

Official Records

MASSACHUSETTS MARKET STATISTICS

Volume of Mortgages for Single-Family Homes

Month	Purchase	Refinance	Both
July 2020	\$2,845	\$5,776	\$8,621
July 2021	\$3,030	\$3,978	\$7,008
July 2022	\$2,728	\$915	\$3,643
July 2023	\$1,997	\$584	\$2,581
July 2024	\$2,228	\$708	\$2,936

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Statistics based on single-family home sales

Dollar amounts in millions

Source: The Warren Group

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C6	Berkshire North	08/09/24	C12	Middlesex North	08/09/24
C6	Berkshire South	08/09/24	C13	Middlesex South	08/09/24
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C7	Bristol South	08/09/24	C18	Plymouth	08/09/24
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BRAGB, Builders and Remodelers Association of Greater Boston.

HBRA, Home Builders and Remodelers of Mass.

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Allston

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	2
Median Price	\$875,000	\$808,500

► REAL ESTATE SALES

13 GREYLOCK RD.....	\$3,130,000
B: 13 Greylock Road LLC S: Alan B Sharaf, Tr for 13 Greylock Nt Book/Page: 70468/241, Date: 08/05/24 Use: Apartment Building, Lot: 5500sf Prior Sale: \$745,000 (08/18)	

Boston

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	33
Median Price	\$3,000,000	\$3,250,000

► REAL ESTATE SALES

63 APPLETON ST U:3.....	\$1,200,000
B: David J Kadish & Thais G Silva S: Johannes Essl & Madelaine Grimmer Doc#: 00000000954281, Date: 08/09/24 Mtg: Cross Country Mtg Inc \$960,000 Term: 2054 Use: 1 Bdrn Condo, Lot: 1019sf Prior Sale: \$1,089,500 (06/20)	

500 ATLANTIC AVE U:19H.....	\$1,400,000
B: Leslie Levan & Daniel Levan S: A D Zaltaas Book/Page: 70483/134, Date: 08/09/24 Use: 1 Bdrn Condo, Lot: 1184sf Prior Sale: \$1,275,000 (11/17)	

2 BATTERY WHARF U:2410	\$3,325,000
B: Margaret M Vargo & Dennis L Vargo S: Martha B Bacigalupo, Tr for Martha B Bacigalupo T Book/Page: 70470/188, Date: 08/06/24 Use: Condo	

234 CAUSEWAY ST U:1101	\$870,000
B: Alexandria F Tegan S: Putnam 234 Associates LLC Book/Page: 70473/205, Date: 08/07/24 Use: 1 Bdrn Condo, Lot: 969sf	

75 CLARENDON ST U:14	\$175,000
B: Emily Nephtal & Julian Stern S: Neal E Minahan & Rita L Minahan Book/Page: 70469/36, Date: 08/05/24 Use: Condo Parking-Residential, Lot: 168sf Prior Sale: \$60,000 (08/99)	

75 CLARENDON ST U:406	\$150,000
B: Nicole Casper S: Shahla Abdollahi & Mehran M Roodsaz Book/Page: 70473/68, Date: 08/06/24 Use: 2 Bdrn Condo, Lot: 799sf Prior Sale: \$945,000 (12/19)	

300 COMMERCIAL ST U:304.....	\$1,500,000
B: Cornelius J Oconnor & Audrey L Oconnor S: Edward Crowe & Kathleen Manning Book/Page: 70467/212, Date: 08/05/24 Use: 2 Bdrn Condo, Lot: 1145sf Prior Sale: \$950,000 (08/07)	

357 COMMERCIAL ST U:315.....	\$575,000
B: Jake Rosato S: Stacey Silverstein & Danelle E Silverstein Book/Page: 70477/341, Date: 08/08/24 Mtg: Cross Country Mtg Inc \$525,000 Term: 2054 Use: 1 Bdrn Condo, Lot: 741sf Prior Sale: \$499,000 (08/21)	

190 COMMONWEALTH AVE U:4.....	\$685,000
B: Joseph Howard & Rita Howard S: Michele R Derrick Book/Page: 70482/261, Date: 08/09/24 Use: 1 Bdrn Condo, Lot: 519sf Prior Sale: \$384,000 (02/11)	

222 COMMONWEALTH AVE U:1	\$3,200,000
B: Marc L Watrous, Tr for Watrous Ft S: 222 Commonwealth Ave LLC Book/Page: 70469/90, Date: 08/06/24 Mtg: Berkshire Bank \$1,900,000 Term: 2054 Rate: 5.9% Type: Adj Use: Condo	

1 DARTMOUTH PL.....	\$3,970,000
B: Terra Firma Assets LLC S: Hediger Homes LLC Book/Page: 70468/258, Date: 08/05/24 Use: 2-Family Row-End, Lot: 1140sf Prior Sale: \$1,615,000 (08/22)	

280 E EAGLE ST U:2.....	\$625,000
B: Michael Fraser-Dunnet S: Stephen Vitale & Sarah Vitale Book/Page: 70479/77, Date: 08/08/24 Use: 2 Bdrn Condo	

85 E INDIA ROW U:3H	\$618,000
B: Lian G Li & Chuan B Chen S: Deborah P Robinson Book/Page: 70476/283, Date: 08/07/24 Mtg: East West Bank \$370,800 Term: 2054 Rate: 6.9% Type: Adj Use: 1 Bdrn Condo, Lot: 876sf Prior Sale: \$344,674 (01/08)	

181 ESSEX ST U:E305.....	\$436,984
B: Dima Moujahed S: Alexei Beratis & Mary A Patterson Book/Page: 70478/31, Date: 08/08/24 Mtg: Boston Redevelop Auth \$366,000 Use: 1 Bdrn Condo, Lot: 723sf Prior Sale: \$176,400 (08/06)	

1 FRANKLIN ST U:2604.....	\$2,450,000
B: Ho H Wan S: MP Franklin Tower Co LLC Book/Page: 56424/87, Date: 07/14/16 Use: Condo	

1 FRANKLIN ST U:2604.....	\$2,600,000
B: Christopher Hocevar & Suzanna Hocevar S: Ho H Wan Book/Page: 70449/325, Date: 07/31/24 Mtg: Rocket Mortgage LLC \$1,531,600 Term: 2054 Rate: 6.4% Type: Adj Use: 2 Bdrn Condo	

1 FRANKLIN ST U:4602.....	\$4,692,000
B: Christopher P Mcnamara & Kristine A Coley S: 1818 Associates LLC Book/Page: 70485/342, Date: 08/09/24 Mtg: JPMorgan Chase Bank \$1,250,000 Term: 2054 Rate: 6.8% Type: Adj Use: 3 Bdrn Condo	

28 GARDEN ST	\$3,000,000
B: Eoin P Beirne & Marianna K Vulli S: Laura C Ziewacz, Tr for Ziewacz Nt Book/Page: 70469/131, Date: 08/06/24 Mtg: Citibank Na \$2,699,700 Term: 2054 Rate: 5.8% Type: Adj Use: 3 Bdrn Row-Middle, Lot: 760sf Prior Sale: \$2,150,000 (08/19)	

215-221 HANOVER ST	\$8,650,000
B: 215 Hanover St LLC S: Caroline LLC Book/Page: 70477/306, Date: 08/08/24 Use: Office Bldg-General, Lot: 3435sf Prior Sale: \$3,000,000 (12/06)	

55 LAGRANGE ST U:1010.....	\$675,000
B: Irwin Muskat, Tr for Irwin Muskat 1992 T S: Fpg Lagrange Owner One LL Book/Page: 70483/270, Date: 08/09/24 Use: Condo	

55 LAGRANGE ST U:702.....	\$815,000
B: Leena M Khandelwal S: Fpg Lagrange Owner One LL Book/Page: 70467/77, Date: 08/05/24 Use: Condo	

55 LAGRANGE ST U:807.....	\$840,000
B: Leena M Khandelwal S: Fpg Lagrange Owner One LL Book/Page: 70467/128, Date: 08/05/24 Use: Condo	

298 MARGINAL ST U:1.....	\$1,190,000
B: Kevin Casey & Caroline Hickey S: Michael Ross Book/Page: 70475/252, Date: 08/07/24 Mtg: Guaranteed Rate Inc \$952,000 Term: 2054 Use: 1 Bdrn Condo, Lot: 815sf Prior Sale: \$705,000 (06/17)	

542 MASSACHUSETTS AVE U:1.....	\$2,580,000
B: Robert W Sinnott & Anna M Wagner S: Tkb Boston LLC Book/Page: 70475/215, Date: 08/07/24 Mtg: Morgan Stanley Privat \$1,480,000 Term: 2054 Rate: 5.6% Type: Adj Use: 2 Bdrn Condo, Lot: 2750sf Prior Sale: \$189,000 (05/95)	

53 MOUNT VERNON ST U:3.....	\$2,950,000
B: Michael Cassano & Heather Cassano S: Peter A Petri & Jean Lawrence Book/Page: 70475/16, Date: 08/07/24 Mtg: Salem Five Mtg Co \$2,212,500 Term: 2054 Rate: 6.9% Type: Adj Use: 4 Bdrn Condo, Lot: 2196sf	

NEWBURY ST	\$8,000,000
B: 266-268n Real Estate LLC S: 266-268 Newbury Street Lp Book/Page: 70481/93, Date: 08/08/24	

294 NEWBURY ST U:PH	\$3,505,000
B: Martha B Bacigalupo, Tr for Martha B Bacigalupo T S: Hicks Jutta B Est & Darlington P Hicks Book/Page: 70477/224, Date: 08/08/24 Use: 3 Bdrn Condo, Lot: 2124sf Prior Sale: \$2,800,000 (08/12)	

11 PARK DR U:3-11	\$625,000
B: Jose J Lemus S: Sameh Dababneh Book/Page: 70482/153, Date: 08/09/24 Use: 1 Bdrn Condo, Lot: 650sf Prior Sale: \$560,000 (09/22)	

35 QUEENSBERRY ST U:2	\$518,000
B: Melyao Wang S: Boquan Li Book/Page: 70484/241, Date: 08/09/24 Mtg: Leader Bank NA \$258,000 Term: 2054 Use: 1 Bdrn Condo, Lot: 508sf Prior Sale: \$215,000 (09/09)	

107 SAINT BOTOLPH ST U:2.....	\$920,000
B: John R Thomsen S: 107 St Botolph St Rity As Book/Page: 70477/30, Date: 08/07/24 Mtg: Central One FCU \$480,000 Term: 2054 Rate: 6.2% Type: Adj Use: 1 Bdrn Condo, Lot: 890sf	

100 SHAWMUT AVE U:1203.....	\$2,850,000
B: Mark Mallon & Traci Portnoff S: Div Shawmut LLC Book/Page: 70480/161, Date: 08/08/24 Use: 4 Bdrn Condo	

289 SHAWMUT AVE U:2.....	\$815,000
B: Christopher A Amory & Mallory C Amory S: Kristen S Leathers Book/Page: 70478/158, Date: 08/08/24 Mtg: Webster Bank \$500,000 Term: 2054 Rate: 6.4% Type: Adj Use: 1 Bdrn Condo, Lot: 615sf Prior Sale: \$705,000 (06/17)	

7 SMITH CT	\$2,470,000
B: Michael T Robertson S: Amy J Bregar & Jeffrey A Miller Book/Page: 70483/239, Date: 08/09/24 Mtg: Bank of NY Mellon \$1,600,000 Term: 2054 Use: 3 Bdrn Semi Detachd, Lot: 544sf Prior Sale: \$1,436,000 (01/18)	

110 STUART ST U:21J.....	\$1,160,000
B: Yifan Xu & Ruoshui Shen S: Irwin Muskat, Tr for Irwin Muskat T Book/Page: 70479/204, Date: 08/08/24 Mtg: Webster FiveCent Svgs \$928,000 Term: 2054 Rate: 6.5% Type: Adj Use: 1 Bdrn Condo, Lot: 1112sf Prior Sale: \$1,220,000 (01/20)	

110 STUART ST U:26E	\$2,295,000
B: Peiqian Lu S: You Zhou, Tr for Zim T Book/Page: 70487/165, Date: 08/09/24 Use: 2 Bdrn Condo, Lot: 1714sf Prior Sale: \$2,105,000 (05/19)	

9 TRENTON ST U:2.....	\$1,445,000
B: Rcy Boston LLC S: Brian B Ferguson Book/Page: 70476/13, Date: 08/07/24 Use: 2 Bdrn Condo Prior Sale: \$1,200,000 (06/22)	

20 UPTON ST U:1.....	\$2,100,000
B: John T Carroll Jr & Allison N Carroll S: Jakefield B Merrill & Cara Sipprelle Book/Page: 70472/121, Date: 08/06/24 Mtg: Nqm Funding Llc \$1,680,000 Term: 2054 Use: 3 Bdrn Condo, Lot: 1820sf Prior Sale: \$1,936,000 (04/20)	

37 UPTON ST U:5	\$1,291,875
B: Christina Beauvais S: Joshua Stavis Book/Page: 70471/1, Date: 08/06/24 Mtg: New Fed Mtg Corp \$391,875 Term: 2054 Use: 1 Bdrn Condo, Lot: 932sf Prior Sale: \$1,180,000 (12/21)	

420 W BROADWAY U:205.....	\$900,000
B: Tao Jia S: Xin Gu Book/Page: 70473/159, Date: 08/06/24 Use: 2 Bdrn Condo	

580 WASHINGTON ST U:806.....	\$1,185,000
B: Jenny Q Ye S: Tao Zeng Book/Page: 70483/64, Date: 08/09/24 Use: 2 Bdrn Condo, Lot: 1140sf Prior Sale: \$1,350,000 (05/16)	

2-A WELLINGTON ST U:2.....	\$1,238,000
B: Siuling M Cheung & Chunghao N Huang S: 2a Wellington Street LLC Doc#: 00000000954246, Date: 08/08/24 Mtg: Nations Direct Mtg \$738,000 Term: 2054 Use: 3 Bdrn Condo, Lot: 1060sf Prior Sale: \$126,400 (07/92)	

TOWN / REGISTRY GUIDE

Town Name Registry

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

Cotuit Barnstable
Cummington Hampshire
Dalton Berkshire Middle
Danvers Essex South
Dartmouth Bristol South
Dedham Norfolk
Deerfield Franklin
Dennis Barnstable
Dighton Bristol North
Dorchester Suffolk
Douglas Worcester
Dover Norfolk
Dracut Middlesex North
Dudley Worcester
Dunstable Middlesex North
Duxbury Plymouth
East Boston Suffolk
East Bridgewater Plymouth
East Brookfield Worcester
East Longmeadow Hampden
Eastham Barnstable
Easthampton Hampshire
Easton Bristol North
Egremont Berkshire South
Erving Franklin
Essex Essex South
Everett Middlesex South
Fairhaven Bristol South
Fall River Bristol Fall River
Falmouth Barnstable
Fitchburg Worcester North
Florida Berkshire North
Foxboro Norfolk
Framingham Middlesex South
Franklin Norfolk
Freetown Bristol Fall River
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Gill Franklin
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Hadley Hampshire
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Hamilton Essex South
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Hanover Plymouth
Hanson Plymouth
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Hatfield Hampshire
Haverhill Essex South
Hawley Franklin
Heath Franklin
Hingham Plymouth
Hinsdale Berkshire Middle
Holbrook Norfolk
Holden Worcester
Holland Hampden
Holliston Middlesex South
Holyoke Hampden
Hopedale Worcester

Hopkinton Middlesex South
Hubbardston Worcester
Hudson Middlesex South
Hull Plymouth
Huntington Hampshire
Hyannis Barnstable
Hyde Park Suffolk
Ipswich Essex South
Jamaica Plain Suffolk
Kingston Plymouth
Lakeville Plymouth
Lancaster Worcester
Lanesboro Berkshire North
Lawrence Essex North
Lee Berkshire Middle
Leicester Worcester
Lenox Berkshire Middle
Leominster Worcester North
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Lexington Middlesex South
Leyden Franklin
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Longmeadow Hampden
Lowell Middlesex North
Ludlow Hampden
Lunenburg Worcester North
Lynn Essex South
Lynnfield Essex South
Malden Middlesex South
Manchester Essex South
Mansfield Bristol North
Marblehead Essex South
Marion Plymouth
Marlborough Middlesex South
Marshfield Plymouth
Marston Mills Barnstable
Mashepee Barnstable
Mattapan Suffolk
Mattapoisett Plymouth
Maynard Middlesex South
Medfield Norfolk
Medford Middlesex South
Medway Norfolk
Melrose Middlesex South
Mendon Worcester
Merrimac Essex South
Methuen Essex North
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Middleton Essex South
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Millbury Worcester
Millis Norfolk
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Mt Washington Berkshire South
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Nantucket Nantucket
Natick Middlesex South
Needham Norfolk
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New Braintree Worcester
New Marlboro Berkshire South
New Salem Franklin
Newbury Essex South
Newburyport Essex South

Newton Middlesex South
Norfolk Norfolk
North Adams Berkshire North
North Andover Essex North
North Attleboro Bristol North
North Brookfield Worcester
North Reading Middlesex South
Northampton Hampshire
Norhborough Worcester
Northbridge Worcester
Northfield Franklin
Norton Bristol North
Norwell Plymouth
Norwood Norfolk
Oak Bluffs Dukes
Oakham Worcester
Orange Franklin
Orleans Barnstable
Osterville Barnstable
Otis Berkshire Middle
Oxford Worcester
Palmer Hampden
Paxton Worcester
Peabody Essex South
Pelham Hampshire
Pembroke Plymouth
Pepperell Middlesex South
Peru Berkshire Middle
Petersham Worcester
Phillipston Worcester
Pittsfield Berkshire Middle
Plainfield Hampshire
Plainville Norfolk
Plymouth Plymouth
Plympton Plymouth
Princeton Worcester
Provincetown Barnstable
Quincy Norfolk
Randolph Norfolk
Raynham Bristol North
Reading Middlesex South
Rehoboth Bristol North
Revere Suffolk
Richmond Berkshire Middle
Rochester Plymouth
Rockland Plymouth
Rockport Essex South
Roslindale Suffolk
Rowe Franklin
Rowley Essex South
Roxbury Suffolk
Royalston Worcester
Russell Hampden
Rutland Worcester
Salem Essex South
Salisbury Essex South
Sandisfield Berkshire South
Sandwich Barnstable
Saugus Essex South
Savoy Berkshire North
Scituate Plymouth
Seekonk Bristol North
Sharon Norfolk
Sheffield Berkshire South
Shelburne Franklin
Sherborn Middlesex South
Shirley Middlesex South
Shrewsbury Worcester
Shutesbury Franklin
Somerset Bristol Fall River
Somerville Middlesex South
South Boston Suffolk
South Hadley Hampshire

Southampton Hampshire
Southborough Worcester
Southbridge Worcester
Southwick Hampden
Spencer Worcester
Springfield Hampden
Sterling Worcester
Stockbridge Berkshire Middle
Stoneham Middlesex South
Stoughton Norfolk
Stow Middlesex South
Sturbridge Worcester
Sudbury Middlesex South
Sunderland Franklin
Sutton Worcester
Swampscott Essex South
Swansea Bristol Fall River
Taunton Bristol North
Templeton Worcester
Tewksbury Middlesex North
Thorndike Hampden
Tisbury Dukes
Tolland Hampden
Topsfield Essex South
Townsend Middlesex South
Truro Barnstable
Tyngsboro Middlesex North
Tyringham Berkshire Middle
Upton Worcester
Uxbridge Worcester
Wakefield Middlesex South
Wales Hampden
Walpole Norfolk
Waltham Middlesex South
Ware Hampshire
Wareham Plymouth
Warren Worcester
Warwick Franklin
Washington Berkshire Middle
Watertown Middlesex South
Wayland Middlesex South
Webster Worcester
Wellesley Norfolk
Wellfleet Barnstable
Wendell Franklin
Wenham Essex South
West Boylston Worcester
West Bridgewater Plymouth
West Brookfield Worcester
West Newbury Essex South
West Roxbury Suffolk
West Springfield Hampden
West Stockbridge Berkshire South
West Tisbury Dukes
Westborough Worcester
Westfield Hampden
Westford Middlesex North
Westhampton Hampshire
Westminster Worcester North
Weston Middlesex South
Westport Bristol South
Westwood Norfolk
Weymouth Norfolk
Whately Franklin
Whitman Plymouth
Wilbraham Hampden
Williamsburg Hampshire
Williamstown Berkshire North
Wilmington Middlesex North
Winchendon Worcester

How to Read The Real Estate Records

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

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

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

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

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

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

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

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

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

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

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

- “Use” distinguishes residential homes from land sales and commercial sales.
- For residential homes, the number of bedrooms and house style appear when available.

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

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

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

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

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!

8 WHITTIER PL U:11B	\$567,500
B: Madhavi Pundit & Palash R Gupta S: Shamael A Al-Sharikh Book/Page: 70485/38, Date: 08/09/24 Use: 1 Bdrm Condo, Lot: 833sf Prior Sale: \$485,000 (10/15)	
22 WORCESTER SQ U:2.....	\$800,000
B: Melanie Tribble, Tr for Kai Tribble S: Elsie J Foster Book/Page: 70469/233, Date: 08/06/24 Mtg: Cross Country Mtg Inc \$640,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 860sf Prior Sale: \$791,000 (08/16)	
55 WORCESTER ST U:1.....	\$1,850,000
B: Magdalena P Capasso S: Nancy E Hammerle, Tr for Nancy E Hammerle RET Book/Page: 70485/81, Date: 08/09/24 Use: 2 Bdrm Condo, Lot: 1852sf Prior Sale: \$1,049,250 (12/08)	

Brighton

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	22	11	
Median Price	\$909,000	\$980,000	

► REAL ESTATE SALES

6-8 CHARLESVIEW ST.....	\$1,500,000
B: Frank Wouffe S: Ivana Cacia & Sonia Tempesta Book/Page: 70467/1, Date: 08/05/24 Mtg: Rockland Tr Co \$1,125,000 Use: 3-Family Conventional, Lot: 12378sf	
1677 COMMONWEALTH AVE U:1	\$525,000
B: Jing Zhang, Tr for Zhang Ft S: Sen Liu & Dan Liu Book/Page: 70471/86, Date: 08/06/24 Use: 2 Bdrm Condo, Lot: 738sf Prior Sale: \$236,000 (06/04)	
11 ELKO ST.....	\$1,630,000
B: Saba Development LLC S: William W Soo-Hoo Book/Page: 70481/3, Date: 08/08/24 Mtg: Walpole Coop Bank \$1,141,000 Use: 2-Family Conventional, Lot: 10571sf Prior Sale: \$853,000 (05/05)	
48 STRATHMORE RD U:23.....	\$310,000
B: Yuwen Wang, Tr for Wang Int S: Echo Chan, Tr for Teasa Lt Book/Page: 70466/128, Date: 08/05/24 Use: Condo, Lot: 384sf Prior Sale: \$288,088 (12/19)	
81-83 WAVERLY ST.....	\$1,131,000
B: Linceo LLC S: Loulourgas Theodora E Est & Dimitrios E Loulourgas Book/Page: 70468/335, Date: 08/05/24 Use: 3-Family Conventional, Lot: 5957sf	

Charlestown

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	32	23	
Median Price	\$1,572,500	\$1,725,000	

► REAL ESTATE SALES

42 8TH ST U:3203	\$789,000
B: Zba Fine LLC S: Casey J McMahon & Wesleigh L McMahon Book/Page: 70473/133, Date: 08/06/24 Use: 1 Bdrm Condo Prior Sale: \$600,000 (08/15)	
5 ADAMS ST U:2.....	\$2,395,000
B: Douglas P Perkins & Lindsey A Waldron S: Square One Const Inc Book/Page: 70486/226, Date: 08/09/24 Use: Condo	
52 ALLSTON ST.....	\$1,100,000
B: Jennifer Piacitelli & Robert Piacitelli S: 52 Allston Street LLC Book/Page: 70480/119, Date: 08/08/24 Mtg: Berkshire Bank \$880,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1378sf Prior Sale: \$409,000 (05/12)	
184 BUNKER HILL ST U:4.....	\$475,000
B: Maria A Castro & Diego A Rivera S: Nancy A Hennessey Book/Page: 70471/97, Date: 08/06/24 Use: Condo	
374-398 BUNKER HILL ST U:104.....	\$970,000
B: Kara Sheehan S: Alexandra M Mohr & Jonathan B Mohr Book/Page: 70467/47, Date: 08/05/24 Mtg: Mary Sheehan \$400,000 Use: 2 Bdrm Condo Prior Sale: \$845,000 (04/21)	
15 EDEN ST U:2.....	\$1,330,000
B: Michael KREATZ & Kaitlyn M Conway S: 15 Eden St LLC Book/Page: 70472/322, Date: 08/06/24 Mtg: JPMorgan Chase Bank \$1,000,000 Term: 2054 Use: Condo	
12 LEXINGTON ST U:2.....	\$1,300,000
B: Eliot Lamb & Emilee Abraham S: Benjamin O Hanna & Theodora H Hanna Doc#: 000000000954158, Date: 08/05/24 Mtg: M&T Bank NA \$700,000 Term: 2054 Rate: 6.1% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$1,015,000 (08/17)	
9-A MONUMENT SQ U:1.....	\$1,900,000
B: Caroline Dilworth & Alexander Provost S: Nancy J Schoenbrunner, Tr for Schoenbrunner Ft II Book/Page: 70476/210, Date: 08/07/24 Mtg: M&T Bank NA \$1,615,000 Term: 2054 Rate: 6.1% Type: Adj Use: 3 Bdrm Condo	
18 SPICE ST.....	\$4,600,000
B: Spice Street Group LLC S: Prt Holdings II LLC Book/Page: 70480/5, Date: 08/08/24 Mtg: Prt Holdings II Llc \$920,000 Use: Manufacturing Building, Lot: 15443sf Prior Sale: \$131,075 (02/04)	
13 UNION ST U:1.....	\$1,650,000
B: Marisa K Roman & Brett M Sabbag S: Stephen F Foley & Donna M Foley Book/Page: 70486/43, Date: 08/09/24 Mtg: TD Bank NA \$600,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$795,000 (08/05)	

1677 COMMONWEALTH AVE U:1	\$525,000
B: Jing Zhang, Tr for Zhang Ft S: Sen Liu & Dan Liu Book/Page: 70471/86, Date: 08/06/24 Use: 2 Bdrm Condo, Lot: 738sf Prior Sale: \$236,000 (06/04)	
11 ELKO ST.....	\$1,630,000
B: Saba Development LLC S: William W Soo-Hoo Book/Page: 70481/3, Date: 08/08/24 Mtg: Walpole Coop Bank \$1,141,000 Use: 2-Family Conventional, Lot: 10571sf Prior Sale: \$853,000 (05/05)	
48 STRATHMORE RD U:23.....	\$310,000
B: Yuwen Wang, Tr for Wang Int S: Echo Chan, Tr for Teasa Lt Book/Page: 70466/128, Date: 08/05/24 Use: Condo, Lot: 384sf Prior Sale: \$288,088 (12/19)	
81-83 WAVERLY ST.....	\$1,131,000
B: Linceo LLC S: Loulourgas Theodora E Est & Dimitrios E Loulourgas Book/Page: 70468/335, Date: 08/05/24 Use: 3-Family Conventional, Lot: 5957sf	

1677 COMMONWEALTH AVE U:1	\$525,000
B: Jing Zhang, Tr for Zhang Ft S: Sen Liu & Dan Liu Book/Page: 70471/86, Date: 08/06/24 Use: 2 Bdrm Condo, Lot: 738sf Prior Sale: \$236,000 (06/04)	
11 ELKO ST.....	\$1,630,000
B: Saba Development LLC S: William W Soo-Hoo Book/Page: 70481/3, Date: 08/08/24 Mtg: Walpole Coop Bank \$1,141,000 Use: 2-Family Conventional, Lot: 10571sf Prior Sale: \$853,000 (05/05)	
48 STRATHMORE RD U:23.....	\$310,000
B: Yuwen Wang, Tr for Wang Int S: Echo Chan, Tr for Teasa Lt Book/Page: 70466/128, Date: 08/05/24 Use: Condo, Lot: 384sf Prior Sale: \$288,088 (12/19)	
81-83 WAVERLY ST.....	\$1,131,000
B: Linceo LLC S: Loulourgas Theodora E Est & Dimitrios E Loulourgas Book/Page: 70468/335, Date: 08/05/24 Use: 3-Family Conventional, Lot: 5957sf	

Chelsea

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	14	15	
Median Price	\$578,000	\$575,000	

► REAL ESTATE SALES

36 BEACON ST U:2.....	\$690,500
B: Daniel Brinkert & Edit Vukatana S: 36 Beacon Street LLC Book/Page: 70476/174, Date: 08/07/24 Mtg: Cross Country Mtg Inc \$655,975 Term: 2054 Use: Condo	

3-17 ELLSWORTH ST	\$3,002,000
B: 115 Park St LLC S: Elisa A Damico, Tr for Damico Income Irt Book/Page: 70485/265, Date: 08/09/24	
79 MAVERICK ST	\$175,000
B: Rocibel D Flores S: Maria I Yanes Book/Page: 70470/61, Date: 08/06/24 Use: 2-Family Two Family, Lot: 4750sf Prior Sale: \$280,000 (10/08)	
1 PARK SQ.....	\$3,002,000
B: 115 Park St LLC S: Elisa A Damico, Tr for Damico Income Irt Book/Page: 70485/265, Date: 08/09/24	
215 WASHINGTON AVE U:4.....	\$255,000
B: Julio C Vasquez S: Lisa B Darman-Miller & Jeffrey B Miller Book/Page: 70474/252, Date: 08/07/24 Use: 1 Bdrm Condo	

Dorchester

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	63	58	
Median Price	\$750,000	\$680,000	

► REAL ESTATE SALES

1255 ADAMS ST U:210	\$640,000
B: Jae J Nam & Meisha T Nguyen S: Andrew J Weymouth Book/Page: 70485/103, Date: 08/09/24 Use: Condo	
83 DIX ST U:2.....	\$440,000
B: James J Megee S: Markus J Schmidt & Miriam Bastian Book/Page: 70478/218, Date: 08/08/24 Mtg: Leader Bank NA \$396,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 695sf Prior Sale: \$315,000 (10/22)	
944 DORCHESTER AVE U:50.....	\$625,000
B: Thomas H Mori & Brianna R Watson S: Julien Pham Book/Page: 70471/346, Date: 08/06/24 Use: Condo, Lot: 1110sf Prior Sale: \$625,000 (09/20)	
114 ELMER RD	\$639,000
B: David P Osullivan S: David P Osullivan & Shaun J Osullivan Book/Page: 70477/270, Date: 08/08/24 Mtg: Rocket Mortgage LLC \$468,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 3656sf Prior Sale: \$21,927 (03/13)	
16 HARROW ST	\$725,000
B: Robert Adams S: Enid Martinez Book/Page: 70476/87, Date: 08/07/24 Mtg: M&T Bank NA \$711,868 Term: 2054 Use: 2-Family Two Family, Lot: 2568sf Prior Sale: \$480,000 (08/05)	
67 LAWLEY ST	\$799,000
B: Kevin M Obrien & Ariana Mirazimi S: John P Tyler Book/Page: 70468/67, Date: 08/05/24 Mtg: Guild Mortgage Co \$759,050 Term: 2054 Use: 2 Bdrm Colonial, Lot: 3350sf Prior Sale: \$600,000 (08/19)	
27 MELVILLE AVE	\$1,400,000
B: Christine J Kang & Michael W Kelleher 4th S: Mark E Roper & Nina G Keough Book/Page: 70478/121, Date: 08/08/24 Mtg: Guaranteed Rate Inc \$650,000 Term: 2054 Use: 5 Bdrm Colonial, Lot: 14952sf Prior Sale: \$1,050,000 (05/17)	
39 NEWPORT ST.....	\$1,418,000
B: Wenzhong Li & Yinghua Xie S: Marie L Dooley & Thomas H Dooley Book/Page: 70480/228, Date: 08/08/24 Mtg: East West Bank \$567,200 Term: 2054 Rate: 7.4% Type: Adj Use: 3-Family Decker, Lot: 2273sf Prior Sale: \$87,500 (06/96)	
32 PEARL ST U:4.....	\$930,000
B: Priscila P Mattozo S: 32 Pearl Street LLC Book/Page: 70485/203, Date: 08/09/24 Use: Condo	
32 PEARL ST U:5.....	\$899,900
B: Joy C Adeyemi & Frank Dike S: 32 Pearl Street LLC Book/Page: 70474/146, Date: 08/07/24 Mtg: Movement Mtg LLC \$854,905 Term: 2054 Use: Condo	
38 STOCK ST U:38.....	\$425,000
B: Hutchins Esperti Re LLC S: Connor James L Est & Sylvia A Connor Book/Page: 70479/328, Date: 08/08/24 Mtg: Jazz Reinsurance Co \$404,100 Term: 2025 Use: 2 Bdrm Condo, Lot: 1566sf Prior Sale: \$66,000 (05/95)	
17 W BELLFLOWER ST U:3.....	\$975,000
B: Isaac Scott & Destiney Scott S: 17 West Bellflower St LLC Book/Page: 70485/148, Date: 08/09/24 Mtg: Guaranteed Rate Affin \$845,000 Term: 2054 Use: Condo	

East Boston

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	20	13	
Median Price	\$662,500	\$775,000	

► REAL ESTATE SALES

203 CHELSEA ST.....	\$1,050,000
B: Janice Ye & Wen Li S: Bernadette Spitaleri Book/Page: 70485/183, Date: 08/09/24 Mtg: Cambridge Svgs Bk \$840,000 Term: 2054 Use: 3-Family Decker, Lot: 2101sf	
165 EVERETT ST U:2.....	\$585,000
B: Concetta Crupi S: 165 Everett LLC Book/Page: 70485/245, Date: 08/09/24 Use: Condo	
165 EVERETT ST U:3.....	\$647,382
B: Jennifer E Mcgrody, Tr for Unit Three Everett St Nt S: 165 Everett LLC Book/Page: 70480/260, Date: 08/08/24 Use: Condo	
21 FORD ST.....	\$350,000
B: Ruby Hong LLC S: Claire Spagnolo Doc#: 000000000954197, Date: 08/06/24 Use: Mixed Use-Prim Res & Comm, Lot: 3600sf	
21 FORD ST.....	\$2,300,000
B: Ruby Hong LLC S: Claire Spagnolo Doc#: 000000000954196, Date: 08/06/24 Use: Mixed Use-Prim Res & Comm, Lot: 3600sf Prior Sale: \$350,000 (08/24)	

10 GENEVA ST U:6	\$799,000
B: Pierre Domain & Reihna El-Yashruti S: 10 Geneva Street LLC Book/Page: 70467/275, Date: 08/05/24 Mtg: Washington Trust Mtg \$519,350 Term: 2054 Use: Condo	
270 PARIS ST U:6.....	\$856,000
B: Edward Mercer & Chelsea D Kuzio S: Paul P Shaughnessy & Joyanne E J-Shaughnessy Book/Page: 70476/122, Date: 08/07/24 Use: Condo	
145-147 PRINCETON ST	\$2,045,000
B: Maruthi LLC S: 145 Princeton LLC Book/Page: 70485/295, Date: 08/09/24 Mtg: Digital FCU \$1,340,000 Use: Apartment Bldg - 4-8 Units, Lot: 3600sf Prior Sale: \$1,712,500 (06/21)	

Hyde Park

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	79	62	
Median Price	\$600,000	\$640,000	

► REAL ESTATE SALES

50 LEXINGTON AVE.....	\$615,000
B: Marleny Ramdehal S: Viola L Mcculler, Tr for Viola L Mcculler RET Book/Page: 70483/205, Date: 08/09/24 Mtg: Guild Mortgage Co \$584,250 Term: 2054 Use: 3 Bdrm Colonial, Lot: 6600sf Prior Sale: \$130,000 (11/96)	
1099 RIVER ST U:1.....	\$430,000
B: Esline Estinfil S: Eiffel Dev LLC Book/Page: 70468/124, Date: 08/05/24 Mtg: Leader Bank NA \$386,000 Term: 2054 Use: 3 Bdrm Condo, Lot: 1267sf Prior Sale: \$275,000 (11/23)	

Jamaica Plain

MARKET STATISTICS THROUGH JULY			
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SUFFOLK REGISTRY

continued

Revere

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	75	89	
Median Price	\$575,000	\$627,000	

► REAL ESTATE SALES

21 BECKERT AVE	\$630,000
B: Jonathan G Azucena & Liliana V Gasca	
S: Robert H Driscoll	
Book/Page: 70470/35, Date: 08/06/24	
Mtg: MSA Mortgage LLC \$618,589	
Term: 2054	
Use: 3 Bdrm Bngl/Cottage, Lot: 4661sf	
Prior Sale: \$320,000 (01/19)	

32 CAMPBELL AVE	\$915,000
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B: Nicholas Daher, Tr for 30-32 Campbell Rt	
S: Robert M Daniels	
Doc#: 000000000954227, Date: 08/07/24	

33 CAMPBELL AVE	\$700,000
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B: Steve Salazar & Hannah Yanez	
S: Carmen Rodriguez	
Doc#: 000000000954163, Date: 08/05/24	
Mtg: Guaranteed Rate Inc \$665,000	
Term: 2054	
Use: 4 Bdrm Old Style, Lot: 3920sf	
Prior Sale: \$325,000 (10/05)	

87 DERBY RD	\$857,000
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B: Billiken Investments LLC	
S: David Nisco, Tr for Nisco Ft	
Doc#: 000000000954296, Date: 08/09/24	
Mtg: Michael Diplatzl \$813,907	
Use: 2-Family Two Family, Lot: 12720sf	

268 PROCTOR AVE	\$705,000
------------------------------	------------------

B: Alcides Romero & Yansi B Romero-Flores	
S: Pazyra Jr Francis J Est & Maria F Murphy	
Book/Page: 70478/291, Date: 08/08/24	
Mtg: The Federal Svrgs Bk \$669,750	
Term: 2054	
Use: 5 Bdrm Old Style, Lot: 8189sf	
Prior Sale: \$285,000 (01/08)	

259 PROSPECT AVE	\$850,000
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B: Moises A Guevara & Jasson B Villalta	
S: Evelyn M Chianca & Louis A Chianca Jr	
Doc#: 000000000954236, Date: 08/07/24	
Mtg: First Natl Bk \$680,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 7841sf	
Prior Sale: \$210,000 (03/97)	

360 REVERE BEACH BLVD U:403	\$600,000
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B: Stephen J Dicarlo Jr & Leesandra Merced	
S: Steven Yuen	
Book/Page: 70468/266, Date: 08/05/24	
Mtg: Northeast Home Loan \$570,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$479,000 (08/20)	

402 REVERE ST	\$650,000
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B: Edward Consoli & Rachael Consoli	
S: Carven Stephen M Est & John D Craven	
Book/Page: 70481/232, Date: 08/08/24	
Mtg: Eastern Bank \$487,500	
Term: 2054	
Use: 3-Family Mlti-Unt Blg, Lot: 2919sf	

► FORECLOSURE DEEDS

49 HASKELL AVE	\$392,200
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B: Jeffrey Moll	
S: Faubias Etienne & Mortgage Assets Mgmt LLC	
Doc#: 000000000954187, Date: 08/06/24	
Mtg: Peter G Borans \$450,000	
Use: 2 Bdrm Bngl/Cottage, Lot: 3615sf	
Prior Sale: \$225,000 (03/02)	

Roslindale

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	46	55	
Median Price	\$787,000	\$750,000	

► REAL ESTATE SALES

460 BEECH ST	\$620,000
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B: Malcolm K Chu & Benjamin Chu	
S: Laurence P Chiswick	
Book/Page: 70471/311, Date: 08/06/24	
Mtg: Rocket Mortgage LLC \$465,000	
Term: 2054 Rate: 5.8% Type: Adj	
Use: 3 Bdrm Colonial, Lot: 3684sf	
Prior Sale: \$385,000 (12/14)	

80 FARQUHAR ST	\$700,000
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B: 80 Farquhar Street LLC	
S: Christine M Curtin & Eileen P Mcgoldrick	
Book/Page: 70476/161, Date: 08/07/24	
Use: 4 Bdrm Colonial, Lot: 5000sf	

33 HARRISON ST U:D	\$515,000
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B: Thomas Nirschl & Laura Hale	
S: Vaniecia Skinner	
Book/Page: 70479/49, Date: 08/08/24	
Mtg: Bank of Canton \$408,000	
Term: 2054	
Use: 2 Bdrm Condo, Lot: 1074sf	
Prior Sale: \$394,900 (03/19)	

165 METROPOLITAN AVE	\$700,000
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B: Metropolitan Ave Hldg LLC	
S: Rosanne C Solomon	
Book/Page: 70487/108, Date: 08/09/24	
Mtg: First State Bank \$750,000	
Use: 2-Family Two Family, Lot: 3460sf	

4 MOUNT CALVARY RD U:4	\$380,000
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B: Juan L Pimentel	
S: 4 Mt Calvary Road 2 Rt & Hp Land TLLC Tr	
Book/Page: 70476/342, Date: 08/07/24	
Mtg: Movement Mtg LLC \$342,000	
Term: 2054	
Use: 2 Bdrm Condo, Lot: 1950sf	
Prior Sale: \$100,000 (08/09)	

3968 WASHINGTON ST	\$1,070,000
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B: Nanci P Lalangui	
S: Bruce Dantunoy & Michelle Dantunoy	
Book/Page: 70466/240, Date: 08/05/24	
Mtg: American Fncl Resrcs \$802,500	
Term: 2054	
Use: 3-Family Decker, Lot: 4500sf	

Roxbury

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	11	12	
Median Price	\$672,500	\$654,125	

► REAL ESTATE SALES

566 COLUMBUS AVE U:309	\$1,470,000
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B: Yan Zhan	
S: Ckg Columbus LLC	
Book/Page: 70479/268, Date: 08/08/24	
Use: Condo	

21 MAGNOLIA ST	\$365,000
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B: Yoscania Guzman & Antonio Garcia	
S: Magnolia Woodford-Ceylon	
Book/Page: 70473/326, Date: 08/07/24	
Use: 2-Family Conventional, Lot: 2582sf	
Prior Sale: \$38,861 (11/21)	

23 MAGNOLIA ST	\$390,000
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B: Maria B Carvalho & Alcides A Tavares	
S: Magnolia Woodford Ceylon	
Book/Page: 70487/47, Date: 08/09/24	
Mtg: Boston City of \$336,750	
Use: 2-Family Conventional, Lot: 2700sf	
Prior Sale: \$38,861 (11/21)	

70-72 NORTHAMPTON ST U:102	\$303,537
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B: Mehran Jahedi	
S: Jonathan Stark	
Book/Page: 70471/36, Date: 08/06/24	
Mtg: Rockland Tr Co \$285,000	
Term: 2054	
Use: Condo, Lot: 707sf	
Prior Sale: \$142,444 (02/10)	

1578 TREMONT ST U:3	\$1,450,000
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B: Real Estate Boston LLC	
S: Alexandria Raffiani & Benjamin Raffiani	
Book/Page: 68253/264, Date: 09/28/22	
Use: 3 Bdrm Condo, Lot: 930sf	
Prior Sale: \$268,667 (07/04)	

1578 TREMONT ST U:4	\$1,450,000
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B: Real Estate Boston LLC	
S: Alexandria Raffiani & Benjamin Raffiani	
Book/Page: 68253/264, Date: 09/28/22	
Use: 3 Bdrm Condo, Lot: 930sf	

South Boston

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	27	34	
Median Price	\$1,025,000	\$977,500	

► REAL ESTATE SALES

881 E 2ND ST U:9	\$1,185,000
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B: Elizabeth A Nolan, Tr for Elizabeth A Nolan RET	
S: John Frohlinger & Lilly Frohlinger	
Book/Page: 70476/41, Date: 08/07/24	
Use: 2 Bdrm Condo	
Prior Sale: \$1,011,500 (06/18)	

12 LORING ST U:3	\$660,000
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B: Juliana Fedele	
S: Brian J Campbell & Mary N Campbell	
Book/Page: 70479/24, Date: 08/08/24	
Mtg: New Fed Mtg Corp \$561,000	
Term: 2054	
Use: 2 Bdrm Condo	

60 TELEGRAPH ST U:1	\$690,000
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B: Andrew J Mercer	
S: Shannon M Caulfield	
Book/Page: 70472/53, Date: 08/06/24	
Mtg: Guaranteed Rate Inc \$621,000	
Term: 2054	
Use: 2 Bdrm Condo, Lot: 839sf	
Prior Sale: \$330,000 (10/06)	

320 W 2ND ST U:307	\$450,000
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B: Maral Poladian & Shant S Poladian	
S: James Rusche & Patricia Epperly	
Book/Page: 70466/185, Date: 08/05/24	
Use: Condo	

396 W 2ND ST U:4	\$1,675,000
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B: Amanda R Markovitz & Jonathan X Wang	
S: Jeffrey Boyer & Amanda Boyer	
Book/Page: 70468/23, Date: 08/05/24	
Use: Condo	

127 W 7TH ST U:A	\$393,265
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B: Brooke R Ames	
S: Justin M Mccarthy & Sarah Mccarthy	
Book/Page: 70481/187, Date: 08/08/24	
Mtg: M&T Bank NA \$345,000	
Term: 2054	
Use: 1 Bdrm Condo, Lot: 757sf	
Prior Sale: \$222,000 (09/14)	

14 W BROADWAY U:705	\$950,000
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B: Han K Law	
S: Peter Boskey	
Book/Page: 70486/331, Date: 08/09/24	
Mtg: HSBC Bank \$500,000	
Term: 2054 Rate: 6.3% Type: Adj	
Use: Condo	

► FORECLOSURE DEEDS

365 E ST	\$1,600,000
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B: Loan Funder LLC	
S: 365 E Street LLC & Loan Servicer LLC	
Book/Page: 70484/170, Date: 08/09/24	
Use: 2-Family Row-End, Lot: 900sf	

11 PACIFIC ST	\$1,595,000
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B: Loan Funder LLC	
S: 11 Pacific Street LLC & Loan Servicer LLC	
Book/Page: 70482/300, Date: 08/09/24	
Use: 7 Bdrm Semi Detachd, Lot: 1771sf	
Prior Sale: \$1,550,000 (06/21)	

West Roxbury

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	131	135	
Median Price	\$770,000	\$840,000	

► REAL ESTATE SALES

22 BRYON RD U:1	\$415,000
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B: Geetha Prabhu & Prabhu Padmanabhan	
S: Vincas Kozica	
Book/Page: 70483/174, Date: 08/09/24	
Mtg: Leader Bank NA \$330,000	
Term: 2054	
Use: 2 Bdrm Condo, Lot: 780sf	
Prior Sale: \$285,000 (11/17)	

425 LAGRANGE ST U:111	\$697,500
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Berkshire Registry

Northern District

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

Adams

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	23
Median Price	\$193,308	\$230,000

► REAL ESTATE SALES

70 FRIEND ST..... \$37,500
 B: Michael W Estes
 S: Jeffrey P Ciuk & Julie M Lyons-Sweeney
 Book/Page: 1863/530, Date: 08/09/24
 Mtg: Greylock FCU \$32,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 3 Bdrm Row-End, Lot: 3485sf
 Prior Sale: \$32,500, (A1/A4)

13 RICHARDS AVE	\$1,310,491
B: Rich Circular LLC	
S: 13 Richards Ave North Att	
Book/Page: 28965/55, Date: 08/07/24	
Mtg: OneLocal Bank \$2,050,000	
Use: Residential-Multiple Bldgs, Lot: 9977sf	
Prior Sale: \$1,140,000 (12/21)	

Norton

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	77
Median Price	\$550,000	\$625,000

► REAL ESTATE SALES

87 CODDING RD U:87	\$830,000
B: Fran Rittner	
S: Ima A Goodman & William H Goodman	
Book/Page: 28965/228, Date: 08/07/24	
Use: 3 Bdrm Condo	

18 N HIGHLAND RD	\$520,000
B: Frander Baez	
S: Seth J Jones	
Book/Page: 28964/220, Date: 08/06/24	
Mtg: Rocket Mortgage LLC \$468,000	
Term: 2054	
Use: 2 Bdrm Ranch, Lot: 15000sf	
Prior Sale: \$225,000 (05/12)	

9 PINE ST	\$950,000
B: Long Built Homes Inc	
S: Francisj Reilly, Tr for Reilly Ft	
Book/Page: 28964/312, Date: 08/06/24	

8 YOUNG AVE	\$400,000
B: Anthony Quetta	
S: Robin Santoli & Robert P Tower	
Book/Page: 28969/164, Date: 08/09/24	
Mtg: Cap Funding Partners \$400,000	
Use: 3 Bdrm Cape Cod, Lot: 48352sf	
Prior Sale: \$267,000 (11/06)	

Raynham

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	67
Median Price	\$500,000	\$590,000

► REAL ESTATE SALES

436 KING ST	\$600,000
B: Efrain Negron Jr & Clara R Negron	
S: Bialice Investments LLC	
Book/Page: 28969/181, Date: 08/09/24	
Mtg: Total Mtg Svcs \$579,975	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 15246sf	
Prior Sale: \$325,000 (02/24)	

362 N MAIN ST	\$489,000
B: Stanley Montinat & Patricia Pierre	
S: Op Real Estate LLC	
Book/Page: 28964/189, Date: 08/06/24	
Mtg: New Fed Mtg Corp \$472,120	
Term: 2054	
Use: 2 Bdrm Cape Cod, Lot: 16988sf	
Prior Sale: \$335,000 (01/24)	

65 SUNFLOWER DR U:65	\$574,900
B: Roman Khilobok & Margarita Polivtseva	
S: Enio G Rebolo & Elza M Rebolo	
Book/Page: 28968/343, Date: 08/09/24	
Mtg: Prestige Home Mtg LLC \$564,486	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$329,500 (05/16)	

Rehoboth

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	65
Median Price	\$575,000	\$600,000

► REAL ESTATE SALES

351 ANAWAN ST	\$740,000
B: Amarnath Karuvatil & Ananda P Chinthia	
S: Rochelle A Talbot	
Book/Page: 28965/280, Date: 08/07/24	
Mtg: CMG Mortgage Inc \$726,596	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 60871sf	
Prior Sale: \$433,000 (05/19)	

10 JAMESON DR	\$725,000
B: Kevin Lemieux & Cally Lemieux	
S: Karen Duncan & Scott Duncan	
Book/Page: 28967/63, Date: 08/08/24	
Mtg: Fall River Five Cents \$405,000	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 87443sf	
Prior Sale: \$330,000 (09/12)	

202 MOULTON ST	\$715,000
B: Andrew C Sechrest & Abigail P Wetzel	
S: Elizabeth J Bellamy	
Book/Page: 28968/305, Date: 08/09/24	
Use: 3 Bdrm Cape Cod, Lot: 361435sf	

260 PINE ST	\$645,000
B: Custom Homes Builders LLC	
S: Heather H Riess, Tr for Hass Ft	
Book/Page: 28968/109, Date: 08/09/24	
Use: Pasture, Lot: 63598sf	

264 PINE ST	\$645,000
B: Custom Homes Builders LLC	
S: Heather H Riess, Tr for Hass Ft	
Book/Page: 28968/109, Date: 08/09/24	
Use: Pasture, Lot: 60984sf	

268 PINE ST	\$645,000
B: Custom Homes Builders LLC	
S: Heather H Riess, Tr for Hass Ft	
Book/Page: 28968/109, Date: 08/09/24	
Use: Pasture, Lot: 62726sf	

► FORECLOSURE DEEDS

340 TREMONT ST	\$453,870
B: Freedom Mortgage Corp	
S: Christopher W Johnson & Freedom Mortgage Corp	
Book/Page: 28963/224, Date: 08/06/24	
Use: 4 Bdrm Conventional, Lot: 63485sf	
Prior Sale: \$453,870 (05/23)	

Seekonk

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	78
Median Price	\$470,000	\$518,000

► REAL ESTATE SALES

2 AIRDRIE CT	\$225,000
B: Kyle C Carney	
S: Gary J Stallard	
Book/Page: 28964/336, Date: 08/06/24	
Use: Residential Developable Land, Lot: 72092sf	

650 ARCADE AVE	\$280,000
B: Gregory C Desilva	
S: Lou-Anne L Packard & Pamela J Monroe	
Book/Page: 28964/145, Date: 08/06/24	
Mtg: Baycoast Mortgage Co \$266,000	
Term: 2054	
Use: 3 Bdrm Bngl/Cottage, Lot: 18034sf	

31 BROOK ST	\$300,000
B: Vab Res Properties LLC	
S: Lisa M Diangelo, Tr for Floyd V Diangelo T	
Book/Page: 28965/162, Date: 08/07/24	
Mtg: Limitless Capital Inc \$370,000	
Term: 2025	
Use: 3 Bdrm Conventional, Lot: 16814sf	
Prior Sale: \$125,500 (09/89)	

Taunton

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	183	179
Median Price	\$447,500	\$475,000

► REAL ESTATE SALES

CRANE AVE	\$525,000
B: Boys & Girls Clbs Of Metr	
S: Bliss Helen Est & Donna Taylor	
Book/Page: 28966/130, Date: 08/08/24	

3 FIELD ST	\$615,000
B: John Desouza & Sheila Desouza	
S: James E Keenan, Tr for 3 Field St Rt	
Book/Page: 28967/13, Date: 08/08/24	
Use: 3 Bdrm Raised Ranch, Lot: 37026sf	

30 GRANT ST	\$740,000
B: Jonalson Amazan	
S: Sheila M Desouza & John M Desouza	
Book/Page: 28966/282, Date: 08/08/24	
Mtg: Guaranteed Rate Affin \$660,006	
Term: 2054 Rate: 7.4% Type: Adj	
Use: 3-Family Mlti-Unt Blg, Lot: 4356sf	

215 HIGH ST U:11	\$469,000
B: Mathew M Mahoney & Elizabeth Leighton	
S: Canaan Homes LLC	
Book/Page: 28963/84, Date: 08/05/24	
Mtg: Total Mtg Svcs \$429,486	
Term: 2054	
Use: Condo	

140 N WALKER ST U:513	\$145,000
B: 513 Walker LLC	
S: Mrh Development LLC	
Book/Page: 28964/39, Date: 08/06/24	
Mtg: Troy Hewes \$129,000	
Term: 2025	
Use: Office Condo Unit	

111 PLAIN ST	\$470,000
B: Merline Prinston	
S: Ryan B Donovan	
Book/Page: 28966/208, Date: 08/08/24	
Mtg: Rocket Mortgage LLC \$446,682	
Term: 2054	
Use: 3 Bdrm Bngl/Cottage, Lot: 4792sf	
Prior Sale: \$302,000 (08/18)	

107-A RHODE ISLAND RD	\$180,000
B: Robert W Burnham 3rd	
S: William R Pittsley	
Book/Page: 28967/1, Date: 08/08/24	
Use: Mobile Home, Lot: 24394sf	

21 SAO PAULO AVE	\$410,000
B: Steven J Gallant	
S: Debra A Araujo & James M Araujo	
Book/Page: 28964/1, Date: 08/06/24	
Mtg: Total Mtg Svcs \$389,500	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 21780sf	
Prior Sale: \$87,000 (09/95)	

250 TREMONT ST	\$420,000
B: Altigrace Langlois	
S: James P Fagan & Jasmine N Raposa	
Book/Page: 28968/155, Date: 08/09/24	
Mtg: Guaranteed Rate Inc \$365,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 3 Bdrm Old Style, Lot: 9148sf	
Prior Sale: \$212,000 (06/16)	

215 W BRITANNIA ST U:B	\$481,000
B: Cecilia A Anyomitse	
S: Limitless Development LLC	
Book/Page: 28963/107, Date: 08/05/24	
Mtg: Movement Mtg LLC \$456,950	
Term: 2054	
Use: Condo	

470 W BRITANNIA ST	\$580,000
B: Christopher M Perry	
S: Stuart D Clark	
Book/Page: 28968/312, Date: 08/09/24	
Mtg: NFM Inc \$435,000	
Term: 2054	
Use: 3-Family Mlti-Unt Blg, Lot: 12197sf	
Prior Sale: \$473,000 (05/21)	

69 WALES ST	\$267,000
B: Robert M Moitoso & Ana M Moitoso	
S: Maria O Correia, Tr for 69 Wales St Nt	
Book/Page: 28968/61, Date: 08/09/24	
Mtg: Baycoast Mortgage Co \$200,000	
Term: 2054	
Use: 2-Family Two Family, Lot: 10019sf	

Bristol Registry

Southern District

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New Bedford, MA 02740
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Fax: (508) 997-4250
www.newbedforddeeds.com

Acushnet

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	35
Median Price	\$425,500	\$477,000

► REAL ESTATE SALES

20 EARLE ST	\$650,000
B: Joshua K Goncalves	
S: John P Dasilva & Jolene M Dasilva	
Doc#: 000000000136855, Date: 08/08/24	
Mtg: Milestone Mtg Solutio \$585,000	
Term: 2054	

74 PEMBROKE AVE	\$225,000
B: Jordan Rebello	
S: Kelvin E Tripp	
Book/Page: 15064/334, Date: 08/09/24	
Mtg: Equity Trust Co \$210,000	
Use: Mobile Home, Lot: 12802sf	
Prior Sale: \$98,500 (07/14)	

Dartmouth

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	119	100
Median Price	\$440,000	\$542,450

► REAL ESTATE SALES

224 OLD WESTPORT RD	\$950,000
B: Dennis A Amaral & Danielle R Amaral	
S: Gina L Derossi	
Book/Page: 15063/49, Date: 08/07/24	
Mtg: Fall River Five Cents \$255,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 44867sf	
Prior Sale: \$116,000 (04/02)	

ESSEX REGISTRY

continued			
100 MAIN ST U:1.....	\$325,000		
B: Mary E Orouke S: Stephen F Gross & Anne P Gross Book/Page: 18062/102, Date: 08/08/24 Mtg: Leader Bank NA \$260,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$302,000 (10/23)			
102 MAIN ST U:T.....	\$425,000		
B: Anne P Gross & Stephen F Gross S: Richard F Benson & Joseph J Benson Book/Page: 18062/272, Date: 08/08/24 Use: 3 Bdrm Condo			
401 RIVER RD.....	\$825,000		
B: Jennifer Tyson & Kyle Murray S: German Holguin & Diana M Holguin Book/Page: 18061/245, Date: 08/08/24 Mtg: JPMorgan Chase Bank \$660,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 43560sf Prior Sale: \$370,000 (10/12)			
452 S MAIN ST.....	\$649,900		
B: Mohamed Abdelhamid S: Douglas C Haskell & April J Haskell Book/Page: 18060/78, Date: 08/06/24 Mtg: New American Funding \$400,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 26659sf Prior Sale: \$225,000 (12/12)			
5 SHADOW LN.....	\$1,820,000		
B: Eric Lai & Kandice Lai S: Michael J Ratner & Yvonne H Ratner Book/Page: 18059/120, Date: 08/05/24 Mtg: Leader Bank NA \$1,456,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 32496sf Prior Sale: \$850,000 (09/11)			
92 WILDWOOD RD.....	\$1,000,000		
B: Analytical Sciences Mktg S: Patricia A Ham, Tr for Ham Ft Book/Page: 18062/157, Date: 08/08/24 Use: 3 Bdrm Colonial, Lot: 62421sf			

Lawrence

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	62	67	
Median Price	\$447,500	\$491,000	
► REAL ESTATE SALES			
66 BAILEY ST.....	\$960,000		
B: Naomi Memeus S: Lesly Y Perez Book/Page: 18062/52, Date: 08/08/24 Mtg: American Ngbd Mtg Acc \$720,000 Term: 2054 Use: Residential-Multiple Bldgs, Lot: 11000sf Prior Sale: \$314,900 (07/02)			
99 BEACON AVE U:99.....	\$315,000		
B: Christian F Molina & Bertha L Valladares S: Socrates H Mancebo Perez Doc#: 000000000130404, Date: 08/06/24 Mtg: Fairway Ind Mtg \$296,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$205,000 (08/21)			
196 BOXFORD ST.....	\$850,000		
B: Wendely P Pichardo & Elvin R Gabin S: Sergia Rosa Book/Page: 18064/71, Date: 08/09/24 Mtg: Fall River Five Cents \$834,604 Term: 2054 Use: 2-Family Family Flat, Lot: 4500sf Prior Sale: \$250,000 (03/18)			
222-224 BROADWAY.....	\$550,000		
B: 222-224 Broadway LLC S: Kiu Re Holdings LLC Book/Page: 18062/162, Date: 08/08/24 Mtg: Enterprise Bk & Tr Co \$412,500 Use: Restaurant/Bar, Lot: 2270sf Prior Sale: \$390,000 (11/16)			
122 BYRON AVE.....	\$389,000		
B: Norma A Gabin S: Prime Re Investment LLC Book/Page: 18058/272, Date: 08/05/24 Use: 3 Bdrm Cape Cod, Lot: 7500sf Prior Sale: \$315,000 (07/24)			
23-25 COOLIDGE ST.....	\$761,000		
B: Danilo A Feliz Santana & Lidabel M Severino-Garcia S: Rafael Difo Jr & Alaina F Difo Book/Page: 18060/187, Date: 08/06/24 Mtg: Mtg Equity Partners \$705,500 Term: 2054 Use: 2-Family Family Flat, Lot: 5000sf Prior Sale: \$376,000 (07/17)			
121 CROSS ST.....	\$405,000		
B: Luisa M De Los Santos S: Sylvia Pena & Ligie M Melendez Book/Page: 18064/38, Date: 08/09/24 Mtg: United Wholesale Mtg \$384,750 Term: 2054 Use: 4 Bdrm Conventional, Lot: 2895sf Prior Sale: \$78,000 (12/10)			
140 E HAVERHILL ST U:140.....	\$469,000		
B: Raisy M Molina & Perlá L Molina S: Daniel C Turrisi, Tr for 140 East Haverhill St Rt Book/Page: 18062/203, Date: 08/08/24 Mtg: Guaranteed Rate Inc \$445,550 Term: 2054 Use: 3 Bdrm Condo			
264 E HAVERHILL ST U:10.....	\$260,000		
B: Denny Lopez S: Danny E Azzi Book/Page: 18063/288, Date: 08/09/24 Mtg: American Ngbd Mtg Acc \$239,200 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$55,000 (10/13)			
189 EMMETT ST.....	\$455,500		
B: Virgilio Garcia & Venecia Camacho S: William A Borrelli Jr & Margaret Borrelli Book/Page: 18063/228, Date: 08/09/24 Mtg: Eastern Bank \$395,500 Term: 2054 Use: 4 Bdrm Conventional, Lot: 6400sf Prior Sale: \$45,000 (12/10)			
36-38 HOLLY ST.....	\$280,000		
B: 3jo Property Mgmt Inc S: Deleon Ft & Victor M Deleon Sr Book/Page: 18060/135, Date: 08/06/24 Use: 3-Family Family Flat, Lot: 5000sf			
180 JACKSON ST.....	\$1,028,000		
B: Enviro Staffing Soln Corp S: Nunez LLC Book/Page: 18063/221, Date: 08/09/24 Use: Mixed Use-Prim Res & Comm, Lot: 20000sf Prior Sale: \$675,000 (06/22)			
9 RIDGEWOOD CIR.....	\$690,000		
B: Charles Cheffro Sr & Lia Cheffro S: Christopher R Sedensky & Genevieve M Sedensky Book/Page: 18060/124, Date: 08/06/24 Use: 3 Bdrm Cape Cod, Lot: 12057sf Prior Sale: \$476,000 (11/20)			
37 S BOWDOIN ST.....	\$541,500		
B: Alaina Y Difo & Rafael Difo S: Donna M Kattar Book/Page: 18060/153, Date: 08/06/24 Mtg: Mtg Equity Partners \$341,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 7000sf			

263-265 WATER ST.....	\$770,000		
B: Andre Willis & Belgica Richiez S: Juanico Richiez & Maria E Reyes Book/Page: 18061/157, Date: 08/07/24 Mtg: JPMorgan Chase Bank \$693,000 Term: 2054 Use: 3-Family Family Flat, Lot: 3360sf Prior Sale: \$186,000 (06/02)			

Methuen			
MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	180	176	
Median Price	\$517,500	\$572,500	
► REAL ESTATE SALES			
24 BRANDEE LN U:24.....	\$472,000		
B: Mitchell C Puopolo & Elizabeth A Puopolo S: Santa N Camire & Michael J Camire Book/Page: 18062/130, Date: 08/08/24 Mtg: Evolve B&T \$392,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$236,500 (09/14)			
38 BUTTERNUT LN.....	\$745,000		
B: Jyotsna Pandya & Utpal Pandya S: Julio C Serafim Book/Page: 18059/190, Date: 08/05/24 Mtg: JPMorgan Chase Bank \$596,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 19994sf Prior Sale: \$515,000 (11/20)			
2 COLUMBUS AVE.....	\$629,900		
B: Chelsie Stackhouse & Michael Stackhouse S: Nicholas M Carrozza & Alexa M Carrozza Book/Page: 18059/158, Date: 08/05/24 Mtg: Fairway Ind Mtg \$572,900 Term: 2054 Use: 2 Bdrm Split Entry, Lot: 18731sf Prior Sale: \$300,000 (01/18)			
136-138 EDGEWOOD AVE.....	\$590,000		
B: Dhruv Patel & Gargi B Gajjar S: C-Improvements LLC Book/Page: 18059/36, Date: 08/05/24 Use: Residential Developable Land, Lot: 34674sf Prior Sale: \$200,000 (07/23)			
25 GOLF AVE U:2.....	\$515,000		
B: Chase Bragan & Suzanne Sicuranza S: Hany E Bandar Book/Page: 18063/330, Date: 08/09/24 Mtg: Salem Five Mtg Co \$463,500 Term: 2054 Rate: 7.3% Type: Adj Use: 3 Bdrm Condo			
14 JADE ST.....	\$590,000		
B: Michael Baker & Kaysea D Baker S: Rene J Lavoie & Jean V Lavoie Book/Page: 18063/200, Date: 08/09/24 Mtg: Metro Credit Union \$501,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 21519sf			
168 LOWELL ST.....	\$432,000		
B: 18-20 Broadway LLC S: Paul J Donohue & Kathleen Mcavoy Book/Page: 18059/187, Date: 08/05/24 Use: 2 Bdrm Bngl/Cottage, Lot: 6186sf			
25 OAK ST U:F.....	\$335,000		
B: Roger Matar S: Deborah L Wells Book/Page: 18062/237, Date: 08/08/24 Mtg: Freedom Mortgage Corp \$251,250 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$186,000 (12/16)			
72 RIVERDALE ST.....	\$580,000		
B: Jeimer Candelario S: Stuart R Shaffer, Tr for Shaffer RET Book/Page: 18064/7, Date: 08/09/24 Use: 3 Bdrm Gambrel, Lot: 10019sf Prior Sale: \$239,000 (06/01)			
22 STRATHMORE RD.....	\$540,000		
B: Nelsoni Nelson S: Jorge M Murillo Sr & Jorge Murillo Jr Book/Page: 18058/339, Date: 08/05/24 Mtg: Citizens Bank \$200,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 5532sf Prior Sale: \$265,000 (10/15)			
TOBEY AVE.....	\$40,000		
B: Wilson Gonzalez Jr S: Louise Y Solimine Doc#: 000000000130416, Date: 08/08/24			

North Andover

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	108	105	
Median Price	\$762,500	\$860,000	
► REAL ESTATE SALES			
30 MATHEWS WAY U:30.....	\$710,000		
B: Shruti Mehta & Pranav Saxena S: Taira Mandy & Vanessa Gagnon Book/Page: 18061/74, Date: 08/07/24 Mtg: Middlesex FSLA \$568,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$630,000 (06/21)			
51 NUTMEG LN.....	\$1,325,000		
B: David White & Chelsea Harris S: Patrick J Garvin & Lisa Y Garvin Book/Page: 18058/339, Date: 08/05/24 Mtg: US Bank NA \$1,060,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 33297sf Prior Sale: \$935,000 (07/06)			
1019 OSGOOD ST U:1019.....	\$875,000		
B: 1019 Osgood Street LLC S: Bvss Realty LLC Book/Page: 18061/276, Date: 08/08/24 Mtg: Eastern Bank \$437,500 Use: Retail Condo			
36 RICHARDSON AVE.....	\$780,000		
B: Dru Mcinerney & Johana Mcinerney S: Thomas Zappala, Tr for Dimauro Rt Book/Page: 18060/286, Date: 08/07/24 Use: 4 Bdrm Colonial, Lot: 17171sf			
3 WALKER RD U:2.....	\$290,000		
B: Tanya M Valadares S: John A Fortes Book/Page: 18063/134, Date: 08/09/24 Mtg: Cross Country Mtg Inc \$180,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$250,000 (09/21)			
237 WINTER ST.....	\$634,000		
B: Santa Camire & Michael Camire S: Robyn E Gallup & Anne M Mega Book/Page: 18063/174, Date: 08/09/24 Mtg: CMG Mortgage Inc \$507,200 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 53579sf			
► FORECLOSURE DEEDS			
378 SALEM ST.....	\$426,000		
B: New Res Mortgage Loan T & Us Bank TNa Tr S: Jules Kahn & Us Bank TNa Tr Book/Page: 18059/148, Date: 08/05/24 Use: 2 Bdrm Ranch, Lot: 9831sf Prior Sale: \$310,000 (06/03)			

Essex Registry

Southern District

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Amesbury

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	60	56	
Median Price	\$620,000	\$645,000	
► REAL ESTATE SALES			
27 ADAMS CT U:27.....	\$361,100		
B: Anita S Boyd & Corbin M Boyd S: Diane Nelson Book/Page: 42261/140, Date: 08/08/24 Mtg: EMM Loans LLC \$343,045 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$349,000 (10/23)			
93 CONGRESS ST.....	\$15,000		
B: David J Taber S: Cjs Transition Inc Book/Page: 42259/190, Date: 08/07/24			
45 MACY ST U:200C.....	\$300,000		
B: Kathryn E Hogan S: David Z Finestone Book/Page: 42261/364, Date: 08/08/24 Mtg: Cross Country Mtg Inc \$285,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$290,000 (12/23)			
15 S HAMPTON RD U:B.....	\$800,000		
B: Edward E French & Marjorie M French S: Wojcicki Holdings LLC Book/Page: 42263/535, Date: 08/09/24 Mtg: Guaranteed Rate Affin \$560,000 Term: 2054 Use: Condo			

Beverly

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	122	126	
Median Price	\$677,250	\$705,000	
► REAL ESTATE SALES			
24 ARTHUR ST U:2.....	\$560,000		
B: Andrea C Gallant & Jackson J Gallant S: Jessica A Carter & Joshua D Moore Book/Page: 42256/139, Date: 08/05/24 Mtg: Guaranteed Rate Affin \$476,900 Term: 2054 Use: 2 Bdrm Condo			
30 CONANT ST U:2D.....	\$405,000		
B: James M Aparo S: Kelsey L Lakeman Book/Page: 42259/164, Date: 08/07/24 Use: 2 Bdrm Condo Prior Sale: \$305,000 (09/20)			
13 HALE PARK AVE.....	\$552,249		
B: Tanya E Omalley S: John M Omalley Book/Page: 42258/125, Date: 08/06/24 Mtg: John M Omalley \$320,000 Use: 3 Bdrm Colonial, Lot: 5022sf			
121 LIVINGSTONE AVE.....	\$1,175,000		
B: Sunnysbank Enterprises LLC S: Tam Properties LLC Book/Page: 42258/232, Date: 08/06/24 Mtg: James A Gross Tr \$1,075,000 Use: 3 Bdrm Ranch, Lot: 10001sf Prior Sale: \$181,084 (03/15)			
60 RANTOUL ST U:101N.....	\$375,000		
B: Patricia M Walsh, Tr for Richard T Walsh T S: Katharine Heffernan Book/Page: 42259/596, Date: 08/07/24 Use: 1 Bdrm Condo Prior Sale: \$262,000 (05/20)			
20 WIRLING DR.....	\$789,000		
B: Michael N Shea S: James W Legallo Book/Page: 42258/225, Date: 08/07/24 Mtg: Fairway Ind Mtg \$588,750 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 11800sf			

Boxford

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	46	52	
Median Price	\$1,007,500	\$923,500	
► REAL ESTATE SALES			
8 AZALEA WAY.....	\$1,480,000		
B: Yu Bai S: Carolyn M Latti & Jack J Milmoie Book/Page: 42257/512, Date: 08/06/24 Use: 5 Bdrm Cape Cod, Lot: 87991sf Prior Sale: \$1,195,000 (03/08)			
85 INGALLS VILLAGE WAY U:52.....	\$1,213,353		
B: Linda C Swartz, Tr for 85 Ingalls Village Way Rt S: Toll Northeast V Corp Book/Page: 42262/218, Date: 08/08/24 Use: Condo			
87 INGALLS VILLAGE WAY U:51.....	\$1,162,714		
B: Elaine A Paolini & Joseph F Paolini S: Toll Northeast V Corp Book/Page: 42258/171, Date: 08/06/24 Mtg: Newburyport Five Cent \$631,673 Term: 2054 Use: Condo			
259 IPSWICH RD.....	\$860,000		
B: Lynne Smith & Michael Yeager S: Elynn G Arias, Tr for Harriet Silk Ft Book/Page: 42263/443, Date: 08/09/24 Mtg: Total Mtg Svcs \$688,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 87120sf Prior Sale: \$550,000 (02/19)			
14 KING EDWARD CT.....	\$1,060,000		
B: Jenna F Keegan & Shane M Keegan S: Diane Dooley & John Dooley Book/Page: 42258/205, Date: 08/06/24 Mtg: River Works CU \$760,000 Term: 2064 Rate: 6.8% Type: Adj Use: 4 Bdrm Colonial, Lot: 132422sf Prior Sale: \$799,000 (08/19)			

396 MAIN ST.....

\$887,500

B: Bruce Pivarunas & Janet Pivarunas
S: Angela Allen & Travis Allen
Book/Page: 42260/173, Date: 08/07/24
Mtg: American Financing Co \$445,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$550,000 (09/15)

Danvers

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	91
Median Price	\$656,825	\$665,000

► REAL ESTATE SALES

38 BAYVIEW TER U:1.....

\$259,000

B: Ryan N Canty
S: Nicholas A Coppola & Donna M Coppola
Doc#: 000000000652914, Date: 08/07/24
Mtg: Guaranteed Rate Inc \$246,050
Term: 2054
Use: 1 Bdrm Condo

78 BURLEY ST.....

\$540,000

B: Juan L Arriaga-Pojoy
S: Helen Gorczyca & Matthew T Gorczyca
Book/Page: 42257/372, Date: 08/06/24
Mtg: Fall River Five Cents \$523,200
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15324sf
Prior Sale: \$145,000 (06/90)

1401 FERNCREFT TOWERS U:1401.....

\$198,715

B: Barbara A Mercadante, Tr for Barbara A Mercadante RET
S: Elizabeth P Jones, Tr for Mercadante Rt
Book/Page: 42255/40, Date: 08/05/24
Use: Condo

6 GRANT ST.....

\$480,000

B: Alyce L Slepoy & Victor A Slepoy
S: Goldwetha Investments LLC
Book/Page: 42258/271, Date: 08/06/24
Mtg: Guaranteed Rate Inc \$280,000
Term: 2044
Use: 1 Bdrm Ranch, Lot: 7414sf
Prior Sale: \$375,000 (06/24)

28 PRINCETON ST.....

\$625,000

B: Pattimarie Wilson, Tr for Pattimarie Wilson 2024 T
S: Usher Nancy S Est & Ross Mccullough
Book/Page: 42255/594, Date: 08/05/24
Use: 3 Bdrm Ranch, Lot: 18208sf

13 SPRING ST.....

\$850,000

B: Kathleen Port
S: Cathleen A Tobynne & Thomas R Tobynne
Book/Page: 42260/209, Date: 08/07/24
Mtg: Salem Five Mtg Co \$450,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Split Entry, Lot: 27447sf
Prior Sale: \$300,000 (09/13)

Essex

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	15
Median Price	\$862,500	\$701,000

► REAL ESTATE SALES

POND ST.....

\$17,500

B: John W Gale, Tr for Inertia Rt
S: Rebecca Axelrod & Charles Ellwell
Book/Page: 42258/311, Date: 08/06/24

138 WESTERN AVE.....

\$1,250,000

B: Bldg Ctr Inc Of Gloucester
S: Douglas B Camp & Kristy G Camp
Book/Page: 42256/377, Date: 08/05/24
Mtg: Cape Ann Svgs Bk \$1,000,000
Use: Residential-Multiple Bldgs, Lot: 130680sf
Prior Sale: \$189,900 (11/97)

Georgetown

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	38
Median Price	\$680,000	\$749,500

► REAL ESTATE SALES

14 LARCH RD.....

\$223,900

B: Rabih Chaaban
S: Robert Hoover, Tr for Georgetown Affordable Hsn
Book/Page: 42265/35, Date: 08/09/24
Mtg: Ma Comm Hspg & Livabl \$229,000
Use: County/Municipality Property, Lot: 204000sf
Prior Sale: \$440,000 (05/23)

Gloucester

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	69
Median Price	\$565,000	\$613,000

► REAL ESTATE SALES

12 CLEARVIEW AVE.....

\$810,000

B: Hanna Bahia & Ramon Lucchini Sr
S: Kevin D Twombly & Lisa Twombly
Book/Page: 42260/56, Date: 08/07/24
Mtg: Cross Country Mtg Inc \$795,328
Term: 2054
Use: 2-Family Two Family, Lot: 12918sf
Prior Sale: \$208,000 (09/11)

12 EMERALD ST.....

\$869,000

B: Ainsley Scatterday & Jeffrey Scatterday
S: Mary P Derosa
Book/Page: 42264/567, Date: 08/09/24
Mtg: Navy FCU \$762,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 13246sf
Prior Sale: \$335,000 (08/09)

40 GREEN ST.....

\$655,000

B: Britanny L Barry & Andrew C Fulford
S: Smith David B Est & Catherine A Schlichte
Book/Page: 42261/259, Date: 08/08/24
Mtg: Cross Country Mtg Inc \$633,139
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 6750sf

44 LEXINGTON AVE U:36.....

\$384,000

B: Lori A Silva
S: Thomas D Murphy
Book/Page: 42263/159, Date: 08/09/24
Use: 2 Bdrm Condo
Prior Sale: \$230,000 (04/24)

6 MECHANICS PL.....

\$287,500

B: Brackley Frayer & Harriet G Robey
S: Brackley Frayer & Harriet G Robey
Book/Page: 42262/365, Date: 08/08/24
Use: 4 Bdrm Colonial, Lot: 9432sf

12 RIVERSIDE AVE.....

\$620,000

B: Max Gansenberg & Katherine Gansenberg
S: Logrande Salvatore J Est & Sandra J Logrande
Doc#: 000000000652941, Date: 08/08/24
Mtg: CMG Mortgage Inc \$558,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4838sf

984 WASHINGTON ST.....

\$1,745,000

B: Frederick A Benjamin & Pamela K Benjamin
S: Brian Casey & Wendy Casey
Book/Page: 42259/501, Date: 08/07/24
Mtg: US Bank NA \$1,100,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 12100sf
Prior Sale: \$889,000 (07/15)

29 VIEW ST.....	\$560,000
B: Cindy Leiva & Walter Leiva S: Melonie Connolly & Richard E Connolly Book/Page: 42259/435, Date: 08/07/24 Mtg: American Heritage \$420,000 Term: 2054 Use: 2-Family Mlti-Unt Blg, Lot: 13991sf Prior Sale: \$289,900 (03/04)	
21 WINGATE ST U:405.....	\$260,000
B: Jane P Sullivan, Tr for 2024 Sullivan Ft S: Charle Maroun Book/Page: 42265/27, Date: 08/09/24 Use: 1 Bdrm Condo Prior Sale: \$205,000 (08/22)	

Lynn

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	200	211
Median Price	\$521,250	\$573,365

► REAL ESTATE SALES

47 BALTIMORE ST U:3.....	\$405,000
B: Goldwetha Investments LLC S: Michelle H Blain Book/Page: 42258/444, Date: 08/07/24 Mtg: RFLF 4 LLC \$374,500 Use: 2 Bdrm Condo, Lot: 67250sf Prior Sale: \$447,000 (01/22)	
122-124 BEACON HILL AVE U:1.....	\$420,000
B: J C Fiorentino-Brugal & Carlos A Valerio S: Antonio G Mv & Thenmathi Thangavel Book/Page: 42264/227, Date: 08/09/24 Mtg: Guaranteed Rate Inc \$399,000 Term: 2054 Use: 3 Bdrm Condo, Lot: 6964sf	
17-19 BICKERTON ST	\$500,000
B: Ravel Sesom LLC S: Lisa M Watson, Tr for 17 Bickerton Street Rt Book/Page: 42256/105, Date: 08/05/24 Mtg: Crowd Lending Fund \$650,000 Use: 2-Family Two Family, Lot: 1673sf Prior Sale: \$50,000 (03/03)	
22 CUMBERLAND CIR	\$140,234
B: Lauren M Wass S: Lauren M Wass & Corey J Wass Doc#: 000000000652900, Date: 08/07/24 Mtg: Salem Five Mtg Co \$548,500 Term: 2054 Rate: 6.8% Type: Adj Use: 2 Bdrm Bngl/Cottage, Lot: 9379sf Prior Sale: \$490,000 (09/18)	
48 EADE ST	\$600,000
B: Ray Quezada S: Linda L Norris Book/Page: 42256/344, Date: 08/05/24 Mtg: Amerant Mortgage \$450,000 Term: 2054 Use: 2-Family Two Family, Lot: 3355sf Prior Sale: \$122,000 (03/88)	
103 EASTERN AVE	\$615,000
B: Edward B Junker-Haidar & Frances J Junker-Haidar S: Emily L Patt & Thomas D Patt Book/Page: 42263/381, Date: 08/09/24 Mtg: Guaranteed Rate Inc \$603,860 Term: 2054 Use: 3 Bdrm Colonial, Lot: 3666sf Prior Sale: \$410,000 (05/21)	
25 FOREST HILL AVE	\$1,170,000
B: Lucas M Garcia S: Cynthia J Murphy, Tr for Pine Hill Rt Doc#: 000000000652963, Date: 08/09/24 Mtg: Nqm Funding Llc \$585,000 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 7268sf Prior Sale: \$290,000 (12/87)	
20 GOSS AVE.....	\$570,000
B: Jose N Mejia S: Irene M Kimber Book/Page: 42255/204, Date: 08/05/24 Mtg: United Wholesale Mtg \$471,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 6980sf Prior Sale: \$136,100 (11/90)	
11 GROVELAND ST.....	\$400,000
B: Felipe J Guzman-Matul S: Rose Karimi Book/Page: 42262/174, Date: 08/08/24 Mtg: MSA Mortgage LLC \$380,000 Term: 2054 Use: 2 Bdrm Old Style, Lot: 2650sf Prior Sale: \$199,900 (03/17)	
68 HACKER RD	\$620,000
B: George Alernji S: Rock & Sons Prop Mgmt LLC Book/Page: 42264/53, Date: 08/09/24 Mtg: Guaranteed Rate Inc \$496,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 5849sf Prior Sale: \$460,000 (03/24)	
16 HANOVER ST.....	\$915,000
B: Janeth E Peralta & Joseph Richardson S: Juan A Beltre & Ana Lopez Book/Page: 42263/587, Date: 08/09/24 Mtg: CMG Mortgage Inc \$869,250 Term: 2054 Use: 2-Family Two Family, Lot: 9604sf Prior Sale: \$180,000 (11/99)	
36 NAHANT PL U:1.....	\$505,000
B: Tarek Hussein S: Felisha Bennett & Herbert Marshall Book/Page: 42260/11, Date: 08/07/24 Mtg: LendSure Mtg \$334,815 Term: 2054 Use: 3 Bdrm Condo, Lot: 5419sf	
12 NAHANT ST U:C121-5.....	\$248,400
B: Zefanuel Wassie S: Liubou Uslar Doc#: 000000000652669, Date: 07/26/24 Use: Condo	
290 PARKLAND AVE	\$541,000
B: Rafael D Ponce S: Plante Ft & Norman W Plante Jr Book/Page: 42263/301, Date: 08/09/24 Mtg: MSA Mortgage LLC \$405,750 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 7536sf	
51 RIVER ST	\$348,000
B: Dlg Holdings LLC S: Jennifer S Pires & Joseph C Pires Book/Page: 42262/336, Date: 08/08/24 Use: 2 Bdrm Old Style, Lot: 3517sf Prior Sale: \$158,000 (08/03)	
35 ROLLIN AVE.....	\$525,000
B: Angel Rosario & Soranyela Rosario S: Corey L Webb Book/Page: 42258/142, Date: 08/06/24 Mtg: Salem Five Mtg Co \$498,750 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 3731sf Prior Sale: \$334,900 (11/18)	
334 WALNUT ST	\$560,000
B: Kevin G Castro & Alonso A Castro-Gallardo S: April D Young & Gary R Young Book/Page: 42256/261, Date: 08/05/24 Mtg: MSA Mortgage LLC \$543,200 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 4150sf Prior Sale: \$149,900 (05/00)	

52 WESTVIEW RD.....	\$605,000
B: Leila F Cavero & Dennis A Nunez S: Antonio Sena & Iris M Sena Book/Page: 42262/149, Date: 08/08/24 Mtg: Primelending \$594,041 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 4070sf Prior Sale: \$280,000 (02/14)	

► FORECLOSURE DEEDS

27 LONGWOOD RD	\$447,348
B: Pingora Loan Servicing LL S: Francisco E Zapata & Pingora Loan Servicing LL Book/Page: 42260/132, Date: 08/07/24 Use: 3 Bdrm Bngl/Cottage, Lot: 6396sf Prior Sale: \$347,820 (12/21)	

Lynnfield

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	57
Median Price	\$927,500	\$1,000,000

► REAL ESTATE SALES

4 HAWKES LN.....	\$925,000
B: Benjamin M Calef & Mackenzie B Church S: Yaping Luo & Dawei Sun Book/Page: 42255/123, Date: 08/05/24 Use: 3 Bdrm Split Entry, Lot: 30701sf Prior Sale: \$565,000 (01/14)	
5 MELCH RD.....	\$910,000
B: Mark Daddario & Alessandra Forero S: Dinapoli Re Prop Inc Book/Page: 42263/401, Date: 08/09/24 Mtg: Cross Country Mtg Inc \$728,000 Term: 2054 Use: 3 Bdrm Split Level, Lot: 15002sf Prior Sale: \$675,000 (02/24)	

Manchester

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	20
Median Price	\$1,038,000	\$1,046,000

► REAL ESTATE SALES

516 SUMMER ST	\$1,587,000
B: Alexandra M Jennings, Tr for Alexandra M Jennings lrt S: Timothy A Donovan, Tr for Kate Donovan RET Doc#: 000000000652864, Date: 08/06/24 Mtg: Cape Ann Svgs Bk \$1,087,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 36320sf Prior Sale: \$575,000 (01/01)	
516 SUMMER ST	\$1,587,000
B: Alexandra M Jennings, Tr for Alexandra M Jennings lrt S: Kate Donovan, Tr for Kate Donovan RET Book/Page: 42258/101, Date: 08/06/24 Mtg: Cape Ann Svgs Bk \$1,087,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 36320sf Prior Sale: \$1,587,000 (08/24)	
43 UNION ST.....	\$950,000
B: Nancy J Hester & Samuel D Hester S: Stuart J Haft, Tr for A Atwater Kent iii T Book/Page: 42258/10, Date: 08/06/24 Mtg: Leader Bank NA \$712,500 Term: 2054 Use: 3 Bdrm Colonial, Lot: 2766sf Prior Sale: \$275,000 (04/00)	

Marblehead

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	104	106
Median Price	\$960,000	\$1,050,210

► REAL ESTATE SALES

13 DEVEREUX TER	\$910,000
B: Evan G Comeau & Hayley J Comeau S: Lessard Joan Marie Est & Paul R Lessard Book/Page: 42263/78, Date: 08/09/24 Mtg: Nati Grand Bk Marblhd \$710,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 8183sf	
45 EVANS RD	\$860,000
B: Albert G Breitwieser & Kara L Breitwieser S: Charles Read & Sarah Read Book/Page: 42263/235, Date: 08/09/24 Mtg: Salem Five Mtg Co \$688,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 4746sf Prior Sale: \$560,000 (10/20)	
2 HIGH ST U:2.....	\$830,000
B: Connor Morehead & Isabelle Salvaterra S: Jeffrey W Bantly, Tr for Julia I Bantly Lt Book/Page: 42265/108, Date: 08/09/24 Mtg: Inst Svgs Newburyport \$230,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$295,000 (03/98)	
1 MASON ST U:2	\$750,000
B: Philip G Walker & Tonya E Walker S: Christopher B Crawford & Sarah Crawford Book/Page: 42260/557, Date: 08/08/24 Use: 2 Bdrm Condo Prior Sale: \$425,000 (10/04)	
23 PURITAN RD	\$900,000
B: Arthur Mcleod & Ellen Winkler S: Anita C Hart & Thomas E Hart Book/Page: 42255/392, Date: 08/05/24 Use: 4 Bdrm Ranch, Lot: 4080sf Prior Sale: \$551,500 (08/17)	
20 TICEHURST LN	\$995,000
B: Margaret M Carr & Christopher E Poulin S: Douglas C Goransson & Janice A Goransson Book/Page: 42263/4, Date: 08/09/24 Mtg: Nati Grand Bk Marblhd \$445,000 Term: 2054 Use: 4 Bdrm Conventional, Lot: 8080sf Prior Sale: \$283,500 (06/89)	

Merrimac

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	39
Median Price	\$560,000	\$650,000

► REAL ESTATE SALES

13 ALNETTE RD.....	\$465,000
B: Lynde J Bruce & Thomas J Sullivan S: Cartier Simone Yvonne Est & Lisa M Cartier-Gruen Book/Page: 42262/122, Date: 08/08/24 Mtg: New American Funding \$395,250 Term: 2054 Use: 2 Bdrm Ranch, Lot: 11901sf	
3 BELMORE RD	\$675,000
B: Brendan Crowther & Elizabeth Ettridge S: 27 Kingsbury Avenue LLC Book/Page: 42261/173, Date: 08/08/24 Mtg: Fairway Ind Mtg \$540,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 9148sf Prior Sale: \$425,000 (01/24)	

34 FREEDOM WAY U:34	\$526,000
B: Ruth Talbot S: Gail A Fournier Book/Page: 42258/1, Date: 08/06/24 Use: 2 Bdrm Condo Prior Sale: \$359,900 (12/16)	

20 ORCHARD ST.....	\$575,000
B: Kaitlyn Colangelo & Richard Colangelo S: Jessica M Colangelo & Kyle Moore Book/Page: 42256/194, Date: 08/05/24 Mtg: Amerant Mortgage \$440,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 17180sf Prior Sale: \$249,000 (05/16)	

Middleton

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	30
Median Price	\$1,063,250	\$1,043,500

► REAL ESTATE SALES

6 DANSREAU PL U:6	\$600,000
B: Harsh Patel & Pravina Patel S: Ramanlal S Patel Book/Page: 42261/498, Date: 08/08/24 Mtg: Ramalal S Patel \$400,000 Use: 3 Bdrm Condo Prior Sale: \$495,000 (05/17)	
1 EMERSON LN	\$1,265,000
B: Eun J Choi & Taegon Kim S: Annick V Goriou & Jean-Marc F Goriou Book/Page: 42256/171, Date: 08/05/24 Mtg: Washington Trust Mtg \$715,000 Term: 2054 Rate: 8.3% Type: Adj Use: 4 Bdrm Colonial, Lot: 36211sf Prior Sale: \$1,050,000 (07/22)	
23 GREGORY ST	\$700,000
B: Anthony Gilmartin & Bridget Gilmartin S: Daniel J Comeau & Carey A Comeau Book/Page: 42264/327, Date: 08/09/24 Mtg: Salem Five Mtg Co \$500,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 14806sf Prior Sale: \$366,515 (07/12)	
14 OGDEN LN	\$1,165,000
B: Kristine Demers-Loiacono & Matthew Loiacono S: Denise M Maggio & Richard T Maggio Book/Page: 42263/339, Date: 08/09/24 Mtg: Leader Bank NA \$500,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 40019sf	

Newbury

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	39
Median Price	\$826,000	\$835,000

► REAL ESTATE SALES

26 SOUTHERN BLVD	\$1,125,000
B: Michael Gibeley S: David R Kalman & Pamela Kalman Book/Page: 42259/371, Date: 08/07/24 Mtg: CMG Mortgage Inc \$650,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 6447sf Prior Sale: \$580,000 (05/16)	
78 SOUTHERN BLVD	\$1,197,000
B: Daniel J Jacob & Janice F Jacob S: Damien J Robinson Book/Page: 42256/469, Date: 08/05/24 Use: 2-Family Camp/Cabin, Lot: 8303sf	
47 PROSPECT ST.....	\$850,000
B: Kristine-Teresa V Sande, Tr for Marie-Teresa V Sande T S: Adam Margolis Book/Page: 42263/283, Date: 08/09/24 Use: 3 Bdrm Conventional, Lot: 1900sf Prior Sale: \$539,900 (05/16)	

Peabody

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	145	157
Median Price	\$605,000	\$665,000

► REAL ESTATE SALES

8 APPLE HILL RD	\$675,000
B: David M Robinson & Marsha M Robinson S: Gordon B Bowman, Tr for Bowman Ft Doc#: 000000000652880, Date: 08/06/24 Mtg: Citizens Bank \$540,000 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 21876sf	
46 BARTHOLOMEW ST.....	\$740,000
B: Ponleu Ouk & Sorya Ouk S: William J Elwell, Tr for William J Elwell T Book/Page: 42259/197, Date: 08/07/24 Mtg: Rockland Tr Co \$715,302 Term: 2054 Use: 4 Bdrm Old Style, Lot: 12772sf	
11 BOURBON ST U:39	\$450,000
B: Matthew Wall S: Alicia Flores Book/Page: 42258/57, Date: 08/06/24 Mtg: Cross Country Mtg Inc \$250,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$350,000 (12/20)	
2 EDGEHILL RD	\$670,000
B: Elvis L Flores & Alicia N Flores S: Chris Bitsas Doc#: 000000000652935, Date: 08/08/24 Mtg: Paramount Res Mtg Gp \$657,864 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 31642sf Prior Sale: \$204,562 (08/88)	
10 ELLIOTT PL U:2R.....	\$290,000
B: Josselin D Ordenez-Deleon S: Freddie Mac Seasned Cered & Fed Hm Loan Mtg Corp Tr Book/Page: 42264/363, Date: 08/09/24 Mtg: United Wholesale Mtg \$281,300 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$238,950 (09/23)	
18 FARM AVE.....	\$490,000
B: Jason Scaduto S: Catherine M Hartigan, Tr for Hartigan Rt Book/Page: 42257/496, Date: 08/06/24 Use: 2 Bdrm Cape Cod, Lot: 16078sf	

3 FELTON ST	\$899,900
B: Lauren Cantor & Mike Faria S: Joanne A Gildea, Tr for W M Stratis Ft Book/Page: 42264/604, Date: 08/09/24 Mtg: CMG Mortgage Inc \$764,915 Term: 2054 Use: 4 Bdrm Ranch, Lot: 20948sf Prior Sale: \$105,000 (05/97)	

3 JENNIFER LN.....	\$705,000
B: Vincent Dibella S: Marjorie Van Gallen Book/Page: 42264/285, Date: 08/09/24 Mtg: HarborOne Mortgage \$245,000 Term: 2054 Use: 2 Bdrm Gambrel, Lot: 13656sf	

24 KITTREDGE ST.....	\$735,000
B: Kassegne H Gizaw & Abebe F Haile S: Robert B Tricoli, Tr for Lisa Tricoli Book/Page: 42259/113, Date: 08/07/24 Mtg: Washington Trust Mtg \$710,469 Term: 2054 Use: 3 Bdrm Split Level, Lot: 7000sf	

4 LEDGEWOOD WAY U:11	\$450,000
B: Susan Brown S: Alyce L Slepoy & Victor A Slepoy Book/Page: 42257/524, Date: 08/06/24 Use: 2 Bdrm Condo Prior Sale: \$290,000 (12/17)	

35-1/2 LYNN ST	\$816,000
B: Ayman Y Sarhan & Suhayla S Sarhan	
S: Sharon A Doucette & Thomas J Doucette	
Book/Page: 42264/436, Date: 08/09/24	
Mtg: Guaranteed Rate Inc \$734,400	
Term: 2054	
Use: 4 Bdrm Ranch, Lot: 18012sf	
Prior Sale: \$327,500 (11/07)	

ESSEX REGISTRY		
continued		
233 PURITAN RD.....	\$3,000,000	
B: Coolidge Two LLC		
S: Lulin Xiong		
Book/Page: 42263/187, Date: 08/09/24		
Use: 1 Bdrm Contemporary, Lot: 20430sf		
Prior Sale: \$2,420,000 (08/20)		
37 THOMAS RD.....	\$1,120,000	
B: Michael C Trainor, Tr for Haley Trainor		
S: Kevin F Driscoll & Verena Karsten		
Book/Page: 42255/315, Date: 08/05/24		
Mtg: Metro Credit Union \$820,000		
Term: 2048		
Use: 4 Bdrm Old Style, Lot: 5009sf		
Prior Sale: \$400,000 (02/10)		

Topsfield

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	23
Median Price	\$863,000	\$925,000
► REAL ESTATE SALES		
62 ALDERBROOK DR.....	\$1,550,000	
B: Ryan Carroll		
S: Brian C Cranney, Tr for Cranney Ft		
Book/Page: 42261/332, Date: 08/08/24		
Mtg: Salem Five Mtg Co \$1,240,000		
Term: 2054 Rate: 6.0% Type: Adj		
Use: 5 Bdrm Colonial, Lot: 87556sf		
Prior Sale: \$900,000 (07/15)		
19-21 GROVE ST.....	\$775,000	
B: Paria Heidari & Gary M Wilson		
S: Beth Holland & Kevin Holland		
Book/Page: 42263/227, Date: 08/09/24		
Mtg: Jeffrey D Wilson \$500,000		
50 HAVERHILL RD.....	\$600,000	
B: Jasmin Farahi		
S: Tara A Colameta		
Book/Page: 42261/281, Date: 08/08/24		
Mtg: Movement Mtg LLC \$480,000		
Term: 2054		
Use: 3 Bdrm Colonial, Lot: 44867sf		
Prior Sale: \$465,000 (08/19)		
6 ORCHARD LN.....	\$834,000	
B: Thomas L Bancroft 4th		
S: Tammy J Mullin		
Book/Page: 42261/71, Date: 08/08/24		
Mtg: Farmers Bk & Trust NA \$667,200		
Term: 2054		
Use: 3 Bdrm Contemporary, Lot: 43303sf		
Prior Sale: \$487,000 (05/16)		
63 PARSONAGE LN.....	\$965,000	
B: Evelyn M Chianca & Louis A Chianca Jr		
S: Roberta A Cody		
Book/Page: 42261/199, Date: 08/08/24		
Mtg: Provident Funding \$300,000		
Term: 2054		
Use: 4 Bdrm Colonial, Lot: 40001sf		
Prior Sale: \$399,000 (10/98)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	28
Median Price	\$815,000	\$1,011,500
► REAL ESTATE SALES		
3 SPRING HILL FARM RD.....	\$1,900,000	
B: Deacon Chapin & Emily Isgur		
S: Andrew P Murphy & Kim M Murphy		
Book/Page: 42261/166, Date: 08/08/24		
Use: 5 Bdrm Colonial, Lot: 40088sf		
Prior Sale: \$382,000 (03/19)		
59 WALNUT RD.....	\$3,625,000	
B: Carrie Pykett, Tr for Fidem Familia Mpcp I T		
S: Mary S Chapman, Tr for Mjc Rt		
Book/Page: 42255/420, Date: 08/05/24		
Use: Residential-Multiple Bldgs, Lot: 1051726sf		
Prior Sale: \$1,755,000 (09/97)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	22
Median Price	\$899,777	\$938,750
► REAL ESTATE SALES		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church Street Rt		
Book/Page: 42262/235, Date: 08/08/24		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$1,600,000 (08/24)		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church St Rt		
Doc#: 00000000652947, Date: 08/08/24		
Mtg: Bank of America NA \$1,280,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$965,000 (05/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	22
Median Price	\$899,777	\$938,750
► REAL ESTATE SALES		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church Street Rt		
Book/Page: 42262/235, Date: 08/08/24		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$1,600,000 (08/24)		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church St Rt		
Doc#: 00000000652947, Date: 08/08/24		
Mtg: Bank of America NA \$1,280,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$965,000 (05/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	22
Median Price	\$899,777	\$938,750
► REAL ESTATE SALES		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church Street Rt		
Book/Page: 42262/235, Date: 08/08/24		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$1,600,000 (08/24)		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church St Rt		
Doc#: 00000000652947, Date: 08/08/24		
Mtg: Bank of America NA \$1,280,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$965,000 (05/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	22
Median Price	\$899,777	\$938,750
► REAL ESTATE SALES		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church Street Rt		
Book/Page: 42262/235, Date: 08/08/24		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$1,600,000 (08/24)		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church St Rt		
Doc#: 00000000652947, Date: 08/08/24		
Mtg: Bank of America NA \$1,280,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$965,000 (05/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	22
Median Price	\$899,777	\$938,750
► REAL ESTATE SALES		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church Street Rt		
Book/Page: 42262/235, Date: 08/08/24		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$1,600,000 (08/24)		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church St Rt		
Doc#: 00000000652947, Date: 08/08/24		
Mtg: Bank of America NA \$1,280,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$965,000 (05/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	22
Median Price	\$899,777	\$938,750
► REAL ESTATE SALES		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church Street Rt		
Book/Page: 42262/235, Date: 08/08/24		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$1,600,000 (08/24)		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church St Rt		
Doc#: 00000000652947, Date: 08/08/24		
Mtg: Bank of America NA \$1,280,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$965,000 (05/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	22
Median Price	\$899,777	\$938,750
► REAL ESTATE SALES		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church Street Rt		
Book/Page: 42262/235, Date: 08/08/24		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$1,600,000 (08/24)		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church St Rt		
Doc#: 00000000652947, Date: 08/08/24		
Mtg: Bank of America NA \$1,280,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$965,000 (05/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	22
Median Price	\$899,777	\$938,750
► REAL ESTATE SALES		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church Street Rt		
Book/Page: 42262/235, Date: 08/08/24		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$1,600,000 (08/24)		
80 CHURCH ST.....	\$1,600,000	
B: Stephen P Melz		
S: David R Messersmith, Tr for 80 Church St Rt		
Doc#: 00000000652947, Date: 08/08/24		
Mtg: Bank of America NA \$1,280,000		
Term: 2054		
Use: 3 Bdrm Cape Cod, Lot: 38968sf		
Prior Sale: \$965,000 (05/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	\$274,000	\$459,000
► REAL ESTATE SALES		
BIRD HILL RD L:3.....	\$60,000	
B: Travis S Riemer		
S: Thomas P Goralski & Frances A Goralski		
Book/Page: 8356/148, Date: 08/07/24		
JOHN FORD RD L:1.....	\$9,000	
B: Anthony Basile		
S: Zackary Lafitta		
Book/Page: 8355/104, Date: 08/06/24		
Use: Mixed Use-Prim Res & Rec, Lot: 547288sf		
Prior Sale: \$50,000 (09/20)		

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	\$274,000	\$459,000
► REAL ESTATE SALES		
BIRD HILL RD L:3.....	\$60,000	
B: Travis S Riemer		
S: Thomas P Goralski & Frances A Goralski		
Book/Page: 8356/148, Date: 08/07/24		
JOHN FORD RD L:1.....	\$9,000	
B: Anthony Basile		
S: Zackary Lafitta		
Book/Page: 8355/104, Date: 08/06/24		
Use: Mixed Use-Prim Res & Rec, Lot: 547288sf		
Prior Sale: \$50,000 (09/20)		

Bernardston

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	4
Median Price	\$394,500	\$299,500

238 LYMAN ST	\$100,000
B: David Keenan S: Nav J Fuller Book/Page: 25524/409, Date: 08/08/24 Mtg: Nav Jiwan Fuller \$100,000 Term: 2029 Use: 2-Family Two Family, Lot: 1899sf Prior Sale: \$50,000 (05/15)	
59 PINE ST	\$275,000
B: Ghaife Mohamed S: Pah Properties LLC Book/Page: 25527/498, Date: 08/09/24 Mtg: Cibrn Bank \$270,019 Term: 2054 Use: 5 Bdrm Old Style, Lot: 3023sf Prior Sale: \$100,000 (02/24)	

Longmeadow

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	127
Median Price	\$470,000	\$468,000

► REAL ESTATE SALES

233 ARDSLEY RD	\$728,000
B: Eric Samuels & Barbara Samuels S: Harry Demirjian, Tr for Demirjian Ft Book/Page: 25526/142, Date: 08/09/24 Mtg: Blue Water Mortgage \$618,800 Term: 2054 Use: 4 Bdrm Ranch, Lot: 26575sf	
87 COBBLESTONE RD	\$478,000
B: Ping Jian & Wenhua Qin S: Micki J Choi Book/Page: 25526/323, Date: 08/09/24 Use: 3 Bdrm Ranch, Lot: 33049sf Prior Sale: \$322,000 (04/19)	
28 CONNECTICUT AVE	\$9,986
B: Michael Viara & Melissa Viara S: Alex Vilkhovey Book/Page: 25525/122, Date: 08/08/24	
110 LONGMEADOW ST	\$485,000
B: Gregory M Gould & Cheryl Chiang S: Nathaniel Hammond & Maryellen Powers Book/Page: 25526/520, Date: 08/09/24 Mtg: Leader Bank NA \$285,000 Term: 2054 Use: 5 Bdrm Old Style, Lot: 10678sf Prior Sale: \$420,000 (01/22)	
130 WOODSIDE DR	\$630,000
B: Rachel J Berezin S: Mark A Jackowitz & Ronda L Jackowitz Book/Page: 25522/483, Date: 08/06/24 Mtg: Mark A Jackowitz Tr \$230,000 Use: 3 Bdrm Ranch, Lot: 23663sf Prior Sale: \$505,000 (08/08)	

Ludlow

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	117
Median Price	\$304,500	\$325,000

► REAL ESTATE SALES

BALSAM HILL RD L:65	\$177,900
B: Binaya Basnet & Diane M Basnet S: Whitetail Wreks LLC Book/Page: 25526/21, Date: 08/09/24	
789 CENTER ST	\$332,500
B: Shannon Curto-Grimm & Trevor D Grimm S: Eric Wegiel Book/Page: 25522/536, Date: 08/06/24 Use: 3 Bdrm Ranch, Lot: 22107sf Prior Sale: \$182,000 (01/13)	
9 ELAINE DR	\$500,000
B: Paul Jandrow & Cynthia Delzell S: Cory J Mills-Dick & Brooke A Murphy Book/Page: 25521/482, Date: 08/05/24 Mtg: Rockland Tr Co \$200,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 15031sf Prior Sale: \$415,700 (03/22)	
15 NASH HILL RD	\$210,000
B: Pah Properties LLC S: Martins Jacqueline P Est & Timothy D Martins Book/Page: 25524/214, Date: 08/07/24 Mtg: Lionwise Ventures Llc \$290,000 Use: 3 Bdrm Cape Cod, Lot: 17194sf	
27 WILNO AVE	\$329,999
B: Todd A Frederick S: Jamie Devine Doc#: 000000000237322, Date: 08/08/24 Mtg: Bank of America NA \$263,999 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 11700sf Prior Sale: \$220,000 (06/18)	

Monson

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	34
Median Price	\$300,500	\$375,000

► REAL ESTATE SALES

77 CARPENTER RD	\$476,249
B: Paul McDermott & Amanda McDermott S: Donald Henderson 3rd Book/Page: 25527/234, Date: 08/09/24 Use: 4 Bdrm Colonial, Lot: 51836sf Prior Sale: \$365,000 (09/20)	
170 HOVEY RD	\$755,000
B: Christopher D De Santis & Lois De Santis S: Barbara Clay Book/Page: 25526/107, Date: 08/09/24 Mtg: Toyota Fncl Svgs Bank \$255,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 126324sf Prior Sale: \$705,000 (04/23)	
321 STAFFORD RD	\$40,000
B: Real Est Family Hldg Llp S: Sonya B Pike Book/Page: 25527/334, Date: 08/09/24 Use: Mobile Home, Lot: 28314sf	

Palmer

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	70
Median Price	\$281,000	\$312,500

► REAL ESTATE SALES

79 BELANGER ST U:79	\$190,000
B: Dawn Davis S: Caitlin Tanski Book/Page: 25523/6, Date: 08/06/24 Mtg: Society Mortgage Corp \$171,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$132,900 (04/20)	
331 BURLINGAME RD	\$405,000
B: Charlene Ocampo & Rey S Ocampo S: Eric Kerr & Ruth Kerr Book/Page: 25525/192, Date: 08/08/24 Mtg: Guaranteed Rate Inc \$305,000 Term: 2054 Use: 3 Bdrm Contemporary, Lot: 50530sf Prior Sale: \$361,000 (10/21)	

5-7 CREST ST	\$355,000
B: Adam L Bressette & Amanda M Powers S: Tassinari Const Inc Book/Page: 25522/447, Date: 08/06/24 Mtg: Guaranteed Rate Affin \$325,091 Term: 2054 Use: 2-Family Duplex, Lot: 6098sf Prior Sale: \$150,000 (03/05)	
4054 HIGH ST	\$50,000
B: Make Invs Great Again LLC S: Cheesey Janet P Est & Ronald P Patrissi Doc#: 000000000237293, Date: 08/05/24 Mtg: Shawn Floody \$100,000 Use: 1 Bdrm Conventional, Lot: 4792sf	
16 MEADOWBROOK LN U:16	\$300,000
B: Meredith L Normandeau S: Tyler Darling & Kimberly Darling Book/Page: 25523/484, Date: 08/07/24 Mtg: Florence Bank \$175,000 Term: 2054 Rate: 5.5% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$135,500 (07/22)	
3038 PLEASANT ST	\$425,000
B: David Reddy S: Donald R Wood & Shala M Wood Book/Page: 25526/491, Date: 08/09/24 Mtg: Homestead Fund Corp \$297,000 Term: 2054 Use: Residential Developable Land, Lot: 20473sf	

Russell

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	12
Median Price	\$228,000	\$375,000

► REAL ESTATE SALES

54 FAIRVIEW AVE	\$387,000
B: Jack-Thomas Hovey S: Valentin Salagornik & Annetta S Salagornik Book/Page: 25523/535, Date: 08/07/24 Mtg: Mortgage Research Ctr \$387,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 34200sf Prior Sale: \$38,500 (09/15)	
1190 HUNTINGTON RD	\$525,000
B: Crescent Mills LLC S: Westfield River Assoc LLC Book/Page: 25526/75, Date: 08/09/24 Mtg: Westfield Riv Assoc L \$375,000	

Southwick

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	49
Median Price	\$330,000	\$435,100

► REAL ESTATE SALES

717 COLLEGE HWY	\$435,000
B: Alberto Morales S: Joanne Cagliostro & Robert S Cagliostro Book/Page: 25527/199, Date: 08/09/24 Mtg: CMG Mortgage Inc \$427,121 Term: 2054 Use: 2-Family Family Flat, Lot: 174165sf Prior Sale: \$188,000 (07/99)	
15 EAGLE ST	\$83,000
B: Eric Nelson S: Susan A Meier Book/Page: 25527/88, Date: 08/09/24 Use: 3 Bdrm Colonial, Lot: 14810sf	
11 SOUTHWICK HL	\$427,000
B: Casey Savino & Melissa Knox S: Kyle P Kelleher & Cesira L Kelleher Book/Page: 25524/146, Date: 08/07/24 Mtg: Freedom Credit Union \$405,650 Term: 2054 Use: 3 Bdrm Ranch, Lot: 27260sf	
64 TANNERY RD	\$275,000
B: Susan A Mastroianni, Tr for S A Mastroianni Ft S: James P Lombella Book/Page: 25527/228, Date: 08/09/24 Use: Farm Use, Lot: 1624352sf	

Springfield

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	605	574
Median Price	\$251,000	\$275,000

► REAL ESTATE SALES

58-60 ALBEMARLE ST	\$360,000
B: Margarita Rodriguez S: Oom P Miller, Tr for Lilian Miller RET Book/Page: 25527/570, Date: 08/09/24 Mtg: Cross Country Mtg Inc \$342,000 Term: 2054 Use: 2-Family Two Family, Lot: 5998sf	
168 ALLEN ST	\$2,084,091
B: Emntay Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio HI \$1,875,789 Use: 2-Family Two Family, Lot: 11800sf Prior Sale: \$150,000 (01/19)	
56 AUDLEY RD	\$410,000
B: David K Kang S: Hedge Hog Industries Corp Book/Page: 25527/405, Date: 08/09/24 Mtg: USAA Federal SB \$400,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 11648sf Prior Sale: \$255,000 (04/24)	
82 BIRCHLAND AVE	\$90,315
B: Anthony A Gartman & Alex J Oconnor S: Nancy A Gartman & Anthony A Gartman Book/Page: 25525/404, Date: 08/08/24 Use: 3 Bdrm Cape Cod, Lot: 8333sf Prior Sale: \$205,000 (05/21)	
74 CHERRY ST	\$2,084,091
B: Emntay Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio HI \$1,875,789 Use: 2-Family Two Family, Lot: 10393sf Prior Sale: \$16,275 (10/08)	
22-24 CHESTER ST	\$1,190,909
B: Emntay Inc S: A2zlh Portfolio Hldg LLC Book/Page: 25521/304, Date: 08/05/24 Mtg: A2zlh Portfolio Hldg \$1,071,711 Use: 2-Family Two Family, Lot: 5654sf Prior Sale: \$2,274,638 (06/19)	
363 COOLEY ST	\$270,000
B: Duy K Do & Oanh T Nguyen S: Adams Joseph Edmund Est & Louis J Adams Book/Page: 25521/560, Date: 08/05/24 Use: 2 Bdrm Ranch, Lot: 85334sf	
1361-1363 DWIGHT ST	\$1,190,909
B: Emntay Inc S: A2zlh Portfolio Hldg LLC Book/Page: 25521/304, Date: 08/05/24 Mtg: A2zlh Portfolio Hldg \$1,071,711 Use: 3-Family Mlti-Unt Blg, Lot: 5624sf Prior Sale: \$2,274,638 (06/19)	
105 E ALVORD ST	\$310,000
B: Paulette Luma S: Real Est Invs Northeast L Book/Page: 25527/315, Date: 08/09/24 Mtg: First Home Mtg \$304,385 Term: 2054 Use: 3 Bdrm Old Style, Lot: 8477sf Prior Sale: \$55,000 (08/23)	

23 E HOOKER ST	\$2,084,091
B: Emntay Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio HI \$1,875,789 Use: 2-Family Two Family, Lot: 5249sf Prior Sale: \$109,000 (01/17)	
293 EASTERN AVE	\$1,190,909
B: Emntay Inc S: A2zlh Portfolio Hldg LLC Book/Page: 25521/304, Date: 08/05/24 Mtg: A2zlh Portfolio Hldg \$1,071,711 Use: 2-Family Two Family, Lot: 3010sf Prior Sale: \$2,274,638 (06/19)	
38 FALLSTON ST	\$350,000
B: Michael Tanski & Caitlin Tanski S: Cynthia A Seamans & Dana G Seamans Book/Page: 25523/33, Date: 08/06/24 Mtg: Westfield Bank \$280,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 9283sf Prior Sale: \$240,500 (12/20)	
153 FORT PLEASANT AVE	\$390,000
B: Eleanor Andrews S: Nicholas Malafronte & Carmela Malafronte Book/Page: 25524/122, Date: 08/07/24 Mtg: Salem Five Mtg Co \$351,000 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 7436sf Prior Sale: \$185,000 (08/04)	
202 FORT PLEASANT AVE	\$365,000
B: Clara Coly & Paul Coly S: Visionary Homes LLC Book/Page: 25525/385, Date: 08/08/24 Mtg: Freedom Mortgage Corp \$358,388 Term: 2054 Use: 6 Bdrm Colonial, Lot: 10237sf Prior Sale: \$172,500 (09/23)	
452 FRANKLIN ST	\$2,084,091
B: Emntay Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio HI \$1,875,789 Use: 2-Family Two Family, Lot: 4983sf Prior Sale: \$200,000 (09/18)	
72 GAIL ST	\$280,000
B: Shahkar M Fatemi S: Sandra J Grenier Book/Page: 25524/38, Date: 08/07/24 Mtg: M&T Bank NA \$180,000 Term: 2044 Use: 2 Bdrm Ranch, Lot: 10450sf Prior Sale: \$77,000 (07/98)	
25 GLADSTONE ST	\$255,491
B: Zachary R Beach, Tr for 25 Gladstone St lrt S: Christian S Rodriguez Book/Page: 25521/531, Date: 08/05/24 Use: 3 Bdrm Ranch, Lot: 5349sf Prior Sale: \$252,000 (09/22)	
3-5 GLENDELL TER	\$2,084,091
B: Emntay Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio HI \$1,875,789 Use: 2-Family Two Family, Lot: 5654sf Prior Sale: \$150,000 (01/19)	
45 GREENLEAF ST	\$299,900
B: Emmanuel S Owusu S: Linda L Richardson Book/Page: 25524/248, Date: 08/07/24 Mtg: United Wholesale Mtg \$294,467 Term: 2054 Use: 6 Bdrm Colonial, Lot: 3001sf Prior Sale: \$193,000 (03/06)	
250 GRESHAM ST	\$250,000
B: Post Investments LLC S: Wilson Venice Daphnie Est & Elisha A Colgram Book/Page: 25524/87, Date: 08/07/24 Mtg: Tailor Rdg RET LLC \$505,000 Use: 4 Bdrm Colonial, Lot: 5001sf	
35-37 HALL ST	\$2,084,091
B: Emntay Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio HI \$1,875,789 Use: Apartment Bldg - 4-8 Units, Lot: 5149sf Prior Sale: \$215,000 (02/18)	
93 HANCOCK ST	\$1,190,909
B: Emntay Inc S: A2zlh Portfolio Hldg LLC Book/Page: 25521/304, Date: 08/05/24 Mtg: A2zlh Portfolio Hldg \$1,071,711 Use: 3 Bdrm Colonial, Lot: 6238sf Prior Sale: \$2,274,638 (06/19)	
30 HAWTHORNE ST	\$1,190,909
B: Emntay Inc S: A2zlh Portfolio Hldg LLC Book/Page: 25521/304, Date: 08/05/24 Mtg: A2zlh Portfolio Hldg \$1,071,711 Use: 3 Bdrm Colonial, Lot: 3550sf Prior Sale: \$2,274,638 (06/19)	
20 HEBRON ST	\$1,190,909
B: Emntay Inc S: A2zlh Portfolio Hldg LLC Book/Page: 25521/304, Date: 08/05/24 Mtg: A2zlh Portfolio Hldg \$1,071,711 Use: 2-Family Two Family, Lot: 5001sf Prior Sale: \$33,000 (04/08)	
15-17 HUNTINGTON ST	\$382,000
B: Cesar G Ogando S: Tascosn Homes LLC Book/Page: 25525/128, Date: 08/08/24 Mtg: United Wholesale Mtg \$375,081 Term: 2054 Use: 2-Family Two Family, Lot: 5502sf Prior Sale: \$1,960,000 (04/22)	
28 JOHNSON ST	\$2,084,091
B: Emntay Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio HI \$1,875,789 Use: 4 Bdrm Colonial, Lot: 5201sf Prior Sale: \$150,000 (01/19)	
206 KING ST	\$1,190,909
B: Emntay Inc S: A2zlh Portfolio Hldg LLC Book/Page: 25521/304, Date: 08/05/24 Mtg: A2zlh Portfolio Hldg \$1,071,711 Use: 2-Family Two Family, Lot: 7314sf Prior Sale: \$2,274,638 (06/19)	
84-86 LEBANON ST	\$292,500
B: Sabine T Fleury-Germain S: Hourglass Prop Soln LLC Book/Page: 25522/597, Date: 08/06/24 Mtg: Mortgage Research Ctr \$287,201 Term: 2054 Use: 2-Family Two Family, Lot: 3546sf Prior Sale: \$125,000 (12/22)	
37-39 LOS ANGELES ST	\$200,000
B: Laing Services LLC S: Eugene D Smith Book/Page: 25525/42, Date: 08/08/24 Mtg: Kiavi Funding Inc \$224,600 Use: 2-Family Duplex, Lot: 4696sf Prior Sale: \$80,000 (04/98)	
39-41 LYNDALE ST	\$230,000
B: Lillian Colman & Tho Le S: Waiwai Rt & Dominic Kirchner 2nd Book/Page: 25521/168, Date: 08/05/24 Use: 2-Family Two Family, Lot: 5001sf Prior Sale: \$116,600 (04/24)	
28 MARENGO PARK	\$315,000
B: Abram Kirby 3rd & Shahuva Kirby S: Luis M Rosado Book/Page: 25522/491, Date: 08/06/24 Mtg: Fairway Ind Mtg \$309,294 Term: 2054 Use: 4 Bdrm Colonial, Lot: 9374sf Prior Sale: \$196,000 (08/17)	

87 MAYFIELD ST	\$302,000	
B: Bernader Abel S: Yinet S Rodriguez Book/Page: 25527/431, Date: 08/09/24 Mtg: Homespire Mortgage \$296,530 Term: 2054 Use: 4 Bdrm Ranch, Lot: 10799sf Prior Sale: \$145,000 (10/19)		
9 MEADOWBROOK RD	\$320,000	
B: Sherwood T Vaillancourt & Calvin J Moisan S: Charlene Ocampo & Rey Ocampo Book/Page: 25525/103, Date: 08/08/24 Mtg: Northpoint Mortgage \$314,204 Term: 2054 Use: 2 Bdrm Ranch, Lot: 17934sf Prior Sale: \$228,000 (05/17)		
71 MORNINGSIDE PARK	\$343,000	
B: Edgar Fisher & Julie Gruszynske S: Katherine Wong & William Arighi Book/Page: 25523/56, Date: 08/06/24 Mtg: Liberty Bk \$308,357 Term: 2054 Use: 4 Bdrm Colonial, Lot: 5401sf Prior Sale: \$206,888 (03/19)		
449 NASSAU DR U:449	\$257,000	
B: Christine M Rabbitt & Martin T Rabbitt S: Patricia Mckenzie Book/Page: 25522/265, Date: 08/06/24 Use: 2 Bdrm Condo Prior Sale: \$145,500 (10/11)		
74-76 NOEL ST	\$375,000	
B: Renald Saintil & Querita P Homme S: Paula N Arestedes Book/Page: 25526/183, Date: 08/09/24 Mtg: Nations Reliable Lndg \$281,250 Term: 2054 Use: 2-Family Two Family, Lot: 11060sf		
117-119 OLMSTED DR	\$85,000	
B: Jji17 LLC S: Molina Frederick Est & Xavier Molina Book/Page: 25526/212, Date: 08/09/24 Mtg: Pinnacle Funding Grp \$285,000 Use: 2-Family Two Family, Lot: 8324sf Prior Sale: \$124,000 (09/93)		
97 ORANGE ST	\$2,084,091	
B: Emтай Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio Hl \$1,875,789 Use: 2-Family Two Family, Lot: 5990sf Prior Sale: \$30,000 (12/09)		
107 ORANGE ST	\$2,084,091	
B: Emтай Inc S: Sprfield Portfolio Hldg L Book/Page: 25521/368, Date: 08/05/24 Mtg: Sprfield Portfolio Hl \$1,875,789 Use: 3-Family Multi-Unit Blg, Lot: 4622sf Prior Sale: \$75,500 (05/08)		
1909 PAGE BLVD	\$118,000	
B: Sergey Privedenyuk S: Negron Jr William R Est & Mary A Webster Book/Page: 25525/310, Date: 08/08/24 Use: 2 Bdrm Cape Cod, Lot: 9130sf Prior Sale: \$74,000 (01/93)		
366 PEEKSKILL AVE	\$325,000	
B: Ismael L Garcia & Rose D Ortiz S: Jean Achatz & Kristen Montana Book/Page: 25521/242, Date: 08/05/24 Mtg: Freedom Mortgage Corp \$319,113 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10672sf		
139 PROUTY ST	\$265,000	
B: Jennifer R Mei S: Karen E Illingsworth Book/Page: 25523/452, Date: 08/07/24 Use: 3 Bdrm Ranch, Lot: 8429sf		
205 SAINT JAMES AVE	\$125,000	
B: Adister Pineda & Eduardo Monzon S: Larkin Andrew B Est & Tara Brewster Book/Page: 25527/85, Date: 08/09/24 Use: 7 Bdrm Colonial, Lot: 5401sf Prior Sale: \$250,000 (06/23)		
117 SAINT JAMES BLVD	\$255,000	
B: Julitta Rivera S: Marion B Rogers Book/Page: 25524/5, Date: 08/07/24 Mtg: Cross Country Mtg Inc \$242,597 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 5340sf		
18 SHIRLEY RD	\$305,000	
B: Kevor S Hunter & Rushawna J Elliott S: Glenda L Delgado Book/Page: 25525/230, Date: 08/08/24 Mtg: Jmac Lending Inc \$299,475 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9527sf Prior Sale: \$158,000 (08/18)		
162-164 WALNUT ST	\$380,000	
B: Emily Real S: Aura M Recinos Book/Page: 25525/278, Date: 08/08/24 Mtg: Northpointe Bank \$266,000 Term: 2054 Use: Residential-Multiple Bldgs, Lot: 6874sf Prior Sale: \$260,000 (06/05)		
37 WILBER ST	\$178,000	
B: Sareen Properties LLC S: Loiselle Katherine H Est & Jennifer K Loiselle Book/Page: 25523/403, Date: 08/07/24 Use: 3 Bdrm Cape Cod, Lot: 4500sf Prior Sale: \$57,500 (03/98)		
1271 WORCESTER ST	\$235,000	
B: Chenevert Properties LLC S: Brvs LLC Book/Page: 25527/381, Date: 08/09/24 Mtg: Commercial Lender LLC \$237,750 Term: 2025 Use: 2-Family Two Family, Lot: 7105sf Prior Sale: \$482,000 (10/18)		
► FORECLOSURE DEEDS		
92 GIRARD AVE	\$187,680	
B: Bruce Arnold, Tr for 127 Marion Street Rt S: Donald Beckett & Janice M Beckett Book/Page: 25526/245, Date: 08/09/24		
127 MARION ST	\$187,680	
B: Bruce Arnold, Tr for 127 Marion Street Rt S: Donald Beckett & Janice M Beckett Book/Page: 25526/245, Date: 08/09/24 Use: Apartment Bldg - 4-8 Units, Lot: 4940sf Prior Sale: \$187,680 (09/09)		
Tolland		
MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	10
Median Price	\$351,250	\$372,894
► REAL ESTATE SALES		
33 W GRANVILLE RD	\$110,000	
B: Tolland Magni Jr & Nichol Magni S: Willam Trading Co LLC Book/Page: 25526/364, Date: 08/09/24 Use: Retail-Service, Lot: 4051sf Prior Sale: \$110,000 (10/08)		

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 JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	71	70
Median Price	\$525,000	\$600,000

► REAL ESTATE SALES

272 AMITY ST	\$875,000
B: Sara K Towsley	
S: Debra U Gold & Steven K Gold	
Book/Page: 15205/152, Date: 08/09/24	
Use: 3 Bdrm Gambrel, Lot: 12600sf	
Prior Sale: \$570,000 (06/18)	

15 CARRIAGE LN	\$478,000
B: Tatsuki Motoyoshi	
S: Marc Houlihan	
Book/Page: 15204/89, Date: 08/08/24	
Mtg: HarborOne Mortgage \$430,200	
Term: 2054	
Use: 4 Bdrm Raised Ranch, Lot: 20000sf	
Prior Sale: \$158,000 (01/18)	

55 CHERRY LN	\$726,000
B: Margaret L Devecchi & Peter Smith	
S: Jody J Goodell & Barry Goodell	
Book/Page: 15201/64, Date: 08/05/24	
Use: 4 Bdrm Cape Cod, Lot: 32804sf	
Prior Sale: \$390,000 (06/16)	

22 INDIAN PIPE LN	\$950,000
B: Karen B Porter & Steven J Maggs	
S: Michael W Mcclurg & Heather W Mcclurg	
Book/Page: 15206/58, Date: 08/09/24	
Mtg: Embrace Home Loans \$600,000	
Term: 2054	
Use: 5 Bdrm Colonial, Lot: 92783sf	
Prior Sale: \$627,000 (03/20)	

51 TANGLEWOOD RD	\$975,000
B: John Kneeland & Elizabeth T Kneeland	
S: Yuh-Fang Hsiao & Shau-Chen Hsiao	
Book/Page: 15203/1, Date: 08/07/24	
Mtg: Greenfield Svgs \$675,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 5 Bdrm Colonial, Lot: 24094sf	
Prior Sale: \$430,000 (02/01)	

252 WEST ST U:3	\$235,000
B: Sandra Mamani & Rahul Mamani	
S: Gitanjali Albert	
Book/Page: 15203/69, Date: 08/07/24	
Use: 2 Bdrm Condo, Lot: 5137sf	
Prior Sale: \$165,000 (07/19)	

Belchertown

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	54
Median Price	\$427,500	\$450,000

► REAL ESTATE SALES

18 CHARTIER DR	\$485,000
B: Trevor Tattersall & Lisa M Luebking	
S: James R Rattell	
Book/Page: 15201/288, Date: 08/05/24	

91 CLARK ST	\$382,000
B: Matthew C Hulett	
S: Dennis H Connor	
Book/Page: 15205/222, Date: 08/09/24	
Mtg: Fairway Ind Mtg \$385,858	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 10415sf	
Prior Sale: \$193,000 (11/19)	

11 SHERWOOD DR	\$575,000
B: Laurie L Mills & Christopher H Mills	
S: R A Zuiema-Bloomfield & Michael Bloomfield	
Book/Page: 15205/158, Date: 08/09/24	
Use: 4 Bdrm Colonial, Lot: 64687sf	
Prior Sale: \$365,000 (06/21)	

Chesterfield

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	\$269,000	\$420,000

► REAL ESTATE SALES

BRAY RD	\$75,000
B: Mattew St Louis	
S: Adam J Hakkarrainen & Jennifer S Hakkarrainen	
Book/Page: 15202/222, Date: 08/06/24	

9 NORTH RD	\$325,000
B: Jesse Lapinski & Shallon Messier	
S: First Cong Chrch Chesterf	
Book/Page: 15205/313, Date: 08/09/24	
Mtg: Guaranteed Rate Inc \$308,750	
Term: 2054	
Use: Religious Property, Lot: 36111sf	

74 WILLICUTT RD	\$193,088
B: Ellsworth S Matthias Jr	
S: Loren B Sterman	
Book/Page: 15202/8, Date: 08/06/24	
Mtg: Loren B Sterman \$113,088	
Use: 3 Bdrm Cape Cod, Lot: 201117sf	

Easthampton

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	63
Median Price	\$361,000	\$399,900

► REAL ESTATE SALES

1 ASHLEY CIR	\$680,000
B: Brooke F Gerlach	
S: Stephen J Jadczyk & Nishi Jadczyk	
Book/Page: 15202/84, Date: 08/06/24	
Mtg: Citizens Bank \$680,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 35436sf	
Prior Sale: \$640,000 (10/23)	

45 CLAPP ST	\$1,000,000
B: Gertrude Kaiser & Owen Colan	
S: Tryggvi S Jonsson & Jennifer E Jonsson	
Book/Page: 15201/133, Date: 08/05/24	
Use: 3 Bdrm Contemporary, Lot: 62007sf	

24-30 GRANT ST	\$670,500
B: 24-30 Grant LLC	
S: Lti LLC	
Book/Page: 15202/137, Date: 08/06/24	
Mtg: John E Kelley \$502,875	
Use: Apartment Bldg - 4-8 Units, Lot: 11326sf	
Prior Sale: \$365,000 (02/14)	

25 LOVEFIELD ST	\$440,000
B: Christopher J Markowski	
S: Regan Bishop & Bridget Bishop	
Book/Page: 15202/36, Date: 08/06/24	
Use: 2 Bdrm Cape Cod, Lot: 22216sf	
Prior Sale: \$110,000 (07/20)	

Granby

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	24
Median Price	\$285,500	\$353,500

► REAL ESTATE SALES

111 MUNSING RDG	\$645,000
B: Alison G Fenton & James D Damours	
S: Roger L Cohen & Lisa A Cohen	
Book/Page: 15205/85, Date: 08/09/24	
Mtg: HarborOne Mortgage \$395,000	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 59602sf	
Prior Sale: \$422,900 (05/17)	

51-53 NEW LUDLOW RD	\$820,000
B: Vbc Reantals LLC	
S: Jamroth LLC	
Book/Page: 15203/315, Date: 08/08/24	
Mtg: Greenfield Svgs \$876,000	
Use: Residential-Multiple Bldgs, Lot: 58295sf	
Prior Sale: \$445,000 (07/18)	

33 PLEASANT ST	\$350,000
B: Catherine Nally	
S: James D Damours	
Book/Page: 15201/169, Date: 08/05/24	
Mtg: BankESB \$280,000	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 15000sf	
Prior Sale: \$207,500 (11/13)	

Hadley

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	21
Median Price	\$550,000	\$552,000

► REAL ESTATE SALES

75 LAWRENCE PLAIN RD	\$600,000
B: Tuckman LLC	
S: Carl E Johnson	
Book/Page: 15203/196, Date: 08/07/24	
Mtg: Greenfield Svgs \$480,000	
Term: 2029	
Use: 3 Bdrm Conventional, Lot: 1822930sf	
Prior Sale: \$115,000 (01/01)	

Hatfield

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	16
Median Price	\$412,500	\$445,000

► REAL ESTATE SALES

17 CHESTNUT ST	\$450,000
B: Jolynn E Wells	
S: Elizabeth Lafond	
Book/Page: 15204/250, Date: 08/08/24	
Mtg: Florence Bank \$200,000	
Term: 2039	
Use: 3 Bdrm Old Style, Lot: 33323sf	
Prior Sale: \$85,000 (09/94)	

129 PROSPECT ST	\$540,000
B: Bridget C Bishop & Regan P Bishop	
S: Avet Rt & Dominic Kirchner 2nd	
Book/Page: 15202/241, Date: 08/06/24	
Mtg: Greenfield Svgs \$460,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 4 Bdrm Split Entry, Lot: 47180sf	
Prior Sale: \$319,299 (03/24)	

Northampton

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	74
Median Price	\$517,000	\$454,000

► REAL ESTATE SALES

581 BURTS PIT RD	\$780,000
B: Jesse R Eisenberg & Beth Leopold	
S: Margaret A Arroyo & Stephanie J Arroyo	
Book/Page: 15202/199, Date: 08/06/24	
Mtg: Greenfield Cp Bk \$624,000	
Term: 2054 Rate: 5.6% Type: Adj	
Use: 4 Bdrm Cape Cod, Lot: 30004sf	
Prior Sale: \$460,000 (08/19)	

32 CLARK AVE	\$350,000
B: Jared Starr & Stephanie L Cuenoud	
S: John H Steidler	
Book/Page: 15203/28, Date: 08/07/24	
Use: 3 Bdrm Conventional, Lot: 12397sf	

65 DUNPHY DR	\$332,000
B: Brian Dipippo & Rachel Williams	
S: Christopher J Campbell & Sallya A Campbell	
Book/Page: 15205/43, Date: 08/09/24	
Mtg: Greenfield Svgs \$257,000	
Term: 2054	
Use: 2 Bdrm Raised Ranch, Lot: 15059sf	

103 HIGH ST	\$368,000
B: Michele Ruschhaupt	
S: Robert Kowalewski & Jeanne Kowalewski	
Book/Page: 15205/63, Date: 08/09/24	
Use: 3 Bdrm Conventional, Lot: 20678sf	

267 LOCUST ST U:R1A	\$350,000
B: Sleeping Beauties Rity LL	
S: Neurosleep LLC	
Book/Page: 15203/166, Date: 08/07/24	
Use: Medical Condo Unit	
Prior Sale: \$255,000 (11/17)	

128 NORTH ST	\$1,200,000
B: Gennady Katsnelson & Ruth A Moss-Katsnelson	
S: Hamp 2020 LLC	
Book/Page: 15205/182, Date: 08/09/24	
Use: 4 Bdrm Conventional, Lot: 31041sf	
Prior Sale: \$375,000 (07/20)	

42 PLEASANT ST U:2B	\$532,000
B: Tyler J Bissell & Eliscia K Kinder	
S: Jordan Wagner	
Book/Page: 15202/48, Date: 08/06/24	
Mtg: USAA Federal SB \$399,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$464,000 (11/22)	

STRONG AVE	\$300,000
B: Strong Ave LLC	
S: Conway Rt	
Book/Page: 15202/155, Date: 08/06/24	

23 UPLAND RD	\$867,000
B: Robert A Spence, Tr for Robert A Spence RET	
S: Nancy A Cheevers	
Book/Page: 15201/52, Date: 08/05/24	
Use: 3 Bdrm Conventional, Lot: 18866sf	
Prior Sale: \$155,000 (11/98)	

95 WASHINGTON AVE	\$450,000
B: Abby W Mcelroy & Peter Mcelroy	
S: Morton Michael C Est & Michael Hooker	
Book/Page: 15201/117, Date: 08/05/24	
Use: 2 Bdrm Conventional, Lot: 8612sf	
Prior Sale: \$179,000 (11/91)	

South Hadley

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	64
Median Price	\$350,000	\$375,250

► REAL ESTATE SALES

5 GROVE ST	\$350,000
B: Neil E Bergstrom Jr & Tammy A Bergstrom	
S: Michael Lynch	
Book/Page: 15204/30, Date: 08/08/24	
Mtg: Greenfield Cp Bk \$280,000	
Term: 2054 Rate: 5.8% Type: Adj	
Use: 2 Bdrm Conventional, Lot: 45738sf	
Prior Sale: \$200,250 (08/18)	

525 HADLEY ST	\$165,000
B: Jeffrey P Chateaufneuf & Tamara L Colby	
S: Fitzgerald Julie Est & Daniel J Fitzgerald	
Book/Page: 15201/137, Date: 08/05/24	
Use: 4 Bdrm Conventional, Lot: 135907sf	

Ware

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	43
Median Price	\$275,000	\$285,000

► REAL ESTATE SALES

17 BEECH RD	\$398,000
B: Charles W Kane & Marie A Kane	
S: Cristina Diaz	
Book/Page: 15204/232, Date: 08/08/24	

64 PLEASANT ST	\$180,000
B: Berkshire Pproperty Buyer	
S: Robert C Darling Jr & Karen Darling	
Book/Page: 15204/347, Date: 08/09/24	
Use: 4 Bdrm Old Style, Lot: 6286sf	
Prior Sale: \$147,500 (10/18)	

5 TOWNE ST	\$249,000
B: Robert Darling & Karen Darling	
S: Gordon Duke	
Book/Page: 15205/171, Date: 08/09/24	
Mtg: Rocket Mortgage LLC \$244,489	
Term: 2054	
Use: 1 Bdrm Ranch, Lot: 10001sf	
Prior Sale: \$183,500 (05/21)	

Westhampton

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	9
Median Price	\$444,000	\$490,000

► REAL ESTATE SALES

NORTHWEST RD	\$150,000
B: Elizabeth Walto	
S: Gary Wickland	
Book/Page: 15204/113, Date: 08/08/24	

181 NORTHWEST RD	\$630,000
B: Beth Ramey & Thomas Lee	
S: Barry G Brandow & Elice G Brandow	
Book/Page: 15201/194, Date: 08/05/24	
Mtg: Guild Mortgage Co \$504,000	
Term: 2054	
Use: Nature Study, Lot: 996653sf	
Prior Sale: \$255,000 (05/97)	

28 PINE ISLAND LK	\$300,000
B: Roberta M London-Levy & Pedro Levy	
S: Lawrence B Smith & Barbara Ahearn	
Book/Page: 15203/345, Date: 08/08/24	
Use: 2 Bdrm Bngl/Cottage, Lot: 10890sf	
Prior Sale: \$75,300 (07/97)	

► FORECLOSURE DEEDS

61 CHESTERFIELD RD	\$414,255
B: Peter E Montague & Mary P Montague	
S: Matthew F Montague & Montague Ft	
Book/Page: 15202/292, Date: 08/07/24	
Use: 6 Bdrm Colonial, Lot: 283140sf	
Prior Sale: \$350,000 (06/14)	

Williamsburg

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	\$302,850	\$381,800

► REAL ESTATE SALES

2 LAUREL RD	\$469,900
B: Kaya R Rose & Maya K Rose	
S: Golden Mas LLC	
Book/Page: 15205/194, Date: 08/09/24	
Mtg: Greylock FCU \$229,900	
Term: 2054	
Use: Residential-Multiple Bldgs, Lot: 130680sf	
Prior Sale: \$345,000 (09/20)	

Middlesex Registry

Northern District

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37 QUAIL RUN U:37	\$470,000
B: Michaela F Christie	
S: Thompson Terryann Est & Tracey E Horan	
Book/Page: 38669/150, Date: 08/06/24	
Mtg: Cross Country Mtg Inc \$370,000	
Term: 2054	
Use: 2 Bdrm Condo, Lot: 100sf	
Prior Sale: \$111,000 (04/92)	
1 RADCLIFF RD	\$35,128,573
B: Sl Tewksbury Owner LLC	
S: Kcp Nnn li Leasehold 1 LL	
Book/Page: 38678/143, Date: 08/09/24	
Mtg: Kcp Nnn li Lendco Llc \$47,452,500	
Term: 2029	
Use: Office Bldg-General, Lot: 782338sf	
Prior Sale: \$30,900,000 (05/19)	
9 S AMOS ST	\$475,000
B: Corilynn Fiset & Jason Fiset	
S: W E Smith Sr Testamentary & William E Smith Jr	
Book/Page: 38668/57, Date: 08/05/24	
Mtg: Leader Bank NA \$380,000	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 15577sf	
1465 SHAWSHEEN ST	\$685,000
B: Candy M Phan, Tr for Lam T Tran	
S: Stephen T Lavalle, Tr for Diane E Lavalle T	
Book/Page: 38676/211, Date: 08/08/24	
Mtg: Keystone Funding \$479,500	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 43560sf	
Prior Sale: \$167,100 (01/93)	

Tyngsboro

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	39
Median Price	\$612,500	\$625,000

► REAL ESTATE SALES

3 BRIDGEVIEW CIR U:50	\$260,000
B: Nagi N Ewida & Nermin K Ewida	
S: Pamela A Metz	
Book/Page: 38666/122, Date: 08/05/24	
Use: 2 Bdrm Condo	
Prior Sale: \$51,000 (08/98)	
8 CRICONES WAY U:8	\$582,500
B: Carol Shaughnessey & Paul Shaughnessey	
S: Emma K White	
Book/Page: 38679/118, Date: 08/09/24	
Use: 2 Bdrm Condo	
Prior Sale: \$320,000 (02/16)	

Westford

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	100
Median Price	\$716,000	\$900,000

► REAL ESTATE SALES

13 BALSAM CIR U:13	\$1,000,000
B: Mary K Deck, Tr for Mary Kay Deck RET	
S: James E Smith, Tr for James E Smith 2003 RET	
Book/Page: 38678/253, Date: 08/09/24	
Use: 2 Bdrm Condo	
Prior Sale: \$1,062,121 (03/21)	
1 BANBURY DR	\$885,000
B: Alex Yang & Ashley Yang	
S: Peter J Lauring & Caitlin M Lauring	
Book/Page: 38670/154, Date: 08/06/24	
Mtg: Mutual Of Omaha Mtg \$663,750	
Term: 2039	
Use: 4 Bdrm Garrison, Lot: 40859sf	
Prior Sale: \$560,000 (06/19)	
2 EDWARDS AVE	\$505,000
B: Kinzang Dorji & Tshuendu Drukpa	
S: Joseph W Van Gelder & Danielle A Van Gelder	
Book/Page: 38678/19, Date: 08/09/24	
Mtg: Pennymac Loan Service \$479,750	
Term: 2054	
Use: 2 Bdrm Ranch, Lot: 15072sf	
Prior Sale: \$296,000 (02/18)	
31 LAZY DAY DR U:31	\$370,000
B: Frederick N Rowland & Barbara M Rowland	
S: Michael Norton & Susan Norton	
Book/Page: 38672/294, Date: 08/07/24	
Use: Condo	
118 MAIN ST	\$1,400,000
B: Mary G Rhatigan, Tr for Matthew B Travalinl	
S: Deca Corp	
Book/Page: 38675/287, Date: 08/08/24	
Mtg: Cross Country Mtg Inc \$1,120,000	
Term: 2054	
Use: 1-Family Colonial, Lot: 66211sf	
119 N MAIN ST	\$509,600
B: Ling Li & Wei Zhao	
S: Dean Koravos	
Book/Page: 38676/194, Date: 08/08/24	
Use: 2-Family Colonial, Lot: 41208sf	
Prior Sale: \$330,000 (08/16)	
4 NORTH ST	\$490,000
B: Stephanie Pandolfo	
S: Carrie A Powers-So	
Book/Page: 38670/10, Date: 08/06/24	
Mtg: CMG Mortgage Inc \$347,500	
Term: 2054	
Use: 2 Bdrm Old Style, Lot: 18600sf	
Prior Sale: \$220,000 (11/11)	
19 SAINT PAUL LN	\$1,249,900
B: Adarsh Srinivasa & Priyanka S Prakash	
S: Spalding Hill Homes Inc	
Book/Page: 38668/81, Date: 08/05/24	
Mtg: Leader Bank NA \$1,124,910	
Term: 2054 Rate: 6.4% Type: Adj	
Use: Residential Developable Land, Lot: 21606sf	
134 WESTVIEW DR U:134	\$665,000
B: Kailash Natarajan & Sowmeya Natarajan	
S: Christopher Kareores & Esperanza Sierra	
Book/Page: 38675/179, Date: 08/08/24	
Mtg: Leader Bank NA \$515,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$418,000 (10/16)	
1 WHISPERING PINES RD U:1	\$318,100
B: Sarah A Smegal & Jeffrey M Dacosta	
S: Lori A Champine & Mark A Champine	
Book/Page: 38679/71, Date: 08/09/24	
Mtg: Guaranteed Rate Inc \$254,480	
Term: 2054 Rate: 7.5% Type: Adj	
Use: 1 Bdrm Condo	
Prior Sale: \$192,500 (04/07)	

Wilmington

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	100
Median Price	\$655,950	\$753,000

► REAL ESTATE SALES

5 FACTORY RD	\$925,000
B: Joseph Monaco & Samantha Monaco	
S: Ryan Majewski & Michelle Majewski	
Book/Page: 38673/19, Date: 08/07/24	
Mtg: Rocket Mortgage LLC \$325,000	
Term: 2054	
Use: 3 Bdrm Contemporary, Lot: 21344sf	
Prior Sale: \$644,000 (02/16)	
168 LOWELL ST U:29	\$714,900
B: Ashish Kumar & Harshita Srivastva	
S: 168 Lowell Street LLC	
Book/Page: 38667/174, Date: 08/05/24	
Use: Condo	

685 MAIN ST	\$1,750,000
B: 685 Main Street LLC	
S: Alexandra D Galante, Tr for Richard S Galante Lt	
Book/Page: 38678/89, Date: 08/09/24	
Use: Auto Repair, Lot: 52272sf	
51 MARCIA RD	\$676,000
B: Todd F Oliver	
S: Dianne O Werner, Tr for Mary Odium 2024 Lt	
Book/Page: 38678/47, Date: 08/09/24	
Mtg: Guaranteed Rate Inc \$574,600	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 22651sf	

Middlesex Registry

Southern District

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

Acton

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	85
Median Price	\$877,500	\$985,000

► REAL ESTATE SALES

9 ELM ST U:5	\$395,000
B: Lokesh Jha & Ruby Jha	
S: Howard D Siegel, Tr for Helen C Siegel RET	
Doc#: 000000001961829, Date: 08/08/24	
Mtg: Bank of America NA \$187,500	
Term: 2044	
Use: 2 Bdrm Condo	
12 EVERGREEN RD	\$669,900
B: Joseph E Aroush & Jack Aroush	
S: Suresh K Thandapani	
Book/Page: 83112/68, Date: 08/09/24	
Mtg: Country Bank \$500,000	
Term: 2054 Rate: 6.5% Type: Adj	
Use: 3 Bdrm Ranch, Lot: 20167sf	
Prior Sale: \$350,000 (09/12)	
174 MAIN ST	\$890,000
B: David Noecker & Akmaral Noecker	
S: Howard Jeffrey, Tr for Howard Jeffrey Flink T	
Book/Page: 83092/190, Date: 08/05/24	
Mtg: CMG Mortgage Inc \$712,000	
Term: 2054	
Use: 3 Bdrm Antique, Lot: 13900sf	
42 ONEIDA RD	\$660,000
B: Wanderson C Nunes & Aurenli S Custodio	
S: Stephanie Cahoon	
Book/Page: 83093/419, Date: 08/05/24	
Mtg: United Wholesale Mtg \$644,688	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 21009sf	
Prior Sale: \$355,000 (09/08)	
2 SCHOOL ST	\$1,070,000
B: Anointed Worship Center	
S: Exchange Hall LLC	
Book/Page: 83096/533, Date: 08/06/24	
Mtg: Northern Bk & Tr \$802,500	
Use: Retail-Department Store, Lot: 7807sf	

Arlington

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	117	138
Median Price	\$1,152,000	\$1,143,000

► REAL ESTATE SALES

129 APPLETON ST U:2	\$1,800,000
B: Adam Slodeski & Yong M Choi-Slodeski	
S: Edwin Yip & Desmond Yip	
Book/Page: 83110/152, Date: 08/09/24	
Use: Condo	
311 APPLETON ST	\$860,000
B: Deirdre C Gorman & Benjamin A Lewis	
S: Edwin Yip & Desmond Yip	
Book/Page: 83110/152, Date: 08/09/24	
Mtg: MIT Federal CU \$688,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 5493sf	
Prior Sale: \$430,000 (10/07)	
10 COLONIAL DR U:6	\$353,750
B: Theodoros Kapetanakis	
S: Daniel R Pine	
Book/Page: 83101/190, Date: 08/07/24	
Use: Condo	
6 GORDON RD	\$700,000
B: Cheri A Driscoll & Brendan J Driscoll	
S: Lana Alvarez & Steven P Alvarez	
Book/Page: 83105/468, Date: 08/08/24	
Use: 3 Bdrm Ranch, Lot: 6050sf	
Prior Sale: \$377,500 (09/03)	
45-47 MAGNOLIA ST U:2	\$975,000
B: Danielle Morse	
S: Timothy J Layton & Ashley Dickson	
Doc#: 000000001961646, Date: 08/05/24	
Mtg: MIT Federal CU \$475,000	
Term: 2054	
Use: Condo	
17 MAYNARD ST U:17	\$1,130,000
B: Ying-Chih Lo & Ying-Ju Huang	
S: Diane Foster	
Doc#: 000000001961590, Date: 08/05/24	
Use: 4 Bdrm Condo	
24 MOHAWK RD	\$1,950,000
B: Sally Prevost	
S: Christopher Wey & Valerie Wey	
Book/Page: 83099/573, Date: 08/06/24	
Use: 5 Bdrm Colonial, Lot: 10385sf	
Prior Sale: \$560,000 (06/06)	
152 RENFREW ST	\$850,000
B: 152 Renfrew Street LLC	
S: Orouke James M Est & James M Orouke Jr	
Book/Page: 83111/17, Date: 08/09/24	
Mtg: Middlesex Svgs Bk \$1,137,500	
Use: 3 Bdrm Cape Cod, Lot: 5998sf	
154 WASHINGTON ST	\$920,000
B: Stuart M Cain & Shona M Whyte	
S: Greg T Rhodes & Candace K Eddy	
Book/Page: 83099/365, Date: 08/06/24	
Mtg: Sirva Mortgage \$736,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 4831sf	
Prior Sale: \$708,700 (06/20)	

Ashby

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	18
Median Price	\$408,500	\$436,250

► REAL ESTATE SALES

PIPER RD	\$170,000
B: Ray-Tek Construction LLC	
S: Wallis Florence C Est & Susan J Repucci	
Book/Page: 83098/499, Date: 08/06/24	

Ashland

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	58
Median Price	\$714,000	\$653,188

► REAL ESTATE SALES

64 MOUNTAIN GATE RD U:64	\$530,000
B: Jane F Wozniak	
S: Harmeet Singh	
Book/Page: 83095/303, Date: 08/06/24	
Use: 2 Bdrm Condo	
Prior Sale: \$450,000 (05/23)	
254 MYRTLE ST	\$495,900
B: John Cahill	
S: William L Rabbitt	
Book/Page: 83099/207, Date: 08/06/24	
Mtg: Salem Five Mtg Co \$211,700	
Term: 2054 Rate: 6.5% Type: Adj	
Use: 2 Bdrm Conventional, Lot: 27878sf	
Prior Sale: \$284,900 (06/03)	
7 WEBSTER RD	\$420,000
B: Cedinaura S Simoes	
S: Tessier Rena Carol Est & Carol A Brill	
Book/Page: 83097/458, Date: 08/06/24	
Mtg: First Natl Bk \$336,000	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 16117sf	

Ayer

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	43
Median Price	\$552,500	\$575,000

► REAL ESTATE SALES

55 LITTLETON RD U:13C	\$370,000
B: Scott Bonfanti & Kori Mcevoy	
S: Michael J Shank & Kristen A Shank	
Book/Page: 83093/95, Date: 08/05/24	
Mtg: Blue Water Mortgage \$320,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$178,000 (05/11)	
28 LONGVIEW CIR U:28	\$295,535
B: Cynthia O Ezeani	
S: Victoria Lemay	
Book/Page: 83109/412, Date: 08/09/24	
Mtg: Cross Country Mtg Inc \$280,758	
Term: 2054	
Use: 3 Bdrm Condo	

Bedford

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	60
Median Price	\$1,032,500	\$1,012,500

► REAL ESTATE SALES

9 COPELAND DR	\$1,580,000
B: Marcus Andrews & Symantha Andrews	
S: Daroley B Harrington & Matthew A Harrington	
Book/Page: 83109/324, Date: 08/09/24	
Mtg: Guaranteed Rate Inc \$730,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 30017sf	
Prior Sale: \$925,000 (09/03)	

Belmont

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	72
Median Price	\$1,470,000	\$1,535,463

► REAL ESTATE SALES

51 DEAN ST.....	\$1,200,000
B: Kristopher A Cole & Jennifer Cole	
S: Canavan Helen M Est & Andrew T Canavan	
Book/Page: 83099/146, Date: 08/06/24	
Mtg: Fifth Third Bank \$850,000	
Term: 2054 Rate: 6.2% Type: Adj	
Use: 3 Bdrm Colonial, Lot: 6534sf	
9-11 TROWBRIDGE ST U:11.....	\$1,085,000
B: Kayhan Batmanghelich & Shohreh Behrouzi	
S: William D Bradley	
Book/Page: 83103/284, Date: 08/07/24	
Mtg: Guaranteed Rate Inc \$868,000	
Term: 2054	
Use: 3 Bdrm Condo	
185 WHITE ST U:185.....	\$172,917
B: Chaoqun Li	
S: Chaoqun Li & Shenyu Zhang	
Book/Page: 83094/575, Date: 08/05/24	
Use: 3 Bdrm Condo	
Prior Sale: \$900,000 (02/20)	
5 YORK RD U:2.....	\$781,000
B: Alok A Deshpande & Mugdha R Kasarekar	
S: Hong Fan	
Book/Page: 83094/584, Date: 08/05/24	
Mtg: Rockland Tr Co \$624,800	
Term: 2054 Rate: 6.3% Type: Adj	
Use: 2 Bdrm Condo	
Prior Sale: \$450,000 (09/05)	

MIDDLESEX REGISTRY

continued

10 RUTH DR.....	\$660,000
B: Fernando G Tristan, Tr for Kandice Lozano S: Maria Kolbe & Ryder Cambronne Book/Page: 83106/451, Date: 08/08/24 Mtg: Leader Bank NA \$528,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9583sf Prior Sale: \$563,000 (08/21)	
14 SIMPSON DR.....	\$625,000
B: Steven L Sisto & Caroline A Sisto S: Anna M Powers Doc#: 000000001961638, Date: 08/05/24 Mtg: HarborOne Mortgage \$475,000 Term: 2054 Use: 3 Bdrm Garrison, Lot: 21998sf	
6 SLOANE DR.....	\$600,000
B: Carliano V Almcida & Adriano D Jacob S: Felicity Heath & Alex Rakatansky Book/Page: 83099/434, Date: 08/06/24 Mtg: Newrez LLC \$570,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 19994sf Prior Sale: \$422,000 (07/19)	

► FORECLOSURE DEEDS	
33 FOXHILL RD.....	\$426,000
B: Hud S: John Hendron & Hud Book/Page: 83112/488, Date: 08/09/24 Use: 3 Bdrm Split Entry, Lot: 37287sf	

Holliston

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	84 77
Median Price	\$700,000 \$740,000

► REAL ESTATE SALES	
93 BEATRICE LN.....	\$750,000
B: Derek Cissell & Katherine Cissell S: Carlson Cap Land Mgmt Iii Book/Page: 83109/594, Date: 08/09/24 Mtg: Dedham Inst for Svgs \$400,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 30056sf Prior Sale: \$365,000 (12/23)	
11 DIXON CIR.....	\$630,000
B: Benjamin Moruzzi & Jocelyn Moruzzi S: Margaret M Milry Book/Page: 83098/38, Date: 08/06/24 Mtg: Leader Bank NA \$460,000 Term: 2054 Use: 4 Bdrm Ranch, Lot: 20909sf	
15 DUDLEY RD.....	\$615,000
B: Jacqueline Mchugh & Jacob A Strauss S: James A Neal Doc#: 000000001961917, Date: 08/09/24 Mtg: Leader Bank NA \$492,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 24829sf Prior Sale: \$400,000 (06/18)	
18 HILLSIDE DR.....	\$1,100,000
B: Sean Sullivan & Kathleen Sullivan S: Ronald D Adams & Ann S Adams Book/Page: 83110/91, Date: 08/09/24 Mtg: Leader Bank NA \$700,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 80150sf Prior Sale: \$332,400 (03/96)	
214 WINTHROP ST.....	\$637,000
B: David M Pronchick & Tetiana M Pronchick S: Charles M Kingsbury Book/Page: 83109/163, Date: 08/09/24 Use: 2 Bdrm Conventional, Lot: 65776sf	

Hopkinton

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	81 88
Median Price	\$865,000 \$1,108,750

► REAL ESTATE SALES	
1 BALDWIN LN.....	\$1,495,000
B: Shawn M David & Cristina G David S: David L Barnes, Tr for Dcb Ft Book/Page: 83110/444, Date: 08/09/24 Mtg: Envoy Mtg LTD \$1,196,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 35223sf Prior Sale: \$727,000 (06/06)	
90 CLINTON ST.....	\$816,000
B: Ryan Dennison & Tasha Dennison S: Maura J Thorsen Doc#: 000000001961836, Date: 08/08/24 Mtg: Rocket Mortgage LLC \$500,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 114885sf	
8 COBBLERS WAY.....	\$2,525,000
B: Mark M Gitin, Tr for M M Gitin & E C Carr Ft S: Michael Braunstein & Elizabeth Crawford Doc#: 000000001961730, Date: 08/06/24 Mtg: Citibank Na \$2,020,000 Term: 2054 Rate: 6.3% Type: Adj Use: 5 Bdrm Colonial, Lot: 84123sf Prior Sale: \$1,570,000 (04/15)	
8 COBBLERS WAY.....	\$2,525,000
B: Mark M Gitin, Tr for M M Gitin & E C Carr Ft S: Michael Branustein & Elizabeth Crawford Book/Page: 83100/304, Date: 08/06/24 Use: 5 Bdrm Colonial, Lot: 84123sf Prior Sale: \$2,525,000 (08/24)	
7 HOLT ST.....	\$900,000
B: Fnu Karthik Srinivasan & Ritika Patel S: Rajeev Cheemalakonda & Madhuri Dabeeru Book/Page: 83093/522, Date: 08/05/24 Mtg: Milford Fed Svgs Bk \$675,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 16043sf Prior Sale: \$482,500 (08/16)	
16 HUCKLEBERRY RD.....	\$1,350,000
B: Michael John & Sinderella Hanley S: Traci A Portnoff Book/Page: 83106/554, Date: 08/08/24 Mtg: Rockland Tr Co \$945,000 Term: 2054 Rate: 6.5% Type: Adj Use: 4 Bdrm Colonial, Lot: 60352sf Prior Sale: \$624,900 (09/02)	
12 LEMAN LN U:12.....	\$515,000
B: Leticia I Gonzalez & David C Dykeman S: Mark Carlson & Allison Baillie Book/Page: 83099/544, Date: 08/06/24 Mtg: Ark-La-Tex Fin Svcs \$412,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$312,000 (02/18)	
184 LUMBER ST.....	\$445,000
B: Gurleen Singh & Harminder Hare S: Faye J Hankard Book/Page: 83102/406, Date: 08/07/24 Mtg: Guaranteed Rate Inc \$400,500 Term: 2054 Use: 2 Bdrm Ranch, Lot: 6852sf	
68 N MILL ST.....	\$885,000
B: Veena V Kulkarni & Vilas Kaslikar S: Vladimir Parfenov, Tr for Parfenov Ft Book/Page: 83094/476, Date: 08/05/24 Mtg: Provident Funding \$708,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 72196sf Prior Sale: \$234,500 (10/98)	

47 NAZNEEN CIR U:47.....	\$960,000
B: Srikanth Chintala & Kalyani Chintala S: Srikanth Paladugu & Sirisha Yerneni Book/Page: 83106/315, Date: 08/08/24 Mtg: Merrimack Valley CU \$768,000 Term: 2054 Rate: 6.3% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$565,000 (07/18)	
22 TERESA RD.....	\$782,000
B: Andrea L Robidoux & Maxwell P Robidoux S: Alex S Mascaro & Alana M Gruszecki Book/Page: 83096/252, Date: 08/06/24 Use: 3 Bdrm Split Entry, Lot: 30000sf Prior Sale: \$782,000 (08/24)	
22 TERESA RD.....	\$782,000
B: Andrea L Robidoux & Maxwell P Robidoux S: Alex S Mascaro & Alana M Gruszecki Doc#: 000000001961666, Date: 08/06/24 Mtg: Middlesex Svgs Bk \$482,000 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 30000sf Prior Sale: \$476,000 (06/19)	

Hudson

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	62 78
Median Price	\$596,750 \$578,250

► REAL ESTATE SALES	
33 BARNES BLVD U:10.....	\$1,038,323
B: David A Heath & Jeannine F Heath S: Toll Northeast V Corp Book/Page: 83099/1, Date: 08/06/24 Use: Condo	
46 BENNETT ST.....	\$190,000
B: Appleton Grove LLC S: Terence D Kearney Book/Page: 83112/558, Date: 08/09/24 Mtg: Dunegrass Capital LLC \$350,000 Use: 3 Bdrm Ranch, Lot: 13200sf Prior Sale: \$160,000 (08/89)	
8 OTSEGO DR.....	\$830,000
B: Suchetha Luks & Michael Luks S: Boyan M Pavlov & Katie L Pavlov Book/Page: 83094/543, Date: 08/05/24 Mtg: Total Mtg Svcs \$705,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 32453sf Prior Sale: \$549,900 (11/18)	

Lexington

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	171 171
Median Price	\$1,699,000 \$1,600,000

► REAL ESTATE SALES	
17 COTTAGE ST.....	\$740,000
B: Changyuo Ji S: Melvyn H Harris & Nancy M Harris Book/Page: 68290/23, Date: 10/27/16 Mtg: Poli Mtg Group \$417,000 Use: 2 Bdrm Conventional, Lot: 6324sf Prior Sale: \$670,000 (05/12)	
9 CUTLER FARM RD.....	\$2,430,000
B: Richard Wu & Lihao Chen S: Mary E Ringo Doc#: 000000001961609, Date: 08/05/24 Mtg: Leader Bank NA \$1,630,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 12500sf Prior Sale: \$411,000 (07/00)	
12 FIFER LN U:12.....	\$790,000
B: Anshum Verma & Vaishali Verma S: Evans Thomas G Est & Robert G Bannish Book/Page: 83112/211, Date: 08/09/24 Mtg: M&T Bank NA \$592,500 Term: 2054 Rate: 6.5% Type: Adj Use: 3 Bdrm Condo, Lot: 435sf	
102 GLEASON RD.....	\$985,000
B: Sachin Kumar & Vasudha Kumar S: Brian M Spencer & Robin Spencer Book/Page: 83105/239, Date: 08/08/24 Mtg: Leader Bank NA \$766,550 Term: 2054 Use: 2 Bdrm Conventional, Lot: 6337sf Prior Sale: \$202,000 (02/95)	
1123 MASSACHUSETTS AVE.....	\$1,048,000
B: Rakesh Yadav & Priyashree Roy S: Nina M Braun, Tr for Sophia M Braun T Doc#: 000000001961617, Date: 08/05/24 Mtg: Guaranteed Rate Inc \$838,400 Term: 2054 Use: 3 Bdrm Colonial, Lot: 7447sf	
5 STETSON ST.....	\$2,275,000
B: Udo Hoffmann & Mana Hoffmann S: William M Mcclements & Susan K Mcclements Book/Page: 83108/260, Date: 08/08/24 Use: 6 Bdrm Conventional, Lot: 18985sf Prior Sale: \$2,275,000 (08/24)	
5 STETSON ST.....	\$2,275,000
B: Udo Hoffman & Mana Hoffman S: William M Mcclements & Susan K Mcclements Book/Page: 83106/343, Date: 08/08/24 Mtg: Guaranteed Rate Inc \$850,000 Term: 2054 Use: 6 Bdrm Conventional, Lot: 18985sf Prior Sale: \$890,000 (07/98)	
26 SYLVIA ST.....	\$1,080,000
B: Kaihao Fu & Yiqin Zhang S: Joy Li Doc#: 000000001961860, Date: 08/08/24 Mtg: Nations Direct Mtg \$756,000 Term: 2044 Use: 3 Bdrm Cape Cod, Lot: 3780sf Prior Sale: \$850,000 (03/21)	
11 TOWER RD.....	\$1,375,000
B: Zhiqing Zhu & Jiayi Chen S: Marcy E Ostrow, Tr for Natalie E Warsha Ft Book/Page: 83112/384, Date: 08/09/24 Mtg: US Bank NA \$875,000 Term: 2054 Rate: 6.6% Type: Adj Use: 4 Bdrm Colonial, Lot: 8245sf	
► FORECLOSURE DEEDS	
10 DRUMMER BOY WAY U:10.....	\$565,450
B: Rcf 2 Acquisition T & Us Bank TTr S: Carolyn Britton & Us Bank TNa Tr Book/Page: 83092/490, Date: 08/05/24 Use: 1 Bdrm Condo, Lot: 435sf Prior Sale: \$287,000 (05/01)	

Lincoln

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	25 22
Median Price	\$1,407,500 \$1,482,500

► REAL ESTATE SALES	
95 TOWER RD.....	\$1,387,000
B: David Deblasio & Sarah Deblasio S: Sherine J Freeth Book/Page: 83107/168, Date: 08/08/24 Mtg: Leader Bank NA \$487,000 Term: 2054 Use: 5 Bdrm Colonial, Lot: 78695sf Prior Sale: \$950,000 (03/15)	
► FORECLOSURE DEEDS	
17 BEDFORD LN.....	\$890,514
B: Ellington Loan Acqui T 20 & Hsbc Bank Usa Na Tr S: Robert W Burns & Hsbc Bank Usa Na Tr Book/Page: 83108/9, Date: 08/08/24 Use: 4 Bdrm Cape Cod, Lot: 80438sf Prior Sale: \$332,900 (06/98)	

Littleton

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	50 45
Median Price	\$708,500 \$800,000

► REAL ESTATE SALES	
16 MURRAY PARK RD.....	\$675,000
B: Connor Mccarthy & Taylor Chisholm S: Scott Kessloff Book/Page: 83105/281, Date: 08/08/24 Use: 3 Bdrm Ranch, Lot: 25051sf Prior Sale: \$425,000 (12/20)	
4 PINECREST RD.....	\$730,000
B: Paul Orlinsky & Danielle Strauss S: Kathleen Witherell Book/Page: 83106/376, Date: 08/08/24 Mtg: EMM Loans LLC \$630,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 21780sf Prior Sale: \$399,000 (07/17)	

Malden

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	81 73
Median Price	\$665,000 \$687,500

► REAL ESTATE SALES	
22 CLAYTON ST.....	\$840,000
B: Anna Krohn & Ethan Heilman S: Gustav H Fagerstrom & Giorgia I Cannici Book/Page: 83092/507, Date: 08/05/24 Mtg: Leader Bank NA \$420,000 Term: 2054 Use: 4 Bdrm Old Style, Lot: 3380sf Prior Sale: \$527,500 (07/18)	
44 CRESTVIEW DR U:44.....	\$655,000
B: Taylor Witkin & Grace Oconnor S: Zhicong Peng & Shaoru Lin Doc#: 000000001961713, Date: 08/06/24 Mtg: Leader Bank NA \$524,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$369,900 (08/17)	
10 GOODWIN AVE.....	\$825,000
B: Michael Kinton & Sofia Kinton S: Pran R Mukherjee & Robyn L Mukherjee Book/Page: 83100/72, Date: 08/06/24 Mtg: Leader Bank NA \$660,000 Term: 2054 Use: 3 Bdrm Garrison, Lot: 4326sf Prior Sale: \$445,000 (06/15)	
40 LINWOOD ST.....	\$760,000
B: Poorva N Janbandhu S: Maria Mainini Book/Page: 83107/508, Date: 08/08/24 Mtg: MSA Mortgage LLC \$680,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 6512sf Prior Sale: \$447,000 (02/24)	
23 MAIN ST.....	\$2,390,000
B: Christian Fellowship Mlmi S: Foursq Gospel Inatl Chrch Book/Page: 83108/321, Date: 08/09/24 Mtg: United Business Bank \$1,553,500 Term: 2031 Use: Religious Property, Lot: 15982sf	
15 MOUNT WASHINGTON AVE.....	\$790,000
B: Sid Lamsal S: Steve Taneng & Williette Asanji Book/Page: 83095/452, Date: 08/06/24 Mtg: Cross Country Mtg Inc \$592,500 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 8398sf Prior Sale: \$198,500 (12/96)	
11 N MILTON ST.....	\$1,060,000
B: Samuel W Liu S: Cambridgeton Prop LLC Book/Page: 83107/96, Date: 08/08/24 Mtg: Leader Bank NA \$360,000 Term: 2039 Use: 2-Family Mlti-Unt Blg, Lot: 3315sf Prior Sale: \$720,000 (02/19)	
62 PERKINS ST.....	\$510,000
B: Matthew T Tivnan & Marina Tivnan S: Jeffrey L Cameron, Tr for Cameron Ft Book/Page: 83100/207, Date: 08/06/24	
23 ROCKY NOOK U:23.....	\$505,000
B: Pei L Chen & Jackie Liu S: Chengqing Wang Doc#: 000000001961604, Date: 08/05/24 Use: 2 Bdrm Condo Prior Sale: \$290,000 (07/16)	
26-28 TALBOT ST.....	\$710,000
B: Sheng P Ou & Meijuan Ren S: Neale Allen Randall Est & Elizabeth C Neale Book/Page: 83109/89, Date: 08/09/24 Use: 2-Family Townhouse, Lot: 3428sf	
11 TYLER ST.....	\$592,000
B: Caitlin Donaldson & Andrew Donaldson S: 11 Tyler Street Rt & Joseph W Angelo Sr Book/Page: 83107/200, Date: 08/08/24 Mtg: CMG Mortgage Inc \$532,800 Term: 2054 Use: 3 Bdrm Old Style, Lot: 3872sf	

► FORECLOSURE DEEDS	
29-A BAINBRIDGE ST.....	\$402,000
B: Billiken Investments LLC S: Darren R Coleman & Us Bank TNa Tr Book/Page: 83113/112, Date: 08/09/24 Mtg: Michael Diplazzi \$413,572 Use: 3 Bdrm Old Style, Lot: 10428sf Prior Sale: \$315,000 (07/01)	

55 AMORY RD.....	\$425,000
B: Nancy Swanson S: Karen M Davis & Frank L Lenz Book/Page: 83110/507, Date: 08/09/24 Mtg: Rocket Mortgage LLC \$318,750 Term: 2054 Use: 2 Bdrm Ranch, Lot: 5000sf Prior Sale: \$125,000 (12/12)	
59 BLOSSOM LN.....	\$570,000
B: Michael Rotchford S: Scott Vandenabeele & Marie Vandenabeele Book/Page: 83094/280, Date: 08/05/24 Mtg: BankESB \$582,255 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10500sf Prior Sale: \$274,500 (04/10)	
13 CROSS ST.....	\$1,000,000
B: East Main St Apt LLC S: Marck LLC Book/Page: 83112/500, Date: 08/09/24 Mtg: Enterprise Bk & Tr Co \$851,150 Use: Apartment Bldg - 4-8 Units, Lot: 6020sf Prior Sale: \$340,000 (04/12)	
25 HILL RD.....	\$470,000
B: Abraham Ross & Lauren Shea S: 25 Hill Road LLC Book/Page: 83107/771, Date: 08/08/24 Mtg: Leader Bank NA \$250,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 12426sf Prior Sale: \$200,000 (12/18)	

57 MAIN ST.....	\$3,000,000
B: 57 Main Street Owner LLC S: Marlborough Totg LLC Book/Page: 83092/441, Date: 08/05/24 Mtg: HarborOne Bank \$26,905,737 Use: Mixed Use-Prim Res & Comm, Lot: 38505sf Prior Sale: \$650,000 (01/20)	
415 MAPLE ST U:A.....	\$600,000
B: 415 Maple LLC S: Robert A Vigeant, Tr for Jmv Rt Book/Page: 83104/3, Date: 08/07/24 Use: Condo	
92 MAPLEWOOD AVE.....	\$410,000
B: Sean Dalton & Sydney M Castagno S: Roy Y Montoya Book/Page: 83111/98, Date: 08/09/24 Mtg: Mortgage Research Ctr \$418,815 Term: 2054 Use: 2 Bdrm Conventional, Lot: 7884sf Prior Sale: \$200,000 (11/01)	
479 NORTHBORO RD W U:1.....	\$422,000
B: Chirag R Padhiar & Pooja Vaja S: Dhirenkumar Patel Book/Page: 83092/558, Date: 08/05/24 Use: 2 Bdrm Condo Prior Sale: \$370,000 (01/23)	
336 SIMPSON RD.....	\$830,000
B: Sanaa I Shafik S: Michael Culver & Cheryl A Culver Book/Page: 83097/230, Date: 08/06/24 Use: 4 Bdrm Colonial, Lot: 36004sf Prior Sale: \$305,000 (12/96)	
98 SUNSHINE DR.....	\$483,000
B: Fernanda A Dourado S: Robert E Robinson Book/Page: 83108/84, Date: 08/08/24 Mtg: United Wholesale Mtg \$458,850 Term: 2054 Use: 3 Bdrm Ranch, Lot: 15114sf	
101 VIOLETWOOD CIR U:101.....	

26 PRESCOTT AVE	\$1,225,000
B: Kari Ebert & Jonathan Ebert S: Lisa M Houde, Tr for Lisa M Houde 2020 RET Book/Page: 83103/29, Date: 08/07/24 Mtg: Navy FCU \$950,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 15372sf Prior Sale: \$917,000 (07/18)	
192 SPEEN ST	\$860,000
B: Atreyee Basu & Ayan Jha S: Fiona Chisholm Doc#: 000000001961898, Date: 08/09/24 Mtg: PeoplesBank (Holyoke) \$860,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 12772sf Prior Sale: \$775,000 (04/22)	
11 UNION ST U:1B	\$1,485,135
B: John Sullivan & Lisa L Sullivan S: Steven A Ross & Kristi Ross Book/Page: 83108/58, Date: 08/08/24 Use: Condo	

Newton

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	294	298
Median Price	\$1,705,000	\$1,652,500

► REAL ESTATE SALES

53 BOW RD	\$1,630,000
B: Ziyao Hu & Wei Tang S: Katharine R Bazinsky & Jordan M Bazinsky Book/Page: 83099/475, Date: 08/06/24 Mtg: Guaranteed Rate Inc \$880,000 Term: 2054 Use: 2 Bdrm Colonial, Lot: 5995sf Prior Sale: \$481,000 (09/12)	
280 BOYLSTON ST U:701	\$925,000
B: North701 LLC S: Sital Mehta Book/Page: 83102/354, Date: 08/07/24 Use: 3 Bdrm Condo, Lot: 194106sf Prior Sale: \$845,000 (03/18)	
568 CALIFORNIA ST	\$1,075,000
B: Vahe Haytayan S: Thomas W Frost & Marilyn A Frost Book/Page: 83108/23, Date: 08/08/24 Use: 3 Bdrm Old Style, Lot: 7974sf	
31 CHESTNUT HILL TER	\$3,200,000
B: Megab Sabel S: Dava Singer, Tr for Dava Singer RET Book/Page: 83097/133, Date: 08/06/24 Use: 4 Bdrm Colonial, Lot: 10701sf Prior Sale: \$2,375,000 (03/21)	
737 CHESTNUT ST	\$1,800,000
B: Pinchao Zhang & Yaxun Zc S: Kathleen T Wright & Jonathan M Ostrowsky Book/Page: 83113/40, Date: 08/09/24 Mtg: Guaranteed Rate Inc \$1,070,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 13500sf Prior Sale: \$277,000 (12/92)	
15 COLMAN ST	\$1,825,000
B: Stephanie Joe, Tr for Robert H Truman S: Edward D Freedman, Tr for Freedman Ft Book/Page: 83096/580, Date: 08/06/24 Mtg: Bank of America NA \$1,460,000 Term: 2054 Rate: 6.9% Type: Adj Use: 4 Bdrm Colonial, Lot: 7026sf Prior Sale: \$656,000 (03/02)	
1640 COMMONWEALTH AVE	\$1,507,000
B: 1640 Comm Ave LLC S: Nagui H Zakak Book/Page: 83108/207, Date: 08/08/24 Mtg: Village Bank \$2,997,850 Use: 4 Bdrm Raised Ranch, Lot: 13946sf Prior Sale: \$361,000 (04/87)	
9 COOK ST	\$740,000
B: Stephen Solari, Tr for M & S Rt S: Cheryl A Cardarelli, Tr for Fucci Ft Book/Page: 83095/163, Date: 08/05/24 Use: 3 Bdrm Old Style, Lot: 4325sf	
36 FAIRLEE RD	\$1,647,500
B: Andrew L Glick & Alaina R Pleatman S: Dorothea K Sherwood Book/Page: 83095/485, Date: 08/06/24 Mtg: Guaranteed Rate Inc \$647,500 Term: 2039 Use: 4 Bdrm Colonial, Lot: 15000sf	
36 FREEMAN ST	\$1,250,000
B: Travis Salters & Emily Hoberman S: Ryan Mary K Est & Joseph M Ryan Doc#: 000000001961708, Date: 08/06/24 Mtg: US Bank NA \$980,000 Term: 2054 Rate: 6.5% Type: Adj Use: 3 Bdrm Colonial, Lot: 7389sf	
140 HARVARD ST U:140	\$860,000
B: Jason R Markle S: Barry Goldberg & Sara Goldberg Book/Page: 83095/317, Date: 08/06/24 Mtg: Salem Five Mtg Co \$510,000 Term: 2054 Use: 4 Bdrm Condo, Lot: 8232sf Prior Sale: \$860,000 (07/24)	
6 HIGHLAND TER U:1	\$390,000
B: Paul Reeves & Cholada Reeves S: Charles Von Lichtenberg & Adriane Von Lichtenberg Doc#: 000000001961623, Date: 08/05/24 Mtg: US Bank NA \$236,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 4650sf Prior Sale: \$142,500 (12/96)	
20 KINMONTH RD U:108	\$950,000
B: Robin Callahan S: Waban Village Green LLC Book/Page: 83111/128, Date: 08/09/24 Mtg: Morgan Stanley Privat \$760,000 Term: 2054 Rate: 5.8% Type: Adj Use: Condo	
173 LINCOLN ST U:1	\$305,000
B: Matthew W Gillman, Tr for 173 Lincoln St Unit 8 Rt S: Mansfield George E Est & George E Dwyer Jr Book/Page: 83109/72, Date: 08/09/24 Use: 1 Bdrm Condo, Lot: 19920sf Prior Sale: \$960,000 (01/11)	
173 LINCOLN ST U:8	\$320,000
B: Christopher Cacace, Tr for M Podolsky Special Needs S: Matthew W Gillman, Tr for 173 Lincoln St Unit 8 Rt Book/Page: 83108/161, Date: 08/08/24 Use: 1 Bdrm Condo, Lot: 19920sf Prior Sale: \$300,000 (05/17)	
29 LUCILLE PL U:29	\$835,000
B: Ying Zhang & Ying Liang S: Nancy E Gitlin Book/Page: 83106/244, Date: 08/08/24 Use: 3 Bdrm Condo, Lot: 48349sf Prior Sale: \$200,000 (08/92)	
47 NEWTONVILLE AVE	\$1,280,000
B: Hongfang Yang S: First Landing Invs LLC Book/Page: 83109/522, Date: 08/09/24 Use: 3-Family, Lot: 9925sf Prior Sale: \$1,130,000 (08/24)	
47 NEWTONVILLE AVE	\$1,130,000
B: First Landing Invs LLC S: Adams 2nd Vernon W Est & Kathleen Adams Book/Page: 83109/253, Date: 08/09/24 Use: 3-Family, Lot: 9925sf	
324 NEWTONVILLE AVE U:324	\$1,320,000
B: Leslie Y Lai & Andreas Askeland S: Elizabeth G Ryan Book/Page: 83110/565, Date: 08/09/24 Mtg: Guaranteed Rate Inc \$1,056,000 Term: 2054 Use: 4 Bdrm Condo, Lot: 10626sf	

25 PARSONS ST U:25	\$703,000
B: Wenhua Zhang S: Pei L Liu Book/Page: 83090/582, Date: 08/05/24 Use: 3 Bdrm Condo, Lot: 9760sf	
27 PARSONS ST U:27	\$1,740,000
B: Raghu S Parvataneni & Aruna Gollamudi S: Gz Fleet LLC Book/Page: 83096/459, Date: 08/06/24 Mtg: Cambridge Svgs Bk \$1,392,000 Term: 2054 Rate: 6.4% Type: Adj Use: Condo	
84-86 PENNSYLVANIA AVE	\$1,110,000
B: Parkside Nova LLC S: Sheila T Manzone & Kevin H Terry Book/Page: 83102/434, Date: 08/07/24 Mtg: Winchester Svgs Bk \$2,086,500 Use: 2-Family Two Family, Lot: 7720sf Prior Sale: \$55,000 (05/95)	
56 PINE RIDGE RD	\$4,100,000
B: Matthew D Sabel S: Andrew P Stempler, Tr for Jpom Rt Book/Page: 83109/540, Date: 08/09/24 Use: 6 Bdrm Colonial, Lot: 19600sf Prior Sale: \$2,300,000 (05/18)	
5 VILLAGE CIR	\$3,710,000
B: Nikita Zadorov S: 5 Village Circle LLC Book/Page: 83111/587, Date: 08/09/24 Mtg: US Bank NA \$2,782,500 Term: 2054 Rate: 6.5% Type: Adj Use: 3 Bdrm Ranch, Lot: 10185sf Prior Sale: \$1,300,000 (11/22)	
101 WARWICK RD U:101	\$1,105,000
B: Albert Chiu & Jo-An Chen S: Jingyi Luan & Yang Lu Book/Page: 83094/53, Date: 08/05/24 Mtg: RBC Bank Georgia NA \$884,000 Term: 2054 Rate: 5.6% Type: Adj Use: 3 Bdrm Condo, Lot: 6377sf Prior Sale: \$665,000 (02/20)	
21 WHEELER RD	\$1,845,000
B: Hang Guo & Na Li S: Richard E Rosenblatt, Tr for Richard E Rosenblatt RET Book/Page: 83093/334, Date: 08/05/24 Use: 4 Bdrm Colonial, Lot: 11040sf Prior Sale: \$869,000 (12/00)	
175 WINSLOW RD	\$900,000
B: Aidan Rose & Katelyn Salvatori S: Paul E Rose & Lisa E Norton Book/Page: 83101/390, Date: 08/07/24 Mtg: Paul E Rose \$675,000 Use: 4 Bdrm Old Style, Lot: 6579sf Prior Sale: \$267,500 (11/96)	
40 WOODCHESTER DR	\$2,388,000
B: Dennis Dedomenico, Tr for Dennis T Dedomenico T S: Wendy M Mnookin, Tr for Wendy M Mnookin RET Doc#: 000000001961719, Date: 08/06/24 Use: 6 Bdrm Colonial, Lot: 12910sf	

North Reading

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	87	49
Median Price	\$767,000	\$960,000

► REAL ESTATE SALES

8 FOLEY DR	\$800,000
B: Vincenzo Cunsolo & Maria E Cunsolo S: Smith Ft & Donald H Smith Jr Book/Page: 83109/551, Date: 08/09/24 Mtg: Citizens Bank \$600,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 40241sf Prior Sale: \$243,000 (11/97)	
4 GREENBRIAR DR U:207	\$350,000
B: Edmund J Haley & Jo-Anna Haley S: Anthony J Gilmartin & Bridget R Gilmartin Doc#: 000000001961886, Date: 08/09/24 Mtg: Rocket Mortgage LLC \$150,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$275,000 (06/20)	
280 MARTINS LNDG U:212	\$550,000
B: Haig M Soghigian Jr & Patricia D Soghigian S: Pulte Hm Of New Eng LLC Book/Page: 83107/402, Date: 08/08/24 Mtg: Pulte Mortgage Corp \$300,000 Term: 2054 Use: Condo	

Pepperell

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	41
Median Price	\$527,500	\$545,000

► REAL ESTATE SALES

7 1ST AVE	\$535,000
B: Nicholas A Indeglia & Breanna M Devine S: James C Van Veen & Crystal A Van Veen Book/Page: 83106/586, Date: 08/08/24 Mtg: FBC Mtg LLC \$535,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 15002sf Prior Sale: \$196,000 (08/13)	
92 HARBOR ST	\$480,000
B: Zachary J Face & John E Face S: Christopher P Selway Book/Page: 83107/280, Date: 08/08/24 Mtg: Ally Bank \$456,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 37126sf Prior Sale: \$265,000 (05/16)	
34 LOWELL RD U:4C	\$327,000
B: Abigail G Malo & Bunny Malo S: Jkeya Lynch & Alyssa Luna Book/Page: 83100/123, Date: 08/06/24 Use: Condo	
3-7 WILLIAMS ST	\$400,000
B: Jamie Baker S: Gardner Martin Robert Est & Todd Blain Book/Page: 83103/426, Date: 08/07/24 Use: Residential-Multiple Bldgs, Lot: 20534sf	

Reading

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	115
Median Price	\$812,500	\$855,000

► REAL ESTATE SALES

1 CHARLES ST U:1	\$560,000
B: Grazline Lewis S: Ruth M Talbot & Ryan J Talbot Book/Page: 83093/384, Date: 08/05/24 Use: 3 Bdrm Condo Prior Sale: \$113,000 (06/92)	
1342 MAIN ST	\$5,600,000
B: 1342 Main Street LLC S: Linear RETail Reading 2 L Book/Page: 83107/584, Date: 08/08/24 Use: Retail-Department Store, Lot: 174240sf Prior Sale: \$5,500,000 (06/18)	
16 TEMPLE ST	\$779,000
B: Kathryn Pennachio & Kevin Yang S: Rima A Hajjaj Book/Page: 83111/312, Date: 08/09/24 Mtg: Fairway Ind Mtg \$529,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 5001sf Prior Sale: \$550,000 (12/16)	

30 WHITE OAKS LN U:30	\$1,392,500
B: Joseph Philip, Tr for Cagney RET S: Johnson Woods Realty Corp Book/Page: 83097/207, Date: 08/06/24 Use: 2 Bdrm Condo	

Sherborn

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	40
Median Price	\$1,082,500	\$1,260,000

► REAL ESTATE SALES

93 GOULDING ST W	\$1,575,000
B: Catherine A Felisberto & Leonardo Felisberto S: Shillock Yuan-Sun & David Sun Book/Page: 83112/289, Date: 08/09/24 Use: 3 Bdrm Colonial, Lot: 45738sf Prior Sale: \$889,000 (03/09)	
26 N MAIN ST	\$2,100,000
B: Bear Holdings LLC S: Ecam Rose LLC Book/Page: 83099/233, Date: 08/06/24 Mtg: HarborOne Bank \$1,050,000 Term: 2093 Use: Auto Repair, Lot: 46348sf Prior Sale: \$365,000 (12/98)	
5 OLD ORCHARD RD	\$1,399,900
B: Colleen A Quinn & Jonathan M Norling S: Tema P Liberty, Tr for Tema P Liberty T Book/Page: 83110/501, Date: 08/09/24 Use: 3 Bdrm Conventional, Lot: 204732sf Prior Sale: \$587,525 (07/99)	

Shirley

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	26
Median Price	\$426,000	\$484,950

► REAL ESTATE SALES

113 SQUANNAHOOK RD	\$400,000
B: Max D Miller S: Yataome LLC Book/Page: 83097/44, Date: 08/06/24 Mtg: Country Bank \$295,000 Term: 2054 Rate: 6.1% Type: Adj Use: 3 Bdrm Old Style, Lot: 265280sf Prior Sale: \$225,000 (07/22)	

Somerville

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	56
Median Price	\$1,100,000	\$1,267,500

► REAL ESTATE SALES

294 BEACON ST U:294	\$1,290,000
B: Biao Li & Sha Wu S: 294 Beacon LLC Book/Page: 83102/366, Date: 08/07/24 Use: Condo	
294 BEACON ST U:3	\$1,317,000
B: Hanlian Liu & Helen J Yin S: 294 Beacon LLC Book/Page: 83108/118, Date: 08/08/24 Use: Condo	
29 CLARK ST	\$1,200,000
B: Cheskie Rosenzweig & Daniele Goldberg S: Mary E Oconnell Book/Page: 83105/410, Date: 08/08/24 Use: 3 Bdrm Conventional, Lot: 3850sf Prior Sale: \$150,000 (04/98)	
38 FAIRMOUNT AVE	\$1,435,000
B: Charles M Dietrich S: Nancy A Toscano & Rita Toscano-Coray Book/Page: 83093/373, Date: 08/05/24 Use: 2-Family Two Family, Lot: 3500sf	
9 FENNELL ST	\$680,000
B: 9 Fennell St LLC S: Corey Edward R Est & Zachary Corey Book/Page: 83112/107, Date: 08/09/24 Use: 5 Bdrm Conventional, Lot: 2448sf Prior Sale: \$106,000 (11/91)	
19 GEORGE ST	\$2,230,000
B: Huizhi Xiao S: 19 George Street LLC Book/Page: 83097/310, Date: 08/06/24 Use: 3-Family Decker, Lot: 1316sf Prior Sale: \$1,250,000 (09/22)	
57 HINCKLEY ST U:2	\$615,000
B: Brian Dimka & Chelsea Alexander S: S Clothier-Goldschmidt Book/Page: 83104/443, Date: 08/08/24 Mtg: Embrace Home Loans \$465,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$575,000 (12/20)	
22 LAKE ST	\$1,470,000
B: Ashish G Kumar, Tr for Anjikaash Lt S: Joshua M Keniston & Christopher Heller Book/Page: 83106/404, Date: 08/08/24 Mtg: Guaranteed Rate Inc \$1,102,500 Term: 2054 Use: 2-Family Two Family, Lot: 1996sf Prior Sale: \$1,249,000 (08/18)	
67-69 MERRIAM ST U:1	\$925,000
B: Sevinj Mursalova S: 6369merriam St LLC Book/Page: 83103/515, Date: 08/07/24 Mtg: Quontic Bank \$300,000 Term: 2054 Use: Condo	
47 OAK ST U:A	\$1,220,000
B: Guy Stuart & Jennifer Stuart S: Rjm Development LLC Book/Page: 83092/382, Date: 08/05/24 Use: Condo	
204 SCHOOL ST	\$1,400,000
B: Marissa Barlow & Bryan Christic S: Joseph A Tierno, Tr for Tierno Ft Book/Page: 83096/158, Date: 08/06/24 Mtg: BankESB \$750,000 Term: 2054 Rate: 6.5% Type: Adj Use: 3-Family Family Flat, Lot: 6414sf Prior Sale: \$75,000 (07/02)	
14 STANFORD TER	\$1,100,000
B: Marisa Derrouche & Ahmed Derrouche S: Thomas A Watson & Rhonda A Watson Doc#: 000000001961823, Date: 08/08/24 Mtg: Winchester Cp Bk \$700,000 Use: 2-Family Two Family, Lot: 4088sf	
15 STICKNEY AVE	\$975,000
B: 15 Stickney Avenue LLC S: Newell Birdina C Est & William Newell Book/Page: 83098/388, Date: 08/06/24 Use: 3 Bdrm Cottage, Lot: 4971sf	
94 SUMMER ST U:2	\$780,000
B: Robert Altagen & Diane Altagen S: Sam Kirovsky Book/Page: 83096/335, Date: 08/06/24 Mtg: Pennymac Loan Service \$500,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$359,900 (06/12)	
24 WIGGLESWORTH ST U:1	\$660,000
B: John H Abel & Alta E Abel S: Scott Harrison Book/Page: 83104/107, Date: 08/08/24 Mtg: Leader Bank NA \$495,000 Term: 2044 Use: 2 Bdrm Condo Prior Sale: \$595,000 (09/20)	

7 WYATT ST	\$1,180,000
B: Farah Laiwalla S: Gfy Inc Book/Page: 83107/320, Date: 08/08/24 Mtg: Leader Bank NA \$977,500 Term: 2054 Use: 2-Family Two Family, Lot: 4064sf	

Stoneham

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	81
Median Price	\$710,000	\$775,000

► REAL ESTATE SALES

21 ALDEN AVE	\$929,900
B: Constantinos Vakalifotis & Thomas Vakalifotis S: Diro Rt & William Highgas 3rd Book/Page: 83106/53, Date: 08/08/24 Mtg: Cross Country Mtg Inc \$790,415 Term: 2054 Use: 2-Family Townhouse, Lot: 10080sf	
9 STEELE ST	\$1

MIDDLESEX REGISTRY

continued

19 KENWIN RD	\$1,150,000
B: Peter M Tia & Junchong Zhang S: David W Heinold & Jerilyn W Heinold Book/Page: 83098/444, Date: 08/06/24 Mtg: Berkshire Bank \$887,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 12841sf	
25 MARION ST	\$1,875,000
B: Kyle Wall & Ashley Wall S: David M Volpe & Nancy M Volpe Book/Page: 83098/65, Date: 08/06/24 Use: 5 Bdrm Old Style, Lot: 27952sf Prior Sale: \$150,000 (10/90)	
18 SHEFFIELD W	\$3,240,000
B: Philip J Disciullo & Michelle M Disciullo S: Mark S Donnellan Book/Page: 83111/463, Date: 08/09/24 Mtg: Bank of America NA \$2,150,000 Term: 2054	
200 SWANTON ST U:404	\$254,900
B: John Riccio & Robin Riccio S: John T Morello, Tr for Reigosa Rt Book/Page: 83108/244, Date: 08/08/24 Use: 1 Bdrm Condo	
11 TAFT DR	\$1,295,000
B: 11 Taft Drive LLC S: Barrett John G Est & David C McBride Book/Page: 83106/531, Date: 08/08/24 Mtg: Robert Dennehy \$2,000,000 Use: 3 Bdrm Split Entry, Lot: 20025sf Prior Sale: \$419,000 (09/98)	
53 WINFORD WAY	\$935,000
B: Rybo Inc S: Diane L Matthews Doc#: 00000001961633, Date: 08/05/24 Mtg: Everett Cp Bk \$1,551,250 Use: 3 Bdrm Cape Cod, Lot: 3062sf	
4 WOLCOTT TER	\$1,375,000
B: Matthew Haringa & Julia Bond S: Victoria A Taylor, Tr for Victoria A Taylor RET Book/Page: 83107/442, Date: 08/08/24 Mtg: Leader Bank NA \$1,100,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 10001sf Prior Sale: \$345,000 (07/90)	

Woburn

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	131
Median Price	\$664,000	\$745,000
► REAL ESTATE SALES		
38 GREEN ST		\$875,000
B: Thomas G Lynch & Neil Pratt S: Cameron J Burns & John E Burns Book/Page: 83110/195, Date: 08/09/24 Mtg: Harvard FCU \$575,000 Term: 2054 Use: 4 Bdrm Conventional, Lot: 13504sf Prior Sale: \$540,000 (11/19)		
32 HAMMOND PL		\$550,000
B: Mary A Stegelmann S: Areve B Alexander, Tr for Areve B Alexander RET Book/Page: 83106/294, Date: 08/08/24		
37 LUCOST ST		\$700,000
B: Jian Zhou & Zhiming Fan S: Jitu Gurung & Sumitra Gurung Book/Page: 83092/424, Date: 08/05/24 Use: 3 Bdrm Cape Cod, Lot: 5227sf Prior Sale: \$630,000 (07/22)		

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 JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	41
Median Price	\$2,265,000	\$2,925,000
► REAL ESTATE SALES		
12 EAT FIRE SPRINGS RD	\$12,500,000	
B: Nick Johnson		
S: Laura Nicholson, Tr for 12 Eat Fire Spring Rd Rt		
Doc#: 000000000180149, Date: 08/05/24		
Mtg: Guardian Mortgage \$9,375,000		
Term: 2054 Rate: 6.4% Type: Adj		
Use: Residential-Multiple Bldgs, Lot: 148540sf		
Prior Sale: \$1,200,000 (12/20)		
8 HONEYSUCKLE PATH	\$995,000	
B: Norman V Franzee 3rd & Jennifer R Frazee		
S: Nha Properties Inc		
Doc#: 000000000180182, Date: 08/08/24		
Mtg: Cape Cod Five Cent Bk \$894,505		
Term: 2054		
Use: Charity Property, Lot: 5663sf		
10 HONEYSUCKLE PATH	\$995,000	
B: Shaylyn Maguire & Neil Maguire		
S: Nha Properties Inc		
Doc#: 000000000180174, Date: 08/08/24		
Mtg: Cape Cod Five Cent Bk \$865,000		
Term: 2054		
Use: Charity Property, Lot: 5227sf		
2 NONANTUM AVE	\$7,200,000	
B: Surfside Ackscape LLC		
S: 2 Nonantum Ave LLC		
Book/Page: 1983/274, Date: 08/08/24		
Use: 4 Bdrm CustomDesign, Lot: 30056sf		
Prior Sale: \$3,875,000 (06/15)		
2 OLD MILL CT	\$5,675,000	
B: 2 Old Mill Ct Ll LLC		
S: Glenn A Ferguson, Tr for Ccj lrt		
Doc#: 000000000180192, Date: 08/09/24		
Use: 5 Bdrm CustomDesign, Lot: 7841sf		
Prior Sale: \$4,300,000 (11/20)		
27 RUGGED RD	\$2,600,000	
B: Rugged Properties LLC		
S: Kenneth F Dias & Lisa P Dias		
Book/Page: 1983/162, Date: 08/06/24		
Mtg: Cape Cod Five Cent Bk \$1,820,000		
Use: Residential Developable Land, Lot: 80586sf		
6 TROTTERS LN U:2	\$1,100,000	
B: Merrill A McClusky & Nathaniel Horne		
S: Edward Fine & Richard C Lanzillo		
Book/Page: 1983/192, Date: 08/06/24		
Use: Condo		
TUCKERNUCK IS	\$125,000	
B: Stephanie L Ecuyer & Manon Chaput		
S: Ann L Schier, Tr for Richard Limeburner lrt		
Doc#: 000000000180163, Date: 08/07/24		

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 JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	14
Median Price	\$499,000	\$562,500
► REAL ESTATE SALES		
2-4 KLONDIKE RD		\$675,000
B: Brian Campbell & Nicole Campbell S: Eugene C Anderson, Tr for Anderson Ft Book/Page: 41928/428, Date: 08/06/24 Use: Mixed Use-Prim Res & Comm, Lot: 24000sf		
15 STOCKWELL DR U:1		\$3,900,000
B: Osj Of Avon LLC S: Burlington Self Storage C Book/Page: 41929/36, Date: 08/06/24 Use: Retail Condo Prior Sale: \$3,875,000 (05/21)		

Bellingham

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	71
Median Price	\$470,000	\$485,000

► REAL ESTATE SALES

60 ESSEX ST	\$545,000
B: Fernando Carpaneda	
S: Adam J Bernard & Jacquelyn Bernard	
Book/Page: 41931/475, Date: 08/07/24	
Mtg: Guaranteed Rate Inc \$420,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 10799sf	
Prior Sale: \$268,000 (10/14)	
8 MENDON ST	\$700,000
B: Harry Ohannesian, Tr for H & R Rt	
S: John S Heavey, Tr for Heavey lrt	
Book/Page: 41932/40, Date: 08/07/24	
Mtg: Main Street Bank (MA) \$300,000	
Use: 3 Bdrm Old Style, Lot: 19502sf	
69 PALMETTO DR U:69	\$709,233
B: Gary Dinofrio & Doreen Dinofrio	
S: Bungay Brook LLC	
Book/Page: 41929/275, Date: 08/06/24	
Mtg: Navigant Credit Union \$548,000	
Term: 2054 Rate: 7.4% Type: Adj	
Use: Possible New Construction	

Braintree

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	133	129
Median Price	\$660,000	\$720,000

► REAL ESTATE SALES

622 COMMERCIAL ST	\$600,000
B: Castlemar Properties LLC	
S: Richard G Mallory & Cathy M Mallory	
Book/Page: 41931/548, Date: 08/07/24	
Mtg: RFLF 4 LLC \$577,500	
Use: 4 Bdrm Old Style, Lot: 13351sf	
Prior Sale: \$132,000 (06/91)	
94 FOREST ST	\$800,000
B: Dorcas H Wong	
S: Robert G Boyle, Tr for Jean B Boyle T	
Book/Page: 41927/317, Date: 08/05/24	
Mtg: Fairway lnd Mtg \$380,000	
Term: 2054	
Use: 3 Bdrm Split Level, Lot: 15751sf	
14 HARDING AVE	\$660,000
B: Gregory J Bailey & Nicole M Laconte	
S: Jaime Beloso & Lorena F Ruiz	
Book/Page: 41932/423, Date: 08/08/24	
Mtg: LoanDepot.Com \$627,000	
Term: 2054	
Use: 3 Bdrm Old Style, Lot: 3968sf	
Prior Sale: \$430,000 (06/17)	
426 JOHN MAHAR HWY U:303	\$445,000
B: Wei K Ngo & Yau K Ngo	
S: Jason Lu	
Book/Page: 41933/423, Date: 08/08/24	
Use: 1 Bdrm Condo	
Prior Sale: \$328,445 (07/15)	
70 LOGAN DR	\$630,000
B: Thao Tran	
S: Kane Quentin H Est & Mark A Kane	
Book/Page: 41935/157, Date: 08/09/24	
Use: 3 Bdrm Ranch, Lot: 15969sf	
149 SHAW ST	\$660,000
B: Alexander Thieck & Cynthia Cassella	
S: Leonardo Gomez & Jennifer Segawa	
Book/Page: 41928/58, Date: 08/06/24	

Mtg: Guaranteed Rate Inc \$627,000	
Term: 2054	
Use: 2 Bdrm Colonial, Lot: 5001sf	
Prior Sale: \$385,000 (01/18)	
55 SOLAR AVE.....	\$1,000,000
B: Jenny Zhao & Nai Zhao	
S: Anthony M Mancuso & Fern N Mancuso	
Doc#: 000000001539795, Date: 08/05/24	
Mtg: East West Bank \$600,000	
Term: 2054 Rate: 6.9% Type: Adj	
Use: 3 Bdrm Split Entry, Lot: 17720sf	
Prior Sale: \$402,167 (08/21)	
55 SOLAR AVE.....	\$1,000,000
B: Jenny Zhao & Nai Zhao	
S: Anthony M Mancuso & Fern N Mancuso	
Book/Page: 41927/503, Date: 08/05/24	
Mtg: East West Bank \$600,000	
Term: 2054 Rate: 6.9% Type: Adj	
Use: 3 Bdrm Split Entry, Lot: 17720sf	
Prior Sale: \$1,000,000 (08/24)	
83 SUMMIT RIDGE DR	\$1,085,000
B: Daniel Candura & Marie Candura	
S: Robert Castaldo & Lorraine Castaldo	
Book/Page: 41931/44, Date: 08/07/24	
Use: 3 Bdrm Ranch, Lot: 20687sf	
Prior Sale: \$570,000 (01/07)	

Brookline

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	67	65
Median Price	\$2,200,000	\$2,350,000

► REAL ESTATE SALES

16 ADDINGTON RD U:26	\$813,000
B: Hui Ye & Cheng Ha	
S: Chang Li	
Book/Page: 41935/505, Date: 08/09/24	
Mtg: Guaranteed Rate Inc \$360,000	
Term: 2054 Rate: 6.3% Type: Adj	
Use: 2 Bdrm Condo	
Prior Sale: \$585,000 (04/15)	
1731 BEACON ST U:217	\$860,000
B: Robert Bachman, Tr for 1731 Beacon St Rt	
S: Deena A Zakim & Jesse Chebot	
Book/Page: 41934/551, Date: 08/09/24	
Use: 2 Bdrm Condo	
Prior Sale: \$705,000 (06/14)	
1731 BEACON ST U:706	\$650,000
B: Lewis A Novack	
S: Ganz Manuel Est & Deborah Strock	
Book/Page: 41936/231, Date: 08/09/24	
Mtg: Guaranteed Rate Affin \$487,500	
Term: 2054	
Use: 1 Bdrm Condo	
1824 BEACON ST U:1	\$925,000
B: Matthew Dolan & Carla Dolan	
S: Matthew Jacobs & Melissa Jacobs	
Book/Page: 41927/527, Date: 08/05/24	
Use: 3 Bdrm Condo	
Prior Sale: \$795,000 (05/19)	
40 BROWNE ST U:5	\$849,000
B: Cynthia E Zarker	
S: Harriet K Chu, Tr for Harriet Kwang-Hwei Chu T	
Book/Page: 41931/501, Date: 08/07/24	
Mtg: CMG Mortgage Inc \$764,100	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$417,000 (07/10)	
94 BROWNE ST	\$2,320,000
B: Yuting Zhao	
S: Andrew Maevsky, Tr for Maesky Ft	
Book/Page: 41925/307, Date: 08/05/24	
Mtg: East West Bank \$1,160,000	
Term: 2054 Rate: 7.4% Type: Adj	
Use: 3-Family Decker, Lot: 3729sf	
62 CAMERON ST U:62	\$1,600,000
B: Elias Larsen, Tr for Elias Larsen Lt	
S: Arian Radmand, Tr for Arian Radmand 2009 RET	
Book/Page: 41932/17, Date: 08/07/24	
Use: 3 Bdrm Condo	
20 CHAPEL ST U:B304	\$770,000
B: Lt B304 LLC	
S: Jihoon Lee & Euna Jeong	
Book/Page: 41934/528, Date: 08/09/24	
Use: 2 Bdrm Condo	
Prior Sale: \$320,000 (06/09)	
70 CHESTNUT ST U:3	\$1,199,000
B: Christian Schnaas & Cecilia Barrero	
S: Samuel S Ng & Rossana Lau-Ng	
Book/Page: 41931/263, Date: 08/07/24	
Mtg: Guaranteed Rate Inc \$959,200	
Term: 2054 Rate: 6.5% Type: Adj	
Use: 3 Bdrm Condo	
Prior Sale: \$615,000 (04/16)	
285 CLINTON RD	\$3,100,000
B: Carlos M Alves, Tr for 285 Clinton Rd Nt	
S: Frederick Mandell & Eileen A Mandell	
Book/Page: 41926/503, Date: 08/05/24	
Use: 6 Bdrm Colonial, Lot: 9405sf	
234 CYPRESS ST	\$1,835,000
B: David Khoury	
S: Jennifer D Gilbert, Tr for Dopazo Ft	
Book/Page: 41927/284, Date: 08/05/24	
Mtg: Rockland Tr Co \$1,250,000	
Term: 2054 Rate: 6.8% Type: Adj	
Use: 3-Family Decker, Lot: 2723sf	
131 MASON TER	\$1,715,000
B: Jason S Hellendrung & Lynne A Castronuovo	
S: Judy L Bernstein, Tr for 131 Mason Terrace Rt	
Book/Page: 41929/211, Date: 08/06/24	
Mtg: Cambridge Svgs Bk \$1,286,250	
Term: 2054 Rate: 6.4% Type: Adj	
Use: 4 Bdrm Colonial, Lot: 6364sf	
19 REGENT CIR U:1	\$1,110,000
B: Jia N Lee	
S: Carol S Axelrod, Tr for 19 Regent Circle RET	
Book/Page: 41927/344, Date: 08/05/24	
Mtg: East West Bank \$380,000	
Term: 2054 Rate: 7.4% Type: Adj	
Use: 2 Bdrm Condo	
Prior Sale: \$679,000 (01/15)	
84 WALLIS RD	\$1,905,000
B: Christina M Cutter & Nicholas L Berlin	
S: Sihong Chen	
Book/Page: 41929/384, Date: 08/06/24	
Mtg: Morgan Stanley Privat \$1,524,000	
Term: 2054 Rate: 5.8% Type: Adj	
Use: 4 Bdrm Tudor, Lot: 8080sf	
Prior Sale: \$1,502,000 (05/20)	

Canton

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	94
Median Price	\$810,000	\$813,125

► REAL ESTATE SALES

15 LINDEN GLEN RD	\$1,717,500
B: Miguel Carrillo & Monica S Carrillo	
S: Sergio M Jaramillo, Tr for 151 Canton Realt T	
Book/Page: 41929/84, Date: 08/06/24	
Mtg: Guild Mortgage Co \$350,000	
Term: 2054	
Use: 5 Bdrm Colonial, Lot: 44867sf	
Prior Sale: \$150,000 (07/97)	
267 PLEASANT ST	\$580,000
B: Lynn Solutions LLC	
S: Kevin F Odonnell, Tr for James F Cleary Jr RET	
Book/Page: 41931/590, Date: 08/07/24	
Mtg: Latitude Capital LLC \$855,000	
Use: Residential-Multiple Bldgs, Lot: 23386sf	
6 STANDISH DR	\$1,087,500
B: Michael Pupko & Jessyca Pupko	
S: Sheldon M Niernman, Tr for Niernman Standish Dr Nt	
Book/Page: 41930/401, Date: 08/07/24	
Mtg: Morgan Stanley Privat \$850,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 30936sf	

Cohasset

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	39
Median Price	\$1,550,000	\$1,425,000

► REAL ESTATE SALES

92 FOREST AVE	\$56,500
B: Robert E Bolcome 3rd & India T Bolcome	
S: Marilyn T Ogrady	
Book/Page: 41934/145, Date: 08/09/24	
Use: Residential Undvlpble Land, Lot: 57935sf	
LOTHROP LN	\$70,000
B: John Brown & Emily Brown	
S: Lynn Palmer	
Book/Page: 41928/248, Date: 08/06/24	

Canton

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

89

94

Median Price

\$810,000

\$813,125

► REAL ESTATE SALES

5 LINDEN GLEN RD

\$1,717,500

B: Miguel Carrillo & Monica S Carrillo

S: Sergio M Jaramillo, Tr for Jaramillito Realt T

Book/Page: 41929/84, Date: 08/06/24

Mtg: Guild Mortgage Co \$350,000

Term: 2054

Use: 5 Bdrm Colonial, Lot: 44867sf

Prior Sale: \$150,000 (07/97)

267 PLEASANT ST

\$580,000

B: Ljn Solutions LLC

S: Kevin F Odonnell, Tr for James F Cleary Jr RET

Book/Page: 41931/590, Date: 08/07/24

Mtg: Latitude Capital LLC \$855,000

Use: Residential-Multiple Bldgs, Lot: 23386sf

6 STANDISH DR

\$1,087,500

B: Michael Pupko & Jessyca Pupko

S: Sheldon M Nierman, Tr for Nierman Standish Dr Nt

Book/Page: 41930/401, Date: 08/07/24

Mtg: Morgan Stanley Privat \$850,000

Term: 2054

Use: 4 Bdrm Colonial, Lot: 30936sf

Cohasset

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

39

39

Median Price

\$1,550,000

\$1,425,000

► REAL ESTATE SALES

92 FOREST AVE

\$56,500

B: Robert E Bolcome 3rd & India T Bolcome

S: Marilyn T Ogrady

Book/Page: 41934/145, Date: 08/09/24

Mtg: Residential Undvpble Land, Lot: 57935sf

LOTHROP LN

\$70,000

B: John Brown & Emily Brown

S: Lynn Palmerit

Book/Page: 41928/248, Date: 08/06/24

Cohasset

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	39
Median Price	\$1,550,000	\$1,425,000
► REAL ESTATE SALES		
92 FOREST AVE	\$56,500	
B: Robert E Bolcome 3rd & India T Bolcome S: Marilyn T Ogrady Book/Page: 41934/145, Date: 08/09/24 Use: Residential Undvpble Land, Lot: 57935sf		
LOTHROP LN	\$70,000	
B: John Brown & Emily Brown S: Lynn Palmiter Book/Page: 41928/248, Date: 08/06/24		

Dedham

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

121

125

Median Price

\$684,000

\$750,000

► REAL ESTATE SALES

16 FISHER RD.....

\$820,000

B: Markian Kolinsky & Laura Kolinsky

S: Marion B Slade, Tr for Marion B Slade RET

Doc#: 000000001540000, Date: 08/09/24

Mtg: Main Street Bank (MA) \$605,000

Term: 2054

Use: 4 Bdrm Conventional, Lot: 21224sf

Prior Sale: \$160,000 (02/97)

104 HOOPER RD U:104.....

\$473,000

B: Benjamin G Martin & Sarah R Horowitz

S: Christina M Baia & Stephen J Baia Jr

Doc#: 000000001539807, Date: 08/05/24

Mtg: TD Bank NA \$258,000

Term: 2054

Use: 2 Bdrm Condo

Prior Sale: \$222,000 (03/07)

348 MOUNT VERNON ST.....

\$675,000

B: Michael E Cronin & Courtney E Bourque

S: June L Borges & Carlos Borges

Doc#: 000000001539835, Date: 08/06/24

Use: 2 Bdrm Conventional, Lot: 6600sf

111 SCHILLER RD.....

\$475,000

B: Bali Construction LLC

S: Robert A Schreiber

Book/Page: 41928/310, Date: 08/06/24

Mtg: Anchor Loans LP \$486,204

Term: 2025

Use: 3 Bdrm Conventional, Lot: 10451sf

20 WASHINGTON ST.....

\$915,000

B: Long Nguyen & Khoa Nguyen

S: David W Joseph, Tr for Arthur Joseph Ft

Book/Page: 41925/503, Date: 08/05/24

Mtg: Emporium TPO LLC \$686,250

Term: 2054

Use: 2-Family Family Flat, Lot: 6700sf

► FORECLOSURE DEEDS

385-387 SPRAGUE ST.....

\$2,804,000

B: 1s Reo Opportunity 1 LLC

S: Silver Beach Partners LLC & 1 Sharpe Opportunity Inte

Book/Page: 41929/182, Date: 08/06/24

391 SPRAGUE ST.....

\$2,804,000

B: 1s Reo Opportunity 1 LLC

S: Silver Beach Partners LLC & 1 Sharpe Opportunity Inte

Book/Page: 41929/182, Date: 08/06/24

Use: 2-Family Colonial, Lot: 7500sf

397 SPRAGUE ST.....

\$2,804,000

B: 1s Reo Opportunity 1 LLC

S: Silver Beach Partners LLC & 1 Sharpe Opportunity Inte

Book/Page: 41929/182, Date: 08/06/24

Use: Residential Developable Land, Lot: 7500sf

Dover

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

37

40

Median Price

\$1,786,093

\$1,724,000

► REAL ESTATE SALES

15 SADDLE RIDGE RD.....

\$1,320,000

B: Xin Sun & Ke Jia

S: Douglas B Atkinson & Ashley A Atkinson

Book/Page: 41933/334, Date: 08/08/24

Mtg: Jeanne DArc CU \$1,056,000

Term: 2054 Rate: 6.3% Type: Adj

Use: 4 Bdrm Raised Ranch, Lot: 43560sf

Prior Sale: \$852,000 (03/17)

Foxboro

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

60

71

Median Price

\$650,000

\$675,000

► REAL ESTATE SALES

18 PROSPECT ST.....

\$1,300,000

B: Jason P Todd & Erica L Giffelice

S: Anthony C Gilby & June M Ilafley

Book/Page: 41927/150, Date: 08/05/24

Mtg: TD Bank NA \$1,235,000

Term: 2054 Rate: 6.5% Type: Adj

Use: 4 Bdrm Cape Cod, Lot: 30550sf

Franklin

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

134

132

Median Price

\$643,000

\$717,000

► REAL ESTATE SALES

4 CHILMARK RD.....

\$768,000

B: Taylor Lemke

S: Harald Lemke & Karen Lemke

Book/Page: 41935/163, Date: 08/09/24

Mtg: CMG Mortgage Inc \$460,800

Term: 2054

Use: 2 Bdrm Raised Ranch, Lot: 20081sf

Prior Sale: \$530,000 (09/18)

10 HOFFMAN FARM RD.....

\$1,200,000

B: Richard R Sousa, Tr for Richard R Sousa Mwt Ft

S: Nicholas F Hoffmann & Jeannine M Hoffmann

Book/Page: 41935/282, Date: 08/09/24

Use: 2 Bdrm Cape Cod, Lot: 40572sf

Prior Sale: \$25,000 (05/12)

354 OAK ST.....

\$1,250,000

B: Nicole H Daniel, Tr for 354 Oak Street T

S: William J Carraagher & Kelly Langevin

Book/Page: 41932/278, Date: 08/08/24

Use: 4 Bdrm Contemporary, Lot: 116305sf

Prior Sale: \$744,000 (07/14)

112 PLEASANT ST.....

\$450,000

B: Shawn Sarnie & Robert Drinkwater

S: William J Pulsonne

Book/Page: 41926/441, Date: 08/05/24

Mtg: US Bank NA \$427,500

Term: 2044

Use: 3 Bdrm Old Style, Lot: 12001sf

1339 POND ST.....

\$665,000

B: Clara M Arlotto

S: Lori M Capone

Book/Page: 41919/318, Date: 07/31/24

Mtg: Leader Bank NA \$565,250

Term: 2054

Use: 4 Bdrm Old Style, Lot: 20904sf

Prior Sale: \$665,000 (07/24)

Medfield

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

65

72

Median Price

\$881,500

\$1,177,500

► REAL ESTATE SALES

46 ADAMS ST.....

\$705,000

B: Emily R Copponi & Paul J Copponi Jr

S: Catherine M Bonanno

Book/Page: 41932/397, Date: 08/08/24

Mtg: Guaranteed Rate Affin \$564,000

Term: 2054

Use: 2 Bdrm Ranch, Lot: 27181sf

Prior Sale: \$170,000 (01/89)

Needham

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	144	148
Median Price	\$1,325,000	\$1,612,500

► REAL ESTATE SALES

17 CEFALO RD..... \$1,110,000

B: Ling Chen & Guo R Lin
S: Linda G Miller
Book/Page: 41931/234, Date: 08/07/24
Mtg: United Wholesale Mtg \$832,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10193sf

358 CHESTNUT ST..... \$279,000

B: Rbpl LLC
S: Roche Bros Supermarkets L
Book/Page: 41926/420, Date: 08/05/24
Use: Parking Lot, Lot: 11326sf

24 DALE ST U:24..... \$885,000

B: Parthiv M Nayak
S: Denis Gurchenkov & Maria Gurchenkov
Book/Page: 41932/471, Date: 08/08/24
Use: 2 Bdrm Condo
Prior Sale: \$445,000 (07/12)

276 DEDHAM AVE..... \$1,200,000

B: Monaghan Development LLC
S: Jenny Q Ye & Hong Ding
Book/Page: 41932/389, Date: 08/08/24
Use: 4 Bdrm Colonial, Lot: 12807sf
Prior Sale: \$510,500 (08/98)

29 DOUGLAS RD..... \$1,333,000

B: Ari Buchman & Emily S Schweitzer
S: Mira T & Wilmington TNa Tr
Doc#: 000000001539811, Date: 08/05/24
Mtg: Fairway Ind Mtg \$1,066,400
Term: 2054
Use: 4 Bdrm Garrison, Lot: 7841sf
Prior Sale: \$982,989 (07/23)

11 FAIRLAWN ST..... \$1,790,000

B: Michael J Morin & Colleen M Morin
S: Christopher K Currier & Amy Mccarthy
Book/Page: 41935/4, Date: 08/09/24
Mtg: Guild Mortgage Co \$1,290,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 7405sf
Prior Sale: \$815,000 (06/16)

29 JAYNE RD..... \$1,180,000

B: Daniel Ioffe & Emily Ioffe
S: Galina Nikolayeva & Sergey Nikolaev
Book/Page: 41926/195, Date: 08/05/24
Mtg: Berkshire Bank \$767,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 10062sf
Prior Sale: \$499,900 (09/04)

38 ROCKWOOD LN..... \$2,550,000

B: Jeffrey P Weinstein & Lauren E Spencer
S: Ralph J Folz & Colleen D Folz
Book/Page: 41926/222, Date: 08/05/24
Use: 4 Bdrm Colonial, Lot: 10062sf
Prior Sale: \$1,758,000 (01/18)

70 STANDISH RD..... \$1,070,000

B: Max Lappin & Danielle Lappin
S: Bradley K Goodman, Tr for Lex Rt
Book/Page: 41935/43, Date: 08/09/24
Mtg: US Bank NA \$963,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Raised Ranch, Lot: 10237sf

308 WEBSTER ST..... \$1,000,000

B: Seyedroza Mousavi
S: Matthew A Rosenthal & Emily T Rosenthal
Book/Page: 41929/351, Date: 08/06/24
Mtg: Leader Bank NA \$375,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$985,000 (04/22)

Norfolk

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	56
Median Price	\$750,000	\$817,500

► REAL ESTATE SALES

13 PHEASANTHILL RD..... \$850,000

B: John A Leith & Brenda L Leith
S: Connie M Kearins, Tr for Connie Martin Kearins T
Doc#: 000000001539805, Date: 08/05/24
Use: 4 Bdrm Colonial, Lot: 33000sf
Prior Sale: \$282,500 (01/95)

3 TRAILSIDE WAY..... \$1,900,000

B: Andrew Sorial & Selena Francis
S: Robert B Hevert & Kathleen T Hevert
Book/Page: 41927/456, Date: 08/05/24
Mtg: TD Bank NA \$1,709,810
Term: 2054
Use: 5 Bdrm CustomDesign, Lot: 45818sf
Prior Sale: \$1,695,000 (08/05)

Norwood

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	111	81
Median Price	\$625,000	\$661,500

► REAL ESTATE SALES

211 CENTRAL ST U:A106..... \$462,000

B: Kimberly Chambers
S: Garry Alexis & Marcelle M Alexis
Doc#: 000000001539941, Date: 08/08/24
Mtg: Guild Mortgage Co \$415,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$430,000 (06/22)

38-40 GUILD ST..... \$850,000

B: Kenya Stephenson
S: Marilyn Shaughnessey, Tr for 2010 Giampa Ft
Book/Page: 41933/113, Date: 08/08/24
Mtg: Fairway Ind Mtg \$1,007,613
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 8307sf
Prior Sale: \$80,000 (06/92)

46 IRVING ST..... \$786,000

B: Jessica Freed & Samuel Freed
S: Pioneer Investments LLC
Book/Page: 41927/532, Date: 08/05/24
Mtg: Northpointe Bank \$589,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6086sf
Prior Sale: \$475,000 (12/22)

55 WINFIELD ST..... \$607,251

B: Brian T Keeley & Kira L Bergmann
S: Mary J Broe
Book/Page: 41925/471, Date: 08/05/24
Mtg: Movement Mtg LLC \$516,251
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5000sf

Plainville

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	28
Median Price	\$523,500	\$594,250

► REAL ESTATE SALES

5 FALES RD..... \$660,000

B: Jonathan P Bernier & Megan Bernier
S: Susan Sullivan
Book/Page: 41931/49, Date: 08/07/24
Mtg: Rocket Mortgage LLC \$600,325
Term: 2054
Use: 4 Bdrm Colonial, Lot: 44867sf
Prior Sale: \$276,000 (11/00)

110 HAWKINS ST..... \$722,000

B: Claudio G Gualco & Kathleen J Gualco
S: Andrew R Berdos & Amy A Berdos
Book/Page: 41927/480, Date: 08/05/24
Mtg: Primelending \$340,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$179,000 (06/95)

10 SUNNYSIDE DR U:10..... \$475,000

B: Sirui Li
S: Ann M Giampietro
Book/Page: 41935/443, Date: 08/09/24
Mtg: Advisors Mtg Grp LLC \$350,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$340,000 (05/21)

26 WALNUT ST..... \$865,000

B: Antony Fayad
S: Caleb J Deravil & Junith Deravil
Book/Page: 41935/550, Date: 08/09/24
Mtg: CMG Mortgage Inc \$692,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43503sf
Prior Sale: \$814,000 (11/22)

Quincy

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	194	202
Median Price	\$627,500	\$690,000

► REAL ESTATE SALES

100 COVE WAY U:510..... \$405,000

B: Abeba Gile
S: Reardon Ann L Est & Debra A Mooney
Book/Page: 41936/68, Date: 08/09/24
Mtg: EMM Loans LLC \$391,483
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$312,500 (05/16)

200 COVE WAY U:907..... \$380,000

B: Shuping Lin & Zhi H Zhuang
S: Cynthia Kerrigan-Donovan
Book/Page: 41933/459, Date: 08/08/24
Mtg: East West Bank \$228,000
Term: 2054 Rate: 7.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$275,000 (10/06)

30 CURTIS AVE..... \$545,000

B: Shawn P Thomas
S: Thomas D Meyer & Kimberly N Meyer
Book/Page: 41931/161, Date: 08/07/24
Mtg: Guaranteed Rate Inc \$496,631
Term: 2054
Use: 2 Bdrm Ranch, Lot: 3818sf
Prior Sale: \$365,000 (05/19)

10 CURTIS ST U:5..... \$405,000

B: Margaret Curtis
S: Joseph M Kidston & Jennifer M Kidston
Book/Page: 41935/380, Date: 08/09/24
Mtg: Fairway Ind Mtg \$375,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$256,000 (03/05)

999 HANCOCK ST U:210..... \$494,000

B: Regina W Chio
S: Jessica Badiner
Book/Page: 41930/67, Date: 08/07/24
Mtg: United Wholesale Mtg \$395,200
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$399,000 (02/18)

1025 HANCOCK ST U:70..... \$307,000

B: Yang Zhong
S: Shahid Durrani
Doc#: 000000001540004, Date: 08/09/24
Use: 1 Bdrm Condo
Prior Sale: \$270,000 (09/20)

1025 HANCOCK ST U:IL..... \$338,900

B: An Jia LLC
S: Laeyeng Hui, Tr for Hui Irt
Doc#: 000000001539956, Date: 08/08/24
Use: Condo

28 JOHN ST..... \$718,000

B: Jing C Mei & Jieyu Huang
S: Wei K Ngo & Yau K Ngo
Book/Page: 41933/207, Date: 08/08/24
Mtg: Fairway Ind Mtg \$310,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4575sf
Prior Sale: \$152,500 (07/90)

18-20 MADISON AVE..... \$1,720,000

B: Maricella Wyant & Jacob Wyant
S: Lorraine Tse & Wing M Tse
Book/Page: 41933/546, Date: 08/08/24
Mtg: First Tech FCU \$1,325,000
Term: 2054 Rate: 5.9% Type: Adj

164 QUINCY SHORE DR U:100..... \$589,900

B: Cui P Tan & Veng T Yong
S: Marina Tam & Tommy Leung
Book/Page: 41928/16, Date: 08/05/24
Mtg: Fidelity Lending Solu \$353,940
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$405,000 (10/18)

2 RICCIUTI DR U:9..... \$620,000

B: 216 Lincoln Street LLC
S: Osvaldo Hamilton & Desirae Robinson
Book/Page: 41925/538, Date: 08/05/24
Use: 2 Bdrm Condo
Prior Sale: \$428,000 (01/18)

26 SAMOSET AVE..... \$695,000

B: Lauren Mccaskill & Michael Duckett
S: Donna Macfadgen, Tr for Previte Nt
Book/Page: 41935/296, Date: 08/09/24
Mtg: First Community Mtg \$556,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5000sf

916 SEA ST..... \$550,000

B: Lins Integrity Remodelin
S: Nancy A Carmody
Book/Page: 41933/571, Date: 08/08/24
Mtg: Rtf F4 Nb Llc \$412,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5000sf

111 SHORE AVE..... \$929,900

B: Sheila M Walsh & Mark E Meehan
S: Carol A Austin
Book/Page: 41929/493, Date: 08/06/24
Mtg: Nations Direct Mtg \$479,900
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6481sf
Prior Sale: \$179,500 (06/94)

49 SONOMA RD..... \$960,000

B: Nguyen V Pham
S: Mark Collins & Caley Carlage
Doc#: 000000001539990, Date: 08/09/24
Mtg: LendSure Mtg \$816,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4384sf
Prior Sale: \$710,000 (02/21)

34 WEBSTER ST..... \$852,000

B: Michael Derose & Nicole E Manseau
S: Kyle Endyke, Tr for Endyke Parker T
Doc#: 000000001539782, Date: 08/05/24
Mtg: Cross Country Mtg Inc \$724,200
Term: 2054
Use: 4 Bdrm Conventional, Lot: 3962sf
Prior Sale: \$755,000 (08/22)

211 WEST ST U:10A..... \$445,000

B: Anna Huang
S: Soujanya G Mallapragada & Ramakrishna Chivukula
Book/Page: 41936/335, Date: 08/09/24
Mtg: United Wholesale Mtg \$245,000
Term: 2039
Use: 3 Bdrm Condo
Prior Sale: \$320,000 (05/18)

216 WEST ST..... \$900,000

B: West Quincy Dev LLC
S: Michael T Tupe
Book/Page: 41929/1, Date: 08/06/24
Mtg: Bank of Canton \$800,000
Use: 3 Bdrm Conventional, Lot: 20923sf
Prior Sale: \$305,000 (08/12)

220 WEST ST..... \$900,000

B: West Quincy Dev LLC
S: May T Diaz
Book/Page: 41928/599, Date: 08/06/24
Mtg: Bank of Canton \$800,000
Use: 3 Bdrm Cape Cod, Lot: 22177sf

119 WINTHROP AVE..... \$1,168,000

B: Yong H Wu
S: Catherine M Laiosa
Book/Page: 41927/39, Date: 08/05/24
Mtg: Fairway Ind Mtg \$760,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 11250sf
Prior Sale: \$985,000 (07/21)

Randolph

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	99	116
Median Price	\$500,000	\$567,500

► REAL ESTATE SALES

5 CHERRY CIR..... \$849,000

B: Samarth Upadhyia & Aastha Poudel
S: Joseph Hannigan
Book/Page: 41936/145, Date: 08/09/24
Mtg: Mutual Of Omaha Mtg \$679,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12050sf

27 ELY ST..... \$525,000

B: Akiko Ono
S: Angel Valentin & Swapna Takkallapelli
Book/Page: 41932/447, Date: 08/08/24
Mtg: First Citizen B&T Co \$471,975
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 9240sf
Prior Sale: \$355,000 (06/17)

306 HIGH ST..... \$590,000

B: Claudy Hilaire & Jardine Petit-Hilaire
S: Diane B Shaw, Tr for Bratsos Ft
Book/Page: 41936/169, Date: 08/09/24
Mtg: Eastern Bank \$472,000
Term: 2054
Use: 1 Bdrm Conventional, Lot: 22614sf

46 NELSON DR U:5..... \$310,000

B: Angel Valentin
S: Bill Wong & Doris Wong
Book/Page: 41933/400, Date: 08/08/24
Mtg: Cross Country Mtg Inc \$248,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$61,000 (09/09)

9 ROYAL CREST DR U:11..... \$275,000

B: Jason L Marshall
S: Karin S Eddy
Book/Page: 41933/26, Date: 08/08/24
Use: 1 Bdrm Condo
Prior Sale: \$175,000 (09/04)

Sharon

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	89
Median Price	\$770,000	\$800,000

► REAL ESTATE SALES

11 IRON HOLLOW RD..... \$1,550,000

B: Babar Saleem & Aaika Saleem
S: Hayden E Lincicome & Irina Lincicome
Book/Page: 41932/249, Date: 08/08/24
Mtg: Leader Bank NA \$765,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20438sf
Prior Sale: \$1,325,000 (05/24)

Stoughton

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	108
Median Price	\$510,000	\$610,000

► REAL ESTATE SALES

82 CABRAL CIR..... \$865,000

B: Anna Chung
S: Richard F Power & Ann G Power
Book/Page: 41929/331, Date: 08/06/24
Mtg: BankESB \$692,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 21022sf

70 DRAKE AVE..... \$569,900

B: Michael Smith
S: Jeffrey M Davis & Yoko Davis
Book/Page: 41935/335, Date: 08/09/24
Mtg: Cross Country Mtg Inc \$541,405
Term: 2054
Use: 3 Bdrm Split Level, Lot: 8063sf
Prior Sale: \$337,000 (10/16)

33 ELDERWOOD DR U:33..... \$387,000

B: Ruth Bodian
S: Aschner Alan D Est & Marc J Levine
Doc#: 000000001539863, Date: 08/06/24
Use: 2 Bdrm Condo
Prior Sale: \$117,200 (09/97)

262 PLAIN ST..... \$472,000

B: Jilliana Farietta
S: Mary D Cotter
Book/Page: 41935/354, Date: 08/09/24
Mtg: Primelending \$342,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 18901sf

296 POSKUS ST..... \$450,000

B: 296 Poskus St Stoughton L
S: Jennifer Gilmore
Book/Page: 41932/72, Date: 08/07/24
Use: 3 Bdrm Raised Ranch, Lot: 20086sf

85 ROSEWOOD DR U:85..... \$380,000

Plymouth Registry

John R. Buckley Jr., Esq., Register
50 Obery St, Plymouth, MA 02360
Telephone: (508) 830-9200
Fax: (508) 830-9280
www.regdeeds.co.plymouth.ma.us

Brockton Satellite Office

For recordings and rundowns of
unregistered land:
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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 JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	57
Median Price	\$532,000	\$557,750

► REAL ESTATE SALES

560 BEDFORD ST U: E5	\$425,000
B: Endri Leshia	
S: Charlene K Sampson	
Book/Page: 59136/40, Date: 08/05/24	
Mtg: Bank of America NA \$340,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$231,000 (02/17)	
78 BLANCHARD TER	\$195,000
B: Kevin C Nee & Debra L Nee	
S: Michael J Gridley & David W Gridley	
Doc#: 000000000854035, Date: 08/08/24	
Use: 3 Bdrm Ranch, Lot: 23068sf	
285 CENTRE AVE	\$597,000
B: Yvon V Ambroise & Glenor G Whittaker	
S: Michael E Williams Jr & Samantha M Hennessy	
Doc#: 000000000854066, Date: 08/09/24	
Mtg: Ark-La-Tex Fin Svcs \$577,075	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 11307sf	
Prior Sale: \$300,000 (01/12)	
60 PATTISON ST U: 26	\$420,000
B: Kerry Lowe	
S: Jayne M Coyle & Christopher P Coyle	
Book/Page: 59150/232, Date: 08/09/24	
Mtg: Leader Bank NA \$378,000	
Term: 2054	
Use: 2 Bdrm Condo	
311 TAMARACK LN U: 311	\$500,000
B: Jhul Escriba	
S: Robert M Fleming	
Book/Page: 59143/186, Date: 08/07/24	
Mtg: Leader Bank NA \$350,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$362,500 (11/19)	

Bridgewater

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	99
Median Price	\$640,000	\$602,000

► REAL ESTATE SALES

55 ASPEN DR	\$950,000
B: Ian Cahill & Jacqueline Cahill	
S: David M Curley & Janet W Curley	
Book/Page: 59149/306, Date: 08/09/24	
Mtg: Radius Financial Grp \$748,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 39835sf	
Prior Sale: \$549,900 (09/09)	
82 PEARL ST	\$600,000
B: Manuel R Deandrade	
S: Frederick J Timmerman, Tr for Timmerman Ft	
Book/Page: 59149/342, Date: 08/09/24	
Mtg: Guild Mortgage Co \$579,975	
Term: 2054	
Use: 2-Family Duplex, Lot: 14700sf	
48 PRATT AVE	\$859,000
B: Fidel Tavares & Maria G Tavares	
S: Joshua R Mckenna & Kathryn M Mckenna	
Book/Page: 59152/110, Date: 08/09/24	
Mtg: CMG Mortgage Inc \$843,441	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 17286sf	
Prior Sale: \$668,185 (12/21)	
777 SOUTH ST	\$613,777
B: Frank A Gago & Denise M Castro	
S: Trevor Osborne & Caroline Osborne	
Book/Page: 59135/128, Date: 08/05/24	
Mtg: Guaranteed Rate Inc \$583,088	
Term: 2054	
Use: 4 Bdrm Conventional, Lot: 47750sf	
Prior Sale: \$375,000 (08/17)	
5 SYCAMORE LN	\$870,000
B: Alexander Healy & Kathryn Healy	
S: Rolando Mestre & Ana Mestre	
Book/Page: 59146/51, Date: 08/08/24	
Mtg: USAA Federal SB \$610,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 28966sf	
Prior Sale: \$559,765 (05/18)	
352 WALNUT ST	\$1,100,000
B: Rolando Mestre & Ana Mestre	
S: Brian E Killea & Margaret M Killea	
Book/Page: 59147/72, Date: 08/08/24	
Mtg: Radius Financial Grp \$810,000	
Term: 2054	
Use: 5 Bdrm Colonial, Lot: 163732sf	

Brockton

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	327	283
Median Price	\$450,000	\$480,000

► REAL ESTATE SALES

30 BOYLSTON ST	\$990,000
B: Mauro Demacado	
S: Ruth A Galvani	
Book/Page: 59140/236, Date: 08/06/24	
Mtg: Guaranteed Rate Inc \$590,000	
Term: 2054	
Use: Apartment Bldg - 4-8 Units, Lot: 12515sf	

885 COURT ST	\$307,800
B: 885 Court St LLC	
S: Jhosendy Saintus	
Book/Page: 59138/153, Date: 08/06/24	
Mtg: Stoneham Cp Bk \$279,350	
Use: 4 Bdrm Ranch, Lot: 8015sf	
Prior Sale: \$73,000 (07/92)	
143 DEANNA RD	\$500,000
B: Margaret A Curtiss & Esheoghosa O Curtiss	
S: Brendan M Omalley Jr & Marysue E Omalley	
Book/Page: 59135/90, Date: 08/05/24	
Mtg: Total Mtg Svcs \$490,943	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 10001sf	
Prior Sale: \$154,000 (11/00)	
61 E ASHLAND ST	\$430,000
B: Kevin Teque	
S: Pattners Choie Prop LLC	
Book/Page: 59143/89, Date: 08/07/24	
Mtg: Amerant Mortgage \$417,100	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 9326sf	
Prior Sale: \$215,000 (11/23)	
694 E ASHLAND ST	\$500,000
B: Lunique J Michael & Chantal L Michael	
S: Benjamin Tejeda & Natasha Tejeda	
Book/Page: 59135/343, Date: 08/05/24	
Mtg: Rockland Tr Co \$475,000	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 8551sf	
Prior Sale: \$420,000 (08/22)	
21 HAMILTON ST	\$575,000
B: Roodeline Pierre & Lucienne Garconvil	
S: Renan O Guity & John E Studley Jr	
Book/Page: 59151/132, Date: 08/09/24	
Mtg: Plaza Home Mtg \$564,585	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 5641sf	
Prior Sale: \$235,000 (03/11)	
232 N WARREN AVE	\$770,000
B: Allen Parhan	
S: 232-236 N Warren Ave Rt & Frederick T Jordan Jr	
Book/Page: 59146/145, Date: 08/08/24	
Mtg: United Wholesale Mtg \$756,053	
Term: 2054	
Use: Residential-Multiple Bldgs, Lot: 16527sf	
Prior Sale: \$135,000 (05/13)	
90 PACKARD WAY	\$670,000
B: Sandra Auguste	
S: Charlotte Savage	
Book/Page: 59136/115, Date: 08/05/24	
Mtg: LoanDepot.Com \$657,864	
Term: 2054	
Use: 2-Family Two Family, Lot: 8969sf	
Prior Sale: \$311,000 (03/06)	
258 PLAIN ST	\$575,000
B: Andrew Levy & Djanira Fernandes	
S: Efrain Negron Jr & Clara Negron	
Book/Page: 59150/128, Date: 08/09/24	
Mtg: BankESB \$517,500	
Term: 2054	
Use: 3 Bdrm Raised Ranch, Lot: 9448sf	
Prior Sale: \$380,000 (11/19)	
634 PLAIN ST	\$350,000
B: Partners Choice Prop LLC	
S: Jannette A Packard & Fred Wurtz	
Book/Page: 59144/333, Date: 08/07/24	
Mtg: Signature Lending LLC \$479,588	
Use: 3 Bdrm Raised Ranch, Lot: 10415sf	
17 ROAN CT	\$600,000
B: Macaly R Raymundo & Alfredo R Osorio	
S: Anais Cruz-Gonzalez	
Book/Page: 59152/155, Date: 08/09/24	
Mtg: Baycoast Mortgage Co \$480,000	
Term: 2054	
Use: 2-Family Two Family, Lot: 5279sf	
Prior Sale: \$505,000 (09/21)	
46 THAYER ST	\$440,000
B: Gina C Louis & Maxo J Louis	
S: Gz Homes LLC	
Book/Page: 59141/85, Date: 08/06/24	
Mtg: Cardinal Fnci Co LP \$432,030	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 7889sf	
Prior Sale: \$248,000 (12/23)	
11 THOMAS ST	\$520,000
B: Marcelina M Brandao & Jailson Brandao	
S: Andrade Maria C Est & Gary Allen	
Book/Page: 59137/237, Date: 08/05/24	
Mtg: Fall River Five Cents \$494,000	
Term: 2054	
Use: 3 Bdrm Split Level, Lot: 10001sf	

Carver

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	51
Median Price	\$510,000	\$495,000

► REAL ESTATE SALES

6 EAGLE TER U: 6	\$607,128
B: Stephen Zopatti & Ruth Zopatti	
S: Weathervane At Patriot Pt	
Book/Page: 59146/208, Date: 08/08/24	
Use: Condo	
129 TREMONT ST	\$675,000
B: Patrick Rhodes & Jessica Rhodes	
S: Brian Deegan & Jennifer Deegan	
Book/Page: 59135/260, Date: 08/05/24	
Mtg: Cape Cod Five Cent Bk \$607,500	
Term: 2054	
Use: 3 Bdrm Split Level, Lot: 40946sf	
Prior Sale: \$312,000 (07/14)	

Duxbury

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	72	84
Median Price	\$1,050,000	\$1,143,000

► REAL ESTATE SALES

8 BUCKBOARD RD	\$1,208,000
B: Maggie D Wagner & Jonathan R Wagner	
S: Richard D Backlund, Tr for Backlund Ft	
Book/Page: 59147/46, Date: 08/08/24	
Mtg: Guaranteed Rate Affin \$966,400	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 44108sf	
Prior Sale: \$239,500 (03/98)	
35 CHAPEL ST	\$1,435,000
B: Thomas Z Parker & Kaitlin L Parker	
S: Karen H Grey	
Book/Page: 59143/44, Date: 08/07/24	
Mtg: Movement Mtg LLC \$861,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 12844sf	
Prior Sale: \$270,000 (07/99)	
26 CROOKED LN	\$2,800,000
B: Tyler H Page, Tr for Page Ft	
S: Catherine Michaud, Tr for Michaud Ft	
Book/Page: 59144/127, Date: 08/07/24	
Mtg: Rocket Mortgage LLC \$2,050,000	
Term: 2054 Rate: 5.8% Type: Adj	
Use: 3 Bdrm Ranch, Lot: 10000sf	
Prior Sale: \$1,500,000 (06/11)	
27 MARGINAL RD	\$830,000
B: Arash Feyziou & Christine L Rapajohn	
S: Christopher S Anderson	
Book/Page: 59147/15, Date: 08/08/24	
Mtg: Guaranteed Rate Inc \$622,500	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 4792sf	
Prior Sale: \$66,000 (07/95)	
21 PRIOR FARM RD	\$2,000,000
B: Martin Robbins 2nd & Mollie Robbins	
S: John B Mcginty Jr & Ingrid M Mcginty	
Book/Page: 59148/60, Date: 08/08/24	
Mtg: Leader Bank NA \$1,700,000	
Term: 2054	
Use: Residential-Multiple Bldgs, Lot: 375848sf	
Prior Sale: \$1,500,000 (05/11)	

SOULES ISLAND ST	\$5,000
B: Price Is Right Prop LLC	
S: Bruce M Reed	
Book/Page: 59143/131, Date: 08/07/24	
SOULES ISLAND ST	\$20,000
B: Bart Bruffee	
S: Price Is Right Prop LLC	
Book/Page: 59143/133, Date: 08/07/24	
80 STONEY BROOK CIR	\$1,126,000
B: Sean Mcquiad & Margaret L Mcquiad	
S: Thomas J Macdonald & Donna Hartnett-Macdonald	
Book/Page: 59087/169, Date: 07/22/24	
Mtg: Guaranteed Rate Inc \$900,800	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 14420sf	
Prior Sale: \$1,126,000 (07/24)	
68 TUSSOCK BROOK RD U: 68	\$806,250
B: Arthur Hyder & Patricia Hyder	
S: Thomas R Quigley & Linda C Quigley	
Book/Page: 59135/299, Date: 08/05/24	
Use: 2 Bdrm Condo	
Prior Sale: \$462,000 (08/11)	
95 WADSWORTH RD	\$805,000
B: Matthew Mcgeoghegan & Samantha N Mcgeoghegan	
S: Eileen R Berton, Tr for Joan C Doscher lrt	
Book/Page: 59139/249, Date: 08/06/24	
Mtg: Fairway Ind Mtg \$756,700	
Term: 2054	
Use: 4 Bdrm Gambrel, Lot: 22288sf	
15 WASHINGTON ST	\$750,000
B: Victoria Lloyd Home LLC	
S: Kelly Kathy M Est & Robert W Gauley	
Book/Page: 59136/171, Date: 08/05/24	
Mtg: Rockland Tr Co \$375,000	
Use: Retail-Department Store, Lot: 4356sf	
Prior Sale: \$131,000 (02/93)	

East Bridgewater

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	47
Median Price	\$505,000	\$525,000

► REAL ESTATE SALES

324 CRESCENT ST	\$432,000
B: Stephen Nisbury	
S: Theodore A Hancock	
Book/Page: 59140/95, Date: 08/06/24	
Mtg: United Wholesale Mtg \$367,200	
Term: 2054	
Use: 2 Bdrm Ranch, Lot: 22215sf	
Prior Sale: \$342,000 (02/21)	
45 CRYSTAL WATER DR U: 45	\$402,000
B: Thomas Broderick & Theresa Broderick	
S: Jeanne E Bedar	
Book/Page: 59138/111, Date: 08/05/24	
Use: 2 Bdrm Condo	
Prior Sale: \$185,000 (08/12)	
126 SPRING ST	\$425,000
B: Leandro P Vitoria	
S: Laurie C Holmes	
Book/Page: 59145/187, Date: 08/08/24	
Mtg: United Wholesale Mtg \$410,815	
Term: 2054	
Use: 3 Bdrm Conventional, Lot: 41245sf	
Prior Sale: \$315,000 (09/19)	
2223 WASHINGTON ST	\$175,000
B: Guy Thompson, Tr for 5gk Rt	
S: Elaine A Davis	
Book/Page: 59146/24, Date: 08/08/24	
Use: 2 Bdrm Ranch, Lot: 9950sf	

Hanover

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	80
Median Price	\$740,000	\$767,000

► REAL ESTATE SALES

21 CRANBERRY LN	\$1,150,000
B: Kirk Porter & Samantha Porter	
S: Jacqueline C Levangie, Tr for Jacqueline C Levangie T	
Book/Page: 59151/105, Date: 08/09/24	
Mtg: Mortgage Corp Eastlll \$920,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 16465sf	
Prior Sale: \$110,000 (01/93)	
157 OLDE FORGE RD	\$885,000
B: Eoghann Cahill & Kelly M Ogara	
S: James M Casey & Diane M Casey	
Book/Page: 59145/340, Date: 08/08/24	
Mtg: CMG Mortgage Inc \$663,750	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 31799sf	
Prior Sale: \$235,900 (05/92)	

Hanson

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	46
Median Price	\$470,000	\$605,000

► REAL ESTATE SALES

749 E WASHINGTON ST	\$610,000
B: Erin Wells & Pauline Wells	
S: Jessica L Fuller & Justin J Fuller	
Book/Page: 59142/286, Date: 08/07/24	
Mtg: Cross Country Mtg Inc \$598,951	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 35070sf	
Prior Sale: \$327,000 (05/09)	
137 FOREST TRL	\$640,000
B: Sean M Leonard	
S: Sergi Joseph J Est & Lori A Larkin	
Book/Page: 59146/277, Date: 08/08/24	
Mtg: Rockland Tr Co \$590,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 46174sf	
42 GREAT CEDAR DR U: 42	\$470,000
B: Michael Hilcoat Jr & Mallory Stewart	
S: Gary Urbanowicz & Karen Urbanowicz	
Book/Page: 59143/278, Date: 08/07/24	
Mtg: Mortgage Corp Eastlll \$376,000	
Term: 2054	
Use: 2 Bdrm Condo	
243 LIBERTY ST U: 6	\$419,000
B: Marc Maskell	
S: Hudson Park Associates Nt & John F Burns Jr	
Book/Page: 59149/205, Date: 08/09/24	
Mtg: Radius Financial Grp \$385,000	
Term: 2054	
Use: 2 Bdrm Condo	

Hingham

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	117	136
Median Price	\$1,185,000	\$1,342,500

30 HICKORYWOOD	\$990,000
B: Christopher G Steadman S: Frank Werny, Tr for Werny Ft Book/Page: 59150/223, Date: 08/09/24 Use: 3 Bdrm Contemporary, Lot: 11757sf Prior Sale: \$635,000 (06/10)	
4 HYDRANGEA LN	\$617,108
B: Michael Davis & Lauren Davis S: Whitman Homes Inc Book/Page: 59148/308, Date: 08/09/24 Mtg: Bank of NY Mellon \$372,000 Term: 2054 Rate: 5.8% Type: Adj	
10 HYDRANGEA LN	\$664,878
B: Christopher Catino & Diane Bartlett S: Whitman Homes Inc Book/Page: 59147/162, Date: 08/08/24 Mtg: Merrimack Valley CU \$270,000 Term: 2054 Rate: 6.3% Type: Adj	
47 INDIAN AVE	\$209,800
B: Marcus Williams & Rachel Breen S: Greater Plymouth Inc Doc#: 00000000854097, Date: 08/09/24 Mtg: Hsng Livabel Communit \$209,800 Use: 2 Bdrm Cottage, Lot: 5001sf Prior Sale: \$259,000 (05/23)	
168 LAKE DR	\$530,000
B: Jennifer M Chiasson S: Mark Haskell & Sarah Haskell Book/Page: 59136/261, Date: 08/05/24 Mtg: Newrez LLC \$520,400 Term: 2054 Use: 3 Bdrm Garrison, Lot: 6970sf Prior Sale: \$244,400 (05/12)	
1104 LONG POND RD	\$520,000
B: Paul Hendrick & Tammy Hendrick S: Laurette M Mcmorrow Book/Page: 59151/263, Date: 08/09/24 Mtg: TD Bank NA \$416,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 22612sf Prior Sale: \$116,900 (09/90)	
20 NIGHTINGALE RD	\$70,000
B: Paul Cornick S: Dorothea Cornick Book/Page: 59138/279, Date: 08/06/24 Mtg: Rocket Mortgage LLC \$399,368 Term: 2049 Use: 2 Bdrm Ranch, Lot: 32631sf Prior Sale: \$289,492 (02/21)	
27 OWLS NEST	\$1,214,240
B: Brian S Blanchard & Kathryn J Blanchard S: Toll Ma Land Lp Book/Page: 59150/153, Date: 08/09/24 Mtg: Toll Brothers Mtg Co \$1,036,240 Term: 2054 Use: Residential Developable Land, Lot: 6020sf	
POKONOKET RD	\$750,000
B: Eric A Podbelski & Kimberly S Podbelski S: David F Hoover & Carol R Swenson Doc#: 00000000854000, Date: 08/07/24	
119 S MEADOW RD	\$525,000
B: Donald E Cahoon S: Wagner Ronald E Est & Zackery Wagner Book/Page: 59143/156, Date: 08/07/24 Mtg: Cross Country Mtg Inc \$175,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 33938sf Prior Sale: \$335,000 (03/19)	
40 SKIPPING STONE	\$1,050,000
B: Jeand Concannon, Tr for Concannon Ft S: Felicia A Klung & Harry A Klung Jr Book/Page: 59140/148, Date: 08/06/24 Mtg: Rockland Fed CU \$150,000 Term: 2054 Use: 2 Bdrm Contemporary, Lot: 7248sf Prior Sale: \$563,070 (08/15)	
77 TALIA WAY	\$720,000
B: Darlet E Pieper & Elzlene D Pieper S: George G Manos & Tina Manos Book/Page: 59140/311, Date: 08/06/24 Mtg: Cross Country Mtg Inc \$576,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 37858sf Prior Sale: \$48,000 (05/95)	
10 WORRALL RD	\$320,000
B: Evergrain Orchard LLC S: Wallace L Charles & Joanne M Charles Book/Page: 59138/16, Date: 08/05/24 Mtg: RFLF 7 LLC \$405,000 Use: 3 Bdrm Raised Ranch, Lot: 20434sf Prior Sale: \$123,101 (02/92)	
21 WORRALL RD	\$662,100
B: Brian R Dunn & Deirdre M Deirdre S: Shireen M Belanger Book/Page: 59150/98, Date: 08/09/24 Mtg: LoanDepot.Com \$545,100 Term: 2054 Use: 4 Bdrm Raised Ranch, Lot: 20434sf Prior Sale: \$285,000 (12/16)	
Rockland	
MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	52 50
Median Price	\$463,500 \$520,000
► REAL ESTATE SALES	
63 ARLINGTON ST	\$694,900
B: Angelo M Alves S: Cama Investments LLC Book/Page: 59138/65, Date: 08/05/24 Mtg: Nexera Holding Lic \$451,163 Term: 2054 Use: 2-Family Conventional, Lot: 13117sf Prior Sale: \$376,000 (02/24)	
99 BROOKSIDE RD	\$600,000
B: Pablo H Carneiro S: Claudileia Menezes Doc#: 00000000854041, Date: 08/08/24 Mtg: OCMBC Inc \$510,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9007sf Prior Sale: \$275,000 (05/16)	
340 CENTRE AVE U:20	\$450,000
B: Emily Fargo & Cody Strong S: Janet M Mmccarthy, Tr for Mccarthy Ft Book/Page: 59140/182, Date: 08/06/24 Mtg: Mortgage Corp Eastilll \$405,000 Term: 2054 Use: 3 Bdrm Condo, Lot: 872507sf Prior Sale: \$275,000 (07/17)	
495 SALEM ST	\$790,000
B: Stephen Kinathia & Barbara Noel S: Dana E Fosdick & Caroline Doering Book/Page: 59140/105, Date: 08/06/24 Mtg: Rocket Mortgage LLC \$765,872 Term: 2054 Use: 1-Family Conventional, Lot: 32700sf Prior Sale: \$380,000 (10/04)	
431 W WATER ST	\$530,000
B: Janet Mccarthy S: Kayla Carrillo-Schafer Book/Page: 59141/141, Date: 08/06/24 Mtg: Rocket Mortgage LLC \$230,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 11250sf Prior Sale: \$345,000 (09/20)	
► FORECLOSURE DEEDS	
34 REED ST	\$361,000
B: Right Homes LLC S: Marilyn A Tyler & Santander Bank NA Book/Page: 59147/144, Date: 08/08/24 Use: 3 Bdrm Conventional, Lot: 6570sf	

Scituate

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	130 103
Median Price	\$860,000 \$899,000
► REAL ESTATE SALES	
33 BEAVER DAM RD	\$730,000
B: Rivermoor Development LLC S: James K Ritchie & Sally B Ritchie Book/Page: 59143/116, Date: 08/07/24 Use: 3 Bdrm Bngl/Cottage, Lot: 15725sf Prior Sale: \$755,000 (06/24)	
55 BROCKTON AVE	\$740,000
B: Greenfield LLC S: Joan M Shields, Tr for Jms Rt Doc#: 00000000854064, Date: 08/09/24 Use: 2 Bdrm Bngl/Cottage, Lot: 12889sf Prior Sale: \$424,125 (09/04)	
285 COUNTRY WAY	\$641,000
B: Steven Carr & Margaret L Carr S: Sara E Foy & Melora F Rich Book/Page: 59149/182, Date: 08/09/24 Mtg: Rockland Fed CU \$550,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 10000sf Prior Sale: \$345,360 (10/08)	
17 DIANE TER U:17	\$1,800,000
B: Timothy R Mullen, Tr for Timothy R Mullen RET S: Michael J Healy & Jacqueline C Healy Book/Page: 59147/118, Date: 08/08/24 Use: 2 Bdrm Condo Prior Sale: \$1,447,742 (10/22)	
18 POND VIEW AVE U:3	\$430,000
B: Diane Mariani S: Carl Carter Book/Page: 59147/275, Date: 08/08/24 Use: Condo	
Wareham	
MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	146 143
Median Price	\$387,250 \$432,000
► REAL ESTATE SALES	
57 BEACH ST	\$760,000
B: Cynthia O Hicks & Robin M Hicks S: Rosa Connolly, Tr for Richard P Traiger Book/Page: 59151/99, Date: 08/09/24 Use: 2 Bdrm Cape Cod, Lot: 8944sf Prior Sale: \$387,000 (05/16)	
55 BLACKMORE POND CIR	\$285,000
B: Barry C Cosgrove, Tr for Barry C Cosgrove T S: Lawrence John G Est & Beth A Lawrence Book/Page: 59137/114, Date: 08/05/24 Use: 2 Bdrm Cottage, Lot: 8700sf	
200 CHARGE POND RD	\$580,000
B: Angela Ashton & Lisa Wilson S: Prolific Realty LLC Book/Page: 59152/84, Date: 08/09/24 Mtg: Rocket Mortgage LLC \$405,999 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 12250sf Prior Sale: \$377,000 (12/23)	
134 COUNTY RD	\$335,000
B: Dos Amigos Realty LLC S: Donald L Raymond, Tr for Janet B Raymond Lt Book/Page: 59142/242, Date: 08/07/24 Mtg: CLN Int \$350,000 Use: 3 Bdrm Ranch, Lot: 74052sf	
21 MASON ST EXT	\$562,000
B: Austin Wenzlaff & Travis Warren S: William J Macleod 3rd & Lynn M Macleod Book/Page: 59142/341, Date: 08/07/24 Mtg: CMG Mortgage Inc \$533,900 Term: 2054 Use: 4 Bdrm Ranch, Lot: 8910sf Prior Sale: \$64,000 (05/92)	
West Bridgewater	
MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	44 34
Median Price	\$525,000 \$543,500
► REAL ESTATE SALES	
67 PINECREST RD	\$499,000
B: Stefano P Demilia & Julia Guindon S: Peter E Arico, Tr for Arico Ft Book/Page: 59151/53, Date: 08/09/24 Mtg: Cross Country Mtg Inc \$399,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 32670sf Prior Sale: \$300,000 (03/13)	
7 STONEY RD	\$775,000
B: John R Fedele & Kaitlyn T Fedele S: Sharon M Slapik, Tr for Slapik Ft Book/Page: 59134/166, Date: 08/05/24 Mtg: Baycoast Mortgage Co \$203,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 84506sf	
Whitman	
MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	60 70
Median Price	\$491,255 \$489,000
► REAL ESTATE SALES	
646 BEDFORD ST U:B3	\$425,000
B: Fernando G Nagime & Marcela B Nagime S: Joan M Marinella, Tr for Marinella Rt Book/Page: 59133/287, Date: 08/05/24 Mtg: New American Funding \$403,750 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$214,900 (03/02)	
24-26 BEULAH ST	\$812,000
B: Denise Vieira-Lopes & F R Teixeira-Vieira S: Donald A Saunders & Dorothy E Saunders Book/Page: 59150/259, Date: 08/09/24 Mtg: Semper Home Loans \$730,350 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 15438sf Prior Sale: \$203,000 (08/89)	
100 FRANKLIN ST U:A1	\$219,000
B: Vanessa Bonheur S: Kristen Ahola Book/Page: 59137/40, Date: 08/05/24 Mtg: MA Housing Fin Auth \$234,467 Use: 2 Bdrm Condo Prior Sale: \$160,000 (04/18)	
1 PARADISE LN U:L5	\$455,000
B: Jessica Badiner S: Britley A Carignan Book/Page: 59142/92, Date: 08/07/24 Mtg: Liberty Bay CU \$305,000 Term: 2054 Use: Condo Prior Sale: \$314,900 (01/19)	
94 PINEHAVEN DR	\$500,000
B: Shawn M Fleming & Jenna R Kimball S: Steven J Kimball & Brenda Kimball Doc#: 00000000854085, Date: 08/09/24 Mtg: LoanDepot.Com \$490,943 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12724sf Prior Sale: \$114,000 (10/96)	

Worcester Registry

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Athol

MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	83 79
Median Price	\$285,000 \$320,000
► REAL ESTATE SALES	
465 DOE VALLEY RD	\$335,000
B: Zackary P Adams S: Patricia A York Book/Page: 70867/387, Date: 08/08/24 Mtg: Newrez LLC \$284,750 Term: 2054 Use: 3 Bdrm Ranch, Lot: 62726sf Prior Sale: \$100,000 (09/98)	
483 PLEASANT ST	\$530,000
B: Edwin Pennington & Krystal Pennington S: Christopher W Muzzey Book/Page: 70855/234, Date: 08/06/24 Mtg: CMG Mortgage Inc \$530,000 Term: 2054 Use: 2-Family Two Family, Lot: 283140sf	
1371 S ATHOL RD	\$560,000
B: Victoria A Lemay & Daniel J Lemay S: Dodge Contracting LLC Book/Page: 70875/161, Date: 08/09/24 Use: Residential Developable Land, Lot: 70306sf	
110 SOUTH ST	\$340,000
B: Katerin L Caballero & Sebastian Caballero S: David M Hunte & Michelle Y Hunte Book/Page: 70870/367, Date: 08/08/24 Mtg: Digital FCU \$329,800 Term: 2054 Use: 3 Bdrm Ranch, Lot: 14598sf Prior Sale: \$169,500 (09/05)	
125 SOUTH ST	\$125,000
B: Make Invs Great Again LLC S: Bailey Jr Stanwood R Est & Beth A Forcier Book/Page: 70855/75, Date: 08/05/24 Mtg: Douglas K Hunt \$175,000 Use: 4 Bdrm Conventional, Lot: 5800sf Prior Sale: \$12,667 (09/96)	
140 SPRING ST	\$170,000
B: 140 Spring St LLC S: Jessica K Blake Book/Page: 70866/376, Date: 08/08/24 Mtg: Kiavi Funding Inc \$275,500 Use: 5 Bdrm Antique, Lot: 20900sf Prior Sale: \$90,000 (06/20)	
230 WALLINGFORD AVE	\$410,000
B: Benjamin Mcginnis & Melissa Mcginnis S: Ian J Garcia & Rebecca Garcia Book/Page: 70872/377, Date: 08/09/24 Mtg: CMG Mortgage Inc \$410,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 24000sf Prior Sale: \$199,900 (06/15)	
► FORECLOSURE DEEDS	
243 MAIN ST	\$1,463,637
B: Cbr Funding LLC S: Ssz Re Hld LLC & Cbr Funding LLC Book/Page: 70862/204, Date: 08/07/24 Use: Retail-Service, Lot: 12201sf Prior Sale: \$50,000 (09/18)	
Auburn	
MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	104 103
Median Price	\$395,000 \$430,000
► REAL ESTATE SALES	
22 PIN ROCK RD	\$80,000
B: Terry Gaspie S: Tammy A Gow & Robert E Gow Book/Page: 70857/22, Date: 08/06/24	
420 SOUTH ST	\$86,000
B: Stephen Moss S: Carolyn Moss & Stephen Moss Book/Page: 70865/371, Date: 08/07/24 Mtg: Millbury National Bk \$315,190 Term: 2054 Rate: 8.6% Type: Adj Use: 2 Bdrm Cape Cod, Lot: 122558sf Prior Sale: \$360,000 (12/20)	
Barre	
MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	18 28
Median Price	\$307,500 \$370,000
► REAL ESTATE SALES	
1640 SOUTH ST	\$126,000
B: Shaw Development Inc S: Logan Janet E Est & Laurie M Howard Book/Page: 70858/208, Date: 08/06/24 Mtg: Chesapeake Cap Mgmt L \$195,400 Use: 2 Bdrm Cape Cod, Lot: 17424sf	
STATION RD L:C	\$20,000
B: Charles R Day S: Karen L Dulude Book/Page: 70858/253, Date: 08/06/24	
290 WOODS RD	\$535,000
B: Tajlun B Hung & Midoriko-Mariam Takeuchi S: Jeremy R Mcconnaughey & Tara Mcconnaughey Book/Page: 70870/253, Date: 08/08/24 Mtg: Mtg Connection Lic \$518,950 Term: 2054 Use: 3 Bdrm Ranch, Lot: 286474sf Prior Sale: \$480,000 (08/22)	
Berlin	
MARKET STATISTICS THROUGH JULY	
	YTD 2023 YTD 2024
Number of 1-Fam Sales	17 18
Median Price	\$550,000 \$760,750
► REAL ESTATE SALES	
16 ALDEN DR U:1	\$489,900
B: Tiago V Stranieri & P C Decampios-Stranieri S: Suchetha S Subramaniam & William M Luks Book/Page: 70853/251, Date: 08/05/24 Use: Condo	
19 OAK ST	\$650,000
B: Carla B Pavao S: Aires R Pavao, Tr for Pavao Rt Of 2015 Book/Page: 70876/158, Date: 08/09/24 Use: 3 Bdrm Ranch, Lot: 48787sf	

Bolton

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

33

31

Median Price

\$880,000

\$925,000

► REAL ESTATE SALES

BARE HILL RD.....

\$1,500

B: Douglas Heffel & Lacy Heffel

S: Dickson Nancy F Est & Walter F Dickson Jr

Book/Page: 70861/250, Date: 08/07/24

Charlton

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

60

60

Median Price

\$453,400

\$487,000

► REAL ESTATE SALES

JENNINGS RD L:51.....

\$85,000

B: Prop Soln Re & Contractin

S: Gair LLC

Book/Page: 70876/149, Date: 08/09/24

76 JENNINGS RD.....

\$640,000

B: Krystian Zborowski & Ashley Zborowski

S: Prop Soln Re & Contractin

Book/Page: 70863/96, Date: 08/07/24

Mtg: Leader Bank NA \$440,000

Term: 2054

Use: Residential Developable Land, Lot: 45498sf

25 POTTER VILLAGE RD.....

\$170,000

B: Jessica L Weagle & Nathan J Niemann

S: Heidi W Johnson & Jessica L Weagle

Book/Page: 70859/200, Date: 08/06/24

Mtg: Bay State Savings Bk \$100,000

Term: 2044

Use: 4 Bdrm Cape Cod, Lot: 40480sf

Prior Sale: \$150,000 (02/99)

Clinton

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

39

32

Median Price

\$425,000

\$415,000

► REAL ESTATE SALES

121 EAST ST.....

\$455,000

B: Marie George

S: Stephanie Provenzano

Book/Page: 70850/294, Date: 08/05/24

149 FRANKLIN ST.....

\$410,000

B: Paulo Filho & Fabiana Sardinha

S: Michael J Santoro

Book/Page: 70854/116, Date: 08/05/24

Use: 3-Family Family Flat, Lot: 8285sf

Prior Sale: \$159,000 (05/01)

20 HILL ST.....

\$400,000

B: Marcos A Eler & Terezinha N Cormier

S: Nancy Rego

Book/Page: 70862/307, Date: 08/07/24

Mtg: United Wholesale Mtg \$380,000

Term: 2054

Use: 4 Bdrm Conventional, Lot: 6672sf

Prior Sale: \$122,000 (12/92)

214 RIDGEFIELD CIR U:C.....

\$465,000

B: Ilene Rodman

S: Susan S Martin, Tr for Martin Ft

Book/Page: 70872/188, Date: 08/09/24

Use: 2 Bdrm Condo

Prior Sale: \$244,000 (03/16)

Douglas

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

37

37

Median Price

\$525,000

\$485,000

► REAL ESTATE SALES

38 HEMLOCK ST.....

\$145,000

B: Rogiej Inc

S: J & M Homes LLC

Book/Page: 70875/385, Date: 08/09/24

Mtg: Inspira LLC \$460,000

Use: Residential Developable Land, Lot: 97574sf

Prior Sale: \$120,000 (01/05)

26 NAUTICAL WAY U:26.....

\$469,900

B: Rachel Healy & Garrett Hippert

S: Northbrown LLC

Book/Page: 70871/21, Date: 08/08/24

Mtg: First Community Mtg \$375,920

Term: 2054

Use: Possible New Construction

807 NW MAIN ST.....

\$411,000

B: Ian F Alexander & Thomas D Lavini

S: Ellen D Maconnell & Linda J Maconnell

Book/Page: 70869/56, Date: 08/08/24

Use: 3 Bdrm Cape Cod, Lot: 125453sf

Prior Sale: \$125,000 (02/93)

302 SOUTH ST.....

\$240,000

B: 302 Douglas LLC

S: Carrington Mtg Loan T 200 & Wells Fargo Bank Na Tr

Book/Page: 70877/1, Date: 08/09/24

Mtg: Abex 1 Inc \$175,000

Use: 5 Bdrm Ranch, Lot: 90605sf

Prior Sale: \$358,700 (05/23)

Dudley

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

73

50

Median Price

\$388,050

\$416,200

► REAL ESTATE SALES

12 RAILROAD AVE.....

\$375,000

B: Jilhan Nabahani & Murtadha Daffaie

S: Ricardo L Ayala & Xiomara S Echevarria

Book/Page: 70865/185, Date: 08/07/24

Mtg: Bank of America NA \$356,250

Term: 2054

Use: Residential-Multiple Bldgs, Lot: 18377sf

Prior Sale: \$245,000 (07/20)

Gardner

MARKET STATISTICS THROUGH JULY

YTD 2023

YTD 2024

Number of 1-Fam Sales

94

97

Median Price

\$331,250

\$360,000

► REAL ESTATE SALES

110 BAYVIEW AVE.....

\$415,250

B: Kelly Pierre & Guerline Pierre-Plaisir

S: Jeffrey Aceti & Amanda Aceti

Book/Page: 70869/286, Date: 08/08/24

Mtg: Fall River Five Cents \$407,728

Term: 2054

Use: 4 Bdrm Cape Cod, Lot: 14000sf

Prior Sale: \$263,000 (08/20)

145 BETTY SPRING RD.....

\$529,900

B: Marysol Castro, Tr for Andrew M Tromer

S: Jimmy L Buccaroni

Book/Page: 70874/246, Date: 08/09/24

Mtg: Mortgage Research Ctr \$541,292

Term: 2054

Use: 3 Bdrm Contemporary, Lot: 51401sf

Prior Sale: \$175,000 (01/12)

WORCESTER REGISTRY

continued

Hubbardston

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	22
Median Price	\$385,000	\$449,950

► REAL ESTATE SALES

17 DOGWOOD RD S	\$530,000
B: Matthew Mackay & Gillian Mackay	
S: Daniel M Rathbun & Carol A Rathbun	
Book/Page: 70873/378, Date: 08/09/24	
Mtg: Northpoint Mortgage \$501,600	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 80150sf	
Prior Sale: \$133,000 (10/96)	

Lancaster

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	33
Median Price	\$472,000	\$601,000

► REAL ESTATE SALES

56 NECK RD	\$780,000
B: Verilton Caus & Eliana G Lopez	
S: Amy Polanik	
Book/Page: 70855/48, Date: 08/05/24	
Mtg: Pennymac Loan Service \$765,872	
Term: 2054	
Use: Residential-Multiple Bldgs, Lot: 87120sf	
Prior Sale: \$530,000 (03/19)	

Leicester

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	56
Median Price	\$375,000	\$410,000

► REAL ESTATE SALES

3 ATWOOD ST	\$385,000
B: Carlos E Campos Sr & Digna O Cantarero	
S: Stephen Oconnor	
Book/Page: 70875/32, Date: 08/09/24	
Mtg: Union Home Mortgage \$365,750	
Term: 2054	
Use: Mixed Use-Prim Res & Comm, Lot: 14723sf	
Prior Sale: \$275,000 (06/07)	
36 BURNCOAT LN	\$330,000
B: Jeffrey R Dryden	
S: Joseph C Jensen & Joyce A Jensen	
Book/Page: 70868/303, Date: 08/08/24	
Use: 3 Bdrm Old Style, Lot: 13896sf	
Prior Sale: \$67,500 (03/96)	
40 HEMLOCK ST	\$150,000
B: Christopher E Butler & Carolyn R Butler	
S: Stanikmas Lydia B Est & Paul A Stanikmas	
Book/Page: 70863/177, Date: 08/07/24	
Mtg: Country Bank \$120,000	
Term: 2044	
Use: 2 Bdrm Ranch, Lot: 703102sf	
Prior Sale: \$20,000 (11/04)	

Mendon

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	22
Median Price	\$652,500	\$710,500

► REAL ESTATE SALES

27 TALBOTT FARM DR	\$908,000
B: Craig J Redegeidl	
S: William P Offord & Kristen E Offord	
Book/Page: 70873/295, Date: 08/09/24	
Mtg: Guaranteed Rate Inc \$726,400	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 67518sf	
Prior Sale: \$535,000 (10/10)	

Milford

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	85
Median Price	\$510,000	\$560,000

► REAL ESTATE SALES

10 COUNTRY CLUB LN U.C	\$410,500
B: Faith A Felitto	
S: Susan L Ellenwood	
Book/Page: 70856/33, Date: 08/06/24	
Mtg: Metro Credit Union \$348,925	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$236,000 (12/19)	
16-A ELM ST	\$560,000
B: Marina L Phillips & Christopher P Healy	
S: Seung H Hwang & Erica Son	
Book/Page: 70867/260, Date: 08/08/24	
Mtg: Fairway Ind Mtg \$532,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 7000sf	
Prior Sale: \$410,000 (03/20)	
8 EVANS RD	\$615,000
B: Saint L Vervil & Marie J Vervil-Maignan	
S: Patricia A Guenther, Tr for Evans Ft	
Book/Page: 70869/73, Date: 08/08/24	
Mtg: Fairway Ind Mtg \$553,500	
Term: 2054	
Use: 4 Bdrm Cape Cod, Lot: 26410sf	
Prior Sale: \$46,000 (05/94)	
163 PURCHASE ST	\$520,000
B: Ariamsheely O Lopez & Maria C Lopez	
S: Andrea Foley	
Book/Page: 70877/101, Date: 08/09/24	
Mtg: Freedom Mortgage Corp \$506,976	
Term: 2054	
Use: 4 Bdrm Ranch, Lot: 16501sf	
Prior Sale: \$435,000 (09/22)	
50 WOODRIDGE RD	\$731,000
B: Juan D Soto & Genevieve Brown	
S: William E Kingkade Jr & Lisa A Kingkade	
Book/Page: 70853/360, Date: 08/05/24	
Mtg: Rocket Mortgage LLC \$621,350	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 15568sf	
Prior Sale: \$229,100 (11/87)	

Millbury

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	68
Median Price	\$440,000	\$460,000

► REAL ESTATE SALES

32 DAVIS RD	\$429,000
B: Linda Botelho	
S: Linda D Lachance, Tr for Lachance Lt	
Book/Page: 70871/111, Date: 08/08/24	
Mtg: Movement Mtg LLC \$329,000	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 317117sf	
35 EPPING ST	\$235,150
B: Peter A Rasmussen & Irma E Rasmussen	
S: Sincere Home Buyers LLC	
Book/Page: 70854/62, Date: 08/05/24	
Use: 3 Bdrm Ranch, Lot: 9148sf	
Prior Sale: \$205,850 (08/24)	
12 HORIZON DR U:128	\$543,269
B: Amy B Scherick	
S: Czervik Properties LLC	
Book/Page: 70863/289, Date: 08/07/24	
Use: Condo	

► FORECLOSURE DEEDS

1 LOUIS BALLARD LN	\$411,000
B: J Louis Ballard Lane Rlt & Kenneth E Olson	
S: Christopher Perron & Freedom Mortgage Corp	
Book/Page: 70858/43, Date: 08/06/24	
Mtg: Celtic Funding Corp \$390,000	
Use: 3 Bdrm Raised Ranch, Lot: 12632sf	
Prior Sale: \$365,500 (04/20)	

Millville

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	16
Median Price	\$375,000	\$428,000

► REAL ESTATE SALES

108 HILL ST	\$791,513
B: Michael P Gould 3rd & Allison P Tichy	
S: Harmony Village LLC	
Book/Page: 70850/171, Date: 08/05/24	
Mtg: Leader Bank NA \$712,361	
Term: 2054	
Use: Residential Developable Land, Lot: 264496sf	
Prior Sale: \$180,000 (09/23)	

North Brookfield

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	23
Median Price	\$319,900	\$315,000

► REAL ESTATE SALES

7 FULLAM HILL RD	\$335,000
B: Luis D Agualema & Maria Y Zhou	
S: Virginia M Patton	
Book/Page: 70855/108, Date: 08/05/24	
Mtg: First Natl Bk \$268,000	
Term: 2054	
Use: 4 Bdrm Conventional, Lot: 20038sf	
Prior Sale: \$155,000 (06/20)	
188 OAKHAM RD	\$560,000
B: Ralph T Morgan	
S: Cressida L Hedgecock	
Book/Page: 70853/25, Date: 08/05/24	
Use: 2 Bdrm Camp/Cabin, Lot: 2209363sf	
Prior Sale: \$375,000 (08/09)	
10 SPRING ST	\$240,000
B: David Quackenbush	
S: Stephen P Magnante	
Book/Page: 70867/287, Date: 08/08/24	
Use: 4 Bdrm Conventional, Lot: 17424sf	
Prior Sale: \$255,000 (02/08)	

Northborough

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	59
Median Price	\$666,000	\$740,000

► REAL ESTATE SALES

19 E MAIN ST	\$352,500
B: Angel S Burgos	
S: Brady P Otey	
Book/Page: 70863/343, Date: 08/07/24	
Use: 2-Family Mlti-Unt Blg, Lot: 17969sf	
Prior Sale: \$185,000 (12/16)	
132 NORTHGATE RD	\$640,000
B: Emily Wheeler & Alexandra Bemis	
S: Christopher T Benestad & Kelly A Benestad	
Book/Page: 70852/326, Date: 08/05/24	
Use: 4 Bdrm Cape Cod, Lot: 10023sf	
Prior Sale: \$319,000 (12/05)	
206 SOUTH ST	\$650,000
B: Elizabeth Potash	
S: Joseph Scalise & Jennifer Scalise	
Book/Page: 70867/306, Date: 08/08/24	
Mtg: Embrace Home Loans \$617,500	
Term: 2054	
Use: 4 Bdrm Antique, Lot: 38503sf	
Prior Sale: \$470,000 (04/17)	
14 WESTBROOK RD	\$475,000
B: Lisa M Sydney	
S: Curtis S Annis, Tr for Annis Ft	
Book/Page: 70871/174, Date: 08/08/24	
Mtg: Guaranteed Rate Inc \$175,000	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 16901sf	

Northbridge

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	57
Median Price	\$555,000	\$505,000

► REAL ESTATE SALES

30-32 EDMERE AVE	\$530,000
B: Zoila A Caguana-Caguana	
S: Wethersfield Village LLC	
Book/Page: 70877/19, Date: 08/09/24	
Mtg: Washington Trust Mtg \$520,400	
Term: 2054	
Use: 2-Family Duplex, Lot: 12197sf	
Prior Sale: \$310,000 (09/22)	
317 FOWLER RD	\$426,000
B: Michael K Andrews & Amber L Andrews	
S: Mabry Frank Edward Est & Frank L Mabry	
Book/Page: 70871/165, Date: 08/08/24	
Use: 3 Bdrm Cape Cod, Lot: 89298sf	
Prior Sale: \$305,350 (11/03)	
16 LINKSIDE CT U:16	\$580,000
B: Philip L Roy Jr	
S: Frank J Haskins & Keila A Haskins	
Book/Page: 70870/90, Date: 08/08/24	
Mtg: Bay Equity LLC \$190,000	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$324,000 (08/13)	
122 QUARRY RD U:122	\$450,000
B: Ryan B Donovan & Oktovi H Donovan	
S: Catherine L Barron	
Book/Page: 70868/311, Date: 08/08/24	
Use: 2 Bdrm Condo	
Prior Sale: \$410,000 (06/22)	
127 SCHOOL ST	\$469,000
B: Steven S Bureau & Paola Plazas	
S: Imad Aukra	
Book/Page: 70862/214, Date: 08/07/24	
Mtg: JPMorgan Chase Bank \$454,930	
Term: 2054	
Use: 3 Bdrm Cape Cod, Lot: 45302sf	
Prior Sale: \$459,000 (05/23)	

Oxford

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	67
Median Price	\$397,000	\$410,000

► REAL ESTATE SALES

20 CORBIN RD	\$347,000
B: Carmen V Monserrate & Pablo Monserrate	
S: Calvin W Ferguson	
Book/Page: 70858/163, Date: 08/06/24	
Mtg: Guild Mortgage Co \$329,650	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 8400sf	
Prior Sale: \$120,000 (06/12)	
4 MAID MARION ST	\$510,000
B: Ernane J Mourao & Jusciara C Mourao	
S: Jason P Hight & Chelsea Collins	
Book/Page: 70870/58, Date: 08/08/24	
Mtg: First Natl Bk \$400,000	
Term: 2054	
Use: 4 Bdrm Ranch, Lot: 27841sf	
Prior Sale: \$154,000 (10/14)	

25 WEST ST	\$510,000
B: Jason Hight & Chelsea Collins	
S: David L Moiles	
Book/Page: 70870/289, Date: 08/08/24	
Mtg: Movement Mtg LLC \$240,000	
Term: 2054	
Use: 3 Bdrm Conventional, Lot: 11828sf	

Paxton

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	29
Median Price	\$489,200	\$525,000

► REAL ESTATE SALES

161 SUOMI ST	\$426,000
B: James Hansson & Kara A Hansson	
S: J E Wylie-Mccaffrey, Tr for Bruce K Wylie T	
Book/Page: 70853/108, Date: 08/05/24	
Mtg: Country Bank \$316,800	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 304807sf	

Petersham

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	7
Median Price	\$399,000	\$250,000

► REAL ESTATE SALES

432 N MAIN ST	\$435,000
B: Philip A Thibaudeau	
S: Brian M Scully	
Book/Page: 70851/275, Date: 08/05/24	
Mtg: Cross Country Mtg Inc \$300,000	
Term: 2054	
Use: 2 Bdrm Conventional, Lot: 101930sf	
Prior Sale: \$265,000 (11/18)	

Phillipston

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	14
Median Price	\$380,000	\$375,000

► REAL ESTATE SALES

410 BARRE RD	\$398,888
B: Gordon Duke	
S: Homestead Re Invest LLC	
Book/Page: 70875/74, Date: 08/09/24	
Mtg: Cross Country Mtg Inc \$339,055	
Term: 2054	
Use: 3 Bdrm Ranch, Lot: 20712sf	
Prior Sale: \$100,000 (10/23)	

Princeton

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	23
Median Price	\$600,000	\$560,000

► REAL ESTATE SALES

43 OLD COLONY RD	\$730,000
B: Darryn Oconnell & Bruce C Genga	
S: Gordon Olin	
Book/Page: 70861/260, Date: 08/07/24	
Mtg: Fairway Ind Mtg \$584,000	
Term: 2039	
Use: Residential Developable Land, Lot: 87120sf	
Prior Sale: \$157,500 (12/23)	

Royalston

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	3
Median Price	\$366,250	\$257,000

► REAL ESTATE SALES

22 THE CMN	\$730,000
B: Matthew S Stahl & Mahalia R Stahl	
S: Donald R Stanton & Jeanne Stanton	
Book/Page: 70869/182, Date: 08/08/24	
Mtg: PeoplesBank (Holyoke) \$600,000	
Term: 2054	
Use: 4 Bdrm Colonial, Lot: 246985sf	

Rutland

MARKET STATISTICS THROUGH JULY	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	56
Median Price	\$540,000	\$579,226

► REAL ESTATE SALES

10 LINDSAY LN	\$638,206
B: Jesse Cohen & Emily Cohen	
S: Brice Estates Inc	
Book/Page: 70857/383, Date: 08/06/24	
Mtg: Cornerstone Bank \$500,211	
Term: 2054	
Use: 3 Bdrm Colonial, Lot: 65340sf	
Prior Sale: \$155,000 (07/98)	
455 MAIN ST	\$330,000
B: David A Cronin	
S: Melanie Rochette	
Book/Page: 70873/192, Date: 08/09/24	
Use: 3 Bdrm Colonial, Lot: 65340sf	
Prior Sale: \$155,000 (07/98)	

Shrewsbury

MARKET STATISTICS THROUGH JULY		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	135	175
Median Price	\$620,000	\$710,000

Warren

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	15	21	
Median Price	\$280,000	\$315,000	

► REAL ESTATE SALES

886 BRIMFIELD RD	\$150,000
B: T Rozzen LLC	
S: Gilman Donald E Est & Sylvia Cummings	
Book/Page: 70863/239, Date: 08/07/24	
Use: 3 Bdrn Colonial, Lot: 23522sf	
REED ST	\$30,000
B: Aminata Kamara	
S: Paul J Mcdermott & Amanda Mcdermott	
Book/Page: 70875/333, Date: 08/09/24	
367 REED ST	\$460,000
B: Aminata Kamara	
S: Paul J Mcdermott & Amanda Mcdermott	
Book/Page: 70876/112, Date: 08/09/24	
Mtg: Provident Funding \$367,500	
Term: 2054	
Use: 3 Bdrn Ranch, Lot: 67305sf	
Prior Sale: \$230,000 (08/08)	

Webster

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	76	70	
Median Price	\$355,000	\$397,500	

► REAL ESTATE SALES

96 CHASE AVE.....	\$340,000
B: Michael S Contrastano	
S: Lorraine B Tetreault	
Book/Page: 70865/32, Date: 08/07/24	
Mtg: Milestone Mtg Solutio \$272,000	
Term: 2054	
Use: 2-Family Mlti-Unt Blg, Lot: 6500sf	
4 CROSS CT	\$785,000
B: Danielle Penza	
S: Randy J Stefanik	
Book/Page: 70874/73, Date: 08/09/24	
Mtg: Rockland Tr Co \$706,500	
Term: 2054	
Use: 3 Bdrn Conventional, Lot: 10750sf	
21 LAKEVIEW RD	\$150,000
B: Nph Construction LLC	
S: Webster Ventures LLC	
Book/Page: 70871/268, Date: 08/08/24	
Mtg: Webster Ventures Lic \$447,644	
38 RAY ST U:3.....	\$205,000
B: Jean Y Maitre	
S: Derek C Piekarczyk	
Book/Page: 70874/38, Date: 08/09/24	
Mtg: Radius Financial Grp \$194,750	
Term: 2054	
Use: 2 Bdrn Condo	
Prior Sale: \$144,000 (03/20)	

► FORECLOSURE DEEDS

26 HALL RD	\$250,360
B: Csmc 2019-Rp110 T & Wilmington Svgs Fund Soc	
S: Alice L Chmura & Wilmington Svgs Fund Soc	
Book/Page: 70854/82, Date: 08/05/24	
Use: 3 Bdrn Contemporary, Lot: 30086sf	
Prior Sale: \$168,000 (10/93)	

West Boylston

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	26	39	
Median Price	\$485,000	\$520,000	

► REAL ESTATE SALES

40 CHURCH ST	\$400,000
B: Josimar G Cardoso & Simone Pinheiro	
S: Christian J Gleason & Samantha E Collins	
Book/Page: 70857/324, Date: 08/06/24	
Mtg: First Natl Bk \$320,000	
Term: 2054	
Use: 3 Bdrn Conventional, Lot: 23958sf	
Prior Sale: \$210,000 (09/22)	
7 PEACH TREE ST	\$450,000
B: Emily Scaringello & Nathan Lopes	
S: Barbara L Dion	
Book/Page: 70854/198, Date: 08/05/24	
Mtg: Millbury National Bk \$382,500	
Term: 2054 Rate: 8.6% Type: Adj	
Use: 3 Bdrn Cape Cod, Lot: 15000sf	
Prior Sale: \$102,900 (09/92)	

West Brookfield

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	24	26	
Median Price	\$347,500	\$392,500	

► REAL ESTATE SALES

127 WIGWAM RD	\$30,000
B: Ethan Tetreault	
S: Alton P Button 2nd	
Book/Page: 70872/149, Date: 08/09/24	
Use: Residential Developable Land, Lot: 248728sf	

Westborough

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	64	76	
Median Price	\$807,500	\$789,950	

► REAL ESTATE SALES

25 OAK ST	\$845,000
B: Christopher Goyette & Sara Goyette	
S: Biren Patel & Kruti Tilva	
Book/Page: 70857/164, Date: 08/06/24	
Mtg: HarborOne Mortgage \$626,000	
Term: 2054	
Use: 2 Bdrn Colonial, Lot: 15756sf	
Prior Sale: \$530,000 (07/20)	
6405 PETERS FARM WAY U:6405	\$505,000
B: Patricia A Gagne	
S: Pulte Hm Of New Eng LLC	
Book/Page: 70851/176, Date: 08/05/24	
Use: Possible New Construction	
11211 PETERS FARM WAY U:11211 ...	\$445,000
B: Michael Karol	
S: Principe Andrew M Est & Thomas A Principe	
Book/Page: 70859/167, Date: 08/06/24	
Mtg: Digital FCU \$302,000	
Term: 2054	
Use: 1 Bdrn Condo	
11403 PETERS FARM WAY U:11403 ...	\$429,995
B: Laura C Melo	
S: Pulte Hm Of New Eng LLC	
Book/Page: 70851/158, Date: 08/05/24	
Use: 1 Bdrn Condo	
19 SHEFFIELD WAY U:19	\$715,000
B: Brendan P Lynch, Tr for Lynch Rt	
S: Scott C Mcmanus, Tr for 19 Sheffield Way Rt	
Book/Page: 70869/173, Date: 08/08/24	
Use: 2 Bdrn Condo	
Prior Sale: \$517,000 (06/20)	

Winchendon

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	67	58	
Median Price	\$350,000	\$377,500	

► REAL ESTATE SALES

220 GLENALLEN ST.....	\$160,000
B: Todd Schneberk & Mary Cheffers	
S: Deming Robert W Est & William A Deming	
Book/Page: 70857/355, Date: 08/06/24	
Use: 2 Bdrn Old Style, Lot: 7405sf	
Prior Sale: \$57,000 (02/04)	
88 HIGH ST	\$489,000
B: Geoffrey The & Lio The	
S: Vincent Destefano & Emily Stone	
Book/Page: 70862/51, Date: 08/07/24	
Use: 4 Bdrn Old Style, Lot: 261360sf	
Prior Sale: \$375,000 (12/20)	
233 MAIN ST	\$350,000
B: Iron Key Enterprises LLC	
S: Elvin A Dugan Jr & Deborah E Dugan	
Book/Page: 70852/286, Date: 08/05/24	
Use: 2-Family Two Family, Lot: 228690sf	
154 MILL ST	\$420,000
B: Luis A Ruiz & Dawn Gillespie	
S: Kent Yang & Ka L Thao	
Book/Page: 70858/288, Date: 08/06/24	
Mtg: Geneva Financial LLC \$412,392	
Term: 2054	
Use: 4 Bdrn Colonial, Lot: 17424sf	
Prior Sale: \$312,000 (01/21)	

Worcester

MARKET STATISTICS THROUGH JULY			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	498	489	
Median Price	\$383,250	\$415,000	

► REAL ESTATE SALES

2 ADELLE CIRCUIT	\$375,000
B: Zhuofeng Wu	
S: Ryann K Stockman	
Book/Page: 70868/97, Date: 08/08/24	
Mtg: Drew Mortgage AssnInc \$294,000	
Term: 2054	
Use: 3 Bdrn Conventional, Lot: 11500sf	
Prior Sale: \$255,000 (09/20)	
87 AIRLIE ST	\$340,000
B: Hui Li & Tongzhang Jiang	
S: Carolyn D Howard	
Book/Page: 70859/129, Date: 08/06/24	
Use: 3 Bdrn Cape Cod, Lot: 7200sf	
43 ARDMORE RD	\$575,000
B: Vivian A Gyimah & Cynthia Edusei	
S: Gideon Bahir-Maschler & Vanessa L Gunter	
Book/Page: 70875/102, Date: 08/09/24	
Mtg: Guaranteed Rate Affin \$546,250	
Term: 2054	
Use: 3 Bdrn Ranch, Lot: 10100sf	
Prior Sale: \$282,000 (06/12)	
12 BAY STATE RD	\$630,000
B: Jason Rowell	
S: Jason Lo & Xin Xin	
Book/Page: 70869/100, Date: 08/08/24	
Mtg: Fall River Five Cents \$472,500	
Term: 2054	
Use: 2-Family Two Family, Lot: 11546sf	
Prior Sale: \$307,000 (07/15)	
30 BEECHMONT ST	\$226,000
B: New England Hm Buyers LLC	
S: Jon Kachadoorian & Thomas Kachadoorian	
Book/Page: 70873/151, Date: 08/09/24	
Use: 4 Bdrn Cape Cod, Lot: 12616sf	
39 BEECHMONT ST	\$374,000
B: Katharine Nault & Benjamin R Getchell	
S: Jason P Flanagan & Haley A Baron	
Book/Page: 70868/138, Date: 08/08/24	
Mtg: JPMorgan Chase Bank \$280,500	
Term: 2054	
Use: 2 Bdrn Ranch, Lot: 12033sf	
Prior Sale: \$166,000 (06/09)	
3 BROOKLINE ST	\$875,000
B: Ermani Properties LLC	
S: Gregory P Hevey	
Book/Page: 70869/346, Date: 08/08/24	
Mtg: Webster First FCU \$700,000	
Use: Apartment Bldg - 4-8 Units, Lot: 10973sf	
Prior Sale: \$255,000 (02/12)	
9 BUTLER ST	\$350,000
B: Robert Z Moseley	
S: Gancarz Boleslaw J Est & Michael Gancarz	
Book/Page: 70865/237, Date: 08/07/24	
Use: 3 Bdrn Ranch, Lot: 8736sf	
Prior Sale: \$350,000 (12/23)	
15 CASPAR ST	\$320,000
B: Central City Prop LLC	
S: James K Njuguna	
Book/Page: 70853/194, Date: 08/05/24	
Mtg: Genesis Capital Lic \$285,000	
Use: 3 Bdrn Conventional, Lot: 8000sf	
Prior Sale: \$209,600 (01/18)	
5 CONVERSE ST	\$500,000
B: Umass Memorial Realty Inc	
S: Elizabeth A Giguere & Michael R Giguere	
Book/Page: 70854/37, Date: 08/05/24	
Use: Parking Lot, Lot: 6650sf	
17 CONVERSE ST	\$500,000
B: Umass Memorial Realty Inc	
S: Elizabeth A Giguere & Michael R Giguere	
Book/Page: 70854/37, Date: 08/05/24	
Use: Mixed Use-Prim Comm & Resd, Lot: 4947sf	
9 DAVIS ST	\$34,100
B: Metro W Greater Worcester	
S: Worcester City Of	
Book/Page: 70864/291, Date: 08/07/24	
Use: County/Municipality Property, Lot: 4017sf	
171 DELMONT AVE	\$640,000
B: Sankalpa Kattel & Suman Panta	
S: James E Powers 3rd	
Book/Page: 70875/346, Date: 08/09/24	
Mtg: Leader Bank NA \$618,640	
Term: 2054	
Use: 2-Family Two Family, Lot: 9500sf	
Prior Sale: \$125,000 (01/98)	
44 ELM ST U:305.....	\$260,000
B: Brenda P Correa & Barbara P Correa	
S: David Liu & Denise Liu	
Book/Page: 70876/79, Date: 08/09/24	
Mtg: Equity Prime Mtg \$208,000	
Term: 2054	
Use: 1 Bdrn Condo	
Prior Sale: \$168,000 (10/20)	
15 ELMWOOD ST	\$443,000
B: Sage M Williams & Jarod J Tessier	
S: Kimberly W Boya & Ryan M Boya	
Book/Page: 70872/354, Date: 08/09/24	
Mtg: Cross Country Mtg Inc \$420,850	
Term: 2054	
Use: 3 Bdrn Conventional, Lot: 4841sf	
Prior Sale: \$380,000 (04/22)	
34 FAIRFIELD ST	\$571,500
B: Robert S Sonneveldt & Gwyneth E Sonneveldt	
S: 3 Norwood St Assoc LLC	
Book/Page: 70876/240, Date: 08/09/24	
Mtg: JPMorgan Chase Bank \$457,000	
Term: 2054 Rate: 6.0% Type: Adj	
Use: 2-Family Two Family, Lot: 14073sf	
Prior Sale: \$330,000 (05/21)	
41 FLAGG ST	\$536,000
B: Elisabeth A Mai & Andy Mai	
S: Owen J Mccarthy	
Book/Page: 70873/113, Date: 08/09/24	
Mtg: HarborOne Mortgage \$509,200	
Term: 2054	
Use: 3 Bdrn Tudor, Lot: 7951sf	
Prior Sale: \$387,000 (09/20)	

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

DICICCO, Pamela J, 588 Teaticket Hwy, Falmouth, 02536 D:08/12/24 Case#: 24-11622

Osterville

LYONS, Suellen A, 16 Curry Ln, Osterville, 02655-1709 D:08/16/24 Case#: 24-11652

BRISTOL FALL RIVER

Fall River

DEALMEIDA, Kassandra M, 3960 N Main St U:4, Fall River, 02720-1676 D:08/14/24 Case#: 24-11638

BRISTOL NORTH

North Attleboro

ARNOLD, Ernest Robert, 190 Fisher St U:1, North Attleboro, 02760-1821 D:08/16/24 Case#: 24-11651

BRISTOL SOUTH

Acushnet

CRUZ, Ryan G, 28 Harbeck St, Acushnet, 02743 D:08/14/24 Case#: 24-11640

New Bedford

RIZK, Lilian J, 27 Clark St, New Bedford, 02740 D:08/12/24 Case#: 24-11615

ESSEX SOUTH

Beverly

MCDONOUGH, Tracy, 15 Radcliffe Rd, Beverly, 01915 D:08/16/24 Case#: 24-11662

Gloucester

QUAGENTI, Andrea Marie, 27 Martin Ave, Gloucester, 01930 D:08/13/24 Case#: 24-11629

Lynn

TRITTO, Janice, 33-A Jackson St U:203, Lynn, 01902 D:08/16/24 Case#: 24-11657

Peabody

NOLAN, Donna Marie, 6 Mansfield St, Peabody, 01960 D:08/15/24 Case#: 24-11646
STANLEY, Susan Ellen, 261 Newbury St, Peabody, 01960-1315 D:08/16/24 Case#: 24-11658

FRANKLIN

Orange

WHITE, Cristy Lee, 23 Gay St, Orange, 01364 D:08/13/24 Case#: 24-30408

Shutesbury

MYERS, James Alan, 87 Locks Pond Rd, Shutesbury, 01072 D:08/15/24 Case#: 24-30415

HAMPDEN

Holyoke

MUIR, Marie L, 362 High St, Holyoke, 01040-6501 D:08/16/24 Case#: 24-30416

Springfield

OBRIEN, Noah, 26 Eddy St, Springfield, 01104-2631 D:08/14/24 Case#: 24-30412

RIJO, Raquel, 47 Dorset St, Springfield, 01108-2817 D:08/14/24 Case#: 24-30413

Wilbraham

MORIARTY, Marshall T, 21 Mountainbrook Rd, Wilbraham, 01095 D:08/15/24 Case#: 24-30414

HAMPSHIRE

Hadley

GULLAND, Janice L, 8 Stockwell Rd U:2, Hadley, 01035-9644 D:08/12/24 Case#: 24-30404

Northampton

SCOTT, Bonnie, 56 Maple St U:211, Northampton, 01062-1233 D:08/16/24 Case#: 24-30419

Southampton

MOORE-HIMMELMAN, Julia, 26-A East St, Southampton, 01073-9412 D:08/12/24 Case#: 24-30405

MIDDLESEX NORTH

Billerica

THOMAS, Terry Tim, 33 Franklin St, Billerica, 01862-1441 D:08/12/24 Case#: 24-40829

MIDDLESEX SOUTH

Everett

FREIRE, Kaue S, 9 Forest Ave U:2, Everett, 02149-2603 D:08/12/24 Case#: 24-11614

LUNDBERG, Amber, 42 Calhoun Ave, Everett, 02149-5238 D:08/16/24 Case#: 24-11653

Framingham

SANTOS, Robson S, 12 Whitney Ave, Framingham, 01702-7207 D:08/12/24 Case#: 24-40826

Marlborough

STAFFORD, Ralph M, 24 Hancock St, Marlborough, 01752 D:08/16/24 Case#: 24-40838

Reading

HALL, Dorene Elizabeth, 237 Salem St, Reading, 01867-2675 D:08/13/24 Case#: 24-11634

Waltham

ASH, Jason D, 40 Whitman Rd, Waltham, 02453-6918 D:08/16/24 Case#: 24-11656

NORFOLK

Quincy

LEWIS-ORLA, Joan Pauline, 5 Overlook Rd, Quincy, 02169 D:08/14/24 Case#: 24-11635

TROUP, Teresa, 550 Victory Rd U:507, Quincy, 02171-3106 D:08/16/24 Case#: 24-11654

Westwood

WARD, Kimberly M, 103 Hillview Rd, Westwood, 02090 D:08/15/24 Case#: 24-11644

PLYMOUTH

Bridgewater

BERRY, Brittney, 5 Lakeshore Ctr U:110, Bridgewater, 02324-1057 D:08/15/24 Case#: 24-11647

Brockton

MURPHY, Gavina, 642 Ash St, Brockton, 02301 D:08/16/24 Case#: 24-11661

Marshfield

TEGAN, Robert H, 19 Fox Run, Marshfield, 02050-2269 D:08/13/24 Case#: 24-11623

Plymouth

GODEK, Kevin J, 26 Atlantic St, Plymouth, 02360 D:08/15/24 Case#: 24-11643

HURLEY, Shawna Marie, 473 Lunns Way, Plymouth, 02360 D:08/16/24 Case#: 24-11663

OKEEFE-GETTINGS, Mary C, 79-1/2 Court St, Plymouth, 02360-3823 D:08/15/24 Case#: 24-11645

SUFFOLK

Brighton

ALFRED, Talibah, 375 Market St U:105, Brighton, 02135-2754 D:08/13/24 Case#: 24-11630

East Boston

PIMENTEL-DIAZ, Elena M, 40 Vallar Rd U:205, East Boston, 02128-1032 D:08/16/24 Case#: 24-11655

Jamaica Plain

LARA, Denise, 5 McBride St U:201, Jamaica Plain, 02130-3226 D:08/15/24 Case#: 24-11649

SILVA, Christie Marie, address unknown, Jamaica Plain, 02130 D:08/12/24 Case#: 24-11648

SILVA, Christie Marie, address unknown, Jamaica Plain, 02130 D:08/12/24 Case#: 24-30406

Revere

SPINA, Samuel Peter, 56 Ambrose St, Revere, 02151 D:08/16/24 Case#: 24-11660

South Boston

DEVLIN, Russell J, 718 E 2nd St, South Boston, 02127-2317 D:08/12/24 Case#: 24-11611

WORCESTER

Charlton

LOCONTO, Monique A, 105 Ramshorn Rd, Charlton, 01507 D:08/13/24 Case#: 24-40833

Holden

DAGGETT ELECTRIC LLC, 512 Main St, Holden, 01520-1756 D:08/12/24 Case#: 24-40828

Northbridge

RIKER, Joanne, 128 Clubhouse Ln U:128, Northbridge, 01534 D:08/13/24 Case#: 24-40834

Worcester

SEKYERE, Dominic O, 8 Russell Calvin Dr, Worcester, 01605 D:08/16/24 Case#: 24-40839

WORCESTER NORTH

Ashburnham

BISI-DUARTE, Alejandro R, 14 Bray Ave, Ashburnham, 01430 D:08/15/24 Case#: 24-40835

Leominster

BERGERON, Andrew Steven, 1316 Elm St, Leominster, 01453 D:08/13/24 Case#: 24-40830

STOCKWELL, Kerry Ann, 164 Spruce St U:2, Leominster, 01453-6031 D:08/16/24 Case#: 24-40841

Chapter 13 Bankruptcies

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

These allow for an adjustment of debt. An individual with a regular income proposes a plan to pay off debts from future earnings over a period of time between three to five years. Usually these payments are in full satisfaction of the debt, but may be a percentage of them. Upon completion, the debtor receives a discharge of all debts covered by the plan except child support and alimony, if applicable.

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

BARNSTABLE

Eastham

UCCELLO, Alison A, 1890 Bridge Rd, Eastham, 02642-3213 D:08/14/24 Case#: 24-11632

BRISTOL FALL RIVER

Fall River

PACHECO, Robert C, 298 Tower St, Fall River, 02724 D:08/14/24 Case#: 24-11637

Somerset

MCKEE, Darlene S, 248 Irving Ave, Somerset, 02726 D:08/14/24 Case#: 24-11641

BRISTOL NORTH

Norton

OLIVER, Kathleen Ann, 105 Plain St, Norton, 02766 D:08/13/24 Case#: 24-11625

BRISTOL SOUTH

Acushnet

DESOUZA, Deborah L, 9 Mallory St, Acushnet, 02743-1435 D:08/12/24 Case#: 24-11621

HAMPDEN

Springfield

OTOOLE-ROSELLI, Jeffrey J, 118 Wait St, Springfield, 01104 D:08/16/24 Case#: 24-30417

HAMPSHIRE

Easthampton

GOUGEON, David, 10 Lewandowski Ave, Easthampton, 01027 D:08/14/24 Case#: 24-30410

Northampton

HASELKORN, Scott, 60 Emerson Way, Northampton, 01062 D:08/13/24 Case#: 24-30409

Ware

SOUZA, Danielle Marie, 5 Crescent Ter, Ware, 01082 D:08/16/24 Case#: 24-30418

MIDDLESEX NORTH

Billerica

CASCIO, Christine A, 59 Tower Farm Rd, Billerica, 01821 D:08/16/24 Case#: 24-40840

MIDDLESEX SOUTH

Belmont

CHOI, Seung Hi, 34-36 Wiley Rd, Belmont, 02478 D:08/11/24 Case#: 24-11609

Medford

ORETO, Ronald, 26 Rockwell Ave, Medford, 02155 D:08/13/24 Case#: 24-11624

Woburn

ROSS, Scott A, 300 Reed St, Woburn, 01801 D:08/12/24 Case#: 24-11617

NORFOLK

Bellingham

BERTONE, Aislyn, 221 Ruthellen Rd, Bellingham, 02019 D:08/15/24 Case#: 24-40837

Holbrook

FORRESTER, Scott A, 27 Linfield St, Holbrook, 02343 D:08/12/24 Case#: 24-11610

Quincy

LAMOTTE, Trevor, 10 Eaton Rd, Quincy, 02169 D:08/14/24 Case#: 24-11639

Randolph

ESTRELLA, Diane Mary, 46 Wilmarth Rd, Randolph, 02368 D:08/12/24 Case#: 24-11616

Wrentham

GATELY, Jacqueline Maureen, 277 Chestnut St, Wrentham, 02093 D:08/13/24 Case#: 24-11631

PLYMOUTH

Brockton

BROWN, Judith M, 146 Court St U:608, Brockton, 02302 D:08/13/24 Case#: 24-11627

Halifax

GOODMAN, Mark David, 28 White Island Rd, Halifax, 02338-1142 D:08/13/24 Case#: 24-11628

Hanson

MOUNTCASTLE, John R 5th , 647 Monponsett St, Hanson, 02341 D:08/12/24 Case#: 24-11618

Hull

BUCKLEY, Stephen, PO Box 351, Hull, 02045 D:08/14/24 Case#: 24-11636

Middleboro

TUBMAN, Ryan C, 146 Sachem St, Middleboro, 02346 D:08/12/24 Case#: 24-11613

Plymouth

CHAFE, Daniel, 66 Stockade Path, Plymouth, 02360 D:08/12/24 Case#: 24-11619

COBB

COBB, Matthew N, 212 Bournehurst Dr, Plymouth, 02360 D:08/13/24 Case#: 24-11626

Wareham

CURRY, Paula, 6 Donald St, Wareham, 02576 D:08/16/24 Case#: 24-11659

HASTINGS, Jason P, 11 7th Ave, Wareham, 02571 D:08/12/24 Case#: 24-11612

SUFFOLK

Dorchester

POINDEXTER, Theresa, 8 Michigan Ave, Dorchester, 02121 D:08/14/24 Case#: 24-11633

Revere

COLON, Ismael A, 9 Dunn Rd, Revere, 02151 D:08/12/24 Case#: 24-11620

Roslindale

LUCIEN, Marck E, 16 Charme Ave U:2, Roslindale, 02131-3113 D:08/15/24 Case#: 24-11642

WORCESTER

Southbridge

BENOIT, Nancy Cecilia, 16 Old Sturbridge Rd, Southbridge, 01550-1126 D:08/12/24 Case#: 24-40825

Worcester

CHARBONNEAU, Roy Melvin, 3 Palace Gardens Rd, Worcester, 01607-1721 D:08/13/24 Case#: 24-40832

LABA, Jane L, 26 Loxwood St, Worcester, 01604-4518 D:08/12/24 Case#: 24-40827

MANU, Nathaniel B, 113 Santoro Rd, Worcester, 01606 D:08/13/24 Case#: 24-40831

WORCESTER NORTH

Leominster

RODRIGUEZ, Chong O, 179 Old Farm Rd, Leominster, 01453 D:08/15/24 Case#: 24-40836

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#).

BERKSHIRE MIDDLE

Pittsfield

TCI HOLDINGS LLC, 64 Bartlett Ave, Pittsfield, 01201 D:08/14/24 Case#: 24-30411

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.

BERKSHIRE NORTH

North Adams

BIRCHALL, Richard G, PO Box 1796, North Adams, 01247 D:08/05/24 Tax:1040 Amt: \$98,949

BERKSHIRE SOUTH

Great Barrington

VALDES, Yezid, 21 Blunt Rd, Great Barrington, 01230-9023 D:08/07/24 Tax:1040 Amt: \$90,381

BRISTOL SOUTH
Fairhaven
PRATT, Chevonne, 55 Seaview Ave, Fairhaven, 02719-2315 D:08/07/24 Amt:\$18,325
New Bedford
BESSE, Corry, 40 W Hill Rd, New Bedford, 02740-1865 D:08/07/24 Amt:\$23,505
SOUZA, Hailey, 72 Adams St, New Bedford, 02746-1456 D:08/07/24 Amt:\$1,191
Westport
JAYKAY INC, 618 Sanford Rd, Westport, 02790-4017 D:08/07/24 Amt:\$24,313
ESSEX NORTH
Andover
BROSNAHAN, Daniel, 16 Samos Ln, Andover, 01810-2836 D:08/07/24 Amt:\$15,412
Lawrence
DELROSARIO, Gregory, 322 Ames St, Lawrence, 01841-4113 D:08/07/24 Amt:\$14,540
GUILLLOTY, Axel C, 300 Canal St, Lawrence, 01840-1420 D:08/07/24 Amt:\$15,147
JLARATRUCKING LLC, 4 Zanni Ave, Lawrence, 01843-3312 D:08/07/24 Amt:\$11,163
MIGUEL AUTO CLEANING & TI, 106 Bradford Rd, Lawrence, 01842 D:08/07/24 Amt:\$3,222
PARKER, Jane, 110 Thoreau Way, Lawrence, 01843-3855 D:08/07/24 Amt:\$7,973
Methuen
SANCHEZ, Julio, 92 Birchwood Rd, Methuen, 01844-4516 D:08/07/24 Amt:\$9,405

ESSEX SOUTH
Beverly
DWINNELL, Debra, 55 Essex St, Beverly, 01915-4642 D:08/07/24 Amt:\$30,341
WICKED FITTED LLC, 445 Rantoul St, Beverly, 01915-3210 D:08/07/24 Amt:\$12,185
Danvers
ALVES, Darcynea T, 41 Garden St, Danvers, 01923-1430 D:08/07/24 Amt:\$2,999
ALVES, Paulo, 41 Garden St, Danvers, 01923-1430 D:08/07/24 Amt:\$2,999
Gloucester
MJ GLOUCESTER INC, 218 Main St, Gloucester, 01930-6018 D:08/07/24 Amt:\$21,550
Hamilton
HARGRAVE 3rd, Mark, 332 Bridge St, Hamilton, 01982-1422 D:08/07/24 Amt:\$16,974
Lynn
CANTIN, Joseph E, 98 South St, Lynn, 01905-2844 D:08/07/24 Amt:\$27,895
ESPINAL, Andres, 71 Ford St, Lynn, 01904-2925 D:08/07/24 Amt:\$15,239
TEJADA HM IMPROVEMENT INC, 6 Carlton St, Lynn, 01902-3564 D:08/07/24 Amt:\$8,903
Lynnfield
JIMENEZ, Wilfredo, 505 Lowell St, Lynnfield, 01940-1647 D:08/07/24 Amt:\$106
Manchester
381 REVERE BEACH LLC, 6 Highwood Rd, Manchester, 01944-1012 D:08/07/24 Amt:\$3,633
MAMA LUC LLC, 26 Central St, Manchester, 01944-1363 D:08/07/24 Amt:\$3,570
WOOD, Maryann, 6 Highwood Rd, Manchester, 01944-1012 D:08/07/24 Amt:\$44,332
Peabody
ANTUNES, Elisha, 25 Shore Rd, Peabody, 01960 D:08/07/24 Amt:\$11,859
JETER, Erik, 26 Clement Ave, Peabody, 01960-6129 D:08/07/24 Amt:\$5,545
RUAS, Denes, 36 Union St, Peabody, 01960-4432 D:08/07/24 Amt:\$14,969
Rowley
DAWKINS, Russell, 22 Mehaffey Ln, Rowley, 01969-2500 D:08/07/24 Amt:\$21,168
Salisbury
ROBERTSON, Gary, 514 N End Blvd, Salisbury, 01952-1737 D:08/07/24 Amt:\$7,311
Saugus
JOLLY, Jack, 76 Lincoln St, Saugus, 02176-3205 D:08/07/24 Amt:\$13,010
Wenham
ARTHUR, David, 48 Monument St, Wenham, 01984-1309 D:08/07/24 Amt:\$4,889

HAMPDEN
Agawam
WEBER, Jenny, 58 Kensington St, Agawam, 01030-2218 D:08/07/24 Amt:\$54,984
Longmeadow
JIMENEZ, Lourdes, 74 Riverview Ave, Longmeadow, 01106-1317 D:08/07/24 Amt:\$25,204
Springfield
ARTIST CAFE LLC, 24 Florida St, Springfield, 01109-3903 D:08/07/24 Amt:\$5,505
West Springfield
VILLEMAIRE, Kenneth, 134 Meadowbrook Rd, West Springfield, 01001-3355 D:08/07/24 Amt:\$16,565
Westfield
BOZAK, Stephen, 7 Williams Way, Westfield, 01085-1181 D:08/07/24 Amt:\$31,626
Wilbraham
MCCARTHY, James, 14 Highridge Rd, Wilbraham, 01095-2307 D:08/07/24 Amt:\$45,205
HAMPSHIRE
Easthampton
HARRILEE LLC, 3 Briggs St, Easthampton, 01027-1719 D:08/08/24 Amt:\$13,767
Northampton
WEBER, Jenny, 2 Conz St, Northampton, 01060-4440 D:08/08/24 Amt:\$54,984
Ware
LLG LLC, 91 Main St, Ware, 01082-3100 D:08/08/24 Amt:\$22,010

MIDDLESEX NORTH
Billerica
KEIKIAN, Izabelle, 29 Parkway Ave, Billerica, 01821-1554 D:08/07/24 Amt:\$3,318
KEIKIAN, Raffi, 29 Parkway Ave, Billerica, 01821-1554 D:08/07/24 Amt:\$3,318
TRABUCCO, Stephen, 18 Pines Rd, Billerica, 01821-5180 D:08/07/24 Amt:\$138,773

Dracut
KIMBOROWICZ, Corey, 45 Champlain St, Dracut, 01826-3946 D:08/07/24 Amt:\$18,023
KIMBOROWICZ, Heidi, 45 Champlain St, Dracut, 01826-3946 D:08/07/24 Amt:\$18,023
Lowell
CONNERS, Adriane, 440 Stevens St, Lowell, 01851-3608 D:08/07/24 Amt:\$18,889
LIZARDO, Jerson, 145 Moore St, Lowell, 01852-5006 D:08/07/24 Amt:\$25,158
SILVA, Alex S, 11 Marshall St, Lowell, 01851-1912 D:08/07/24 Amt:\$4,949
SIN, Phana, 110 Branch St, Lowell, 01851-1835 D:08/07/24 Amt:\$2,883
TRABUCCO, Stephen, 2 Wood Ct, Lowell, 01851-3732 D:08/07/24 Amt:\$138,773

MIDDLESEX SOUTH
Arlington
DUPONT, Carla & Roger Dupont, 165 Highland St, Arlington, 02475 D:08/07/24 Amt:\$14,878
DUPONT, Roger A, 165 Highland St, Arlington, 02475 D:08/07/24 Amt:\$14,878
Bedford
EVOLVE GROUP HOLDINGS LLC, 34 Crosby Rd, Bedford, 02421-7406 D:08/07/24 Amt:\$15,738
GICCA, Francis, 16 Fox Run Rd, Bedford, 01730-1104 D:08/07/24 Amt:\$22,809
Belmont
CRAFT BEER INITIATIVE LLC, 87 Leonard St, Belmont, 02478-2511 D:08/07/24 Amt:\$44,500
Boxboro
JHA, Vivek, 24 Spencer Rd, Boxboro, 01719-1311 D:08/07/24 Amt:\$15,522
Cambridge
FACTOR TECHNOLOGY INC, 51 Fairfield St, Cambridge, 02140-1910 D:08/07/24 Amt:\$5,445
Everett
JC SMOOTHIES INC & Juan Aguilar, 14 Dane St, Everett, 02149-3310 D:08/07/24 Amt:\$97,112
MARQUES PAINTING INC, 27 Myrtle St, Everett, 02149-1514 D:08/07/24 Amt:\$2,072
MELO, Lucas F, 600 Broadway, Everett, 02149-3743 D:08/07/24 Amt:\$12,939
SANTOS, Victor, 56 Nichols St, Everett, 02149-4910 D:08/07/24 Amt:\$9,963
YASAI BOWL INC, 342 Ferry St, Everett, 02149-5602 D:08/07/24 Amt:\$13,671

Framingham
ALLIA, Gino, 17 Daniels Rd, Framingham, 01701-2703 D:08/07/24 Amt:\$2,962
CIGAR ONE INC, 17 Daniels Rd, Framingham, 01701-2703 D:08/07/24 Amt:\$173,574
Holliston
CARNEY, Maureen A, 154 Locust St, Holliston, 01746-1338 D:08/07/24 Amt:\$21,518
Medford
PINCUS, Autumn, 11 Turell Rd, Medford, 02155-3122 D:08/07/24 Amt:\$3,583
TUFTS, Marybeth, 551 Riverside Ave, Medford, 02155-5050 D:08/07/24 Amt:\$101,817
TUFTS, Peter M, 551 Riverside Ave, Medford, 02155-5050 D:08/07/24 Amt:\$101,817
Natick
HAYES, David, 10 Sylvia Ave, Natick, 01760-4118 D:08/07/24 Amt:\$12,684
Newton
FARMSTEAD TABLE LLC, 71 Union St, Newton, 02459-2224 D:08/07/24 Amt:\$91,389
POLANCO, Arnulfo, 42 Boylston Rd, Newton, 02461-1809 D:08/07/24 Amt:\$7,032
Shirley
LUCIANO, Christopher, 4 Hunters Ln, Shirley, 01464-2329 D:08/07/24 Amt:\$24,839
VLAHOS, Joseph, 27 Leominster Rd, Shirley, 01464-2006 D:08/07/24 Amt:\$19,755
Somerville
FERNANDEZ, Monia, 20 Prospect St, Somerville, 02143-3418 D:08/07/24 Amt:\$12,560
MCCAFFERY, Michael, 60 Pearson Rd, Somerville, 02144-1315 D:08/07/24 Amt:\$28,670
Stoneham
MCSHANE, Lisa, 2 Marion St, Stoneham, 02180-1445 D:08/07/24 Amt:\$28,774
Stow
RANALLI, Matthew, 217 Hudson St, Stow, 01775 D:08/07/24 Amt:\$19,672
Winchester
DUQUE, Catalina, 28 Church St, Winchester, 01890-2502 D:08/07/24 Amt:\$1,000
Woburn
SILVA, Tais C, 111 Locust St, Woburn, 01801-3840 D:08/07/24 Amt:\$29,629

NORFOLK
Brookline
CURLEY, Ericka & Ericka Harindranath, 10 Greenway Ct, Brookline, 02446-3333 D:08/07/24 Amt:\$98,551
Canton
KYRIAZIS, Vasilios, 40 Emerson Rd, Canton, 02021-2497 D:08/07/24 Amt:\$7,868
MONTEIRO, Danison, 104 Turnpike St, Canton, 02021-1305 D:08/07/24 Amt:\$23,292
Dedham
DIAS, Laryssa, 30 Ames St, Dedham, 02026-1879 D:08/07/24 Amt:\$11,595
Franklin
CAVALLARO SIGNS INC, 305 Union St, Franklin, 02038-2435 D:08/07/24 Amt:\$16,783
Holbrook
IRR, Eric, 36 S Franklin St, Holbrook, 02343-1421 D:08/07/24 Amt:\$17,892
Medway
CERVANTES, Roy, 23 Vernon Rd, Medway, 02053-1307 D:08/07/24 Amt:\$44,275
Needham
WOLFE, Marlene, 58 Webster St, Needham, 02494-2408 D:08/07/24 Amt:\$5,276
Quincy
MCDONOUGH, Sean, 116 Turnpike St, Quincy, 02169 D:08/07/24 Amt:\$4,038
Randolph
CRAWFORD, Kenneth D, 29 Vine St, Randolph, 02368-3421 D:08/07/24 Amt:\$10,891
CRAWFORD, Robin N, 29 Vine St, Randolph, 02368-3421 D:08/07/24 Amt:\$10,891

Stoughton
OZTURK, Kimberly, 27 Meadowood Dr, Stoughton, 02072-4936 D:08/07/24 Amt:\$2,793
Walpole
SULLIVAN, Kathryn, 24 Glenwood Ave, Walpole, 02081-2827 D:08/07/24 Amt:\$12,610
Weymouth
BURNHAM, Michael, 8 Lincoln St, Weymouth, 02191-1807 D:08/07/24 Amt:\$17,083
DORAN, Dermot, 971 Washington St, Weymouth, 02189-1928 D:08/07/24 Amt:\$84,285
SWANSON, Ann M, 131 Columbian St, Weymouth, 02190-1601 D:08/07/24 Amt:\$12,251
SWANSON, Jared, 131 Columbian St, Weymouth, 02190-1601 D:08/07/24 Amt:\$12,251
Wrentham
FEDERICO, Bruce, 22 William Galvin Way, Wrentham, 02093-2213 D:08/07/24 Amt:\$12,422

WORCESTER
Barre
FAUCHER, Sarah, 298 Oakham Rd, Barre, 01005-9003 D:08/07/24 Amt:\$4,534
Clinton
FERNANDES, Juliano, 376 Water St, Clinton, 01510-2301 D:08/07/24 Amt:\$1,045,730
Dudley
ZURAWSKI, Marcin, 31 Fairview Ave, Dudley, 01571-3405 D:08/07/24 Amt:\$15,525
Grafton
LAKEVIEW HOUSE OF PIZZA I, 78 Worcester St, Grafton, 01536-1045 D:08/07/24 Amt:\$16,296
Hopedale
LANGDON, Tanya, 2 Cemetery St, Hopedale, 01747-1812 D:08/07/24 Amt:\$3,999
Milford
DEFREITAS, Vinicius, 243 Purchase St, Milford, 01757-1123 D:08/07/24 Amt:\$12,236
Shrewsbury
BRODEUR, Michel, 24 Francis St, Shrewsbury, 01536-1220 D:08/07/24 Amt:\$8,317
Sutton
FILHO, Oswaldo, 102 Singletary Ave, Sutton, 01590-1839 D:08/07/24 Amt:\$12,554
MONTENARIO, Raquel M, 102 Singletary Ave, Sutton, 01590-1839 D:08/07/24 Amt:\$12,554
Westborough
AMARAL, Bruno, 2304 Windsor Ridge Dr, Westborough, 01581-2348 D:08/07/24 Amt:\$96,920
Worcester
LABOUEF, Jayson, 128 Sears Island Dr, Worcester, 01606-3524 D:08/07/24 Amt:\$25,034
MISSION MA LLC, 640 Lincoln St, Worcester, 01605-2011 D:08/07/24 Amt:\$13,630

WORCESTER NORTH
Fitchburg
F&J CONTRACTING SVC LLC, 270 Ashburnham Rd, Fitchburg, 01420 D:08/07/24 Amt:\$10,171
SANTOS, Anderson, 5 Crown St, Fitchburg, 01420-5411 D:08/07/24 Amt:\$1,045,730
Leominster
FORCE CORP, 20 Main St, Leominster, 01453-5502 D:08/07/24 Amt:\$1,045,730

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

HAMPDEN
Springfield
MILLER, Monnay, 29 George St U:2, Springfield Plaintiff: Crosskey Architects LLC D:08/07/24 Amt:\$16,133
MILLER REALITY LLC, 29 George St U:2, Springfield Plaintiff: Crosskey Architects LLC D:08/07/24 Amt:\$16,133
MIDDLESEX SOUTH
Concord
PECK, Corey S, 37 Shirley St, Concord Plaintiff: Concord Lumber Corp D:08/08/24 Amt:\$24,000
Reading
SANDBERG, Peter & Brian Sandberg, 896 Main St, Reading Plaintiff: Anita M Reinold D:08/06/24 Amt:\$5,000
SUFFOLK
Hyde Park
KENNEY, Bernard, 29 Magee St, Hyde Park Plaintiff: Terri Ware D:08/09/24 Amt:\$150,000

Petitions to Foreclose
<i>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.</i>
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
Brewster
74 Ebenezar Ln
Owner:Brian Good L:Finance Of America Revers Case#:24 SM 002871 Filing Date:08/12/24
Harwich
957 Orleans Rd
Owner:Laura C Sherlock L:Nationstar Mtg LLC Case#:24 SM 002867 Filing Date:08/09/24
Mashpee
0 Fairneny Way
Owner:Cameron M Murphy L:Freedom Mtg Corp Case#:24 SM 002884 Filing Date:08/12/24
12 Poplar Dr
Owner:Cameron J Moulton L:Verus Securitization Tr 2 Case#:24 SM 002873 Filing Date:08/09/24
Yarmouth
33 Wren Way
Owner:Ballentine Mary L Est L:Gitsit Mtg Ln Tr Bbplc1 Case#:24 SM 002895 Filing Date:08/12/24
BRISTOL NORTH
Attleboro
90 Claire Dr
Owner:Michael Yidiaris L:Finance Of America Revers Case#:24 SM 002900 Filing Date:08/13/24
Berkley
93 N Main St
Owner:Matthew Persechino L:Residential Credit Opport Case#:24 SM 002909 Filing Date:08/13/24
Dighton
3165 Millers Ln
Owner:Dale R Johnson L:Citizens Bk Na Case#:24 SM 002915 Filing Date:08/14/24
Seekonk
85 Ferncliffe Rd
Owner:Thomas Levasseur L:Finance Of America Revers Case#:24 SM 002886 Filing Date:08/12/24

BRISTOL SOUTH
Dartmouth
0 Cornell Cir
Owner:Manuel Bendavid L:The Federal Savings Bk Case#:24 SM 002883 Filing Date:08/12/24
24 Robert St
Owner:Jenifer R Bradford L:Cascade Funding Mtg Tr Ab Case#:24 SM 002902 Filing Date:08/13/24
New Bedford
0 Pine Grove St
Owner:David Laporte L:Santander Bk Na Case#:24 SM 002889 Filing Date:08/12/24
106 S 7th St
Owner:Alyse A Ayler L:Llacq Community Investmen Case#:24 SM 002913 Filing Date:08/13/24
Westport
162-A Cherry And Webb Ln
Owner:Collins Joseph W Est L:Ocwen Ln Acquisition Tr 2 Case#:24 SM 002854 Filing Date:08/08/24
DUKES
Oak Bluffs
1 Jessie Leigh Mitchell Way
Owner:Calvin J Speight L:Pnc Bk Na Case#:24 SM 002843 Filing Date:08/08/24
2 Iron Hill Rd
Owner:Troy Carter L:Smrf Tr VI-A Case#:24 SM 002855 Filing Date:08/08/24

ESSEX SOUTH
Beverly
137 Mckay St
Owner:William G Moran L:Newtek Small Business Finance Inc Case#:24 SM 002918 Filing Date:08/14/24
Danvers
2 Mcdowell Ave U:1
Owner:Jeffrey W Bresnahan L:Allied Mtg Group Inc Case#:24 SM 002844 Filing Date:08/08/24
9 Cottage Ave
Owner:Brandon T Whitcomb L:Bank Of America NA Case#:24 SM 002875 Filing Date:08/09/24
Lynnfield
16 Edgemere Rd
Owner:Susan M Dickey L:Citizens Bk Na Case#:24 SM 002897 Filing Date:08/13/24
Rockport
10 Summer St
Owner:Kelly Fontana L:Pennymac Ln Services LLC Case#:24 SM 002882 Filing Date:08/12/24
Saugus
44 Bennett Ave
Owner:Laura Cycowski L:Csmc 2022-Rpl2 Tr Case#:24 SM 002885 Filing Date:08/12/24
FRANKLIN
Whately
346 Haydenville Rd
Owner:Alis Virginia C Est L:Gitsit Mtg Ln Tr Bbplc1 Case#:24 SM 002881 Filing Date:08/12/24

HAMPDEN
Chicopee
88 Montgomery St
Owner:Gary H Bousquet Jr L:New Century Home Equity L Case#:24 SM 002846 Filing Date:08/08/24
90 Lachine St
Owner:Kathleen Robinson L:Lakeview Ln Servicing LLC Case#:24 SM 002908 Filing Date:08/13/24
East Longmeadow
54 Rogers Rd
Owner:Douglas Brega L:Ameriquest Mtg Securities Case#:24 SM 002894 Filing Date:08/12/24
Palmer
0 Winthrop St
Owner:Johnny Storey L:Alden Credit Union Case#:24 SM 002899 Filing Date:08/13/24
Springfield
15 Beaufort Cir
Owner:Debra L Nicholson L:Lakeview Ln Servicing LLC Case#:24 SM 002870 Filing Date:08/12/24
18 Olive St
Owner:Luis J Molina L:Bank Of America NA Case#:24 SM 002872 Filing Date:08/09/24
27 Malibu Dr
Owner:Kyra Rodriguez L:Pennymac Ln Services LLC Case#:24 SM 002861 Filing Date:08/09/24
45-47 Ardmore St
Owner:Enid S Diaz L:Residential Credit Opport Case#:24 SM 002905 Filing Date:08/13/24
205 Norfolk St
Owner:Adriana S Lane L:Bank Of America NA Case#:24 SM 002866 Filing Date:08/09/24
631 Newbury St
Owner:Brian Figueroa-Solis L:Pennymac Ln Services LLC Case#:24 SM 002860 Filing Date:08/09/24
1192 Bay St
Owner:Barbara J Williams L:Aura Mtg Advisors LLC Case#:24 SM 002853 Filing Date:08/08/24
Westfield
123 Sackett Rd
Owner:Justin B Guilmette L:Vrmtg Asset Tr Case#:24 SM 002893 Filing Date:08/09/24

MIDDLESEX NORTH
Billerica
36 Rio Vista St
Owner:Nicole J Fitzgerald L:Quercus Mtg Investment Tr Case#:24 SM 002859 Filing Date:08/08/24
Chelmsford

Lakeville 5 Susan Ln Owner:Lisberth Nelson L:Movement Mtg LLC Case#:24 SM 002923 Filing Date:08/14/24	
Plymouth 12 Flintlocke Dr Owner:Hainen Janice M Est L:Th Msr Holdings LLC Case#:24 SM 002901 Filing Date:08/13/24	
SUFFOLK	
Boston 0 Brucewood St Owner:Adrienne Brown L:Nationstar Mtg LLC Case#:24 SM 002880 Filing Date:08/12/24	
76-78 N Margin St U:3 Owner:Claudette Hayes L:Gsamp Tr 2006-Sd2 Case#:24 SM 002857 Filing Date:08/08/24	
Charlestown 7 Lexington St U:2 Owner:William G Moran L:Newtek Small Business Finance Inc Case#:24 SM 002922 Filing Date:08/14/24	
Dorchester 34-36 Codman St Owner:Mark Parks L:Bank Of America NA Case#:24 SM 002874 Filing Date:08/09/24	
38 Hollander St Owner:Robert L Wilson L:Santander Bk Na Case#:24 SM 002891 Filing Date:08/12/24	
63 Lawley St Owner:Tracy A Kenney L:Nationstar Mtg LLC Case#:24 SM 002857 Filing Date:08/08/24	
WORCESTER	
Boylston 401 Cross St Owner:Bonnie J Garceau L:Longbridge Financial LLC Case#:24 SM 002920 Filing Date:08/14/24	
Dudley 45 Mill St Owner:Levester L Burrell L:think Financial Cu Case#:24 SM 002919 Filing Date:08/14/24	
Grafton 5 Robin Dr Owner:Mark E Dimond L:Newtek Small Business Finance Inc Case#:24 SM 002917 Filing Date:08/14/24	
Millbury 7 Heather Ave Owner:Michael D Duffy L:Rcaf Acquisition Tr Case#:24 SM 002858 Filing Date:08/08/24	
Northborough 2 Assabet Dr Owner:Stephen W Herdman L:Freddie Mac Seasoned Cred Case#:24 SM 002858 Filing Date:08/08/24	
Oxford 256 Old Webster Rd Owner:Katelyn M Maclean L:Ma Housing Finance Agency Case#:24 SM 002898 Filing Date:08/13/24	
Southbridge 30 Brook Rd Owner:Maria T Barrett L:Cit Mtg Ln Tr 2007-1 Case#:24 SM 002892 Filing Date:08/12/24	
Webster 0 Spring St Owner:Buma Louise M Est L:Webster First Fcu Case#:24 SM 002921 Filing Date:08/14/24	
West Boylston 20 Edgewood Ave Owner:Maria E Scher L:Santander Bk Na Case#:24 SM 002890 Filing Date:08/12/24	
Worcester 218 Holden St Owner:Edwin Gandulla L:Citigroup Mtg Ln Tr 2018- Case#:24 SM 002848 Filing Date:08/08/24	
WORCESTER NORTH	
Lunenburg 20 Otis St Owner:Daniel L Harrington L:Select Portfolio Servicing Inc Case#:24 SM 002842 Filing Date:08/08/24	

BERKSHIRE NORTH	
Lanesboro 09/05/24 11:00 AM 6 Bangor St Owner:Cynthia J Langley Lender:Deutsche Bank Deposit:\$10,000 Doc#:"D:06/18/04 Source:Berkshire Eagle (08/15/24) Atty:Marinosci Law Group Pc 401-234-9200	
North Adams 09/05/24 01:00 PM 11 Green Ave Owner:Louis Matney & Mischele Matney Lender:Bank Of New York Mellon Deposit:\$10,000 Doc#:"D:02/01/07 Source:Berkshire Eagle (08/15/24) Atty:Guaetta And Benson Llc	
ESSEX NORTH	
Lawrence 09/05/24 02:00 PM 18 Dracut St Owner:Paul A Pelletier Lender:Seattle Savings Bank Deposit:\$5,000 Doc#:"D:01/19/06 Source:Lawrence Eagle Tribune (08/14/24) Atty:Korde & Associates Pc 978-256-1500	
ESSEX SOUTH	
Beverly 09/03/24 12:00 PM 10 Union St Owner:Robert Francis Jr & Michael Francis Lender:MCLP ASSETS CO INC Deposit:\$10,000 Doc#:"D:08/15/19 Source:Boston Herald (08/13/24) Atty:Guaetta And Benson Llc	
Georgetown 09/11/24 01:00 PM 8 Spofford St Owner:Matthew D Newhall & Jenna Newhall Lender:Rocket Mortgage Deposit:\$5,000 Doc#:"D:06/26/14 Source:Haverhill Gazette (08/15/24) Atty:Korde & Associates Pc 978-256-1500	
Groveland 09/16/24 01:00 PM 232 School St Owner:Thomas J Sullivan Lender:ARCPE 1 LLC Deposit:\$5,000 Doc#:"D:04/27/06 Source:Haverhill Gazette (08/15/24) Atty:Brock & Scott Pllc 401-217-8701	
Hamilton 09/05/24 11:00 AM 15 Honeysuckle Rd Owner:Richard C Potter 2nd & Amy K Potter Lender:Cross Country Mortgage Inc Deposit:\$5,000 Doc#:"D:11/13/20 Source:Salem Evening News (08/09/24) Atty:Korde & Associates Pc 978-256-1500	
Lynn 09/03/24 11:00 AM 20 Heaths Ct U:403 Owner:Xavier Rosado Lender:Massachusetts Housing Finance Agency Deposit:\$10,000 Doc#:"D:04/04/17 Source:Boston Herald (08/13/24) Atty:Guaetta And Benson Llc	
09/05/24 12:00 PM 14 High Rock Ter Owner:Jorge E Diaz & Irma L Diaz Lender:Deutsche Bank Deposit:\$5,000 Doc#:"D:02/23/05 Source:Daily Item (08/15/24) Atty:Korde & Associates Pc 978-256-1500	
Peabody 09/05/24 01:00 PM 9 Sunnybrook Ln Owner:Linda A Boisclair Lender:PHH United States Mortgage Corp Deposit:\$5,000 Doc#:"D:10/24/14 Source:Salem Evening News (08/15/24) Atty:Korde & Associates Pc 978-256-1500	
Salem 09/04/24 11:00 AM 356 Essex St U:2 Owner:Nicholas S Nowak Lender:Citibank Na Deposit:\$10,000 Doc#:"D:04/06/07 Source:Salem Evening News (08/14/24) Atty:Orlans Pc 781-790-7800	
Saugus 09/09/24 01:00 PM 230 Walnut St Owner:Daniel P Lowney & Janice A Martell Lender:Citizens Bank Deposit:\$5,000 Doc#:"D:06/12/07 Source:Daily Item (08/12/24) Atty:Brock & Scott Pllc 401-217-8701	

HAMPDEN	
Chicopee 09/05/24 11:00 AM 96 Providence St Owner:Sean T Fitzpatrick Lender:Massachusetts Housing Finance Agency Deposit:\$10,000 Doc#:"D:09/17/15 Source:Republican (the) (08/15/24) Atty:Guaetta And Benson Llc	
Holyoke 09/06/24 11:00 AM 372 Hillside Ave Owner:Brian Wright Lender:Peoples Bank Deposit:\$10,000 Doc#:"D:10/30/17 Source:Republican (the) (08/14/24) Atty:Resnic Beauregard Waite A	
Springfield 09/04/24 10:00 AM 111 Manchester Ter Owner:Robert C Washington & Jahayra Munoz Lender:CitiMortgage Inc Deposit:\$5,000 Doc#:"D:07/06/15 Source:Republican (the) (08/14/24) Atty:Harmon Law Offices Pc 617-558-0500	
09/09/24 09:00 AM 131 Phoenix Ter Owner:Ernest Allen Lender:Pennymac Loan Services LLC Deposit:\$5,000 Doc#:"D:07/14/17 Source:Republican (the) (08/12/24) Atty:Harmon Law Offices Pc 617-558-0500	
09/12/24 01:00 PM 43-45 Pasco Rd Owner:Stacey Smith Lender:Pennymac Loan Services LLC Deposit:\$5,000 Doc#:"D:06/30/20 Source:Republican (the) (08/15/24) Atty:Brock & Scott Pllc 401-217-8701	
09/12/24 01:30 PM 22-24 Sorrento St Owner:Abdel J Drihmi Lender:Wells Fargo Bank NA Deposit:\$10,000 Doc#:"D:12/01/06 Source:Boston Herald (08/13/24) Atty:Doonan Graves & Longoria 978-921-2670	
Wales 09/12/24 03:00 PM 8 Shaw Rd Owner:Konstantin Tikhonov & Svetlana Tikhonov Lender:LINEAR MTG LLC Deposit:\$5,000 Doc#:"D:04/18/08 Source:Republican (the) (08/15/24) Atty:Brock & Scott Pllc 401-217-8701	
West Springfield 09/05/24 11:00 AM 80 Brush Hill Ave U:56 Owner:Alan M Chest Lender:Peoples Bank Deposit:\$10,000 Doc#:"D:03/10/23 Source:Republican (the) (08/12/24) Atty:Resnic Beauregard Waite A	
09/09/24 10:00 AM 283 Hillcrest Ave Owner:Elide Hamelin Lender:M BANK Deposit:\$10,000 Doc#:"D:08/05/16 Source:Republican (the) (08/12/24) Atty:Harmon Law Offices Pc 617-558-0500	
MIDDLESEX NORTH	
Chelmsford 09/09/24 11:00 AM 181 Littleton Rd U:232 Owner:Norma M Costa Lender:FINANCE OF AMERICA RE Deposit:\$10,000 Doc#:"D:12/08/17 Source:Boston Globe (08/13/24) Atty:Harmon Law Offices Pc 617-558-0500	
Lowell 09/04/24 11:00 AM 99 Manchester St U:A Owner:Stephen Papia Lender:Bank Of New York Mellon Deposit:\$10,000 Doc#:"D:06/26/06 Source:Sun (the) (08/14/24) Atty:Guaetta And Benson Llc	
MIDDLESEX SOUTH	
Acton 09/06/24 09:00 AM 21 Olde Surrey Dr Owner:Michael W Tonne & Cathy A Tonne Lender:Santander Bank NA Deposit:\$5,000 Doc#:"D:07/25/13 Source:Boston Herald (08/09/24) Atty:Brock & Scott Pllc 401-217-8701	
09/10/24 10:00 AM 119 Hosmer St Owner:Joseph E Conroy Lender:Nationstar Mortgage Deposit:\$10,000 Doc#:"D:12/03/09 Source:Boston Herald (08/13/24) Atty:Marinosci Law Group Pc 401-234-9200	

Lexington 09/04/24 12:00 PM 32 Solomon Pierce Rd Owner:Dalvinder K Pabla & Amrick S Pabla Lender:US Bank NA Deposit:\$10,000 Doc#:"D:01/12/05 Source:Boston Herald (08/14/24) Atty:Guaetta And Benson Llc	
NORFOLK	
Brookline 09/04/24 01:00 PM 77 Pond Ave U:1103 Owner:H R Katzen Lender:Santander Bank NA Deposit:\$5,000 Doc#:"D:08/07/17 Source:Boston Globe (08/13/24) Atty:Harmon Law Offices Pc 617-558-0500	
09/10/24 11:00 AM 14 Claflin Rd U:3 Owner:Tziporah Halevy Lender:Metco Credit Union Deposit:\$10,000 Doc#:"D:12/13/19 Source:Boston Herald (08/13/24) Atty:Phillips & Angley 617-367-8787	
Cohasset 09/06/24 11:00 AM 427 S Main St Owner:Anthony W Lanier & Carlene G Lanier Lender:US Bank NA Deposit:\$10,000 Doc#:"D:05/17/06 Source:Patriot Ledger (08/14/24) Atty:Korde & Associates Pc 978-256-1500	
Randolph 09/11/24 01:00 PM 101 S Main St Owner:Lyse F Barronville & Slaid Michel Lender:CMG Mortgage Inc Deposit:\$5,000 Doc#:"D:08/21/18 Source:Patriot Ledger (08/14/24) Atty:Brock & Scott Pllc 401-217-8701	
PLYMOUTH	
Brockton 08/30/24 11:00 AM 67 Thatcher St Owner:Cleo M Jackson Lender:US Bank NA Deposit:\$5,000 Doc#:"D:10/24/07 Source:Brockton Enterprise (08/09/24) Atty:Orlans Pc 781-790-7800	
09/06/24 01:00 PM 77 Brookfield Dr Owner:John A Foley 3rd & Michele A Foley Lender:US Bank NA Deposit:\$5,000 Doc#:"D:01/02/08 Source:Brockton Enterprise (08/13/24) Atty:Korde & Associates Pc 978-256-1500	
09/10/24 02:00 PM 62 Brookville Ave Owner:Lataisha C Akeke Lender:Pennymac Loan Services LLC Deposit:\$10,000 Doc#:"D:12/29/17 Source:Brockton Enterprise (08/13/24) Atty:Harmon Law Offices Pc 617-558-0500	
Carver 09/06/24 03:00 PM 1 Briar Path Way Owner:Robin R Lindberg & Faith Fitzgerald Lender:US Bank NA Deposit:\$5,000 Doc#:"D:12/08/04 Source:Old Colony Memorial (08/15/24) Atty:Korde & Associates Pc 978-256-1500	
Hanson 09/05/24 11:00 AM 61 Ransom Rd Owner:Fred A Ransom & Linda J Ransom Lender:MountainOne Bank Deposit:\$10,000 Doc#:"D:02/15/02 Source:Brockton Enterprise (08/09/24) Atty:Lyon & Fitzpatrick LLP 413-420-4086	
Hingham 09/05/24 10:00 AM 338 Rockland St Owner:338 Rockland Street LLC Lender:CCG FUND II LLC Deposit:\$7,500 Doc#:"D:10/12/22 Source:Hingham Journal (08/15/24) Atty:Barsh And Cohen Pc 617-332-4700	
Kingston 09/06/24 02:00 PM 40 Pembroke St Owner:Nancy A Merry & Robert L Merry Jr Lender:Mtg Assets Mgmt LLC Deposit:\$5,000 Doc#:"D:08/27/07 Source:Halifax Plympton Reporter (08/09/24) Atty:Korde & Associates Pc 978-256-1500	
Marshfield 09/06/24 10:00 AM 30 Ferry Hill Rd Owner:Daniel W Twigg Lender:US Bank NA Deposit:\$5,000 Doc#:"D:05/03/12 Source:Scituate Mariner (08/15/24) Atty:Korde & Associates Pc 978-256-1500	

Middleboro 09/10/24 10:00 AM 434 Wareham St Owner:Larry E Thomason Lender:Nationstar Mortgage Deposit:\$10,000 Doc#:"D:03/10/15 Source:Standard Times (the) (08/12/24) Atty:Doonan Graves & Longoria 978-921-2670	
Plymouth 09/05/24 02:00 PM 18 Kennedy Pkwy Owner:Joseph Lawrence & Stefanie Lawrence Lender:Santander Bank NA Deposit:\$10,000 Doc#:"D:09/01/05 Source:Old Colony Memorial (08/15/24) Atty:Orlans Pc 781-790-7800	
09/06/24 04:00 PM 41 Goldfinch Ln Owner:William A Ten Berge & Amy L Ten Berge Lender:US Bank NA Deposit:\$5,000 Doc#:"D:06/20/03 Source:Old Colony Memorial (08/15/24) Atty:Korde & Associates Pc 978-256-1500	
SUFFOLK	
Boston 08/29/24 11:00 AM 486 Shawmut Ave U:1 Owner:Zoe Damplo Lender:Fidelity Bank NA Deposit:\$5,000 Doc#:"D:02/14/12 Source:Boston Globe (08/13/24) Atty:Brennan Scungio & Kresge 401-453-2300	
Dorchester 09/10/24 11:00 AM 51 Dix St U:3 Owner:John Vidianos Lender:US Bank NA Deposit:\$10,000 Doc#:"D:06/27/05 Source:Boston Herald (08/15/24) Atty:Doonan Graves & Longoria 978-921-2670	
WORCESTER	
Athol 09/12/24 03:00 PM 467 New Sherborn Rd Owner:Virginia G Robinson Lender:Td Bank Na Deposit:\$5,000 Doc#:"D:04/30/13 Source:Athol Daily News (08/14/24) Atty:Duane Morris LLP 207-771-7200	
Mendon 09/03/24 03:00 PM 111 North Ave Owner:Howard F Phipps Jr & Dolene Phipps Lender:US Bank NA Deposit:\$5,000 Doc#:"D:11/07/06 Source:Metro West (08/13/24) Atty:Korde & Associates Pc 978-256-1500	
Northbridge 08/28/24 12:00 PM 121 Border St U:121 Owner:Dennis Novinger & Kyla Novinger Lender:Federal Home Loan Mortgage Corp Deposit:\$10,000 Doc#:"D:08/28/07 Source:Blackstone Valley Tribune Advertiser (08/09/24) Atty:Doonan Graves & Longoria 978-921-2670	
Shrewsbury 09/06/24 10:00 AM 108 Old Mill Rd Owner:Jean A Parks & Lee T Parks Lender:US Bank NA Deposit:\$5,000 Doc#:"D:12/06/07 Source:Telegram Gazette (08/09/24) Atty:Brock & Scott Pllc 401-217-8701	
Worcester 09/03/24 01:00 PM 35 Richards St Owner:Anna S Holmes & Joy N Holmes Lender:US Bank NA Deposit:\$5,000 Doc#:"D:03/15/07 Source:Telegram Gazette (08/12/24) Atty:Korde & Associates Pc 978-256-1500	
09/03/24 02:00 PM 15 Uxbridge St Owner:Rose M Jordan Lender:GITSIT SOLUTIONS LLC Deposit:\$5,000 Doc#:"D:10/06/05 Source:Telegram Gazette (08/13/24) Atty:Korde & Associates Pc 978-256-1500	
WORCESTER NORTH	
Leominster 09/04/24 11:00 AM 23 High St Owner:Gerald A Kukome Lender:Bank Of New York Mellon Deposit:\$5,000 Doc#:"D:09/12/05 Source:Sentinel & Enterprise (08/14/24) Atty:Orlans Pc 781-790-7800	

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	
Dennis 09/11/24 10:00 AM 47 Telegraph Rd U:1 Owner:John E McGrath Jr Lender:Santander Bank NA Deposit:\$5,000 Doc#:"D:10/19/07 Source:Cape Cod Times (08/14/24) Atty:Brock & Scott Pllc 401-217-8701	
Marstons Mills 08/28/24 10:00 AM 63 Cammett Rd Owner:Marie E Rich Lender:Wilmington Savings Fund Society FSB Deposit:\$5,000 Doc#:"D:11/16/07 Source:Cape Cod Times (08/14/24) Atty:Brock & Scott Pllc 401-217-8701	

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