: Joseph H Armstrong & Marion A Armstrong
S: Gilgun Dorothy E Est & Frederick V Gilgun
Book/Page: 82934/283, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $652,500 (09/07)

91 WALTHAM ST **$700,000**
B: Marlene Dorvil-Memeus & Rose M Dorvil
S: Stephen Wood
Book/Page: 82949/475, Date: 06/28/24
Mtg: Guaranteed Rate Inc $646,112
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 24829sf
Prior Sale: $558,000 (07/20)

93 WALTHAM ST **$695,000**
B: Tushar Walheker
S: Cheryl A Paul, Tr for Cunniff Ft
Book/Page: 82959/533, Date: 07/01/24
Mtg: Sharon & Crescent Uni $521,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 25265sf

27-A WEST ST **$565,000**
B: Matthew Mahoney & Ashley Simmons
S: Bay Flow LLC
Book/Page: 82965/191, Date: 07/02/24
Mtg: Jeanne DArc CU $536,750
Term: 2054
Use: 2 Bdrm Ranch, Lot: 18295sf
Prior Sale: $300,000 (12/23)

Nantucket Registry

Jennifer H. Ferreira, Register
16 Broad Street
Nantucket, MA 02554
Telephone: (508) 228-7250
Fax: (508) 325-5331
www.nantucketdeeds.com

Nantucket

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	35
Median Price	$1,900,000	$2,950,000

► REAL ESTATE SALES

21 BEACH GRASS RD **$284,000**
B: Sasha G Barham-Elliott & Damion Elliott
S: Richmond Great Pt Dev LLC
Doc#: 000000000179916, Date: 07/02/24
Mtg: Executive Office Of H $255,316
Use: Residential Developable Land, Lot: 3920sf

25 BEACH RD **$620,000**
B: Michael Touchette, Tr for Oakridge Rt
S: Stephen Zimmerman & Heidi Zimmerman
Doc#: 000000000179884, Date: 06/28/24

30 BOSWORTH RD **$555,000**
B: J M Sutka, Tr for J Michael Sutka RET
S: John Fraunfelder & Barbara Fraunfelder
Doc#: 000000000179890, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 10019sf
Prior Sale: $1,750,000 (11/03)

63 CATO LN **$1,950,000**
B: Sandra Chacon
S: Isaiah Stover
Book/Page: 1979/177, Date: 06/26/24
Mtg: Citizens Bank $1,500,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 14375sf
Prior Sale: $400,000 (07/22)

22 FLINTLOCK RD **$100,000**
B: Lucas S Johnston
S: Julie A Kellogg
Doc#: 000000000179867, Date: 06/27/24
Use: 2 Bdrm Ranch, Lot: 47916sf
Prior Sale: $935,000 (07/20)

1 HEDGEBURY LN **$4,862,500**
B: David Borden
S: James M Sullivan
Book/Page: 1979/289, Date: 06/27/24
Mtg: Berkshire Bank $3,000,000
Term: 2054 Rate: 6.5% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 23087sf
Prior Sale: $2,400,000 (07/19)

11 HINCKLEY LN **$17,725**
B: Ily Forest LLC
S: Six Sea LLC
Doc#: 000000000179881, Date: 06/27/24
Use: Residential-Multiple Bldgs, Lot: 37026sf
Prior Sale: $6,650,000 (10/14)

8 MAPLE LN **$2,195,000**
B: Steophen Lasota & Kathy Lasota
S: Stephen Tomasello & Kelly Tomasello
Doc#: 000000000179924, Date: 07/03/24
Use: Residential Developable Land, Lot: 20038sf

109 OLD SOUTH RD **$750,000**
B: Quaiapen LLC
S: Kelly W Jackson
Doc#: 000000000179926, Date: 07/03/24
Use: 3 Bdrm Ranch, Lot: 28750sf

17 PLEASANT ST **$3,715,000**
B: Nancy L Howland & John P Manning
S: Laura A Bench, Tr for Laura A Bench T
Book/Page: 1980/310, Date: 07/05/24
Use: 2 Bdrm Antique, Lot: 3920sf
Prior Sale: $2,600,000 (11/19)

8 RED MILL LN **$2,125,000**
B: 8 Red Mill Ln LLC
S: 8 Red Mill Ln LLC
Doc#: 000000000179914, Date: 07/02/24
Use: Residential Developable Land, Lot: 10019sf
Prior Sale: $1,465,000 (03/21)

28 SHEEP POND RD **$200,000**
B: Love Sand 2 LLC
S: Benjamin G Gifford & Jane Carlin
Doc#: 000000000179863, Date: 06/26/24
Use: 3 Bdrm Colonial, Lot: 40075sf
Prior Sale: $496,000 (06/88)

42 SHIMMO POND RD **$24,000,000**
B: Ack Koda LLC
S: Mahlon K Stewart, Tr for Low Shimmo Nt
Doc#: 000000000179887, Date: 06/28/24
Use: Residential-Multiple Bldgs, Lot: 68825sf

33 W CHESTER ST **$2,825,000**
B: David Brigati & Allison F Brigati
S: John N Riccio & Lenore Riccio
Book/Page: 1979/131, Date: 06/26/24
Mtg: Bank of America NA $1,040,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Bngl/Cottage, Lot: 6098sf
Prior Sale: $1,495,000 (09/05)

WAUWINET RD **$4,100,000**
B: Ack 137 Wauwinet LLC
S: John G Rowe
Doc#: 000000000179869, Date: 06/27/24

Norfolk Registry

William P. O'Donnell, Esq, Register
649 High Street
Dedham, MA 02026
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Bellingham

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

159 BLACKSTONE ST **$550,000**
B: Lauren Godish & Daniel Sorrell
S: Lakeview Const & Remodeli
Doc#: 000000001538047, Date: 06/27/24
Mtg: Rockland Fed CU $495,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19998sf
Prior Sale: $280,000 (12/23)

6 CONNOR LN **$799,000**
B: Nicole Barbato & Gerard J Barbato Jr
S: Rondik Ahmed & Bayar Hassan
Book/Page: 41856/411, Date: 06/27/24
Mtg: Guaranteed Rate Inc $719,100
Term: 2054
Use: 3 Bdrm Colonial, Lot: 23348sf
Prior Sale: $740,000 (03/23)

30 FARM ST **$420,000**
B: Isabelle Zagame & Shirley J Zagame
S: Efb Whiteburn LLC
Doc#: 000000001538142, Date: 06/28/24
Mtg: Guild Mortgage Co $412,392
Term: 2054
Use: 3 Bdrm Ranch, Lot: 37902sf
Prior Sale: $222,050 (06/05)

31 HARTFORD AVE **$275,000**
B: Doire Properties LLC
S: 31 Hartford Avenue LLC
Book/Page: 41861/345, Date: 06/28/24
Mtg: Julie Shekarchi $360,000
Use: 3 Bdrm Old Style, Lot: 12301sf

28 IRIS LN **$320,300**
B: Ryan N Spencer & Jamie S Spencer
S: Fargon LLC
Book/Page: 41852/158, Date: 06/26/24
Mtg: Embrace Home Loans $304,285
Term: 2054
Use: Residential Developable Land, Lot: 9514sf

81 PAINE ST **$520,000**
B: Marylou Coffey & Amber-Rae Coffey
S: Mary A Laplante
Book/Page: 41870/453, Date: 07/05/24
Mtg: Movement Mtg LLC $442,000
Term: 2054
Use: 2-Family Cape Cod, Lot: 10001sf

201 PAINE ST **$570,000**
B: Daniel V Dasilva
S: Charles R Koshivas & Marilyn M Koshivas
Book/Page: 41867/143, Date: 07/02/24
Mtg: Amerant Mortgage $541,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 30000sf
Prior Sale: $355,000 (11/18)

83 PICKERING AVE **$580,000**
B: Andrew J Cusano & Hannah M Cusano
S: Robert J Parkhurst & Michelle M Parkhurst
Book/Page: 41855/356, Date: 06/27/24
Mtg: Newrez LLC $522,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 48744sf
Prior Sale: $145,500 (10/92)

72 PINE GROVE AVE **$320,000**
B: Denise Q Wahl & Douglas A Wahl
S: James M Monaghan & Elizabeth A Monaghan
Book/Page: 41854/71, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 15189sf
Prior Sale: $300,000 (10/07)

Braintree

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

4 ALLEN ST **$125,000**
B: Peabody Lh Corp
S: Allen Street Lp
Book/Page: 41855/9, Date: 06/27/24
Use: Industrial Undevlpble Land, Lot: 6538sf
Prior Sale: $125,000 (03/24)

61 BARSTOW DR **$943,000**
B: Jaime G Beloso & Lorena F Ruiz
S: Tyler Y Relf & Katie M Relf
Book/Page: 41852/246, Date: 06/26/24
Mtg: Radius Financial Grp $707,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15904sf
Prior Sale: $883,500 (11/23)

64 CEDAR CLIFF RD **$810,000**
B: Hai X Lin & Nengcan Wang
S: Mark Doherty & Elizabeth Doherty
Book/Page: 41854/465, Date: 06/27/24
Mtg: Fairway Ind Mtg $500,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8860sf
Prior Sale: $320,000 (01/00)

501 COMMERCE DR U:3208 ..... **$360,000**
B: Binggian Chen
S: Nicolette Debernardi
Book/Page: 41859/3, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $300,000 (10/20)

501 COMMERCE DR U:3211 ..... **$455,000**
B: Brian R Mclaughlin
S: Joseph Dinicola & Suzanne M Dinicola
Book/Page: 41862/256, Date: 06/28/24
Mtg: Guaranteed Rate Inc $185,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $344,000 (07/19)

273 COMMON ST **$515,000**
B: Meicui Lei & Yuneng Li
S: Shaun Oliver
Book/Page: 41852/600, Date: 06/26/24
Mtg: Fairway Ind Mtg $350,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8311sf
Prior Sale: $325,000 (05/14)

14 DEARING AVE **$780,000**
B: Ricky C Tam & Lin Chen
S: Loan T Nguyen, Tr for Dung T Tran
Book/Page: 41867/437, Date: 07/02/24
Mtg: AmWest Funding Corp $624,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5602sf
Prior Sale: $580,000 (07/18)

34 FRENCH AVE **$755,000**
B: Zhan Lu
S: Nowak Czeslawa Est & Tadeusza Nowak
Book/Page: 41865/188, Date: 07/01/24
Mtg: HarborOne Mortgage $566,250
Term: 2054
Use: 2 Bdrm Colonial, Lot: 8032sf
Prior Sale: $115,000 (10/96)

869 GRANITE ST **$920,000**
B: Robert Cooley & Tracey Cooley
S: Dino A Confalone & Kristen M Confalone
Book/Page: 41865/140, Date: 07/01/24
Use: 2-Family Mlti-Unt Blg, Lot: 19998sf
Prior Sale: $440,000 (08/03)

310-312 HAYWARD ST **$760,000**
B: Hunter Campbell
S: Anne U Campbell, Tr for Hayward-Campbell Rt
Book/Page: 41869/1, Date: 07/03/24
Mtg: Hayward-campbell Rlty $760,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 7000sf

121 HOLLIS AVE **$815,000**
B: Brian Molisse
S: Jonathan D Fazio & Colleen N Fazio
Book/Page: 41851/585, Date: 06/26/24
Use: 4 Bdrm Old Style, Lot: 13870sf
Prior Sale: $580,000 (06/24)

76 HOWARD ST **$700,000**
B: Joseph Pham & Maria Pham
S: Lisa Azevedo, Tr for Destefanis Hm Irt
Book/Page: 41851/528, Date: 06/26/24
Mtg: Rocket Mortgage LLC $560,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 16248sf

92 MILTON RD **$520,000**
B: Sean M Sweeney
S: Joy Catron, Tr for Michael J Mulkerin Ft
Doc#: 000000001538123, Date: 06/28/24
Mtg: Fairway Ind Mtg $375,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12746sf

140 PLEASANT VIEW AVE **$680,000**
B: Trinh Nguyen & Son Nguyen
S: Deborah J Stewart
Doc#: 000000001538274, Date: 07/02/24
Mtg: Rocket Mortgage LLC $250,000
Term: 2054

31 THETFORD AVE **$750,000**
B: Minh T Phan
S: Jeffrey R Passafaro & Jessica W Passafaro
Doc#: 000000001538211, Date: 07/01/24
Mtg: Rocket Mortgage LLC $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15102sf
Prior Sale: $642,000 (05/21)

174 TYSON COMMONS LN U:174 ..... **$510,000**
B: Frederick J Deroma, Tr for 174 Tyson Commons Lane Rt
S: Anthony F Smith 4th & Jacqueline Smith
Book/Page: 41858/419, Date: 06/28/24
Mtg: Frederick J Deroma $492,515
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $325,000 (11/20)

73 WATER ST **$750,000**
B: Suki Liang
S: Judith A Whalen
Book/Page: 41856/212, Date: 06/27/24
Mtg: General Mortgage Corp $562,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7518sf
Prior Sale: $433,000 (01/16)

355 WOOD RD **$4,600,000**
B: William Douglas, Tr for Thomas C Mcdonald Gst Irt
S: Hrp Wood Road LLC
Doc#: 000000001538081, Date: 06/28/24
Use: Office Bldg-General, Lot: 127195sf
Prior Sale: $15,500,000 (08/19)

5 WOODSUM DR U:12 ..... **$322,000**
B: Albiona Cufe
S: Diane F Leatherwood, Tr for Diane F Leatherwood Ft
Book/Page: 41853/327, Date: 06/26/24
Mtg: MSA Mortgage LLC $232,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $192,500 (04/04)

Brookline

MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

59 ADDINGTON RD U:1 ..... **$1,190,000**
B: Cesar A Alves
S: 59 Addington LLC
Book/Page: 41862/428, Date: 06/28/24
Use: 2 Bdrm Condo

38 BOWKER ST **$800,000**
B: 38 Bowker LLC
S: Bruno Stephen C Est & Laura M Baker
Book/Page: 41857/413, Date: 06/28/24
Use: 5 Bdrm Duplex, Lot: 2239sf

116 BROOK ST **$1,950,000**
B: Nabil Bitar & Ghada Bitar
S: Olivia LLC
Book/Page: 41870/297, Date: 07/05/24
Mtg: HarborOne Mortgage $975,000
Term: 2054
Use: 3-Family Row-Middle, Lot: 1059sf

20 CHAPEL ST U:B606 ..... **$600,000**
B: Helen C Ashrafzadeh & Amin Ashrafzadeh
S: Addison S Gearhart & James Burns
Book/Page: 41863/281, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $580,000 (03/20)

20 CHAPEL ST U:BPH5 ..... **$1,825,000**
B: Nevit J Sami & Ashley Amini-Sami
S: Thomas Lee & Ji I Lee
Book/Page: 41858/377, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $655,000 (07/09)

22 CHESTNUT PL U:606 ..... **$595,000**
B: Nazanin Abbasi
S: Timothy Berendt
Book/Page: 41854/312, Date: 06/27/24
Mtg: Cross Country Mtg Inc $476,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $295,000 (10/09)

11 COLBOURNE CRES U:1 ..... **$1,080,000**
B: Todd Nudelman & Amy Solomon
S: Alice T Borden
Book/Page: 41854/37, Date: 06/27/24
Use: 3 Bdrm Condo
Prior Sale: $1,140,000 (04/19)

34 GARRISON RD U:6 ..... **$925,000**
B: Donna Whol & Erez Whol
S: Jennifer Lo
Book/Page: 41856/91, Date: 06/27/24
Use: 1 Bdrm Condo
Prior Sale: $791,000 (07/18)

56 GARRISON RD U:56 ..... **$549,000**
B: Juan P Almagro & Carrie Wehmeyer
S: Karen E Gotkin, Tr for Karen E Gotkin T
Book/Page: 41855/52, Date: 06/27/24
Mtg: Guaranteed Rate Affin $429,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $575,000 (02/20)

629 HAMMOND ST U:E205 ..... **$700,000**
B: Janyuzak A Uulu
S: William J Rosenthal, Tr for Perry Rosenthal RET
Book/Page: 41870/117, Date: 07/03/24
Use: 2 Bdrm Condo
Prior Sale: $565,000 (07/09)

46 HYSLOP RD **$3,820,000**
B: Jieyu Huang & Kaiming He
S: Jeffrey R Kushner & Kimberly Kushner
Book/Page: 41858/25, Date: 06/28/24
Use: 6 Bdrm Old Style, Lot: 10149sf
Prior Sale: $2,005,000 (12/11)

63 KENSINGTON CIR **$2,700,000**
B: Jose C Perez & Maria A Garcia
S: Patrick D Smith & Angela L Smith
Book/Page: 41866/172, Date: 07/02/24
Mtg: Onto Mortgage LLC $940,000
Term: 2039
Use: 3 Bdrm Cape Cod, Lot: 18426sf
Prior Sale: $1,100,050 (12/16)

48 KILSYTH RD U:3 ..... **$1,000,000**
B: Philipp M Buhler & Katherine T Buhler
S: Laima Kazakaitis, Tr for Laima Kazakaitis RET
Book/Page: 41865/483, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $615,000 (04/03)

66 LAWTON ST U:1 ..... **$1,750,000**
B: Arielle Rubenstein & Jason Rubenstein
S: Jocelyn Gordon & Bruce Mallory
Book/Page: 41867/490, Date: 07/02/24
Use: Condo

60 LONGWOOD AVE U:603 ..... **$800,000**
B: Silvia A Ponce, Tr for Silvia A Ponce RET
S: Uma M Rao & Pamidimakkala M Rao
Doc#: 000000001538297, Date: 07/02/24
Use: 1 Bdrm Condo
Prior Sale: $719,000 (04/21)

20 MARION ST U:3 ..... **$2,750,000**
B: Masashi Kai & Yukie Kai
S: Javamoss LLC
Book/Page: 41855/551, Date: 06/27/24
Mtg: Fairway Ind Mtg $2,337,500
Term: 2054
Use: 3 Bdrm Condo

136 MIDDLESEX RD U:136-3 ..... **$899,000**
B: Carter H Ivey & Silvia L Ivey
S: Rebecca M Ametrano & Daniel P Johnson
Book/Page: 41856/139, Date: 06/27/24
Use: Condo

14 NEWELL RD **$2,500,000**
B: Daniel Freink & Marianna Freink
S: Susan Weinberg, Tr for Janet F Weinberg RET
Book/Page: 41866/474, Date: 07/02/24
Mtg: Leader Bank NA $1,381,000
Term: 2054
Use: 2-Family Decker, Lot: 8215sf

99 POND AVE U:619 ..... **$850,000**
B: Amy H Weinstein, Tr for Alma Bair Irt
S: Myra D Poverman
Book/Page: 41858/175, Date: 06/28/24
Use: 2 Bdrm Condo

11 REGENT CIR U:4 ..... **$881,000**
B: Michelle A Unur & Murat Unur
S: Michael D Eisenberg
Book/Page: 41870/22, Date: 07/03/24
Mtg: M&T Bank NA $531,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $812,500 (05/22)

341 TAPPAN ST U:3 ..... **$760,000**
B: Alex D Slossberg
S: Laby Mildred Est & Melissa A Howitt
Book/Page: 41852/547, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $157,800 (07/95)

2 THORNDIKE ST U:2 ..... **$2,600,000**
B: Shai B Bernstein & Daphna Bernstein
S: Benny Y Yau, Tr for Benny Yung Yau Lt
Book/Page: 41864/537, Date: 07/01/24
Mtg: Harvard College $900,000
Use: 5 Bdrm Condo

136 WALNUT HILL RD **$2,915,000**
B: Chunxing He
S: Nicole Danforth, Tr for Nicole Danforth 2022 RET
Book/Page: 41858/411, Date: 06/28/24
Use: 4 Bdrm Contemporary, Lot: 10001sf
Prior Sale: $1,712,500 (06/12)

44 WASHINGTON ST U:607 ..... **$410,000**
B: Wonjo Jang
S: Abraham Real Estate LLC
Book/Page: 41865/134, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $117,000 (11/00)

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NORFOLK REGISTRY
continued

44 WASHINGTON ST U:716 ..... **$400,000**
B: Huanghai Du & Jinhao Du
S: Baolin Chang & Youping Wang
Book/Page: 41865/524, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $195,000 (09/02)

41 WAVERLY ST **$3,600,000**
B: Ellen R Fridland, Tr for Ellen R Fridland 2023 T
S: 41 Waverly LLC
Book/Page: 41866/302, Date: 07/02/24
Use: 6 Bdrm Duplex, Lot: 2805sf
Prior Sale: $625,000 (07/23)

23 WINSLOW RD U:1 ..... **$1,650,000**
B: Thk Development LLC
S: Joel Kestenberg
Book/Page: 41853/460, Date: 06/26/24
Use: 3 Bdrm Condo
Prior Sale: $1,690,000 (07/21)

57 WINTHROP RD U:2 ..... **$1,725,000**
B: Jeffrey P Johnson & Sandy H Johnson
S: Ron Naveh & Gili Naveh
Book/Page: 41854/373, Date: 06/27/24
Mtg: Berkshire Bank $1,000,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $1,365,118 (06/18)

107 YORK TER **$2,425,000**
B: Ron Naveh & Gili Naveh
S: David L Belchick
Book/Page: 41864/419, Date: 07/01/24
Mtg: Wells Fargo Bank $1,576,250
Term: 2054
Use: 5 Bdrm Colonial, Lot: 6277sf
Prior Sale: $1,275,000 (04/13)

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

5 ANDREA DR U:5 ..... **$448,000**
B: Enel Etienne & Vinette Victor
S: Larisa Flitsanova
Book/Page: 41869/496, Date: 07/03/24
Mtg: United Wholesale Mtg $425,604
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $250,000 (06/02)

50 COPPERSMITH WAY U:5205 ..... **$679,000**
B: Noah N Ruzi
S: Canton Copperworks LLC
Book/Page: 41853/507, Date: 06/27/24
Use: Condo

21 HARTWELL PL U:21 ..... **$750,000**
B: Katherine M White & Patrick T Casey
S: Jose Rosero & Yolanda Rosero
Book/Page: 41859/343, Date: 06/28/24
Mtg: Rocket Mortgage LLC $600,000
Term: 2054
Use: 4 Bdrm Condo
Prior Sale: $492,500 (06/05)

25 INDIAN LN **$200,000**
B: 25 Indian Lane LLC
S: Frank F Shanton 3rd
Book/Page: 41867/75, Date: 07/02/24
Mtg: Frank F Shanton Iii $200,000
Term: 2031
Use: 3 Bdrm Bngl/Cottage, Lot: 43100sf

5 ISABELLA CIR **$1,640,000**
B: Arkady Norkin
S: John Crugnale, Tr for Stonewood Rt
Book/Page: 41852/490, Date: 06/26/24
Mtg: Guaranteed Rate Inc $500,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 30010sf

5 LEHAN ST **$1,075,000**
B: Christopher Sabin & Jordan Sabin
S: Patricia M Gallahue, Tr for Patricia M Gallahue T
Book/Page: 41857/135, Date: 06/27/24
Mtg: Leader Bank NA $860,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 44867sf
Prior Sale: $287,500 (12/92)

238 NEPONSET ST **$430,000**
B: Jean D Baptiste & Nadhya D Baptiste
S: Eloy R Tejeda
Book/Page: 41859/409, Date: 06/28/24

1220 PLEASANT ST **$700,000**
B: Peter J Partmann & Seemab U Partmann
S: Janice T Crosby & Ronald C Tumiski
Book/Page: 41859/459, Date: 06/28/24
Mtg: Amerant Mortgage $560,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24177sf
Prior Sale: $115,000 (09/01)

19 ROBINWOOD DR **$750,000**
B: Joao A Amaral & Catarina M Amaral
S: Douglas E Obrien
Book/Page: 41860/349, Date: 06/28/24
Mtg: Fairway Ind Mtg $530,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17550sf
Prior Sale: $365,000 (02/24)

80 SHAWMUT RD **$7,050,000**
B: Ppf Industrial 80 Shawmut
S: Emergent Biodefense Opera
Book/Page: 41869/565, Date: 07/03/24
Use: Industrial Warehouse, Lot: 136778sf
Prior Sale: $12,900,000 (06/20)

7 SHORT ST **$795,000**
B: Apoorva Paruchuri & Pavan K Thati
S: Andrew L Faber, Tr for Faber Ft
Book/Page: 41867/339, Date: 07/02/24
Mtg: Sage Home Loans Corp $755,250
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15506sf

16 STONEWOOD DR **$639,000**
B: George Lang
S: Mountain Street Dev LLC
Book/Page: 41863/328, Date: 07/01/24
Use: Residential Developable Land, Lot: 45001sf
Prior Sale: $407,500 (08/23)

101 TURTLE BROOK RD U:101 ..... **$675,000**
B: Therese Gigliotti
S: Angela Dinardo
Book/Page: 41854/406, Date: 06/27/24
Mtg: EMM Loans LLC $325,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $399,000 (10/15)

435 WALPOLE ST **$890,000**
B: Srinivas Pedaveni & Deepthi Paritala
S: Alan Nunes
Book/Page: 41862/141, Date: 06/28/24
Mtg: Guild Mortgage Co $873,879
Term: 2054
Use: 2-Family Conventional, Lot: 37450sf
Prior Sale: $559,000 (12/19)

853-865 WASHINGTON ST **$2,500,000**
B: Canton 6 LLC
S: Jmc LLC
Book/Page: 41864/316, Date: 07/01/24
Mtg: Dedham Inst for Svgs $1,600,000
Use: Apartment Bldg - 4-8 Units, Lot: 24002sf
Prior Sale: $220,000 (03/95)

1682 WASHINGTON ST **$750,000**
B: Thomas B Cooper & David Cooper
S: Michael F Pascarelli
Book/Page: 41862/89, Date: 06/28/24
Mtg: CMG Mortgage Inc $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25483sf
Prior Sale: $380,000 (11/13)

2239 WASHINGTON ST U:300 ..... **$639,900**
B: William D Salter & Debra Salter
S: Diane Belinkie & Daniel G Gurbarg
Book/Page: 41860/220, Date: 06/28/24
Mtg: New Fed Mtg Corp $511,920
Term: 2054
Use: 2 Bdrm Condo

57 WILL DR U:168 ..... **$300,000**
B: Mary P Luosey, Tr for Mary Luosey RET
S: Virginia M Boomhower
Doc#: 000000001538229, Date: 07/01/24
Mtg: Fairway Ind Mtg $210,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $123,900 (03/02)

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

10 BLACK HORSE LN **$1,460,000**
B: Andrew J Weymouth & Olivia L Green
S: Paul D Canney & Kimberly B Canney
Book/Page: 41855/301, Date: 06/27/24
Mtg: Guaranteed Rate Inc $1,168,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 6817sf
Prior Sale: $270,000 (07/98)

91 DOANE ST **$915,000**
B: Emma Marjollet & Zachary Gillen
S: Michael J Flaherty & Erin N Flaherty
Doc#: 000000001537961, Date: 06/26/24
Mtg: Leader Bank NA $823,500
Term: 2054
Use: 3 Bdrm Garrison, Lot: 44867sf
Prior Sale: $499,000 (09/15)

91 DOANE ST **$915,000**
B: Emma Marjollet & Zachary Gillen
S: Michael J Flaherty & Erin N Flaherty
Book/Page: 41852/343, Date: 06/26/24
Use: 3 Bdrm Garrison, Lot: 44867sf
Prior Sale: $915,000 (06/24)

40 JOY PL **$2,272,500**
B: Bryan Nelson & Megan Nelson
S: Andrew F Astley & Kristen S Astley
Doc#: 000000001538234, Date: 07/01/24
Mtg: Webster Bank $1,818,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Gambrel, Lot: 50530sf
Prior Sale: $1,390,000 (05/10)

273 N MAIN ST **$600,000**
B: Jennifer A Caulfield
S: Francis Cicchetti
Book/Page: 41868/452, Date: 07/03/24
Mtg: Liberty Bay CU $480,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 4069sf
Prior Sale: $343,000 (08/19)

30 OCEAN LEDGE DR **$2,750,000**
B: Shiying Guo & Dwight Sipler
S: Thomas Reardon Jr & Kulin Reardon
Book/Page: 41851/560, Date: 06/26/24
Use: 4 Bdrm Colonial, Lot: 86610sf
Prior Sale: $2,500,000 (12/21)

12 RIPLEY RD **$1,550,000**
B: Gregory Watts & Meghan Watts
S: Alfred R Rothauer, Tr for Ripley Rd Rt
Book/Page: 41867/15, Date: 07/02/24
Mtg: Leader Bank NA $1,085,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 6 Bdrm Colonial, Lot: 7963sf
Prior Sale: $896,000 (07/07)

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

52 CHUTE RD **$750,000**
B: William P Huskey & Su-Er W Huskey
S: Stephanie M Tribolet
Book/Page: 41852/120, Date: 06/26/24
Mtg: Merck EFCU $600,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Split Level, Lot: 17653sf
Prior Sale: $416,000 (10/14)

17 EATON RD **$960,000**
B: Helen K Fraktman
S: Paul A Sabino & Claire M Sabino
Book/Page: 41860/59, Date: 06/28/24
Mtg: US Bank NA $500,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 9602sf
Prior Sale: $145,000 (03/93)

161 GREENSBORO RD **$759,900**
B: Kadian J Robinson
S: Phillip A Nash, Tr for Kristina P Nash Irt
Book/Page: 41853/260, Date: 06/26/24
Use: 3 Bdrm Raised Ranch, Lot: 12805sf

35 HARVARD ST **$825,000**
B: John Ndukwe
S: Luis A Arcaya
Book/Page: 41855/95, Date: 06/27/24
Mtg: NFM Inc $810,057
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4800sf
Prior Sale: $355,000 (08/03)

370 MOUNT VERNON ST **$700,000**
B: Emily R Flynn & Elijah L Perry
S: Kevin A Lyons & Maureen F Lyons
Doc#: 000000001538058, Date: 06/27/24
Mtg: EMM Loans LLC $560,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 9000sf

1 SHERWOOD ST **$885,000**
B: Lia T Gebremedhin
S: Xuanxuan Gan
Book/Page: 41856/1, Date: 06/27/24
Mtg: Guaranteed Rate Affin $840,750
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 12692sf
Prior Sale: $438,000 (02/22)

47 VILLAGE AVE U:204 ..... **$1,035,000**
B: David Horsfall & Laura Horsfall
S: Audrey R Ely, Tr for Audrey R Ely RET
Book/Page: 41851/522, Date: 06/26/24
Use: 2 Bdrm Condo

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

39 ROLLING LN **$1,816,000**
B: Douglas Atkinson & Ashley Atkinson
S: Terence M Sobolewski & Meghan Sobolewski
Book/Page: 41862/317, Date: 06/28/24
Mtg: Navy FCU $1,452,800
Term: 2054 Rate: 5.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 44701sf
Prior Sale: $779,250 (06/12)

3 TOWER DR **$1,250,000**
B: Jie Zhang & Jin Wei
S: R A Fryer, Tr for R Alan Fryer 1988 T
Book/Page: 41861/98, Date: 06/28/24
Mtg: Leader Bank NA $1,000,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 57456sf
Prior Sale: $392,000 (04/92)

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

16 BRAGG RD **$1,078,000**
B: John P Rull
S: Joan E Woodie
Book/Page: 41853/154, Date: 06/26/24
Mtg: Leader Bank NA $375,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 40000sf
Prior Sale: $327,000 (08/99)

2 CENTRAL ST **$549,900**
B: Bula Properties LLC
S: Eve M Keddy
Book/Page: 41864/145, Date: 07/01/24
Mtg: Walpole Coop Bank $412,500
Use: Retail-Service, Lot: 3485sf
Prior Sale: $223,500 (08/05)

100 CENTRAL ST **$800,000**
B: Kousba LLC
S: Foxfield Realty LLC
Book/Page: 41861/473, Date: 06/28/24
Mtg: MA Hsng Partner Fund $500,000
Term: 2028
Use: Mixed Use-Prim Comm & Other, Lot: 44867sf
Prior Sale: $400,000 (10/12)

170 CENTRAL ST **$590,000**
B: Jacob T Carini & Sarah M Walton
S: Belcher Property Mgmt LLC
Doc#: 000000001538332, Date: 07/03/24
Mtg: Provident Funding $472,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: $387,000 (11/23)

88 COCASSET ST U:6 ..... **$352,000**
B: Katrina M Cuscia
S: Olga M Borgatti
Doc#: 000000001538284, Date: 07/02/24
Use: 3 Bdrm Condo
Prior Sale: $465,000 (10/23)

246 MECHANIC ST **$570,000**
B: Anju R Pant & Nabin K Shrestha
S: Christopher F Gallagher & Alison J Gallagher
Doc#: 000000001538126, Date: 06/28/24
Mtg: Keystone Funding $320,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: $313,500 (07/11)

3 MICHELLES WAY **$1,055,000**
B: Christopher F Gallagher & Alison J Gallagher
S: Debra L Spinelli & Donald R Spinelli
Book/Page: 41859/528, Date: 06/28/24
Mtg: United Wholesale Mtg $840,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45227sf
Prior Sale: $262,000 (08/91)

75 N HIGH ST **$950,000**
B: Matthew Knabel & Nicole Moore
S: Puneet Gaitonde & Lakshmi Viswanathan
Book/Page: 41852/218, Date: 06/26/24
Mtg: Guild Mortgage Co $820,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40436sf
Prior Sale: $595,000 (07/16)

5 PINE ACRES RD **$685,000**
B: Glen Misho & Kimberly Misho
S: Paul E Karnafel & Cheryl A Karnafel
Book/Page: 41859/279, Date: 06/28/24
Mtg: Guaranteed Rate Inc $660,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 19000sf
Prior Sale: $128,200 (10/93)

401 SOUTH ST **$1,358,000**
B: Shanika Rogowski & Richard Pannone
S: Nicole Laham & Anthony Laham Jr
Book/Page: 41862/394, Date: 06/28/24
Mtg: Province Mtg Assoc $1,086,400
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 104469sf
Prior Sale: $1,200,000 (05/22)

104 SPRING ST **$385,000**
B: Needham Properties LLC
S: Marie Omalley
Book/Page: 41869/35, Date: 07/03/24
Use: 2 Bdrm Ranch, Lot: 24910sf

4 TIFFNEY RD **$725,000**
B: Christopher Lepine
S: David Schotz, Tr for Schotz Ft
Book/Page: 41865/309, Date: 07/01/24
Mtg: Navigant Credit Union $580,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 12789sf
Prior Sale: $205,000 (10/96)

Franklin

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	69
Median Price	$570,000	$660,000

► REAL ESTATE SALES

12 CAROL DR U:12 ..... **$400,000**
B: Noah T Nasuti
S: Patrick W Horgan
Book/Page: 41858/203, Date: 06/28/24
Mtg: Dean Cp Bk $340,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $226,500 (05/17)

10 COUNTRYSIDE LN **$1,475,000**
B: Kyle Dugger, Tr for Dugger Ft
S: Niraj A Chandarana & Yamini N Chandarana
Book/Page: 41860/46, Date: 06/28/24
Use: 4 Bdrm Contemporary, Lot: 49963sf
Prior Sale: $1,577,000 (06/21)

69 GREY WOLF DR U:69 ..... **$615,000**
B: Edward C Macrae & Beth Macrae
S: Paul L Carbone, Tr for Carbone Ft
Book/Page: 41857/184, Date: 06/27/24
Mtg: Guaranteed Rate Inc $492,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $329,900 (01/10)

89 HIGHBANK RD U:89 ..... **$635,000**
B: James Gurganus
S: Kevin J Pedersen, Tr for Pedersen Rt
Book/Page: 41866/512, Date: 07/02/24
Mtg: Freedom Mortgage Corp $235,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $317,000 (03/14)

20 HIGHWOOD DR U:20 ..... **$357,500**
B: Megan Pirrello
S: Hickey Eugene P Est & Shannon Hickey
Book/Page: 41867/86, Date: 07/02/24
Mtg: Guaranteed Rate Inc $286,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $175,000 (12/18)

41 HILLTOP RD **$810,000**
B: Phenny M Philip & Mabin M Joseph
S: Michael J Bourque & Gail A Bourque
Book/Page: 41853/434, Date: 06/26/24
Mtg: AmWest Funding Corp $567,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25731sf
Prior Sale: $279,000 (08/00)

22 LAWRENCE DR **$1,235,000**
B: Alan Parr, Tr for 22 Lawrence Dr RET
S: Joy F Destephano, Tr for 22 Lawrence Dr Nt
Book/Page: 41858/444, Date: 06/28/24
Use: 5 Bdrm Contemporary, Lot: 44344sf
Prior Sale: $792,500 (08/16)

34 LONGFELLOW DR **$1,200,000**
B: Anna Cataldo & Henry C Cataldo 3rd
S: Gary Dunderdale & Kathleen E Dunderdale
Book/Page: 41858/238, Date: 06/28/24
Mtg: Guild Mortgage Co $900,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 48264sf
Prior Sale: $650,000 (06/17)

451 MARTELLO RD **$650,000**
B: Natalie Camacho & Kevin P Juica
S: James W Mooney & Tara L Mooney
Book/Page: 41852/396, Date: 06/26/24
Mtg: Cross Country Mtg Inc $585,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23727sf
Prior Sale: $125,000 (01/92)

29 MARY JANE RD **$890,000**
B: Steven J Taylor & Kristen J Taylor
S: Rajesh R Yeruva & S Thirumalareddy
Book/Page: 41859/490, Date: 06/28/24
Mtg: New American Funding $712,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 18748sf
Prior Sale: $485,000 (07/15)

16 MONTEREY DR **$951,000**
B: Michael P Rayos & Briana B Rayos
S: Martha M Denyer, Tr for Martha M Denyer RET
Book/Page: 41862/4, Date: 06/28/24
Mtg: Fairway Ind Mtg $701,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 20155sf
Prior Sale: $550,000 (01/07)

438 OAKLAND PKWY **$720,000**
B: Timothy Lemieux & Kelly Lemieux
S: Sarah V Drake & Gregory P Drake
Book/Page: 41861/395, Date: 06/28/24
Mtg: Fairway Ind Mtg $648,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20033sf
Prior Sale: $345,000 (05/08)

50 PLAIN ST **$500,000**
B: Michael Coyne & Marharyta Kochyieva
S: Washburn George R Est & Pamela J Calloway
Book/Page: 41861/35, Date: 06/28/24
Mtg: Movement Mtg LLC $450,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15438sf

19 RED GATE LN **$1,175,000**
B: Kirsten Hummel
S: Hiscoe Lt & Kenneth B Hiscoe 3rd
Book/Page: 41852/368, Date: 06/26/24
Mtg: Movement Mtg LLC $300,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 23370sf
Prior Sale: $645,000 (05/11)

21 RIVERSIDE RD **$1,050,000**
B: Pinciaro Rivside Drive Rt & Cesidio Pinciaro Jr
S: Jason P Brennan & Carlyn M Brennan
Book/Page: 41853/535, Date: 06/27/24
Use: Mixed Use-Prim Res & Comm, Lot: 45607sf
Prior Sale: $126,000 (04/00)

78 STONE RIDGE RD U:78 ..... **$525,000**
B: Stephen Rothenberg & Marcia Rothenberg
S: David J Briggs Sr & Eileen M Briggs
Doc#: 000000001538135, Date: 06/28/24
Mtg: Cross Country Mtg Inc $375,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $277,500 (08/17)

Holbrook

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	38
Median Price	$450,000	$530,500

► REAL ESTATE SALES

12 CHRISTIES WAY U:12 ..... **$260,700**
B: Mimose St Jean
S: 75 South Street LLC
Book/Page: 41859/582, Date: 06/28/24
Mtg: Rockland Tr Co $252,879
Term: 2054
Use: 2 Bdrm Condo

2 CUMMINGS WAY **$900,000**
B: Jianqin Xiao & Robert P Thompson
S: Demetrios Vardakostas & Asiminia Vardakostas
Book/Page: 41870/63, Date: 07/03/24
Mtg: Fairway Ind Mtg $720,000
Term: 2054
Use: 1-Family Colonial, Lot: 22303sf

18 KINGSLEY ST **$535,000**
B: Simon Davis-Millis & Juliana Davis-Millis
S: Paul Padula
Book/Page: 41867/43, Date: 07/02/24
Mtg: Colorado Federal SB $508,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8451sf
Prior Sale: $365,000 (02/24)

6 LEON RD **$327,125**
B: Fidel M Arrivillaga
S: First Landing Invs LLC
Book/Page: 41865/28, Date: 07/01/24
Mtg: Easy St Capital Llc $269,878
Term: 2025
Use: 2 Bdrm Old Style, Lot: 7667sf
Prior Sale: $290,000 (07/24)

6 LEON RD **$290,000**
B: First Landing Invs LLC
S: John F Kelly Jr & Kelly A Kelly
Book/Page: 41864/289, Date: 07/01/24
Use: 2 Bdrm Old Style, Lot: 7667sf
Prior Sale: $229,900 (08/03)

206 PINE ST **$610,000**
B: Karen Mormino & Tyrone Foster
S: Mary H Demakis & John L Demakis
Book/Page: 41861/371, Date: 06/28/24
Mtg: United Wholesale Mtg $565,404
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 21649sf
Prior Sale: $300,000 (06/21)

83 PLEASANT ST **$625,000**
B: Guerlande Ministre
S: Jefferson Romain
Book/Page: 41855/481, Date: 06/27/24
Mtg: Washington Trust Mtg $510,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4617sf
Prior Sale: $370,000 (08/17)

412 S FRANKLIN ST **$400,000**
B: Ephesus LLC
S: Nicole Hinds
Book/Page: 41852/50, Date: 06/26/24
Use: 2 Bdrm Old Style, Lot: 10934sf
Prior Sale: $299,300 (12/06)

248 SOUTH ST **$630,000**
B: Wendy A Mejia & Flor H Vasquez
S: Hoa K Tran, Tr for Gang Qi
Doc#: 000000001538289, Date: 07/02/24
Mtg: Nations Direct Mtg $472,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10193sf
Prior Sale: $221,000 (06/18)

73-77 UNION ST **$530,000**
B: New View Homes Inc
S: Amk Properties LLC
Book/Page: 41852/53, Date: 06/26/24
Mtg: North Easton Svgs Bk $1,114,000
Use: Restaurant/Bar, Lot: 15420sf
Prior Sale: $372,650 (10/22)

Medfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	37
Median Price	$912,500	$1,030,000

► REAL ESTATE SALES

21 ADAMS ST U:21 ..... **$1,115,000**
B: Michael Baum & Sarah Baum
S: Uros Perisic & Alison L Perisic
Book/Page: 41864/348, Date: 07/01/24
Mtg: First Home Mtg $715,000
Term: 2054
Use: 4 Bdrm Condo
Prior Sale: $789,000 (08/17)

11 FOX LN **$1,120,000**
B: Brendan Mcgough & Natalie Kazierad
S: Teresa J Kuzich & Richard A Kuzich
Book/Page: 41863/86, Date: 07/01/24
Mtg: Fairway Ind Mtg $672,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20874sf
Prior Sale: $679,000 (10/16)

139 GREEN ST **$1,703,000**
B: Megan R Horne & William F Horne
S: Michael Kavanaugh & Heather Kavanaugh
Book/Page: 41860/316, Date: 06/28/24
Mtg: Morgan Stanley Privat $1,277,250
Term: 2054 Rate: 6.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 72497sf
Prior Sale: $1,050,000 (05/20)

5 N MEADOWS RD U:GD **$150,000**
B: Medfield Cmnty Cable Acce
S: C R Mccullough
Book/Page: 41853/356, Date: 06/26/24
Use: Office Condo Unit

2 NEWELL DR **$1,150,000**
B: William H Mullin & Megan T Mullin
S: Richard G Dove & Carol C Dove
Doc#: 000000001537953, Date: 06/26/24
Mtg: Guild Mortgage Co $920,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20120sf
Prior Sale: $214,000 (08/91)

45 PLEASANT ST **$1,030,000**
B: Peter Diamandis & Rachel Diamandis
S: Dependable Hm Soln LLC
Book/Page: 41869/156, Date: 07/03/24
Mtg: Avidia Bank $400,000
Term: 2054 Rate: 7.8% Type: Adj
Use: 5 Bdrm Antique, Lot: 11029sf
Prior Sale: $446,200 (07/23)

89 PLEASANT ST U:A4 ..... **$320,000**
B: Rachel Mchugh
S: Stephen Marquis & Catherine Marquis
Book/Page: 41855/225, Date: 06/27/24
Mtg: CMG Mortgage Inc $272,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $285,000 (12/22)

16 SUMMER ST **$725,000**
B: Kristen V Gallagher & Frank X Gallagher
S: Karen A Johnson, Tr for Ogrinc Ft
Book/Page: 41860/285, Date: 06/28/24
Mtg: OneLocal Bank $688,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 18827sf
Prior Sale: $605,000 (12/21)

14 TUBWRECK DR **$1,380,000**
B: Frank S Lombardo Jr & Christine E Lombardo
S: Peter L Diamandis & Rachel H Diamandis
Book/Page: 41868/566, Date: 07/03/24
Mtg: LoanDepot.Com $800,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 22007sf
Prior Sale: $825,000 (08/11)

► FORECLOSURE DEEDS

28 BRIDGE ST **$700,000**
B: Qs Lending Two T & Steven A Ross
S: 28 Bridge St LLC & Qs Lending Two T
Book/Page: 41856/591, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 21301sf
Prior Sale: $575,000 (09/22)

Medway

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	26
Median Price	$614,500	$589,950

► REAL ESTATE SALES

39 ALDER ST **$550,000**
B: East Hill Associates LLC
S: Ets Properties LLC
Book/Page: 41857/523, Date: 06/28/24
Mtg: MutualOne Bk $400,000
Use: Industrial Devlpble Land, Lot: 335412sf
Prior Sale: $500,000 (05/22)

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7 ISLAND RD **$975,000**
B: Michael K Orouke & Emily A Orouke
S: Shari L Daly & Kevin P Daly
Book/Page: 41860/92, Date: 06/28/24
Mtg: Rollstone Bk & Tr $750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22564sf
Prior Sale: $169,000 (10/93)

7 LEDGEWOOD RD **$860,000**
B: Christine L Verdolino & Ryan J Parent
S: Chong C Lin
Doc#: 000000001538156, Date: 06/28/24
Mtg: Guild Mortgage Co $688,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45433sf
Prior Sale: $560,000 (09/16)

4 PINE RIDGE DR U:3 ..... **$665,000**
B: Shanshan Wang
S: Robert G Kolber, Tr for Robert Guy Kolber Lt
Book/Page: 41856/270, Date: 06/27/24
Use: 3 Bdrm Condo
Prior Sale: $395,000 (01/14)

4 SADDLE HILL RD **$744,000**
B: Atila De Acipreste & Keriann De Acipreste
S: David C Mccormick & Jane M Ryan
Book/Page: 41864/400, Date: 07/01/24
Mtg: Paramount Res Mtg Gp $430,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45346sf
Prior Sale: $194,000 (08/94)

14 SANFORD ST U:60 ..... **$500,000**
B: Susan Rosenkaimer
S: George R Cornwell 4th & Beth A Cornwell
Book/Page: 41859/8, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $338,000 (05/21)

5 STANLEY RD **$787,000**
B: Matthew K Mcdonough & Amy M Mcdonough
S: Karen E Wilson
Book/Page: 41860/595, Date: 06/28/24
Mtg: CMG Mortgage Inc $708,300
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 50094sf
Prior Sale: $422,000 (05/05)

19 WILLIAMSBURG WAY U:19 ..... **$732,000**
B: Geetha Narasimhan & Cholemari V Sridhar
S: Debra E Silberberg & David Z Silberberg
Book/Page: 41857/448, Date: 06/28/24
Use: 3 Bdrm Condo
Prior Sale: $489,000 (08/18)

Millis

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	37
Median Price	$609,900	$647,500

► REAL ESTATE SALES

215 CAUSEWAY ST **$729,900**
B: Terence A Keaney & Aileen C Keaney
S: Jeffrey W Hansen, Tr for Wayne L Hansen 2007 RET
Doc#: 000000001538355, Date: 07/03/24
Mtg: Mega Cap Funding Inc $547,425
Term: 2054
Use: 6 Bdrm Colonial, Lot: 69696sf

23 CEDAR SQ U:23 ..... **$415,000**
B: Brendan Wiebold & Holly Judd
S: Amanda Tullos
Book/Page: 41852/516, Date: 06/26/24
Mtg: Cross Country Mtg Inc $365,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $290,000 (10/18)

104 GLEN ELLEN BLVD U:104 ..... **$1,250,000**
B: Kerry Zukus & Amy Zukus
S: Charles A Voukides & M C Voukides
Book/Page: 41860/39, Date: 06/28/24
Use: 3 Bdrm Condo

HERITAGE PATH L:57 ..... **$618,000**
B: Sourav Majumder & Puspita Mukherjee
S: Barbara Flanagan
Book/Page: 41866/589, Date: 07/02/24

9 MAY RD **$1,075,000**
B: Brendan Burke & Melanie R Burke
S: Emerson Builders LLC
Book/Page: 41865/161, Date: 07/01/24
Mtg: Fairway Ind Mtg $860,000
Term: 2054
Use: Residential Developable Land, Lot: 15306sf

350 ORCHARD ST **$660,000**
B: Paul Treggiari, Tr for Katherine Treggiari
S: Richard G Graham, Tr for Graham Ft
Book/Page: 41860/197, Date: 06/28/24
Mtg: Dean Cp Bk $528,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 75794sf

22 PLIMPTON FARM RD U:22 ..... **$1,105,114**
B: Francoise R Cozza & Michael J Cozza
S: Toll Ma Land Iii Lp
Book/Page: 41854/565, Date: 06/27/24
Use: 3 Bdrm Condo

Milton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	54
Median Price	$916,500	$925,000

► REAL ESTATE SALES

333 BRUSH HILL RD U:B5 ..... **$1,325,000**
B: Stewart B Clifford
S: Robert T Connors & Alison H Connors
Book/Page: 41855/151, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $580,000 (08/13)

18 CENTRAL AVE **$500,000**
B: Kwok H Lee, Tr for 18 Central Ave Rt
S: Nancy Oneill, Tr for TB
Book/Page: 41860/186, Date: 06/28/24

131 ELIOT ST U:204 ..... **$760,000**
B: James M Mcneil
S: 131 Eliot Street LLC
Book/Page: 41858/20, Date: 06/28/24
Use: 2 Bdrm Condo

131 ELIOT ST U:302 ..... **$739,000**
B: Martha L Owens
S: 131 Eliot Street LLC
Book/Page: 41852/6, Date: 06/26/24
Mtg: Leader Bank NA $339,000
Term: 2054
Use: 2 Bdrm Condo

19 FAIRFAX RD **$1,025,000**
B: Andrew Dunphy & Sheila Dunphy
S: Tommy L Dang & Phuong Dao
Book/Page: 41855/580, Date: 06/27/24
Mtg: Cross Country Mtg Inc $768,750
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7061sf
Prior Sale: $715,000 (11/22)

30 HAZEL ST **$890,000**
B: Marc Damico & Ashley L Damico
S: William J Najam 3rd & Eloisa Najam
Book/Page: 41864/50, Date: 07/01/24
Mtg: Guaranteed Rate Inc $840,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 4500sf
Prior Sale: $685,000 (06/22)

22 HERRICK DR **$2,510,000**
B: Katherine E Mitchell & Thomas A Mitchell
S: Jean M Graham, Tr for 22 Herrick Dr Rt
Book/Page: 41851/406, Date: 06/26/24
Mtg: Guaranteed Rate Inc $1,860,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 48003sf
Prior Sale: $415,000 (07/95)

6 LOEW CIR **$2,000,000**
B: Kathy K Lau & Cary Chan
S: Louis F Eyster 2nd & Sara E Eyster
Book/Page: 41855/180, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 40202sf
Prior Sale: $1,040,000 (01/18)

40 PIERCE ST **$860,000**
B: Jeffrey Richards & Alex Aferiat
S: Joseph Mcgrath
Book/Page: 41863/555, Date: 07/01/24
Mtg: Movement Mtg LLC $766,550
Term: 2054
Use: 2 Bdrm Old Style, Lot: 14501sf
Prior Sale: $607,000 (03/19)

36 PINE GROVE ST **$600,000**
B: Brian F Oleary & Casey Ross
S: Kevin D Oleary, Tr for 36 Pine Grove Street Rt
Book/Page: 41861/503, Date: 06/28/24
Mtg: Mortgage Corp Eastlll $480,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6242sf
Prior Sale: $522,000 (06/17)

1006 RANDOLPH AVE **$880,000**
B: Lai Y Chan & Wilson Chan
S: An Ledang, Tr for Ledang T
Book/Page: 41855/24, Date: 06/27/24
Mtg: Nations Direct Mtg $600,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14305sf
Prior Sale: $170,000 (07/93)

87 SILVER BROOK RD **$1,150,000**
B: Lawrence Perreira & Hang Perreira
S: James Doherty & Alicia Doherty
Book/Page: 41865/104, Date: 07/01/24
Mtg: JPMorgan Chase Bank $625,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8499sf
Prior Sale: $420,000 (12/13)

34 WHITELAWN AVE **$1,420,000**
B: William Ryan & Nina Ryan
S: Robert E Goyette & Elizabeth W Goyette
Book/Page: 41854/191, Date: 06/27/24
Use: 3 Bdrm Colonial, Lot: 40493sf
Prior Sale: $340,000 (03/98)

Needham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	88
Median Price	$1,235,000	$1,612,500

► REAL ESTATE SALES

39 BROAD MEADOW RD **$1,250,000**
B: Susan M Brady
S: Kavita Deodhar & Sumit Gupta
Book/Page: 41865/259, Date: 07/01/24
Mtg: Needham Bk $625,000
Term: 2064
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $769,000 (08/16)

303 BROOKLINE ST **$2,175,000**
B: Vivek Gara & Neha J Gara
S: Needham Enterprises LLC
Book/Page: 41866/405, Date: 07/02/24
Mtg: Guaranteed Rate Inc $700,000
Term: 2039
Use: 5 Bdrm Colonial, Lot: 7841sf
Prior Sale: $650,000 (01/23)

9 DALE ST U:9 ..... **$1,375,000**
B: Red Maple LLC
S: Daniel Biran
Book/Page: 41858/196, Date: 06/28/24
Use: 3 Bdrm Condo, Lot: 10454sf
Prior Sale: $940,000 (06/17)

40 EATON RD **$1,890,000**
B: Caroline D Mcaneny & Patrick Mcaneny
S: Michael A Klein & Katherine P Klein
Book/Page: 41856/360, Date: 06/27/24
Mtg: Citizens Bank $1,512,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 10062sf
Prior Sale: $870,000 (09/12)

53 ENSLIN RD **$1,255,000**
B: Megan L Hewett & Jonah C Hewett
S: Steven H Goldberg & Janet L Klein
Book/Page: 41861/3, Date: 06/28/24
Mtg: Guaranteed Rate Inc $878,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11718sf
Prior Sale: $275,000 (08/94)

15 EVANS RD **$1,125,000**
B: Nicholas Fishman & Rose Y Fishman
S: Carolyn M Masterson
Book/Page: 41865/229, Date: 07/01/24
Mtg: CMG Mortgage Inc $525,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6970sf
Prior Sale: $780,000 (07/18)

18 EVERGREEN RD **$1,025,000**
B: 18 Evergreen LLC
S: David A Dimatteo, Tr for Dimatteo Ft
Book/Page: 41851/300, Date: 06/26/24
Mtg: MutualOne Bk $820,000
Use: 3 Bdrm Ranch, Lot: 13591sf

144 FAIR OAKS PARK **$3,200,000**
B: Katherine P Klein & Michael A Klein
S: Stephen K Wagner, Tr for Charlotte K Wagner T
Book/Page: 41858/468, Date: 06/28/24
Mtg: First Citizen B&T Co $750,000
Term: 2039
Use: 5 Bdrm Colonial, Lot: 27225sf

28 FAIRVIEW RD **$1,200,000**
B: Jennifer R Hoffman, Tr for Kingslin Rt
S: Lawrence M Kistler & Valerie C Kistler
Book/Page: 41855/502, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 13852sf

246 FOREST ST **$3,350,000**
B: New Eng Ctr For Children
S: 246 Forest Street LLC
Doc#: 000000001538052, Date: 06/27/24
Use: 7 Bdrm Colonial, Lot: 16640sf
Prior Sale: $853,125 (01/23)

1567 GREAT PLAIN AVE **$899,000**
B: Denis Polyak & Elena Reid
S: Matthew R Killam & Rosalind M Killam
Book/Page: 41859/248, Date: 06/28/24
Mtg: Northstar Mtg Corp $764,150
Term: 2054
Use: 3 Bdrm Garrison, Lot: 11326sf
Prior Sale: $640,500 (08/15)

1039 GREENDALE AVE **$2,350,000**
B: Sumit Gupta & Kavita Deodhar
S: Ds Ventures Inc
Doc#: 000000001538278, Date: 07/02/24
Mtg: Salem Five Mtg Co $1,070,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 6 Bdrm Colonial, Lot: 8276sf
Prior Sale: $725,000 (06/22)

18 JULIA RD **$1,575,000**
B: Jacky Lei & Kristyn Krolikowski
S: Giridharan Gokulrangan & Anuradha Ramaswamy
Book/Page: 41855/420, Date: 06/27/24
Mtg: Leader Bank NA $738,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 11979sf
Prior Sale: $1,081,000 (10/18)

8 KERRYDALE RD **$1,275,000**
B: Priscilla Lee & Matthew Gormley
S: Gregory A Jennison & Daniela A Jennison
Book/Page: 41852/287, Date: 06/26/24
Mtg: Radius Financial Grp $892,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10759sf
Prior Sale: $780,000 (07/14)

165 LINDBERGH AVE **$2,291,000**
B: Jeremy P Cramer & Jennifer P Cramer
S: James P Brady & Susan M Brady
Book/Page: 41856/192, Date: 06/27/24
Mtg: Needham Bk $769,000
Term: 2064 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 12632sf
Prior Sale: $745,000 (03/04)

38 MAPLE ST U:38 ..... **$1,350,000**
B: Eliana Crosina
S: Debra M Schmill & Stuart Schmill
Book/Page: 41855/509, Date: 06/27/24
Use: 4 Bdrm Condo
Prior Sale: $882,113 (10/16)

228 MARKED TREE RD **$2,350,000**
B: Michael Ackerstein, Tr for Michael Ackerstein T
S: Arthur Brooks & Ester Munt-Brooks
Doc#: 000000001537974, Date: 06/26/24
Mtg: Leader Bank NA $1,175,000
Term: 2054 Rate: 6.8% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 10498sf
Prior Sale: $1,880,000 (05/21)

26 OTIS ST **$1,900,000**
B: Nicholas Kozlov & Megan Waldvoel
S: Stephen E Reale & Mary K Buss
Book/Page: 41858/351, Date: 06/28/24
Mtg: Wrentham Cp Bk $1,425,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 11587sf
Prior Sale: $1,275,000 (08/18)

8 PANDOLF LN **$1,975,000**
B: Andrey Gershfeld & Alexandra Volodina
S: David J Dyson & Rebecca F Dyson
Book/Page: 41864/78, Date: 07/01/24
Use: 4 Bdrm Colonial, Lot: 10542sf
Prior Sale: $989,000 (07/08)

100 ROSEMARY WAY U:224 ..... **$552,500**
B: Linda G Miller & Lisa Miller
S: Tianyi Huang
Book/Page: 41855/191, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $455,000 (05/18)

211 STRATFORD RD **$5,000,000**
B: Andrew Y Chen & Cynthia Hang
S: J Derenzo Properties LLC
Book/Page: 41863/431, Date: 07/01/24
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $1,695,000 (06/23)

83 WACHUSETT RD **$1,475,000**
B: Bruno Ferrucio & Juliana M Ferrucio
S: John S Tagiuri & Lynda E Rowe
Book/Page: 41854/155, Date: 06/27/24
Mtg: Berkshire Bank $1,327,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 15028sf
Prior Sale: $1,140,000 (08/15)

111 WINDSOR RD **$1,800,000**
B: Gs Windsor 111 LLC
S: Deborah L Aldrich, Tr for William E Aldrich Irt
Book/Page: 41868/219, Date: 07/03/24
Mtg: Walpole Coop Bank $3,710,000
Use: 4 Bdrm Colonial, Lot: 44431sf

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

10 BROOKSIDE LN **$855,000**
B: David Schmit & Wynn Schmit
S: Benjamin P Lafortune & Elizabeth D Lafortune
Book/Page: 41859/372, Date: 06/28/24
Use: 2 Bdrm Ranch, Lot: 98142sf
Prior Sale: $739,900 (04/21)

15 CASTLE RD **$975,000**
B: Michael George & Victoria B George
S: Roberta B Chadwick, Tr for 15 Castle Rd Rt
Book/Page: 41856/529, Date: 06/27/24
Mtg: Fairway Ind Mtg $375,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 73295sf
Prior Sale: $254,000 (08/90)

4 JOHNSTON WAY **$690,000**
B: Caitlyn Bradley & Christian Bradley
S: David W Johnston, Tr for Johnston Rt Of 2015
Book/Page: 41860/127, Date: 06/28/24
Mtg: Leader Bank NA $669,300
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43835sf

14 KEENEY POND RD **$3,274,000**
B: Patrick Drouillard, Tr for Drouillard Norfolk Rt
S: Professional Dev Ltd
Book/Page: 41866/436, Date: 07/02/24
Use: Residential Developable Land, Lot: 48408sf

22 LONGMEADOW RD **$720,000**
B: Kimberley Gentile & Alberico Gentile
S: Bing Yi & Jiao Wang
Book/Page: 41855/291, Date: 06/27/24
Use: 4 Bdrm Raised Ranch, Lot: 30002sf
Prior Sale: $360,000 (11/06)

11 MASCONEMET AVE **$820,000**
B: Daniel J Joyal & Laura A Joyal
S: Rahim M Bassiri
Book/Page: 41856/165, Date: 06/27/24
Mtg: Radius Financial Grp $656,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $592,000 (09/05)

5 SPARROW RD **$912,000**
B: Stella T Dang, Tr for Hung Tran
S: David J Schrieber & Amanda K Schrieber
Book/Page: 41860/370, Date: 06/28/24
Mtg: UniBank for Savings $729,600
Term: 2054
Use: 4 Bdrm Colonial, Lot: 85126sf
Prior Sale: $730,000 (04/21)

5 STRAWBERRY LN **$1,076,000**
B: Samuel B Stone & Jennifer L Stone
S: Kevin Francis & Amy Francis
Book/Page: 41857/590, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $621,000 (05/06)

7 SWEETLAND FARM RD **$771,000**
B: Naf Cash LLC
S: Kurt D Krasner & Linda B Krasner
Book/Page: 41865/254, Date: 07/01/24
Use: 3 Bdrm Cape Cod, Lot: 39867sf
Prior Sale: $182,000 (08/93)

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

27 2ND ST **$880,000**
B: Huahua Wan & Dianrong Zhu
S: Kathleen Flagg
Book/Page: 41860/552, Date: 06/28/24
Mtg: Bank of Canton $400,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 11750sf
Prior Sale: $129,000 (03/98)

211 CENTRAL ST U:A112 ..... **$430,000**
B: Richard Arnold, Tr for Arnold Ft
S: Judson L Hawk 3rd & Carol R Hawk
Doc#: 000000001538095, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $304,900 (10/05)

65 CHURCHILL DR **$1,120,000**
B: Judith Riolo
S: Muzaloo LLC
Doc#: 000000001538239, Date: 07/01/24
Use: 3 Bdrm Split Level, Lot: 15665sf
Prior Sale: $403,400 (12/06)

129 DEVON RD **$750,000**
B: Michael Gorman & Ashley Gorman
S: Beatrice A Plumer
Book/Page: 41852/462, Date: 06/26/24
Mtg: UBS Bank USA $501,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15620sf

26 FORTUNE DR **$927,500**
B: James D Wyzykowski
S: Richard F Maloof & Amy Maloof
Doc#: 000000001538113, Date: 06/28/24
Mtg: Sirva Mortgage $350,000
Term: 2039
Use: 3 Bdrm Colonial, Lot: 15744sf
Prior Sale: $190,050 (03/93)

17 KETTERING RD **$665,000**
B: James M Mccgrath & Hannah E Ostwald
S: Diane A Bernard, Tr for Kettering Road Rt
Book/Page: 41867/464, Date: 07/02/24
Mtg: Leader Bank NA $450,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15000sf
Prior Sale: $220,500 (07/94)

60 LENOX ST U:4 ..... **$802,500**
B: Hashem Ayyad & Jihan Almohtasib
S: Katherine W Ferri
Book/Page: 41860/449, Date: 06/28/24
Mtg: Movement Mtg LLC $762,375
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $576,000 (11/19)

32 POWER LN U:32 ..... **$900,000**
B: Mia S Luber
S: Janki Kaneria & Daniel Moran
Book/Page: 41857/29, Date: 06/27/24
Mtg: New American Funding $831,250
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $700,000 (04/21)

767 WASHINGTON ST U:404 ..... **$505,000**
B: Yamama Raza
S: Mary B Burns, Tr for Mary Beth Burns RET
Book/Page: 41854/516, Date: 06/27/24
Mtg: Leader Bank NA $475,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $332,500 (04/15)

51 WINSLOW AVE **$775,000**
B: Kalyan Ancha & Kavitha Ancha
S: Chisholm Marion L Est & Joseph F Costello
Book/Page: 41862/373, Date: 06/28/24
Mtg: TD Bank NA $475,000
Term: 2054
Use: 2-Family Two Family, Lot: 5293sf
Prior Sale: $210,000 (06/98)

86 WINTER ST **$1,130,000**
B: Joseph M Palomba & Natasha L Dobrott
S: Eric Lamb & Courtney Lamb
Book/Page: 41863/476, Date: 07/01/24
Mtg: Guaranteed Rate Inc $904,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 11780sf
Prior Sale: $945,000 (06/22)

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

22 BRIDLE PATH **$1,305,000**
B: Michael F Pinheiro & Simeia R Fernandes
S: Thomas E Stoval & Tina Stoval
Book/Page: 41859/554, Date: 06/28/24
Mtg: United Wholesale Mtg $862,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44209sf
Prior Sale: $572,500 (09/08)

24 EVERETT ST **$350,000**
B: Sarah Rowan & William Odams
S: Julianna E Murphy
Book/Page: 41863/193, Date: 07/01/24
Mtg: Guaranteed Rate Inc $343,660
Term: 2054
Use: 1 Bdrm Ranch, Lot: 9087sf
Prior Sale: $294,000 (12/21)

22 POTTER AVE U:6 ..... **$425,000**
B: Christopher J Bickley, Tr for Bickley T
S: Rita M Fitzgerald
Book/Page: 41868/86, Date: 07/02/24
Use: 3 Bdrm Condo
Prior Sale: $90,500 (08/96)

63 SCHOOL ST **$1,149,000**
B: Mark Depasquale 2nd
S: Maximum Dev Group LLC
Book/Page: 41856/246, Date: 06/27/24
Mtg: Cross Country Mtg Inc $919,200
Term: 2054
Use: Residential Developable Land, Lot: 41678sf
Prior Sale: $230,000 (10/22)

106 W BACON ST **$661,620**
B: Stephen A Coleman & Charleve S Carey
S: Edward P Mcfarland Jr Ft & Edward P Mcfarland Jr
Book/Page: 41869/89, Date: 07/03/24
Mtg: Wrentham Cp Bk $529,250
Term: 2054
Use: 4 Bdrm Conventional, Lot: 82764sf
Prior Sale: $154,000 (07/93)

20 WINTERGREEN LN **$815,000**
B: Brian S Nocerino & Angela G Nocerino
S: Adam J Dovale & Melissa A Dovale
Book/Page: 41860/513, Date: 06/28/24
Mtg: OneLocal Bank $595,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 21506sf
Prior Sale: $459,000 (09/15)

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

12 ADELINE PL **$365,000**
B: James Oleary
S: Alfred Pecce, Tr for 10 Adeline Place Rt
Book/Page: 41867/523, Date: 07/02/24
Use: Residential Developable Land, Lot: 15947sf

300 BILLINGS ST **$860,000**
B: Tinh T Tran, Tr for Phoebe Nguyen
S: Nancy J Coleman
Book/Page: 41869/444, Date: 07/03/24
Mtg: A & D Mortgage LLC $645,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $168,030 (08/03)

53 BROADWAY **$693,450**
B: Morgan Anderson & Thomas Gels
S: Peter D Mcfadden & Lydia A Mcfadden
Book/Page: 41867/116, Date: 07/02/24
Mtg: Guild Mortgage Co $658,777
Term: 2054
Use: 4 Bdrm Colonial, Lot: 3746sf
Prior Sale: $550,000 (03/23)

146 BUTLER RD **$565,000**
B: Yulong Zhang & Shenghui Feng
S: Hien T Martignetti & Eric A Martignetti
Book/Page: 41867/363, Date: 07/02/24
Mtg: Ark-La-Tex Fin Svcs $452,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 5500sf
Prior Sale: $321,000 (05/15)

44 CARRUTH ST **$580,000**
B: Park St Rlty Partners LLC
S: Steven A Ross, Tr for Carruth Lending T
Book/Page: 41857/130, Date: 06/27/24
Use: 3 Bdrm Raised Ranch, Lot: 12463sf
Prior Sale: $488,000 (06/24)

50 CHICKATABOT RD **$1,000,000**
B: Alli M Schmoker & Mark J Primo
S: Sandro Junkovic & Melissa Ortega
Book/Page: 41855/328, Date: 06/27/24
Mtg: Bank of America NA $575,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 4840sf
Prior Sale: $725,000 (07/19)

1 CITYVIEW LN U:711 ..... **$420,000**
B: Blessed Beginnings LLC
S: Niloufar Mozaffari & Tayebeh Mozaffari
Doc#: 000000001538177, Date: 06/28/24
Mtg: Bank of Easton $252,000
Term: 2049 Rate: 6.8% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $229,000 (02/10)

2 CLIVEDEN ST U:501E **$750,000**
B: Jad Elmasri
S: Yiling Zhou & Alvin Zhou
Book/Page: 41855/390, Date: 06/27/24
Use: 3 Bdrm Condo
Prior Sale: $734,900 (03/20)

199-201 COPELAND ST U:2 ..... **$745,000**
B: Prince Nzeata & Sabrina Gilmore
S: Jfcd1 LLC
Book/Page: 41867/541, Date: 07/02/24
Use: Condo

10 CRANCH ST **$575,000**
B: Jonathan Nguyen
S: Marina Kelly & Lee K Kelly
Book/Page: 41852/116, Date: 06/26/24
Use: 2-Family Two Family, Lot: 5053sf

72 ELM AVE **$955,000**
B: Darren Zhou
S: William J Porter, Tr for 72 Elm Ave Nt
Book/Page: 41860/414, Date: 06/28/24
Mtg: Leader Bank NA $450,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6473sf
Prior Sale: $387,000 (06/01)

28-30 FENNO ST **$975,000**
B: Le R Wang & Li Lin
S: Donna-Marie Contos
Book/Page: 41853/211, Date: 06/26/24
Mtg: General Mortgage Corp $480,000
Term: 2054
Use: 2-Family Two Family, Lot: 8000sf
Prior Sale: $20,000 (09/02)

1022 HANCOCK ST U:310 ..... **$542,000**
B: Mark Folino
S: Elizabeth O Woods
Book/Page: 41858/151, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $505,000 (05/21)

6 HERITAGE RD **$750,000**
B: Brian D Pekkinen & Katherine S Pekkinen
S: Joseph P Shea & Josephine E Shea
Book/Page: 41857/157, Date: 06/27/24
Mtg: Eastern Bank $420,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12534sf
Prior Sale: $29,600 (03/98)

338 HIGHLAND AVE **$750,000**
B: Stephanie Oatway & Arnoldo K Padilla
S: Xing Chen
Book/Page: 41867/271, Date: 07/02/24
Mtg: Mortgage Corp Eastlll $712,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5670sf
Prior Sale: $425,000 (09/16)

7 HILLTOP ST **$725,000**
B: Sangya Maharjan
S: Brenda S Shore, Tr for Shore Ft I
Book/Page: 41858/581, Date: 06/28/24
Mtg: North American SB $507,499
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6436sf

21 KETCH LN U:21 ..... **$860,000**
B: Kathleen C Kenney
S: Maryellen Callahan
Doc#: 000000001538062, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $236,000 (08/96)

59 MANET AVE **$650,000**
B: Dorene A Carey & Brian E Carey
S: Zachary Raymond & Joshua Raymond
Book/Page: 41865/453, Date: 07/01/24
Mtg: Movement Mtg LLC $487,500
Term: 2054
Use: 2 Bdrm Conventional, Lot: 3500sf
Prior Sale: $235,000 (10/11)

42 MARION ST **$925,000**
B: James Oconnor & Robert Fruggiero
S: Daniel Tighe & Colleen Tighe
Book/Page: 41854/505, Date: 06/27/24
Use: 4 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: $495,000 (12/17)

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NORFOLK REGISTRY
continued

15 MAYPOLE RD **$1,000,100**
B: Christina I Carroll
S: Shamir Patel
Book/Page: 41865/556, Date: 07/01/24
Use: 3 Bdrm Colonial, Lot: 5117sf
Prior Sale: $625,000 (06/17)

42 MILL ST U:3 ..... **$660,000**
B: Jie J Lao
S: Paul J Mulvey & Courtney E Mulvey
Book/Page: 41862/25, Date: 06/28/24
Use: 2 Bdrm Condo

69 MONROE RD **$925,000**
B: Paul J Mulvey & Courtney E Mulvey
S: Peter Dibona & Ernie Arienti
Book/Page: 41862/513, Date: 07/01/24
Mtg: OneLocal Bank $675,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 6953sf
Prior Sale: $660,000 (12/23)

32 PAPILE LN U:4 ..... **$650,000**
B: Utpvision Re Of Ma Inc
S: Phil Better Re LLC
Book/Page: 41863/136, Date: 07/01/24
Use: Industrial Condominum

23 RICE RD **$725,000**
B: Tiffany H Pham, Tr for Tung M Tran
S: Neary Irt & Arthur R Neary Jr
Book/Page: 41865/429, Date: 07/01/24
Mtg: Mtg Connection Llc $600,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 4006sf

108 SHARON RD **$760,000**
B: Xiaona Zhang & Zhenwei Huang
S: Nicholas E Klatte & Katrina M Graves
Book/Page: 41865/359, Date: 07/01/24
Mtg: Leader Bank NA $460,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4049sf
Prior Sale: $422,000 (09/14)

91 SHELLTON RD **$1,375,000**
B: Keith Fine
S: Daniel C Shea & Joanne M Shea
Book/Page: 41853/43, Date: 06/26/24
Use: 4 Bdrm Conventional, Lot: 7686sf

345 WASHINGTON ST **$1,180,000**
B: Z & G Lin LLC
S: J & J Rt Partnership LLC
Book/Page: 41855/575, Date: 06/27/24
Use: Apartment Bldg - 4-8 Units, Lot: 10100sf
Prior Sale: $405,000 (10/02)

535 WASHINGTON ST **$840,000**
B: Edyman C Brito & Matilde Maia
S: James M Ferris & John W Ferris
Book/Page: 41860/154, Date: 06/28/24
Mtg: CMG Mortgage Inc $1,120,645
Term: 2054
Use: 3-Family Family Flat, Lot: 4852sf
Prior Sale: $179,000 (02/93)

500 WILLARD ST U:303 ..... **$350,000**
B: Megi Kola & Riza Sulaj
S: Daniel R Lawlor
Book/Page: 41855/452, Date: 06/27/24
Mtg: MSA Mortgage LLC $230,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $165,000 (04/13)

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

32 ARMY ST **$882,500**
B: Joyce Lee & Eddy Sun
S: Frank S Lombardo Jr
Book/Page: 41868/102, Date: 07/02/24
Mtg: Leader Bank NA $678,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15250sf
Prior Sale: $532,000 (02/17)

159 BITTERSWEET LN U:112 ..... **$285,500**
B: Edward Sullivan
S: Miguel Vara
Doc#: 000000001538216, Date: 07/01/24
Mtg: BankESB $248,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $282,500 (11/23)

36 FITZGERALD ST **$790,000**
B: Dwayne T Toulon & Anghine N Picault
S: Ana Mette & Adriano D Mette
Book/Page: 41867/572, Date: 07/02/24
Mtg: Envoy Mtg LTD $790,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 9028sf
Prior Sale: $435,000 (12/03)

17-19 JACOBS RD U:R **$530,000**
B: Lionel Mornot & Gilberthe Charles
S: Jacqueline T Bonny
Book/Page: 41871/35, Date: 07/05/24
Mtg: Cambridge Svgs Bk $465,000
Term: 2054
Use: Condo

61 JASPER LN U:61 ..... **$290,000**
B: Jarrod L Dube
S: Shjoma LLC
Book/Page: 41859/379, Date: 06/28/24
Mtg: LoanDepot.Com $246,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $72,500 (04/12)

4 JOYCE CIR **$675,000**
B: Stephen Loudon & Ralph Deas
S: Lisa T Nguyen
Book/Page: 41863/213, Date: 07/01/24
Mtg: Salem Five Mtg Co $610,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 13904sf
Prior Sale: $299,900 (04/18)

20-22 LAMBERT RD **$810,000**
B: John J Davis Jr & Jillian V Macisaac
S: Derrick Peeples
Book/Page: 41856/550, Date: 06/27/24
Mtg: Guaranteed Rate Affin $741,757
Term: 2054
Use: 2-Family Family Flat, Lot: 38295sf
Prior Sale: $375,000 (02/16)

802 MEADOW LN U:802 ..... **$614,500**
B: Arvind Patel & Mira Patel
S: David P Jolliff & Jian Y Tse
Book/Page: 41855/172, Date: 06/27/24
Use: 2 Bdrm Condo

61 MORGAN ST **$495,000**
B: Logan G Lopes
S: Kelley Plasse
Book/Page: 41859/14, Date: 06/28/24
Mtg: Pennymac Loan Service $396,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 8000sf
Prior Sale: $329,000 (12/17)

20 NELSON DR U:2B **$270,000**
B: Phuong N Ngo
S: Alex G Cheung
Book/Page: 41868/3, Date: 07/02/24
Mtg: Newrez LLC $212,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $72,500 (04/13)

23 PAULINE ST **$670,000**
B: John W Harrison & Ac V Harrison
S: Carolyn A Hastings
Doc#: 000000001537970, Date: 06/26/24
Mtg: Fairway Ind Mtg $536,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 10000sf
Prior Sale: $270,000 (11/13)

65 REED ST **$630,000**
B: Vu Chu
S: Il Investments LLC
Doc#: 000000001537990, Date: 06/26/24
Mtg: NBKC Bank $330,000
Term: 2039
Use: 2 Bdrm Ranch, Lot: 14250sf
Prior Sale: $345,000 (04/24)

9 SJ SKEEN CIR **$830,000**
B: John D Lloyd & Wanda I Montanez
S: Lawrence Perreira & Hang N Perreira
Book/Page: 41859/321, Date: 06/28/24
Mtg: Washington Trust Mtg $664,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13320sf
Prior Sale: $410,000 (08/14)

14 TANGEN ST **$530,000**
B: Bgrs LLC
S: Kyle J Smith & Cailey G Smith
Book/Page: 41862/233, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 7500sf
Prior Sale: $495,000 (08/22)

14 TANGEN ST **$530,000**
B: Kevin Barros
S: Bgrs LLC
Book/Page: 41862/235, Date: 06/28/24
Mtg: Fall River Five Cents $477,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7500sf
Prior Sale: $530,000 (06/24)

55 WEST ST **$565,000**
B: Nguyen H Nguyen
S: Michael A Bonilla & Carolyn Massaiah-Bonilla
Book/Page: 41854/348, Date: 06/27/24
Mtg: Mtg Connection Llc $452,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 19070sf
Prior Sale: $274,000 (06/02)

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

58 ARBORO DR **$1,130,000**
B: George Gilmer & Denise Wicklund
S: Judd Schreiber & Jordana Schreiber
Book/Page: 41860/390, Date: 06/28/24
Mtg: Fall River Five Cents $605,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 27972sf
Prior Sale: $582,500 (08/11)

52 ASHCROFT RD **$1,300,000**
B: Avi Packer & Alicia Hanau
S: Philipp M Buhler, Tr for Bubler Ft
Book/Page: 41864/172, Date: 07/01/24
Mtg: Bank of America NA $825,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30880sf
Prior Sale: $615,000 (07/09)

8 BAYBERRY DR U:1 ..... **$319,900**
B: Erika S Manos
S: George D Mull Jr
Book/Page: 41857/83, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $105,000 (06/89)

80 BILLINGS ST **$880,000**
B: Shabtai Sapir & Minda R Sapir
S: Prisnel N Dominique & Janelle D Dominique
Book/Page: 41863/550, Date: 07/01/24
Use: 4 Bdrm Conventional, Lot: 21650sf
Prior Sale: $538,000 (07/16)

61 BROOK RD **$800,000**
B: Dexter S Louie & Susan T Fussell
S: Baruch Brodersen & Elise Brodersen
Book/Page: 41851/322, Date: 06/26/24
Use: 3 Bdrm Colonial, Lot: 12450sf
Prior Sale: $552,000 (06/15)

130 E FOXBORO ST **$730,000**
B: Tianjiao Liu & Bingyu Liu
S: Xiaodong Tian & Juanfang Lei
Book/Page: 41861/531, Date: 06/28/24
Mtg: JPMorgan Chase Bank $530,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 164942sf
Prior Sale: $350,000 (09/13)

62 GLENDALE RD **$640,000**
B: Thomas M Matta & Martina Y Matta
S: Kevin M Mccarthy, Tr for Mccarthy Ft
Book/Page: 41853/365, Date: 06/26/24
Mtg: Embrace Home Loans $620,800
Term: 2054
Use: 4 Bdrm Conventional, Lot: 21000sf

30 HEATHER WAY **$1,095,000**
B: Amit Shavit & Amanda N Nemoyer
S: Jessica Kahan
Book/Page: 41860/574, Date: 06/28/24
Mtg: Fall River Five Cents $862,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 51401sf
Prior Sale: $585,000 (04/03)

HOWARD FARM RD **$1,300,000**
B: Ryan Slade & Ellyn J Slade
S: George T Weiffenbach, Tr for George T Weiffenbach RET
Book/Page: 41867/179, Date: 07/02/24
Mtg: Leader Bank NA $766,000
Term: 2054

26 KNOB HILL ST **$1,873,000**
B: Lauren Grasso, Tr for Lauren Grasson RET
S: Peter N Gordon & Jill H Gordon
Book/Page: 41854/461, Date: 06/27/24
Use: 5 Bdrm Contemporary, Lot: 40009sf
Prior Sale: $477,000 (12/99)

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

14 CHERRYWOOD DR U:14 ..... **$410,000**
B: Kelly Nagle
S: Lawrence S Shapiro, Tr for Judith H Shapiro Irt
Doc#: 000000001538244, Date: 07/01/24
Mtg: Leader Bank NA $328,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $111,000 (02/98)

198 CORBETT RD **$650,000**
B: Gerard Syllien & Claire R Paul
S: Dante C Conti & Heather R Groves
Book/Page: 41857/52, Date: 06/27/24
Mtg: United Wholesale Mtg $617,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 18469sf
Prior Sale: $405,000 (07/18)

29 DOTY DR **$510,000**
B: Eric Carmell
S: Areima LLC
Book/Page: 41856/439, Date: 06/27/24
Mtg: LoanDepot.Com $408,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 8664sf
Prior Sale: $270,000 (03/24)

151 GREENBROOK DR U:151 ..... **$435,000**
B: Jamaal Copeland & Giliena Copeland
S: Yevgeniy Galper
Doc#: 000000001538028, Date: 06/27/24
Mtg: Leader Bank NA $420,481
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $188,900 (07/02)

69 LELLAND RD **$545,000**
B: Liliam M Simancas & Milton Simancas
S: Swenson Diana M Est & Julie Giroux
Book/Page: 41856/114, Date: 06/27/24
Mtg: United Wholesale Mtg $436,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15934sf

50 MAYFLOWER LN **$660,000**
B: Anthony Paino & Monique Paino
S: Richard F Ross & Linda A Ross
Book/Page: 41860/247, Date: 06/28/24
Mtg: JPMorgan Chase Bank $495,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 19998sf

12 MILLFARM RD U:12 ..... **$535,000**
B: Nichole A Lamonica
S: Margarita Tulchinskaya & Vyacheslav Bolotnikov
Book/Page: 41855/525, Date: 06/27/24
Mtg: Leader Bank NA $358,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $300,000 (02/09)

26 PETERS DR **$685,000**
B: Nancy Flores
S: Steven E Bishop & Cynthia Bishop-Dunham
Doc#: 000000001538270, Date: 07/02/24
Use: 2 Bdrm Raised Ranch, Lot: 15054sf
Prior Sale: $158,700 (09/94)

98 RAYBURN RD **$450,000**
B: Alexandr Satalov & Maria Andrianova
S: Erica Wallace, Tr for Eshaiah Simone Lt
Book/Page: 41853/392, Date: 06/26/24
Mtg: Rocket Mortgage LLC $355,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8255sf
Prior Sale: $240,000 (10/16)

88 ROSEWOOD DR U:88 ..... **$325,000**
B: Teresa Ortiz
S: Nicole Clark-Ramirez
Doc#: 000000001538189, Date: 07/01/24
Mtg: LoanDepot.Com $292,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $175,000 (06/09)

299 SCHOOL ST **$610,000**
B: Agatha Aguele
S: Wendy E Tejeda
Book/Page: 41852/583, Date: 06/26/24
Mtg: Nations Reliable Lndg $598,951
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6390sf
Prior Sale: $415,000 (08/19)

86 SCOFIELD DR **$288,900**
B: Andre Aliosa & Ala Aliosa
S: Elliot Schneider, Tr for Vlgs At Goddard Highlands
Book/Page: 38655/218, Date: 11/24/20
Mtg: Rockland Tr Co $265,200
Term: 2050
Use: 4 Bdrm Colonial, Lot: 11465sf

1892 WASHINGTON ST **$310,000**
B: Genwealth Development LLC
S: Arthur J Jarvis
Book/Page: 41863/591, Date: 07/01/24
Mtg: RFLF 4 LLC $414,000
Use: 3 Bdrm Ranch, Lot: 15002sf

120 WYMAN ST **$333,000**
B: Evergrain Orchard LLC
S: Genesia America
Book/Page: 41861/581, Date: 06/28/24
Mtg: RFLF 7 LLC $380,000
Use: 3 Bdrm Old Style, Lot: 5859sf

► FORECLOSURE DEEDS

175 GREENBROOK DR U:175 ..... **$325,019**
B: Vrmtg Asset T & Us Bank TNa Tr
S: Elena M Corbett & Us Bk TNationl Assn
Doc#: 000000001538039, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $238,000 (05/07)

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

26 ALTON ST **$1,205,000**
B: Robert Schick & Jeanne Schick
S: Daniel V Loughlin & Caitlin D Loughlin
Book/Page: 41865/490, Date: 07/01/24
Mtg: Leader Bank NA $750,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: $470,000 (01/12)

556 COMMON ST **$1,137,500**
B: Christopher C Della Valle
S: Timothy N Byrne & Melissa R Byrne
Book/Page: 41861/316, Date: 06/28/24
Mtg: Guaranteed Rate Inc $765,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 39937sf
Prior Sale: $1,025,000 (06/23)

576 COMMON ST **$752,000**
B: Jeffrey T Scuteri Jr & Jenna L Scuteri
S: Gregory Shore & Katherine Shore
Book/Page: 41864/448, Date: 07/01/24
Mtg: Fairway Ind Mtg $601,600
Term: 2054
Use: 3 Bdrm Colonial, Lot: 26529sf
Prior Sale: $465,000 (09/17)

710 EAST ST U:I **$475,000**
B: John E Odonnell
S: Xiu F Su
Book/Page: 41855/297, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $401,000 (01/22)

28 ENDEAN DR **$1,450,000**
B: Zhengxiang Wang
S: Jimmy Lincoln
Book/Page: 41855/518, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 19218sf
Prior Sale: $890,000 (06/16)

53 FILLMORE LN U:53 ..... **$850,500**
B: Elissa Weafer, Tr for Elissa Weafer T
S: Patti P Stokinger, Tr for Patti P Stokinger RET
Book/Page: 41866/447, Date: 07/02/24
Use: 2 Bdrm Condo

59 GILL ST U:59 ..... **$475,000**
B: Alisa Lavrentyeva
S: Kevin M Carty
Doc#: 000000001538164, Date: 06/28/24
Mtg: Leader Bank NA $400,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $242,000 (04/17)

50 HOOVER RD **$510,000**
B: Surendra Shrestha & Nisha Shrestha
S: Curley Patrick R Est & Michael P Curley
Book/Page: 41869/280, Date: 07/03/24
Mtg: CMG Mortgage Inc $310,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 16022sf
Prior Sale: $82,000 (06/90)

47 IRVING DR **$720,000**
B: Connor Flanagan & Alyssa Flanagan
S: Joseph P Nee, Tr for Ppdv Nee Irt
Book/Page: 41861/65, Date: 06/28/24
Mtg: Guaranteed Rate Inc $648,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 22292sf

16 MILL POND RD **$850,000**
B: Emmanuel Religieux
S: Karen R Clemons, Tr for Karen Rempe Clemons RET
Book/Page: 41855/257, Date: 06/27/24
Mtg: Guaranteed Rate Inc $650,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 17900sf
Prior Sale: $255,000 (03/01)

1412 PENNINGTON DR U:1412 ..... **$697,000**
B: Rahim Bassiri
S: James S Katinas & Corinne M Katinas
Book/Page: 41862/126, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $589,990 (08/21)

2406 PENNINGTON DR U:2406 ..... **$695,000**
B: Carol Grabowaski, Tr for Carol Grabowski T
S: Knut O Wefald, Tr for Wefald Nt
Book/Page: 41858/336, Date: 06/28/24
Use: 2 Bdrm Condo

3309 PENNINGTON DR U:3309 ..... **$630,000**
B: Christine Salema, Tr for T C & U Teofilo A Salema
S: Nicholas S Haponik
Book/Page: 41864/263, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $549,480 (06/22)

33 RIVERSIDE PL **$725,000**
B: Joseph Mcinerney & Lisa Fay
S: Ferny K Flaman & Bonnie B Flaman
Book/Page: 41858/489, Date: 06/28/24
Mtg: Leader Bank NA $688,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7000sf

1531 WASHINGTON ST **$850,000**
B: Girard Elmassih
S: Thomas C Collins & Barbara J Collins
Book/Page: 41869/62, Date: 07/03/24
Mtg: Total Mtg Svcs $807,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45302sf

Wellesley

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	94
Median Price	$1,875,000	$2,182,500

► REAL ESTATE SALES

59 AVON RD **$2,000,000**
B: Brian Gaffey & Rebecca Gaffey-Moore
S: Jonathan E Gerbode-Grant & Katherine Z Gerbodegrant
Book/Page: 41864/591, Date: 07/01/24
Mtg: Guaranteed Rate Inc $1,000,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 9651sf
Prior Sale: $743,000 (06/15)

27 BARNSTABLE RD **$3,895,000**
B: Taylor Ross & Michael Ross
S: Robert J Shanahan & Heather A Shanahan
Doc#: 000000001538197, Date: 07/01/24
Use: 5 Bdrm Colonial, Lot: 22590sf
Prior Sale: $2,850,000 (08/10)

85 BENVENUE ST **$4,400,000**
B: William Pieroni & Lisa Pieroni
S: Verdant Properties LLC
Book/Page: 41852/454, Date: 06/26/24
Use: 6 Bdrm Colonial, Lot: 20135sf
Prior Sale: $1,535,000 (01/23)

11 COLGATE RD **$4,212,500**
B: Mark Streeter & Joan Streeter
S: William S Berutti & Pamela Berutti
Book/Page: 41865/599, Date: 07/02/24
Use: 5 Bdrm Colonial, Lot: 30563sf
Prior Sale: $1,525,000 (01/15)

21 DEERFIELD RD **$4,725,000**
B: Steven Friedman & Marissa Friedman
S: Michael A Felger & Sara M Underwood
Book/Page: 41862/287, Date: 06/28/24
Mtg: Guaranteed Rate Inc $2,725,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21114sf
Prior Sale: $405,000 (04/14)

66 DENTON RD **$1,850,000**
B: Jennifer E Reilly
S: Stephen Maire, Tr for Stepheanie K Kadogata RET
Book/Page: 41867/433, Date: 07/02/24
Use: 5 Bdrm Old Style, Lot: 8652sf
Prior Sale: $740,000 (11/06)

8 EDGEMOOR CIR U:8 ..... **$965,000**
B: Jia Chen
S: Hongsheng Zhang & Xuanxuan Gan
Book/Page: 41861/434, Date: 06/28/24
Mtg: Ark-La-Tex Fin Svcs $723,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $493,000 (09/13)

15 FALMOUTH CIR **$7,275,000**
B: Michael Crowley & Lindsey Crowley
S: Joseph M Deneen, Tr for 15 Falmouth Circle Nt
Book/Page: 41864/386, Date: 07/01/24
Mtg: Stephen Stelljes $8,574,392
Term: 2033
Use: 6 Bdrm Colonial, Lot: 45565sf
Prior Sale: $4,923,529 (05/20)

47 LAUREL AVE **$2,600,000**
B: Stephanie Walsh & Sean Walsh
S: Kathleen L Mcmahon, Tr for Kathleen L Mcmahon RET
Book/Page: 41858/83, Date: 06/28/24
Use: 5 Bdrm Garrison, Lot: 10045sf
Prior Sale: $1,075,000 (03/15)

312 LINDEN ST **$970,300**
B: Opendoor Property J LLC
S: Yingyuan Fang
Doc#: 000000001538385, Date: 07/05/24
Use: 2 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $585,000 (01/16)

397 LINDEN ST **$1,210,000**
B: Jiangyang Zhao & Ran Hua
S: Charles K Gleason & Iris M Gleason
Book/Page: 41852/309, Date: 06/26/24
Mtg: US Bank NA $900,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 13710sf
Prior Sale: $364,400 (02/96)

42 NORTHGATE RD **$2,350,000**
B: David C Grimm, Tr for David C G& E A G A Grimm
S: Matthew Langione & Aynslie Accomando
Doc#: 000000001538222, Date: 07/01/24
Use: 4 Bdrm Colonial, Lot: 10009sf
Prior Sale: $1,275,000 (08/17)

25 OAK ST U:A **$1,200,000**
B: Alyssa Kane
S: Kane Built Inc
Doc#: 000000001538054, Date: 06/27/24
Use: Condo

62 PLEASANT ST **$1,200,000**
B: Melissa Wakefield & Ryan Wakefield
S: Kristen E Stewart, Tr for Richard M Stewart T
Book/Page: 41857/316, Date: 06/28/24
Mtg: Guild Mortgage Co $960,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 12368sf
Prior Sale: $851,000 (12/18)

73 PROSPECT ST **$1,325,000**
B: Pierson W Fowler & Katherine J Fowler
S: Ronald J Arsenault Jr
Book/Page: 41853/265, Date: 06/26/24
Mtg: Cape Cod Five Cent Bk $575,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 3984sf
Prior Sale: $1,182,500 (07/22)

17 RAVINE RD **$3,920,000**
B: Mark Finno & Julie Finno
S: Mary-Laura Greely & Grant I Greely
Book/Page: 41862/205, Date: 06/28/24
Mtg: BankESB $2,600,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 5 Bdrm Colonial, Lot: 36585sf
Prior Sale: $1,700,000 (06/10)

2 ROANOKE RD **$2,385,000**
B: Ronald J Arsenault Jr & Chelsea Osinchuk
S: Walter C Bibb & Regina G Bibb
Book/Page: 41859/41, Date: 06/28/24
Mtg: Guild Mortgage Co $1,788,750
Term: 2054 Rate: 6.0% Type: Adj
Use: 6 Bdrm Colonial, Lot: 10000sf

14 ROCKRIDGE RD **$4,000,000**
B: Matthew Langione & Aynslie Langione
S: Mark M Heffernan & Judith M Heffernan
Book/Page: 41862/57, Date: 06/28/24
Mtg: Citizens Bank $1,500,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 28459sf
Prior Sale: $1,240,000 (05/99)

109 SUFFOLK RD **$2,107,500**
B: Mustafa Hameed
S: Jennifer St Thomas
Book/Page: 41862/350, Date: 06/28/24
Mtg: Cross Country Mtg Inc $950,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23535sf
Prior Sale: $436,500 (06/88)

26 THOMAS RD **$2,510,000**
B: Fan Chen & Xinyi Zhu
S: Mark A Finno & Julie A Finno
Book/Page: 41853/547, Date: 06/27/24
Mtg: East West Bank $1,506,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 5 Bdrm Colonial, Lot: 9932sf
Prior Sale: $1,300,000 (08/09)

29 WOODCLIFF RD **$3,632,000**
B: John F Brennan & Jacqueline Brennan
S: John J Doran & Susan F Doran
Book/Page: 41840/306, Date: 06/20/24
Mtg: Eastern Bank $1,532,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22180sf
Prior Sale: $3,632,000 (06/24)

44 WOODCLIFF RD **$4,300,000**
B: Geoffrey T Bernstein & Taylor A Blacker
S: Michael Crowley & Lindsey Crowley
Book/Page: 41869/203, Date: 07/03/24
Mtg: M&T Bank NA $2,500,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 5 Bdrm Colonial, Lot: 25540sf
Prior Sale: $2,634,000 (01/18)

Westwood

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	50
Median Price	$1,351,000	$1,235,000

► REAL ESTATE SALES

128 BEECHNUT RD **$2,399,000**
B: Christine Dundon & William Dundon
S: James M Caparro & Karen Caparro
Book/Page: 41852/34, Date: 06/26/24
Mtg: Gerald Dundon $400,000
Use: 5 Bdrm Colonial, Lot: 19103sf
Prior Sale: $1,380,000 (01/16)

57 JUNIPER RIDGE RD **$2,270,000**
B: Deep A Singh & Nina Mathur
S: Shashibhushan Naik & Sukanya Kulkarni
Book/Page: 41870/363, Date: 07/05/24
Mtg: Leader Bank NA $1,670,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 40871sf
Prior Sale: $552,000 (12/19)

126 PINE LN **$1,025,000**
B: Minjee Kim & Junyoung Chung
S: Henry R Recor & Marissa A Recor
Book/Page: 41858/542, Date: 06/28/24
Mtg: Guaranteed Rate Affin $615,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16382sf
Prior Sale: $425,000 (04/03)

242 POND ST **$1,090,000**
B: Haydee Perdomo & Hori Tome
S: Jeffrey C Meehan & Lauren A Meehan
Book/Page: 41863/371, Date: 07/01/24
Mtg: Embrace Home Loans $530,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 11242sf
Prior Sale: $500,000 (04/20)

153 THATCHER ST **$1,220,000**
B: Antoine Karnoub & Elizabeth Karnoub
S: Denise M Hiltz
Book/Page: 41857/454, Date: 06/28/24
Mtg: Members Mtg Co Inc $570,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 43043sf
Prior Sale: $631,250 (08/05)

401 WASHINGTON ST U:409-1 ..... **$525,000**
B: Albena Orlova
S: Westwood Condominiums LLC
Book/Page: 41856/33, Date: 06/27/24
Use: Condo

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Weymouth

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	124	145
Median Price	$560,000	$600,000

► REAL ESTATE SALES

715-795 BRIDGE ST **$23,000,000**
B: Fcref Riverway LLC
S: Ap Riverway Plaza LLC
Doc#: 000000001538072, Date: 06/27/24
Mtg: Rga Reinsurance Co $12,732,500
Use: Mixed Use-Prim Comm & Other, Lot: 947432sf
Prior Sale: $21,500,000 (04/13)

54 BROAD REACH U:302 ..... **$575,000**
B: Richard Dorey & Mary Dorey
S: Contois Valerie Est & Jennifer R Maillet
Book/Page: 41852/215, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $367,500 (09/17)

200 BURKHALL ST U:402 ..... **$425,000**
B: Rifad K Althaf
S: Joanne P Mulligan-Tarr
Book/Page: 41856/339, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $357,500 (03/21)

10 CHAPMAN ST U:305 ..... **$310,000**
B: Linda J Donovan
S: John S Chown
Book/Page: 41851/175, Date: 06/26/24
Use: 1 Bdrm Condo

90 CHARLES DIERSCH ST **$640,000**
B: Michael F Ball
S: Georgios Lappas & Olga Lappas
Book/Page: 41858/46, Date: 06/28/24
Mtg: Leader Bank NA $576,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9625sf
Prior Sale: $415,000 (10/04)

29 CLARENDON ST **$642,000**
B: Daniel Chapin & Linda Chapin
S: Brando A Soto & Yomayra A Soto
Book/Page: 41866/401, Date: 07/02/24
Use: 3 Bdrm Cape Cod, Lot: 14300sf
Prior Sale: $392,500 (07/16)

332 COMMERCIAL ST **$462,400**
B: Kevin Moran
S: Michael E Pickup & Susan A Pickup
Book/Page: 41870/424, Date: 07/05/24
Use: 2 Bdrm Ranch, Lot: 8280sf
Prior Sale: $225,000 (11/15)

42 ENDICOTT ST **$530,000**
B: Giang Dang, Tr for Le N Tran
S: David Hung
Book/Page: 41852/91, Date: 06/26/24
Mtg: United Wholesale Mtg $477,000
Term: 2054
Use: 1-Family Cape Cod, Lot: 13311sf
Prior Sale: $312,500 (02/21)

31 EPPING ST **$705,000**
B: Benjamin Hartford
S: Jessica Desmond
Book/Page: 41857/5, Date: 06/27/24
Mtg: Heather M Hartford $546,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 6699sf
Prior Sale: $288,000 (01/16)

103 ESSEX HEIGHTS DR **$750,000**
B: Stephanie Cugini & Anthony Cugini
S: Joseph M Cady, Tr for Cady Rt
Book/Page: 41852/429, Date: 06/26/24
Mtg: Cape Cod Five Cent Bk $600,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15000sf

38 FOGG RD **$1,225,000**
B: South Shore Hospital
S: Elizabeth A Lievi, Tr for Holland Ft
Book/Page: 41869/322, Date: 07/03/24
Use: 5 Bdrm Conventional, Lot: 23200sf
Prior Sale: $600,000 (03/04)

57 FORD RD **$550,000**
B: Michael Dawley & Catherine Dawley
S: Arthur R Delaney T & Edward J Deluca Jr
Book/Page: 41858/518, Date: 06/28/24
Mtg: CMG Mortgage Inc $440,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 22017sf

25 GRAHAM ST **$950,000**
B: Kailashben S Patel, Tr for Suresh Rt
S: Santos Carvajal-Gonzalez & Marie C Poison-Carvajal
Book/Page: 41862/563, Date: 07/01/24
Mtg: Rockland Tr Co $500,000
Use: 3 Bdrm Colonial, Lot: 23469sf
Prior Sale: $515,000 (10/12)

56 GREAT POND RD **$600,000**
B: Corinna Milasta
S: Daniel Finger & Arielle Ocasio
Book/Page: 41859/431, Date: 06/28/24
Mtg: E Cambridge Svgs Bk $480,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Conventional, Lot: 7025sf
Prior Sale: $359,000 (09/19)

201 LAKE ST U:32 ..... **$300,000**
B: Peter E Drowne
S: Powers Lori A Est & Carol M Broccoli
Book/Page: 41853/186, Date: 06/26/24
Mtg: Cross Country Mtg Inc $289,987
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $169,900 (10/03)

209 LAKE ST U:70 ..... **$360,000**
B: Kelly A Sointu & Matthew B Sointu
S: Olivier Kocher & Tobi-Ann Kocher
Book/Page: 41869/348, Date: 07/03/24
Mtg: NFM Inc $288,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $248,000 (02/19)

616 MAIN ST **$660,000**
B: Justin M Ferrante, Tr for Jp Ferrante Int
S: Steven Murray & Michelle C Murray
Book/Page: 41862/166, Date: 06/28/24
Mtg: BankESB $483,700
Term: 2054
Use: 2-Family Conventional, Lot: 5720sf
Prior Sale: $234,000 (10/05)

MEMORIAL GROVE AVE **$25,000,000**
B: Southfield Redevauthority
S: Usa Amer Acting By & Thro
Book/Page: 41861/122, Date: 06/28/24

565 MIDDLE ST **$403,000**
B: Bernard Macauley
S: Jackson Robert M Est & Darlene Griffin
Book/Page: 41860/120, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 7950sf
Prior Sale: $300,000 (04/16)

133 NECK ST **$700,000**
B: Travis Casto & Amanda White
S: Julianne J Shanklin
Doc#: 000000001538200, Date: 07/01/24
Use: 1-Family Colonial, Lot: 15127sf
Prior Sale: $272,000 (09/99)

407 NORTH ST **$500,000**
B: Kelly Deady
S: Courtney M Puccio & Joseph A Puccio
Book/Page: 41869/473, Date: 07/03/24
Mtg: Leader Bank NA $350,000
Term: 2054
Use: 1-Family Colonial, Lot: 17129sf
Prior Sale: $348,000 (06/13)

91 OLD COLONY DR **$700,000**
B: Stephen A Owens & Melissa M Wood
S: William F Garvey
Book/Page: 41855/115, Date: 06/27/24
Mtg: Radius Financial Grp $665,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15600sf

16 OLD COUNTRY WAY **$550,000**
B: Andres Marin & Caylin Marin
S: Tony J Cornelio & Elisa Cornelio
Book/Page: 41863/504, Date: 07/01/24
Mtg: Cooperative Bank $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8500sf
Prior Sale: $346,000 (04/17)

22 PALMER ST **$630,000**
B: Andrew Pryles
S: Michael S Horwitz, Tr for Horwitz Ft
Book/Page: 41858/287, Date: 06/28/24
Mtg: HarborOne Mortgage $400,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6494sf
Prior Sale: $345,000 (10/16)

1008 PLEASANT ST U:24 ..... **$430,000**
B: Krishna Thapa
S: Martha J Dove
Book/Page: 41859/158, Date: 06/28/24
Mtg: American Ngbd Mtg Acc $344,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $111,500 (04/98)

263 RANDOLPH ST **$683,000**
B: Lingjin Zheng & Xinqin Zheng
S: Mass Prop Solutions LLC
Doc#: 000000001538171, Date: 06/28/24
Mtg: Fairway Ind Mtg $512,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11107sf
Prior Sale: $420,000 (11/23)

117 RIVER ST **$765,000**
B: Scott J Kelly & Rita M Kelly
S: Colby D Geever, Tr for D N Caldwell-Connell Irt
Book/Page: 41864/274, Date: 07/01/24
Use: 3 Bdrm Conventional, Lot: 10000sf
Prior Sale: $120,000 (04/93)

194 ROOSEVELT RD **$552,500**
B: Yen H Hoang
S: Robert P Thompson
Book/Page: 41869/543, Date: 07/03/24
Mtg: An H Tran $485,000
Term: 2025
Use: 1-Family Raised Ranch, Lot: 5788sf

14 RUGGIANO CIR **$500,000**
B: Robert C Maynard & Lori A Maynard
S: Mark T Donovan & Michael G Donovan
Book/Page: 41866/286, Date: 07/02/24
Mtg: Philip A Strazzula Ii $350,000
Use: 3 Bdrm Raised Ranch, Lot: 15290sf

170 SANDTRAP CIR U:170 ..... **$1,050,000**
B: Elizabeth F Will, Tr for James A Will Iii Ft
S: Jesse A Parnell Jr & Sean D Parnell
Book/Page: 41864/486, Date: 07/01/24
Use: 2 Bdrm Condo

27 SIMONDS LN **$775,000**
B: Sean Conroy & Kassiani Conroy
S: Alan P Wong & Mariana C Wong
Book/Page: 41856/64, Date: 06/27/24
Mtg: Leader Bank NA $630,850
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15160sf

SUNNYPLAIN AVE **$460,000**
B: Daniel R Grant
S: Donald R Grant & Paul W Grant
Book/Page: 41862/596, Date: 07/01/24

38 TWILIGHT PATH **$320,000**
B: Katherine Hm Improvement
S: David N Stern & Alice M Stern
Book/Page: 41852/340, Date: 06/26/24
Use: 4 Bdrm Cottage, Lot: 20200sf

7 WEYHAM RD **$355,000**
B: I Buy Hoarder Houses LLC
S: Joseph L Dooley
Doc#: 000000001538108, Date: 06/28/24
Mtg: 3C Lending LLC $444,500
Use: 3 Bdrm Cape Cod, Lot: 4549sf

Wrentham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	31
Median Price	$596,250	$715,000

► REAL ESTATE SALES

133 CREEK ST U:8 ..... **$260,000**
B: Scott Reardon
S: Wesley N Kudirka
Doc#: 000000001538319, Date: 07/03/24
Mtg: Nations Reliable Lndg $208,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $165,000 (06/21)

298 EASTSIDE RD **$712,000**
B: Autumn Edelson & Riley Baker
S: Victoria B George & Michael George
Book/Page: 41856/274, Date: 06/27/24
Mtg: Fairway Ind Mtg $640,800
Term: 2054
Use: 3 Bdrm Colonial, Lot: 33049sf
Prior Sale: $549,000 (09/21)

15 FLANNERY LN **$875,000**
B: William Jordan & Andrea Russell
S: Scott E Manchuso, Tr for Scott E Manchuso RET
Book/Page: 41857/218, Date: 06/27/24
Mtg: Province Mtg Assoc $700,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 73907sf
Prior Sale: $600,000 (11/08)

55 GRANT AVE **$1,300,000**
B: Edward C Downing & Christina M Downing
S: Edward J Mockler 3rd & Jean M Mockler
Book/Page: 41859/222, Date: 06/28/24
Mtg: Movement Mtg LLC $1,040,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 87566sf
Prior Sale: $1,010,000 (07/06)

115 PARTRIDGE VIEW LN **$685,000**
B: Michael R Casavant, Tr for Casavant Irt
S: 75 Lake Street Rt & Thomas W Diplacido Jr
Book/Page: 41865/78, Date: 07/01/24
Mtg: Thomas W Diplacido Jr $185,000

45 ROCHAMBEAU AVE **$585,000**
B: Ryan Gildea
S: Norma C Resley, Tr for Natalie M Adamson Ft
Book/Page: 41856/307, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 28162sf
Prior Sale: $1,475,000 (06/24)

71 WALNUT RD **$364,000**
B: Joseph J Cabral
S: Jesse R Canell & Christina K Canell
Doc#: 000000001538130, Date: 06/28/24
Mtg: Dean Cp Bk $257,000
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 4560sf
Prior Sale: $240,000 (03/17)

26 WEBER FARM RD U:26 ..... **$771,472**
B: Paul J Tosches & Louise A Tosches
S: Ww Development LLC
Book/Page: 41851/288, Date: 06/26/24
Use: 2 Bdrm Condo

Plymouth Registry

John R. Buckley Jr., Esq., Register
50 Obery St, Plymouth, MA 02360
Telephone: (508) 830-9200
Fax: (508) 830-9280
www.regdeeds.co.plymouth.ma.us

Brockton Satellite Office
For recordings and rundowns of unregistered land:
32 Belmont St.
Brockton, MA 02301
Telephone: (508) 586-6998
Fax: (508) 588-0240

Rockland Satellite Office
900 Hingham Street – Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800
Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	37
Median Price	$507,500	$590,000

► REAL ESTATE SALES

27 GREENWOOD ST **$469,000**
B: Natanael Pereira
S: Francis N Muncey
Book/Page: 59019/199, Date: 06/27/24
Mtg: United Wholesale Mtg $445,550
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 24375sf
Prior Sale: $172,500 (05/05)

493 HANCOCK ST **$575,000**
B: Robert R Sousa & Shayna H Sousa
S: Andrew King & Tracy King
Book/Page: 59029/195, Date: 06/28/24
Mtg: Mortgage Research Ctr $205,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25246sf
Prior Sale: $26,816 (02/18)

56 HARRISS CT **$755,000**
B: David Sechy & Bernadette Sechy
S: Michael J Scanlon, Tr for Scanlon Ft
Book/Page: 59037/298, Date: 07/02/24
Mtg: Citizens Bank $524,900
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8500sf
Prior Sale: $345,000 (07/13)

26 JAMIESON ST **$492,500**
B: Diane Diceglie
S: James J Obrien
Book/Page: 59035/65, Date: 07/02/24
Use: 3 Bdrm Ranch, Lot: 10871sf
Prior Sale: $126,000 (06/87)

139 KAREN LN **$450,000**
B: Christopher J Dracoules & Tessa R Dracoules
S: Lapointe Family LLC
Book/Page: 59030/286, Date: 07/01/24
Mtg: Lapointe Family Llc $396,000
Use: 3 Bdrm Raised Ranch, Lot: 20454sf
Prior Sale: $438,000 (03/23)

14 OLSON ST **$542,500**
B: Ariel L Mayer
S: David N Bartels & Alyssa Bartels
Doc#: 000000000853001, Date: 07/01/24
Mtg: Mllestone Mtg Solutio $400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7350sf
Prior Sale: $325,000 (12/17)

91 PATRICIA DR **$800,000**
B: Tyler L Heath & Lucy M Miller
S: Timothy Raymond & Elizabeth Raymond
Book/Page: 59023/64, Date: 06/28/24
Mtg: Radius Financial Grp $640,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41363sf
Prior Sale: $550,000 (08/19)

932 PLYMOUTH ST **$710,000**
B: Maxwell Shirley & Jacqueline Shirley
S: Brian F Snow
Book/Page: 59021/146, Date: 06/27/24
Mtg: Guaranteed Rate Inc $686,303
Term: 2054
Use: 3 Bdrm Colonial, Lot: 26553sf
Prior Sale: $25,000 (03/01)

5 ROBERT ENGLISH LN **$880,000**
B: Eric Murray & Nicole R Murray
S: Robert English LLC
Book/Page: 59027/103, Date: 06/28/24
Mtg: Rocket Mortgage LLC $180,000
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 43977sf

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

125 BRADLEY LN **$630,000**
B: Daniel Madden & Morgan Madden
S: Helen B Pacewicz
Book/Page: 59024/340, Date: 06/28/24
Mtg: United Wholesale Mtg $450,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20115sf
Prior Sale: $200,248 (02/95)

59 FOX HILL DR **$530,000**
B: Amanda Ferrara & Igor Fialho
S: Michael J Palleschi & Laurie A Palleschi
Book/Page: 59038/9, Date: 07/02/24
Mtg: Bluestone Bank $477,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 43560sf

315 HARVEST LN **$830,000**
B: Md T Zaman
S: Charles E Climer & Cindy A Climer
Book/Page: 59021/267, Date: 06/27/24
Mtg: Rockland Tr Co $622,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21780sf
Prior Sale: $495,000 (05/11)

25 LADY SLIPPER RD **$775,000**
B: Alanna M Kelley & Tanner J Cramer
S: Bonnie J Negrich
Book/Page: 59020/127, Date: 06/27/24
Mtg: Guild Mortgage Co $620,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 44594sf
Prior Sale: $440,000 (11/15)

180 MAIN ST U:3101 ..... **$280,000**
B: Nicholas Robinson & Sherene K Robinson
S: Tyler Mcconnell
Book/Page: 59035/13, Date: 07/01/24
Mtg: New Fed Mtg Corp $224,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $226,000 (05/23)

500 MAIN ST **$395,000**
B: Robert Antoine
S: Elizabeth D Folloni
Book/Page: 59042/31, Date: 07/03/24
Mtg: Zillow Home Loans $296,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16840sf

55 OAK RIDGE LN **$725,000**
B: James M Monaghan & Elizabeth A Monaghan
S: Howard J Arons
Book/Page: 59019/323, Date: 06/27/24
Mtg: Radius Financial Grp $507,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 33014sf
Prior Sale: $675,000 (07/23)

62 OLD FORGE RD U:62 ..... **$260,000**
B: Christopher Kerwin
S: Paul K Dufault, Tr for Wayne M Dufault 2019 RET
Book/Page: 59027/134, Date: 06/28/24
Mtg: Mllestone Mtg Solutio $252,200
Term: 2054
Use: 1 Bdrm Condo

259 PARK AVE **$609,000**
B: Sb Hausladen Brgwater LLC
S: William B Cayson & Andrea Cayson
Book/Page: 59031/230, Date: 07/01/24
Use: Residential Developable Land, Lot: 8000sf
Prior Sale: $287,500 (03/16)

15 SOUTHBRIDGE FARMS WAY **$790,000**
B: Ashley R Sanchez & Steven F Foster
S: Malcolm J Benvie & Shirlee E Benvie
Book/Page: 59018/277, Date: 06/27/24
Mtg: LoanDepot.Com $775,691
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 45152sf

324 SUMMER ST **$609,000**
B: Sb Hausladen Brgwater LLC
S: William B Cayson & Andrea Cayson
Book/Page: 59031/230, Date: 07/01/24
Use: 3 Bdrm Antique, Lot: 8000sf
Prior Sale: $287,500 (03/16)

547 VERNON ST **$690,000**
B: Xochitl G Medina & Israelk A Banuelos
S: Willard R Lawson & Dilce R Lawson
Book/Page: 59024/27, Date: 06/28/24
Mtg: Rockland Tr Co $669,300
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 28558sf
Prior Sale: $268,500 (07/15)

20 WINDEMERE WAY **$728,000**
B: Kyle P Cole & Tiffany Kocher
S: Richard E Sullivan & Paula J Sullivan
Book/Page: 59027/49, Date: 06/28/24
Mtg: Leader Bank NA $428,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 69436sf
Prior Sale: $193,060 (06/93)

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

26 ALLEN ST **$830,000**
B: Miguel Gomes
S: Paul Tsarhopoulos & Jonathan J Davey
Book/Page: 59019/121, Date: 06/27/24
Use: Apartment Bldg - 4-8 Units, Lot: 6800sf

69 AUBURN ST **$425,000**
B: Mackenson Tingue & Lebibie P Homme
S: Deanna Vasquez & Vincer Vasquez
Book/Page: 59029/286, Date: 06/28/24
Mtg: Total Mtg Svcs $403,750
Term: 2054
Use: 2 Bdrm Colonial, Lot: 8163sf
Prior Sale: $290,000 (06/20)

174 BOURNE ST **$499,000**
B: Jackson Laguerre & Sabine B Laguerre
S: Marie Delgado
Book/Page: 59016/1, Date: 06/26/24
Mtg: Guaranteed Rate Inc $489,961
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6499sf
Prior Sale: $148,500 (05/01)

11 CAIRN RD **$460,000**
B: Sharon Ward
S: Ccs Family Const Inc
Book/Page: 59024/47, Date: 06/28/24
Mtg: First Home Mtg $437,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11173sf
Prior Sale: $330,000 (11/23)

147 CENTRE ST U:511 ..... **$330,020**
B: Hope Coleman
S: James G Morrison Jr
Book/Page: 59042/103, Date: 07/03/24
Use: 2 Bdrm Condo
Prior Sale: $162,000 (08/17)

97 COLONEL BELL DR U:6 ..... **$290,000**
B: Jymson Joseph & Samuel Joseph
S: Joseph B Pierre & Rose B Pierre
Book/Page: 59037/206, Date: 07/02/24
Mtg: LoanDepot.Com $273,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $148,900 (04/06)

135 CROSS ST **$680,000**
B: Domingas Gomes & David G Dos Santos
S: Emmanuel Desmornes
Book/Page: 59037/68, Date: 07/02/24
Mtg: HarborOne Mortgage $667,683
Term: 2054
Use: 2-Family Two Family, Lot: 6364sf
Prior Sale: $320,000 (05/03)

10 DAY AVE **$760,000**
B: Elvis Dasilva
S: Midnight Sun LLC
Book/Page: 59033/84, Date: 07/01/24
Mtg: LoanDepot.Com $719,750
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 4940sf
Prior Sale: $364,600 (02/19)

48 EDWARD ST **$520,000**
B: Miosoti Reyes & Jerry A Lopez-Padilla
S: Daniel T Voelker, Tr for Voelker Irt
Doc#: 000000000852908, Date: 06/27/24
Mtg: Cross Country Mtg Inc $510,581
Term: 2054
Use: 3 Bdrm Split Level, Lot: 6839sf
Prior Sale: $74,900 (05/96)

157 ERROL RD **$600,000**
B: Sean Lunny
S: Sean K Rego & Susan M Rego
Book/Page: 59018/124, Date: 06/27/24
Mtg: Total Mtg Svcs $350,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10014sf
Prior Sale: $241,800 (12/03)

14 FERN ST **$555,000**
B: Celestina L Tacuri
S: Fern St Acquistions LLC
Book/Page: 59038/122, Date: 07/02/24
Mtg: First Home Mtg $444,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15621sf
Prior Sale: $450,000 (07/23)

426 FOREST AVE **$429,000**
B: Michele L Green & Christopher P Graham
S: Kiana D Majors
Book/Page: 59013/190, Date: 06/26/24
Mtg: Fairway Ind Mtg $407,550
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8812sf
Prior Sale: $236,000 (07/18)

17 FOSTER ST U:7 ..... **$400,000**
B: Chrislene Dejean
S: Affordable Properties LLC
Book/Page: 59032/275, Date: 07/01/24
Mtg: Bristol Cnty Svgs Bk $380,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Condo

3 HAL AVE **$580,000**
B: Aaron J Pires & Leanne E Pires
S: Kathy A Tracey, Tr for Robert M Tracey
Doc#: 000000000852964, Date: 06/28/24
Mtg: Sharon & Crescent Uni $420,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 16622sf
Prior Sale: $114,000 (07/97)

7 HALE ST **$445,000**
B: Nerlande Catule & Jean Cham
S: Alton E Corcoran & Cherish L Corcoran
Book/Page: 59027/13, Date: 06/28/24
Mtg: Fall River Five Cents $372,500
Term: 2054
Use: 3 Bdrm Split Level, Lot: 6129sf
Prior Sale: $220,000 (06/16)

28 HOWARD AVE **$415,000**
B: Richard Seraphin & Martine S Francois
S: Charlotte P Farragher
Book/Page: 59022/265, Date: 06/28/24
Mtg: Total Mtg Svcs $407,483
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8298sf
Prior Sale: $162,500 (10/93)

13 HUNTRESS AVE **$730,000**
B: Wendy E Tejeda & Genesis I Guerrero
S: Jesue L Monteiro
Book/Page: 59017/193, Date: 06/26/24
Mtg: Mtg Equity Partners $605,412
Term: 2054
Use: 5 Bdrm Colonial, Lot: 9749sf
Prior Sale: $495,000 (09/20)

17 IDA AVE **$535,000**
B: Cate Nakuya & Ferdinand Moise
S: Equityplus LLC
Book/Page: 59022/345, Date: 06/28/24
Mtg: Northpoint Mortgage $508,250
Term: 2054
Use: 3 Bdrm Split Level, Lot: 10001sf
Prior Sale: $310,000 (10/23)

49 INTERVALE ST **$430,000**
B: 49 Intervale LLC
S: Bauzys Marija Est & Regina Bauzys
Book/Page: 59029/62, Date: 06/28/24
Use: Apartment Bldg - 4-8 Units, Lot: 8050sf

9 KESWICK RD **$550,000**
B: Marie L Cetoute
S: Quintino Spinola & Mariza Spinola
Book/Page: 59032/181, Date: 07/01/24
Mtg: New American Funding $500,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 7501sf
Prior Sale: $338,000 (02/19)

68 LEGION PKWY **$150,000**
B: Neighborhood Hsng Svcs Of
S: Harborone Bank
Book/Page: 59030/63, Date: 06/28/24
Mtg: HarborOne Bank $1,300,000
Use: Bank Building, Lot: 9614sf

97 LOIDIE LN **$845,000**
B: Stephanie Jean-Pierre & Mackendy Jean-Pierre
S: Emilia Estates LLC
Book/Page: 59015/127, Date: 06/26/24
Mtg: North Easton Svgs Bk $1,016,000
Term: 2054
Use: Residential Developable Land, Lot: 42079sf

153 LONGWOOD AVE **$570,000**
B: Pierre A Saint Cyr & Saina Jean
S: Elizabeth D Andrade
Book/Page: 59030/93, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 10716sf
Prior Sale: $95,000 (04/00)

24 LORRIE AVE **$490,000**
B: Josette Merone & Rubin Cherubin
S: Jack Downing & Tammy Downing
Book/Page: 59020/218, Date: 06/27/24
Mtg: United Wholesale Mtg $462,952
Term: 2054
Use: 3 Bdrm Split Level, Lot: 6408sf
Prior Sale: $234,000 (04/03)

193 LYNN RD **$480,000**
B: Catsch Roland & Marie F Roland
S: Aduapemi Benson
Book/Page: 59020/298, Date: 06/27/24
Mtg: Eastern Bank $412,800
Term: 2054
Use: 4 Bdrm Ranch, Lot: 13608sf
Prior Sale: $376,000 (12/20)

15 MARKET ST **$675,000**
B: Jesue L Monteiro
S: Ryan Gadles, Tr for Vision Group Rt
Book/Page: 59037/30, Date: 07/02/24
Mtg: Total Mtg Svcs $652,471
Term: 2054
Use: 2-Family Two Family, Lot: 3019sf
Prior Sale: $123,000 (01/09)

24 MARTIN ST **$600,000**
B: Akossiwa C Agogo
S: Appleton Grove LLC
Book/Page: 59027/249, Date: 06/28/24
Mtg: Citizens Bank $582,000
Term: 2054
Use: 2-Family Two Family, Lot: 4992sf
Prior Sale: $330,000 (08/23)

20 MEADOWBROOK RD **$1,400,000**
B: High Pt Treatment Ctr Inc
S: Meadowbrook LLC
Book/Page: 59023/313, Date: 06/28/24
Use: Mixed Use-Prim Comm & Other, Lot: 176854sf
Prior Sale: $450,000 (07/04)

437 N WARREN AVE **$310,000**
B: 437 N Warren Ave LLC
S: Jimmy L Pereira
Book/Page: 59016/268, Date: 06/26/24
Use: 2 Bdrm Cape Cod, Lot: 6473sf
Prior Sale: $166,500 (05/15)

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PLYMOUTH REGISTRY
continued

685 OAK ST U:10-11 ..... **$250,000**
B: Bethany Vest-Parris
S: Yayoi Taniguchi
Book/Page: 59032/141, Date: 07/01/24
Mtg: Fall River Five Cents $225,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $220,000 (07/22)

15 PALMER ST **$490,000**
B: Ismith Jean & Zamelienne Brutus
S: Keri Farrell, Tr for Vasapollo Irt
Book/Page: 59043/301, Date: 07/05/24
Mtg: First Community Mtg $471,356
Term: 2054
Use: 4 Bdrm Colonial, Lot: 14401sf

37 PALMER ST **$479,900**
B: Gianna Munroe
S: Lisa A Rodericks & Linda A Berolini
Book/Page: 59041/59, Date: 07/03/24
Mtg: First Community Mtg $471,207
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12802sf

11 PARK RD **$422,500**
B: Flavia Gomes & Joao G Dos Santos
S: Dean Moore
Book/Page: 59032/229, Date: 07/01/24
Mtg: Washington Trust Mtg $414,846
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5920sf
Prior Sale: $80,750 (04/11)

10 PINKHAM ST **$775,000**
B: Bernado Stima Auto Repair
S: John Z Rudnicki, Tr for General Rt
Book/Page: 59033/323, Date: 07/01/24
Mtg: John Z Rudnicki $775,000
Use: Auto Repair, Lot: 25700sf
Prior Sale: $125,000 (05/13)

285 PLAIN ST U:204 ..... **$180,527**
B: Jarquin Properties LLC
S: Oconnell Mary Ann Est & Jennifer Fortier
Book/Page: 59022/197, Date: 06/28/24
Use: 2 Bdrm Condo

386 PLEASANT ST **$545,000**
B: Sonie J Charles & Jean V Charles
S: Myriam Compere-Itilus
Book/Page: 59026/161, Date: 06/28/24
Mtg: Fairway Ind Mtg $408,750
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 5998sf
Prior Sale: $240,000 (08/03)

35 RAYMOND RD **$430,000**
B: Rose Vilson
S: Bethoney Virdina A Est & Helen A Ward
Book/Page: 59036/298, Date: 07/02/24
Mtg: Guild Mortgage Co $407,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9657sf

23 ROBERTA AVE **$660,000**
B: Aghai A Onwuka & Princes K Onwuka
S: Michael Volpe, Tr for Sisto Volpe RET 2021
Book/Page: 59023/251, Date: 06/28/24
Mtg: Baycoast Mortgage Co $640,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13430sf

16 SOMERSET PL **$781,000**
B: Omosigho F Aiwuyor
S: Paul A Marsh
Book/Page: 59020/165, Date: 06/27/24
Mtg: LoanDepot.Com $766,854
Term: 2054
Use: 2-Family Two Family, Lot: 6769sf
Prior Sale: $480,000 (02/19)

199 SPRING ST **$975,000**
B: Lovely Jean & Gertrude Gary
S: Citywide Re Mgmt LLC
Book/Page: 59041/168, Date: 07/03/24
Mtg: First Home Mtg $918,293
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6242sf
Prior Sale: $507,000 (06/17)

75 STERLING RD **$355,000**
B: Kathleen Tchamako
S: John A Hill
Book/Page: 59027/193, Date: 06/28/24
Mtg: Radius Financial Grp $367,650
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 7135sf
Prior Sale: $229,000 (01/06)

561 SUMMER ST **$310,000**
B: Partners Choice Prop LLC
S: Janet F Johnson-Ponte, Tr for P A Crowley Declaration O
Book/Page: 59030/22, Date: 06/28/24
Mtg: Tailor Rdg REIT LLC $390,000
Use: 3 Bdrm Colonial, Lot: 18565sf

21 SUMNER ST W **$520,000**
B: Clement Adeniran & Bolaji Adeniran
S: Shayna H Sousa
Book/Page: 59028/245, Date: 06/28/24
Mtg: CMG Mortgage Inc $504,400
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13351sf

57 VERNE ST **$630,000**
B: Jean Occean
S: Cesar O Brooks
Book/Page: 59024/213, Date: 06/28/24
Mtg: Freedom Mortgage Corp $618,589
Term: 2054
Use: 4 Bdrm Bngl/Cottage, Lot: 7183sf
Prior Sale: $205,000 (02/06)

552 W ELM ST **$600,000**
B: Jorge A Souza & Tassia Desouza
S: Linda G Souza
Book/Page: 59038/75, Date: 07/02/24
Mtg: United Wholesale Mtg $510,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10707sf
Prior Sale: $315,500 (12/15)

54 W PARK ST **$630,000**
B: Benjamin Offley
S: Vanito P Gomes & Luis G Canuto
Book/Page: 59028/177, Date: 06/28/24
Mtg: Wintrust Mtg Corp $583,125
Term: 2054
Use: 2-Family Two Family, Lot: 4217sf
Prior Sale: $378,000 (02/19)

296 WEST ST **$660,000**
B: Raul J Mendes
S: Martin R Feroli
Book/Page: 59033/299, Date: 07/01/24
Mtg: Fall River Five Cents $310,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8952sf
Prior Sale: $150,000 (07/10)

63 WOODARD AVE **$515,000**
B: Jackson Treme, Tr for Germina Joseph
S: Bryan G Nunes
Book/Page: 59014/117, Date: 06/26/24
Mtg: Primary Residentl Mtg $505,672
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7200sf
Prior Sale: $275,000 (09/18)

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

3 MURDOCK ST **$463,000**
B: Jeremy Baker & Jessica L Reichert
S: Joseph E Reichert & Ann R Reichert
Book/Page: 59025/50, Date: 06/28/24
Mtg: LoanDepot.Com $370,400
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 22946sf

12 S MAIN ST **$113,000**
B: Bowmans Point LLC
S: K S Moore, Tr for Moore Cottage Rt
Book/Page: 59041/162, Date: 07/03/24
Use: 3 Bdrm Ranch, Lot: 370260sf

244 TREMONT ST **$100,000**
B: Nicholas Leronimo, Tr for Robert J Leronimo Rt
S: C B Davison
Book/Page: 59038/71, Date: 07/02/24
Use: Residential Developable Land, Lot: 33541sf

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

50 CANDLEWICK CLOSE **$625,000**
B: Lance Mortland Jr & Kerry Mortland
S: Christopher Cardinale & Jacqueline Cardinale
Book/Page: 59027/278, Date: 06/28/24
Mtg: First Home Mtg $531,250
Term: 2054
Use: 3 Bdrm Split Level, Lot: 58295sf
Prior Sale: $420,000 (07/06)

30 KEENE ST **$970,000**
B: Brittany Leary
S: Leary Fp LLC
Book/Page: 59037/89, Date: 07/02/24
Mtg: UBS Bank USA $970,000
Term: 2054
Use: Accessory Land Improved, Lot: 48695sf
Prior Sale: $385,000 (08/23)

656 MAYFLOWER ST **$875,000**
B: Matthew W Tice & Elizabeth Tice
S: Richard J Bulman & Christine M Bulman
Book/Page: 59015/93, Date: 06/26/24
Mtg: Guaranteed Rate Inc $475,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 111874sf
Prior Sale: $16,200 (02/94)

101 TUSSOCK BROOK RD U:101 ..... **$800,000**
B: Ernest Joseph & Joyce Sorsby
S: Brian P Sullivan & Caryl H Sullivan
Book/Page: 59015/88, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $470,000 (06/19)

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

356 BELMONT ST **$450,000**
B: Evanilda L Rosa-Depina
S: Marilyn J Webb
Book/Page: 59019/174, Date: 06/27/24
Mtg: Guild Mortgage Co $355,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 9235sf

823 CENTRAL ST **$565,000**
B: Alexander Baker & Brooke Mello
S: Michelle M Dutcher
Book/Page: 59041/257, Date: 07/03/24
Mtg: Freedom Mortgage Corp $554,766
Term: 2054
Use: 4 Bdrm Conventional, Lot: 35013sf
Prior Sale: $120,000 (05/19)

1495 CENTRAL ST **$425,000**
B: Jonathan R Guarino
S: Colleen M Pierce
Book/Page: 59027/310, Date: 06/28/24
Mtg: Canton Cp Bk $300,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 36721sf
Prior Sale: $155,000 (06/98)

88 CROSS ST **$450,000**
B: Katie Russo & Sean Skorohod
S: Vivian E Meserve & Bruce C Meserve
Book/Page: 59014/231, Date: 06/26/24
Mtg: Mortgage Corp EastIll $390,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13870sf

210 N CENTRAL ST **$680,000**
B: Kim A Donovan & Benjamin Donovan
S: Edwards T Donegan & Ruth I Donegan
Book/Page: 59026/307, Date: 06/28/24
Mtg: United Wholesale Mtg $667,683
Term: 2054
Use: 2-Family Conventional, Lot: 38159sf
Prior Sale: $114,350 (07/94)

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

268 THOMPSON ST **$500,000**
B: Henrique Araujo
S: Crowd Lending Fund One LL
Book/Page: 59024/160, Date: 06/28/24
Use: 5 Bdrm Antique, Lot: 53265sf
Prior Sale: $450,000 (06/24)

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

57 BATES WAY **$1,400,000**
B: Jonathan D Fazio & Colleen N Fazio
S: Andrew R Levin & Hilary S Levin
Book/Page: 59025/321, Date: 06/28/24
Mtg: Guaranteed Rate Inc $700,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30056sf
Prior Sale: $658,900 (11/01)

1 CHURCH ST **$945,000**
B: James Cantelli & Casey Cantelli
S: Frank P Mclaughlin & Robin B Mclaughlin
Book/Page: 59036/100, Date: 07/02/24
Mtg: Cross Country Mtg Inc $395,000
Term: 2054
Use: 3 Bdrm Antique, Lot: 47916sf
Prior Sale: $450,000 (10/14)

3 GREAT ACRES DR **$1,350,000**
B: Dung T Tran, Tr for Anh V Tran
S: Paula L Larson, Tr for Larson Ft
Book/Page: 59017/349, Date: 06/27/24
Mtg: Mtg Connection Llc $650,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 39640sf
Prior Sale: $195,000 (05/08)

84 KING ST **$632,000**
B: Heather Donofrio
S: Travis R Barth & Cassandra E Barth
Book/Page: 59036/326, Date: 07/02/24
Mtg: Mortgage Corp EastIll $474,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12632sf
Prior Sale: $340,000 (06/14)

2 LONGWOOD LN U:306 ..... **$650,000**
B: Dorothy R Ansaldi
S: Stephanie L Bonarrigo
Book/Page: 59013/140, Date: 06/26/24
Use: 2 Bdrm Condo
Prior Sale: $475,000 (12/20)

1271 MAIN ST **$449,000**
B: Xbros Bldg & Const Inc
S: Linda J Lucey, Tr for Lucey Nt
Book/Page: 59020/123, Date: 06/27/24
Use: 2 Bdrm Antique, Lot: 38333sf

235 PLEASANT ST **$720,000**
B: Michael G Cunha & Lilian Cunha
S: John W Wilson & Teresa W Wilson
Book/Page: 59019/89, Date: 06/27/24
Mtg: United Wholesale Mtg $695,970
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44867sf
Prior Sale: $525,000 (11/17)

42 RUSSELL RD **$560,000**
B: Nikki Ingram & Matthew Jimenez
S: Robert P Hiltz & Brittany Hiltz
Book/Page: 59041/130, Date: 07/03/24
Mtg: Rocket Mortgage LLC $476,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 10890sf
Prior Sale: $424,900 (08/20)

8 WOOD HOLLOW WAY **$1,200,000**
B: Kevin Bonarrigo & Stephanie Bonarrigo
S: Carlos Duran & Jennifer Duran
Book/Page: 59014/313, Date: 06/26/24
Mtg: Movement Mtg LLC $750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30056sf
Prior Sale: $759,900 (05/17)

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

462 FRANKLIN ST **$435,000**
B: John Ryan & Julieanne Ryan
S: Nicole M Seaton
Book/Page: 59020/93, Date: 06/27/24

27 GEORGE ST **$780,000**
B: James Smith & Lisa M Smith
S: Dj Mcaloney Ft & Douglas B Mcaloney Jr
Book/Page: 59032/338, Date: 07/01/24
Mtg: Rockland Tr Co $530,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30710sf
Prior Sale: $350,000 (05/04)

34 OAK ST **$640,000**
B: Richard A Long Jr & Alysa Long
S: Gail F Kenerson, Tr for Bcct Rt
Book/Page: 59023/319, Date: 06/28/24
Mtg: Leader Bank NA $480,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 5500sf
Prior Sale: $349,900 (04/19)

164 WALTHAM ST **$415,000**
B: Karson E Kreft & Jordan L Kreft
S: Nancy Hopps
Book/Page: 59012/212, Date: 06/26/24
Mtg: Baycoast Mortgage Co $300,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9583sf

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

4 BEALS COVE RD U:B **$350,000**
B: Joyce Baglione
S: Ellen W King
Book/Page: 59016/134, Date: 06/26/24
Mtg: Guaranteed Rate Inc $150,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $83,500 (08/98)

5 BIRCH CIR **$1,000,000**
B: Hayden Cohen
S: Sara Trottier, Tr for Beniot Trottier 3rd
Doc#: 000000000852920, Date: 06/27/24
Mtg: BankESB $800,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Colonial, Lot: 7167sf
Prior Sale: $834,000 (07/21)

9 CALLAHAN PL **$1,650,000**
B: Alexander Natroski
S: James D Choulas & Elizabeth A Choulas
Book/Page: 59043/184, Date: 07/05/24
Mtg: Bank of America NA $767,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 9549sf
Prior Sale: $929,000 (03/15)

121 DOWNER AVE **$2,600,000**
B: Jeremy D Lagomarsino RET
S: Ellen G English & William S English Jr
Book/Page: 59034/230, Date: 07/01/24
Use: 4 Bdrm Conventional, Lot: 22545sf
Prior Sale: $1,662,100 (08/18)

28 FAIRVIEW ST **$1,795,000**
B: Timothy W Bilodeau Jr & Julie Bilodeau
S: Desmond J Gallacher & Caroline Gallacher
Book/Page: 59018/210, Date: 06/27/24
Mtg: Guaranteed Rate Inc $436,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 18015sf
Prior Sale: $559,000 (07/13)

2 FRANKLIN RODGERS RD **$3,505,000**
B: Shawn V Gruver, Tr for 2021 Gruver Ft
S: Thomas Duval & Julianne Duval
Book/Page: 59034/190, Date: 07/01/24
Mtg: Wells Fargo Bank $2,800,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 43049sf
Prior Sale: $1,935,000 (06/20)

7 HERSEY ST **$1,085,000**
B: Matthew J Dugan & Lauren K White
S: Jesse S Roth & Mary N Grey
Book/Page: 59032/65, Date: 07/01/24
Mtg: Morgan Stanley Privat $868,000
Term: 2054 Rate: 6.2% Type: Adj
Use: 3 Bdrm Antique, Lot: 3150sf
Prior Sale: $699,000 (12/19)

14 HIGHVIEW DR **$1,160,000**
B: 182 Newbridge LLC
S: Richard E Hamaty & Rhoda M Hamaty
Book/Page: 59043/163, Date: 07/05/24
Use: 3 Bdrm Ranch, Lot: 18158sf

1 INDIAN ROCK LN **$3,100,000**
B: Nicholas S Stender & Jenna R Lillemoe
S: Leslie J Nordin & Dayton D Nordin
Book/Page: 59032/202, Date: 07/01/24
Mtg: Berkshire Bank $1,860,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 40871sf
Prior Sale: $1,425,000 (07/12)

10 LEONARD ST **$1,150,000**
B: Patricia M Burke & Santiago M Lombardozzi
S: Michael Manning & Natalia C Manning
Book/Page: 59017/315, Date: 06/26/24
Mtg: Movement Mtg LLC $500,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 9006sf
Prior Sale: $955,000 (06/21)

21 LINSCOTT RD **$950,000**
B: Matthew J Collins & Laura F Collins
S: Santiago M Lombardozzi & Patricia M Burke
Book/Page: 59015/47, Date: 06/26/24
Mtg: Fairway Ind Mtg $300,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8901sf
Prior Sale: $450,000 (11/14)

132 MAIN ST **$2,715,000**
B: Max J Kaye & Allison Kaye
S: Lisa G Delmonico
Book/Page: 59025/270, Date: 06/28/24
Mtg: JPMorgan Chase Bank $2,307,750
Term: 2054
Use: 4 Bdrm Antique, Lot: 19638sf
Prior Sale: $965,250 (11/12)

737 MAIN ST **$2,975,000**
B: Sara Trottier, Tr for Benoit P Trottier
S: Michael Holtschlag & Nancy Holtschlag
Book/Page: 59021/296, Date: 06/27/24
Mtg: Guaranteed Rate Inc $2,082,500
Term: 2054
Use: 4 Bdrm Antique, Lot: 32341sf
Prior Sale: $1,850,000 (02/18)

800 MAIN ST **$1,300,000**
B: Amy Alabaster & John Giordano
S: David Anthony & Tina Anthony
Book/Page: 59023/287, Date: 06/28/24
Mtg: Berkshire Bank $965,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Antique, Lot: 40436sf
Prior Sale: $490,000 (09/99)

1012 MAIN ST **$947,500**
B: Danya R Day-Cochran & John L Cochran
S: Frances D Gannon
Book/Page: 59025/202, Date: 06/28/24
Mtg: Movement Mtg LLC $247,500
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 12688sf
Prior Sale: $380,000 (01/13)

6 MONUMENT CIR **$815,000**
B: Michael Foshey & Heather Foshey
S: Connolly Joyce A Est & Claire P Arnold
Book/Page: 59038/231, Date: 07/02/24
Mtg: Rockland Tr Co $740,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Antique, Lot: 36872sf

10 SHIPYARD DR U:405 ..... **$1,310,000**
B: Carole Mcdermott
S: Matthew L Hoffman & Elaine B Hoffman
Book/Page: 59036/67, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $1,158,750 (10/20)

10 SHIPYARD DR U:501 ..... **$685,000**
B: Frances D Gannon
S: Mollie M Kinlin
Book/Page: 59027/333, Date: 06/28/24
Mtg: Mortgage Corp EastIll $155,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $640,000 (08/20)

10 SHIPYARD DR U:503 ..... **$695,000**
B: Michael W Blankenship, Tr for M W Blankenship Survivors
S: Keith E Polaski & Diane L Polaski
Book/Page: 59033/341, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $695,000 (11/22)

264 SOUTH ST **$2,075,000**
B: Timothy Mathien & Jennifer Mathien
S: Brendan C Galgay & Amanda B Galgay
Book/Page: 59017/232, Date: 06/26/24
Mtg: Mortgage Corp EastIll $1,400,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 62651sf
Prior Sale: $1,400,000 (10/16)

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

3 4TH ST **$698,000**
B: Karen K Amann & Thomas G Amann
S: Judith A Hutchinson & Helen A Waldorf
Book/Page: 59037/329, Date: 07/02/24
Mtg: Ally Bank $89,999
Term: 2054
Use: 3 Bdrm Ranch, Lot: 3999sf
Prior Sale: $336,000 (08/12)

106 ATLANTIC AVE **$175,000**
B: Elizabeth A Harling
S: Nicole C Graziano
Book/Page: 59022/188, Date: 06/28/24
Use: 4 Bdrm Colonial, Lot: 8899sf
Prior Sale: $520,000 (01/17)

2 CIRCUIT AVE **$700,000**
B: Brian A Williams, Tr for Circuit Ave Realt T
S: Molly H Williams, Tr for Tatu Rt
Doc#: 000000000853010, Date: 07/01/24
Use: 3 Bdrm Colonial, Lot: 3733sf
Prior Sale: $330,500 (10/16)

57 E ST **$1,160,000**
B: Daniel C Clifford & Wray J Clifford
S: Frank N Strauss & Judith A Strauss
Book/Page: 59028/329, Date: 06/28/24
Mtg: Movement Mtg LLC $660,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6564sf
Prior Sale: $655,500 (08/17)

103 HIGHLAND AVE **$500,000**
B: Kristen Dibella & Frank Prall
S: Michael A Sullivan, Tr for Michael A Sullivan T
Book/Page: 59031/209, Date: 07/01/24
Use: Residential Developable Land, Lot: 12070sf

57 NEWPORT RD **$630,000**
B: Kristen Lyons, Tr for 57 Newport Rd Rt
S: Mark Veilleux
Book/Page: 59023/134, Date: 06/28/24
Use: 3 Bdrm Bngl/Cottage, Lot: 7444sf
Prior Sale: $380,000 (04/20)

435 NEWPORT RD **$640,000**
B: Edvaldo Dasilva
S: Robert Lindo
Doc#: 000000000852883, Date: 06/26/24
Mtg: Wells Fargo Bank $448,000
Term: 2054
Use: 2-Family Conventional, Lot: 5423sf
Prior Sale: $336,000 (03/19)

59 OCEANSIDE DR U:59 ..... **$750,000**
B: Theresa Burns & Theodore Burns
S: Kieth St Clair & N Sivasubramoniapillai
Book/Page: 59030/330, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $705,000 (11/20)

1 ROOSEVELT AVE **$850,000**
B: Geraldine Reilly & Louise Lovallo
S: Kristen N Lyons
Book/Page: 59023/33, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 2618sf
Prior Sale: $275,000 (06/18)

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

138 ELM ST U:38 ..... **$510,000**
B: Paul S Baumrind & Angie Nicaj
S: Darlene J Regan
Book/Page: 59024/165, Date: 06/28/24
Mtg: Radius Financial Grp $250,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $390,000 (10/20)

138 ELM ST U:44 ..... **$260,500**
B: Bradley Davis
S: Carolyn Jacobson
Book/Page: 59026/101, Date: 06/28/24
Mtg: Liberty Bay CU $208,400
Term: 2054
Use: 2 Bdrm Condo

42 GALLEN RD **$6,000,000**
B: Mhc 295 Kingston Ma LLC
S: A Plus Storage Corp
Book/Page: 59017/68, Date: 06/26/24
Mtg: Extra Space Storage L $5,280,000
Term: 2029
Use: Mixed Use-Prim Comm & Other, Lot: 107158sf
Prior Sale: $300,000 (10/98)

36 GILFEATHER LN **$1,084,000**
B: Michael Forgione & Marissa Forgione
S: Jason T Rhoades & Casey L Rhoades
Book/Page: 59021/65, Date: 06/27/24
Mtg: M&T Bank NA $921,400
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 44867sf
Prior Sale: $632,500 (06/18)

9 HAWTHORNE RD **$590,000**
B: Carolyn Jacobson & Brian Patterson
S: Herbert E Swanson & Linda M Swanson
Book/Page: 59029/89, Date: 06/28/24
Mtg: Rockland Tr Co $390,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30328sf
Prior Sale: $133,000 (01/91)

2 HILLCREST RD **$584,100**
B: Joanne Shea & Edward Scigliano
S: Michael A Leva
Book/Page: 59018/148, Date: 06/27/24
Use: 3 Bdrm Ranch, Lot: 21742sf
Prior Sale: $160,000 (07/98)

87 HOWLANDS LN **$430,000**
B: David Barry
S: Nancy A Dimaggio
Doc#: 000000000852949, Date: 06/28/24
Use: 3 Bdrm Bngl/Cottage, Lot: 9583sf

83 INDIAN POND RD **$949,000**
B: Todd Michalik
S: Alfred M Boucher & Suzanne M Boucher
Book/Page: 59016/25, Date: 06/26/24
Mtg: American Ngbd Mtg Acc $759,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 125888sf
Prior Sale: $362,000 (01/17)

29 NEWCOMBS MILL RD **$675,000**
B: Joseph T Murphy
S: Jason Rawlins
Book/Page: 59020/30, Date: 06/27/24
Mtg: Flagstar Bank FSB $506,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44431sf
Prior Sale: $415,000 (12/15)

77 RING RD **$660,000**
B: Joseph B Gannon Jr
S: Cynthia L Wormald
Book/Page: 59024/282, Date: 06/28/24
Mtg: LoanDepot.Com $640,200
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 59242sf
Prior Sale: $58,000 (05/91)

98 RING RD **$900,000**
B: Heath R Howell & Alyssa Howell
S: Paul Gillis & Teresa Gillis
Book/Page: 59032/2, Date: 07/01/24
Mtg: Navy FCU $523,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 67082sf
Prior Sale: $135,000 (06/01)

126 SUMMER ST **$600,000**
B: Drream Team Inv LLC
S: Candito John Est & Nina Gould
Book/Page: 59038/36, Date: 07/02/24
Mtg: Apex Capital LCC $525,000
Use: 2-Family Two Family, Lot: 78408sf
Prior Sale: $325,000 (03/07)

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

9 CHRISJENN BROOKE LN **$820,000**
B: Timothy Derosiers & Corinne Derosiers
S: Peter A Fasel
Book/Page: 59027/69, Date: 06/28/24
Mtg: Cross Country Mtg Inc $805,147
Term: 2054
Use: 4 Bdrm Colonial, Lot: 77405sf
Prior Sale: $540,000 (06/07)

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4 LANG ST **$393,000**
B: Luiz Goncalves
S: Brunette Alan M Est & Jaqueline F Krol
Book/Page: 59019/41, Date: 06/27/24
Use: 3 Bdrm Split Level, Lot: 143181sf
Prior Sale: $160,000 (09/91)

22 MAIN ST **$338,000**
B: Karen Ladetto & Scott Ladetto
S: Janet M Black
Book/Page: 59025/172, Date: 06/28/24
Mtg: Movement Mtg LLC $331,877
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 11000sf
Prior Sale: $152,500 (11/01)

123 PRECINCT ST **$580,000**
B: Martin Feroli
S: Alexander W Seibet & Sarah J Thomas
Book/Page: 59034/242, Date: 07/01/24
Mtg: CMG Mortgage Inc $305,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 21780sf
Prior Sale: $330,000 (05/19)

Marshfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	66
Median Price	$672,500	$770,000

► REAL ESTATE SALES

CALIFORNIA ST **$590,000**
B: Andrew Hillstromm & Natalie Pearl
S: Whitney David R Est & Steven J Whitney
Book/Page: 59041/33, Date: 07/03/24

60 EVERSON RD **$523,000**
B: James Winsmann & Dana Winsmann
S: Lester F Gerry, Tr for Nina L Mello Irt
Book/Page: 59029/55, Date: 06/28/24
Use: 2 Bdrm Cottage, Lot: 5160sf

78 FAIRWAYS EDGE DR **$1,010,000**
B: James D Rotan & Julie G Rotan
S: Colin A Donahue & Carol A Donahue
Book/Page: 59025/24, Date: 06/28/24
Mtg: Middlesex Svgs Bk $858,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 25711sf
Prior Sale: $81,000 (10/91)

51 HAMPSTEAD WAY **$1,525,000**
B: Donald D Stafford & Megan A Mear
S: Gary R Stacey & Elizabeth B Stacey
Doc#: 000000000852902, Date: 06/27/24
Mtg: Amerant Mortgage $525,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 91040sf
Prior Sale: $580,000 (03/92)

99 INDIAN RD **$785,000**
B: Jenilyn K Miller & Gregory J Oneull
S: Patrick A Smith
Doc#: 000000000853014, Date: 07/01/24
Mtg: Washington Trust Mtg $628,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 23119sf
Prior Sale: $475,000 (10/18)

66 KING PHILLIPS PATHE **$910,000**
B: Edward T Mccomber Jr & Halle Mccomber
S: Michael G Berian & Kristina M Berian
Book/Page: 59016/165, Date: 06/26/24
Mtg: Movement Mtg LLC $728,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 52272sf
Prior Sale: $410,000 (05/11)

65 MARSHHAWK WAY **$1,015,000**
B: William Burchill & Alexandra Burchill
S: Eoghain J Hamilton & Mary E Hamilton
Book/Page: 59022/319, Date: 06/28/24
Mtg: Guild Mortgage Co $812,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15003sf
Prior Sale: $190,000 (07/15)

729 OCEAN ST **$140,500**
B: Thomas J Konetzny, Tr for Konetzny Int
S: Paul E Konetzny, Tr for Pj Kinetzny Nt
Book/Page: 59043/236, Date: 07/05/24
Use: 3 Bdrm Cottage, Lot: 4390sf

729 OCEAN ST **$140,500**
B: Thomas J Konetzny, Tr for Konetzny Int
S: Robert Konetzny, Tr for Konetzny Ft
Book/Page: 59043/241, Date: 07/05/24
Use: 3 Bdrm Cottage, Lot: 4390sf
Prior Sale: $140,500 (07/24)

875 OCEAN ST U:8 ..... **$144,500**
B: Michael Dulong & Michaelle Munger-Dulong
S: 875 Ocean Street LLC
Book/Page: 50260/169, Date: 09/06/18
Mtg: Leader Bank NA $108,375
Use: Condo

157 ORCHARD RD **$680,000**
B: Maureen A Oriola, Tr for Oriola Ft
S: Jeffrey Ringer & Brenda Ringer
Book/Page: 59034/328, Date: 07/01/24
Use: 3 Bdrm Colonial, Lot: 30184sf
Prior Sale: $248,900 (09/99)

80 RED GOLD FARM RD **$1,527,586**
B: Michael Devin
S: North Duxbury LLC
Book/Page: 59042/66, Date: 07/03/24
Mtg: Mortgage Corp EastIII $1,222,069
Term: 2054 Rate: 6.3% Type: Adj
Use: Res Potentially Dvlpble Land, Lot: 23429sf

22 ROOSEVELT RD **$760,000**
B: George Lamb & Pamela Monahan
S: Marc S Doucette, Tr for Marc S Doucette RET
Book/Page: 59016/215, Date: 06/26/24
Mtg: Radius Financial Grp $152,625
Term: 2054
Use: 2 Bdrm Old Style, Lot: 3276sf
Prior Sale: $300,000 (10/02)

748 S RIVER ST **$685,000**
B: Kristina M Berian
S: Richard J Savage Jr & Ellen T Savage
Book/Page: 59017/262, Date: 06/26/24
Mtg: Rockland Tr Co $548,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9872sf
Prior Sale: $389,000 (09/02)

864 S RIVER ST **$760,000**
B: Cameron Ahouse & Gabriela Lopez
S: Jonathan H Walzer
Book/Page: 59023/341, Date: 06/28/24
Mtg: Leader Bank NA $722,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20000sf

385 SCHOOL ST **$750,000**
B: Matthew J Baldasare
S: Cynthia J Gilman
Book/Page: 59029/251, Date: 06/28/24
Mtg: Guild Mortgage Co $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 47480sf
Prior Sale: $274,000 (04/00)

451 SCHOOL ST U:7-1 ..... **$229,900**
B: 451 School St 7-1 Rt
S: Christopher Leaman, Tr for Castle Green Condo T
Book/Page: 59034/120, Date: 07/01/24
Use: 2 Bdrm Condo

6 WHITFORD DR **$604,900**
B: Daniel C Shea & Joanne M Shea
S: Edward J Geswell Jr & Kathleen F Geswell
Book/Page: 59017/259, Date: 06/26/24
Use: 3 Bdrm Ranch, Lot: 21407sf
Prior Sale: $424,900 (04/19)

31 WILDWOOD RD **$751,111**
B: Eli B Adams & Lauren Proctor
S: John L Scolponeti & Diana M Scolponeti
Doc#: 000000000853036, Date: 07/01/24
Mtg: Mortgage Corp EastIII $600,889
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 37600sf
Prior Sale: $499,000 (05/19)

Mattapoisett

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	26
Median Price	$585,000	$785,000

► REAL ESTATE SALES

12 CANNON ST **$782,000**
B: Massbay Renovation & Dev
S: Jacob Schmidt, Tr for Ronald Conrad Leblanc Lt
Book/Page: 59033/39, Date: 07/01/24
Mtg: Loan Funder LLC $923,800
Use: 3 Bdrm Antique, Lot: 8979sf
Prior Sale: $192,000 (10/95)

Middleboro

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	56
Median Price	$492,500	$510,250

► REAL ESTATE SALES

CHERRY ST **$10,000**
B: K P Murphy & Lindsey M Murphy
S: Paul E Turner & Susan M Turner
Book/Page: 59028/272, Date: 06/28/24

22 E GROVE ST **$245,000**
B: Southcoast Prop Buyers LL
S: Lynn M Merrick
Book/Page: 59037/152, Date: 07/02/24
Mtg: Tailor Rdg REIT LLC $345,000
Use: 3 Bdrm Conventional, Lot: 12196sf
Prior Sale: $200,000 (09/01)

48 E MAIN ST **$499,000**
B: Dominique Dozier
S: Angelo M Alves
Book/Page: 59026/282, Date: 06/28/24
Mtg: United Wholesale Mtg $489,961
Term: 2054
Use: 4 Bdrm Conventional, Lot: 9583sf
Prior Sale: $140,000 (11/14)

150 EVERETT ST **$1,500,000**
B: Vvespa LLC
S: Zero Everett St Rt & Peter C Varrasso Jr
Book/Page: 59036/287, Date: 07/02/24
Use: Accessory Land Improved, Lot: 30492sf

JOHN PERKINS WAY L:2 ..... **$225,000**
B: Southbrook Dev Inc
S: Dr Perkins LLC
Book/Page: 59022/259, Date: 06/28/24

8 LOVELL ST **$465,000**
B: Robert Kirkland & Paisley Kirkland
S: Samantha Gadoury & Adam Gadoury
Book/Page: 59015/205, Date: 06/26/24
Mtg: Nations Direct Mtg $395,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13939sf
Prior Sale: $150,000 (10/11)

189 THOMAS ST **$649,900**
B: Brianna Huard & Maurie Huard
S: Christopher W Benson & Amy L Benson
Book/Page: 59032/315, Date: 07/01/24
Mtg: Cross Country Mtg Inc $519,920
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 80102sf
Prior Sale: $377,734 (06/16)

100 TISPAQUIN ST **$716,500**
B: Scott Fortier & September Fortier
S: Southbrook Dev Inc
Book/Page: 59017/212, Date: 06/26/24
Mtg: Prestige Home Mtg LLC $573,200
Term: 2054
Use: Non-Productive Land, Lot: 52272sf

26 WEBSTER ST **$520,000**
B: Tuohey Kagiwada & Casey Kagiwada
S: Vincent J Falconeiri, Tr for Mas Rt
Book/Page: 59032/37, Date: 07/01/24
Mtg: CMG Mortgage Inc $498,199
Term: 2054
Use: 4 Bdrm Dutch Colonl, Lot: 7405sf
Prior Sale: $365,000 (05/24)

Norwell

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	28
Median Price	$882,000	$1,075,275

► REAL ESTATE SALES

230 BOWKER ST **$1,100,000**
B: Jerilyn K Housley & Richard A Housley Jr
S: Gregory W Simmons & Teresa L Simmons
Doc#: 000000000853018, Date: 07/01/24
Mtg: Cross Country Mtg Inc $862,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 74052sf
Prior Sale: $780,000 (11/19)

27 DONOVAN FARM WAY U:27 ..... **$900,000**
B: Jonathan H Walzer
S: James J Burke
Book/Page: 59030/56, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $495,000 (10/14)

15 JUDGES HILL DR **$1,600,000**
B: Jessica L Hull, Tr for 15 Judges Hill T
S: Mary K Omeara, Tr for Michael Mcgory Rt
Book/Page: 59024/244, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 59242sf
Prior Sale: $158,000 (11/92)

175 SUMMER ST **$612,000**
B: Brooke L Davolos
S: Michael B Kelly & Colleen J Kelly
Book/Page: 59024/107, Date: 06/28/24
Mtg: Guaranteed Rate Inc $489,600
Use: 3 Bdrm Ranch, Lot: 45302sf
Prior Sale: $425,000 (10/04)

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

16 BAGNELL DR U:16 ..... **$615,000**
B: Mary Henriksen
S: Donato Michael A Est & Paula Donato
Book/Page: 59019/153, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $326,415 (05/02)

45 FAIRWOOD DR **$440,000**
B: Kevin Kane LLC
S: Richard F Adams, Tr for Amberjack T
Book/Page: 59038/298, Date: 07/02/24
Mtg: Paul Rossi $470,000
Use: 1-Family Split Entry, Lot: 40050sf

12 IRONWOOD RD **$930,000**
B: Akram Moussa & Marsa Salib
S: Kevin J Schiffman & Jamie Schiffman
Doc#: 000000000852952, Date: 06/28/24
Mtg: NFM Inc $744,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 26783sf
Prior Sale: $639,015 (08/19)

40 MILL ST **$675,000**
B: Beth M Thompson, Tr for Bb Thompson Ft
S: Tracey A Stewart
Book/Page: 59038/262, Date: 07/02/24
Use: 3 Bdrm Cape Cod, Lot: 40000sf
Prior Sale: $385,000 (01/06)

44 PINE TREE LN **$525,000**
B: Erin Mcdonough & Joshua Bergin
S: Jennifer L Boyce & John S Boyce
Book/Page: 59023/178, Date: 06/28/24
Mtg: Cross Country Mtg Inc $480,768
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12000sf
Prior Sale: $320,000 (08/16)

14 STANDISH ST **$675,000**
B: Lindsay D Byron & Joseph J Byron
S: Sherry L Kelleher & Michael J Kelleher
Book/Page: 59024/136, Date: 06/28/24
Mtg: Rocket Mortgage LLC $575,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 43198sf
Prior Sale: $379,000 (06/04)

35 STETSON AVE **$330,000**
B: James Hassan
S: Helen M Cogswell
Book/Page: 59039/311, Date: 07/03/24
Use: 2 Bdrm Colonial, Lot: 7775sf

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

1 BAYDEN PATH **$1,146,500**
B: Natalia C Manning & Michael P Manning
S: John P Peck & Anne Peck
Book/Page: 59019/288, Date: 06/27/24
Mtg: Movement Mtg LLC $900,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 67914sf
Prior Sale: $639,900 (08/04)

28 BRIGANTINE CIR **$515,000**
B: Timothy C Shielda & Kaitlyn Burchill
S: Stephen M Lessard & Jared R Windus
Doc#: 000000000853063, Date: 07/02/24
Mtg: LoanDepot.Com $515,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: $200,000 (12/11)

12 BRIGGS AVE **$487,500**
B: Clark Delisle
S: Corey M Bolaski
Doc#: 000000000852914, Date: 06/27/24
Mtg: Leader Bank NA $390,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: $270,000 (08/18)

8 CYPRESS ST **$550,000**
B: Mark R Abatuno & Emily A Williamson
S: T&m Investments LLC
Book/Page: 59037/240, Date: 07/02/24
Mtg: Mortgage Corp EastIII $522,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 19602sf
Prior Sale: $217,000 (10/23)

16 DAISY LN **$569,900**
B: Robert L Howes Jr & Nancy M Howes
S: Anthony L Spadorcia, Tr for Rocco Plymouth Rt
Book/Page: 59025/78, Date: 06/28/24
Mtg: Navy FCU $200,000
Term: 2054
Use: 2 Bdrm Townhouse, Lot: 1960sf
Prior Sale: $523,950 (06/23)

29 DAISY LN **$621,900**
B: Christopher Sepe & Diane Sepe
S: Michael S Adams & Julie A Adams
Book/Page: 59031/162, Date: 07/01/24
Use: 2 Bdrm Townhouse, Lot: 2570sf
Prior Sale: $546,755 (11/22)

1 DILLINGHAM WAY U:1 ..... **$825,000**
B: Christopher Sherwood & Stecey Sherwood
S: France Livadas, Tr for France Livadas T
Book/Page: 59025/164, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $600,500 (08/20)

37 E BAY LN **$706,700**
B: Opendoor Property J LLC
S: Heather Heald
Book/Page: 59044/41, Date: 07/05/24
Use: 4 Bdrm Colonial, Lot: 28710sf
Prior Sale: $450,000 (04/11)

64 FOREST AVE EXT **$510,000**
B: Megan Zydel & Henry Rhodin
S: Joyce A Carvalho
Book/Page: 59017/292, Date: 06/26/24
Mtg: Leader Bank NA $475,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 34809sf

78 HALFWAY POND RD **$950,000**
B: Lindsey E Flaherty, Tr for Lindsey E Flaherty Lt
S: Kristin E Boden, Tr for Ryan FT
Book/Page: 59021/26, Date: 06/27/24
Mtg: Movement Mtg LLC $740,000
Term: 2054
Use: 3 Bdrm Salt Box, Lot: 349312sf

3 HARDING AVE **$720,000**
B: Timothy J Feeney & Nancy Feeney
S: Peter R King, Tr for Peter R King RET
Book/Page: 59020/259, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 5101sf
Prior Sale: $160,000 (04/23)

52-R KING FISHER LN **$1,035,000**
B: Nicholas Carter & Amanda Carter
S: William C Kerrigan, Tr for W C & L E Kerrigan RET
Book/Page: 59014/88, Date: 06/26/24
Mtg: Cape Cod Five Cent Bk $983,250
Term: 2054 Rate: 7.5% Type: Adj
Use: 4 Bdrm Contemporary, Lot: 60074sf
Prior Sale: $658,500 (07/17)

50 LAKE DR **$420,000**
B: Daniel Felix & Leanne Anderson
S: Michael Dunn Jr
Book/Page: 59021/178, Date: 06/27/24
Mtg: LoanDepot.Com $320,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 19502sf
Prior Sale: $233,000 (04/18)

211 MANOMET POINT RD **$1,425,000**
B: Robert J Ficara & Cheryl A Ficara
S: Harry W Helm Jr T & Harry W Helm Jr
Book/Page: 59016/51, Date: 06/26/24
Mtg: Guaranteed Rate Inc $400,000
Term: 2039
Use: 3 Bdrm Cape Cod, Lot: 9583sf
Prior Sale: $170,000 (03/96)

3 MARC DR U:3B8 ..... **$313,000**
B: Eliane C Da Silva & Marcos A Oliveira
S: Robert Weller & Erica Weller
Book/Page: 59042/150, Date: 07/03/24
Mtg: Fall River Five Cents $297,350
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $174,000 (01/18)

38 OAK BLUFF CIR **$1,700,000**
B: Thomas R Green & Susan E Green
S: Peter J Sgarzi, Tr for Cochise Rt
Book/Page: 59019/224, Date: 06/27/24
Use: 3 Bdrm Colonial, Lot: 49184sf
Prior Sale: $807,500 (08/03)

15 OLD LANGMORE WAY U:15 ..... **$665,000**
B: Evans 2022 Lt & George J Evans Jr
S: Mark Andersen & Patricia Andersen
Book/Page: 59037/198, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $475,000 (02/20)

19 OWLS NEST **$1,137,826**
B: John Destefano & Donna Destefano
S: Toll Ma Land Lp
Book/Page: 59027/97, Date: 06/28/24
Use: Residential Developable Land, Lot: 6077sf

19 PINE COBBLE **$955,000**
B: Eric Frere & Mary L Frere
S: Bonnie B Poff, Tr for Bonnie B Pff Lt
Book/Page: 59031/257, Date: 07/01/24
Use: 2 Bdrm Contemporary, Lot: 19802sf
Prior Sale: $660,000 (05/05)

16 POETS COR **$1,250,000**
B: Eric M Banner & Corey Banner
S: Richard D Gaulin & Linda S Gaulin
Book/Page: 59018/190, Date: 06/27/24
Use: 3 Bdrm Contemporary, Lot: 6682sf

296 RAYMOND RD **$560,000**
B: Jack Walsh
S: Steven Hall 2nd & Christina M Hall
Doc#: 000000000852957, Date: 06/28/24
Use: 3 Bdrm Raised Ranch, Lot: 27839sf
Prior Sale: $334,000 (05/06)

106 REED AVE **$505,000**
B: Donald J Edwards Jr & Kristin Edwards
S: Jeremy Roussell
Doc#: 000000000852934, Date: 06/27/24
Mtg: Radius Financial Grp $202,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7841sf
Prior Sale: $231,000 (12/13)

159 SAMOSET ST U:6 ..... **$295,000**
B: Lk Plymouth Realty LLC
S: Joseph J Grant, Tr for 159 Samoset St Unit 6 RET
Book/Page: 59031/177, Date: 07/01/24
Use: Office Condo Unit

25 SILVER BIRCH AVE **$535,550**
B: Joseph P Kearney & Melanie K Kearney
S: Susan Rossi
Doc#: 000000000852959, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $428,440
Term: 2054
Use: 3 Bdrm Ranch, Lot: 24354sf
Prior Sale: $487,800 (07/23)

26 SURREY DR **$750,000**
B: Thomas Wallace
S: Katherine J Peila & John R Peila
Book/Page: 59019/127, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 19998sf
Prior Sale: $132,000 (04/96)

32 TALCOTT PNES **$495,000**
B: Jeffrey S Anderson & Lani Riley
S: Os Golf Homes LLC
Book/Page: 59023/213, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $1,683,516
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 35179sf

109 TAYLOR AVE **$526,000**
B: Steven Rizkalla & Melissa Rizkalla
S: Helene M Clinton
Doc#: 000000000853050, Date: 07/02/24
Mtg: Leader Bank NA $389,250
Term: 2054
Use: 3 Bdrm Cottage, Lot: 4792sf

37 WAGON WHEEL RD **$812,000**
B: Michael J Mcgee & Patricia A Mcgee
S: Donald E Cohoon
Book/Page: 59035/338, Date: 07/02/24
Mtg: Guaranteed Rate Inc $609,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 25226sf
Prior Sale: $142,000 (01/96)

216 WATER ST U:102C **$250,000**
B: Andre N Chiros
S: Southen Dunes LLC
Book/Page: 59031/42, Date: 07/01/24
Mtg: Cross Country Mtg Inc $237,500
Term: 2054
Use: 2 Bdrm Condo

39-R WHITE HORSE RD **$500,000**
B: Sarah Blick & Jason Woodward
S: Theresa L Woodward
Book/Page: 59031/324, Date: 07/01/24
Mtg: Rockland Tr Co $400,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 30017sf
Prior Sale: $245,000 (08/15)

► FORECLOSURE DEEDS

45 ESTA RD **$365,000**
B: Angele Homes LLC
S: Linda G Schneider & ROCKLAND FCU
Book/Page: 59042/116, Date: 07/03/24
Mtg: Quanta Finance LLC $369,155
Use: 3 Bdrm Raised Ranch, Lot: 14810sf
Prior Sale: $234,900 (06/16)

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

44 BROOK ST **$675,000**
B: Ronald Soltysik & Kimberly A Soltysik
S: Kyle J Mccarthy & Shannon B Mccarthy
Book/Page: 59034/135, Date: 07/01/24
Mtg: Guild Mortgage Co $450,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 60853sf
Prior Sale: $439,000 (12/18)

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

559 COUNTY RD **$480,000**
B: Patrick L Donovan & Danielle J Cammarano
S: Alice D Halunen
Book/Page: 59024/309, Date: 06/28/24
Mtg: United Wholesale Mtg $450,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 34412sf

FEATHER BED LN **$20,000**
B: Paul Soucy & Zachary Soucy
S: Bradford D Correia & Ruth C Correia
Book/Page: 59039/141, Date: 07/03/24

178 SNIPATUIT RD **$410,000**
B: Rebecca E Harris
S: Carol W Higgins, Tr for Carol W Higgins RET
Book/Page: 59026/256, Date: 06/28/24
Mtg: Primelending $324,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 87991sf
Prior Sale: $145,000 (06/89)

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

71 ALBION ST **$490,000**
B: Kevin T Hall & Kiera Brce
S: Psa Property LLC
Book/Page: 59023/123, Date: 06/28/24
Mtg: LoanDepot.Com $490,000
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 10890sf
Prior Sale: $261,000 (03/24)

33 DUBLIN ROW **$520,000**
B: Jillian P Corcoran & David E Martynowski
S: Adalberto B Oliveira
Book/Page: 59018/305, Date: 06/27/24
Mtg: LoanDepot.Com $476,100
Term: 2054
Use: 3 Bdrm Conventional, Lot: 11000sf
Prior Sale: $380,000 (05/20)

47 FRANKLIN AVE **$625,000**
B: Daniel Finger & Arielle Ocasio
S: Christopher M Sproules & Amy L Sproules
Book/Page: 59029/24, Date: 06/28/24
Mtg: Guild Mortgage Co $437,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 10640sf
Prior Sale: $405,000 (01/19)

740 MARKET ST U:740 ..... **$470,000**
B: Carol T Lincoln
S: Christopher Norton & Gerda Norton
Book/Page: 59040/287, Date: 07/03/24
Mtg: Mortgage Corp EastIII $370,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 39000sf
Prior Sale: $172,500 (07/16)

20 MIDFIELD DR U:20 ..... **$639,000**
B: Brian T Donaghue & Susan M Donaghue
S: Robert T Mondeau & Donna J Mondeau
Book/Page: 59024/19, Date: 06/28/24
Use: 2 Bdrm Condo, Lot: 2831400sf

41 UNION ST **$572,000**
B: Ketsia Estime
S: Christian M Young, Tr for Cmy Rt
Book/Page: 59021/206, Date: 06/27/24
Mtg: Keystone Funding $561,639
Term: 2054
Use: 2-Family Conventional, Lot: 13224sf
Prior Sale: $335,000 (06/17)

190 VFW DR **$475,000**
B: Magoos Rlty Partners Inc
S: Albany Rd-Rockland 190 LL
Book/Page: 59029/321, Date: 06/28/24
Mtg: Rockland Tr Co $380,000
Use: Restaurant/Bar, Lot: 32500sf
Prior Sale: $450,000 (03/23)

472 W WATER ST **$690,000**
B: Cassandra K Torenn & Veronica L Torenn
S: Donna L Chapin
Book/Page: 59023/91, Date: 06/28/24
Mtg: Mortgage Corp EastIII $405,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13568sf

46 WINTER CIR **$725,000**
B: Christopher Sproules & Amy Sproules
S: Kenneth A Gustin & Patricia M Gustin
Book/Page: 59029/220, Date: 06/28/24
Mtg: HarborOne Mortgage $435,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 24673sf
Prior Sale: $465,000 (08/04)

Scituate

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	60
Median Price	$850,000	$875,000

► REAL ESTATE SALES

6 5TH AVE **$900,143**
B: Jennifer B Parkins
S: Hebert J Devine & Kelly A Devine
Doc#: 000000000853025, Date: 07/01/24
Use: 3 Bdrm Conventional, Lot: 13983sf
Prior Sale: $660,000 (11/20)

16 BRUNSWICK ST **$700,000**
B: Joseph Rocha & Erica Rocha
S: Sheila M Serra, Tr for Smith Rt
Doc#: 000000000852893, Date: 06/26/24
Mtg: Leader Bank NA $525,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5619sf

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PLYMOUTH REGISTRY
continued

329 CLAPP RD **$920,000**
B: Kyle J Mcnulty & Courtney D Mcnulty
S: Austin F Lyne Jr & Patricia A Lyne
Book/Page: 59020/272, Date: 06/27/24
Mtg: Coastal Heritage Bank $690,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 24163sf
Prior Sale: $156,000 (06/87)

40 DRIFTWAY U:21C **$1,104,000**
B: Robert F Kelley & Deborah M Kelley
S: Philip J Caruso, Tr for Caruso Ft
Book/Page: 59014/194, Date: 06/26/24
Use: Condo

91 FRONT ST U:307 ..... **$745,000**
B: Philip J Caruso & Barbara A Caruso
S: Mary M Schrader
Book/Page: 59017/34, Date: 06/26/24
Mtg: Coastal Heritage Bank $275,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $559,900 (07/07)

26 HAWLEY RD **$899,000**
B: Kelly Q Driscoll, Tr for Driscoll Hawley Rd T
S: John Stewart & Suzanne Stewart
Doc#: 000000000852870, Date: 06/26/24
Use: 4 Bdrm Conventional, Lot: 10585sf
Prior Sale: $421,000 (05/15)

43 HUGHEY RD **$800,000**
B: Andrew Bartow & Laura Bartow
S: Dean C Tanner & Olivia J Tanner
Doc#: 000000000853006, Date: 07/01/24
Mtg: Cross Country Mtg Inc $560,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 20060sf
Prior Sale: $697,500 (05/23)

30 LADDS WAY U:30 ..... **$963,000**
B: David F Ullrich & Anja M Ullrich
S: Kathleen M Anderson
Book/Page: 59023/37, Date: 06/28/24
Use: 3 Bdrm Condo
Prior Sale: $259,000 (05/95)

43 NEW KENT ST U:43 ..... **$685,000**
B: David A Frankel & Kellianne M Frankel
S: Kevin P Phillips, Tr for Erika Richardson RET
Book/Page: 59015/18, Date: 06/26/24
Mtg: Sofi Bank Na $650,750
Term: 2054
Use: 3 Bdrm Condo

45 REBECCA RD **$1,460,000**
B: Judith Celata
S: George Simmons & Ruth Wagner
Book/Page: 59019/31, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 6229sf
Prior Sale: $603,600 (08/07)

Wareham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	94
Median Price	$379,900	$420,950

► REAL ESTATE SALES

9 1ST AVE **$450,000**
B: Erica Trask, Tr for Richard Kratzer
S: Carol L Garcia & Timothy S Garcia
Book/Page: 59019/347, Date: 06/27/24
Mtg: Cross Country Mtg Inc $427,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5000sf
Prior Sale: $88,500 (10/13)

6 9TH AVE **$275,000**
B: Hurley Homes LLC
S: Paul J Maloney, Tr for Pm Maloney Lt
Book/Page: 59026/93, Date: 06/28/24
Use: 2 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: $250,000 (06/16)

10 ALBATROSS AVE **$416,750**
B: Kevin Fitzgerald & Annie E Cole
S: Brandon Lyons
Book/Page: 59026/187, Date: 06/28/24
Mtg: Movement Mtg LLC $395,912
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6720sf
Prior Sale: $195,000 (09/16)

23-A BARNES ST **$335,000**
B: Michelle M Mulvena, Tr for 23a Barnes St Rt
S: Julie M Hurley
Book/Page: 59025/230, Date: 06/28/24
Use: 3 Bdrm Bngl/Cottage, Lot: 3536sf
Prior Sale: $147,500 (10/09)

35 BLACKMORE POND CIR **$418,000**
B: Christopher L Colclough & Concetta A Colclough
S: Ronald Desousa & Karen Desousa
Book/Page: 59026/28, Date: 06/28/24
Mtg: TJC Mortgage Inc $230,000
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 42688sf
Prior Sale: $90,000 (01/06)

2697 CRANBERRY HWY U:9 ..... **$329,900**
B: Elizabeth A Marr
S: Derek Gregoire & Kylene L Gregoire
Book/Page: 59028/221, Date: 06/28/24
Mtg: Merrimack Valley CU $280,415
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $200,000 (05/04)

10 GREEN ST **$385,000**
B: Jesse Green & Kristy Green
S: Calodesu LLC
Book/Page: 59020/55, Date: 06/27/24
Use: 2 Bdrm Bngl/Cottage, Lot: 2176sf
Prior Sale: $262,000 (01/24)

155 HATHAWAY ST **$435,000**
B: Matthew B Darling
S: Michelle Urban-Flores
Book/Page: 59023/142, Date: 06/28/24
Mtg: Guild Mortgage Co $419,448
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 9175sf
Prior Sale: $279,900 (05/17)

21 HIGHLAND BAY DR **$380,000**
B: Wayne E Belcher & Mariah T Belcher
S: Taylor F Gow
Book/Page: 59013/280, Date: 06/26/24
Mtg: Fall River Five Cents $304,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: $254,900 (03/18)

52 HIGHLAND SHORES DR **$730,000**
B: Kevin M Roche
S: Bruce M Mcdermott & Muriel G Mcdermott
Book/Page: 59027/254, Date: 06/28/24
Mtg: Primary Residentl Mtg $500,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12981sf
Prior Sale: $390,000 (10/11)

45 MAIN ST U:39 ..... **$475,000**
B: Eugenijus Jagminas
S: Jean Harris & Justin Harris
Book/Page: 59022/43, Date: 06/28/24
Mtg: Guaranteed Rate Inc $372,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $350,000 (09/20)

5 MEADE ST **$450,000**
B: Jennine Rogan & Alexander Korikis
S: Michael R Sherwood & Maryann L Sherwood
Book/Page: 59036/97, Date: 07/02/24
Use: 3 Bdrm Bngl/Cottage, Lot: 4000sf
Prior Sale: $75,000 (03/12)

7 SHAKER AVE **$355,000**
B: Jason R Demers Jr
S: Bruce M Cole & Annie E Cole
Book/Page: 59024/77, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $348,570
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5175sf
Prior Sale: $275,000 (03/21)

56 SWIFTS BEACH RD **$399,900**
B: Emad F Shaker & Laura L Ellsworth
S: Holleran Marie D Est & Brittney P Holleran
Book/Page: 59033/150, Date: 07/01/24
Mtg: Fairway Ind Mtg $379,905
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16721sf
Prior Sale: $231,000 (12/07)

28 TOWHEE RD **$600,000**
B: James P Herring, Tr for Neck Common Lands T
S: Buzzards Bay Coalition In
Book/Page: 59024/246, Date: 06/28/24
Use: Residential Developable Land, Lot: 516186sf
Prior Sale: $1,000,000 (02/24)

83 WAREHAM LAKE SHORE DR **$581,000**
B: Taylor Gow
S: Yvonne B Kinsman
Book/Page: 59016/275, Date: 06/26/24
Mtg: Leader Bank NA $521,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 8590sf
Prior Sale: $124,000 (04/00)

5 WASHBURN CT **$197,500**
B: Thomas Kalweit
S: James P Kalweit, Tr for J K Properties Rt
Book/Page: 59038/318, Date: 07/02/24
Mtg: Rocket Mortgage LLC $191,575
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 5500sf
Prior Sale: $180,000 (06/24)

22 WESTON AVE **$474,900**
B: Kai P Evans
S: Spencer Davis & Alyssa Davis
Book/Page: 59015/326, Date: 06/26/24
Mtg: Mortgage Research Ctr $409,916
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6400sf
Prior Sale: $450,000 (05/23)

25 WILDWOOD AVE **$575,000**
B: Laureen J Lancaster & Richard M Roomey Jr
S: Frederick A Saster Jr & Donna A Tiernan
Book/Page: 59015/270, Date: 06/26/24
Mtg: Guaranteed Rate Inc $375,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 3200sf
Prior Sale: $300,000 (08/18)

West Bridgewater

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	19
Median Price	$510,000	$505,000

► REAL ESTATE SALES

33 CAPTAIN CARLSON WAY U:33 ..... **$490,000**
B: Paul Beaudoin
S: Dawn-Marie Sneed
Book/Page: 59025/313, Date: 06/28/24
Use: Condo
Prior Sale: $357,900 (11/09)

457 EAST ST **$515,000**
B: Erika Caban & Jovan Diaz
S: Scott H Fortier Jr & September M Fortier
Book/Page: 59016/245, Date: 06/26/24
Mtg: New Fed Mtg Corp $526,072
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 31812sf
Prior Sale: $265,000 (01/14)

500 EAST ST **$549,000**
B: Lisa M Cicchese
S: Pb16 Properties LLC
Book/Page: 59021/229, Date: 06/27/24
Mtg: Rockland Tr Co $531,900
Term: 2054
Use: 3 Bdrm Split Level, Lot: 40511sf
Prior Sale: $395,000 (02/24)

5 FARM RD **$850,000**
B: Bryan Nunes & Kori Nunes
S: David A Derossette & Dawn E Derossette
Book/Page: 59027/221, Date: 06/28/24
Mtg: Originpoint Llc $400,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 32971sf
Prior Sale: $559,900 (11/18)

Whitman

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	32
Median Price	$462,500	$515,000

► REAL ESTATE SALES

410 BEULAH ST **$560,000**
B: George M Novo & Emily J Donandi
S: Donna Fowler, Tr for Fowler Rt
Book/Page: 59028/128, Date: 06/28/24
Mtg: Wells Fargo Bank $235,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 19846sf
Prior Sale: $378,500 (10/17)

45 BRIGHAM ST **$410,000**
B: Brendan N Delima
S: Anne Maynard
Book/Page: 59020/185, Date: 06/27/24
Mtg: Cross Country Mtg Inc $397,700
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9056sf

18 ERIN ST **$470,000**
B: Andrew Kelley & Jacklyn Middleton
S: 6 Swan LLC
Book/Page: 59018/331, Date: 06/27/24
Mtg: Mortgage Corp EastIII $451,200
Term: 2054
Use: 3 Bdrm Old Style, Lot: 10171sf
Prior Sale: $190,000 (02/24)

462 FRANKLIN ST **$435,000**
B: John Ryan & Julieanne Ryan
S: Nicole M Seaton
Book/Page: 59020/93, Date: 06/27/24
Mtg: Keystone Funding $427,121
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19842sf
Prior Sale: $375,000 (01/23)

106 HIGH ST **$365,000**
B: Alison Ezepik
S: Patricia J Quinn, Tr for 106 High St Whitman T
Book/Page: 59034/83, Date: 07/01/24
Mtg: United Wholesale Mtg $292,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 17359sf

11 LAZEL ST **$450,000**
B: Michael R Rich & Alison R Sickler
S: William V Glynn & Eileen L Glynn
Book/Page: 59036/70, Date: 07/02/24
Mtg: Rocket Mortgage LLC $360,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7971sf

61 LAZEL ST **$580,000**
B: Marin Caka & Antuela Gjata-Caka
S: Macey A Lavois & Finley Lavois
Book/Page: 59040/336, Date: 07/03/24
Mtg: Rockland Tr Co $540,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Old Style, Lot: 9827sf
Prior Sale: $525,000 (05/22)

26 OLD COLONY WAY **$859,900**
B: Jhuanderson J Rodriguez & Danielle M Pinaud
S: Rita M Kelly & Scott Kelly
Book/Page: 59025/233, Date: 06/28/24
Mtg: Nationstar Mtg $687,920
Term: 2054
Use: 3 Bdrm Colonial, Lot: 17999sf
Prior Sale: $72,500 (05/99)

122 ROCK ST **$451,700**
B: Monique M Zendejas & Cesar Z Rojas
S: Jamison M Torres & Jasmin M Torres
Book/Page: 59019/247, Date: 06/27/24
Mtg: United Wholesale Mtg $443,518
Term: 2054
Use: 3 Bdrm Old Style, Lot: 15686sf
Prior Sale: $205,000 (04/14)

316 SCHOOL ST **$580,000**
B: Reaijah N Livelsberger & Eric R Livelsberger
S: Brian Dagnall & Elizabeth Dagnall
Book/Page: 59015/296, Date: 06/26/24
Mtg: Guaranteed Rate Affin $530,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 6830sf
Prior Sale: $341,000 (06/19)

► FORECLOSURE DEEDS

8 VIKING DR **$351,000**
B: Solo Realty LLC
S: Evan H Macleod & Fifth Third Bank Na
Book/Page: 59026/340, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 12502sf
Prior Sale: $304,900 (06/18)

Worcester Registry

Kathryn A. Toomey, Esq., Register
90 Front St., Worcester, MA 01608
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Fax: (508) 798-7746
www.worcesterdeeds.com

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MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	50
Median Price	$272,450	$306,750

► REAL ESTATE SALES

339 DRURY AVE **$280,000**
B: Kristen L Manjourea
S: Audrey Young
Book/Page: 70700/308, Date: 06/28/24
Mtg: Total Mtg Svcs $274,928
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13020sf
Prior Sale: $92,000 (10/15)

61 ESTABROOK ST **$445,000**
B: Saray R Lora
S: Raquel Calderon
Book/Page: 70698/396, Date: 06/28/24
Mtg: Guild Mortgage Co $436,939
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 9800sf
Prior Sale: $339,000 (12/21)

MAIN ST **$5,000**
B: Diane K Lincoln, Tr for Diane K Lincoln T
S: Bruces Browser Inc
Book/Page: 70699/146, Date: 06/28/24

142 N ORANGE RD **$340,000**
B: Rebecca Campuzano & Patrick J Laroche
S: Suzanne N Maitland, Tr for David M Cronin Irt
Book/Page: 70712/91, Date: 07/01/24
Mtg: United Wholesale Mtg $323,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 24000sf
Prior Sale: $179,900 (05/19)

396 UNITY AVE **$399,900**
B: Andres M Velez
S: Samantha A Disilva & Alicia Dolson
Book/Page: 70701/342, Date: 06/28/24
Mtg: Guild Mortgage Co $379,905
Term: 2054
Use: 6 Bdrm Conventional, Lot: 43560sf
Prior Sale: $392,000 (08/23)

108 WILSON AVE **$285,000**
B: Christina L Eoff & Sandra G Mullarkey
S: Daniel Ziguloski
Book/Page: 70691/324, Date: 06/27/24
Mtg: Baycoast Mortgage Co $256,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7200sf
Prior Sale: $124,500 (03/15)

156 WOODLAND DR **$389,000**
B: Lisa Salamone
S: Winridge Holdings LLC
Book/Page: 70709/315, Date: 07/01/24
Mtg: CMG Mortgage Inc $369,550
Term: 2054

Auburn

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	66
Median Price	$376,000	$425,000

► REAL ESTATE SALES

4 FRANKLIN ST **$560,000**
B: Jessica Wood
S: Tw Franklin Street LLC
Book/Page: 70716/143, Date: 07/02/24
Mtg: Fairway Ind Mtg $160,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15276sf
Prior Sale: $100,000 (07/23)

902 HERITAGE LN U:902 ..... **$345,000**
B: Fausto X Zhagui-Guanga
S: Walter B Delgado
Book/Page: 70717/244, Date: 07/02/24
Mtg: Norwich Commercal Grp $327,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $257,000 (12/21)

1 HICKORY LN **$525,000**
B: Sharon Maher
S: Ryan R Fredette
Book/Page: 70724/116, Date: 07/03/24
Use: 3 Bdrm Ranch, Lot: 34940sf
Prior Sale: $265,000 (04/19)

9 HORSESHOE DR **$397,800**
B: Sean Harrison & Catherine Kooyomjian
S: Christopher P Degon
Book/Page: 70680/336, Date: 06/26/24
Mtg: Clinton Svgs Bk $350,064
Term: 2054
Use: 2 Bdrm Ranch, Lot: 24300sf
Prior Sale: $150,530 (10/13)

11 KNOWLES ST **$401,000**
B: Jeanne O Kenfack
S: 165 Tonset Road
Book/Page: 70718/230, Date: 07/02/24
Mtg: UniBank for Savings $380,950
Term: 2054
Use: 4 Bdrm Ranch, Lot: 12480sf

13 LINDA AVE **$399,000**
B: Andrew J Hight
S: Ysabel Espinal
Book/Page: 70697/171, Date: 06/28/24
Mtg: Leader Bank NA $399,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12550sf
Prior Sale: $230,000 (11/18)

461 OXFORD ST N **$75,000**
B: Saint Jane Frances Hm LLC
S: Conroy Ralph J Est & Patricia L Burns
Book/Page: 70678/206, Date: 06/26/24

474 OXFORD ST N **$440,000**
B: Kristy Watson & Melissa Kiley
S: Joseph J Ostrowski & Maureen A Hassett
Book/Page: 70692/380, Date: 06/27/24
Mtg: Guaranteed Rate Inc $360,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18482sf

733 OXFORD ST S **$540,000**
B: Brian Leblanc & Supraja C Leblanc
S: Pimentel Jordan R Est & Helen C Pimentel
Book/Page: 70700/339, Date: 06/28/24
Mtg: Baycoast Mortgage Co $480,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 48173sf
Prior Sale: $317,000 (07/19)

PAKACHOAG ST **$505,000**
B: Matthew J Lucier & Kayla E Roy
S: Judy Yee
Book/Page: 70689/84, Date: 06/27/24

7 PERRY PL U:7 ..... **$335,000**
B: Mollie L Jasper
S: Therese M Mcallister
Book/Page: 70681/1, Date: 06/26/24
Mtg: Central One FCU $280,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $146,000 (06/16)

35 PERRY ST **$340,000**
B: Tien Nguyen & Thi H Pham
S: Kristi Brousseau
Book/Page: 70694/180, Date: 06/27/24
Mtg: Rocket Mortgage LLC $187,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 14670sf
Prior Sale: $205,000 (05/06)

8 PINEVIEW TRL **$415,000**
B: Sarah I Castillo & Edvin G Maldonado
S: Terry R Gaspie & Nicole Gaspie
Book/Page: 70696/309, Date: 06/28/24
Mtg: Cross Country Mtg Inc $407,483
Term: 2054
Use: 4 Bdrm Colonial, Lot: 11751sf

11 ROBERTSON RD **$650,000**
B: Todd Kelly & Kristi Kelly
S: Dupre Frederic L Est & Marc F Dupre
Book/Page: 70694/332, Date: 06/27/24
Mtg: Rocket Mortgage LLC $520,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21335sf

19 ROCKAWAY RD **$279,999**
B: Michael Newton
S: Elaine F Doherty & Elizabeth A Berg
Book/Page: 70695/53, Date: 06/27/24
Use: 2 Bdrm Bngl/Cottage, Lot: 15720sf

3 VICTORIA DR U:3 ..... **$351,500**
B: Adam Luippold
S: Ellen M Davis
Book/Page: 70713/115, Date: 07/01/24
Mtg: UniBank for Savings $281,200
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo

28 WHITMAN BAILEY DR U:28 ..... **$499,000**
B: Maureen Baldwin
S: Jeffrey F Stearns, Tr for Alan L Stearns Sr Irt
Book/Page: 70689/188, Date: 06/27/24
Use: 1 Bdrm Condo
Prior Sale: $382,418 (07/17)

Barre

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	18
Median Price	$290,000	$390,500

► REAL ESTATE SALES

25 ELM ST S **$85,000**
B: Aleta G Rondeau, Tr for 25 Elm Street Nt
S: John H Sprague
Book/Page: 70709/298, Date: 07/01/24
Use: 2 Bdrm Federalist, Lot: 1511sf
Prior Sale: $1,500 (12/94)

34 FRUITLAND RD **$774,000**
B: Alan Flagg & Shavone Flagg
S: Linda M Foss & Richard W Foss
Book/Page: 70683/1, Date: 06/26/24
Mtg: Calcon Mortgage Llc $848,000
Term: 2025
Use: 4 Bdrm Colonial, Lot: 94375sf
Prior Sale: $345,500 (05/13)

20 MECHANIC ST **$295,000**
B: Kpak Properties LLC
S: Jeffrey L Simpson
Book/Page: 70713/204, Date: 07/01/24
Mtg: Leominster CU $236,000
Use: Retail-Department Store, Lot: 11040sf
Prior Sale: $140,000 (03/09)

Berlin

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	10
Median Price	$415,000	$719,000

► REAL ESTATE SALES

44 DUDLEY RD **$185,000**
B: Turnpike Prop LLC
S: Martha Lapierre
Book/Page: 70714/25, Date: 07/02/24
Mtg: CCG Fund 1 LLC $280,000
Use: 2 Bdrm Ranch, Lot: 7405sf
Prior Sale: $98,500 (08/03)

27 ESTABROOK LN **$1,200,000**
B: Ahmed Kherati & Nida Kherati
S: Albert R Collinson & Ursula Collinson
Book/Page: 70691/114, Date: 06/27/24
Mtg: Salem Five Mtg Co $1,035,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 94375sf
Prior Sale: $725,000 (10/09)

61 LANCASTER RD **$899,900**
B: Mark Crain & Valarie Clemente-Crain
S: Savoie Modular Homes Inc
Book/Page: 70706/172, Date: 06/28/24

111 SAWYERHILL RD **$907,000**
B: Alexander Herbstman & Jasmine Torrey
S: Orchard Hill Prop Ii LLC
Book/Page: 70707/382, Date: 07/01/24

Blackstone

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	26
Median Price	$425,000	$421,500

► REAL ESTATE SALES

140 BLACKSTONE ST **$550,000**
B: Debra Davis & Joshua Davis
S: Mark W Caughey
Book/Page: 70725/1, Date: 07/03/24
Mtg: Semper Home Loans $522,500
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 18538sf
Prior Sale: $294,000 (05/19)

10 HUNTINGTON AVE **$200,000**
B: Pizarro Holdings LLC
S: Savini Donald R Est & Theodore W Solinko Sr
Book/Page: 70705/290, Date: 06/28/24
Mtg: Maria V Lindo Living $240,000
Use: 2-Family Two Family, Lot: 5182sf

28 POWER ST **$460,000**
B: Amelia Houghton & Kristina D Houghton
S: Nicholas D Bertoni & Taylor M Bucchanio
Book/Page: 70705/148, Date: 06/28/24
Mtg: Guaranteed Rate Inc $300,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9650sf
Prior Sale: $389,900 (04/22)

Bolton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	9
Median Price	$870,000	$890,000

► REAL ESTATE SALES

39 BURNHAM RD **$985,000**
B: James B Metsch Jr & Lucinda K Metsch
S: Nancy R Skinner & Richard A Feigenbaum
Book/Page: 70703/390, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 378972sf

55 COVENTRY WOOD RD **$892,000**
B: John Soule & Julie Soule
S: Christopher L Hogan & Karla R Hogan
Book/Page: 70692/126, Date: 06/27/24
Use: 3 Bdrm Raised Ranch, Lot: 126193sf
Prior Sale: $395,000 (12/10)

106 GREEN RD **$990,222**
B: Matthew Crowell & Andrea Crowell
S: Gary V Tanashian & Heather T Tanashian
Book/Page: 70706/106, Date: 06/28/24
Mtg: M&T Bank NA $881,100
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 198198sf
Prior Sale: $565,000 (10/00)

11 KETTLE HOLE RD **$899,000**
B: Adam Smith & Kimberly Beneduce
S: Patrick T Napoli & Kathryn B Napoli
Book/Page: 70694/229, Date: 06/27/24
Mtg: Bank of America NA $299,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 65340sf
Prior Sale: $555,000 (07/14)

110 KETTLE HOLE RD **$1,100,000**
B: Kristin J Paiva & Sebastiao Paiva
S: Keith Davis & Nicole Davis
Book/Page: 70712/117, Date: 07/01/24
Mtg: American Fin Network $475,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 82198sf
Prior Sale: $680,000 (07/18)

2 OLD HARVARD RD **$930,000**
B: Applewood Const Corp
S: Gail H Zayka, Tr for Gail Zayka 2014 Lt
Book/Page: 70722/27, Date: 07/03/24
Mtg: Gail H Zayka $250,000
Use: 3 Bdrm Split Level, Lot: 1148677sf

94 SUGAR RD **$1,070,000**
B: Patricia Rusell & Trace Ryan
S: Mark A Romasco, Tr for Romasco Ft
Book/Page: 70713/253, Date: 07/01/24
Mtg: Newrez LLC $470,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 219542sf
Prior Sale: $395,000 (07/99)

138 W BERLIN RD **$2,000,000**
B: John E Deaton & Kristiana Richards
S: Daniel Dearborn & Brian Bolduc
Book/Page: 70699/253, Date: 06/28/24
Use: 5 Bdrm Colonial, Lot: 371436sf
Prior Sale: $965,000 (01/18)

Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	8
Median Price	$250,000	$350,000

► REAL ESTATE SALES

13 COTTONWOOD RD **$560,000**
B: Margaret G Randall & Leslie A Randall
S: Dianne Garcia & Roberto Garcia
Book/Page: 70682/281, Date: 06/26/24
Use: 3 Bdrm Colonial, Lot: 49658sf
Prior Sale: $285,200 (04/10)

2 GAY RD **$123,333**
B: Robert C Walker Jr & Madison O Day
S: John D Holdcraft
Book/Page: 70682/178, Date: 06/26/24
Use: Accessory Land Improved, Lot: 864100sf
Prior Sale: $290,000 (08/19)

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2 GAY RD **$61,667**
B: Robert C Walker Jr & Madison O Day
S: John D Holdcraft
Book/Page: 70682/182, Date: 06/26/24
Mtg: Country Bank $145,600
Term: 2039 Rate: 8.0% Type: Adj
Use: Accessory Land Improved, Lot: 864100sf
Prior Sale: $123,333 (06/24)

147 LAKE RD **$550,000**
B: Sherry M Zitter & Forest O Zitter
S: Faugno Gloria M Est & Gregory A Faugno
Book/Page: 70683/212, Date: 06/26/24
Use: 3 Bdrm Ranch, Lot: 12720sf

Charlton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	38
Median Price	$456,900	$480,500

► REAL ESTATE SALES

39 BLOOD RD **$92,000**
B: Mi Kasa Su Kasa LLC
S: James T Elliott & Dolores R Elliott
Book/Page: 70682/71, Date: 06/26/24
Mtg: Peter A Tsicolias $480,000

207 CENTER DEPOT RD **$761,500**
B: Amanda M Barbaour
S: Shannon Wilber & Paula Wilber
Book/Page: 70718/82, Date: 07/02/24
Mtg: Guaranteed Rate Inc $571,125
Term: 2054
Use: 4 Bdrm Colonial, Lot: 17285sf
Prior Sale: $120,000 (08/05)

184 GOULD RD **$140,000**
B: Sheila Morin & George Morin Sr
S: Terrence Alden
Book/Page: 70683/70, Date: 06/26/24

60 HILL RD U:A **$370,000**
B: Karen M Novotny & Sean A Fogle
S: Ronald Leblanc
Book/Page: 70714/101, Date: 07/02/24
Mtg: Guild Mortgage Co $351,500
Term: 2054
Use: Condo

45 NEW SPENCER RD **$205,000**
B: Tomasz Wicinski
S: Biando Sharon L Est & Matthew Shilale
Book/Page: 70703/270, Date: 06/28/24
Use: 3 Bdrm Ranch, Lot: 10816sf
Prior Sale: $11,500 (09/93)

81 NORTHSIDE RD **$875,000**
B: Leigha Peterson & Richard Peterson
S: Stephanie A Tolman & Bryan J Tolman
Book/Page: 70680/3, Date: 06/26/24
Mtg: Fairway Ind Mtg $535,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 95396sf
Prior Sale: $100,000 (06/07)

189 OLD WORCESTER RD **$358,000**
B: Jacob Lorditch
S: Deborah Trudeau
Book/Page: 70691/303, Date: 06/27/24
Mtg: Quontic Bank $286,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 29268sf
Prior Sale: $209,100 (12/03)

262 STAFFORD ST **$325,000**
B: T Reardon Builders Inc
S: Donna Lee, Tr for Robert Eric Lee Ft
Book/Page: 70717/145, Date: 07/02/24
Use: 3 Bdrm Ranch, Lot: 41356sf
Prior Sale: $100,000 (04/12)

485 STAFFORD ST **$700,000**
B: Dean R Denis & Christine P Denis
S: Cornerstone General Contr
Book/Page: 70706/343, Date: 06/28/24
Mtg: Wells Fargo Bank $300,000
Term: 2039
Use: Res Potentially Dvlpble Land, Lot: 60871sf
Prior Sale: $700,000 (06/23)

Clinton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	22
Median Price	$445,000	$437,500

► REAL ESTATE SALES

44 AUBURN ST **$500,000**
B: James Reed & Sandra Pires
S: Patrick J Belliveau & Chelsea L Belliveau
Book/Page: 70682/28, Date: 06/26/24
Mtg: Fairway Ind Mtg $400,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 15715sf
Prior Sale: $282,000 (10/17)

35 BERLIN ST U:203 ..... **$210,000**
B: Edna F Defaria
S: Lauren R Obrien & Randy D Jimenez
Book/Page: 70690/23, Date: 06/27/24
Mtg: A & D Mortgage LLC $147,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $84,000 (10/17)

53 LANCASTER RD U:10 ..... **$250,000**
B: Michael P Guarino
S: David C Guarino & Kelly J Guarino
Book/Page: 70711/221, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $225,000 (05/15)

109 RIDGEFIELD CIR U:A **$510,000**
B: Desmond M Katrayan & Oma Katrayan
S: Scott Miller & Daunne Miller
Book/Page: 70692/344, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $301,000 (05/21)

513 RIDGEFIELD CIR U:B **$387,500**
B: Beth Smith
S: Dayne Mizzi & Jenna Zamary
Book/Page: 70687/383, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $315,000 (04/21)

612 RIDGEFIELD CIR U:B **$430,000**
B: Katheryn C Keene
S: Yanbai Liu, Tr for Yanbai Liu Int
Book/Page: 70687/329, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $330,000 (11/21)

20 SPRING ST **$560,000**
B: Kelly C Malone & Alexander R Beauchamp
S: Connelly Elizabeth J Est & Amy Taylor
Book/Page: 70689/293, Date: 06/27/24
Mtg: Bay Equity LLC $266,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 22792sf

227 WILSON ST **$350,000**
B: James T Mcmahon & Melissa J Ansley
S: Ryan J Draleau
Book/Page: 70684/46, Date: 06/26/24
Mtg: Guaranteed Rate Inc $270,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5052sf
Prior Sale: $230,000 (01/19)

Douglas

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	18
Median Price	$495,000	$458,000

► REAL ESTATE SALES

60 GILBOA ST **$625,000**
B: Leslie D Morgret
S: Michael Barnatt & Jennifer Barnatt
Book/Page: 70703/178, Date: 06/28/24
Mtg: Ally Bank $550,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 38768sf
Prior Sale: $321,000 (06/19)

50 GLEN ST **$565,000**
B: James E Bourdeau
S: Richard R Corcoran
Book/Page: 70697/72, Date: 06/28/24
Mtg: Webster FiveCent Svgs $100,000
Term: 2039
Use: Residential Developable Land, Lot: 175111sf
Prior Sale: $300,000 (05/23)

6 RAILROAD AVE **$450,000**
B: Tracey M Quintin
S: Linda A Lamarco & Grace V Lamarco
Book/Page: 70683/24, Date: 06/26/24
Mtg: MIlestone Mtg Solutio $142,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 22542sf

171 YEW ST **$535,000**
B: Geoffrey Sargent & Samantha Sargent
S: Kristin B Loper & Kristopher Loper
Book/Page: 70705/376, Date: 06/28/24
Mtg: Rocket Mortgage LLC $395,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 65166sf
Prior Sale: $400,000 (06/22)

233 YEW ST **$75,000**
B: Leslie M Stevens
S: David A Sherman & Claudia M Sherman
Book/Page: 70718/26, Date: 07/02/24

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

146 CHARLTON RD **$175,000**
B: Lyndsay M Makie
S: Phelps Barbara A Est & Joel Phelps
Book/Page: 70699/267, Date: 06/28/24
Mtg: Southbridge CU $125,000
Term: 2039
Use: Mobile Home, Lot: 64033sf

316 DRESSER HILL RD **$350,000**
B: Jennifer Bennett & Andrew Bennett
S: Glenn E Dalrymple
Book/Page: 70693/217, Date: 06/27/24
Mtg: CMG Mortgage Inc $332,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 35350sf

4 KAYLA LN **$610,000**
B: Jennifer Fitzgerald
S: Michel J Karam & Kristen J Karam
Book/Page: 70712/228, Date: 07/01/24
Mtg: Fairway Ind Mtg $415,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 116741sf
Prior Sale: $367,000 (08/16)

6 MARSHALL TER **$380,000**
B: Jesse Udolfia
S: Erica Santiago & Jonathan Santiago
Book/Page: 70701/291, Date: 06/28/24
Mtg: New American Funding $361,000
Term: 2054
Use: 2-Family Two Family, Lot: 7055sf
Prior Sale: $75,000 (02/12)

8 NELCO AVE **$606,000**
B: Byrnes Inv Group LLC
S: Bay Beach Realty LLC
Book/Page: 70716/364, Date: 07/02/24
Mtg: Webster First FCU $484,800
Use: Apartment Bldg - 4-8 Units, Lot: 11660sf
Prior Sale: $57,500 (03/98)

11 NEW BOSTON RD **$290,000**
B: Katelyn I Ditullio & Jacob C Champagne
S: Theresa A Labby Irt & Peter T Labby Jr
Book/Page: 70681/364, Date: 06/26/24
Mtg: Bay State Savings Bk $220,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 20762sf

32 OXFORD AVE **$120,000**
B: Anna Kuznecki & Grzegorz Kuznecki
S: Ronald Bogatkowski & Patricia J Bogatkowski
Book/Page: 70713/243, Date: 07/01/24
Use: 2-Family Two Family, Lot: 6600sf

4 PINEVIEW RD **$355,000**
B: Ashley M West
S: Kayla M Vallee & Shawn P Anderson
Book/Page: 70682/103, Date: 06/26/24
Mtg: Security First Mtg Fn $223,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9600sf
Prior Sale: $325,000 (04/23)

45 SAWMILL RD **$475,000**
B: Nicolas Labovitis
S: Ursula M Faber
Book/Page: 70692/31, Date: 06/27/24
Mtg: Citizens Bank $445,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 51401sf

► FORECLOSURE DEEDS

38 PINE ST **$240,000**
B: Mk3 Properties LLC
S: Billie J Theriault & Emm Loans LLC
Book/Page: 70710/157, Date: 07/01/24
Use: 2 Bdrm Cape Cod, Lot: 36739sf
Prior Sale: $230,000 (05/20)

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

385 E MAIN ST **$305,000**
B: Ariel E Lyons & Kevin Dibaro
S: Mcneaney Paul M Est & Alicia Petitti
Book/Page: 70680/41, Date: 06/26/24
Use: 2 Bdrm Cape Cod, Lot: 12665sf
Prior Sale: $100,000 (11/04)

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

69 ACADIA RD **$45,000**
B: Jeffrey P Schrecke Jr
S: Barry S Morse
Book/Page: 70723/221, Date: 07/03/24
Use: Mobile Home, Lot: 15626sf
Prior Sale: $20,000 (12/16)

95 BICKFORD HILL RD **$480,000**
B: Travis Babb & Rachel Babb
S: Ann F Mclaughlin, Tr for Louise M Frei Lt
Book/Page: 70717/114, Date: 07/02/24
Mtg: Novus Home Mtg $480,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 26000sf

150 BICKFORD HILL RD **$405,000**
B: Monique Daneault & Adam Daneault
S: Scott A Bosselait & Cindy O Bosselait
Book/Page: 70693/317, Date: 06/27/24
Mtg: Evolve B&T $397,664
Term: 2054
Use: 2 Bdrm Ranch, Lot: 22876sf
Prior Sale: $306,500 (10/20)

215 BICKFORD HILL RD **$589,000**
B: Ishmael Harvey & Ciara Harvey
S: Jason Melanson & Gia Melanson
Book/Page: 70687/171, Date: 06/27/24
Mtg: Mortgage Research Ctr $589,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 18900sf
Prior Sale: $240,000 (05/19)

80 BROOKSIDE DR **$475,000**
B: Sameh Yassa
S: Luis R Grandich & Betina L Grandich
Book/Page: 70713/360, Date: 07/01/24
Mtg: The Federal Svgs Bk $427,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8025sf
Prior Sale: $242,000 (03/05)

35 CEDAR ST U:4 ..... **$206,000**
B: Zavier J Bradshaw
S: Otoniel Bolanos-Vargas
Doc#: 000000000123320, Date: 07/02/24
Mtg: T2 Financial LLC $196,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $135,000 (09/21)

20 CRAWFORD ST **$185,000**
B: Specialized Prop Grp LLC
S: Cheryl A Irish
Book/Page: 70727/45, Date: 07/05/24
Mtg: RFLF 4 LLC $263,700
Use: 3 Bdrm Conventional, Lot: 10890sf
Prior Sale: $129,900 (01/09)

45 DOUGLAS RD **$445,000**
B: Jean Desruisseaux
S: Katherine A Antaya
Book/Page: 70723/357, Date: 07/03/24
Mtg: Neighbors Bank $436,939
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12500sf
Prior Sale: $189,900 (12/14)

181 DYER ST **$355,000**
B: Marisel Ortiz
S: Kevin F Costa & Amanda L Melanson
Book/Page: 70724/257, Date: 07/03/24
Mtg: Plaza Home Mtg $348,570
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12806sf
Prior Sale: $340,000 (07/22)

73 MINOTT ST **$800,000**
B: Joshua P Richard & Tia M Yurko
S: Derick Lillard & Alysha L Lillard
Book/Page: 70702/38, Date: 06/28/24
Mtg: Rollstone Bk & Tr $700,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 357079sf
Prior Sale: $710,000 (02/22)

124 OLDE COLONIAL DR U:1 ..... **$270,000**
B: Nicholas Zahabiun
S: Maxwell Milkowski & Lacey G Griffin
Book/Page: 70697/42, Date: 06/28/24
Mtg: JPMorgan Chase Bank $247,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $215,000 (03/23)

29 OSGOOD ST **$436,000**
B: Rozemeire Silva & William E Silva
S: 29 Osgood LLC
Book/Page: 70712/16, Date: 07/01/24
Mtg: United Wholesale Mtg $428,102
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 7166sf
Prior Sale: $175,000 (12/19)

54 RYAN ST **$339,900**
B: Rebecca L Florentino & Elmer F Florentino
S: Tony Ngo
Book/Page: 70697/343, Date: 06/28/24
Mtg: Total Mtg Svcs $239,900
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12500sf
Prior Sale: $279,000 (11/21)

110 TEMPLE ST **$900,000**
B: Jason Melanson
S: Tina M Griffin, Tr for Griffin Lt
Book/Page: 70688/394, Date: 06/27/24
Mtg: Total Mtg Svcs $620,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42012sf

164 WEST ST **$418,000**
B: Nahuel Algibay-Viera
S: Teresa Troisi, Tr for Federico Troisi
Book/Page: 70683/171, Date: 06/26/24
Mtg: OCMBC Inc $410,428
Term: 2054
Use: 3-Family Family Flat, Lot: 6970sf
Prior Sale: $375,000 (04/22)

176 WEST ST **$230,000**
B: Rbdb LLC
S: Ovila Case Post 905 Vfw I
Book/Page: 70690/288, Date: 06/27/24
Use: Other Exempt, Lot: 9106sf

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

16 2ND ST **$505,000**
B: Kirianna Heisler
S: Kathleen M Nolan
Book/Page: 70712/257, Date: 07/01/24
Use: 3 Bdrm Cape Cod, Lot: 12632sf

6 BAILIN CIR **$625,000**
B: William Tuffs & Kathleen Tuffs
S: Ryan Marie Agnes Est & Maureen Maiuri
Book/Page: 70687/220, Date: 06/27/24
Use: 3 Bdrm Split Level, Lot: 37462sf
Prior Sale: $337,000 (06/07)

12 BROOKE ST **$1,350,000**
B: Parth Patel & Janki Oza
S: Pulte Hm Of New Eng LLC
Book/Page: 70723/40, Date: 07/03/24
Mtg: Bank of Rhode Island $1,080,000
Term: 2054
Use: Residential Developable Land, Lot: 20038sf

29 CHERRY LN U:29 ..... **$620,000**
B: Ankur Malik & Neha Malik
S: Ravi K Lagadapati
Book/Page: 70703/89, Date: 06/28/24
Mtg: Bank of America NA $335,000
Term: 2039
Use: 3 Bdrm Condo, Lot: 2970792sf
Prior Sale: $386,520 (11/05)

4 COVENTRY RD U:4 ..... **$385,000**
B: Caglar Yildirim
S: Carol L Samanen
Book/Page: 70712/196, Date: 07/01/24
Mtg: 2013 2 LLC $308,000
Term: 2039
Use: 3 Bdrm Condo, Lot: 446926sf
Prior Sale: $175,500 (12/14)

43 CREEPER HILL RD **$630,000**
B: Sudhakar Kalagara & Hima Kalagara
S: Kathryn Mason
Book/Page: 70707/204, Date: 06/28/24
Mtg: Prestige Home Mtg LLC $480,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 38768sf
Prior Sale: $233,000 (06/21)

81 MAGILL DR **$1,202,300**
B: Maulik Patel & Pooja Shah
S: Shawn M Cooksey & Beth A Cooksey
Book/Page: 70716/253, Date: 07/02/24
Mtg: Cornerstone Bank $1,082,070
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 12632sf
Prior Sale: $649,665 (10/16)

83 MAIN ST **$665,000**
B: Sean B Majoy & Katherine M Holmes
S: Erinn C Wall
Book/Page: 70698/251, Date: 06/28/24
Mtg: Mortgage Research Ctr $589,148
Term: 2054
Use: 3 Bdrm Conventional, Lot: 14810sf
Prior Sale: $460,000 (01/21)

30 MORGAN DR **$1,400,000**
B: Krystal G Stern, Tr for Grayson T
S: Michael H Awde & Jennifer Parker
Book/Page: 70687/272, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 47916sf
Prior Sale: $665,000 (01/13)

151 PROVIDENCE RD U:C **$210,000**
B: Ankit Parikh & Kinnari Sanghavi
S: Elaine F Savoy, Tr for Savoy Providence C Nt
Book/Page: 70705/307, Date: 06/28/24
Mtg: Leader Bank NA $157,500
Term: 2054
Use: Condo

274 PROVIDENCE RD U:2 ..... **$559,900**
B: Vincent J Rubinaccio & Sharom Y Rubinaccio
S: Providence Street Vlg Inc
Book/Page: 70702/166, Date: 06/28/24
Mtg: Providence St Vlg Inc $531,900
Term: 2028
Use: 3 Bdrm Condo

14 PUTNAM LN **$1,120,000**
B: Kristen Fantetti & Seth Kreger
S: Carl A Donadio & Jacquelyn S Donadio
Book/Page: 70693/66, Date: 06/27/24
Mtg: Guaranteed Rate Inc $270,000
Term: 2039
Use: 4 Bdrm Colonial, Lot: 98881sf
Prior Sale: $659,900 (07/04)

48 SUNRISE AVE **$145,000**
B: Philip R Sundman
S: Stephen E Kelly & Tina E Kelly
Book/Page: 70688/333, Date: 06/27/24
Use: 5 Bdrm Split Level, Lot: 20473sf
Prior Sale: $137,000 (02/91)

Hardwick

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	7
Median Price	$535,000	$441,000

► REAL ESTATE SALES

299 GREENWICH RD **$565,000**
B: Daniel C Lemaitre & Anne J Lemaitre
S: Charles E Lemaitre & Aline A Lemaitre
Book/Page: 70695/212, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 126716sf
Prior Sale: $565,000 (01/24)

MAIN ST **$3,000**
B: Joe Zahiri
S: Tallage Davis LLC
Book/Page: 70691/266, Date: 06/27/24

13 SULLIVAN AVE **$230,000**
B: James L Bailey
S: Dorothy A Gagne & Gary Gagne
Book/Page: 70705/39, Date: 06/28/24
Mtg: Total Mtg Svcs $205,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10890sf

1049 UPPER CHURCH ST **$700,000**
B: Corey Moulton & Karen Moulton
S: Frank E Debros, Tr for Palace Rt
Book/Page: 70686/205, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 124015sf

1075 UPPER CHURCH ST **$700,000**
B: Corey Moulton & Karen Moulton
S: Frank E Debros, Tr for Palace Rt
Book/Page: 70686/205, Date: 06/27/24
Use: Accessory Land Improved, Lot: 126063sf
Prior Sale: $170,000 (10/13)

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

90 E BARE HILL RD **$1,325,000**
B: Edward P Jaram & Caroline H Jaram
S: James L Ware Jr & Sharon M Mccarthy
Book/Page: 70720/140, Date: 07/03/24
Mtg: LoanDepot.Com $871,000
Term: 2054
Use: 5 Bdrm Antique, Lot: 382892sf

► FORECLOSURE DEEDS

72 AYER RD **$710,000**
B: Jmf Realty LLC
S: Beverly Arden-Smith & U S Bank TNa Tr
Book/Page: 70722/244, Date: 07/03/24
Mtg: Enterprise Bk & Tr Co $632,500
Use: 4 Bdrm Contemporary, Lot: 124146sf
Prior Sale: $382,500 (01/97)

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

371 BAILEY RD **$830,000**
B: Kevin M Oleary & Krystal Oleary
S: Edmund M Kenney & Diane M Kenney
Book/Page: 70711/295, Date: 07/01/24
Mtg: Guaranteed Rate Inc $580,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 32710sf

263 FISHER RD **$840,900**
B: Joseph Kaplan & Audra Kaplan
S: Wingspan Properties LLC
Book/Page: 70690/331, Date: 06/27/24
Mtg: BankESB $550,000
Term: 2054
Use: Residential Developable Land, Lot: 45040sf

125 FORT SUMTER DR **$550,000**
B: Rachel R Spannuth & Sam F Femino
S: Robert K Furse & Suk-Yee Furse
Book/Page: 70693/190, Date: 06/27/24
Mtg: Stg Mortgage Inc $250,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30687sf
Prior Sale: $128,000 (09/94)

138 FORT SUMTER DR **$670,000**
B: Damon Casiello & Emma Casiello
S: Eric A Gingras & Katie L Gingras
Book/Page: 70683/303, Date: 06/26/24
Mtg: Bank of Canton $536,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 37462sf
Prior Sale: $313,000 (10/03)

104 HIGHLAND AVE **$575,000**
B: Margaret Mulhern & Christian Weber
S: Tina M Klase
Book/Page: 70701/318, Date: 06/28/24
Mtg: Bank of Canton $444,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19094sf
Prior Sale: $145,000 (12/11)

7 INDIAN CIR U:7 ..... **$581,290**
B: Zenon C Tencza & Marilyn A Tencza
S: Garden Village Realty LLC
Book/Page: 70692/137, Date: 06/27/24
Mtg: Bay State Savings Bk $350,290
Term: 2054
Use: Possible New Construction

1818 MAIN ST U:210 ..... **$307,000**
B: Janice M Braley
S: Susan E Enman, Tr for Enman Rt
Book/Page: 70698/112, Date: 06/28/24
Use: 1 Bdrm Condo
Prior Sale: $170,000 (04/13)

433 QUINAPOXET ST **$450,000**
B: Brian Utkewicz & Shannon Utkewicz
S: Karen Spaziante & Charles J Spaziante
Book/Page: 70712/165, Date: 07/01/24
Mtg: CMG Mortgage Inc $427,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18133sf
Prior Sale: $276,000 (03/19)

532 SHREWSBURY ST **$590,000**
B: Cassandra Pettit & Daniel Mcgurk
S: James W Cournoyer & Cheryl Cournoyer
Book/Page: 70680/182, Date: 06/26/24
Mtg: Cross Country Mtg Inc $560,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 97064sf
Prior Sale: $262,500 (07/03)

176 SYCAMORE DR **$675,000**
B: Kyle M Razzano
S: Stephanie A Collins & Michael D Collins
Book/Page: 70699/90, Date: 06/28/24
Mtg: Central One FCU $425,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23087sf

17 THORNY LEA RD **$679,900**
B: Robert J Scoble 2nd & Linda P Scoble
S: William P Boisvert & April Boisvert
Book/Page: 70701/190, Date: 06/28/24
Mtg: Deborah B Wood $528,700
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16988sf

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

78 ADIN ST **$950,000**
B: Nogueira Family LLC
S: Ronald A Pagnini Jr RET & Ronald A Pagnini Jr
Book/Page: 70685/290, Date: 06/26/24
Mtg: Oaktree Funding Corp $760,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 43277sf
Prior Sale: $550,000 (06/12)

19 HAVEN WAY **$795,000**
B: Nichole Giordano & Joseph Quintin Jr
S: Annmarie B Moore
Book/Page: 70717/347, Date: 07/02/24
Mtg: CMG Mortgage Inc $596,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40006sf
Prior Sale: $550,000 (08/05)

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

54 HEALDVILLE RD **$309,000**
B: David B Jackson
S: Paul A Jalonen
Book/Page: 70681/152, Date: 06/26/24
Mtg: T2 Financial LLC $278,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 101780sf
Prior Sale: $155,000 (11/17)

Lancaster

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	17
Median Price	$449,500	$550,250

► REAL ESTATE SALES

47 CENTER BRIDGE RD **$725,000**
B: Mark F Marcus & Lily Mueller-Marcus
S: Sean L Phillips & Kristen E Phillips
Book/Page: 70693/166, Date: 06/27/24
Mtg: Cross Country Mtg Inc $543,750
Term: 2054
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $440,000 (07/15)

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WORCESTER REGISTRY
continued

77 FORT POND LN **$950,000**
B: Angela C Conti
S: Susan L Tolstrup, Tr for Susan L Tolstrup Lt
Book/Page: 70693/103, Date: 06/27/24
Mtg: Guaranteed Rate Inc $760,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 17860sf
Prior Sale: $565,000 (01/07)

717 GEORGE HILL RD **$740,000**
B: Amy I Schlegel
S: Eric P Watson & Carol A Watson
Book/Page: 70688/296, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 39204sf
Prior Sale: $444,000 (12/19)

81 MARY CATHERINE DR **$625,000**
B: Richard N Wilsack & Barbara A Wilsack
S: Beth M Andrews, Tr for Joy M Andrews RET
Book/Page: 70692/21, Date: 06/27/24
Use: 2 Bdrm Ranch, Lot: 20038sf
Prior Sale: $370,478 (04/04)

116 NICHOLAS DR **$665,000**
B: H J Rossi-Woodruff
S: Lucia A Tahan, Tr for Giuseppe Chirico Irt
Book/Page: 70694/286, Date: 06/27/24
Use: 2 Bdrm Ranch, Lot: 20038sf
Prior Sale: $359,900 (10/10)

27 SHANNON WAY **$746,000**
B: Gregory A Smith, Tr for G A & Janice L Amith Lt
S: Karl A Reid, Tr for Reid Ft
Book/Page: 70695/172, Date: 06/27/24
Mtg: Northpointe Bank $235,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 20038sf
Prior Sale: $520,000 (06/20)

43 SPEC POND AVE **$326,000**
B: Michael Caminero
S: Naeimah Alkhurafi
Book/Page: 70684/323, Date: 06/26/24
Mtg: LoanDepot.Com $316,220
Term: 2054

116 STERLING RD **$430,000**
B: Cloverhill Properties LLC
S: Christofferson Hldg LLC
Book/Page: 70724/127, Date: 07/03/24
Mtg: Kiavi Funding Inc $476,200
Use: 3 Bdrm Colonial, Lot: 12632sf
Prior Sale: $280,000 (06/16)

329 WHITE POND RD **$351,500**
B: Sanam P Singh
S: Ronald F Paull & Barbara E Paull
Book/Page: 70705/336, Date: 06/28/24
Mtg: Rockland Tr Co $333,925
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16117sf
Prior Sale: $89,000 (06/94)

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

12 FERNCROFT RD **$360,000**
B: Nicole Bain & Jeffrey Bain Jr
S: Mark Thayer & Deborah A Thayer
Book/Page: 70700/372, Date: 06/28/24
Mtg: Cross Country Mtg Inc $342,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13809sf
Prior Sale: $135,500 (05/02)

10 LAURELWOOD AVE **$465,000**
B: Padraic Halloran & Delaney Nadeau
S: Anna M Kozaczka
Book/Page: 70688/173, Date: 06/27/24
Mtg: Fairway Ind Mtg $441,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16509sf
Prior Sale: $165,000 (08/23)

685 PLEASANT ST **$138,000**
B: Advanced Sanitary Supply
S: Margaret Rondeau
Book/Page: 70723/141, Date: 07/03/24
Use: Accessory Land Improved, Lot: 147233sf
Prior Sale: $90,000 (05/23)

155 RAWSON ST **$750,000**
B: Smita Sane & James E Gamble
S: Kali Horton & Samuel Koneiczny
Book/Page: 70718/113, Date: 07/02/24
Mtg: CMG Mortgage Inc $400,000
Term: 2054
Use: 1-Family Colonial, Lot: 89821sf
Prior Sale: $542,000 (06/19)

Mendon

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	11
Median Price	$615,000	$590,000

► REAL ESTATE SALES

23 CAPE RD **$6,000,000**
B: 23 Cape Road Owner LLC
S: Gold Medalist LLC
Book/Page: 70709/362, Date: 07/01/24
Mtg: Bar Harbor Bk & Tr $21,630,000
Use: Commercial Devlpble Land, Lot: 938938sf
Prior Sale: $685,000 (02/99)

8 HARMINGTON ST **$800,000**
B: Edvin Martinez & Anna Hall
S: Determination Inc
Book/Page: 70710/356, Date: 07/01/24

174 PROVIDENCE ST **$365,000**
B: M & A Family Realty LLC
S: Thompson Mary E Est & Henry J Lane
Book/Page: 70694/148, Date: 06/27/24
Mtg: Jimmy Const And Fin L $266,500
Term: 2026
Use: 3 Bdrm Ranch, Lot: 36260sf
Prior Sale: $105,000 (07/92)

Milford

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	57
Median Price	$493,750	$560,000

► REAL ESTATE SALES

69 BEAVER ST **$195,000**
B: D & F Afonso Builders Inc
S: Jean D Carpenter & Tristan Carpenter
Book/Page: 70717/222, Date: 07/02/24
Use: 4 Bdrm Old Style, Lot: 45133sf

26 CEDARVIEW CIR U:26 ..... **$610,000**
B: Justin R Perry & Lauren A Kepchar
S: Rose A Ghobrial
Book/Page: 70702/340, Date: 06/28/24
Mtg: Leader Bank NA $457,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $380,000 (09/18)

1 DARTMOUTH DR **$625,000**
B: Adam Perri & Jenna Perri
S: Stephanie Roche
Book/Page: 70715/270, Date: 07/02/24
Mtg: Movement Mtg LLC $531,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12384sf
Prior Sale: $343,000 (11/18)

9 EBEN ST **$642,000**
B: Jason Shabo & Tiffany Shabo
S: Blas A Cerda & Xochitl T Decerda
Book/Page: 70694/65, Date: 06/27/24
Mtg: Onto Mortgage LLC $609,900
Term: 2054
Use: 4 Bdrm Colonial, Lot: 100188sf
Prior Sale: $399,900 (05/03)

8 GRANT ST **$485,000**
B: Michelle S Hurvitz
S: Cameron Douglas & Gabrielle Douglas
Book/Page: 70681/69, Date: 06/26/24
Mtg: Fairway Ind Mtg $444,138
Term: 2054
Use: 3 Bdrm Old Style, Lot: 10890sf
Prior Sale: $435,000 (08/22)

6 KODIAK LN U:3 ..... **$619,900**
B: Akanksha Harshe & Soham Dasneogi
S: F&d Ctrl Realty Corp Inc
Book/Page: 70704/207, Date: 06/28/24
Mtg: NBKC Bank $588,905
Term: 2054
Use: Condo

68 MAIN ST **$440,000**
B: 70 Main Milford Ma LLC
S: Lettie A Trottier, Tr for Russell W Trottier Sr
Book/Page: 70725/179, Date: 07/03/24
Mtg: Velocity Comm Cap LLC $175,000
Use: Retail-Service, Lot: 8899sf
Prior Sale: $443,000 (07/12)

149 MAIN ST **$7,625,000**
B: Mag Re Hldg-Milford LLC
S: Jaylee Realty Corp & East Main Street Prop Inc
Book/Page: 70702/77, Date: 06/28/24

151-1/2 MAIN ST **$7,625,000**
B: Mag Re Hldg-Milford LLC
S: Jaylee Realty Corp & East Main Street Prop Inc
Book/Page: 70702/77, Date: 06/28/24

151-159 MAIN ST **$7,625,000**
B: Mag Re Hldg-Milford LLC
S: Jaylee Realty Corp & East Main Street Prop Inc
Book/Page: 70702/77, Date: 06/28/24
Use: Other Exempt, Lot: 8499sf

157 MAIN ST **$7,625,000**
B: Mag Re Hldg-Milford LLC
S: Jaylee Realty Corp & East Main Street Prop Inc
Book/Page: 70702/77, Date: 06/28/24

158 MAIN ST **$7,625,000**
B: Mag Re Hldg-Milford LLC
S: Jaylee Realty Corp & East Main Street Prop Inc
Book/Page: 70702/77, Date: 06/28/24

159 MAIN ST **$7,625,000**
B: Mag Re Hldg-Milford LLC
S: Jaylee Realty Corp & East Main Street Prop Inc
Book/Page: 70702/77, Date: 06/28/24

14 PENNY LN **$700,000**
B: L R Delucena-Barbosa & A P Delucena-Barbosa
S: Kevin C Frycki & Lorraine E Frycki
Book/Page: 70706/389, Date: 06/28/24
Mtg: Cross Country Mtg Inc $560,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21601sf
Prior Sale: $269,900 (08/00)

70 PROSPECT HTS U:70 ..... **$270,000**
B: Power Brothers Prop LLC
S: Makepar Corp
Book/Page: 70716/82, Date: 07/02/24
Mtg: Rockland Tr Co $393,750
Use: 3 Bdrm Condo
Prior Sale: $235,000 (03/22)

72 PROSPECT HTS U:72 ..... **$255,000**
B: Power Brothers Prop LLC
S: Makepar Corp
Book/Page: 70716/86, Date: 07/02/24
Mtg: Rockland Tr Co $393,750
Use: 2 Bdrm Condo
Prior Sale: $250,000 (03/22)

67 SCHOOL ST **$455,000**
B: Gloria P Maita
S: Mark Pumphret
Book/Page: 70719/108, Date: 07/02/24
Use: 3 Bdrm Old Style, Lot: 5502sf
Prior Sale: $315,000 (06/18)

11 SHADOWBROOK LN U:22 ..... **$270,000**
B: Dallisson Silva & Luciano H Perreira
S: William R Diamond Jr & James L Diamond
Book/Page: 70719/6, Date: 07/02/24
Mtg: Cross Country Mtg Inc $260,988
Term: 2054
Use: 2 Bdrm Condo

16 SHADOWBROOK LN U:31 ..... **$240,000**
B: Paul W Muturi
S: Vanessa Y Dorta-Lopez & Carlos A Porras
Book/Page: 70697/207, Date: 06/28/24
Mtg: EMM Loans LLC $216,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $210,000 (06/22)

33 SUNSET DR **$530,000**
B: Renee L Larson
S: Jcg Investments LLC
Book/Page: 70717/195, Date: 07/02/24
Mtg: Fairway Ind Mtg $477,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10141sf
Prior Sale: $365,000 (01/24)

21 WHIP O WILL LN **$601,000**
B: Alexander Clements & Michelle M Clements
S: Arthur W White & Shirley E White
Book/Page: 70690/95, Date: 06/27/24
Mtg: Bank of England Mtg $502,350
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 13369sf
Prior Sale: $154,000 (07/96)

Millbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	38
Median Price	$435,000	$422,000

► REAL ESTATE SALES

8 ASHTON LN U:8 ..... **$520,000**
B: Thomas Nalesnik, Tr for Nancy Simonton Ft
S: Robert N Shaw & Mary A Shaw
Book/Page: 70693/355, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $289,900 (03/10)

58 CLEARVIEW TER U:58 ..... **$666,738**
B: Pragati Chavan & Kunal Chavan
S: Czervik Properties LLC
Book/Page: 70719/186, Date: 07/02/24
Mtg: Cornerstone Bank $533,390
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo

3 DIANA HILL DR **$725,000**
B: Adri Chakraborty & Sudeshna Chatterjee
S: Cara Obadowski-Young & Michael Young
Book/Page: 70696/274, Date: 06/28/24
Mtg: Guaranteed Rate Inc $674,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 27878sf
Prior Sale: $387,000 (06/12)

8-A&B HAYWARD LN **$575,000**
B: Richard S Carbonaro & Rebekah L Carbonaro
S: Raymond A Belsito Jr & Mary B Pappas
Book/Page: 70719/79, Date: 07/02/24
Mtg: Leader Bank NA $460,000
Term: 2054
Use: 2-Family Family Flat, Lot: 13504sf

2 HOWE AVE **$650,000**
B: Dylan & Taylor LLC
S: Christopher G Parker
Book/Page: 70711/161, Date: 07/01/24
Mtg: Millbury CU $592,000
Use: Residential-Multiple Bldgs, Lot: 17424sf
Prior Sale: $535,000 (11/18)

46-A&B MAPLE ST **$520,000**
B: Shirley Garcia & Emmanuel Barbosa Jr
S: Emily R Allain & Brian A Wallace 2nd
Book/Page: 70703/54, Date: 06/28/24
Mtg: Amerant Mortgage $506,976
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10454sf
Prior Sale: $199,900 (07/08)

1 MAY ST **$370,000**
B: Christopher D Banks & Amanda J Ross
S: Thomas Knight & Lynn Knight
Book/Page: 70717/157, Date: 07/02/24
Mtg: Leader Bank NA $296,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 14375sf
Prior Sale: $191,000 (06/14)

Millville

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	9
Median Price	$350,000	$410,000

► REAL ESTATE SALES

21 BOW ST **$310,000**
B: Christopher M Strom
S: Ferrie Cecile M Est & Lillian T Kaulker
Book/Page: 70724/298, Date: 07/03/24
Mtg: Washington Tr Co $300,700
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4823sf
Prior Sale: $135,000 (11/08)

63 CHESTNUT HILL RD **$355,000**
B: Hilltop Properties LLC
S: Leonard D Stiller & Steven Shur
Book/Page: 70684/243, Date: 06/26/24
Use: 3 Bdrm Split Entry, Lot: 75881sf
Prior Sale: $143,350 (03/95)

122 HILL ST **$775,000**
B: Linda J Bjork & Paul D Bjork
S: Harmony Village LLC
Book/Page: 70698/354, Date: 06/28/24
Use: Residential Developable Land, Lot: 82241sf
Prior Sale: $180,000 (09/23)

North Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	16
Median Price	$306,000	$334,820

► REAL ESTATE SALES

342 N MAIN ST **$230,000**
B: Equity TCo
S: Foley Jeannette Est & Laura Morris
Book/Page: 70721/144, Date: 07/03/24
Use: 3 Bdrm Conventional, Lot: 14810sf

Northborough

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	30
Median Price	$625,000	$751,250

► REAL ESTATE SALES

11 ADAMS RD **$615,000**
B: James R Watanabe & Tracy M Ng
S: William S Towle & Debra A Towle
Book/Page: 70690/258, Date: 06/27/24
Mtg: Guild Mortgage Co $255,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15198sf
Prior Sale: $450,000 (10/22)

18 BEECHWOOD CIR **$1,225,000**
B: Jeremy J Joachim & Valerie Z Zhu
S: David A Pierce & Linda H Pierce
Book/Page: 70694/28, Date: 06/27/24
Mtg: Guaranteed Rate Inc $625,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 53940sf

78 CHESTWOOD DR **$440,000**
B: Edward F Sentamu
S: Brady P Otey & Melissa M Lackey
Book/Page: 70718/308, Date: 07/02/24

3 COLBY ST **$925,000**
B: Harish V Penumetcha & V M Penumetcha
S: Michael T Matraia & Rita Matraia
Book/Page: 70689/396, Date: 06/27/24
Mtg: Drew Mortgage Assnlnc $740,000
Term: 2044
Use: 3 Bdrm Colonial, Lot: 29102sf
Prior Sale: $530,257 (06/04)

335 CRAWFORD ST **$1,237,500**
B: Shuhao Zhu & Wenyen Miao
S: Zimmo Inc
Book/Page: 70711/40, Date: 07/01/24
Use: 3 Bdrm Contemporary, Lot: 174240sf
Prior Sale: $700,000 (06/18)

16 HEMLOCK DR **$1,250,000**
B: Matthew J Mayerhofer & Michelle Fogle
S: Keith Martinek & Kerri Martinek
Book/Page: 70683/349, Date: 06/26/24
Mtg: Bay Equity LLC $600,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24794sf
Prior Sale: $570,000 (08/12)

74 MAIN ST U:74 ..... **$280,000**
B: Filippe M Deoliveira
S: Martin S Doehring
Book/Page: 70722/280, Date: 07/03/24
Mtg: Cross Country Mtg Inc $210,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 15246sf
Prior Sale: $209,900 (09/02)

OTIS ST **$3,900,000**
B: 303 Turnpike Road LLC
S: Berkshire Bank
Book/Page: 70686/107, Date: 06/26/24

15 SPRUCE HILL DR **$925,000**
B: Anthony M Pacheco & Elizabeth R Pacheco
S: John N Griffin, Tr for Griffin Ft
Book/Page: 70692/316, Date: 06/27/24
Mtg: Cross Country Mtg Inc $525,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 33641sf

2 STIRRUP BROOK LN **$980,000**
B: Paul A Damore & Frank Pescosolido
S: John J Wixted & Kristen P Wixted
Book/Page: 70691/238, Date: 06/27/24
Mtg: First Community Mtg $500,000
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 50229sf
Prior Sale: $499,900 (06/04)

369 W MAIN ST **$2,400,000**
B: Agora Real Estate LLC
S: Thomasito LLC
Book/Page: 70688/134, Date: 06/27/24
Mtg: UniBank for Savings $1,920,000
Use: Shopping Ctr/Mall, Lot: 87451sf
Prior Sale: $1,375,000 (08/19)

95 WESSON TER **$785,000**
B: Claudia H Diaz & Freddy Diaz
S: Alexei Karaban, Tr for Karaban Joint RET
Book/Page: 70705/203, Date: 06/28/24
Mtg: Leader Bank NA $455,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21114sf
Prior Sale: $550,000 (05/17)

207 WHITNEY ST **$1,225,000**
B: Ryan Tai
S: Richard Cammarano & Tracey Cammarano
Book/Page: 70689/389, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 117878sf
Prior Sale: $690,000 (07/12)

Northbridge

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	37
Median Price	$515,000	$485,000

► REAL ESTATE SALES

27 ARCADE ST U:27 ..... **$365,000**
B: Catherine Stone
S: Kristen L Aube
Book/Page: 70700/181, Date: 06/28/24
Mtg: UniBank for Savings $335,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $247,000 (07/06)

50-52 ASH ST **$580,000**
B: Paulo Davila
S: Piper Properties LLC
Book/Page: 70712/52, Date: 07/01/24
Mtg: CMG Mortgage Inc $569,494
Term: 2054
Use: 2-Family Family Flat, Lot: 12632sf
Prior Sale: $90,000 (10/15)

54 CRESTWOOD CIR U:54 ..... **$629,385**
B: Christine A Purkis
S: Stone Hill Partners LLC
Book/Page: 70680/328, Date: 06/26/24
Use: 2 Bdrm Condo

64-66 EDGEMERE AVE **$225,000**
B: Colin A Mirles
S: Viola R Michalik, Tr for Viola Michalik Lt
Book/Page: 70707/83, Date: 06/28/24
Use: 2-Family Duplex, Lot: 20909sf

33 SPRUCE ST U:33 ..... **$430,000**
B: John R Grendol, Tr for John R Grendol Lt
S: Kathleen Pichel
Book/Page: 70700/29, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $270,000 (12/17)

Oakham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	4
Median Price	$415,000	$601,562

► REAL ESTATE SALES

1934 N BROOKFIELD RD **$260,000**
B: Joseph Afonso & Elizabeth L Afonso
S: Evans Paul T Est & Mark J Evans
Book/Page: 70699/199, Date: 06/28/24
Use: 1 Bdrm Ranch, Lot: 156816sf
Prior Sale: $160,000 (06/12)

Oxford

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	42
Median Price	$367,500	$387,500

► REAL ESTATE SALES

25 ASHWORTH DR U:A **$395,000**
B: Christine Kostoroski & Jacob Young
S: Michael P Carlson
Book/Page: 70707/140, Date: 06/28/24
Mtg: Guaranteed Rate Affin $375,250
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $220,000 (05/16)

17 CONLIN RD **$490,000**
B: Jose E Cartagena & Pamela D Davis
S: Laurence D Bray 2nd & Susan A Bray
Book/Page: 70714/136, Date: 07/02/24
Mtg: CMG Mortgage Inc $481,124
Term: 2054
Use: 3 Bdrm Split Level, Lot: 46217sf
Prior Sale: $284,000 (09/13)

69 DANA RD **$395,000**
B: Zachary J Visnoski & Jillian M Cedrone
S: Nikole L Bergstrom & Gilbert Lopez
Book/Page: 70726/144, Date: 07/05/24
Mtg: St Marys Credit Union $375,250
Term: 2054
Use: 3 Bdrm Split Level, Lot: 13966sf
Prior Sale: $189,900 (08/12)

78 FEDERAL HILL RD **$178,000**
B: Kenneth J Joslyn & Laura M Joslyn
S: Doris E Whittemore
Book/Page: 70689/203, Date: 06/27/24
Use: 3 Bdrm Conventional, Lot: 413707sf

52 PARK ST **$400,000**
B: Erin Lombardi
S: Stockwell Clarence R Est & Patricia M Stockwell
Book/Page: 70688/151, Date: 06/27/24
Mtg: Guild Mortgage Co $392,755
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12600sf

12 THAYER POND DR U:5 ..... **$260,000**
B: Nha K Neang
S: Kristen M Breen
Book/Page: 70723/163, Date: 07/03/24
Mtg: Guild Mortgage Co $252,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $159,000 (10/06)

Paxton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	20
Median Price	$490,000	$558,000

► REAL ESTATE SALES

66 MAPLE ST **$450,000**
B: Pillsbury Dev Group Inc
S: Zabecca LLC
Book/Page: 70698/35, Date: 06/28/24
Mtg: Cornerstone Bank $337,500
Use: Day Care Center, Lot: 29407sf
Prior Sale: $225,000 (08/11)

29 NANIGIAN RD **$240,000**
B: Nsp Residential LLC
S: Thomas F Baribeault & Julie E Baribeault
Book/Page: 70724/208, Date: 07/03/24
Mtg: Aura Mtg Advisors LLC $315,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 80038sf
Prior Sale: $257,000 (09/06)

29 NANIGIAN RD **$306,600**
B: Thomas F Baribeault & Julie E Baribeault
S: Nsp Residential LLC
Book/Page: 70724/338, Date: 07/03/24
Use: 2 Bdrm Ranch, Lot: 80038sf
Prior Sale: $240,000 (07/24)

672 PLEASANT ST **$375,000**
B: Lunalia Real Estate LLC
S: 672 Pleasant Street LLC
Book/Page: 70693/247, Date: 06/27/24
Mtg: TD Bank NA $300,000
Use: Mixed Use-Prim Res & Comm, Lot: 25187sf
Prior Sale: $165,000 (02/92)

899 PLEASANT ST **$749,000**
B: Albino M Caporale
S: Jeffrey L Kent & Deborah S Kent
Book/Page: 70705/259, Date: 06/28/24
Mtg: Better Mortgage Corp $599,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 158446sf
Prior Sale: $20,000 (11/94)

Petersham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	6
Median Price	$359,000	$237,500

► REAL ESTATE SALES

186 EAST ST **$250,000**
B: Bart R Wendall & Sandra M Whaley
S: East Quabbin Land T Inc
Book/Page: 70714/284, Date: 07/02/24
Mtg: East Quabbin Land T I $250,000
Use: Charity Property, Lot: 664290sf
Prior Sale: $250,000 (01/24)

NARROW LN **$120,000**
B: Brett Ahlstrom & Eowyn Ahlstrom
S: Timothy J Downs & Elizabeth Garrett
Book/Page: 70700/161, Date: 06/28/24

WEST ST **$32,500**
B: Henry Woolsey
S: Charles B Berube
Book/Page: 70721/349, Date: 07/03/24

Princeton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	13
Median Price	$600,000	$475,000

► REAL ESTATE SALES

10 CALAMINT HILL RD N **$775,000**
B: Dylan G Oneil & Kelecy H Oneil
S: Peter M Brockelman & Wendy W Brockelman
Book/Page: 70707/354, Date: 07/01/24
Mtg: Paramount Bank $565,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 117176sf
Prior Sale: $349,900 (11/01)

60 COAL KILN RD **$555,000**
B: Deana Rotti & Ryan Draleau
S: Amy L Lachapelle
Book/Page: 70689/263, Date: 06/27/24
Mtg: Total Mtg Svcs $490,180
Term: 2054
Use: 3 Bdrm Colonial, Lot: 101930sf
Prior Sale: $188,000 (05/98)

Royalston

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	1
Median Price	$512,500	$257,000

► REAL ESTATE SALES

ATHOL RICHMOND RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 70699/77, Date: 06/28/24

BLISS HILL RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 70699/77, Date: 06/28/24

FALLS RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 70699/77, Date: 06/28/24

WARWICK RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 70699/77, Date: 06/28/24

Rutland

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	42
Median Price	$510,000	$575,000

► REAL ESTATE SALES

60 EMERALD RD **$859,900**
B: Ryan P Marshall & Krista A Marshall
S: Theodore L Jeffcoat 3rd & Carole A Jeffcoat
Book/Page: 70703/29, Date: 06/28/24
Mtg: Allcom CU $609,900
Term: 2054
Use: 6 Bdrm Colonial, Lot: 65340sf
Prior Sale: $420,000 (11/06)

323 PLEASANTDALE RD **$611,482**
B: Ryan E Bottis & Jacqueline C Berryman
S: C B Blair Dev Corp
Book/Page: 70701/22, Date: 06/28/24
Mtg: BankESB $479,682
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 73181sf

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Shrewsbury

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	107
Median Price	$585,000	$685,000

► REAL ESTATE SALES

5 ANGLIN LN $440,000
B: Tyler Hill
S: Thomas F Powers & Lauren Powers
Book/Page: 70707/258, Date: 06/28/24
Mtg: New American Funding $352,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: $255,900 (05/18)

8 AVON DR $355,000
B: Richard Mayroud & M A Mcgaughey-Mayroud
S: Terrance L Nygard, Tr for Nygard Rt
Book/Page: 70704/288, Date: 06/28/24
Use: 1 Bdrm Ranch, Lot: 16988sf
Prior Sale: $74,500 (05/94)

81 BAY VIEW DR $405,000
B: Sean Aucoin & Haydee Aucoin
S: Flavia Costa Personal Sol
Book/Page: 70723/69, Date: 07/03/24
Mtg: Guild Mortgage Co $392,850
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6098sf
Prior Sale: $285,000 (11/23)

6 BIRCH BRUSH RD $1,260,000
B: Boris Gommershtadt
S: Mazen Roumia
Book/Page: 70681/213, Date: 06/26/24
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $710,000 (12/18)

70 BOYLSTON CIR $410,000
B: Turning Pt Hm Buyers LLC
S: Karen H Diliddo
Book/Page: 70689/19, Date: 06/27/24
Mtg: GJC LLC $410,000
Use: 2-Family Duplex, Lot: 27878sf
Prior Sale: $365,000 (06/02)

17 BROOKDALE CIR U:17 ..... $550,000
B: Sushmita Nayak & Amol Vagad
S: Deborah A Thomas & David G Thomas
Book/Page: 70682/143, Date: 06/26/24
Mtg: Middlesex Fed Svgs Bk $440,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $127,500 (03/98)

65 COMMONS DR U:408 ..... $260,000
B: Valeria Moya
S: Christopher M Gleason, Tr for Gleason Rt
Book/Page: 70699/367, Date: 06/28/24
Mtg: United Wholesale Mtg $252,200
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $54,000 (06/96)

5 EMERSON CIR $1,468,000
B: John C Job & Kelechi Job
S: Kiran Kasibhatia & Surekha Kasibhatia
Book/Page: 70685/94, Date: 06/26/24
Mtg: US Bank NA $400,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44431sf
Prior Sale: $579,897 (10/02)

86 GOLD ST $750,000
B: Jing Chen
S: Marilyn A Sturgis, Tr for Marilyn A Sturgis RET
Book/Page: 70699/193, Date: 06/28/24
Use: 3 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: $392,000 (05/02)

400 GRAFTON ST $1,260,000
B: Cece C Vu
S: Angela M Fochetti
Book/Page: 70719/374, Date: 07/02/24
Mtg: First Ic Bank $882,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 98881sf
Prior Sale: $678,500 (07/05)

25 GREENBRIAR DR $1,010,000
B: James Ta
S: Fox Hill Builders Inc
Book/Page: 70703/142, Date: 06/28/24
Mtg: Pennymac Loan Service $766,550
Term: 2054
Use: Possible New Construction, Lot: 95832sf

189 GULF ST $1,089,000
B: Michael Iannamorelli & Victoria Iannamorelli
S: Donald Lynch & Christine Lynch
Book/Page: 70696/129, Date: 06/28/24
Mtg: Berkshire Bank $1,034,550
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 60113sf
Prior Sale: $614,000 (01/15)

24 HILLCREST AVE $639,000
B: Ryan T Jenkins & Nora Jenkins
S: Matthew R Mckinnon & Ellen M Mckinnon
Book/Page: 70689/46, Date: 06/27/24
Mtg: Citizens Bank $419,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20473sf
Prior Sale: $395,000 (08/19)

95 HOLDEN ST $815,000
B: Bassem Gorge & Jina Farag
S: Gibbs Bonnie E Est & Kelsey L Gibbs
Book/Page: 70683/114, Date: 06/26/24
Mtg: NFM Inc $611,250
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 54014sf
Prior Sale: $102,000 (11/97)

25 HOLMAN ST $630,000
B: Emily Valentine & Daniel Irving
S: Adrian D Hobson & Samantha J Hobson
Book/Page: 70718/161, Date: 07/02/24
Mtg: United Wholesale Mtg $567,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 11761sf
Prior Sale: $256,700 (03/01)

5 MERRIAM AVE $1,130,000
B: Allison Jang & Stanley Kim
S: Saad Al-Kadhi & Asmaa Al-Kadhi
Book/Page: 70699/292, Date: 06/28/24
Mtg: TD Bank NA $1,073,500
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 13068sf
Prior Sale: $885,000 (07/20)

67 N QUINSIGAMOND AVE U:15 ..... $715,000
B: Avinash Adiga & Isha Ingle
S: Jean E Rabelo & Julio C Rabelo
Book/Page: 70709/156, Date: 07/01/24
Use: 3 Bdrm Condo
Prior Sale: $482,000 (02/20)

20 NELSON POINT RD $450,000
B: Nelson Point Pines LLC
S: Anthony Salvatore, Tr for Salvatore Irt
Book/Page: 70684/312, Date: 06/26/24
Use: 2 Bdrm Conventional, Lot: 22216sf
Prior Sale: $150,000 (06/09)

19 OLD LAXFIELD RD U:19 ..... $520,000
B: Madhu Addakatla & Maheswari Malluri
S: Felix L Gonzalez
Book/Page: 70689/213, Date: 06/27/24
Use: 2 Bdrm Condo
Prior Sale: $326,000 (07/20)

9 PHEASANT HILL DR $750,000
B: Khumar Mardanova & Rufat Isayev
S: Michelle M Moore
Book/Page: 70694/1, Date: 06/27/24
Mtg: Embrace Home Loans $595,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13504sf
Prior Sale: $239,900 (07/99)

24 RED COAT RD $850,000
B: Jayadeep Gilroy & Irene Xavier
S: John C Job & Kelechi Job
Book/Page: 70682/247, Date: 06/26/24
Mtg: T2 Financial LLC $680,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 17860sf
Prior Sale: $465,000 (08/18)

36 RICHARD AVE $735,000
B: Anagha P Gaonker, Tr for Prabhugaonkar Ft
S: Mark W Ellis & Karrah B Ellis
Book/Page: 70680/228, Date: 06/26/24
Mtg: Bristol Cnty Svgs Bk $588,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 17424sf
Prior Sale: $362,000 (06/06)

1 ROCKWELL DR $975,000
B: Sujay Ganguly & Totan Ganguly
S: Michael C Connery & Tina M Connery
Book/Page: 70684/118, Date: 06/26/24
Mtg: United Wholesale Mtg $766,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $529,000 (11/09)

27-29 ROSEDALE AVE U:27 ..... $420,000
B: Abbas Y Kadlemakki
S: Xue Wang & Xuesong Lu
Book/Page: 70704/76, Date: 06/28/24
Mtg: Avidia Bank $245,000
Term: 2054
Use: 2 Bdrm Condo

190 S QUINSIGAMOND AVE U:206 ..... $500,000
B: Syama Adhibhatta & Santosha Adhibhatta
S: Christopher Sequeira & Krista M Sequeira
Book/Page: 70717/270, Date: 07/02/24
Use: 2 Bdrm Condo
Prior Sale: $250,000 (02/22)

32 TOPSFIELD CIR $623,000
B: Ankita Tyagi & Prasant Kumar
S: Appleton Grove LLC
Book/Page: 70702/128, Date: 06/28/24
Mtg: Mega Cap Funding Inc $498,400
Term: 2054
Use: 4 Bdrm Ranch, Lot: 12632sf
Prior Sale: $356,000 (02/24)

Southborough

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	28
Median Price	$928,600	$1,150,000

► REAL ESTATE SALES

52 ATWOOD RD $1,062,000
B: Ramnath V Pillai
S: Peter Dupuis & Kathleen Dupuis
Book/Page: 70723/388, Date: 07/03/24
Mtg: Guaranteed Rate Inc $849,600
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 17119sf
Prior Sale: $560,000 (10/14)

3 BURNETT RD $1,275,000
B: Arben Nuredini & Aurela Nuredini
S: Sa Boylston LLC
Book/Page: 70719/292, Date: 07/02/24
Mtg: Bank of America NA $765,000
Term: 2054
Use: 1-Family Colonial, Lot: 51488sf

32 DARLENE DR $1,280,000
B: Qian Shen & Lan Wu
S: Badal Kalamkar & Jasjit K Maggu
Book/Page: 70681/39, Date: 06/26/24
Mtg: Guaranteed Rate Inc $766,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25134sf
Prior Sale: $765,000 (07/17)

5 HIGH RIDGE RD $812,500
B: Brian Thornock & Rosien Thornock
S: Stefano M Piardi & Dawn M Piardi
Book/Page: 70702/229, Date: 06/28/24
Mtg: Fairway Ind Mtg $530,000
Term: 2054
Use: 3 Bdrm Raised Cape, Lot: 43778sf
Prior Sale: $259,000 (02/99)

Southbridge

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	42
Median Price	$319,500	$334,250

► REAL ESTATE SALES

614 LEBANON HILL RD $329,000
B: Justin Tebo
S: Peter R Chouinard
Book/Page: 70693/289, Date: 06/27/24
Mtg: Fairway Ind Mtg $323,040
Term: 2054
Use: 2 Bdrm Ranch, Lot: 94525sf
Prior Sale: $229,900 (08/06)

36 MAIN ST $431,500
B: James Coulombe & Crystal Coulombe
S: Jordan M Edmonds
Book/Page: 70721/353, Date: 07/03/24
Mtg: UniBank for Savings $323,625
Term: 2054 Rate: 7.1% Type: Adj
Use: Apartment Bldg - 4-8 Units, Lot: 9583sf
Prior Sale: $330,000 (05/22)

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

21 BOND ST $1,035,000
B: Gavin R Humes & Dawn Foley
S: Bradford R Stoler & Cindy D Stoler
Book/Page: 70692/64, Date: 06/27/24
Mtg: Guaranteed Rate Inc $766,000
Term: 2039
Use: 4 Bdrm Colonial, Lot: 225528sf
Prior Sale: $609,900 (09/16)

5 DEBBIE DR $652,500
B: Sophie P Nguyen
S: Betty Ellsworth
Book/Page: 70702/253, Date: 06/28/24
Mtg: First Tech FCU $822,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 3 Bdrm Colonial, Lot: 46742sf
Prior Sale: $455,000 (10/20)

31 KITTREDGE RD $50,000
B: Andy Mansoor & Stephanie Mansoor
S: George A Lussier, Tr for G&m 2011 Rt
Book/Page: 70721/319, Date: 07/03/24
Mtg: George Andre Lussier $50,000
Term: 2044
Use: Residential Developable Land, Lot: 72632sf
Prior Sale: $250,000 (09/02)

30 LEDGE AVE $300,000
B: Lawrence H Wheeler Jr & Lisa M Wheeler
S: Kevin D Mccurley & Stacey A Mccurley
Book/Page: 70687/18, Date: 06/27/24
Use: 1 Bdrm Camp/Cabin, Lot: 3780sf

32 LEDGE AVE $300,000
B: Lawrence H Wheeler Jr & Lisa M Wheeler
S: Kevin D Mccurley & Stacey A Mccurley
Book/Page: 70687/18, Date: 06/27/24
Use: 2 Bdrm Bngl/Cottage, Lot: 4200sf

MAIN ST L:B $28,000
B: Johnny Blanton 3rd
S: S & N Rivs Ent LLC
Book/Page: 70702/33, Date: 06/28/24

185 NORTHWEST RD $450,000
B: David Darson & Katelynn Staples
S: Marc D Burtt
Book/Page: 70689/322, Date: 06/27/24
Mtg: Cross Country Mtg Inc $400,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 103996sf
Prior Sale: $50,000 (12/00)

21 SHORE DR $400,000
B: Peter Gariepy
S: 21 Shore Dr T & Property Privacy Svcs Tr
Book/Page: 70695/144, Date: 06/27/24
Mtg: Brookfield Realty T $300,000
Use: 3 Bdrm Ranch, Lot: 69583sf
Prior Sale: $78,750 (12/11)

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

16 MAPLE ST $380,000
B: Andrew J Hohne & Therese B Hohne
S: Kristen B Rey
Book/Page: 70710/129, Date: 07/01/24
Mtg: Allied Mortgage Group $361,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 130680sf

23 PIKES HILL RD $503,000
B: Robert W Stupp & Christy Foote-Smith
S: Nathan Green
Book/Page: 70706/184, Date: 06/28/24
Mtg: Embrace Home Loans $453,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 64033sf
Prior Sale: $249,000 (12/15)

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

34 BETSY ROSS CIR U:34 ..... $365,000
B: Frank D Pignataro Jr & Patricia A Pignataro
S: Karen S Niday, Tr for 34 Betsy Ross Circle Rt
Book/Page: 70698/299, Date: 06/28/24
Mtg: Equity Resources Inc $240,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $119,900 (02/95)

22 LONG AVE $300,000
B: Larry M Reynolds & Tammy L Reynolds
S: Christopher Cantalini
Book/Page: 70724/241, Date: 07/03/24
Use: 2 Bdrm Camp/Cabin, Lot: 18731sf
Prior Sale: $115,000 (08/06)

69 STREETER RD $500,000
B: Elias A Silva
S: Debra L Booth
Book/Page: 70683/374, Date: 06/26/24
Mtg: United Wholesale Mtg $485,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $189,450 (05/91)

37 TANNERY RD $549,900
B: Michael Hibbard & Stephanie Hibbard
S: James Esterbrook
Book/Page: 70679/250, Date: 06/26/24
Mtg: Citizens Bank $479,900
Term: 2054 Rate: 7.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 21780sf
Prior Sale: $360,000 (05/19)

7 TANTASQUA SHORE DR $185,000
B: Bradley Arcoite & Gary Seifert
S: Allen C Butts & Doris B Butts
Book/Page: 70690/142, Date: 06/27/24
Use: 2 Bdrm Camp/Cabin, Lot: 9148sf

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

5 ARMSBY RD $825,000
B: Damian Pietrus & Emma Pietrus
S: John L Casagrande & Linda J Casagrande
Book/Page: 70707/292, Date: 06/28/24
Mtg: Nations Reliable Lndg $607,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 84356sf
Prior Sale: $520,500 (11/05)

38 CENTRAL TPKE $452,500
B: Daniel A Leroy
S: Dylan V Dombrowski
Book/Page: 70698/79, Date: 06/28/24
Mtg: Clinton Svgs Bk $290,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 40071sf
Prior Sale: $309,500 (07/20)

218 CENTRAL TPKE $850,000
B: Terence E Kelly & Katherine M Kelly
S: Sherman Farm Estates LLC
Book/Page: 70682/130, Date: 06/26/24
Use: Residential Developable Land, Lot: 93939sf

306 MANCHAUG RD $850,000
B: Lisa A Kempa & Whitney P Concemi
S: Roger Rock
Book/Page: 70713/5, Date: 07/01/24
Mtg: Cross Country Mtg Inc $650,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 119204sf
Prior Sale: $320,000 (07/04)

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

9 ALEXANDRIA AVE $650,000
B: Eli Morris & Lisa Conway
S: Robert J Welch & Sarah J Welch
Book/Page: 70704/294, Date: 06/28/24
Mtg: Rocket Mortgage LLC $443,121
Term: 2054
Use: 4 Bdrm Colonial, Lot: 80586sf
Prior Sale: $277,600 (03/03)

21 BRANCH ST $625,000
B: Becket Academy Inc
S: Micah Bolduc & Heidi Bolduc
Book/Page: 70682/65, Date: 06/26/24
Use: Residential Developable Land, Lot: 138085sf

46 DAY MILL DR U:46 ..... $322,500
B: William R Gunnis & Susan M Gunnis
S: Sarah E Lish & Thomas H Lish
Book/Page: 70708/78, Date: 07/01/24
Use: 2 Bdrm Condo
Prior Sale: $195,660 (02/05)

526 HUBBARDSTON RD $730,000
B: Shawn Edge & Christian Edge
S: Greenstone Realty LLC
Book/Page: 70681/279, Date: 06/26/24
Mtg: Mllestone Mtg Solutio $693,500
Term: 2054

25 KYLE DR $500,000
B: Mark A Klima & Nancy L Klima
S: Daniel A Dora & Angela M Dora
Book/Page: 70714/213, Date: 07/02/24
Mtg: Guaranteed Rate Inc $500,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 43560sf
Prior Sale: $118,000 (08/95)

108 MAIN ST $350,000
B: Dylan M Kasper
S: Christopher Dehahn & Martha A Dehahn
Book/Page: 70684/156, Date: 06/26/24
Mtg: Bay Equity LLC $315,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23958sf

197 PATRIOTS RD $550,000
B: Sant LLC
S: Makhan S Longia & Surinder Kaur
Book/Page: 70725/103, Date: 07/03/24
Mtg: Rockland Tr Co $440,000
Use: Mixed Use-Prim Comm & Resd, Lot: 52272sf

4 PLEASANT ST $455,000
B: John Montalvo
S: Justin Lafond & Heather Lafond
Book/Page: 70701/221, Date: 06/28/24

37 S MAIN ST $430,000
B: Ethan Carbone & Brittni Carbone
S: Leger Family Re I LLC
Book/Page: 70707/49, Date: 06/28/24
Mtg: Total Mtg Svcs $344,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 29295sf
Prior Sale: $190,000 (12/22)

677 SOUTH RD $593,000
B: Tra V Weaver & Eugena Weaver
S: Donald S Foster 2nd
Book/Page: 70711/79, Date: 07/01/24

Upton

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	13
Median Price	$670,000	$510,000

► REAL ESTATE SALES

2 CHICKADEE WAY U:18 ..... $793,944
B: Stuart Sherman & Amy Sherman
S: Black Brook Rlty Prop LLC
Book/Page: 70723/299, Date: 07/03/24
Use: Condo

45 MILFORD ST $475,000
B: 45 Milford St LLC
S: Nancy A Page
Book/Page: 70706/320, Date: 06/28/24
Use: 2 Bdrm Cottage, Lot: 229561sf

54 SHANNON WAY U:54 ..... $645,000
B: David Thomas & Deborah Thomas
S: Pulte Hm Of New Eng LLC
Book/Page: 70685/64, Date: 06/26/24
Use: Possible New Construction, Lot: 2326975sf

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

21 BAILEY ST U:1B $279,400
B: Brian Dolliff & Cheryl Tetreault
S: Cynthia Katz & Joshua Davis
Book/Page: 70718/198, Date: 07/02/24
Mtg: Prestige Home Mtg LLC $265,430
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $240,000 (10/21)

21 BRUCE ST $459,000
B: Wallace M Dasilva & Jackeline B Meireles
S: Michael J Sylvester & Erin Sylvester
Book/Page: 70702/304, Date: 06/28/24
Mtg: First Natl Bk $367,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: $222,500 (05/14)

79 BUFFUM RD $180,000
B: Aaron J Stewart
S: Scribner T Hanny & Janice K Hanny
Book/Page: 70698/329, Date: 06/28/24
Mtg: Milford Fed Svgs Bk $117,000
Term: 2039
Use: Residential Developable Land, Lot: 410771sf

49 CAPRON ST $700,000
B: Michael Biggins & Alieya M Biggins
S: Sean S Murray & Mary J Murray
Book/Page: 70707/22, Date: 06/28/24
Mtg: Mutual Of Omaha Mtg $665,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 30888sf
Prior Sale: $489,900 (10/06)

85 EAST ST $709,000
B: Daniel Mctague & Dianne Mctague
S: Ttk Real Estate LLC
Book/Page: 70713/35, Date: 07/01/24
Mtg: Prestige Home Mtg LLC $109,000
Term: 2039
Use: Residential Developable Land, Lot: 20473sf
Prior Sale: $95,000 (06/23)

HAZEL ST $5,000
B: Marc Bullio
S: Thomas A Dion & Christine J Dion
Book/Page: 70724/30, Date: 07/03/24

133 HECLA ST $575,000
B: Filipe A Peroba
S: Luciano P Souza
Book/Page: 70707/176, Date: 06/28/24
Mtg: Prestige Home Mtg LLC $564,585
Term: 2054
Use: 2-Family Conventional, Lot: 20473sf
Prior Sale: $356,690 (09/20)

150 HENRY ST $135,000
B: J M Haldeman, Tr for 150 Henry Street Rt
S: James C Gornall & Susan P Gornall
Book/Page: 70693/347, Date: 06/27/24
Use: Residential Developable Land, Lot: 43721sf
Prior Sale: $65,000 (10/14)

264 HIGH ST $341,000
B: Kylie R Alexander & John R Mangano
S: Db Ventures LLC
Book/Page: 70722/126, Date: 07/03/24
Mtg: Guaranteed Rate Inc $323,950
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 152460sf
Prior Sale: $260,000 (05/24)

33 JULIA DR $570,000
B: Keith M Westberg & Marilyn J Westberg
S: Jean B Turcotte 2nd & Briana Turcotte
Book/Page: 70700/128, Date: 06/28/24
Mtg: Total Mtg Svcs $570,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 92347sf
Prior Sale: $368,000 (09/18)

40 LAKE ST $490,000
B: Mary A Moore
S: Amanda F Studley & Chelsea R Graham
Book/Page: 70691/210, Date: 06/27/24
Mtg: Movement Mtg LLC $235,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30888sf
Prior Sale: $450,000 (07/23)

98 LINWOOD ST $580,000
B: Steven P Falcone
S: Jeffrey H Schoonmaker
Book/Page: 70715/363, Date: 07/02/24
Mtg: Northpoint Mortgage $493,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 26968sf
Prior Sale: $370,000 (09/05)

305 MENDON ST U:2 ..... $320,000
B: Filipe B Lana
S: Hellen M Saxton
Book/Page: 70694/298, Date: 06/27/24
Mtg: United Wholesale Mtg $288,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $184,000 (10/06)

64 OAK ST $541,000
B: William F Sweeney Jr & Catherine Sweeney
S: Ernest E Makowski & Jeannine L Makowski
Book/Page: 70688/71, Date: 06/27/24
Mtg: BankESB $141,000
Term: 2054 Rate: 8.0% Type: Adj
Use: 2-Family Conventional, Lot: 10001sf
Prior Sale: $56,000 (01/97)

35 POUTS LN U:35 ..... $519,900
B: Jessica Dannibale & John Creed
S: West River Homes LLC
Book/Page: 70684/7, Date: 06/26/24
Mtg: Huntington Natl Bank $493,853
Term: 2054 Rate: 6.9% Type: Adj
Use: Condo

51 POUTS LN U:51 ..... $546,450
B: Cheston J Machamer & Casey A Machamer
S: West River Homes LLC
Book/Page: 70702/378, Date: 06/28/24
Mtg: Trident Home Loans $526,913
Term: 2054
Use: Possible New Construction

19 SUSAN PKWY $470,000
B: Colin Finnan & Laura Finnan
S: Frank R Capogna & Sarah Leventer
Book/Page: 70689/349, Date: 06/27/24
Use: 3 Bdrm Cape Cod, Lot: 15655sf
Prior Sale: $315,000 (04/20)

168 SUTTON ST $620,000
B: Aksel Thibodeau
S: Randall H Bloem & Mary A Bloem
Book/Page: 70692/167, Date: 06/27/24
Mtg: Hunt Mortgage $496,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 59242sf

42 WILLIAM WARD ST $379,900
B: Derek Tebeau & Meghan Anderson
S: Arielle Smith & Ashley Smith
Book/Page: 70707/104, Date: 06/28/24
Mtg: Stonewater Mtg Corp $373,018
Term: 2054
Use: 2 Bdrm Ranch, Lot: 16082sf
Prior Sale: $260,000 (02/17)

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

335 BEMIS RD $50,000
B: Rachel V Kennon
S: Sarah D Tetreault & Rebecca F Ostapchuk
Book/Page: 70711/55, Date: 07/01/24
Use: 4 Bdrm Colonial, Lot: 81549sf

1358 BRIMFIELD RD $175,000
B: Gerald N Unger
S: Elizabeth A Demarco
Book/Page: 70710/236, Date: 07/01/24
Use: 2 Bdrm Conventional, Lot: 58527sf

CRONIN RD $1,000
B: M R Sole-Robertson
S: Seth J Robertson
Book/Page: 70695/226, Date: 06/28/24

161 FOREST AVE $450,000
B: Danielle M Santo & Joseph H Williams
S: Kenneth C Piazzo & Barbara A Piazzo
Book/Page: 70705/176, Date: 06/28/24
Mtg: Bay Equity LLC $436,500
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 45133sf

10 LOMBARD ST $116,237
B: Eclipse Capital LLC
S: Karen M Nicholas
Book/Page: 70724/225, Date: 07/03/24
Use: 3 Bdrm Old Style, Lot: 4792sf
Prior Sale: $125,000 (07/02)

10 LOMBARD ST $151,500
B: Mj Real Estate LLC
S: Eclipse Capital LLC
Book/Page: 70725/203, Date: 07/03/24
Mtg: Commercial Lender LLC $257,175
Term: 2025
Use: 3 Bdrm Old Style, Lot: 4792sf
Prior Sale: $116,237 (07/24)

764 MAIN ST $500,000
B: Nextgen Prop Holdings LLC
S: Edward H Spencer Inc
Book/Page: 70696/379, Date: 06/28/24
Mtg: Edward H Spencer Inc $350,000
Use: Auto Sales, Lot: 31363sf

SOUTHBRIDGE RD $1,000
B: M R Sole-Robertson
S: Seth J Robertson
Book/Page: 70695/226, Date: 06/28/24

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

18 3RD ST $485,000
B: Wilmaris R Soto
S: Prabin Tamang
Book/Page: 70695/394, Date: 06/28/24
Mtg: Cape Cod Five Cent Bk $460,750
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 32560sf
Prior Sale: $465,000 (10/23)

9 GENEVIEVE LN $515,000
B: Vanessa Charles & Jean B Charles
S: Janet M Strazzullo, Tr for Janet M Strazzullo 2021 T
Book/Page: 70710/318, Date: 07/01/24
Mtg: Mtg Equity Partners $505,672
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16567sf

22 HALL RD $530,000
B: Sambath Than
S: James E Buckingham & Cindy L Buckingham
Book/Page: 70719/331, Date: 07/02/24
Mtg: United Wholesale Mtg $472,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 35153sf
Prior Sale: $260,000 (11/03)

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WORCESTER REGISTRY
continued

4 JEFFREY ST **$385,000**
B: Tu Q Le & Thi H Van Nguyen
S: Theodore J Dobbert Jr & Samantha A Landry
Book/Page: 70701/100, Date: 06/28/24
Mtg: Salem Five Mtg Co $308,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10009sf
Prior Sale: $255,000 (08/20)

5 ORCHARD AVE **$380,000**
B: Katarzyna Macko
S: Kevin Brody & Richard Brody
Book/Page: 70682/361, Date: 06/26/24
Mtg: Semper Home Loans $300,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10584sf

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

42 CAVOUR CIR **$400,000**
B: Katelyn Mencke & Christopher K Low
S: Richard L Oliver
Book/Page: 70699/329, Date: 06/28/24
Mtg: Fairway Ind Mtg $380,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf

178 MAPLE ST **$415,000**
B: Jack Oreilly
S: Mckeon Elizabeth E Est & John A Mckeon
Book/Page: 70702/280, Date: 06/28/24
Mtg: Fidelity Cp Bk $394,250
Term: 2054
Use: 3 Bdrm Antique, Lot: 15618sf

2 MARY DR **$529,122**
B: Robert Komarovsky
S: Philip J Dowd, Tr for Dowd Rt
Book/Page: 70717/52, Date: 07/02/24
Mtg: Cross Country Mtg Inc $304,123
Term: 2054
Use: 3 Bdrm Ranch, Lot: 48787sf

22 MARY DR **$600,000**
B: Raquel Espinosa & Aldo Cassina
S: Ryan P Marshall & Krista Marshall
Book/Page: 70684/87, Date: 06/26/24
Mtg: Berkshire Bank $450,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 43050sf
Prior Sale: $312,000 (07/15)

217 PRESCOTT ST **$815,000**
B: Victoria I Fernandez
S: Sonja R Broyles
Book/Page: 70690/152, Date: 06/27/24
Mtg: Leader Bank NA $766,550
Term: 2054
Use: 4 Bdrm Colonial, Lot: 49658sf
Prior Sale: $419,900 (06/15)

West Brookfield

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	11
Median Price	$339,250	$342,500

► REAL ESTATE SALES

7 DAVIS RD **$456,000**
B: Joshua R Akil Sr & Lindsay Collins
S: Sandra L Whittemore & Eric D Whittemore
Book/Page: 70688/23, Date: 06/27/24
Mtg: Drew Mortgage Assnlnc $447,740
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 90169sf
Prior Sale: $220,000 (03/14)

123 PIERCE RD **$390,000**
B: Frederic White & Mary J White
S: Margarita Baez
Book/Page: 70680/262, Date: 06/26/24
Mtg: Total Mtg Svcs $292,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 55757sf
Prior Sale: $222,000 (05/19)

34 RIDGEWOOD CIR **$495,000**
B: Brian Fenton
S: Jonathan A Kowal & Elise T Kowal
Book/Page: 70704/43, Date: 06/28/24
Mtg: Keystone Funding $155,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 47045sf
Prior Sale: $250,000 (09/16)

113 TUCKER RD **$630,000**
B: Jonathan A Kowal & Elise T Kowal
S: Claire E Ferrero, Tr for Tcc Realty Tl
Book/Page: 70706/292, Date: 06/28/24
Mtg: ARRHA Credit Union $250,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 365904sf
Prior Sale: $36,000 (06/01)

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

1001 BRADISH LN U:1001 ..... **$570,000**
B: Harish Jujjavaraup & Keerthisri Tirumala
S: Sujan Nandamury & Rekha Manne
Book/Page: 70688/249, Date: 06/27/24
Mtg: Homefield Credit Un $445,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $361,759 (06/16)

2 CANFIELD ST **$460,000**
B: Natalia S Mendonca
S: Barnes Barbara Mae Est & Deborah J Waska
Book/Page: 70690/186, Date: 06/27/24
Mtg: United Wholesale Mtg $446,647
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10707sf
Prior Sale: $100,000 (11/92)

2 EDWARD DUNN WAY **$1,380,000**
B: Min Ma & Weijie Xu
S: Robert I Srebnik & Maria Srebnik
Book/Page: 70700/268, Date: 06/28/24
Mtg: US Bank NA $600,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 15002sf
Prior Sale: $376,900 (04/95)

9 GABLE RIDGE RD **$1,750,000**
B: Mruga Chaudhary & Dipeshkumar A Chaudhary
S: James C Yearick & Loreen M Yearick
Book/Page: 70699/155, Date: 06/28/24
Mtg: Cape Cod Cp Bk $1,300,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 50094sf
Prior Sale: $878,000 (10/14)

29 GLEN ST **$706,000**
B: Nathan L Dulac
S: Amir Kashani
Book/Page: 70703/213, Date: 06/28/24
Mtg: Leader Bank NA $406,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 25321sf
Prior Sale: $303,000 (10/13)

6 GRANGER RD **$626,000**
B: Naqi Syed
S: Keith R Bazinet
Book/Page: 70682/214, Date: 06/26/24
Mtg: US Bank NA $563,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21845sf
Prior Sale: $480,000 (01/23)

27 HARVEY LN **$930,000**
B: Benjamin K Smith & Madison E Smith
S: Darrell W Simino, Tr for Darrell & E Simino RET
Book/Page: 70688/203, Date: 06/27/24
Mtg: Guaranteed Rate Inc $630,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20900sf

7 HILLCREST DR **$750,000**
B: Joseph Kelley & Kirstin Kelley
S: Andrew Musacchio & Patricia Zhang
Book/Page: 70722/349, Date: 07/03/24
Mtg: Salem Five Mtg Co $525,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 21100sf
Prior Sale: $516,900 (09/19)

9 JENNINGS RD **$742,000**
B: Pradeepa Kandra & Karthik K Batta
S: Dana C Crawford & Linda L Crawford
Book/Page: 70689/153, Date: 06/27/24
Mtg: Northpoint Mortgage $667,700
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13669sf

4 KAY ST **$940,000**
B: Nicholas Kransz & Nicole Kransz
S: Alexander S Rose Jr & Katherine H Rose
Book/Page: 70693/138, Date: 06/27/24
Mtg: Mtg Equity Partners $540,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 34055sf
Prior Sale: $670,000 (08/20)

14 KINGS GRANT RD **$650,000**
B: Jonathan De Boer & Kerry De Boer
S: Troy W Bottger & Karen A Bottger
Book/Page: 70692/281, Date: 06/27/24
Mtg: United Wholesale Mtg $450,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 21980sf
Prior Sale: $384,000 (07/15)

151 MILK ST U:3 ..... **$280,000**
B: Harshada Tamhankar
S: Rachel R Spannuth & Sam F Femino
Book/Page: 70691/273, Date: 06/27/24
Mtg: Rockland Tr Co $224,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $177,200 (10/06)

6201 PETERS FARM WAY U:6201 ..... **$595,000**
B: Suzanne Gardiner
S: Pulte Hm Of New Eng LLC
Book/Page: 70690/71, Date: 06/27/24
Use: Possible New Construction

6202 PETERS FARM WAY U:6202 ..... **$419,015**
B: Igor Davydenko & Anna Davydenko
S: Pulte Hm Of New Eng LLC
Book/Page: 70682/53, Date: 06/26/24
Use: Possible New Construction

6212 PETERS FARM WAY U:6212 ..... **$442,865**
B: Robert A Helfenbein
S: Pulte Hm Of New Eng LLC
Book/Page: 70682/291, Date: 06/26/24
Mtg: Pulte Mortgage Corp $287,865
Term: 2054
Use: Possible New Construction

6306 PETERS FARM WAY U:6306 ..... **$660,000**
B: Inna Khitrik & Yury Khitrik
S: Pulte Hm Of New Eng LLC
Book/Page: 70697/152, Date: 06/28/24
Use: Possible New Construction

2308 TALBOT WAY U:2308 ..... **$515,000**
B: Leeann Dobro, Tr for Dobro Rt
S: Maureen M Baldwin
Book/Page: 70688/348, Date: 06/27/24
Mtg: Berkshire Bank $150,000
Term: 2054
Use: 2 Bdrm Condo

303 TURNPIKE RD **$3,900,000**
B: 303 Turnpike Road LLC
S: Berkshire Bank
Book/Page: 70686/107, Date: 06/26/24
Mtg: Savers Coop Bank $3,640,000
Use: Bank Building, Lot: 180121sf
Prior Sale: $1,650,000 (08/12)

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

BEMIS RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 70699/77, Date: 06/28/24

316 FRONT ST **$370,000**
B: Germinal Vilson
S: Brian T Flanagan
Book/Page: 70725/236, Date: 07/03/24
Mtg: Guild Mortgage Co $296,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9148sf

226 GLENALLEN ST **$75,000**
B: Adrian Soriano
S: Angela Lagasse
Book/Page: 70690/83, Date: 06/27/24
Use: 2 Bdrm Old Style, Lot: 12632sf
Prior Sale: $186,900 (07/05)

HALL RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 70699/77, Date: 06/28/24

41 LINCOLN AVE **$84,000**
B: Melissa Marmanidis
S: Richard C Mason & Patricia A Mason
Book/Page: 70696/226, Date: 06/28/24
Use: 3 Bdrm Colonial, Lot: 8799sf
Prior Sale: $172,500 (08/09)

5 MAPLE PL **$200,000**
B: Patrick Cannon
S: Nicholas A Hollenbeck
Book/Page: 70704/375, Date: 06/28/24
Mtg: Rocket Mortgage LLC $196,377
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10454sf
Prior Sale: $165,000 (02/23)

302 SPRING ST **$290,000**
B: Shy Properties LLC
S: Q & R Services LLC
Book/Page: 70713/338, Date: 07/01/24
Use: Restaurant/Bar, Lot: 26572sf
Prior Sale: $195,000 (09/21)

142 SPRUCE ST **$157,000**
B: Berkshire Prop Buyers LLC
S: Thomas J Graessle & Gina Y Graessle
Book/Page: 70710/377, Date: 07/01/24
Use: 2-Family Two Family, Lot: 3920sf
Prior Sale: $24,000 (08/13)

TEEL RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 70699/77, Date: 06/28/24

3 WINTER ST **$430,000**
B: Albert Paitoo
S: Wachusett Investments LLC
Book/Page: 70694/89, Date: 06/27/24
Mtg: MSA Mortgage LLC $408,500
Term: 2054
Use: 2 Bdrm Old Style, Lot: 9148sf
Prior Sale: $107,000 (10/23)

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

57 4TH ST **$350,000**
B: Janice Y Metzger
S: Margaret M Baratian
Book/Page: 70688/274, Date: 06/27/24
Mtg: EMM Loans LLC $262,500
Term: 2054
Use: 2 Bdrm Duplex, Lot: 4000sf
Prior Sale: $125,000 (05/13)

50 ADAMS ST U:107 ..... **$212,000**
B: Iqbal Ali, Tr for Nigha Rt
S: Kerry Elinskas & Jeffrey C Snow
Book/Page: 70698/363, Date: 06/28/24
Mtg: Main Street Bank (MA) $159,000
Use: 2 Bdrm Condo
Prior Sale: $207,900 (06/06)

16 ARLINE ST **$285,000**
B: Sedrah Mashhour
S: Williston W Carpenter Jr
Book/Page: 70692/193, Date: 06/27/24
Mtg: Total Mtg Svcs $231,000
Term: 2054
Use: 2 Bdrm Duplex, Lot: 2235sf

9 ASTMA AVE **$510,000**
B: Gilberto S Nascimento & Cristiane B Ferreira
S: Debra A Nawn & Karen S Arnowski
Book/Page: 70711/123, Date: 07/01/24

4 BALL ST **$425,000**
B: Katherine V Castro & Marta N Castro
S: Kilsi E Frias & Jose Perez-Montes
Book/Page: 70713/81, Date: 07/01/24
Mtg: Plaza Home Mtg $417,302
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11250sf
Prior Sale: $225,000 (08/17)

1 BALMORAL ST **$360,000**
B: Ghazwan Dawood
S: Jermel Darget
Book/Page: 70706/257, Date: 06/28/24
Mtg: New American Funding $200,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 3562sf
Prior Sale: $332,000 (04/22)

198 BEACON ST **$237,897**
B: Blue Oak Development LLC
S: James Murphy & Claire Murphy
Book/Page: 70714/290, Date: 07/02/24
Use: 3 Bdrm Duplex, Lot: 2569sf

64 BEAVERBROOK PKWY **$330,000**
B: Binta P Modh
S: Perrone Nicholas J Est & Nicole J Malinowski
Book/Page: 70704/198, Date: 06/28/24
Use: 3 Bdrm Conventional, Lot: 5537sf
Prior Sale: $209,900 (03/17)

3 BELCOURT RD **$525,000**
B: Timothy J Whittredge & Katherine C Johnston
S: 3 Belcourt LLC
Book/Page: 70703/279, Date: 06/28/24
Mtg: CMG Mortgage Inc $498,750
Term: 2054
Use: 2-Family Two Family, Lot: 10000sf
Prior Sale: $266,000 (01/20)

90 BLACKSTONE RIVER RD **$392,290**
B: Sabrina Desy
S: Joseph A Marcotte, Tr for Joseph A Marcotte Jr RET
Book/Page: 70680/103, Date: 06/26/24
Mtg: BankESB $313,832
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 17542sf

13-1/2 BLUFF ST **$365,000**
B: Joseph Santiago
S: Christine Barron
Book/Page: 70706/216, Date: 06/28/24
Mtg: Guaranteed Rate Inc $12,775
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6991sf

153 BROOKLINE ST **$395,000**
B: Andrew P Bishop & Sean M Bowden
S: Steven H Foskett
Book/Page: 70698/1, Date: 06/28/24
Mtg: Cross Country Mtg Inc $395,000
Term: 2054 Rate: 8.0% Type: Adj
Use: 5 Bdrm Colonial, Lot: 10000sf

121 BURNCOAT ST **$435,000**
B: Lauryn Okeefe
S: Leah Arsenault & Matthew Mcqueeny
Book/Page: 70684/249, Date: 06/26/24
Mtg: Fall River Five Cents $391,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7222sf
Prior Sale: $292,500 (05/20)

200 BURNCOAT ST **$250,000**
B: Benjamin Israel
S: Rebecca A Sullivan
Book/Page: 70711/59, Date: 07/01/24
Mtg: Israel Family Ltd Prt $250,000
Use: 3 Bdrm Colonial, Lot: 10148sf
Prior Sale: $120,000 (09/97)

470 BURNCOAT ST **$501,000**
B: John G Kelly & Katherine R Kelly
S: Janice E Samara
Book/Page: 70708/207, Date: 07/01/24
Use: 3 Bdrm Ranch, Lot: 12614sf
Prior Sale: $149,900 (09/97)

561 CHANDLER ST **$410,000**
B: Suela Hyseni & Juxhino Karaj
S: Constance Johnson, Tr for Johnson Lt
Book/Page: 70700/207, Date: 06/28/24
Mtg: New American Funding $307,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9725sf

37 CHILTERN HILL DR N **$895,000**
B: Israel Fermin
S: John G Kelly & Katherine R Kelly
Book/Page: 70723/249, Date: 07/03/24
Use: 5 Bdrm Colonial, Lot: 85378sf
Prior Sale: $600,000 (02/11)

56 EDGEWORTH ST U:22 ..... **$237,900**
B: Scott Nelson
S: Harrypersaud R Ganesh
Book/Page: 70704/11, Date: 06/28/24
Mtg: CMG Mortgage Inc $144,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $54,438 (02/24)

60 ESTHER ST **$701,000**
B: Dinghao Ma & Minqi Shen
S: Linda M Hultgren, Tr for Linda Marie Hultgren RET
Book/Page: 70723/102, Date: 07/03/24
Use: 3-Family Mlti-Unt Blg, Lot: 3816sf

73 FAIRFAX RD **$1,320,000**
B: Kismet Investments LLC
S: Rei Group LLC
Book/Page: 70723/7, Date: 07/03/24
Mtg: Southbridge CU $1,040,000
Use: Apartment Bldg - 4-8 Units, Lot: 8032sf
Prior Sale: $800,000 (05/22)

124 FARRAR AVE **$401,000**
B: Maria Cancel
S: Eric Finelli
Book/Page: 70691/357, Date: 06/27/24
Mtg: Cross Country Mtg Inc $290,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 4750sf
Prior Sale: $259,000 (07/20)

2 GAGE ST **$170,000**
B: N Granata-Cappabianca
S: 2 Gage Worcester LLC
Book/Page: 70700/105, Date: 06/28/24
Use: Residential Developable Land, Lot: 3119sf

27 GRANBY RD **$700,000**
B: Sandy Phan
S: Fengmei Zou & Yuan Y Li
Book/Page: 70719/229, Date: 07/02/24
Mtg: Movement Mtg LLC $525,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2967sf
Prior Sale: $168,000 (11/09)

100 GRANDVIEW AVE **$645,000**
B: Claudy Pierre
S: Brian J Fenton
Book/Page: 70702/195, Date: 06/28/24
Mtg: Newrez LLC $580,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4979sf
Prior Sale: $67,500 (01/96)

62 GRANITE ST **$475,000**
B: Yuxin Wang & Qing H Pan
S: Bank of America NA
Book/Page: 70705/141, Date: 06/28/24
Use: 3-Family Mlti-Unt Blg, Lot: 6016sf
Prior Sale: $401,250 (12/23)

306 GREENWOOD ST **$350,000**
B: Siddharth D Ojha
S: Charbonneau Sharon M Est & Roy M Charbonneau
Book/Page: 70725/153, Date: 07/03/24
Mtg: T2 Financial LLC $332,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10000sf

873 GROVE STREET TER **$300,000**
B: Salwa Naif
S: Robert Cerny & Sara Ali
Book/Page: 70689/122, Date: 06/27/24
Mtg: CMG Mortgage Inc $294,057
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 18497sf
Prior Sale: $390,000 (12/21)

62 HAMILTON ST **$800,000**
B: Jethro Kollie
S: Joseph D Bushnell & Heather A Bushnell
Book/Page: 70700/36, Date: 06/28/24
Mtg: Cambridge Svgs Bk $744,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4429sf
Prior Sale: $75,000 (04/93)

61 HARRISON ST **$750,000**
B: Wanda Benson
S: Rafael Landaverde & Felicita Y Serrano
Book/Page: 70707/230, Date: 06/28/24
Mtg: Union Home Mortgage $7,152,500
Term: 2054
Use: 3-Family Family Flat, Lot: 4850sf
Prior Sale: $181,000 (08/10)

69 HARRISON ST **$660,000**
B: Daniel Davies
S: Harrison Acquisitions LLC
Book/Page: 70681/97, Date: 06/26/24
Mtg: Guaranteed Rate Inc $627,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5000sf
Prior Sale: $112,875 (08/13)

81 HARRISON ST **$118,000**
B: Angelica P Jiminez
S: Habitat For Humanity Metr
Book/Page: 70685/200, Date: 06/26/24
Mtg: Berkshire Bank $172,694
Term: 2054
Use: Charity Property, Lot: 11931sf
Prior Sale: $167,000 (06/24)

81 HARRISON ST **$184,700**
B: Folly Kouevi
S: Habitat For Humanity Metr
Book/Page: 70683/248, Date: 06/26/24
Use: Charity Property, Lot: 11931sf

81 HARRISON ST **$167,000**
B: Yaritza M Torres
S: Habitat For Humanity Metr
Book/Page: 70684/351, Date: 06/26/24
Use: Charity Property, Lot: 11931sf
Prior Sale: $184,700 (06/24)

4 HEALY RD **$410,000**
B: Lyset M Sabogal & Cristian D Montoya
S: Nicholas R Blaise
Book/Page: 70691/379, Date: 06/27/24
Mtg: Baycoast Mortgage Co $367,826
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8340sf
Prior Sale: $240,000 (05/18)

16-C KENNEBEC ST **$435,000**
B: Alexander G Mwasio
S: David Asante & Abigail S Animah
Book/Page: 70705/78, Date: 06/28/24
Mtg: Guaranteed Rate Inc $427,121
Term: 2054
Use: 3 Bdrm Duplex, Lot: 4001sf
Prior Sale: $359,900 (08/21)

3 KNOWLES RD **$492,000**
B: Mohamed Bakry & Marihan Hashesh
S: Staci A Strub
Book/Page: 70694/370, Date: 06/27/24
Mtg: Mtg Equity Partners $467,400
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6061sf
Prior Sale: $305,000 (06/20)

49 MALDEN ST **$450,000**
B: Christopher Jackson & Dayna H Jackson
S: Semantha A Bugl
Book/Page: 70706/142, Date: 06/28/24
Mtg: M&T Bank NA $360,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7500sf
Prior Sale: $139,900 (02/15)

30 MANHATTAN RD **$411,500**
B: Opendoor Property J LLC
S: Seth M Campbell
Book/Page: 70718/284, Date: 07/02/24
Use: 3 Bdrm Ranch, Lot: 7000sf
Prior Sale: $200,000 (11/03)

10 MARCIUS RD **$300,000**
B: Aidan R Levine
S: Mark Johnson & Rylee Johnson
Book/Page: 70718/46, Date: 07/02/24
Mtg: Total Mtg Svcs $290,000
Term: 2054
Use: 2 Bdrm Split Level, Lot: 21000sf
Prior Sale: $217,500 (08/20)

27 MARJORIE ST **$570,000**
B: Thomas Marlborough
S: Marylee C Frderickson
Book/Page: 70703/342, Date: 06/28/24
Mtg: Bank of America NA $200,000
Term: 2054
Use: 2-Family Duplex, Lot: 8034sf
Prior Sale: $275,000 (01/17)

18 MASSASOIT RD U:C **$275,000**
B: Marienelly Vazquez
S: Jamy A Salmonson
Book/Page: 70713/289, Date: 07/01/24
Mtg: Guild Mortgage Co $239,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $113,000 (03/17)

475 MASSASOIT RD **$680,000**
B: Peter Boampong & Comfort A Boampong
S: Sgr Builders LLC
Book/Page: 70691/183, Date: 06/27/24
Mtg: Union Home Mortgage $544,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 25074sf

119 MAY ST **$750,000**
B: Vasilika Pavli & Mario Pavli
S: Albana Gurguri
Book/Page: 70710/85, Date: 07/01/24
Mtg: MSA Mortgage LLC $712,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 5847sf
Prior Sale: $665,000 (04/23)

8 MERLIN CT U:8 ..... **$340,000**
B: Michael A Jacobson
S: Kristen Vartanian
Book/Page: 70698/188, Date: 06/28/24
Mtg: Bank of Canton $272,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $198,000 (03/18)

1307 MILLBURY ST **$135,000**
B: Papillon Hm Solutions LLC
S: Piner Ellen L Est & Lisa E Piner
Book/Page: 70686/224, Date: 06/27/24
Mtg: Alpha Real Est Lndg $3,000,000
Use: 3 Bdrm Conventional, Lot: 21774sf
Prior Sale: $95,000 (08/93)

122 MORNINGSIDE RD **$380,000**
B: Jennifer L Backstrom
S: Lisaanne G Markowitz & William K Markowitz
Book/Page: 70704/330, Date: 06/28/24
Mtg: Security First Mtg Fn $330,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6300sf

14 NORTH PKWY **$535,000**
B: Stephanie Sech
S: Paul C Arsenault & Cora M Arsenault
Book/Page: 70714/188, Date: 07/02/24
Mtg: Fairway Ind Mtg $503,662
Term: 2054
Use: 4 Bdrm Colonial, Lot: 16594sf
Prior Sale: $158,650 (12/97)

17 OAK HILL RD **$1,533,000**
B: William D Hoffman & Leora B Balsam
S: Jonathan E Sweeney & Scott Dame
Book/Page: 70683/140, Date: 06/26/24
Mtg: Cibm Bank $1,099,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 28403sf
Prior Sale: $385,000 (09/12)

50 ORIENT ST **$464,900**
B: George Yawlui & Gifty Danyo
S: Christopher T Bergier
Book/Page: 70706/44, Date: 06/28/24
Mtg: Envoy Mtg LTD $450,953
Term: 2054
Use: 3 Bdrm Duplex, Lot: 2209sf

51 ORIOL DR **$4,500,000**
B: Ch Mf Bth Iiiboston Worce
S: Lincoln Heights Inc
Book/Page: 70702/4, Date: 06/28/24

1 ORNE ST **$570,000**
B: Atorourke LLC
S: Rebellion Assets & Prop L
Book/Page: 70697/202, Date: 06/28/24
Use: 3-Family Family Flat, Lot: 9827sf
Prior Sale: $240,000 (03/16)

3 OXFORD PL **$282,000**
B: Four Corner Props
S: David R Humsey
Book/Page: 70701/285, Date: 06/28/24
Use: 2-Family Two Family, Lot: 4804sf
Prior Sale: $247,000 (09/09)

1 PAGE ST **$275,000**
B: Susan M Webman
S: Ali T Naqvi & Sadaf Zahra
Book/Page: 70723/336, Date: 07/03/24
Use: 3 Bdrm Colonial, Lot: 1850sf
Prior Sale: $109,900 (01/17)

347 PARK AVE **$377,000**
B: Juan Mendez, Tr for Alfa Capital Rt
S: Carla B Burin, Tr for Mirub Nt
Book/Page: 70708/130, Date: 07/01/24
Use: Private Hospital, Lot: 3775sf

349 PARK AVE **$377,000**
B: Juan Mendez, Tr for Alfa Capital Rt
S: Carla B Burin, Tr for Mirub Nt
Book/Page: 70708/130, Date: 07/01/24
Use: Parking Lot, Lot: 4210sf

29 PARKER ST **$138,000**
B: Henrique Santos & David Dossantos
S: Stephen W Thamel, Tr for Martha A Thamel T
Book/Page: 70707/317, Date: 06/28/24
Use: 2-Family Two Family, Lot: 2520sf
Prior Sale: $336,800 (06/24)

29 PARKER ST **$336,800**
B: Linda Parker
S: Henrique Santos & David Santos
Book/Page: 70704/129, Date: 06/28/24
Mtg: United Wholesale Mtg $325,559
Term: 2054
Use: 2-Family Two Family, Lot: 2520sf
Prior Sale: $138,000 (03/18)

34-A PARSONS HILL DR **$385,000**
B: Lucy Kufe-Golo
S: Peter Puzio
Book/Page: 70691/7, Date: 06/27/24
Use: 2 Bdrm Duplex, Lot: 8029sf
Prior Sale: $265,100 (03/24)

172 PERRY AVE U:3B **$200,000**
B: Hwpml Properties LLC
S: Barbara Wszeborowska & Peter R Wszeborowska
Book/Page: 70699/246, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $62,500 (12/01)

124 PIEDMONT ST **$16,000**
B: Worcester Common Ground I
S: Worcester City Of
Book/Page: 70727/152, Date: 07/05/24
Use: County/Municipality Property, Lot: 5436sf

69 PROVIDENCE ST **$777,000**
B: Huimin Li & Liping Yang
S: Daniela Y Rivas-Luna & Walter H Rodriguez
Book/Page: 70701/148, Date: 06/28/24
Mtg: HarborOne Mortgage $543,900
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5129sf
Prior Sale: $659,000 (04/22)

18 RADMORE ST **$600,000**
B: Kara Kimball & Ruairi Oconnor
S: William F Bourbeau & Lauren E Bourbeau
Book/Page: 70725/69, Date: 07/03/24
Mtg: Guaranteed Rate Inc $540,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 3 Bdrm Conventional, Lot: 7800sf
Prior Sale: $269,000 (10/18)

3 RAINBOW DR **$660,000**
B: Iris Chase
S: Zenon C Tencza & Marilyn A Tencza
Book/Page: 70688/63, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 7350sf
Prior Sale: $360,000 (12/02)

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86 RANDALL ST **$565,000**
B: Amy Lachapelle
S: Debora R Moreira & Juliano R Moreira
Book/Page: 70690/217, Date: 06/27/24
Mtg: CMG Mortgage Inc $265,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12600sf
Prior Sale: $160,000 (07/14)

24 ROSELAND RD **$726,000**
B: Jeffrey Osier-Mixon
S: Thomas E Cecil & Patricia B Cecil
Book/Page: 70681/315, Date: 06/26/24
Mtg: Newrez LLC $580,800
Term: 2054
Use: 5 Bdrm Conventional, Lot: 8057sf

36 ROWENA ST **$386,500**
B: Maximillian E Pugh & Richard Burrows
S: Melissa M Person, Tr for Rowen Nt
Book/Page: 70693/365, Date: 06/27/24
Mtg: Total Mtg Svcs $336,500
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: $178,900 (01/08)

28 ROY ST **$370,000**
B: Rafael Landaverde
S: Maria Pena
Book/Page: 70718/294, Date: 07/02/24
Use: 3 Bdrm Colonial, Lot: 7000sf
Prior Sale: $206,000 (05/09)

28 S FLAGG ST **$490,000**
B: Mary Lippoth
S: Adam F Strogoff
Book/Page: 70698/122, Date: 06/28/24
Mtg: CMG Mortgage Inc $240,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 14130sf

110 SAINT LOUIS ST **$580,000**
B: Daniel Lartey & Selina Asamoah
S: 110 Saint Louis St LLC
Book/Page: 70705/228, Date: 06/28/24
Mtg: United Wholesale Mtg $580,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8712sf
Prior Sale: $370,000 (11/23)

167 SAINT NICHOLAS AVE **$605,000**
B: Benhur L Da Silva-Junior & Diandra Brandt
S: Jennifer L Gareau
Book/Page: 70715/303, Date: 07/02/24
Mtg: United Wholesale Mtg $594,041
Term: 2054
Use: 2-Family Duplex, Lot: 6927sf
Prior Sale: $265,000 (02/07)

296 SAINT NICHOLAS AVE **$435,000**
B: Shah Zaman
S: Fabricio Fialho & Carolina S Fialho
Book/Page: 70725/32, Date: 07/03/24
Mtg: Nationwide Mtg Banker $413,250
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 8879sf
Prior Sale: $219,900 (05/16)

425-F SALISBURY ST **$640,000**
B: Ali T Naqvi & Sadaf Zahra
S: Susan M Webman, Tr for Sylvia G Webman RET
Doc#: 000000000123335, Date: 07/03/24
Mtg: Susan M Webman $448,000
Term: 2034
Use: 4 Bdrm Conventional, Lot: 29120sf

607 SALISBURY ST **$715,000**
B: Thomas Cole & Danielle Cole
S: Israel J Fermin & Orfa Torres
Book/Page: 70723/109, Date: 07/03/24
Mtg: Rocket Mortgage LLC $679,250
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 38288sf
Prior Sale: $387,500 (09/18)

770 SALISBURY ST U:J573 ..... **$380,000**
B: Nancy E Azzariti, Tr for F & Nancy E Azzariti Jret
S: Maryanne Galvin
Book/Page: 70702/333, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $325,000 (07/22)

39 SHELBY ST U:1 ..... **$280,000**
B: Sean Duke
S: Paula E Hernandez & Domenic A Plati
Book/Page: 70692/97, Date: 06/27/24
Mtg: Leader Bank NA $271,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $180,000 (07/20)

34 SHERBROOK AVE **$685,000**
B: Dilip Patel & Ravi Palmieri
S: Wayne J Curran & Linda T Curran
Book/Page: 70704/162, Date: 06/28/24
Mtg: Security First Mtg Fn $650,750
Term: 2054
Use: 2-Family Two Family, Lot: 7500sf

12 SHERWOOD RD **$540,000**
B: Andrew Maginas, Tr for Leroy Shepherd Rt
S: Arben Nuredini & Aurela Nuredini
Book/Page: 70687/203, Date: 06/27/24
Use: 3 Bdrm Raised Ranch, Lot: 9100sf
Prior Sale: $293,000 (06/05)

11 SIMONE ST **$490,000**
B: Isaac Boahndao
S: Pamela Vezina-Taylor & Laurie Vezina-Desmarais
Book/Page: 70695/84, Date: 06/27/24
Mtg: Fairway Ind Mtg $465,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7000sf
Prior Sale: $132,280 (06/98)

70 SOUTHBRIDGE ST U:305 ..... **$151,000**
B: Khela Realty LLC
S: Steven R Cormier
Book/Page: 70719/147, Date: 07/02/24
Mtg: Matie Kestennberg $120,000
Term: 2025
Use: 1 Bdrm Condo
Prior Sale: $73,400 (02/05)

70 SOUTHBRIDGE ST U:701 ..... **$180,000**
B: Kelley Hardy
S: Joy Hubbs
Book/Page: 70709/277, Date: 07/01/24
Use: 1 Bdrm Condo
Prior Sale: $165,000 (12/23)

340 SUNDERLAND RD U:39 ..... **$239,900**
B: Danuzia Becerra
S: Jennifer J Toledo
Book/Page: 70715/168, Date: 07/02/24
Use: 2 Bdrm Condo

3 TIDESWELL LN U:3 ..... **$640,000**
B: Kathleen A Wood & Robert M Sulik
S: Hartmut M Kaiser, Tr for Hartmut M Kaiser T
Book/Page: 70716/305, Date: 07/02/24
Mtg: Bank of Canton $500,000
Term: 2039
Use: 3 Bdrm Condo
Prior Sale: $387,000 (06/15)

14 TOPSFIELD RD **$384,900**
B: Marie E Mezard & Kevin Choucoutou
S: Travorus Weaver & Eugena Weaver
Book/Page: 70710/59, Date: 07/01/24
Mtg: Fairway Ind Mtg $377,927
Term: 2054
Use: 4 Bdrm Duplex, Lot: 4259sf
Prior Sale: $178,000 (10/15)

266 WEBSTER ST **$600,000**
B: Abigail Amoah
S: Artjan Nici & Etleva Nici
Book/Page: 70700/67, Date: 06/28/24
Mtg: United Wholesale Mtg $480,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8526sf
Prior Sale: $300,000 (01/21)

33 WENDOVER RD **$410,000**
B: Barbara A Dennis, Tr for Barbara A Dennis RET
S: Katharine Schoelkopf & Carson Schoelkopf
Book/Page: 70701/51, Date: 06/28/24
Use: 2 Bdrm Ranch, Lot: 13939sf
Prior Sale: $245,000 (09/20)

40 WHISPERING PINE CIR U:40 ..... **$401,500**
B: Michael C Connery & Megan Connery
S: Shelby Hewitt
Book/Page: 70680/292, Date: 06/26/24
Mtg: Rocket Mortgage LLC $321,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $377,000 (09/22)

10 WRENTHAM RD U:314 ..... **$230,000**
B: Marcello Investments LLC
S: J&j Global Properties LLC
Book/Page: 70699/22, Date: 06/28/24
Mtg: Latitude Capital LLC $230,000
Use: 2 Bdrm Condo
Prior Sale: $1,539,000 (02/17)

► FORECLOSURE DEEDS

308 BRIDLE PATH **$182,000**
B: Andy Bui
S: James H Bailey & U S Bank Na Tr
Book/Page: 70690/131, Date: 06/27/24
Use: 2 Bdrm Bngl/Cottage, Lot: 2502sf
Prior Sale: $187,000 (10/06)

Worcester Registry

Northern District

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Ashburnham

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	30
Median Price	$349,900	$372,500

► REAL ESTATE SALES

ATHAL RICHMOND RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 10791/133, Date: 06/28/24

BLISS HILL RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 10791/133, Date: 06/28/24

4 BROGAN LN **$215,000**
B: Paul G Lajoie & Timothy P Lajoie
S: Paul G Lajoie, Tr for Lajoie Ft
Book/Page: 10789/5, Date: 06/26/24
Use: 1 Bdrm Contemporary, Lot: 14600sf

138 CASHMAN HILL RD **$650,000**
B: Benjamin Davieau & Kate Davieau
S: Alexander M Ponusky & Allison M Ponusky
Book/Page: 10790/195, Date: 06/28/24
Mtg: Total Mtg Svcs $427,350
Term: 2054
Use: 3 Bdrm Colonial, Lot: 87007sf
Prior Sale: $450,000 (08/20)

CHRISTMAS TREE DR **$75,000**
B: Caley M Iandiorio, Tr for V Iandiorio Rt
S: A M Ting, Tr for Marie Ting T
Book/Page: 10791/10, Date: 06/28/24

DEPOT RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 10791/133, Date: 06/28/24

DEPOT RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 70699/77, Date: 06/28/24

FALLS RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 10791/133, Date: 06/28/24

IRIQUOIS DR L:679 ..... **$12,000**
B: Brian N Shute
S: Carol A Olson
Book/Page: 10792/258, Date: 07/01/24

10 LAKE VIEW DR **$531,000**
B: Viktoria I Zoltay & Gabriel A Noyes
S: Brian Therriault
Book/Page: 10789/120, Date: 06/27/24
Mtg: Guaranteed Rate Inc $424,800
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15322sf
Prior Sale: $480,000 (05/22)

WARWICK RD **$725,000**
B: New Eng Forestry Fndtn In
S: Winchendon Forest LLC
Book/Page: 10791/133, Date: 06/28/24

Fitchburg

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	110
Median Price	$333,250	$355,000

► REAL ESTATE SALES

920 ASHBURNHAM HILL RD **$650,000**
B: Eric B Pennel & Monica Pennel
S: Domenic A Howe Jr & Patricia Howe
Book/Page: 10792/64, Date: 07/01/24
Mtg: Total Mtg Svcs $617,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 47175sf
Prior Sale: $31,500 (05/91)

10 BRANDON AVE **$445,000**
B: Ryan Robertson
S: Joseph A Gagne
Book/Page: 10791/354, Date: 06/28/24
Mtg: Movement Mtg LLC $436,939
Term: 2054
Use: 2-Family Two Family, Lot: 4373sf
Prior Sale: $197,000 (03/05)

103 BRIDLE CROSS RD U:103 ..... **$365,000**
B: Cristen Killay
S: Catherine A Odell
Book/Page: 10791/25, Date: 06/28/24
Mtg: Rollstone Bk & Tr $240,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $245,000 (08/20)

150 CANTON ST **$370,000**
B: Ivan A Valentin
S: Ana M Reinoso & Richard F Reinoso
Book/Page: 10792/16, Date: 06/28/24
Mtg: Guild Mortgage Co $351,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7889sf
Prior Sale: $120,000 (02/10)

38 CULLEY ST **$365,000**
B: Great Day LLC
S: 38 Culley Street LLC
Book/Page: 10790/221, Date: 06/28/24
Mtg: St Marys Credit Union $292,000
Use: Retail-Service, Lot: 11230sf
Prior Sale: $125,000 (02/16)

28 ESSEX ST **$350,000**
B: Courtney Gagnon
S: Dddml LLC
Book/Page: 10791/61, Date: 06/28/24
Mtg: Rocket Mortgage LLC $343,660
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5946sf
Prior Sale: $221,318 (03/24)

94 EXETER ST **$405,000**
B: Corey Baird & Kristen Baird
S: Janice M Desjean
Book/Page: 10795/14, Date: 07/05/24
Mtg: Total Mtg Svcs $324,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7945sf

199-203 FAIRMOUNT ST **$120,000**
B: Arturo Yanez
S: Ohr LLC
Book/Page: 10792/133, Date: 07/01/24
Use: Residential Undvlpble Land, Lot: 6037sf
Prior Sale: $150,000 (06/05)

211-215 FAIRMOUNT ST **$120,000**
B: Arturo Yanez
S: Ohr LLC
Book/Page: 10792/133, Date: 07/01/24
Use: Residential Undvlpble Land, Lot: 3502sf
Prior Sale: $1,000 (06/09)

216 FAIRMOUNT ST **$120,000**
B: Arturo Yanez
S: Ohr LLC
Book/Page: 10792/133, Date: 07/01/24
Use: Residential Developable Land, Lot: 9047sf
Prior Sale: $45,000 (12/92)

69 GRANITE ST **$500,000**
B: Demetrius Pollard
S: Prop Mgmt Partners LLC
Book/Page: 10793/99, Date: 07/01/24
Mtg: United Wholesale Mtg $483,312
Term: 2054
Use: 3-Family Family Flat, Lot: 3040sf
Prior Sale: $48,000 (09/92)

33 HENRY ST **$444,000**
B: Michelle Johnson
S: 33 Henry Street LLC
Book/Page: 10793/322, Date: 07/02/24
Mtg: HarborOne Mortgage $394,281
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4922sf
Prior Sale: $185,000 (12/23)

36 JACKSON AVE **$435,000**
B: Eddy Antoine & Anne B Antoine
S: Ana Andrade
Book/Page: 10789/310, Date: 06/27/24
Mtg: Guaranteed Rate Inc $370,878
Term: 2054
Use: 4 Bdrm Conventional, Lot: 9914sf
Prior Sale: $180,000 (07/22)

73 KINGSBURY ST **$580,000**
B: Steven Sanchez & Desiree Ely
S: Thomas J Sarasin & Cheryl A Sarasin
Book/Page: 10792/346, Date: 07/01/24
Mtg: Cross Country Mtg Inc $522,500
Term: 2054
Use: 2-Family Cape Cod, Lot: 10507sf
Prior Sale: $112,000 (12/89)

47 LONGWOOD AVE **$570,000**
B: Leandro R Perez
S: Shirley N Giraldo
Book/Page: 10793/61, Date: 07/01/24
Mtg: United Wholesale Mtg $559,675
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6386sf
Prior Sale: $308,000 (06/21)

515 MAIN ST **$825,000**
B: Southern New Eng Conferen
S: Thomas J Moran, Tr for Main Stay T
Book/Page: 10791/333, Date: 06/28/24
Use: Office Bldg-General, Lot: 7022sf
Prior Sale: $5,500 (12/98)

60 NICHOLS ST **$390,000**
B: Franz E Cuba & Patricia L Ramos
S: Melissa A Williams
Book/Page: 10789/38, Date: 06/26/24
Mtg: Guaranteed Rate Inc $382,936
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 26885sf
Prior Sale: $78,799 (01/14)

63 OAK HILL LN **$120,000**
B: Arturo Yanez
S: Ohr LLC
Book/Page: 10792/133, Date: 07/01/24

79 PARSON CIR **$410,000**
B: Amber J Leberge & Ronald Leberge
S: 1520 LLC
Book/Page: 10793/133, Date: 07/01/24
Mtg: TD Bank NA $328,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10568sf
Prior Sale: $215,000 (03/24)

9 PAYSON ST **$485,000**
B: Cai Nowicki & Annwyn Ryan
S: Marileia D Abade
Book/Page: 10795/38, Date: 07/05/24
Mtg: Geneva Financial LLC $458,943
Term: 2054
Use: 4 Bdrm Conventional, Lot: 14593sf
Prior Sale: $315,000 (08/19)

79 PRICHARD ST **$592,000**
B: Deepu Davis
S: Antonio D Alford-El
Book/Page: 10791/289, Date: 06/28/24
Mtg: BankESB $444,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5179sf
Prior Sale: $190,000 (06/19)

62 RODIMAN AVE **$372,000**
B: Gregorio R Gutierrez & Ma R Tovar
S: Tina M Ramos
Book/Page: 10789/290, Date: 06/27/24
Mtg: Northpoint Mortgage $353,400
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 6930sf
Prior Sale: $220,000 (11/04)

30 RYEFIELD RD **$565,000**
B: Marileia D Abade & Kleiton A Ferreira
S: Joanne L Donnelly, Tr for Ncasa Rt
Book/Page: 10795/59, Date: 07/05/24
Mtg: United Wholesale Mtg $452,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42907sf
Prior Sale: $258,644 (12/15)

64 VINE ST **$390,000**
B: Robin O Aldana-Ramos & Angela V Aldana-Ramos
S: Resi Credit Opportuniti V & Wilmington Saving Fund So
Book/Page: 10795/82, Date: 07/05/24
Mtg: American Ngbd Mtg Acc $382,936
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12184sf

39 WILL THOMPSON WAY **$599,999**
B: Solveig H Schilling & Sagar Arora
S: Normandin Group LLC & Brennan Industries Inc
Book/Page: 10793/281, Date: 07/02/24
Mtg: IC Credit Union $479,999
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 35636sf

Leominster

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	79
Median Price	$425,000	$430,000

► REAL ESTATE SALES

37 BERRINGTON RD U:37 ..... **$300,000**
B: Nicole Dillie & Zach Huesman
S: Nancy Simonton, Tr for Nancy Simonton Ft
Book/Page: 10788/336, Date: 06/26/24
Mtg: MIT Federal CU $250,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $177,900 (10/04)

152 CHAPMAN PL U:152 ..... **$275,000**
B: Gary Zimmerman
S: Rodney Dauphinais
Book/Page: 10792/13, Date: 06/28/24
Use: 2 Bdrm Condo
Prior Sale: $117,000 (05/99)

75 DEWEY AVE **$100,000**
B: Benjamin Builders Inc
S: Carmela M Spadafore, Tr for Joseph D Spadafore RET
Book/Page: 10790/52, Date: 06/27/24

99 FARM HILL RD **$585,000**
B: Kevin A Kretz
S: Lloyd W Crowell & Donna J Crowell
Book/Page: 10792/369, Date: 07/01/24
Mtg: Total Mtg Svcs $468,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 54014sf
Prior Sale: $250,000 (05/11)

16 GATES XING U:16 ..... **$245,000**
B: Gustavo F Fernandez
S: Richard A Freedman & Joan M Freedman
Book/Page: 10790/146, Date: 06/28/24
Mtg: Fairway Ind Mtg $228,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $202,000 (07/22)

115 HILL ST **$575,200**
B: Mojdeh Bayat & Mohammad-Ali Jamnia
S: Brett M Van Dorn & Abbey W Van Dorn
Book/Page: 10789/264, Date: 06/27/24
Mtg: Fidelity Cp Bk $425,200
Term: 2054
Use: 2 Bdrm Ranch, Lot: 80150sf
Prior Sale: $385,000 (09/20)

22 JAMESTOWN RD **$650,000**
B: Jason Sylvanowicz & Mary Sylvanowicz
S: David C Herrick & Laura C Herrick
Book/Page: 10788/265, Date: 06/26/24
Mtg: Rocket Mortgage LLC $433,455
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30106sf

76 JAMESTOWN RD **$545,000**
B: Durgesh Chandel
S: William M Atchue, Tr for William M Atchue RET
Book/Page: 10788/241, Date: 06/26/24
Mtg: Total Mtg Svcs $468,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15000sf
Prior Sale: $257,500 (06/15)

66 LAKE SHORE DR **$550,000**
B: Reuben A Garcia
S: Gabriel I Rodriguez & Blenda Rodriguez
Book/Page: 10790/83, Date: 06/27/24
Mtg: United Wholesale Mtg $522,500
Term: 2054
Use: 5 Bdrm Raised Ranch, Lot: 16988sf
Prior Sale: $460,000 (08/21)

62 LAKEVIEW ST **$850,000**
B: 175 Pioneer Drive LLC
S: Maryann Bradford, Tr for Franetta Rt
Book/Page: 10792/280, Date: 07/01/24
Use: Manufacturing Building, Lot: 55757sf

279 LEGATE HILL RD **$500,000**
B: Shaun Beers & Sheila Brown
S: Ware Patrick L Est & Philip L Ware
Book/Page: 10793/40, Date: 07/01/24
Mtg: Total Mtg Svcs $485,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 57499sf

108 LITCHFIELD PINES DR U:D **$219,700**
B: Amanda Eddy
S: Lori M Nelson
Book/Page: 10790/21, Date: 06/27/24
Mtg: United Wholesale Mtg $208,715
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $88,500 (03/20)

112 LITCHFIELD PINES DR U:C **$234,000**
B: Guilherme R Pereira
S: Pedro Kim
Book/Page: 10791/243, Date: 06/28/24
Mtg: First Natl Bk $184,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $45,000 (12/09)

58 LOURDES DR **$520,000**
B: Kevin Oconnor & Kayla Quinn
S: Earl T Dawson & Patricia L Dawson
Book/Page: 10791/203, Date: 06/28/24
Mtg: UniBank for Savings $424,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 11400sf
Prior Sale: $128,000 (11/96)

499 MECHANIC ST **$640,000**
B: Lydia Mokoena
S: Michael A Marino, Tr for 499 Mechanic Street Rt
Book/Page: 10794/256, Date: 07/03/24
Mtg: Cross Country Mtg Inc $440,000
Term: 2064
Use: 2-Family Two Family, Lot: 10894sf
Prior Sale: $206,000 (07/02)

580 MERRIAM AVE **$489,900**
B: Jeffery Anderson
S: Annette Wylie, Tr for 580 Merriam Avenue Rt
Book/Page: 10793/364, Date: 07/02/24
Mtg: JPMorgan Chase Bank $392,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8500sf
Prior Sale: $211,500 (10/18)

865 MERRIAM AVE **$5,459,575**
B: 865 Merriam Leominster LL
S: 23 Realty De LLC
Book/Page: 10792/179, Date: 07/01/24
Mtg: Standard Insurance Co $4,125,000
Term: 2049
Use: Shopping Ctr/Mall, Lot: 96268sf
Prior Sale: $4,000,000 (06/14)

110 OLDE TAVERN RD **$975,000**
B: Scott J Hyland & Jenny L Hyland
S: Rodney Charon & Jenna Charon
Book/Page: 10789/145, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 104980sf
Prior Sale: $517,500 (07/18)

48 PHILLIPS RD **$440,000**
B: Gustavo B Larios & Olimpia L Barrero
S: Janet A Semensi, Tr for Janet A Semensi Lt
Book/Page: 10794/286, Date: 07/03/24
Mtg: United Wholesale Mtg $418,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9768sf
Prior Sale: $217,000 (12/07)

988 PLEASANT ST **$790,000**
B: Frank A Similia & Jackeline Similia
S: Ridgecrest Inv Prop LLC
Book/Page: 10789/340, Date: 06/27/24
Mtg: Clinton Svgs Bk $110,000
Term: 2054
Use: Accessory Land Improved, Lot: 40089sf

1 REGAN PL **$245,000**
B: Zaddy Inc
S: Robert K Leduc
Book/Page: 10792/147, Date: 07/01/24
Mtg: Abl Rpc Res Credit Ac $269,000
Use: 3 Bdrm Conventional, Lot: 8671sf
Prior Sale: $156,000 (11/02)

39 SADDLEBRED DR **$630,000**
B: Anne G Parnes & Tyler A Parnes
S: James Farrell & Aimee Farrell
Book/Page: 10791/83, Date: 06/28/24
Mtg: Cardinal Fncl Co LP $504,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 53100sf
Prior Sale: $540,000 (12/22)

212 SPRUCE ST **$527,000**
B: Julia L Freire
S: Ashley Cormier
Book/Page: 10790/58, Date: 06/27/24
Mtg: Cross Country Mtg Inc $474,300
Term: 2054
Use: 2-Family Two Family, Lot: 7813sf
Prior Sale: $316,000 (09/20)

8 VASSAR ST **$470,000**
B: Nadia Rigaud
S: Jeffrey D Maldari & Meaghan N Maldari
Book/Page: 10793/223, Date: 07/02/24
Mtg: Rocket Mortgage LLC $423,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10000sf
Prior Sale: $275,000 (11/17)

811 WEST ST **$750,000**
B: Benjamin A Swartzfager & Abby Swartzfager
S: Darlene M Richard
Book/Page: 10791/309, Date: 06/28/24
Mtg: Mortgage Research Ctr $774,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60514sf
Prior Sale: $665,000 (03/23)

Lunenburg

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	49
Median Price	$472,500	$520,000

► REAL ESTATE SALES

260 LANCASTER AVE **$590,000**
B: Steven L Adam & Laura E Adam
S: Richard H Letarte & Mary E Letarte
Book/Page: 10791/145, Date: 06/28/24
Mtg: CMG Mortgage Inc $501,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 65340sf

164 LEOMINSTER RD **$525,000**
B: Tammy Butterworth & Christopher Butterworth
S: Marly Chevrette
Book/Page: 10789/239, Date: 06/27/24
Mtg: Rocket Mortgage LLC $494,505
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 22216sf
Prior Sale: $440,000 (10/22)

756 NORTHFIELD RD **$575,000**
B: Christopher Estes
S: Leanne James & Nicholas Doyen
Book/Page: 10789/190, Date: 06/27/24
Use: 4 Bdrm Colonial, Lot: 52272sf
Prior Sale: $435,000 (04/19)

65 PAGE ST **$481,000**
B: Connor J Nolan & Susan Nolan
S: Shane A Walker
Book/Page: 10789/194, Date: 06/27/24
Mtg: Total Mtg Svcs $384,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $225,000 (12/17)

607 RESERVOIR RD **$632,500**
B: Karen Turgeon & Denis Turgeon
S: Todd W Cole
Book/Page: 10790/253, Date: 06/28/24
Mtg: Republic State Mtg Co $506,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: $252,500 (08/11)

667 RESERVOIR RD **$1,375,000**
B: Steven P Flagg & Julie A Flagg
S: David King & Fiona King
Book/Page: 10789/187, Date: 06/27/24
Use: 4 Bdrm Contemporary, Lot: 76666sf
Prior Sale: $712,000 (10/17)

89 TOWNSEND HARBOR RD **$472,000**
B: Kelly Costa & Bryan Costa
S: John A Richardson & Lee F Richardson
Book/Page: 10790/358, Date: 06/28/24
Mtg: New American Funding $463,450
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 130530sf
Prior Sale: $399,900 (09/21)

795 WEST ST **$435,000**
B: Jaye L Morgan & Daniel Finn
S: Linda J Parmenter, Tr for Linda J Parmenter RET
Book/Page: 10791/173, Date: 06/28/24
Mtg: Newrez LLC $391,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 25300sf
Prior Sale: $89,000 (11/96)

Westminster

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	34
Median Price	$476,945	$457,500

► REAL ESTATE SALES

64 BATHRICK RD **$800,000**
B: John Warren, Tr for 64 Bathrick Nt
S: Andre L Ouellet & Judy Ouellet
Book/Page: 10792/249, Date: 07/01/24
Use: 3 Bdrm Cape Cod, Lot: 329065sf
Prior Sale: $111,500 (07/17)

149 BATHRICK RD **$600,000**
B: Zachary J Algarin & Caitlin D Algarin
S: Ethan Carbone & Brittni Carbone
Book/Page: 10791/266, Date: 06/28/24
Mtg: Total Mtg Svcs $558,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 50094sf
Prior Sale: $445,000 (08/21)

5 S SHORE RD **$572,000**
B: Shawn A Dingle
S: William A Mcmaster
Book/Page: 10788/287, Date: 06/26/24
Mtg: Guild Mortgage Co $572,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13504sf
Prior Sale: $375,000 (01/21)

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Credit Records

Voluntary Bankruptcies

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

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

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

BRISTOL FALL RIVER

Fall River

RAPOSO, George M, 859 Pine St, Fall River, 02720-5135 D:07/08/24 Case#: 24-11352

BRISTOL SOUTH

Dartmouth

STEVENS, Linda M, 27 Connecticut Ave, Dartmouth, 02747 D:07/09/24 Case#: 24-11362

ESSEX SOUTH

Haverhill

JAFFARIAN, Nancy M, 73 Gary Ave, Haverhill, 01830 D:07/10/24 Case#: 24-40718

Peabody

DELUCA, Izabella, 1 Naumkeag Rd, Peabody, 01960 D:07/10/24 Case#: 24-11363

HAMPDEN

Agawam

WARNER, David Thomas, 27 Maple Ave, Agawam, 01001-1909 D:07/11/24 Case#: 24-30337

Chicopee

FRAN-BENITEZ, Yoni, 57 Ruskin St, Chicopee, 01020-3502 D:07/10/24 Case#: 24-30334

Holyoke

FRED-DUMAS, Justin Harold, 28 Thomas Ave, Holyoke, 01040 D:07/09/24 Case#: 24-30331

Springfield

FRATES, Denise L, 106 Quaker Rd, Springfield, 01118 D:07/08/24 Case#: 24-30328

LEGRAND, Abner Emil, 986 Grayson Dr, Springfield, 01119-1506 D:07/09/24 Case#: 24-30332

Westfield

BRIOTTA, Jocelyn Anne, 4 Atwater St, Westfield, 01085-1502 D:07/08/24 Case#: 24-30329

MIDDLESEX NORTH

Billerica

CIAMPA, Victoria, 195 Shoreline Dr, Billerica, 01862-1942 D:07/09/24 Case#: 24-40713

PRINCESS MAID SERVICE INC, 306 Boston Rd U:H, Billerica, 01862-2600 D:07/11/24 Case#: 24-40725

Lowell

RUNGU, Grace, 46 Keene St, Lowell, 01852-3413 D:07/08/24 Case#: 24-40705

MIDDLESEX SOUTH

Bedford

FIGUEROA, Betsy M, 8104 Avalon Dr, Bedford, 01730-2092 D:07/11/24 Case#: 24-40726

Cambridge

DESIGN PHARMACEUTICALS, 237 Putnam Ave, Cambridge, 02139-3725 D:07/08/24 Case#: 24-11350

RODRIGUEZ-RODRIGUEZ, J P, 700 Huron Ave U:8L, Cambridge, 02138-4586 D:07/09/24 Case#: 24-11356

Everett

BAZELAIS, Jean Max, 33 Everett St, Everett, 02149-1101 D:07/10/24 Case#: 24-11367

Framingham

SANTOS, Elizete, 1500 Worcester Rd U:314, Framingham, 01702 D:07/11/24 Case#: 24-40723

Marlborough

HANNA, Amira L, 750 Farm Rd U:123, Marlborough, 01752-6425 D:07/09/24 Case#: 24-40711

Stoneham

TAHRAOUI, Hicham, 45 North St, Stoneham, 02180-1040 D:07/11/24 Case#: 24-11370

Watertown

NIGRO, Marjorie A, 160-162 Orchard St, Watertown, 02472 D:07/10/24 Case#: 24-11365

NORFOLK

Brookline

COLLINS, Luke M, 17 Saint Marys Ct U:1, Brookline, 02446-4007 D:07/07/24 Case#: 24-11349

Canton

SCHOCK, Matthew D, 735 Randolph St, Canton, 02021-1334 D:07/12/24 Case#: 24-11378

Franklin

FONTES, Lincoln R, 200 Woodview Way, Franklin, 02038 D:07/08/24 Case#: 24-40707

Quincy

HUYNH, Bao N, 65 Broadway, Quincy, 02169 D:07/09/24 Case#: 24-11358

LEE, Lai Chun, 115 W Squantum St, Quincy, 02171-2118 D:07/12/24 Case#: 24-11377

Walpole

PAPADOPOULOS, Despina, 2 Lorusso Rd, Walpole, 02081 D:07/12/24 Case#: 24-11383

PLYMOUTH

Brockton

ANILUS, Semonde, 44 Boylston St, Brockton, 02301-3623 D:07/11/24 Case#: 24-11373

AYALA, Marta, 6 Tufts Cir, Brockton, 02302 D:07/11/24 Case#: 24-11372

Plymouth

PENKALA, David P, 84 Obery St U:101, Plymouth, 02360-2130 D:07/12/24 Case#: 24-11379

SUFFOLK

Dorchester

NGUYEN, Paul, 75 Linden St U:1, Dorchester, 02122-2906 D:07/11/24 Case#: 24-11374

SPROTT, Arnold C, 412 Seaver St, Dorchester, 02121 D:07/11/24 Case#: 24-11376

WORCESTER

Auburn

PAQUIN, Theodore F, 712 Oxford St, Auburn, 01501 D:07/08/24 Case#: 24-40708

Charlton

CADIEUX, Amy L, 113 Freeman Rd, Charlton, 01507 D:07/10/24 Case#: 24-40717

Holden

COAKLEY, Matthew P, 7 Fort Sumter Dr, Holden, 01520 D:07/10/24 Case#: 24-40715

Princeton

STEVENS, Joshua R, 44 Mirick Rd, Princeton, 01541 D:07/12/24 Case#: 24-40731

Worcester

CYR, Adam, 210 Park Ave, Worcester, 01609-2246 D:07/09/24 Case#: 24-40714

LAVALLEE, Joseph Michael, 68 Middlesex Ave, Worcester, 01604 D:07/08/24 Case#: 24-40704

PAULA, Shayna P, 56 Outlook Dr U:31, Worcester, 01602-3055 D:07/11/24 Case#: 24-40727

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

Mashpee

KYROS, Stephen C, 34 Quaker Run Rd, Mashpee, 02649-3646 D:07/09/24 Case#: 24-11361

MORRIS, Andrew F, 86 Scituate Rd, Mashpee, 02649 D:07/05/24 Case#: 24-11347

BRISTOL FALL RIVER

Fall River

FORMAN, Jennifer A, 5455 N Main St U:12B, Fall River, 02720-2081 D:07/11/24 Case#: 24-11368

BRISTOL NORTH

Easton

MILLER, Stephen R, 280 Washington St, Easton, 02356 D:07/12/24 Case#: 24-11386

BRISTOL SOUTH

New Bedford

ALMEIDA, Lucia F, 32 Liberia Ln, New Bedford, 02746 D:07/08/24 Case#: 24-11353

SOUZA, Shari L, 360 Reed St, New Bedford, 02740 D:07/10/24 Case#: 24-11364

ESSEX SOUTH

Danvers

NARDELLA, Pierina S, 2 Mcdewell Ave U:6, Danvers, 01923 D:07/11/24 Case#: 24-11369

HAMPDEN

Chicopee

LEDUC, Lisa Marie, 23 Elliot St, Chicopee, 01020-1714 D:07/08/24 Case#: 24-30327

ORTIZ, Joel D, 289 Sheridan St, Chicopee, 01020 D:07/09/24 Case#: 24-30330

Holyoke

Il, Thomas K Fleming, 76 Nonotuck St, Holyoke, 01040 D:07/10/24 Case#: 24-30336

Springfield

AHEARN, Christopher J 2nd , 23 Eldert St, Springfield, 01109-2517 D:07/10/24 Case#: 24-30333

CORTES, Jose L, 29 Montford St, Springfield, 01109-3823 D:07/10/24 Case#: 24-30335

MUNOZ, Jahayra, 111 Manchester Ter, Springfield, 01108-3454 D:07/12/24 Case#: 24-30338

MIDDLESEX NORTH

Lowell

BOURAS, James T, 68 Harvard St, Lowell, 01851 D:07/09/24 Case#: 24-40709

WANG, Wen, 1 Lilley Ave, Lowell, 01850-1819 D:07/10/24 Case#: 24-40722

MIDDLESEX SOUTH

Acton

MCBRIDE, Bianca, 3 Iris Ct, Acton, 01720-5664 D:07/09/24 Case#: 24-40712

Ashland

PHILLIPS, Christopher, 8 Windsor Dr, Ashland, 01721 D:07/12/24 Case#: 24-40730

Framingham

DASILVA-COSTA, Cristiano, 15 Sloane Dr, Framingham, 01701 D:07/09/24 Case#: 24-40710

Marlborough

OTOOLE, Jill A, 369 Berlin Rd, Marlborough, 01752 D:07/08/24 Case#: 24-40706

Newton

SCHUDER, Michelle R, 131 Carlisle St, Newton, 02459-2381 D:07/09/24 Case#: 24-11357

SHI, Yanmei, 26 Bowers St, Newton, 02460 D:07/11/24 Case#: 24-11375

Somerville

CHERILUS, Jackman, 13 Everett Ave, Somerville, 02145 D:07/05/24 Case#: 24-11346

NORFOLK

Bellingham

OWENS, Marion A, 17 Susan Ln, Bellingham, 02019 D:07/10/24 Case#: 24-40720

Brookline

SHUMAN, Jeffrey N, 2 Hammond Pond Pkwy, Brookline, 02467-2148 D:07/09/24 Case#: 24-11359

Dedham

WILLIAMS-MASSON, M C, 20 Odyssey Ln, Dedham, 02026 D:07/12/24 Case#: 24-11385

Milton

DO, Bebe, 261 Old Farm Rd, Milton, 02186 D:07/08/24 Case#: 24-11355

Randolph

LOUIS, Elvia, 11 Emily Jeffers Rd U:11, Randolph, 02368 D:07/12/24 Case#: 24-11380

MERCER, Jeannine E, 23 Marconi Dr, Randolph, 02368 D:07/11/24 Case#: 24-11371

PLYMOUTH

Brockton

ABBATANGELO, Toya, 160 Battles St, Brockton, 02301 D:07/06/24 Case#: 24-11348

Marshfield

DIGIANDOMENICO, Vincent P, 20 Fox Run, Marshfield, 02050-2269 D:07/08/24 Case#: 24-11354

ERICSON, Pamala A, 848 Plain St U:8, Marshfield, 02050-0000 D:07/10/24 Case#: 24-11366

Norwell

CONNORS, Brian J, 200 Prospect St, Norwell, 02061 D:07/12/24 Case#: 24-11381

Wareham

GROEZINGER, Robert F, 13 Parkwood Dr, Wareham, 02571 D:07/12/24 Case#: 24-11384

Whitman

HAYES, Nicholas W, 61 Harriet Ave, Whitman, 02382 D:07/12/24 Case#: 24-11387

SUFFOLK

Dorchester

MYERS, Donnie, 50 Magnolia St, Dorchester, 02125 D:07/08/24 Case#: 24-11351

WALTOWER-WITT, Joann, 20 Pasadena Rd, Dorchester, 02121 D:07/12/24 Case#: 24-11382

WORCESTER

Harvard

CANN, Andrew, 105 Stow Rd U:B2, Harvard, 01451-1831 D:07/10/24 Case#: 24-40721

Holden

HITCH, David M, 140 Beechwood Rd, Holden, 01520 D:07/10/24 Case#: 24-40719

Oxford

BRUNELLE, Frances M, 6 Holly St, Oxford, 01540-2449 D:07/12/24 Case#: 24-40729

Spencer

ALLEN-GATHERS, J C, 35 Church St, Spencer, 01562 D:07/10/24 Case#: 24-40716

Winchendon

WESTON, Kevin Kieth, 396 Maple St, Winchendon, 01475-1004 D:07/11/24 Case#: 24-40724

Worcester

ROBINSON, Steven, 28 Pointe Rok Dr U:28, Worcester, 01604 D:07/05/24 Case#: 24-40703

Chapter 11 Bankruptcies

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

These are reorganizations usually used by a business (may be used by an individual) to rehabilitate rather than to liquidate. Debtors propose a plan to reorganize their financial affairs and satisfy their creditors. This plan must be accepted by the creditors and approved by the court.

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

ESSEX NORTH

Lawrence

24-26 BARKER ST INC, 151 Hampshire St, Lawrence, 01840-1232 D:07/11/24 Case#: 24-40728

Federal Tax Liens

Filed: Clerk's Office, US District Court, Boston.

Liens are placed by the Department of the Treasury, Internal Revenue Service, on the property, real or personal, of any taxpaying entity deemed to be in default on taxes. Releases are not published.

The name and address of the taxpayer and filing date (D) of the lien is listed; the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) follows. If more than one tax is owed, the amount shown is the total of all amounts assessed.

Types of tax include

941 FICA and Withholding Tax;
940 Federal Unemployment Tax;
1040 Individual Income Tax;
2290 Highway Use Tax;
1120 Corporate Tax;
720 Excise Tax.

BARNSTABLE

Barnstable

20 CONTRACTING CORP INC, 20 Cedar St, Barnstable, 02668-1332 D:07/01/24 Tax:940 Amt: $18,857

MOROZOVA, Ekaterina, 2400 Meetinghouse Way, Barnstable, 02668 D:07/01/24 Tax:1040 Amt: $98,825

Brewster

BANDG LLC, 2149 Main St, Brewster, 02631-1819 D:07/03/24 Tax:941 Amt: $11,571

Falmouth

SYLVIA, Melanie, PO Box 2093, Falmouth, 02540 D:07/01/24 Tax:940 Amt: $19,194

Orleans

DURGIN, Donald E & DURGIN, Patricia A, PO Box 53, Orleans, 02653 D:07/03/24 Tax:1040 Amt: $116,754

Sandwich

FIRST CAP EQUIPMENT LEASI, PO Box 1018, Sandwich, 02563 D:07/01/24 Tax:1120 Amt: $2,583

Yarmouth

NICKERSON TREE & LANDSCAP, 17 Merganser Ln, Yarmouth, 02673-3812 D:07/01/24 Tax:940 Amt: $68,733

BRISTOL FALL RIVER

Fall River

COASTAL CRAFT DISTRIBUTOR, 421 Currant Rd, Fall River, 02720-4712 D:07/03/24 Tax:941 Amt: $33,692

SPECTRUM TILE & CARPET IN, 455 William S Canning Blvd, Fall River, 02721-2341 D:07/03/24 Tax:1120 Amt: $58,962

MARIE, Anne & DURAND, Richard F, 677 Locust St, Fall River, 02720-5045 D:07/01/24 Tax:1040 Amt: $3,756

MONIZ, Michelle, 864 N Eastern Ave, Fall River, 02720 D:07/01/24 Tax:1040 Amt: $55,464

BRISTOL NORTH

Berkley

AQUEOUS INDRASTRUCTURE MG, 11 Ridge Hill Rd, Berkley, 02702-1667 D:07/02/24 Tax:940 Amt: $273,921

AQUEOUS INFRASTRUCTURE MG, 11 Ridge Hill Rd, Berkley, 02702-1667 D:07/03/24 Tax:940 Amt: $273,912

AQUEOUS INFRASTRUCTURE MG, 11 Ridge Hill Rd, Berkley, 02702-1667 D:07/03/24 Tax:940 Amt: $273,921

AQUEOUS INFRASTRUCTURE MG, 11 Ridge Hill Rd, Berkley, 02702-1667 D:07/03/24 Tax:940 Amt: $273,921

Norton

DAVIDS, David S, 147 Burt St, Norton, 02766 D:07/01/24 Tax:1040 Amt: $29,234

Taunton

ROZA, Linda, 69 Bettinson Ct, Taunton, 02718 D:07/01/24 Tax:1040 Amt: $23,614

BRISTOL SOUTH

Fairhaven

DONUT FACTORY INC, 7 Howland Rd, Fairhaven, 02719-3403 D:07/01/24 Tax:940 Amt: $1,363

New Bedford

VEGA-SANTOS, Josue J, 11 Abbott St, New Bedford, 02744-2401 D:07/01/24 Tax:1040 Amt: $124,071

BUMBLE BEE CONTRACTORS IN, 43 Irene St, New Bedford, 02745 D:07/03/24 Tax:941 Amt: $13,486

Westport

RAPOZA, Michael D, 19 Majocka Dr, Westport, 02790 D:07/01/24 Tax:1040 Amt: $167,021

ESSEX NORTH

Andover

CARABALLO CORP, 300 Brickstone Sq, Andover, 01810-1492 D:07/02/24 Tax:941 Amt: $54,822

Lawrence

CIBELLI, James D, 25 Andrew Rd, Lawrence, 01842 D:07/05/24 Tax:1040 Amt: $54,978

CHEGE, Benson G, 129 Easton St, Lawrence, 01843-2544 D:07/02/24 Tax:1040 Amt: $16,242

DESJARDINS MANAGEMENT INC, 420 Essex St, Lawrence, 01840-1214 D:07/02/24 Tax:1120 Amt: $962

Methuen

EAST COAST APPAREL LLC & FREDELLA, David, 466 Merrimack St, Methuen, 01844-5804 D:07/02/24 Tax:940 Amt: $29,064

North Andover

DYE, Daniel T, 30 Berry St, North Andover, 01845-5704 D:07/02/24 Tax:1040 Amt: $9,900

GATLING, Michael, 176 Middlesex St, North Andover, 01845-3526 D:07/02/24 Tax:1040 Amt: $14,354

HAMPDEN

Holyoke

APPLIED LIGHT MFG INC, 48 Commercial St, Holyoke, 01040-4704 D:07/02/24 Tax:941 Amt: $86,814

Longmeadow

STONE, Matthew, 636 Wolf Swamp Rd, Longmeadow, 01106 D:07/02/24 Tax:1040 Amt: $41,864

Springfield

MCSWEENEY, Edward J, 3 Hartford Ter, Springfield, 01118 D:07/02/24 Tax:1040 Amt: $129,560

LUGO, Kathy A, 23 Mansfield St, Springfield, 01108-2208 D:07/02/24 Tax:1040 Amt: $10,263

MIDDLESEX NORTH

Chelmsford

STAGNONE, Jon W, 9 Jensen Ave, Chelmsford, 01824 D:07/01/24 Tax:1040 Amt: $70,762

CRANE CARGO INC, 227 Chelmsford St, Chelmsford, 01824-2309 D:07/01/24 Tax:1120 Amt: $47,790

Dracut

ALMOS FLOWER GDN CTR INC, 313 Willard St, Dracut, 01826-5047 D:07/01/24 Tax:940 Amt: $11,954

Lowell

ASDOURIAN, Charles G, 142 Bowden St, Lowell, 01852-5600 D:07/02/24 Tax:1040 Amt: $9,777

MUNIK, Santos L, 200 Massmills Dr, Lowell, 01852-1246 D:07/02/24 Tax:1040 Amt: $75,457

MATHU, Mathu, 1260 Westford Rd, Lowell, 01853 D:07/01/24 Tax:1040 Amt: $4,150

MIDDLESEX SOUTH

Cambridge

BGPT LLC, 21 Prospect St, Cambridge, 02139-2402 D:07/02/24 Tax:1065 Amt: $65,373

LITMUS SOFTWARE INC, 675 Massachusetts Ave, Cambridge, 02139-3302 D:07/02/24 Tax:1042 Amt: $86,819

Concord

CHAPMAN, Benjamin D & CHAPMAN, Sarah, 56 Macarthur Rd, Concord, 01742 D:07/02/24 Tax:1040 Amt: $44,686

Hopkinton

MCAULIFFE, John M, 8 Cider Mill Ln, Hopkinton, 01748 D:07/02/24 Tax:6672 Amt: $24,250

Lexington

BYNG-CLARKE, Adrian, 120 Maple St, Lexington, 02420 D:07/02/24 Tax:1040 Amt: $88,786

BYNG-CLARKE, Adrian, 120 Maple St, Lexington, 02420 D:07/02/24 Tax:1040 Amt: $3,239

Littleton

SUTHERLAND, Joanne, 131 Harvard St, Littleton, 01460 D:07/02/24 Tax:1040 Amt: $456,444

Malden

HURLY LLC, 18 Earl St, Malden, 02148-2411 D:07/02/24 Tax:941 Amt: $16,282

GONCALVES, Laudicela M, 23 Russell Park, Malden, 02148 D:07/02/24 Tax:1040 Amt: $33,763

CHIBANE, Samir, 60 Kimball St, Malden, 02148-1628 D:07/02/24 Tax:1040 Amt: $19,030

CHAN, Daniel S, 177 Fellsmere Rd, Malden, 02148-2322 D:07/02/24 Tax:1040 Amt: $38,892

Marlborough

SASSO, Luiz C, 10 Morrissey Rd, Marlborough, 01752-6025 D:07/02/24 Tax:1040 Amt: $32,839

Melrose

CORLA, Tracy, 523 Main St, Melrose, 02176-3888 D:07/02/24 Tax:941 Amt: $16,789

Natick

IONTCHEVA-BAREHMI, I, 97 North Ave, Natick, 01760-3512 D:07/02/24 Tax:1040 Amt: $25,895

Newton

ZAYAS, Fred, PO Box 97, Newton, 02458 D:07/02/24 Tax:1040 Amt: $410,070

RUBERA, Louis & RUBERA, Rochelle, 15 Banks St, Newton, 02461 D:07/02/24 Tax:1040 Amt: $12,995

Pepperell

BEAUBIEN, Debbie A & BEAUBIEN, Allen J, 60 Mount Lebanon St, Pepperell, 01463-1215 D:07/02/24 Tax:1040 Amt: $5,439

Reading

PREMIER HERITAGE SVCS INC, 3 Putnam Rd, Reading, 01867-1702 D:07/02/24 Tax:1120 Amt: $53,819

Somerville

CABRE, Alberto J & JOCKOVICH, Ange, 12 Belmont St, Somerville, 02143 D:07/02/24 Tax:1040 Amt: $34,810

SEITCHIK, Evan J & HARRISON, Tessa S, 22 Robinson St, Somerville, 02145-3611 D:07/02/24 Tax:1040 Amt: $10,445

CLEMONS, Kyle C, 41 Sterling St, Somerville, 02144-1116 D:07/02/24 Tax:1040 Amt: $25,209

FONTES, Lincoln R, 60 Broadway, Somerville, 02145-3332 D:07/02/24 Tax:1040 Amt: $8,333

STRATSOMETHING INC, 86 Joy St, Somerville, 02143-2111 D:07/02/24 Tax:6721 Amt: $39,591

STRATSOMETHING INC, 86 Joy St, Somerville, 02143-2111 D:07/02/24 Tax:940 Amt: $32

MAEL, Oren, 169 Highland Ave, Somerville, 02143-1508 D:07/02/24 Tax:1040 Amt: $46,905

Watertown

SULEIMAN, Raid & RAZEQ, Haneen A, 800 Mount Auburn St, Watertown, 02472-1567 D:07/02/24 Tax:1040 Amt: $72,001

Winchester

JOHNSON, Bradford T, 55 Sylvester Ct, Winchester, 01890-1527 D:07/02/24 Tax:1040 Amt: $111,132

JOHNSON, Bradford T, 55 Sylvester Ct, Winchester, 01890-1527 D:07/02/24 Tax:1040 Amt: $8,510

Woburn

TRIARES INC, 400 Tradecenter, Woburn, 01801-7452 D:07/02/24 Tax:1120 Amt: $272,435

DAVID & JAMILS SVCS, 908 Main St, Woburn, 01801-1522 D:07/02/24 Tax:941 Amt: $13,180

DAVID & JAMILS SVCS, 908 Main St, Woburn, 01801-1522 D:07/02/24 Tax:941 Amt: $11,974

NORFOLK

Millis

SPIES, Edward & SPIES, Cynthia P, 40 Spencer St, Millis, 02054 D:07/03/24 Tax:1040 Amt: $85,992

Milton

HARTIGAN, Susan M, 50 Saddle Ridge Rd, Milton, 02186 D:07/03/24 Tax:1040 Amt: $3,003,774

HARTIGAN, Susan M, 50 Saddle Ridge Rd, Milton, 02186 D:07/03/24 Tax:1040 Amt: $3,003,774

HUFF, Lawrence, 53 Churchill St, Milton, 02186 D:07/03/24 Tax:1040 Amt: $159,635

Wrentham

AYOUB, Ghaleb A & AYOUB, Janey L, 70 Whipple Brook Rd, Wrentham, 02093-2512 D:07/03/24 Tax:1040 Amt: $29,252

PLYMOUTH

Brockton

KAYUMBI, Bizi Y, 22 Avon St, Brockton, 02301-4902 D:07/02/24 Tax:1040 Amt: $97,251

East Bridgewater

BRANDAO, Jose, 539 Summer St, East Bridgewater, 02333-1019 D:07/01/24 Tax:1040 Amt: $66,690

Hingham

NONAS HOMEMADE INC, 19 Main St, Hingham, 02043-2522 D:07/01/24 Tax:940 Amt: $17,079

Kingston

DAM INC, 182 Summerstsuite St, Kingston, 02364 D:07/02/24 Tax:941 Amt: $529,335

Scituate

BOYLE, David M & BOYLE, Oselinda T, 9 Prospect Ave, Scituate, 02066 D:07/01/24 Tax:1040 Amt: $325,459

Whitman

GMP INC, 785 Bedford St U:A, Whitman, 02382 D:06/27/24 Tax:940 Amt: $241,758

SUFFOLK

Boston

KOZOL, David M, 100 Belvidere St, Boston, 02199-7622 D:07/05/24 Tax:1040 Amt: $2,918,757

Charlestown

HASELTINE, Daniel H, 36 Cook St, Charlestown, 02129-1942 D:07/05/24 Tax:1040 Amt: $3,463

Hyde Park

ARAUJO, Ricardo L & ARAUJO, Martins, 87 Sierra Rd, Hyde Park, 02136-2501 D:07/05/24 Tax:1040 Amt: $53,663

IHENETU, Chizoba, 105 Central Ave, Hyde Park, 02136 D:07/05/24 Tax:1040 Amt: $8,058

Jamaica Plain

BATISTA-BENITEZ, Marlen C, 36 Fenwood Rd, Jamaica Plain, 02115-6112 D:07/05/24 Tax:1040 Amt: $49,688

South Boston

TWO SMITH HOLDINGS INC, 22 Boston Wharf Rd, South Boston, 02210-1838 D:07/02/24 Tax:1120 Amt: $9,822

WORCESTER

Grafton

IVIE, Michael, 26 Falmouth Dr, Grafton, 01536 D:07/02/24 Tax:6672 Amt: $310,184

Holden

DAGGETT, Andrew T, 512 Main St, Holden, 01520-1756 D:07/02/24 Tax:6672 Amt: $13,615

Worcester

FONTAINE, Daniel & FONTAINE, Stephanie, 200 W Mountain St, Worcester, 01605 D:07/02/24 Tax:1040 Amt: $11,853

WORCESTER NORTH

Fitchburg

MCHALE, Michael, 122 Warner Ave, Fitchburg, 01420 D:07/01/24 Tax:6672 Amt: $136,301

HEY GOOD LOOKN SALON & SP, 370 Summer St, Fitchburg, 01420-5957 D:07/01/24 Tax:940 Amt: $42,952

Leominster

DEOLIVEIRA-PEREIRA, Marta, 17 Lynnhaven Rd, Leominster, 01453 D:07/01/24 Tax:1040 Amt: $5,299

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State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Dennis

ALBANO Jr, Dominick J, 721 Main St, Dennis, 02638-1948 D:07/03/24 Amt:$1,524

CUFFYS LTD, 120 Great Western Rd, Dennis, 02660-3715 D:07/03/24 Amt:$1,524

Eastham

MCVINNEY, Charles, 35 Armour Dr, Eastham, 02642-2413 D:07/03/24 Amt:$6,557

TOMASEK, Zachary, 1475 State Hwy, Eastham, 02642-2551 D:06/26/24 Amt:$31,102

Falmouth

CONNOLLY, Jeffrey, 724 Carriage Shop Rd, Falmouth, 02536-4800 D:07/03/24 Amt:$26,180

CONNOLLY, Sarah, 724 Carriage Shop Rd, Falmouth, 02536-4800 D:07/03/24 Amt:$26,180

Harwich

RIBEIRO, Jason, 420 Great Western Rd, Harwich, 02645-2412 D:06/26/24 Amt:$4,596

BERKSHIRE NORTH

North Adams

JACKSON, Ronald, 61 East St, North Adams, 01220-9733 D:06/28/24 Amt:$13,296

OLESKIEWICZ, Peter, 23 Eagle St, North Adams, 01247-2602 D:06/28/24 Amt:$7,042

BRISTOL FALL RIVER

Fall River

CABRAL, Joseph, 263 William St, Fall River, 02721-1210 D:06/28/24 Amt:$2,387

COAST TO COAST SEAFOOD IN, 52 N Rocliffe St, Fall River, 02723-1219 D:06/28/24 Amt:$27,235

RIOUX, Shawn, 110 Woodman St, Fall River, 02724-1133 D:06/28/24 Amt:$27,259

BRISTOL NORTH

Attleboro

ATTLEBORO HOUSE OF PIZZA, 165 N Main St, Attleboro, 02703-2225 D:07/05/24 Amt:$6,482

KADEBIRKS, Kathleen, 12 Marbury Ave, Attleboro, 02703-3410 D:07/05/24 Amt:$24,097

Easton

ETIENNE, Francoise, 7 Ginger Way, Easton, 02375-1807 D:06/26/24 Amt:$31,086

ETIENNE, Pierre, 7 Ginger Way, Easton, 02375-1807 D:06/26/24 Amt:$31,086

Mansfield

CASSIDY, Judith, 51 Park St, Mansfield, 02048-2231 D:07/05/24 Amt:$15,081

FARRINGTON, Michael, 1004 East St, Mansfield, 02048-3407 D:07/05/24 Amt:$11,461

Norton

ALLIED TRUCKING CORP, 117 King Philip Rd, Norton, 02766-3044 D:07/05/24 Amt:$5,108

Taunton

CELESTIN, Gabrielle, 103 Hart St, Taunton, 02780-3668 D:06/26/24 Amt:$3,483

SLUYTMAN, Andrew V, 272 Middleboro Ave, Taunton, 02780-3800 D:06/26/24 Amt:$13,887

SLUYTMAN, Deborah V, 272 Middleboro Ave, Taunton, 02780-3800 D:06/26/24 Amt:$13,887

BRISTOL SOUTH

Acushnet

CAMARA, Grazielle, 34 Wood Duck Rd, Acushnet, 02743-1748 D:06/26/24 Amt:$20,516

Dartmouth

BARRETT, Diana, 248 Mccabe St, Dartmouth, 02748-1630 D:06/26/24 Amt:$22,391

BARRETT, Leland, 248 Mccabe St, Dartmouth, 02748-1630 D:06/26/24 Amt:$22,391

ESSEX NORTH

Andover

SPINNERS PIZZA PARLOR INC, 195 Andover St, Andover, 01810-5638 D:07/03/24 Amt:$22,120

Lawrence

DGLAMOUR ART DECORATIONS, 471 Broadway, Lawrence, 01841-3003 D:07/03/24 Amt:$2,549

FROM PUNTA CANA LLC, 24 Stevens St, Lawrence, 01843-3434 D:07/03/24 Amt:$7,793

SANCHEZ TIRE SHOP INC, 664 Essex St, Lawrence, 01841-4323 D:07/03/24 Amt:$2,935

VALDEZ, Nidia, 86 Bromfield St, Lawrence, 01841-2532 D:07/03/24 Amt:$7,971

Methuen

LUISAMEL CORNELLIO TABATE, 102 Tenney St, Methuen, 01844-4358 D:07/03/24 Amt:$1,693

ESSEX SOUTH

Manchester

SEARS, Elisabeth, 7 School St, Manchester, 01944-1337 D:06/27/24 Amt:$1,689

Saugus

GUARENTE, Leo, 139 Fairmount Ave, Saugus, 01906-1415 D:06/27/24 Amt:$14,262

FRANKLIN

Greenfield

HOLDSWORTH, Katherine, 12 Grinnell St, Greenfield, 01301-3602 D:06/27/24 Amt:$2,750

HAMPDEN

Agawam

COACHMAN, Jurel, 68 Paul Revere Dr, Agawam, 01030-2411 D:07/03/24 Amt:$9,361

WILLIAMS, Victoria, 53 Riviera Dr, Agawam, 01001-2859 D:06/27/24 Amt:$311

Palmer

PRONDECKI, Christine, 1024 Park St, Palmer, 01069-1712 D:07/03/24 Amt:$3,445

Southwick

ADAM FOOD INC, 587 College Hwy, Southwick, 01077-9774 D:07/03/24 Amt:$12,122

Springfield

CHITEMERERE, Chrispina, 4 Bairdcrest Rd, Springfield, 01118-1776 D:06/27/24 Amt:$10,453

CLARK, Curtis, 133 Catharine St, Springfield, 01109-3548 D:06/27/24 Amt:$10,664

WELDON, Vincent, 96 Grove St, Springfield, 01107-1808 D:07/03/24 Amt:$13,244

West Springfield

WILLARD, Jennifer, 86 Morton St, West Springfield, 01089-2364 D:06/27/24 Amt:$11,730

Westfield

HAGGERS LANDSCAPING SVCS, 66 S Broad St, Westfield, 01085-4410 D:07/03/24 Amt:$12,582

WALTS, Justin, 60 Grandview Dr, Westfield, 01085-1849 D:07/03/24 Amt:$10,912

MIDDLESEX NORTH

Billerica

FELL, Andrew, 26 Mount Vernon Ave, Billerica, 01821-1130 D:06/26/24 Amt:$11,814

Dracut

PAGLICCIA, Stephen, 443 Methuen St, Dracut, 01826-5210 D:07/03/24 Amt:$12,580

THE TROVE LLC, 101 Mill St, Dracut, 01826-3221 D:07/03/24 Amt:$10,588

Lowell

ALCANTARA, Edivaldo, 301 Mammoth Rd, Lowell, 01854-1532 D:07/03/24 Amt:$13,284

CORBIN, Andrew, 192 Parker St, Lowell, 01851-4024 D:07/03/24 Amt:$4,073

FORK INCLUDED LLC, 176 University Ave, Lowell, 01854-2425 D:07/03/24 Amt:$4,658

FRETT, Edwin, 80 Bowers St, Lowell, 01854-3403 D:07/03/24 Amt:$12,046

GONZALEZ, Michael, 381 Hildreth St, Lowell, 01850-1156 D:07/03/24 Amt:$5,773

KEO, Oeun, 52 Marshall St, Lowell, 01851-1913 D:07/03/24 Amt:$11,049

PICH, Vidong, 75 Fort Hill Ave, Lowell, 01852-2708 D:07/03/24 Amt:$18,643

Tewksbury

CAISSE, Sean, 155 Apache Way, Tewksbury, 01876-4622 D:06/26/24 Amt:$18,026

OSCARS PINATAS INC, 346 Main St, Tewksbury, 01876-1730 D:07/03/24 Amt:$14,788

SANTOS, Edson, 30 Aprils Way, Tewksbury, 01876-4624 D:07/03/24 Amt:$17,165

SOUZA, Karla F, 30 Aprils Way, Tewksbury, 01876-4624 D:07/03/24 Amt:$17,165

MIDDLESEX SOUTH

Ashland

YOUNG, Thomas, 1 Fox Hill Rd, Ashland, 01721-1040 D:07/03/24 Amt:$45,187

Bedford

PRO TOUCH SPA LLC, 50 Loomis St, Bedford, 01730-2214 D:07/03/24 Amt:$11,550

Burlington

DOODLESACK LLC, 11 Skilton Ln, Burlington, 01803-2120 D:07/03/24 Amt:$20,363

MADDEN, Daniel, 4 Brenda Ln, Burlington, 01803-1206 D:06/26/24 Amt:$16,531

Cambridge

FLOOR SANDERS & FINISHERS, 100 Memorial Rd, Cambridge, 02139 D:07/03/24 Amt:$48,542

MORRIS, Tiffany, 25 Wendell St, Cambridge, 02138-1816 D:07/03/24 Amt:$15,086

Everett

BAVILEA, Eli, 7 Cedar St, Everett, 02149-1524 D:06/26/24 Amt:$2,912

KEBAB, Manosalwa, 18 Norwood St, Everett, 02149-2710 D:07/03/24 Amt:$3,748

UNITED SOLUTIONS SVCS INC, 4 Hadley St, Everett, 02148-8004 D:06/26/24 Amt:$13,008

Framingham

DIAS, Andrea P, 78 Winthrop Rd, Framingham, 01778-2723 D:07/03/24 Amt:$3,490

RENOLDS, Douglas, 28 Paxton Rd, Framingham, 01701-4162 D:06/26/24 Amt:$15,295

SILVA, Paulo, 301 Grant St, Framingham, 01702-6575 D:06/26/24 Amt:$60,044

SIQUEIRA, Iuzana, 14 Pinehill Rd, Framingham, 01701-8807 D:07/03/24 Amt:$13,837

STONE INC, 248 Worcester Rd, Framingham, 01702-5344 D:07/03/24 Amt:$28,627

THAMBASH, Ralyne, 1057 Grove St, Framingham, 01701-3778 D:06/26/24 Amt:$12,221

Hopkinton

MULHALL, William, 11 Wilson St, Hopkinton, 01748-1243 D:06/26/24 Amt:$11,901

Hudson

COSTA, Wellington, 281 Washington St, Hudson, 01749-2750 D:07/03/24 Amt:$17,634

RAMOS, Aline, 281 Washington St, Hudson, 01749-2750 D:07/03/24 Amt:$17,634

RODRIGUES, Francilene, 11 Hearthstone Dr, Hudson, 01749-2720 D:06/26/24 Amt:$5,598

Littleton

COMMON FOOD SERVICES INC, 486 King St, Littleton, 01460-1251 D:07/03/24 Amt:$76,728

Marlborough

WASINGTON DIAS FILHO, 79 Harvard St, Marlborough, 01752-3222 D:07/03/24 Amt:$11,310

Melrose

QURESHI, Irfan, 30 Oakland Rd, Melrose, 02148-2838 D:07/03/24 Amt:$3,748

TODD, John, 42 Chipman Ave, Melrose, 02176-1203 D:06/26/24 Amt:$32,375

Newton

DEFORGE-CANNATA, Jessica, 598 Watertown St, Newton, 02460-1316 D:07/03/24 Amt:$27,402

SORTO, Celso M, 598 Watertown St, Newton, 02460-1316 D:07/03/24 Amt:$26,234

North Reading

POILLUCCI, David L, 64 Old Andover Rd, North Reading, 01864-1061 D:06/26/24 Amt:$35,218

RUSSELL, James, 10 Hickory Ln, North Reading, 01864-3025 D:06/26/24 Amt:$10,551

Reading

DAVOLIO, Andrea, 63 Sunnyside Rd, Reading, 01801-1838 D:06/26/24 Amt:$4,921

DAVOLIO, Michael E, 63 Sunnyside Rd, Reading, 01801-1838 D:06/26/24 Amt:$4,921

Stoneham

FALAISE, Jean, 157 Franklin St, Stoneham, 02180-1513 D:06/26/24 Amt:$7,377

OLIVEIRA, Rogerio, 6 Waterhouse Rd, Stoneham, 02180-2115 D:06/26/24 Amt:$12,345

Stow

OCONNOR, William, 33 Edgehill Rd, Stow, 01775-1407 D:06/26/24 Amt:$10,055

Wakefield

LAS CHIVAS INC, 979 Main St, Wakefield, 01880-3927 D:06/26/24 Amt:$56,890

Watertown

RITCHIE, Erika, 60 Howard St, Watertown, 02472-2402 D:06/26/24 Amt:$13,714

Woburn

LYNCH, Brooke, 48 Garfield Ave, Woburn, 01801-4338 D:07/03/24 Amt:$22,610

PATEL, Jigar, 24 Cudworth Ln, Woburn, 01801 D:07/03/24 Amt:$4,684

NANTUCKET

Nantucket

SUTHERLAND, Dale, 1 Manchester Cir, Nantucket, 02554-5300 D:06/28/24 Amt:$8,047

NORFOLK

Brookline

WEISS, Avraham, 194 Lancaster Rd, Brookline, 02446 D:06/26/24 Amt:$41,325

Dedham

RIVER GRILLE RESTAURANT C, 99 Milton St, Dedham, 02026-2936 D:07/03/24 Amt:$38,400

Franklin

I & L HARDSCAPE & CONST I, 7 Briarwood Rd, Franklin, 02038-1120 D:07/03/24 Amt:$7,984

Medfield

GHAZI, Janet, 12 Winter St, Medfield, 02052-1311 D:07/03/24 Amt:$110,383

Milton

MORRISSEY, Melissa, 449 Pleasant St, Milton, 02186-4834 D:07/03/24 Amt:$13,979

Walpole

ADAMSON, Sandra, 532 Elm Rd, Walpole, 02081-1937 D:06/26/24 Amt:$29,662

ADAMSON, Sandra, 532 Elm Rd, Walpole, 02081-1937 D:06/26/24 Amt:$29,662

DIDOMENICO, Ralph, 27 Cinnamon Cir, Walpole, 02081-3651 D:07/03/24 Amt:$27,917

Wellesley

PANDYA, Ronak, 21 Babson College Rd, Wellesley, 02481 D:07/03/24 Amt:$4,074

REROOT LLC, 57 Central St, Wellesley, 02482-5801 D:06/26/24 Amt:$130,595

Weymouth

BULGER, Jean, 201 Commercial St, Weymouth, 02188-2657 D:07/03/24 Amt:$17,937

FLYNN, Daniel, 8233 Avalon Dr, Weymouth, 02188-4635 D:07/03/24 Amt:$8,612

PLYMOUTH

Abington

SNYDER, Gabrielle, 132 Walnut St, Abington, 02351-2547 D:07/03/24 Amt:$11,071

Bridgewater

WHITE, Randolph, 71 Oldfield Rd, Bridgewater, 02324 D:06/26/24 Amt:$76,052

Brockton

OLIVEIRA, Adezil, 449 N Main St, Brockton, 02301-3507 D:07/03/24 Amt:$29,975

PINCAY, Ruth R, 37 Elmwood Ave, Brockton, 02301-2503 D:07/03/24 Amt:$41,711

WELLINGTON JOSE CISNEROS, 37 Elmwood Ave, Brockton, 02301-2503 D:07/03/24 Amt:$24,531

Carver

BEVER, Claudia, 9 David Rd, Carver, 02330-1721 D:06/26/24 Amt:$98,575

East Bridgewater

BROWN, William, 14 Ray Way, East Bridgewater, 02333-2573 D:07/03/24 Amt:$18,259

CONDON, Nicole, 14 Marlin Rd, East Bridgewater, 02333-1193 D:06/26/24 Amt:$23,774

CONDON, Timothy, 14 Marlin Rd, East Bridgewater, 02333-1193 D:06/26/24 Amt:$23,774

LEONE, Carrie, 693 Bedford St, East Bridgewater, 02333-3905 D:06/26/24 Amt:$2,887

Halifax

YANNOE, Richard, 12 13th Ave, Halifax, 02338-1308 D:06/26/24 Amt:$2,558

Hanover

HVD INC, 1775 Washington St, Hanover, 02339-1665 D:06/26/24 Amt:$1,131

TAYLOR, Stephe, 64 Birchwood Rd, Hanover, 02339-1931 D:06/26/24 Amt:$29,914

Hingham

FANNING, Christopher, 17 Charles St, Hingham, 02043-4413 D:07/03/24 Amt:$37,462

FANNING, Jacqueline, 17 Charles St, Hingham, 02043-4413 D:07/03/24 Amt:$37,462

Lakeville

GORMAN, Thomas, 21 Hilltop Acres Dr, Lakeville, 02347-2528 D:07/03/24 Amt:$11,442

Marion

HARDINGS SAILS INC, 732 Mill St, Marion, 02738-2209 D:07/03/24 Amt:$8,493

QUINN, Graham M, 732 Mill St, Marion, 02738-2209 D:07/03/24 Amt:$12,881

Marshfield

MORRISSEY, Melissa, 133 Saginaw Ave, Marshfield, 02050-5165 D:07/03/24 Amt:$13,979

Norwell

TIMMONS, Joseph R, 25 Cedar St, Norwell, 02339-1316 D:07/03/24 Amt:$135,518

Pembroke

BULGER, Kevin, 56 Gorham Ave, Pembroke, 02359-2914 D:07/03/24 Amt:$17,937

Plymouth

AMORIM, Clodoaldo, 4 Cherry St, Plymouth, 02571-1519 D:07/03/24 Amt:$9,602

ELLIS, Brandon, 115 Summer St, Plymouth, 02360-3440 D:07/03/24 Amt:$39,270

MP SPORTS CARDS LLC, 16 Lisa Ave, Plymouth, 02360-5016 D:06/26/24 Amt:$43,822

PRATES, Simone, 4 Cherry St, Plymouth, 02571-1519 D:07/03/24 Amt:$6,478

WOODS, James, 133 Long Duck Pond Rd, Plymouth, 02360-2803 D:07/03/24 Amt:$11,102

WOODS, Shannon L, 133 Long Duck Pond Rd, Plymouth, 02360-2803 D:07/03/24 Amt:$16,029

Rockland

ACE PORTER LLC, 363 Union St, Rockland, 02370-1728 D:06/26/24 Amt:$14,672

RODRIGUES, Sheila C, 210 Myrtle St, Rockland, 02370-1757 D:07/03/24 Amt:$26,299

Wareham

PORRATA, Sandra, 39 Freshmeadow Rd, Wareham, 02571 D:06/26/24 Amt:$8,015

QUINN, Marie, 103 Gibbs Ave, Wareham, 02571-1440 D:07/03/24 Amt:$4,388

Whitman

CANAZART, Kamila, 32 Carleton St, Whitman, 02382-2106 D:06/26/24 Amt:$77,185

SUFFOLK

Boston

BEAUTY EXECUTIVES AESTHET, 225 Center St, Boston, 02205 D:06/26/24 Amt:$2,899

CUTONE, Adam, 141 Appleton St, Boston, 02116-6001 D:06/26/24 Amt:$9,152

KANTAR CONSULTING LLC, 501 Boylston St, Boston, 02445-6000 D:06/26/24 Amt:$16,052

LAL LANGUACE CTRS MA INC, 225 Friend Rd, Boston, 02205 D:06/26/24 Amt:$12,056

OPA CAUSEWAY LLC, 80 Causeway St, Boston, 02114-1603 D:07/03/24 Amt:$9,782

PEGUERO, Rafaela, 69 Standwood Rd, Boston, 02205 D:06/26/24 Amt:$335,988

REROOT LLC, 100 City Hall Plz, Boston, 02108-2105 D:06/26/24 Amt:$5,775

Charlestown

KETOLA, Laura, 6 Parker St, Charlestown, 02129-1209 D:06/26/24 Amt:$4,783

Chelsea

CAPPS, Kirsten, 25 Beacon Pl, Chelsea, 02150-1705 D:07/03/24 Amt:$15,146

Dorchester

ASHI CORP, 419 Washington St, Dorchester, 02108-5223 D:07/03/24 Amt:$22,675

BOWICK, Chastity, 66 Millet St, Dorchester, 02124-1810 D:07/03/24 Amt:$19,494

CARVALHO, Benvindo, 15 E Cottage St, Dorchester, 02125-2636 D:06/26/24 Amt:$15,579

FISHER, Nedra T, 11 Wolcott St, Dorchester, 02121-3726 D:07/03/24 Amt:$10,520

FRANCISCO AUTO REPAIR COR, 912 Morton St, Dorchester, 02126-2411 D:07/03/24 Amt:$7,526

SUAREZ, Dulce, 17 Sonoma St, Dorchester, 02121-2901 D:07/03/24 Amt:$10,176

Hyde Park

GOURMET CHINA INC, 23 Tyler St, Hyde Park, 02136-3426 D:07/03/24 Amt:$29,191

Jamaica Plain

BARNES, Aaron, 14 Greenley Pl, Jamaica Plain, 02130-2610 D:07/03/24 Amt:$6,285

FAIR NUTRITION INC, 25 Wyvern St, Jamaica Plain, 02131-2130 D:06/26/24 Amt:$6,794

Revere

FIGUEIRA, Jamie, 86 Atwood St, Revere, 02151-4625 D:07/03/24 Amt:$62,529

MUJICA, Felix B, 364 Ocean Ave, Revere, 02151-2663 D:06/26/24 Amt:$3,641

Roxbury

PERRY, Lashay, 204 Blue Hill Ave, Roxbury, 02125 D:07/03/24 Amt:$11,049

WILLIAMS, Danisha, 2565 Washington St, Roxbury, 02119-1734 D:07/03/24 Amt:$14,926

South Boston

GOODRICH, Cameron, 17 Twomey Ct, South Boston, 02127-3257 D:07/03/24 Amt:$183,263

West Roxbury

ROSA, Isaac, 243 Grove St, West Roxbury, 02132-4519 D:06/26/24 Amt:$35,921

WORCESTER

Blackstone

CUMMINGS, Ty, 46 Rayner St, Blackstone, 01504-1846 D:07/03/24 Amt:$11,965

Douglas

BENNETT, Taylor, 167 Main St, Douglas, 01516-2151 D:07/03/24 Amt:$106,524

Gardner

VANCE HOUSE PIZZA LLC, 28 A St, Gardner, 01440-3754 D:06/26/24 Amt:$33,104

Lancaster

MCHUGH, William, 317 High St, Lancaster, 01523-2034 D:06/26/24 Amt:$23,275

Leicester

BACHOUR, Joanna, 484 Whittemore St, Leicester, 01524-1836 D:07/03/24 Amt:$30,872

BACHOUR, Roger, 484 Whittemore St, Leicester, 01524-1836 D:07/03/24 Amt:$6,951

THE BASEMENT LLC, 484 Whittemore St, Leicester, 01524-1836 D:06/26/24 Amt:$31,579

Millbury

HOCHMUTH, Zachary, 68 Millbury Ave, Millbury, 01527-4172 D:06/26/24 Amt:$10,651

North Brookfield

PILLING, Dennis, 31 Forest St, North Brookfield, 01535-1938 D:07/03/24 Amt:$11,334

Northborough

RANCHO CORONA INC, 290 Main St, Northborough, 01532-1626 D:07/03/24 Amt:$96,827

Oxford

LA PAROTA INC, 111 Sutton Rd, Oxford, 01570-3140 D:06/26/24 Amt:$103,304

Shrewsbury

GILL, Jagtar R, 302 Lake St, Shrewsbury, 01545-3904 D:07/03/24 Amt:$15,994

Southborough

THE LIFESTYLE CORP, 6 Wolfpen Ln, Southborough, 01772-1129 D:06/26/24 Amt:$9,573

Uxbridge

GARDNER, James R, 105 Eric Dr, Uxbridge, 01569-1459 D:06/26/24 Amt:$12,281

West Boylston

ACOSTA, Alcibiades, 37 Stillwater Heights Dr, West Boylston, 01583-1121 D:07/03/24 Amt:$16,327

Westborough

WESTBOROUG NUTRITON INC, 45 E Main St, Westborough, 01581-1412 D:06/26/24 Amt:$23,751

Worcester

COSTA, Cleyton, 120 Brattle St, Worcester, 01606-2550 D:07/03/24 Amt:$11,913

FASSETT, William, 451 Mill St, Worcester, 01602-2427 D:07/03/24 Amt:$16,585

FRIMPONG, George, 82 Beaver St, Worcester, 01603-2729 D:07/03/24 Amt:$11,212

LEMERISE, Patricia, 151 Brookline St, Worcester, 01603-1635 D:06/26/24 Amt:$25,014

MELO, Elaine M, 25 Marland Rd, Worcester, 01606-3048 D:06/26/24 Amt:$11,212

ROSADO, Noel, 87 Stanton St, Worcester, 01605-2862 D:06/26/24 Amt:$9,378

VILLAFANE, Jorge V, 49 Country Club Blvd, Worcester, 01605-1570 D:07/03/24 Amt:$10,896

WORCESTER NORTH

Fitchburg

PEREZ, Ruth, 25 Leyte Rd, Fitchburg, 01420-6309 D:06/26/24 Amt:$2,959

QUINONES, Jaime, 243 Madison St, Fitchburg, 01420-5152 D:06/26/24 Amt:$41,356

SANTOS, Anderson, 5 Crown St, Fitchburg, 01420-5411 D:06/26/24 Amt:$194,976

Leominster

BBG SOUZA ENTERPRISES INC, 115 Litchfield Pines Dr, Leominster, 01453-5807 D:06/26/24 Amt:$340,852

BUYINZA, Kevin, 266 Abbott Ave, Leominster, 01453-2141 D:06/26/24 Amt:$34,768

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

BRISTOL NORTH

North Attleboro

GOUCK, Neal, 188 Reservoir St, North Attleboro Plaintiff: Npp Development LLC D:06/28/24 Amt:$87,117

HAMPDEN

Springfield

ALYCAR INVESTMENTS LLC, 74 Leyfred Ter, Springfield Plaintiff: Haping Chen D:06/28/24 Amt:$31,000

PLYMOUTH

Hingham

OAK DEV & DESIGN LLC, 1035 Main St, Hingham Plaintiff: Joseph Catalano D:07/05/24 Amt:$900,000

WORCESTER

Leicester

HANNAN, Michaelle A, 13 Ferncroft Rd, Leicester Plaintiff: Heidi M Baker D:06/26/24 Amt:$15,000

Mendon

BOISVER, Todd, 110 Northbridge Rd, Mendon Plaintiff: Merrill William Gene Est D:07/02/24 Amt:$275,000

Spencer

HANNAN, Michaelle A, 11 Lambs Grv, Spencer Plaintiff: Heidi M Baker D:06/26/24 Amt:$15,000

Worcester

HANNAN, Michaelle A, 56 Paradox Dr, Worcester Plaintiff: Heidi M Baker D:06/26/24 Amt:$15,000

HANNAN, Michaelle A, 52 Paradox Dr, Worcester Plaintiff: Heidi M Baker D:06/26/24 Amt:$15,000

Petitions to Foreclose

The information here has been abstracted from initial filings at the Massachusetts Land Court where a lender has asked the court for authority to foreclose the mortgage it holds on the property mentioned. The Land Court has the responsibility of notifying interested parties of the foreclosure proceedings through the publication of legal notices in newspapers throughout the state. Only parties who are protected under the Servicemembers Civil Relief Act of 2003 may register objections to the proceedings. If no legitimate objections are filed with the court, the lender is granted permission to proceed with the foreclosure sale of the property.

The property address appears on the first line. The current owner of the property is followed by the lender (L). The third line begins with the Massachusetts Land Court case number and is followed by the date that the foreclosure petition was filed with the court.

BARNSTABLE

Provincetown

10 Washington Ave U:1
Owner:Darin M Contini L:Jpmorgan Chase Bk Na
Case#:24 SM 002433 Filing Date:07/03/24

Yarmouth

315 Winslow Gray Rd
Owner:Brian E Shaw L:Upland Mtg Ln Tr
Case#:24 SM 002425 Filing Date:07/02/24

BRISTOL FALL RIVER

Fall River

15 Ridge St
Owner:Maria F Paiva L:Webster Bk Na
Case#:24 SM 002445 Filing Date:07/08/24

Somerset

25 Owen Ave
Owner:Brandi J Estrela L:Newrez LLC
Case#:24 SM 002428 Filing Date:07/03/24

BRISTOL NORTH

North Attleboro

38 Robert Hill Dr
Owner:Denise L Earls L:Option One Mtg Ln Tr 2005
Case#:24 SM 002467 Filing Date:07/10/24

116 George St
Owner:Cindy A Booth L:Webster Bk Na
Case#:24 SM 002446 Filing Date:07/08/24

Taunton

450 Somerset Ave
Owner:Zhen W Li L:Selene Finance Lp
Case#:24 SM 002439 Filing Date:07/04/24

BRISTOL SOUTH

New Bedford

59 Richmond St
Owner:Myrveline Beaupin L:Planet Home Lending LLC
Case#:24 SM 002463 Filing Date:07/09/24

ESSEX SOUTH

Groveland

27 Rollins St
Owner:Mitchell Edward M Est L:The Rmtp Tr Series 2019-C
Case#:24 SM 002449 Filing Date:07/08/24

Peabody

0 Seamount St
Owner:Stacey Deleidi L:Pennymac Ln Services LLC
Case#:24 SM 002473 Filing Date:07/10/24

24 Swampscott Ave
Owner:Dina R Howcroft L:Santander Bk Na
Case#:24 SM 002435 Filing Date:07/05/24

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Salem
73 Essex St
Owner:Jerusha Hall L:The Freddie Mac Seasoned
Case#:24 SM 002426 Filing Date:07/03/24

HAMPDEN

Holyoke
51 Longwood Ave
Owner:Julia A Santiago L:Lakeview Ln Servicing LLC
Case#:24 SM 002471 Filing Date:07/10/24

Monson
96 Cote Rd
Owner:Jane P Mcguill L:Mill City Mtg Ln Tr 2017-
Case#:24 SM 002419 Filing Date:07/02/24

Springfield
23 Middle St
Owner:.Jackie W Nero Jr L:Ma Housing Finance Agency
Case#:24 SM 002423 Filing Date:07/02/24
104-106 Dawes St
Owner:Sarah Naylor L:Imh Assets Corp Series 20
Case#:24 SM 002437 Filing Date:07/05/24
330 Sumner Ave
Owner:Samantha Aviles L:Crosscountry Mtg LLC
Case#:24 SM 002454 Filing Date:07/09/24
379 Newhouse St
Owner:Marie E Tavernier L:Harborone Mtg LLC
Case#:24 SM 002464 Filing Date:07/09/24
612-614 White St
Owner:.Jacqueline M Rosado L:Csmc 2018-Rpl4 Tr
Case#:24 SM 002421 Filing Date:07/02/24
929 Bradley Rd
Owner:Donna G Seymour L:M&t Bk
Case#:24 SM 002444 Filing Date:07/05/24

West Springfield
168 Wolcott Ave
Owner:Gary E Bailleul L:M&t Bk
Case#:24 SM 002447 Filing Date:07/08/24

Westfield
28 Phillip Ave
Owner:Dawn-Marie Diodati L:Midfirst Bk
Case#:24 SM 002440 Filing Date:07/05/24
253 Granville Rd
Owner:Janet Ruiz L:Firstrust Bk
Case#:24 SM 002460 Filing Date:07/09/24

Wilbraham
70 Stony Hill Rd
Owner:Daniel Toniatti L:Pennymac Ln Services LLC
Case#:24 SM 002458 Filing Date:07/09/24

HAMPSHIRE

Amherst
32 Merrick Cir
Owner:Erica C Boerman L:Citigroup Mtg Ln Tr 2020-
Case#:24 SM 002443 Filing Date:07/05/24

Hatfield
100 Chestnut St
Owner:Susan E Golash L:First Franklin Mtg Ln Tr
Case#:24 SM 002453 Filing Date:07/09/24

Ware
207 Monson Turnpike Rd
Owner:Richard A Zelinski L:Nationstar Mtg LLC
Case#:24 SM 002459 Filing Date:07/09/24

MIDDLESEX SOUTH

Cambridge
988 Memorial Dr
Owner:Benjamin B Bolger L:Cambridge Tr Co
Case#:24 SM 002466 Filing Date:07/10/24

Concord
12 White Ave
Owner:Patricia Nyholm L:Wells Fargo Bk Na
Case#:24 SM 002441 Filing Date:07/05/24

Malden
56-58 Presley St
Owner:Immacula Denis L:Wells Fargo Bk Na
Case#:24 SM 002451 Filing Date:07/08/24

Woburn
29 N Maple St
Owner:Jaclyn Russis L:Salem Five Mtg Co LLC
Case#:24 SM 002448 Filing Date:07/08/24

NORFOLK

Brookline
17 Devon Rd
Owner:David G Lavallee L:Jpmorgan Chase Bk Na
Case#:24 SM 002427 Filing Date:07/03/24

Cohasset
561 Beechwood St
Owner:Donna F Harkin L:Christopher P Fitzsimons
Case#:24 SM 002424 Filing Date:07/02/24

Holbrook
11 James St
Owner:Samuel Santiago L:Pennymac Ln Services LLC
Case#:24 SM 002469 Filing Date:07/10/24

Quincy
44 Empire St
Owner:Adel Yammine L:Csfb Mtg Backed Pass-Thro
Case#:24 SM 002430 Filing Date:07/03/24

Randolph
23 Hildegarde St
Owner:Liberty Qualters L:Csmc 2018-Rpl3 Tr
Case#:24 SM 002456 Filing Date:07/09/24

Wellesley
30 Shore Rd
Owner:Jin H Lee L:New Residential Mtg Ln Tr
Case#:24 SM 002431 Filing Date:07/03/24

PLYMOUTH

Brockton
75 Lowell St
Owner:Enrique Cruz L:Third Federal Savings & L
Case#:24 SM 002442 Filing Date:07/05/24
78 Concord St
Owner:Jerry Small L:Freedom Mtg Corp
Case#:24 SM 002452 Filing Date:07/09/24
291 Falconer Ave
Owner:Virgilio Morales L:Csmc 2020-Rpl2 Tr
Case#:24 SM 002436 Filing Date:07/05/24

Plymouth
560 Ship Pond Rd
Owner:Brian M Cripps L:Lakeview Ln Servicing LLC
Case#:24 SM 002422 Filing Date:07/02/24

Rockland
4 Barstow Ln
Owner:Sean M Mcguirk L:Nationstar Mtg LLC
Case#:24 SM 002455 Filing Date:07/09/24
41 Winding Way
Owner:Smith Raymond G Est L:Cwalt Inc Alternative Ln
Case#:24 SM 002461 Filing Date:07/09/24

Wareham
16 Willard St
Owner:Ronald D Eslick Jr L:Freedom Mtg Corp
Case#:24 SM 002465 Filing Date:07/09/24
49 East Blvd
Owner:Brian Cunniff L:Citizens Bk Na
Case#:24 SM 002468 Filing Date:07/10/24

SUFFOLK

Hyde Park
47 Summer St
Owner:Violetta Mastrorillo L:Cascade Funding Mtg Tr Ab
Case#:24 SM 002472 Filing Date:07/10/24

South Boston
166 F St U:3
Owner:Erin L Conroy L:Jp Morgan Mtg Acquisition
Case#:24 SM 002420 Filing Date:07/02/24
185 W 5th St U:1
Owner:Victoria D Russell L:Nationstar Mtg LLC
Case#:24 SM 002432 Filing Date:07/03/24
399 W Broadway
Owner:Anthony B Stekson L:Rcf 2 Acquisition Tr
Case#:24 SM 002434 Filing Date:07/03/24

WORCESTER

Barre
198 School St
Owner:Eric M Allen L:Ma Housing Finance Agency
Case#:24 SM 002429 Filing Date:07/03/24

Milford
201 Congress St
Owner:Maguerite M Lee L:Finance Of America Revers
Case#:24 SM 002470 Filing Date:07/10/24

Winchendon
20 Joslin Rd
Owner:Willard Robert Est L:Mtg Assets Management Ser
Case#:24 SM 002457 Filing Date:07/09/24

Worcester
11 Edlin St
Owner:Thomas L Fitton L:Freddie Mac Seasoned Lns
Case#:24 SM 002462 Filing Date:07/09/24
20 Brandon Rd
Owner:Matthew J Servideo L:Santander Bk Na
Case#:24 SM 002438 Filing Date:07/05/24

WORCESTER NORTH

Westminster
73 Shady Ave
Owner:Rebecca Bilodeau L:Vrmtg Asset Tr
Case#:24 SM 002450 Filing Date:07/08/24

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

Barnstable
07/31/24 12:00 PM 8 Tamarac Rd
Owner:Robert S Gladstein
Lender:US Bank NA Deposit:$5,000
Doc#:*D:05/08/06
Source:Cape Cod Times (07/10/24)
Atty:Demerle Hoeger Llp 617-337-4444
08/01/24 10:00 AM 87 Dolphin St
Owner:Rosalind D Rosenberg
Lender:US Bank NA Deposit:$5,000
Doc#:*D:02/18/05
Source:Cape Cod Times (07/05/24)
Atty:Brock & Scott Pllc 401-217-8701

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 (07/03/24)
Atty:Brock & Scott Pllc 401-217-8701

Chatham
07/30/24 12:00 PM 783 Old Queen Anne Rd
Owner:Michael S Geylin & Rosanne Geylin
Lender:Cape Cod Five Cents Savings Bank Deposit:$5,000
Doc#:*D:09/04/12
Source:Cape Cod Chronicle (07/11/24)
Atty:Harmon Law Offices Pc 617-558-0500

Wellfleet
08/15/24 11:00 AM 70 Main St
Owner:Fitzgerald Hill LLC
Lender:Seamens Savings Bank Deposit:$50,000
Doc#:*D:04/07/22
Source:Cape Cod Times (07/11/24)
Atty:Mclaughlin & Co Llc 781-208-0377

BERKSHIRE NORTH

Williamstown
07/24/24 04:00 PM 462 Handerson Rd
Owner:Steve Diamond
Lender:Rocket Mortgage Deposit:$5,000
Doc#:*D:10/28/20
Source:Berkshire Eagle (07/03/24)
Atty:Harmon Law Offices Pc 617-558-0500

BRISTOL FALL RIVER

Fall River
07/26/24 12:00 PM 526 3rd St
Owner:Roca C LLC
Lender:Tailor Ridge Reit LLC Deposit:$5,000
Doc#:*D:06/12/23
Source:The Herald News (07/05/24)
Atty:The Law Offices Of Jessic 781-915-4129

Freetown
08/02/24 11:00 AM 137 Chipaway Rd
Owner:Joseph A Winsper 3rd
Lender:US Bank NA Deposit:$5,000
Doc#:*D:02/22/07
Source:The Herald News (07/05/24)
Atty:Brock & Scott Pllc 401-217-8701

BRISTOL NORTH

North Attleboro
07/24/24 11:00 AM 106 Weona Rd
Owner:Shawn A Pierce
Lender:US Bank NA Deposit:$10,000
Doc#:*D:09/26/13
Source:Sun Chronicle (the) (07/03/24)
Atty:Guaetta And Benson Llc

Norton
08/05/24 03:00 PM 189 W Main St
Owner:Mario T Robinson
Lender:Rocket Mortgage Deposit:$5,000
Doc#:*D:02/28/18
Source:Taunton Daily Gazette (07/08/24)
Atty:Harmon Law Offices Pc 617-558-0500

Seekonk
08/01/24 01:00 PM 12 Arthur St
Owner:John H Sisco & Alberta R Sisco
Lender:US Bank NA Deposit:$5,000
Doc#:*D:04/04/08
Source:Sun Chronicle (the) (07/08/24)
Atty:Korde & Associates Pc 978-256-1500

BRISTOL SOUTH

New Bedford
07/31/24 01:00 PM 52 Ash St
Owner:Calderia LLC
Lender:Steven A Ross Deposit:$25,000
Doc#:*D:07/19/23
Source:Standard Times (the) (07/09/24)
Atty:Baker Braverman & Barbado

ESSEX NORTH

Methuen
08/08/24 10:00 AM 38 Olympic Village Dr
Owner:Tammy Mandeville & Peter Mandeville
Lender:US Bank NA Deposit:$10,000
Doc#:*D:12/08/10
Source:Lawrence Eagle Tribune (07/11/24)
Atty:Doonan Graves & Longoria 978-921-2670

North Andover
08/05/24 01:00 PM 30 Sargent St
Owner:Mark Traficante & Stephanie Condon
Lender:Newrez LLC Deposit:$10,000
Doc#:*D:12/28/16
Source:Lawrence Eagle Tribune (07/08/24)
Atty:Harmon Law Offices Pc 617-558-0500
08/07/24 11:00 AM 40 Flagship Dr
Owner:Dwt Holdings LLC
Lender:North Shore Bank Deposit:$50,000
Doc#:*D:05/19/20
Source:Lawrence Eagle Tribune (07/10/24)
Atty:Reimer & Braunstein Llp 617-880-3485

ESSEX SOUTH

Boxford
08/06/24 11:00 AM 23 Sagamore Ln
Owner:Jason Kahan & Olga Bassa
Lender:Enterprise Bank & Trust Co Deposit:$15,000
Doc#:*D:02/12/19
Source:Lawrence Eagle Tribune (07/10/24)
Atty:Cunningham Machanic Cetli 508-651-7524

Danvers
07/30/24 12:00 PM 12 Whipple St
Owner:Once Upon A Time Investme
Lender:HomeXpress Mortgage Corporation Deposit:$5,000
Doc#:*D:09/22/22
Source:Belmont Citizen & Herald (07/11/24)
Atty:Demerle & Associates Pc 617-337-4444

Gloucester
08/01/24 01:00 PM 6 Commonwealth Ave
Owner:Grace F Favazza
Lender:Seattle Savings Bank Deposit:$5,000
Doc#:*D:05/22/08
Source:Gloucester Daily Times (07/05/24)
Atty:Korde & Associates Pc 978-256-1500

Salisbury
08/01/24 11:00 AM 500 N End Blvd
Owner:Teresa A Russo
Lender:Digital Federal Credit Union Deposit:$5,000
Doc#:*D:08/25/21
Source:Newburyport News (07/08/24)
Atty:Korde & Associates Pc 978-256-1500
08/01/24 11:00 AM 498 N End Blvd
Owner:Teresa A Russo
Lender:Digital Federal Credit Union Deposit:$5,000
Doc#:*D:08/25/21
Source:Newburyport News (07/08/24)
Atty:Korde & Associates Pc 978-256-1500

FRANKLIN

Charlemont
07/25/24 12:00 PM 594 Route 8a
Owner:Allen L Sessions
Lender:US Bank NA Deposit:$5,000
Doc#:*D:03/27/07
Source:Greenfield Recorder (07/03/24)
Atty:Demerle & Associates Pc 617-337-4444

HAMPDEN

Chicopee
08/08/24 01:00 PM 1130 Burnett Rd
Owner:Jacques J Poudrier
Lender:PHH United States Mortgage Corp Deposit:$5,000
Doc#:*D:09/13/07
Source:Republican (the) (07/11/24)
Atty:Brock & Scott Pllc 401-217-8701

East Longmeadow
08/08/24 02:00 PM 48 Taylor St
Owner:Jeffrey M Asher & Tara Asher
Lender:US Bank NA Deposit:$5,000
Doc#:*D:12/29/06
Source:Republican (the) (07/11/24)
Atty:Brock & Scott Pllc 401-217-8701

Longmeadow
07/31/24 02:00 PM 27 Massachusetts Ave
Owner:Lewis O Roy & Lorree M Roy
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:02/23/04
Source:Republican (the) (07/03/24)
Atty:Brock & Scott Pllc 040-121-7870

Monson
07/30/24 01:00 PM 196 Munn Rd
Owner:Dolores C Maheux & Robert L Maheux
Lender:Seattle Savings Bank Deposit:$5,000
Doc#:*D:07/11/05
Source:Boston Globe (07/09/24)
Atty:Korde & Associates Pc 978-256-1500

Springfield
07/23/24 12:00 PM 1038 Sumber Ave
Owner:Richard Scott Sr
Lender:Nationstar Mortgage Deposit:$5,000
Doc#:*D:07/20/17
Source:Republican (the) (07/09/24)
Atty:Korde & Associates Pc 978-256-1500
07/29/24 01:00 PM 32 Pine Hill Rd
Owner:Diane M Frenier & Paul A Frenier
Lender:Wells Fargo Bank NA Deposit:$5,000
Doc#:*D:01/21/13
Source:Republican (the) (07/08/24)
Atty:Orlans Pc 781-790-7800
07/30/24 10:00 AM 782 Newbury St
Owner:William G Treadwell Jr & Carmen N Treadwell
Lender:US Bank NA Deposit:$5,000
Doc#:*D:10/22/07
Source:Republican (the) (07/09/24)
Atty:Orlans Pc 781-790-7800
07/30/24 12:00 PM 44 Derryfield Ave
Owner:Kelly L Westbrooks & Russell J Westbrooks
Lender:US Bank NA Deposit:$5,000
Doc#:*D:10/26/06
Source:Republican (the) (07/05/24)
Atty:Korde & Associates Pc 978-256-1500
07/31/24 03:00 PM 32 Kent Rd
Owner:Rennard R Johnson
Lender:Nationstar Mortgage Deposit:$5,000
Doc#:*D:07/06/05
Source:Republican (the) (07/03/24)
Atty:Brock & Scott Pllc 040-121-7870

West Springfield
08/01/24 02:00 PM 29 Bowers St
Owner:Joseph Machnacz
Lender:US Bank NA Deposit:$5,000
Doc#:*D:02/19/20
Source:Republican (the) (07/04/24)
Atty:Brock & Scott Pllc 401-217-8701

HAMPSHIRE

Belchertown
08/02/24 11:00 AM 29 Chestnut Dr
Owner:Glenn R Call
Lender:CARYNLYN ENTERPRISES Deposit:$10,000
Doc#:*D:05/16/14
Source:Daily Hampshire Gazette (07/03/24)
Atty:Doherty Wallace Pillsbury 413-233-9549

Easthampton
08/07/24 01:00 PM 5 Morin Dr
Owner:Charles Adams
Lender:US Bank NA Deposit:$5,000
Doc#:*D:11/28/06
Source:Daily Hampshire Gazette (07/10/24)
Atty:Korde & Associates Pc 978-256-1500

Hatfield
08/08/24 11:00 AM 128 Chestnut St
Owner:James A Streeter & Sheila C Streeter
Lender:Federal Home Loan Mortgage Corp
Deposit:$10,000
Doc#:*D:02/13/13
Source:Daily Hampshire Gazette (07/10/24)
Atty:Doonan Graves & Longoria 978-921-2670

MIDDLESEX NORTH

Billerica
08/01/24 11:00 AM 31 Duncan Dr
Owner:Daniel F Szathmary
Lender:Primary Residential Mortgage Deposit:$5,000
Doc#:*D:06/15/15
Source:Boston Herald (07/04/24)
Atty:Brock & Scott Pllc 401-217-8701

Chelmsford
08/01/24 10:00 AM 51 Acton Rd
Owner:Jeffrey Corazzini & Lori Corazzini
Lender:US Bank NA Deposit:$5,000
Doc#:*D:11/03/04
Source:Boston Herald (07/11/24)
Atty:Brock & Scott Pllc 401-217-8701

Tyngsboro
07/26/24 11:00 AM 47 Cypress Ln
Owner:Emilio Matarazzo
Lender:JP MORGAN MTG ACQUISI Deposit:$10,000
Doc#:*D:06/30/10
Source:Sun (the) (07/05/24)
Atty:Orlans Pc 781-790-7800

MIDDLESEX SOUTH

Bedford
07/30/24 10:00 AM 2 Overlook Dr
Owner:Casa Bella Fine Home Buil
Lender:CC REIT SUB II LLC Deposit:$10,000
Doc#:*D:03/22/23
Source:Boston Herald (07/09/24)
Atty:Barsh And Cohen PC 617-332-4700

Framingham
07/30/24 10:00 AM 29 Foster Dr
Owner:Anna Lassoff & David Lassoff
Lender:PNC Bank Deposit:$10,000
Doc#:*D:07/19/07
Source:Metro West (07/09/24)
Atty:Orlans Pc 781-790-7800

Holliston
07/23/24 12:00 PM 66 Lakeshore Dr
Owner:Sharon Hunter
Lender:Rocket Mortgage Deposit:$5,000
Doc#:*D:10/25/19
Source:Boston Globe (07/09/24)
Atty:Korde & Associates Pc 978-256-1500

Maynard
07/24/24 10:00 AM 14 Nason St U:302
Owner:Xanadu Development LLC
Lender:SUMMER STREET PROPERT Deposit:$5,000
Doc#:*D:10/30/20
Source:Boston Herald (07/05/24)
Atty:Gelinas & Ward Llp 978-537-2200

Newton
07/23/24 11:00 AM 36-38 Court St U:36-1
Owner:Siobhean Flynn
Lender:PNC Bank Deposit:$5,000
Doc#:*D:12/15/15
Source:Boston Globe (07/09/24)
Atty:Orlans Pc 781-790-7800
07/25/24 10:00 AM 145 Highland St
Owner:Joanne Mackinnon
Lender:Bank Of New York Mellon Deposit:$10,000
Doc#:*D:04/05/07
Source:Boston Herald (07/10/24)
Atty:Doonan Graves & Longoria 978-921-2670

North Reading
07/30/24 11:00 AM 68 Winter St
Owner:Kylies Coffee LLC
Lender:Warrior Capital Corp Deposit:$25,000
Doc#:*D:06/16/17
Source:North Reading Transcript (07/04/24)
Atty:Morris Rossi & Hayes 978-475-1300

Shirley
07/29/24 10:00 AM 13 Lancaster Rd
Owner:Minnie L Steele
Lender:PHH United States Mortgage Corp Deposit:$5,000
Doc#:*D:11/14/14
Source:Voice (the) (07/05/24)
Atty:Korde & Associates Pc 978-256-1500

Weston
08/05/24 11:00 AM 190 Conant Rd
Owner:Richard W Gula & Susan A Gula
Lender:Bank Of New York Mellon Deposit:$10,000
Doc#:*D:01/19/07
Source:Boston Herald (07/11/24)
Atty:Korde & Associates Pc 978-256-1500

Winchester
07/23/24 11:00 AM 20-22 Arthur St U:20
Owner:Kathleen A Hennessy
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:02/06/08
Source:Arlington Advocate (07/11/24)
Atty:Brock & Scott Pllc 401-217-8701

NORFOLK

Braintree
08/08/24 02:00 PM 160 Allen St
Owner:Janusz J Stankiewicz
Lender:Deutsche Bank Deposit:$10,000
Doc#:*D:05/30/06
Source:Patriot Ledger (07/11/24)
Atty:Harmon Law Offices Pc 617-558-0500

Randolph
08/01/24 11:00 AM 2 Sherwood Ave
Owner:William Overton
Lender:PRINCE LOBEL TYE LLP Deposit:$5,000
Doc#:*D:12/02/21
Source:Patriot Ledger (07/11/24)
Atty:Robert M Schlein 617-456-8098

Stoughton
08/01/24 03:00 PM 153 Kotlik St
Owner:Janet Lee
Lender:US Bank NA Deposit:$5,000
Doc#:*D:05/06/16
Source:Brockton Enterprise (07/05/24)
Atty:Brock & Scott Pllc 401-217-8701

Weymouth
07/31/24 02:00 PM 11 Lakeside Ave
Owner:Josep Young
Lender:Wells Fargo Bank NA Deposit:$10,000
Doc#:*D:10/15/14
Source:Patriot Ledger (07/03/24)
Atty:Harmon Law Offices Pc 617-558-0500

PLYMOUTH

Abington
08/01/24 01:00 PM 116 Hancock St
Owner:Bonnie Mcgraw
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:12/08/03
Source:Brockton Enterprise (07/10/24)
Atty:Brock & Scott Pllc 401-217-8701

Brockton
07/26/24 02:00 PM 120 Darren Dr
Owner:Joseph M Depasquale & Linda M Depasquale
Lender:Deutsche Bank Deposit:$10,000
Doc#:*D:10/31/06
Source:Brockton Enterprise (07/05/24)
Atty:Orlans Pc 781-790-7800
07/31/24 11:00 AM 431 Plain St
Owner:Yvaamanda J Correia
Lender:Massachusetts Housing Finance Agency
Deposit:$10,000
Doc#:*D:04/25/19
Source:Brockton Enterprise (07/05/24)
Atty:Doonan Graves & Longoria 978-921-2670
08/06/24 10:00 AM 30 Greenfield St
Owner:J M Lassiter Ford & Antoine D Clark
Lender:Berkshire Bank Deposit:$5,000
Doc#:*D:10/13/20
Source:Brockton Enterprise (07/11/24)
Atty:Korde & Associates Pc 978-256-1500
08/07/24 03:00 PM 17 Packard St
Owner:London T Wright
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:08/04/21
Source:Brockton Enterprise (07/10/24)
Atty:Brock & Scott Pllc 401-217-8701
08/09/24 10:00 AM 191 Hovendon Ave
Owner:Mark J Nicol
Lender:Rockland Trust Co Deposit:$5,000
Doc#:*D:10/06/10
Source:Brockton Enterprise (07/10/24)
Atty:Kline & Sanders Llp 617-964-2200

Hanover
07/30/24 11:00 AM 295 Winter St U:13
Owner:Kp Investments LLC
Lender:MountainOne Bank Deposit:$10,000
Doc#:*D:04/20/23
Source:Brockton Enterprise (07/09/24)
Atty:Hackett Feinberg Pc

Hingham
08/06/24 02:00 PM 225 Prospect St
Owner:William T Barry & Laura J Barry
Lender:Bank Of New York Mellon Deposit:$15,000
Doc#:*D:10/31/05
Source:Hingham Journal (07/11/24)
Atty:Harmon Law Offices Pc 617-558-0500
08/07/24 10:00 AM 116 Hull St
Owner:166 Hull Street LLC
Lender:TRYON STREET ACQUISIT Deposit:$5,000
Doc#:*D:11/29/22
Source:Hingham Journal (07/11/24)
Atty:Ford & Paulekas LLP 860-527-0400

Marshfield
08/02/24 11:00 AM 60 Pleasant St
Owner:21 May Elm LLC
Lender:Philip L Johnson Deposit:$10,000
Doc#:*D:11/17/23
Source:Scituate Mariner (07/11/24)
Atty:Lepizzera & Laprocina 401-739-7397

Mattapoisett
08/01/24 11:00 AM 4 Tallman St
Owner:Joseph Hefner & Linda Camara
Lender:Midfirst Bank State Savings Bank Deposit:$10,000
Doc#:*D:04/07/17
Source:Publication Unknown (07/11/24)
Atty:Orlans Pc 781-790-7800

Plymouth
07/30/24 03:00 PM 18 Megansett Dr U:7B
Owner:Sheila S Handrahan
Lender:CELINK Deposit:$5,000
Doc#:*D:12/31/08
Source:Old Colony Memorial (07/04/24)
Atty:Harmon Law Offices Pc 617-558-0500
08/01/24 02:00 PM 85 Palmer Rd
Owner:Edward Parent 3rd
Lender:Wells Fargo Bank NA Deposit:$10,000
Doc#:*D:07/01/04
Source:Old Colony Memorial (07/11/24)
Atty:Orlans Pc 781-790-7800

Rockland
08/02/24 03:00 PM 9 Boxberry Ln U:9
Owner:Noreen Murphy
Lender:Freedom Mortgage Corp Deposit:$5,000
Doc#:*D:06/17/16
Source:Publication Unknown (07/03/24)
Atty:Harmon Law Offices Pc 617-558-0500

Wareham
08/01/24 10:00 AM 5 Woodbridge Ave
Owner:Mardiette E Deboyes & Danny Sherman
Lender:US Bank NA Deposit:$5,000
Doc#:*D:09/22/05
Source:Publication Unknown (07/11/24)
Atty:Orlans Pc 781-790-7800
08/05/24 01:00 PM 21 Nicholas Dr
Owner:Nicole Rivera & Damien A Perry
Lender:US Bank NA Deposit:$10,000
Doc#:*D:06/20/05
Source:Brockton Enterprise (07/09/24)
Atty:Cunningham Machanic Cetli 508-651-7524

Whitman
08/08/24 01:00 PM 55 Plymouth St U:A5
Owner:Rachel E Wilson
Lender:Nationstar Mortgage Deposit:$10,000
Doc#:*D:01/29/21
Source:Whitman Times (07/11/24)
Atty:Marinosci Law Group Pc 401-234-9200

SUFFOLK

Boston
08/01/24 12:00 PM 115 Salem St U:11
Owner:Steven C Fustolo
Lender:US Bank NA Deposit:$5,000
Doc#:*D:01/07/08
Source:Boston Herald (07/11/24)
Atty:Brock & Scott Pllc 401-217-8701
08/07/24 10:00 AM 2 Hawthorne Pl
Owner:Billie J Daskowski
Lender:Nationstar Mortgage Deposit:$10,000
Doc#:*D:04/14/15
Source:Boston Herald (07/10/24)
Atty:Marinosci Law Group Pc 401-234-9200

East Boston
08/01/24 10:00 AM 113 Sumner St U:72
Owner:Kristin M Langone
Lender:City Of Boston Credit Union Deposit:$5,000
Doc#:*D:07/16/07
Source:Boston Herald (07/11/24)
Atty:Brock & Scott Pllc 401-217-8701

Mattapan
08/05/24 04:00 PM 55 Wildwood St
Owner:Ethel President & Willie President
Lender:Wells Fargo Bank NA Deposit:$10,000
Doc#:*D:09/21/07
Source:Boston Globe (07/09/24)
Atty:Harmon Law Offices Pc 617-558-0500

Roslindale
07/30/24 11:00 AM 583 Poplar St
Owner:Full Circle Investment Gr
Lender:Philip L Johnson Deposit:$10,000
Doc#:*D:07/13/10
Source:Boston Herald (07/08/24)
Atty:Lepizzera & Laprocina 401-739-7397
08/01/24 01:00 PM 224 Florence St U:8
Owner:Samuel M Bridger
Lender:Nationstar Mortgage Deposit:$5,000
Doc#:*D:07/24/12
Source:Boston Herald (07/11/24)
Atty:Brock & Scott Pllc 401-217-8701

Roxbury
07/31/24 09:00 AM 1 Copeland Pl
Owner:Gislhaine S Bonbon & Belkis P Diaz
Lender:Freedom Mortgage Corp Deposit:$5,000
Doc#:*D:07/25/22
Source:Boston Globe (07/09/24)
Atty:Harmon Law Offices Pc 617-558-0500
08/01/24 02:00 PM 32 Cunard St
Owner:Stefanie Zouzoua
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:06/03/06
Source:Boston Herald (07/11/24)
Atty:Brock & Scott Pllc 401-217-8701

WORCESTER

Gardner
07/30/24 10:00 AM 31 Travers St
Owner:Judith Smith
Lender:GFA Federal Credit Union Deposit:$5,000
Doc#:*D:08/30/04
Source:Telegram Gazette (07/05/24)
Atty:Gelinas & Ward Llp 978-537-2200

Milford
07/29/24 01:00 PM 32 Hancock St
Owner:Denise Tracy & John F Tracy
Lender:Wells Fargo Bank NA Deposit:$5,000
Doc#:*D:02/18/05
Source:Metro West (07/08/24)
Atty:Korde & Associates Pc 978-256-1500

Worcester
08/13/24 11:00 AM 26 Loxwood St
Owner:Jane Laba
Lender:Nathaniel S Mason Deposit:$10,000
Doc#:*D:06/10/19
Source:Telegram Gazette (07/09/24)
Atty:Mason & Martin Llp 781-239-0800

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