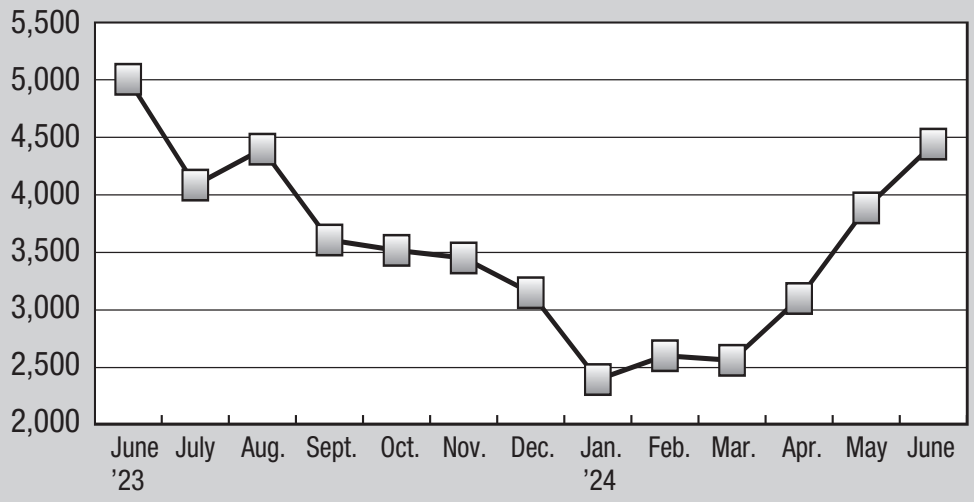
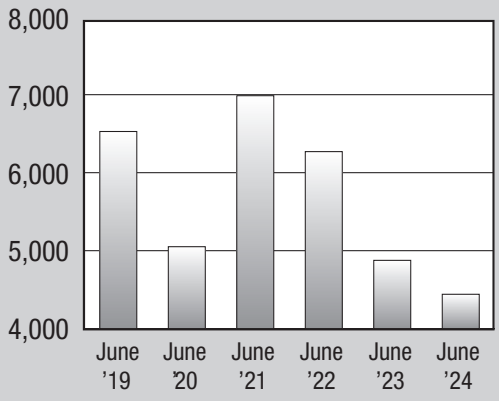
Official Records

MASSACHUSETTS MARKET STATISTICS

Single-Family Sales By Month





	Number of Sales	Change Prior Year
June 2019	6,528	-9.92%
June 2020	5,051	-22.63%
June 2021	6,987	38.33%
June 2022	6,270	-10.26%
June 2023	4,876	-22.23%
June 2024	4,441	-8.92%

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

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PSA, Pricing Strategy Advisor
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BRAGB, Builders and Remodelers Association of Greater Boston.
HBRA, Home Builders and Remodelers of Mass.
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www.suffolkdeeds.com

Allston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	1
Median Price	$875,000	$732,000

► REAL ESTATE SALES

9 GUILFORD ST $885,000
B: Kurt Kubli & Melissa Sprachman
S: Guilford Properties LLC
Book/Page: 70400/93, Date: 07/17/24
Mtg: Wakefield Cp Bk $442,500
Term: 2044
Use: 2 Bdrm Colonial, Lot: 2739sf

16 ROYCE RD U:4 ..... $422,000
B: Jing Chen & Fei Wang
S: Xiaoran Zhang & Yizhou Zhao
Book/Page: 70391/251, Date: 07/15/24
Use: 1 Bdrm Condo, Lot: 741sf
Prior Sale: $400,000 (02/21)

Boston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	28
Median Price	$2,850,000	$3,075,000

► REAL ESTATE SALES

5 ALBEMARLE ST U:1 ..... $740,000
B: Abigail R Schleichkhorn
S: Zachary J Farrer
Book/Page: 70392/274, Date: 07/15/24
Mtg: Guaranteed Rate Inc $390,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo, Lot: 923sf
Prior Sale: $770,000 (08/21)

3 APPLETON ST U:205 ..... $649,000
B: Brian Nicolosi & Alexander C Nicolosi
S: James Hankard, Tr for David L Ristuccia RET
Book/Page: 70404/251, Date: 07/18/24
Mtg: Leader Bank NA $486,750
Term: 2054
Use: 1 Bdrm Condo, Lot: 735sf
Prior Sale: $609,500 (10/21)

187 BEACON ST U:2 ..... $2,625,000
B: Ellen M Cordo, Tr for Ellen M Cordo Lt
S: Elsm LLC
Book/Page: 70389/15, Date: 07/15/24
Use: 2 Bdrm Condo, Lot: 1538sf
Prior Sale: $2,700,000 (01/22)

291 BEACON ST $6,840,000
B: 291 Beacon St LLC
S: See Real Estate LLC
Book/Page: 70410/288, Date: 07/19/24
Mtg: CCG Fund 1 LLC $9,575,000
Use: Apartment Bldg - 9 + Units, Lot: 2688sf
Prior Sale: $5,643,880 (07/21)

534 BEACON ST U:507 ..... $850,000
B: Miguel Morales & Deborah Cruz
S: Athena N Stetson & David B Stetson
Book/Page: 70400/117, Date: 07/17/24
Use: 1 Bdrm Condo, Lot: 645sf
Prior Sale: $7,000 (08/23)

7 CAZENOVE ST U:3 ..... $1,082,000
B: Samantha R Bloom & Margot Bloom
S: Virginia Carroll
Book/Page: 70402/36, Date: 07/18/24
Use: 2 Bdrm Condo, Lot: 1260sf
Prior Sale: $228,000 (02/89)

1 CHARLES ST U:PH1A $4,862,500
B: Sheldon Wagner & Denisa Wagner
S: David T Ting, Tr for Y&m T
Book/Page: 70390/154, Date: 07/15/24
Use: Condo

1 CHARLES ST S U:802 ..... $882,500
B: Karen Crowe
S: Ejaz Ali & Femina Ali
Book/Page: 70404/262, Date: 07/18/24
Use: 1 Bdrm Condo, Lot: 837sf
Prior Sale: $640,000 (03/12)

343 COMMERCIAL ST U:109 ..... $1,600,000
B: David Balducci & Barbara Balducci
S: Frank Keohane Realty LLC
Book/Page: 70407/267, Date: 07/19/24
Use: Office Condo Unit, Lot: 3016sf
Prior Sale: $950,000 (02/08)

362 COMMONWEALTH AVE U:3A $989,000
B: Maritza Morell
S: Haorui Song
Book/Page: 70408/167, Date: 07/19/24
Mtg: Cape Cod Five Cent Bk $412,930
Term: 2054
Use: 2 Bdrm Condo, Lot: 790sf
Prior Sale: $825,000 (09/16)

46 CONCORD SQ U:1 ..... $1,775,000
B: Lydon Ft & Thomas F Lydon Jr
S: Todd Boling & Christina Boling
Book/Page: 70408/198, Date: 07/19/24
Use: 2 Bdrm Condo, Lot: 1648sf
Prior Sale: $1,515,000 (09/17)

53-59 DARTMOUTH ST $3,575,000
B: Think Again 127 Warren Av
S: One Twenty Seven Warren L
Doc#: 000000000953658, Date: 07/17/24

4 DERNE ST U:1 ..... $721,000
B: Lisa A Saliba
S: David D Saliba, Tr for Gilda V Saliba Ft
Book/Page: 70406/259, Date: 07/19/24
Use: Office Condo Unit, Lot: 1145sf

240 DEVONSHIRE ST U:4301 ..... $4,695,000
B: Anmosa Boston LLC
S: Mcaf Winthrop LLC
Book/Page: 70395/91, Date: 07/16/24
Use: Condo

18 DWIGHT ST U:3 ..... $770,000
B: John J Dimpel 3rd
S: Braden Plant
Book/Page: 70390/260, Date: 07/15/24
Mtg: UniBank for Savings $400,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 1 Bdrm Condo, Lot: 520sf

714 E 5TH ST U:2 ..... $932,500
B: Cassidy E Mackintire & Stephen J Peterson
S: Sarah K Casey & Sean G Bassett
Book/Page: 70408/302, Date: 07/19/24
Mtg: Cross Country Mtg Inc $746,000
Term: 2054
Use: 2 Bdrm Condo

206 ENDICOTT ST U:4 ..... $640,000
B: Ryan P Lagan & Caitlin M Lagan
S: David G Luciano & Paula V Luciano
Book/Page: 70403/19, Date: 07/18/24
Mtg: Jeanne DArc CU $512,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 1 Bdrm Condo, Lot: 645sf
Prior Sale: $319,000 (07/08)

24-58 LAGRANGE ST $212,000,000
B: Cp Ix Luka LLC
S: Avalon Stuart LLC
Book/Page: 70397/308, Date: 07/17/24
Use: Mixed Use-Prim Res & Comm, Lot: 21388sf

28-30 LAGRANGE ST $212,000,000
B: Cp Ix Luka LLC
S: Avalon Stuart LLC
Book/Page: 70397/308, Date: 07/17/24
Mtg: Walker & Dunlop LLC $137,288,000

32-58 LAGRANGE ST $212,000,000
B: Cp Ix Luka LLC
S: Avalon Stuart LLC
Book/Page: 70397/308, Date: 07/17/24
Mtg: Walker & Dunlop LLC $137,288,000

416 MARLBOROUGH ST U:202 ..... $775,000
B: Churchill Boston Re Corp
S: Kimberly Raucci
Book/Page: 70397/213, Date: 07/16/24
Use: 1 Bdrm Condo, Lot: 843sf
Prior Sale: $735,000 (01/22)

35 MILFORD ST U:3 ..... $760,000
B: Jessica Lau
S: Jeffrey R Mackenzie & Ruth G Mackenzie
Book/Page: 70408/42, Date: 07/19/24
Mtg: Julie Yu $625,000
Use: 1 Bdrm Condo, Lot: 617sf
Prior Sale: $462,000 (03/12)

14 N BENNET ST U:5 ..... $1,662,500
B: Andrew Nelson & Penelope Nelson
S: 14 North Bennet St LLC
Book/Page: 70395/284, Date: 07/16/24
Use: Condo

350 NORTH ST U:501 ..... $1,325,000
B: Cory Schauer, Tr for Colt Rt
S: 501 Bulfinch LLC
Book/Page: 70389/339, Date: 07/15/24
Use: 2 Bdrm Condo, Lot: 1102sf

131 PARK DR U:2 ..... $400,000
B: Mujjahidul Huq & Stephanie Huq
S: Anne M Brooks
Book/Page: 70408/1, Date: 07/19/24
Mtg: American Fin Network $300,000
Term: 2054
Use: Condo, Lot: 350sf
Prior Sale: $208,000 (09/07)

101 PEMBROKE ST U:1 ..... $680,000
B: Kelly Oconnor
S: Jacob J Bruce & Cari A Alcombright
Book/Page: 70393/17, Date: 07/15/24
Use: 1 Bdrm Condo, Lot: 536sf
Prior Sale: $680,000 (12/19)

610 RUTHERFORD AVE U:301 ..... $800,000
B: Jessica Oh
S: Brayden E Penner
Book/Page: 70397/92, Date: 07/16/24
Mtg: JPMorgan Chase Bank $760,000
Term: 2054
Use: 2 Bdrm Condo

63 SAINT BOTOLPH ST U:1 ..... $1,780,000
B: Marissa K De Paula & Rodrigo De Paula
S: Brian S Freiwald & Rebecca Freiwald
Book/Page: 70391/213, Date: 07/15/24
Mtg: UBS Bank USA $1,335,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 1839sf
Prior Sale: $1,850,000 (06/19)

198 SAINT BOTOLPH ST U:5 ..... $560,000
B: Lindsey Young & Michael Figgs
S: Matthew D Haberacker & Marcela I Pinilla
Book/Page: 70395/316, Date: 07/16/24
Mtg: NFM Inc $420,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 564sf
Prior Sale: $337,000 (10/09)

41 SALUTATION ST U:1B $840,000
B: Ppe Ventures LLC
S: Anthony Dimari & Sandra Roque
Book/Page: 70404/301, Date: 07/18/24
Mtg: Radius Financial Grp $630,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 854sf
Prior Sale: $670,000 (09/17)

133 SEAPORT BLVD U:2105 ..... $2,150,000
B: Parag Vohra & Esha Sood
S: Boston Seaport M1 & 2 Lan
Book/Page: 70394/243, Date: 07/16/24
Mtg: Washington Trust Mtg $1,120,000
Term: 2054 Rate: 8.5% Type: Adj
Use: 2 Bdrm Condo

135 SEAPORT BLVD U:1607 ..... $1,430,000
B: Murat Usta
S: Boston Seaport M1 & 2 Lan
Book/Page: 70408/332, Date: 07/19/24
Mtg: Baycoast Mortgage Co $750,000
Term: 2039
Use: 1 Bdrm Condo

150 SEAPORT BLVD U:19C $20,348,000
B: Aria Seaport LLC
S: 150 Seaport LLC
Book/Page: 70400/188, Date: 07/17/24
Use: 3 Bdrm Condo

150 SEAPORT BLVD U:19E $20,348,000
B: Aria Seaport LLC
S: 150 Seaport LLC
Book/Page: 70400/188, Date: 07/17/24
Use: 4 Bdrm Condo

31-45 STUART ST $212,000,000
B: Cp Ix Luka LLC
S: Avalon Stuart LLC
Book/Page: 70397/308, Date: 07/17/24
Use: Restaurant/Bar, Lot: 4835sf
Prior Sale: $5,267,805 (02/23)

45 STUART ST $212,000,000
B: Cp Ix Luka LLC
S: Avalon Stuart LLC
Book/Page: 70397/308, Date: 07/17/24
Mtg: Walker & Dunlop LLC $137,288,000

45 TEMPLE ST U:511 ..... $4,295,000
B: Catherine A Ferguson, Tr for Catherine A Ferguson RET
S: Jdmd Owner LLC
Book/Page: 70409/231, Date: 07/19/24
Use: 3 Bdrm Condo

23 TILESTON ST $2,100,000
B: Richard Rommel & Eric A Rommel
S: Stephanie Ellis & George Warshaw
Book/Page: 70409/175, Date: 07/19/24
Mtg: Enterprise Bk & Tr Co $1,610,000
Use: 3-Family Row-Middle, Lot: 617sf

201 W 8TH ST U:1 ..... $1,227,000
B: Patrick J Adduci
S: Erin N Somers & Alexander J Esping
Book/Page: 70405/108, Date: 07/18/24
Mtg: Guild Mortgage Co $920,250
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $1,145,000 (02/23)

213 W CANTON ST U:2 ..... $3,641,000
B: Peter Scheve & Madeline Scheve
S: Timothy C Reiss
Book/Page: 70401/87, Date: 07/17/24
Use: 3 Bdrm Condo, Lot: 2212sf
Prior Sale: $3,350,000 (03/21)

TOWN/REGISTRY GUIDE

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Northampton . . . . . Hampshire
Norhborough . . . . . Worcester
Northbridge . . . . . Worcester
Northfield . . . . . Franklin
Norton . . . . . Bristol North
Norwell . . . . . Plymouth
Norwood . . . . . Norfolk

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

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

Quincy . . . . . Norfolk

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

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

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

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

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

Yarmouth . . . . . Barnstable

Village — Town

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

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How to Read The Real Estate Records

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

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

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

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

MARKET STATISTICS THROUGH FEBRUARY

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

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

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

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

► REAL ESTATE SALES

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

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

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

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

► REAL ESTATE SALES

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

- "Use" distinguishes residential homes from land sales and commercial sales.
- For residential homes, the number of bedrooms and house style appear when available.
- **The lot size (Lot) is shown in square feet.**

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

► FORECLOSURE DEEDS

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

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

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

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

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

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

124 W NEWTON ST U:1..... $1,900,000
B: Nancy J Sullivan
S: Gary W Ryan & Erin A Ryan
Book/Page: 70405/187, Date: 07/18/24
Mtg: Leader Bank NA $600,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1550sf
Prior Sale: $1,750,000 (01/20)

127 WARREN AVE..... $3,575,000
B: Think Again 127 Warren Av
S: One Twenty Seven Warren L
Doc#: 000000000953658, Date: 07/17/24
Mtg: Everett Cp Bk $1,600,000
Use: Mixed Use-Prim Res & Comm, Lot: 1083sf

333 WASHINGTON ST U:424..... $105,000
B: Emt Assets LLC
S: Ronde G Albert, Tr for Albert Ft
Book/Page: 70407/180, Date: 07/19/24
Use: Retail Condo, Lot: 230sf
Prior Sale: $71,000 (10/08)

580 WASHINGTON ST U:912..... $1,270,000
B: Xiaosheng Yang
S: Roger Neath & Eileen Spear
Book/Page: 70395/237, Date: 07/16/24
Use: 2 Bdrm Condo, Lot: 1166sf

22 WORCESTER SQ U:1..... $2,650,000
B: Neal A Baer, Tr for Neal Baer T
S: Hillery Ballantyne & George Ballantyne
Book/Page: 70399/256, Date: 07/17/24
Mtg: Berkshire Bank $1,987,500
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo, Lot: 2830sf
Prior Sale: $2,300,000 (06/14)

► FORECLOSURE DEEDS

5 WORCESTER SQ..... $5,000,000
B: Qs Lending T & Steven A Ross
S: Edge Re Investments LLC & Qs Lending T
Book/Page: 70395/60, Date: 07/16/24
Use: 5 Bdrm Row-Middle, Lot: 2040sf
Prior Sale: $3,550,000 (02/22)

Brighton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	10
Median Price	$909,000	$1,040,000

► REAL ESTATE SALES

2001 COMMONWEALTH AVE U:1..... $480,000
B: Lucent LLC
S: Robert Stone
Book/Page: 70409/166, Date: 07/19/24
Use: Condo, Lot: 500sf
Prior Sale: $125,000 (01/03)

357 FANEUIL ST U:12A..... $465,000
B: Nasjela Thodhoraqi
S: Winnie Wong & Agnes Leung
Doc#: 000000000953708, Date: 07/18/24
Mtg: Rockland Tr Co $348,750
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo, Lot: 755sf
Prior Sale: $343,000 (11/16)

51 GLENMONT RD..... $1,300,000
B: Salina Zhou & Jason Z Zhou
S: Ian R Pickavance & Kimberly C Kowal
Book/Page: 70395/196, Date: 07/16/24
Mtg: Fairway Ind Mtg $750,000
Term: 2054
Use: 2-Family Two Family, Lot: 5458sf
Prior Sale: $784,125 (08/15)

1 NEVINS HILL WAY U:601..... $1,635,000
B: Vladimir Gelfand & Anna Gelfand
S: 143 Washington LLC
Book/Page: 70409/126, Date: 07/19/24
Use: Condo

1 NEVINS HILL WAY U:604..... $1,165,000
B: Natalie Borders
S: 143 Washington LLC
Book/Page: 70408/54, Date: 07/19/24
Use: Condo

1 NEVINS HILL WAY U:706..... $1,720,000
B: Craig N Bohm
S: 143 Washington LLC
Book/Page: 70399/319, Date: 07/17/24
Use: Condo

Charlestown

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	20
Median Price	$1,580,500	$1,637,500

► REAL ESTATE SALES

45 1ST AVE U:308..... $825,000
B: Nawel Gabouge
S: Brook Potter
Book/Page: 70394/311, Date: 07/16/24
Use: 2 Bdrm Condo

5 ALLSTON ST U:1..... $852,000
B: Erin Oleary
S: Jonathan Gilboy
Book/Page: 70397/54, Date: 07/16/24
Mtg: Leader Bank NA $639,000
Term: 2054
Use: Condo

5 AUBURN ST U:2..... $680,000
B: Michael J Messier Jr & Sydney Rutledge
S: Isabel Gomes
Book/Page: 70400/310, Date: 07/17/24
Mtg: Northpoint Mortgage $480,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $507,000 (09/16)

7 CHURCH CT U:3..... $872,000
B: Jason Z Qu & Zhen Xi
S: Carlson 5gen Ventures LLC
Book/Page: 70400/336, Date: 07/17/24
Use: 2 Bdrm Condo
Prior Sale: $558,500 (05/13)

24 CORDIS ST U:3..... $1,202,008
B: James Lapides
S: Tyler Brewster
Book/Page: 70391/95, Date: 07/15/24
Mtg: Morgan Stanley Privat $512,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $995,000 (08/20)

38 PLEASANT ST U:1..... $920,000
B: Matthew Burckhardt & Ashley Provencher
S: 38 Pleasant LLC
Book/Page: 70410/334, Date: 07/19/24
Mtg: M&T Bank NA $828,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Condo

22 SOLEY ST U:1..... $840,000
B: Zachary T Driscoll & Ashley Testa
S: Jeremy Allyn & Haily Allyn
Book/Page: 70408/129, Date: 07/19/24
Mtg: Cross Country Mtg Inc $714,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $715,000 (11/21)

Chelsea

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	11
Median Price	$555,000	$484,000

► REAL ESTATE SALES

6 ALBION PL..... $460,000
B: Francis Pina & Sarahemily Pina
S: Conner P Lang & Cheyenne D Englert
Book/Page: 70400/342, Date: 07/17/24
Mtg: Bank of England Mtg $444,647
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2315sf
Prior Sale: $425,000 (07/22)

29 BREAKWATER DR U:29..... $720,300
B: Amanda W Murphy
S: Joseph W Murphy Jr
Book/Page: 70403/321, Date: 07/18/24
Mtg: CMG Mortgage Inc $684,285
Term: 2052
Use: 2 Bdrm Condo
Prior Sale: $515,000 (12/16)

81 COOK AVE..... $625,000
B: Tracey Balloon-Trotman, Tr for Maurice Trotman
S: Maureen L Monahan, Tr for Maureen Lee Monahan Lt
Doc#: 000000000953589, Date: 07/15/24
Mtg: New Fed Mtg Corp $613,679
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3867sf

165 COTTAGE ST U:206..... $349,900
B: Richard C Spence & April Brown
S: Daniel T Obrien
Doc#: 000000000953598, Date: 07/15/24
Mtg: Mortgage Research Ctr $384,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $200,000 (05/16)

Dorchester

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	51
Median Price	$750,000	$680,000

► REAL ESTATE SALES

11 ASHMONT ST..... $1,340,000
B: Hiep Vu & Nhi Nguyen
S: 22 Sunnyplain LLC
Book/Page: 70407/318, Date: 07/19/24
Mtg: Rocket Mortgage LLC $1,040,000
Term: 2054
Use: Child Care Facility, Lot: 5175sf
Prior Sale: $750,000 (11/23)

421-423 BLUE HILL AVE..... $1,075,000
B: La Real LLC
S: Evelyn Gee, Tr for Graham Lt
Book/Page: 70409/76, Date: 07/19/24

20 BROWNING AVE..... $1,150,000
B: Isidora Centeio & Humberto Daveiga
S: Ivelise Laureano & Nector Laureano
Book/Page: 70411/43, Date: 07/19/24
Mtg: Cambridge Svgs Bk $1,092,500
Term: 2054
Use: 3-Family Conventional, Lot: 4158sf
Prior Sale: $235,000 (11/08)

331 COLUMBIA RD U:1..... $570,000
B: Saojoana Cardoso
S: Celiberti Realty LLC
Book/Page: 70396/68, Date: 07/16/24
Use: Condo

32-34 DITSON ST U:4..... $515,000
B: Meghan Higgins & Stephanie M Nieves
S: Caroline Defrancesco & Stephanie Lefebvre
Book/Page: 70410/187, Date: 07/19/24
Mtg: Freedom Mortgage Corp $463,500
Term: 2054
Use: 3 Bdrm Condo, Lot: 1129sf
Prior Sale: $465,000 (07/19)

23-25 HOUGHTON ST..... $750,000
B: Viet K Do
S: Jacobs Harold E Est & Maureen G Jacobs
Book/Page: 70392/15, Date: 07/15/24
Use: 2-Family Conventional, Lot: 4175sf

1 LOUIS D BROWN WAY..... $879,000
B: Oanh Cao & Van Cao
S: Eldon Liu
Book/Page: 70402/103, Date: 07/18/24
Mtg: United Wholesale Mtg $776,000
Term: 2054
Use: 3-Family Conventional, Lot: 2578sf
Prior Sale: $688,000 (12/18)

8 MOUNT CUSHING TER U:2..... $645,000
B: Aaron P Kesseli & Anna C Cline
S: Nicole Giglio
Book/Page: 70406/264, Date: 07/19/24
Mtg: Eastern Bank $548,250
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Condo, Lot: 1916sf
Prior Sale: $485,000 (08/16)

59-69 MSGR PATRICK J LYDON WAY U:309..... $355,000
B: Huixuan LLC
S: Youn Properties LLC
Book/Page: 70390/58, Date: 07/15/24
Use: 2 Bdrm Condo, Lot: 889sf
Prior Sale: $305,000 (05/24)

59-69 MSGR PATRICK J LYDON WAY U:410..... $440,000
B: Victoria Bautista
S: Allison M Karr
Book/Page: 70390/71, Date: 07/15/24
Mtg: Leader Bank NA $396,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 881sf
Prior Sale: $350,000 (09/21)

77 SAWYER AVE U:1..... $390,000
B: Michael Gilles & Elizabeth Gilles
S: Michael K Mayo
Book/Page: 70391/297, Date: 07/15/24
Mtg: Leader Bank NA $370,500
Term: 2054
Use: 3 Bdrm Condo, Lot: 1120sf
Prior Sale: $89,000 (07/99)

3 SNOWDEN WAY..... $800,000
B: Kelly E Dever & Tyler J Bradford
S: Majorie H Codrington
Book/Page: 70409/331, Date: 07/19/24
Mtg: Guaranteed Rate Inc $640,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6463sf
Prior Sale: $420,047 (08/14)

180 WALNUT ST U:2..... $565,000
B: Patricia Duffey & Brian Duffey
S: Kelly E Dever & Kimberly Dever
Book/Page: 70407/188, Date: 07/19/24
Mtg: Guaranteed Rate Inc $423,750
Term: 2054
Use: 3 Bdrm Condo, Lot: 1123sf
Prior Sale: $530,000 (10/21)

43 WITHINGTON ST U:3..... $629,000
B: Ryan Kraynak & Mariajose Lozada
S: Ejs Investments Inc
Book/Page: 70393/199, Date: 07/15/24
Mtg: Cambridge Svgs Bk $566,100
Term: 2054
Use: Condo

► FORECLOSURE DEEDS

24 GALLIVAN BLVD..... $558,000
B: Asset Backed 2003-2 & Bk Of Ny Mellon Tr
S: Sonya D Hicks & Bank Of New York Mellon
Doc#: 000000000953715, Date: 07/19/24
Use: 4 Bdrm Colonial, Lot: 4476sf
Prior Sale: $335,000 (04/03)

14 MINOT PARK..... $6,119,503
B: Cfin 2022-Rtl1 Issuer LLC
S: Tnotes Investment LLC & Cfin 2022-Rtl1 Issuer LLC
Book/Page: 70394/193, Date: 07/16/24

40 WESTMORELAND ST..... $6,119,503
B: Cfin 2022-Rtl1 Issuer LLC
S: Tnotes Investment LLC & Cfin 2022-Rtl1 Issuer LLC
Book/Page: 70394/193, Date: 07/16/24
Use: Apartment Building, Lot: 4777sf

East Boston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	10
Median Price	$649,950	$865,000

► REAL ESTATE SALES

128-A&B BENNINGTON ST..... $723,800
B: Amoropus Construction LLC
S: Jose F Abad & Leslie L Abad
Book/Page: 70390/98, Date: 07/15/24
Use: 3 Bdrm Conventional, Lot: 2500sf
Prior Sale: $236,900 (11/07)

41 BOARDMAN ST U:2..... $570,000
B: Eduardo Toranzo & Ricardo Toranzo
S: Jennifer Machaffie
Book/Page: 70390/6, Date: 07/15/24
Mtg: Prosperity Home Mtg $513,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $405,000 (09/17)

177 CHELSEA ST..... $1,725,000
B: Harita R Mantena, Tr for Harita Raju Mantena T
S: 177 Chelsea Street LLC
Book/Page: 70393/166, Date: 07/15/24
Mtg: Cross Country Mtg Inc $1,186,350
Term: 2054
Use: 3-Family Row-Middle, Lot: 1600sf
Prior Sale: $841,000 (12/22)

52-54 FALCON ST..... $765,000
B: Berkshire Investments LLC
S: Gino R Paolini, Tr for 54 Falcon Street Rt
Book/Page: 70392/106, Date: 07/15/24
Mtg: Middlesex FSLA $565,000
Use: 2-Family Two Family, Lot: 2187sf
Prior Sale: $60,000 (03/99)

88 FAYWOOD AVE U:4..... $523,000
B: Laura V Chavez & Juankarlos I Nanjari
S: Claire Mccarroll & David Clapworthy
Book/Page: 70399/185, Date: 07/17/24
Mtg: Guaranteed Rate Inc $496,850
Term: 2054
Use: 2 Bdrm Condo, Lot: 1225sf
Prior Sale: $451,000 (03/18)

66 HOMER ST..... $775,000
B: Trichilo Development LLC
S: David M Capone
Book/Page: 70395/20, Date: 07/16/24
Mtg: Stoneham Cp Bk $175,000
Use: 2 Bdrm Conventional, Lot: 5000sf

5 LAMSON CT U:5..... $995,000
B: Megan A Handa & William G Yzaguirre
S: Neil Mutalik
Book/Page: 70410/59, Date: 07/19/24
Use: Condo

65 LEWIS ST U:510..... $1,425,000
B: Monique V Ribeiro
S: Dominic Yu & Ernesto L Yu
Book/Page: 70396/193, Date: 07/16/24
Use: Condo

70 SHAWSHEEN RD U:3..... $659,000
B: Erin Bisbing & Ryan Conte
S: Trichilo Development LLC
Book/Page: 70404/171, Date: 07/18/24
Mtg: Guild Mortgage Co $626,050
Term: 2054
Use: Condo

Hyde Park

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	44
Median Price	$575,000	$638,000

► REAL ESTATE SALES

4 BADGER RD..... $691,000
B: Nithin Eapen & Leah Abraham
S: Alan P Royer Jr
Book/Page: 70399/313, Date: 07/17/24
Use: 2 Bdrm Cape Cod, Lot: 5220sf
Prior Sale: $215,000 (12/14)

28 CHARLES ST..... $530,000
B: Hp Chaz Empire LLC
S: Foley Jr Francis P Est & James E Foley
Book/Page: 70391/52, Date: 07/15/24
Mtg: RFLF 4 LLC $515,500
Use: 2-Family Conventional, Lot: 4770sf

5 MAPLE LEAF DR..... $917,000
B: Tanner Green & Bethany M Green
S: Kym L Kincade-Ayala & Carmelo Ayala
Book/Page: 70395/256, Date: 07/16/24
Mtg: Northpoint Mortgage $542,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8000sf
Prior Sale: $702,000 (02/19)

4 SUMMER ST..... $1,900,000
B: Asb Investments LLC
S: Sa Planet Realty LLC
Book/Page: 70396/266, Date: 07/16/24
Mtg: Boston City of $4,500,000
Term: 2074
Use: Apartment Bldg - 4-8 Units, Lot: 6380sf
Prior Sale: $770,000 (09/10)

10 WEYBOSSET ST..... $755,000
B: Lea D Allen
S: Katherine E Esau
Book/Page: 70391/325, Date: 07/15/24
Mtg: CMG Mortgage Inc $732,350
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 5250sf
Prior Sale: $435,000 (06/16)

8 WINBOROUGH ST..... $415,000
B: Windborough Xb LLC
S: Fontes Jr David J Est & Donna M Fontes-Trowers
Book/Page: 70405/327, Date: 07/18/24
Mtg: G Capital LLC $460,000
Use: 4 Bdrm Colonial, Lot: 3409sf

Jamaica Plain

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	29
Median Price	$1,251,000	$1,150,000

► REAL ESTATE SALES

300 BOYLSTON ST U:704/70..... $7,200,000
B: Jiyeon Lee-Lim & Byungkwon Lim
S: Steven M Burke, Tr for Jacquelynne M Stepanian T
Book/Page: 70401/36, Date: 07/17/24
Use: Condo

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SUFFOLK REGISTRY
continued

14 BURR ST **$1,575,000**
B: Jeremy K Phillips & Erica L Brooks
S: Charles H Sherman & Amy C Poliakoff
Book/Page: 70400/266, Date: 07/17/24
Use: 3 Bdrm Colonial, Lot: 6000sf
Prior Sale: $214,000 (08/90)

25 CREIGHTON ST U:6 ..... **$404,981**
B: Taymaz Davoodi & Sholeh K Davoodi
S: Daniel Shea & Megan Bennett
Book/Page: 70410/142, Date: 07/19/24
Mtg: Leader Bank NA $318,981
Term: 2054
Use: 2 Bdrm Condo, Lot: 1002sf
Prior Sale: $188,000 (12/09)

21 GLEN RD U:6 ..... **$729,000**
B: Jun Zheng & Audrey Wang
S: 21 Glen Road LLC
Book/Page: 70401/168, Date: 07/17/24
Use: Condo

38 GOLDSMITH ST U:2 ..... **$610,000**
B: James Kenefick
S: Katherine P Driscoll & David F Driscoll
Book/Page: 70395/108, Date: 07/16/24
Use: 2 Bdrm Condo, Lot: 748sf
Prior Sale: $310,000 (05/04)

240 HEATH ST U:PH12 ..... **$490,000**
B: Katherine Onello
S: Yong-Hua He
Book/Page: 70394/60, Date: 07/16/24
Use: 1 Bdrm Condo, Lot: 835sf
Prior Sale: $185,000 (01/11)

22 RAMBLER RD **$849,000**
B: William R Hartman & Michelle N Mcclary
S: Chen Ran & Jinjin Zhu
Book/Page: 70408/262, Date: 07/19/24
Mtg: Guaranteed Rate Inc $749,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7542sf
Prior Sale: $655,000 (08/18)

53 SLOCUM RD **$1,155,000**
B: Canaan D Khoury & Constantine Khoury
S: Kehian Maria Est & Louise C Maciejewski
Book/Page: 70398/320, Date: 07/17/24
Mtg: Citizens Bank $862,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6672sf

76-78 TOWER ST U:3 ..... **$860,000**
B: Meredith G Ostermann & Chae W Lim
S: Mark T Hamann & Ersi Hodo
Book/Page: 70390/328, Date: 07/15/24
Use: Condo

2 WESTERLY ST U:1 ..... **$250,000**
B: Guofu Yu & Liyan Xia
S: Ying Y Rizika
Book/Page: 70409/49, Date: 07/19/24
Use: Condo

2 WESTERLY ST U:3 ..... **$625,000**
B: Guofu Yu & Liyan Xia
S: Ying Y Rizika
Book/Page: 70409/43, Date: 07/19/24
Use: Condo

Mattapan

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	23
Median Price	$500,000	$600,000

► REAL ESTATE SALES

2089 DORCHESTER AVE U:8 ..... **$379,000**
B: Emily M Wilts
S: Nieve Anjomi & Gretchen Anjomi
Doc#: 000000000953595, Date: 07/15/24
Mtg: Cross Country Mtg Inc $284,250
Term: 2054
Use: 2 Bdrm Condo, Lot: 720sf
Prior Sale: $340,000 (07/20)

8 ELIZABETH ST **$1,900,000**
B: Asb Investments LLC
S: Daled Properties LLC
Book/Page: 70396/269, Date: 07/16/24
Mtg: Boston City of $4,500,000
Term: 2074
Use: 3-Family Semi Detachd, Lot: 3615sf
Prior Sale: $550,000 (07/13)

10 ELIZABETH ST **$1,900,000**
B: Asb Investments LLC
S: Daled Properties LLC
Book/Page: 70396/269, Date: 07/16/24
Mtg: Boston City of $4,500,000
Term: 2074
Use: 3-Family Semi Detachd, Lot: 3546sf

Revere

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	77
Median Price	$570,000	$625,000

► REAL ESTATE SALES

15 ALICE ST **$600,000**
B: Haileyesus M Bezuayehu & Marshet A Abriham
S: Salvador Nolasco & Gladis Argueta
Book/Page: 70405/291, Date: 07/18/24
Mtg: United Wholesale Mtg $570,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 2657sf
Prior Sale: $414,000 (11/19)

791 BROADWAY **$2,800,000**
B: 791 Broadway LLC
S: Olympia Dev Corp
Book/Page: 70394/83, Date: 07/16/24
Mtg: Rockland Tr Co $1,820,000
Use: Parking Lot, Lot: 20996sf

22 BURNHAM ST **$600,000**
B: Asalia J Martinez-Feeley & John M Feeley
S: 22 Burnham Street LLC
Book/Page: 70406/88, Date: 07/18/24
Mtg: MSA Mortgage LLC $589,132
Term: 2054
Use: 4 Bdrm Old Style, Lot: 2265sf
Prior Sale: $315,000 (03/24)

55 CHARGER ST **$860,757**
B: Rose-Laure Pierre & Josue Louis
S: Frederick L Bonasoro & Joyce Bonasoro
Doc#: 000000000953639, Date: 07/16/24
Mtg: Cross Country Mtg Inc $641,250
Term: 2054
Use: 2-Family Two Family, Lot: 4443sf
Prior Sale: $174,500 (04/98)

20 FESTA RD **$735,000**
B: Paulo B Deoliveira & Maria L Deoliveira
S: Daniel Puopolo & Marie Puopolo
Book/Page: 70407/81, Date: 07/19/24
Mtg: United Wholesale Mtg $698,250
Term: 2054
Use: 2-Family Two Family, Lot: 8015sf
Prior Sale: $235,000 (07/19)

GORE RD **$250,000**
B: Steven Ciambelli
S: Lawrence P Covino Jr & Kathleen L Rocci
Doc#: 000000000953652, Date: 07/17/24

186 HARRIS ST **$635,000**
B: Morena L Amaya & Melvin A Chacon
S: Rita Reitano, Tr for Reitano Ft
Book/Page: 70404/145, Date: 07/18/24
Mtg: MSA Mortgage LLC $613,806
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 8756sf
Prior Sale: $290,000 (08/13)

575 LYNN ST **$680,000**
B: Claudia E Ortiz-Ventura & Julio A Delgado-Sanchez
S: John F Garbarino & Jean Garbarino
Book/Page: 70404/335, Date: 07/18/24
Mtg: Salem Five Mtg Co $646,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 8189sf

360 MOUNTAIN AVE **$940,000**
B: Mario J Ramirez-Marquez & Lina M Marquez
S: Uzi Mag Realty LLC
Book/Page: 70402/7, Date: 07/18/24

362 MOUNTAIN AVE **$940,000**
B: Mario J Ramirez-Marquez & Lina M Marquez
S: Uzi Mag Realty LLC
Book/Page: 70402/7, Date: 07/18/24
Mtg: Fall River Five Cents $922,974
Term: 2054
Use: 2-Family Two Family, Lot: 5184sf
Prior Sale: $150,000 (03/90)

46 NELL RD **$905,000**
B: Juan C Giraldo & Jazmin Tabares
S: Eugenia C Castiello
Book/Page: 70398/144, Date: 07/17/24
Mtg: MSA Mortgage LLC $850,700
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8799sf
Prior Sale: $235,000 (07/97)

48 PAYSON ST **$960,000**
B: Colombo Prop Mgmt LLC
S: Pasquale Caputo
Book/Page: 70410/242, Date: 07/19/24
Mtg: Originpoint Llc $532,800
Term: 2054
Use: 2-Family Two Family, Lot: 7362sf
Prior Sale: $265,000 (05/88)

595 REVERE BEACH PKWY U:40 ..... **$323,000**
B: Liang Hao
S: Lillian S Bulman
Book/Page: 70394/335, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $183,000 (10/03)

34 THORNDIKE ST **$1,000,000**
B: Tinghui Zeng
S: Jianjing Zeng, Tr for Rz Wonderland Rt
Book/Page: 70393/255, Date: 07/16/24
Mtg: East West Bank $400,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 3-Family Mlti-Unt Blg, Lot: 2222sf
Prior Sale: $675,000 (08/18)

Roslindale

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	45
Median Price	$754,500	$714,000

► REAL ESTATE SALES

60 AVERTON ST **$500,000**
B: Mycasa LLC
S: Yvon Grandchamps & Gertrude B Grandchamps
Doc#: 000000000953726, Date: 07/19/24
Mtg: Unitas Funding Llc $500,000
Use: 3 Bdrm Colonial, Lot: 3080sf
Prior Sale: $127,000 (06/91)

62 BRADWOOD ST **$1,050,000**
B: Laureen A Williams
S: Alden E Jones
Book/Page: 70406/304, Date: 07/19/24
Use: 5 Bdrm Victorian, Lot: 5200sf
Prior Sale: $835,000 (07/18)

38 FLORENCE ST U:2 ..... **$775,000**
B: Lillian Hexter & Kangweon Lee
S: Saro Derian & Daniel J Miller
Book/Page: 70403/230, Date: 07/18/24
Use: Condo

35 PRIMROSE ST U:2 ..... **$740,000**
B: Maya Troxell, Tr for Benjamin Troxell
S: Callie J Liebmann & Eggert Liebmann
Doc#: 000000000953733, Date: 07/19/24
Use: 3 Bdrm Condo, Lot: 1083sf

1044 SOUTH ST U:1 ..... **$842,500**
B: Dileep R Holla & Shreya Taneja
S: Claire E Hamrock, Tr for Claire E Hamrock RET
Book/Page: 70399/7, Date: 07/17/24
Mtg: HarborOne Mortgage $758,250
Term: 2054
Use: 3 Bdrm Condo, Lot: 1895sf
Prior Sale: $469,000 (08/13)

Roxbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	11
Median Price	$718,750	$668,250

► REAL ESTATE SALES

31 GASTON ST **$700,000**
B: Aalem Moges
S: Luther C Joyner Sr
Book/Page: 70410/28, Date: 07/19/24
Mtg: MSA Mortgage LLC $560,000
Term: 2054
Use: 2-Family Conventional, Lot: 5000sf

511 MASSACHUSETTS AVE U:1 ..... **$1,191,000**
B: Lucia Maffei & Francesco Restuccia
S: Luke Higgins & Cori Oliver
Book/Page: 70392/32, Date: 07/15/24
Use: 2 Bdrm Condo

16 TABER ST U:206 ..... **$378,000**
B: Ivy Nguyen
S: 1135 Harrison Ave LLC
Book/Page: 70405/25, Date: 07/18/24
Mtg: Boston Redevelop Auth $324,100
Use: Condo

16 TABER ST U:602 ..... **$536,980**
B: Menka Sharma & Pankaj Sharma
S: 1135 Harrison Ave LLC
Book/Page: 70409/55, Date: 07/19/24
Use: Condo

14 TOWNSEND ST **$2,481,500**
B: Ssic Re TLLC
S: Aethos LLC
Book/Page: 70410/324, Date: 07/19/24
Use: Apartment Bldg - 4-8 Units, Lot: 4921sf
Prior Sale: $1,630,000 (02/17)

1914 WASHINGTON ST U:4 ..... **$450,000**
B: Sarah R Al-Mayahi & Adrianna Al-Mayahi
S: Michael A Mirabile
Book/Page: 70404/117, Date: 07/18/24
Use: 1 Bdrm Condo, Lot: 586sf

104-106 WINTHROP ST **$7,700,000**
B: Asb Investments LLC
S: K & K Development LLC
Book/Page: 70396/272, Date: 07/16/24
Mtg: Boston City of $4,500,000
Term: 2074
Use: Apartment Bldg - 4-8 Units, Lot: 8018sf
Prior Sale: $1,563,000 (02/16)

108-110 WINTHROP ST **$7,700,000**
B: Asb Investments LLC
S: K & K Development LLC
Book/Page: 70396/272, Date: 07/16/24
Mtg: Boston City of $4,500,000
Term: 2074
Use: Apartment Bldg - 4-8 Units, Lot: 8592sf
Prior Sale: $1,563,000 (02/16)

South Boston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	27
Median Price	$982,500	$969,000

► REAL ESTATE SALES

164 DORCHESTER ST **$815,000**
B: 164 Dorchester Street LLC
S: Joseph Fagan
Book/Page: 70389/130, Date: 07/15/24
Mtg: RFLF 7 LLC $1,534,180
Use: 5 Bdrm Semi Detachd, Lot: 2061sf

565 E 8TH ST U:1 ..... **$1,507,837**
B: John Frohlinger & Lilly Frohlinger
S: Nicole G Zografos, Tr for Zografos Rt
Book/Page: 70409/269, Date: 07/19/24
Mtg: Berkshire Bank $767,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo, Lot: 2114sf
Prior Sale: $1,170,000 (11/18)

608-610 E 8TH ST U:1 ..... **$1,170,000**
B: Mark Colp & Erin Thorstensen
S: David J Hasselbeck & Danielle N Jensen
Book/Page: 70398/282, Date: 07/17/24
Mtg: Navy FCU $936,000
Term: 2054 Rate: 5.9% Type: Adj
Use: Condo

309 EAST ST U:45 ..... **$1,112,500**
B: Dylan T Krieg & Tiffany D Krieg
S: Gray Family Re LLC
Book/Page: 70407/128, Date: 07/19/24
Use: Condo

44 ELLERY ST U:201 ..... **$690,000**
B: Zuren T Zhang & Yi Shen
S: 44 Ellery LLC
Book/Page: 70408/241, Date: 07/19/24
Use: Condo

44 ELLERY ST U:502 ..... **$840,000**
B: Aldrich Ellery LLC
S: 44 Ellery LLC
Book/Page: 70408/89, Date: 07/19/24
Use: Condo

206 EMERSON ST **$740,000**
B: Kyle Wasylow
S: Wolusky Beverly A Est & David P Wolusky
Book/Page: 70393/131, Date: 07/15/24
Mtg: Leader Bank NA $666,500
Term: 2054
Use: 4 Bdrm Semi Detachd, Lot: 1417sf

257 EMERSON ST **$1,125,000**
B: John W Mulcahy & Autumn J Sthilaire
S: 257 Emerson St Cbc LLC
Book/Page: 70401/42, Date: 07/17/24
Mtg: Fairway Ind Mtg $900,000
Term: 2054
Use: 3 Bdrm Semi Detachd, Lot: 1040sf
Prior Sale: $625,000 (01/23)

126 G ST U:1 ..... **$870,000**
B: Patrick Kunkel
S: Jonathan D Grenier & Rachel E Grenier
Book/Page: 70399/95, Date: 07/17/24
Use: 2 Bdrm Condo, Lot: 1312sf
Prior Sale: $850,000 (03/20)

1-11 HAMLIN ST U:2 ..... **$875,000**
B: Nora Hoey
S: Matthew Roberts
Book/Page: 70400/225, Date: 07/17/24
Mtg: Guaranteed Rate Inc $375,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1426sf
Prior Sale: $480,000 (06/04)

57 L ST U:6 ..... **$1,300,000**
B: Yoonjae Lee & Leah Lee
S: Christopher Hurley & Megan Hurley
Book/Page: 70408/96, Date: 07/19/24
Mtg: TD Bank NA $910,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $1,200,000 (08/21)

22 LIBERTY DR U:3J **$1,475,000**
B: Mark H Mainelli
S: Charles Kids LLC
Book/Page: 70392/225, Date: 07/15/24
Mtg: Guaranteed Rate Affin $1,032,500
Term: 2054
Use: 1 Bdrm Condo

257 W 3RD ST U:2 ..... **$1,725,000**
B: Sarah Neiterman & Daniel Neiterman
S: Michael B Pappas & Alison A Pappas
Book/Page: 70390/220, Date: 07/15/24
Mtg: M&T Bank NA $1,000,100
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Condo, Lot: 1988sf
Prior Sale: $1,585,000 (04/22)

227 W 5TH ST U:227 ..... **$850,000**
B: Hsiuhuang Chen
S: Francis Mcnally & Johanna Mcnally
Book/Page: 70410/118, Date: 07/19/24
Use: 2 Bdrm Condo, Lot: 1253sf

► FORECLOSURE DEEDS

595 E 7TH ST **$1,725,000**
B: Ftf Lending LLC
S: Tcp 595 E 7th LLC & Ftf Lending LLC
Book/Page: 70397/263, Date: 07/17/24
Use: 2-Family Conventional, Lot: 6875sf
Prior Sale: $2,500,000 (09/20)

West Roxbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	117
Median Price	$745,000	$850,000

► REAL ESTATE SALES

2-4 BROOK FARM RD **$915,000**
B: Anshi M Jimenez
S: Jamie J Walsh Jr
Book/Page: 70403/73, Date: 07/18/24
Mtg: Guaranteed Rate Inc $715,000
Term: 2054
Use: 2-Family Two Family, Lot: 3614sf
Prior Sale: $475,000 (03/14)

47 CHESBROUGH RD **$975,000**
B: Sital Mehta
S: Sean King & Jessica King
Book/Page: 70403/167, Date: 07/18/24
Mtg: Bank of America NA $766,550
Term: 2054
Use: 5 Bdrm Colonial, Lot: 5500sf
Prior Sale: $385,500 (12/14)

8 GOULD ST **$670,000**
B: Jacqueline Turner
S: Brain L Hannon, Tr for 8 Gould Street Rt
Book/Page: 70392/63, Date: 07/15/24
Mtg: Leader Bank NA $543,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4013sf
Prior Sale: $150,000 (06/96)

4861 WASHINGTON ST **$500,000**
B: Mohammadmahdi Moqri
S: Kathleen W Giannandrea, Tr for Ccm T
Book/Page: 70408/71, Date: 07/19/24
Mtg: Ross Mortgage Co Inc $350,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6690sf

Barnstable Registry

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P.O. Box 368, Barnstable, MA 02630
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Barnstable

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	43
Median Price	$790,000	$950,000

► REAL ESTATE SALES

189 HARBOR POINT RD **$3,677,000**
B: Judianne Brugger
S: Stephen L Hackley & Donna M Hackley
Doc#: 000000001506196, Date: 07/19/24
Use: 3 Bdrm Cape Cod, Lot: 101495sf
Prior Sale: $1,765,000 (01/16)

76 LOCUST LN **$500,000**
B: Mark E Turner
S: Robert A Brown, Tr for Survivors T
Doc#: 000000001506232, Date: 07/19/24
Use: Residential-Multiple Bldgs, Lot: 10019sf

303 MAPLE ST **$869,000**
B: Timothy Boatright & Moriah Boatright
S: Todd Taylor & Jennifer L Taylor
Book/Page: 36474/154, Date: 07/18/24
Mtg: United Wholesale Mtg $768,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $722,000 (10/22)

225 MID PINE DR **$1,235,000**
B: Jennifer T Bartleman
S: Mark R Lacoste & Lisa L Lacoste
Book/Page: 36469/319, Date: 07/16/24
Use: 3 Bdrm Cape Cod, Lot: 37897sf
Prior Sale: $640,000 (06/20)

8 NUTMEG LN **$3,650,000**
B: 8 Nutmeg Lane LLC
S: Brian T Dacey, Tr for Eight Nutmeg Lane Nt
Book/Page: 36472/343, Date: 07/17/24

Bourne

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	93
Median Price	$575,938	$630,000

► REAL ESTATE SALES

190 COUNTY RD **$700,000**
B: David Fredricks
S: David B Brown, Tr for Nancy P Brown Lt
Book/Page: 36475/25, Date: 07/18/24
Use: Residential-Multiple Bldgs, Lot: 54450sf

1295 COUNTY RD **$770,000**
B: Joanne Puc & Stanley J Puc
S: Masch Jeanne S Est & Elisabeth C Swan
Book/Page: 36470/57, Date: 07/16/24
Mtg: Cape Cod Five Cent Bk $530,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 35719sf

34 DIANDY RD **$450,000**
B: 248 Pearl Street LLC
S: Warsowick Leona M Est & Francis J Coffey
Book/Page: 36476/166, Date: 07/19/24
Use: County/Municipality Property, Lot: 20081sf

22 EDITH AVE **$400,000**
B: Michael Mccoy & Maureen Fitzgerald
S: Daryl F Diotte, Tr for Daryl F Diotte Lt
Book/Page: 36476/323, Date: 07/19/24
Mtg: Mortgage Research Ctr $413,200
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10062sf

38 KEENE ST **$745,000**
B: Julian Vonheeder & Terri L Moore
S: Kenneth M Mylod & Christine A Mylod
Book/Page: 36468/310, Date: 07/15/24
Mtg: Movement Mtg LLC $495,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 27356sf
Prior Sale: $342,500 (05/04)

1 NAUSHON RD **$850,000**
B: Steven Hall & Christina Hall
S: Tobias Mattes & Kaitlin Mattes
Doc#: 000000001505866, Date: 07/15/24
Mtg: Cross Country Mtg Inc $575,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 15856sf
Prior Sale: $815,000 (05/22)

121 OLD DAM RD **$765,500**
B: Flavia Sciacca, Tr for Sciacca Ft
S: Dale T Coggeshall & Lois E Coggeshall
Book/Page: 36470/293, Date: 07/16/24
Use: 4 Bdrm Cape Cod, Lot: 57673sf
Prior Sale: $84,000 (05/98)

48 PURITAN RD **$725,000**
B: Patrick F Mills & Gail Romani
S: Richard J Kantor & Elizabeth C Kantor
Book/Page: 36476/85, Date: 07/19/24
Use: 4 Bdrm Conventional, Lot: 47916sf
Prior Sale: $417,500 (10/19)

19 SABBATT RD **$320,000**
B: Tmh Properties LLC
S: Brenden N Burnett
Book/Page: 36467/291, Date: 07/15/24
Mtg: JRB Capital Inv $360,000
Use: 3 Bdrm Ranch, Lot: 8015sf
Prior Sale: $295,000 (09/19)

32 SHIPS WAY U:32 ..... **$499,900**
B: Elizabeth Lefebvre
S: Jean F Sarnelli & Joseph A Sarnelli Jr
Doc#: 000000001506193, Date: 07/19/24
Use: 2 Bdrm Condo, Lot: 262667sf
Prior Sale: $450,000 (07/22)

2 SILVER BIRCH AVE **$500,000**
B: Sean Lowe & Kailee Strohm
S: Colleen M Vahey
Book/Page: 36468/242, Date: 07/15/24
Mtg: Leader Bank NA $490,943
Term: 2054
Use: 3 Bdrm Split Level, Lot: 14113sf
Prior Sale: $250,000 (01/13)

10 TAHANTO RD **$543,000**
B: Mark Gloria & Mark Gilbar
S: John Tse
Book/Page: 36472/292, Date: 07/17/24
Use: 1 Bdrm Ranch, Lot: 5227sf
Prior Sale: $285,000 (07/16)

2 WESTERLY DR **$797,000**
B: Richard A Denicola & Mary E Denicola
S: Jason Leblanc & Elizabeth Leblanc
Book/Page: 36474/119, Date: 07/18/24
Mtg: Cape Cod Five Cent Bk $278,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25308sf
Prior Sale: $306,000 (11/18)

355 WILLISTON RD **$755,000**
B: Colan J Carreiro & Gerald Carreiro
S: Donna Yorty, Tr for Williston Rd Rt
Book/Page: 36469/33, Date: 07/15/24
Mtg: Cape Cod Five Cent Bk $604,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 19689sf

Brewster

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	46
Median Price	$700,000	$847,500

► REAL ESTATE SALES

23 BAY STATE CT U:3 ..... **$150,000**
B: 23-25 Bay State LLC
S: Marc A Whaley, Tr for Whalstin Rt
Book/Page: 36477/1, Date: 07/19/24
Use: Condo

59 EDINBOROUGH WAY U:59 ..... **$350,000**
B: Patricia Chapple
S: John A Mostyn, Tr for 59 Edinborough Way Nt
Book/Page: 36469/336, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $100,000 (11/97)

449 HOLLY AVE **$750,000**
B: John Ryan & Gail Ryan
S: Nathan M Brown & Jennifer L Franzen
Book/Page: 36474/67, Date: 07/18/24
Use: 3 Bdrm Cape Cod, Lot: 15019sf
Prior Sale: $285,000 (08/16)

28 SAND BAR LN **$1,500,000**
B: Marc R Leduc & Ashley B Leduc
S: Linda P Mclellan
Book/Page: 36474/322, Date: 07/18/24
Mtg: Wells Fargo Bank $1,200,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15930sf
Prior Sale: $240,000 (03/91)

Centerville

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	54
Median Price	$600,000	$618,000

► REAL ESTATE SALES

46 GREAT MARSH RD **$550,900**
B: Nghia Mai & Chau Mai
S: James P Lichwell
Book/Page: 36474/77, Date: 07/18/24
Mtg: Cape Cod Five Cent Bk $277,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8276sf
Prior Sale: $252,000 (01/14)

24 MICAH HAMLIN RD **$699,900**
B: Selvin V Perez & Yeison G Castro
S: Sheila G Russell
Book/Page: 36474/237, Date: 07/18/24
Mtg: Cape Cod Five Cent Bk $629,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15246sf

104 MONOMOY CIR **$695,000**
B: Stephan Y Dacosta & Keslie Dacosta
S: Petercuskie Dorothy Est & Gary Petercuskie
Book/Page: 36474/209, Date: 07/18/24
Mtg: First Citizens Cr Un $545,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 15246sf

73 TERN LN **$680,000**
B: Lebasi Dev Company LLC
S: Sonja M Oconor, Tr for Cdw Rt
Book/Page: 36476/26, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 23522sf

5 VISTA CIR **$639,000**
B: Phellyp T Tonial & Marina B Tonial
S: Neil J Mazzeo & Maryanne Mazzeo
Book/Page: 36476/61, Date: 07/19/24
Mtg: Cape Cod Five Cent Bk $639,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: $237,000 (10/00)

Chatham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	56
Median Price	$875,000	$1,172,500

► REAL ESTATE SALES

137 STRONG ISLAND RD **$3,100,000**
B: 137 Strong Island LLC
S: Jill N Macdonald, Tr for Macdonald Ft
Book/Page: 36472/161, Date: 07/17/24
Use: 4 Bdrm Cape Cod, Lot: 37700sf
Prior Sale: $567,500 (04/96)

41 TOMS WAY U:41 ..... **$375,000**
B: Susan Palmer
S: Helen F Moulton, Tr for Seaview Park T
Book/Page: 36471/44, Date: 07/16/24
Mtg: Cape Cod Five Cent Bk $235,000
Term: 2054 Rate: 7.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $250,000 (06/16)

Cotuit

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	22
Median Price	$707,000	$860,500

► REAL ESTATE SALES

19 EAGLE LN **$900,000**
B: Dana Herweck & Steve Herweck
S: Barbara L Kimmey, Tr for Davison Ft
Book/Page: 36469/269, Date: 07/16/24
Use: 3 Bdrm Ranch, Lot: 12197sf
Prior Sale: $461,000 (11/11)

354 MARINER CIR **$689,000**
B: Nicholas Martin & Shelby Hill
S: Stephan Y Dacosta & Keslie Dacosta
Book/Page: 36469/340, Date: 07/16/24
Mtg: Cross Country Mtg Inc $509,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 23087sf
Prior Sale: $509,000 (11/21)

54 ROOSEVELT RD **$834,900**
B: Mary Maffiore & Keith Maffiore
S: Tromba Wilma M Est & Elizabeth A Lynch
Doc#: 000000001505847, Date: 07/15/24
Use: 3 Bdrm Cape Cod, Lot: 23087sf
Prior Sale: $38,500 (05/96)

Dennis

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	140
Median Price	$655,000	$672,500

► REAL ESTATE SALES

CAPTAIN CHASE RD **$494,000**
B: Karen T Stamm & Gary P Stamm
S: Karen Stamm, Tr for John S Kurek T
Doc#: 000000001505959, Date: 07/17/24

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11 CASSIDY AVE **$600,000**
B: Maylese R Leyva
S: Corinne J Biscardi, Tr for Biscardi Mascio Rt
Book/Page: 36321/189, Date: 04/19/24
Mtg: Cape Cod Cp Bk $540,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7841sf

33 FOX RUN CIR **$760,000**
B: Joseph P Carroll & Laura C Carroll
S: William Rochelle & Lynn Rochelle
Book/Page: 36475/300, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $415,050 (06/15)

14 GREENEEDLE LN **$235,000**
B: John J Blume & Elia A Blume
S: Diane B Ross
Book/Page: 36477/64, Date: 07/19/24
Mtg: Diane Blume Ross $100,000
Use: 2 Bdrm Ranch, Lot: 3920sf

36 KELLEY WAY **$250,000**
B: Mary Curran
S: Patricia Curran
Doc#: 000000001505788, Date: 07/15/24
Mtg: Winchester Cp Bk $250,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 10890sf

71 KINGSWEAR CIR **$765,000**
B: Tracey Stewart
S: Francis P Ricciardi & Patricia A Ricciardi
Doc#: 000000001505825, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 12197sf

316 MAYFAIR RD **$455,000**
B: Katherine Richardson
S: Philip T Llewelyn
Book/Page: 36468/10, Date: 07/15/24
Use: 2 Bdrm Ranch, Lot: 8276sf
Prior Sale: $199,000 (06/02)

242 OLD WHARF RD U:D4 ..... **$355,000**
B: Michelle Consalvo & Andrew Obrien
S: Robert J Consalvo, Tr for Consalvo Irt
Book/Page: 36472/169, Date: 07/17/24
Use: 2 Bdrm Condo
Prior Sale: $175,000 (03/10)

262 OLD WHARF RD U:4 ..... **$50,000**
B: Patricio Alveal
S: Nora G Guzman, Tr for Nora G Guzman RET
Book/Page: 36476/278, Date: 07/19/24
Use: 2 Bdrm Condo

336 OLD WHARF RD U:2 ..... **$249,000**
B: Diego Andrade & Amanda Crean
S: David S Cooke
Book/Page: 36468/91, Date: 07/15/24
Mtg: Seamens Savings Bank $161,850
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $97,500 (12/06)

44 POLLY FISK LN **$640,000**
B: Melissa L Caito & Thomas A Caito Jr
S: Thomas P Cassidy & Claire G Cassidy
Doc#: 000000001506166, Date: 07/19/24
Mtg: OneLocal Bank $512,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: $434,500 (12/23)

11 POPLAR LN **$1,300,000**
B: Alexandrino Cadime & Eduarda Cadime
S: Vb355 Re LLC
Doc#: 000000001506066, Date: 07/18/24
Mtg: Movement Mtg LLC $650,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 28314sf
Prior Sale: $485,000 (06/22)

140 SETUCKET RD **$325,000**
B: Jake Development LLC
S: Mathew E Estey & Susan P Ray
Book/Page: 36477/101, Date: 07/19/24
Use: Residential Developable Land, Lot: 51836sf
Prior Sale: $250,000 (11/21)

10 STRAWBERRY LN **$910,000**
B: Stephen J Ippolito & Maria S Ippolito
S: Frederick L Deacon, Tr for Deacon Rt
Book/Page: 36475/10, Date: 07/18/24
Use: 3 Bdrm Ranch, Lot: 25700sf
Prior Sale: $80,900 (06/00)

54 SWAN RIVER RD U:10 ..... **$155,000**
B: Judith R Stella
S: Anne M Recco
Book/Page: 36468/63, Date: 07/15/24
Use: 1 Bdrm Condo
Prior Sale: $105,000 (07/21)

Eastham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	37
Median Price	$762,000	$725,000

► REAL ESTATE SALES

140 THORNE RD **$924,000**
B: James W Hyde 4th & Janet L Hyde
S: Patricia S Langley
Doc#: 000000001506220, Date: 07/19/24
Mtg: Cape Cod Five Cent Bk $724,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 23522sf
Prior Sale: $410,000 (12/08)

Falmouth

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	193	194
Median Price	$660,000	$737,500

► REAL ESTATE SALES

122 BIRCH LN **$645,418**
B: Nitsa LLC
S: Tashia I Gerodimos, Tr for Economopoulos Rt
Doc#: 000000001505992, Date: 07/17/24
Use: 3 Bdrm Contemporary, Lot: 15002sf

95 BLACKSMITH SHOP RD **$922,000**
B: Sean Bradley & Kerri Mahaney
S: Sachiko Yoshida & Hyodae Seo
Book/Page: 36470/181, Date: 07/16/24
Use: 5 Bdrm Ranch, Lot: 48713sf
Prior Sale: $432,750 (11/16)

40 BONNIE LN **$930,000**
B: Randee E Rubenstein
S: Kimberley R Harvey, Tr for Kimberley R Harvey T
Doc#: 000000001505843, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 45106sf
Prior Sale: $594,000 (07/20)

428 CARRIAGE SHOP RD **$550,000**
B: Joao L Junqueira
S: James S Hall, Tr for Old Barnstable Rt
Book/Page: 36467/262, Date: 07/15/24
Use: Residential Developable Land, Lot: 427023sf

53 EEL RIVER RD **$650,000**
B: David Holmes, Tr for Rmbdbh Rt
S: Drew William Est & Will Mays
Doc#: 000000001505858, Date: 07/15/24
Mtg: Crowd Lending Fund $487,500
Use: 3 Bdrm Ranch, Lot: 30779sf
Prior Sale: $124,000 (02/97)

12 ELAIN AVE **$540,000**
B: Enilson N Meireles
S: Richard A Joyce
Book/Page: 36475/57, Date: 07/18/24
Mtg: A & D Mortgage LLC $432,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 15002sf
Prior Sale: $92,000 (03/96)

24 FRESH RIVER LN **$1,100,000**
B: Nicholas R Bruha
S: Creamer Ft & Charles M Creamer Jr
Book/Page: 36473/193, Date: 07/17/24
Mtg: Bethpage FCU $824,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 9165sf

67 LAKE SHORE DR **$780,000**
B: Turgut Keskin & Jamie Keskin
S: Kathleen F Vanasse, Tr for Mary Deane Malloy Ft
Book/Page: 36477/73, Date: 07/19/24
Mtg: Province Mtg Assoc $624,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16000sf

76 MENAUHANT RD **$975,000**
B: Suzanne Murray, Tr for Suzanne Murray Lt
S: Elaine M Barter, Tr for Mary V Fidrocki RET
Book/Page: 36475/151, Date: 07/18/24
Use: 5 Bdrm Gambrel, Lot: 6495sf

20 OAK ST **$535,000**
B: Bradford Wilbur & Nicole M Mclaughlin
S: Mary G Turner, Tr for Morrison Ft
Doc#: 000000001506150, Date: 07/18/24
Mtg: Movement Mtg LLC $428,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7200sf
Prior Sale: $65,000 (05/94)

101 OLD DOCK RD **$3,800,000**
B: 97 Old Dock Rd LLC
S: Deborah S Knight, Tr for Deborah Strom Knight RET
Doc#: 000000001505922, Date: 07/16/24
Use: 3 Bdrm Cape Cod, Lot: 23339sf
Prior Sale: $150,000 (04/99)

87 REGIS RD **$470,000**
B: Equity TCo
S: Mary Stewart
Doc#: 000000001506228, Date: 07/19/24
Use: 3 Bdrm Cape Cod, Lot: 20003sf
Prior Sale: $175,000 (08/19)

62 TERRENCE AVE **$715,000**
B: Bichvi Nguyen
S: Jennie E Rheuban & Matthew H Long
Book/Page: 36467/288, Date: 07/15/24
Use: 3 Bdrm Colonial, Lot: 17942sf
Prior Sale: $307,000 (08/14)

158 WESTWOOD RD **$5,850,000**
B: Margaret F Strakosch, Tr for Strakosch Ft
S: Pagounis George Est & Paul Pagounis
Doc#: 000000001505986, Date: 07/17/24
Use: 4 Bdrm Cape Cod, Lot: 31302sf

22 WHITE PINE LN **$875,000**
B: Hopkinton Drug Realty LLC
S: Joan M Favreau
Book/Page: 36469/145, Date: 07/16/24
Use: 3 Bdrm Cape Cod, Lot: 10097sf

Harwich

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	80
Median Price	$665,000	$826,250

► REAL ESTATE SALES

8 BAYBERRY LN **$589,500**
B: Kendall Knight & Ellen Nalivaika
S: Stephen G Neshe & Lisa M Neshe
Book/Page: 36472/142, Date: 07/17/24
Use: 2 Bdrm Ranch, Lot: 7500sf
Prior Sale: $275,000 (08/17)

14 HAROLD ST U:3C **$362,000**
B: Kelly Robinson
S: Karen M Callaghan
Book/Page: 36470/302, Date: 07/16/24
Mtg: Quontic Bank $289,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $319,000 (10/21)

14 MEADOWBROOK LN **$450,000**
B: Thien D Smith
S: Warren Louisa H Est & Andrew Brake
Book/Page: 36475/31, Date: 07/18/24
Mtg: Cape Cod Five Cent Bk $404,550
Term: 2054
Use: 2 Bdrm Ranch, Lot: 18295sf
Prior Sale: $92,000 (12/92)

26 RIDGEVALE RD **$670,000**
B: Ann Hatton & Karl Hatton
S: Stephen R Sammataro, Tr for Stephen R Sammataro RET
Book/Page: 36476/213, Date: 07/19/24
Mtg: Leader Bank NA $360,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $327,000 (03/09)

34 RIDGEVALE RD **$620,000**
B: Sanjay A Mathew & Mareen E George
S: Krysta M Betit & Laura M Kaplan
Book/Page: 36467/332, Date: 07/15/24
Mtg: Cambridge Svgs Bk $434,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 10000sf
Prior Sale: $425,500 (06/21)

8 SHANNON RD **$515,000**
B: Sean M Driscoll & Kalyana Driscoll
S: Michael R Oneill & Janice R Oneill
Doc#: 000000001506200, Date: 07/19/24
Mtg: Cape Cod Five Cent Bk $531,995
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $160,000 (06/09)

43 SPRUCE GROVE RD **$716,700**
B: Jack S Mcdonald & Beth J Simon
S: Mary A Odonnell & Coleen M Barry
Book/Page: 36476/304, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 30903sf

20 SURREY LN **$651,000**
B: Julia K Leahy & Craig J Siano
S: Russell L Couturier, Tr for Coutirier Ft
Doc#: 000000001506215, Date: 07/19/24
Mtg: Guaranteed Rate Inc $488,250
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $555,000 (08/22)

Hyannis

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	50
Median Price	$499,900	$540,000

► REAL ESTATE SALES

65 DAYBREAK LN **$815,000**
B: Alex Orlikov & Yelena Kamenker
S: Elissa Weafer T & Robert J Weafer Jr
Book/Page: 36470/248, Date: 07/16/24
Mtg: William Raveis Mtg Co $570,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9148sf
Prior Sale: $246,500 (09/99)

109 HOMEPORT DR **$365,000**
B: Jensett Corp
S: Nawrocki Barbara Est & Susan A Nawrocki
Book/Page: 36467/243, Date: 07/15/24
Mtg: Peter P Jenkins $365,000
Use: 2 Bdrm Ranch, Lot: 11761sf

154 LONGVIEW DR **$675,000**
B: John A Virgona & Deborah M Virgona
S: Peter N Fang & Gloria J Smith
Doc#: 000000001505908, Date: 07/16/24
Mtg: Rockland Tr Co $425,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 24394sf
Prior Sale: $515,000 (07/21)

5 SNOW CREEK DR **$400,000**
B: Alj Realty Corp
S: Hussey Edmund J Est & Craig T Rockwood
Doc#: 000000001505887, Date: 07/16/24
Mtg: RFLF 7 LLC $498,750
Use: 3 Bdrm Ranch, Lot: 8712sf

91 STERLING RD **$590,000**
B: Patrick Braun
S: Timothy A Boatright & Moriah Boatright
Book/Page: 36473/16, Date: 07/17/24
Mtg: Newrez LLC $579,313
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: $425,000 (05/22)

8 SUNNYWOOD DR **$732,500**
B: Peter J Conlon Sr & Donna M Conlon
S: Bette A Anderson, Tr for Cw & Ba Lt
Doc#: 000000001505873, Date: 07/16/24
Mtg: Cape Cod Five Cent Bk $586,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16117sf
Prior Sale: $335,000 (08/08)

404 YARMOUTH RD **$400,000**
B: Gilbert C Wood, Tr for Cmw23 Rt
S: Manuel D Monteiro Jr
Book/Page: 36467/222, Date: 07/15/24
Use: 3 Bdrm Conventional, Lot: 9148sf

Marstons Mills

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	44
Median Price	$652,500	$632,500

► REAL ESTATE SALES

291 FLINT ST **$1,500,000**
B: Jeffrey Kaschuluk
S: Rita Furtado, Tr for Furtado Nt
Book/Page: 36468/173, Date: 07/15/24
Use: Accessory Land Improved, Lot: 468270sf

89 HILLTOP DR **$720,000**
B: Harley F Dasilva
S: Bayside Building Inc
Book/Page: 36475/97, Date: 07/18/24
Mtg: Emerald Funding Inc $375,000
Use: 4 Bdrm Cape Cod, Lot: 17860sf
Prior Sale: $135,000 (12/23)

67 HUCKLEBERRY LN **$440,000**
B: Diego L Ghia Ayala
S: Fraser Robert W Est & Claire M Fraser
Book/Page: 36468/282, Date: 07/15/24
Mtg: CMG Mortgage Inc $392,755
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $225,200 (03/16)

78 JB DR **$554,000**
B: Soulveplus Const Svcs Inc
S: Michael Cook, Tr for Edgar Lee Cook RET
Book/Page: 36468/130, Date: 07/15/24
Mtg: Crowd Lending Fund $634,750
Use: Residential Developable Land, Lot: 23958sf

80 JB DR **$554,000**
B: Soulveplus Const Svcs Inc
S: Michael Cook, Tr for Edgar Lee Cook RET
Book/Page: 36468/130, Date: 07/15/24
Use: 3 Bdrm Cape Cod, Lot: 23087sf

80 WALNUT ST **$615,000**
B: Lynn P Flagg
S: Rebecca S Stockhaus, Tr for Rebecca S Stockhaus Lt
Book/Page: 36474/317, Date: 07/18/24
Use: 3 Bdrm Cape Cod, Lot: 21780sf

93 WALNUT ST **$615,000**
B: Lynn P Flagg
S: Rebecca S Stockhaus, Tr for Rebecca S Stockhaus Lt
Book/Page: 36474/317, Date: 07/18/24

120 WALNUT ST **$480,000**
B: Andrea Maynard
S: Anna M Waechter
Book/Page: 36469/4, Date: 07/15/24
Use: 3 Bdrm Gambrel, Lot: 21344sf
Prior Sale: $120,000 (07/87)

Mashpee

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	113	96
Median Price	$668,367	$716,000

► REAL ESTATE SALES

7 BOB WHITE CRES U:7 ..... **$553,500**
B: John Ryding & Nadia Ryding
S: Walter O Baggett, Tr for Baggett Ft
Book/Page: 36467/228, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $285,000 (06/14)

5 FRIENDSHIP CT U:5 ..... **$541,500**
B: Richard Spiers
S: Robert M Segroves & Janet Segroves
Doc#: 000000001505902, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $350,000 (11/18)

175 GREAT NECK RD S U:27 ..... **$190,000**
B: Tobie S Shapiro, Tr for Tobie S Shapiro RET
S: Reva Gertel
Book/Page: 36470/337, Date: 07/16/24
Mtg: Cape Cod Five Cent Bk $152,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $125,000 (11/01)

45 GREY HAWK DR U:45 ..... **$620,000**
B: Lauren J Lavender
S: Annette M Caprio & Lawrence A Caprio
Doc#: 000000001506032, Date: 07/17/24
Use: 2 Bdrm Condo

305 MONOMOSCOY RD **$799,000**
B: Richard Hooper & Stephanie Hooper
S: Jerome T Hart, Tr for 305 Monomoscoy Rt
Doc#: 000000001506115, Date: 07/18/24
Use: 1 Bdrm Cape Cod, Lot: 28314sf
Prior Sale: $35,000 (05/98)

23 REDWOOD CIR **$730,000**
B: Donna L Stadtmore, Tr for Donna L Stadtmore T
S: Lauren Johnson Lavender
Doc#: 000000001505996, Date: 07/17/24
Use: 3 Bdrm Cape Cod, Lot: 16553sf
Prior Sale: $166,000 (06/97)

18 SHIPS LANTERN DR **$493,000**
B: Shaneaqua Smith
S: Roy M Ramos & Maria M Ramos
Book/Page: 36477/182, Date: 07/19/24
Mtg: Keystone Funding $484,070
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $240,000 (05/08)

Orleans

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	33
Median Price	$1,105,000	$785,000

► REAL ESTATE SALES

51 BRIAR SPRING RD **$2,975,000**
B: Alexandra W Balcom, Tr for Alexandra W Balcom Lt
S: James H Robert & Patricia S Robert
Doc#: 000000001506212, Date: 07/19/24
Mtg: Salem Five Mtg Co $975,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 36242sf
Prior Sale: $702,000 (07/12)

179 NAMEQUOIT RD **$500,000**
B: John Stix
S: Roxana S Brunell & Alexander Stix-Brunell
Doc#: 000000001506131, Date: 07/18/24
Use: Residential Developable Land, Lot: 59677sf

58 PATRIOTS WAY U:58 ..... **$615,000**
B: Jane M Douglass
S: Judith Dechiro & Anthony Dechiro
Book/Page: 36468/74, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $329,000 (11/13)

19 RICHWOOD FARM LN **$2,000,000**
B: Kristen Vincent & Chelsea Loughran
S: Timothy F Hearne & Gretchen E Hearne
Book/Page: 36468/17, Date: 07/15/24
Mtg: Radius Financial Grp $1,600,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 41382sf
Prior Sale: $999,999 (11/16)

Osterville

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	29
Median Price	$1,132,750	$1,009,125

► REAL ESTATE SALES

80 OAKDALE RD **$2,450,000**
B: Elise A Morrissey
S: Richard T Horan, Tr for 80 Oakdale Path Nt
Doc#: 000000001505850, Date: 07/15/24
Mtg: Robert J Morrissey $400,000
Term: 2054
Use: 7 Bdrm Cape Cod, Lot: 37026sf

807 SEA VIEW AVE **$12,200,000**
B: Sea -Wolf Holdings LLC
S: Meredith G Rotko
Doc#: 000000001505934, Date: 07/16/24
Use: Residential-Multiple Bldgs, Lot: 67954sf
Prior Sale: $5,600,000 (08/18)

200 STURBRIDGE DR **$1,200,000**
B: Carol A Kasparian, Tr for Carol A Kasparian RET
S: Joseph B Mcwilliams, Tr for Mcwilliam Ft
Doc#: 000000001505964, Date: 07/17/24
Use: 3 Bdrm Cape Cod, Lot: 19166sf
Prior Sale: $377,000 (10/01)

Provincetown

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	6
Median Price	$2,075,000	$3,374,500

► REAL ESTATE SALES

21 BRADFORD ST EXT U:14 ..... **$2,600,000**
B: Elizabeth Bradford LLC
S: Damian Szary & Amy Carlson
Doc#: 000000001505803, Date: 07/15/24
Use: 3 Bdrm Condo, Lot: 179903sf
Prior Sale: $1,275,000 (06/19)

92 COMMERCIAL ST U:2A **$1,100,000**
B: Douglas Beaudoin & Robert Fallis
S: Mickey Liddell
Book/Page: 36473/327, Date: 07/18/24
Use: 1 Bdrm Condo, Lot: 5909sf
Prior Sale: $1,050,000 (11/22)

19 TREMONT ST U:2 ..... **$2,025,000**
B: Robert W Wilson Jr & Michael W Tinsley
S: Rodney G Frazier, Tr for Brennam & Frazier RET
Book/Page: 36474/201, Date: 07/18/24
Use: 2 Bdrm Condo, Lot: 8421sf
Prior Sale: $1,755,000 (06/21)

Sandwich

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	148	139
Median Price	$636,000	$685,000

► REAL ESTATE SALES

226 COTUIT RD **$530,000**
B: Adrian Danila & Constantin Petre
S: Paul M Bestford
Book/Page: 36474/282, Date: 07/18/24
Mtg: Baycoast Mortgage Co $424,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 67082sf
Prior Sale: $200,000 (03/10)

6 HOLIDAY LN **$625,000**
B: Paul D Stepney & Amy L Sumner
S: Nicholas Johnas & Amanda Johnas
Book/Page: 36468/189, Date: 07/15/24
Mtg: Nationstar Mtg $468,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16988sf
Prior Sale: $339,900 (10/17)

5 MAIN SAIL DR **$980,000**
B: Anil Soni & Poonam Soni
S: Claire A Pratt, Tr for Claire A Pratt RET
Book/Page: 36470/125, Date: 07/16/24
Use: 4 Bdrm Colonial, Lot: 40075sf
Prior Sale: $115,000 (01/01)

8 MERCHANTS RD U:9 ..... **$310,000**
B: John W Neal, Tr for Harper Rt
S: Cathleen Brown & Kenneth S Brown
Doc#: 000000001505864, Date: 07/15/24
Use: Condo
Prior Sale: $89,900 (03/00)

11 NORSE PINES DR **$2,375,000**
B: Benjamin T Stevens, Tr for Sunday Rt
S: Pleasantwood Homes LLC
Book/Page: 36475/137, Date: 07/18/24
Use: 5 Bdrm Contemporary, Lot: 35719sf
Prior Sale: $200,000 (09/17)

Truro

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	17
Median Price	$910,000	$1,300,000

► REAL ESTATE SALES

32 HIGGINS HOLLOW RD **$2,750,000**
B: Lauren Johnson, Tr for Mandel Johnson 2019 RET
S: Daryl Otte & Arthur Cohen
Book/Page: 36474/24, Date: 07/18/24
Use: 2 Bdrm Cape Cod, Lot: 54015sf
Prior Sale: $390,000 (07/00)

Yarmouth

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	212	154
Median Price	$550,000	$600,000

► REAL ESTATE SALES

10 ASPINET RD **$130,000**
B: Joseph J Hanlon & Mary N Hanlon
S: James J Hanlon & Edward J Hanlon
Book/Page: 36471/293, Date: 07/17/24
Use: 2 Bdrm Ranch, Lot: 6534sf

7 BARKLEY ST **$550,000**
B: James F Denham, Tr for Denham Ft
S: Peter H Blank
Doc#: 000000001505932, Date: 07/16/24
Use: 2 Bdrm Ranch, Lot: 12197sf

168 CAPTAIN NOYES RD **$408,000**
B: Connor Mannion & Kelsey Mannion
S: Gary Raymond & Mary Raymond
Book/Page: 36472/243, Date: 07/17/24
Mtg: TD Bank NA $250,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 17860sf
Prior Sale: $450,000 (01/22)

60 FREEBOARD LN **$571,000**
B: Peter J Pasquaretta
S: Lucille Foran & Mary Foran
Book/Page: 36470/80, Date: 07/16/24
Mtg: Citizens Bank $456,800
Term: 2054
Use: 2 Bdrm Ranch, Lot: 23087sf
Prior Sale: $417,000 (12/20)

2216 HEATHERWOOD U:2216 ..... **$185,000**
B: Peter A Copelas, Tr for Paula R Trespas Irt
S: Mcclune Marilyn A Est & Laura Mcdowell-May
Doc#: 000000001506063, Date: 07/18/24
Use: 1 Bdrm Condo
Prior Sale: $145,000 (03/23)

32 HOMESTEAD LN **$689,000**
B: Richard J Kantor & Elisabeth Kantor
S: Ohrn Joan Est & Marjorie Mcnamara
Book/Page: 36476/122, Date: 07/19/24
Mtg: Cape Cod Five Cent Bk $470,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $335,000 (07/02)

55 JEFFERSON AVE **$615,000**
B: Matthew S Stalford & Brittany M Stalford
S: Alissa R Renaud
Doc#: 000000001505810, Date: 07/15/24
Mtg: Guild Mortgage Co $628,222
Term: 2054
Use: 3 Bdrm Conventional, Lot: 27443sf
Prior Sale: $340,000 (09/20)

22 MELISSA DR **$400,000**
B: Master Builders Re LLC
S: Bonnie J Nutter
Book/Page: 36472/107, Date: 07/17/24
Use: 3 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: $94,000 (12/94)

11 MIRIAH DR U:11 ..... **$464,280**
B: Kevin A Grace & Kimberly A Grace
S: Peter A Copelas, Tr for Paula R Trespas Irt
Book/Page: 36469/26, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $243,000 (09/11)

11 S WEST DR **$1,375,000**
B: Joshua Bradbury
S: George Tarasenko & Jana Tarasenko
Doc#: 000000001506001, Date: 07/17/24
Mtg: Bmo Bank Na $1,000,000
Term: 2054 Rate: 6.5% Type: Adj

29-31 SEAVIEW AVE **$410,000**
B: Javan Lordeiro & Vera Lordeiro
S: Roland Goncalves
Book/Page: 36476/92, Date: 07/19/24
Mtg: Cape Cod Five Cent Bk $402,573
Term: 2054
Use: 2-Family Duplex, Lot: 8276sf

97 SISTERS CIR **$299,000**
B: Juarez P Morais
S: James Hamilton
Book/Page: 36474/147, Date: 07/18/24
Use: Residential Developable Land, Lot: 40436sf
Prior Sale: $169,230 (04/21)

17 SPARROW WAY **$700,000**
B: Kurt Maloof
S: Jensett Corp
Book/Page: 36477/57, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $465,000 (03/24)

10-12 WAMPANOAG RD **$606,000**
B: Carlos R Delcarmen
S: James M Coady & Elizabeth A Coady
Book/Page: 36472/304, Date: 07/17/24
Mtg: Nations Direct Mtg $454,000
Term: 2054
Use: 2-Family Duplex, Lot: 13068sf
Prior Sale: $190,000 (02/01)

12 WAMPANOAG RD **$606,000**
B: Carlos R Delcarmen
S: James M Coady & Elizabeth A Coady
Book/Page: 36472/304, Date: 07/17/24

Berkshire Registry

Middle District

Patricia M. Harris, Register
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Fax: (413) 448-6025
www.berkshiremiddledeeds.com

Dalton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	19
Median Price	$334,000	$275,000

► REAL ESTATE SALES

301-303 EAST ST **$256,000**
B: Victor P Cowie
S: Kimberlee A Simeone
Book/Page: 7654/330, Date: 07/15/24
Mtg: Adams Community Bk $221,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2-Family Colonial, Lot: 86249sf
Prior Sale: $65,000 (06/00)

471 OLD WINDSOR RD **$245,000**
B: Nathan White & Miranda Sawyer
S: Paul P Briggs
Book/Page: 7658/233, Date: 07/19/24
Mtg: Guild Mortgage Co $228,253
Term: 2054
Use: 4 Bdrm Old Style, Lot: 43560sf
Prior Sale: $50,000 (11/22)

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BERKSHIRE REGISTRY
continued

Hinsdale
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	13
Median Price	$350,000	$269,945

► REAL ESTATE SALES

105 WHITE BIRCH LN **$360,000**
B: Warren M Mayer
S: Alexander N Hopkins, Tr for William Boyd Hopkins T
Book/Page: 7657/73, Date: 07/17/24
Use: 3 Bdrm Ranch, Lot: 13068sf

316 LONGVIEW AVE **$264,900**
B: Peter Nugent & Tierre Murphy
S: Detar LLC
Book/Page: 7657/85, Date: 07/17/24

Lee
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	25
Median Price	$295,000	$415,000

► REAL ESTATE SALES

103 DEVON RD **$7,000**
B: William Bartini
S: Van Zandt Michael J Est & Patrick Consolati
Book/Page: 7658/144, Date: 07/19/24
Use: Residential Undvlpble Land, Lot: 298822sf

Lenox
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	17
Median Price	$680,250	$470,000

► REAL ESTATE SALES

26 PATTERSON RD **$475,000**
B: Jose M Samol & Guadalupe Gonzalez
S: Ernest F Jordan
Book/Page: 7654/264, Date: 07/15/24
Mtg: Greylock FCU $451,250
Term: 2046 Rate: 6.8% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 13200sf

524 WALKER ST **$345,000**
B: Yi-Lo Yu
S: Anthony R Witman
Book/Page: 7657/310, Date: 07/19/24
Mtg: Adams Community Bk $276,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2-Family, Lot: 17549sf
Prior Sale: $106,829 (05/19)

Otis
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	16
Median Price	$500,000	$395,000

► REAL ESTATE SALES

1154 E OTIS RD **$40,000**
B: Bret Calder, Tr for Pond View RET
S: Cheryl S Kokoszka
Book/Page: 7654/254, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 43560sf

14 HIGHLAND WAY **$524,900**
B: Joseph S Sosnoff & Mareshia D Donald
S: Jeffrey Long & Debora Long
Book/Page: 7650/259, Date: 07/08/24
Mtg: Lee Bank $446,165
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 45738sf
Prior Sale: $524,900 (07/24)

TYRINGHAM RD **$1,300,000**
B: Laura Winner, Tr for Thomas H Winner Jr Irt
S: Mba Real Estate LLC
Book/Page: 7658/153, Date: 07/19/24

Pittsfield
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	170	149
Median Price	$260,500	$282,600

► REAL ESTATE SALES

22 ANITA DR **$336,000**
B: Mark H Van Horn
S: Bruce R Mcleod & Linda L Mcleod
Book/Page: 7655/93, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 10237sf

75 ATWOOD AVE **$260,000**
B: Despina Mendelsohn & Nicole Pantelidis
S: Tci Holdings LLC
Book/Page: 7658/273, Date: 07/19/24
Mtg: Rocket Mortgage LLC $224,867
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5750sf
Prior Sale: $14,000 (01/14)

1 COLT RD U:9 ..... **$278,500**
B: Andrea Leigh
S: Nancy M Brindley, Tr for Nancy M Brindley RET
Book/Page: 7658/342, Date: 07/19/24
Mtg: USAA Federal SB $194,950
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $135,000 (10/13)

18 ELIZABETH ST **$191,000**
B: Lnd Investment LLC
S: Great Lake Fundins I T & Us Bank TNa Tr
Book/Page: 7657/50, Date: 07/17/24
Use: Apartment Bldg - 4-8 Units, Lot: 12327sf
Prior Sale: $180,122 (01/24)

367 ELM ST **$180,000**
B: Brian M Begley
S: Christopher J Percey & Kristina M Percey
Book/Page: 7656/28, Date: 07/16/24
Mtg: Greylock FCU $123,694
Term: 2054
Use: 3 Bdrm Conventional, Lot: 11064sf
Prior Sale: $135,000 (07/05)

4 GREEN ST **$252,000**
B: Bryan Vanlingen & Sandra Vanlingen
S: Jo A Sinopoli, Tr for Jo Ann Sinopoli RET
Book/Page: 7654/174, Date: 07/15/24
Mtg: Lee Bank $110,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8712sf
Prior Sale: $155,500 (07/05)

261 HIGHLAND AVE **$270,000**
B: Vicente Rodriguez & Patty A Rodriguez
S: Trinity Ventures LLC
Book/Page: 7655/152, Date: 07/16/24
Mtg: Guaranteed Rate Inc $244,800
Term: 2054
Use: 2 Bdrm Conventional, Lot: 15769sf
Prior Sale: $65,000 (06/23)

187 LAKEWAY DR **$250,000**
B: Andres I Coral & Balbina L Sanchez
S: Thomas A Faulkner
Book/Page: 7658/40, Date: 07/19/24
Mtg: Lee Bank $187,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15333sf
Prior Sale: $148,000 (08/23)

19 LIVINGSTON AVE **$350,000**
B: Kathleen A Jackson
S: Robert Lincourt
Book/Page: 7658/171, Date: 07/19/24
Mtg: Greylock FCU $261,000
Term: 2054
Use: 2-Family Family Flat, Lot: 9235sf
Prior Sale: $252,000 (12/21)

207 POMEROY AVE **$325,000**
B: Sonia A Ramirez & Mabelin T Pacheco
S: Jennifer L Marshall, Tr for Ljm Rt
Book/Page: 7657/260, Date: 07/18/24
Mtg: Greylock FCU $308,750
Term: 2046
Use: 2-Family Duplex, Lot: 7754sf
Prior Sale: $115,500 (06/91)

6 PONDVIEW DR U:C **$234,900**
B: Amber J Ubertini
S: Kathleen A Fahey
Book/Page: 7655/57, Date: 07/15/24
Mtg: Adams Community Bk $187,920
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $132,000 (08/16)

80 ROES TER **$342,000**
B: Amir H Sadighi
S: Cheryle M Veit & Donna S Sadighi
Book/Page: 7656/8, Date: 07/16/24

56 UNKAMET PARK DR **$370,000**
B: Ngowari Jaja
S: Daniel J Jones & Christina A Mcdonald
Book/Page: 7658/315, Date: 07/19/24
Mtg: Adams Community Bk $350,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 14985sf

56 WELLER AVE **$155,925**
B: Lnd Investment LLC
S: Great Lake Fundins I T & Us Bank TNa Tr
Book/Page: 7656/237, Date: 07/17/24
Mtg: Kiavi Funding Inc $190,300
Use: 3-Family Mlti-Unt Blg, Lot: 3485sf
Prior Sale: $161,150 (12/23)

Richmond
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	8
Median Price	$685,500	$436,000

► REAL ESTATE SALES

19 ANTHONY RD **$485,000**
B: Michael Brown & Bonnie Brown
S: Lydia K Lake
Book/Page: 7656/341, Date: 07/17/24
Mtg: Lee Bank $285,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 95832sf
Prior Sale: $290,000 (05/19)

Stockbridge
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	8
Median Price	$565,000	$580,000

► REAL ESTATE SALES

47 MAIN ST **$1,275,000**
B: David Roemer & Rachel Kramer
S: Andrew Spicehandler & Nicole Spicehandler
Book/Page: 7658/98, Date: 07/19/24
Mtg: Lee Bank $400,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Conventional, Lot: 13939sf
Prior Sale: $875,000 (03/21)

3 YALE CT **$655,000**
B: Arthur P Gennari & Anne T Gennari
S: Mimi S Fix, Tr for Fix Rt
Book/Page: 7656/143, Date: 07/17/24
Mtg: Lee Bank $500,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5663sf
Prior Sale: $360,000 (06/18)

Tyringham
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	3
Median Price		$770,000

► REAL ESTATE SALES

MAIN RD **$1,300,000**
B: Laura Winner, Tr for Thomas H Winner Jr Irt
S: Mba Real Estate LLC
Book/Page: 7658/153, Date: 07/19/24

Berkshire Registry
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Adams
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	19
Median Price	$204,500	$210,900

► REAL ESTATE SALES

GROVE ST **$21,000**
B: James W Carpenter & Judith A Carpenter
S: Cheryl M Horn & Peter T Horn
Book/Page: 1861/404, Date: 07/19/24

2 MEADOW LN **$195,000**
B: Darren Teale & Yvette Teale
S: Leon Frieri
Book/Page: 1861/36, Date: 07/16/24
Use: 2-Family Decker, Lot: 4792sf

71-75 PARK ST **$275,000**
B: Pennybags Properties LLC
S: William B Riley & Frances A Riley
Book/Page: 1861/45, Date: 07/16/24
Mtg: Greylock FCU $220,000
Use: Mixed Use-Prim Comm & Resd, Lot: 12632sf
Prior Sale: $150,000 (07/11)

25 TEMPLE ST **$195,000**
B: Chris Bonnivier & Linda Bonnivier
S: D&b Re Ventures LLC
Book/Page: 1861/475, Date: 07/19/24
Use: 3 Bdrm Conventional, Lot: 10890sf
Prior Sale: $70,000 (02/24)

92 WEST RD **$185,651**
B: Colleen A Doyle
S: Joseph B Doyle & Ann M Doyle
Book/Page: 1861/254, Date: 07/18/24
Use: Residential Developable Land, Lot: 37897sf
Prior Sale: $48,000 (12/97)

Cheshire
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	10
Median Price	$240,000	$295,500

► REAL ESTATE SALES

INGALLS RD **$60,000**
B: Vincent R Milano & Megan D Milano
S: Eric Whitney
Book/Page: 1861/279, Date: 07/18/24

Florida
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	6
Median Price	$230,000	$292,500

► REAL ESTATE SALES

72 CENTRAL SHAFT RD **$380,000**
B: Cody White
S: Douglas O Mason & Marianna Mason
Book/Page: 1861/418, Date: 07/19/24
Mtg: Guild Mortgage Co $354,996
Term: 2054
Use: 4 Bdrm Colonial, Lot: 222156sf
Prior Sale: $97,000 (12/90)

Lanesboro
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	14
Median Price	$276,000	$320,500

► REAL ESTATE SALES

20 SWAMP RD **$275,000**
B: Edward Vella Jr
S: Ramsdelll Kenneth C Est & Leanne Remsdell
Book/Page: 1860/1013, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 24829sf
Prior Sale: $221,000 (08/19)

North Adams
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	40
Median Price	$212,500	$242,500

► REAL ESTATE SALES

41 BILTMORE AVE **$35,000**
B: Marshall A Lapidus, Tr for M A Lapudus Declaration 0
S: Brenda E Ndjima, Tr for Erika A Uchman RET
Book/Page: 1861/229, Date: 07/18/24
Use: 3 Bdrm Ranch, Lot: 7492sf
Prior Sale: $115,000 (10/97)

30 CHARLES ST **$58,000**
B: Terence Quinn
S: Capianmd Propety Revitaza
Book/Page: 1861/472, Date: 07/19/24
Use: 2-Family Old Style, Lot: 7144sf
Prior Sale: $40,000 (12/23)

Williamstown
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	20
Median Price	$419,000	$351,000

► REAL ESTATE SALES

600 BEE HILL RD **$1,700,000**
B: Catherine A Moore & Todd R Fernandez
S: Trienah A Meyers
Book/Page: 1860/1029, Date: 07/15/24
Use: 5 Bdrm Contemporary, Lot: 689424sf
Prior Sale: $550,000 (08/05)

18 DANFORTH ST **$249,000**
B: Kathleen Cunningham
S: Ornell Paul N Est & Joyce E Ornell
Book/Page: 1861/309, Date: 07/19/24
Mtg: Sierra Pacific Mtg $149,000
Term: 2054
Use: 1 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: $4,000 (03/00)

35 MCCAULEY LN **$405,000**
B: Thomas S Richey & Elizabeth L Fischer
S: Kevin L Hallenbeck, Tr for Kevin L Hallenbeck RET
Book/Page: 1860/966, Date: 07/15/24
Mtg: Greylock FCU $205,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 32670sf
Prior Sale: $295,000 (12/22)

Berkshire Registry
Southern District
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Egremont
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	10
Median Price	$507,000	$569,750

► REAL ESTATE SALES

7 BUTTONBALL LN **$1,122,000**
B: Britta Steilmann
S: Ronald J Ronan & Karin C Watkins
Book/Page: 2906/170, Date: 07/18/24
Use: 3 Bdrm Conventional, Lot: 74052sf
Prior Sale: $365,000 (12/15)

Great Barrington
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	35
Median Price	$477,500	$502,500

► REAL ESTATE SALES

28 BLUE HILL RD **$275,000**
B: Alexandra Z Papas
S: Jeanne R Chesanow, Tr for 28 Blue Hill Rd Rt
Book/Page: 2906/179, Date: 07/18/24
Mtg: Greylock FCU $308,750
Term: 2046 Rate: 7.3% Type: Adj
Use: 2 Bdrm Conventional, Lot: 18731sf

197 MAIN ST **$1,350,000**
B: Dggb LLC
S: Gerald A Denmark, Tr for Melvin J Katsh 1992 RET
Book/Page: 2907/33, Date: 07/19/24
Mtg: Melvin J Katsh 1992 R $950,000
Term: 2028
Use: Retail-Service, Lot: 4792sf

218 N PLAIN RD **$420,000**
B: Jeffrey Lawson & Susan Scott
S: Lynne R Vadnais & Ronald J Auguer
Book/Page: 2905/343, Date: 07/15/24
Use: 3 Bdrm Conventional, Lot: 19079sf
Prior Sale: $325,000 (11/21)

Monterey
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	10
Median Price	$775,000	$516,250

► REAL ESTATE SALES

12 SYLVAN RD **$970,000**
B: Dsquared Lakeshore LLC & Sea Lakeshouse LLC
S: Mark Ferraro & Patricia Ferraro
Book/Page: 2906/88, Date: 07/15/24
Use: 3 Bdrm Old Style, Lot: 21780sf
Prior Sale: $517,000 (10/07)

Sandisfield
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	$439,950	$327,000

► REAL ESTATE SALES

11 RIVER RD **$296,000**
B: Fernando Lucas & Maria Soriano
S: Joanna K Gulik
Book/Page: 2906/50, Date: 07/15/24
Use: 3 Bdrm Camp/Cabin, Lot: 10890sf
Prior Sale: $194,000 (08/22)

S SANDISFIELD RD **$200,000**
B: South Sandisfield Rd LLC
S: Chris Cotsapas
Book/Page: 2906/307, Date: 07/19/24

21 S SANDISFIELD RD **$544,000**
B: Hannah King
S: Cohn William H Est & Jeffrey M Cohn
Book/Page: 2906/165, Date: 07/18/24
Use: 2 Bdrm Contemporary, Lot: 104108sf

Sheffield
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	19
Median Price	$495,000	$436,000

► REAL ESTATE SALES

228 SALISBURY RD **$486,000**
B: Jeffrey H Wachsstock & Lori S Wachsstock
S: Ricky J Bassett
Book/Page: 2906/66, Date: 07/15/24

42 VALLEY VIEW RD **$1,300,000**
B: Susan G Segall
S: Brandon R Hunter-Haydon & Daisy J Hunter-Haydon
Book/Page: 2906/138, Date: 07/16/24
Use: 3 Bdrm Ranch, Lot: 363290sf
Prior Sale: $975,000 (05/21)

West Stockbridge
MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

20 BIRCH HILL RD **$1,450,000**
B: Adriana G Rojas
S: Boston Symphony Orchestra
Book/Page: 2906/329, Date: 07/19/24
Mtg: Dedham Inst for Svgs $1,160,000
Term: 2054 Rate: 6.8% Type: Adj
Use: Charity Property, Lot: 213444sf

21 BIRCH HILL RD **$1,450,000**
B: Adriana G Rojas
S: Boston Symphony Orchestra
Book/Page: 2906/329, Date: 07/19/24
Use: Charity Property, Lot: 615938sf

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

Fall River
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	140	122
Median Price	$384,250	$413,000

► REAL ESTATE SALES

514 BRADFORD AVE **$825,000**
B: Claude A Lyncee
S: Constantino J Demederios & John Medeiros
Book/Page: 11562/109, Date: 07/17/24
Mtg: CMG Mortgage Inc $618,750
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 9352sf

64 BUCKLEY ST **$450,000**
B: Alexandre D Couri
S: Derek Scalzi
Book/Page: 11563/174, Date: 07/19/24
Mtg: CMG Mortgage Inc $427,500
Term: 2054
Use: 2-Family Two Family, Lot: 3454sf
Prior Sale: $235,000 (05/18)

17 CANONICUS ST **$650,000**
B: Bradford Soones
S: Aldair Montrond
Book/Page: 11560/283, Date: 07/16/24
Mtg: Guaranteed Rate Inc $616,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 1795sf
Prior Sale: $550,000 (04/23)

60 CHESWORTH ST **$715,000**
B: Jean R Gustave
S: Manuel M Resendes & Georgelina Resendes
Book/Page: 11560/344, Date: 07/16/24
Mtg: Rocket Mortgage LLC $701,540
Term: 2054
Use: 2-Family Two Family, Lot: 8228sf

750 DAVOL ST U:1214 ..... **$590,000**
B: Stephen Connaughton & Amy Brunelle
S: Mary P Kinnane, Tr for Julien F Paul T
Book/Page: 11562/154, Date: 07/17/24
Mtg: Baycoast Mortgage Co $472,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $135,000 (04/92)

602 DURFEE ST **$595,000**
B: Chamberlin Ibe & Justin C Igbokwe
S: Gary J Michael
Book/Page: 11562/236, Date: 07/17/24
Mtg: Cross Country Mtg Inc $560,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4073sf
Prior Sale: $125,000 (08/12)

125 DWELLY ST **$375,000**
B: Globe Vlg Auto Spa LLC
S: Fall Riv Coin Operated Ca
Book/Page: 11563/161, Date: 07/19/24

260 FOUNTAIN ST U:C5 ..... **$180,000**
B: Ricardo Pacheco & Zita M Oliveira
S: Back In The Game LLC
Book/Page: 11563/15, Date: 07/18/24
Use: 2 Bdrm Condo

303 KENNEDY ST **$395,000**
B: Kevin Moniz
S: Diane Martini & Michael R Dupont
Book/Page: 11563/230, Date: 07/19/24
Mtg: EMM Loans LLC $387,845
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12367sf

644 RODMAN ST **$1,150,000**
B: Rodman Dorwin LLC
S: River Trail Condo LLC
Book/Page: 11563/61, Date: 07/19/24
Use: Mixed Use-Prim Comm & Other, Lot: 104980sf

1020 SPENCER ST **$237,500**
B: Benedict Properties LLC
S: Alan W Ellis Jr
Book/Page: 11559/322, Date: 07/15/24
Use: 2 Bdrm Quonset, Lot: 13687sf
Prior Sale: $75,333 (08/10)

99 SPRAGUE ST **$442,000**
B: Roberto A Sosa & Kerri L Doran
S: Dussault Brian J Est & Geral J Dussault
Book/Page: 11560/220, Date: 07/15/24
Mtg: United Wholesale Mtg $428,740
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7392sf
Prior Sale: $264,900 (09/04)

247 TUTTLE ST **$499,000**
B: Alexsandro N Alves & Priscila Alves
S: Dream Homes LLC
Book/Page: 11560/180, Date: 07/15/24
Mtg: First Community Mtg $489,961
Term: 2054
Use: 2 Bdrm Quonset, Lot: 6382sf
Prior Sale: $80,000 (05/22)

242 WELCOME ST **$389,900**
B: Carmen Costa
S: Kyle Simons & Alden Simons
Book/Page: 11560/146, Date: 07/15/24
Mtg: Baycoast Mortgage Co $115,000
Term: 2054
Use: Accessory Land Improved, Lot: 3598sf
Prior Sale: $271,000 (03/24)

1170 WILSON RD U:54 ..... **$335,000**
B: Richard B Mcevoy, Tr for George A Mcevoy Irt
S: David W Eldon & Eileen M Eldon
Book/Page: 11563/65, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $325,000 (06/23)

Freetown
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	26
Median Price	$475,000	$502,500

► REAL ESTATE SALES

10 BETTY SPRING RD **$590,000**
B: Ninah R Macedo & Alex J Dixon
S: Octavio M Oliveira & Elsie C Oliveira
Book/Page: 11561/152, Date: 07/16/24
Mtg: Movement Mtg LLC $560,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 51619sf
Prior Sale: $370,000 (09/05)

6 BOXBERRY LN **$249,000**
B: Jkm Realty LLC
S: Ritter Family LLC
Book/Page: 11561/82, Date: 07/16/24
Use: Residential Developable Land, Lot: 70132sf

9 BOXBERRY LN **$260,000**
B: Jordan Pavao & Rebecca I Pierce
S: Ritter Family LLC
Book/Page: 11563/124, Date: 07/19/24
Mtg: Bristol Cnty Svgs Bk $766,177
Term: 2055
Use: Residential Developable Land, Lot: 70567sf

5 GUNNERS WAY **$825,000**
B: Derek Paiva & Darcy Paiva
S: Dennis Correia & Michelle Correia
Book/Page: 11560/60, Date: 07/15/24
Mtg: Fall River Mun ECU $575,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 115434sf
Prior Sale: $515,500 (06/04)

Somerset
MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	81
Median Price	$418,500	$449,900

► REAL ESTATE SALES

58 DOHERTY AVE **$325,000**
B: David W Eldon & Eileen M Eldon
S: Paul R Nunes
Book/Page: 11563/167, Date: 07/19/24
Use: 2 Bdrm Cape Cod, Lot: 6970sf

155 HIGHRIDGE RD **$455,000**
B: Patriot Home Buyers LLC
S: Dawn M Klaver
Book/Page: 11560/1, Date: 07/15/24
Mtg: Matthew Celeste $475,000
Use: 3 Bdrm Colonial, Lot: 20038sf
Prior Sale: $325,000 (06/02)

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60 NORTH ST **$449,900**
B: Timothy Carter & Stephanie Carvalho
S: Hart Jr John C Est & Paul St Pierre
Book/Page: 11563/280, Date: 07/19/24
Mtg: Fall River Five Cents $319,900
Term: 2054
Use: 2 Bdrm Ranch, Lot: 22216sf
Prior Sale: $265,000 (11/10)

Swansea

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	70
Median Price	$424,000	$439,950

► REAL ESTATE SALES

27 HILLSIDE AVE **$310,000**
B: Joseph P Travers, Tr for Jennifer E Francis
S: Sara Benevides
Book/Page: 11560/247, Date: 07/15/24
Mtg: United Wholesale Mtg $294,566
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 2614sf
Prior Sale: $137,900 (01/19)

79 LISA DR **$815,000**
B: Eric M Dillon & Elaine C Dillon
S: Elizabeth S Faria, Tr for Marie L Vargas -Amaral T
Book/Page: 11562/191, Date: 07/17/24
Mtg: Movement Mtg LLC $300,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 453024sf

306 OAK ST **$959,000**
B: Christophe Aubut & Alyssa Aubut
S: Kim-Louis Fernandes, Tr for 46 Mcdonald St Rt
Book/Page: 11563/92, Date: 07/19/24
Mtg: Baycoast Mortgage Co $766,550
Term: 2054
Use: 3 Bdrm Ranch, Lot: 182516sf

301 SEAVIEW AVE **$170,100**
B: Nancy B Stigers
S: David G Bedard
Book/Page: 11562/310, Date: 07/18/24
Use: 4 Bdrm Contemporary, Lot: 20038sf

Bristol Registry
Northern District

Barry J. Amaral, Register of Deeds
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Attleboro

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	132	127
Median Price	$466,000	$510,000

► REAL ESTATE SALES

ARNOLD ST **$320,000**
B: Nicholas C Schatz
S: Judith A Cimino & Elizabeth Etie
Book/Page: 28937/312, Date: 07/18/24

114 ARNOLD ST **$510,000**
B: Prudential Builderss LLC
S: Nicholas C Schatz
Book/Page: 28938/253, Date: 07/19/24
Mtg: Rockland Fed CU $1,128,000

120 ARNOLD ST **$510,000**
B: Prudential Builderss LLC
S: Nicholas C Schatz
Book/Page: 28938/253, Date: 07/19/24
Mtg: Rockland Fed CU $1,128,000

35 CHAPEL HILL DR **$531,000**
B: Nikita Gubanov & Amy L Gubanov
S: James J Clifford & Marguerite R Clifford
Book/Page: 28934/191, Date: 07/16/24
Mtg: Guaranteed Rate Affin $311,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12075sf

48 INTERVALE AVE U:1 ..... **$350,000**
B: Saquan M Smith & Kadijha D Pearson
S: Justin D Wanamaker & Stephanie L Wanamaker
Book/Page: 28939/82, Date: 07/19/24
Mtg: Eastern Bank $339,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $170,000 (11/12)

69 JESSIE AVE **$550,000**
B: Darwin E Ortiz-Maeda & Meylin I Cruz
S: Alexandria E Kelly & James M Kelly
Book/Page: 28939/193, Date: 07/19/24
Mtg: New Fed Mtg Corp $540,038
Term: 2054
Use: 2-Family Family Flat, Lot: 10000sf
Prior Sale: $252,000 (04/14)

6 KNOTT ST **$510,000**
B: Prudential Builderss LLC
S: Nicholas C Schatz
Book/Page: 28938/253, Date: 07/19/24
Mtg: Rockland Fed CU $1,128,000

30 MICHAEL RD **$959,000**
B: Shane M Moran & Siobhan T Moran
S: Donald L Desvergnes & Lori M Desvergnes
Book/Page: 28934/273, Date: 07/16/24
Mtg: Leader Bank NA $671,300
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21307sf
Prior Sale: $85,000 (09/05)

20 MORRIS AVE U:20 ..... **$350,000**
B: Catelyne A Dube
S: Kimberly A Watson
Book/Page: 28932/260, Date: 07/15/24
Mtg: EMM Loans LLC $280,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $210,000 (05/05)

140 N MAIN ST U:2C **$416,000**
B: Haley B Neves
S: Alyssa B Leblanc
Book/Page: 28934/325, Date: 07/16/24
Mtg: Leader Bank NA $216,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $182,500 (06/14)

PARK ST **$320,000**
B: Nicholas C Schatz
S: Judith A Cimino & Elizabeth Etie
Book/Page: 28937/312, Date: 07/18/24

51 PASTURE BROOK RD **$718,000**
B: Munib Elkhatib & Nadia Abbs
S: Sioban T Moran & Shane M Moran
Book/Page: 28934/169, Date: 07/16/24
Mtg: Dedham Inst for Svgs $518,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16200sf
Prior Sale: $475,000 (08/20)

49 PINE RD **$450,000**
B: Derek Slaney & Kimberly Slaney
S: Nicholas E Brown
Book/Page: 28933/109, Date: 07/15/24
Mtg: Province Mtg Assoc $260,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 9698sf
Prior Sale: $212,000 (10/16)

60 STEERE ST **$491,000**
B: Chris M Catalano & Sarah J Lynch
S: Stephen J Newman, Tr for Steere St Rt
Book/Page: 28932/157, Date: 07/15/24
Mtg: Guaranteed Rate Inc $476,270
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 25227sf
Prior Sale: $60,000 (04/00)

87 SWEETLAND AVE **$575,000**
B: Miguel Gomez & Vanessa Gomez
S: William A Cumplido
Book/Page: 28934/66, Date: 07/16/24
Mtg: Guild Mortgage Co $215,000
Term: 2054
Use: 4 Bdrm Raised Cape, Lot: 17475sf
Prior Sale: $189,000 (10/89)

675 THACHER ST **$592,000**
B: Juan C Guire & Luiselenna S Paez
S: Kathleen R Risser
Book/Page: 28933/64, Date: 07/15/24
Mtg: MSA Mortgage LLC $581,277
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 29148sf

229 TIFFANY ST **$780,000**
B: Samuel P Whelan & Tiffany H Chung
S: Alexandra Sinatra & Gerald Sinatra
Book/Page: 28938/187, Date: 07/19/24
Mtg: FM Home Loans LLC $796,770
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20063sf
Prior Sale: $356,000 (01/13)

Berkley

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	20
Median Price	$547,000	$607,500

► REAL ESTATE SALES

11 CHESTER AVE **$1,675,000**
B: Grace A Galinha & Omar Halabi
S: Brenda C Harrigan, Tr for Brenda C Harrigan Lt
Book/Page: 28939/271, Date: 07/19/24
Mtg: Plaza Home Mtg $1,000,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 56628sf
Prior Sale: $840,000 (04/13)

9 SANFORD ST **$770,000**
B: Lindsey Fairweather & Nicole Graf
S: William F Petruff & Anne M Petruff
Book/Page: 28935/110, Date: 07/16/24
Mtg: Mortgage Research Ctr $766,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 98010sf
Prior Sale: $292,000 (09/98)

Dighton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	26
Median Price	$492,500	$497,500

► REAL ESTATE SALES

1177 CEDARWOOD CIR **$550,000**
B: Patricia Brissette
S: John B Collins & Carol A Collins
Book/Page: 28936/330, Date: 07/17/24
Mtg: New American Funding $300,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 37462sf

Easton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	79
Median Price	$650,000	$695,000

► REAL ESTATE SALES

94 BAY RD **$602,100**
B: Opendoor Property J LLC
S: Christopher Mine & Michelle Mine
Book/Page: 28936/158, Date: 07/17/24
Use: 3 Bdrm Raised Ranch, Lot: 30000sf
Prior Sale: $345,000 (07/07)

87 BLACK BROOK RD **$721,900**
B: Kelly A Sellers, Tr for Mcpeck Protection Ft
S: John J Meli & Lou A Meli
Book/Page: 28932/63, Date: 07/15/24
Use: 3 Bdrm Raised Ranch, Lot: 41306sf
Prior Sale: $399,000 (11/17)

11 COOLIDGE CIR **$600,000**
B: Joyce R Anderson
S: Anderson James Ralph Est & Elizabeth G Crabbe
Book/Page: 28935/49, Date: 07/16/24
Mtg: Leader Bank NA $300,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 130680sf

52 GASLIGHT LN U:52 ..... **$440,000**
B: Margarita Zakuta
S: Fallon E West
Book/Page: 28936/272, Date: 07/17/24
Use: 1 Bdrm Condo
Prior Sale: $274,900 (04/20)

120 MILL ST **$639,750**
B: Thomas Rabe & Danielle Rabe
S: Diego Tobon & Christina E Tobon
Book/Page: 28939/221, Date: 07/19/24
Mtg: Leader Bank NA $620,557
Term: 2054
Use: 3 Bdrm Conventional, Lot: 26136sf
Prior Sale: $365,000 (09/15)

2 PINEBROOK LN U:2P **$350,000**
B: Brittany N Golden
S: Sun H Lee
Book/Page: 28933/135, Date: 07/15/24
Mtg: United Wholesale Mtg $329,668
Term: 2054
Use: Condo

30 WILLIAMS ST **$500,000**
B: 30 Williams St LLC
S: Michelle R Anderson
Book/Page: 28936/313, Date: 07/17/24
Mtg: Harlmark Fncl Llc $260,000
Use: 2-Family Family Flat, Lot: 35700sf

34 WILLIAMS ST **$855,000**
B: Patrick Shea & Laura Shea
S: Anthony F Pires, Tr for 34 Williams St Rt
Book/Page: 28936/60, Date: 07/17/24
Mtg: Mtg Equity Partners $684,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 9960sf
Prior Sale: $155,000 (04/90)

Mansfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	44
Median Price	$701,750	$635,000

► REAL ESTATE SALES

2 BARNBOARD RD **$826,000**
B: Joshua L Hubbell & Lauren E Hubbell
S: Mark F Sullivan & Susan A Sullivan
Book/Page: 28934/222, Date: 07/16/24
Mtg: Guaranteed Rate Inc $600,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30246sf
Prior Sale: $166,900 (09/92)

41 OLD NORTH TRL **$1,200,000**
B: Kamleshkumar Patel & Janki Patel
S: Stephen J Connaughton & Caroline Connaughton
Book/Page: 28934/301, Date: 07/16/24
Mtg: Bluestone Bank $720,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30609sf
Prior Sale: $655,000 (08/10)

38 SPRING ST **$680,000**
B: Matthew D Johnson & Laura M Hudson
S: Christopher J Anderson, Tr for Anderson Ft
Book/Page: 28937/181, Date: 07/18/24
Mtg: Guaranteed Rate Inc $612,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10800sf
Prior Sale: $275,000 (05/13)

4 WHITE TAIL LN **$700,000**
B: Zachariah J Sinno & Erin M Darling
S: Michelle R Giovino
Book/Page: 28938/313, Date: 07/19/24
Mtg: CMG Mortgage Inc $560,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $193,000 (06/97)

North Attleboro

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	86
Median Price	$535,000	$564,950

► REAL ESTATE SALES

42 2ND AVE U:26 ..... **$390,000**
B: Casey Willis
S: Jessica Ebersole & Thomas S Ebersole
Book/Page: 28932/197, Date: 07/15/24
Mtg: Bluestone Bank $331,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $230,000 (04/20)

212 FISHER ST U:B5 ..... **$277,000**
B: Svetlana Nesterovich & Vladimir Nesterovich
S: 212 Fisher LLC
Book/Page: 28932/232, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $215,000 (07/23)

99 LYMAN ST **$420,000**
B: Whm Capital LLC
S: Sousa Jean E Est & Ellen S Molitor
Book/Page: 28936/162, Date: 07/17/24
Use: 3 Bdrm Cape Cod, Lot: 48352sf

426 MOUNT HOPE ST U:513 ..... **$255,000**
B: Ruchita Dagli & Satvir Tib
S: Alexandra Rich
Book/Page: 28940/51, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $175,000 (11/18)

229 OLD POST RD **$885,000**
B: Derrick Pallis & Rachel Elmassih
S: Donald Cerrone
Book/Page: 28938/292, Date: 07/19/24
Mtg: Rockland Tr Co $708,000
Term: 2054
Use: Possible New Construction, Lot: 32769sf

14 ROBERT V BEAUPRE CIR **$907,000**
B: Benjamin P Chruney & Kimberly J Chruney
S: Paul D Racine & Laurel A Racine
Book/Page: 28939/310, Date: 07/19/24
Mtg: Guaranteed Rate Inc $475,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40028sf
Prior Sale: $680,000 (05/06)

36 ROLAND BAXTER RD **$360,000**
B: Atwood Properties LLC
S: Ronan-Simoni Paula A Est & Robert Simoni
Book/Page: 28937/208, Date: 07/18/24
Mtg: Marisa A Valentin $410,000
Use: 3 Bdrm Ranch, Lot: 14540sf
Prior Sale: $243,000 (10/02)

641-R S WASHINGTON ST U:7 ..... **$250,000**
B: Ziad Haidar
S: Roland C Moulin & Angela M Moulin
Book/Page: 28938/286, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $107,000 (01/11)

Norton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	63
Median Price	$557,500	$620,000

► REAL ESTATE SALES

39 ANTONE DR **$809,000**
B: Joshua J Willey
S: Libby Cacaccio, Tr for Libby Cacaccio T
Book/Page: 28938/6, Date: 07/18/24
Mtg: Movement Mtg LLC $647,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45738sf
Prior Sale: $207,900 (02/96)

40 ANTONE DR **$810,000**
B: John B Simmons & Nadja N Simmons
S: Demarco Lt & Thomas C Demarc Jr
Book/Page: 28937/225, Date: 07/18/24
Mtg: Guild Mortgage Co $670,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 24219sf
Prior Sale: $183,000 (06/96)

OLD TAUNTON AVE **$1,700**
B: Robert Terpstra & Erin Terpstra
S: John S Henson, Tr for Henson Ft
Book/Page: 28936/309, Date: 07/17/24

153 PINE ST **$500,000**
B: Teresa S White
S: Tony R Goldman, Tr for Dance Life Rt
Book/Page: 28937/318, Date: 07/18/24
Mtg: Cross Country Mtg Inc $200,000
Term: 2054
Use: 2 Bdrm Log, Lot: 85328sf
Prior Sale: $140,000 (09/11)

8 STEPHEN ST **$212,000**
B: Nanak LLC & Hercules Properties LLC
S: Norman Leona V Est & Barbara L Devine
Book/Page: 28938/110, Date: 07/19/24
Use: 2 Bdrm Ranch, Lot: 11500sf

1 VILLAGE WAY U:D **$389,900**
B: Luis Gonzalez
S: Ryan W Butler & Koi A Butler
Book/Page: 28934/126, Date: 07/16/24
Mtg: Northpointe Bank $382,837
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $215,000 (09/17)

184 W MAIN ST **$4,625,000**
B: 184 W Main St Norton LLC
S: Skye Enterprises LLC
Book/Page: 28935/247, Date: 07/17/24
Mtg: North Easton Svgs Bk $3,200,000
Use: Mixed Use-Prim Comm & Other, Lot: 339768sf
Prior Sale: $1,351,000 (09/11)

7 WASHBURN ST **$1,040,000**
B: Ryan Bone
S: Bcbk Prop Holdings LLC
Book/Page: 28938/229, Date: 07/19/24
Mtg: Guild Mortgage Co $766,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 58370sf
Prior Sale: $935,000 (01/22)

Raynham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	57
Median Price	$485,000	$585,000

► REAL ESTATE SALES

36 DAISY LN U:36 ..... **$560,000**
B: Jamea Pooler & Cheryl Pooler
S: Jonathan A Dyen, Tr for Nadine A Dyne RET
Book/Page: 28933/164, Date: 07/15/24
Mtg: Guild Mortgage Co $356,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $396,292 (09/05)

31 HOMESTEAD DR **$1,200,000**
B: Madhav P Pokharel & Kishori Kumari
S: Brian K Anderson & Pamela A Anderson
Book/Page: 28939/60, Date: 07/19/24
Mtg: Rockland Tr Co $948,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40001sf
Prior Sale: $172,500 (04/08)

298 RAMBLEWOOD DR **$555,000**
B: Danielle N Dallis & Linda Dallis
S: Barbara A Shaw
Book/Page: 28933/226, Date: 07/15/24
Mtg: Fairway Ind Mtg $355,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 26881sf

WILDWOOD PATH **$288,000**
B: Boston Signature Bldrs In
S: Wildwood Path Raynham LLC
Book/Page: 28936/20, Date: 07/17/24

Rehoboth

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	58
Median Price	$560,000	$590,000

► REAL ESTATE SALES

32 DEAN ST **$565,000**
B: Kristopher Maiato & Stephanie Maiato
S: Laura Brophy
Book/Page: 28936/229, Date: 07/17/24
Mtg: New American Funding $423,750
Term: 2054
Use: 2-Family Two Family, Lot: 30056sf
Prior Sale: $212,000 (08/11)

43 YVONNE LN **$566,270**
B: Paul R Paquin & Virginia E Messier
S: Sh End Phase LLC
Book/Page: 28935/81, Date: 07/16/24
Use: Residential Developable Land, Lot: 7957sf

Seekonk

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	59
Median Price	$460,000	$510,000

► REAL ESTATE SALES

70 BORDER AVE **$445,000**
B: Shannon E Dimartino
S: Fourteen Hundred Rlty LLC
Doc#: 000000000120294, Date: 07/18/24
Mtg: Dean Cp Bk $355,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 7797sf
Prior Sale: $340,000 (02/24)

12 CHAINEY ST **$500,000**
B: Alicia Macmanus & Andrew T Northrup
S: Thomas A Bullock 2nd
Book/Page: 28939/41, Date: 07/19/24
Mtg: EMM Loans LLC $490,943
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: $283,500 (07/08)

100 COMMERCE WAY **$9,500,000**
B: Demoulas Super Markets In
S: Nai Entertainment Hldg LL
Book/Page: 28935/192, Date: 07/17/24
Use: Movie Theater, Lot: 715691sf
Prior Sale: $875,000 (06/97)

296 FALL RIVER AVE **$530,000**
B: Carrie A Dipietro & Ryan C Joubert
S: Darrien Slaughter & Brandon Hawkins
Book/Page: 28937/253, Date: 07/18/24
Mtg: Semper Home Loans $520,400
Term: 2054
Use: 3 Bdrm Conventional, Lot: 18818sf
Prior Sale: $310,000 (02/21)

14 FIELD ST **$420,000**
B: Courtney Correia & Dana W Desrsiers
S: Dillon Ivey & Ashley M Ivey
Book/Page: 28939/243, Date: 07/19/24
Mtg: United Wholesale Mtg $203,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 10019sf
Prior Sale: $243,900 (07/17)

182 HOPE ST **$480,000**
B: Sara Seyboth
S: Lynn M Mowy & Susan Saccone-Sullivan
Book/Page: 28937/299, Date: 07/18/24
Use: 3 Bdrm Ranch, Lot: 23174sf

202 LINCOLN ST **$290,000**
B: Eric C Mitchell & Monica K Souza
S: Deborah J Antuono
Book/Page: 28932/136, Date: 07/15/24
Use: 3 Bdrm Conventional, Lot: 34412sf

Taunton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	149	149
Median Price	$430,000	$470,000

► REAL ESTATE SALES

190 HIGHLAND ST **$495,000**
B: Hometown Res & Dev LLC
S: Jillan Bates, Tr for Interbartolo Ft
Book/Page: 28938/140, Date: 07/19/24
Mtg: Signature Lending LLC $532,500
Use: 3 Bdrm Old Style, Lot: 16553sf
Prior Sale: $140,000 (09/99)

292 PLAIN ST **$600,000**
B: Luciano P Defreitas & Josiane R Freitas
S: Nelson C Pavao
Book/Page: 28940/24, Date: 07/19/24
Mtg: United Wholesale Mtg $480,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 48352sf
Prior Sale: $286,000 (04/13)

33 RIDGEWOOD DR **$780,000**
B: Adrianna Smith & Sherika Castillo
S: Steven Figueiredo & Christina Figueiredo
Book/Page: 28936/137, Date: 07/17/24
Mtg: Evolve B&T $731,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 19166sf
Prior Sale: $267,000 (01/09)

450 SOMERSET AVE U:6-4 ..... **$215,000**
B: Lisa M Viana
S: Becki Power
Book/Page: 28933/9, Date: 07/15/24
Use: 1 Bdrm Condo
Prior Sale: $188,000 (04/22)

750 WHITTENTON ST U:524 ..... **$270,000**
B: Christopher Oien
S: Ruth Schuetz
Book/Page: 28935/314, Date: 07/17/24
Mtg: Rockland Tr Co $195,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $240,000 (04/22)

119 WOODVIEW DR **$575,000**
B: Leonardo Siqueira
S: John J Marsh
Book/Page: 28933/88, Date: 07/15/24
Mtg: Guild Mortgage Co $564,585
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30056sf
Prior Sale: $150,000 (06/97)

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 JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	25
Median Price	$410,000	$478,000

► REAL ESTATE SALES

1207 MAIN ST **$435,000**
B: Oliveira Investment LLC
S: Diane D Roy
Book/Page: 15044/348, Date: 07/19/24
Mtg: RFLF 7 LLC $391,500
Use: 1-Family Colonial, Lot: 39261sf

72 MIDDLE RD **$487,000**
B: Md Southcoast Prop LLC
S: Siwik Stephen Est & Garry Siwik
Book/Page: 15040/120, Date: 07/15/24
Use: 2-Family Old Style, Lot: 217800sf

Dartmouth

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	85
Median Price	$440,000	$535,000

► REAL ESTATE SALES

9 ABNER POTTER WAY **$800,000**
B: Fabricio Yuminguano
S: Charles D Martineau & Janice D Martineau
Book/Page: 15043/63, Date: 07/17/24
Mtg: Charles D Martineau $600,000
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $55,000 (10/90)

1 GOOSEBERRY LN **$730,000**
B: Derek Santos & Janmarie Rivera-Cintron
S: Ian A Box & Jessica L Costa
Book/Page: 15042/264, Date: 07/17/24
Mtg: Mllestone Mtg Solutio $693,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 75359sf
Prior Sale: $445,800 (02/20)

6 MOCKINGBIRD PATH **$780,000**
B: Ashley Estacio & Diogo Araujo
S: Joseph M Moniz
Book/Page: 15042/346, Date: 07/17/24
Mtg: St Anne's Credit Unio $380,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40075sf
Prior Sale: $477,450 (02/19)

11 RAPOZA ST **$125,000**
B: Labz Listings LLC
S: Shannon Mello
Book/Page: 15045/102, Date: 07/19/24
Use: Mobile Home, Lot: 4356sf
Prior Sale: $172,500 (03/19)

46 STONELEDGE RD **$370,000**
B: 259 Florida St LLC
S: Irene Jardin
Book/Page: 15043/42, Date: 07/17/24
Mtg: Michae L Russell $600,000
Term: 2025
Use: 2-Family Family Flat, Lot: 5663sf

Fairhaven

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	51
Median Price	$430,000	$459,900

► REAL ESTATE SALES

63 GREEN ST **$700,000**
B: Joseph A Pollack & Erica L Mazza
S: Relentlesss Re Group LLC
Book/Page: 15042/299, Date: 07/17/24
Use: Religious Property, Lot: 10947sf
Prior Sale: $445,000 (04/24)

15 GROVE ST **$625,000**
B: Christine M Meehan
S: Karean M Dias, Tr for Bks Properties Rt
Book/Page: 15039/237, Date: 07/15/24
Mtg: Guild Mortgage Co $300,000
Term: 2044
Use: 3 Bdrm Raised Ranch, Lot: 10001sf
Prior Sale: $330,000 (10/23)

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BRISTOL REGISTRY
continued

127 HOWLAND RD $590,000
B: Jesse F Roderiques & Colleen E Roderiques
S: Dianne Camara & Glenn Camara
Doc#: 000000000136780, Date: 07/19/24
Mtg: Cardinal Fncl Co LP $401,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7497sf

364 HUTTLESTON AVE $565,000
B: Manuel R Alvarado & Verania Santos
S: J&j Ent LLC
Book/Page: 15041/292, Date: 07/16/24
Mtg: Freedom Mortgage Corp $554,766
Term: 2054
Use: 3 Bdrm Conventional, Lot: 15655sf
Prior Sale: $190,000 (06/22)

5 JEANNETTE ST $400,000
B: Zacheriah Jakowski & Chynna A Jakowski
S: Edward L Jakowski & Deborah E Jakowski
Book/Page: 15044/282, Date: 07/19/24
Mtg: Navy FCU $330,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 10520sf
Prior Sale: $309,000 (01/18)

39 TABER ST $400,000
B: Yahweh Properties LLC
S: Noelle Bradford
Book/Page: 15041/242, Date: 07/16/24
Mtg: Tailor Rdg REIT LLC $450,000
Use: 2-Family Family Flat, Lot: 4870sf
Prior Sale: $279,000 (08/20)

New Bedford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	219	205
Median Price	$350,000	$379,000

► REAL ESTATE SALES

198 BONNEY ST $450,000
B: Q&j Enterprises LLC
S: Mecias R Rivera
Book/Page: 15040/343, Date: 07/16/24
Mtg: HomeXpress Mtg $344,250
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3023sf
Prior Sale: $255,000 (05/19)

28 BORDEN ST $550,000
B: Shannon W Barry
S: Alex J Dixon & Ninah R Macedo
Book/Page: 15041/167, Date: 07/16/24
Mtg: EMM Loans LLC $253,000
Term: 2054
Use: 2-Family Two Family, Lot: 2548sf
Prior Sale: $447,500 (05/23)

765 CHURCH ST $380,000
B: Alma Del Mar Foudation In
S: Susan M Ferguson, Tr for Margaret M Johnson Ft
Book/Page: 15042/339, Date: 07/17/24
Use: 3 Bdrm Ranch, Lot: 11661sf

190 CLINTON ST $264,000
B: Brendon Botelho
S: Costa Peter Est & Jill M Dacosta
Book/Page: 15042/174, Date: 07/17/24
Mtg: Leonard O Botelho $270,000
Term: 2025
Use: 4 Bdrm Colonial, Lot: 3507sf

140 COTTAGE ST $900,000
B: Peter Berthiaume
S: 140 Cottage LLC
Book/Page: 15044/226, Date: 07/19/24
Mtg: Taunton Federal Cr Un $720,000
Use: Apartment Bldg - 4-8 Units, Lot: 8799sf
Prior Sale: $489,000 (01/20)

1053 DEWEY ST $425,000
B: Timothy S Trigueiro, Tr for Paige E Medeiros
S: Medeiros Edward Est & Joseph M Abraham
Book/Page: 15044/34, Date: 07/18/24
Mtg: United Wholesale Mtg $417,302
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9500sf

36-38 DEWOLF ST $585,000
B: Omar Q Guetierrez & Veronique L Fernandes
S: Oliveira Investment Inc
Book/Page: 15040/85, Date: 07/15/24
Mtg: Total Mtg Svcs $574,404
Term: 2054
Use: 2-Family Two Family, Lot: 5314sf
Prior Sale: $200,000 (03/24)

33 GOSNOLD ST $405,000
B: Carrissa L Wiley
S: Maria M Amaral, Tr for Amaral Irt
Book/Page: 15042/217, Date: 07/17/24
Mtg: United Wholesale Mtg $397,664
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7205sf

87 HATHAWAY ST $580,000
B: Lori T Ly
S: Seth C Schoorens
Book/Page: 15040/52, Date: 07/15/24
Mtg: Keystone Funding $543,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3798sf
Prior Sale: $220,000 (07/09)

506 HAWES ST $340,000
B: Laura F Frey
S: Hurley Homes LLC
Book/Page: 15045/128, Date: 07/19/24
Use: 2 Bdrm Ranch, Lot: 3202sf
Prior Sale: $245,000 (02/24)

200 HAWTHORN ST $3,526,200
B: Nb Jewis Home Realty LLC
S: New Bedford Jewish Conval
Book/Page: 15039/108, Date: 07/15/24
Use: Other Exempt, Lot: 96390sf

241 LOWELL ST $530,000
B: Darlene Martin, Tr for Kareem Idrissi Irt
S: Michael Couto
Book/Page: 15042/326, Date: 07/17/24
Use: 3 Bdrm Ranch, Lot: 9601sf
Prior Sale: $193,900 (02/18)

60 MECHANICS LN $430,000
B: Oceanfront Re Inv LLC
S: Warren G Chase, Tr for Gardner Chase Rt
Book/Page: 15041/154, Date: 07/16/24
Use: 2-Family Two Family, Lot: 1525sf

213 NASH RD $599,000
B: Rail Way Rentals LLC
S: 213 Nashh Rd LLC
Book/Page: 15040/26, Date: 07/15/24
Mtg: Bristol Cnty Svgs Bk $449,250
Use: 3-Family Mlti-Unt Blg, Lot: 7379sf
Prior Sale: $240,000 (12/05)

332 NORTH ST $450,000
B: Hermilo M Andablo
S: Arlinda D Ribeiro
Book/Page: 15045/109, Date: 07/19/24
Mtg: Cross Country Mtg Inc $441,849
Term: 2054
Use: 4 Bdrm Colonial, Lot: 2152sf
Prior Sale: $169,900 (02/18)

1125 PEQUOT ST $300,000
B: Justin Rodriques & Danielle Rodriques
S: Janice Corvi & Donald R Gaudette Jr
Book/Page: 15043/290, Date: 07/18/24
Mtg: New Bedford CU $210,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7501sf

17 SCOTT ST $200,000
B: Property Investment LLC
S: Braga Teofilo M Est & Elizabeth Blanchette
Book/Page: 15043/322, Date: 07/18/24
Mtg: New Bedford Lenders T $300,000
Use: 3 Bdrm Cottage, Lot: 2801sf

213 SHAW ST $446,000
B: Brian D Keyes Jr & Jessica Whitting
S: Pedro I Gomez-Perez & Alicia Lovos
Book/Page: 15040/219, Date: 07/15/24
Mtg: Mllestone Mtg Solutio $432,620
Term: 2054
Use: 3 Bdrm Cottage, Lot: 4478sf
Prior Sale: $190,000 (09/23)

222 STATE ST $415,000
B: Carlos A Minaya
S: Carmen Silva
Book/Page: 15043/251, Date: 07/18/24
Mtg: Total Mtg Svcs $407,483
Term: 2054
Use: 2-Family Two Family, Lot: 4600sf

82 SUTTON ST $399,000
B: Paulo A Silverio & Buffy L Mosio
S: Carlos Costa
Book/Page: 15039/284, Date: 07/15/24
Mtg: United Wholesale Mtg $391,773
Term: 2054
Use: 4 Bdrm Bngl/Cottage, Lot: 3851sf
Prior Sale: $200,000 (01/24)

457 UNION ST $367,000
B: Preston Barbosa
S: Cml Realty LLC
Book/Page: 15041/55, Date: 07/16/24
Mtg: Stonewater Mtg Corp $348,650
Term: 2054
Use: 2-Family Two Family, Lot: 3585sf
Prior Sale: $80,000 (12/12)

23 WALDO ST $450,000
B: Lauren E Plourde & Daniel Carroll
S: Maureen E Boyle, Tr for James & Mary Sullivan RET
Book/Page: 15044/320, Date: 07/19/24
Mtg: Bristol Cnty Svgs Bk $250,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 5894sf

356 WHITLOW ST $425,000
B: Jonathan Moniz
S: Kyle M Brum, Tr for Brum Ft
Doc#: 000000000136758, Date: 07/17/24
Mtg: Baycoast Mortgage Co $340,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7492sf
Prior Sale: $251,000 (06/21)

29 WINSPER ST $580,000
B: Clayton Timas & Cassidy Jacques
S: Kevin W Medeiros, Tr for Medeiros Ft
Book/Page: 15040/193, Date: 07/15/24
Mtg: Total Mtg Svcs $569,494
Term: 2054
Use: 2-Family Two Family, Lot: 3119sf

Westport

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	56
Median Price	$540,000	$637,500

► REAL ESTATE SALES

CORNELL RD L:1 ..... $228,000
B: Lisa A Plante, Tr for Mare R Plante Ft
S: Lisa A Plante, Tr for Lisa A Plante T
Book/Page: 15045/92, Date: 07/19/24

473 DIVISION RD $540,000
B: Ann Klecan
S: William T Long & Virginia Long
Doc#: 000000000136776, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 130680sf
Prior Sale: $65,000 (11/87)

1614-A DRIFT RD U:1614A $631,000
B: Patricia C Morss
S: Radek Fooksa & Daniela S Fooksa
Book/Page: 15044/203, Date: 07/19/24
Use: Condo, Lot: 33709sf
Prior Sale: $337,500 (03/17)

1332 MAIN RD $610,000
B: Jessica Mills & Asa Mills
S: Samantha Medeiros & Bennan C Medeiros
Book/Page: 15040/247, Date: 07/15/24
Use: 3 Bdrm Cape Cod, Lot: 27443sf
Prior Sale: $299,500 (07/12)

46 PRESIDENT ST $500,000
B: Warren Andrews Jr & Stephanie Martel
S: Mark A Oliveira & Rachel M Oliveira
Book/Page: 15043/208, Date: 07/18/24
Mtg: Fall River Five Cents $490,943
Term: 2054
Use: 3 Bdrm Conventional, Lot: 35360sf
Prior Sale: $260,000 (11/10)

Dukes Registry

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

Edgartown

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	20
Median Price	$1,582,500	$1,837,500

► REAL ESTATE SALES

11 ANTHIERS WAY $1,300,000
B: Marcio G Pereira & Maira A Pereira
S: Boyd Margaret E Est & Richard Boyd
Book/Page: 1685/219, Date: 07/15/24
Use: 4 Bdrm Ranch, Lot: 47916sf
Prior Sale: $1,300,000 (07/24)

182 KATAMA RD $1,050,000
B: 182 Katama Rd LLC
S: George J Klingensmith, Tr for Kligensmith Ft
Book/Page: 1685/432, Date: 07/16/24
Use: 3 Bdrm Conventional, Lot: 156380sf
Prior Sale: $8,400 (10/98)

1 MAGNOLIA WAY U:1 ..... $225,035
B: Margarita S Kelly
S: James M Dropick
Book/Page: 1685/452, Date: 07/16/24
Mtg: Rockland Tr Co $205,532
Term: 2054
Use: 1 Bdrm Condo, Lot: 65776sf
Prior Sale: $132,000 (12/08)

45 NORTH ST $1,050,000
B: Trent Quinn & Manada Quinn
S: Scott W Morgan
Book/Page: 1685/683, Date: 07/19/24
Use: 2 Bdrm Cape Cod, Lot: 10000sf

Oak Bluffs

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	19
Median Price	$1,225,000	$1,225,000

► REAL ESTATE SALES

CHICKAWAUKEE ST $895,000
B: Michele E Maloney
S: James L Ohare, Tr for Oak Bluffs Rt
Doc#: 000000000094851, Date: 07/15/24

27 E SIDE RD $400,000
B: Christophe J Priore, Tr for 27 East Side Rt
S: Marha M Child
Book/Page: 1685/257, Date: 07/15/24
Use: 1 Bdrm Camp/Cabin, Lot: 2178sf
Prior Sale: $95,000 (06/96)

4 HOPES WAY $1,900,000
B: James J Orourke & Laura E Dadagian-Orourke
S: Capebuilt Lagoon Rdg LLC
Book/Page: 1685/562, Date: 07/17/24
Mtg: Marthas Vineyard Ban $766,550
Term: 2054
Use: 3 Bdrm Old Style, Lot: 11525sf

21 LEXINGTON AVE $28,000
B: Stephen G Wilkerson, Tr for Stephn G & K Wilkerson T
S: Quailwood LLC
Book/Page: 1685/313, Date: 07/16/24
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $184,960 (07/17)

20 TIA ANNA LN $965,000
B: Joseph P Fallo & Johanna M Fallo
S: Metell Cladia A Est & Sally W Formica
Book/Page: 1685/531, Date: 07/17/24
Mtg: Marthas Vineyard Ban $766,550
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11760sf

Tisbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	17
Median Price	$1,050,000	$1,030,000

► REAL ESTATE SALES

81 OLD LIGHTHOUSE RD $700,000
B: Christopher Stevens & Linda Stevens
S: William Stevens & Heather Stevens
Book/Page: 1685/286, Date: 07/16/24
Mtg: Stifel Bank & Trust $230,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Cape Cod, Lot: 38250sf
Prior Sale: $499,000 (11/13)

189 WINYAH LN $1,370,000
B: D M Faichild-Coppoletti & L A Fairchild-Coppoletti
S: John D Custer, Tr for Herbert Custe RET
Doc#: 000000000094872, Date: 07/18/24
Mtg: Cape Cod Five Cent Bk $1,027,500
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 39031sf
Prior Sale: $72,000 (10/96)

West Tisbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	10
Median Price	$1,500,000	$2,203,750

► REAL ESTATE SALES

5 HUSEBYS MOUNTAIN RD $1,500,000
B: Cs-Re Huseby Meadows LLC
S: Huseby Meadows LLC
Doc#: 000000000094884, Date: 07/19/24
Use: Accessory Land Improved, Lot: 435600sf
Prior Sale: $1,900,000 (03/23)

Essex Registry

Northern District

M. Paul Iannuccillo, Register
1 Union Street, Suite 402
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Andover

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	114
Median Price	$999,000	$1,000,000

► REAL ESTATE SALES

16 BALMORAL ST U:214 ..... $370,000
B: James N Maggio Jr
S: Christian Baker
Book/Page: 18041/37, Date: 07/15/24
Mtg: Cross Country Mtg Inc $296,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $245,000 (12/18)

4 BLUEBERRY HILL RD $1,350,000
B: Richard J Conley & Kristine Conley
S: Mary L Joe, Tr for Lim Ft
Book/Page: 18042/83, Date: 07/16/24
Mtg: Winchester Cp Bk $200,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 5 Bdrm Colonial, Lot: 30579sf

12 CARTER LN $1,890,000
B: Jennifer Travalini, Tr for Michael Travalini
S: Prerak D Shah, Tr for Shah Rt
Book/Page: 18043/107, Date: 07/17/24
Use: 4 Bdrm Contemporary, Lot: 35022sf
Prior Sale: $1,200,000 (08/07)

180 ELM ST $835,000
B: Victoria E Muir & Christopher J Oconnell Jr
S: Kimberly A Heseltine, Tr for 180 Elm St Rt
Book/Page: 18045/122, Date: 07/19/24
Mtg: Cross Country Mtg Inc $751,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10019sf

20 ENFIELD DR $1,380,000
B: Anthony Dotson & Kirsten Dotson
S: Mei Sun & Yuhui Shang
Doc#: 000000000130314, Date: 07/19/24
Mtg: Berkshire Bank $966,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 33062sf
Prior Sale: $1,260,000 (08/22)

272 HIGH PLAIN RD $828,900
B: Tawil N Diaz & Juan A Diaz
S: Joseph Mcgowan & Regina M Mcgowan
Book/Page: 18045/144, Date: 07/19/24
Mtg: Guaranteed Rate Inc $787,455
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 43996sf
Prior Sale: $343,700 (03/12)

6 LEAH WAY U:6 ..... $1,175,000
B: Gary W Ryan & Erin A Ryan
S: Charles A Wheeler 3rd
Book/Page: 18041/200, Date: 07/15/24
Mtg: Guaranteed Rate Inc $940,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $849,900 (02/15)

26 MICHAEL WAY U:26 ..... $360,000
B: Alexander S Coray
S: Andover Cmnty Tlnc
Book/Page: 18045/48, Date: 07/19/24
Mtg: Guaranteed Rate Inc $288,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $347,900 (01/24)

204-210 N MAIN ST $1,800,000
B: Family Run Properties LLC
S: Serenity Residential LLC
Book/Page: 18041/268, Date: 07/15/24
Use: Apartment Bldg - 4-8 Units, Lot: 9975sf
Prior Sale: $1,150,000 (09/18)

416 S MAIN ST $1,050,000
B: Jonathan M Babiarz
S: Michael J Meyers
Book/Page: 18043/271, Date: 07/17/24
Mtg: Flagstar Bank FSB $892,500
Term: 2054 Rate: 7.4% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 58109sf
Prior Sale: $290,000 (02/92)

Lawrence

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	55
Median Price	$435,000	$491,000

► REAL ESTATE SALES

148-150 BAILEY ST $430,000
B: 148-154 Bailey St LLC
S: Diverse Real Estate LLC
Book/Page: 18044/91, Date: 07/18/24
Use: Residential Developable Land, Lot: 6292sf
Prior Sale: $152,500 (09/22)

152-154 BAILEY ST $430,000
B: 148-154 Bailey St LLC
S: Diverse Real Estate LLC
Book/Page: 18044/91, Date: 07/18/24
Use: Residential Developable Land, Lot: 8712sf
Prior Sale: $152,500 (09/22)

167 EMMETT ST $400,000
B: Joel Ortega & Jakira F Garcia
S: Sharon A Mell
Book/Page: 18041/233, Date: 07/15/24
Use: 3 Bdrm Conventional, Lot: 6240sf

11 GROVE ST U:11 ..... $352,000
B: Marvin F Zapata-Moran
S: Uguz Mehmet Est & Ayse G Uguz
Book/Page: 18045/205, Date: 07/19/24
Mtg: American Ngbd Mtg Acc $334,400
Term: 2054
Use: 5 Bdrm Condo

28 WOODLAND ST $700,000
B: 28 Woodland Street LLC
S: Christine Fazio
Book/Page: 18043/193, Date: 07/17/24
Use: 2-Family Family Flat, Lot: 9000sf
Prior Sale: $125,000 (05/99)

Methuen

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	143	138
Median Price	$501,000	$562,500

► REAL ESTATE SALES

26 ALEXANDER CIR $565,000
B: Andrew Gray
S: Debralee Arrigo
Book/Page: 18041/147, Date: 07/15/24
Mtg: Cross Country Mtg Inc $270,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15202sf
Prior Sale: $129,000 (07/96)

19 ANDERSON DR $651,196
B: Prabhat Raut & Isha Bista
S: Jenna R Blanchette & David R Blanchette
Book/Page: 18041/271, Date: 07/15/24
Mtg: NBKC Bank $536,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 15028sf
Prior Sale: $10,000 (01/08)

76 AYER ST $441,500
B: Rosphalie B Agenor
S: Jeremy C Lug
Book/Page: 18041/168, Date: 07/15/24
Mtg: Rocket Mortgage LLC $419,425
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14462sf
Prior Sale: $145,000 (03/00)

4 AYERS VILLAGE RD $340,000
B: Jitendrakumar Patel, Tr for Ayers Village Rt
S: Shailesh A Patel
Book/Page: 18044/138, Date: 07/18/24
Mtg: Meredith Vlg Svgs Bk $221,000
Use: Commercial Devlpble Land, Lot: 43560sf
Prior Sale: $240,000 (08/16)

11 HIDDEN RD $660,000
B: Richard A Ortiz
S: Beth L Whitmer & Dana R Whitmer
Book/Page: 18041/321, Date: 07/15/24
Mtg: United Wholesale Mtg $613,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20038sf

150 NORTH ST $650,000
B: Madison K Lebron & Victor A Lebron-Carty
S: Kathleen M Carroll & Thomas J Carroll
Book/Page: 18041/60, Date: 07/15/24
Mtg: Inst Svgs Newburyport $494,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $370,000 (10/19)

211 PELHAM ST $510,000
B: Anton Y Zananiri & Indhira Sosa
S: Rosalina Vargas & Albert Vargas
Book/Page: 18043/300, Date: 07/17/24
Mtg: Guaranteed Rate Inc $500,762
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12676sf
Prior Sale: $239,900 (10/13)

82 PINE TREE DR U:82 ..... $905,000
B: Todd R Johnson & Andree T Johnson
S: Stephen J Gendron & Katherine K Gendron
Book/Page: 18044/347, Date: 07/19/24
Mtg: Salem Five Mtg Co $200,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Condo
Prior Sale: $765,000 (05/21)

24 PINEDALE AVE $713,000
B: Ines S Perez Medrano
S: Rebecca A Newcomb
Book/Page: 18045/267, Date: 07/19/24
Mtg: American Ngbd Mtg Acc $680,448
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 5009sf
Prior Sale: $385,000 (10/05)

673 PROSPECT ST $655,000
B: Clyo M Espinosa & Scarlet M Espinosa
S: Cheryl L Spang
Book/Page: 18042/139, Date: 07/16/24
Mtg: Guaranteed Rate Inc $643,136
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9801sf
Prior Sale: $100,000 (03/06)

4 RUSSELL ST $500,000
B: Fladimar A Dos Santos
S: James D Kleeberger
Book/Page: 18042/331, Date: 07/16/24
Mtg: United Wholesale Mtg $475,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $252,999 (12/15)

19 TYLER ST $420,000
B: Conor Smith
S: Carter Paul M Est & George L Carter
Book/Page: 18043/213, Date: 07/17/24
Mtg: Inst Svgs Newburyport $399,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9932sf
Prior Sale: $430,000 (05/04)

► FORECLOSURE DEEDS

15 JUNIOR AVE $383,000
B: Richard Lepine
S: Thomas W Fairbanks & Wilmington Saving Fund So
Doc#: 000000000130304, Date: 07/18/24
Use: 3 Bdrm Cape Cod, Lot: 7797sf

North Andover

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	83
Median Price	$755,000	$800,000

► REAL ESTATE SALES

24 BOOTH ST $925,000
B: Ryan Bucknam & Erin Leonard
S: Michael D Foote & Pamela M Foote
Doc#: 000000000130287, Date: 07/15/24
Mtg: Fairway Ind Mtg $693,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24999sf
Prior Sale: $239,000 (03/95)

39 FARRWOOD AVE U:1 ..... $260,000
B: Jeffrey P Lonks
S: Karen Farris, Tr for Heritage Green Condo T
Book/Page: 18043/117, Date: 07/17/24
Mtg: Aaren A Lonks $191,087
Use: 1 Bdrm Condo
Prior Sale: $124,250 (08/08)

49 GARNET CIR $980,000
B: Masood K Toroghi
S: Scott Dentremont & Rebecca Dentremont
Book/Page: 18042/2, Date: 07/15/24
Mtg: Rocket Mortgage LLC $784,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15564sf
Prior Sale: $651,308 (10/04)

44 KARA DR $1,285,000
B: David Yost & Theresa Yost
S: Thomas C Oconnell & Jane E Oconnell
Book/Page: 18044/178, Date: 07/18/24
Mtg: Harbor 10a Llc $1,100,000
Use: 4 Bdrm Colonial, Lot: 25003sf
Prior Sale: $395,000 (05/95)

78 KARA DR $1,325,000
B: Peter Kuhlmann & Nikki Kuhlmann
S: Robert E Sciaudone & Mechelle M Sciaudone
Book/Page: 18043/56, Date: 07/17/24
Mtg: Bank of America NA $1,060,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 26363sf
Prior Sale: $841,200 (11/07)

21 PEMBROOK RD $850,000
B: Amanda E Laws
S: Pembrook LLC
Book/Page: 18044/15, Date: 07/17/24
Mtg: Guaranteed Rate Affin $590,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 14248sf
Prior Sale: $425,000 (12/23)

336 SHARPNERS POND RD $825,000
B: Kaelyn N Sackett
S: Brian T Fitzgerald & Ellen M Fitzgerald
Book/Page: 18044/42, Date: 07/17/24
Mtg: Leader Bank NA $766,500
Term: 2054
Use: 4 Bdrm Garrison, Lot: 46609sf
Prior Sale: $420,000 (06/02)

33 UPLAND ST U:33 ..... $500,000
B: Tyler Wing
S: Jania I Pacheco & Omar D Pacheco
Book/Page: 18045/171, Date: 07/19/24
Mtg: Radius Financial Grp $475,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $400,000 (10/20)

61 VILLAGE GREEN DR U:61 ..... $399,900
B: Stephanie M Korbani & George N Korbani
S: Kelley Flynn
Book/Page: 18045/238, Date: 07/19/24
Mtg: Ark-La-Tex Fin Svcs $319,920
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $305,000 (09/20)

Essex Registry

Southern District

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Amesbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	45
Median Price	$622,500	$630,000

► REAL ESTATE SALES

6 HAWKSWOOD ESTS U:6 ..... $879,900
B: Jaime Whitney & Kevin Whitney
S: Ellen W Miller & Jonathan S Miller
Book/Page: 42224/86, Date: 07/18/24
Mtg: Enterprise Bk & Tr Co $703,920
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $580,000 (07/16)

102 HIGH ST $707,000
B: Mariana Pierce & Christopher Taylor
S: Deborah Wood
Book/Page: 42227/101, Date: 07/19/24
Mtg: Radius Financial Grp $565,600
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6530sf
Prior Sale: $599,000 (12/22)

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1 LAKEVIEW AVE **$640,000**
B: Jessica L Allen & Lauren M Diprima
S: Chapin Kennett & Kristin Kennett
Book/Page: 42224/332, Date: 07/18/24
Mtg: Cross Country Mtg Inc $512,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 9139sf
Prior Sale: $290,000 (05/11)

75 MAIN ST U:203 ..... **$380,000**
B: Diane Crabtree & P D Grearson
S: Harley J Wood
Book/Page: 42223/502, Date: 07/18/24
Use: 1 Bdrm Condo
Prior Sale: $340,000 (11/22)

450 MAIN ST **$1,235,000**
B: Frank L Leavy, Tr for Leavy Ft
S: Wendy E Borger & Halid E Hatic
Book/Page: 42220/165, Date: 07/16/24
Use: 4 Bdrm Colonial, Lot: 12000sf
Prior Sale: $685,000 (07/17)

77-79 MARKET ST U:2 ..... **$360,000**
B: Catherine M Debrocke & Heather Rogers
S: Constance J Caras
Book/Page: 42218/3, Date: 07/15/24
Use: Condo

18 RIVERVIEW HTS U:18 ..... **$995,000**
B: Ellen W Miller & Jonathan S Miller
S: Cynthia A Olansky, Tr for Olansky Ft
Book/Page: 42224/309, Date: 07/18/24
Mtg: Rockland Tr Co $425,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $565,000 (07/16)

Beverly

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	99
Median Price	$675,000	$700,000

► REAL ESTATE SALES

3 AVALON AVE **$3,250,000**
B: Dava Ritchea & Derek Ritchea
S: Joseph L Cunningham
Book/Page: 42224/223, Date: 07/18/24
Mtg: US Bank NA $2,600,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 5 Bdrm Colonial, Lot: 72310sf
Prior Sale: $1,690,000 (05/18)

4 BAY VIEW AVE **$1,490,000**
B: Molly Mcgovern & Justin Sharifi
S: Mary A Maloney, Tr for 4 Bay View Rt
Book/Page: 42219/608, Date: 07/16/24
Mtg: Guaranteed Rate Inc $894,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 17563sf

2 BURTON AVE **$835,000**
B: Caroline S Mckenna & Matthew L Mckenna
S: Catherine K Norton & Todd Norton
Book/Page: 42226/443, Date: 07/19/24
Mtg: Leader Bank NA $668,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3633sf
Prior Sale: $475,000 (10/17)

266 CABOT ST U:6 ..... **$175,000**
B: 266 Cabot LLC
S: Kathleen G Archer
Book/Page: 42224/511, Date: 07/18/24
Use: Office Condo Unit
Prior Sale: $90,000 (03/13)

8 CROSBY AVE **$650,000**
B: Casey Arnold & Patrick Dugan
S: Jennifer Relstab & Matthew Relstab
Book/Page: 42224/287, Date: 07/18/24
Mtg: Leader Bank NA $585,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5850sf
Prior Sale: $386,000 (06/17)

30 DOLLOFF AVE **$795,000**
B: Jacquelyn L Esposito
S: Alex Roper
Book/Page: 42220/285, Date: 07/16/24
Mtg: New American Funding $610,000
Term: 2054
Use: 2-Family Two Family, Lot: 5118sf
Prior Sale: $550,000 (05/19)

4 DONDI RD **$655,000**
B: Daniel Crowe & Cheryl Iudice
S: Marie Bromley
Book/Page: 42224/113, Date: 07/18/24
Mtg: Movement Mtg LLC $524,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16579sf
Prior Sale: $390,000 (06/04)

91-R HALE ST **$2,400,000**
B: Heather A Multhaupt & Christopher J Tatnall
S: Jill M Costain & Paul D Costain
Book/Page: 42218/89, Date: 07/15/24
Mtg: Leader Bank NA $1,400,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 17424sf
Prior Sale: $920,000 (10/14)

6 JUNIPER VALLEY CT **$1,268,000**
B: Deborah J Durnam & Kenneth A Gabard
S: Deborah Corson
Book/Page: 42220/7, Date: 07/16/24
Use: 3 Bdrm Colonial, Lot: 23152sf
Prior Sale: $665,000 (05/15)

12 STEWART AVE **$515,000**
B: Sivaldo G Veloso
S: Shorelight Res LLC
Book/Page: 42217/437, Date: 07/15/24
Mtg: United Wholesale Mtg $499,550
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6817sf
Prior Sale: $250,000 (05/24)

12 WALNUT AVE **$685,000**
B: Gregory Gagnon & Leana Vrenangr
S: James A Cuoco & Lisa M Sulkin
Book/Page: 42221/348, Date: 07/17/24
Mtg: Cross Country Mtg Inc $650,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6499sf

Boxford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	38
Median Price	$1,005,000	$935,000

► REAL ESTATE SALES

7 BEECHWOOD CIR **$1,000,000**
B: Cosmin F Cuc & Diana M Ghiura
S: Marshall R Hudson
Book/Page: 42219/389, Date: 07/16/24
Mtg: Cross Country Mtg Inc $750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 113256sf

310 IPSWICH RD **$780,000**
B: Cassandra Morrill & Dominick Morrill
S: Marya L Decarlen
Book/Page: 42216/595, Date: 07/15/24
Mtg: Harvard FCU $710,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 50000sf
Prior Sale: $527,500 (08/18)

531 MAIN ST **$625,000**
B: Theodore Pollard
S: John Ferrigno, Tr for John Ferrigno RET
Book/Page: 42224/566, Date: 07/18/24
Mtg: Fairway Ind Mtg $500,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 44431sf
Prior Sale: $400,000 (04/17)

Danvers

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	70
Median Price	$650,000	$651,000

► REAL ESTATE SALES

9 BURLEY ST **$650,000**
B: Geovany A Farias & Tatiane D Farias
S: Valerie A Santorella, Tr for Burley Heights Rt
Book/Page: 42221/387, Date: 07/17/24
Mtg: United Wholesale Mtg $617,500
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 12101sf

20 CAROLYN DR **$615,000**
B: Brian S Faria & Elizabeth R Faria
S: Daniel F Curtis
Book/Page: 42219/555, Date: 07/16/24
Mtg: Rockland Tr Co $200,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10001sf

319 LOCUST ST **$890,000**
B: Ross Carver & Stephanie Ryan
S: Albert V Vellante & Kimberly J Vellante
Book/Page: 42217/410, Date: 07/15/24
Mtg: Cross Country Mtg Inc $801,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 18121sf
Prior Sale: $282,000 (11/13)

24 NEWBURY ST **$4,700,000**
B: Mag Re Hldg - Danvers LLC
S: 24 Newbury St Danvers LLC
Book/Page: 42227/131, Date: 07/19/24
Mtg: Needham Bk $3,525,000
Use: Mixed Use-Prim Comm & Resd, Lot: 300564sf

Essex

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	12
Median Price	$775,000	$700,000

► REAL ESTATE SALES

38-R POND ST **$975,000**
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)

Georgetown

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	34
Median Price	$680,000	$772,500

► REAL ESTATE SALES

123 E MAIN ST **$1,075,000**
B: Hrair Darian
S: Donald W Soini & Marcelle R Soini
Book/Page: 42220/265, Date: 07/16/24
Mtg: Metro Credit Union $860,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 740445sf

Gloucester

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	54
Median Price	$552,500	$600,000

► REAL ESTATE SALES

39-41 BEACON ST U:19 ..... **$625,000**
B: Allen E Stratton & Elizabeth Stratton
S: James Haskell & Katrina Haskell
Book/Page: 42226/272, Date: 07/19/24
Use: Condo

6 DENNIS CT U:2 ..... **$650,000**
B: Kathryn A Boudreau & Mark Boudreau
S: Dennis J Flavin, Tr for Dennis J & M A Flavin Lt
Book/Page: 42227/216, Date: 07/19/24
Mtg: Cross Country Mtg Inc $500,000
Term: 2054
Use: Condo

13 EXCHANGE ST **$612,500**
B: Maureen Oconnell
S: Newton F Walker 3rd & Sara S Walker
Book/Page: 42217/544, Date: 07/15/24
Use: 3 Bdrm Colonial, Lot: 3200sf
Prior Sale: $375,000 (02/20)

58 GRAPEVINE RD **$740,000**
B: Anthony Frontiero & Deborah A Frontiero
S: Anthony Randazza, Tr for Rosalie A Randazza Irt
Doc#: 000000000652426, Date: 07/15/24
Mtg: Cape Ann Svgs Bk $485,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf

148 HESPERUS AVE U:B **$920,000**
B: Karen Brennan, Tr for Karen Brennan Lt
S: Francis Mccormick Jr
Book/Page: 42224/193, Date: 07/18/24
Mtg: Inst Svgs Newburyport $220,000
Term: 2054
Use: Condo

20 PLEASANT ST U:A **$480,000**
B: Charles P Mcmanus
S: Laurie C Martini
Book/Page: 42220/92, Date: 07/16/24
Mtg: Charles H Mcmanus $394,000
Use: 2 Bdrm Condo
Prior Sale: $335,000 (10/05)

26 WOODBURY ST **$875,000**
B: Marya Decarlen
S: Elizabeth A Normand
Doc#: 000000000652433, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 20761sf
Prior Sale: $560,000 (05/21)

Hamilton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	31
Median Price	$729,000	$870,000

► REAL ESTATE SALES

965 BAY RD **$879,000**
B: Brooke B Barsanti & Christopher H Ripp
S: Susan L Douglas, Tr for Terrill M Jennings RET
Book/Page: 42227/276, Date: 07/19/24
Mtg: Leader Bank NA $503,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 16000sf

6 HORSESHOE LN **$1,020,000**
B: Julian Harrison
S: Carolyn L Decatur, Tr for 6 Horseshoe Lane Rt
Book/Page: 42223/509, Date: 07/18/24
Mtg: JPMorgan Chase Bank $862,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31450sf
Prior Sale: $270,000 (06/87)

Haverhill

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	143	143
Median Price	$500,000	$535,000

► REAL ESTATE SALES

29 17TH AVE **$615,000**
B: Marlyn Solis
S: Glennys M Diaz & Junior I Reyes-Adames
Book/Page: 42221/375, Date: 07/17/24
Use: 5 Bdrm Old Style, Lot: 7148sf
Prior Sale: $210,000 (07/15)

241-243 BROADWAY **$200,000**
B: Richard M Torossian, Tr for Torossian Ft
S: Joseph M Torossian Jr
Doc#: 000000000652446, Date: 07/15/24
Mtg: Salem Cooperative Bk $300,000
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 6229sf

222 CEDAR ST U:222 ..... **$420,000**
B: Brittany Grasso & Jacob Grasso
S: Rkaco LLC
Book/Page: 42227/336, Date: 07/19/24
Use: Condo

69 COOLIDGE AVE **$665,000**
B: Rory S Dion & Catherine M Masland
S: Angela L Rossignoll & Steven J Rossignoll
Book/Page: 42226/21, Date: 07/19/24
Mtg: Cross Country Mtg Inc $598,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15346sf
Prior Sale: $300,000 (06/12)

11-13 GARDEN ST **$710,000**
B: Amauris G Bodre
S: Lesly Lopez
Book/Page: 42226/99, Date: 07/19/24
Mtg: Guaranteed Rate Inc $674,500
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 6286sf
Prior Sale: $220,000 (04/17)

7-9 GRANT ST **$580,000**
B: Wf Solutions LLC
S: Suslovich Peter G Est & Shannon S Lamond
Book/Page: 42222/35, Date: 07/17/24
Use: 2-Family Townhouse, Lot: 7200sf

6-8 GREYSTONE AVE **$633,000**
B: Anabel Cordero & Mario Borja
S: Vly North Poperty Mgmt Sv
Doc#: 000000000652492, Date: 07/17/24
Mtg: Mtg Equity Partners $621,534
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 10742sf
Prior Sale: $242,500 (08/10)

77 KEELEY ST **$680,000**
B: Best E Agbontaen
S: Kathleen Leighton & Heather L Morris
Book/Page: 42217/86, Date: 07/15/24
Mtg: Newrez LLC $608,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6639sf
Prior Sale: $620,000 (06/22)

10 MAYFLOWER LN **$860,100**
B: Raymond B Kidd
S: Charlene Oneill, Tr for Charlene Oneill RET
Book/Page: 42218/331, Date: 07/15/24
Mtg: American Ngbd Mtg Acc $860,100
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40084sf
Prior Sale: $287,880 (05/95)

420 N BROADWAY **$325,000**
B: Sds Development LLC
S: Michael Williams, Tr for Ljw Rt
Book/Page: 42219/449, Date: 07/16/24
Mtg: Loan T LLC $373,000
Use: 2 Bdrm Old Style, Lot: 115870sf

31-D ORCHARD ST U:31D **$494,000**
B: Johanne Letelier & Gregory Pierre
S: Paige Mahoney
Book/Page: 42223/541, Date: 07/18/24
Mtg: Cambridge Svgs Bk $469,300
Term: 2054
Use: 3 Bdrm Condo

58 OXFORD AVE U:58 ..... **$520,000**
B: Priscilla M Gonzalez
S: Linda I Albers & Thomas J Albers Jr
Book/Page: 42225/361, Date: 07/19/24
Mtg: Mortgage Research Ctr $520,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $258,000 (12/05)

132 W MEADOW RD U:1 ..... **$300,000**
B: Chelsea Moore
S: Michael J Narcisi
Book/Page: 42222/258, Date: 07/17/24
Mtg: Salem Five Mtg Co $219,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $208,000 (09/20)

Ipswich

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	35
Median Price	$777,000	$812,500

► REAL ESTATE SALES

401 COLONIAL DR U:47 ..... **$470,000**
B: Adam Dellaria & Katelyn Natale
S: Michael J Brooks, Tr for Brooks 2007 Rt
Book/Page: 42217/335, Date: 07/15/24
Mtg: Rockland Tr Co $366,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $320,000 (07/05)

115 HIGH ST **$1,175,000**
B: Joanne M Laut & Walter C Laut 3rd
S: Martha Desimone & Michael Desimone
Book/Page: 42217/493, Date: 07/15/24
Mtg: Salem Five Mtg Co $905,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Antique, Lot: 16361sf
Prior Sale: $699,900 (03/23)

19 KINGS WAY U:19 ..... **$820,000**
B: Judy Beaton & Paul Beaton
S: Dorothy Gorham
Book/Page: 42217/359, Date: 07/15/24
Use: 2 Bdrm Condo, Lot: 3001sf
Prior Sale: $178,157 (08/12)

Lynn

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	177	165
Median Price	$520,000	$562,500

► REAL ESTATE SALES

25 ACORN ST **$565,000**
B: Jessica M Gerardo & Miguelina E Mejia
S: Nelson Albert S Est & Todd A Burton
Book/Page: 42227/4, Date: 07/19/24
Mtg: Sierra Pacific Mtg $423,750
Term: 2054
Use: 2-Family Two Family, Lot: 3283sf

250 BOSTON ST **$675,000**
B: Jrv Invs & Multi Svcs Cor
S: Brendan Cunningham
Book/Page: 42220/308, Date: 07/16/24
Mtg: State Funding LLC $564,000
Use: 2-Family Two Family, Lot: 2743sf
Prior Sale: $200,000 (11/15)

373 CEDAR BROOK RD **$695,500**
B: Jeffrey W White & Heather M Kingsley
S: Christophe M Lundsten & Julie E Lundsten
Doc#: 000000000652496, Date: 07/17/24
Mtg: Guild Mortgage Co $660,725
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10000sf
Prior Sale: $265,000 (01/09)

47 EUTAW AVE **$575,000**
B: K G Villeda-Chacon & Luis A Alas-Mancia
S: Peter Abbruzzese & Ruth Abbruzzese
Book/Page: 42226/310, Date: 07/19/24
Mtg: New American Funding $366,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3735sf
Prior Sale: $300,000 (12/23)

4 GENEVA AVE **$620,000**
B: Asmira Mekic & Enes Mekic
S: Michael Pilon & Charles Ray
Book/Page: 42217/121, Date: 07/15/24
Mtg: Guild Mortgage Co $589,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3600sf
Prior Sale: $242,000 (06/09)

8 GRAPEVINE RD **$737,000**
B: Pankajkumar Patel & Renukaben Patel
S: Andrea Jacob
Doc#: 000000000652435, Date: 07/15/24
Mtg: MSA Mortgage LLC $567,858
Term: 2054
Use: 3 Bdrm Colonial, Lot: 33663sf
Prior Sale: $340,000 (06/11)

112 JOHNSON ST **$1,160,000**
B: Iovani Yoc
S: Fidelina Garcia & Misain Orellana
Book/Page: 42217/149, Date: 07/15/24
Mtg: Fall River Five Cents $870,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4069sf
Prior Sale: $150,000 (12/97)

150 LYNNWAY U:107 ..... **$545,000**
B: Andrew B Giller & Michael T Tavares
S: Alyward Mary T Est & Thomas Aylward
Book/Page: 42225/392, Date: 07/19/24
Use: 3 Bdrm Condo, Lot: 189102sf

127 MARIANNA ST **$650,000**
B: Oswin A Barrios & Axel F Deleon
S: Marcos Weber
Book/Page: 42217/298, Date: 07/15/24
Mtg: Fall River Five Cents $638,226
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4349sf
Prior Sale: $218,704 (04/16)

15 MARY ELLEN DR **$965,000**
B: Mark H Rocker & Tiffany M West
S: Cheryl Fabrizio, Tr for Fabrizio Ft
Book/Page: 42224/63, Date: 07/18/24
Mtg: Cross Country Mtg Inc $666,462
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 11703sf

43 MARY ELLEN DR **$575,000**
B: Fernando A Rodriguez-Pena & Alcana Villanueva
S: Anne M Adams & Steven W Adams
Book/Page: 42223/421, Date: 07/18/24
Mtg: Cross Country Mtg Inc $557,750
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12826sf
Prior Sale: $169,900 (08/98)

86 NEPTUNE ST **$785,000**
B: Benjamin O Figueroa
S: Gisel M Saillant
Book/Page: 42220/459, Date: 07/16/24
Mtg: United Wholesale Mtg $734,838
Term: 2054
Use: 2-Family Two Family, Lot: 3277sf
Prior Sale: $640,000 (12/21)

24 NEW OCEAN ST **$1,000,000**
B: Dylan W Gnojek & Taylor Gnojek
S: Barbara E Voigt, Tr for New Ocean Rt
Book/Page: 42221/498, Date: 07/17/24
Mtg: Guaranteed Rate Inc $831,137
Term: 2054
Use: 2-Family Two Family, Lot: 4991sf

17 PENNYBROOK RD **$659,900**
B: Ryan Bell & Taylor Hastings
S: J Barnes Contracting LLC
Book/Page: 42217/267, Date: 07/15/24
Mtg: Movement Mtg LLC $626,905
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12221sf
Prior Sale: $390,000 (11/23)

54 RICHARDSON RD **$685,000**
B: Misses A Akter & Sm A Haque
S: Jeanne Maestre & Kevin Maestre
Book/Page: 42223/305, Date: 07/18/24
Mtg: Norwich Commercal Grp $450,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6001sf
Prior Sale: $297,000 (07/14)

80 ROCKAWAY ST **$18,000**
B: Juan Abad
S: Razzaboni Caroline T Est & Carolyn Dydzulis
Book/Page: 42219/216, Date: 07/16/24
Use: Residential Undvlpble Land, Lot: 1547sf

20 TRINITY AVE **$410,000**
B: Gautam Chauhan & Dipendra Gyawali
S: Roger A Doucette
Book/Page: 42227/244, Date: 07/19/24
Mtg: Jeanne DArc CU $328,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Old Style, Lot: 1513sf
Prior Sale: $62,000 (04/96)

86 VERONA ST **$570,000**
B: Sheila Payen
S: Jamie Mcgrath & Joshua Mcgrath
Book/Page: 42221/445, Date: 07/17/24
Mtg: Rocket Mortgage LLC $559,675
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7119sf
Prior Sale: $326,000 (01/16)

195 WASHINGTON ST **$725,000**
B: Adelina Coppola & Silvia Herrera
S: Peter E Graziani, Tr for 195 Washington Rt
Book/Page: 42225/453, Date: 07/19/24
Mtg: Total Mtg Svcs $543,750
Term: 2054
Use: 2-Family Two Family, Lot: 3660sf
Prior Sale: $185,000 (01/17)

915 WESTERN AVE **$280,000**
B: Sebh LLC
S: Peter Conti, Tr for Robert Conti RET
Book/Page: 42226/378, Date: 07/19/24

921 WESTERN AVE **$280,000**
B: Sebh LLC
S: Peter Conti, Tr for Robert Conti RET
Book/Page: 42226/378, Date: 07/19/24
Use: Auto Sales, Lot: 5739sf
Prior Sale: $180,000 (07/15)

76 WILLIAMS AVE **$780,000**
B: Gladis C Argueta-Nolasco & Salvador N Palma
S: Christiana M Alemnji & Simon Amin
Book/Page: 42225/96, Date: 07/18/24
Mtg: United Wholesale Mtg $764,651
Term: 2054
Use: 2-Family Two Family, Lot: 2678sf
Prior Sale: $360,000 (06/21)

Lynnfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	40
Median Price	$925,000	$1,007,500

► REAL ESTATE SALES

51 BEAVER AVE **$610,000**
B: Zepaj Development LLC
S: Carmod Evelyn R Est & Janis E Carmody
Book/Page: 42218/380, Date: 07/15/24
Mtg: Dedham Inst for Svgs $1,457,500
Use: 4 Bdrm Cape Cod, Lot: 93846sf

38 CARTER RD **$1,000,000**
B: Giovani Aguirre & Ana M Velez-Restrepo
S: Eugenia M Cristaldi
Book/Page: 42227/307, Date: 07/19/24
Mtg: MSA Mortgage LLC $800,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15041sf

2 PARKWOOD RD **$810,000**
B: Lindsay Cashman
S: William Connors & Kerry B Mackenzie
Book/Page: 42219/236, Date: 07/16/24
Mtg: Cross Country Mtg Inc $570,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Old Style, Lot: 7349sf
Prior Sale: $445,000 (06/07)

1100 SALEM ST U:96 ..... **$580,000**
B: Gabriel Perez & Patricia Velez
S: Hannah Dowling & Robert E Dowling
Book/Page: 42221/466, Date: 07/17/24
Mtg: Eastern Bank $464,000
Term: 2054
Use: Condo

1200 SALEM ST U:177 ..... **$628,000**
B: Eric Streeter & Lauren Streeter
S: Sashank Narain & Tasneem Nipplewala
Book/Page: 42221/575, Date: 07/17/24
Use: Condo

393 SUMMER ST **$750,000**
B: Daniel R Green & Ann M Rodrigues
S: Smith Stephen T Est & Jayne E Smith
Book/Page: 42220/601, Date: 07/16/24
Mtg: United Nations FCU $600,000
Term: 2054 Rate: 7.5% Type: Adj
Use: 2 Bdrm Ranch, Lot: 19855sf
Prior Sale: $318,000 (03/10)

15 TIMBERHILL LN **$1,565,000**
B: Victoria Foffe-Jameson
S: Andrew Bedard & Deborah Bedard
Doc#: 000000000652516, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 42401sf
Prior Sale: $1,200,000 (07/22)

15 TIMBERHILL LN **$1,565,000**
B: Victoria Foffe-Jameson
S: Andrew Bedard & Deborah Bedard
Book/Page: 42226/3, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 42401sf
Prior Sale: $1,565,000 (07/24)

325 WALNUT ST **$490,000**
B: Fundamental Equipment LLC
S: Kathleen A Stelline & Michael P Okeefe
Book/Page: 42222/510, Date: 07/17/24
Mtg: First Boston Cnst Hld $330,000
Use: 3 Bdrm Old Style, Lot: 30662sf
Prior Sale: $100,000 (03/90)

34 WING RD **$1,200,000**
B: David Grotz & Kelsey Heavey
S: John L Percoskie Jr & Kristine Percoskie
Book/Page: 42222/5, Date: 07/17/24
Mtg: Cross Country Mtg Inc $960,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 15250sf
Prior Sale: $537,000 (06/04)

Manchester

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	15
Median Price	$1,138,000	$1,120,000

► REAL ESTATE SALES

8 WINDEMERE PARK EXT **$1,087,000**
B: Matthew G Comb
S: William Siderewicz
Book/Page: 42224/356, Date: 07/18/24
Use: 2 Bdrm Ranch, Lot: 10672sf
Prior Sale: $448,000 (11/15)

Marblehead

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	88
Median Price	$950,000	$1,105,500

► REAL ESTATE SALES

82 CORNELL RD **$770,000**
B: Diana E Berrido & Pedro Berrido
S: Gabrielle G Stachera & Michael P Stachera
Doc#: 000000000652440, Date: 07/15/24
Mtg: New Fed Mtg Corp $693,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 12250sf
Prior Sale: $375,000 (08/12)

3 EAST RD **$905,000**
B: Amalia C Llorente & Jeffrey K Williams
S: Carol A Smith
Book/Page: 42223/587, Date: 07/18/24
Mtg: Cross Country Mtg Inc $724,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6910sf

33 GREGORY ST **$1,150,000**
B: Carolyn L Decatur, Tr for 6 Horseshoe Lane Rt
S: Decatur Ft & Stephen Decatur Jr
Book/Page: 42225/81, Date: 07/18/24
Use: 3 Bdrm Colonial, Lot: 7600sf
Prior Sale: $321,000 (12/91)

9 SELMAN ST **$940,000**
B: Qbw LLC
S: Amy Callori & Frederick P Callori
Book/Page: 42225/170, Date: 07/19/24
Mtg: Natl Grand Bk Marblhd $1,308,000
Use: 3 Bdrm Antique, Lot: 5960sf
Prior Sale: $1,300,000 (06/22)

16 SHELDON RD **$905,000**
B: Michael J Blanchard & Paige E Blanchard
S: Laura E Meyi & Louis H Meyi Jr
Book/Page: 42216/532, Date: 07/15/24
Mtg: Guaranteed Rate Inc $678,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10954sf

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ESSEX REGISTRY
continued

Merrimac

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	30
Median Price	$560,000	$595,000

► REAL ESTATE SALES

7 HEATH RD $685,000
B: Michael Fiske & Caroline Fiske
S: G M Schladenghauffen, Tr for 7 Heath Rd Rt
Doc#: 000000000652531, Date: 07/19/24
Mtg: Millbury National Bk $445,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 374616sf

2 QUAIL RIDGE RD $1,050,000
B: James Donahue & Linda Donahue
S: Erin Cammarata, Tr for Erin Cammarata Lt
Book/Page: 42217/264, Date: 07/15/24
Use: 4 Bdrm Ranch, Lot: 87124sf
Prior Sale: $587,205 (12/16)

2 RIDGEFIELD RD $580,000
B: Benjamin Huss & Sun Y Huss
S: Brianna Ciccone & Derek M Straffin
Book/Page: 42226/571, Date: 07/19/24
Mtg: MSA Mortgage LLC $522,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 31407sf
Prior Sale: $370,000 (05/24)

80 RIVER RD $675,000
B: Adam Woods
S: Michael J Blanchard & Yhasmin V Blanchard
Book/Page: 42220/370, Date: 07/16/24
Mtg: Guaranteed Rate Inc $634,375
Term: 2054
Use: 4 Bdrm Old Style, Lot: 7919sf
Prior Sale: $699,000 (03/24)

► FORECLOSURE DEEDS

97 RIVER RD $381,300
B: Asset Solution LLC
S: Mark G Glaser & Mtglq Investors Lp
Book/Page: 42224/494, Date: 07/18/24
Use: 5 Bdrm Colonial, Lot: 28471sf
Prior Sale: $335,000 (10/93)

Middleton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	26
Median Price	$1,000,000	$1,072,500

► REAL ESTATE SALES

4 CHURCH ST $1,062,000
B: Ian Daigle & Robyn Daigle
S: Chieke Udom
Book/Page: 42217/516, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 20125sf
Prior Sale: $757,500 (09/15)

19 COUTURE WAY $630,000
B: 19 Couture Const LLC
S: Northeast River Ests LLC
Book/Page: 42218/184, Date: 07/15/24
Mtg: Stoneham Cp Bk $1,172,500
Use: Residential Developable Land, Lot: 44758sf

12 EDGEWOOD RD $570,000
B: John H Watson & Margaret D Watson
S: Robert A Matthews, Tr for Twelve Edgewood Road Rt
Book/Page: 42227/171, Date: 07/19/24
Use: 3 Bdrm Raised Ranch, Lot: 15002sf

7 NELSON CIR U:7 ..... $605,000
B: Jessica L Allen & Lauren Chianciola
S: Debrework G Legesse & Kasegn D Tekletsadik
Book/Page: 42224/443, Date: 07/18/24
Mtg: Guaranteed Rate Inc $484,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $285,000 (05/10)

29 ROWELL LN U:29 ..... $1,190,000
B: Elaine Roccia & Patrick Theberge
S: Julie A Thorburn & Mark S Thorburn
Book/Page: 42223/247, Date: 07/18/24
Mtg: Brookline Bank $1,140,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $990,640 (09/22)

► FORECLOSURE DEEDS

4 DANSREAU PL U:4 ..... $615,000
B: Victoria Dimino
S: Salvatore J Teace & Suinshine Realtty T
Book/Page: 42222/148, Date: 07/17/24
Use: 3 Bdrm Condo
Prior Sale: $502,000 (08/15)

Newbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	31
Median Price	$835,000	$975,000

► REAL ESTATE SALES

4 COLBY LN U:4 ..... $1,049,000
B: Paula A Majocha, Tr for Paula A Majocha Lt
S: James D Robichaud, Tr for Robichaud Newbury Nt
Book/Page: 42226/158, Date: 07/19/24
Mtg: Cross Country Mtg Inc $225,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $623,000 (08/17)

62 MIDDLE RD $787,500
B: Caroline Davis
S: Madison Re Group LLC
Book/Page: 42226/46, Date: 07/19/24
Mtg: River Works CU $175,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 92957sf
Prior Sale: $207,500 (08/23)

8 PLUM BUSH U:8 ..... $550,000
B: Tamar Pearlstein & Margaret Wallace
S: Mckay Norma J Est & Vincent Mckay
Book/Page: 42225/130, Date: 07/18/24
Mtg: Guild Mortgage Co $495,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $360,000 (08/03)

Newburyport

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	64
Median Price	$802,500	$1,000,000

► REAL ESTATE SALES

12 CALIFORNIA ST $1,100,000
B: Kathryn Barnett & Michael Barnett
S: Mary L Mccormack, Tr for Mary L Mccormack RET
Book/Page: 42224/408, Date: 07/18/24
Mtg: Navy FCU $400,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 8320sf
Prior Sale: $420,000 (08/07)

39 FAIR ST U:A $1,195,000
B: Justin Andrews & Kari O Andrews
S: Cheryl L Bennett, Tr for Cheryl L Bennett 2008 RET
Book/Page: 42217/387, Date: 07/15/24
Mtg: Cross Country Mtg Inc $854,700
Term: 2054
Use: 3 Bdrm Condo

46 HALE ST $917,000
B: Gregory R Jacobs & Natalie M Jacobs
S: Benjamin T Bradley & Katherine T Bradley
Book/Page: 42220/543, Date: 07/16/24
Mtg: M&T Bank NA $425,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 18500sf
Prior Sale: $425,000 (07/18)

58 MERRIMAC ST U:2-3 ..... $515,000
B: Kevin Stehlin & Sheila Stehlin
S: Nancy A Prefontaine
Book/Page: 42220/138, Date: 07/16/24
Use: 1 Bdrm Condo
Prior Sale: $135,000 (10/91)

11 MUNROE ST U:11 ..... $769,000
B: Ann C Poeske, Tr for 8 Holly Beverly Rt
S: Daniel Clark & Kelly Clark
Book/Page: 42216/346, Date: 07/15/24
Use: 3 Bdrm Condo, Lot: 1sf
Prior Sale: $570,000 (04/20)

77 PLEASANT ST U:4 ..... $440,000
B: Eddie Chin & Joyce Fung
S: Grace Wu
Book/Page: 42226/330, Date: 07/19/24
Use: 1 Bdrm Condo
Prior Sale: $160,000 (10/13)

52 PLUMMER AVE $2,025,000
B: Rachel Draper & Maxwell Smith
S: Heidi N Daniel & Jeffrey M Daniel
Book/Page: 42221/133, Date: 07/17/24
Mtg: Steven Smith $1,400,000
Term: 2029
Use: 4 Bdrm Conventional, Lot: 8093sf
Prior Sale: $1,375,000 (12/19)

35 PROSPECT ST U:35 ..... $543,000
B: Loretta Valiton
S: Jay Jr Leslie M Est & Tamsen W Almeida
Book/Page: 42218/217, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $159,500 (10/08)

27 SUMMER ST $735,000
B: Eris Kristuli & Craig Mclaughlin
S: Susan J Lipton, Tr for Susan J Lipton T
Book/Page: 42217/550, Date: 07/15/24
Mtg: Guaranteed Rate Inc $624,750
Term: 2054
Use: 2 Bdrm Antique, Lot: 1800sf
Prior Sale: $150,000 (07/94)

30 VIRGINIA LN $725,000
B: Estefanie Markos & Nicholas Markos
S: Marin E Emery, Tr for Larson Ft
Book/Page: 42227/75, Date: 07/19/24
Mtg: Movement Mtg LLC $563,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 14800sf
Prior Sale: $168,000 (05/93)

6 WOODMAN WAY U:23A $485,000
B: Jbj Realty LLC
S: Gabriel Koukkos
Book/Page: 42226/367, Date: 07/19/24
Use: Condo

Peabody

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	130
Median Price	$585,250	$661,509

► REAL ESTATE SALES

25 CATHERINE DR $810,000
B: Daniel Pomerleau & Jena Woodworth
S: Giorgi A Papa & Nicholas Pesaturo
Book/Page: 42225/396, Date: 07/19/24
Mtg: Leader Bank NA $360,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 17215sf
Prior Sale: $707,000 (06/21)

11 GLENWAY AVE $30,000
B: Janete P Almeida
S: Joyce A Nelson & Kenneth A Nelson
Book/Page: 42227/27, Date: 07/19/24
Use: 3 Bdrm Contemporary, Lot: 5911sf
Prior Sale: $420,000 (12/16)

74 GLENWAY AVE $739,900
B: Laura T Simoes-Laranjo & Ruslan Laranjo
S: Joyce A Nelson & Kenneth A Nelson
Book/Page: 42226/383, Date: 07/19/24
Mtg: Cross Country Mtg Inc $726,498
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 13190sf
Prior Sale: $255,000 (03/01)

75 LAKE ST $622,500
B: Kristina Salvaggio & Antonio Parrinello
S: Jeffrey C Botto, Tr for Lake St Rt
Doc#: 000000000652462, Date: 07/16/24
Mtg: Everett Cp Bk $529,125
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15612sf

2 MEADOWVIEW RD $750,000
B: Scott S Benson & Andrea M Saccardo
S: Kristen E Demers-Loiacono & Matthew C Loiacono
Book/Page: 42226/511, Date: 07/19/24
Mtg: Cross Country Mtg Inc $675,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 21484sf
Prior Sale: $445,000 (04/16)

2203 PHEASANT CREEK LN U:2203 ..... $567,450
B: Steven Sorrentino
S: Kristen A Tarallo & Robert E Tarallo Jr
Book/Page: 42226/335, Date: 07/19/24
Mtg: Cross Country Mtg Inc $453,960
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $367,500 (07/16)

10 S SHORE AVE $470,000
B: Jill Foster
S: South Shore LLC
Doc#: 000000000652438, Date: 07/15/24
Use: 2 Bdrm Cape Cod, Lot: 5998sf
Prior Sale: $381,000 (05/24)

5 SPARROW LN $540,000
B: Noah D Forte & Lindsay J Hickey
S: Kane Robert D Est & Julie K Powers
Book/Page: 42217/363, Date: 07/15/24
Mtg: Ark-La-Tex Fin Svcs $460,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 11583sf
Prior Sale: $510,000 (10/18)

Rockport

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	18
Median Price	$680,000	$742,500

► REAL ESTATE SALES

24-R HIGH ST U:2 ..... $390,000
B: Janet M Davis
S: Lilia C Orozco, Tr for Lilia Orozco Lt
Book/Page: 42223/161, Date: 07/18/24
Mtg: CMG Mortgage Inc $312,000
Term: 2054
Use: 2 Bdrm Condo

80 PENZANCE RD $1,800,000
B: Kapasi Yoo Family Lp Lllp
S: Helen W Allison & John J Christensen
Book/Page: 42227/33, Date: 07/19/24
Use: 4 Bdrm Old Style, Lot: 20351sf
Prior Sale: $1,062,500 (11/20)

Rowley

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	18
Median Price	$750,000	$845,000

► REAL ESTATE SALES

535 HAVERHILL ST U:16 ..... $380,000
B: John J Smart
S: Karin Kenney
Book/Page: 42225/26, Date: 07/18/24
Mtg: Salem Five Mtg Co $304,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $250,000 (12/07)

Salem

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	54
Median Price	$570,000	$655,000

► REAL ESTATE SALES

11 CEDAR ST U:2 ..... $480,000
B: Lara S Pedro
S: Mary E Gribbons & Kyle Recupero
Book/Page: 42216/406, Date: 07/15/24
Use: 2 Bdrm Condo, Lot: 4970sf
Prior Sale: $410,000 (09/21)

DERBY ST U:143-1 ..... $820,000
B: Martha Gardner
S: 143 Derby LLC
Book/Page: 42226/360, Date: 07/19/24
Use: Condo

17 DOW ST $1,030,000
B: 17 Dow Street LLC
S: Jose Polanco, Tr for Polanco Ft
Book/Page: 42218/377, Date: 07/15/24
Use: Apartment Bldg - 4-8 Units, Lot: 4021sf
Prior Sale: $203,000 (07/00)

304 ESSEX ST U:3 ..... $425,000
B: Michael Barry
S: Justin Miller
Book/Page: 42218/284, Date: 07/15/24
Mtg: Leader Bank NA $283,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 2235sf
Prior Sale: $217,000 (11/14)

162 FEDERAL ST U:1 ..... $497,500
B: Jane W Phelps & Robert C Yarrison
S: Egyptian Meow LLC & Hope Bay Properties LLC
Book/Page: 42218/227, Date: 07/15/24
Mtg: Eastern Bank $200,000
Term: 2054 Rate: 6.9% Type: Adj
Use: Condo

162 FEDERAL ST U:2 ..... $700,000
B: Rhea D Antonio & Rosalie Vaciliou
S: Egyptian Meow LLC & Hope Bay Properties LLC
Book/Page: 42220/48, Date: 07/16/24
Mtg: Leader Bank NA $560,000
Term: 2054
Use: Condo

162 FEDERAL ST U:7 ..... $579,000
B: Patrick Rennie & Tracey Rennie
S: Egyptian Meow LLC & Hope Bay Propeties LLC
Book/Page: 42219/28, Date: 07/16/24
Mtg: Amerant Mortgage $279,000
Term: 2054
Use: Condo

6 FLINT ST U:1 ..... $529,000
B: Lauren Lombardi & Michael Tobichuk
S: Susan M Pan & Liddell Pan
Book/Page: 42225/541, Date: 07/19/24
Use: 2 Bdrm Condo, Lot: 2012sf
Prior Sale: $465,000 (09/22)

5 HAZEL ST $765,000
B: David Tran
S: 5 Hazel St LLC
Book/Page: 42227/42, Date: 07/19/24
Mtg: Mtg Connection Llc $726,750
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 2901sf
Prior Sale: $240,199 (04/12)

6 HORTON ST $1,005,000
B: Adam Szajgin
S: France N Bouchard
Book/Page: 42226/242, Date: 07/19/24
Mtg: Guaranteed Rate Inc $730,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 3999sf

25 IRVING ST $625,000
B: Katharine Samkavitz
S: Patrick R Wilson & Richard J Wilson
Book/Page: 42222/439, Date: 07/17/24
Mtg: Guaranteed Rate Inc $325,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 10511sf
Prior Sale: $589,000 (07/23)

23 JAPONICA ST $415,000
B: Elton Caushaj & Xheladin Mandri
S: Christine K Jones & Eric W Kirchberg
Book/Page: 42220/102, Date: 07/16/24
Mtg: Cross Country Mtg Inc $311,250
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3167sf

6 LINDEN ST U:2 ..... $649,000
B: Jennifer Adler-Quirk
S: Patricia M Connolly
Book/Page: 42218/61, Date: 07/15/24
Mtg: Washington Trust Mtg $616,550
Term: 2054
Use: 3 Bdrm Condo, Lot: 14201sf
Prior Sale: $569,000 (12/21)

5 OBER ST $730,000
B: Christopher Capraro & Leann Scibelli
S: Lori A Silva
Book/Page: 42216/460, Date: 07/15/24
Mtg: First Community Mtg $698,250
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 6360sf
Prior Sale: $75,500 (02/93)

25 ROSLYN ST U:11 ..... $230,000
B: Matthew Petty
S: Deborah Girard
Book/Page: 42223/464, Date: 07/18/24
Use: 1 Bdrm Condo
Prior Sale: $129,900 (05/03)

21 SOUTHWICK ST U:2 ..... $615,000
B: Michael Bakrevski & Michelle M Hovanetz
S: Christopher Caselden & Elyse W Caselden
Book/Page: 42223/469, Date: 07/18/24
Mtg: Guaranteed Rate Inc $550,000
Term: 2054
Use: 5 Bdrm Condo, Lot: 2026sf

33 WILLIAMS ST $875,000
B: Keith Mcnaboe & Meaghan Mcnaboe
S: Jason Leese & Whitney Leese
Book/Page: 42226/412, Date: 07/19/24
Mtg: M&T Bank NA $700,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Old Style, Lot: 1921sf
Prior Sale: $380,000 (05/14)

15 WOODSIDE ST $590,000
B: Katherine M Horigan & Christopher E Modlish
S: Alyssa C Gambone & Margaret I Gambone
Book/Page: 42225/569, Date: 07/19/24
Mtg: Guaranteed Rate Inc $540,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4199sf
Prior Sale: $268,500 (08/08)

Salisbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	15
Median Price	$425,000	$560,000

► REAL ESTATE SALES

50 COMMONWEALTH AVE $780,000
B: Ally Evan Beach LLC
S: Anita Redmond, Tr for Salvatore Reis T
Doc#: 000000000652523, Date: 07/19/24
Use: 3 Bdrm Raised Ranch, Lot: 7000sf

2-264A N END BLVD $605,000
B: Margaret M Atchison & Stewart T Peters
S: Lioudmila Woodward & Terry E Woodward
Book/Page: 42222/61, Date: 07/17/24

Saugus

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	90
Median Price	$600,000	$680,000

► REAL ESTATE SALES

33 BRISTOW ST U:2 ..... $350,000
B: Gabriela R Guzman & Jose Parras
S: A & L Investment Prop LLC
Book/Page: 42219/119, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $215,000 (04/24)

1102 LEWIS O GRAY DR U:1102 ..... $566,000
B: Brian Corcoran & Taylor Corcoran
S: Barry R Kirshon & Darleen A Kirshon
Book/Page: 42221/221, Date: 07/17/24
Mtg: Salem Five Mtg Co $509,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $353,000 (06/17)

3 MERSEA ST $640,000
B: Marvin R Reynoso Solis
S: Janice Coburn, Tr for Forti Ft
Book/Page: 42217/215, Date: 07/15/24
Mtg: Guaranteed Rate Inc $563,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5515sf

19 PROSPECT AVE $1,060,000
B: Siran Thapa & Sunita Pandey
S: Thomas J Mercuro & Gina N Mercuro
Doc#: 000000000652486, Date: 07/17/24
Mtg: Fairway Ind Mtg $836,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10999sf
Prior Sale: $150,000 (05/88)

6 SPRING LN $525,000
B: Pedro Andujar
S: Robert S Greenberg & Beth I Simons
Book/Page: 42226/78, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 24137sf

20 WAMESIT AVE $585,000
B: Patrick Cabral
S: Brenna Patricia C Est & Kristin Brenna
Book/Page: 42226/541, Date: 07/19/24
Mtg: Superior Finance Corp $295,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3202sf

Swampscott

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	45
Median Price	$792,000	$805,000

► REAL ESTATE SALES

404 PARADISE RD U:PHL $407,500
B: Anita C Mehlman
S: London Freda Est & Gerald London
Book/Page: 42222/126, Date: 07/17/24
Use: Condo

Wenham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	25
Median Price	$815,000	$1,100,000

► REAL ESTATE SALES

26 ARBOR ST $915,000
B: Evan P Janzen & Stephanie M Khairallah
S: Tyson P Goodridge
Book/Page: 42227/180, Date: 07/19/24
Mtg: Inst Svgs Newburyport $823,500
Term: 2054
Use: 4 Bdrm Old Style, Lot: 21780sf
Prior Sale: $565,000 (09/03)

West Newbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	19
Median Price	$889,900	$1,100,000

► REAL ESTATE SALES

165 MAIN ST $927,500
B: Jonathan E Casey, Tr for Jero 165 Main Rt
S: David L Roberts & Judith J Roberts
Book/Page: 42218/50, Date: 07/15/24
Use: 3 Bdrm Colonial, Lot: 21780sf
Prior Sale: $210,000 (04/88)

Franklin Registry

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

Ashfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	9
Median Price	$274,000	$510,000

► REAL ESTATE SALES

BEAR RIVER RD $95,000
B: Eva G Goldman
S: Amelia D Maloney
Book/Page: 8345/190, Date: 07/16/24

Bernardston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	$370,000	$299,500

► REAL ESTATE SALES

77 HOE SHOP RD $200,000
B: A Plus Enterprises Inc
S: Kurra Penny L Est & Heath Kurra
Book/Page: 8346/173, Date: 07/18/24
Use: Accessory Land Improved, Lot: 21780sf

81 HOE SHOP RD $200,000
B: A Plus Enterprises Inc
S: Kurra Penny L Est & Heath Kurra
Book/Page: 8346/173, Date: 07/18/24
Use: 4 Bdrm Ranch, Lot: 80150sf

Buckland

MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

CROSS ST $25,000
B: Zachary Livingston
S: Nad James & Marilyn L Zeller
Book/Page: 8345/294, Date: 07/17/24
Mtg: Ned James $24,000

2151 ROUTE 2 ..... $229,900
B: Lin Chen
S: Reo T2021-Nr4
Book/Page: 8344/134, Date: 07/15/24

Colrain

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	6
Median Price	$250,000	$220,000

► REAL ESTATE SALES

9 MAIN RD $319,500
B: Rama A Davis
S: Paul Gatker & Charlene Gatker
Book/Page: 8346/187, Date: 07/18/24
Mtg: CMG Mortgage Inc $303,525
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 38768sf
Prior Sale: $106,500 (04/14)

Conway

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	2
Median Price	$306,000	$480,000

► REAL ESTATE SALES

39 PLEASANT ST $310,000
B: Joan R Schwartz
S: Linda D Bettis & Alan C Potter
Book/Page: 8344/184, Date: 07/15/24
Mtg: Greenfield Svgs $248,000
Term: 2054 Rate: 5.9% Type: Adj
Use: Mobile Home, Lot: 63423sf

Deerfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	15
Median Price	$430,000	$437,239

► REAL ESTATE SALES

53 EASTERN AVE $500,000
B: Geoffrey D Naunheim & Courtney J Andree
S: David E Hayes & Lynn C Hayes
Book/Page: 8344/218, Date: 07/15/24
Mtg: Florence Bank $325,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: $249,900 (11/19)

Erving

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	11
Median Price	$337,500	$326,000

► REAL ESTATE SALES

11 W HIGH ST $252,000
B: Eliza C Galaher
S: Collins Frank W Est & Debra J Markley
Book/Page: 8346/340, Date: 07/19/24
Mtg: NFM Inc $122,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 19166sf

Gill

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	1
Median Price	$348,000	$250,000

► REAL ESTATE SALES

16 W GILL RD $95,000
B: Eds Enterprises LLC
S: Grant Emma E Est & Douglas D Grant
Book/Page: 8344/347, Date: 07/15/24

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Greenfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	49
Median Price	$279,750	$300,000

► REAL ESTATE SALES

78 BEECH ST $345,000
B: Adam M Goldstein & Holly L Gallo
S: Jennifer E Scelsi
Book/Page: 8347/78, Date: 07/19/24
Use: 4 Bdrm Old Style, Lot: 6360sf
Prior Sale: $111,500 (01/17)

103 CONWAY ST $424,900
B: 103 Conway St LLC
S: Kimball & Kimball LLC
Book/Page: 8345/290, Date: 07/16/24
Use: Apartment Bldg - 4-8 Units, Lot: 8233sf
Prior Sale: $115,000 (05/00)

77 FAIRVIEW ST E U:B $260,000
B: Rachael Wilson
S: Mirtha Crisostomo, Tr for D&c Rt
Book/Page: 8347/107, Date: 07/19/24
Use: Condo

11 MADISON CIR $435,000
B: Daina M Ruback & Christopher M Planicka
S: Jane M Kunhardt Lt & Daniel B Kunghardt Jr
Doc#: 000000000009172, Date: 07/15/24
Mtg: Radius Financial Grp $300,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8947sf
Prior Sale: $173,500 (12/02)

Heath

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	1
Median Price	$190,000	$145,000

► REAL ESTATE SALES

17 CHEYENNE ST $5,000
B: Richard Iacovelli
S: Christopher L Bradway
Book/Page: 8346/220, Date: 07/18/24
Use: Residential Undvlpble Land, Lot: 10890sf
Prior Sale: $2,500 (10/04)

19 CHEYENNE ST $5,000
B: Richard Iacovelli
S: Christopher L Bradway
Book/Page: 8346/220, Date: 07/18/24
Use: Residential Undvlpble Land, Lot: 10454sf
Prior Sale: $2,500 (10/04)

24 W BROOK DR $7,000
B: Thomas W Trowbridge
S: Joseph V Russo
Book/Page: 8345/140, Date: 07/16/24
Use: Residential Undvlpble Land, Lot: 13068sf

Montague

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	26
Median Price	$240,000	$303,750

► REAL ESTATE SALES

10 DAVIS ST $375,000
B: Diego A Sharon
S: Marilyn Squier & Kyle Ferguson
Book/Page: 8344/317, Date: 07/15/24
Mtg: Fairway Ind Mtg $368,207
Term: 2054
Use: 3 Bdrm Old Style, Lot: 12807sf
Prior Sale: $200,000 (06/20)

Northfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	9
Median Price	$286,000	$345,100

► REAL ESTATE SALES

568 4 MILE BROOK RD $100,000
B: Kimberly Balk
S: George J Zielinski
Book/Page: 8345/65, Date: 07/16/24
Use: Res Potentially Dvlpble Land, Lot: 220849sf

18 WEST LN $150,000
B: Martha Stinson
S: Marianne Chenoweth & Alan D Abel Jr
Book/Page: 8346/1, Date: 07/17/24
Use: 3 Bdrm Camp/Cabin, Lot: 10890sf

Orange

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	38
Median Price	$281,000	$276,500

► REAL ESTATE SALES

45 CHARLES ST $232,500
B: Rachel Gorman & Linus Schultz
S: Elaine S Ivanowski
Book/Page: 8347/44, Date: 07/19/24
Mtg: Cornerstone Bank $50,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Ranch, Lot: 9148sf
Prior Sale: $55,750 (12/17)

204 PACKARD RD $245,000
B: Bryan Melanson
S: Wolfe Cynthia V Est & Kristina R Vickstrom
Book/Page: 8344/262, Date: 07/15/24
Mtg: Fairway Ind Mtg $289,085
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 88862sf
Prior Sale: $120,500 (07/97)

Rowe

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	3
Median Price	$258,700	$280,000

► REAL ESTATE SALES

50 POND RD $137,700
B: Elizabeth J Hall
S: Sheri A Kelly & Katie E Mckay
Book/Page: 8347/85, Date: 07/19/24
Use: 1 Bdrm Camp/Cabin, Lot: 10019sf
Prior Sale: $50,000 (02/24)

Shelburne

MARKET STATISTICS THROUGH JUNE

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

► REAL ESTATE SALES

34 WATER ST $400,000
B: 34-36 Water St LLC
S: John E Madocks
Book/Page: 8346/303, Date: 07/19/24
Mtg: John E Madocks $390,000
Use: 2-Family Conventional, Lot: 11761sf
Prior Sale: $140,000 (09/20)

Wendell

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price	$417,500	$375,000

► REAL ESTATE SALES

270 WENDELL DEPOT RD $330,000
B: Christy Cobbs & Cecelia Aldrich
S: Anna K Hartjens, Tr for Harjens Irt
Book/Page: 8347/93, Date: 07/19/24
Use: 3 Bdrm Conventional, Lot: 387684sf

Hampden Registry

Cheryl A. Coakley Rivera, Esq., Register
436 Dwight Street
Springfield, MA 01103
Telephone: (413) 755-1722
Fax: (413) 731-8190

Westfield Satellite Office
Westfield City Hall
59 Court Street
Westfield, MA 01085
Telephone: (413) 568-2290
Fax: (413) 568-4869
www.registryofdeeds.co.hampden.ma.us

Agawam

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	91
Median Price	$316,500	$330,000

► REAL ESTATE SALES

42 ANTHONY ST $270,000
B: Luis D Avila
S: Marisel Olmeda
Doc#: 000000000237118, Date: 07/17/24
Mtg: United Wholesale Mtg $256,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 9900sf
Prior Sale: $207,000 (12/20)

32 BEEKMAN DR U:32 ..... $266,000
B: Mi Y Kim
S: Scott H Sparrow, Tr for Sally A Sparrow Irt
Book/Page: 25495/518, Date: 07/17/24
Mtg: Fairway Ind Mtg $239,400
Term: 2054
Use: 3 Bdrm Condo

123 BROOKFIELD LN U:123 ..... $240,000
B: Susan Morrie
S: Judith A Beauregard
Book/Page: 25492/285, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $89,900 (09/94)

84 CAMPBELL DR $300,000
B: Jacob Richburg
S: Guy R Magistri
Book/Page: 25491/405, Date: 07/15/24
Mtg: Westfield Bank $285,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12197sf
Prior Sale: $114,500 (07/01)

17 CASTLE HILL RD U:H $335,000
B: Andrea Miles & Daniel Miles
S: Aldrich Richard E Est & Frances A Laveck
Book/Page: 25499/74, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $134,900 (05/95)

112 FARMINGTON CIR $605,000
B: Paul A Placanico & Danielle L Placanico
S: James J Graham & Cheryl L Graham
Book/Page: 25491/400, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 15020sf
Prior Sale: $400,000 (12/16)

8 MANSION WOODS DR U:D $292,500
B: Loni M Demarco
S: Patricia A Casinghino
Book/Page: 25491/280, Date: 07/15/24
Mtg: BankESB $248,625
Term: 2054 Rate: 7.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $162,000 (02/18)

351 N WEST ST $330,950
B: Garritt L Diluzio & Gabrielle Browne
S: Daniel G Fream & Kimberly A Diluzio
Book/Page: 25493/146, Date: 07/16/24
Mtg: Guaranteed Rate Inc $264,760
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16363sf
Prior Sale: $299,000 (07/17)

24 NORMAN TER EXT $425,000
B: Loan H Vu & Hien T Vu
S: Elijah L Naylor & Jasmine M Naylor
Book/Page: 25493/385, Date: 07/16/24
Mtg: Ross Mortgage Co Inc $340,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15055sf
Prior Sale: $279,900 (06/16)

146 REGENCY PARK DR U:146 ..... $150,000
B: Melinda Fedier
S: Maryann L Newman & Howard Newman
Book/Page: 25500/227, Date: 07/19/24
Mtg: Everett Financial $135,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $53,900 (03/03)

45 SHERI LN U:45 ..... $190,000
B: Carmen Bergollo
S: Robert G Fuller & Yi Qu-Fuller
Book/Page: 25496/495, Date: 07/18/24
Mtg: Berkshire Bank $165,950
Term: 2054
Use: 2 Bdrm Condo

43 STEVENSON LN $910,000
B: Amina Asvandiveva & Ravshan Radzhabov
S: Genady Nemchinsky & Olga Nemchinsky
Book/Page: 25491/193, Date: 07/15/24
Mtg: Radius Financial Grp $766,500
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 51314sf
Prior Sale: $130,000 (04/09)

54 VALLEY ST $289,000
B: Erick Montanez & Yolimar Sanchez
S: Zamel N Al Haron
Book/Page: 25494/28, Date: 07/16/24
Mtg: Cibm Bank $277,370
Term: 2054
Use: 2 Bdrm Old Style, Lot: 9148sf
Prior Sale: $92,000 (06/21)

52 VILLA DR U:18 ..... $585,000
B: James Graham & Cheryl Graham
S: Victor J Shibley Jr
Book/Page: 25491/498, Date: 07/15/24
Use: Condo

Blandford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	$245,000	$389,000

► REAL ESTATE SALES

17 GIBBS RD $100,000
B: David M St Laurent
S: Templeman Rita L Est & David St Laurent
Book/Page: 25496/340, Date: 07/18/24
Use: 4 Bdrm Conventional, Lot: 87120sf

Brimfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	12
Median Price	$354,900	$360,250

► REAL ESTATE SALES

21 ECHO RD $343,500
B: Scott C Duncan Jr & Megan-Jean J Duncan
S: Bonnie L Mosher, Tr for Mosher Lt
Book/Page: 25500/324, Date: 07/19/24
Mtg: Bank of Canton $302,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 13499sf
Prior Sale: $12,000 (02/90)

83 SUTCLIFFE RD $270,000
B: Dustin D Willke & Shannon T Mortimer-Willke
S: Jacob W Roche
Book/Page: 25493/322, Date: 07/16/24
Mtg: Total Mtg Svcs $256,500
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 16100sf
Prior Sale: $125,000 (11/15)

142 WALES RD $362,500
B: Bryce Mase
S: Andrea S Beaudry
Book/Page: 25491/12, Date: 07/15/24
Mtg: Leader Bank NA $344,375
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 150282sf
Prior Sale: $84,000 (03/95)

Chester

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	5
Median Price	$133,587	$200,000

► REAL ESTATE SALES

60 MIDDLEFIELD RD $225,000
B: Michael A Hauser
S: John K Pease
Book/Page: 25499/84, Date: 07/19/24
Mtg: Westfield Bank $218,250
Term: 2054
Use: 3 Bdrm Conventional, Lot: 126324sf

Chicopee

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	164	155
Median Price	$275,000	$280,000

► REAL ESTATE SALES

95 ANDERSEN RD U:95 ..... $184,000
B: Louise A Mazurowski
S: Brandon Charest & Sarah Mazurowski
Book/Page: 25498/365, Date: 07/19/24
Mtg: CMG Mortgage Inc $174,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $170,000 (05/22)

1060 CHICOPEE ST $1,380,000
B: King Kong Investment LLC
S: Pastore Realty LLC
Book/Page: 25493/258, Date: 07/16/24
Mtg: Greenfield Svgs $1,104,000
Use: Apartment Bldg - 9 + Units, Lot: 7680sf
Prior Sale: $1,085,000 (06/22)

160 CRESTWOOD ST $180,000
B: Keem LLC
S: Hector Perez
Book/Page: 25497/373, Date: 07/18/24
Use: 3 Bdrm Ranch, Lot: 7500sf
Prior Sale: $162,000 (09/06)

47 DORRANCE ST $193,000
B: Wanda Lockett
S: Inglis Donald R Est & Joel P Inglis
Book/Page: 25492/380, Date: 07/16/24
Mtg: Plaza Home Mtg $184,553
Term: 2054
Use: 2 Bdrm Old Style, Lot: 5117sf
Prior Sale: $90,000 (01/05)

20 ELLERTON ST $450,000
B: Vitaliy V Popovichenko
S: Reatrey S Chen & Amanda R Chen
Book/Page: 25492/566, Date: 07/16/24
Mtg: Fairway Ind Mtg $441,849
Term: 2054
Use: 2-Family Two Family, Lot: 6000sf
Prior Sale: $245,000 (10/18)

81 FAIRVIEW AVE $400,000
B: Winderson Cabrera & Estafania T Cabrera
S: Ronald T Cierpial
Book/Page: 25497/180, Date: 07/18/24
Mtg: Mtg Equity Partners $380,000
Term: 2054
Use: 5 Bdrm Gambrel, Lot: 16560sf
Prior Sale: $225,000 (07/14)

130 HORSESHOE DR U:130 ..... $240,000
B: Linda M Lepore
S: Depelteau Anne Est & Alyssa Mandeville
Book/Page: 25498/534, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $115,000 (12/12)

13 KEITH ST $280,000
B: Alberto R Rivas & Rebecca A Martinez
S: Susan Camacho & Luis E Santos-Torres
Book/Page: 25500/197, Date: 07/19/24
Mtg: United Wholesale Mtg $274,928
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10664sf
Prior Sale: $210,000 (07/20)

149 KENDALL ST $130,000
B: Eric Himmelreich, Tr for Ralph C Himmelreich Jr T
S: Himmelreich Ralph C Est & Eric Himmelreich
Book/Page: 25496/282, Date: 07/18/24
Mtg: Eric Himmelreich $130,000
Term: 2038
Use: 3 Bdrm Ranch, Lot: 9048sf

125 NONOTUCK AVE $350,000
B: R J Santiago Figueroa
S: Numeri Capital Invs LLC
Book/Page: 25500/118, Date: 07/19/24
Mtg: Mortgage Research Ctr $350,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5045sf
Prior Sale: $210,000 (03/24)

14 PERRAULT ST $300,000
B: Karl H Philemy
S: Juan C Reyes
Book/Page: 25497/238, Date: 07/18/24
Mtg: CMG Mortgage Inc $289,987
Term: 2054
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $198,000 (12/21)

49 PONDVIEW DR $323,000
B: Michael A Lavallee Jr
S: Revampit LLC
Book/Page: 25496/260, Date: 07/18/24
Mtg: United Wholesale Mtg $313,310
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10365sf
Prior Sale: $140,000 (01/24)

118 WOODLAWN ST $305,000
B: Jason Archambault
S: Mccall Loretta L Est & Michael J Mccall
Doc#: 000000000237131, Date: 07/18/24
Mtg: BankESB $210,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 2 Bdrm Ranch, Lot: 8684sf

East Longmeadow

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	79
Median Price	$370,000	$375,000

► REAL ESTATE SALES

19 CLOVER LN U:V19 ..... $848,000
B: Daniel J Skiest, Tr for Daniel J Skiest RET
S: D R Chestnut LLC
Book/Page: 25498/570, Date: 07/19/24
Use: Condo

FARMER CIR L:12 ..... $165,000
B: Global Homes Prop LLC
S: Happy Acres LLC
Book/Page: 25491/547, Date: 07/15/24
Mtg: Pinnacle Fncl Svc LLC $432,000

FARMER CIR L:16 ..... $398,000
B: Joseph Ngaruiya
S: Happy Acres LLC
Book/Page: 25499/79, Date: 07/19/24

FARMER CIR L:19 ..... $398,000
B: Joseph Ngaruiya
S: Happy Acres LLC
Book/Page: 25499/79, Date: 07/19/24

HAPPY ACRES LN L:1 ..... $165,000
B: Global Homes Prop LLC
S: Happy Acres LLC
Book/Page: 25491/579, Date: 07/15/24
Mtg: Pinnacle Fncl Svc LLC $432,000

20 HILLSIDE DR $355,000
B: Chad Ouimette & Hollye Ouimette
S: Jeremy Koske
Book/Page: 25492/466, Date: 07/16/24
Mtg: Total Mtg Svcs $335,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: $245,000 (09/19)

11 MEADOW RD $430,000
B: Charles Hodgkins & Amy Hodgkins
S: Tavernier Investments LLC
Book/Page: 25490/190, Date: 07/15/24
Mtg: Fairway Ind Mtg $387,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 19038sf
Prior Sale: $260,000 (01/24)

17 SHELBY LN $682,500
B: Nathan Marshall & Caitlin Marshall
S: Norman E Vernadakis & Maureen A Vernadakis
Book/Page: 25493/192, Date: 07/16/24
Mtg: Westfield Bank $544,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50454sf
Prior Sale: $188,000 (04/96)

Granville

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	10
Median Price	$270,000	$387,500

► REAL ESTATE SALES

95 CROSS RD $125,000
B: Richard S Alimberti 3rd
S: Brian J Durfey & Jennifer M Durfey
Book/Page: 25498/273, Date: 07/19/24
Use: Residential Developable Land, Lot: 532739sf
Prior Sale: $60,490 (07/00)

Hampden

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	20
Median Price	$367,500	$372,500

► REAL ESTATE SALES

25 CARMODY RD $22,500
B: Russell Morton, Tr for Morton Ft
S: Stephen L Haskins & Suzanna R Haskins
Book/Page: 25497/203, Date: 07/18/24
Use: Accessory Land Improved, Lot: 387248sf
Prior Sale: $25,000 (09/02)

38 FERNWOOD DR $287,700
B: Bruce Tetrault
S: Lsf10 Master Part T & Us Bank TTr
Book/Page: 25493/53, Date: 07/16/24
Use: 2 Bdrm Ranch, Lot: 32234sf
Prior Sale: $262,381 (12/19)

43 MEADOW BROOK LN $315,000
B: Alexander J Demos & Hannah M Bolliger
S: Dina M Demos
Book/Page: 25496/12, Date: 07/17/24
Mtg: PeoplesBank (Holyoke) $252,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20908sf
Prior Sale: $128,000 (05/95)

Holland

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	18
Median Price	$375,000	$310,000

► REAL ESTATE SALES

14 DAVIS RD $135,000
B: Hunter R Boudreau
S: Duane Boudreau & Lisa Boudreau
Book/Page: 25499/177, Date: 07/19/24
Mtg: Fidelity Cp Bk $74,192
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 22651sf
Prior Sale: $31,350 (09/12)

Holyoke

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	77
Median Price	$258,500	$280,000

► REAL ESTATE SALES

4 BURNS WAY $470,000
B: Keith E Salek Walker
S: Gary C Hammer & Eanhan Hammer
Book/Page: 25495/171, Date: 07/17/24
Mtg: Semper Home Loans $376,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16161sf
Prior Sale: $285,000 (09/14)

132 CABOT ST $189,000
B: Petrolin J Kelly
S: Mark R Larose
Book/Page: 25499/19, Date: 07/19/24
Mtg: United Wholesale Mtg $183,000
Term: 2054
Use: 3 Bdrm Row House, Lot: 1790sf
Prior Sale: $11,000 (08/16)

40 CHAPIN ST $179,138
B: Pah Properties LLC
S: Andres Agron
Book/Page: 25500/162, Date: 07/19/24
Mtg: Joseph Cardaropoli $227,000
Use: 3 Bdrm Ranch, Lot: 13120sf
Prior Sale: $170,000 (09/06)

39 DILLON AVE $353,000
B: Nathan D Tibbetts
S: Kyle R Gagnon
Book/Page: 25497/380, Date: 07/18/24
Mtg: Greenfield Svgs $327,700
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Colonial, Lot: 5123sf
Prior Sale: $230,000 (11/17)

70 KANE RD $320,000
B: Luke Truehart, Tr for Ny Ne
S: Cornelius P Sullivan & Mary D Sullivan
Book/Page: 25500/66, Date: 07/19/24
Mtg: Homestead Fund Corp $304,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9583sf

8 KENNEDY CIR $280,000
B: Kelly Thibodeau
S: Carroll William S Est & Stephen W Carroll
Book/Page: 25493/82, Date: 07/16/24
Mtg: Guild Mortgage Co $260,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11770sf

11 PARKVIEW TER $291,000
B: Zachery Deliz
S: Moises Deliz & Jodie A Deliz
Book/Page: 25493/457, Date: 07/16/24
Mtg: Florence Bank $232,800
Term: 2054 Rate: 5.5% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 12288sf
Prior Sale: $77,000 (12/97)

92 RACE ST $3,040,000
B: Lighthouse Personalized E
S: 92 Race Street LLC
Book/Page: 25497/300, Date: 07/18/24
Mtg: Greenfield Cp Bk $2,575,000
Use: Entertainment-Other, Lot: 16579sf

7 STEIGER RD $530,000
B: Jesse L Peters & Jennifer Broy
S: Barbara A Dunne
Book/Page: 25490/473, Date: 07/15/24
Use: 3 Bdrm Contemporary, Lot: 23078sf
Prior Sale: $150,000 (05/96)

307 W FRANKLIN ST $290,000
B: Abigail L Bucey
S: Wanda V Shepard
Book/Page: 25498/246, Date: 07/19/24
Mtg: HarborOne Mortgage $232,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5998sf
Prior Sale: $170,000 (08/14)

► FORECLOSURE DEEDS

119 CENTRAL PARK DR $369,061
B: Federal Hm Loan Mtg Corp
S: Corrine V Concotilli & Nation Lending Corp
Book/Page: 25492/55, Date: 07/15/24
Use: 4 Bdrm Cape Cod, Lot: 16252sf
Prior Sale: $360,000 (01/22)

Longmeadow

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	103
Median Price	$459,000	$436,000

► REAL ESTATE SALES

189 ACADEMY DR $570,000
B: Kevin Ryan & Jennefer Ryan
S: David Bedrosian & Linda Bedrosian
Book/Page: 25498/504, Date: 07/19/24
Mtg: Keystone Funding $220,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18750sf

143 BROOKWOOD DR $456,000
B: Mary Mccarthy & Dennis J Mccarthy
S: Luiza Templeton
Book/Page: 25496/302, Date: 07/18/24
Mtg: Navy FCU $439,698
Term: 2054
Use: 3 Bdrm Split Level, Lot: 15685sf
Prior Sale: $312,500 (06/16)

265 CONVERSE ST $542,500
B: Garrett Kissel & Melissa Kissel
S: David J Ehrlich & Sharon A Ehrlich
Book/Page: 25498/298, Date: 07/19/24
Mtg: MountainOne Bk $515,375
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12070sf
Prior Sale: $205,000 (08/93)

57 FAIRFIELD TER $468,000
B: Michael A Forbes
S: William J Golen Jr & Christy T Golen
Book/Page: 25496/353, Date: 07/18/24
Mtg: Premia Mortgage LLC $459,523
Term: 2054
Use: 5 Bdrm Old Style, Lot: 8525sf
Prior Sale: $292,500 (07/19)

95 GLENBROOK LN $645,000
B: Luiza Templeton
S: William I Morey Jr Lt & William I Morey Jr
Book/Page: 25497/106, Date: 07/18/24
Mtg: United Wholesale Mtg $483,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 27190sf
Prior Sale: $250,000 (03/98)

25 OAKWOOD PL $50,000
B: Michael Kern & Danielle Tyler
S: Elizabeth A Kern
Book/Page: 25496/348, Date: 07/18/24
Use: 5 Bdrm Old Style, Lot: 10050sf
Prior Sale: $100,000 (01/02)

33 S PARK AVE $506,000
B: Clifford G Heart 4th & Evelyn M Cazares
S: Dolores A Farrell
Book/Page: 25499/549, Date: 07/19/24
Mtg: Mortgage Research Ctr $506,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9253sf

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HAMPDEN REGISTRY
continued

Ludlow

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	98
Median Price	$304,500	$320,000

► REAL ESTATE SALES

9 BEACHSIDE DR $470,000
B: Lisa E Forest
S: Maria J Vadnais
Book/Page: 25496/593, Date: 07/18/24
Use: 3 Bdrm Colonial, Lot: 11649sf

1 BROOK ST $500,000
B: Modifi Homes LLC & Amy G Colon
S: Carminda G Goncalves, Tr for Cgg Nt
Book/Page: 25499/103, Date: 07/19/24
Mtg: Cgg Nominee Trust $235,000
Use: Apartment Bldg - 4-8 Units, Lot: 87120sf
Prior Sale: $215,000 (09/91)

27 MCKINLEY AVE $275,000
B: Micaiah Stanczak & Jacob Stanczak
S: Bibeau Jean Marie Est & Julia M Beaudoin
Book/Page: 25499/53, Date: 07/19/24
Mtg: Florence Bank $245,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12500sf

69 NEWBURY ST $389,000
B: Lynne Vadnais
S: Debra C Alves & Lisa M Alves
Book/Page: 25495/317, Date: 07/17/24
Mtg: Lee Bank $311,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 29705sf

28 PINE CONE LN $535,000
B: Daniel J Sloan & Briana Sloan
S: Morris A Haney Jr
Book/Page: 25499/217, Date: 07/19/24
Mtg: First World Mortgage $515,873
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 63423sf
Prior Sale: $54,900 (06/99)

Monson

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	26
Median Price	$304,000	$377,500

► REAL ESTATE SALES

40 CREST RD $385,000
B: Timothy W Healy & Jessica A Walker
S: Rachel A Wright & Christopher Mongeon
Book/Page: 25496/563, Date: 07/18/24
Mtg: Fairway Ind Mtg $365,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 17694sf
Prior Sale: $231,900 (12/18)

266 PALMER RD $222,000
B: Justa K Raphino
S: Deborah A Lowe, Tr for Lavallee Ft
Book/Page: 25495/439, Date: 07/17/24
Mtg: Washington Trust Mtg $188,700
Term: 2054
Use: 3-Family Family Flat, Lot: 36940sf

23 REYNOLDS AVE $326,000
B: Mary Cavers & Joseph Borowiec
S: Nicolas Bates
Book/Page: 25499/474, Date: 07/19/24
Mtg: New American Funding $309,700
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11000sf
Prior Sale: $189,000 (10/16)

16 UPPER PALMER RD $699,000
B: Noor Alsalihi & Omar Rubaye
S: Bretta Construction LLC
Book/Page: 25492/410, Date: 07/16/24
Mtg: Newrez LLC $559,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 58806sf

Palmer

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	59
Median Price	$280,000	$310,000

► REAL ESTATE SALES

33 ARNOLD ST $160,000
B: Joejoe Properties LLC
S: Ronald J Chatel
Book/Page: 25493/553, Date: 07/16/24
Use: 1 Bdrm Bngl/Cottage, Lot: 29621sf
Prior Sale: $100,000 (04/21)

111 BOSTON RD $496,000
B: Alexander J Woytowicz & Raeann L Woytowicz
S: Richard J Corsi & Diane M Corsi
Book/Page: 25495/464, Date: 07/17/24
Mtg: Guild Mortgage Co $396,800
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 122839sf
Prior Sale: $300,000 (03/23)

4086 HIGH ST $325,000
B: Caitlin Smith & Kirk Reynolds
S: Avet Rt & Dominic Kirchner 2nd
Book/Page: 25500/284, Date: 07/19/24
Mtg: United Wholesale Mtg $308,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 4356sf
Prior Sale: $5,000 (08/20)

83 NIPMUCK ST $415,000
B: Jacob Roche
S: Thomas R Rudkin & Patricia M Rudkin
Book/Page: 25495/417, Date: 07/17/24
Mtg: Homestead Fund Corp $270,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 39640sf
Prior Sale: $285,000 (08/19)

2022 QUABOAG ST $300,000
B: Michael Welch & Alesia Welch
S: Alexander J Demos
Book/Page: 25494/571, Date: 07/17/24
Mtg: Fairway Ind Mtg $285,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: $168,000 (06/20)

Russell

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	10
Median Price	$245,000	$375,000

► REAL ESTATE SALES

HUNTINGTON RD $39,750
B: Nico A Paulson
S: Oleksak Elizabeth J Est & David M Oleksak
Book/Page: 25493/23, Date: 07/16/24

643 WOODLAND WAY $425,000
B: Kimberly A Osowski & Edward J Osowski 3rd
S: James A Pitoniak & Christine Bailey
Book/Page: 25493/487, Date: 07/16/24
Mtg: Westfield Bank $340,000
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 210830sf
Prior Sale: $42,000 (07/92)

Southwick

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	40
Median Price	$314,950	$422,550

► REAL ESTATE SALES

32 BUNGALOW ST $255,000
B: Howard M Newman Jr & Maryann Newman
S: Mackenzie Powers
Book/Page: 25500/384, Date: 07/19/24
Mtg: Everett Financial $153,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 15350sf
Prior Sale: $157,000 (12/18)

110 N LONGYARD RD $420,000
B: Jesse J Brawsay
S: Rucadaan LLC
Book/Page: 25491/328, Date: 07/15/24
Mtg: Mortgage Research Ctr $417,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 195945sf

46 PINEYWOOD RD $262,500
B: Michael Moccio & Anna R Moccio
S: Edmund J Grabowski
Book/Page: 25493/415, Date: 07/16/24
Mtg: New American Funding $254,625
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18295sf

11 TALL PINES TRL $170,000
B: Huiyao Ouyang
S: Hamelin Framing Inc
Book/Page: 25490/482, Date: 07/15/24
Mtg: Westfield Bank $552,000
Term: 2055 Rate: 6.3% Type: Adj
Use: Residential Developable Land, Lot: 30013sf

3 TREE TOP LN $450,000
B: Michael R Whelihan & Andrea L Whelihan
S: Linda M Lepore
Book/Page: 25498/87, Date: 07/19/24
Mtg: Fairway Ind Mtg $382,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30104sf
Prior Sale: $160,000 (10/95)

Springfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	522	481
Median Price	$250,000	$272,500

► REAL ESTATE SALES

2-4 2ND ST $235,000
B: Timothy V Flouton
S: Angel M Santiago
Book/Page: 25492/534, Date: 07/16/24
Use: 2-Family Duplex, Lot: 4495sf
Prior Sale: $140,000 (03/04)

40 BALBOA DR $225,210
B: Acre Hill LLC
S: Pathlight Inc
Book/Page: 25500/98, Date: 07/19/24
Use: Other Exempt, Lot: 11509sf
Prior Sale: $129,900 (06/02)

42-46 BALDWIN ST $515,000
B: Kaynu Mgmt Group LLC
S: Karl P Baxter Jr
Book/Page: 25471/27, Date: 06/27/24
Mtg: Nqm Funding Llc $412,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 10014sf
Prior Sale: $515,000 (06/24)

1127 BERKSHIRE AVE $145,000
B: Family & Developments LLC
S: Doreen Rae & Rebecca Schunk
Book/Page: 25495/553, Date: 07/17/24
Mtg: Cutter Hill Capital $175,500
Use: 4 Bdrm Cape Cod, Lot: 8999sf
Prior Sale: $130,000 (08/08)

59 BURGHARDT ST $214,700
B: Zarah Vylonis
S: Darren Teale & Yvette Teale
Book/Page: 25493/558, Date: 07/16/24
Mtg: Liberty Bk $193,016
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 3999sf
Prior Sale: $120,000 (04/21)

96-98 CALHOUN ST $370,000
B: Aric D Hincapie
S: Victor Bermudez & Brunilda Bermudez
Book/Page: 25492/104, Date: 07/15/24
Mtg: American Fin Network $296,000
Term: 2054
Use: 2-Family Two Family, Lot: 8451sf
Prior Sale: $46,500 (03/05)

24 CAPITOL RD $340,000
B: Patrick H Ogilvie
S: Pah Properties LLC
Book/Page: 25498/180, Date: 07/19/24
Mtg: Fairway Ind Mtg $318,477
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9901sf
Prior Sale: $159,000 (03/24)

11 CASTLEGATE DR U:A $230,000
B: Christina Murphy
S: Judith E Gagnon
Book/Page: 25496/463, Date: 07/18/24
Mtg: Movement Mtg LLC $184,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $164,000 (12/19)

46 CHALFONTE DR $70,000
B: Rowell S Tucker
S: Rowell S Tucker & Swacey A Tucker
Book/Page: 25494/366, Date: 07/17/24
Mtg: Pennymac Loan Service $242,572
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7640sf
Prior Sale: $171,000 (08/18)

55 CHALMERS ST $280,000
B: Katherine M Taveras
S: Christopher E Collins
Book/Page: 25498/540, Date: 07/19/24
Mtg: United Wholesale Mtg $274,928
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 5001sf
Prior Sale: $155,500 (08/12)

137 CHALMERS ST $355,000
B: Natashia Scott
S: Erin K Coughlin
Book/Page: 25496/394, Date: 07/18/24
Mtg: AFC Mortgage Grp LLC $284,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8002sf
Prior Sale: $330,000 (08/23)

23 CORONA ST $100,000
B: Little Eagle LLC
S: Rachel E Fitzpatrick, Tr for Nagle Ft
Book/Page: 25497/75, Date: 07/18/24
Use: 3 Bdrm Colonial, Lot: 5249sf

45 EDDY ST $292,000
B: Zalymarie Torres & Brian A Echevarria
S: Jennifer Velasquez & Edgardo V Velasquez
Book/Page: 25498/394, Date: 07/19/24
Mtg: New American Funding $277,400
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: $92,000 (08/02)

120-122 FIRGLADE AVE $370,000
B: Marianyelly Rivera-Cruz & Mickey Rivera
S: Anthony S Fusco & Alice D Fusco
Book/Page: 25500/21, Date: 07/19/24
Mtg: Nations Lending Corp $332,722
Term: 2054
Use: 2-Family Two Family, Lot: 6251sf
Prior Sale: $125,000 (12/93)

5 FLOWER ST $473,000
B: Rodney Pierrette & Patricia Pierrette
S: Hassan Echchetouani & Hasna Houdna
Book/Page: 25497/260, Date: 07/18/24
Mtg: Guaranteed Rate Affin $449,350
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7052sf
Prior Sale: $380,000 (03/22)

27 JENNINGS ST $402,000
B: Furnival Nyarko & Mavia Nyarko
S: Ms Homes LLC
Book/Page: 25490/417, Date: 07/15/24
Mtg: Guaranteed Rate Affin $361,800
Term: 2054

107 KENSINGTON AVE $710,000
B: 107 Kensington Ave LLC
S: Mint Western Ma Group LLC
Book/Page: 25491/432, Date: 07/15/24
Mtg: Cathay Bank $497,000
Use: Apartment Bldg - 4-8 Units, Lot: 6573sf
Prior Sale: $510,000 (03/21)

23 KENWOOD PARK $390,000
B: Sanite E Jean
S: Ericka G Carrillo
Book/Page: 25494/76, Date: 07/17/24
Mtg: Pennymac Loan Service $376,983
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6251sf
Prior Sale: $160,000 (09/23)

39 KENWOOD PARK $300,000
B: Tyraun R Porter
S: Marianyelly R Cruz
Book/Page: 25499/512, Date: 07/19/24
Mtg: Westfield Bank $284,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6251sf
Prior Sale: $170,000 (12/18)

33 LEXINGTON ST $259,000
B: Tomasa M Medina
S: Oscar Mora & Migdalia Mora
Book/Page: 25491/101, Date: 07/15/24
Use: 4 Bdrm Old Style, Lot: 5576sf

25 LIVELY LN $350,000
B: Shannon Thorin
S: Erin Orourke
Book/Page: 25494/98, Date: 07/17/24
Mtg: William Raveis Mtg Co $330,687
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7954sf
Prior Sale: $310,000 (05/23)

35 MERRIMAC AVE $180,000
B: 35 Merrimac LLC
S: Mark C Ryer
Book/Page: 25500/253, Date: 07/19/24
Mtg: Tailor Rdg REIT LLC $230,000

256 NASSAU DR U:256 ..... $105,000
B: Lisa Omartian
S: Lauren Omartian & Lisa Omartian
Book/Page: 25500/10, Date: 07/19/24
Use: 2 Bdrm Condo

559 NASSAU DR U:559 ..... $199,000
B: Tamika Gagnon
S: Steven M Kent
Book/Page: 25492/4, Date: 07/15/24
Mtg: Homestead Fund Corp $179,100
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $124,900 (09/20)

241 NORFOLK ST $275,000
B: Springfield College
S: Kristin A Dietz
Book/Page: 25492/365, Date: 07/16/24
Use: 3 Bdrm Colonial, Lot: 10576sf
Prior Sale: $156,900 (12/07)

100 PENNCASTLE ST $290,000
B: Diane Fiorentino & Richard Versailles
S: Bissonnette Arlene A Est & Steven J Bissonnette
Book/Page: 25494/532, Date: 07/17/24
Use: 3 Bdrm Ranch, Lot: 9426sf

167-169 PINEYWOODS AVE $400,000
B: Main & Pineywoods LLC
S: Manning Capital LLC
Book/Page: 25495/410, Date: 07/17/24
Use: 2-Family Two Family, Lot: 5327sf
Prior Sale: $265,000 (06/20)

156 SHAWMUT ST $260,000
B: Lia Ashe-Simmer
S: Deepon Realty LLC
Book/Page: 25499/156, Date: 07/19/24
Mtg: Greenfield Cp Bk $245,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 5240sf
Prior Sale: $135,000 (03/24)

44 SQUIRE LN $373,000
B: Denise Salerno
S: Barbara Robinson & Peter Elkas
Book/Page: 25493/374, Date: 07/16/24
Use: 3 Bdrm Ranch, Lot: 21649sf

1083-1085 SUMNER AVE $180,000
B: Empire One Invs Inc
S: Mario Santaniello & Armandina Santaniello
Book/Page: 25495/58, Date: 07/17/24
Mtg: Mark R Draymore $300,000
Use: 2-Family Two Family, Lot: 5001sf

1572 SUMNER AVE $336,000
B: Ganga Sunar & Amrita Sunuwar
S: Kim Nguyen
Book/Page: 25491/38, Date: 07/15/24
Mtg: Radius Financial Grp $319,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7510sf
Prior Sale: $207,000 (12/06)

35 THAYER AVE $231,500
B: Brandi J Cox
S: Paul J Weckle & Faye A Weckle
Book/Page: 25492/439, Date: 07/16/24
Mtg: United Wholesale Mtg $231,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5367sf
Prior Sale: $49,929 (06/18)

494 TIFFANY ST $325,000
B: Sharon D Gomez
S: David Porcello
Book/Page: 25492/32, Date: 07/15/24
Mtg: Cross Country Mtg Inc $209,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9601sf
Prior Sale: $315,000 (07/23)

246-262 UNION ST $5,600,000
B: Union Ct Apartments LLC
S: Illuminati Holdings LLC
Book/Page: 25500/176, Date: 07/19/24
Mtg: NBT Bank NA $4,000,000

74 VAIL ST $290,000
B: Di&l LLC
S: John Toledo
Book/Page: 25497/216, Date: 07/18/24
Mtg: BCP Loan Partners LLC $200,000
Use: 2 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: $167,500 (09/06)

33 W HILL RD $212,500
B: Zachary Dominique
S: Cig 2 LLC
Book/Page: 25494/455, Date: 07/17/24
Mtg: New American Funding $208,650
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7802sf
Prior Sale: $92,000 (12/17)

145 WHEELER AVE $314,500
B: Andria Matthews
S: Trung T Vo & Hanh M Bui
Doc#: 000000000237138, Date: 07/18/24
Mtg: Fairway Ind Mtg $308,803
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 6251sf
Prior Sale: $138,000 (07/03)

531 WORTHINGTON ST $240,000
B: Dano Hld LLC
S: Eugene L Cabrini Rlty Cor
Book/Page: 25491/312, Date: 07/15/24
Use: Commercial Warehouse, Lot: 5044sf

75 YORKTOWN DR U:75 ..... $284,500
B: Ronald Beauzile & L H Delimon-Beauzile
S: Telesha A Williams
Book/Page: 25490/591, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $141,000 (03/17)

Wales

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	5
Median Price	$330,000	$358,000

► REAL ESTATE SALES

99 HAYNES HILL RD $15,000
B: Robert C Gangemi
S: John M Dunbar & Krystal Burnett
Book/Page: 25492/349, Date: 07/16/24
Use: Residential Developable Land, Lot: 122404sf

West Springfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	93
Median Price	$318,000	$300,000

► REAL ESTATE SALES

438 GOOSEBERRY RD $110,000
B: Vitaliy Voznyuk, Tr for Voznyuk Rt
S: Community Developers Inc
Book/Page: 25496/446, Date: 07/18/24
Use: Residential Developable Land, Lot: 44854sf
Prior Sale: $127,000 (09/04)

134 HAMPDEN ST $200,000
B: Mckenzie Bro Realty LLC
S: Keybank Na
Book/Page: 25491/107, Date: 07/15/24
Mtg: Groundfloor Credit 1 $220,468
Use: 4 Bdrm Conventional, Lot: 6610sf
Prior Sale: $84,900 (11/93)

45-47 JANET ST $260,000
B: Brian P St Amand
S: James Lukowiak & Ryan D Gawle
Book/Page: 25493/27, Date: 07/16/24
Use: 2-Family Family Flat, Lot: 6550sf
Prior Sale: $206,000 (12/09)

525 MORGAN RD $500,000
B: Gail A Richard
S: Tina M Vanotti
Book/Page: 25492/65, Date: 07/15/24
Mtg: Westfield Bank $300,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 16012sf
Prior Sale: $63,000 (11/92)

43 ROGERS AVE $471,000
B: Jonathon Yee & Emily Yee
S: Maria F Rodriguez-Maleck & Paul M Maleck
Book/Page: 25492/138, Date: 07/16/24
Mtg: PeoplesBank (Holyoke) $447,450
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Colonial, Lot: 15045sf

87 VALLEY VIEW CIR $490,000
B: Victoria Rondinelli
S: Donna D Cauley
Book/Page: 25498/598, Date: 07/19/24
Mtg: Homestead Fund Corp $350,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20000sf
Prior Sale: $376,000 (07/21)

Westfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	122
Median Price	$294,000	$357,000

► REAL ESTATE SALES

4 BATES ST $342,000
B: Lisa Santos
S: Skyspec LLC
Book/Page: 25492/538, Date: 07/16/24
Mtg: Rocket Mortgage LLC $335,805
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6048sf
Prior Sale: $140,000 (01/24)

178 JOSEPH AVE $390,000
B: Sean D Welch & Karen M Welch
S: Marie Masciadrelli, Tr for Louis J Scarfo RET
Book/Page: 25498/464, Date: 07/19/24
Mtg: BankESB $312,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 21807sf

26 KELLOGG ST $400,000
B: Cristina Mereneanu
S: Rustam Orozaliev
Book/Page: 25493/596, Date: 07/16/24
Mtg: A & D Mortgage LLC $300,000
Term: 2054
Use: 2-Family Family Flat, Lot: 3600sf
Prior Sale: $190,000 (05/14)

33 LYNNWOOD DR $375,000
B: Elaine Collins & Mark Collins
S: Andri Zhyhanuk
Book/Page: 25500/15, Date: 07/19/24
Use: 4 Bdrm Cape Cod, Lot: 15909sf
Prior Sale: $273,000 (05/24)

43 PARKER AVE $230,000
B: Madeline G Blake & Samuel M Blake
S: Grace A Chlastawa & Joan E Sanchez
Book/Page: 25491/356, Date: 07/15/24
Mtg: New American Funding $215,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 8250sf

29 RADISSON LN $685,000
B: Matthew Boulanger & Stephanie M Harris
S: Maksim V Merenkov
Book/Page: 25490/513, Date: 07/15/24
Mtg: Homestead Fund Corp $548,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20534sf
Prior Sale: $430,000 (12/20)

59 RADISSON LN $700,000
B: Conor J Fenton & Molly K Fenton
S: Terry Britton
Book/Page: 25500/41, Date: 07/19/24
Mtg: Fairway Ind Mtg $560,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 20052sf
Prior Sale: $629,900 (11/21)

73 ROGERS AVE $320,000
B: Joshua L Weaver & Berit L Bjerkadal
S: Tyler J Kozik
Book/Page: 25490/556, Date: 07/15/24
Mtg: Mortgage Research Ctr $331,987
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21480sf
Prior Sale: $196,000 (05/17)

313 SHAKER RD $320,000
B: Keehan Close & Katie Pomeroy
S: Jessica L Wilder & Renee G Dudley
Book/Page: 25498/430, Date: 07/19/24
Mtg: Westfield Bank $304,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 30520sf
Prior Sale: $250,000 (06/21)

16 SUNFLOWER LN U:A $240,000
B: Eduard Loboda
S: Maksim I Loboda
Book/Page: 25499/120, Date: 07/19/24
Mtg: Radius Financial Grp $200,000
Term: 2054
Use: 4 Bdrm Condo, Lot: 436sf
Prior Sale: $225,000 (07/21)

907 WESTERN AVE $380,000
B: Erik R Gaster & Kristin M Gaster
S: Seane M Waterbury
Book/Page: 25491/220, Date: 07/15/24
Mtg: Northpoint Mortgage $368,600
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15800sf
Prior Sale: $233,000 (02/19)

Wilbraham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	75	67
Median Price	$400,000	$433,088

► REAL ESTATE SALES

9 BRIAR CLIFF DR $700,000
B: Erik J Boucher & Bridget M Boucher
S: Angelina R Fiore
Book/Page: 25492/598, Date: 07/16/24
Mtg: Guild Mortgage Co $630,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 41807sf
Prior Sale: $87,000 (04/98)

110 CHILSON RD $418,000
B: Matthew Cox & Crystal Cox
S: Tina Fiore
Book/Page: 25495/216, Date: 07/17/24
Mtg: Rocket Mortgage LLC $418,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 422550sf
Prior Sale: $228,350 (06/08)

28 EASTWOOD DR $375,000
B: Bretta Construction LLC
S: Henry K Zephir, Tr for Henry K Zephir 2022 RET
Book/Page: 25491/189, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 20011sf

691 GLENDALE RD $649,000
B: David M Dorion & Deborah L Chamberlain
S: Bradford D Macpherson & Nancy D Macpherson
Book/Page: 25495/96, Date: 07/17/24
Use: 4 Bdrm Colonial, Lot: 178614sf
Prior Sale: $222,000 (10/93)

3 LILY LN U:3 ..... $560,000
B: Bradford D Macpherson & Nancy A Macpherson
S: Ligia P Guerin & Melissa Escajadillo
Book/Page: 25495/546, Date: 07/17/24
Use: 2 Bdrm Condo

10 OLD CARRIAGE DR $435,000
B: Carlos Monroy & Roisin Hannah
S: Glen J Rahilly, Tr for Rahilly Ft
Book/Page: 25496/538, Date: 07/18/24
Mtg: Cross Country Mtg Inc $413,250
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 32740sf

14 ROCHFORD DR $526,000
B: Kenneth R Labrie & Stephanie J Labrie
S: Denise Salerno
Book/Page: 25493/277, Date: 07/16/24
Mtg: Polish National CU $350,000
Term: 2044
Use: 4 Bdrm Cape Cod, Lot: 30000sf
Prior Sale: $141,500 (09/93)

Hampshire Registry

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

Amherst

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	59
Median Price	$500,000	$600,000

► REAL ESTATE SALES

9 AMITY PL U:9 ..... $420,000
B: Nancy P Boyd
S: Joseph Augustine, Tr for Elizabeth S Van Dyke RET
Book/Page: 15187/338, Date: 07/19/24
Mtg: Florence Bank $300,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Condo, Lot: 6088sf
Prior Sale: $274,900 (05/04)

2 AUTUMN LN U:2 ..... $403,000
B: John L Foley & Pauline S Foley
S: Benjamin Onhank, Tr for Autumn Ln T
Book/Page: 15187/199, Date: 07/19/24
Mtg: BankESB $320,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Condo, Lot: 12231sf
Prior Sale: $159,000 (08/00)

26 AUTUMN LN U:26 ..... $399,000
B: Sharon Selove & David Selove
S: Katherine S Naughton
Book/Page: 15188/74, Date: 07/19/24
Mtg: JPMorgan Chase Bank $150,000
Term: 2044
Use: 2 Bdrm Condo, Lot: 10870sf
Prior Sale: $225,000 (04/10)

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149 BLACKBERRY LN..... $875,000
B: Urelmaa Tsolmon & Sodgerel Chuluunbaatar
S: John W Dickson, Tr for John W Dickson 2007 T
Book/Page: 15186/93, Date: 07/17/24
Mtg: New American Funding $475,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 148938sf
Prior Sale: $629,900 (09/05)

120 PULPIT HILL RD U:7..... $535,000
B: Lia Raz & Aaron Okrasinski
S: Wm L Witten
Book/Page: 15183/115, Date: 07/15/24
Mtg: Greenfield Cp Bk $200,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Condo, Lot: 1019304sf
Prior Sale: $139,900 (06/94)

Belchertown

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	44
Median Price	$440,000	$444,000

► REAL ESTATE SALES

5 BRANDYWINE DR..... $63,018
B: Anne H Kleeman
S: Christopher J Mcgurk & Anne H Kleeman
Book/Page: 15186/203, Date: 07/17/24
Use: 3 Bdrm Cape Cod, Lot: 48352sf
Prior Sale: $255,000 (03/14)

Chesterfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	7
Median Price	$180,000	$420,000

► REAL ESTATE SALES

653 MAIN RD..... $345,000
B: John R Treworgy
S: Kerry M Jackson
Book/Page: 15188/202, Date: 07/19/24
Use: 2 Bdrm Conventional, Lot: 12937sf
Prior Sale: $168,000 (09/19)

Easthampton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	51
Median Price	$360,500	$399,900

► REAL ESTATE SALES

3 ADAMS ST..... $500,000
B: Jumana Jaloudi
S: Hans W Dalhaus & Sarah J Dalhaus
Book/Page: 15186/115, Date: 07/17/24
Mtg: New American Funding $375,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2608sf
Prior Sale: $415,750 (01/22)

2 MATTHEW DR..... $420,000
B: Travis P Maider & Samantha Smith
S: Jean C Richardson
Book/Page: 15184/289, Date: 07/16/24
Mtg: Sofi Bank Na $332,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 40227sf
Prior Sale: $140,000 (09/98)

142 PARSONS ST..... $409,000
B: Wish Granted Realt LLC
S: Molly M Ronan
Book/Page: 15183/275, Date: 07/15/24
Use: 2-Family Two Family, Lot: 24394sf
Prior Sale: $315,000 (07/23)

38 PELOQUIN DR..... $360,000
B: Hariharan Gopalakrishanan
S: Dennis J Meehan 3rd
Book/Page: 15186/332, Date: 07/18/24
Mtg: Northpoint Mortgage $342,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: $172,000 (01/17)

111 PLEASANT ST U:C..... $313,000
B: H A Fulmer & Morgen Fulmer
S: Joan O Smith
Book/Page: 15183/211, Date: 07/15/24
Use: 2 Bdrm Condo

POMEROY ST L:12..... $160,000
B: David A Hardy Contract LL
S: Cykowski RET Ft & Donald L Cykowski Sr
Book/Page: 15188/234, Date: 07/19/24

12 SHEFFIELD DR..... $410,000
B: Kyle Gagnon & Amanda Fortier-Gagnon
S: Bonnie L Katusich & John Ewell
Book/Page: 15188/50, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 15375sf
Prior Sale: $133,000 (06/97)

Goshen

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	2
Median Price	$302,500	$225,000

► REAL ESTATE SALES

41 DRESSER HILL RD..... $289,000
B: Jacquelyn Mascher
S: Stephanie M Whie & Kurt R Finch
Book/Page: 15184/44, Date: 07/15/24
Mtg: HarborOne Mortgage $249,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 118522sf
Prior Sale: $195,000 (11/16)

Hadley

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	16
Median Price	$535,000	$541,000

► REAL ESTATE SALES

5 COLONY DR..... $1,024,299
B: Urvi Morrison & William Morrison
S: Bercume Contruction LLC
Book/Page: 15186/159, Date: 07/17/24

Northampton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	60
Median Price	$530,000	$451,500

► REAL ESTATE SALES

156 GROVE ST..... $358,500
B: Catherine Potak
S: Kris Baker
Book/Page: 15183/161, Date: 07/15/24
Mtg: HarborOne Mortgage $210,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 16997sf
Prior Sale: $214,000 (11/17)

10 HAWLEY ST U:3D..... $850,000
B: Steven Caissie
S: Oconnell Hawley LLC
Book/Page: 15185/114, Date: 07/16/24
Mtg: CMG Mortgage Inc $637,500
Term: 2054
Use: Condo

224-228 MAIN ST..... $260,000
B: Mj Homes LLC
S: Lucas Giusto, Tr for Naples Home Buyers T
Book/Page: 15183/348, Date: 07/15/24

61 MILTON ST..... $739,000
B: Caitlin Duffy
S: Nu-Way Homes Inc
Book/Page: 15185/71, Date: 07/16/24
Mtg: Sage Home Loans Corp $499,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 6429sf

64 NORTH ST..... $684,000
B: Steven Garelick & Lisa Garelick
S: New Eng Remodeling Genera
Book/Page: 15185/41, Date: 07/16/24
Mtg: Mllestone Mtg Solutio $547,200
Term: 2054
Use: 3-Family Conventional, Lot: 7092sf
Prior Sale: $190,000 (08/23)

NORTHERN AVE L:1..... $225,000
B: Stacy R Ashton & Anujkumar Dhamija
S: Sovereign Builders Inc
Book/Page: 15188/205, Date: 07/19/24

Pelham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	10
Median Price	$474,250	$402,500

► REAL ESTATE SALES

17 AMHERST RD..... $350,000
B: Scott Tencza
S: Louise M Macdonald
Book/Page: 15187/281, Date: 07/19/24
Mtg: Fairway Ind Mtg $310,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 42689sf

213 N VALLEY RD..... $665,000
B: Rachel Figurasmith & Stephen Figurasmith
S: Pamela C Victor & Jeffrey A Hausthor
Book/Page: 15186/302, Date: 07/18/24
Mtg: Movement Mtg LLC $410,000
Term: 2054
Use: 5 Bdrm Raised Ranch, Lot: 141570sf
Prior Sale: $223,000 (09/99)

South Hadley

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	50
Median Price	$343,000	$354,000

► REAL ESTATE SALES

6 EAGLE DR..... $600,000
B: Arthur C Cataw & Joyce M Cataw
S: Eden A Duperier, Tr for Ea Duperier Declaration O
Book/Page: 15183/59, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 45302sf
Prior Sale: $385,000 (12/19)

61 FERRY ST..... $480,000
B: Matthew H Giordano & Gina M Giordano
S: Sharon K Scott & Carlo P Scotiropoulos
Book/Page: 15188/21, Date: 07/19/24
Mtg: LendSure Mtg $376,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 28901sf
Prior Sale: $312,500 (04/06)

175 LATHROP ST..... $399,000
B: Katherine Putnam
S: Casey Berger & Justin H Baumann
Book/Page: 15183/188, Date: 07/15/24
Mtg: HarborOne Mortgage $359,100
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 57935sf
Prior Sale: $391,500 (07/23)

5 LINDEN DR..... $380,000
B: Jonathan Couture & Zachary Couture
S: James Woolley
Book/Page: 15187/21, Date: 07/18/24
Mtg: Alden CU $304,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 12510sf
Prior Sale: $348,000 (08/21)

8 PEARL ST..... $130,000
B: Christopher J Bach & Tayler J Bach
S: Marlene Bach
Book/Page: 15184/72, Date: 07/15/24

81 RICHVIEW AVE..... $320,000
B: Edwin Cintron
S: Tamika Gagnon & Juan Velazquez
Book/Page: 15183/224, Date: 07/15/24
Mtg: Fairway Ind Mtg $304,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9500sf
Prior Sale: $248,000 (02/21)

12 YALE ST..... $210,000
B: Michael P Lyncg
S: Rosemay E Larrow & Joan C Gazaille
Book/Page: 15182/254, Date: 07/15/24
Mtg: CMG Mortgage Inc $159,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19360sf

Southampton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	22
Median Price	$405,000	$415,650

► REAL ESTATE SALES

5 THOMAS CIR..... $375,000
B: Lydia Dagostino
S: Balicki Kevin E Est & John T Balicki
Book/Page: 15186/240, Date: 07/18/24
Mtg: HarborOne Mortgage $250,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: $285,000 (01/20)

Ware

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	39
Median Price	$276,000	$282,044

► REAL ESTATE SALES

140 GREENWICH PLAINS RD..... $359,000
B: Yvonne Veilleux & Joseph Deady
S: Mhi Propperties LLC
Book/Page: 15187/106, Date: 07/18/24
Mtg: Fairway Ind Mtg $254,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 96154sf
Prior Sale: $140,000 (09/23)

28 MORSE AVE..... $350,000
B: Park Otis LLC
S: Aaron W Martell
Book/Page: 15186/46, Date: 07/17/24
Mtg: Digital FCU $280,000
Use: Apartment Bldg - 4-8 Units, Lot: 16601sf

8-10 WILLIAMS ST..... $125,000
B: David R Barry & Corrina M Barry
S: Donald B Gadziala & Michael Gadziala
Book/Page: 15188/242, Date: 07/19/24
Use: 2-Family Two Family, Lot: 6360sf

Williamsburg

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	6
Median Price	$171,500	$359,300

► REAL ESTATE SALES

7 HATFIELD RD..... $310,000
B: Lori A Thurston
S: Kenneth M Chapin
Book/Page: 15186/32, Date: 07/17/24
Use: 2 Bdrm Conventional, Lot: 31363sf
Prior Sale: $205,000 (06/10)

Middlesex Registry

Northern District

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Lowell, MA 01852
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Billerica

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	106
Median Price	$649,500	$690,450

► REAL ESTATE SALES

2 ALLEN RD..... $600,000
B: Connor Sullivan & Jillian E Cortese
S: Kristen M Iandosca
Book/Page: 38621/224, Date: 07/17/24
Mtg: CMG Mortgage Inc $510,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5401sf
Prior Sale: $310,000 (09/13)

9 BEAR HILL RD..... $705,000
B: Md M Hoque & Mahmuda Akhter
S: Nancy Kelley, Tr for Stanley V Figelski RET
Book/Page: 38620/209, Date: 07/17/24
Mtg: Guaranteed Rate Inc $564,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 24999sf

25 BELLFLOWER RD..... $720,000
B: Leon Evans & Yeth Ram
S: Patricia M Benjamin, Tr for T & Diane Duggan RET
Book/Page: 38627/231, Date: 07/19/24
Mtg: Cross Country Mtg Inc $576,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19676sf

48 BUCKINGHAM DR..... $425,000
B: Sarah Allgaier & Kevin Kennedy
S: Nancy L Smith, Tr for Nancy L Smith 2011 RET
Book/Page: 38623/257, Date: 07/18/24
Mtg: Ericka L Dogherty $203,356
Term: 2054
Use: 3 Bdrm Ranch, Lot: 30000sf

27 CONNOLLY RD..... $700,000
B: Jose Cabrera & Emily M Santos
S: Constitution Prop LLC
Doc#: 000000000323588, Date: 07/16/24
Mtg: Rocket Mortgage LLC $665,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 22499sf
Prior Sale: $275,000 (09/23)

1 FOREST PARK AVE..... $166,251
B: Barbara Karanja
S: Stephen Mwaura & Barbara Karanja
Doc#: 000000000323609, Date: 07/18/24
Mtg: TD Bank NA $327,000
Term: 2039
Use: 3 Bdrm Split Entry, Lot: 245548sf
Prior Sale: $253,000 (10/08)

24 HARJEAN RD..... $550,000
B: Helvecio F Mendes & Vanessa C Mendes
S: Brian E Sullivan
Book/Page: 38624/220, Date: 07/18/24
Mtg: Cross Country Mtg Inc $440,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 15002sf
Prior Sale: $151,000 (09/94)

15 LIMEWOOD AVE..... $660,000
B: Luiz F Silva & Nathalia L Ribeiro
S: Charlene C Carson
Book/Page: 38627/257, Date: 07/19/24
Mtg: United Wholesale Mtg $648,045
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15002sf
Prior Sale: $294,900 (05/03)

153 POND ST..... $1,175,000
B: Edvaldo A Peske
S: Cady Construction LLC
Book/Page: 38621/200, Date: 07/17/24
Mtg: Nqm Funding Llc $940,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 16644sf
Prior Sale: $390,000 (06/23)

5 SHAWNEE CIR..... $755,000
B: Christopher L Mchale & Louise Mchale
S: Gary Wood & Pamela M Wood
Book/Page: 38627/163, Date: 07/19/24
Mtg: Guild Mortgage Co $604,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 52316sf
Prior Sale: $189,000 (10/97)

7 THEODORE CT..... $675,000
B: Justin Kocan & Nicole Kocan
S: Patrick Casey
Book/Page: 38624/34, Date: 07/18/24
Mtg: Guaranteed Rate Inc $641,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8289sf
Prior Sale: $340,000 (02/24)

4 TODD LN..... $865,000
B: Kristen Darakjian & David Darakjian
S: Donald C Wetmore & Christine A Balboni
Book/Page: 38622/97, Date: 07/17/24
Mtg: Ally Bank $221,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 40058sf
Prior Sale: $283,250 (09/17)

Chelmsford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	118
Median Price	$600,500	$681,250

► REAL ESTATE SALES

19 AUGUSTA WAY U:19..... $820,000
B: Richard J Wynkoop & Joann B Wynkoop
S: Helen H Blasioli, Tr for Helen H Blasioli 2021 Lt
Book/Page: 38625/7, Date: 07/18/24
Use: 3 Bdrm Condo
Prior Sale: $277,262 (06/98)

13 CRABAPPLE LN..... $875,000
B: Christopher Garcia & Taylor Garcia
S: Richard J Wynkoop & Joann B Wynkoop
Book/Page: 38623/44, Date: 07/18/24
Mtg: JPMorgan Chase Bank $656,250
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 30056sf
Prior Sale: $212,000 (08/97)

37 GLEN AVE U:22..... $475,000
B: Darshakkumar H Mehta
S: Vishwanth Krishnamoorthy & Gayathri Sethuraman
Book/Page: 38622/281, Date: 07/18/24
Mtg: T2 Financial LLC $427,500
Term: 2044
Use: 2 Bdrm Condo
Prior Sale: $219,000 (06/11)

6 HOLLY DR..... $1,200,000
B: Poornima Prabhu & Ritesh Prabhu
S: Kevin C West, Tr for Kevin C West Ft
Book/Page: 38625/220, Date: 07/18/24
Mtg: JPMorgan Chase Bank $840,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 113256sf
Prior Sale: $760,000 (12/16)

38 HORNBEAM HILL RD..... $585,000
B: Joshua Mccusker & Tracy Ericson
S: Mary C Fedele
Book/Page: 38618/110, Date: 07/16/24
Mtg: Newrez LLC $555,750
Term: 2054
Use: 3 Bdrm Split Level, Lot: 17860sf
Prior Sale: $162,000 (05/93)

4 MOUNT PLEASANT ST U:4..... $317,000
B: Conor Banks & Margot Banks
S: Catherine Gendron
Book/Page: 38624/253, Date: 07/18/24
Mtg: Mortgage Research Ctr $301,150
Term: 2054
Use: Condo

255 NORTH RD U:202..... $425,000
B: Daniel P Hart & Maria T Hart
S: Barbara G Chapman, Tr for Robert & B Chapman Ft
Book/Page: 38621/161, Date: 07/17/24
Use: 2 Bdrm Condo
Prior Sale: $84,000 (11/90)

49 SLEIGH RD..... $850,000
B: Xuanvinh Vu & Gerda Vu
S: William J Murphy 3rd & Sally R Murphy
Book/Page: 38616/73, Date: 07/15/24
Mtg: First Community Mtg $680,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 41382sf
Prior Sale: $548,000 (10/17)

108 WESTFORD ST..... $669,000
B: Wiguen Thimotee & Jailene L Sifonte
S: William J Keeley & Amanda M Keeley
Book/Page: 38616/196, Date: 07/15/24
Mtg: Cross Country Mtg Inc $656,882
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21780sf
Prior Sale: $569,900 (06/20)

Dracut

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	75
Median Price	$489,450	$530,000

► REAL ESTATE SALES

159 BETTY ANN LN..... $1,010,000
B: Kenneth W Bonin Jr & Kathryn E Bonin
S: Joseph P Davidson & Rudsamy P Davidson
Book/Page: 38618/267, Date: 07/16/24
Use: 5 Bdrm Colonial, Lot: 40000sf
Prior Sale: $715,000 (02/21)

15 DEXTER AVE..... $587,000
B: Apurwa Lamichhane & Purushottam Lamichhane
S: Warren N Long
Book/Page: 38628/159, Date: 07/19/24
Mtg: NFM Inc $410,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 16290sf

275 DONOHUE RD U:15..... $442,500
B: Kelly T Longtin & Alexis D Longtin
S: Kenneth Biagioni
Book/Page: 38627/152, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $234,900 (04/18)

44 HURLEY AVE..... $410,000
B: Nelzon A Sevilla
S: Dorothy L Lafreniere, Tr for Dorothy L Lafreniere RET
Book/Page: 38628/87, Date: 07/19/24
Mtg: Salem Five Mtg Co $328,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11250sf

79 LEO AVE..... $600,000
B: Ismail Jacquet & Julienne Jacquet-Fouyol
S: Denis Iacobciuc & Valentina Iacobciuc
Book/Page: 38618/85, Date: 07/16/24
Mtg: Mega Cap Funding Inc $549,450
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9000sf
Prior Sale: $355,000 (09/19)

8 PAGONA WAY..... $885,000
B: Tiago Bettencourt & Debbie Bettencourt
S: Paulo M Cavalcanti & Christine A Cavalcanti
Book/Page: 38627/83, Date: 07/19/24
Mtg: United Wholesale Mtg $340,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 51836sf
Prior Sale: $544,000 (07/18)

645 ROBBINS AVE U:53..... $320,000
B: Sina Heak
S: Michael A Foy & Rachel H Foy
Book/Page: 38622/66, Date: 07/17/24
Use: 2 Bdrm Condo
Prior Sale: $146,000 (09/18)

650 ROBBINS AVE U:36..... $330,000
B: Olga I Cruz & Daniel E Guzman
S: Priya Chandwani, Tr for Chandwani Ft
Book/Page: 38615/23, Date: 07/15/24
Mtg: Evolve B&T $264,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $171,000 (05/07)

36 TOBEY RD U:3..... $425,000
B: Anita Martinson & Michael Acheampong
S: Ellen E Daye
Book/Page: 38620/165, Date: 07/17/24
Mtg: Enterprise Bk & Tr Co $407,400
Term: 2054
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $242,000 (05/17)

Lowell

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	172	183
Median Price	$432,500	$470,000

► REAL ESTATE SALES

154 ALCOTT ST..... $751,000
B: Patrick B Ampomah & Yacoba V Minnow
S: Amy D Sullivan, Tr for Sullivan Ft
Book/Page: 38621/99, Date: 07/17/24
Mtg: Fairway Ind Mtg $705,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 22216sf
Prior Sale: $313,900 (03/09)

24 BARROWS ST U:C..... $380,000
B: Vladimyr Mondelus
S: Amanda Parke
Book/Page: 38627/50, Date: 07/19/24
Mtg: Movement Mtg LLC $285,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $262,000 (08/20)

259 BRANCH ST..... $410,000
B: Jailenny C De Perez
S: Sokhean R Mang, Tr for Siphoan & Sokhean T
Book/Page: 38629/82, Date: 07/19/24
Mtg: Salem Five Mtg Co $385,000
Term: 2054
Use: 6 Bdrm Conventional, Lot: 2614sf
Prior Sale: $20,000 (01/01)

377 BUTMAN RD..... $540,000
B: Jonathan Y Huang
S: Christopher Pimental & Guillermo Pimental
Book/Page: 38625/171, Date: 07/18/24
Mtg: Digital FCU $378,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10890sf
Prior Sale: $429,900 (06/21)

12 BY ST..... $575,000
B: 1011 Avs Properties LLC
S: Arasimo Lipomi & Michele R Lipomi
Book/Page: 38626/273, Date: 07/19/24
Use: 2-Family Duplex, Lot: 3920sf
Prior Sale: $209,900 (08/14)

26 CABOT ST..... $600,000
B: Radhames F Francisco & Andrelsi V Parra
S: Ben Home 123 LLC
Book/Page: 38617/92, Date: 07/15/24
Mtg: New Fed Mtg Corp $589,132
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 2178sf
Prior Sale: $501,000 (05/22)

58 CARROLL PKWY..... $514,900
B: Katherine Hassey & Brian Sweet
S: Brenda J Infantino
Book/Page: 38618/166, Date: 07/16/24
Mtg: United Wholesale Mtg $499,453
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: $113,000 (10/97)

491 DUTTON ST U:521..... $550,000
B: Robert M Leber & Casey L Leber
S: Anna L Roderick, Tr for Monahan Roderick T
Book/Page: 38625/206, Date: 07/18/24
Use: 3 Bdrm Condo
Prior Sale: $515,000 (05/13)

13 FAY ST..... $410,000
B: Thomas Cannon & Sarah Mccluskey
S: Michael A Mccluskey & Carolan A Mccluskey
Book/Page: 38625/117, Date: 07/18/24
Mtg: Jeanne DArc CU $328,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3485sf

65 FORT HILL AVE..... $675,000
B: Josue F Da Costa
S: Kerbin N Feliz
Book/Page: 38628/98, Date: 07/19/24
Mtg: United Wholesale Mtg $652,471
Term: 2054
Use: 2-Family Two Family, Lot: 1742sf
Prior Sale: $469,000 (11/21)

80 GERSHOM AVE..... $1,680,000
B: 80-82 Gershom Street LLC
S: William J Riley Jr & Carol J Riley
Book/Page: 38619/196, Date: 07/16/24
Mtg: Middlesex FSLA $1,200,000
Use: Apartment Bldg - 4-8 Units, Lot: 3049sf
Prior Sale: $272,022 (06/89)

19 IONIAN CIR..... $735,000
B: Jatinkumar B Patel & Geeta J Patel
S: Manuel R Silveira & Mary V Silveira
Book/Page: 38623/105, Date: 07/18/24
Mtg: First Community Mtg $485,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10019sf
Prior Sale: $189,550 (01/99)

41 KAREN ST..... $370,000
B: Vizion Dream Home Inc
S: Linda Sheff
Book/Page: 38628/139, Date: 07/19/24
Mtg: Michael P Dionne $259,000
Term: 2026
Use: 3 Bdrm Cape Cod, Lot: 10019sf

34 MARIPOSA AVE..... $540,000
B: My H Luu & Toan Ta
S: Scott A Maitland & Alexandra Horelik
Book/Page: 38618/277, Date: 07/16/24
Mtg: American Ngbd Mtg Acc $320,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 9583sf
Prior Sale: $349,000 (10/17)

15 MORNINGVIEW AVE..... $420,000
B: Alexis S Velez & Joy Z Guillen-Florez
S: Salvador R Hernandez & Edylay Sabelleck-Rivas
Book/Page: 38616/159, Date: 07/15/24
Mtg: Salem Five Mtg Co $395,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5227sf
Prior Sale: $360,000 (02/22)

102 PARK AVE W U:C8..... $392,000
B: Taylor Kinton
S: Matheus Darosa
Book/Page: 38626/182, Date: 07/19/24
Mtg: Leader Bank NA $385,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $238,000 (06/19)

309 PAWTUCKET BLVD U:27..... $265,000
B: Purvi Trivedi
S: Keith Hamel & Lisa Wagner
Book/Page: 38615/35, Date: 07/15/24
Mtg: Jeanne DArc CU $193,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $150,000 (05/24)

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MIDDLESEX REGISTRY
continued

10 PAYTON ST **$555,000**
B: Volmir J Dos Santos
S: Nancy J Shannon, Tr for Nancy J Shannon T
Book/Page: 38616/279, Date: 07/15/24
Mtg: A & D Mortgage LLC $444,000
Term: 2054
Use: 2-Family Two Family, Lot: 3485sf

239 SMITH ST **$336,000**
B: Kimberly E Medeiros & Jonathan J Benjamin
S: Pamela J Benjamin & James M Benjamin
Book/Page: 38628/181, Date: 07/19/24
Mtg: Province Mtg Assoc $309,700
Term: 2054
Use: 3 Bdrm Conventional, Lot: 1742sf

22 SUTTLE AVE **$730,000**
B: Esmeury O Hernandez & Carlos S Hernandez
S: Maurice F Cronin, Tr for Cronin Four Ft
Book/Page: 38620/17, Date: 07/16/24
Mtg: American Ngbd Mtg Acc $679,250
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6970sf

64 WASHINGTON ST **$810,000**
B: Michael De Faria
S: Carmelle Francois
Book/Page: 38625/258, Date: 07/18/24
Mtg: United Wholesale Mtg $747,862
Term: 2054
Use: 2-Family Two Family, Lot: 3049sf
Prior Sale: $310,000 (10/19)

Tewksbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	94
Median Price	$639,500	$650,000

► REAL ESTATE SALES

52 APACHE WAY U:52 ..... **$410,000**
B: M Dos Santos-Spilmann
S: Wood Gary Emerson Est & Janice H Wood
Book/Page: 38617/175, Date: 07/15/24
Mtg: Cross Country Mtg Inc $389,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $104,000 (09/92)

153 APACHE WAY U:153 ..... **$492,000**
B: Margaret Bozak & Amy L Bozak
S: Steven F Daigle, Tr for Daigle Ft
Book/Page: 38615/235, Date: 07/15/24
Mtg: M&T Bank NA $250,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $249,000 (11/16)

75 ARMANDO WAY U:75 ..... **$445,000**
B: Ann M Fotester
S: Gloriann Bellino
Book/Page: 38626/231, Date: 07/19/24
Mtg: Movement Mtg LLC $167,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $212,000 (05/10)

1124 EMERALD CT U:1124 ..... **$476,000**
B: Bonnie Barry
S: Gregory G Marken, Tr for Gregory G Marken RET
Book/Page: 38623/215, Date: 07/18/24
Mtg: Mid-Island Mortgage C $176,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 100sf
Prior Sale: $222,000 (02/13)

92 FLORENCE AVE **$189,000**
B: Ilda M Araujo & Sonia Pires
S: Ilda M Araujo & Carlos Araujo
Book/Page: 38616/112, Date: 07/15/24
Mtg: CMG Mortgage Inc $316,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: $222,000 (07/01)

16 GEIGER DR **$535,000**
B: Jorgo Qipo & Dorina Mitrollari
S: Christine Cicero
Book/Page: 38616/25, Date: 07/15/24
Mtg: MSA Mortgage LLC $481,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 29478sf
Prior Sale: $305,000 (11/05)

2131 MAIN ST U:300 ..... **$699,000**
B: Vamshi K Uppununthala & Kranti Gunale
S: 2131 Main Street LLC
Book/Page: 38628/221, Date: 07/19/24
Mtg: Leader Bank NA $559,200
Term: 2039
Use: Condo

189 MERRIMACK MEADOWS LN U:189 ..... **$600,000**
B: Zlata Zuka & Fredric P Jacobs
S: Eric Bevilacqua & Laura Bevilacqua
Book/Page: 38625/17, Date: 07/18/24
Mtg: Total Mtg Svcs $480,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 100sf
Prior Sale: $510,000 (05/23)

242 MITCHELL G DR **$941,000**
B: Kwangdo Yi & Jooyeon Ha
S: Jeffrey R Vallera & Brigid E Vallera
Book/Page: 38627/113, Date: 07/19/24
Mtg: Guaranteed Rate Affin $241,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 28541sf
Prior Sale: $495,000 (06/14)

15 PONDEROSA RD **$1,025,000**
B: Jordan Cancela & Dominique Cancela
S: Maverick Real Estate LLC
Book/Page: 38614/55, Date: 07/15/24
Mtg: American Ngbd Mtg Acc $820,000
Term: 2054
Use: Residential Developable Land, Lot: 217800sf
Prior Sale: $275,000 (10/22)

236 SALEM RD **$672,500**
B: Soimise Verdieu
S: Gabriella Goshtigian & Andrew Callagy
Book/Page: 38619/243, Date: 07/16/24
Mtg: Nations Direct Mtg $592,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11780sf
Prior Sale: $432,000 (11/18)

364 SHAWSHEEN ST **$310,000**
B: Dylan Ethan LLC
S: Birrille Mark L Est & Alan Birrille
Book/Page: 38628/35, Date: 07/19/24
Use: 2 Bdrm Cape Cod, Lot: 10780sf

31 WELLS DR **$1,120,000**
B: Simeng Cao & Yingda Guo
S: Konstantine Fetfatsidis & Angelica Fetfatsidis
Book/Page: 38628/277, Date: 07/19/24
Mtg: RBC Bank Georgia NA $896,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $550,000 (09/13)

71 WELLS DR **$1,300,000**
B: John M Dorsi Jr & Therese A Dorsi
S: Todd R Johnson & Andree T Johnson
Book/Page: 38624/285, Date: 07/18/24
Use: 4 Bdrm Colonial, Lot: 20013sf
Prior Sale: $584,900 (05/13)

Tyngsboro

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	35
Median Price	$600,000	$612,000

► REAL ESTATE SALES

18 CANNONGATE RD U:60 ..... **$320,000**
B: Jessica P Rufo & Michael B Green
S: Susan A Molleur & Lanning Y Molleur
Book/Page: 38624/69, Date: 07/18/24
Mtg: Savings Bank (The) $284,800
Term: 2054 Rate: +2.8% Type: Adj Rate
Use: 2 Bdrm Condo
Prior Sale: $55,400 (03/95)

10 EVERGREEN WAY U:10 ..... **$830,000**
B: Dennis N Seekins & Elizabeth L Seekins
S: Toll Northeast V Corp
Book/Page: 38625/75, Date: 07/18/24
Mtg: North Easton Svgs Bk $550,000
Term: 2054
Use: Possible New Construction

14 FARWELL RD **$565,000**
B: Ryan Mcgann & Linsey Spolidoro-Mcgann
S: Thomas Fitzpatrick 4th & Jacqulyn Fitzpatrick
Book/Page: 38619/147, Date: 07/16/24
Mtg: Keystone Funding $480,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 60984sf
Prior Sale: $375,000 (09/20)

1 GLORIA AVE **$625,000**
B: Yelitza E Estrada-Rivera & Joshua L Alexander
S: Leboeuf George R Est & Steven Leboeuf
Book/Page: 38622/188, Date: 07/18/24
Mtg: HarborOne Mortgage $500,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 30340sf
Prior Sale: $179,900 (09/00)

361 MIDDLESEX RD **$1,805,000**
B: Middlesex Road 360 LLC
S: M3g Realty LLC
Book/Page: 38625/295, Date: 07/18/24
Mtg: Enterprise Bk & Tr Co $1,350,000
Use: Restaurant/Bar, Lot: 91040sf
Prior Sale: $1,600,000 (09/08)

371 MIDDLESEX RD **$1,805,000**
B: Middlesex Road 360 LLC
S: M3g Realty LLC
Book/Page: 38625/295, Date: 07/18/24
Mtg: Enterprise Bk & Tr Co $1,350,000
Use: Commercial Undevlpble Land, Lot: 39897sf
Prior Sale: $10,000 (01/06)

Westford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	75
Median Price	$716,000	$875,000

► REAL ESTATE SALES

2 CHIPMUNK TRL U:2 ..... **$320,000**
B: Kenneth R Parrish & Patricia M Gardner
S: Richard E Cuoco & Barbara J Cuoco
Book/Page: 38614/224, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $205,000 (08/07)

18 KYLEMORE DR **$1,505,000**
B: Gregory S Dombrowski, Tr for Gapo Ft
S: Steven J Sears & Diane P Sears
Book/Page: 38615/93, Date: 07/15/24
Use: 6 Bdrm Colonial, Lot: 40119sf
Prior Sale: $369,000 (12/96)

184 MAIN ST **$700,000**
B: Paul A Capps & Christina Capps
S: Robert A Bostrom & Julie A Bostrom
Book/Page: 38628/52, Date: 07/19/24
Mtg: USAA Federal SB $659,750
Term: 2054
Use: 4 Bdrm Antique, Lot: 21780sf
Prior Sale: $395,000 (11/13)

89 OAK HILL RD **$701,000**
B: Shihui Zeng & Meirong Lin
S: Kyle J Leblanc
Book/Page: 38619/273, Date: 07/16/24
Mtg: Northpointe Bank $560,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 23305sf
Prior Sale: $560,000 (05/22)

45 PLAIN RD **$710,000**
B: Emmanuel Gyaase & Stella B Gyaase
S: Jennifer M Williams, Tr for Jennifer M Williams Lt
Book/Page: 38621/275, Date: 07/17/24
Mtg: M&T Bank NA $674,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 37070sf
Prior Sale: $312,500 (12/12)

14 WEETAMOO WAY **$430,000**
B: Rory Masterson
S: Weetamoo Estates Inc
Book/Page: 38615/221, Date: 07/15/24
Use: Residential-Other, Lot: 126324sf
Prior Sale: $364,000 (03/04)

Wilmington

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	80
Median Price	$645,250	$731,500

► REAL ESTATE SALES

4 ACORN DR **$880,000**
B: Momina Tallal & Tallal Azmat
S: Francis P Gaffey & Julie A Gaffey
Book/Page: 38629/41, Date: 07/19/24
Mtg: Movement Mtg LLC $704,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 16117sf
Prior Sale: $239,900 (08/96)

15 CHURCH ST U:204 ..... **$443,000**
B: Morgan E Bishop & Guilherme C Bretas
S: Kyle J Gallegos
Book/Page: 38617/127, Date: 07/15/24
Mtg: Movement Mtg LLC $398,700
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $329,900 (09/16)

15 SILVER LAKE AVE **$757,000**
B: Daniel Skinner & Colleen Sutherland
S: David S Mede
Book/Page: 38627/21, Date: 07/19/24
Mtg: Cross Country Mtg Inc $681,300
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4792sf
Prior Sale: $85,000 (11/92)

5 STONEHEDGE DR **$970,000**
B: Daniel Dellisola & Britney Curtin
S: Michael Bordonaro & Majagamy Ramos-Bordonaro
Book/Page: 38621/167, Date: 07/17/24
Mtg: Guaranteed Rate Inc $776,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 35284sf
Prior Sale: $920,000 (06/22)

Middlesex Registry

Southern District

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East Cambridge, MA 02141
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www.cambridgedeeds.com
or www.masslandrecords.com

Acton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	65
Median Price	$886,500	$972,000

► REAL ESTATE SALES

106 AUDUBON DR U:106 ..... **$621,000**
B: Camille A Miller
S: Marianne L Maclean, Tr for Maclean Ft Of 1996
Book/Page: 83004/58, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $349,900 (12/02)

9 BERRY LN **$1,150,000**
B: Nedim Hosic
S: Klaus Charisse & Petra Charisse
Book/Page: 83019/394, Date: 07/18/24
Mtg: Berkshire Bank $425,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22250sf
Prior Sale: $591,000 (07/07)

16 BULETTE RD **$1,160,000**
B: Grace D Yegen & Can L Yegen
S: Scot Durkin & Coale Parker
Book/Page: 83008/80, Date: 07/16/24
Mtg: Northeast Home Loan $928,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 44431sf
Prior Sale: $800,000 (07/15)

23 DAVIS RD U:FB1 ..... **$310,000**
B: Aneesh Bhambri & Prapti Gupta
S: Ricci Laura B Est & Rita R Baeringer
Book/Page: 83009/233, Date: 07/16/24
Mtg: EMM Loans LLC $232,500
Term: 2054
Use: Condo

59 STONEYMEADE WAY **$1,630,000**
B: Liangxing Zou & Mei Jin
S: Andrew O Washburn & Amanda Miller
Book/Page: 83023/260, Date: 07/19/24
Mtg: United Nations FCU $1,250,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 32200sf
Prior Sale: $1,065,000 (04/20)

13 WINTER ST **$925,000**
B: Robert J Moran & Alexis Moran
S: Kathleen A Whitney, Tr for S & Kathleen A Whitney T
Book/Page: 83008/140, Date: 07/16/24
Mtg: New Fed Mtg Corp $650,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 20884sf
Prior Sale: $253,500 (08/96)

Arlington

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	110
Median Price	$1,110,000	$1,143,000

► REAL ESTATE SALES

127 ALPINE TER **$1,005,000**
B: Elyse M Duperey & John J Moscatel
S: Marianne J Adams & Andrew M Jackson
Book/Page: 83023/8, Date: 07/19/24
Mtg: Guaranteed Rate Affin $305,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4578sf
Prior Sale: $659,000 (08/15)

73 BRAND ST **$1,100,000**
B: Nicholas Cammarano & Brianna Cammarano
S: Ralph P Nichols & Lorraine L Nichols
Book/Page: 83025/553, Date: 07/19/24
Mtg: Salem Five Mtg Co $880,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 9840sf
Prior Sale: $231,000 (09/92)

12 COLONIAL VILLAGE DR U:4 ..... **$267,999**
B: Dana L Varga
S: Marilyn J Jones, Tr for Jones 2020 Ft
Book/Page: 83021/318, Date: 07/18/24
Mtg: Fairway Ind Mtg $200,999
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $92,500 (09/89)

88 DOTHAN ST **$1,550,000**
B: Michael Nicastri & Bianca Llaneza
S: Darko Mitrovic & Alexandra Mitrovic
Book/Page: 83008/355, Date: 07/16/24
Mtg: Leader Bank NA $700,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8773sf
Prior Sale: $1,032,447 (11/21)

65 FREEMAN ST U:2 ..... **$727,000**
B: Eric Chin, Tr for Ewc Rt
S: Leah M Tenney-Keating & Eamon J Keating
Doc#: 000000001960635, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $515,000 (03/17)

38 HIBBERT ST **$1,300,000**
B: Elodie Bordry & Mathieu Bordry
S: Claudia Cornacchione & Stefano Frigerio
Book/Page: 83023/561, Date: 07/19/24
Mtg: Guaranteed Rate Inc $800,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 4870sf
Prior Sale: $817,000 (07/17)

34 HUTCHINSON RD **$1,385,000**
B: Benjamin T Langston & Lauren Langston
S: Stephen R Blagden, Tr for Jane C Blagden RET
Book/Page: 83020/230, Date: 07/18/24
Mtg: Guaranteed Rate Inc $800,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 12985sf

19 IVY CIR **$1,070,000**
B: Rochelle A Rosen & Bryce Vickmark
S: Levitt Marilyn M Est & Karen L Morris
Book/Page: 83018/95, Date: 07/18/24
Mtg: Cross Country Mtg Inc $470,000
Term: 2044
Use: 4 Bdrm Cape Cod, Lot: 9017sf
Prior Sale: $210,000 (07/97)

251 SYLVIA ST **$1,169,000**
B: Jing Wang
S: Robert J Bowler & Andrea Pengeroth
Book/Page: 83026/136, Date: 07/19/24
Use: 4 Bdrm Garrison, Lot: 4500sf
Prior Sale: $185,000 (06/94)

38 TANAGER ST U:1 ..... **$640,000**
B: Michael D Colvin & Julius A Patam
S: Jason Cunliffe & Ana M Cunliffe
Book/Page: 83024/359, Date: 07/19/24
Mtg: Cross Country Mtg Inc $384,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $271,000 (01/08)

Ashby

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	16
Median Price	$408,500	$442,000

► REAL ESTATE SALES

ALLEN RD **$340,000**
B: Jeffrey Baker
S: Davis Henriette G Est & Julie Johnson
Book/Page: 83015/527, Date: 07/17/24

202 NOURSE RD **$340,000**
B: Jeffrey Baker
S: Davis Henriette G Est & Julie Johnson
Book/Page: 83015/527, Date: 07/17/24
Use: 3 Bdrm Conventional, Lot: 47916sf

► FORECLOSURE DEEDS

131 WEST RD **$318,372**
B: Wells Fargo Bank
S: Charles J Morley & Wells Fargo Bank NA
Book/Page: 83004/484, Date: 07/15/24
Use: Residential-Multiple Bldgs, Lot: 148104sf
Prior Sale: $263,000 (03/01)

Ashland

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	50
Median Price	$682,500	$643,750

► REAL ESTATE SALES

154 ALGONQUIN TRL U:154 ..... **$700,500**
B: Akshata Puri & Vivek Bhownani
S: Srinivasan Parthasarathy
Book/Page: 83020/4, Date: 07/18/24
Mtg: Leader Bank NA $525,375
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $410,000 (09/05)

164 ARROWHEAD CIR U:164 ..... **$625,000**
B: Prathamesh Kulkarni & Ashlesha Kshirsagar
S: Ayushman Kaul & Priyadarshini Kachroo
Book/Page: 83015/543, Date: 07/18/24
Mtg: Guaranteed Rate Inc $606,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $310,000 (06/17)

27 CONSTITUTION ST **$810,246**
B: Nicole Ricci
S: Richard Patsos & Christa Patsos
Book/Page: 83001/415, Date: 07/15/24
Mtg: HarborOne Mortgage $640,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30056sf
Prior Sale: $485,500 (01/18)

301 CORDAVILLE RD **$600,000**
B: Eric Villarreal & Madeline Pizzuto
S: Leslie A Dowst
Book/Page: 83004/340, Date: 07/15/24
Mtg: Guild Mortgage Co $540,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 64817sf

74 MEETING HOUSE PATH U:74 ..... **$490,000**
B: Sandeep K Kunduri & Thindi V Ajitha
S: Jayadeep Gilroy & Irene Xavier
Book/Page: 83011/495, Date: 07/17/24
Mtg: Digital FCU $465,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $325,000 (08/18)

17 MOREY DR **$500,000**
B: Maria Francis & Scott Francis
S: Janet A Carlson
Book/Page: 83013/112, Date: 07/17/24
Use: 3 Bdrm Ranch, Lot: 40511sf

5 SOUTH ST **$765,000**
B: Julie Ballo & Sean Diamond
S: Kevin A Powers & Sarah M Powers
Book/Page: 83021/452, Date: 07/19/24
Mtg: Cambridge Svgs Bk $573,750
Term: 2054
Use: 4 Bdrm Garrison, Lot: 30056sf
Prior Sale: $465,000 (11/18)

9 WAUSHAKUM AVE **$655,875**
B: James R Karg & Rebecca E Thornblade
S: Justin Culici & Alexis C English
Book/Page: 83019/362, Date: 07/18/24
Mtg: Topside Fcu $524,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 10454sf
Prior Sale: $380,000 (12/18)

Bedford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	50
Median Price	$975,000	$1,045,000

► REAL ESTATE SALES

20 ELIOT RD **$710,000**
B: Jennifer E Carroll
S: Dorothy H Fallon
Book/Page: 83012/374, Date: 07/17/24
Use: 5 Bdrm Ranch, Lot: 9701sf

10 IRENE RD **$2,530,000**
B: Sergio Jaramillo & Efthimea Jaramillo
S: Michael T Barbehenn & Jacinda M Barbehenn
Book/Page: 83004/281, Date: 07/15/24
Mtg: Morgan Stanley Privat $1,837,500
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Conventional, Lot: 38960sf
Prior Sale: $525,000 (10/18)

Belmont

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	63
Median Price	$1,475,000	$1,500,000

► REAL ESTATE SALES

130 GILBERT RD **$1,275,000**
B: Andrew R Gower & Kathleen Delaplain
S: Nancy B Murphy, Tr for June V Farlane RET
Book/Page: 83025/585, Date: 07/19/24
Mtg: Guaranteed Rate Affin $675,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5700sf

1 OXFORD CIR U:1 ..... **$1,015,000**
B: Renyu Yuan
S: Jorge Z Cuairan & Serena Lunardi
Doc#: 000000001960376, Date: 07/15/24
Mtg: M&T Bank NA $625,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $745,000 (08/20)

265 PAYSON RD **$1,500,000**
B: Martin Kysel & Amy Fox
S: Meryl B Ray & Terry D Ray
Book/Page: 83000/512, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 5894sf

88 TROWBRIDGE ST U:88 ..... **$955,000**
B: Sheetal Chhabria & Aparna Gopalan
S: Yi Dong & Yu Zeng
Book/Page: 83019/558, Date: 07/18/24
Mtg: Guaranteed Rate Inc $764,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $740,000 (06/17)

68 UNITY AVE U:1 ..... **$735,000**
B: Aya Roberts & Palash Kulhare
S: James W Curtin Jr & Elize J Huang
Book/Page: 83014/327, Date: 07/17/24
Mtg: JPMorgan Chase Bank $514,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $531,500 (11/18)

37-39 WILLOW ST **$1,565,000**
B: Richard D Bezjian
S: Anthony Digiovine, Tr for Lucia Ricchio T
Book/Page: 83024/223, Date: 07/19/24
Mtg: Guaranteed Rate Inc $930,000
Term: 2054
Use: 2-Family Colonial, Lot: 7086sf

Boxboro

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	8
Median Price	$795,000	$845,500

► REAL ESTATE SALES

89 BLANCHARD RD **$970,000**
B: Debashish Ghosh & Gitanjali Hore
S: Daniel P Condit, Tr for 2012 Barbara C Brier T
Book/Page: 83019/426, Date: 07/18/24
Mtg: Berkshire Bank $817,700
Term: 2054
Use: 3 Bdrm Colonial, Lot: 47916sf
Prior Sale: $234,900 (07/92)

103 COOLIDGE FARM RD **$1,211,000**
B: Sean Marien & Lauren Marien
S: John R Loblundo & Barbara A Loblundo
Doc#: 000000001960389, Date: 07/15/24
Mtg: Prestige Home Mtg LLC $968,800
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60113sf
Prior Sale: $115,600 (12/96)

3-B PRIEST LN **$1,547,570**
B: Xiao-Wen Mak & Stephanie Mak
S: Jeanson Bldrs Contracting
Book/Page: 83014/397, Date: 07/17/24

Burlington

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	88
Median Price	$770,000	$817,500

► REAL ESTATE SALES

5 ARDMORE AVE **$1,399,000**
B: Jay Zhang & Julia Wey
S: Hcr Construction Inc
Book/Page: 83025/331, Date: 07/19/24
Mtg: Nations Direct Mtg $350,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 13421sf
Prior Sale: $450,000 (10/23)

7 CORCORAN RD **$825,000**
B: Scott A Maitland & Alexandra M Horelik
S: Bindu Joby & Jody Thomas
Book/Page: 83008/280, Date: 07/16/24
Mtg: Cross Country Mtg Inc $600,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 22050sf
Prior Sale: $420,000 (05/09)

21 FERNGLADE RD **$650,000**
B: Jesse R Jurman & Christina H Howard
S: Middlebrook Mary M Est & John R Stephens
Book/Page: 83026/31, Date: 07/19/24
Mtg: Rockland Tr Co $550,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12201sf

8 GLEN AVE **$750,000**
B: Alexander L Swanson & Kristen S Swanson
S: Manish Parikh
Doc#: 000000001960544, Date: 07/18/24
Mtg: Guaranteed Rate Inc $600,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 12502sf
Prior Sale: $379,000 (10/02)

38 HILLTOP DR **$780,000**
B: Kaeley Majewski & Karen Elisio
S: Rngo LLC
Book/Page: 83020/490, Date: 07/18/24
Use: 3 Bdrm Split Entry, Lot: 19998sf
Prior Sale: $540,000 (09/19)

16 MOHAWK RD **$555,000**
B: Hunter Giesler & Emily M Giesler
S: Michael G Van Stry & Joanne M Van Stry
Doc#: 000000001960341, Date: 07/15/24
Mtg: Cambridge Svgs Bk $527,250
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 9500sf
Prior Sale: $237,500 (12/12)

20 WOODHILL RD **$815,000**
B: Jeffrey Strauss & Jordan Vetstein
S: Mary L Algeri
Doc#: 000000001960648, Date: 07/19/24
Mtg: First Federal Bank $407,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19998sf

Cambridge

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	48
Median Price	$1,810,000	$2,100,000

► REAL ESTATE SALES

205-207 APPLETON ST U:3 ..... **$1,138,500**
B: Catharine M Hornby & Bruce A Harvey
S: Sarah B Stewart, Tr for 205-207 Appleton St Rt
Book/Page: 83003/57, Date: 07/15/24
Mtg: Cambridge Svgs Bk $438,500
Term: 2054
Use: Condo

198 BRATTLE ST **$7,700,000**
B: 198 Brattle LLC
S: Jonathan H Poorvu
Book/Page: 83006/225, Date: 07/16/24
Use: 5 Bdrm Colonial, Lot: 12662sf
Prior Sale: $1,100,000 (08/94)

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1 CRAWFORD ST U:10 ..... **$602,500**
B: Kaveh L Badrei
S: Jadwiga Lukanty
Book/Page: 83026/104, Date: 07/19/24
Use: 1 Bdrm Condo
Prior Sale: $132,000 (08/98)

5 CRAWFORD ST U:11 ..... **$580,000**
B: Ana Trisovic
S: Joan S Peters, Tr for Joan S Peters T
Book/Page: 83007/155, Date: 07/16/24
Mtg: Harvard FCU $464,000
Term: 2044
Use: 1 Bdrm Condo
Prior Sale: $230,000 (07/01)

147 CUSHING ST U:1 ..... **$1,165,000**
B: Ronda J Bogart
S: Paul B Elterman, Tr for Paul B Elterman 2003 T
Book/Page: 83003/123, Date: 07/15/24
Mtg: Guild Mortgage Co $550,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $303,000 (07/97)

39-41 DANA ST U:4 ..... **$1,499,000**
B: James G Pope & Nancy S Marks
S: Isabel M Pulgar & Michael J Walton
Book/Page: 83004/216, Date: 07/15/24
Use: 3 Bdrm Condo
Prior Sale: $1,080,000 (06/17)

68 FAYERWEATHER ST **$5,675,000**
B: Christopher Kaneb & Lisa Kaneb
S: Eric Aronson & Jennifer W Aronson
Book/Page: 83002/508, Date: 07/15/24
Use: 5 Bdrm Conventional, Lot: 4999sf

178 FAYERWEATHER ST U:3 ..... **$925,000**
B: Clemence Taillandier
S: Amelia Stanton & Fabian Pineda
Book/Page: 83004/15, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $775,000 (11/20)

527 GREEN ST **$2,800,000**
B: Marc Schwartz, Tr for Jennifer Trieu
S: Yung M Chen & Shu F Chen
Book/Page: 83008/325, Date: 07/16/24
Use: 5 Bdrm Conventional, Lot: 2027sf
Prior Sale: $1,280,000 (08/21)

10 HOWLAND ST **$2,000,000**
B: Salvatore Vitale & Phiala E Shanahan
S: Bernhard Widdig, Tr for Bernhard Widdig Lt
Book/Page: 83014/95, Date: 07/17/24
Mtg: Cambridge Svgs Bk $1,150,000
Term: 2054
Use: 2-Family Two Family, Lot: 4900sf
Prior Sale: $325,000 (04/95)

338 HURLEY ST U:3 ..... **$782,500**
B: Min Wu
S: Dominic Silva & Sharon Silva
Book/Page: 83013/62, Date: 07/17/24
Use: 2 Bdrm Condo
Prior Sale: $720,000 (10/17)

950 MASSACHUSETTS AVE U:3C **$750,000**
B: Yong Y Chang
S: Germaine S Wong
Book/Page: 82999/221, Date: 07/15/24
Use: 1 Bdrm Condo
Prior Sale: $200,000 (07/98)

1800 MASSACHUSETTS AVE U:21 ..... **$590,000**
B: Johnna E Marcus
S: Angela Lifsey
Book/Page: 83003/155, Date: 07/15/24
Mtg: Guild Mortgage Co $190,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $275,000 (12/05)

975 MEMORIAL DR U:501 ..... **$2,350,000**
B: Clbb Boston Prop Iii LLC
S: Goldman Merle D Est & Ethan Goldman
Book/Page: 83021/176, Date: 07/18/24
Use: 2 Bdrm Condo
Prior Sale: $675,000 (06/89)

8-12 MUSEUM WAY U:1906 ..... **$2,050,000**
B: Brian Panoff
S: Sankaran Gananpathi, Tr for Sankaran Ganapathi T
Book/Page: 83008/534, Date: 07/16/24
Use: 3 Bdrm Condo
Prior Sale: $1,165,000 (02/07)

2 NEWTON ST U:2 ..... **$1,080,000**
B: Peter Walsh
S: Salmaan Keshavjee & Mercedes C Becerra
Book/Page: 83012/447, Date: 07/17/24
Mtg: Bank of Canton $410,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $861,000 (08/20)

17 OTIS ST U:105 ..... **$1,080,000**
B: Lena Yanenko & Nickolay Belofastow
S: Randy Ng & Robert Ng
Book/Page: 83013/325, Date: 07/17/24
Mtg: Leader Bank NA $335,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $820,000 (08/15)

157 PLEASANT ST U:309 ..... **$1,066,500**
B: Jorge Cortell-Albert
S: David Z Chow & Shinn-Huey S Chou
Doc#: 000000001960563, Date: 07/18/24
Mtg: Harvard FCU $986,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $920,000 (07/19)

33 THINGVALLA AVE **$1,425,000**
B: 31-33 Thingvalla Ave Pjd
S: Pitts George E Sr Est & Jennifer M Pitts
Doc#: 000000001960568, Date: 07/18/24
Mtg: E Cambridge Svgs Bk $2,225,250
Use: 2-Family Two Family, Lot: 5311sf

217 THORNDIKE ST U:302 ..... **$700,000**
B: Bin Li & Haiyan Zhang
S: Xin Gao & Bao Q Yan
Book/Page: 83005/245, Date: 07/16/24
Mtg: General Mtg Cap Corp $350,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $460,000 (12/16)

10 VALENTINE ST U:10 ..... **$2,690,000**
B: Debbie Cheng & Parth Patwari
S: Valentine Cambridge LLC
Book/Page: 83004/414, Date: 07/15/24
Use: Condo

Concord

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	84
Median Price	$1,464,000	$1,489,500

► REAL ESTATE SALES

126 ALCOTT RD **$2,520,000**
B: Joshua T Reed & Jessica L Reed
S: Florian R Prokocimer & Viktoria Prokocimer
Book/Page: 83004/227, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 23485sf
Prior Sale: $1,699,000 (04/20)

86 ALLEN FARM LN **$2,325,000**
B: Jonathan Gilboy & Ashley Blais
S: David M Sedlock & Ruth E Sedlock
Book/Page: 83018/325, Date: 07/18/24
Mtg: Spencer Brk Partners $1,284,000
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: $645,000 (07/00)

11 BEDFORD CT **$945,000**
B: Noel K Shaskan & Danaan H Metge
S: Scott R Bickford
Book/Page: 83015/422, Date: 07/17/24
Mtg: Cross Country Mtg Inc $756,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 8176sf
Prior Sale: $470,000 (11/04)

44 MARTIN RD **$2,040,000**
B: Joshua S Lee & Laura Z Lee
S: Carolyn Von Braun
Book/Page: 83003/559, Date: 07/15/24
Mtg: Citizens Bank $1,630,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 24792sf
Prior Sale: $2,040,000 (03/24)

155 MONUMENT ST **$3,125,000**
B: Michael D Macclary
S: Boynton Brennan Bldrs LLC
Book/Page: 83012/351, Date: 07/17/24
Use: 3 Bdrm Raised Ranch, Lot: 14751sf
Prior Sale: $1,450,000 (05/22)

394 STRAWBERRY HILL RD **$1,600,000**
B: Michael A Bush & Phattaraporn C Bush
S: Paul Kelly & Elizabeth C Roosa
Doc#: 000000001960624, Date: 07/19/24
Mtg: Guaranteed Rate Inc $800,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 81307sf
Prior Sale: $275,500 (08/92)

83 WALNUT ST **$2,060,000**
B: Jason R Cookson, Tr for Cookson Gorji Ft
S: Joshua T Reed & Jessica L Reed
Book/Page: 83023/189, Date: 07/19/24
Mtg: Embrace Home Loans $1,210,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30019sf
Prior Sale: $1,160,000 (10/13)

Everett

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	34
Median Price	$590,000	$616,500

► REAL ESTATE SALES

181 BELMONT ST **$910,000**
B: Ishan Sharma
S: Vincent Dibella
Book/Page: 83014/469, Date: 07/17/24
Mtg: MSA Mortgage LLC $819,000
Term: 2054
Use: 2-Family Two Family, Lot: 8311sf
Prior Sale: $200,000 (08/98)

119 DARTMOUTH ST **$657,500**
B: Leslie Dow
S: Diana Luongo, Tr for Dischino Ft
Doc#: 000000001960583, Date: 07/18/24
Mtg: Cambridge Svgs Bk $578,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 5097sf
Prior Sale: $325,000 (09/03)

68 LINDEN ST U:1 ..... **$265,900**
B: Deborah Burke
S: Philip J Dolan
Book/Page: 83006/281, Date: 07/16/24
Use: 1 Bdrm Condo
Prior Sale: $90,000 (09/05)

25 PLEASANT ST **$465,000**
B: Kelsey Ro
S: Casciani Robert L Est & Clare A Hanagan
Book/Page: 83025/89, Date: 07/19/24
Mtg: Greenstate CU $854,943
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6874sf

25 PLEASANT ST **$465,000**
B: Kelsey Ro
S: Carlo Casciani
Book/Page: 83025/93, Date: 07/19/24
Use: 3 Bdrm Old Style, Lot: 6874sf
Prior Sale: $465,000 (07/24)

130-132 WAVERLY ST **$600,000**
B: Magalie Valcin
S: Robinson Vilmont Jr
Book/Page: 83003/5, Date: 07/15/24
Use: 2-Family Two Family, Lot: 2470sf
Prior Sale: $285,000 (01/10)

12 WOODLAND ST U:18 ..... **$175,000**
B: Rameel Rana
S: Majid Sheikn
Book/Page: 83008/503, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $82,000 (01/12)

Framingham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	152	191
Median Price	$625,000	$682,000

► REAL ESTATE SALES

154 2ND ST U:103 ..... **$185,000**
B: Hemal Patel & Vikas Patel
S: Sandhya Mohanraj
Book/Page: 83024/204, Date: 07/19/24
Use: 1 Bdrm Condo
Prior Sale: $128,000 (03/21)

12 ASHMONT DR **$635,000**
B: Peimaneh Mohandesi & Mahyar Heydarpour
S: Robert A Fitzgerald Jr & Shawn T Fitzgerald
Book/Page: 83001/257, Date: 07/15/24
Mtg: US Bank NA $508,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21214sf

35 CLAUDETTE CIR **$850,000**
B: Rami Dana
S: Adam Macneill & Laura M Macneill
Doc#: 000000001960345, Date: 07/15/24
Mtg: United Wholesale Mtg $450,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 20125sf
Prior Sale: $493,500 (12/17)

27 DANA RD **$678,000**
B: Hannah R Camiel
S: Candace Hathaway & Joseph Hathaway
Book/Page: 83012/484, Date: 07/17/24
Mtg: Cambridge Svgs Bk $330,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 11108sf
Prior Sale: $485,000 (10/20)

33 JUNIPER LN **$940,000**
B: Neil Myer & Alexandra Hodakovski
S: 33 Juniper LLC
Doc#: 000000001960652, Date: 07/19/24
Mtg: Fairway Ind Mtg $752,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 24306sf
Prior Sale: $521,000 (02/24)

11 LAVELLE LN **$775,000**
B: Lori Smart
S: Robert G Pantzer & Ellen P Pantzer
Book/Page: 83005/294, Date: 07/16/24
Use: 4 Bdrm Split Level, Lot: 50007sf
Prior Sale: $405,000 (06/01)

10 MERRILL DR **$580,000**
B: Jennifer A Connor
S: Sean H Adams & Mackenzie Piche
Book/Page: 83009/148, Date: 07/16/24
Use: 3 Bdrm Ranch, Lot: 23392sf
Prior Sale: $290,000 (10/15)

115 OAKCREST DR **$630,550**
B: Oliver M Mcclung & Tina B Harlow
S: Walter L Adamski, Tr for 115 Oak Crest Drive Rt
Book/Page: 83009/362, Date: 07/16/24
Mtg: Guaranteed Rate Inc $609,504
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16074sf

1007 WINDSOR DR U:1007 ..... **$1,255,000**
B: Aditya Gopinath
S: Leslie J Mendelsohn
Book/Page: 83001/115, Date: 07/15/24
Mtg: Fall River Five Cents $340,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $94,500 (03/95)

1550 WORCESTER RD U:620 ..... **$549,000**
B: Lawrence L Blacker, Tr for Blacker Ft
S: Roberta L Goodwin, Tr for Roberta L Goodwin RET
Book/Page: 83015/241, Date: 07/17/24
Use: 3 Bdrm Condo
Prior Sale: $26,000 (11/08)

Groton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	39
Median Price	$800,000	$665,000

► REAL ESTATE SALES

270 BOSTON RD **$1,400,000**
B: Benjamin R Curtis & Amanda R Curtis
S: James W Potter & Kara Potter
Book/Page: 83025/123, Date: 07/19/24
Mtg: Bank of America NA $900,000
Term: 2054
Use: 5 Bdrm, Lot: 187308sf
Prior Sale: $950,000 (10/14)

12 CANTERBURY LN **$1,300,000**
B: Gnanasusairaj Jesudason
S: Phylis Hetie & Tegwende Damiba
Book/Page: 83025/222, Date: 07/19/24
Mtg: LoanDepot.Com $1,040,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41818sf
Prior Sale: $1,240,000 (07/23)

193 CHICOPEE ROW **$590,000**
B: Robert Mullins & Rhonda Mullins
S: Marjorie W Cox
Book/Page: 83017/332, Date: 07/18/24
Mtg: Jeanne DArc CU $472,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Antique, Lot: 217800sf
Prior Sale: $275,000 (02/13)

122 FLAVELL RD **$620,000**
B: Spencer Gibbs
S: Andrew J Scharmer Jr & Dawn M Scharmer
Book/Page: 83017/175, Date: 07/18/24
Use: 3 Bdrm Colonial, Lot: 40075sf
Prior Sale: $230,000 (12/98)

207 INDIAN HILL RD **$1,100,710**
B: Zoe G Lopresti & Joshua P Lopresti
S: Paul Hergt & Margaret M Riggs
Book/Page: 83007/102, Date: 07/16/24
Mtg: Pentucket Bank $300,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 217800sf
Prior Sale: $510,000 (06/12)

Holliston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	56
Median Price	$692,500	$730,000

► REAL ESTATE SALES

BONNEY DR **$600,000**
B: Oleary Builders Inc
S: Thomas W Murch, Tr for Murch Prentice Rt
Book/Page: 83016/465, Date: 07/18/24
Mtg: MutualOne Bk $2,705,000

29 FAIRLANE WAY **$685,000**
B: Greggory Wade & Karolina Wade
S: Fady Ghattas & Mary Ghattas
Doc#: 000000001960455, Date: 07/16/24
Mtg: Rocket Mortgage LLC $455,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 26136sf
Prior Sale: $425,000 (06/17)

15 GARETT WAY U:15 ..... **$700,000**
B: Bradley Paradee & Jennifer Paradee
S: Mark A Crichton & Keri T Crichton
Book/Page: 83020/116, Date: 07/18/24
Use: 2 Bdrm Condo
Prior Sale: $475,000 (10/16)

92 GARETT WAY U:92 ..... **$635,000**
B: Shraddha Shree & Harsh Vardhan
S: Jaclyn Roth
Book/Page: 83025/297, Date: 07/19/24
Mtg: LoanDepot.Com $600,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $479,900 (06/16)

64 MARSHALL ST **$600,000**
B: Bonnie Kaaya
S: Mary L Shepherd, Tr for Shepherd Ft
Doc#: 000000001960493, Date: 07/17/24
Mtg: Cibm Bank $579,975
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 120226sf

55 MOHAWK PATH **$1,315,000**
B: Behzad N Pajouh & Maryam Bonakdar
S: Riana Subroto & Johny Kardarisman
Book/Page: 83026/381, Date: 07/19/24
Mtg: Morgan Stanley Privat $1,174,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 54450sf
Prior Sale: $580,000 (07/11)

5 REGENCY DR U:5 ..... **$305,000**
B: Charles Weinacht
S: Mpr Management LLC
Book/Page: 83009/15, Date: 07/16/24
Mtg: Leader Bank NA $274,500
Term: 2054
Use: 2 Bdrm Condo

15 SUMMIT POINTE DR **$1,900,000**
B: Veronica Hamel & Christopher Hamel
S: Matthew Woodward & Jacqueline N Woodward
Book/Page: 83014/403, Date: 07/17/24
Mtg: Leader Bank NA $1,384,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 125017sf
Prior Sale: $1,121,281 (02/18)

45 TEMI RD **$627,500**
B: Tyler H Thisse & Jessica L Sanders
S: Caitlin Dow
Book/Page: 83004/115, Date: 07/15/24
Use: 3 Bdrm Ranch, Lot: 19166sf
Prior Sale: $500,000 (03/22)

29 WALNUT RD **$826,000**
B: Aleksandr Burkatovskiy & Joanna Kornstein
S: Cheryl J Schnitzius, Tr for C J Schnitzius Life T
Book/Page: 83018/525, Date: 07/18/24
Mtg: Leader Bank NA $552,750
Term: 2054
Use: 4 Bdrm Garrison, Lot: 27878sf
Prior Sale: $450,000 (01/10)

1200 WASHINGTON ST **$470,000**
B: Wilfredo Gonzalez
S: Max Berner & Danielle Berner
Book/Page: 83011/242, Date: 07/17/24
Mtg: Digital FCU $455,900
Term: 2054
Use: 4 Bdrm Conventional, Lot: 32670sf
Prior Sale: $376,000 (10/20)

Hopkinton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	68
Median Price	$832,450	$1,148,750

► REAL ESTATE SALES

125 ASH ST **$1,125,000**
B: Robyn C Mulrey & Peter J Mulrey
S: Jerrie B Chandler, Tr for Chandler RET
Book/Page: 82999/347, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 53566sf
Prior Sale: $446,500 (04/02)

6 BOX MILL RD **$1,400,000**
B: Christopher J Masters & Genevieve Masters
S: 6 Box Mill LLC
Book/Page: 83024/522, Date: 07/19/24
Mtg: Cardinal Fncl Co LP $400,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 75341sf

81 GROVE ST **$675,000**
B: Madison Dewolfe
S: James M Egan
Book/Page: 83013/139, Date: 07/17/24
Mtg: Leader Bank NA $350,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 11931sf
Prior Sale: $259,900 (03/03)

2 KIMBALL RD **$900,000**
B: Kevin Powers & Sarah Powers
S: Robert L Podorefsky & Terri E Podorefsky
Book/Page: 83023/227, Date: 07/19/24
Mtg: Flagstar Bank FSB $675,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 30501sf
Prior Sale: $515,000 (05/00)

3 S MILL ST **$1,825,000**
B: Brian Doyle & Rosalia M Rial-Doyle
S: Vagdevi B Murthy, Tr for Tandon Ft
Book/Page: 83002/360, Date: 07/15/24
Mtg: Morgan Stanley Privat $1,368,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 72545sf
Prior Sale: $1,535,000 (06/21)

56 TERESA RD **$1,000,000**
B: Qingshuo Song & Li Xu
S: Heather B Bearfield
Book/Page: 83002/94, Date: 07/15/24
Mtg: Provident Funding $500,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 41173sf
Prior Sale: $960,000 (06/23)

Hudson

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	58
Median Price	$578,250	$578,250

► REAL ESTATE SALES

25 BARNES BLVD U:16 ..... **$1,036,135**
B: Anne S Karfopoulos
S: Toll Northeast V Corp
Book/Page: 83014/39, Date: 07/17/24
Use: Condo

9 BONAZZOLI AVE U:12 ..... **$235,000**
B: Seymour Hudson Bay LLC
S: Anthony J Monti Sr
Book/Page: 83022/15, Date: 07/19/24
Use: Industrial Condominum
Prior Sale: $130,000 (07/07)

152 FOREST AVE **$59,600**
B: Chaves & Monteiro Rlty LL
S: David A Baran & Paula Baran
Book/Page: 83015/467, Date: 07/17/24
Use: 3 Bdrm Conventional, Lot: 87007sf
Prior Sale: $675,000 (02/24)

20 HUMMOCK WAY U:20 ..... **$785,000**
B: Andrew O Washburn & Amanda Miller
S: Brenda J Rand
Book/Page: 83025/459, Date: 07/19/24
Mtg: Movement Mtg LLC $550,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $476,675 (09/06)

8 JOHN ROBINSON DR **$735,000**
B: Jacob R Loewen & Sydney A Stofflet
S: Edwin R Henley & Rosalina L Henley
Book/Page: 83014/549, Date: 07/17/24
Mtg: Guaranteed Rate Inc $624,750
Term: 2054
Use: 3 Bdrm Split Level, Lot: 37253sf
Prior Sale: $363,000 (04/07)

7 KATHLEEN RD **$840,000**
B: Jason Harding & Taryn L Harding
S: Michael W Rumsey & Kristina A Rumsey
Book/Page: 83018/228, Date: 07/18/24
Mtg: Embrace Home Loans $672,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 28900sf
Prior Sale: $422,900 (07/13)

6 MACKIN ST **$620,000**
B: Aditya D Kulkarni & Dawn E Kulkarni
S: Michael J Andrade
Book/Page: 83019/335, Date: 07/18/24
Mtg: Leader Bank NA $579,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15031sf
Prior Sale: $117,000 (08/91)

105 MAIN ST **$500,000**
B: Upsidedown Properties LLC
S: Janki LLC
Book/Page: 82999/258, Date: 07/15/24
Mtg: Rockland Tr Co $400,000
Use: Mixed Use-Prim Res & Comm, Lot: 3873sf
Prior Sale: $465,000 (03/19)

36 OLD BOLTON RD **$530,000**
B: Eric Cortez & Rachel Campos
S: Cixto LLC
Book/Page: 83007/9, Date: 07/16/24
Mtg: US Bank NA $424,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15194sf
Prior Sale: $205,000 (09/23)

16 PLANT AVE **$650,000**
B: John Kilfeather & Maria Abdalah
S: Stephen J Huehmer
Book/Page: 83007/250, Date: 07/16/24
Mtg: Guaranteed Rate Inc $455,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 12680sf
Prior Sale: $363,000 (10/16)

Lexington

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	139	137
Median Price	$1,688,000	$1,625,000

► REAL ESTATE SALES

13 BEDFORD ST **$1,395,000**
B: Hector J Bernal & Olga Frolova
S: Robert C Gensure & Sawako N Gensure
Book/Page: 83025/67, Date: 07/19/24
Use: 2 Bdrm Conventional, Lot: 4850sf
Prior Sale: $1,220,000 (08/16)

4 BICENTENNIAL DR **$1,825,000**
B: Vincent Oh & Catherine Rhee
S: Steven C Wilner & Susan L Wilner
Doc#: 000000001960465, Date: 07/16/24
Mtg: Berkshire Bank $1,368,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15500sf
Prior Sale: $575,000 (09/99)

17 HAMILTON RD **$1,007,000**
B: Seaver Properties LLC
S: J & Elizabeth Mcdevitt T & James W Mcdevitt Jr
Book/Page: 83015/107, Date: 07/17/24
Use: 4 Bdrm Cape Cod, Lot: 7170sf

117 LINCOLN ST **$1,400,000**
B: Padma Veeragandham & Vijayakumar Veeragandham
S: Lisa A Thayer, Tr for 117 Lincoln Street Nt
Book/Page: 83010/591, Date: 07/17/24
Mtg: Jeanne DArc CU $1,000,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Conventional, Lot: 48295sf
Prior Sale: $852,500 (09/06)

594 MARRETT RD U:5 ..... **$54,000**
B: Joseph S Fernandes, Tr for Oryx Rt
S: Frederick D Tighe
Book/Page: 83002/90, Date: 07/15/24
Use: Office Condo Unit, Lot: 304sf
Prior Sale: $20,900 (12/96)

975 MASSACHUSETTS AVE U:975 ..... **$1,700,000**
B: Rahil Kothari & Shruti Kothari
S: Ian G Bynum & Rachel H Bynum
Book/Page: 83023/76, Date: 07/19/24
Mtg: Leader Bank NA $628,500
Term: 2044
Use: 5 Bdrm Condo

1 REVOLUTIONARY RD **$2,825,000**
B: David Kimber & Latisha Kimber
S: 1 Revolutionary Road LLC
Book/Page: 83003/443, Date: 07/15/24
Mtg: JPMorgan Chase Bank $2,260,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 6 Bdrm Contemporary, Lot: 18549sf
Prior Sale: $755,000 (07/21)

12 ROCKVILLE AVE **$295,000**
B: Nancy J Hilmy
S: Wendy Ponte
Book/Page: 83011/76, Date: 07/17/24
Mtg: Harvard FCU $300,000
Term: 2034
Use: 4 Bdrm Cape Cod, Lot: 11400sf

31 ROOSEVELT RD **$1,300,000**
B: Jaina Morgan & Constantine Walcott
S: Sumit Pancholi & Ashvarya Jain
Book/Page: 83007/190, Date: 07/16/24
Mtg: William Raveis Mtg Co $1,000,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 15936sf
Prior Sale: $1,200,000 (07/21)

12 SULLIVAN ST **$2,120,000**
B: Hao Lin & Shuang Chen
S: Philip R Koser & Lynne M Koser
Book/Page: 83010/25, Date: 07/17/24
Use: 4 Bdrm Colonial, Lot: 11650sf
Prior Sale: $2,120,000 (05/24)

Lincoln

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	14
Median Price	$1,515,000	$1,508,500

► REAL ESTATE SALES

33 FARRAR RD **$1,281,000**
B: John W Steele 4th & Lauren Z Steele
S: Karen Neurath & Paul Neurath
Book/Page: 83008/250, Date: 07/16/24
Mtg: Rocket Mortgage LLC $862,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 47480sf
Prior Sale: $208,500 (10/92)

75 WINTER ST **$1,365,000**
B: Mark Latina & Sally Latina
S: Kevin M Jung & Maire F Osborn
Book/Page: 83018/126, Date: 07/18/24
Mtg: Salem Five Mtg Co $770,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 2 Bdrm Conventional, Lot: 20038sf
Prior Sale: $870,000 (09/19)

Littleton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	35
Median Price	$700,000	$800,000

► REAL ESTATE SALES

8 BLOOD RD **$1,200,000**
B: John Scott & Rebecca Scott
S: Joseph E Royal & Maureen O Royal
Book/Page: 83026/64, Date: 07/19/24
Mtg: Enterprise Bk & Tr Co $700,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 27844sf
Prior Sale: $592,340 (07/14)

54 COLONIAL DR **$1,160,000**
B: Sundareswaran Venkatraman & K P Thiruvenkatanathan
S: Gs Holdings LLC
Book/Page: 82999/193, Date: 07/15/24
Mtg: Cross Country Mtg Inc $862,500
Term: 2054
Use: Residential Developable Land, Lot: 7440sf
Prior Sale: $195,000 (09/22)

420 NEWTOWN RD **$815,000**
B: Connor Gleason
S: John B Scott
Book/Page: 83025/364, Date: 07/19/24
Mtg: Lynn Gleason $515,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 15298sf
Prior Sale: $240,000 (07/16)

Malden

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	60
Median Price	$655,000	$685,000

► REAL ESTATE SALES

36 ALPINE ST **$1,100,000**
B: Daniel M Deychman, Tr for Dolores Alpine T
S: Edward Buckley, Tr for Edward Buckley RET
Book/Page: 83005/45, Date: 07/15/24
Mtg: Washington Trust Mtg $880,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 2-Family Mlti-Unt Blg, Lot: 9962sf
Prior Sale: $680,000 (12/05)

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MIDDLESEX REGISTRY
continued

25 BARNES AVE **$735,000**
B: Soheil A Esfahani & Sahar Hosseini
S: Xuebin Zheng
Book/Page: 83023/456, Date: 07/19/24
Mtg: Fairway Ind Mtg $477,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9461sf
Prior Sale: $424,000 (07/22)

50 BOWERS AVE **$470,000**
B: Rock & Sons Prop Mgmt LLC
S: Laurine A Chiavelli
Book/Page: 83001/579, Date: 07/15/24
Mtg: Maureen A Appleyard $518,284
Use: 2 Bdrm Bngl/Cottage, Lot: 5027sf

55-57 DURSO AVE **$830,000**
B: Rajit Shrestha
S: Deepak R Dangol & Sunil Dangol
Book/Page: 83025/428, Date: 07/19/24
Mtg: Cross Country Mtg Inc $622,500
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 5506sf
Prior Sale: $620,000 (05/19)

1519 EASTERN AVE **$745,000**
B: Roshan Maharjan & Sunitra Maharjan
S: Charles F Norman & Denise A Norman
Doc#: 000000001960619, Date: 07/19/24
Mtg: Guaranteed Rate Inc $625,000
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 3903sf

60 GREEN ST **$810,000**
B: 41-43 Jaques Street LLC
S: Usa West Ease LLC
Book/Page: 83006/88, Date: 07/16/24
Use: 3 Bdrm Colonial, Lot: 2749sf
Prior Sale: $452,000 (04/18)

38 HUNTING ST **$661,000**
B: Naizhan Zhu & Yinyin Ma
S: Lang H Taho & Jillian Tanych
Book/Page: 83008/378, Date: 07/16/24
Use: 3 Bdrm Cape Cod, Lot: 3520sf
Prior Sale: $460,000 (07/22)

575 LYNN ST **$680,000**
B: Claudia E Ortiz-Ventura & Julio A Delgado-Sanchez
S: John F Garbarino & Jean M Garbarino
Book/Page: 83021/91, Date: 07/18/24
Mtg: Salem Five Mtg Co $646,000
Term: 2054

227 MOUNTAIN AVE U:1 ..... **$625,000**
B: Paul Kharmats & Rachel L Vogel
S: Bendta M Schroeder & Blake N Odonnell
Book/Page: 83025/188, Date: 07/19/24
Mtg: Guaranteed Rate Inc $500,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 9945sf
Prior Sale: $415,000 (06/16)

110 PLEASANT ST U:101 ..... **$450,000**
B: Matthew Dinner
S: Jeffrey Genest
Book/Page: 83021/25, Date: 07/18/24
Use: Condo

30 RICH ST U:15 ..... **$385,000**
B: Li Ma
S: Minghua Shi & Hui Shi
Book/Page: 83020/41, Date: 07/18/24
Mtg: Provident Funding $265,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $188,000 (07/15)

11 WINTHROP ST **$780,000**
B: Isis M Rodriguez
S: Anita S Keelan, Tr for Keelan Ft
Book/Page: 83002/480, Date: 07/15/24
Mtg: CMG Mortgage Inc $702,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5079sf
Prior Sale: $325,500 (10/04)

Marlborough

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	95
Median Price	$550,000	$580,000

► REAL ESTATE SALES

153 COLLINS DR **$677,000**
B: Rachael Curley & Joshua Devereaux
S: Gordon Brown & Faye Brown
Book/Page: 82999/545, Date: 07/15/24
Mtg: Third Federal S& L $417,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 22500sf
Prior Sale: $347,000 (05/01)

14-18 COTTING AVE **$1,350,000**
B: Massconn Associates LLC & Faryal S Mirza
S: Marc Resnick, Tr for Double K Rt
Book/Page: 83001/305, Date: 07/15/24
Mtg: Faryal S Mirza $825,000
Use: Apartment Bldg - 4-8 Units, Lot: 8632sf
Prior Sale: $485,000 (05/18)

32 DRAPER CIR **$840,000**
B: Brian Corfield & Kayti Corfield
S: Donald M Mcclung & Nancy R Sullivan
Doc#: 000000001960638, Date: 07/19/24
Mtg: Total Mtg Svcs $672,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45738sf
Prior Sale: $574,900 (06/17)

553 ELM ST **$599,000**
B: Danielle M Ohearn & Marshall D Ohearn
S: Katherine E Martel & David L Mason
Book/Page: 83017/538, Date: 07/18/24
Mtg: United Wholesale Mtg $479,200
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19742sf
Prior Sale: $370,000 (05/06)

2 HIGH ST **$230,000**
B: Homayara Akter
S: Kris O Briggs
Book/Page: 83005/363, Date: 07/16/24
Use: 2 Bdrm Conventional, Lot: 1339sf

46 MAURICE DR **$725,000**
B: Joseph Curtin & Nansei Curtin
S: Kyle S Atherton & Michelle M Zolock
Book/Page: 83012/291, Date: 07/17/24
Use: 4 Bdrm Cape Cod, Lot: 20251sf
Prior Sale: $430,000 (07/18)

611 STEVENS ST **$650,000**
B: Abraham Rivera
S: Wayne E Stanley & Rose M Stanley
Book/Page: 83005/586, Date: 07/16/24
Mtg: Greenbox Loans Inc $400,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 80150sf
Prior Sale: $259,900 (06/01)

179 W MAIN ST **$704,000**
B: Spg Properties LLC
S: Melinda Keegan & Mitchell Keegan
Book/Page: 83016/573, Date: 07/18/24
Mtg: Rockland Tr Co $528,000
Use: 3-Family Family Flat, Lot: 6488sf
Prior Sale: $289,000 (05/12)

20 WILSHIRE WAY U:20 ..... **$675,000**
B: Karen L Lane
S: Neeraj Chopra
Book/Page: 83013/398, Date: 07/17/24
Use: 3 Bdrm Condo
Prior Sale: $600,000 (08/23)

115 WINTER ST **$431,000**
B: Sara Dabney & Louis Dabney
S: Michael Obrien & Autumn Obrien
Book/Page: 83023/591, Date: 07/19/24
Mtg: Rocket Mortgage LLC $323,250
Term: 2054
Use: 2 Bdrm Conventional, Lot: 11570sf
Prior Sale: $275,000 (12/20)

Maynard

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	31
Median Price	$575,000	$555,000

► REAL ESTATE SALES

138 GREAT RD **$585,000**
B: Michelle A Usseglio
S: Polly M Yang
Book/Page: 83015/482, Date: 07/17/24
Mtg: Cross Country Mtg Inc $468,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9104sf
Prior Sale: $320,000 (02/20)

55 MAIN ST **$575,000**
B: Well Balanced Dog Trainin
S: Salvatore A Lando & Margaret M Lando
Book/Page: 83014/168, Date: 07/17/24

5-7 OAK RIDGE DR **$495,000**
B: Scott Lovering & Priscilla Sandberg
S: Eleanor P Johnson, Tr for 2013 Eleanor P Johnson T
Book/Page: 83026/195, Date: 07/19/24

Medford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	113	85
Median Price	$765,000	$911,000

► REAL ESTATE SALES

5 BEECH ST **$635,000**
B: 5 Beech St LLC
S: Cooperative For Human Svc
Book/Page: 83025/398, Date: 07/19/24
Mtg: Salem FiveCts Svgs Bk $412,750
Use: Charity Property, Lot: 6300sf
Prior Sale: $210,000 (04/92)

46 DEARBORN ST U:2 ..... **$627,500**
B: James Kerr
S: Michelle Stone
Book/Page: 83024/486, Date: 07/19/24
Mtg: Cross Country Mtg Inc $372,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $288,000 (09/09)

803 FELLSWAY U:803 ..... **$899,900**
B: Felicite Itoka
S: Michael Devitto & Jennifer A Devitto
Book/Page: 83007/421, Date: 07/16/24
Mtg: EMM Loans LLC $854,905
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $434,000 (07/08)

19 HATCH RD **$1,380,000**
B: Alison B Huff & Andrew J Huff
S: Sebastian Colella & Kristen Colella
Book/Page: 83013/360, Date: 07/17/24
Mtg: Morgan Stanley Privat $600,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 7287sf
Prior Sale: $829,000 (05/18)

45 HUNEWILL AVE **$870,000**
B: Guosheng Wu & Hui Qiu
S: Qingchuan Liu
Book/Page: 83002/277, Date: 07/15/24
Use: 3 Bdrm Colonial, Lot: 3442sf
Prior Sale: $400,000 (09/16)

200 MYSTIC AVE **$4,700,000**
B: Ny Cap Inv Grp LLC
S: Linda R Sparks, Tr for 200 Mystic Avenue Rt
Book/Page: 83005/166, Date: 07/15/24
Use: Trucking Terminal, Lot: 24454sf

87 OTIS ST U:1 ..... **$750,000**
B: Ryan Scanlon & Emily Scanlon
S: Mack Development LLC
Book/Page: 83010/434, Date: 07/17/24
Mtg: Guild Mortgage Co $600,000
Term: 2054
Use: 3 Bdrm Condo

30 REVERE BEACH PKWY U:313 ..... **$605,000**
B: Michelle Kim
S: Brian M Winne
Book/Page: 83017/590, Date: 07/18/24
Mtg: General Mtg Cap Corp $363,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $225,400 (12/16)

500 SALEM ST U:702 ..... **$545,000**
B: Nina P Sahasakmontri & David C Foulds
S: Diana J Pividori, Tr for Diana J Pividori RET
Book/Page: 83004/376, Date: 07/15/24
Mtg: United Wholesale Mtg $463,250
Term: 2054
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $353,500 (07/16)

73 SYDNEY ST **$750,000**
B: Kathryn M Levitsky
S: Jared A Craft & Kristen S Craft
Book/Page: 83020/358, Date: 07/18/24
Mtg: Morgan Stanley Privat $600,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5034sf
Prior Sale: $676,000 (07/22)

24 WEBSTER ST U:24 ..... **$817,000**
B: Erin Oneill & Reginald Lin
S: Randall Kerstetter & Rebekah Kerstetter
Book/Page: 83023/317, Date: 07/19/24
Mtg: Berkshire Bank $217,000
Term: 2039
Use: 3 Bdrm Condo

23 WINTER ST U:25 ..... **$1,330,000**
B: Sarah E Carden & Eric Procopio
S: 23 Winter St Medford LLC
Book/Page: 83011/348, Date: 07/17/24
Mtg: Guaranteed Rate Inc $955,000
Term: 2054
Use: Condo

Melrose

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	91
Median Price	$830,000	$870,000

► REAL ESTATE SALES

26 ASHMONT ST **$1,305,000**
B: Matthew G Arcovio & Giuliana R Arcovio
S: Terence J Kiernan & Nicole L Kiernan
Book/Page: 83014/297, Date: 07/17/24
Mtg: Cross Country Mtg Inc $705,000
Term: 2054
Use: 4 Bdrm Victorian, Lot: 5889sf
Prior Sale: $865,000 (09/19)

90 BELLEVUE AVE **$1,500,000**
B: Jeffery R Sanders & Laura M Blaszak
S: Draper Shelley M Est & James C Mcintyre
Book/Page: 83012/589, Date: 07/17/24
Mtg: Cross Country Mtg Inc $1,200,000
Term: 2054
Use: 5 Bdrm Victorian, Lot: 11813sf

114 COTTAGE ST U:2 ..... **$908,000**
B: Jiaqi Lu & Siying Fu
S: Victoria Dunne & Caspar Tudor
Book/Page: 83021/535, Date: 07/19/24
Mtg: Guaranteed Rate Inc $428,000
Term: 2054
Use: Condo

437-445 FRANKLIN ST **$450,000**
B: Anthony Saia Jr & Anthony Maffeo Jr
S: Deborah M Lovejoy, Tr for J&f Rt
Book/Page: 83018/287, Date: 07/18/24
Use: Retail-Service, Lot: 4626sf

57 GLENDALE AVE **$725,000**
B: Deanna Cannon & Jeffrey A Cannon
S: Janet E Duck
Doc#: 000000001960527, Date: 07/17/24
Mtg: Guaranteed Rate Inc $616,250
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6643sf

49 MELROSE ST U:5E **$374,000**
B: Valerie Lane
S: Joan M Conroy
Book/Page: 83019/35, Date: 07/18/24
Use: 1 Bdrm Condo

MOUNT ZION RD **$900,000**
B: Mt Zion Road LLC
S: Nancy A Ahrabi-Nejad & Jean M Rahilly
Doc#: 000000001960439, Date: 07/16/24
Mtg: First Boston Cnst Hld $2,800,000

33 SEWALL WOODS RD **$1,702,176**
B: Jeremy Ball & Erinne Ball
S: Gerard P Brophy, Tr for Gerard P Brophy RET
Book/Page: 83013/242, Date: 07/17/24
Mtg: Washington Trust Mtg $1,361,740
Term: 2054
Use: 6 Bdrm Victorian, Lot: 9718sf
Prior Sale: $630,000 (12/99)

39 SPEAR ST **$785,000**
B: Alexis Kamitses
S: Paula M Maloney, Tr for Leblanc Rt
Book/Page: 83019/52, Date: 07/18/24
Mtg: Leader Bank NA $400,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6151sf

112 TREMONT ST U:112 ..... **$900,000**
B: Matthew A Nertavich
S: Pooja Shah & Sangram R Yadav
Book/Page: 83018/299, Date: 07/18/24
Mtg: Washington Trust Mtg $720,000
Term: 2054
Use: 5 Bdrm Condo
Prior Sale: $485,000 (12/16)

Natick

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	113	134
Median Price	$837,000	$912,500

► REAL ESTATE SALES

3 APPLETON RD **$2,000,000**
B: Arkady Kamenetsky & Kathleen Kamenetsky
S: Chadwick Homes LLC
Book/Page: 83024/578, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 15237sf
Prior Sale: $675,000 (08/23)

17 ARTHUR ST **$910,000**
B: Ting-Sheng Chu & Chu-Hsuan Lin
S: Gary Collins & Adriana Schick
Book/Page: 83014/584, Date: 07/17/24
Mtg: M&T Bank NA $728,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 15002sf
Prior Sale: $721,000 (07/21)

468 COMMONWEALTH RD **$1,170,000**
B: Fady Ghattas & Mary Ghattas
S: Ryan W Brumley & Shannon L Brumley
Book/Page: 83015/335, Date: 07/17/24
Mtg: Leader Bank NA $819,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 25025sf
Prior Sale: $690,324 (10/03)

261 ELIOT ST **$1,000,000**
B: Megan Tisdale & Mary K Tisdale
S: William A Curtis & Sheila C Curtis
Doc#: 000000001960641, Date: 07/19/24
Mtg: CMG Mortgage Inc $650,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 40032sf

17 EMERSON ST **$1,865,000**
B: Adam Stone & Annette Stone
S: 17 Emerson Street LLC
Book/Page: 83012/182, Date: 07/17/24
Mtg: Leader Bank NA $815,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15002sf
Prior Sale: $695,000 (06/23)

7 MORGAN DR U:409 ..... **$775,000**
B: Susan Avakian
S: Elaine Silver
Book/Page: 83004/526, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $450,930 (12/10)

10 OAK ST **$705,000**
B: Patrick Meade & Allison Meade
S: Viola G Carter
Book/Page: 83013/122, Date: 07/17/24
Mtg: Robert Houde $680,000
Use: 4 Bdrm Garrison, Lot: 13761sf

76 SPEEN ST **$597,800**
B: Starbright Foundation Inc
S: Rocket Mortgage LLC
Book/Page: 83022/130, Date: 07/19/24
Mtg: G Capital LLC $732,000
Use: 4 Bdrm Gambrel, Lot: 5750sf
Prior Sale: $597,800 (04/24)

78 SPEEN ST **$597,800**
B: Starbright Foundation Inc
S: Rocket Mortgage LLC
Book/Page: 83022/130, Date: 07/19/24
Mtg: G Capital LLC $732,000
Use: Accessory Land Improved, Lot: 4857sf
Prior Sale: $597,800 (04/24)

15 WALDEN DR U:16 ..... **$375,000**
B: Tianshuo Wang & Chao Liu
S: Lisa Morris
Book/Page: 83024/113, Date: 07/19/24
Use: 1 Bdrm Condo
Prior Sale: $255,000 (04/19)

Newton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	233	230
Median Price	$1,660,000	$1,735,000

► REAL ESTATE SALES

174 ADAMS ST U:1 ..... **$880,000**
B: Huiping Gao
S: Eric Noreen & Lily Walsh
Book/Page: 83004/174, Date: 07/15/24
Mtg: Nations Direct Mtg $300,000
Term: 2039
Use: 2 Bdrm Condo, Lot: 24024sf
Prior Sale: $825,000 (11/21)

81 AVALON RD **$2,050,000**
B: 81 Avalon Road LLC
S: Robin F Miller
Book/Page: 83003/16, Date: 07/15/24
Mtg: Village Bank $1,640,000
Use: 4 Bdrm Colonial, Lot: 25041sf
Prior Sale: $350,000 (02/96)

45 BONNYBROOK RD **$2,250,000**
B: 45 Bonnybrook LLC
S: Sara W Kane, Tr for Sara W Kane RET
Doc#: 000000001960326, Date: 07/15/24
Mtg: Salem FiveCts Svgs Bk $4,335,000
Use: 5 Bdrm Colonial, Lot: 19154sf

616 BOYLSTON ST **$1,680,000**
B: Katharine Normandin & Ryan Normandin
S: Core Group Realty LLC
Book/Page: 83023/391, Date: 07/19/24
Mtg: Stifel Bank & Trust $750,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8674sf
Prior Sale: $750,000 (11/21)

116 CENTRAL ST **$1,795,000**
B: Aaron Fountain & Kimberly J Fountain
S: Danielle C Fandrey & Adam C Fandrey
Book/Page: 83009/400, Date: 07/16/24
Mtg: Citibank Na $1,525,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 18350sf
Prior Sale: $607,400 (06/07)

CHAPIN EXT L:2 ..... **$3,300,000**
B: Elisabeth Harper
S: William Mayer
Book/Page: 83004/1, Date: 07/15/24

CHAPIN EXT L:3 ..... **$3,300,000**
B: Elisabeth Harper
S: William Mayer
Book/Page: 83004/1, Date: 07/15/24

131 CHARLESBANK RD U:C **$1,135,000**
B: Gilberto Cubero & Antonia Lopez
S: Elana H Snow & Michael P Miller
Book/Page: 83023/483, Date: 07/19/24
Mtg: JPMorgan Chase Bank $964,750
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Condo, Lot: 14080sf
Prior Sale: $814,000 (02/17)

1 CHESTNUT ST **$975,000**
B: Jam Cre Investment LLC
S: Bank Of America
Book/Page: 83011/123, Date: 07/17/24
Mtg: Enterprise Bk & Tr Co $768,750
Use: Bank Building, Lot: 6793sf

199 CHURCH ST U:2 ..... **$1,480,000**
B: Nooriyah Singh & Ryan K Singh
S: 199 Church Street LLC
Book/Page: 83003/88, Date: 07/15/24
Mtg: TD Bank NA $300,000
Term: 2054 Rate: 6.6% Type: Adj
Use: Condo

411 DUDLEY RD **$1,735,000**
B: 411 Dudley Road LLC
S: Bernette Rashba
Doc#: 000000001960434, Date: 07/16/24
Mtg: Village Bank $1,301,250
Use: 3 Bdrm Split Level, Lot: 19160sf

26 EVERGREEN AVE **$2,200,000**
B: Denise H Wong & Justin K Lui
S: Dylan Penebre & Elayne Penebre
Book/Page: 83020/122, Date: 07/18/24
Mtg: TD Bank NA $759,000
Term: 2039
Use: 4 Bdrm Colonial, Lot: 10234sf
Prior Sale: $1,298,000 (06/13)

99 FLORENCE ST U:10-4B **$2,800,000**
B: Alan Motch & Amy Waltch
S: Peter Olsberg, Tr for Peter Olsberg RET
Book/Page: 83005/92, Date: 07/15/24
Use: 2 Bdrm Condo, Lot: 645603sf
Prior Sale: $885,000 (02/10)

250 HAMMOND POND PKWY U:1011S **$878,000**
B: George G Adams, Tr for Adams Magenheim Ft
S: Cheryl N Cohen, Tr for Sidney J Tankel Ft
Book/Page: 83017/142, Date: 07/18/24
Use: 2 Bdrm Condo, Lot: 761642sf
Prior Sale: $485,000 (08/04)

250 HAMMOND POND PKWY U:11N **$570,000**
B: Evelyn Tanz
S: Darvish Fakhr, Tr for Elizabeth A Fakhr RET
Book/Page: 83001/559, Date: 07/15/24
Use: Condo

250 HAMMOND POND PKWY U:508S **$1,167,000**
B: Madan L Bhandari, Tr for Bhandari T
S: Carol A Odonnell & Joan C Odonnell
Book/Page: 83001/229, Date: 07/15/24
Use: 3 Bdrm Condo, Lot: 761642sf
Prior Sale: $960,000 (05/18)

140 HARVARD ST U:140 ..... **$860,000**
B: Jason R Markle & Francine Markle
S: Barry Goldberg & Sara Goldberg
Book/Page: 83025/158, Date: 07/19/24
Mtg: Salem Five Mtg Co $510,000
Term: 2054
Use: 4 Bdrm Condo, Lot: 8232sf
Prior Sale: $485,000 (08/02)

125 HIGH ST **$1,170,000**
B: Guoqi Lu & Qinli Fang
S: Frederick Runyon
Book/Page: 83024/43, Date: 07/19/24
Mtg: M&T Bank NA $877,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10460sf
Prior Sale: $199,500 (10/96)

7 JOHNSON PL U:9 ..... **$2,100,000**
B: Tuoyo Ebigbeyi & Edia U Ebigbeyi
S: 17 Johnson Place LLC
Book/Page: 83025/256, Date: 07/19/24
Mtg: Berkshire Bank $1,680,000
Term: 2054 Rate: 6.3% Type: Adj
Use: Condo

20 KINMONTH RD U:106 ..... **$950,000**
B: Dafang Zhang & Jia Zhu
S: Waban Village Green LLC
Book/Page: 83016/393, Date: 07/18/24
Mtg: Movement Mtg LLC $760,000
Term: 2054
Use: Condo

123 LANGLEY RD **$1,500,000**
B: 123 Langley Road LLC
S: Gordon M Orloff & S A Cole
Book/Page: 83008/169, Date: 07/16/24
Mtg: Village Bank $1,125,000
Use: 2 Bdrm Victorian, Lot: 8477sf
Prior Sale: $253,000 (10/91)

11 MARSHALL ST **$2,400,000**
B: Michael J Serou & Sarah Serou
S: Anthony S Summers & Carol Summers
Book/Page: 83018/555, Date: 07/18/24
Mtg: Movement Mtg LLC $1,450,000
Term: 2054
Use: 4 Bdrm Victorian, Lot: 20407sf

94 MOFFAT RD **$1,875,000**
B: Tyler Brewster & Lucy W Brewster
S: Douglas M Ferguson, Tr for Douglas M Ferguson RET
Book/Page: 83025/31, Date: 07/19/24
Mtg: Movement Mtg LLC $1,500,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 10900sf
Prior Sale: $465,000 (12/91)

24 NATHAN RD **$2,185,000**
B: Roy K Ko & Min Tang
S: Adam W Ochlis & Eve M Tapper
Book/Page: 83013/186, Date: 07/17/24
Use: 3 Bdrm Colonial, Lot: 8000sf
Prior Sale: $715,000 (12/00)

29 NOD HILL RD **$1,485,000**
B: Shan Lo & Jie Ying
S: Rajesh Panjabi & Amisha Raja
Doc#: 000000001960629, Date: 07/19/24
Mtg: Bmo Bank Na $750,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 15438sf
Prior Sale: $1,150,000 (04/17)

93 OXFORD RD **$1,300,000**
B: Fang F Chen
S: Robert C Schaye Jr & Anlee I Schaye
Book/Page: 83000/574, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 6720sf

14 PARKER AVE **$1,260,000**
B: Samagya Banskota & Gaurab Aryal
S: Jonathan J Lilienfeld, Tr for Jonathan J Lilienfeld RET
Book/Page: 83007/325, Date: 07/16/24
Mtg: Leader Bank NA $756,000
Term: 2039
Use: 4 Bdrm Old Style, Lot: 10000sf

89 PARKER AVE **$950,000**
B: 89 Parker St LLC
S: Larry Bornstein
Book/Page: 83004/30, Date: 07/15/24
Mtg: Enterprise Bank $2,175,000
Use: 3 Bdrm Ranch, Lot: 6600sf

14 PIERREPONT RD **$1,100,000**
B: Guoqiang Huang & Wenjing Zeng
S: Michael A Karbassi & Jessica L Karbassi
Book/Page: 83024/304, Date: 07/19/24
Mtg: Rocket Mortgage LLC $862,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7000sf
Prior Sale: $700,000 (07/17)

143 RIDGE RD **$2,175,000**
B: Sean Oshea & Amy Oshea
S: Julia Dibonaventura & Scott Mackenzie
Book/Page: 83001/360, Date: 07/15/24

53 WHITE AVE **$1,005,000**
B: 53 White Ave LLC
S: Nancy L Arduino, Tr for Nicola Arduino Lifetime T
Book/Page: 83021/479, Date: 07/19/24
Mtg: BankGloucester $2,579,750
Use: 3 Bdrm Old Style, Lot: 12357sf

North Reading

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	38
Median Price	$755,000	$950,500

► REAL ESTATE SALES

43 OAKDALE RD **$1,700,000**
B: Donald Smoot
S: Smith Sons Plumbing & Hea
Book/Page: 83014/216, Date: 07/17/24
Mtg: Enterprise Bk & Tr Co $1,275,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $465,000 (08/23)

Pepperell

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	31
Median Price	$506,250	$512,000

► REAL ESTATE SALES

23 JEWETT ST **$585,000**
B: Clare Johnson & Andrew Ralph
S: Sarah J Barron
Book/Page: 83018/491, Date: 07/18/24
Mtg: Guild Mortgage Co $514,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 139244sf
Prior Sale: $266,000 (09/11)

10 SHEFFIELD ST **$170,000**
B: New Moon Properties LLC
S: Francis Quattrochi & Donna J Quattrochi
Book/Page: 83020/392, Date: 07/18/24
Mtg: Silver Hill Funding $332,500
Use: 3 Bdrm Old Style, Lot: 26415sf
Prior Sale: $112,000 (10/96)

Reading

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	92
Median Price	$800,000	$855,000

► REAL ESTATE SALES

111 GREEN ST **$735,000**
B: Nicholas A Henderson & Emily N Wilson
S: James Lin & Genevieve F Nesbitt
Book/Page: 83013/202, Date: 07/17/24
Mtg: Rocket Mortgage LLC $624,750
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4626sf
Prior Sale: $412,000 (03/16)

96 JOHN ST **$870,000**
B: Drew Ficken & Kelly Murphy
S: Sara J Loud & James P Burbridge Jr
Book/Page: 83002/577, Date: 07/15/24
Mtg: Cross Country Mtg Inc $696,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 37714sf
Prior Sale: $245,000 (06/97)

20 LAWRENCE RD **$765,000**
B: Ryan Ransford & Olivia Szostkiewicz
S: Joshua A Wilkerson & Laura R Wilkerson
Book/Page: 83008/108, Date: 07/16/24
Mtg: Leader Bank NA $612,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6891sf
Prior Sale: $590,000 (07/21)

186 LOWELL ST **$765,000**
B: Danielle M Marcellino
S: Niall D Kiely & Patricia B Kiely
Book/Page: 83024/334, Date: 07/19/24
Mtg: New Fed Mtg Corp $450,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9906sf
Prior Sale: $385,000 (03/12)

108 PEARL ST **$885,000**
B: Aidan Price & Cathy N Price
S: Timothy S Oneil & Karen D Oneil
Book/Page: 83002/521, Date: 07/15/24
Mtg: Washington Trust Mtg $708,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 10816sf
Prior Sale: $146,000 (03/97)

Sherborn

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	30
Median Price	$1,049,550	$1,249,375

► REAL ESTATE SALES

55 EVERETT ST **$1,260,000**
B: Joshua Gould & Molly Smith
S: Shawn R Flanagan, Tr for Flanagan Ft
Book/Page: 83023/417, Date: 07/19/24
Mtg: Needham Bk $360,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 43560sf

194 MAPLE ST **$1,450,000**
B: Malcolm Smith & Nicole Smith
S: Joan B Twining
Book/Page: 83007/408, Date: 07/16/24
Use: 5 Bdrm Cape Cod, Lot: 106286sf
Prior Sale: $832,500 (06/10)

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16 MILLSTONE DR U:16 ..... **$995,000**
B: Tianyi Zhu
S: Ron M Hadar, Tr for Sle Rt
Book/Page: 83013/174, Date: 07/17/24
Use: 3 Bdrm Condo
Prior Sale: $770,000 (10/20)

Shirley

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	20
Median Price	$432,000	$487,950

► REAL ESTATE SALES

7 LEONARD ST **$437,500**
B: Rebecca Tower
S: Katherine M Gibbons
Book/Page: 83007/495, Date: 07/16/24
Mtg: CMG Mortgage Inc $242,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5663sf
Prior Sale: $220,000 (10/17)

49 LITTLE TURNPIKE RD **$505,000**
B: Allison K Lucy & Lori A Lucy
S: Steven L Adam & Laura E Adam
Book/Page: 83001/151, Date: 07/15/24
Mtg: Cornerstone Bank $400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25265sf
Prior Sale: $225,000 (06/15)

Somerville

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	42
Median Price	$1,140,000	$1,267,500

► REAL ESTATE SALES

200 BROADWAY **$1,065,000**
B: Jinshan Zuo & Jin Sun
S: Joseph J Ferrazzani & Margaret J Ferrazzani
Book/Page: 83009/300, Date: 07/16/24
Use: 2-Family Two Family, Lot: 3694sf

326 BROADWAY U:17 ..... **$385,000**
B: Ryan Goldolfi
S: Eleanor Berger & Matthew Mueller
Book/Page: 83002/288, Date: 07/15/24
Mtg: United Wholesale Mtg $308,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $315,000 (06/17)

32 CHESTER ST U:10 ..... **$550,000**
B: Richard M Kantor
S: Roger E Marks, Tr for Crm Rt
Book/Page: 83018/222, Date: 07/18/24
Use: 1 Bdrm Condo
Prior Sale: $410,000 (06/16)

55 DERBY ST U:1 ..... **$1,150,000**
B: Brian Kirschbaum & Emily M Kirschbaum
S: 55 Derby Street LLC
Book/Page: 83019/247, Date: 07/18/24
Mtg: JPMorgan Chase Bank $650,000
Term: 2054
Use: Condo

20 FAIRFAX ST **$1,110,000**
B: Adam Franklin-Lyons & Marjorie Wickenden
S: Christine A Hoag, Tr for Damico Ft
Book/Page: 83009/445, Date: 07/16/24
Mtg: E Cambridge Svgs Bk $888,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2-Family Decker, Lot: 3165sf

95 GLENWOOD RD **$990,000**
B: 95 Glenwood LLC
S: Emmet F Smith, Tr for Smith Ft
Book/Page: 83006/154, Date: 07/16/24
Mtg: Needham Bk $1,200,000
Use: 6 Bdrm Conventional, Lot: 3500sf

123 GOVERNOR WINTHROP RD U:123. **$710,000**
B: John D Decker & Andrea C Bert
S: Daniel J Licata & Krista M Licata
Book/Page: 83018/376, Date: 07/18/24
Mtg: Northern Hm Loans LLC $568,000
Term: 2054 Rate: 7.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $332,000 (02/13)

10 HALL ST U:2 ..... **$666,250**
B: Deirdre Rys
S: Christina Mansdorf & Lawrence Mansdorf
Book/Page: 83014/521, Date: 07/17/24
Mtg: Cambridge Svgs Bk $533,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $355,500 (08/12)

82 HIGHLAND AVE U:1 ..... **$960,000**
B: Priyank Parakh
S: Tushar Banjeri
Book/Page: 83024/263, Date: 07/19/24
Mtg: Leader Bank NA $720,000
Term: 2054
Use: 2 Bdrm Condo

164 HUDSON ST **$1,200,000**
B: Milod Kazerounian & Aurora Edington
S: Pamela B Kennedy
Book/Page: 83014/3, Date: 07/17/24
Mtg: Leader Bank NA $500,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 4829sf
Prior Sale: $170,000 (03/97)

24 IVALOO ST **$1,220,000**
B: Mulbery Holdings LLC
S: Brooks A Mostue, Tr for Brooks A Mostue T
Book/Page: 83014/153, Date: 07/17/24
Use: 2 Bdrm, Lot: 3000sf

49 KENT ST U:49 ..... **$780,000**
B: Yuehong Cai
S: Steven Wenglowsky
Book/Page: 83025/359, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $408,000 (09/13)

26 KIDDER AVE U:26 ..... **$740,000**
B: Aleksandr Zibrov & Alla Zibrov
S: Christina M Pacheco
Book/Page: 83025/505, Date: 07/19/24
Mtg: M&T Bank NA $560,000
Term: 2044
Use: 2 Bdrm Condo
Prior Sale: $475,000 (07/08)

45 MASON ST **$1,625,000**
B: Mystic Eight LLC
S: Sotirios Angelakis & Panagiota Phillos
Book/Page: 83007/526, Date: 07/16/24
Mtg: Goldman Sachs Bank US $1,218,750
Term: 2054 Rate: 6.4% Type: Adj
Use: 2-Family Two Family, Lot: 3655sf

42 MOORE ST U:42 ..... **$1,425,000**
B: Stephen G Macdonald & Kathleen M Long
S: 42 Moore Street LLC
Book/Page: 83013/71, Date: 07/17/24
Mtg: USAA Federal SB $675,000
Term: 2034
Use: Condo

89 PEARSON AVE U:2 ..... **$1,345,000**
B: Amelia Stanton & Fabian Pineda
S: Stephen S Cody, Tr for Bc Ft
Book/Page: 83004/543, Date: 07/15/24
Mtg: Amerant Mortgage $1,076,000
Term: 2054
Use: Condo

62 PURITAN RD **$975,000**
B: Michael Aurigemma Jr
S: Michael Aurigemma & Laurie Aurigemma
Book/Page: 83006/371, Date: 07/16/24
Mtg: Guild Mortgage Co $730,000
Term: 2054
Use: 2-Family Decker, Lot: 4050sf

7 RICHDALE AVE **$1,560,000**
B: Binbin He & Tianya Zhong
S: Baoqing Yan & Xin Gao
Book/Page: 83003/252, Date: 07/15/24
Mtg: Merrimack Valley CU $1,170,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3-Family Decker, Lot: 2502sf
Prior Sale: $1,600,000 (06/24)

41 SARGENT AVE U:1 ..... **$945,000**
B: Nitsan Shakked & Alexandra Shraytekh
S: Jaime Rosenthal & Vivek Gupta
Book/Page: 83019/517, Date: 07/18/24
Mtg: Guaranteed Rate Inc $756,000
Term: 2054
Use: 3 Bdrm Condo

15 SUMMIT AVE **$2,200,000**
B: Acr Martins LLC
S: Martins Family LLC
Book/Page: 83006/553, Date: 07/16/24
Use: 3-Family Family Flat, Lot: 8460sf

5 WEBSTER ST **$1,550,000**
B: Tyler A Crumpton & Kirstin A Derosa
S: Benjamin C Williams
Book/Page: 83003/482, Date: 07/15/24
Mtg: Digital FCU $1,240,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 2965sf
Prior Sale: $1,246,000 (03/19)

74 WOODS AVE **$1,125,000**
B: Alexander Verbitsky
S: Lisa M Debisz, Tr for 74 Woods Avenue Rt
Book/Page: 83024/423, Date: 07/19/24
Mtg: TD Bank NA $843,750
Term: 2054 Rate: 6.5% Type: Adj
Use: 2-Family Decker, Lot: 3144sf

► FORECLOSURE DEEDS

42 SARGENT AVE **$1,500,000**
B: Qs Lending Three T & Steven A Ross
S: Edge Re Investments LLC & Qs Lending Three T
Book/Page: 83003/545, Date: 07/15/24
Use: 4 Bdrm Conventional, Lot: 3530sf
Prior Sale: $1,205,000 (11/22)

Stoneham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	66
Median Price	$680,000	$785,500

► REAL ESTATE SALES

3 CEDAR AVE **$1,025,000**
B: Brian Brehm & Jacqueline T Sager
S: James E Mahoney
Book/Page: 83024/450, Date: 07/19/24
Mtg: Wells Fargo Bank $725,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7488sf
Prior Sale: $186,000 (07/93)

200 LEDGEWOOD DR U:504 ..... **$450,000**
B: Speranza Investments LLC
S: Gilbert Nancy E Est & Margaret B Farrell
Book/Page: 83012/548, Date: 07/17/24
Use: 2 Bdrm Condo
Prior Sale: $226,900 (03/01)

48 MACARTHUR RD **$408,000**
B: James Doherty
S: Mathewson Robert P Est & Stephen Columbus
Book/Page: 83015/325, Date: 07/17/24
Use: 2 Bdrm Cape Cod, Lot: 7802sf

64 MAIN ST U:14B **$408,000**
B: Michelle M Punch
S: Joanne Badolato & Jessica Leary
Book/Page: 83006/204, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $170,000 (05/01)

150 NORTH ST **$695,000**
B: Van T Nguyen & Thi K Lam
S: Fang Hou
Doc#: 000000001960511, Date: 07/17/24
Use: 2 Bdrm Ranch, Lot: 9958sf
Prior Sale: $635,000 (04/22)

3 WOODLAND RD U:415 ..... **$200,000**
B: 415 Ak LLC
S: Winchester Hospital
Book/Page: 83001/46, Date: 07/15/24
Use: Charity Property

Stow

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	24
Median Price	$716,500	$840,000

► REAL ESTATE SALES

11 DELANEY ST **$699,900**
B: Sharon M Blanchflower & Daniel F George
S: Jared J Blanchflower, Tr for 11 Delaney Rt
Book/Page: 83018/160, Date: 07/18/24
Mtg: Pennymac Loan Service $559,920
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 70567sf

37 ELIOT DR **$805,000**
B: Sasan Nazemi & Foojan Mehrdana
S: Brian Hart & Emily Hart
Book/Page: 83007/451, Date: 07/16/24
Mtg: Rocket Mortgage LLC $644,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 66647sf
Prior Sale: $750,000 (04/24)

34 MEETING HOUSE LN U:206 ..... **$425,000**
B: Heather J Esposito & Gerard A Esposito
S: Gregory T Eakman & Doreen R Eakman
Book/Page: 83007/360, Date: 07/16/24
Mtg: St Marys Credit Union $340,000
Term: 2054
Use: 2 Bdrm Condo

136 OLD BOLTON RD **$615,000**
B: Amy Meyers & Curtis Hutchins
S: Solutions Painting Inc
Book/Page: 83004/140, Date: 07/15/24
Mtg: William Raveis Mtg Co $523,200
Term: 2054
Use: 4 Bdrm Conventional, Lot: 41600sf
Prior Sale: $350,000 (09/23)

184 OLD BOLTON RD **$586,000**
B: Liewei Bao
S: Christopher W Hatcher
Book/Page: 83004/583, Date: 07/15/24
Use: 4 Bdrm Contemporary, Lot: 65776sf
Prior Sale: $49,500 (01/95)

Sudbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	88
Median Price	$1,195,000	$1,215,000

► REAL ESTATE SALES

31 BENT RD **$900,000**
B: Hang Miao & Yemin Lan
S: Raj B Thakuri & Choden Thakuri
Book/Page: 83008/430, Date: 07/16/24
Mtg: Mutual Of Omaha Mtg $720,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 30492sf
Prior Sale: $425,000 (11/11)

67 BRIDLE PATH **$1,550,000**
B: Raj B Thakuri
S: Mengxia Yang & Deyu Zhu
Book/Page: 83011/458, Date: 07/17/24
Mtg: Guaranteed Rate Inc $650,000
Term: 2054
Use: 4 Bdrm, Lot: 40170sf
Prior Sale: $1,130,000 (04/18)

3 CROWN POINT RD **$1,325,000**
B: Terry J Sall & Jennifer Fishbein
S: Patrice L Kruy & Peter J Kruy
Book/Page: 83010/530, Date: 07/17/24
Mtg: HarborOne Mortgage $965,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40117sf
Prior Sale: $375,500 (05/93)

12 DARVELL DR **$1,750,000**
B: Christopher J Bougas & Amy Ding
S: Betsy J Cohen, Tr for Betsy J Cohen T
Book/Page: 83012/385, Date: 07/17/24
Mtg: Leader Bank NA $1,000,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 41742sf
Prior Sale: $579,900 (08/98)

182 DUTTON RD **$1,312,500**
B: Stephen Korn
S: Andrew Walsh & Kristen N Ruby
Book/Page: 83021/1, Date: 07/18/24
Use: 5 Bdrm Antique, Lot: 217725sf
Prior Sale: $950,000 (06/21)

22 FARMSTEAD LN U:107 ..... **$435,000**
B: Kang P Lee, Tr for Farmstead Lane 107 Rt
S: Gail P Horan & Matthew J Horan
Book/Page: 83017/577, Date: 07/18/24
Use: 1 Bdrm Condo

37 MINEBROOK RD **$1,180,000**
B: Somia M Azim
S: Karen M Baker & Samuel L Baker
Book/Page: 83013/24, Date: 07/17/24
Mtg: Citizens Bank $590,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 69185sf
Prior Sale: $300,000 (07/96)

22 SKYVIEW LN **$2,320,000**
B: Gary Phillips & Nancy Phillips
S: Kevin P Obrien & Pamela J Obrien
Book/Page: 83020/104, Date: 07/18/24
Use: 4 Bdrm, Lot: 48712sf
Prior Sale: $2,050,000 (08/04)

15 WILLARD GRANT RD **$1,142,000**
B: Emily B Pullen
S: Anthony J Fantasia & Joyce W Fantasia
Book/Page: 83011/532, Date: 07/17/24
Mtg: Leader Bank NA $913,600
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 50890sf

Townsend

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	47
Median Price	$467,000	$490,000

► REAL ESTATE SALES

26 BALSAM DR **$430,000**
B: Joshua Desrosiers & Vanessa Desrosiers
S: William D Bennett Jr & Betty G Bennett
Book/Page: 83001/441, Date: 07/15/24
Mtg: Guild Mortgage Co $408,500
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 24563sf
Prior Sale: $145,000 (07/87)

123 GREENVILLE RD **$750,000**
B: Deborah Corson, Tr for Deborah Corson 2024 RET
S: Stuart Putz
Book/Page: 83009/586, Date: 07/17/24
Mtg: Cross Country Mtg Inc $205,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 2687652sf
Prior Sale: $325,000 (01/15)

158 WARREN RD **$840,000**
B: David Greenberg & Mary K Greenberg
S: Joshua B Levitt & Jennifer R Manfra-Levitt
Book/Page: 83017/399, Date: 07/18/24
Mtg: Guild Mortgage Co $756,000
Term: 2054
Use: 1-Family Colonial, Lot: 87468sf
Prior Sale: $667,000 (12/21)

Wakefield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	84
Median Price	$742,450	$825,000

► REAL ESTATE SALES

3 COOPER ST U:3 ..... **$567,500**
B: Meredith Ziegler-Talhouk & Adam Talhouk
S: Nancy M Hudson
Book/Page: 83026/233, Date: 07/19/24
Mtg: United Wholesale Mtg $454,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 9148sf
Prior Sale: $372,500 (07/16)

11 JORDAN TER **$267,000**
B: Steffan A Hacker & Elizabeth A Hacker
S: Dennis L Hacker
Book/Page: 83014/366, Date: 07/17/24
Use: 4 Bdrm Split Level, Lot: 12341sf
Prior Sale: $660,000 (02/16)

19 PINE HILL CIR **$910,000**
B: Charles Cunningham & Emily Cunningham
S: Lisa W Roderick, Tr for Roderick Ft
Book/Page: 83008/547, Date: 07/16/24
Mtg: Canton Cp Bk $670,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 8886sf
Prior Sale: $247,000 (11/88)

3 RICHARDSON ST U:A6 ..... **$325,000**
B: Jennifer Giangregorio
S: Andrew Molgaard
Doc#: 000000001960514, Date: 07/17/24
Mtg: Salem Five Mtg Co $240,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $272,400 (03/22)

44 SALEM ST U:B **$586,000**
B: Kasturi R Vasan & Pooja Bailey
S: James H Murphy, Tr for J H & Sara M Murphy Irt
Book/Page: 83015/205, Date: 07/17/24
Mtg: Leader Bank NA $539,120
Term: 2054
Use: 2 Bdrm Condo, Lot: 4356000sf
Prior Sale: $225,000 (04/01)

410 SALEM ST U:1302 ..... **$272,000**
B: Djamel Bouarfa & Faiza Touiza
S: Michael Duff & Kara Duff
Book/Page: 83009/69, Date: 07/16/24
Mtg: Commonwealth of Mass $212,000
Use: 2 Bdrm Condo
Prior Sale: $220,300 (06/17)

77 VALLEY ST U:B **$720,000**
B: Hetalben B Patel & Bharat R Patel
S: Michael A Casoli & Kourtney A Casoli
Book/Page: 83014/436, Date: 07/17/24
Mtg: United Wholesale Mtg $576,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $430,000 (08/07)

24 W PARK DR **$1,000,000**
B: Ying Liu & Shuo Wan
S: Fei Dong & Meng J Zhao
Book/Page: 83019/202, Date: 07/18/24
Mtg: Blue Water Mortgage $700,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12166sf
Prior Sale: $891,000 (08/22)

Waltham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	125	114
Median Price	$779,000	$796,000

► REAL ESTATE SALES

337 BISHOPS FOREST DR U:337 ..... **$1,290,000**
B: David L Blustein, Tr for 337 Bishops Forest Realy
S: Maryanne Lewis, Tr for Ronald S Lewis T
Book/Page: 83017/318, Date: 07/18/24
Use: 4 Bdrm Condo
Prior Sale: $687,000 (04/18)

36 CHESTER BROOK RD **$745,000**
B: Andrew Diduca & Laura Diduca
S: Lawrence Cormier, Tr for Cormier Childrens Gift T
Book/Page: 83026/159, Date: 07/19/24
Mtg: Watertown Svgs Bk $596,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 8860sf

59 FLORENCE RD **$986,000**
B: Michael Walsh & Jennifer Helble
S: Jacob Solon & John Solon
Book/Page: 83002/189, Date: 07/15/24
Mtg: Middlesex FSLA $739,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: $778,000 (11/20)

156 HARDY POND RD **$685,000**
B: Lewis Caskey & Maryn Munley
S: Romkey James D Est & Cynthia M Cummins
Book/Page: 83021/358, Date: 07/19/24
Mtg: Leader Bank NA $616,500
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 14031sf

15 KINGS WAY U:30 ..... **$860,000**
B: Craig Bohrson & Emily Bohrson
S: Frank J Tino Jr Lt & Frank J Tino Jr
Book/Page: 83012/250, Date: 07/17/24
Mtg: Kathryn K Bohrson Rev $817,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $500,000 (01/07)

289 MOODY ST **$5,500,000**
B: 255 Princeton Rlty Hldg L
S: Waltham Artists Group LLC
Book/Page: 83001/355, Date: 07/15/24
Use: Mixed Use-Prim Comm & Resd, Lot: 16505sf
Prior Sale: $2,100,000 (01/05)

55 PIGEON LN **$1,200,000**
B: Hicham Naciri & Elizabeth L Naciri
S: Divecchia Maria V Est & Edward Divecchia
Book/Page: 83002/135, Date: 07/15/24
Mtg: Guaranteed Rate Inc $904,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15002sf
Prior Sale: $260,000 (10/91)

51 PROSPECT HILL RD **$740,000**
B: Eric Soohoo & Onkei Tai
S: Laurie A Seymour, Tr for Laurie A Seymour T
Book/Page: 83023/530, Date: 07/19/24
Mtg: Newrez LLC $592,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3999sf
Prior Sale: $275,000 (05/02)

86 RIVERVIEW AVE U:2 ..... **$707,000**
B: Mary M Caradonna & Peter Caradonna
S: Robert W Jones & Madeleine Jones
Book/Page: 83001/190, Date: 07/15/24
Mtg: Rocket Mortgage LLC $400,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $525,000 (02/18)

14-R RUSSELL ST **$825,000**
B: David Schachter & Naomi Schachter
S: Mehrdad M Roostaie
Book/Page: 83020/172, Date: 07/18/24
Mtg: Navy FCU $400,000
Term: 2039
Use: 3 Bdrm Old Style, Lot: 4151sf
Prior Sale: $435,000 (12/23)

170-172 SCHOOL ST **$525,000**
B: 195 School Street LLC
S: Girroir Mary C Est & S A Girroir
Book/Page: 83009/556, Date: 07/16/24
Use: Manufacturing Building, Lot: 2496sf

5 SUMMIT ST **$950,000**
B: Rebecca I Goldstein & Steven W Goldstein
S: Gabrielle Mcgrath, Tr for Provencher Rt
Book/Page: 83008/222, Date: 07/16/24
Mtg: United Wholesale Mtg $696,800
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5998sf

78 TRIMOUNT AVE **$1,190,000**
B: Peiwen Zheng & Frank Qian
S: A M Perepletchikov
Book/Page: 83008/461, Date: 07/16/24
Mtg: Guaranteed Rate Inc $880,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Colonial, Lot: 7074sf
Prior Sale: $530,000 (11/10)

36 WHITMAN RD U:2-4 ..... **$435,500**
B: Martin Turnbull & Paula Turnbull
S: Nancy E Mitchell, Tr for Nancy E Mitchell Lt
Doc#: 000000001960472, Date: 07/16/24
Mtg: Fairway Ind Mtg $261,300
Term: 2054
Use: 2 Bdrm Condo

37 WILBUR ST **$1,175,000**
B: Paul Donnelly
S: Michelle Danoff, Tr for Louise Myers RET
Book/Page: 83016/304, Date: 07/18/24
Mtg: Rockland Tr Co $575,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7009sf
Prior Sale: $562,500 (07/02)

Watertown

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	40
Median Price	$900,000	$842,500

► REAL ESTATE SALES

21 CONANT RD U:21 ..... **$1,685,000**
B: Jing Yu & Matthew J Clifford
S: David A Reske & Helen Dragoon
Book/Page: 83017/448, Date: 07/18/24
Use: 3 Bdrm Condo

17 FAYETTE ST U:19 ..... **$999,000**
B: Alan R Hoskinson & Sara M Moorman
S: Sparrow Prop Group LLC
Book/Page: 83006/563, Date: 07/16/24
Use: Condo

54 FAYETTE ST **$1,125,000**
B: Christopher Perez & Cheryl Texin
S: David F Lively & Margaret E Welsh
Book/Page: 83002/11, Date: 07/15/24
Use: 2 Bdrm Conventional, Lot: 3833sf
Prior Sale: $710,000 (03/18)

82 FOREST ST U:82 ..... **$680,000**
B: Yu Ning & Yang Zhang
S: Yuriy Zhaurov & Irene Zhaurov
Book/Page: 83002/548, Date: 07/15/24
Mtg: Leader Bank NA $230,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $360,000 (11/13)

19 HIGHLAND AVE U:19 ..... **$715,000**
B: Ronghui Luo & Vivian Zhao
S: Pratik Biswal & Krishna Patel
Book/Page: 83000/296, Date: 07/15/24
Mtg: Washington Trust Mtg $536,250
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $510,000 (10/16)

20 IRVING PARK N U:22 ..... **$905,000**
B: Aleksandar Mijailovic & Dragica Mijailovic
S: Michael A Snively & Jennifer R Cisneros
Book/Page: 83002/250, Date: 07/15/24
Mtg: HarborOne Mortgage $250,000
Term: 2054
Use: Condo

10 LEXINGTON ST **$750,000**
B: Caro Realty LLC
S: Anna V Toneatti & Lia Borrelli
Book/Page: 83018/37, Date: 07/18/24
Mtg: Watertown Svgs Bk $300,000
Use: 2 Bdrm Conventional, Lot: 3920sf

26 MORSE ST U:2 ..... **$830,000**
B: Kevin Oconnor
S: Elizabeth A Hayden
Doc#: 000000001960461, Date: 07/16/24
Use: Condo

24-26 PAUL ST **$40,000**
B: Roland Abgaryan & Meline Asatryan
S: Roland Abgaryan & Meline Asatryan
Doc#: 000000001960550, Date: 07/18/24
Use: 2-Family Family Flat, Lot: 4487sf
Prior Sale: $1,000,000 (06/23)

8 PURVIS ST **$1,100,000**
B: Amir Anbardar & Mohammad Anbardar
S: Phyllis E Shields & James M Shields
Book/Page: 83003/406, Date: 07/15/24
Use: 2-Family Family Flat, Lot: 8015sf

22 QUINCY ST U:1 ..... **$915,000**
B: Judith A Bombara & Joseph T Bombara
S: Sun M Park & Travis Hughes
Doc#: 000000001960522, Date: 07/17/24
Mtg: Winchester Cp Bk $470,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $895,000 (05/22)

50 WATERTOWN ST U:412 ..... **$630,000**
B: Linda S Sparrow
S: Nadine Armanious & Stephanie Pichler
Doc#: 000000001960387, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $139,500 (06/96)

Wayland

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	47
Median Price	$1,085,000	$1,260,000

► REAL ESTATE SALES

3 BROOKS RD **$780,000**
B: Jingwei Dang & Yuan Si
S: Johnson Andrew P Est & Elizabeth Goldman
Book/Page: 83016/36, Date: 07/18/24
Use: 3 Bdrm Split Level, Lot: 26136sf

91 CLAYPIT HILL RD **$2,540,000**
B: Amy Ferrer & Channing R Ferrer
S: Trystan N Oleary & Brendan M Oleary
Book/Page: 83003/519, Date: 07/15/24
Mtg: Village Bank $1,540,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 59677sf
Prior Sale: $1,577,000 (07/15)

6 DAYBREAK U:6 ..... **$620,000**
B: Derek Brooks & Alison Brooks
S: Elizabeth H Lefebvre, Tr for Elizabeth H Lefebvre Lt
Doc#: 000000001960592, Date: 07/18/24
Mtg: Village Bank $465,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $195,000 (08/95)

11 HIGHFIELDS **$2,175,000**
B: Joshua Gibbons & Lauren Gibbons
S: Mary L Oconnor, Tr for Mary Lyons Oconnor RET
Book/Page: 83017/249, Date: 07/18/24
Mtg: Rockland Tr Co $1,174,500
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 92783sf
Prior Sale: $1,150,000 (08/16)

90 OXBOW RD U:90 ..... **$859,000**
B: Lauren Petrie, Tr for Fishman Ft
S: Launcher Fund 1 LLC
Book/Page: 83020/213, Date: 07/18/24
Use: Condo

92 OXBOW RD U:92 ..... **$860,500**
B: Curtis P Hammond 2nd & Alexandra M Osman
S: Launcher Fund 1 LLC
Book/Page: 83002/394, Date: 07/15/24
Use: Condo

55 WOODLAND RD **$965,000**
B: Oleksandr Fedorenko & Valentina P Fedorenko
S: Cobbler Lane LLC
Book/Page: 83001/482, Date: 07/15/24
Mtg: TD Bank NA $916,750
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 11326sf
Prior Sale: $270,000 (11/18)

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MIDDLESEX REGISTRY
continued

Weston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	53
Median Price	$1,987,500	$2,350,000

► REAL ESTATE SALES

633 BOSTON POST RD $1,700,000
B: Rebeca Harasimowicz & Craig Harasimowicz
S: 633 Boston Post Road LLC
Book/Page: 83002/50, Date: 07/15/24
Mtg: Citibank Na $1,150,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 50530sf

17 LORING RD $900,000
B: Shannon Chan & Lai Y Chan
S: Joseph P Konzem & Carmen C Konzem
Book/Page: 83026/418, Date: 07/19/24
Mtg: Rockland Tr Co $475,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 10890sf

74 ORCHARD AVE $1,750,000
B: Joshua M Isner, Tr for 74 Orchard Avenue Rt
S: Ridgehurst LLC
Book/Page: 83004/104, Date: 07/15/24
Use: Residential Developable Land, Lot: 43918sf
Prior Sale: $950,000 (05/13)

80 ORCHARD AVE $6,750,000
B: Joshua M Isner & Christina M Isner
S: Antonella V Walker, Tr for Ridgehurst 80 Rt
Book/Page: 83004/97, Date: 07/15/24
Use: 5 Bdrm Victorian, Lot: 177612sf
Prior Sale: $2,650,000 (05/13)

86 ORCHARD AVE $2,250,000
B: Joshua M Isner, Tr for Stool & Stars RET
S: Ridgehurst LLC
Book/Page: 83004/100, Date: 07/15/24
Use: 3 Bdrm Cape Cod, Lot: 60000sf
Prior Sale: $1,050,000 (05/13)

32 STONY BROOK RD $1,850,000
B: Sreeram R Thirukkonda & Anitha Balasubramaniam
S: Aaron M Picard & Leonie Picard
Book/Page: 83013/291, Date: 07/17/24
Mtg: Guaranteed Rate Inc $1,480,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 40010sf

Winchester

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	97
Median Price	$1,455,000	$1,490,000

► REAL ESTATE SALES

3 BERKSHIRE DR $2,125,000
B: Jordan Pritikin & Bailey Marshall
S: Allison N Shannon & Michael H Shannon
Book/Page: 83002/43, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 19998sf
Prior Sale: $1,337,700 (07/19)

7 CONANT RD U:27 ..... $715,000
B: Ge Chen & Liling Huang
S: Patriot Inv Group LLC
Book/Page: 83017/61, Date: 07/18/24
Mtg: Guaranteed Rate Affin $465,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $395,000 (10/23)

204 HIGHLAND AVE $1,850,000
B: Emily A Currier & Connor Currier
S: Mark A Micciche & Jayne E Kakol
Book/Page: 83003/367, Date: 07/15/24
Mtg: Leader Bank NA $750,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 5 Bdrm Colonial, Lot: 12846sf
Prior Sale: $270,000 (05/95)

8 JOHNSON RD $1,960,000
B: Jon Chow & Catherine Cheung
S: Richard Conley & Kristine Conley
Book/Page: 83003/415, Date: 07/15/24
Mtg: Winchester Cp Bk $1,300,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 6 Bdrm Colonial, Lot: 20608sf
Prior Sale: $1,435,000 (09/16)

7 STEVENS ST $2,375,000
B: Kristen Colella & Sebastian Colella
S: Elizabeth A Maccaughey, Tr for E A Maccaughey RET
Book/Page: 83015/272, Date: 07/17/24
Mtg: Winchester Cp Bk $1,900,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 5 Bdrm Victorian, Lot: 17829sf
Prior Sale: $1,040,000 (03/06)

18 STONE AVE $1,792,900
B: Daniel Sieck & Casey Sieck
S: Ben Rogan, Tr for Ben Rogan 2020 T
Book/Page: 83008/398, Date: 07/16/24
Use: 2 Bdrm Colonial, Lot: 8939sf
Prior Sale: $424,000 (12/00)

79 YALE ST $2,330,000
B: Nicholas W Galat & Margaret B Galat
S: Michael Mcgirr & Susan Mcgirr
Doc#: 000000001960371, Date: 07/15/24
Mtg: Bank of America NA $1,745,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 12402sf
Prior Sale: $1,575,000 (06/17)

Woburn

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	105
Median Price	$650,000	$735,000

► REAL ESTATE SALES

30 ARLINGTON RD $1,200,000
B: Melanie R Jones
S: James R Odell & Lilia Gouarian
Book/Page: 83011/557, Date: 07/17/24
Use: 3 Bdrm Conventional, Lot: 6970sf
Prior Sale: $1,200,000 (07/24)

30 ARLINGTON RD $1,200,000
B: Melanie R Jones
S: James R Odell & Lilia Gouarian
Doc#: 000000001960497, Date: 07/17/24
Mtg: Guaranteed Rate Affin $960,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6970sf
Prior Sale: $451,000 (11/21)

14 CHURCH AVE U:2A $225,000
B: Thomas Abate
S: Martha E Jones, Tr for Mtsm Rt
Book/Page: 83019/180, Date: 07/18/24
Mtg: Mtsm Realty Trust $526,500
Use: Condo

14 CHURCH AVE U:3 ..... $350,000
B: Thomas Abate
S: Martha E Jones, Tr for Mtsm Rt
Book/Page: 83019/184, Date: 07/18/24
Mtg: Mtsm Realty Trust $526,500
Use: Condo

14 CHURCH AVE U:GARAGE $10,000
B: Thomas Abate
S: Martha E Jones, Tr for Mtsm Rt
Book/Page: 83019/176, Date: 07/18/24
Use: Condo

2 HOWARD CT $771,022
B: Kevin L Thibodeau & Michelle R Race
S: Gail S Downs
Book/Page: 83023/350, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 8712sf

26 LAKE AVE $705,000
B: David K Lindmark
S: Jeronimo A Marques & Sintia M Marques
Book/Page: 83023/124, Date: 07/19/24
Mtg: Winchester Cp Bk $458,250
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $315,000 (06/14)

10 LAWSON ST $925,500
B: Lorena Gjino & Isaiah Bollinger
S: James R Hamilton & Patricia A Foley
Book/Page: 83009/510, Date: 07/16/24
Mtg: Guaranteed Rate Inc $686,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22651sf

243 LEXINGTON ST $951,000
B: Richard G Perullo & Susan U Perullo
S: Peter I Goldstein
Doc#: 000000001960615, Date: 07/19/24
Mtg: Citizens Bank $760,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 30056sf
Prior Sale: $465,000 (10/14)

299 LEXINGTON ST U:47 ..... $1,325,000
B: Lia Wickerham & Patrick Bryan
S: Jose Colon & Lorna Farrulla
Book/Page: 83005/101, Date: 07/15/24
Use: 3 Bdrm Condo

28 MARLBORO RD $650,000
B: Eric J Rennell & Karen E Rennell
S: Joseph L Battisti & Karen I Battisti
Book/Page: 83002/220, Date: 07/15/24
Mtg: Guaranteed Rate Inc $520,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16553sf
Prior Sale: $154,500 (07/89)

14 MINOT ST U:A $720,000
B: Colby Hamilton & Kathryn Delvecchio
S: Michel G Perbost, Tr for Michel G M Perbost Lt
Book/Page: 83014/53, Date: 07/17/24
Mtg: Salem Five Mtg Co $576,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Condo
Prior Sale: $419,000 (01/17)

4 PIGEON RD $735,000
B: Jeevan Gc & Sushila G Bhujel
S: Antonio C Teixeira
Book/Page: 83024/167, Date: 07/19/24
Mtg: Guaranteed Rate Inc $568,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10454sf
Prior Sale: $255,000 (04/00)

121-489 PLACE LN U:461 ..... $435,000
B: Ronald R Esposito & Shauna L Esposito
S: Catherine Frasso
Book/Page: 83012/75, Date: 07/17/24
Mtg: Cross Country Mtg Inc $348,000
Term: 2054
Use: Condo

5 ROSE FARM LN $1,175,000
B: Luke Pashos & Courtney Pashos
S: Marie M Guadiz & Medardo D Guadiz
Book/Page: 83012/131, Date: 07/17/24
Mtg: Guaranteed Rate Affin $822,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13939sf
Prior Sale: $297,500 (09/96)

Nantucket Registry

Jennifer H. Ferreira, Register
16 Broad Street
Nantucket, MA 02554
Telephone: (508) 228-7250
Fax: (508) 325-5331
www.nantucketdeeds.com

Nantucket

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	37
Median Price	$2,265,000	$2,950,000

► REAL ESTATE SALES

2 E ANN DR U:5 ..... $1,115,000
B: Robert B Caron
S: Julian J Robinson & Vanesha Williams
Book/Page: 1981/162, Date: 07/16/24
Use: Condo

71 FAIRGROUNDS RD $3,995,000
B: Starack LLC
S: Fairgrounds Prop LLC
Doc#: 000000000180012, Date: 07/17/24
Use: Residential Developable Land, Lot: 11326sf
Prior Sale: $700,000 (04/22)

49-A MADAKET RD $4,137,500
B: Heather W Briggs, Tr for Scott W Briggs RET
S: Lisa A Larpowicz, Tr for Karpowicz Ft
Book/Page: 1981/209, Date: 07/18/24
Use: Residential-Multiple Bldgs, Lot: 21780sf
Prior Sale: $1,800,000 (10/09)

41 MONOMOY RD $12,400,000
B: Sopris 715 LLC
S: 41 Monomoy Rd LLC
Book/Page: 1981/108, Date: 07/15/24
Mtg: JPMorgan Chase Bank $5,000,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 6 Bdrm CustomDesign, Lot: 32670sf
Prior Sale: $3,650,000 (05/22)

15 PARKER LN $3,500,000
B: Parker Estates LLC
S: 61 Fairgrounds LLC
Doc#: 000000000180007, Date: 07/17/24
Mtg: American Heritage $2,625,000
Term: 2054
Use: Residential Developable Land, Lot: 10019sf
Prior Sale: $1,100,000 (11/19)

W DOVER ST $2,130,000
B: Cb Ack Holdings LLC
S: Nancy F Thornton, Tr for Se Cacher T
Book/Page: 1981/226, Date: 07/18/24

Norfolk Registry

William P. O'Donnell, Esq, Register
649 High Street
Dedham, MA 02026
Telephone: (781) 461-6122
Fax: (781) 326-4742
www.norfolkdeeds.org

Avon

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	9
Median Price	$535,000	$515,000

► REAL ESTATE SALES

463 CENTRAL ST $880,000
B: Kashmir Singh
S: Cathal Walsh & Hazel P Walsh
Book/Page: 41889/201, Date: 07/16/24
Mtg: OCMBC Inc $704,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 19000sf
Prior Sale: $450,000 (05/19)

55 FLETCHER ST $560,000
B: Lissett T Ruiz
S: Associate Solutions LLC
Book/Page: 41885/7, Date: 07/15/24
Mtg: New Fed Mtg Corp $512,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7200sf
Prior Sale: $280,000 (04/24)

47 MCCOY ST $470,000
B: Karen Correira & John Correira
S: Ausenda Desena
Book/Page: 41886/285, Date: 07/15/24
Mtg: Barrington B&T Co NA $445,665
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9000sf

Bellingham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	63
Median Price	$465,000	$485,000

► REAL ESTATE SALES

233 DEPOT ST $789,900
B: Troy Sproul & Vanessa Sproul
S: Quality Homes Inc
Doc#: 000000001539070, Date: 07/19/24
Mtg: CMG Mortgage Inc $775,592
Term: 2054
Use: Mobile Home, Lot: 19998sf
Prior Sale: $160,000 (02/24)

26 POTTER DR $445,000
B: Alexandria Aviles
S: Shane N Oneill & Rebecca K Zimble
Book/Page: 41895/268, Date: 07/19/24
Mtg: US Bank NA $352,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8002sf
Prior Sale: $380,000 (06/22)

11 SUMMER ST $275,000
B: Mechanicsville Garage LLC
S: Chubb Road LLC
Book/Page: 41895/323, Date: 07/19/24
Mtg: MutualOne Bk $200,000
Use: Manufacturing Building, Lot: 10001sf
Prior Sale: $250,000 (03/18)

Braintree

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	111	97
Median Price	$660,000	$715,000

► REAL ESTATE SALES

90 BEECHWOOD RD $715,000
B: Matthew J Watson
S: Thomas L Dorsi, Tr for Ta Dorsi Rt
Doc#: 000000001538960, Date: 07/17/24
Mtg: Mortgage Research Ctr $715,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 5454sf

61 BRADFORD COMMONS LN U:61 ..... $479,000
B: Jessica L Sares & Ross B Ginsberg
S: Jared Goldfarb
Book/Page: 41890/237, Date: 07/17/24
Mtg: Fairway Ind Mtg $383,200
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $392,600 (09/20)

109-111 CENTRAL AVE $800,000
B: Kbsc Property Mgmt LLC
S: Marian M Mccarthy
Book/Page: 41888/20, Date: 07/16/24
Use: 2-Family Mlti-Unt Blg, Lot: 6316sf

80 FALLON CIR $926,000
B: Nikki Huynh & Ngoc C Le
S: Cathryn M Cook, Tr for Cook Ft
Book/Page: 41895/243, Date: 07/19/24
Use: 4 Bdrm Ranch, Lot: 34099sf
Prior Sale: $150,000 (08/94)

33 LIVOLI AVE $660,000
B: Cheng X Ma & Xiao L Chen
S: Frances A Mastro & Helen P Mastro
Book/Page: 41891/446, Date: 07/17/24
Mtg: AmWest Funding Corp $528,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7545sf
Prior Sale: $304,000 (07/23)

41 MCANDREW RD $650,000
B: Black Pearl Prop LLC
S: Vivian T Nguyen
Book/Page: 41892/170, Date: 07/17/24
Mtg: Crowd Lending Fund $570,000
Use: 3 Bdrm Split Entry, Lot: 15002sf
Prior Sale: $535,000 (03/20)

1 MEADOWBROOK RD $490,000
B: Ejj Real Estate LLC
S: James F Lydon & Mary E Lydon
Book/Page: 41896/590, Date: 07/19/24
Mtg: Kiavi Funding Inc $543,900
Use: 3 Bdrm Old Style, Lot: 3441sf

37 RITA RD $1,375,000
B: David C Chiang & Nicole Jenkins
S: Donald S Perdios & Denise J Perdios
Book/Page: 41887/38, Date: 07/15/24
Mtg: Bank of America NA $1,143,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15002sf
Prior Sale: $369,900 (03/02)

Brookline

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	50
Median Price	$2,450,000	$2,390,022

► REAL ESTATE SALES

120 AMORY ST U:1 ..... $860,500
B: Yilun Zhao & Tzuufen Lee
S: Joyce Walsh & Clifford Goldsmith
Book/Page: 41884/349, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $432,000 (06/13)

1402 BEACON ST U:3 ..... $650,000
B: 1402 Beacon Unit 3 LLC
S: Lusine Yeremyan & Aleksandr Nekrash
Book/Page: 41888/93, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $335,000 (12/06)

119 BROWNE ST $2,520,000
B: Qiuning Sun
S: 119 Browne St Realty LLC
Doc#: 000000001539062, Date: 07/19/24
Use: 3-Family Decker, Lot: 4861sf
Prior Sale: $600,000 (12/16)

20 CHAPEL ST U:C506 ..... $595,000
B: Hailan Li & Fengmai Li
S: Maritza Morell, Tr for Spd Rt-C506 Nt
Book/Page: 41887/35, Date: 07/15/24
Use: 1 Bdrm Condo
Prior Sale: $258,000 (05/09)

53 CROWNINSHIELD RD $4,500,000
B: Na Yang & Mehmet Ekmekci
S: Brian Y Chang
Book/Page: 41889/154, Date: 07/16/24
Mtg: Guaranteed Rate Inc $3,060,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 5 Bdrm Colonial, Lot: 5981sf
Prior Sale: $4,000,000 (11/20)

237 DEAN RD $3,800,000
B: Matthew Thaler & Marisa Segel
S: Philip T Tierney & Marilyn Tierney
Book/Page: 41886/570, Date: 07/15/24
Mtg: Arthur I Segel $3,795,517
Use: 5 Bdrm Colonial, Lot: 11587sf
Prior Sale: $570,000 (07/93)

35 GORHAM AVE U:1 ..... $1,444,000
B: Nathanael Greene, Tr for Gorham Nt
S: Samuel Sung & Clare Sung
Book/Page: 41886/49, Date: 07/15/24
Use: 3 Bdrm Condo
Prior Sale: $985,000 (09/18)

629 HAMMOND ST U:W100 ..... $1,075,000
B: Katsuhiro Togami & Leona Togami
S: Peter Reagan
Book/Page: 41890/596, Date: 07/17/24
Mtg: Guaranteed Rate Inc $806,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $850,000 (07/17)

104 HARVARD ST U:104 ..... $1,702,500
B: Anne R Kramer
S: Eliza K Adler
Book/Page: 41887/475, Date: 07/16/24
Use: 2 Bdrm Condo
Prior Sale: $900,000 (08/15)

43 HEATH HILL ST $9,950,000
B: Rachel L Kalin, Tr for 43 Heath Hill Nt
S: 43 Heath Hill LLC
Book/Page: 41891/492, Date: 07/17/24
Use: 7 Bdrm Contemporary, Lot: 41521sf
Prior Sale: $3,600,000 (07/21)

37 OSBORNE RD $2,750,000
B: Luqiao Liu & Ying Xu
S: Hoy Chobee Est & Tracy K Clark
Book/Page: 41892/204, Date: 07/17/24
Mtg: Cambridge Svgs Bk $1,350,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Victorian, Lot: 5454sf

20 RICE ST U:2 ..... $750,000
B: Tyler Speck & Ashlan Speck
S: Haotian Guo & Yu Zhang
Book/Page: 41896/419, Date: 07/19/24
Mtg: Movement Mtg LLC $710,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $599,000 (08/17)

50 RUSSELL ST U:1 ..... $2,150,000
B: Kelby D Fletcher, Tr for East Prospect T
S: Eric A Lewis
Book/Page: 41893/24, Date: 07/18/24
Use: Condo

31 SCHOOL ST $880,000
B: Kenneth L St Amand 2nd & Marika C St Amand
S: Kenefick Kevin Est & James Kenefick
Book/Page: 41887/508, Date: 07/16/24
Mtg: Cross Country Mtg Inc $660,000
Term: 2054
Use: 3 Bdrm Duplex, Lot: 1381sf

123 SEWALL AVE U:3K $825,000
B: Bing Xu
S: Sherry R Jacobs
Doc#: 000000001539005, Date: 07/18/24
Use: 2 Bdrm Condo
Prior Sale: $130,000 (02/96)

232 SUMMIT AVE U:A1 ..... $910,000
B: Carrie Liao & Jet Liu
S: Kevin Tetarenko & Christina Minami
Book/Page: 41889/339, Date: 07/16/24
Mtg: Guaranteed Rate Inc $410,000
Term: 2054 Rate: 6.7% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $834,000 (07/20)

64 UNIVERSITY RD U:1 ..... $1,200,000
B: Benjamin Grant & Jacinta Grant
S: Lynda H Tran, Tr for Phuc M Tran
Book/Page: 41888/293, Date: 07/16/24
Mtg: Berkshire Bank $450,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $715,000 (06/14)

1069 W ROXBURY PKWY $1,850,000
B: John E Hanks & Kelly Sayre
S: Antoine Kaldany, Tr for Kaldany Rt
Doc#: 000000001538815, Date: 07/15/24
Mtg: TD Bank NA $1,572,500
Term: 2054
Use: 3 Bdrm Tudor, Lot: 13260sf
Prior Sale: $40,000 (12/92)

88 WALNUT ST U:3 ..... $850,000
B: Brandon Roberts & Lisa Roberts
S: Ashley S Castle
Doc#: 000000001538888, Date: 07/16/24
Mtg: Cross Country Mtg Inc $765,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $715,000 (02/21)

Canton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	80
Median Price	$775,000	$840,000

► REAL ESTATE SALES

5 CEDAR DR $800,000
B: Michael Lobben & Katherine Lobben
S: Peter A Aledda & Joanne Robbins
Book/Page: 41892/423, Date: 07/18/24
Mtg: Fairway Ind Mtg $725,832
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17554sf

60 COPPERSMITH WAY U:407 ..... $900,000
B: Xiaojing Kong
S: Canton Copperworks LLC
Book/Page: 41897/158, Date: 07/19/24
Mtg: PNC Bank $450,000
Term: 2034
Use: 2 Bdrm Condo

20 KNOB HILL CIR $1,180,000
B: Lixiang Huang & Lifei Huang
S: Paul Cohen & Lori Cohen
Book/Page: 41886/517, Date: 07/15/24
Mtg: Sun Mortgage Co Inc $750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 32765sf
Prior Sale: $125,000 (09/96)

19 MAPLECROFT RD $1,501,000
B: Paul A Todesca, Tr for Pt 19 T
S: Double G Capital LLC
Book/Page: 41893/84, Date: 07/18/24
Use: 4 Bdrm Ranch, Lot: 15464sf
Prior Sale: $500,000 (01/22)

130 ROYALL ST $532,530
B: Royall Development LLC
S: Boston Mutual Building Rt & Paul A Quaranto Jr
Book/Page: 41894/477, Date: 07/19/24

9 WALFORD PARK DR $505,000
B: Charles R Beshwaty Jr
S: Diane Khoury
Book/Page: 41893/153, Date: 07/18/24
Mtg: Canton Cp Bk $280,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 8227sf
Prior Sale: $130,000 (08/90)

59 WALPOLE ST U:116 ..... $705,000
B: Dennis Keefe & Laura Keefe
S: John F Gillespie, Tr for Jd Rt
Book/Page: 41885/597, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $455,000 (08/20)

84 WALPOLE ST U:6M $605,000
B: Tanya A Nickitiuna
S: David Sarnowitz
Book/Page: 41891/60, Date: 07/17/24
Mtg: Rocket Mortgage LLC $345,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $350,000 (03/17)

122 WALPOLE ST U:122 ..... $835,000
B: Matthew Janning & Jul A Ozoa
S: Francis A Leahy 3rd
Book/Page: 41889/254, Date: 07/16/24
Use: Condo

915 WASHINGTON ST $460,000
B: Matthew Haddad
S: Bradford G Maxfield & Diane G Maxfield
Book/Page: 41893/133, Date: 07/18/24
Mtg: Leader Bank NA $437,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 11499sf

5 WHEELER CIR $816,250
B: Diana Pinzon & Tarundeep Dhadwal
S: David Simons
Book/Page: 41886/394, Date: 07/15/24
Mtg: Coastal One CU $653,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10342sf
Prior Sale: $610,000 (02/24)

37 WILL DR U:7 ..... $333,000
B: Arun Arumugasamy & Soumya Perath
S: Matie Kestenberg
Doc#: 000000001538804, Date: 07/15/24
Mtg: JPMorgan Chase Bank $249,750
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $113,565 (02/14)

47 WILL DR U:112 ..... $312,000
B: Colin P Sanda
S: Kade Edwards
Doc#: 000000001538834, Date: 07/16/24
Mtg: CMG Mortgage Inc $234,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $125,000 (10/09)

Cohasset

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	31
Median Price	$1,535,000	$1,400,000

► REAL ESTATE SALES

66 JERUSALEM RD $3,700,000
B: Sara A Blais, Tr for Jac Ft
S: Joseph M Shikorsky & Gloria L Shikorsky
Book/Page: 41886/545, Date: 07/15/24
Mtg: Bank of NY Mellon $2,000,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 5 Bdrm Contemporary, Lot: 20173sf
Prior Sale: $3,650,000 (07/23)

61 RUST WAY $2,192,500
B: Christopher Jepsen & Carolyn Jepsen
S: Russell Y Webb
Book/Page: 41893/116, Date: 07/18/24
Use: 4 Bdrm Cape Cod, Lot: 39121sf
Prior Sale: $1,815,000 (06/21)

Dedham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	105
Median Price	$678,000	$759,900

► REAL ESTATE SALES

4 COACH LN $1,000,000
B: James M Spelfogel, Tr for James M Spelfogel RET
S: Giovanni Natarelli & Deborah A Natarelli
Book/Page: 41893/261, Date: 07/18/24
Use: 3 Bdrm Raised Ranch, Lot: 13270sf

23 COMMONWEALTH AVE $650,000
B: Luis B Pimentel & Clara E Pimente-Riva
S: Jason Lajoie & Anna R Margolin
Doc#: 000000001538992, Date: 07/18/24
Mtg: MSA Mortgage LLC $617,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9584sf
Prior Sale: $515,000 (07/20)

55 KIELY RD $740,000
B: Aidan F Hart
S: John M Hough & Julie Hough
Doc#: 000000001538776, Date: 07/15/24
Mtg: Movement Mtg LLC $665,000
Term: 2054
Use: 2-Family Family Flat, Lot: 6214sf
Prior Sale: $380,000 (06/10)

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73 MASSACHUSETTS AVE $419,000
B: John C Higgins & Imelda Higgins
S: Garrell Higgins
Doc#: 000000001538864, Date: 07/16/24
Use: 2 Bdrm Conventional, Lot: 4005sf
Prior Sale: $382,500 (12/18)

112 MILTON ST U:112 ..... $447,500
B: David Molin
S: Qi Xin & Daniel J Gold
Book/Page: 41895/299, Date: 07/19/24
Mtg: Leader Bank NA $220,000
Term: 2054 Rate: 8.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $422,000 (02/20)

147 PINE ST $580,000
B: Geraldo P Desouza
S: Nicole J Moreno
Doc#: 000000001538973, Date: 07/18/24
Mtg: United Wholesale Mtg $406,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7550sf
Prior Sale: $170,100 (09/11)

515 PROVIDENCE HWY $1,950,000
B: Hc Holdings LLC
S: Linda M Smith, Tr for 515 Rt
Book/Page: 41891/222, Date: 07/17/24
Mtg: Enterprise Bk & Tr Co $1,365,000
Use: Office Bldg-General, Lot: 13504sf
Prior Sale: $500,000 (04/02)

59 S GATE ST $500,000
B: Jordana Scott & Stephen Coakley Jr
S: Edward J Reavey 4th & Shannon M Reavey
Doc#: 000000001538904, Date: 07/17/24
Mtg: Leader Bank NA $475,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 12529sf

59 S GATE ST $500,000
B: Jordana Scott & Stephen Coakley Jr
S: Edward J Reavey 4th & Shannon M Reavey
Book/Page: 41890/328, Date: 07/17/24
Mtg: Leader Bank NA $475,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 12529sf
Prior Sale: $500,000 (07/24)

Dover

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	35
Median Price	$1,750,000	$1,650,000

► REAL ESTATE SALES

35 HAVEN ST $1,599,000
B: Gerald E Loehr 2nd
S: William Barrett
Book/Page: 41892/148, Date: 07/17/24
Mtg: Total Mtg Svcs $999,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 43564sf
Prior Sale: $1,051,000 (05/17)

8 SHERBROOKE DR $1,825,000
B: Theodore Akrivlellis & Jamie Akrivlellis
S: Richard H Fitzpatrick Jr & Stephanie G Fitzpatrick
Book/Page: 41886/135, Date: 07/15/24
Mtg: Cross Country Mtg Inc $1,460,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 49576sf
Prior Sale: $875,000 (07/05)

Foxboro

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	54
Median Price	$620,000	$674,250

► REAL ESTATE SALES

28 CANNON FORGE DR U:28 ..... $569,900
B: Barry R Kirshon & Darleen A Kirshon
S: Helene Diston
Book/Page: 41890/473, Date: 07/17/24
Mtg: Rockland Tr Co $329,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $396,000 (06/14)

55 CHESTNUT ST $440,000
B: Jonathan Glover
S: Daniel C Denisi, Tr for Domenic C Denisi Irt
Book/Page: 41886/486, Date: 07/15/24
Mtg: Baycoast Mortgage Co $352,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21200sf

1 KING PHILLIP PL $1,400,000
B: Alfred Patterson
S: Leila Halabi
Book/Page: 41884/164, Date: 07/15/24
Mtg: Luxury Mtg Corp $1,120,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 47841sf
Prior Sale: $375,000 (06/21)

10 LINCOLN HILL WAY $1,260,000
B: Andrew J Mitzan, Tr for Andrew J Mitzan RET
S: Richard Austin & Lisa Austin
Book/Page: 41890/314, Date: 07/17/24
Use: 4 Bdrm Colonial, Lot: 41307sf
Prior Sale: $718,415 (08/15)

59 S GROVE ST $500,000
B: Jean C Louis-Mera & Lilianne Louis-Mera
S: Donna M Richardson & Rebecca M Driscoll
Book/Page: 41896/461, Date: 07/19/24
Mtg: EMM Loans LLC $490,943
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 18517sf

Franklin

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	99
Median Price	$605,000	$710,000

► REAL ESTATE SALES

20 COOKS FARM RD U:20 ..... $840,000
B: Neal M Baker, Tr for Baker Ft
S: Karen Graziano, Tr for Steven M Graziano RET
Book/Page: 41894/63, Date: 07/18/24
Use: 3 Bdrm Condo
Prior Sale: $625,000 (01/17)

235 DANIELS ST $620,000
B: Mustapha A Kamara & Aisseta R Kamara
S: Mirza N Mahmud
Book/Page: 41896/483, Date: 07/19/24
Mtg: Mortgage Research Ctr $589,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42449sf
Prior Sale: $217,000 (06/96)

8 JOVAL CT $550,000
B: Cristian Arango & Katherine Arechaga
S: Julie M Ferioli
Book/Page: 41889/470, Date: 07/16/24
Mtg: Primelending $502,034
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 32404sf
Prior Sale: $307,500 (11/06)

16 MCCARTHY ST $585,000
B: Gretchen Mcgrath
S: Lynn T Yager
Book/Page: 41884/521, Date: 07/15/24
Mtg: CMG Mortgage Inc $438,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7880sf
Prior Sale: $127,000 (08/92)

101 OXFORD DR $750,000
B: Timothy Gagne & Colleen Gagne
S: Nancy L Sherman
Doc#: 000000001538935, Date: 07/17/24
Mtg: Leader Bank NA $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 23043sf
Prior Sale: $176,190 (12/94)

7 SUMMER HEIGHTS DR $1,365,000
B: Jerry J Montgomery & Natalie J Montgomery
S: Rachel P Flum, Tr for Rachel P Flum RET
Book/Page: 41888/516, Date: 07/16/24
Mtg: Fall River Five Cents $765,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 84289sf
Prior Sale: $772,500 (06/10)

6 WOODSTOCK CIR $830,000
B: Monica L Alaimo & Keith D Alaimo
S: Timothy J Doyle & Julieanne L Doyle
Book/Page: 41885/333, Date: 07/15/24
Mtg: Leader Bank NA $664,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30187sf
Prior Sale: $440,000 (07/12)

Holbrook

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	46
Median Price	$468,500	$530,500

► REAL ESTATE SALES

60 EMERY ST $843,000
B: Ibrahim Khonteh & Kadiatu Feika
S: Balwant Singh & Bonnie M Singh
Book/Page: 41886/255, Date: 07/15/24
Mtg: United Wholesale Mtg $827,731
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31450sf
Prior Sale: $397,000 (07/07)

4 MAPLEWOOD AVE $600,000
B: Zachary Graham & Emerson Randlett
S: Maura Carroll, Tr for Mcmanus Ft
Book/Page: 41885/408, Date: 07/15/24
Mtg: Keystone Funding $559,625
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10237sf

Medfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	51
Median Price	$842,000	$1,175,000

► REAL ESTATE SALES

107 ELM ST $1,825,000
B: Joseph C Meier & Alina S Reeves
S: Laurence M Epstein & Elaine M Epstein
Doc#: 000000001539019, Date: 07/18/24
Mtg: Cross Country Mtg Inc $1,277,500
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 129299sf
Prior Sale: $1,550,000 (11/06)

107 ELM ST $1,825,000
B: Joseph C Meier & Alina S Reeves
S: Laurence M Epstein & Elaine M Epstein
Book/Page: 41894/197, Date: 07/18/24
Mtg: Cross Country Mtg Inc $1,277,500
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 129299sf
Prior Sale: $1,825,000 (07/24)

5 FAIRVIEW RD $1,350,000
B: Timucin A Uygungil, Tr for Timucin A Uygungil RET
S: Gianfranco Giurini & Kathleen M Giurini
Book/Page: 41896/129, Date: 07/19/24
Mtg: Prosperity Home Mtg $1,000,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20495sf
Prior Sale: $530,000 (08/99)

10 NOONHILL RD $315,000
B: Greenly Development LLC
S: George M Graham Jr
Book/Page: 41885/73, Date: 07/15/24
Use: 4 Bdrm Bngl/Cottage, Lot: 20099sf

9 ONONDAGA LN $1,370,000
B: Jonathan Bizeur & Jennifer M Bizeur
S: Jeffrey A Eamer & Jacqueline K Eamer
Book/Page: 41894/409, Date: 07/19/24
Mtg: Cross Country Mtg Inc $670,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44335sf
Prior Sale: $663,000 (04/02)

37 ORIOLE RD $1,460,000
B: Amanda Macbeth & Scott Macbeth
S: Nancy S Tanguay
Book/Page: 41890/363, Date: 07/17/24
Mtg: Leader Bank NA $705,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40032sf
Prior Sale: $392,000 (08/90)

180 SOUTH ST $1,225,000
B: Holly Steiger
S: David A Steger & Jacqueline N Steger
Doc#: 000000001538795, Date: 07/15/24
Mtg: Movement Mtg LLC $600,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 32783sf
Prior Sale: $291,000 (10/09)

42 SPRING ST $850,000
B: Brittany L Hayden & Kevin F Nee
S: Matthew E Spengler & Priscilla Morrissey
Book/Page: 41885/280, Date: 07/15/24
Mtg: Digital FCU $799,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 9601sf
Prior Sale: $625,000 (08/21)

5 STONERIDGE WAY U:5 ..... $1,210,000
B: Sarah W Oconnell
S: Geoffrey C Chin & Irene K Yeung
Book/Page: 41896/188, Date: 07/19/24
Use: 3 Bdrm Condo
Prior Sale: $940,000 (07/21)

Medway

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	39
Median Price	$623,000	$690,000

► REAL ESTATE SALES

38 CLARK ST $350,000
B: Leland Custom Homes Inc
S: Nancy A Brackett
Book/Page: 41891/515, Date: 07/17/24
Use: 3 Bdrm Old Style, Lot: 311018sf

1-B FLINTLOCKE LN $1,162,500
B: Timothy Mariano & Carolina J Madiedo
S: Flintlock Development LLC
Book/Page: 41896/196, Date: 07/19/24
Mtg: Harvard FCU $817,500
Term: 2044
Use: Residential Developable Land, Lot: 25134sf

3 INDEPENDENCE LN $915,000
B: Christy C Thompson & Jon C Thompson
S: Peter J Mulrey Jr & Robyn E Mulrey
Book/Page: 41889/113, Date: 07/16/24
Mtg: USAA Federal SB $732,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 62857sf
Prior Sale: $645,000 (04/20)

84 OAKLAND ST $550,000
B: Caroline Mcdonagh-Moniz
S: Andreas D Horava & Rosemary D Horava
Book/Page: 41892/588, Date: 07/18/24
Mtg: Leader Bank NA $400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19166sf
Prior Sale: $125,000 (07/92)

14 SANFORD ST U:17 ..... $320,000
B: Jason Bridges
S: Nancy M Thompson
Book/Page: 41895/404, Date: 07/19/24
Mtg: Radius Financial Grp $292,896
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $177,500 (04/15)

3 WILLOW CREST WAY $815,000
B: Brynn A Cassidy & Alexander J Goldsmith
S: Thomas M Sullivan & Deirdre M Sullivan
Book/Page: 41897/54, Date: 07/19/24
Mtg: Envoy Mtg LTD $652,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 31015sf
Prior Sale: $315,000 (04/00)

WINTHROP ST $984,900
B: Naga S Tontepu & Shiva T Kotaru
S: Venu M Amudala & Jyothi Pidugu
Book/Page: 41884/573, Date: 07/15/24

Millis

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	41
Median Price	$617,500	$647,500

► REAL ESTATE SALES

26 MIDDLESEX ST $440,000
B: Edward Paturzo
S: Rosalia Keller
Doc#: 000000001538920, Date: 07/17/24
Mtg: Millbury National Bk $475,368
Use: 2 Bdrm Split Level, Lot: 39640sf

51 RICHARDSON DR U:295 ..... $814,231
B: Giovanni Natarelli, Tr for Natarelli Ft
S: Toll Ma Land Iii Lp
Book/Page: 41893/431, Date: 07/18/24
Use: Condo

Milton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	83
Median Price	$921,500	$1,000,000

► REAL ESTATE SALES

680 BLUE HILL AVE $920,000
B: Dunstan Dubique & Yaselis Dubique
S: Yianasmidi Chris Est & Dionisia Z Yianasmidis
Book/Page: 41891/384, Date: 07/17/24
Mtg: CMG Mortgage Inc $877,593
Term: 2054
Use: 5 Bdrm Ranch, Lot: 53579sf
Prior Sale: $260,000 (04/97)

943 BLUE HILL AVE $1,100,000
B: Rousanna Curvelo & Daniel Curvelo
S: Leona Saunders
Book/Page: 41896/447, Date: 07/19/24
Use: 3 Bdrm Old Style, Lot: 28750sf
Prior Sale: $440,000 (11/13)

17 CEDAR TER $769,000
B: Eva Realty LLC
S: Daniel Curvelo & Rousanna Curvelo
Book/Page: 41897/256, Date: 07/19/24
Mtg: American Heritage $615,200
Term: 2054
Use: 2 Bdrm Old Style, Lot: 7248sf
Prior Sale: $390,000 (07/09)

34 CENTURY LN $2,495,000
B: Alexander F Popp & Erin E Murphy
S: K E Fayerman-Piatt, Tr for K E Fayerman-Piatt Ft
Doc#: 000000001538871, Date: 07/16/24
Mtg: Guild Mortgage Co $1,946,100
Term: 2054
Use: 5 Bdrm Colonial, Lot: 41722sf
Prior Sale: $275,000 (01/94)

198 CHURCH ST $810,000
B: Mark L Kroger & Emily J Kroger
S: Miguel A Gutierrez & Jana P Munoz
Book/Page: 41888/215, Date: 07/16/24
Mtg: Leader Bank NA $729,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: $610,000 (01/19)

93 GOVERNORS RD $1,200,000
B: Christopher Novak & Katharine Novak
S: Alexander F Popp & Erin E Murphy
Book/Page: 41885/154, Date: 07/15/24
Mtg: Freedom Mortgage Corp $766,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6299sf
Prior Sale: $637,500 (01/16)

26 GULLIVER ST $1,405,000
B: Maria Nanis
S: John T Connor & Pamela L Connor
Doc#: 000000001538790, Date: 07/15/24
Mtg: M&T Bank NA $705,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8220sf
Prior Sale: $479,000 (05/10)

440 HARLAND ST $1,850,000
B: Bridget K Petitti, Tr for Gregory Tremblay
S: Scott B Lutch & Patricia M Lutch
Book/Page: 41888/392, Date: 07/16/24
Mtg: Colleen Petitti $1,200,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 75359sf
Prior Sale: $438,000 (06/95)

77 HOUSTON AVE $675,000
B: Daniel Mcgoff & Hayley Mcgoff
S: Don P Done & Lorraine N Done
Book/Page: 41895/586, Date: 07/19/24
Mtg: Radius Financial Grp $641,250
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5445sf
Prior Sale: $143,000 (05/96)

21 LODGE ST $900,000
B: Robert B Oconnor & Eleanore T Works
S: Marie V Hayman
Book/Page: 41885/427, Date: 07/15/24
Use: 2 Bdrm Bngl/Cottage, Lot: 12040sf

77 NEPONSET VALLEY PKWY $1,000,000
B: Brianna Bakow & Alexander Belshe
S: Saunder Mabel Est & Kimberly Brown
Doc#: 000000001538951, Date: 07/17/24
Mtg: Bank of Canton $766,550
Term: 2054
Use: 3 Bdrm Ranch, Lot: 45738sf

256 ROBBINS ST $1,500,000
B: Samuel E Chase, Tr for Chase Ft
S: Sheila M Byron
Book/Page: 41893/64, Date: 07/18/24
Use: 4 Bdrm Colonial, Lot: 11448sf
Prior Sale: $730,000 (07/05)

70 SILVER BROOK RD $748,240
B: Kathleen Bogner & William Bogner
S: Elaine M Barter, Tr for Mary V Fidrocki RET
Book/Page: 41891/185, Date: 07/17/24
Mtg: Amerisave Mtg Corp $598,592
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10001sf

24 THISTLE AVE $805,000
B: Thu A Nguyen
S: William L Bennett
Book/Page: 41893/575, Date: 07/18/24
Use: 3 Bdrm Colonial, Lot: 13312sf

31 WOLCOTT WOODS LN U:31 ..... $1,495,000
B: James E Goldman & Terry H Goldman
S: Wolcott Residential LLC
Book/Page: 41892/411, Date: 07/18/24
Use: Possible New Construction

33 WOLCOTT WOODS LN U:33 ..... $1,635,000
B: Kevin P Obrien, Tr for K P & Pamela J Obrien Ft
S: Wolcott Residential LLC
Book/Page: 41893/32, Date: 07/18/24
Use: Possible New Construction

Needham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	124	120
Median Price	$1,299,500	$1,702,500

► REAL ESTATE SALES

66 AVALON RD $1,952,000
B: Kevin Disilvestro & Jessica B Disilvestro
S: John E Mcdonald, Tr for Odonnll-Mcdonald Rt
Book/Page: 41891/107, Date: 07/17/24
Mtg: PNC Bank $1,659,200
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Garrison, Lot: 11195sf
Prior Sale: $535,000 (02/00)

204 BROOKLINE ST $1,901,000
B: Steven Hecht & Hope Forbes
S: Aaron Block & Elana P Block
Book/Page: 41885/435, Date: 07/15/24
Mtg: LoanDepot.Com $951,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6970sf
Prior Sale: $1,249,000 (07/18)

358 CARTWRIGHT RD U:358 ..... $2,500,000
B: Asqua Holdings LLC
S: John M Percival & Alyssa L Percival
Book/Page: 41890/552, Date: 07/17/24
Use: 4 Bdrm Condo
Prior Sale: $1,649,000 (07/18)

22 DENMARK LN U:22 ..... $800,000
B: Dudley H Cunningham
S: Edith B Forrester
Book/Page: 41890/434, Date: 07/17/24
Use: 2 Bdrm Condo
Prior Sale: $540,000 (04/15)

23 FAIRFAX RD $1,200,000
B: Met Development LLC
S: Henze Jean W Est & Sharon G Henze
Doc#: 000000001539038, Date: 07/19/24
Use: 3 Bdrm Colonial, Lot: 8276sf

738 GREAT PLAIN AVE $1,800,000
B: Caryn Juliano
S: Susan R Hogan & William T Hogan 3rd
Book/Page: 41886/1, Date: 07/15/24
Mtg: Movement Mtg LLC $500,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 10019sf

67 HEATHER LN $1,682,000
B: 67 Heather Lane LLC
S: Keith A Kenney & Marisa G Kenney
Book/Page: 41892/294, Date: 07/17/24
Mtg: Village Bank $3,829,400
Use: 5 Bdrm Cape Cod, Lot: 52708sf
Prior Sale: $1,976,000 (09/22)

19 INTERVALE RD $975,000
B: Benjamin Shih & Xiaoya Che
S: Intervale Sanctuary LLC
Book/Page: 41884/299, Date: 07/15/24
Mtg: M&T Bank NA $640,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 10629sf

31 LINDEN ST U:31 ..... $1,699,000
B: Daniel Southren & Afrin Burney
S: Basil P Bourque & Elizabeth D Bourque
Book/Page: 41885/553, Date: 07/15/24
Mtg: Bmo Bank Na $1,500,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 6 Bdrm Condo

711 WEBSTER ST $1,150,000
B: Stefano Peca & Alethea Peca
S: Peter J Smith & Margaret L Devecchi
Book/Page: 41894/98, Date: 07/18/24
Mtg: HSBC Bank $920,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Bngl/Cottage, Lot: 8712sf
Prior Sale: $899,000 (08/18)

Norfolk

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	43
Median Price	$735,000	$815,000

► REAL ESTATE SALES

26 AVERY WAY $802,600
B: Michael L Marino & Margaret G Marino
S: Ee Norfolk LLC
Book/Page: 41895/431, Date: 07/19/24
Use: Residential Developable Land, Lot: 9523sf

8 MEADOWBROOK WAY $610,000
B: Yaseen H Abdullah & Reem Marhamo
S: Melissa A Davenport & John C Scanlon
Book/Page: 41890/387, Date: 07/17/24
Mtg: Cross Country Mtg Inc $589,641
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 34828sf
Prior Sale: $289,900 (04/02)

75 MILLER ST $720,000
B: Angela E Clancy & John E Clancy Jr
S: Lee Margolis & Susan Margolis
Book/Page: 41890/564, Date: 07/17/24
Mtg: Radius Financial Grp $75,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 105965sf
Prior Sale: $442,000 (05/17)

7 SWEETLAND FARM RD $786,420
B: John O Oneill & Dawn Oneill
S: Naf Cash LLC
Book/Page: 41888/450, Date: 07/16/24
Mtg: New American Funding $726,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 39867sf
Prior Sale: $771,000 (07/24)

17 THOMAS MANN CIR $1,208,211
B: Daniel Stuart & Emily Stuart
S: Lakeland Hills LLC
Book/Page: 41888/483, Date: 07/16/24
Mtg: Rockland Tr Co $766,500
Term: 2054
Use: Residential Developable Land, Lot: 17907sf

Norwood

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	67
Median Price	$650,000	$650,000

► REAL ESTATE SALES

23 CONCORD AVE $830,000
B: Ninad H Deshpande & Sanika Deshpande
S: Cheryl Cadle
Book/Page: 41886/232, Date: 07/15/24
Mtg: Dedham Inst for Svgs $622,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 2-Family Two Family, Lot: 6617sf
Prior Sale: $534,000 (01/18)

70 ENDICOTT ST U:1403 ..... $636,000
B: Jaya P Thummapudi & Namrata Ghag
S: Joseph M Berardino & Elena E Berardino
Book/Page: 41896/389, Date: 07/19/24
Mtg: Rockland Tr Co $508,800
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $470,000 (06/20)

34 GEORGE F WILLETT PKWY $1,200,000
B: Meredith E Mackenzie
S: Lauren E Petrie, Tr for Fishman Irt
Book/Page: 41893/9, Date: 07/18/24
Use: 4 Bdrm Colonial, Lot: 62726sf

16 LANE DR $682,000
B: Frank J Monroe, Tr for F J & Ethelda J Monroe T
S: Sara P Espinal
Book/Page: 41891/212, Date: 07/17/24
Use: 3 Bdrm Ranch, Lot: 13563sf
Prior Sale: $469,900 (12/18)

48 MARLBORO ST $910,000
B: Nancy Giacobozzi
S: Constance Costa
Book/Page: 41887/589, Date: 07/16/24
Use: 4 Bdrm Split Level, Lot: 16740sf

407 NEPONSET ST U:A $499,000
B: Christine A Croteau
S: Chafic R Eldamaa & Maya E Eldamaa
Book/Page: 41893/499, Date: 07/18/24
Mtg: Leader Bank NA $424,150
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $480,000 (10/22)

76 PROSPECT ST $2,000,000
B: Prospect Grove LLC
S: Robert A Dempsey, Tr for 76 Prospect Street Rt
Book/Page: 41892/244, Date: 07/17/24
Mtg: Boston T Lending LLC $2,000,000
Use: 4 Bdrm Conventional, Lot: 343688sf

299 RAILROAD AVE $690,000
B: Alyssa Gorel & Amy Gorel
S: Lang V Tran
Book/Page: 41891/269, Date: 07/17/24
Mtg: MSA Mortgage LLC $590,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 10150sf
Prior Sale: $545,000 (11/20)

17 SYCAMORE ST $740,000
B: Timothy Lane & Laura Lane
S: Erin F Keith, Tr for Brenttt & Erin Keith RET
Book/Page: 41893/178, Date: 07/18/24
Mtg: Salem Five Mtg Co $592,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Conventional, Lot: 4940sf
Prior Sale: $563,956 (12/19)

330 WALPOLE ST $950,000
B: Bridget Fola
S: Fearnley Margaret Est & Matthew Fearnley
Book/Page: 41887/327, Date: 07/16/24
Mtg: Movement Mtg LLC $902,500
Term: 2054
Use: 3-Family Family Flat, Lot: 24614sf
Prior Sale: $265,000 (06/88)

65 WILSON ST $1,250,000
B: Robert M Driscoll & Christine J Driscoll
S: Jason P Ehrlich & James M Ehrlich
Book/Page: 41896/18, Date: 07/19/24
Mtg: OneLocal Bank $500,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43269sf
Prior Sale: $646,000 (05/04)

Plainville

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	21
Median Price	$522,000	$560,000

► REAL ESTATE SALES

155 E BACON ST $427,000
B: Stephen Bohmbach
S: Lisa A Tringali, Tr for James G Tringali
Book/Page: 41893/304, Date: 07/18/24
Mtg: Rockland Tr Co $429,030
Term: 2054
Use: 3 Bdrm Ranch, Lot: 22272sf
Prior Sale: $255,500 (02/04)

2 JUNE ST $285,000
B: Kaitlin Robertson & Ellen Robertson
S: Shawn H Kelly, Tr for Robert E Bumpus Irt
Book/Page: 41883/471, Date: 07/15/24
Mtg: Guild Mortgage Co $270,750
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10001sf

Quincy

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	164	158
Median Price	$623,500	$683,000

► REAL ESTATE SALES

18 BAYSWATER RD $605,000
B: Andrew L Bloch, Tr for Tnt 2 Rt
S: Spyridon Ramfos
Book/Page: 41889/405, Date: 07/16/24
Mtg: South Shore Bank $450,000
Use: 3 Bdrm Colonial, Lot: 5542sf

53-55 BEACH ST $400,000
B: Wan L Wu, Tr for Wan Lan Wu RET
S: Wan L Wu
Book/Page: 41893/412, Date: 07/18/24
Use: 2-Family Two Family, Lot: 5100sf
Prior Sale: $550,000 (05/01)

108 BEACH ST $895,000
B: Nenmei Gao
S: Carlos Rodarte & Sarah M Rodarte
Book/Page: 41886/194, Date: 07/15/24
Mtg: Needham Bk $580,000
Term: 2054 Rate: 7.6% Type: Adj
Use: 3 Bdrm Conventional, Lot: 9173sf
Prior Sale: $680,000 (05/19)

47-49 BOTOLPH ST $1,300,000
B: Xiong H Lin
S: Teresa M Treiger, Tr for David L Treiger
Book/Page: 41893/477, Date: 07/18/24
Use: 2-Family Two Family, Lot: 6750sf
Prior Sale: $289,000 (03/98)

9 CANTON RD $665,000
B: Tien Nguyen
S: Christopher B Henry & Grace E Henry
Book/Page: 41885/132, Date: 07/15/24
Use: 2 Bdrm Bngl/Cottage, Lot: 5090sf
Prior Sale: $550,000 (05/22)

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NORFOLK REGISTRY
continued

234 COPELAND ST U:220 ..... **$375,000**
B: Gadro Realty TLLC
S: Thomas G Feenan, Tr for Domili Rt
Book/Page: 41888/386, Date: 07/16/24
Use: Office Condo Unit
Prior Sale: $880,200 (07/07)

24-26 EDGEWORTH RD **$1,115,000**
B: Edward J Merrigan & Joseph D Merrigan
S: Joseph F Coughlan, Tr for 24-26 Edgeworth Road Rt
Book/Page: 41889/442, Date: 07/16/24
Mtg: Fairway Ind Mtg $880,000
Term: 2054
Use: 2-Family Two Family, Lot: 9779sf

345 GRANITE ST **$680,000**
B: Ann Tran, Tr for Tri Vuu
S: Hien H Doan
Book/Page: 41894/246, Date: 07/18/24
Mtg: Rocket Mortgage LLC $544,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 3955sf
Prior Sale: $405,000 (07/17)

511 HANCOCK ST U:401 ..... **$795,000**
B: Jane H Lin & Guo H Zhang
S: Nq3 Development LLC
Book/Page: 41889/78, Date: 07/16/24
Use: Condo

1025 HANCOCK ST U:14D **$315,000**
B: Cuong Huynh & Tuyen M Thai
S: Dzu Pham
Doc#: 000000001538998, Date: 07/18/24
Use: 1 Bdrm Condo
Prior Sale: $240,000 (02/18)

88 HAVILEND ST **$750,000**
B: Patricia Wolongevicz
S: Patricia Wolongevicz, Tr for Evans RET
Book/Page: 41894/285, Date: 07/18/24
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $325,000 (09/01)

377 HIGHLAND AVE **$1,088,000**
B: Tuyen Tran-Tate, Tr for James E Tate
S: Kenneth J Mann
Doc#: 000000001539057, Date: 07/19/24
Use: 4 Bdrm Colonial, Lot: 20098sf
Prior Sale: $280,000 (09/94)

2001 MARINA DR U:108 ..... **$960,000**
B: Morris Y Kuo & Minghua Y Kuo
S: Sidney Kuo & Jennifer L Kuo
Doc#: 000000001538800, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $810,000 (06/23)

150 PALMER ST **$632,000**
B: Jonathan B Wine
S: Yajing Ge & Christopher Albrizio-Lee
Book/Page: 41888/324, Date: 07/16/24
Mtg: Rocket Mortgage LLC $537,200
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 3000sf
Prior Sale: $325,000 (09/14)

163 PLYMOUTH AVE **$600,000**
B: Kemi T Pham & Owen Bang
S: Lorraine C Baccari, Tr for Lorraine C Baccari RET
Doc#: 000000001538820, Date: 07/15/24
Mtg: Mtg Connection Llc $540,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7000sf

10 PRESIDENTS LN U:1 ..... **$342,000**
B: Marsha Gaide
S: Lenny L Chen & Lin Liu
Book/Page: 41893/105, Date: 07/18/24
Use: 1 Bdrm Condo
Prior Sale: $200,000 (12/15)

308 QUARRY ST U:5 ..... **$329,000**
B: Cory Hyde
S: Michelle Coe
Doc#: 000000001539014, Date: 07/18/24
Mtg: Cross Country Mtg Inc $296,100
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $255,000 (04/21)

359 QUINCY SHORE DR **$700,000**
B: Paul K Mason Jr
S: Hillary Birch
Book/Page: 41893/364, Date: 07/18/24
Mtg: Movement Mtg LLC $679,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 4666sf
Prior Sale: $480,000 (11/23)

18 ROCK ISLAND RD **$711,000**
B: Thomas M Barrett & Amanda T Barrett
S: 18 Rock Island LLC
Book/Page: 41896/62, Date: 07/19/24
Mtg: Guaranteed Rate Affin $695,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2702sf
Prior Sale: $257,500 (06/19)

40 STEDMAN ST **$691,000**
B: Mackenzie Barber & Nolan Garskovas
S: Ronald Perez & Maria Perez
Book/Page: 41887/96, Date: 07/15/24
Mtg: Harvard FCU $552,800
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5333sf
Prior Sale: $305,000 (04/10)

150 STOUGHTON ST **$750,000**
B: Cynthia J Winston & Zachary J Winston
S: James P Mcpartlin, Tr for Mcpartlin Rt Of 2023
Book/Page: 41885/497, Date: 07/15/24
Mtg: Guaranteed Rate Affin $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6000sf

95 UPTON ST **$1,250,000**
B: Yu Lin & Jin Lei
S: Lori A Hartnett & Edward J Hartnett 4th
Book/Page: 41894/144, Date: 07/18/24
Mtg: Leader Bank NA $750,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 11663sf

103-105 VERCHILD ST **$925,000**
B: Joanna M Tieu
S: Anne G Regnier, Tr for Louis P Gangi Irt
Book/Page: 41886/172, Date: 07/15/24
Mtg: Rockland Tr Co $625,000
Term: 2054
Use: 2-Family Duplex, Lot: 4894sf

115 W SQUANTUM ST U:706 ..... **$455,000**
B: Yu F Lin
S: Husun Fang & Wanting Ren
Book/Page: 41896/294, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $268,000 (05/14)

41 WHITON AVE **$600,000**
B: Matthew Regan
S: Ronald R Kearns, Tr for Deans Rt
Book/Page: 41894/30, Date: 07/18/24
Mtg: EMM Loans LLC $570,000
Term: 2054
Use: 2-Family Duplex, Lot: 3600sf

Randolph

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	97
Median Price	$502,500	$565,000

► REAL ESTATE SALES

1 CLARK ST **$625,000**
B: Kaitlyn Vong & Marvin O Lopez
S: Lynn Alexander M Est & Yolanda G Lynn
Book/Page: 41890/133, Date: 07/17/24
Mtg: United Wholesale Mtg $604,140
Term: 2054
Use: 2-Family Family Flat, Lot: 16350sf
Prior Sale: $535,000 (08/21)

19 DRUID HILL AVE E **$510,000**
B: Gumbs Hm Improvement LLC
S: Patricia A Ierardi
Doc#: 000000001539073, Date: 07/19/24
Mtg: RFLF 4 LLC $497,000
Use: 3 Bdrm Raised Ranch, Lot: 20000sf

32 HARRIETTE ST N **$480,000**
B: Phong Do & Yuen T Le
S: Samuel De Freitas
Book/Page: 41896/547, Date: 07/19/24
Mtg: Mtg Connection Llc $456,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10000sf
Prior Sale: $288,000 (11/17)

16 ROCKEFELLER ST **$540,000**
B: Thuy Nguyen & Anh N Luong
S: Rachael Levine, Tr for Levine Ft
Book/Page: 41896/358, Date: 07/19/24
Mtg: Mtg Connection Llc $486,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8000sf

S MAIN ST L:C **$213,000**
B: Angela Chin
S: Brunswick Beech Invs Grp
Book/Page: 41891/169, Date: 07/17/24

7 SCANNELL RD **$479,000**
B: D & D Solar LLC
S: Joseph P Monahan, Tr for Pietrantonio Rt
Book/Page: 41891/565, Date: 07/17/24
Mtg: OCMBC Inc $383,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7526sf

Sharon

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	72
Median Price	$780,000	$800,000

► REAL ESTATE SALES

28 BROOK RD **$768,800**
B: Brian Miretzky & Stephanie Hoffman
S: Brian P Collins & Paula M Collins
Book/Page: 41895/352, Date: 07/19/24
Mtg: Leader Bank NA $568,800
Term: 2054
Use: 2 Bdrm Conventional, Lot: 18018sf

23 GAINES RD **$800,000**
B: Shangxin Lu & Heidi Chen
S: George F Yang, Tr for 23 Gaines Rd Nt
Doc#: 000000001538877, Date: 07/16/24
Mtg: US Bank NA $401,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 22373sf

19 GRANT CIR **$516,000**
B: Alexandra Vanderstar
S: Arthur Resnick & Lawrence Resnick
Book/Page: 41895/381, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 10317sf

214 HAMPTON RD **$866,000**
B: David Chaves & Meghan Chaves
S: Yuxiang Ma & Jie Li
Book/Page: 41884/596, Date: 07/15/24
Use: 3 Bdrm Colonial, Lot: 25391sf
Prior Sale: $480,000 (08/12)

89 S WALPOLE ST **$1,370,000**
B: S Vallabhajosyula & Pranathi R Sundaragiri
S: Pan H Chen & Fen Q Chen
Book/Page: 41887/247, Date: 07/15/24
Mtg: Mayo Employees FCU $1,301,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 73336sf

Stoughton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	90
Median Price	$532,500	$610,000

► REAL ESTATE SALES

26 BRITTON ST **$645,000**
B: Elizabeth Stout & Lori Stout
S: Tyler J Cotter & Michelle P Cotter
Book/Page: 41891/250, Date: 07/17/24
Mtg: Weichert Fncl Svcs $580,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9627sf
Prior Sale: $460,000 (08/20)

36 BROADWAY **$720,000**
B: Veronica M Wilson & Attilio E Castano
S: Waynsworth Barnaby & Anne Barnaby
Book/Page: 41888/560, Date: 07/16/24
Mtg: Cambridge Svgs Bk $528,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 20987sf
Prior Sale: $184,000 (07/99)

55 GAY ST **$1,060,000**
B: Katherine Esau
S: Andrew T Colamaria
Book/Page: 41886/74, Date: 07/15/24
Mtg: Radius Financial Grp $657,000
Term: 2054
Use: 1-Family Colonial, Lot: 20303sf
Prior Sale: $820,000 (10/23)

280 LAKEWOOD DR **$730,000**
B: Kevin Corrigan & Elena Corrigan
S: Leonard A Pearlstein & Nancy D Pearlstein
Book/Page: 41895/330, Date: 07/19/24
Mtg: Fall River Five Cents $130,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 15015sf

115 RYAN RD **$640,000**
B: Max Goody
S: Robert A Isveck, Tr for Isveck Rt
Book/Page: 41887/135, Date: 07/15/24
Mtg: Leader Bank NA $340,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15002sf

Walpole

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	74
Median Price	$690,300	$782,500

► REAL ESTATE SALES

123 BRUCE RD **$702,000**
B: Marilyn F Mcdevitt, Tr for Handman Mcdevitt Ft
S: Priscilla C Steele
Book/Page: 41895/158, Date: 07/19/24
Use: 3 Bdrm Ranch, Lot: 16500sf
Prior Sale: $402,000 (07/04)

206 COMMON ST **$925,000**
B: Brian G Denitzio & Kari A Denitzio
S: Ann E Liebergen, Tr for Ann E Liebergen RET
Book/Page: 41889/26, Date: 07/16/24
Mtg: Guaranteed Rate Affin $740,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 8040sf
Prior Sale: $652,000 (08/18)

8 EMERALD WAY **$1,300,000**
B: Nancy S Tanguay
S: Michael R Marks, Tr for Donald J Akikie RET 2005
Book/Page: 41896/167, Date: 07/19/24
Mtg: Leader Bank NA $330,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 30039sf
Prior Sale: $859,000 (08/17)

3 HAYNES ST **$780,500**
B: David Sarnowitz & Kristin Sarnowitz
S: Shawn M Seastrand & Cynthia Seastrand
Book/Page: 41892/78, Date: 07/17/24
Mtg: Stoneham Cp Bk $518,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: $108,000 (07/94)

28 HERITAGE DR **$975,000**
B: Amy S Divincenzo
S: Taso Markatos, Tr for 28 Heritage Drive Rt
Book/Page: 41891/525, Date: 07/17/24
Use: 4 Bdrm Colonial, Lot: 40000sf
Prior Sale: $350,000 (12/93)

4 MARGUERITE RD **$770,000**
B: Timothy W Johnson & Amanda C Blauvelt
S: Laura M Tracey, Tr for Meghan L Tracey
Book/Page: 41896/221, Date: 07/19/24
Mtg: M&T Bank NA $577,500
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 17900sf
Prior Sale: $558,000 (03/20)

37 MORNINGSIDE DR **$650,000**
B: John A Mildner 4th
S: Brian G Denitzio & Kari A Denitzio
Book/Page: 41887/540, Date: 07/16/24
Mtg: Guaranteed Rate Affin $520,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 24500sf
Prior Sale: $315,000 (12/08)

Wellesley

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	138
Median Price	$1,875,000	$2,287,500

► REAL ESTATE SALES

21 ALDEN RD **$2,355,000**
B: C Archambault, Tr for Vea Wellesley T
S: John D Sullivan & Lisa Sullivan
Book/Page: 41884/548, Date: 07/15/24
Mtg: Dedham Inst for Svgs $2,000,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Garrison, Lot: 12503sf
Prior Sale: $1,015,000 (09/05)

51 AVON RD **$1,985,000**
B: Ping Jing
S: Ruben S Martin & Maria I Anton
Book/Page: 41887/302, Date: 07/16/24
Mtg: East West Bank $1,100,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 3 Bdrm Colonial, Lot: 11228sf
Prior Sale: $1,537,500 (05/18)

143 BROOK ST **$1,320,000**
B: Kane Built Inc
S: Donovan Ft & John J Ryan 3rd
Book/Page: 41891/535, Date: 07/17/24
Mtg: Walpole Coop Bank $2,152,000
Use: 3 Bdrm Garrison, Lot: 17973sf

14 COLGATE RD **$1,975,000**
B: Christopher Gates & Halle Gates
S: Eileen K Samuels, Tr for Eks Colgate Rt
Book/Page: 41893/327, Date: 07/18/24
Mtg: Bank of America NA $1,580,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 29030sf

31 COLLEGE RD **$1,940,000**
B: Steven Litwin
S: Nancy C Horne
Book/Page: 41891/470, Date: 07/17/24
Mtg: TD Bank NA $1,552,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 15400sf
Prior Sale: $685,000 (06/99)

68 CREST RD **$3,300,000**
B: Jacob E Donnelly & Phuong T Donnelly
S: Joshua S Goodman & Nathalia R Goodman
Book/Page: 41891/326, Date: 07/17/24
Mtg: Citizens Bank $2,475,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 6 Bdrm Colonial, Lot: 18379sf
Prior Sale: $1,080,000 (08/18)

14 HOLLIS ST U:14 ..... **$272,800**
B: Chris E Choi
S: Delanson Rlty Partners LL
Book/Page: 41884/90, Date: 07/15/24
Mtg: Hsng & Livable Commun $282,800
Use: 2 Bdrm Condo
Prior Sale: $775,000 (01/20)

100 LINDEN ST U:104 ..... **$1,836,000**
B: Elaine L Ravelson, Tr for 100 Linden St Unit 104 Rt
S: Delanson Rlty Partners LL
Book/Page: 41895/132, Date: 07/19/24
Use: Condo

100 LINDEN ST U:107 ..... **$2,186,900**
B: Marian Brennan, Tr for G & M Wellesley Nt
S: Delanson Rlty Partners LL
Book/Page: 41894/177, Date: 07/18/24
Use: Condo

100 LINDEN ST U:113 ..... **$1,291,150**
B: Christopher C Harding, Tr for Christine A Harding RET
S: Delanson Rlty Partners LL
Book/Page: 41891/408, Date: 07/17/24
Use: Condo

100 LINDEN ST U:201 ..... **$1,919,400**
B: Roberta Thall
S: Delanson Rlty Partners LL
Book/Page: 41893/289, Date: 07/18/24
Use: Condo

100 LINDEN ST U:208 ..... **$2,668,605**
B: Richard S Martin & Lisa D Martin
S: Delanson Rlty Partners LL
Book/Page: 41891/437, Date: 07/17/24
Use: Condo

100 LINDEN ST U:212 ..... **$2,150,900**
B: Brian Lilly
S: Delanson Rlty Partners LL
Book/Page: 41888/201, Date: 07/16/24
Use: Condo

144 LINDEN ST U:1 ..... **$1,650,000**
B: Jeffrey Wasco
S: Pdg Greenville LLC
Book/Page: 41884/186, Date: 07/15/24
Mtg: Citizens Bank $1,320,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo

144 LINDEN ST U:3 ..... **$1,275,000**
B: Julianna D Christiansen
S: Pdg Greenville LLC
Book/Page: 41888/158, Date: 07/16/24
Mtg: American Airlines FCU $1,000,000
Term: 2054
Use: 2 Bdrm Condo

11 OAK ST U:16 ..... **$815,000**
B: Gregory Mcconnell & Jessica Mcconnell
S: Opendoor Property J LLC
Book/Page: 41894/513, Date: 07/19/24
Mtg: Navy FCU $652,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $768,100 (05/24)

30 PARK AVE **$2,475,000**
B: Matthew Price & Kristin Price
S: John L Peta & Lana J Peta
Doc#: 000000001538807, Date: 07/15/24
Mtg: Inst Svgs Newburyport $1,980,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 5 Bdrm Garrison, Lot: 15414sf
Prior Sale: $825,000 (10/97)

28 S RIVER ST **$2,007,000**
B: Ri0618 LLC
S: Justin F Dziama & Laura Dziama
Doc#: 000000001538785, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 7009sf
Prior Sale: $2,007,000 (07/24)

28 S RIVER ST **$2,007,000**
B: Ri0618 LLC
S: Justin F Dziama & Laura Dziama
Doc#: 000000001960354, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 7009sf
Prior Sale: $1,200,000 (03/17)

148 WESTON RD U:304 ..... **$2,175,000**
B: Dlw Int & John B T Murray Jr
S: Lyx Wellesley Inv LLC
Book/Page: 41891/379, Date: 07/17/24
Use: Condo

Westwood

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	62
Median Price	$1,247,500	$1,225,000

► REAL ESTATE SALES

7 BRIDLE PATH **$1,862,000**
B: John Carey & Kara Carey
S: Robert D Persons & Mary B Persons
Book/Page: 41886/370, Date: 07/15/24
Mtg: Rockland Tr Co $1,489,600
Term: 2054 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 33206sf
Prior Sale: $625,000 (08/97)

145 BURGESS AVE **$885,000**
B: Jacqueline Barrett & Christian Ebert
S: Robert E Moore & Susan M Moore
Book/Page: 41895/561, Date: 07/19/24
Mtg: OceanFirst Bank $585,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12968sf
Prior Sale: $420,000 (06/02)

134 DELA PARK RD **$2,250,000**
B: Joshua A Ufland & Marissa L Rawlings
S: Amy S Divincenzo
Book/Page: 41891/147, Date: 07/17/24
Mtg: Cross Country Mtg Inc $1,800,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 50019sf
Prior Sale: $1,299,000 (12/10)

60 LAKESHORE DR **$1,055,000**
B: Kevin T Lamb & Marina N Lamb
S: Hong Zhang & Xiaomin Hou
Book/Page: 41893/211, Date: 07/18/24
Mtg: CMG Mortgage Inc $738,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 9305sf
Prior Sale: $687,000 (12/17)

202 WASHINGTON ST **$1,222,000**
B: David Lynch & Elizabeth Lynch
S: Justin Donlon & Kerry Donlon
Book/Page: 41885/84, Date: 07/15/24
Mtg: Bank of America NA $977,600
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Conventional, Lot: 6000sf
Prior Sale: $805,000 (07/20)

Weymouth

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	168	201
Median Price	$569,000	$615,000

► REAL ESTATE SALES

61 BROAD REACH U:T1440B **$425,000**
B: Lorraine M Murrin & James J Murrin
S: Robert L Knight Jr
Book/Page: 41896/289, Date: 07/19/24
Use: Condo

114 BURKHALL ST U:I **$430,000**
B: Genet Lafrance & Marjory B Lafrance
S: Samah Shaffer
Book/Page: 41886/347, Date: 07/15/24
Mtg: Total Mtg Svcs $380,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $369,900 (08/22)

200 BURKHALL ST U:310 ..... **$385,000**
B: Lisa Stewart
S: Matthew F Burke & Meghan Bonk
Book/Page: 41897/302, Date: 07/19/24
Mtg: Fairway Ind Mtg $265,650
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $248,000 (01/15)

143 CENTRAL ST **$517,500**
B: Melissa B Catalano & Thomas F Obrien 3rd
S: Obrien Katherine F Est & Karen M Wojtanek
Book/Page: 41886/112, Date: 07/15/24
Mtg: PeoplesBank (Holyoke) $445,750
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4952sf

92 CLINTON RD **$870,000**
B: Jason Tedesco & Tricia Morano
S: John Macfaun & Dana Macfaun
Book/Page: 41889/308, Date: 07/16/24
Mtg: Cross Country Mtg Inc $739,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9200sf
Prior Sale: $517,500 (08/15)

99 FOUNTAIN LN U:8 ..... **$205,527**
B: Jarquin Properties LLC
S: Kathleen A Madden
Doc#: 000000001538854, Date: 07/16/24
Use: 1 Bdrm Condo
Prior Sale: $220,000 (07/22)

37 IDLEWELL ST **$690,000**
B: Karsten Moritz & Lanai Moritz
S: Holland W Ricker 2nd & Shelley B Ricker
Book/Page: 41887/184, Date: 07/15/24
Mtg: Prosperity Home Mtg $552,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 17250sf
Prior Sale: $424,500 (10/20)

11 LAKESIDE AVE **$390,000**
B: Yun R Huang
S: Sarah A Young
Book/Page: 41895/470, Date: 07/19/24
Use: 3 Bdrm Conventional, Lot: 19300sf

46 LONGWOOD RD **$735,000**
B: Frank Divittorio & Kara M Seamon
S: Emily B Steinkoenig
Book/Page: 41888/62, Date: 07/16/24
Mtg: PNC Bank $588,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13700sf
Prior Sale: $345,000 (10/15)

62 LONGWOOD RD **$595,000**
B: Barbara A Smith & Gary W Smith
S: Rosemary Keough
Book/Page: 41896/252, Date: 07/19/24
Mtg: Primelending $476,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14800sf
Prior Sale: $339,900 (05/05)

1275 MAIN ST **$1,350,000**
B: C-G4 Realty LLC
S: Hartstone Flower & Gdn In
Doc#: 000000001538787, Date: 07/15/24
Use: Commercial Greenhouse, Lot: 77400sf

40 MASSAPOAG ST **$965,000**
B: Phillip D Leithner & Louise C Dobkins
S: Brian C Kramer & Susan M Kramer
Book/Page: 41893/443, Date: 07/18/24
Mtg: Rocket Mortgage LLC $370,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 32670sf
Prior Sale: $430,000 (01/04)

310-312 MIDDLE ST **$700,000**
B: Samuel Gaudino
S: Daniel Oregan
Book/Page: 41885/523, Date: 07/15/24
Mtg: JPMorgan Chase Bank $664,650
Term: 2054
Use: 2-Family Duplex, Lot: 12900sf
Prior Sale: $140,000 (05/11)

1061 MIDDLE ST **$460,000**
B: En C Mong & Laikwin Chin
S: Jie J Lao
Book/Page: 41896/510, Date: 07/19/24
Mtg: United Wholesale Mtg $390,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9500sf
Prior Sale: $190,000 (07/12)

19 ORLANDO AVE **$360,000**
B: Rebekah Marley & Graham Marley
S: David P Marley & Mary E Marley
Doc#: 000000001539064, Date: 07/19/24
Mtg: Mary E Marley $296,880
Term: 2052
Use: 3 Bdrm Ranch, Lot: 5000sf
Prior Sale: $145,000 (06/87)

76 PERRY ST **$575,000**
B: Jessica A Tragellis, Tr for Adam S Tragellis
S: Sean Lynch
Book/Page: 41895/441, Date: 07/19/24
Mtg: Radius Financial Grp $500,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13300sf

693 PLEASANT ST **$655,000**
B: Milton Torres & Maria A Torres
S: 693 Pleasant Street LLC
Book/Page: 41896/322, Date: 07/19/24
Mtg: Rocket Mortgage LLC $635,350
Term: 2054
Use: 4 Bdrm Conventional, Lot: 33050sf
Prior Sale: $465,000 (07/19)

40-42 POND ST **$1,700,000**
B: 40-42 Pond Street LLC
S: 40 Pond Street Dev LLC
Book/Page: 41893/528, Date: 07/18/24
Mtg: OneLocal Bank $1,450,000
Use: Apartment Bldg - 4-8 Units, Lot: 19471sf
Prior Sale: $1,350,000 (05/21)

110 TROTTER RD U:2112 ..... **$450,000**
B: Christopher Groux
S: Dimitri C Kourtis
Book/Page: 41895/209, Date: 07/19/24
Use: 1 Bdrm Condo

104 WESTERN AVE **$825,000**
B: Benjamin Sholds & Shannon Sholds
S: Callahan Michael Est & Robert T Marshall
Book/Page: 41891/33, Date: 07/17/24
Mtg: Rocket Mortgage LLC $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16200sf
Prior Sale: $495,000 (03/17)

Wrentham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	45
Median Price	$634,000	$730,000

► REAL ESTATE SALES

25 APPLE LN **$560,000**
B: Sumner Flynn & Alison Bellan
S: James P Walker & Lindsey M Walker
Book/Page: 41895/216, Date: 07/19/24
Mtg: Leader Bank NA $504,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 18125sf
Prior Sale: $390,000 (07/19)

375 CREEK ST **$610,000**
B: Benjamin Fretz & Alicia Obrien
S: Janet A Geller
Book/Page: 41896/96, Date: 07/19/24
Mtg: Guild Mortgage Co $510,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 32788sf

93 HAMILTON RD **$600,000**
B: Samuel Freitas & Maggie E Mcginnis
S: Ericka Flaherty & Ryan K Flaherty
Book/Page: 41897/205, Date: 07/19/24
Mtg: Mortgage Research Ctr $388,800
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 15578sf
Prior Sale: $335,000 (12/21)

5 LORRAINE METCALF DR **$757,500**
B: Jeremy M Bonomo & Bria Bonomo
S: Debbie L Eaton, Tr for Debbie L Easton 2022 Ft
Book/Page: 41886/312, Date: 07/15/24
Mtg: Fairway Ind Mtg $429,678
Term: 2054
Use: 4 Bdrm Colonial, Lot: 35184sf
Prior Sale: $464,000 (06/17)

90 REED FULTON AVE **$275,000**
B: Charles A Voukides & M C Voukides
S: Meridian Custom Homes Inc
Book/Page: 41891/92, Date: 07/17/24
Use: Residential Developable Land, Lot: 25000sf
Prior Sale: $518,180 (11/23)

35 SUMMER ST **$985,000**
B: Luke M Darling & Rachel K Darling
S: Timothy C Finkenstaedt & Mary J Finkenstaedt
Book/Page: 41886/597, Date: 07/15/24
Mtg: Guaranteed Rate Inc $738,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 91138sf
Prior Sale: $349,900 (03/97)

1845 WEST ST **$708,000**
B: Lingsheng Chen
S: Frank M Savicki & Maria M Savicki
Book/Page: 41889/263, Date: 07/16/24
Mtg: Cake Mortgage Corp $560,000
Term: 2054 Rate: 7.8% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 422412sf

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Plymouth Registry

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For recordings and rundowns of unregistered land:
32 Belmont St.
Brockton, MA 02301
Telephone: (508) 586-6998
Fax: (508) 588-0240

Rockland Satellite Office
900 Hingham Street – Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800
Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	46
Median Price	$520,000	$577,500

► REAL ESTATE SALES

570 ADAMS ST **$425,000**
B: Wellington P Dossantos & Angelo R Fontes
S: Shelley Kurtz-Coletti, Tr for Hurley Rt
Book/Page: 59065/170, Date: 07/15/24
Mtg: Pennymac Loan Service $361,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12614sf
Prior Sale: $136,000 (02/94)

141 CHESTNUT ST **$595,000**
B: Mark Mckeon & Ashley Hunt
S: Darrell M Miller
Book/Page: 59075/60, Date: 07/17/24
Mtg: EMM Loans LLC $416,500
Term: 2054
Use: 3 Bdrm Split Level, Lot: 31780sf
Prior Sale: $330,000 (09/07)

43 KING ST **$450,000**
B: Joseph Mccollen & Alida Mccollen
S: Suzanne F Hubschwerlin
Book/Page: 59067/132, Date: 07/15/24
Mtg: Salem Five Mtg Co $405,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 24375sf

14 KINGSWOOD DR U:1 ..... **$330,000**
B: Ashley Sullivan
S: M S Mulligan
Book/Page: 59078/49, Date: 07/18/24
Mtg: Radius Financial Grp $247,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $179,000 (08/16)

26 ORCHARD LN **$925,000**
B: Irma Dias
S: Thomas J Gange, Tr for Gagne Rt
Book/Page: 59084/16, Date: 07/19/24
Mtg: Churchill Mortgage Co $693,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 46590sf

Bridgewater

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	78
Median Price	$627,000	$608,500

► REAL ESTATE SALES

3 ANNA MAY CIR **$600,000**
B: Matthew Moran & Laurwn Waingortin
S: Paul J Mazone & Kellie J Mazone
Book/Page: 59078/28, Date: 07/18/24
Mtg: HarborOne Mortgage $555,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 44736sf
Prior Sale: $199,000 (02/99)

45 BAYBERRY CIR **$600,000**
B: Leonard D Lopes
S: Elaine L Forman & Andrew Forman
Doc#: 000000000853300, Date: 07/15/24
Mtg: Cross Country Mtg Inc $589,132
Term: 2054
Use: 3 Bdrm Colonial, Lot: 22506sf

220 BEDFORD ST U:19 ..... **$320,000**
B: Oloruntobi Fashemi
S: James E Pooler & Cheryl A Pooler
Book/Page: 59066/51, Date: 07/15/24
Mtg: Guaranteed Rate Inc $288,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $123,000 (09/12)

230 CHERRY ST **$855,000**
B: Eric W Aronson & Ryan P Goodell
S: Paul J Anderson & Meghan K Anderson
Book/Page: 59067/90, Date: 07/15/24
Mtg: Colonial Fed Svgs Bk $475,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: $543,300 (07/18)

25 CLARENCE AVE **$645,000**
B: Hamid Ramezany
S: Lisa M Troy, Tr for James W Quinn
Book/Page: 59066/194, Date: 07/15/24
Mtg: Rocket Mortgage LLC $483,750
Term: 2054
Use: 3 Bdrm Conventional, Lot: 11000sf
Prior Sale: $252,500 (08/01)

62 COMFORT ST **$379,000**
B: Kevin J Merrihew, Tr for Merrihew T
S: Elizabeth A Repetti
Doc#: 000000000853360, Date: 07/17/24
Use: 3 Bdrm Conventional, Lot: 168680sf

265 GRANGE PARK **$825,000**
B: Kevin A Buczkowski & Julia A Harvey
S: Diane E Bartlett & Christopher N Catino
Book/Page: 59076/72, Date: 07/17/24
Mtg: Fairway Ind Mtg $742,500
Term: 2044
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $449,900 (10/07)

163 LAKESIDE DR **$619,000**
B: Kristin E Turrell & Alexander B Macdonald
S: Hearth To Heath Homes LLC
Book/Page: 59081/325, Date: 07/19/24
Mtg: Evolve B&T $439,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 18876sf
Prior Sale: $375,000 (12/23)

180 MAIN ST U:4201 ..... **$220,000**
B: Gurel-Motola LLC
S: Heather M Silva
Book/Page: 59075/86, Date: 07/17/24
Use: 1 Bdrm Condo
Prior Sale: $200,000 (03/22)

90 OLD FARM RD **$690,000**
B: Jillian G Buckley & Richard J Bucker
S: Laurie A Norman
Book/Page: 59075/115, Date: 07/17/24
Mtg: Mortgage Corp EastIII $552,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 48505sf
Prior Sale: $470,000 (07/06)

124 PRATT AVE **$867,475**
B: Job Dieujustet & Courtney Dieujustet
S: Duxburrow Estates LLC
Book/Page: 59077/124, Date: 07/17/24
Mtg: Primary Residentl Mtg $693,980
Term: 2054
Use: Residential Developable Land, Lot: 11497sf

1736 SPRUCE ST **$545,000**
B: Jared Contre & Lindsey Contre
S: Forest Lake Ventures LLC
Book/Page: 59075/94, Date: 07/17/24

20 WHITE PINES RD **$1,075,000**
B: John Macfaun & Dana L Macfaun
S: Scott E Jones Jr & Meagan A Jones
Book/Page: 59075/223, Date: 07/17/24
Mtg: Mortgage Corp EastIII $645,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $180,000 (06/16)

Brockton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	274	229
Median Price	$435,000	$480,000

► REAL ESTATE SALES

69 BOYLSTON ST **$386,755**
B: Touron Enterprises LLC
S: Richard L Brolin
Book/Page: 59067/319, Date: 07/15/24
Mtg: Savemore Inv Grp Llc $387,000
Use: 3 Bdrm Colonial, Lot: 6251sf
Prior Sale: $89,000 (03/94)

15 CHISHOLM AVE **$760,000**
B: Gary Kerr
S: Bulldog Property Mgmt LLC
Book/Page: 59070/216, Date: 07/16/24
Mtg: Total Mtg Svcs $717,337
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 7196sf
Prior Sale: $420,000 (12/17)

20 EMORY ST **$510,000**
B: Elsa C Teixiera & Augusto C Teixiera
S: Diane Pechilis
Book/Page: 59076/331, Date: 07/17/24
Mtg: Total Mtg Svcs $500,762
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10001sf
Prior Sale: $128,900 (02/90)

266 FALCONER AVE **$530,000**
B: Alexander Ricketson & Holly Ricketson
S: Antonio Garcia
Doc#: 000000000853380, Date: 07/17/24
Mtg: United Wholesale Mtg $520,400
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7449sf
Prior Sale: $98,115 (04/97)

10 FELTON ST U:202 ..... **$345,000**
B: Caleb Casimir
S: Jaime Rondon & Glady E Delportillo
Book/Page: 59080/217, Date: 07/18/24
Mtg: Leader Bank NA $295,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $212,000 (05/07)

GLEN AVE **$35,000**
B: Adult & Teen Challenge Ne
S: 1329-1351 Main Hldg LLC
Doc#: 000000000853393, Date: 07/17/24

213 GROVE ST **$650,000**
B: Kunyu Wu
S: Rony Remilien & Viloria J Remilien
Book/Page: 59084/44, Date: 07/19/24
Mtg: General Mtg Cap Corp $455,000
Term: 2054
Use: 2-Family Two Family, Lot: 7710sf
Prior Sale: $340,000 (01/19)

37 HUNTRESS AVE **$485,000**
B: Bianca Falaise
S: Joseph Rego, Tr for 37 Huntress Ave Rt
Book/Page: 59079/115, Date: 07/18/24
Mtg: Neighborhood Assistan $485,000
Use: 3 Bdrm Split Level, Lot: 8102sf

160 KATHLEEN RD **$465,000**
B: Joshua Gbedema
S: Bay Flow LLC
Doc#: 000000000853334, Date: 07/16/24
Mtg: BankESB $441,750
Term: 2054 Rate: 5.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 18199sf
Prior Sale: $265,000 (05/24)

69 LOIDIE LN **$830,000**
B: Fidelis A Okeke & Obioma Okeke
S: Emilia Estates LLC
Book/Page: 59080/262, Date: 07/18/24
Mtg: Mtg Equity Partners $760,072
Term: 2054
Use: Residential Developable Land, Lot: 30043sf

9 MAIN STREET PL **$720,000**
B: Lema J LLC
S: Oscar A Flores & Maria R Valle
Doc#: 000000000853477, Date: 07/19/24
Mtg: Fidelity Lending Solu $576,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5462sf
Prior Sale: $695,000 (05/22)

86 MANOMET ST **$300,000**
B: Jose C Deandrade
S: Jeffrey F Merra & Jean M Merra
Book/Page: 59085/51, Date: 07/19/24
Mtg: Total Mtg Svcs $285,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 12388sf

53 NORWICH RD **$505,000**
B: Nhah H Nguyen
S: Obioma L Okeke
Book/Page: 59079/322, Date: 07/18/24
Mtg: Newrez LLC $378,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10502sf
Prior Sale: $390,000 (12/20)

109 OAK LN U:5 ..... **$279,000**
B: Cheryl Patrick
S: Janet Brown
Book/Page: 59079/238, Date: 07/18/24
Mtg: Radius Financial Grp $270,630
Term: 2054
Use: 2 Bdrm Condo

588 PEARL ST **$340,000**
B: Suzanne Russo
S: Volkme Ludmilla Est & Bernhard Volkmer
Book/Page: 59073/19, Date: 07/16/24
Use: 3 Bdrm Split Level, Lot: 8538sf

48 PERRY AVE **$541,000**
B: Julia Oliveira
S: Cheryle M Fitts & Kathleen Fitts
Book/Page: 59070/262, Date: 07/16/24
Mtg: Nations Reliable Lndg $405,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7793sf
Prior Sale: $238,000 (03/04)

1295 PLEASANT ST **$615,000**
B: Vardy Duperval
S: Gary M Nelson
Book/Page: 59084/208, Date: 07/19/24
Mtg: Cross Country Mtg Inc $591,345
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 8128sf
Prior Sale: $406,000 (11/18)

131 ROYAL RD **$520,000**
B: Mackendy Michel & Sandlie Moise
S: Scott Weatherbee, Tr for Bradford Weathebee RET
Book/Page: 59073/41, Date: 07/16/24
Mtg: Total Mtg Svcs $510,581
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11252sf

233 SAWTELL AVE **$490,000**
B: Ambiorix Marte-Degracia & Alondra Marte
S: John E Clancy Jr
Book/Page: 59071/71, Date: 07/16/24
Mtg: United Wholesale Mtg $481,124
Term: 2054
Use: 3 Bdrm Split Level, Lot: 7919sf

44 TORREY AVE **$200,000**
B: Hoa Tran
S: Cludio F Poles, Tr for Four Brothers T
Book/Page: 59081/209, Date: 07/19/24
Mtg: Claudio F Poles $200,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 7802sf
Prior Sale: $125,000 (04/22)

18 WILSON ST **$560,000**
B: Marckeney Cherestal & Macelaine Claude
S: Jo-Ann M Daxberger & Francis H Daxberger
Book/Page: 59068/19, Date: 07/15/24
Mtg: Guild Mortgage Co $532,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 11169sf
Prior Sale: $143,500 (03/00)

Carver

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	42
Median Price	$525,000	$509,000

► REAL ESTATE SALES

60 BUNNYS RD **$425,000**
B: Frank Crowley
S: Jacqueline L Briere
Book/Page: 59066/319, Date: 07/15/24
Mtg: Mortgage Corp EastIII $135,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7840sf
Prior Sale: $287,000 (12/20)

52 CENTER ST **$699,000**
B: Kelley A Joyce & John J Joyce Sr
S: Jkl Realty & Dev LLC
Book/Page: 59067/33, Date: 07/15/24
Mtg: Guaranteed Rate Affin $559,200
Term: 2054

13 FAIRWAY LNDG U:13 ..... **$706,998**
B: Kimberley R Harvey, Tr for Kimberley R Harvey T
S: Weathervane LLC
Book/Page: 59070/17, Date: 07/16/24
Use: Condo

16 PINE ST **$420,000**
B: Madd Realty TLLC
S: John N Kenny & Catherine A Kenny
Doc#: 000000000853320, Date: 07/16/24
Use: 3 Bdrm Raised Ranch, Lot: 40946sf
Prior Sale: $121,190 (05/97)

S MAIN ST L:B1 ..... **$550,000**
B: Nikolas Schneider & Sabrina Schneider
S: Bowmans Point LLC
Book/Page: 59084/305, Date: 07/19/24

Duxbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	66
Median Price	$1,025,000	$1,112,500

► REAL ESTATE SALES

111 ALDEN ST **$1,225,000**
B: Evan Fitzwilliam
S: Peter W Evans & Lori B Evans
Book/Page: 59078/184, Date: 07/18/24
Mtg: Movement Mtg LLC $300,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 79204sf
Prior Sale: $347,000 (06/99)

43 CHESTNUT ST **$825,000**
B: Joseph W Murphy Jr
S: Joanne P Duffy & Jane E Leonard
Book/Page: 59080/69, Date: 07/18/24
Mtg: Guaranteed Rate Affin $810,057
Term: 2054
Use: 3 Bdrm Conventional, Lot: 13068sf

52 HOUNDS DITCH LN **$1,481,000**
B: John Dennehy & Stephanie Dennehy
S: Thomas J Levesque & Joanne T Levesque
Book/Page: 59073/291, Date: 07/17/24
Mtg: HarborOne Mortgage $1,184,800
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40710sf
Prior Sale: $75,000 (12/91)

346 KING CAESAR RD **$3,150,000**
B: Eric Granat & Kimberly Granat
S: Nicolas A Kensington & Laura J Kensington
Book/Page: 59085/74, Date: 07/19/24
Mtg: Avidia Bank $2,450,000
Term: 2054 Rate: 7.0% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 57860sf

59 S STATION ST **$3,450,000**
B: Robert P Oconnell, Tr for Robert P Oconnell 2016 T
S: Thomas M Weldon & Jennifer C Weldon
Book/Page: 59066/141, Date: 07/15/24
Mtg: MountainOne Bk $1,400,000
Term: 2054 Rate: 6.9% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 63522sf
Prior Sale: $1,365,000 (10/11)

32 TROUT FARM LN U:32 ..... **$465,000**
B: Joseph A Scolley & Madelin B Gilbert
S: Mia Lim & Mun-Kue Lim
Book/Page: 59079/195, Date: 07/18/24
Mtg: Evolve B&T $348,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $345,000 (05/19)

538 WASHINGTON ST **$2,100,346**
B: Sean Fay & Amy Fay
S: Eric C Granat & Kimberly B Granat
Book/Page: 59071/134, Date: 07/16/24
Mtg: UBS Bank USA $1,575,259
Term: 2054 Rate: 6.6% Type: Adj
Use: 4 Bdrm Conventional, Lot: 8276sf
Prior Sale: $775,000 (06/09)

East Bridgewater

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	32
Median Price	$485,000	$525,000

► REAL ESTATE SALES

25 COUNTRY FARM RD **$815,000**
B: Matthew Knight & Ashley Pearl
S: Robert Solis
Book/Page: 59072/97, Date: 07/16/24
Mtg: Fairway Ind Mtg $733,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 37490sf
Prior Sale: $667,000 (06/21)

353 ELM ST **$440,000**
B: Jason Kiely & Allison Cranshaw
S: Matthew S Knight & Ashley R Pearl
Book/Page: 59071/104, Date: 07/16/24
Mtg: Cross Country Mtg Inc $426,800
Term: 2054
Use: 3 Bdrm Split Level, Lot: 22060sf
Prior Sale: $331,285 (01/18)

Halifax

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	30
Median Price	$508,000	$514,950

► REAL ESTATE SALES

160 WALNUT ST **$649,000**
B: Jonathan Rada
S: David J Lombard & Cheryl A Lombard
Book/Page: 59082/112, Date: 07/19/24
Mtg: Primelending $584,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 40004sf
Prior Sale: $335,000 (06/13)

Hanover

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	65
Median Price	$725,000	$740,000

► REAL ESTATE SALES

1173 BROADWAY **$700,000**
B: Paul D Mcdonald
S: Deborah A Lash
Book/Page: 59083/219, Date: 07/19/24
Mtg: New Fed Mtg Corp $525,000
Term: 2054
Use: 2-Family Two Family, Lot: 21780sf
Prior Sale: $200,000 (07/93)

26 CHERRY BLOSSOM WAY U:26 ..... **$790,000**
B: Pamela S Auer, Tr for Pamela S Auer 2003 T
S: Virginia C Harvey, Tr for Virginia C Harvey RET
Book/Page: 59082/141, Date: 07/19/24
Use: 2 Bdrm Condo

75 HERITAGE WAY **$717,000**
B: Robert Cameron, Tr for Table Rock T
S: Ray J Yeingst, Tr for Yeingst Nt
Book/Page: 59071/128, Date: 07/16/24
Use: 4 Bdrm Colonial, Lot: 33977sf

206 OLDE FORGE RD **$989,000**
B: Nahed Moussi
S: William F Murray & Elizabeth Murray
Book/Page: 59078/266, Date: 07/18/24
Mtg: Cooperative Bank $766,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 50530sf
Prior Sale: $560,000 (06/07)

102 READ DR **$450,000**
B: James M Wolobgeviz
S: Patricia M Evans & James M Wolongevicz
Doc#: 000000000853423, Date: 07/18/24
Use: 4 Bdrm Colonial, Lot: 32234sf

290 ROCKLAND ST **$699,000**
B: Liam A Winn & Meaghan M Winn
S: Kristen J Lingley-Goley
Book/Page: 59083/115, Date: 07/19/24
Mtg: Enterprise Bk & Tr Co $664,050
Term: 2054
Use: 4 Bdrm Colonial, Lot: 27443sf
Prior Sale: $125,000 (02/00)

23 STONE MEADOW LN **$1,606,000**
B: Sri Kumar & Ganga Kumar
S: William C Cox, Tr for W & A Cox Ft
Book/Page: 59082/335, Date: 07/19/24
Mtg: Movement Mtg LLC $500,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30928sf
Prior Sale: $1,080,000 (07/19)

Hanson

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	34
Median Price	$440,000	$579,950

► REAL ESTATE SALES

537 HIGH ST **$915,000**
B: Dennis L Cushing & Kevin M Cushing
S: Tyler Mcconnell
Book/Page: 59072/13, Date: 07/16/24
Mtg: Radius Financial Grp $777,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 118919sf
Prior Sale: $751,000 (08/21)

461 MONPONSETT ST **$180,000**
B: 468 Monponsett St LLC
S: Jco Connection LLC
Book/Page: 59064/173, Date: 07/15/24
Use: 4 Bdrm Conventional, Lot: 85813sf
Prior Sale: $300,000 (01/24)

520 W WASHINGTON ST **$645,000**
B: Kenneth M Seay Jr & Diane M Seay
S: Miles D Cogan, Tr for Kathleen A Cogan T
Book/Page: 59065/136, Date: 07/15/24
Mtg: Rocket Mortgage LLC $135,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 132850sf
Prior Sale: $414,900 (12/16)

Hingham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	106
Median Price	$1,260,000	$1,300,000

► REAL ESTATE SALES

4 BAKER HILL DR **$1,750,000**
B: James B Clancy & Taylor M Clancy
S: Melanie V Herald
Book/Page: 59074/216, Date: 07/17/24
Mtg: Cross Country Mtg Inc $900,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40436sf
Prior Sale: $1,165,000 (05/18)

65 COTTAGE ST **$2,495,000**
B: Arcenia Sowles & Nicholas P Sowles
S: Gloria D Loreto, Tr for Gloria Di Loreto Lt
Book/Page: 59076/218, Date: 07/17/24
Mtg: Sharon & Crescent Uni $825,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Antique, Lot: 13400sf
Prior Sale: $927,000 (05/11)

365 EAST ST **$2,275,000**
B: Melanie V Herald
S: Deanna Steele & William Steele
Book/Page: 59076/163, Date: 07/17/24
Mtg: JPMorgan Chase Bank $1,300,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 5 Bdrm Colonial, Lot: 148029sf
Prior Sale: $1,675,000 (03/21)

23 GOVERNOR ANDREW RD **$1,375,000**
B: Alexander S Dyer & Sarah E Dale
S: Jerrold Sgobbo & Seema Sgobbo
Book/Page: 59065/119, Date: 07/15/24
Use: 4 Bdrm Cape Cod, Lot: 7316sf
Prior Sale: $653,000 (05/11)

3 HITCHING POST LN **$1,305,000**
B: Julie M Houle
S: Kevin M Mackinnon, Tr for John H Mackinnon 2016 RET
Book/Page: 59066/259, Date: 07/15/24
Mtg: Leader Bank NA $1,040,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 20000sf

214 HULL ST **$510,000**
B: Cory J Dionne & Anne Reilly
S: Donald C Lincoln, Tr for Lincoln Ft
Book/Page: 59074/286, Date: 07/17/24
Mtg: Guaranteed Rate Affin $510,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 17120sf

25 LEWIS CT **$2,250,000**
B: Kevin Frymire
S: Nicholas P Sowles & Arcenia M Sowles
Book/Page: 59070/300, Date: 07/16/24
Mtg: Mortgage Corp EastIII $1,800,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 39068sf
Prior Sale: $1,199,000 (12/16)

4 NUTTY HILL RD U:4 ..... **$449,500**
B: Meredith Stratford
S: Jennie A Ingram & Kurt W Eichner
Book/Page: 59084/247, Date: 07/19/24
Mtg: Guaranteed Rate Inc $337,125
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $291,000 (11/16)

275 ROCKLAND ST **$782,000**
B: Kelly K Correia & Robin Bla-Eisengart
S: Richard D Morse, Tr for Morse RET
Doc#: 000000000853369, Date: 07/17/24
Mtg: Province Mtg Assoc $625,600
Term: 2054
Use: 2 Bdrm Conventional, Lot: 55682sf
Prior Sale: $2,000 (11/97)

17 SQUIRREL HILL LN **$1,335,000**
B: Stephen W Hassink & Traci Hassink
S: William R Drake & Loretta A Healt
Book/Page: 59074/64, Date: 07/17/24
Mtg: Guaranteed Rate Affin $1,068,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 21780sf
Prior Sale: $410,000 (01/99)

15 UNION ST **$2,175,000**
B: Colin Fitzgibbons, Tr for 15 Union St Nt
S: Michelle R Bankhead
Book/Page: 59084/300, Date: 07/19/24
Use: 3 Bdrm Cape Cod, Lot: 13223sf
Prior Sale: $1,930,000 (06/22)

Hull

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	46
Median Price	$626,000	$654,900

► REAL ESTATE SALES

24 P ST **$575,000**
B: Paul P Devine Jr
S: Robert P Tuscher & Linda M Tuscher
Book/Page: 59085/129, Date: 07/19/24
Mtg: TD Bank NA $431,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8189sf
Prior Sale: $232,000 (02/01)

Kingston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	53
Median Price	$591,000	$675,000

► REAL ESTATE SALES

299 COUNTRY CLUB WAY **$1,675,000**
B: James Civiello & Barbara Civiello
S: Martie M Dwyer, Tr for Martie M Dwyer 2002 RET
Book/Page: 59075/1, Date: 07/17/24
Mtg: Primary Residentl Mtg $1,340,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 46174sf
Prior Sale: $1,128,900 (05/04)

STATION ST L:108-1 ..... **$360,000**
B: Stephen A Webby
S: Alyssa A Harlfinger
Book/Page: 59065/326, Date: 07/15/24

Lakeville

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	71	44
Median Price	$550,000	$560,000

► REAL ESTATE SALES

462 BEDFORD ST **$600,000**
B: Bartending Svc Of New End
S: Vera Kenneth C Est & Sasha M Horton
Book/Page: 59065/234, Date: 07/15/24
Use: 3 Bdrm Cape Cod, Lot: 1147674sf

51 HILL ST **$415,000**
B: Oliveira Investment Inc
S: William S Rumsis
Book/Page: 59066/295, Date: 07/15/24
Mtg: Tailor Rdg REIT LLC $475,000
Use: 4 Bdrm Colonial, Lot: 95700sf
Prior Sale: $280,000 (11/00)

1 HYBRID DR **$770,000**
B: Lorena Moreno & Jose Lopes
S: Kathy A Fernandes, Tr for Kathy A Fernandes RET
Book/Page: 59068/236, Date: 07/15/24
Mtg: Cross Country Mtg Inc $435,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10057sf

105 LEBARON BLVD **$800,485**
B: Elpidio Estrada & Sarah Rodrigues
S: Residences LLC
Book/Page: 59081/177, Date: 07/19/24

84 PRECINCT ST **$600,000**
B: Residences LLC
S: Eric D Jankins & Rebecca R Jankins
Book/Page: 59080/321, Date: 07/18/24
Use: 3 Bdrm Colonial, Lot: 30000sf
Prior Sale: $499,900 (11/20)

4 TRINITY LN **$775,000**
B: John M Mcelaney, Tr for Mcelaney Ft
S: Roy L Andrade, Tr for Rla Rt
Book/Page: 59066/123, Date: 07/15/24
Use: 3 Bdrm Colonial, Lot: 70000sf
Prior Sale: $310,000 (07/01)

Marshfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	97
Median Price	$700,000	$760,000

► REAL ESTATE SALES

43 BAYVIEW ST **$741,000**
B: Ronald G Murphy & Shahrezad Murphy
S: Paul A Nocivelli Jr & Megan M Nocivelli
Book/Page: 59064/176, Date: 07/15/24
Use: 1 Bdrm Cottage, Lot: 5000sf
Prior Sale: $272,000 (05/14)

15 DUNDEE DR **$335,500**
B: Dundee Real Estate LLC
S: Eclipse Capital LLC
Book/Page: 59076/47, Date: 07/17/24
Mtg: Alfe Investments Llc $315,000
Use: 2 Bdrm Cottage, Lot: 5000sf
Prior Sale: $278,127 (07/24)

15 DUNDEE DR **$278,127**
B: Eclips Capital LLC
S: Dennis T Pace & Rosemary S Pace
Book/Page: 59073/24, Date: 07/16/24
Use: 2 Bdrm Cottage, Lot: 5000sf

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PLYMOUTH REGISTRY
continued

99 EDWARDS RD **$607,000**
B: Gwenn Merry & David Heikes
S: Ronald E Mcgrath, Tr for Mcgrath Edward Rd T
Book/Page: 59071/259, Date: 07/16/24
Mtg: Rockland Tr Co $485,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf

121 GRANDVIEW AVE **$3,395,000**
B: Craig Garland & Shaila Garland
S: Kelli A Wilson, Tr for Kelli Ann Wilson T
Book/Page: 59067/221, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 52272sf
Prior Sale: $470,000 (06/14)

1327 UNION ST **$4,750,000**
B: John J Marino
S: Digan Ft & Thomas A Digan Jr
Doc#: 000000000853473, Date: 07/19/24
Mtg: Raymond James Bk FSB $3,133,200
Term: 2054 Rate: 6.1% Type: Adj
Use: Mixed Use-Prim Res & Agricul, Lot: 673002sf
Prior Sale: $1,365,000 (02/17)

713 WEBSTER ST **$405,000**
B: Brunswick Beecg Inv Grp L
S: Bank Of America NA
Book/Page: 59082/301, Date: 07/19/24
Mtg: Natl Loan Funding Llc $409,700
Use: 3 Bdrm Cape Cod, Lot: 23650sf
Prior Sale: $452,805 (08/22)

Mattapoisett

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	30
Median Price	$620,000	$785,000

► REAL ESTATE SALES

9 PARKER ST **$520,000**
B: Rebecca Flanagan
S: Cory Pereira & Carnmella R Pereira
Book/Page: 59065/78, Date: 07/15/24
Mtg: Paramount Res Mtg Gp $478,733
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $449,900 (10/22)

56 PICO BEACH RD **$1,500,000**
B: Daniel J Larche & Kathleen A Larche
S: Judith R Rosenfield, Tr for Judith R Rosebfield T
Book/Page: 59084/74, Date: 07/19/24
Use: 3 Bdrm Contemporary, Lot: 8500sf
Prior Sale: $44,650 (05/94)

Middleboro

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	67
Median Price	$490,000	$496,000

► REAL ESTATE SALES

22 CAMBRIDGE ST U:6 ..... **$195,000**
B: C22 Investment Group LLC
S: Kimberly M Leahy, Tr for Apache Rt
Book/Page: 59084/194, Date: 07/19/24
Use: Industrial Condominium
Prior Sale: $110,000 (05/17)

22 COURT END AVE **$292,200**
B: Walke Capital LLC
S: First Landigns Inv LLC
Book/Page: 59073/315, Date: 07/17/24
Use: 3 Bdrm Colonial, Lot: 3049sf
Prior Sale: $231,000 (07/24)

22 COURT END AVE **$231,000**
B: First Landings Inv LLC
S: Larry C Rivard
Book/Page: 59073/261, Date: 07/17/24
Mtg: Quanta Finance LLC $366,850
Use: 3 Bdrm Colonial, Lot: 3049sf
Prior Sale: $195,000 (06/13)

MILLER ST (OFF) **$240,000**
B: Mark S Nicholson & Lynne E Cammarata
S: Nancy Parks, Tr for Black Brook Ranch Ft
Book/Page: 59064/326, Date: 07/15/24

SUMMER ST L:1 ..... **$375,000**
B: Timothy Reed Jr & Brandon Buote
S: Lex Development Inc
Book/Page: 59065/210, Date: 07/15/24
Mtg: CLN Int $1,075,000

SUMMER ST L:2 ..... **$375,000**
B: Timothy Reed Jr & Brandon Buote
S: Lex Development Inc
Book/Page: 59065/210, Date: 07/15/24
Mtg: CLN Int $1,075,000

SUMMER ST L:3 ..... **$187,500**
B: Lmpm Real Estate LLC
S: Lex Development Inc
Book/Page: 59065/208, Date: 07/15/24

SUMMER ST L:4 ..... **$187,500**
B: Mooer Brothers Inc
S: Lex Development Inc
Book/Page: 59065/206, Date: 07/15/24

177 SUMMER ST **$450,000**
B: Lex Development Inc
S: Mary E Washwell, Tr for Washwell Ft
Book/Page: 59065/200, Date: 07/15/24
Use: Residential Developable Land, Lot: 609690sf

TISPAQUIN ST L:1-2 ..... **$1,005,000**
B: Southbrook Dev Inc
S: Hannah B G Shaw Home Inc
Book/Page: 59076/3, Date: 07/17/24

83 VERNON ST **$726,000**
B: Kenneth M Berry
S: Charles L Dean, Tr for Dean Ft
Book/Page: 59083/61, Date: 07/19/24
Mtg: Cross Country Mtg Inc $580,800
Term: 2054
Use: 3 Bdrm Colonial, Lot: 86970sf
Prior Sale: $56,500 (07/94)

WAREHAM ST L:1-3 ..... **$1,005,000**
B: Southbrook Dev Inc
S: Hannah B G Shaw Home Inc
Book/Page: 59076/3, Date: 07/17/24

355 WAREHAM ST U:9 ..... **$255,000**
B: Kelly Connelly
S: Celibert Realty LLC
Book/Page: 59080/316, Date: 07/18/24
Use: Condo

18 WOODLAWN ST **$440,000**
B: Tyler Amaral
S: Stockwell Robert J Est & Linda J Stockwell
Book/Page: 59080/170, Date: 07/18/24
Mtg: Rocket Mortgage LLC $426,800
Term: 2054
Use: 4 Bdrm Colonial, Lot: 33541sf
Prior Sale: $95,000 (05/94)

Norwell

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	36
Median Price	$880,000	$982,000

► REAL ESTATE SALES

620 GROVE ST **$890,000**
B: Kieran P Hillery & Lindsey E Hillery
S: Christina I Allegrini
Doc#: 000000000853455, Date: 07/19/24
Mtg: Fairway Ind Mtg $300,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: $785,000 (09/22)

37 OTIS HILL RD **$901,000**
B: Abigail M Raftery & Matthew P Brennan
S: Kenneth A Peterson & Jane L Peterson
Book/Page: 59083/240, Date: 07/19/24
Mtg: Guaranteed Rate Inc $701,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf

154 RIVER ST **$1,700,000**
B: Evan Crosby & Kristen Hayes
S: Evan M Fitzwilliam
Book/Page: 59069/6, Date: 07/15/24
Use: 4 Bdrm Colonial, Lot: 60984sf
Prior Sale: $217,500 (04/98)

Pembroke

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	58
Median Price	$548,000	$599,500

► REAL ESTATE SALES

63 ADAMS AVE **$125,042**
B: Julia D Doyle & Kathleen Emanuello
S: Julia D Mannetta
Book/Page: 59074/165, Date: 07/17/24
Use: 1-Family Bngl/Cottage, Lot: 10030sf
Prior Sale: $150,000 (09/99)

18 ELLIOTT AVE **$500,000**
B: Matthew Oreilly & Melinda Oreilly
S: Denise Natale, Tr for Benito Natale Ft
Book/Page: 59075/289, Date: 07/17/24
Mtg: LoanDepot.Com $470,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 40530sf

78 HIGHLAND DR **$835,000**
B: Matthew Gerrish & Elizabeth Gerrish
S: George W Negus 3rd & Marie T Negus
Book/Page: 59067/225, Date: 07/15/24
Mtg: CMG Mortgage Inc $535,000
Term: 2054
Use: 1-Family Colonial, Lot: 55246sf
Prior Sale: $209,900 (05/94)

31 N BOUNDARY RD **$359,900**
B: Gina Pendleton & Stephanie Pendleton
S: Jake Pyland
Book/Page: 59082/151, Date: 07/19/24
Mtg: Prestige Home Mtg LLC $341,905
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10000sf
Prior Sale: $271,000 (05/24)

7 OVERBROOK RD **$500,000**
B: Maeve Mcdonough & Emer Mcdonough
S: Maureen E Dores & Barry N Dores
Book/Page: 59081/37, Date: 07/18/24
Mtg: Guaranteed Rate Inc $315,900
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 17700sf
Prior Sale: $75,000 (09/94)

43 PRISCILLA DR **$535,000**
B: Steven Fay & John Fay
S: Noris Richard M Est & Jennifer Kelner
Book/Page: 59077/169, Date: 07/18/24
Use: 3 Bdrm Gambrel, Lot: 40000sf

9 WASHINGTON ST **$905,000**
B: Steven R Monti & Lindsey Monti
S: Marylee C Morgan, Tr for Holbrook Ft
Book/Page: 59071/165, Date: 07/16/24
Mtg: Leader Bank NA $500,000
Term: 2039
Use: 3 Bdrm Contemporary, Lot: 56192sf
Prior Sale: $255,000 (06/87)

Plymouth

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	247	271
Median Price	$555,000	$600,000

► REAL ESTATE SALES

30 ANDERSON WAY **$850,000**
B: Stephanie D Albrecht & Adrienne M Albrecht
S: Joseph E Rucker Jr & Debra L Rucker
Book/Page: 59070/335, Date: 07/16/24
Use: 4 Bdrm Colonial, Lot: 23483sf
Prior Sale: $479,000 (04/14)

44 ARLINGTON RD **$1,150,000**
B: Christopher Garofalo, Tr for Gst -Exempt Non Ettepa T
S: Janice E Spadea & Robert A Spadea
Doc#: 000000000853430, Date: 07/18/24
Use: 2 Bdrm Ranch, Lot: 19602sf
Prior Sale: $231,000 (11/14)

12 BAY COLONY DR **$1,400,000**
B: Maureen E Eliason & James L Eliason
S: Barrett C Boehme, Tr for Boehme Ft
Book/Page: 59073/229, Date: 07/17/24
Use: 3 Bdrm Cape Cod, Lot: 41343sf
Prior Sale: $455,400 (09/08)

40 BENTGRASS MIST U:40BG **$1,192,057**
B: Brian Stanick
S: Bentgrass Development LLC
Book/Page: 59079/278, Date: 07/18/24
Use: Condo

25 BRADFORD ST **$330,000**
B: G&g Development LLC
S: Richard Azulay Jr
Book/Page: 59071/12, Date: 07/16/24
Use: 3 Bdrm Antique, Lot: 1472sf

26 BRIDGE GATE **$865,000**
B: Robert R Leonard, Tr for Bridge Gate Rt
S: David Lee & Aileen Lee
Book/Page: 59066/248, Date: 07/15/24
Use: 3 Bdrm Contemporary, Lot: 9056sf
Prior Sale: $850,000 (05/22)

8 CARDINAL DR **$538,000**
B: Cassandra Kiby & Zachary Tillson
S: Alan J Caruke & Kathleen S Caruke
Book/Page: 59078/347, Date: 07/18/24
Mtg: Homedepot Com Llc $457,300
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 14810sf

296 CARVER RD **$605,000**
B: Luke M Cowper & Callie A Nobles
S: Bria B Souza & Christube A Souza
Book/Page: 59070/133, Date: 07/16/24
Mtg: CMG Mortgage Inc $355,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 19998sf

8 CHAPEL HILL DR U:6 ..... **$275,000**
B: Joseph P Elliott & Kristen L Elliott
S: Kimberlee Barrus & Christopher L Gleason
Book/Page: 59083/310, Date: 07/19/24
Mtg: Cape Cod Five Cent Bk $200,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $60,000 (10/14)

45 DUBLIN DR **$625,000**
B: Kevin M Bravo & Jill A Bravo
S: Peter J Miner
Book/Page: 59079/60, Date: 07/18/24
Mtg: United Wholesale Mtg $593,750
Term: 2054
Use: 1-Family Colonial, Lot: 20129sf
Prior Sale: $352,000 (12/14)

18 EDGEWATER DR **$1,285,500**
B: Joseph E Rucker & Debra L Rucker
S: Brian E Machaffie & Birgitta E Kuehn
Book/Page: 59071/156, Date: 07/16/24
Use: 4 Bdrm Contemporary, Lot: 50926sf
Prior Sale: $675,000 (10/16)

126 ESTA RD **$495,000**
B: Kelsey Belcher & John Masuret
S: Gregory Mcdowell & Kali Rose
Book/Page: 59065/98, Date: 07/15/24
Mtg: Primary Residentl Mtg $455,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $95,000 (06/00)

31 FARM RD **$899,999**
B: Peter Halunen & Christina Halunen
S: Paul M Barbas, Tr for Paul M Barbas T
Book/Page: 59079/91, Date: 07/18/24
Mtg: Salem Five Mtg Co $675,000
Term: 2054
Use: 3 Bdrm, Lot: 9762sf
Prior Sale: $824,900 (01/23)

80 FOREST AVE EXT **$670,000**
B: Mary A Rogier, Tr for M A Rogier & S Nekson Lt
S: Linda L Bennett
Book/Page: 59072/186, Date: 07/16/24
Use: 3 Bdrm Ranch, Lot: 37858sf
Prior Sale: $352,500 (09/10)

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

40 KESTREL HTS **$1,204,301**
B: Francis P Prendergast Jr & Zahra Mazaheri
S: Toll Ma Land Lp
Book/Page: 59077/228, Date: 07/18/24
Mtg: Toll Bros Mortgage Co $963,441
Term: 2054 Rate: 6.8% Type: Adj

45 KRISTIN RD **$492,000**
B: Joyce B Canney & Stephen M Canney
S: Burke Joyce A Est & Joyce B Canney
Book/Page: 59075/194, Date: 07/17/24
Mtg: Bluestone Bank $393,600
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19998sf

90 MENOTOMY RD **$565,000**
B: Kyle Roderick & Danielle Drapeau
S: Kry LLC
Book/Page: 59065/344, Date: 07/15/24
Mtg: Cross Country Mtg Inc $423,750
Term: 2054
Use: 4 Bdrm Ranch, Lot: 14810sf

37 OAR AND LINE RD **$512,000**
B: Jonathan Demilio & Jennife Demilio
S: Catherine B Cushing
Book/Page: 59078/310, Date: 07/18/24
Mtg: Jmac Lending Inc $409,600
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 24790sf
Prior Sale: $415,000 (04/20)

35 PELHAM WALK U:35 ..... **$725,000**
B: Gianfranco Giuirini & Kathleen Giuirini
S: Nahaniel M Alpert, Tr for Alpert Int
Book/Page: 59085/202, Date: 07/19/24
Mtg: Cape Cod Five Cent Bk $375,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $604,807 (11/07)

16 PEMBERTON TRL U:16 ..... **$980,000**
B: Robert E Barry & Diane M Barry
S: Michael Simmons & Amy Simmons
Book/Page: 59065/42, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $900,000 (11/22)

51 RAY RD **$5,000**
B: Lisa Risso
S: Denise C Boyd & Linda C Cucchi
Book/Page: 59084/236, Date: 07/19/24
Use: Residential Undvlpble Land, Lot: 4356sf

60 ROBBINS RD U:6 ..... **$1,282,500**
B: Antonio Colabraro, Tr for G&a Realy T
S: Edward R Macdonald & Florence M Macdonald
Book/Page: 59082/267, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $714,796 (08/05)

106 ROCKY HILL RD **$600,000**
B: Drean Team Investment LLC
S: Belinda S Seeley, Tr for Harld W Jenkins Lt
Book/Page: 59077/11, Date: 07/17/24
Mtg: Capital Lending Llc $685,000
Use: 4 Bdrm Cape Cod, Lot: 36116sf

SAQUISH BCH L:202 ..... **$75,200**
B: Robert B Wadsworth, Tr for Wadsworth Saquish T
S: Pokhara Iii LLC
Book/Page: 59078/159, Date: 07/18/24

SAQUISH BCH L:203 ..... **$75,200**
B: Robert B Wadsworth, Tr for Wadsworth Saquish T
S: Pokhara Iii LLC
Book/Page: 59078/159, Date: 07/18/24

SAQUISH BCH L:82 ..... **$75,200**
B: Robert B Wadsworth, Tr for Wadsworth Saquish T
S: Pokhara Iii LLC
Book/Page: 59078/159, Date: 07/18/24

SAQUISH BCH L:83 ..... **$75,200**
B: Robert B Wadsworth, Tr for Wadsworth Saquish T
S: Pokhara Iii LLC
Book/Page: 59078/159, Date: 07/18/24

42 SPENCER DR **$655,000**
B: Timothy Lewis & Lily Lewis
S: Peter J Queenan & Nancy E Queenan
Book/Page: 59071/20, Date: 07/16/24
Mtg: Guaranteed Rate Affin $602,600
Term: 2054
Use: 3 Bdrm Split Level, Lot: 18805sf
Prior Sale: $290,000 (06/13)

88 STANDISH AVE **$470,000**
B: Brendan J Reilly & Allison J Reilly
S: Claire L Oliveira, Tr for Claire L Oliveira T
Doc#: 000000000853451, Date: 07/19/24
Mtg: Coastal Heritage Bank $446,500
Term: 2054
Use: 3 Bdrm, Lot: 6360sf

44 STATE RD **$740,000**
B: Jason Stenson & Megan Cavano
S: Hendy J Boc & Pauline R Boc
Doc#: 000000000853420, Date: 07/18/24
Mtg: Bluestone Bank $592,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 60074sf

38 STONE GATE DR **$284,900**
B: Michael Pantano
S: Glenn R Lawence
Book/Page: 59083/215, Date: 07/19/24
Use: Residential Developable Land, Lot: 16178sf

8 THATCHER RD **$725,000**
B: Jessica Sinni & William P Sinni
S: Eric M Dillon & Elaine C Dillon
Book/Page: 59076/109, Date: 07/17/24
Mtg: Premia Mortgage LLC $225,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 23919sf
Prior Sale: $369,000 (10/17)

64 TINKERS BLF U:64 ..... **$868,316**
B: Donald F Perrault & Alice B Perrault
S: Ridge Development LLC
Book/Page: 59065/243, Date: 07/15/24
Mtg: Bank of America NA $300,000
Term: 2054
Use: Condo

10 TUPPER HILL RD U:10 ..... **$425,000**
B: Peter J Queenan & Nancy E Queenan
S: Tupper Hill LLC
Book/Page: 59072/215, Date: 07/16/24
Mtg: United Wholesale Mtg $225,000
Term: 2054
Use: Condo

15 TUPPER HILL RD U:15 ..... **$476,500**
B: Christina L Curran
S: Tupper Hill LLC
Book/Page: 59072/159, Date: 07/16/24
Mtg: Boston FireFightrs CU $171,000
Term: 2054
Use: Condo

9 WEBSTER REACH **$865,000**
B: Peter N Fang & Gloria J Smith
S: Eugee Larowe & Joan C Larowe
Book/Page: 59074/144, Date: 07/17/24
Use: 3 Bdrm Contemporary, Lot: 7714sf
Prior Sale: $495,085 (09/04)

112 WHITE CLOVER TRL **$729,000**
B: Courtney Marquez & Xavie Marquez
S: Katie Newman & Todd M Newman
Book/Page: 59069/12, Date: 07/15/24
Mtg: Guaranteed Rate Inc $379,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14201sf
Prior Sale: $640,000 (04/22)

29 WORRALL RD **$622,000**
B: Nicholas Belsito
S: Matthew M Gerrish & Elizabeth Gerrish
Book/Page: 59065/51, Date: 07/15/24
Mtg: Guaranteed Rate Inc $497,600
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20434sf
Prior Sale: $315,000 (02/18)

Plympton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	11
Median Price	$609,500	$470,000

► REAL ESTATE SALES

133 COUNTY RD **$400,000**
B: Marie H Gabanelle & Dena C Mousette
S: Fran E Bloksberg
Book/Page: 59082/9, Date: 07/19/24
Mtg: Evolve B&T $300,000
Term: 2054
Use: 2 Bdrm Antique, Lot: 93523sf
Prior Sale: $214,000 (06/18)

Rockland

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	46
Median Price	$450,000	$505,000

► REAL ESTATE SALES

17 BEECHWOOD LN U:17 ..... **$695,500**
B: Henry Boc & Pauline Boc
S: John P Toscano, Tr for Toscano Ft
Book/Page: 59080/22, Date: 07/18/24
Use: 2 Bdrm Condo, Lot: 1610849sf
Prior Sale: $397,499 (02/08)

5 OAK CT U:5 ..... **$450,000**
B: Jaime L Waters & Joseph E Harvey Jr
S: Cape Doulgas W Est & Benjamin B Cope
Book/Page: 59084/312, Date: 07/19/24
Mtg: Guaranteed Rate Affin $360,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1213277sf
Prior Sale: $329,000 (12/18)

43 SCHOOL ST **$350,000**
B: 43 School St LLC
S: Paula J Gilbrook, Tr for Paula J Gilbrook T
Book/Page: 59069/320, Date: 07/16/24
Mtg: G Capital LLC $380,000
Use: 1-Family Conventional, Lot: 4719sf
Prior Sale: $12,220 (09/99)

365-375 UNION ST **$680,000**
B: 371 Union LLC
S: Norman Cubell, Tr for Cubell Rt
Book/Page: 59082/247, Date: 07/19/24
Mtg: Richard W Elia $721,000
Term: 2025
Use: Retail-Service, Lot: 18182sf

Scituate

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	99	80
Median Price	$860,000	$875,000

► REAL ESTATE SALES

66 ABERDEEN DR **$911,000**
B: Shawn Cioto & Paige K Christo
S: Steven W Tierney & Laryssa A Tiemey
Book/Page: 59075/316, Date: 07/17/24
Mtg: Rocket Mortgage LLC $728,800
Term: 2054
Use: 4 Bdrm Colonial, Lot: 33575sf
Prior Sale: $405,000 (08/15)

41 BORDER ST **$1,200,000**
B: Rohan Kamath & Shelby Kamath
S: Peter B Morin & Elizabeth R Morin
Book/Page: 59067/191, Date: 07/15/24
Use: 3 Bdrm Conventional, Lot: 46174sf
Prior Sale: $300,500 (08/95)

2 BRADFORD AVE **$925,000**
B: Susan Oleary
S: David J Champagne
Book/Page: 59078/165, Date: 07/18/24
Use: 4 Bdrm Cape Cod, Lot: 6500sf
Prior Sale: $399,000 (06/15)

24 LYNDA LN **$1,420,000**
B: Jennifer Love
S: Zachary R Torman & Kathryn M Torman
Book/Page: 59082/37, Date: 07/19/24
Mtg: TJC Mortgage Inc $975,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21350sf
Prior Sale: $837,500 (05/18)

1 MILL WHARF PLZ U:S **$1,560,000**
B: William C Repko, Tr for Repko Lt
S: Kathleen M Mullin, Tr for Kathleen M Mullin 2014 Ft
Book/Page: 59072/297, Date: 07/16/24
Use: Condo

8 PEGGOTTY BEACH RD **$1,000,000**
B: Michael Pallotta, Tr for 8 Prggotty Brach Rd Nt
S: Kevin M Curran & Renee R Curran
Doc#: 000000000853325, Date: 07/16/24
Mtg: Michael P Curtis $1,000,000
Use: 3 Bdrm Cape Cod, Lot: 11151sf

Wareham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	126	124
Median Price	$379,950	$427,500

► REAL ESTATE SALES

10 10TH ST **$305,000**
B: Elizabeth Moscaritolo
S: Angela M Moscaritolo, Tr for 10 Tenth St Rt
Book/Page: 59083/90, Date: 07/19/24
Mtg: Mtg Equity Partners $214,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 1514sf
Prior Sale: $183,000 (09/03)

15TH AVE L:121 ..... **$37,000**
B: Neil E Westgate & Judith A Westgate
S: Kenneth T Faubel & Valerie E Faubel
Doc#: 000000000853339, Date: 07/16/24

15TH AVE L:123 ..... **$3,500**
B: Christopher Hennen
S: Kenneth T Faubel & Valerie E Faubel
Doc#: 000000000853358, Date: 07/17/24

15TH AVE L:319 ..... **$3,200**
B: Robert L Comeau, Tr for Comeau -Otoole Ft
S: Kenneth T Faubel & Valerie E Faubel
Doc#: 000000000853346, Date: 07/16/24

15TH AVE L:326 ..... **$36,000**
B: John W Holle & Jenne M Hollett
S: Kenneth T Faubel & Valerie E Faubel
Doc#: 000000000853340, Date: 07/16/24

17 BROCKTON AVE **$350,000**
B: 17 Brockton Ave LLC
S: Charles E Rorrieter, Tr for Rositer Bartlett 2019 RET
Doc#: 000000000853460, Date: 07/19/24
Mtg: Michael C Freud $300,000
Use: 2 Bdrm Ranch, Lot: 5304sf
Prior Sale: $95,000 (06/00)

COHASSET RD **$7,600**
B: Beth A Seastrand
S: Sherma E Briggs Jr
Book/Page: 59076/322, Date: 07/17/24

22 COVE ST **$715,000**
B: Barry Keene & Jennette Keene
S: Anthony F Milanoski, Tr for Milanoski Rt
Book/Page: 59072/283, Date: 07/16/24
Use: 4 Bdrm Conventional, Lot: 3700sf
Prior Sale: $650,000 (01/05)

6 EVERETT AVE **$470,000**
B: Ashley Smith & Ally Smith
S: Mazzillon Investmnets LLC
Book/Page: 59068/99, Date: 07/15/24
Mtg: Evolve B&T $376,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5600sf
Prior Sale: $355,000 (01/24)

23 SALT MARSH LN **$725,000**
B: Julie Sugarbaker
S: Brenda R Curry-Mckeon, Tr for B R Curray Mckeon RET
Book/Page: 59085/9, Date: 07/19/24
Mtg: Rockland Tr Co $616,250
Term: 2054
Use: 4 Bdrm Conventional, Lot: 44431sf
Prior Sale: $335,000 (08/00)

8 TOMAHAWK DR **$527,500**
B: Kyle R Harrison
S: Lucie M Plant, Tr for Lucie M Plant T
Book/Page: 59065/9, Date: 07/15/24
Mtg: LoanDepot.Com $422,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 7500sf
Prior Sale: $85,000 (03/95)

West Bridgewater

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	24
Median Price	$536,500	$520,000

► REAL ESTATE SALES

1 CHIPPEWA WAY **$940,452**
B: Matthew R Macdonald & Melanie B Hannack
S: Cochesett Developers Inc
Book/Page: 59070/64, Date: 07/16/24
Mtg: Fairway Ind Mtg $560,452
Term: 2054
Use: Residential Developable Land, Lot: 9322sf

29-31 METACOMET RD U:29 ..... **$230,000**
B: Ineida Pires
S: Cochesett Developers Inc
Book/Page: 59068/288, Date: 07/15/24
Mtg: MA Housing Fin Auth $218,500
Use: Condo

6 NARRAGANSETT DR **$1,110,000**
B: Fen Q Chen & Pah H Chen
S: Cochesett Developers Inc
Book/Page: 59072/121, Date: 07/16/24
Mtg: Guaranteed Rate Affin $160,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 1-Family Colonial, Lot: 9853sf

Whitman

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	55
Median Price	$480,000	$489,000

► REAL ESTATE SALES

55 BRIGHAM PL **$310,000**
B: Hannah P Bouhov
S: Janet M Matheson
Book/Page: 59083/24, Date: 07/19/24
Mtg: Total Mtg Svcs $293,550
Term: 2054
Use: 2 Bdrm Old Style, Lot: 12876sf

167 BROAD ST **$720,000**
B: Ryan P Austin & Angelia M Austin
S: Donald J Stetler & Kathleen Stetler
Book/Page: 59071/312, Date: 07/16/24
Mtg: Equity Prime Mtg $706,959
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 8411sf
Prior Sale: $209,000 (11/00)

54 FRANKLIN ST **$675,000**
B: Wilian Serpa
S: Porter Mary E Est & Theresa E Menice
Book/Page: 59067/169, Date: 07/15/24
Mtg: NFM Inc $662,774
Term: 2054
Use: 2-Family Conventional, Lot: 9100sf
Prior Sale: $145,000 (07/90)

55 PLYMOUTH ST U:43 ..... **$471,000**
B: Nicole A Giardino
S: Corey Arsenaeu
Book/Page: 59076/284, Date: 07/17/24
Mtg: HarborOne Mortgage $306,000
Term: 2054
Use: Condo

55 PLYMOUTH ST U:5 ..... **$490,000**
B: Matthew P Brighton
S: Rachel E Wilson
Book/Page: 59078/100, Date: 07/18/24
Mtg: New Fed Mtg Corp $390,000
Term: 2054
Use: Condo

15 VERNON ST **$484,000**
B: Heather Wilczynski & Zachary Stpaul
S: Mark T Feltrup & Robin A Feltrup
Book/Page: 59066/26, Date: 07/15/24
Mtg: Radius Financial Grp $459,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 5510sf

31 WEBSTER ST **$500,000**
B: Garrett Fitzgerald & Leigh Costello
S: Vandy S Densmore, Tr for Rudkin Ft
Book/Page: 59083/186, Date: 07/19/24
Mtg: Guild Mortgage Co $475,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9827sf

85 WHITMAN AVE **$750,000**
B: Douglas G Bernando
S: Donald J Stetler & Kathleen Stetler
Book/Page: 59068/170, Date: 07/15/24
Mtg: Cross Country Mtg Inc $600,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 9566sf

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Athol

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	57
Median Price	$285,000	$308,500

► REAL ESTATE SALES

271 DORSET RD $320,000
B: Michael P Patterson
S: Gregory R Stevens & Candice L Stevens
Book/Page: 70759/246, Date: 07/15/24
Mtg: Fairway Ind Mtg $230,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 24818sf
Prior Sale: $215,000 (10/20)

154 GARFIELD RD $475,000
B: Heriberto J Martinez & Susan Martinez
S: John Guzman & Veronica Guzman
Book/Page: 70783/38, Date: 07/19/24
Mtg: Cross Country Mtg Inc $332,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 253519sf
Prior Sale: $390,000 (12/21)

685 HAPGOOD ST $190,000
B: Jmt Holdings LLC
S: Brian Martin
Book/Page: 70779/3, Date: 07/19/24
Mtg: Abl Rpc Res Credit Ac $193,000
Use: 3 Bdrm Conventional, Lot: 9000sf
Prior Sale: $136,000 (08/17)

176 HIGH KNOB RD $350,000
B: Kayla Levreau
S: Congdon Kris Est & Jane H Bomengen
Book/Page: 70773/44, Date: 07/18/24
Mtg: Holyoke CU $280,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 23457sf
Prior Sale: $97,000 (10/91)

N ORANGE RD $2,000
B: Noah A Clarkson & Jaime Clarkson
S: Patricia G Duplouy
Book/Page: 70778/15, Date: 07/19/24

92 OAK AVE $263,000
B: Sara K Barnes
S: Michael P Patterson
Book/Page: 70759/26, Date: 07/15/24
Mtg: Total Mtg Svcs $25,000
Term: 2039
Use: 2 Bdrm Conventional, Lot: 6611sf
Prior Sale: $95,000 (07/14)

720 PINEDALE AVE $350,000
B: Michael J Paine & Kelley A Paine
S: Allen Claire A Est & Dianne L Blanchard
Book/Page: 70775/342, Date: 07/18/24
Mtg: Clinton Svgs Bk $135,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 42035sf
Prior Sale: $15,500 (11/99)

891 PLEASANT ST $430,000
B: Benjamin Baia & Katie Baia
S: Glenn Galvizo & Tiffany Galvizo
Book/Page: 70759/105, Date: 07/15/24
Mtg: Jmac Lending Inc $430,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 11625sf
Prior Sale: $290,000 (08/22)

300 SANDERS ST $350,000
B: Tammy Motyka & Vickie White
S: Chelsey Hynes
Book/Page: 70773/300, Date: 07/18/24
Mtg: Total Mtg Svcs $280,000
Term: 2054
Use: 2-Family Two Family, Lot: 9720sf
Prior Sale: $198,000 (08/20)

71 WESTERN AVE $352,000
B: Ryan H Feyrer
S: Matthew J Paquin
Book/Page: 70759/333, Date: 07/15/24
Mtg: Newrez LLC $352,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 7100sf
Prior Sale: $310,000 (09/22)

Auburn

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	81
Median Price	$376,000	$428,000

► REAL ESTATE SALES

12 BRIDLE PATH $695,000
B: Kenneth R Fairbanks Jr & Dominique M Fairbanks
S: Roshan George & Brighty Mathew
Book/Page: 70773/372, Date: 07/18/24
Mtg: Bethpage FCU $660,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20473sf
Prior Sale: $392,300 (10/10)

150 BURNETT ST $605,000
B: Mark Arnold & Rebekah Arnold
S: Beth E Smith
Book/Page: 70782/393, Date: 07/19/24
Mtg: Cross Country Mtg Inc $453,750
Term: 2054
Use: 3 Bdrm Conventional, Lot: 19200sf
Prior Sale: $119,900 (06/89)

7 ELIZABETH DR $665,000
B: Justin D Eisnor & Tracy A Eisnor
S: Katherine A Bagdis, Tr for Paa Special Needs & Medic
Book/Page: 70769/306, Date: 07/17/24
Use: 5 Bdrm Cape Cod, Lot: 69583sf
Prior Sale: $560,000 (08/19)

201 FOREST PARK DR U:201 ..... $380,000
B: Srinivas R Allada & Sarada Allada
S: Paul Marcaccio & Dawn Marcaccio
Book/Page: 70758/104, Date: 07/15/24
Mtg: Berkshire Bank $342,000
Term: 2054
Use: 2 Bdrm Condo

60 HILL ST $485,000
B: Luke Daly & Madison Lima
S: David G Norwood
Book/Page: 70767/53, Date: 07/17/24
Mtg: Rocket Mortgage LLC $388,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 22751sf
Prior Sale: $199,000 (04/12)

1 MONTCLAIR DR $700,000
B: Muhammad Choudhry
S: Jason Wentworth & Krista Wentworth
Book/Page: 70781/261, Date: 07/19/24
Mtg: Movement Mtg LLC $550,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 40014sf
Prior Sale: $147,000 (07/04)

8 OVERHILL DR $612,000
B: David G Norwood & Kristin Norwood
S: Stake Ronald Howard Est & Donna L Kaliszewski
Book/Page: 70768/289, Date: 07/17/24
Mtg: Webster FiveCent Svgs $489,600
Term: 2054
Use: 5 Bdrm Colonial, Lot: 23600sf

9 WESTWOOD DR $450,000
B: Jared Rozowsky
S: Tammy Ninteau
Book/Page: 70764/298, Date: 07/16/24
Mtg: CMG Mortgage Inc $370,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12020sf
Prior Sale: $295,000 (12/23)

Barre

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	21
Median Price	$290,000	$401,000

► REAL ESTATE SALES

717 OLD PETERSHAM RD $365,000
B: Paul K Norton & Diane Norton
S: Brenda Galvin
Book/Page: 70756/96, Date: 07/15/24
Mtg: Baxter CU $292,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 103087sf
Prior Sale: $154,000 (10/18)

38 PLEASANT ST $295,000
B: Robert J Mandel & Joyce J Mandel
S: Christopher W Hatcher, Tr for Blackbird Ogunquit T
Book/Page: 70780/196, Date: 07/19/24
Use: 5 Bdrm Antique, Lot: 21780sf
Prior Sale: $262,500 (06/20)

Berlin

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	14
Median Price	$476,000	$719,000

► REAL ESTATE SALES

76 BALL HILL RD $1,156,800
B: Daniel Calocci & Stephanie Calocci
S: Aaron W Francisco & Jennifer S Francisco
Book/Page: 70776/283, Date: 07/18/24
Mtg: Fairway Ind Mtg $441,800
Term: 2044
Use: 4 Bdrm Contemporary, Lot: 320451sf
Prior Sale: $600,000 (11/14)

72 HIGHLAND ST $800,000
B: Hannah T Kaplan & Cole A Howell
S: Daniel F Calocci & Stephanie L Calocci
Book/Page: 70775/51, Date: 07/18/24
Mtg: JPMorgan Chase Bank $680,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 189771sf
Prior Sale: $421,024 (05/15)

Blackstone

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	31
Median Price	$424,000	$440,000

► REAL ESTATE SALES

17 FEDERAL ST $824,900
B: Abdul G Meher
S: Fatima Afonso, Tr for D & F Afonso Rt
Book/Page: 70779/326, Date: 07/19/24
Mtg: Quontic Bank $659,900
Term: 2054
Use: Residential Developable Land, Lot: 151684sf

Bolton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	19
Median Price	$870,000	$925,000

► REAL ESTATE SALES

15 KETTLE HOLE RD $1,099,000
B: Michael Arquilla & Claudine Z Margolis
S: Michael A Susi & Rebecca R Susi
Book/Page: 70777/237, Date: 07/18/24
Mtg: Guaranteed Rate Inc $870,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 65340sf
Prior Sale: $645,000 (08/10)

917 MAIN ST $825,000
B: Nicole Powers
S: Milan Gothe & Erica Bhakta
Book/Page: 70756/274, Date: 07/15/24
Mtg: Fairway Ind Mtg $325,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 89298sf
Prior Sale: $385,000 (04/17)

ROUTE 117 ..... $586,000
B: Liewei Bao
S: Christopher W Hatcher
Book/Page: 70759/308, Date: 07/15/24

41 WHEELER RD $610,000
B: Zachary J Bonfante & Jennifer E Westbrook
S: Jeremiah C Metterle & Karla A Metterle
Book/Page: 70758/374, Date: 07/15/24
Mtg: Salem Five Mtg Co $534,982
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 199374sf
Prior Sale: $322,000 (11/13)

Boylston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	12
Median Price	$754,500	$625,000

► REAL ESTATE SALES

376 SCHOOL ST $550,000
B: William F Carnes
S: Brooke Demanche & Nathan Demanche
Book/Page: 70781/76, Date: 07/19/24
Use: 2 Bdrm Colonial, Lot: 12737sf
Prior Sale: $274,000 (07/08)

Brookfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	16
Median Price	$334,500	$362,500

► REAL ESTATE SALES

58 RICE CORNER RD $600,000
B: Cep Real Estate LLC
S: David H Gott & Bonnie J Gott
Book/Page: 70778/105, Date: 07/19/24
Mtg: Noble Cap Mgmt Llc $540,000
Use: 4 Bdrm Cape Cod, Lot: 629878sf
Prior Sale: $80,000 (05/05)

Charlton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	47
Median Price	$453,400	$489,000

► REAL ESTATE SALES

117 CENTER DEPOT RD $545,000
B: Catherine M Rodriguez
S: Paul A Bazinet & Nancy H Bazinet
Book/Page: 70778/83, Date: 07/19/24
Mtg: Fairway Ind Mtg $410,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf

17 LINDSEY LN $735,000
B: Jaime N Kulchy & Randy J Kulchy
S: Monique L Kestigian, Tr for Kestigian Ft
Book/Page: 70782/152, Date: 07/19/24
Mtg: Central One FCU $588,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45080sf
Prior Sale: $519,000 (06/06)

27 OLD SPENCER RD $450,000
B: Gavin Gooldy
S: Marissa E Lareau
Book/Page: 70777/320, Date: 07/19/24
Mtg: Mortgage Research Ctr $450,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 45433sf
Prior Sale: $369,000 (07/22)

15 STAFFORD ST $565,000
B: Derek Morrison
S: Pervez Hai
Book/Page: 70767/356, Date: 07/17/24
Mtg: United Wholesale Mtg $536,750
Term: 2054
Use: 3-Family Conventional, Lot: 10890sf
Prior Sale: $105,000 (01/21)

Clinton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	28
Median Price	$437,500	$430,000

► REAL ESTATE SALES

10 NORMAN ST $340,000
B: Robert M Grady
S: Edward K Donisvitch
Book/Page: 70756/149, Date: 07/15/24
Mtg: Mortgage Research Ctr $351,220
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7288sf

107 RIDGEFIELD CIR U:B $437,500
B: Melinda F Flood
S: Heriberto J Martinez & Susan Martinez
Book/Page: 70782/249, Date: 07/19/24
Mtg: Bank of Canton $350,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $164,900 (09/00)

Douglas

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	29
Median Price	$525,000	$470,000

► REAL ESTATE SALES

445 NE MAIN ST $585,129
B: Yi-Pin Lin
S: Lobisser Building Corp
Book/Page: 70781/147, Date: 07/19/24
Mtg: Rockland Tr Co $425,129
Term: 2054
Use: Residential Developable Land, Lot: 20177sf
Prior Sale: $85,000 (04/24)

89 NORTH ST $478,000
B: Andrew Lawler & Catherine Nation
S: Paul R Richard, Tr for Richards Lt
Book/Page: 70762/113, Date: 07/16/24
Use: 3 Bdrm Ranch, Lot: 29508sf

182 PERRY ST $534,500
B: Thomas M Dunayeski 2nd & Michelle Villemaire
S: Matthew White & Danielle White
Book/Page: 70767/326, Date: 07/17/24
Mtg: Equity Resources Inc $427,600
Term: 2054
Use: 3 Bdrm Colonial, Lot: 97574sf
Prior Sale: $346,000 (11/19)

Dudley

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	43
Median Price	$375,000	$407,400

► REAL ESTATE SALES

10 ELIZABETH ST $375,000
B: Elira Williams & Aleksander Mitrushi
S: Sandra A Phillips
Book/Page: 70775/212, Date: 07/18/24
Mtg: OCMBC Inc $279,812
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10368sf
Prior Sale: $216,000 (07/18)

East Brookfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	11
Median Price	$300,000	$415,000

► REAL ESTATE SALES

129 LAKEVIEW AVE $475,000
B: Joshua Pelski & Samantha D Pelski
S: Jeffrey C Wood & Darlene A Wood
Book/Page: 70765/66, Date: 07/16/24
Mtg: New American Funding $365,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 54014sf
Prior Sale: $34,900 (12/01)

204 STONE RD $275,000
B: Robin M Gagne, Tr for Robin M Gagne T
S: Louis Besaw & Paula Besaw
Book/Page: 70764/151, Date: 07/16/24
Use: 3 Bdrm Camp/Cabin, Lot: 7920sf

Gardner

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	75	78
Median Price	$330,000	$360,000

► REAL ESTATE SALES

59 CHURCH ST $330,000
B: Luchency Gedeon
S: Steven P Perini
Book/Page: 70758/82, Date: 07/15/24
Mtg: OCMBC Inc $324,022
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6600sf
Prior Sale: $86,000 (01/98)

17 SNAKE POND RD $190,000
B: Arriola Capital LLC
S: Whitney Margaret E Est & Corinne L Hillman
Book/Page: 70778/340, Date: 07/19/24
Mtg: Henry Peppe $250,000
Use: 1 Bdrm Bngl/Cottage, Lot: 8312sf
Prior Sale: $130,000 (10/03)

Grafton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	62
Median Price	$625,000	$620,500

► REAL ESTATE SALES

6 AZALEA LN U:6 ..... $539,000
B: Mainak Banerjee & Jinia Banerjee
S: David W Brossi
Book/Page: 70763/9, Date: 07/16/24
Mtg: Fairway Ind Mtg $431,200
Term: 2054
Use: 2 Bdrm Condo, Lot: 250470sf

3 BRENDAN DR $1,305,000
B: Simon P Lizotte & Natalia Lizotte
S: Mark R Prunier
Book/Page: 70757/106, Date: 07/15/24
Mtg: BankESB $783,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 349351sf
Prior Sale: $20,000 (10/02)

6 BROOKE ST $1,228,400
B: Roshan George & Brighty Mathew
S: Pulte Hm Of New Eng LLC
Book/Page: 70777/33, Date: 07/18/24
Mtg: Pulte Mortgage Corp $766,550
Term: 2054
Use: Residential Developable Land, Lot: 20473sf

17 FISHERVILLE TER U:9 ..... $569,900
B: Kruthi R Pakanati & Abhinav Peddi
S: Fisherville Terrace LLC
Book/Page: 70763/313, Date: 07/16/24
Use: Condo

19 LUKA DR U:19 ..... $685,000
B: Jeffrey Mayerhauser & Amy Gouveia
S: Steven Caya & Lynda Caya
Book/Page: 70774/218, Date: 07/18/24
Mtg: Webster FiveCent Svgs $544,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 221720sf
Prior Sale: $650,000 (09/23)

118 NORTH ST $585,000
B: Alyssa Orlando & Ross-Philip Orlando
S: Raymond J St Laurent 2nd & Kayli M St Laurent
Book/Page: 70760/47, Date: 07/15/24
Mtg: Baycoast Mortgage Co $551,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 43560sf
Prior Sale: $298,000 (12/16)

82 PLEASANT ST $455,000
B: Jose J Rosario & Hazel M Rosario
S: Ross-Philip Orlando & Alyssa Orlando
Book/Page: 70759/64, Date: 07/15/24
Mtg: Seacoast Mortgage Cor $439,814
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23522sf
Prior Sale: $387,500 (07/21)

3 PROSPECT ST $225,000
B: David E Belezarian
S: Selma A Belezarian, Tr for Selma A Belezarian Ft
Book/Page: 70783/316, Date: 07/19/24
Use: 3 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: $225,000 (02/11)

3 PROSPECT ST $430,000
B: Elizabeth Gregoire & Robert Peters
S: David E Belezarian & Selma A Belezarian
Book/Page: 70783/322, Date: 07/19/24
Mtg: Cross Country Mtg Inc $279,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: $225,000 (07/24)

391 PROVIDENCE RD U:2 ..... $377,000
B: Michael F Conlon Jr & Janet M Conlon
S: Jocelyn Sierra
Book/Page: 70760/115, Date: 07/15/24
Mtg: BankESB $250,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $179,900 (04/18)

3 STONEGATE CIR $1,063,500
B: Lawrence R Perchick & Samantha A Burton
S: Michael E Fields & Jennifer H Fields
Book/Page: 70782/320, Date: 07/19/24
Mtg: Bank of America NA $563,500
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43124sf
Prior Sale: $578,216 (09/15)

24 VALLEY VIEW DR $990,000
B: Shiva Thamtam & Madhuri Parshap
S: Gerald J Turner & Sue L Turner
Book/Page: 70783/257, Date: 07/19/24
Mtg: Drew Mortgage Assnlnc $594,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 66211sf
Prior Sale: $480,000 (12/11)

2 WINSLOW LN U:2312 ..... $527,985
B: Naveen Nersu
S: Pulte Hm Of New Eng LLC
Book/Page: 70776/97, Date: 07/18/24
Use: Condo

2 WINSLOW LN U:311 ..... $198,000
B: Kartik Trivedi
S: Pulte Hm Of New Eng LLC
Book/Page: 70780/280, Date: 07/19/24
Mtg: Executive Offcie Of H $148,500
Use: Condo

2 WINSLOW LN U:402 ..... $420,000
B: Jingya Xu
S: Pulte Hm Of New Eng LLC
Book/Page: 70756/184, Date: 07/15/24
Mtg: Pulte Mortgage Corp $252,000
Term: 2044
Use: Condo

2 WINSLOW LN U:405 ..... $198,000
B: Leandro D Silva
S: Pulte Hm Of New Eng LLC
Book/Page: 70779/179, Date: 07/19/24
Use: Condo

Hardwick

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	8
Median Price	$380,000	$414,950

► REAL ESTATE SALES

119 RIVER RUN $338,000
B: Noe M Bard 3rd
S: Eileen C Bassett
Book/Page: 70780/112, Date: 07/19/24
Mtg: Cornerstone Bank $270,400
Term: 2054 Rate: 6.4% Type: Adj
Use: 2 Bdrm Ranch, Lot: 56933sf
Prior Sale: $196,000 (11/18)

THRESHER RD L:7 ..... $95,000
B: Jeffrey Hart & Christine Gardella
S: Steven L Rodriguez & Kelsi R Rodriguez
Book/Page: 70755/134, Date: 07/15/24
Mtg: Farm Credit East ACA $66,500

THRESHER RD L:8 ..... $95,000
B: Jeffrey Hart & Christine Gardella
S: Steven L Rodriguez & Kelsi R Rodriguez
Book/Page: 70755/134, Date: 07/15/24
Mtg: Farm Credit East ACA $66,500

Harvard

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	18
Median Price	$930,000	$1,040,000

► REAL ESTATE SALES

199 BOLTON RD $1,757,000
B: Nicholas J Termyn & Sophie Termyn
S: John G Power, Tr for Bolton T
Book/Page: 70775/236, Date: 07/18/24
Mtg: Bank of America NA $300,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 385506sf
Prior Sale: $1,335,000 (02/20)

53 PARK LN $857,000
B: Marcelo V Ramos & Renata D Ramos
S: Neil A Murphy
Book/Page: 70782/108, Date: 07/19/24
Mtg: JPMorgan Chase Bank $650,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 99752sf
Prior Sale: $553,000 (11/19)

Holden

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	75
Median Price	$525,000	$550,000

► REAL ESTATE SALES

15 AVERY HEIGHTS DR $403,000
B: Andrius Marcinkevicius & Loreta Marcinkeviciene
S: Wynne Suzanne M Est & Christine R Smith
Book/Page: 70770/263, Date: 07/17/24
Mtg: Guaranteed Rate Inc $103,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16988sf
Prior Sale: $120,000 (12/92)

7 BAY COLONY LN U:7 ..... $583,190
B: Hilary K Laraba, Tr for Hilary K Laraba 2023 T
S: Garden Village Realty LLC
Book/Page: 70762/28, Date: 07/16/24
Use: Possible New Construction

8 BAY COLONY LN U:8 ..... $603,640
B: Festim Pishtari & Sashenka Pishtari
S: Garden Village Realty LLC
Book/Page: 70779/361, Date: 07/19/24
Mtg: Webster FiveCent Svgs $300,000
Term: 2054
Use: Possible New Construction

455 BULLARD ST $458,437
B: Thomas N Fleming & Emily R Fleming
S: Fleming Jr James T Est & Amanda Fuenmayor
Book/Page: 70775/171, Date: 07/18/24
Mtg: Leader Bank NA $310,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 66572sf
Prior Sale: $295,000 (04/08)

10 CENTERWOOD DR $485,000
B: Shannon L Kennedy & David W Oneil
S: Paul F Boyan & Cynthia F Boyan
Book/Page: 70757/335, Date: 07/15/24
Mtg: Guaranteed Rate Inc $450,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 20909sf
Prior Sale: $128,000 (04/97)

75 DEANNA DR $760,737
B: Sri H Gurugubelli & Harshita Tailam
S: Jackson Woods Invs LLC
Book/Page: 70770/112, Date: 07/17/24
Use: Residential Developable Land, Lot: 20001sf

71 MALDEN ST $500,000
B: Ritchie J Serrano & Joy Serrano
S: Michael Mcmahon
Book/Page: 70774/185, Date: 07/18/24
Mtg: Leader Bank NA $400,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 21488sf
Prior Sale: $290,000 (09/17)

328 MALDEN ST $425,000
B: Meghan E Mciver & Shawn R Jones
S: Christopher J Nycz & Anne Drake
Book/Page: 70757/237, Date: 07/15/24
Mtg: Leader Bank NA $355,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 47405sf
Prior Sale: $285,000 (06/19)

12 SPRINGDALE RD $385,000
B: Justin Mccarthy
S: Spaulding Richard G Est & Roger D Spaulding
Book/Page: 70783/374, Date: 07/19/24
Mtg: Radius Financial Grp $373,450
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 75284sf

Hopedale

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	19
Median Price	$470,000	$558,000

► REAL ESTATE SALES

5 VILLA DR $549,000
B: Megan M Kelly
S: Steven J Gallagher & Susan M Gallagher
Book/Page: 70756/65, Date: 07/15/24
Mtg: Navy FCU $494,100
Term: 2054
Use: Residential Developable Land, Lot: 5846sf
Prior Sale: $2,800 (08/97)

Lancaster

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	26
Median Price	$469,000	$637,500

► REAL ESTATE SALES

493 WHITE POND RD $659,900
B: Robert A Keene & Pimlapat Phetsang
S: Jose L Mendoza & Patchamon Keene
Book/Page: 70754/81, Date: 07/15/24
Mtg: Rollstone Bk & Tr $527,920
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 80150sf
Prior Sale: $659,900 (08/23)

Leicester

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	47
Median Price	$371,000	$405,000

► REAL ESTATE SALES

981 MAIN ST $312,000
B: Sza Holdings LLC
S: G & R Inv Group LLC
Book/Page: 70763/162, Date: 07/16/24
Mtg: Kiavi Funding Inc $557,200
Use: Other Exempt, Lot: 15856sf
Prior Sale: $230,000 (11/23)

3 SOUTH ST EXT $435,000
B: Evelyn Platko
S: Andrew J Leach 3rd
Book/Page: 70768/81, Date: 07/17/24
Mtg: NBKC Bank $385,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 12502sf
Prior Sale: $185,000 (09/23)

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WORCESTER REGISTRY
continued

Mendon

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	15
Median Price	$640,000	$590,000

► REAL ESTATE SALES

32 BUTLER RD $1,020,000
B: Howard Dreyfus & Jamie Dreyfus
S: Herbert W Staniszewski, Tr for H W Staniszewski RET
Book/Page: 70764/76, Date: 07/16/24
Mtg: United Wholesale Mtg $420,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 76666sf

13 PARK ST $750,000
B: Michelle N Fonseca & Jeffrey W Coleman
S: Therese M Kennedy
Book/Page: 70769/223, Date: 07/17/24
Mtg: St Marys Credit Union $590,400
Term: 2054
Use: 3 Bdrm Colonial, Lot: 105851sf
Prior Sale: $229,973 (03/96)

12 SANDRA CIR $735,000
B: Heather Clabbers & Joyce G Jacques
S: David J Bennett & Maeve P Bennett
Book/Page: 70774/92, Date: 07/18/24
Mtg: Fairway Ind Mtg $551,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43996sf
Prior Sale: $551,000 (06/21)

30 VINCENT RD $810,000
B: Kevin Roche & Stephanie Roche
S: Andrew L Smith & Kielynne Banker
Book/Page: 70763/276, Date: 07/16/24
Mtg: US Bank NA $648,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 96268sf
Prior Sale: $440,000 (01/17)

Milford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	68
Median Price	$501,500	$560,500

► REAL ESTATE SALES

12 PARKER HILL AVE $560,000
B: Hannah R Brown & Eric D Miller
S: Timothy Gagne
Book/Page: 70768/362, Date: 07/17/24
Mtg: Harvard FCU $1
Use: 3 Bdrm Old Style, Lot: 8011sf
Prior Sale: $360,000 (06/19)

56 PEARL ST $610,000
B: Ronaldo R Salgado
S: Isaac B Desouza
Book/Page: 70783/197, Date: 07/19/24
Mtg: Movement Mtg LLC $457,500
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $385,000 (08/20)

27 SHADOWBROOK LN U:24 ..... $285,000
B: Natalia C Daldon
S: William K Munck & Margaret A Munck
Book/Page: 70783/112, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $190,000 (07/05)

143 W SPRUCE ST $462,500
B: Jacob Palmer & Claire Mazzola
S: Melissa A Caggiano & Matthew E Crevier
Book/Page: 70759/145, Date: 07/15/24
Mtg: Bank of America NA $346,875
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7000sf
Prior Sale: $305,000 (08/18)

Millbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	54
Median Price	$435,500	$447,500

► REAL ESTATE SALES

10 ACKERMAN RD $220,000
B: Flippin New LLC
S: Janet Ploof & Kimberlee R Rizzuto
Book/Page: 70756/227, Date: 07/15/24
Use: 2 Bdrm Ranch, Lot: 4792sf

6 HASTINGS AVE $505,000
B: Milad Zaki
S: Heather Berard & Michael F Conlon Jr
Book/Page: 70760/88, Date: 07/15/24
Mtg: NFM Inc $404,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $431,000 (07/23)

6 HORIZON DR U:126 ..... $543,452
B: Robert D Johnson Jr
S: Czervik Properties LLC
Book/Page: 70780/158, Date: 07/19/24
Use: Condo

8 HORIZON DR U:125 ..... $531,352
B: Walter A Roosa Jr & Judith B Roosa
S: Czervik Properties LLC
Book/Page: 70773/266, Date: 07/18/24
Use: Condo

10 NICOLE DR $585,000
B: Christine Caruso & Brian Schelin
S: Thomas C Crawford & Amanda C Crawford
Book/Page: 70770/135, Date: 07/17/24
Mtg: New Fed Mtg Corp $517,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 24829sf
Prior Sale: $380,000 (06/20)

36-A S MAIN ST $599,000
B: Enoch Aubain & Marie Aubain
S: Kevin J Fournier & Robert Eisnor
Book/Page: 70762/252, Date: 07/16/24

36-B S MAIN ST $599,000
B: Enoch Aubain & Marie Aubain
S: Kevin J Fournier & Robert Eisnor
Book/Page: 70762/252, Date: 07/16/24

Millville

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	15
Median Price	$375,000	$440,000

► REAL ESTATE SALES

246 MAIN ST $255,000
B: Tmc Keywest LLC
S: Secretary Veterans Affair
Book/Page: 70777/367, Date: 07/19/24
Use: 3 Bdrm Old Style, Lot: 5756sf
Prior Sale: $251,328 (10/23)

New Braintree

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price	$296,000	$135,000

► REAL ESTATE SALES

51 WORCESTER RD $364,000
B: Central City Prop LLC
S: Glenn A Couture & Susan M Rousseau
Book/Page: 70782/275, Date: 07/19/24
Mtg: Genesis Capital Llc $392,600
Use: 3 Bdrm Cape Cod, Lot: 468091sf
Prior Sale: $313,000 (01/02)

Northborough

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	48
Median Price	$650,000	$767,500

► REAL ESTATE SALES

1 RUSTIC DR $565,000
B: Eric Cullinane & Jessica Plante
S: David L Crowley & Mary L Crowley
Book/Page: 70771/117, Date: 07/17/24
Mtg: Prestige Home Mtg LLC $506,976
Term: 2054
Use: 4 Bdrm Colonial, Lot: 11535sf

83 SW CUTOFF $400,000
B: Virginia A Kota
S: Anthony Wheeler
Book/Page: 70774/378, Date: 07/18/24
Use: 3 Bdrm Split Entry, Lot: 44693sf

432 WHITNEY ST $1,700,000
B: Northborough Town Of
S: Santo Anza, Tr for 0 Whitney Street Rt
Book/Page: 70767/160, Date: 07/17/24
Use: Mixed Use-Prim Indust & Agri, Lot: 1035325sf
Prior Sale: $250,000 (08/09)

Northbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	47
Median Price	$530,000	$485,000

► REAL ESTATE SALES

11 CRESTWOOD CIR U:49 ..... $552,594
B: Edward J Toland & Susan M Toland
S: Stone Hill Partners LLC
Book/Page: 70781/214, Date: 07/19/24
Use: Condo

571 DOUGLAS RD $422,500
B: Amanda L Mccafferty
S: Blash Francis M Est & Elizabeth C Blash
Book/Page: 70781/112, Date: 07/19/24
Mtg: St Marys Credit Union $338,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 47480sf
Prior Sale: $290,000 (10/05)

389 KELLY RD $715,000
B: William Nasios
S: Daniel J Hughes & Maureen E Hughes
Book/Page: 70755/179, Date: 07/15/24
Mtg: Michael Kane $719,500
Term: 2029
Use: 3 Bdrm Colonial, Lot: 186872sf
Prior Sale: $261,000 (07/01)

191 OLIVIA DR $850,000
B: Philip Crist & Kristin Crist
S: Scott Tremaine
Book/Page: 70768/17, Date: 07/17/24
Mtg: Washington Trust Mtg $765,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41382sf
Prior Sale: $810,000 (08/22)

170 STONE HILL DR U:170 ..... $580,000
B: Daniel M Grant, Tr for Kim M Grant RET
S: Patricia S Trout, Tr for Paul W Trout
Book/Page: 70761/337, Date: 07/16/24
Use: 2 Bdrm Condo

VIOLETTE CIR (OFF) $7,500
B: Wanda L Wilson & Michael W Beaudoin
S: Mary K Mansfield & Edward P Mansfield
Book/Page: 70774/34, Date: 07/18/24

Oxford

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	57
Median Price	$369,000	$400,000

► REAL ESTATE SALES

8-12 COMINS RD $360,000
B: Tomas E Ramirez
S: P&b LLC
Book/Page: 70762/11, Date: 07/16/24
Mtg: Perry Boudreau $360,000
Term: 2044
Use: Mixed Use-Prim Indust & Othr, Lot: 340204sf
Prior Sale: $200,000 (03/21)

21-A JOE JENNY RD $492,800
B: Felicia Purcell & Bonnie Currie
S: C-Valley Hld LLC
Book/Page: 70776/384, Date: 07/18/24
Use: Residential Developable Land, Lot: 91799sf
Prior Sale: $275,000 (07/23)

23 JOE JENNY RD $492,800
B: Felicia Purcell & Bonnie Currie
S: C-Valley Hld LLC
Book/Page: 70776/384, Date: 07/18/24
Mtg: Total Mtg Svcs $483,874
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 91799sf
Prior Sale: $275,000 (07/23)

53 MAIN ST $427,000
B: Thomas A Veilleux & Janet L Mcdonald
S: Gerard C Plasse & Claire A Plasse
Book/Page: 70770/379, Date: 07/17/24
Mtg: Prosperity Home Mtg $399,000
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 47916sf

1 THAYER POND DR U:4 ..... $225,000
B: Alexander D Nunez
S: Craig R Carlson
Book/Page: 70769/251, Date: 07/17/24
Use: 1 Bdrm Condo
Prior Sale: $70,000 (08/16)

11 THAYER POND DR U:9 ..... $270,000
B: Mariana Filadelfo
S: Mark P Ward & Mary T Ward
Book/Page: 70764/160, Date: 07/16/24
Mtg: Total Mtg Svcs $228,937
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $99,000 (05/15)

Paxton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	22
Median Price	$484,950	$558,000

► REAL ESTATE SALES

100 PLEASANT ST $375,000
B: Younes Iguider & Ouassila S Houssou
S: Matthew Braley, Tr for Braley Ft
Book/Page: 70765/224, Date: 07/16/24
Mtg: M&T Bank NA $368,207
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10200sf
Prior Sale: $45,500 (05/92)

Petersham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	6
Median Price	$399,000	$237,500

► REAL ESTATE SALES

38 OLD HARDWICK RD $485,000
B: Carlos N Formaggia
S: N G Knox, Tr for Delores G Wierman T
Book/Page: 70768/113, Date: 07/17/24
Mtg: Guaranteed Rate Affin $270,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 166835sf
Prior Sale: $34,900 (07/91)

► FORECLOSURE DEEDS

35 BIRCH DR $206,000
B: 35 Birch Drive LLC
S: Justin J Hogan & Bankunited Na
Book/Page: 70782/87, Date: 07/19/24
Use: 3 Bdrm Cape Cod, Lot: 67518sf
Prior Sale: $149,500 (08/11)

Princeton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	18
Median Price	$600,000	$515,000

► REAL ESTATE SALES

175 BROOKS STATION RD $549,900
B: Luiz C Dealmeida Jr & Aline M Baldaia
S: Pickoff Properties LLC
Book/Page: 70762/53, Date: 07/16/24
Mtg: First Natl Bk $467,415
Term: 2054
Use: 3 Bdrm Colonial, Lot: 174240sf
Prior Sale: $240,000 (12/21)

183 STERLING RD $560,000
B: Jessica J Cancelliere & Keith Collette
S: Jessica A Satnick, Tr for Jeffrey P & J Satnick RET
Book/Page: 70779/245, Date: 07/19/24
Mtg: Rollstone Bk & Tr $460,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: $132,000 (06/95)

Shrewsbury

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	147
Median Price	$603,000	$705,000

► REAL ESTATE SALES

7 ANGLIN LN $200,000
B: Michael Connolly & Aladdin Connolly
S: James J Depalo & Kathleen E Depalo
Book/Page: 70756/241, Date: 07/15/24
Use: 2 Bdrm Cape Cod, Lot: 6534sf

62 CAMELOT DR $1,080,000
B: Dingada Zhou & Cheng Tao
S: Rajanikanth Markala & Prathima Darur
Book/Page: 70781/24, Date: 07/19/24
Mtg: JPMorgan Chase Bank $328,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $571,750 (05/14)

9 CRANE CIR $935,000
B: Kaushik Das & Sucheta Roy
S: Amitabh Chand & Lopamudra Dahl
Book/Page: 70774/126, Date: 07/18/24
Mtg: T2 Financial LLC $467,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15682sf
Prior Sale: $482,000 (09/04)

40 GOLD ST $300,000
B: Thu Huynh
S: Thomas Joseph A Est & Nancy Thomas
Book/Page: 70757/80, Date: 07/15/24
Mtg: Millbury National Bk $850,000
Term: 2054 Rate: 8.9% Type: Adj
Use: Residential Developable Land, Lot: 27878sf
Prior Sale: $100,000 (06/03)

140 HOLMAN ST $1,100,000
B: Len B Taing, Tr for Taing Lt
S: Robert Zannotti
Book/Page: 70756/315, Date: 07/15/24
Mtg: Leader Bank NA $175,000
Term: 2039
Use: 4 Bdrm Cape Cod, Lot: 16988sf
Prior Sale: $710,000 (10/19)

8 LANTERN LN $920,000
B: Raj Gala & Radha Gala
S: Paul M Millette
Book/Page: 70769/316, Date: 07/17/24
Mtg: Members Advantage Mtg $920,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 18295sf
Prior Sale: $226,800 (07/93)

10 NIBLICK RD $1,375,000
B: Tarek Abdeljawad & Aziza Awawdeh
S: Bruce J Simon & Nancy L Simon
Book/Page: 70755/361, Date: 07/15/24
Mtg: Leader Bank NA $1,100,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 5 Bdrm Colonial, Lot: 41818sf
Prior Sale: $775,000 (06/09)

418 OAK ST $520,000
B: Josefina A Tineo
S: Robert E Young Jr & James M Young
Book/Page: 70774/275, Date: 07/18/24
Mtg: New Fed Mtg Corp $506,976
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10019sf

8 ROBERTSON DR $175,000
B: Maclon Maclon
S: Doris E Whittemore
Book/Page: 70768/5, Date: 07/17/24
Use: 3 Bdrm Bngl/Cottage, Lot: 10019sf
Prior Sale: $175,000 (06/24)

22 ROCKWELL DR $952,000
B: Deepak Grover & Ranjana Grover
S: Dilip V Chavan & Parveen Chavan
Book/Page: 70781/180, Date: 07/19/24
Mtg: Digital FCU $666,400
Term: 2039
Use: 4 Bdrm Colonial, Lot: 25700sf
Prior Sale: $465,000 (03/11)

4 ROUND TABLE RD $1,150,000
B: Mark R Jeretina & Jennifer L Jeretina
S: Darlene H Parseghian
Book/Page: 70756/392, Date: 07/15/24
Mtg: Leader Bank NA $550,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21780sf
Prior Sale: $649,900 (08/06)

31 VENUS DR $695,000
B: Harry Conover 3rd & Marjorie Faugno
S: Valeriy Kashdan & Larissa Kashdan
Book/Page: 70764/370, Date: 07/16/24
Use: 4 Bdrm Raised Ranch, Lot: 20038sf
Prior Sale: $177,000 (05/97)

7 WACHUSETT ST $620,000
B: Ashish Kapoor & Sunaina Kapoor
S: Randy J Kulchy & Jaime N Kulchy
Book/Page: 70767/82, Date: 07/17/24
Mtg: Milford Fed Svgs Bk $490,000
Term: 2044

Southborough

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	36
Median Price	$929,300	$1,100,000

► REAL ESTATE SALES

8 SARSENSTONE WAY $1,249,000
B: Kaushik Krishnasamy & Annapoorna Mahalingam
S: Michael T Horgan & Maureen S Horgan
Book/Page: 70762/213, Date: 07/16/24
Mtg: Merrimack Valley CU $936,750
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 44867sf
Prior Sale: $330,000 (06/92)

127 SOUTHVILLE RD $437,000
B: Mitchell Beyer & Amanda J Aborn
S: Daniel J Dykas
Doc#: 000000000123373, Date: 07/18/24
Mtg: United Wholesale Mtg $429,084
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10890sf
Prior Sale: $315,000 (09/21)

20 WILDWOOD DR U:20 ..... $680,000
B: John A Tarpinian & Kathleen A Tarpinian
S: Bradley Paradee & Jennifer Paradee
Book/Page: 70773/168, Date: 07/18/24
Use: 2 Bdrm Condo, Lot: 7187sf
Prior Sale: $450,000 (05/19)

Southbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	45
Median Price	$333,000	$335,000

► REAL ESTATE SALES

325 ASHLAND AVE U:5 ..... $160,000
B: Usman Ali
S: J & R Re Holdings LLC
Book/Page: 70770/204, Date: 07/17/24
Mtg: Guild Mortgage Co $143,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $100,000 (10/21)

24 PROSPECT ST $175,000
B: Lahaina Corp
S: Robert L Dupuis
Book/Page: 70771/318, Date: 07/18/24
Use: 3 Bdrm Cape Cod, Lot: 8712sf

Spencer

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	38
Median Price	$415,000	$449,000

► REAL ESTATE SALES

4 EAGLETON ST $200,000
B: Jr Siding Inc
S: Deborah L Burtt & James P Burtt
Book/Page: 70766/252, Date: 07/17/24
Use: Residential Developable Land, Lot: 210718sf
Prior Sale: $55,000 (03/21)

26 OLD FARM RD $310,000
B: Anthony T Wood
S: Robert Elie & Krystal Murphey
Book/Page: 70780/9, Date: 07/19/24
Mtg: Cross Country Mtg Inc $294,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14700sf
Prior Sale: $240,000 (11/19)

2 PAULS DR $600,000
B: Susan Langlois
S: William J Belisle & Carol D Belisle
Book/Page: 70772/374, Date: 07/18/24
Use: 3 Bdrm Ranch, Lot: 45100sf
Prior Sale: $439,000 (10/20)

► FORECLOSURE DEEDS

20 CHESTNUT ST $148,000
B: Cedar Hills Realty LLC
S: Sarah A Roberts & Lakeview Loan Servicing L
Book/Page: 70765/134, Date: 07/16/24
Use: 3 Bdrm Bngl/Cottage, Lot: 3481sf
Prior Sale: $141,000 (06/17)

Sterling

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	25
Median Price	$575,000	$510,000

► REAL ESTATE SALES

165 JUSTICE HILL CUTOFF $1,024,900
B: Helio J Duarte & Filipa Duarte
S: Joshua H Bailey & Erin E Bailey
Book/Page: 70781/84, Date: 07/19/24
Mtg: CMG Mortgage Inc $819,920
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 239580sf
Prior Sale: $205,000 (10/98)

62 LAURELWOOD RD $518,000
B: Emily Todorov & Kurtis T Urbanek
S: Molly Morton & Brandyn Morton
Book/Page: 70770/93, Date: 07/17/24
Mtg: BankESB $492,100
Term: 2054
Use: 3 Bdrm Ranch, Lot: 34412sf
Prior Sale: $380,000 (05/21)

31 PRINCETON RD $420,000
B: Michael A Capps Jr & Abigayle R Celata
S: Dullea Fionuala M Est & Maureen Remeika
Book/Page: 70762/326, Date: 07/16/24
Mtg: Clinton Svgs Bk $336,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 20000sf
Prior Sale: $239,500 (10/08)

25 SANDY RIDGE RD $829,900
B: Nicholas Illsley, Tr for Illsley RET
S: Joshua Matte & Juliet Matte
Book/Page: 70780/78, Date: 07/19/24
Mtg: United Wholesale Mtg $663,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 66211sf
Prior Sale: $770,000 (12/22)

37 STILLWATER HEIGHTS DR $875,000
B: Baiju Parameswaran & Priya K Pillai
S: Alcibiades Acosta
Book/Page: 70771/198, Date: 07/17/24

11 STUART RD $729,900
B: Aaron W Francisco & Jennifer S Francisco
S: Helio Duarte & Filipa Duarte
Book/Page: 70778/365, Date: 07/19/24
Mtg: Webster FiveCent Svgs $525,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 46174sf
Prior Sale: $438,550 (04/20)

Sturbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	41
Median Price	$427,000	$500,000

► REAL ESTATE SALES

7 CRESCENT WAY U:311 ..... $310,000
B: Ramon Colon & Ana Quinones-Hernandez
S: Phyllis T Breitenfeld
Book/Page: 70756/231, Date: 07/15/24
Use: 2 Bdrm Condo
Prior Sale: $248,900 (08/06)

22 MOUNTAIN BROOK RD $250,000
B: Flipping Good Inc
S: Robert D Wallace
Book/Page: 70782/359, Date: 07/19/24
Mtg: Webster First FCU $392,000
Use: 2 Bdrm Cape Cod, Lot: 7752sf
Prior Sale: $139,000 (10/21)

Sutton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	33
Median Price	$580,000	$675,000

► REAL ESTATE SALES

11 BOUNDARY STONE RD $831,000
B: Anne J Bolin & Matthew B Bolin
S: Patrick T Dunn & Shannon O Dunn
Book/Page: 70769/91, Date: 07/17/24
Mtg: Fairway Ind Mtg $623,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 24884sf
Prior Sale: $469,500 (01/05)

110 LELAND HILL RD $359,000
B: Colin Faucher
S: Reil Richard E Est & Linda M Brophy
Book/Page: 70765/94, Date: 07/16/24
Mtg: Bay State Savings Bk $286,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 128352sf

5 MAPLE ST $512,500
B: Alexandra Narlee & Lauren Narlee
S: John Farrell 4th & Megan Farrell
Book/Page: 70774/42, Date: 07/18/24
Mtg: Hunt Mortgage $460,418
Term: 2054
Use: 4 Bdrm Conventional, Lot: 10890sf
Prior Sale: $455,000 (02/22)

336 PUTNAM HILL RD $712,000
B: Michael Rusnak
S: Francis J Hawkins 3rd & Joan E Hawkins
Book/Page: 70773/94, Date: 07/18/24
Mtg: Fairway Ind Mtg $498,400
Term: 2054
Use: 3 Bdrm Colonial, Lot: 119640sf

Templeton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	37
Median Price	$383,400	$349,900

► REAL ESTATE SALES

146 GRAY RD $560,000
B: Noelina Nakiguli & Charles Katula
S: Walter Bettencourt Jr & Elizabeth Wirtanen
Book/Page: 70757/30, Date: 07/15/24
Mtg: Guaranteed Rate Inc $529,150
Term: 2054
Use: 3 Bdrm Colonial, Lot: 188615sf
Prior Sale: $332,000 (04/19)

Upton

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	19
Median Price	$674,999	$618,888

► REAL ESTATE SALES

198 EAST ST $975,000
B: Jay Pelletz & Mary Pelletz
S: Todd D White & Terrie S White
Book/Page: 70769/349, Date: 07/17/24
Mtg: Wakefield Cp Bk $766,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 5 Bdrm Tudor, Lot: 162914sf
Prior Sale: $585,000 (05/15)

47 SHORE DR $100,000
B: Stephen A Antinarelli
S: Fraser Linda C Est & Joseph C Fraser
Book/Page: 70757/25, Date: 07/15/24
Use: 1 Bdrm Cottage, Lot: 11326sf

Uxbridge

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	31
Median Price	$520,500	$510,000

► REAL ESTATE SALES

262 CROWNSHIELD AVE U:262 ..... $544,640
B: Thomas C White & Vanessa M White
S: Sterling Court LLC
Book/Page: 70757/187, Date: 07/15/24
Mtg: Rocket Mortgage LLC $389,660
Term: 2054 Rate: 6.5% Type: Adj
Use: Possible New Construction

19 MARYWOOD ST $640,000
B: David C Mizhirumbay
S: Gamal Botrous
Book/Page: 70773/176, Date: 07/18/24
Mtg: Onto Mortgage LLC $440,000
Term: 2054
Use: 2-Family Conventional, Lot: 24320sf
Prior Sale: $480,000 (11/22)

16 PINE GROVE CIR $390,000
B: Angela Murano & Zachary Mamakos
S: Joshua B Greenhalge & Cassandra Greenhalge
Book/Page: 70769/146, Date: 07/17/24
Mtg: HarborOne Mortgage $312,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13813sf
Prior Sale: $280,000 (04/20)

Warren

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	15
Median Price	$275,000	$325,000

► REAL ESTATE SALES

1242 BEMIS RD $450,000
B: Benjamin D Temple
S: Fountain & Sons Const Co
Book/Page: 70777/199, Date: 07/18/24
Mtg: Westfield Bank $397,000
Term: 2054
Use: Residential Developable Land, Lot: 85730sf
Prior Sale: $340,000 (03/01)

31 COMINS POND RD $415,000
B: Jiovana Bercan & Julierme Debrito
S: Unitedrer Corp
Book/Page: 70773/344, Date: 07/18/24
Mtg: United Wholesale Mtg $407,483
Term: 2054
Use: 2-Family Conventional, Lot: 8599sf
Prior Sale: $130,500 (02/22)

Webster

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	59
Median Price	$352,950	$389,000

► REAL ESTATE SALES

6 DOMINIQUE DR $502,500
B: Nathan Shultz & Felicia M Cooney
S: Norbert L Sawilla & Anne L Sawilla
Book/Page: 70774/325, Date: 07/18/24
Mtg: Movement Mtg LLC $452,250
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 28832sf
Prior Sale: $271,500 (05/15)

40 E MAIN ST $364,900
B: Sarah Strout
S: Joseph T Motrucinski & Carolyn R Motrucinski
Book/Page: 70758/172, Date: 07/15/24
Mtg: Total Mtg Svcs $358,290
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6055sf
Prior Sale: $133,000 (11/01)

125 GORE RD $440,000
B: John C Waterman & Ashley N Marra
S: Noor N Alsalihi & Omar A Alrubaye
Book/Page: 70761/270, Date: 07/16/24
Mtg: Union Home Mortgage $418,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25891sf
Prior Sale: $255,000 (06/18)

36 HARRIS ST $400,000
B: Mariusz Knutelski & Elzbieta J Knutelski
S: 36 Harris Street Rt & Neiduski Family Re LLC Tr
Book/Page: 70776/141, Date: 07/18/24
Mtg: Movement Mtg LLC $300,000
Term: 2054
Use: 3-Family Family Flat, Lot: 5901sf
Prior Sale: $86,000 (11/96)

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56 MAIN ST **$125,000**
B: Rania Joudy
S: Agua LLC
Book/Page: 70775/374, Date: 07/18/24
Use: Commercial Devlpble Land, Lot: 7231sf
Prior Sale: $80,000 (07/21)

118 THOMPSON RD U:B **$484,900**
B: Ruth Martins
S: Raymond L Fritz & Caroline L Fritz
Book/Page: 70779/142, Date: 07/19/24
Mtg: Guild Mortgage Co $476,116
Term: 2054
Use: Condo

West Boylston

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	30
Median Price	$440,000	$523,000

► REAL ESTATE SALES

18 DAVIDSON RD **$395,000**
B: Joseph R Evangelista
S: Barbara J Argento
Book/Page: 70762/197, Date: 07/16/24
Use: 3 Bdrm Ranch, Lot: 18270sf

37 STILLWATER HEIGHTS DR **$875,000**
B: Baiju Parameswaran & Priya K Pillai
S: Alcibiades Acosta
Book/Page: 70771/198, Date: 07/17/24
Mtg: T2 Financial LLC $475,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42253sf
Prior Sale: $553,874 (10/04)

255 WOODLAND ST **$771,000**
B: James P Guaragna & Heather M Guaragna
S: James C Garvey, Tr for Garvey Ft
Book/Page: 70763/138, Date: 07/16/24
Mtg: American Heritage $496,460
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 37538sf
Prior Sale: $416,400 (06/13)

114 WORCESTER ST **$590,000**
B: Sochan Rumthao
S: Orange Ra LLC
Book/Page: 70763/111, Date: 07/16/24
Mtg: Synergy One Lending L $472,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 39640sf
Prior Sale: $300,000 (06/23)

178 WORCESTER ST U:3 ..... **$330,000**
B: Erika Hall & Daniel Filipe
S: Subha B Bagchi & Sarmistha Roy
Book/Page: 70758/232, Date: 07/15/24
Mtg: Guild Mortgage Co $264,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: $189,000 (03/18)

West Brookfield

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	22
Median Price	$342,000	$382,500

► REAL ESTATE SALES

96 LAKESHORE DR **$395,000**
B: Lucille G Shepard
S: Margaret Hannigan
Book/Page: 70764/123, Date: 07/16/24
Mtg: PeoplesBank (Holyoke) $316,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12197sf
Prior Sale: $212,900 (07/17)

79 TUCKER RD **$475,000**
B: Neil J Packard & Melissa M Packard
S: Christopher Kostantin & Lauren Kostantin
Book/Page: 70780/47, Date: 07/19/24
Mtg: HarborOne Mortgage $438,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 93654sf
Prior Sale: $298,000 (07/18)

Westborough

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	58
Median Price	$740,000	$790,000

► REAL ESTATE SALES

31 CHURCH ST **$720,000**
B: Tiffany Bridgett
S: Genevieve Wright & Eric Cardin
Book/Page: 70760/145, Date: 07/15/24
Mtg: Cross Country Mtg Inc $576,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 4953sf
Prior Sale: $395,000 (01/13)

12 OLD FLANDERS RD U:A **$709,200**
B: Adam Huang & Yan Chen
S: Catherine D Gomes, Tr for Midnight RT
Book/Page: 70771/169, Date: 07/17/24
Mtg: Leader Bank NA $354,600
Term: 2039
Use: Condo

6102 PETERS FARM WAY U:6102 ..... **$412,080**
B: Vito Loiodice & Nina C Loiodice
S: Pulte Hm Of New Eng LLC
Book/Page: 70763/220, Date: 07/16/24
Use: Possible New Construction

6104 PETERS FARM WAY U:6104 ..... **$389,950**
B: Vadim Grinis & Larisa Grinis
S: Pulte Hm Of New Eng LLC
Book/Page: 70773/282, Date: 07/18/24
Use: Possible New Construction

6108 PETERS FARM WAY U:6108 ..... **$435,560**
B: Roger E Beckett
S: Pulte Hm Of New Eng LLC
Book/Page: 70768/319, Date: 07/17/24
Use: Possible New Construction

6110 PETERS FARM WAY U:6110 ..... **$457,720**
B: Jeffrey L Hale
S: Pulte Hm Of New Eng LLC
Book/Page: 70780/203, Date: 07/19/24
Mtg: Pulte Mortgage Corp $363,456
Term: 2054
Use: Possible New Construction

6112 PETERS FARM WAY U:6112 ..... **$432,005**
B: Paul D Barker & Lorraine G Barker
S: Pulte Hm Of New Eng LLC
Book/Page: 70779/292, Date: 07/19/24
Use: Possible New Construction

6113 PETERS FARM WAY U:6113 ..... **$593,455**
B: Barbara S Klipper
S: Pulte Hm Of New Eng LLC
Book/Page: 70755/242, Date: 07/15/24
Use: Possible New Construction

6304 PETERS FARM WAY U:6304 ..... **$400,000**
B: Richard F Mitko & Barbara E Mitko
S: Pulte Hm Of New Eng LLC
Book/Page: 70768/225, Date: 07/17/24
Mtg: Pulte Mortgage Corp $70,000
Term: 2039
Use: Possible New Construction

11108 PETERS FARM WAY U:11108 ... **$457,500**
B: Ronald H Beran & Patricia M Beran
S: Pulte Hm Of New Eng LLC
Book/Page: 70762/357, Date: 07/16/24
Mtg: Bank of America NA $365,600
Term: 2054
Use: 1 Bdrm Condo

37 PICCADILLY WAY **$1,300,000**
B: Neil Mutalik & Brittany Bousquet
S: Michael R Megna & Jennifer Megna
Book/Page: 70783/226, Date: 07/19/24
Mtg: Guaranteed Rate Inc $1,040,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 19950sf
Prior Sale: $634,900 (07/11)

20 SAMUEL HARRINGTON RD **$1,271,000**
B: Ketan Deotale & Madhumita Mahajan
S: Daniel Z Fisher & Carol L Fisher
Book/Page: 70764/205, Date: 07/16/24
Mtg: Leader Bank NA $621,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 34151sf
Prior Sale: $418,000 (07/97)

22 SAMUEL HARRINGTON RD **$1,337,500**
B: Nikhil Shinde & Sheetal Subbanwad
S: Kurt E Pearson & Polly Pearson
Book/Page: 70769/378, Date: 07/17/24
Mtg: BankESB $1,070,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 28480sf
Prior Sale: $447,000 (03/99)

7 SPRING ST **$619,900**
B: Kelly Roney
S: Arthur Smith & Charlotte A Smith
Book/Page: 70768/329, Date: 07/17/24
Mtg: Amerant Mortgage $300,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5445sf
Prior Sale: $320,000 (05/14)

63 TOWNSEND BLVD U:63 ..... **$850,000**
B: Srimurali K Chillara
S: Kiran K Adunutala & Sowmya Adunutala
Book/Page: 70767/270, Date: 07/17/24
Mtg: Northpoint Mortgage $724,200
Term: 2054
Use: Condo

Winchendon

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	50
Median Price	$350,000	$381,250

► REAL ESTATE SALES

ASH ST **$95,000**
B: Paxton Development LLC
S: Paul Beverly Est & Richard Goewey
Book/Page: 70774/82, Date: 07/18/24

116 BAYBERRY CIR **$381,000**
B: Michael J Ellis Sr & Hannah Oconnell
S: Michael J Breau & Jessica M Breau
Book/Page: 70781/372, Date: 07/19/24
Mtg: Newrez LLC $361,950
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 24211sf
Prior Sale: $238,500 (05/18)

Worcester

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	405	385
Median Price	$380,000	$408,000

► REAL ESTATE SALES

85 BROOKLINE ST **$425,000**
B: Jessica Sarita
S: Make Invs Great Again LLC
Book/Page: 70766/127, Date: 07/17/24
Mtg: Originpoint Llc $403,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8266sf
Prior Sale: $338,000 (05/24)

11 BROOKSIDE AVE **$480,000**
B: Ahmed Almsodne & Shahad S Handhal
S: Paul R Winshman, Tr for Jopa Rt
Book/Page: 70783/82, Date: 07/19/24
Mtg: Freedom Mortgage Corp $432,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 8589sf
Prior Sale: $460,000 (11/23)

194 BURNCOAT ST **$470,000**
B: Vaibhavi Shankar & Chetan Swarn
S: Richard R Green & Tina M Green
Book/Page: 70768/154, Date: 07/17/24
Mtg: Avidia Bank $423,000
Term: 2054 Rate: 7.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 9098sf
Prior Sale: $127,000 (02/99)

2 CARTER WAY **$570,000**
B: Eric Boateng & Theresah Boateng
S: Kevin M Oleary & Krystal Oleary
Book/Page: 70768/197, Date: 07/17/24
Mtg: New American Funding $541,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7000sf
Prior Sale: $315,000 (12/16)

40 CIRCUIT AVE E **$520,000**
B: Gina L Sermeil
S: Worcester Dev Project Vii
Book/Page: 70782/192, Date: 07/19/24
Mtg: New American Funding $494,000
Term: 2054
Use: 2-Family Two Family, Lot: 6750sf
Prior Sale: $363,000 (02/21)

16 DECATUR ST **$995,000**
B: Rajesh B Rajbhandari & Din B Premy
S: Brusa Properties LLC
Book/Page: 70760/226, Date: 07/16/24
Mtg: Jmac Lending Inc $746,250
Term: 2054
Use: 3-Family Family Flat, Lot: 8099sf

DODGE AVE **$105,000**
B: Joseph R Evangelista
S: Charles O Buabeng & Esther Asare
Book/Page: 70756/29, Date: 07/15/24

104 DORCHESTER ST **$765,000**
B: Sujan Kharel & Urmila Rijal
S: D&b Re Holdings LLC
Book/Page: 70766/311, Date: 07/17/24
Mtg: Leader Bank NA $573,750
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6000sf
Prior Sale: $248,000 (06/16)

87 EASTERN AVE **$215,000**
B: Whiteacre Properties LLC
S: Roberto L Rodrigues
Book/Page: 70781/330, Date: 07/19/24
Mtg: Marmac Funding LLC $293,500
Use: 2-Family Two Family, Lot: 2382sf
Prior Sale: $209,000 (08/17)

87-1/2 EASTERN AVE **$100,000**
B: Whiteacre Properties LLC
S: Roberto L Rodrigues
Book/Page: 70781/142, Date: 07/19/24
Use: 5 Bdrm Conventional, Lot: 5802sf
Prior Sale: $35,000 (02/08)

60 ELM ST U:2A **$160,000**
B: Taisia Boyd
S: Stephen Fanning & Rachel Fanning
Book/Page: 70783/286, Date: 07/19/24
Mtg: New American Funding $155,200
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $85,000 (09/22)

72 FALES ST **$460,000**
B: Ilanit Megidesh & Calvin Vandor
S: Michele Mills, Tr for Jacqueline L Finn Ft
Book/Page: 70781/301, Date: 07/19/24
Mtg: Rockland Tr Co $420,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 11329sf

48 GIBBS ST U:1C **$146,500**
B: Jorge L Martins
S: Trs Of The Brandon Hl Est
Book/Page: 70775/382, Date: 07/18/24
Mtg: Maria Mainini $150,000
Use: Condo

429-A GRAFTON ST U:2 ..... **$275,000**
B: Derrick Kiser
S: Mcnair Joshua Est & Richard Mcnair
Book/Page: 70771/85, Date: 07/17/24
Use: 2 Bdrm Condo
Prior Sale: $215,000 (05/21)

112 GROVE ST **$1,795,000**
B: Tkg 112 Grove Street LLC
S: Bgb Realty Inc
Book/Page: 70764/328, Date: 07/16/24
Use: Retail-Service, Lot: 28041sf
Prior Sale: $775,000 (05/13)

4 HACKFELD RD **$505,000**
B: Zeyu Liu & Guan Wang
S: Zhuo Li & Wenyin San
Book/Page: 70757/279, Date: 07/15/24
Use: 4 Bdrm Conventional, Lot: 7200sf
Prior Sale: $350,000 (06/19)

8 HIGH ROCK LN **$580,000**
B: Florence Jean-Louis
S: Rajan Pokhrel & Raheal R Pokhrel
Book/Page: 70776/308, Date: 07/18/24
Mtg: United Wholesale Mtg $562,600
Term: 2054
Use: 4 Bdrm Colonial, Lot: 37592sf
Prior Sale: $350,000 (11/19)

12 JUDSON RD **$350,000**
B: Cheryl Oley
S: Juan F Flores & Esther O Perez
Book/Page: 70774/153, Date: 07/18/24
Mtg: Jeanne DArc CU $225,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 5875sf
Prior Sale: $197,000 (05/17)

7 KITTERY ST **$500,000**
B: Maxwell A Akamboke
S: Michael L Mulvihill, Tr for Mulvihill Lt
Book/Page: 70782/11, Date: 07/19/24
Mtg: Digital FCU $475,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10000sf

95 LAKEWOOD ST **$305,000**
B: A Pineda Construction Inc
S: North East Const Svcs Inc
Book/Page: 70768/267, Date: 07/17/24
Mtg: Steven A Ross $389,000
Use: 2-Family Two Family, Lot: 5143sf
Prior Sale: $290,000 (04/24)

5 LEBANON ST U:6 ..... **$245,000**
B: Bibiana Valero
S: George E Brown Jr
Book/Page: 70764/340, Date: 07/16/24
Mtg: United Wholesale Mtg $240,562
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $102,000 (08/08)

12 LONGMEADOW AVE **$368,000**
B: Peter B Gyamfi & Esther O Mensah
S: Julianna Nda & Fanta Bomba-Kouassi
Book/Page: 70771/244, Date: 07/17/24
Mtg: EMM Loans LLC $338,000
Term: 2054
Use: 4 Bdrm Bngl/Cottage, Lot: 6250sf
Prior Sale: $180,000 (07/01)

10 LUCIAN ST **$825,000**
B: Raoul Charles LLC
S: Paulette Williams
Book/Page: 70765/27, Date: 07/16/24
Use: 3-Family Mlti-Unt Blg, Lot: 5653sf
Prior Sale: $258,000 (05/07)

1511 MAIN ST U:B101 ..... **$330,000**
B: Venkata S Nutu & Leslie A Nutu
S: Brien Hedstrom
Book/Page: 70768/1, Date: 07/17/24
Use: 1 Bdrm Condo
Prior Sale: $300,000 (08/22)

405 MILL ST **$405,350**
B: Marian M Souza
S: Nicholas D Colicchio, Tr for Nicholas N Colicchio Ft
Book/Page: 70775/283, Date: 07/18/24
Mtg: MA Housing Fin Auth $383,871
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 9280sf

73 ORIENT ST **$795,000**
B: Amit Kumar & Shweta Moonat
S: Royal House Invs LLC
Book/Page: 70757/377, Date: 07/15/24
Mtg: Country Bank $596,250
Term: 2054 Rate: 6.3% Type: Adj
Use: 3-Family Family Flat, Lot: 5000sf
Prior Sale: $281,500 (01/22)

120 ORIENT ST **$390,000**
B: Silvia G Larios
S: Robert P French
Book/Page: 70776/29, Date: 07/18/24
Mtg: Guild Mortgage Co $330,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15535sf
Prior Sale: $190,000 (11/08)

30 ORONO ST **$301,000**
B: Leimar Properties LLC
S: Danielle L Melnick
Book/Page: 70776/205, Date: 07/18/24
Mtg: Stevewn A Ross $240,000
Use: 2 Bdrm Duplex, Lot: 4000sf
Prior Sale: $12,350 (12/11)

8-B PARIS AVE **$375,000**
B: Jennifer Bombard
S: Robert Peters
Book/Page: 70780/360, Date: 07/19/24
Use: 2 Bdrm Duplex, Lot: 4000sf
Prior Sale: $168,000 (02/18)

550 PARK AVE **$500,000**
B: Tn Properties LLC
S: Anthony Paldino, Tr for D&j Rt
Book/Page: 70776/80, Date: 07/18/24
Use: Restaurant/Bar, Lot: 15496sf
Prior Sale: $950,000 (07/03)

76 PERRY AVE **$485,000**
B: Keith Harwell
S: Shawn M Babkauskes & Kimberly Babkauskes
Book/Page: 70781/226, Date: 07/19/24
Mtg: Leader Bank NA $363,750
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6037sf
Prior Sale: $82,000 (02/13)

24 PRENTICE ST **$640,000**
B: Yojany Soto & Raydi Fonfrias-Soto
S: Gary Battelle & Sharon Battelle
Book/Page: 70766/276, Date: 07/17/24
Mtg: Guild Mortgage Co $628,408
Term: 2054
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $112,900 (11/93)

6 RALEIGH RD **$280,000**
B: 324 Group LLC
S: Eleanor H Witkes
Book/Page: 70782/55, Date: 07/19/24
Mtg: David R Hegarthy $363,875
Term: 2025
Use: 3 Bdrm Bngl/Cottage, Lot: 4275sf

770 SALISBURY ST U:J565 ..... **$459,900**
B: Margaret Chapman & Terry Chapman
S: Rosanna Garcia & Paul W Rummell
Book/Page: 70778/242, Date: 07/19/24
Use: 2 Bdrm Condo
Prior Sale: $335,000 (12/21)

8 VALENTE DR **$703,000**
B: Riley J Brown & Nora C Brady
S: Richard P Etre & Jan C Etre
Book/Page: 70773/116, Date: 07/18/24
Mtg: Leader Bank NA $562,400
Term: 2054
Use: 4 Bdrm Colonial, Lot: 19380sf
Prior Sale: $201,620 (09/99)

121 WHIPPLE ST U:121-15 ..... **$160,000**
B: Fygwhipple121 LLC
S: Shu Li
Book/Page: 70763/253, Date: 07/16/24
Use: 1 Bdrm Condo
Prior Sale: $82,500 (12/20)

1 WILDROSE AVE **$375,000**
B: John F Mejia & Esperanza G Mejia
S: Thomas V Heath & Deanna L Heath
Book/Page: 70770/296, Date: 07/17/24
Mtg: TD Bank NA $340,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 6996sf
Prior Sale: $135,000 (08/01)

Worcester Registry

Northern District

Kathleen R. Daigneault, Esq.
166 Boulder Drive, Suite 202
Fitchburg, MA 01420
Telephone: (978) 342-2637
Fax: (978) 345-2865
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Ashburnham

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	37
Median Price	$360,000	$400,000

► REAL ESTATE SALES

6 SENECA DR **$375,000**
B: Scott M Gardner & Kaitlyn E Gardner
S: Patrick Kalagher & Judith A Botelho-Kalagher
Book/Page: 10799/272, Date: 07/15/24
Mtg: Total Mtg Svcs $368,207
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 12667sf

9 WILLARD RD **$343,000**
B: David Bonnett & Laurie Bonnett
S: Emma T Rodman
Book/Page: 10802/1, Date: 07/17/24
Use: 2 Bdrm Bngl/Cottage, Lot: 7500sf
Prior Sale: $244,000 (05/22)

Fitchburg

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	149	137
Median Price	$345,000	$372,000

► REAL ESTATE SALES

176 BEMIS RD **$1,100,000**
B: Donnelly Properties LLC
S: Jodi A Fanelli, Tr for Midway Rt
Book/Page: 10800/127, Date: 07/16/24
Mtg: Quincy Credit Union $825,000
Use: Commercial Warehouse, Lot: 44257sf

180 BEMIS RD **$1,100,000**
B: Donnelly Properties LLC
S: Jodi A Fanelli, Tr for Midway Rt
Book/Page: 10800/127, Date: 07/16/24
Mtg: Quincy Credit Union $825,000
Use: Residential-Multiple Bldgs, Lot: 8551sf
Prior Sale: $610,000 (01/07)

196 BEMIS RD **$1,100,000**
B: Donnelly Properties LLC
S: Jodi A Fanelli, Tr for Midway Rt
Book/Page: 10800/127, Date: 07/16/24
Mtg: Quincy Credit Union $825,000
Use: 3 Bdrm Ranch, Lot: 12001sf

73 MARSHALL ST **$371,000**
B: Tessa Sweeney & Nicholas Creamer
S: Annie Demartino
Book/Page: 10802/4, Date: 07/17/24
Mtg: Cross Country Mtg Inc $364,280
Term: 2054
Use: 4 Bdrm Conventional, Lot: 7218sf
Prior Sale: $113,500 (02/01)

159 MARSHALL ST **$400,000**
B: Olmann Archille & Guetty Rene
S: Molina Realty LLC
Book/Page: 10800/280, Date: 07/16/24
Mtg: Home Mtg Alliance $392,755
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5001sf
Prior Sale: $202,500 (03/24)

47 MAYLAND ST **$405,000**
B: Joseph Bowen Jr & Heidi Bogner
S: Alvaro M Miranda
Book/Page: 10799/327, Date: 07/15/24
Mtg: Evolve B&T $303,750
Term: 2054
Use: 2-Family Two Family, Lot: 11430sf
Prior Sale: $235,000 (11/20)

15 MORRIS ST **$160,000**
B: Martha Y Acosta-Bonifacio
S: Patrice Carrie
Book/Page: 10803/168, Date: 07/19/24
Mtg: MSA Mortgage LLC $157,102
Term: 2054
Use: 2 Bdrm Conventional, Lot: 1407sf
Prior Sale: $47,000 (10/18)

54-56 NASHUA ST **$350,200**
B: Bin Home Improvements LLC
S: United States Of America
Doc#: 000000000012691, Date: 07/18/24
Use: 2-Family Two Family, Lot: 8455sf

2 ORANGE ST **$660,000**
B: Alexander D Nunez & Yulissa D Nunez
S: J&t Prop Invs 5079 LLC
Book/Page: 10802/122, Date: 07/18/24
Mtg: Movement Mtg LLC $637,972
Term: 2054
Use: 2-Family Two Family, Lot: 4935sf
Prior Sale: $200,000 (03/22)

179 PRATT ST **$425,000**
B: 179 Pratt Street LLC
S: Southern New Eng Conferen
Book/Page: 10803/107, Date: 07/19/24
Mtg: Conventus LLC $468,304
Use: Religious Property, Lot: 40350sf
Prior Sale: $90,000 (06/98)

44 RAYMOND CT **$431,000**
B: Michael Maldonado & Amanda Otero
S: Haley Caisse & James Maynard
Book/Page: 10803/187, Date: 07/19/24
Mtg: Total Mtg Svcs $423,193
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19702sf
Prior Sale: $246,000 (04/19)

535 SOUTH ST **$304,500**
B: Amir Choauki
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 10803/214, Date: 07/19/24

187-189 SUMMER ST **$545,000**
B: Werlei D Porto
S: 4alg Realty LLC
Book/Page: 10801/143, Date: 07/17/24
Mtg: United Wholesale Mtg $535,128
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 8311sf
Prior Sale: $175,000 (02/20)

401 SUMMER ST **$345,000**
B: Sivangi C LLC
S: Craig Longvall
Book/Page: 10801/275, Date: 07/17/24
Mtg: Rockland Tr Co $276,000
Use: Retail-Service, Lot: 11465sf
Prior Sale: $50,000 (07/96)

879 WESTMINSTER HILL RD **$65,000**
B: Ronald L Smith & Mary A Smith
S: Dylan A Maclean
Book/Page: 10800/250, Date: 07/16/24
Use: Res Potentially Dvlpble Land, Lot: 122621sf
Prior Sale: $57,500 (04/21)

Leominster

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	106
Median Price	$425,000	$450,500

► REAL ESTATE SALES

2 AUTUMN HL **$635,000**
B: Vincent Rivera & Andrea Rivera
S: Aimee Murray, Tr for Aimee Murray Int
Book/Page: 10803/40, Date: 07/19/24
Mtg: Radius Financial Grp $655,955
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 32181sf
Prior Sale: $601,000 (10/23)

127 BERRINGTON RD U:127 ..... **$240,000**
B: Michael F Natola
S: Kolleen Smith
Book/Page: 10801/176, Date: 07/17/24
Mtg: Total Mtg Svcs $130,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $129,900 (06/19)

4 DUGGAN DR **$550,000**
B: Tyler Chellis & Kelly Spain
S: Michael S Skelly & Kacey J Skelly
Book/Page: 10799/301, Date: 07/15/24
Mtg: Rollstone Bk & Tr $495,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 22594sf
Prior Sale: $340,000 (05/21)

1175 ELM ST **$660,000**
B: Yoselyn A Matias-Nunez & Juan M Fernandez-Matias
S: Richard S Hilton & Joanne L Hilton
Book/Page: 10802/188, Date: 07/18/24
Mtg: Guaranteed Rate Inc $627,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 135036sf
Prior Sale: $215,000 (03/90)

51 HALE ST **$350,000**
B: Jmt Holdings LLC
S: Susan Avery
Book/Page: 10802/241, Date: 07/18/24
Mtg: Abl Rpc Res Credit Ac $317,000
Use: 3 Bdrm Conventional, Lot: 3801sf
Prior Sale: $18,500 (12/06)

28 LITCHFIELD PINES DR U:28 ..... **$290,000**
B: Joao F Defaria Jr & Natalia D Faria
S: Edward J Galvin 3rd
Book/Page: 10803/143, Date: 07/19/24
Mtg: Paramount Res Mtg Gp $232,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $119,000 (06/18)

593 MAIN ST U:LL4 ..... **$136,350**
B: Adam S Fini
S: Linda Pirro & Deanna Kardoos
Book/Page: 10801/72, Date: 07/17/24
Mtg: Keystone Funding $136,350
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $100,000 (08/02)

326 NORTH ST **$415,000**
B: Evan R Loosigian & Kayla J Beliveau
S: Pawel Snioch
Book/Page: 10801/226, Date: 07/17/24
Mtg: Guaranteed Rate Inc $315,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 10000sf
Prior Sale: $250,000 (02/24)

392 PLEASANT ST **$311,000**
B: Iris R Alvarado
S: Pablo Basaistegui
Book/Page: 10801/303, Date: 07/17/24
Mtg: OCMBC Inc $305,367
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6346sf
Prior Sale: $124,000 (09/09)

37 PRIEST ST **$380,000**
B: Almedin Arnautovic
S: Bay Flow LLC
Book/Page: 10801/202, Date: 07/17/24
Mtg: Rocket Mortgage LLC $373,117
Term: 2054
Use: 2 Bdrm Conventional, Lot: 11179sf
Prior Sale: $142,500 (12/23)

87 PRIEST ST **$186,518**
B: Blue Oak Development LLC
S: Michael Spanner
Book/Page: 10803/239, Date: 07/19/24
Use: 3 Bdrm Conventional, Lot: 10351sf
Prior Sale: $122,500 (02/13)

10 SHORT ST **$430,000**
B: Luan Cunha
S: Holly B Oldham
Book/Page: 10800/101, Date: 07/16/24
Mtg: United Wholesale Mtg $408,500
Term: 2054
Use: 2-Family Two Family, Lot: 5372sf
Prior Sale: $130,000 (09/14)

37 WILLARD ST **$560,000**
B: Aroni Paromita
S: Matthew N Tofteroo & Angelic M Tofteroo
Book/Page: 10802/86, Date: 07/18/24
Mtg: Evolve B&T $485,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12500sf
Prior Sale: $222,500 (05/15)

Lunenburg

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	68
Median Price	$472,500	$530,000

► REAL ESTATE SALES

335 BURRAGE ST **$15,000**
B: Brandon Nichols
S: Tallage Brooks LLC
Book/Page: 10800/216, Date: 07/16/24
Use: Residential Developable Land, Lot: 95812sf

564 PAGE ST **$575,000**
B: Shane A Walker & Julia V Root
S: Timothy Ialeggio & Courtney M Johnson
Book/Page: 10800/253, Date: 07/16/24
Mtg: Fidelity Cp Bk $340,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 121948sf
Prior Sale: $125,000 (12/16)

281 PLEASANT ST **$525,000**
B: Joanne L Hilton & Richard S Hilton
S: Louis Dabney & Sara Dabney
Book/Page: 10802/281, Date: 07/18/24
Use: 2 Bdrm Ranch, Lot: 11761sf
Prior Sale: $369,900 (09/19)

26 SUNSET AVE **$642,500**
B: Christina L Mccormack, Tr for C L Mccormack Hmtead Ft
S: Robert C Moeckel & Christina H Moeckel
Book/Page: 10802/44, Date: 07/17/24
Use: 4 Bdrm Contemporary, Lot: 28750sf

4 SUNSET LN **$750,000**
B: Joshua M Peck
S: John G Power, Tr for Bolton T
Book/Page: 10800/351, Date: 07/17/24
Mtg: Bolton Trust $607,500
Use: 4 Bdrm Conventional, Lot: 36590sf
Prior Sale: $725,000 (07/21)

21 FERDINAND PSWY **$410,000**
B: Jared A Allard-Lapierre & Carrie Allard
S: Marie Charles LLC
Book/Page: 10800/219, Date: 07/16/24

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Credit Records

Voluntary Bankruptcies

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

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

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

BARNSTABLE

Falmouth

PRYOR, Jessica Ashley, 550 Teaticket Hwy U:102, Falmouth, 02536-5862 D:07/24/24 Case#: 24-11462

Marstons Mills

MCNULTY, Shawn S, 108 Devon Ln, Marstons Mills, 02648-1895 D:07/26/24 Case#: 24-11492

WILLIAMS, Charles D, 22 Tanbark Rd, Marstons Mills, 02648 D:07/22/24 Case#: 24-11446

Provincetown

SMITH, Lisa M, 164-A Bradford St, Provincetown, 02657-1955 D:07/26/24 Case#: 24-11486

BERKSHIRE SOUTH

Great Barrington

PARKINGTON, Samantha J, 910 Main St, Great Barrington, 01230-2013 D:07/23/24 Case#: 24-30359

BRISTOL NORTH

Attleboro

BARISHIAN, John Jr , 3 Lynn Dr, Attleboro, 02703 D:07/22/24 Case#: 24-11437

GUZMAN, Bryan G, 9 Tennant Way, Attleboro, 02703 D:07/22/24 Case#: 24-11439

LOPEZ-SEGURA, Rigoberto, 9 Moberg Cir, Attleboro, 02703 D:07/25/24 Case#: 24-11482

Mansfield

MAYDONEY, Robert J, 287 Chauncy St, Mansfield, 02048 D:07/22/24 Case#: 24-11447

RAMSDELL, Shirley Ann, 68 Spring St U:403, Mansfield, 02048-2758 D:07/26/24 Case#: 24-11488

Norton

PAUL LUTI, John Jr , 151 S Worcester St, Norton, 02766 D:07/26/24 Case#: 24-11495

BRISTOL SOUTH

New Bedford

BORDEN, Wade R, 521 Prescott St, New Bedford, 02745 D:07/24/24 Case#: 24-11465

PERRY, Stephen M, 1185 Sawyer St, New Bedford, 02740 D:07/24/24 Case#: 24-11464

Westport

FINGLAS, Nicole H, 688 Sodom Rd, Westport, 02790 D:07/22/24 Case#: 24-11442

ESSEX NORTH

Lawrence

OLIVIER, Denise, 21 Summit Ave, Lawrence, 01841 D:07/26/24 Case#: 24-40773

North Andover

TRUDEAU, Lisa A, 34 Pleasant St, North Andover, 01845-2609 D:07/25/24 Case#: 24-40768

ESSEX SOUTH

Beverly

BURKE, Deanna Marie, 8 Elliott St, Beverly, 01915-3309 D:07/22/24 Case#: 24-11448

Danvers

FEDERAL ENVIRONMENTAL, 55 Ferncroft Rd, Danvers, 01923-4016 D:07/24/24 Case#: 24-11470

FORTUNA, Richard J, 3 Hemlock St, Danvers, 01923 D:07/26/24 Case#: 24-11487

QUIGLEY, Alexandra N, 251 Andover St, Danvers, 01923 D:07/23/24 Case#: 24-11457

Haverhill

MCQUARRIE, Erik V, 3 Carriage Hill Rd, Haverhill, 01835 D:07/26/24 Case#: 24-40774

Lynn

MORA, Noemi, 8 Lafayette Park U:3, Lynn, 01902-2412 D:07/22/24 Case#: 24-11451

Salem

PENA-FLORENTINO, Genaisy R, 152 Loring Ave U:2, Salem, 01970-4425 D:07/23/24 Case#: 24-11458

Salisbury

HAJJAR, Kenneth J, 14 Commonwealth Ave, Salisbury, 01952 D:07/26/24 Case#: 24-11489

FRANKLIN

Greenfield

ERICKSON, Kasey Alexander, 22 Abbott St, Greenfield, 01301 D:07/26/24 Case#: 24-30370

HARRIMAN, Kaylie Nicole, 221 Conway St, Greenfield, 01301-1502 D:07/22/24 Case#: 24-30353

KATZ, Rachel Elizabeth, 12 Beech St, Greenfield, 01301-2308 D:07/26/24 Case#: 24-30369

HAMPDEN

Chicopee

WRIGHT, Kaitlyn S, 100 Wilson Ave, Chicopee, 01013-1426 D:07/25/24 Case#: 24-30366

Holyoke

GARCIA, Jules A, 2 Center St, Holyoke, 01040 D:07/20/24 Case#: 24-30352

Longmeadow

AYALA, Vanessa Marie, 415 Porter Lake Dr, Longmeadow, 01106-1252 D:07/26/24 Case#: 24-30373

Palmer

VENNE, Caroline, 31-37 Randall St, Palmer, 01069-1327 D:07/25/24 Case#: 24-30364

Southwick

WALHOVD, Laurie A, 19 Crescent Cir, Southwick, 01077 D:07/22/24 Case#: 24-30357

Springfield

CHARVIS, Sherry, 136 Elmore Ave, Springfield, 01119-1116 D:07/24/24 Case#: 24-30361

HUNTER, Theresa D, 107-109 Draper St, Springfield, 01108 D:07/24/24 Case#: 24-30362

West Springfield

HAAS, Anthony John, 831 Morgan Rd, West Springfield, 01089 D:07/25/24 Case#: 24-30365

HANCOCK, Justin P, 48 Oakland St, West Springfield, 01089 D:07/26/24 Case#: 24-30372

HAMPSHIRE

Amherst

LASHWAY, Christopher J, 16 Sand Hill Rd, Amherst, 01002 D:07/22/24 Case#: 24-30355

Hatfield

RASKEVITZ, Rebecca Lynne, PO Box 82, Hatfield, 01038 D:07/26/24 Case#: 24-30368

Williamsburg

PRATT, Deborah Anne, 8-A Berkshire Trl, Williamsburg, 01096-9604 D:07/22/24 Case#: 24-30354

MIDDLESEX NORTH

Billerica

KATONGOLE, Betty, 221 Nashua Rd, Billerica, 01862-3159 D:07/24/24 Case#: 24-40762

Dracut

LANDRY, Daniel James, 50 Sicard Ave, Dracut, 01826 D:07/25/24 Case#: 24-40769

Lowell

MITCHELL, Tanya L, 37 2nd Ave, Lowell, 01854 D:07/25/24 Case#: 24-40763

MIDDLESEX SOUTH

Cambridge

FARRELL, Crystal A, 40 Saint Sauveur Ct, Cambridge, 02138-4414 D:07/25/24 Case#: 24-11477

OVIEDO, Christian, 1221 Cambridge St, Cambridge, 02139-1317 D:07/26/24 Case#: 24-11484

Lexington

KHACHATRYAN, Vardan, 405 Waltham St, Lexington, 02421-7953 D:07/22/24 Case#: 24-11453

Marlborough

CURTIS, Julie A, 19 Bronte Way, Marlborough, 01752-4751 D:07/24/24 Case#: 24-40761

Medford

DOSSANTOS-MICHALISZYN, E J, PO Box 703, Medford, 02155 D:07/23/24 Case#: 24-11461

Reading

EATON, Ryan R, 15 Parkview Rd, Reading, 01867 D:07/26/24 Case#: 24-11494

Wakefield

SCHROEDER, Barbara A, 9 Myrtle Ave, Wakefield, 01880 D:07/24/24 Case#: 24-11474

Woburn

MEYER-MINO, Jesse, 111 Locust St, Woburn, 01801-3840 D:07/24/24 Case#: 24-11466

NORFOLK

Bellingham

GALINDO, George, 0 Plymouth Rd, Bellingham, 02019 D:07/21/24 Case#: 24-40753

Braintree

ALONGI, Joseph, 159 Hawthorn Rd, Braintree, 02184 D:07/25/24 Case#: 24-11480

Foxboro

PODELL, Wayne, PO Box 564, Foxboro, 02035 D:07/24/24 Case#: 24-11467

Holbrook

GRANT, Danielle P, 40 Poole Cir, Holbrook, 02343 D:07/23/24 Case#: 24-11459

PLYMOUTH

Bridgewater

ELIAS, Joseph G, 50 Appletree Cir, Bridgewater, 02324 D:07/22/24 Case#: 24-11445

Brockton

PEREIRA, Odair, 792 Summer St, Brockton, 02302 D:07/26/24 Case#: 24-11485

Carver

MENG, Rebecca M, 62 Great Meadow Dr, Carver, 02330 D:07/22/24 Case#: 24-11440

Hanover

SERGI, Rebeckah Lee, 80 Mill St U:1312, Hanover, 02339-1624 D:07/24/24 Case#: 24-11463

Marshfield

CULLIVAN, Colin J, 359 Mill Pond Ln, Marshfield, 02050-0000 D:07/22/24 Case#: 24-11443

Pembroke

FANARA, David S, 91 High St, Pembroke, 02359 D:07/25/24 Case#: 24-11481

Plymouth

SWEENEY, Karen R, 16 Castle Ct, Plymouth, 02360-4388 D:07/24/24 Case#: 24-11473

SUFFOLK

Boston

YOUGOZ GROUP INC, 33 Union St, Boston, 02108-2406 D:07/22/24 Case#: 24-11450

Brighton

WARD, William E, 520 Washington St, Brighton, 02111-1723 D:07/23/24 Case#: 24-11460

East Boston

MAYLOR, Peter F, 82 Breed St, East Boston, 02128 D:07/25/24 Case#: 24-11479

Hyde Park

LARA-SOTO, Engels, 80 Margaretta Dr, Hyde Park, 02136-1065 D:07/23/24 Case#: 24-11456

Revere

POMALES, Maria, 112 Winthrop Pkwy, Revere, 02151 D:07/24/24 Case#: 24-11469

Roxbury

DOCANTO, Edna Jesus, 6 Marshfield St, Roxbury, 02119 D:07/25/24 Case#: 24-11475

West Roxbury

CASEY, Patrick M, 42 Cass St, West Roxbury, 02132-4414 D:07/23/24 Case#: 24-11455

Winthrop

KOURAM, Yassine El, 3 Elmwood Ct, Winthrop, 02152 D:07/21/24 Case#: 24-11436

WORCESTER

North Brookfield

OLIVEIRA, Mauricio A, 1 Kittredge Rd, North Brookfield, 01535 D:07/25/24 Case#: 24-40770

Northborough

OMEGA BUILDING CO, 14420 Avalon Dr, Northborough, 01532-2179 D:07/25/24 Case#: 24-40764

Northbridge

LARCHEVEQUE, Stacie Marie, 166 Ivy Ln, Northbridge, 01588 D:07/26/24 Case#: 24-40775

Oakham

NOVICKI, Dennis M, PO Box 58, Oakham, 01068 D:07/24/24 Case#: 24-11468

Southbridge

MILANI, Karen, 431 Hamilton St, Southbridge, 01550-1858 D:07/26/24 Case#: 24-40772

Upton

JOYCE, Nancie, 47 Ridge Rd, Upton, 01568 D:07/26/24 Case#: 24-40776

Uxbridge

WISSEKERKE, Felecia, 45 Hazel St, Uxbridge, 01569-2406 D:07/21/24 Case#: 24-40754

Worcester

RICHER, Judith Ann, 10 Harrison St U:1, Worcester, 01604-4142 D:07/23/24 Case#: 24-40758

WORCESTER NORTH

Fitchburg

MAYER, Charles Joseph, 202 Canton St, Fitchburg, 01420 D:07/25/24 Case#: 24-40765

Leominster

RAPHAELIAN, Raffi, 16 Richardson St, Leominster, 01453 D:07/26/24 Case#: 24-40777

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#)

BRISTOL NORTH

Easton

YOUNG, Richard, 101 Chestnut St, Easton, 02356 D:07/24/24 Case#: 24-11472

ESSEX SOUTH

Salisbury

PENSAK, Linda A, 146 Cable Ave, Salisbury, 01952 D:07/22/24 Case#: 24-11438

HAMPDEN

Chicopee

AXTON, Michael, 70 Greenwood Ter U:70, Chicopee, 01022-1112 D:07/23/24 Case#: 24-30360

Springfield

GRAY, Melissa, 267 Abbott St, Springfield, 01118 D:07/26/24 Case#: 24-30367

RA INNIS, Gideon Sr , 47 Grand St, Springfield, 01108-1306 D:07/25/24 Case#: 24-30363

SCOTT, Richard Sr , 1038 Sumner Ave, Springfield, 01118 D:07/22/24 Case#: 24-30358

SOARES, Teresa A, 56 Barber St, Springfield, 01109 D:07/26/24 Case#: 24-30371

HAMPSHIRE

Hadley

EARLE, Peter K, 18 Kosior Dr, Hadley, 01035 D:07/22/24 Case#: 24-30356

MIDDLESEX SOUTH

Burlington

PICARDI, Linda Christine, 12 Sandra Ave, Burlington, 01803 D:07/25/24 Case#: 24-11478

Hudson

THIBEAULT, Mark R, 22 Old Bolton Rd, Hudson, 01749 D:07/24/24 Case#: 24-40760

Malden

NELSON, Thor, 10-20 Summer St, Malden, 02148-3911 D:07/26/24 Case#: 24-11490

North Reading

MELO, Paula L, 16 Shirley Ave, North Reading, 01864 D:07/23/24 Case#: 24-11454

Townsend

BARBOSA, Eudes R, 2 Cooperage Way, Townsend, 01469 D:07/22/24 Case#: 24-40755

NORFOLK

Cohasset

PIASECKI, Dylan William, 411 S Main St, Cohasset, 02025 D:07/25/24 Case#: 24-11476

Dedham

IANTOSCA, Paul, 57 Carol Dr, Dedham, 02026 D:07/22/24 Case#: 24-11441

Foxboro

DROZEK, Benjamin J, 57 Chestnut St, Foxboro, 02035 D:07/26/24 Case#: 24-11491

Quincy

CALLE, Rocio P, 165 Quincy Shore Dr, Quincy, 02171-2941 D:07/22/24 Case#: 24-11444

Randolph

MACK, Alicia, 333 Grove St, Randolph, 02368 D:07/26/24 Case#: 24-11493

PLYMOUTH

Abington

ERCOLANO, Jason M, 20 Kingswood Dr U:3, Abington, 02351 D:07/24/24 Case#: 24-11471

Kingston

MCLEAN, Ryan Scott, 112 Pond View Dr, Kingston, 02364 D:07/22/24 Case#: 24-11452

Plymouth

CALDARONE, Justin D, 32 Sharps Dr, Plymouth, 02360 D:07/22/24 Case#: 24-11449

WORCESTER

Leicester

MWANGI, Andrew K, 24 Siani Rd, Leicester, 01542 D:07/22/24 Case#: 24-40756

Mendon

SANTIAGO, Luz D, 116 Northbridge Rd, Mendon, 01756 D:07/25/24 Case#: 24-40767

Milford

TRACY, John F Jr , 32 Hancock St, Milford, 01757 D:07/25/24 Case#: 24-40771

Southbridge

SOLORZANO, Andrew, 23 Camp Rd, Southbridge, 01518-1101 D:07/22/24 Case#: 24-40757

Worcester

STANLEY, Stephanie L, 66 Kenberma Rd, Worcester, 01604 D:07/25/24 Case#: 24-40766

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#).

BRISTOL FALL RIVER

Fall River

ROCA C LLC, 258 3rd St, Fall River, 02721 D:07/25/24 Case#: 24-11483

MIDDLESEX SOUTH

Watertown

FIRST PATH INC, 25 Whites Ave, Watertown, 02472-4345 D:07/26/24 Case#: 24-11496

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

Bourne

BUSINESS SOLN ACCT INC, PO Box 3342, Bourne, 02532 D:07/16/24 Tax:941 Amt: $25,422

BUSINESS SOLN ACCT INC, PO Box 3342, Bourne, 02532 D:07/16/24 Tax:940 Amt: $5,136

Hyannis

HATFIELD, David, 50 Kings Way, Hyannis, 02601 D:07/16/24 Tax:1040 Amt: $36,230

BRISTOL SOUTH

New Bedford

BUMBLE BEE CONTRACTORA IN, 43 Irene St, New Bedford, 02745-1109 D:07/16/24 Tax:941 Amt: $69

FRANKLIN

Colrain

DEPAOLO, Dennis B, 108 W Leyden Rd, Colrain, 01340 D:07/15/24 Tax:1040 Amt: $218,007

Shelburne

HANNAFEST LLC, PO Box 192, Shelburne, 01370 D:07/15/24 Tax:1065 Amt: $2,627

HAMPDEN

Agawam

CICHETTI, James P, 46 Roberta Cir, Agawam, 01001-3536 D:07/16/24 Tax:1040 Amt: $4,282

East Longmeadow

CERASUOLO, Cassandra S, 15 Melwood Ave, East Longmeadow, 01028 D:07/15/24 Tax:1040 Amt: $69,298

HAMPSHIRE

Ware

SINCLAIR, Mark, 5 Milner St, Ware, 01082-1527 D:07/15/24 Tax:1040 Amt: $18,419

SINCLAIR, Mark, 5 Milner St, Ware, 01082-1527 D:07/15/24 Tax:6721 Amt: $12,768

THOMAS, Troy A, 20 Park St, Ware, 01082-1226 D:07/15/24 Tax:1040 Amt: $163,802

MIDDLESEX NORTH

Billerica

BOWMAN, Keith E, 31 Porter Rd, Billerica, 01824-4012 D:07/15/24 Tax:1040 Amt: $26,403

Dracut

CHARETTE, Gary P & CHARETTE, Brigitte K, 34 Wagon Wheel Rd, Dracut, 01826 D:07/15/24 Tax:1040 Amt: $9,132

MIDDLESEX SOUTH

Ayer

ENSLOW, Anthony & ENSLOW, Sarna, 5 Winterberry Ln, Ayer, 01432-1587 D:07/16/24 Tax:1040 Amt: $72,661

Burlington

KACHRU, Rahul & KACHRU, Monica, 39 Locust St, Burlington, 01803-3110 D:07/16/24 Tax:1040 Amt: $74,578

Cambridge

MAGUIRE, Heather & MAGUIRE, Matthew, 20 Child St, Cambridge, 02141-1724 D:07/16/24 Tax:1040 Amt: $114,964

Hudson

COSTA, Jaaziel D, 5 Chapin Rd, Hudson, 01749-2620 D:07/16/24 Tax:1040 Amt: $39,369

Natick

BLUMENFELD, Josef B, 6 Jacqueline Cir, Natick, 01760 D:07/16/24 Tax:1040 Amt: $99,735

Somerville

MALIKOWSKI, Matthew, 27 Electric Ave, Somerville, 02144-1603 D:07/16/24 Tax:1040 Amt: $12,142

FONTES, Lincoln R, 60 Broadway, Somerville, 02145-3332 D:07/15/24 Tax:1040 Amt: $8,333

FONTES, Lincoln R, 60 Broadway, Somerville, 02145-3332 D:07/15/24 Tax:1040 Amt: $27,236

Waltham

PETERSON, Robert, 75 Warwick Ave, Waltham, 02452-7812 D:07/16/24 Tax:1040 Amt: $41,561

Watertown

DUKHON, Dmitry & DUKHON, Svetlana, 16 Olney St, Watertown, 02472-1755 D:07/16/24 Tax:1040 Amt: $76,510

Woburn

J & E CORP, 7 Bennett St, Woburn, 01801-5006 D:07/16/24 Tax:941 Amt: $31,701

RHODES, Rickey, 49 Wood St, Woburn, 01801-3709 D:07/16/24 Tax:1040 Amt: $38,431

NANTUCKET

Nantucket

PETKOV, Millen V, 6-A Rustys Way, Nantucket, 02554-4167 D:07/15/24 Tax:1040 Amt: $110,724

DANIEL GAULT INC, 17 Ridge Ln, Nantucket, 02554-1966 D:07/15/24 Tax:941 Amt: $10,979

NORFOLK

Franklin

SANTIAGO, Cleriston & OLIVEIRA, Luana, 363 Oak St, Franklin, 02038-2932 D:07/15/24 Tax:1040 Amt: $26,504

Weymouth

MAGGIORE, Gina M, 19 Tanner Ter, Weymouth, 02190 D:07/15/24 Tax:1040 Amt: $12,840

PLYMOUTH

Abington

ROSE, Daniel L, 36 John L Sullivan Way, Abington, 02351 D:07/15/24 Tax:1040 Amt: $10,971

Brockton

FONSTES TRNS SVCS INC, 62 Moraine St, Brockton, 02301-3176 D:07/18/24 Tax:2290 Amt: $19,211

4D INSULATIONS INC, 388 Center St, Brockton, 02375-1007 D:07/18/24 Tax:940 Amt: $54,603

Carver

CAPEWAY CANNABIS LLC, 307 Tremont St, Carver, 02330-1757 D:07/15/24 Tax:941 Amt: $12,893

Hanson

CAPPELLINI, Scott, 1282 Main St, Hanson, 02341-1525 D:07/15/24 Tax:1040 Amt: $120,658

Kingston

FROIO, Anthony J & FROIO, Melissa, 141 Wolf Pond Rd, Kingston, 02364 D:07/18/24 Tax:1040 Amt: $5,720

SUFFOLK

Boston

GREGG, Heather M, 179 Commonwealth Ave, Boston, 02116-2202 D:07/16/24 Tax:1040 Amt: $111,865

GREGG, Heather M, 179 Commonwealth Ave, Boston, 02116-2202 D:07/16/24 Tax:1040 Amt: $11,185

Charlestown

JAMISON, Joshua B, 30 Caldwell St U:408, Charlestown, 02129-1210 D:07/16/24 Tax:1040 Amt: $19,790

Chelsea

FARINA, Richard A, 300 Commandants Way, Chelsea, 02150-4055 D:07/16/24 Tax:1040 Amt: $24,756

Dorchester

MAI HOANG THI DANG CORP, 43 Shepton St, Dorchester, 02124-2518 D:07/16/24 Tax:6721 Amt: $23,929

East Boston

ULICH, Christopher R, 429 Border St, East Boston, 02128-2403 D:07/16/24 Tax:1040 Amt: $23,183

Revere

ATLANTIC CLEANING CORP, 19 Hall St, Revere, 02151-5308 D:07/16/24 Tax:941 Amt: $14,047

EDNAS AUTOBODY INC, 61 American Legion Hwy, Revere, 02151-5921 D:07/16/24 Tax:6721 Amt: $17,134

Roxbury

COFFEE, Render, 563 Columbus Ave, Roxbury, 02118-1180 D:07/16/24 Tax:941 Amt: $14,021

WORCESTER

Auburn

POND, Benjamin R, 66 Jerome Ave, Auburn, 01501-2657 D:07/16/24 Tax:1040 Amt: $14,806

Holden

BISSON, Amylynn & BISSON, Kevin F, 649 Bullard St, Holden, 01520 D:07/15/24 Tax:1040 Amt: $40,813

Northbridge

HOURIHAN, Christine M & HOURIHAN, Timothy M, 73 Sean Dr, Northbridge, 01588 D:07/18/24 Tax:1040 Amt: $81,421

Oxford

CATACCHIO, Andrew T, 62 Mcintyre Rd, Oxford, 01537-1213 D:07/15/24 Tax:940 Amt: $19,084

Shrewsbury

KAIRNES, Robert, 39 Phillips Ave, Shrewsbury, 01545-2154 D:07/15/24 Tax:1040 Amt: $130,457

KAIRNES, Robert, 39 Phillips Ave, Shrewsbury, 01545-2154 D:07/18/24 Tax:1040 Amt: $13,482

Uxbridge

SMITH BOPP FENCE INSTALLA, 2 Carpenter Ter, Uxbridge, 01569-1802 D:07/15/24 Tax:940 Amt: $98,663

FREITAS, Romualdo & FREITAS, Valentim T, 215 High St, Uxbridge, 01569-1633 D:07/15/24 Tax:1040 Amt: $57,415

WORCESTER NORTH

Leominster

LEOMINSTER REHAB & NURSIN, 44 Keystone Dr, Leominster, 01453-1904 D:07/16/24 Tax:940 Amt: $38,421

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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

CUFFS LTD, 723 Main St, Dennis, 02638-1948 D:07/17/24 Amt:$1,545

Falmouth

JZ RESTAURANT INC, 339 E Falmouth Hwy, Falmouth, 02536-6039 D:07/17/24 Amt:$40,147

Marstons Mills

ALBANO Jr, Dominick, 26 Waterford Dr, Marstons Mills, 02648-1800 D:07/17/24 Amt:$1,545

Mashpee

BARROS, Theresa M, 13 Cayuga Ave, Mashpee, 02649-4937 D:07/17/24 Amt:$3,151

BUGG, Kyle, 13 Cayuga Ave, Mashpee, 02649-4937 D:07/17/24 Amt:$9,719

BERKSHIRE NORTH

North Adams

SHAVLOV, Boris, 53 Liberty St, North Adams, 01247-2509 D:07/19/24 Amt:$18,105

BERKSHIRE SOUTH

Great Barrington

CMNTY GROWTH PARTNERS GRE, 783 Main St, Great Barrington, 01230-2005 D:07/19/24 Amt:$76,148

BRISTOL FALL RIVER

Fall River

ANDREE, Brian K, 387 Orswell St, Fall River, 02721-2450 D:07/17/24 Amt:$90,657

CECILIO, Marlaina, 61 Division St, Fall River, 02721-1033 D:07/17/24 Amt:$12,381

WHITE, Darryl, 1082 Davol St, Fall River, 02720-1124 D:07/17/24 Amt:$6,006

Swansea

GONCALVES, Joshua, 125 Bushee Rd, Swansea, 02777-4234 D:07/17/24 Amt:$25,499

BRISTOL NORTH

Easton

BEN DRINKNIG LLC, 579 Washington St, Easton, 02375-1106 D:07/17/24 Amt:$10,713

North Attleboro

COBBS LOCK & KEY SVC INC, 7 S Washington St, North Attleboro, 02760-1628 D:07/17/24 Amt:$57,814

SCHNEIDER, Mark, 22 N Washington St, North Attleboro, 02760-1606 D:07/17/24 Amt:$11,257

WHEATON, Patrick, 193 Smith St, North Attleboro, 02760-1827 D:07/17/24 Amt:$14,976

Norton

TRUNDLEY, Kevin D, 117 King Philip Rd, Norton, 02766-3044 D:07/17/24 Amt:$27,620

Rehoboth

ONE THIRTY PLEASANT ST LL, 29 Maple Ln, Rehoboth, 02769-2301 D:07/17/24 Amt:$34,967

ESSEX NORTH

Lawrence

ARIAS, Adenson, 22 Leroy Ave, Lawrence, 01841-1407 D:07/17/24 Amt:$3,299

CALDERON SUPERMARKET REST, 296 Broadway, Lawrence, 01841-3510 D:07/15/24 Amt:$12,013

CARRILLO, Adrian, 33 Park St, Lawrence, 01841-1831 D:07/17/24 Amt:$24,219

CORPORAN, Elvinson, 82 Osgood St, Lawrence, 01843-1848 D:07/15/24 Amt:$27,991

PENA, Manuel, 154 Spruce St, Lawrence, 01841-1025 D:07/15/24 Amt:$23,763

RAMOS, Roberto, 20 Winter St, Lawrence, 01841-4316 D:07/17/24 Amt:$25,911

ESSEX SOUTH

Beverly

SANFILIPPO, Joseph, 13 Somerset Ave, Beverly, 01915-1021 D:07/18/24 Amt:$11,037

Danvers

BETTY ANNS SANDWICH SHOP, 20 Locust St, Danvers, 01923-2270 D:07/18/24 Amt:$10,857

CIRCLE BUS INS AGNCY INC, 247 Newbury St, Danvers, 01923-1001 D:07/18/24 Amt:$13,743

DEMARCO, Sylvain, 33 N Shetland Rd, Danvers, 01923-2421 D:07/18/24 Amt:$34,729

FEDERAL ENVI GRP INC, 55 Ferncroft Rd, Danvers, 01923-4016 D:07/18/24 Amt:$20,487

Haverhill

RODRIGUEZ, Angel, 87 Washington St, Haverhill, 01832-5569 D:07/18/24 Amt:$11,762

Ipswich

OLD PLANTERS OF CAPE ANN, 7 Jewett Hill Rd, Ipswich, 01938-1223 D:07/18/24 Amt:$13,680

Lynn

CHAVEZ, Juan C, 30 Baker St, Lynn, 01902-4302 D:07/18/24 Amt:$35,304

DOWNS COMPANY INC, 46 Porter St, Lynn, 01902-1727 D:07/18/24 Amt:$19,332

REYES, Felix G, 491 Chestnut St, Lynn, 01902-2744 D:07/18/24 Amt:$6,501

Marblehead

RUIZ, Michael, 115 Green St, Marblehead, 01945-1439 D:07/18/24 Amt:$19,188

Peabody

OLIVEIRA, Juliana, 25 Shore Dr, Peabody, 01960-3007 D:07/18/24 Amt:$11,348

RODRIGO, Dagostin S, 25 Shore Dr, Peabody, 01960-3007 D:07/18/24 Amt:$11,348

SCHMITT, Peter, 3 Mountain Ter, Peabody, 01960-6528 D:07/18/24 Amt:$23,440

SHAH KHAN INC, 515 Lowell St, Peabody, 01960-1398 D:07/18/24 Amt:$12,696

Salem

RUIZ, Heather, 21 Parallel St, Salem, 01970-2945 D:07/18/24 Amt:$39,315

RUIZ, Mark, 21 Parallel St, Salem, 01970-2945 D:07/18/24 Amt:$39,315

Saugus

GARCIAURRUTIA, Jonathan, 30 Collins Ave, Saugus, 01906-4121 D:07/18/24 Amt:$15,826

PLASTER FUN TIME LTD, 910 Broadway, Saugus, 01906-3204 D:07/18/24 Amt:$32,703

SALON BELLA SORELLA LP, 473 Essex St, Saugus, 01906-4144 D:07/18/24 Amt:$14,105

Swampscott

GAMBINO, Tommasso, 10 Nirvana Dr, Swampscott, 01907-1976 D:07/18/24 Amt:$19,358

Wenham

ACADEMY AT PENGUIN HALL I, 36 Essex St, Wenham, 01984-1710 D:07/18/24 Amt:$128,206

MARTINS, Mary, 69 Cherry St, Wenham, 01984-1305 D:07/18/24 Amt:$61,141

HAMPDEN

Springfield

BLANCHARD, Frederick, 196 Laurelton St, Springfield, 01109-1829 D:07/17/24 Amt:$12,539

BLANCHARD, Stephanie, 196 Laurelton St, Springfield, 01109-1829 D:07/17/24 Amt:$13,196

IYIGEL, Harun, 134 Entrybrook Dr, Springfield, 01108-3318 D:07/17/24 Amt:$55,424

L & M HOSPITALITY GRP LLC, 459 Dwight St, Springfield, 01103-1311 D:07/17/24 Amt:$47,127

MARQUES, Flavio, 266 Naismith St, Springfield, 01104 D:07/17/24 Amt:$19,125

RIVERA, Maria, 2068 Page Blvd, Springfield, 01151-1350 D:07/17/24 Amt:$13,666

TORRES, Mindy, 122 Edgemont St, Springfield, 01109-2516 D:07/17/24 Amt:$10,809

Wilbraham

NEW HORIZON HM IMPROVEMEN, 2400 Boston Rd, Wilbraham, 01095-1277 D:07/17/24 Amt:$10,753

MIDDLESEX NORTH

Chelmsford

CHAO, John, 6 Byman Rd, Chelmsford, 01824 D:07/17/24 Amt:$38,328

PLASTER FUN TIME LIMITED, 113 Drum Hill Rd, Chelmsford, 01824-1505 D:07/17/24 Amt:$32,703

Lowell

PONN, Siborak, 200 Market St, Lowell, 01852-1800 D:07/17/24 Amt:$27,707

MIDDLESEX SOUTH

Arlington

CESCO, Marcos, 9 Osborne Rd, Arlington, 02474-8830 D:07/17/24 Amt:$14,735

CESCO, Sidineia C, 9 Osborne Rd, Arlington, 02474-8830 D:07/17/24 Amt:$13,016

Belmont

MESSINIA INC, 265 Belmont St, Belmont, 02478-3749 D:07/17/24 Amt:$86,761

Cambridge

DGI FOOS GROUP LLC, 704 Massachusetts Ave, Cambridge, 02139-3308 D:07/17/24 Amt:$35,463

Concord

POST, Laura, 57 Crescent Rd, Concord, 01742-2207 D:07/17/24 Amt:$7,324

Everett

CARTAGENA, Harry, 708 Broadway, Everett, 02149-2912 D:07/17/24 Amt:$35,414

LAMAS, Michael, 56 Revere St, Everett, 02149-3525 D:07/17/24 Amt:$7,416

LAURENT, Berline, 195 Springvale Ave, Everett, 02149-5424 D:07/17/24 Amt:$7,181

LAURENT, Pierre, 195 Springvale Ave, Everett, 02149-5424 D:07/17/24 Amt:$57,220

Framingham

FRANCA, Alfredo, 8 Hayes St, Framingham, 01702-6935 D:07/17/24 Amt:$2,988

NONOCL HLD CO, 550 Cochituate Rd, Framingham, 01701-4629 D:07/17/24 Amt:$25,766

PLASTER FUN TIME LIMITED, 100 Fountain St, Framingham, 01702-6211 D:07/17/24 Amt:$32,703

RANCHER, Rasheed, 243 Winthrop St, Framingham, 01702-8531 D:07/17/24 Amt:$6,142

Hudson

ARAUJO, Daniela, 11 High St, Hudson, 01749-2314 D:07/17/24 Amt:$5,834

NEDES, Pedro, 11 High St, Hudson, 01749-2314 D:07/17/24 Amt:$5,834

SMITH, Peter E, 133 White Pond Rd, Hudson, 01749-3217 D:07/17/24 Amt:$13,878

Lexington

GOLDIN, Jonathan, 308 Manor Ter, Lexington, 02421 D:07/17/24 Amt:$5,195

KHAN, Shah, 1 Blodgett Rd, Lexington, 02420-2408 D:07/17/24 Amt:$23,219

Malden

AV SEALS LABOR GROUP LLC, 452 Salem St, Malden, 02148-4344 D:07/17/24 Amt:$39,658

WEBBER, Charles, 452 Salem St, Malden, 02148-4344 D:07/17/24 Amt:$15,147

Medford

NOGUEIRA, Bruno, 304 Fellsway, Medford, 02155 D:07/17/24 Amt:$18,491

Newton

CONNELL, Michael, 23 Cross St, Newton, 02465-2101 D:07/17/24 Amt:$8,628

North Reading

MACDONALD, Martin, 39 Lindor Rd, North Reading, 01864-1501 D:07/17/24 Amt:$7,290

Somerville

LODGE, Gary, 31 Michigan Ave, Somerville, 02145-2214 D:07/17/24 Amt:$21,057

SCHWALLER, Mark, 31 Richardson St, Somerville, 02145-2574 D:07/17/24 Amt:$56,915

Sudbury

PAANI INDIAN CUSINE LLC, 530 Boston Post Rd, Sudbury, 01776-3377 D:07/17/24 Amt:$86,609

Waltham

TORRES, Karen, 125 Overland Rd, Waltham, 02451-1729 D:07/17/24 Amt:$28,093

NANTUCKET

Nantucket

GLOWACKI, Kim, 28 Cliff Rd, Nantucket, 02554-3644 D:07/15/24 Amt:$40,875

IBR LLC, 9 Appleton Rd, Nantucket, 02554-2705 D:07/15/24 Amt:$4,832

NORFOLK

Avon

BENVISSUTO, David & Pourhouse Bens, 39 E Main St, Avon, 02322-1413 D:07/17/24 Amt:$21,259

Bellingham

RUDOLPH, John, 1 Blackstone St, Bellingham, 02019-1601 D:07/17/24 Amt:$2,321

Braintree

PLASTER FUN TIME LIMITED, 121 Pearl St, Braintree, 02184-6525 D:07/17/24 Amt:$32,703

Milton

FAHERTY, Niamh, 7 Hazel St, Milton, 02186-4718 D:07/17/24 Amt:$13,812

LONG, Nathan, 15 Fairbanks Rd, Milton, 02186-3202 D:07/17/24 Amt:$48,659

Quincy

DOODY, Roy, 88 Goddard St, Quincy, 02169-7806 D:07/17/24 Amt:$22,281

GAV DELI LLC, 1089 Hancock St, Quincy, 02169-2106 D:07/17/24 Amt:$20,193

KINZEL, Victoria, 18 Appleton St, Quincy, 02171-2047 D:07/17/24 Amt:$29,690

MCKERNAN, Sharon, 88 Goddard St, Quincy, 02169-7806 D:07/17/24 Amt:$22,281

SONIA, James, 125 Granite St, Quincy, 02169-5066 D:07/17/24 Amt:$16,143

Randolph

GRANDCHAMPS, Ariol, 1 Decelle Dr, Randolph, 02368-5601 D:07/17/24 Amt:$5,819

LINNELL HARDWARE LLC, 75 York St, Randolph, 02021-2459 D:07/17/24 Amt:$25,611

Walpole

CHATZIS, Natasha, 13 Conifer Dr, Walpole, 02081-1520 D:07/17/24 Amt:$13,116

Weymouth

BENNETT ELECTRICAL INC, 106 Finnell Dr, Weymouth, 02188-1111 D:07/17/24 Amt:$121,986

RAGSDALE, James, 56 Madison St, Weymouth, 02189-2202 D:07/17/24 Amt:$13,308

SERRANO, Francisco, 1134 Pleasant St, Weymouth, 02189-2661 D:07/17/24 Amt:$34,136

PLYMOUTH

Abington

GENERAL TILE INC, 104 Railroad St, Abington, 02351-1821 D:07/17/24 Amt:$13,244

GENERAL TILE INC, 104 Railroad St, Abington, 02351-1821 D:07/17/24 Amt:$13,244

Brockton

LEGAL GREENS LLC, 71 Legion Pkwy, Brockton, 02301-7204 D:07/17/24 Amt:$90,235

LENYSONS LOOK HM IMPROVEM, 53 Brook St, Brockton, 02301-5148 D:07/17/24 Amt:$21,980

SAMPLUR, Maxwell, 99 Ford St, Brockton, 02301-2710 D:07/17/24 Amt:$5,291

Carver

HALLETT, Daniel, 265 S Meadow Rd, Carver, 02360-4739 D:07/17/24 Amt:$12,301

Plymouth

OLSON, Perille, 29 Leyden St, Plymouth, 02360-3305 D:07/17/24 Amt:$5,258

THE GYRO LLC, 116 Colony Place Rd, Plymouth, 02360-7233 D:07/17/24 Amt:$56,515

Rockland

PELLETIER, Lorraine, 72 Pine Haven Cir, Rockland, 02370-1022 D:07/17/24 Amt:$11,005

Wareham

CLIFFORD, Bruce, 12 Wareham Rd, Wareham, 02738-1104 D:07/17/24 Amt:$6,469

SUFFOLK

Boston

LOVE, Charlene, 8 Garrison St, Boston, 02116-5701 D:07/17/24 Amt:$6,070

MISSION MA INC, 1024 Commonwealth Ave, Boston, 02215-1103 D:07/17/24 Amt:$346,906

PAREDES, Oswald, 26 Union Park, Boston, 02118-3700 D:07/17/24 Amt:$9,760

Chelsea

HECTOR ENRIQUE GARCIA AND, 74 Heard St, Chelsea, 02150-2438 D:07/17/24 Amt:$12,032

Dorchester

COLAS, Darah, 792 Washington St, Dorchester, 02124-4424 D:07/17/24 Amt:$6,531

FELIZ, Yessy, 385 Centre St, Dorchester, 02130-1241 D:07/17/24 Amt:$17,535

MARYORIE, Hernandez A, 20 Norwood St, Dorchester, 02122-3232 D:07/17/24 Amt:$34,136

WANG, Haitoa, 15 S Point Dr, Dorchester, 02125-3515 D:07/17/24 Amt:$8,958

East Boston

ABDELBAKY, Sayed, 2 Neptune Rd, East Boston, 02128-1457 D:07/17/24 Amt:$11,077

Hyde Park

CASILLA, Francisco, 898 Hyde Park Ave, Hyde Park, 02136-3224 D:07/17/24 Amt:$32,551

Mattapan

CROSSEY, Brendan, 10 Temple St, Mattapan, 02126-2934 D:07/17/24 Amt:$21,488

LOUIS, Jean, 60 Fairlawn Ave, Mattapan, 02126-1634 D:07/17/24 Amt:$10,541

Roslindale

ADAMS, Jarvis, 19 Harrison St, Roslindale, 02131-2101 D:07/17/24 Amt:$25,134

Roxbury

COCINA ABREU 3 INC, 1482 Tremont St, Roxbury, 02120-2927 D:07/17/24 Amt:$55,598

South Boston

GIL, Vladislav, 505 Congress St, South Boston, 02210-2901 D:07/17/24 Amt:$29,381

Winthrop

ANTIQUE TABLE FOOD SVCS I, 5 Crest Ave, Winthrop, 02152-1010 D:07/17/24 Amt:$4,019

GALLEGO, Abraham, 176 Winthrop Shore Dr, Winthrop, 02152-1208 D:07/17/24 Amt:$15,172

WORCESTER

Athol

ZIMIROWSKI, Terry, 36 Ridge Ave, Athol, 01331-1709 D:07/17/24 Amt:$2,179

Charlton

CHARBONNEAU, Mark, 190 Freeman Rd, Charlton, 01507-1383 D:07/17/24 Amt:$4,252

Northborough

BRITNETS CAFE INC, 291 Main St, Northborough, 01532-1625 D:07/17/24 Amt:$4,630

Southbridge

MCFARLAND, Wendy, 34 Grace Ln, Southbridge, 01550-2138 D:07/17/24 Amt:$17,895

Spencer

BILZ, Matthew, 71 N Spencer Rd, Spencer, 01562-1400 D:07/17/24 Amt:$6,574

WALL-BILZ, Katie, 71 N Spencer Rd, Spencer, 01562-1400 D:07/17/24 Amt:$6,574

Uxbridge

SNOW, Albert, 94 Rogerson Rd, Uxbridge, 01569 D:07/17/24 Amt:$21,305

SNOW, Therese, 94 Rogerson Rd, Uxbridge, 01569 D:07/17/24 Amt:$21,305

Winchendon

DANIELS, Michael, 59 East St, Winchendon, 01475-1243 D:07/17/24 Amt:$15,553

Worcester

GARCIA, James, 143 Commonwealth Ave, Worcester, 01604-1959 D:07/17/24 Amt:$10,081

MISSION MA INC, 640 Lincoln St, Worcester, 01605-2011 D:07/17/24 Amt:$346,906

NYC EXPRESS INC, 90 Madison St, Worcester, 01608-2026 D:07/17/24 Amt:$11,060

RELIABLE LUMPERS INC, 32 Merlin Ct, Worcester, 01602-1342 D:07/17/24 Amt:$11,702

WORCESTER NORTH

Ashburnham

RAMOS, Roberto, 113 Williams Rd, Ashburnham, 01430-1664 D:07/19/24 Amt:$2,622

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

ESSEX SOUTH

Wenham

FEDERAL ENVI GRP INC & James Morando Jr, 4 Virginia Pl, Wenham Plaintiff: Power Grp Specialists Inc D:07/18/24 Amt:$62,390

MIDDLESEX SOUTH

Everett

ALMEIDA, Jeronimo, 25 Charlton St U:709, Everett Plaintiff: Brenda Vander Merwe & Christopher Elzinga D:07/17/24 Amt:$285,000

Malden

MATTOS COMPANY INC, 473 Eastern Ave, Malden Plaintiff: Brenda Vander Merwe & Christopher Elzinga D:07/18/24 Amt:$285,000

MATTOS COMPANY INC, 473 Eastern Ave, Malden Plaintiff: Brenda Vander Merwe & Christopher Elzinga D:07/15/24 Amt:$285,000

Melrose

SZECON DEV, 19 Patricks Pl, Melrose Plaintiff: Glenwood Kitchens Usa Inc D:07/15/24 Amt:$135,660

NORFOLK

Quincy

JIANG, Xin Y, 105 Brook St, Quincy Plaintiff: Performance Food Grp Inc D:07/15/24 Amt:$19,762

Walpole

57 FAIRMONT REALTY LLC, 5 Timberline Dr, Walpole Plaintiff: Brenda Vander Merwe & Christopher Elzinga D:07/15/24 Amt:$285,000

GILMORE, Deane, 5 Timberline Dr, Walpole Plaintiff: Brenda Vander Merwe & Christopher Elzinga D:07/15/24 Amt:$285,000

PLYMOUTH

Brockton

THEVENIN, Sabine, 128 Norwich Rd, Brockton Plaintiff: Luis C Barbosa & Luis M Barbosa D:07/18/24 Amt:$25,000

SUFFOLK

Brighton

YOUSHEI, Hanna, 340 Market St, Brighton Plaintiff: Dimitri Constart D:07/18/24 Amt:$83,134

WORCESTER

Douglas

MORRISSETTE, Jason P, 58 Vine St, Douglas Plaintiff: Granite City Electric Sup D:07/15/24 Amt:$35,000

Harvard

TRABULSI, David, 56 Prospect Hill Rd, Harvard Plaintiff: Concord Lumber Corp D:07/17/24 Amt:$40,000

Northborough

KNAPP, Rigleia, Northborough Plaintiff: Dynamic Cleang Inc D:07/15/24 Amt:$11,725

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

Bourne

6 Lakewood Cir
Owner:Deborah Dentremont L:Towd Point Mtg Tr 2017-1
Case#:24 SM 002601 Filing Date:07/19/24

Centerville

292 Gleneagle Dr
Owner:Laura E Kelliher L:Sierra Pacific Mtg Co Inc
Case#:24 SM 002645 Filing Date:07/24/24

Cotuit

148 Hollow Rd
Owner:Segesse Jean-Bertrand Est L:Grove Funding I Tr
Case#:24 SM 002604 Filing Date:07/19/24
Lis Penden - Foreclosure

Dennis

GEUSS, Mary Y, 0 Old Wharf Village Rd, Dennis, 02638 D:07/18/24 Case#: 00000000150
Petition to Frcl-Court Filing

Harwich

87 Cottonwood Rd
Owner:Cory J Mullin L:Freedom Mtg Corp
Case#:24 SM 002665 Filing Date:07/25/24

Sandwich

53 Chase Rd
Owner:George J Ghobry L:Mastr Asset Backed Securi
Case#:24 SM 002607 Filing Date:07/19/24

Yarmouth

352 N Dennis Rd
Owner:Bonnie S Talamantez L:Td Bk Na
Case#:24 SM 002635 Filing Date:07/23/24

503 Route 28
Owner:Segesse Jean-Bertrand Est L:Hof Grantor Tr 1
Case#:24 SM 002606 Filing Date:07/19/24

BERKSHIRE MIDDLE

Pittsfield

6 Cedar St
Owner:Jahyde R Bullard L:Newrez LLC
Case#:24 SM 002588 Filing Date:07/18/24

BRISTOL NORTH

Taunton

10 Kilmer Ave
Owner:Carlos S Baganha L:Webster Bk Na
Case#:24 SM 002633 Filing Date:07/23/24

BRISTOL SOUTH

New Bedford

160 Mill St U:160
Owner:Reginaldo M Deandrade L:Rockland Tr Co
Case#:24 SM 002583 Filing Date:07/18/24

ESSEX NORTH

Andover

1 Rindge Rd
Owner:Kent Wong L:Loandepotcom LLC
Case#:24 SM 002629 Filing Date:07/23/24

Methuen

70 Anderson Dr
Owner:Kenneth Fotino L:Rra Cp Opportunity Tr 1
Case#:24 SM 002622 Filing Date:07/23/24

North Andover

2 Marbleridge Rd
Owner:Luis E Lopez-Algarra L:Td Bk Na
Case#:24 SM 002636 Filing Date:07/23/24

ESSEX SOUTH

Danvers

14 Bayberry Rd
Owner:Beth A Cote L:Td Bk Na
Case#:24 SM 002640 Filing Date:07/23/24

Haverhill

36 S Warren St
Owner:Caley A Cook L:Pennymac Ln Services LLC
Case#:24 SM 002664 Filing Date:07/25/24

39 Leroy Ave
Owner:Kara E Mamakos L:Newrez LLC
Case#:24 SM 002643 Filing Date:07/23/24

160 Cedar St
Owner:Lawrence D Murphy 3rd L:Ma Housing Finance Agency
Case#:24 SM 002584 Filing Date:07/18/24

Lynn

30 Red Rock St
Owner:Lisa Pressman L:Dwelling Series Iv Tr
Case#:24 SM 002616 Filing Date:07/22/24

33 Murray St
Owner:Marie B Croake L:Santander Bk Na
Case#:24 SM 002609 Filing Date:07/19/24

101 Pleasant St
Owner:Shelby A Dinsmore L:Citizens Bk Na
Case#:24 SM 002610 Filing Date:07/22/24

180 Myrtle St
Owner:Janelle Molle L:Lakeview Ln Servicing LLC
Case#:24 SM 002658 Filing Date:07/24/24

Manchester

24 Magnolia Ave
Owner:Christopher Taron L:Phh Mtg Corp
Case#:24 SM 002575 Filing Date:07/17/24

Peabody

17 Murdock Dr
Owner:Denes C Ruas L:Crosscountry Mtg LLC
Case#:24 SM 002659 Filing Date:07/24/24

135 Goodale St
Owner:George V Hoskyns Jr L:Newrez LLC
Case#:24 SM 002662 Filing Date:07/25/24

FRANKLIN

Montague

87 L St
Owner:Christina M Jette L:Pennymac Ln Services LLC
Case#:24 SM 002628 Filing Date:07/23/24

HAMPDEN

Blandford

9 Woronoco Rd
Owner:Joey Santos L:Nationstar Mtg LLC
Case#:24 SM 002592 Filing Date:07/18/24

Chicopee

21 Dorrance St
Owner:Robert Laquerre L:Freedom Mtg Corp
Case#:24 SM 002652 Filing Date:07/24/24

Hampden

66 Woodland Dr
Owner:Brian M Terron L:Freedom Mtg Corp
Case#:24 SM 002626 Filing Date:07/23/24

Holyoke

19 Hitchcock St
Owner:George Soderbaum L:Nationstar Mtg LLC
Case#:24 SM 002582 Filing Date:07/18/24

20 Springdale Ave
Owner:Nicole Soto L:Freedom Mtg Corp
Case#:24 SM 002615 Filing Date:07/22/24

70 Dupuis Rd
Owner:Alice Pasternak L:Wells Fargo Bk Na
Case#:24 SM 002581 Filing Date:07/18/24

Ludlow

15 Loopley St
Owner:Kimberly A Vigneault L:Luso Federal Credit Union
Case#:24 SM 002598 Filing Date:07/19/24

106 Erin Ln
Owner:Diane P Adams L:Sasco Mtg Ln Tr 2007-Mln1
Case#:24 SM 002657 Filing Date:07/24/24

Springfield

29 Marble St
Owner:Shylee Hook L:Pennymac Ln Services LLC
Case#:24 SM 002585 Filing Date:07/18/24

35 Harkness Ave
Owner:Ariel J Cruz L:Movement Mtg LLC
Case#:24 SM 002630 Filing Date:07/23/24

50-52 Stebbins St
Owner:John E Harley L:Midfirst Bk
Case#:24 SM 002579 Filing Date:07/18/24

150 Butternut Hollow Rd
Owner:Nicholas Alfano L:Freedom Mtg Corp
Case#:24 SM 002587 Filing Date:07/18/24

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267 Abbott St
Owner:Melissa Gray L:Wells Fargo Bk Na
Case#:24 SM 002578 Filing Date:07/18/24

Westfield

12 Woodland Rd
Owner:Minghua Zhao L:Metro City Bk
Case#:24 SM 002655 Filing Date:07/24/24

117 Tannery Rd
Owner:Xi L Chen L:Metro City Bk
Case#:24 SM 002656 Filing Date:07/24/24

Wilbraham

5 Lebel Ave
Owner:Richard W Houghton L:Navy Federal Credit Union
Case#:24 SM 002599 Filing Date:07/19/24

HAMPSHIRE

Easthampton

15 Davis St
Owner:Sally Rourke L:Ellington Ln Acquisition
Case#:24 SM 002619 Filing Date:07/22/24

Ware

19 Warebrook Vlg
Owner:George R Tower Sr L:Lakeview Ln Servicing LLC
Case#:24 SM 002650 Filing Date:07/24/24

MIDDLESEX NORTH

Chelmsford

34 Rainbow Ave
Owner:Melissa Thibeau L:Harborone Mtg LLC
Case#:24 SM 002574 Filing Date:07/17/24

Wilmington

5 Franklin Ave
Owner:Richard N Baker L:Vrmtg Asset Tr
Case#:24 SM 002573 Filing Date:07/17/24

MIDDLESEX SOUTH

Arlington

176 Park Ave U:1
Owner:Robert Castillo L:Fifth Third Bk Na
Case#:24 SM 002611 Filing Date:07/22/24

Ayer

57 Groton School Rd
Owner:Jennifer Maceyka L:Wells Fargo Bk Na
Case#:24 SM 002620 Filing Date:07/23/24

Everett

37 Freeman Ave
Owner:Leonora S Owuor L:Freddie Mac Slst 2022-2 P
Case#:24 SM 002649 Filing Date:07/24/24

Holliston

25 Regency Dr U:25
Owner:Jennifer A Deland L:Td Bk Na
Case#:24 SM 002637 Filing Date:07/23/24

Hopkinton

2 Spring Ln
Owner:Tahreem F Syed L:Citigroup Mtg Ln Tr Serie
Case#:24 SM 002594 Filing Date:07/18/24

Littleton

122 King St
Owner:Shaun M Thompson L:The Huntington National B
Case#:24 SM 002660 Filing Date:07/24/24

Marlborough

65 Belmont St
Owner:Andrea T Fernandes L:Imperial Fund Mtg Tr 2022
Case#:24 SM 002603 Filing Date:07/19/24

98 Sunshine Dr
Owner:Patricia J Robinson L:Csmc 2017-2 Tr
Case#:24 SM 002634 Filing Date:07/23/24

Natick

27 2nd St
Owner:Martha J Carson L:Phh Mtg Corp
Case#:24 SM 002632 Filing Date:07/23/24

Stoneham

122 Main St U:404
Owner:Lauren Acevedo L:Td Bk Na
Case#:24 SM 002641 Filing Date:07/23/24

Waltham

148 College Farm Rd
Owner:Andrea M Rando-Blaha L:Citizens Bk Na
Case#:24 SM 002602 Filing Date:07/19/24

Watertown

186 Lexington St U:1
Owner:Silva Josephine C Est L:The Residential Credit Op
Case#:24 SM 002617 Filing Date:07/22/24

NORFOLK

Braintree

729 Liberty St
Owner:Ann M Munson L:Citizens Bk Na
Case#:24 SM 002624 Filing Date:07/23/24

Franklin

406 Oak St
Owner:Susan Carlucci L:Residential Asset Securit
Case#:24 SM 002591 Filing Date:07/18/24

Holbrook

8 Dell Rd
Owner:Sears Jr Francis J Est L:Receivables LLC Tr 2006-H
Case#:24 SM 002608 Filing Date:07/19/24

Milton

680 Blue Hill Ave
Owner:D Zanetas-Yianasmidis L:The Bungalow Series Iv Tr
Case#:24 SM 002597 Filing Date:07/18/24

Needham

48 Gary Rd
Owner:Lynn Seder L:First Horizon Mtg Pass-Th
Case#:24 SM 002648 Filing Date:07/24/24

Norfolk

42 Myrtle St
Owner:Thomas F Mather L:Truist Bk
Case#:24 SM 002642 Filing Date:07/23/24

Sharon

128 Oak Hill Dr
Owner:Danielle M Kaplan L:MCLP ASSET CO INC
Case#:24 SM 002654 Filing Date:07/24/24

Weymouth

29 Weybosset St
Owner:Newson Robert H Et Al L:Citizens Bk Na
Case#:24 SM 002596 Filing Date:07/19/24

PLYMOUTH

Bridgewater

5 Stoney Rd
Owner:Danielle Anderson L:Harborone Mtg LLC
Case#:24 SM 002612 Filing Date:07/22/24

11 High St
Owner:Nick Barros L:Freedom Mtg Corp
Case#:24 SM 002586 Filing Date:07/18/24

310 High St
Owner:John R Bunar Jr L:Bk Of America Na
Case#:24 SM 002576 Filing Date:07/17/24

Brockton

30 Hamilton St
Owner:Soklyna Chin L:Wells Fargo Bk Na
Case#:24 SM 002614 Filing Date:07/22/24

53 Colonel Bell Dr U:53
Owner:Peter R Durante L:Bank Of America NA
Case#:24 SM 002631 Filing Date:07/23/24

221 Oak St U:9-15
Owner:Gabriel C Luvan L:Nationstar Mtg LLC
Case#:24 SM 002600 Filing Date:07/19/24

Carver

11 Main St
Owner:Jason W Greenwood L:Freedom Mtg Corp
Case#:24 SM 002644 Filing Date:07/24/24

Pembroke

35 Hill Farm Rd
Owner:Richard Parrelli L:Freedom Mtg Corp
Case#:24 SM 002651 Filing Date:07/24/24

Rockland

7 Topping Ave
Owner:John A Franovich L:Santander Bk Na
Case#:24 SM 002605 Filing Date:07/19/24

949 Union St
Owner:Michael D Kelliher L:Option One Mtg Ln Tr 2004
Case#:24 SM 002595 Filing Date:07/18/24

Scituate

16 Border St
Owner:Kathleen A Macpherson L:Newrez LLC
Case#:24 SM 002589 Filing Date:07/18/24

92 Cedar St
Owner:Donald F Mccall 3rd L:Midfirst Bk
Case#:24 SM 002623 Filing Date:07/23/24

SUFFOLK

Boston

31 Singletary Ln
Owner:Beth Hettrich L:Citizens Bk Na
Case#:24 SM 002647 Filing Date:07/24/24

35 Fay St
Owner:Laura Spence L:Lakeview Ln Servicing LLC
Case#:24 SM 002661 Filing Date:07/25/24

Dorchester

8 Iowa St
Owner:Angela Gethers L:Option One Mtg Ln Tr 2007
Case#:24 SM 002638 Filing Date:07/23/24

15 Ellington St
Owner:Merdice C Cumberbatch L:Carrington Mtg Ln Tr Seri
Case#:24 SM 002646 Filing Date:07/24/24

27 N Munroe Ter U:2
Owner:William Taylor L:Citigroup Mtg Ln Tr 2021-
Case#:24 SM 002663 Filing Date:07/25/24

199 Brunswick St
Owner:Skinner Francis F Est L:The Chalet Series Iv Tr
Case#:24 SM 002627 Filing Date:07/23/24

211 E Cottage St U:3
Owner:Ronald I Lawrence L:Rockland Tr Co
Case#:24 SM 002577 Filing Date:07/17/24

Revere

73 Fowler Ave
Owner:Ryan Murphy L:Amerisave Mtg Corp
Case#:24 SM 002621 Filing Date:07/22/24

South Boston

559 E 2nd St U:2
Owner:Dena M Friedman L:Residential Accredit Loan
Case#:24 SM 002639 Filing Date:07/23/24
Lis Penden - Foreclosure

WORCESTER

Athol

25 Leroy Court
Owner:Brandon K Moomaw L:New Residential Mtg Ln Tr
Case#:24 SM 002593 Filing Date:07/18/24

Sturbridge

294 Brookfield Rd
Owner:Raymond K Perry L:Rocket Mtg LLC
Case#:24 SM 002625 Filing Date:07/23/24

Webster

64 Myrtle Ave
Owner:Jeffrey Lucewich L:Newrez LLC
Case#:24 SM 002580 Filing Date:07/18/24

West Boylston

53 Central St
Owner:Anne M Handy L:Banc Of America Funding C
Case#:24 SM 002590 Filing Date:07/18/24

Worcester

12 Brookline St
Owner:Marr Jr George G Est L:Santander Bk Na
Case#:24 SM 002618 Filing Date:07/22/24

31 Ball St
Owner:Kevin R Strong L:Th Msr Holdings LLC
Case#:24 SM 002613 Filing Date:07/22/24

WORCESTER NORTH

Fitchburg

350-356 Main St
Owner:Cesar O Reyes L:Double Main Lending Tr
Case#:24 SM 002653 Filing Date:07/24/24

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

Bourne

08/07/24 12:00 PM 25 Ships View Ter U:25
Owner:Bernard J May & Rita C May
Lender:GITSIT SOLUTIONS LLC Deposit:$5,000
Doc#:*D:10/23/08
Source:Boston Globe (07/23/24)
Atty:Korde & Associates Pc 978-256-1500

Hyannis

08/12/24 11:00 AM 28 Wagon Ln
Owner:Donald S Macedo & Kathleen Macedo
Lender:US Bank NA Deposit:$10,000
Doc#:*D:03/22/04
Source:Cape Cod Times (07/22/24)
Atty:Guaetta And Benson Llc

BRISTOL FALL RIVER

Fall River

08/21/24 11:00 AM 129 Marchand St
Owner:Melissa A Belanger
Lender:BayCoast Bank Deposit:$10,000
Doc#:*D:04/15/22
Source:The Herald News (07/24/24)
Atty:Bogle Deascentis & Coughl

Freetown

08/21/24 02:00 PM 9 Valley St
Owner:Anthony Muggeo
Lender:Santander Bank NA Deposit:$5,000
Doc#:*D:01/17/12
Source:The Herald News (07/24/24)
Atty:Brock & Scott Pllc 401-217-8701

Somerset

08/15/24 03:00 PM 248 Irving Ave
Owner:Darlene Mckee
Lender:Abington Savings Bank Deposit:$5,000
Doc#:*D:10/14/16
Source:Spectator (the) (07/24/24)
Atty:Korde & Associates Pc 978-256-1500

BRISTOL NORTH

Dighton

08/19/24 04:00 PM 1329 Pine St
Owner:Thomas M Jagielski & Kathleen M Jagielski
Lender:US Bank NA Deposit:$5,000
Doc#:*D:03/12/08
Source:Taunton Daily Gazette (07/22/24)
Atty:Harmon Law Offices Pc 617-558-0500

North Attleboro

08/14/24 03:00 PM 212 Fisher St U:A7
Owner:Gale A Hilton & Robert W Hilton
Lender:US Bank NA Deposit:$5,000
Doc#:*D:10/14/04
Source:Sun Chronicle (the) (07/24/24)
Atty:Orlans Pc 781-790-7800

Rehoboth

08/22/24 09:00 AM 5 Peck St
Owner:Raymond Gousie
Lender:US Bank NA Deposit:$10,000
Doc#:*D:08/23/13
Source:Taunton Daily Gazette (07/25/24)
Atty:Harmon Law Offices Pc 617-558-0500

Taunton

08/13/24 11:00 AM 44 Jonathan Way
Owner:Evelyn T Driscoll
Lender:PHH United States Mortgage Corp Deposit:$5,000
Doc#:*D:04/17/13
Source:Taunton Daily Gazette (07/19/24)
Atty:Korde & Associates Pc 978-256-1500

08/21/24 03:00 PM 35 Windsor Ct
Owner:Karen J Furtado Simpson & Mark D Sampson
Lender:Real Time Resolutions inc Deposit:$5,000
Doc#:*D:12/19/05
Source:Taunton Daily Gazette (07/24/24)
Atty:Brock & Scott Pllc 401-217-8701

BRISTOL SOUTH

New Bedford

08/23/24 11:00 AM 68 Blackmer St
Owner:Finicky Pet Food Inc
Lender:AC 35 LLC Deposit:$100,000
Doc#:*D:12/02/15
Source:Standard Times (the) (07/25/24)
Atty:Murtha Cullina LLP

Westport

08/20/24 11:00 AM 11 Harrison Ct
Owner:Claire D Gamache
Lender:Westport Federal Credit Union Deposit:$10,000
Doc#:*D:02/02/17
Source:Standard Times (the) (07/25/24)
Atty:Baker Law Group Pc 508-674-3841

ESSEX SOUTH

Beverly

08/21/24 01:00 PM 15 Radcliffe Rd
Owner:Tracy Wetmore & Mark D Wetmore
Lender:Federal Home Loan Mortgage Corp Deposit:$5,000
Doc#:*D:02/18/05
Source:Salem Evening News (07/24/24)
Atty:Harmon Law Offices Pc 617-558-0500

Gloucester

08/20/24 03:00 PM 17 Brooks Rd
Owner:Jeffrey E Nealon
Lender:Lakeview Loan Servicing LLC Deposit:$5,000
Doc#:*D:08/09/22
Source:Gloucester Daily Times (07/22/24)
Atty:Brock & Scott Pllc 401-217-8701

Saugus

09/05/24 01:00 PM 8 Edison St
Owner:Bernardo A Garcia
Lender:STEPHEN F BORELLI Deposit:$5,000
Doc#:*D:10/30/15
Source:Melrose Free Press (07/25/24)
Atty:Shapiro Legal Group Pllc 781-324-5200

HAMPDEN

Agawam

08/20/24 10:00 AM 8 Ridgeview Dr
Owner:Jeffrey M Brown & Holly A Brown
Lender:Deutsche Bank Deposit:$5,000
Doc#:*D:07/13/04
Source:Republican (the) (07/23/24)
Atty:Brock & Scott Pllc 401-217-8701

Chicopee

08/09/24 10:00 AM 52 Boulay Cir
Owner:Mark A Minkos
Lender:Lakeview Loan Servicing LLC Deposit:$10,000
Doc#:*D:08/23/19
Source:Republican (the) (07/19/24)
Atty:Marinosci Law Group Pc 401-234-9200

08/22/24 03:00 PM 129 Edgewood Ave
Owner:Henri D Lafond
Lender:Select Portfolio Servicing Inc Deposit:$5,000
Doc#:*D:08/25/16
Source:Republican (the) (07/25/24)
Atty:Brock & Scott Pllc 401-217-8701

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) (07/25/24)
Atty:Brock & Scott Pllc 401-217-8701

Springfield

08/15/24 01:00 PM 59-61 Algonquin Pl
Owner:Hector Zavala Jr
Lender:Wilmington Savings Fund Society FSB
Deposit:$5,000
Doc#:*D:03/25/10
Source:Republican (the) (07/24/24)
Atty:Korde & Associates Pc 978-256-1500

08/15/24 01:00 PM 123 Bay St
Owner:Willie J Smith
Lender:CELINK Deposit:$5,000
Doc#:*D:11/20/08
Source:Republican (the) (07/25/24)
Atty:Orlans Pc 781-790-7800

08/19/24 10:00 AM 88 Glenwood St
Owner:Susan Banning
Lender:M&T Bank NA Deposit:$5,000
Doc#:*D:05/19/06
Source:Republican (the) (07/22/24)
Atty:Harmon Law Offices Pc 617-558-0500

08/20/24 10:00 AM 70 Westford Ave
Owner:Johnny A Perez Mendez
Lender:Carrington Mortgage Services LLC Deposit:$5,000
Doc#:*D:12/01/20
Source:Republican (the) (07/23/24)
Atty:Brock & Scott Pllc 401-217-8701

08/21/24 12:00 PM 419 Taylor St
Owner:Michael Dailey
Lender:US Bank NA Deposit:$10,000
Doc#:*D:10/20/22
Source:Republican (the) (07/25/24)
Atty:Updike Kelly & Spellacy P 860-548-2683

08/22/24 02:00 PM 65-69 Pendleton Ave
Owner:Josephine R Godbolt
Lender:Newrez LLC Deposit:$5,000
Doc#:*D:08/29/14
Source:Republican (the) (07/25/24)
Atty:Brock & Scott Pllc 401-217-8701

West Springfield

08/15/24 11:00 AM 6 Albert St
Owner:Richard L Bates
Lender:GITSIT SOLUTIONS LLC Deposit:$5,000
Doc#:*D:07/14/08
Source:Republican (the) (07/23/24)
Atty:Korde & Associates Pc 978-256-1500

Westfield

08/19/24 11:00 AM 104 White St
Owner:Grace F Cornelius
Lender:Lakeview Loan Servicing LLC Deposit:$5,000
Doc#:*D:01/20/22
Source:Republican (the) (07/22/24)
Atty:Harmon Law Offices Pc 617-558-0500

MIDDLESEX NORTH

Billerica

08/19/24 03:00 PM 130 Salem Rd
Owner:Edward Griffith 3rd
Lender:Lakeview Loan Servicing LLC Deposit:$5,000
Doc#:*D:06/13/16
Source:Boston Globe (07/23/24)
Atty:Brock & Scott Pllc 401-217-8701

08/19/24 05:00 PM 69 Concord Rd
Owner:Kenneth J Comeiro Jr & Megan R Buckley
Lender:Wilmington Savings Fund Society FSB
Deposit:$5,000
Doc#:*D:07/31/07
Source:Boston Globe (07/23/24)
Atty:Harmon Law Offices Pc 617-558-0500

Lowell

08/09/24 12:00 PM 86 Belmont St U:86
Owner:Martha E Iwanicki
Lender:US Bank NA Deposit:$10,000
Doc#:*D:01/17/08
Source:Sun (the) (07/19/24)
Atty:Guaetta And Benson Llc

08/19/24 04:00 PM 180 Stevens St
Owner:Chanthy Im & Bora Chhim
Lender:Wells Fargo Bank NA Deposit:$5,000
Doc#:*D:05/07/04
Source:Sun (the) (07/25/24)
Atty:Korde & Associates Pc 978-256-1500

MIDDLESEX SOUTH

Boxboro

08/19/24 02:00 PM 370 Burroughs Rd
Owner:Benjamin R Cumbie & Jennifer A Cumbie
Lender:Navy Federal Credit Union Deposit:$5,000
Doc#:*D:09/27/19
Source:Boston Herald (07/22/24)
Atty:Brock & Scott Pllc 401-217-8701

Littleton

08/14/24 11:00 AM 119 Russell St
Owner:Brian P Mcmenimen & Brian P Mcmenimen Jr
Lender:Workers Credit Union Deposit:$5,000
Doc#:*D:02/17/17
Source:Newburyport News (07/24/24)
Atty:Gelinas & Ward Llp 978-537-2200

Medford

08/12/24 02:00 PM 54 Sturges St
Owner:John B Dunne & Joyce Dunne
Lender:PHH United States Mortgage Corp Deposit:$5,000
Doc#:*D:09/03/04
Source:Boston Globe (07/23/24)
Atty:Korde & Associates Pc 978-256-1500

Somerville

08/15/24 11:00 AM 30 Richdale Ave
Owner:Building Alliance Group L
Lender:Steven A Ross Deposit:$25,000
Doc#:*D:02/02/23
Source:Somerville Journal (07/24/24)
Atty:Baker Braverman & Barbado

08/21/24 03:00 PM 202 Powder House Blvd
Owner:Joan A Barowski
Lender:MTG ASSETS MGMT LLC Deposit:$10,000
Doc#:*D:07/01/13
Source:Medford Transcript (07/25/24)
Atty:Korde & Associates Pc 978-256-1500

Waltham

08/20/24 10:00 AM 410 Lexington St
Owner:Taylor Johnson
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:10/04/07
Source:Boston Herald (07/23/24)
Atty:Brock & Scott Pllc 401-217-8701

08/22/24 10:00 AM 59 Myrtle St U:3
Owner:Daisy Chiu
Lender:Eastern Bank Deposit:$7,500
Doc#:*D:11/20/18
Source:Boston Herald (07/25/24)
Atty:Barsh And Cohen PC 617-332-4700

NORFOLK

Bellingham

08/12/24 12:00 PM 5 Squire Ln
Owner:Francismar Dias
Lender:MICHAEL HEANEY Deposit:$10,000
Doc#:*D:02/22/23
Source:Metro West (07/19/24)
Atty:Giangrasso Law LLC 781-328-9099

08/15/24 11:00 AM 5 Squire Ln
Owner:Francismar Dias
Lender:MICHAEL HEANEY Deposit:$10,000
Doc#:*D:02/22/23
Source:Metro West (07/25/24)
Atty:Giangrasso Law LLC 781-328-9099

08/20/24 10:00 AM 221 Ruthellen Rd
Owner:Aislyn Bertone
Lender:Nationstar Mortgage Deposit:$10,000
Doc#:*D:01/21/22
Source:Metro West (07/22/24)
Atty:Doonan Graves & Longoria 978-921-2670

Dedham

08/15/24 12:00 PM 65 Hooper Rd
Owner:65 Hooper Road LLC
Lender:Crowd Lending Capital LLC Deposit:$7,500
Doc#:*D:08/15/22
Source:Boston Herald (07/19/24)
Atty:Barsh And Cohen PC 617-332-4700

Randolph

08/12/24 01:00 PM 46 Wilmarth Rd
Owner:John A Estrella & Diane M Estrella
Lender:MTG ASSETS MGMT LLC Deposit:$5,000
Doc#:*D:04/15/09
Source:Patriot Ledger (07/19/24)
Atty:Korde & Associates Pc 978-256-1500

Weymouth

08/13/24 01:00 PM 2 Albert Rd
Owner:Janice G Pearson & George W Pearson Jr
Lender:US Bank NA Deposit:$5,000
Doc#:*D:07/20/04
Source:Patriot Ledger (07/19/24)
Atty:Korde & Associates Pc 978-256-1500

Wrentham

08/14/24 11:00 AM 277 Chestnut St
Owner:Jacqueline M Gately
Lender:Wilmington Trust NA Deposit:$10,000
Doc#:*D:05/25/05
Source:Sun Chronicle (the) (07/24/24)
Atty:Friedman Vartolo Llp

PLYMOUTH

Brockton

08/12/24 04:00 PM 469 N Main St U:469
Owner:Magdale Oben & Gerald Tabi
Lender:US Bank NA Deposit:$5,000
Doc#:*D:07/28/06
Source:Brockton Enterprise (07/19/24)
Atty:Korde & Associates Pc 978-256-1500

08/16/24 03:00 PM 24 Washburn St
Owner:Diane Ciulla & Susan Ciulla-Hall
Lender:Bank Of New York Mellon Deposit:$5,000
Doc#:*D:03/30/07
Source:Brockton Enterprise (07/24/24)
Atty:Korde & Associates Pc 978-256-1500

Hanson

08/22/24 10:00 AM 247 County Rd
Owner:Matthew Palermo
Lender:Hingham Institution for Savings Deposit:$20,000
Doc#:*D:01/13/05
Source:Brockton Enterprise (07/25/24)
Atty:Gaughen Gaughen Lane & He 781-335-0374

Lakeville

08/21/24 11:00 AM 17 Main St
Owner:David F R Jr-Tr & Anne M Russell
Lender:North Easton Savings Bank Deposit:$20,000
Doc#:*D:09/25/19
Source:Standard Times (the) (07/24/24)
Atty:Ruberto Israel & Weiner P 617-742-4200

Middleboro

08/14/24 11:00 AM 20 Benton St
Owner:Carl S Weir Jr
Lender:Massachusetts Housing Finance Agency
Deposit:$10,000
Doc#:*D:07/13/18
Source:Standard Times (the) (07/24/24)
Atty:Doonan Graves & Longoria 978-921-2670

Pembroke

08/12/24 03:00 PM 547 Washington St U:B18
Owner:James Hatfield & Dustin J Hatfield
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:04/07/10
Source:Patriot Ledger (07/19/24)
Atty:Korde & Associates Pc 978-256-1500

Plymouth

08/16/24 11:00 AM 45 Kristin Rd
Owner:Joyce A Burke
Lender:MTG ASSETS MGMT LLC Deposit:$5,000
Doc#:*D:10/14/11
Source:Old Colony Memorial (07/25/24)
Atty:Korde & Associates Pc 978-256-1500

Wareham

08/23/24 03:00 PM 1 Hunter Ave
Owner:Thomas J Greeley
Lender:US Bank NA Deposit:$10,000
Doc#:*D:05/09/07
Source:Publication Unknown (07/25/24)
Atty:Harmon Law Offices Pc 617-558-0500

SUFFOLK

Dorchester

08/14/24 10:00 AM 183-189 Norfolk St
Owner:Full Life Gospel Center I
Lender:ORIGEN NORFOLK LLC Deposit:$20,000
Doc#:*D:05/07/20
Source:Boston Globe (07/23/24)
Atty:Pelote Law Group Pc 508-301-4200

08/15/24 10:00 AM 8 Charles St
Owner:Aaron T Do
Lender:MCLP ASSETS CO INC Deposit:$10,000
Doc#:*D:08/14/09
Source:Boston Herald (07/25/24)
Atty:Doonan Graves & Longoria 978-921-2670

Roslindale

08/20/24 01:00 PM 14-16 Charme Ave
Owner:Lucien Investments LLC
Lender:Citibank Na Deposit:$5,000
Doc#:*D:04/06/23
Source:Boston Herald (07/23/24)
Atty:Brock & Scott Pllc 401-217-8701

WORCESTER

Auburn

08/14/24 03:00 PM 10 Melba Ave
Owner:Jessica S Peterson
Lender:Plains Commerce Bank Deposit:$5,000
Doc#:*D:12/16/22
Source:Auburn News (07/19/24)
Atty:Korde & Associates Pc 978-256-1500

Charlton

08/15/24 04:00 PM 40 Carroll Hill Rd
Owner:Patricia A Aubertine & Patricia A Butler
Lender:US Bank NA Deposit:$5,000
Doc#:*D:01/10/03
Source:Telegram Gazette (07/24/24)
Atty:Korde & Associates Pc 978-256-1500

Grafton

08/13/24 01:00 PM 137 Westboro Rd
Owner:Luizmar Bernades & Jayne S Bernades
Lender:Steven A Ross Deposit:$25,000
Doc#:*D:01/27/20
Source:Telegram Gazette (07/19/24)
Atty:Baker Braverman & Barbado

Royalston

08/13/24 11:00 AM 130 S Royalston Rd
Owner:Billster LLC
Lender:Steven A Ross Deposit:$50,000
Doc#:*D:02/18/21
Source:Athol Daily News (07/19/24)
Atty:Potter Maclellan LLP 617-257-7050

Worcester

08/13/24 11:00 AM 1195 Grafton St U:73
Owner:Aspasia Langas
Lender:CELINK Deposit:$5,000
Doc#:*D:05/05/08
Source:Telegram Gazette (07/23/24)
Atty:Orlans Pc 781-790-7800

08/13/24 12:00 PM 104 Brookline St
Owner:Philip M Landry
Lender:Wells Fargo Bank NA Deposit:$5,000
Doc#:*D:02/05/14
Source:Telegram Gazette (07/23/24)
Atty:Orlans Pc 781-790-7800

08/14/24 02:00 PM 450 Sunderland Rd
Owner:Christine Brusco
Lender:Rocket Mortgage Deposit:$5,000
Doc#:*D:04/30/21
Source:Telegram Gazette (07/23/24)
Atty:Korde & Associates Pc 978-256-1500

08/15/24 10:00 AM 3 Palace Gardens Rd
Owner:Roy M Charbonneau & Sharon M Charbonneau
Lender:Savers Cooperative Bank Deposit:$5,000
Doc#:*D:01/27/12
Source:Telegram Gazette (07/25/24)
Atty:Howard B Damico Pc 508-842-1900

WORCESTER NORTH

Fitchburg

08/14/24 12:00 PM 21 Bernard Dr
Owner:Bernard P Leger & Teresa M Leger
Lender:Seattle Savings Bank Deposit:$5,000
Doc#:*D:08/30/06
Source:Sentinel & Enterprise (07/22/24)
Atty:Korde & Associates Pc 978-256-1500

Leominster

08/15/24 11:00 AM 155 Berrington Rd U:155
Owner:Francis C Acquaye
Lender:US Bank NA Deposit:$5,000
Doc#:*D:12/09/04
Source:Sentinel & Enterprise (07/25/24)
Atty:Orlans Pc 781-790-7800

08/19/24 10:00 AM 48 Chestnut St
Owner:Chong O Rodriguez
Lender:DYCK ONEAL INC Deposit:$5,000
Doc#:*D:06/29/05
Source:Sentinel & Enterprise (07/22/24)
Atty:Brock & Scott Pllc 401-217-8701

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