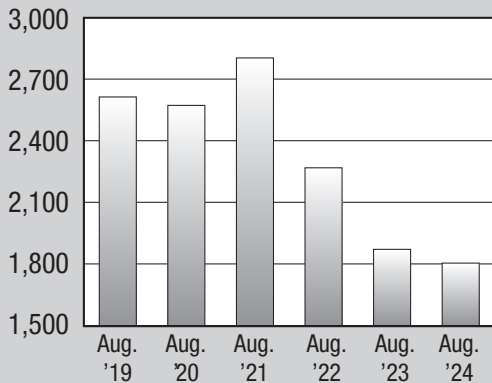
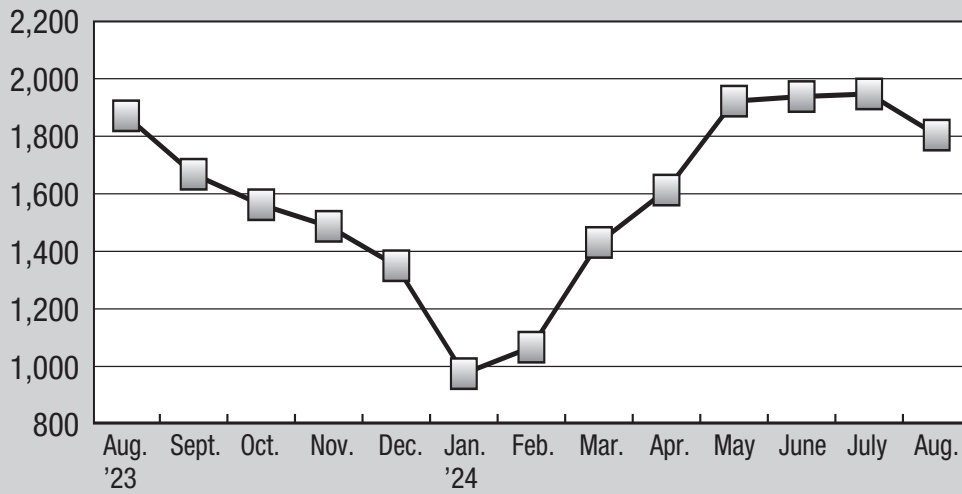


Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Condo Sales



Year	Number of Sales	Change Prior Year
Aug. 2019	2,613	-0.15%
Aug. 2020	2,572	-1.57%
Aug. 2021	2,803	8.98%
Aug. 2022	2,268	-19.1%
Aug. 2023	1,871	-17.5%
Aug. 2024	1,804	-3.58%

Statistics based on condo sales of more than \$1,000
 Source: The Warren Group

INDEX

REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	09/20/24	B10	Franklin	09/20/24
B4	Barnstable	09/20/24	B11	Hampden	09/20/24
B5	Berkshire Middle	09/20/24	B13	Hampshire	09/20/24
B6	Berkshire North	09/20/24	B13	Middlesex North	09/20/24
B6	Berkshire South	09/20/24	B14	Middlesex South	09/20/24
B6	Bristol Fall River	09/20/24	B17	Nantucket	09/20/24
B7	Bristol North	09/20/24	B17	Norfolk	09/20/24
B7	Bristol South	09/20/24	B19	Plymouth	09/20/24
B8	Dukes	09/20/24	B22	Worcester	09/20/24
B8	Essex North	09/20/24	B24	Worcester North	09/20/24
B8	Essex South	09/20/24			

CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
B25	Voluntary Bankruptcies	B27	Attachments
B25	Chapter 13 Bankruptcies	B27	Petitions to Foreclose
B25	Federal Tax Liens	B27	Foreclosure Sales
B26	State Tax Liens		

TO ADVERTISE IN REGISTRY RESOURCES

CONTACT ADVERTISING AT
The Warren Group
 617-896-5307
 advertising@thewarrengroup.com

\$425.00 FOR 6 MONTHS
\$665.00 FOR 1 YEAR

REGISTRY RESOURCES

Data Destruction & Recycling



NAID "AAA" Certified Confidential Shredding
 DOCUMENTS, TAPES, HARD DRIVES
 ELECTRONIC RECYCLING
 1-800-783-6766 www.nedest.com

Hard Money

Investment Property Loans

Boston Trust
 Fast Financing you can Trust

Builder & Developer Loans
 Construction Loans
 Fix & Flip
 617-752-7000
 www.bostontrustcorp.com

Property Management

Residential - Commercial
 Increase Your Value + Bottom Line
 Contact Robert Marcus
 Robertm@rmre.com
 42 Glen Avenue | Newton, MA 02459
617-277-1116

Contractors

BUILDER / DEVELOPER / CONTRACTOR

- Single Family Homes
- We Buy Lots and Developments
- 40B Experience
- Build Outs and Work Outs
- Duplexes/Tri-Plexes/Condos
- Over 3,000 Homes of Experience

Servicing South of Boston,
 Cape and Islands



781-585-4114 ext: 100
 mdacey@championbuilders.com

Real Estate Brokerage

WILLIAM RAVEIS THE RESIDENTIAL GROUP
 MULTI-FAMILY SALES
 DEVELOPMENT PROJECT SALES
 scott.johnson@residentialgroup.com

Residential/Commercial Paving

"Over 11,000 Satisfied Customers Since 2001"
 Installations & Maintenance
GOT PAVEMENT NEEDS?
 Driveways, Parking Lots, Material Sales & Snow Management
 www.gotpavementneeds.com
 781-878-2004
 577 Brockton Ave. Abington, MA 02351

Well Drilling Contractor

Viera Artesian Well, LLC
 family owned & operated since 1946
 978-352-8586 • info@VieraArtesianWell.com
 Drilled Wells - Residential - Commercial - Municipal
 Irrigation - Geothermal
 License: MA#545 - NH#1932
 MA#6 - NH#370 ME#WD02233

Warren Group Services

**ORDER TODAY
 AND SAVE**

**MONTHLY
 TRANSFER
 DIRECTORY
 REPORTS**

Call 617.896.5388
 or email
 datasolutions@thewarrengroup.com

REAL ESTATE SERVICES & LAND FOR SALE

BROKER - NOTARY - REALTOR

SERVICING

Norfolk - Worcester - Middlesex counties

Buyer and Seller Representation

Residential - Land - Commercial

Take Advantage of Experienced Negotiating and Marketing Skills

References Upon Request!

Call Jeffrey Germagian

508-395-0778 • Jeffrey53@gmail.com

DESIGNATIONS AND MEMBERSHIPS

SRES, Senior Real Estate Specialist.

RRC, Residential Real Estate Council

PSA, Pricing Strategy Advisor

NAHB, National Association of Home Builders

BRAGB, Builders and Remodelers Association of Greater Boston.

HBRA, Home Builders and Remodelers of Mass.

NATIONAL ASSOCIATION OF REALTORS

Call for a free consultation.

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.

	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.

315 MAIN ST U:15..... \$98,000
B:John Doe & Mary Smith
S:Jane Jones & Thomas Jones
Mtg:Main Street Mtg Co \$140,000
Mtg2:Seller \$8,400
Prior Sale:\$93,000 (11/90)

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

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

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.

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

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

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.

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.

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

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

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

Chelsea

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	17
Median Price	\$555,000	\$625,000

REAL ESTATE SALES

- 100 BOATSWAINS WAY U:202..... \$485,000**
B: Neeraj Prashar & Aparna T Prashar
S: Michela Ottati
Book/Page: 70614/1, Date: 09/19/24
Mtg: Kwik Mtg Corp \$363,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$350,000 (09/16)
- 250 CONGRESS AVE U:20..... \$380,000**
B: Nelson Tejada & Maria Tejada
S: Ana Lemus
Book/Page: 70612/195, Date: 09/19/24
Mtg: Rockland Tr Co \$285,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$240,000 (07/05)

Dorchester

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	66
Median Price	\$750,000	\$702,500

REAL ESTATE SALES

- 491-493 ASHMON ST U:3..... \$575,000**
B: Brian T Moy & Sabrina W Moy
S: Brooke Antoine
Book/Page: 70613/218, Date: 09/19/24
Use: 2 Bdrm Condo
- 32 BOUTWELL ST..... \$800,000**
B: 30-32 Boutwell Street Rt & Hp Land TLCC Tr
S: Rosemary Traini, Tr for 32 Boutwell Street Rt
Book/Page: 70610/197, Date: 09/18/24
Mtg: First Priority CU \$457,000
Use: 2-Family Two Family, Lot: 3600sf
Prior Sale: \$800,000 (06/24)
- 55 DEVON ST U:4..... \$384,000**
B: David Anderson
S: Leon Jones
Book/Page: 70602/150, Date: 09/16/24
Mtg: Fairway Ind Mtg \$329,025
Term: 2054
Use: 2 Bdrm Condo, Lot: 711sf
Prior Sale: \$229,000 (12/05)
- 1 HELENA RD U:1..... \$381,000**
B: Christopher Carten
S: Thomas L Carten
Book/Page: 70615/303, Date: 09/20/24
Mtg: Shawn Driscoll \$300,000
Use: 1 Bdrm Condo, Lot: 670sf
Prior Sale: \$320,000 (07/21)
- 8 LARCHMONT ST..... \$900,000**
B: Lien Tran, Tr for Cang Vo
S: Reyes Coll-Tellechea & Shauna L Helton
Book/Page: 70601/232, Date: 09/16/24
Mtg: Guaranteed Rate Inc \$500,000
Term: 2054
Use: 6 Bdrm Colonial, Lot: 4800sf
Prior Sale: \$520,000 (07/15)
- 48 LEONARD ST..... \$540,000**
B: Hung Van Trac & Linh N Nguyen
S: Pearl Lewis
Doc#: 00000000955233, Date: 09/20/24
Mtg: Rocket Mortgage LLC \$400,000
Term: 2054
Use: 3 Bdrm Row-Middle, Lot: 1520sf
Prior Sale: \$223,600 (09/06)
- 17 ROSECLAIR ST U:3..... \$830,000**
B: Daniel Trzcinski
S: R Shea Realty LLC ii
Book/Page: 70606/223, Date: 09/17/24
Mtg: Citizens Bank \$350,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1560sf
Prior Sale: \$749,000 (07/19)
- 400 SAVIN HILL AVE U:24..... \$500,000**
B: Lauryn F Coelho & Colin P Philippon
S: Troy N Lynch
Doc#: 00000000955112, Date: 09/16/24
Mtg: Total Mtg Svcs \$400,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 817sf
Prior Sale: \$375,000 (03/24)
- 8 TAFT ST U:3..... \$630,000**
B: Shihong Wen
S: Brett E Roberts
Book/Page: 70602/146, Date: 09/16/24
Use: 3 Bdrm Condo, Lot: 1429sf
Prior Sale: \$425,000 (09/15)
- 11 TRECOTT ST U:2..... \$627,000**
B: Tanya Spranca
S: Anne C Moore & Cynthia Pape
Book/Page: 70599/337, Date: 09/16/24
Mtg: BankESB \$470,250
Term: 2054
Use: 3 Bdrm Condo, Lot: 1325sf
Prior Sale: \$114,500 (07/98)

East Boston

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	16
Median Price	\$649,950	\$716,900

REAL ESTATE SALES

- 301 BORDER ST U:C102..... \$190,000**
B: Gafanovich Rity Mgmt LLC
S: Border Development LLC
Book/Page: 70606/156, Date: 09/17/24
Use: Condo
- 131 BROOKS ST..... \$855,000**
B: Adeline Coppola & Silvia Herrera
S: Luz M Herrera & Marvin Sanchez
Book/Page: 70608/82, Date: 09/18/24
Mtg: Arc Home LLC \$684,000
Term: 2054
Use: 2-Family Row-End, Lot: 1000sf
Prior Sale: \$300,000 (09/02)
- 42-44 CONDOR ST..... \$720,000**
B: Mr Condor Street LLC
S: Catherine L Liberatore, Tr for Barbero Ft
Book/Page: 70603/114, Date: 09/16/24
Use: 2-Family Two Family, Lot: 2250sf
- 28 LEXINGTON ST..... \$750,000**
B: Everth E Perez & Eliany E Castro
S: Jose Carranza & Juana Aldana
Book/Page: 70599/302, Date: 09/16/24
Mtg: MSA Mortgage LLC \$712,500
Term: 2054
Use: 2-Family Semi Detachd, Lot: 1000sf
Prior Sale: \$310,000 (07/07)
- 101-A MORRIS ST..... \$1,525,000**
B: Varun Batra & Kavleen Kaur
S: 110 Morris Realty LLC
Book/Page: 70611/83, Date: 09/18/24

Hyde Park

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	73
Median Price	\$577,500	\$645,000

REAL ESTATE SALES

- 92 GEORGE ST U:3..... \$440,000**
B: Frederick J Mccllelland
S: 92 George Realty LLC
Book/Page: 70607/45, Date: 09/17/24
Use: Condo
- 2 HALSEY RD..... \$675,000**
B: Matthew J Mccullough
S: Daniel L Farina
Doc#: 00000000955241, Date: 09/20/24
Mtg: Guaranteed Rate Inc \$675,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7757sf
Prior Sale: \$374,000 (10/14)
- IMBARO RD..... \$708,000**
B: Abiola Farinde & Feng Wu
S: Robert D Bottary & Stacy L Cotter
Book/Page: 70612/272, Date: 09/19/24
- MONPONSET ST..... \$500,000**
B: Avan Re Inv Group Inc
S: Silverio Gene Est & Maryellen Silverio
Book/Page: 70614/320, Date: 09/20/24
- 40 WARREN AVE..... \$600,000**
B: Jinlong Tan
S: Frank Mazzarella, Tr for Mazzarella Rt
Book/Page: 70619/37, Date: 09/20/24
Use: 2-Family Conventional, Lot: 7797sf
- 120 WINDHAM RD..... \$415,000**
B: Dnm Prop & Const LLC
S: Ann M Moccus, Tr for Ellen Hickey lrt
Book/Page: 70608/60, Date: 09/18/24
Mtg: Flip And Hold Funding \$488,000
Use: 3 Bdrm Ranch, Lot: 5087sf

Jamaica Plain

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	42
Median Price	\$1,100,000	\$1,157,500

REAL ESTATE SALES

- 320 AMORY ST U:2..... \$594,000**
B: Mary George & Pamela George
S: Robert Ottesen
Book/Page: 70619/134, Date: 09/20/24
Mtg: NFM Inc \$534,600
Term: 2054
Use: 2 Bdrm Condo, Lot: 928sf
Prior Sale: \$330,000 (05/13)
- 34 CUSTER ST..... \$981,000**
B: Stephanie Ainbinder
S: Thomas J Gearty Jr & Mary M Gearty
Book/Page: 70602/255, Date: 09/16/24
Mtg: Eastern Bank \$882,900
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6600sf
Prior Sale: \$159,750 (04/87)
- 122 DAY ST U:1..... \$488,800**
B: Xingyue Cheng
S: Anne R Wolf
Book/Page: 70613/300, Date: 09/19/24
Use: 2 Bdrm Condo, Lot: 910sf
Prior Sale: \$390,000 (06/15)
- 6 ENFIELD ST U:2..... \$750,000**
B: Michael D Burton 3rd & Melissa A Kent
S: Alexander M Haney
Book/Page: 70613/256, Date: 09/19/24
Mtg: Guaranteed Rate Inc \$650,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 1325sf
Prior Sale: \$515,000 (08/14)
- 332 JAMAICAWAY U:205..... \$540,000**
B: Christina L Bordick & Urzola L Pinilla
S: Marcos P Pareto
Book/Page: 70616/208, Date: 09/20/24
Mtg: Movement Mtg LLC \$486,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 753sf
Prior Sale: \$371,000 (09/15)
- 15 KENNEY ST U:1..... \$522,000**
B: Colby W Lonigan & Cullen Lonigan
S: Nicholas G Cabral & Maura C Carey
Book/Page: 70617/131, Date: 09/20/24
Mtg: BMO Harris Bk \$522,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1032sf
Prior Sale: \$302,500 (03/08)
- 3 SHERIDAN ST U:3..... \$1,078,000**
B: Michel Soltani
S: Abigail Luke & Todd Milliken
Book/Page: 70619/189, Date: 09/20/24
Mtg: Cross Country Mtg Inc \$862,400
Term: 2054
Use: 2 Bdrm Condo, Lot: 1486sf
Prior Sale: \$740,000 (12/19)
- 12 THOMAS ST..... \$970,000**
B: Matthew Baum & Emma Aveling
S: Paula Spina
Book/Page: 70600/280, Date: 09/16/24
Mtg: Fairway Ind Mtg \$776,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6700sf
Prior Sale: \$568,876 (05/04)

Mattapan

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	32
Median Price	\$525,000	\$600,000

REAL ESTATE SALES

- 728 CUMMINS HWY U:8..... \$410,000**
B: Luis E Rodriguez & Ydania M Tejada
S: Rosemond Jean-Jacques & Andriese Jean-Jacques
Doc#: 00000000955204, Date: 09/18/24
Mtg: Guaranteed Rate Inc \$307,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1085sf
Prior Sale: \$87,500 (09/09)

Revere

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	101
Median Price	\$585,000	\$635,000

REAL ESTATE SALES

- 17 AVON ST..... \$755,000**
B: William F Villatoro & Kendy V De Villatoro
S: Rene Quezada & Efigenia M Ramirez
Book/Page: 70607/153, Date: 09/17/24
Mtg: Bank of America NA \$717,000
Term: 2054
Use: 2-Family Two Family, Lot: 3920sf
Prior Sale: \$440,000 (08/18)

- 164 CONANT ST..... \$650,000**
B: Albeiro Lopera & Elkin Villegas
S: Salton Elizabeth Est & Edward F Salton Sr
Book/Page: 70606/115, Date: 09/17/24
Mtg: Lmj Lic \$550,000
Use: 3 Bdrm Ranch, Lot: 5793sf
Prior Sale: \$329,900 (03/07)
- 16 CREST AVE..... \$500,000**
B: Albeiro & E LLC
S: Thomas Tranfaglia
Book/Page: 70607/196, Date: 09/18/24
Mtg: Thomas Tranfaglia \$430,000
Term: 2034
Use: 2-Family Two Family, Lot: 3920sf
Prior Sale: \$300,000 (02/23)
- 11 DEDHAM ST..... \$702,000**
B: Eshete Woldeyes & Haregewion B Yimer
S: Jocelyn Coleman & Kirsten L Freni
Book/Page: 70603/36, Date: 09/16/24
Mtg: CMG Mortgage Inc \$627,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 4008sf
- 161-163 PROCTOR AVE..... \$1,315,000**
B: Florinda Figueroa
S: Fawaz El Khoury & Patrick El Khoury
Book/Page: 70614/175, Date: 09/19/24
Mtg: Deephaven Mtg Lic \$1,052,000

- 360 REVERE BEACH BLVD U:404..... \$590,000**
B: Viral L Keshwala & Lakhanshi Keshwala
S: Salvatore A Fazio & Lauren J Fazio
Book/Page: 70619/282, Date: 09/20/24
Mtg: Key Bank NA \$240,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$489,000 (12/21)

- 500 REVERE BEACH BLVD U:107..... \$100,000**
B: Domenic Garofalo
S: Arthur F Guinasso, Tr for Guinasso Rt 2014
Book/Page: 70616/316, Date: 09/20/24
Mtg: Dedham Inst for Svgs \$89,990
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$95,000 (05/14)

- 112 SIGOURNEY ST..... \$244,950**
B: Sarbjit Kaur
S: Devender Guhania
Book/Page: 70604/107, Date: 09/17/24
Use: 2 Bdrm Ranch, Lot: 6273sf
Prior Sale: \$489,900 (03/24)

- 37 WENTWORTH RD..... \$1,170,000**
B: Rossi Holdings LLC
S: 37 Wentworth LLC
Doc#: 00000000955220, Date: 09/19/24
Mtg: HomeXpress Mtg \$880,000
Term: 2064
Use: 2-Family Two Family, Lot: 8276sf
Prior Sale: \$485,000 (11/23)

Roslindale

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	67
Median Price	\$830,000	\$801,000

REAL ESTATE SALES

- 108 BIRCH ST..... \$862,000**
B: Jamie A Brouillard
S: Supriya Roth
Doc#: 00000000955237, Date: 09/20/24
Mtg: Rocket Mortgage LLC \$560,300
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4942sf
Prior Sale: \$525,000 (04/24)
- 120 BIRCH ST U:2..... \$749,000**
B: Amberin Z Khan & Michael Sullivan
S: Faluccci Properties LLC
Book/Page: 70618/336, Date: 09/20/24
Mtg: BankESB \$599,200
Term: 2054
Use: Condo
- 5 CRESTVIEW RD U:5..... \$799,900**
B: James Anketell & Mary B Anketell
S: Scott Delaney & Megan K Delaney
Book/Page: 70605/17, Date: 09/17/24
Mtg: Guaranteed Rate Inc \$449,900
Term: 2054
Use: 3 Bdrm Condo, Lot: 2475sf
Prior Sale: \$580,000 (09/17)
- 19 HASLET ST U:1..... \$573,900**
B: Lindsey Warren & Michael Still
S: Emilie V Leroy & Thomas C Balligand
Book/Page: 70617/1, Date: 09/20/24
Mtg: Cape Cod Five Cent Bk \$453,900
Term: 2054
Use: 2 Bdrm Condo, Lot: 983sf
Prior Sale: \$560,000 (04/22)
- 135-137 ORANGE ST..... \$975,000**
B: Stephen W Brockway
S: Wanda Muriel & Margarita Muriel
Book/Page: 70612/308, Date: 09/19/24
Mtg: Milestone Mtg Solutio \$926,250
Term: 2054
Use: 2-Family Two Family, Lot: 5005sf
Prior Sale: \$155,000 (03/94)

- 35 PRIMROSE ST U:1..... \$680,000**
B: Briana K Brown & Jeffrey P O'Brien
S: Louise B Cadwell, Tr for Louise B Cadwell T
Doc#: 00000000955262, Date: 09/20/24
Mtg: Bank of America NA \$380,000
Term: 2039
Use: 2 Bdrm Condo, Lot: 904sf

- 104 WALTER ST..... \$200,000**
B: Habitat For Humanity Grea
S: Boston Redevelopment Authority
Book/Page: 70614/146, Date: 09/19/24
Mtg: Boston Redevelop Auth \$200,000
Use: Other Exempt, Lot: 10452sf
Prior Sale: \$360,000 (07/00)

Roxbury

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	15
Median Price	\$672,500	\$640,000

REAL ESTATE SALES

- 64 ALPINE ST U:103..... \$370,000**
B: Bijiang Liu
S: Catalyst Ventsolidarity E
Book/Page: 70602/321, Date: 09/16/24
Mtg: Radius Financial Grp \$351,500
Term: 2054
Use: Condo
- 171 MAGNOLIA ST..... \$877,000**
B: Fabio Lima & Laura T Nichols
S: Sharon Prioleau
Book/Page: 70606/162, Date: 09/17/24
Mtg: Radius Financial Grp \$861,115
Term: 2054
Use: 2-Family Conventional, Lot: 3347sf
Prior Sale: \$50,000 (10/95)

BERKSHIRE REGISTRY

continued

Table with 3 columns: Property Address, Price, and Description. Includes listings for 35 BUEL ST., 6 CALLAHAN DR., 6 CHERRY ST., 132 DANFORTH AVE., 132 DANFORTH AVE., 845 E NEW LENOX RD., 1478 EAST ST., 14 FAUCETT LN., 261 LENOX AVE., and W HOUSTONIC ST L.A.

Table with 3 columns: Property Address, Price, and Description. Includes listings for 101 LYMAN ST., 408 POMEROY AVE., 75 WELLINGTON AVE., and W HOUSTONIC ST L.A.

Richmond

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Richmond, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for SWAMP RD L:5B.

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

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Adams, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 19-21 BOBS HL., 7-9 GAVIN AVE., and 243 UNION ST U:101.

Table with 3 columns: Property Address, Price, and Description. Includes listings for 54 HIGHLAND AVE., 6 MILLER ST., and 6 POWERS ST.

Cheshire

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Cheshire, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 5 DEAN ST., 84 E MAIN ST., and 28 MILL HILL RD.

Clarksburg

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Clarksburg, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 71 CARSON AVE U:71, 716 DANIELS RD., and 88 BIRCH GROVE RD.

Hancock

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Hancock, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for WHITMAN RD L:4, 88 BIRCH GROVE RD., and 2350-2370 MOHAWK TRL.

North Adams

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for North Adams, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 93 FRANKLIN ST., 148 MASSACHUSETTS AVE., and 243 UNION ST U:101.

Williamstown

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Williamstown, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for 1096 N HOOSAC RD.

Berkshire Registry

Southern District

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

Alford

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Alford, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for 139 WEST RD.

Egremont

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Egremont, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for 15 PARTRIDGE DR.

Great Barrington

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Great Barrington, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 18 BURNING TREE RD U:18, 33 HILLSIDE AVE., and 685 STOCKBRIDGE RD.

Monterey

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Monterey, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for MOUNT HUNGER RD.

Mt Washington

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Mt Washington, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for 40 CLUB GROUNDS.

New Marlboro

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for New Marlboro, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for 110 MILL RIVER GREAT BARRINGT.

Table with 3 columns: Property Address, Price, and Description. Includes listings for 219 MILL RIVER GREAT BARRINGT., 100 RED FOX DR., and 100 RED FOX DR.

Sandisfield

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Sandisfield, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for 122 SANDISFIELD RD.

Sheffield

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Sheffield, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 301 MILLER AVE., 575 SHEFFIELD PLN., and 41 RESERVOIR ST.

West Stockbridge

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for West Stockbridge, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 4 SAMANTHA LN., 186 RODMAN ST., and 700 SHORE DR U:9-907.

Bristol Registry

Fall River District

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

Fall River

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Fall River, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 375 AIRPORT RD., 34 ALSOP ST., 357 BAKER ST., 125 BARLOW ST., and 61-65 BRADFORD AVE.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 360 DOHERTY ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 313 DURFEE ST U:2S.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 96 JOHN ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 643 KING PHILIP ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 120 MATE DR.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 102 MEESON ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 13 PECK ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 41 RESERVOIR ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 816 ROCK ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 186 RODMAN ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 700 SHORE DR U:9-907.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 249 WADE ST.

Table with 3 columns: Property Address, Price, and Description. Includes listing for 986 WALNUT ST.

Somerset

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Somerset, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 157 LONGHILL AVE., 47 OAK LN., and 1206 OLD NORTH ST.

Swansea

Table with 3 columns: Market Statistics Through August (YTD 2023, YTD 2024) for Swansea, including Number of 1-Fam Sales and Median Price.

► REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listing for 149 ALSADA RD.

49 BLUFF AVE	\$450,000
B: Cheryl A Carpenter	
S: Patricia J Beale & Jessica L Lafrenaye	
Book/Page: 11604/268, Date: 09/17/24	
154 TESS ABIGAIL LN	\$209,000
B: Martelly Bldg & Design Co & William R Eccles 3rd	
S: Robert Kfoury	
Book/Page: 11603/171, Date: 09/16/24	
Mtg: BayCoast Bank \$514,000	
Use: Residential Developable Land, Lot: 43124sf	
21 VINNICUM RD	\$455,000
B: Justin Lindo & Jocelyn Lindo	
S: Jeffrey M Hastings & Christopher T Hastings	
Book/Page: 11604/27, Date: 09/16/24	
Mtg: EMM Loans LLC \$441,350	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 19166sf	

Bristol Registry

Northern District

Barry J. Amaral, Register of Deeds
11 Court Street, Taunton, MA 02780
Telephone: (508) 822-0502
Fax: (508) 880-4975
www.tauntondeeds.com

Attleboro

MARKET STATISTICS THROUGH AUGUST	YTD 2023	YTD 2024
Number of 1-Fam Sales	195	188
Median Price	\$470,000	\$512,500

► REAL ESTATE SALES

70 HEMLOCK DR	\$560,000
B: Richard E Dahlstrom Jr & Laura R Dahlstrom	
S: Peter D Nett & Sara L Nett	
Book/Page: 29025/303, Date: 09/20/24	
Mtg: LoanDepot.Com \$350,000	
Term: 2054	
Use: 5 Bdrn Raised Ranch, Lot: 13200sf	
Prior Sale: \$250,000 (10/16)	
28 NORTH AVE	\$324,000
B: Bardhok Gjoni	
S: James Sherman	
Book/Page: 29020/2, Date: 09/17/24	
Use: 3-Family Family Flat, Lot: 10500sf	
5 PARK ST U:6F	\$176,700
B: Himanshua Roongta	
S: J3t LLC	
Book/Page: 29019/179, Date: 09/17/24	
Use: Condo	

24 PARK ST U:6F	\$176,700
B: Himanshua Roongta	
S: J3t LLC	
Book/Page: 29019/179, Date: 09/17/24	
Use: 1 Bdrn Condo	
106 POND ST U:24	\$526,000
B: Alpeshkumar G Patel & Dipikaben Patel	
S: Cranberry Pond LLC	
Book/Page: 29024/124, Date: 09/20/24	
Mtg: Bluestone Bank \$378,500	
Term: 2054 Rate: 6.3% Type: Adj	
Use: Condo	
180 S MAIN ST U:24	\$235,000
B: Catherine R Machowski	
S: Michael M Ayoub	
Book/Page: 29021/121, Date: 09/18/24	
Mtg: Navy FCU \$195,000	
Term: 2054	
Use: 2 Bdrn Condo	
Prior Sale: \$93,000 (05/16)	

5 TODD DR	\$475,000
B: Richard E Monahan, Tr for Monahan Realty Irt	
S: Susan C Phipps	
Book/Page: 29023/11, Date: 09/19/24	
Use: 3 Bdrn Ranch, Lot: 16200sf	
Prior Sale: \$140,000 (09/96)	

84 WEST ST	\$567,500
B: Patrick Schepis	
S: Alexandria E Goseetti & James M Kelly	
Book/Page: 29025/86, Date: 09/20/24	
Mtg: Mortgage Research Ctr \$567,500	
Term: 2054	
Use: 3-Family Family Flat, Lot: 12700sf	
Prior Sale: \$294,900 (06/16)	

1587 ELM ST	\$450,000
B: Giacomo Baiamonte	
S: Driven Realty LLC	
Book/Page: 29018/119, Date: 09/16/24	
Mtg: Mortgage Research Ctr \$426,150	
Term: 2054	
Use: 3 Bdrn Ranch, Lot: 14810sf	
Prior Sale: \$270,000 (06/24)	
MAPLE SWAMP RD	\$265,000
B: Thomas R Mcnamara & Nilda M Mcnamara	
S: Carol D Nolette	
Book/Page: 29016/176, Date: 09/16/24	
Use: Res Potentially Dvlpble Land, Lot: 609840sf	
1832 SMITH ST	\$850,000
B: Kristen A Kearns	
S: Alexis Bell, Tr for Tilt Ft	
Book/Page: 29018/75, Date: 09/16/24	
Mtg: Milestone Mtg Solutio \$200,000	
Term: 2039	
Use: 3 Bdrn Ranch, Lot: 349569sf	
Prior Sale: \$603,000 (11/20)	

1020 SOMERSET AVE U:21	\$400,000
B: Americo Almeida	
S: Jeanne T Fleisch, Tr for Fleisch Ft	
Book/Page: 29016/328, Date: 09/16/24	
Mtg: Guaranteed Rate Inc \$300,000	
Term: 2054	
Use: 2 Bdrn Condo	
Prior Sale: \$114,133 (11/20)	

Easton

MARKET STATISTICS THROUGH AUGUST	YTD 2023	YTD 2024
Number of 1-Fam Sales	112	107
Median Price	\$635,000	\$700,000

► REAL ESTATE SALES

41 FOUNDRY ST U:23-1	\$370,000
B: Lam D Quach	
S: Jacqueline Bartlett	
Book/Page: 29023/216, Date: 09/20/24	
Mtg: Mtg Connection Llc \$358,900	
Term: 2054	
Use: 2 Bdrn Condo	
Prior Sale: \$200,000 (05/18)	
2 HILL ST	\$690,000
B: Jordan Mestel & Katherine Loiacono	
S: Maxwell M Kearns & Katherine D Kearns	
Book/Page: 29021/292, Date: 09/18/24	
Mtg: Primelending \$552,000	
Term: 2054	
Use: 3 Bdrn Conventional, Lot: 15700sf	
Prior Sale: \$660,000 (05/23)	

36 UNION ST	\$605,000
B: Victor Cimino 3rd & Kristen Cimino	
S: Jeffrey A Arns, Tr for A&N Arns Rt	
Book/Page: 29023/131, Date: 09/19/24	
Mtg: LendSure Mtg \$496,100	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 143748sf	

29 BEAUMONT POND RD	\$980,000
B: Christine Cavallaro & Michael Mahoney	
S: Terence B Orkin & Leslie G Orkin	
Book/Page: 29024/171, Date: 09/20/24	
Mtg: Leader Bank NA \$748,000	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 32309sf	
Prior Sale: \$230,000 (07/93)	
379 CENTRAL ST	\$505,000
B: Paul Omalley & Sarah G Omalley	
S: Paulette S Querner, Tr for Robert P Shaw Lt	
Book/Page: 29025/140, Date: 09/20/24	
Mtg: Leader Bank NA \$228,000	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 7050sf	

11 HIDDEN LN	\$695,000
B: James Nelson Jr & Quinn Nelson	
S: Karen L May & Stephen A May	
Book/Page: 29020/278, Date: 09/18/24	
Mtg: United Wholesale Mtg \$556,000	
Term: 2054	
Use: 4 Bdrn Raised Ranch, Lot: 30033sf	
Prior Sale: \$394,000 (09/06)	
80 PRATT ST U:1	\$425,000
B: Christopher S Boucard & Marie J Pierre	
S: Emma G Peters & Mario A Marzano	
Book/Page: 29024/232, Date: 09/20/24	
Mtg: Salem Five Mtg Co \$340,000	
Term: 2054	
Use: 3 Bdrn Condo	
Prior Sale: \$325,000 (07/22)	
281 S MAIN ST	\$612,000
B: Paul Tacey & Cheryl Tacey	
S: Tibbert Susan M Est & Neal A Boldrighini	
Book/Page: 29024/201, Date: 09/20/24	
Use: 2 Bdrn Ranch, Lot: 29375sf	
Prior Sale: \$129,900 (05/95)	
1 SAMOSET AVE	\$4,750,000
B: 200-206 Franklin St LLC	
S: Sfmng Arlington LLC	
Book/Page: 29020/307, Date: 09/18/24	
Use: Apartment Bldg - 9 + Units, Lot: 25sf	
Prior Sale: \$3,300,000 (04/23)	

64 TREMONT ST	\$600,000
B: Matthew J Repoza & Kristin M Moreau	
S: Susan L Harris	
Book/Page: 29021/253, Date: 09/18/24	
Mtg: Eastern Bank \$400,000	
Term: 2054	
Use: 5 Bdrn Ranch, Lot: 130567sf	
Prior Sale: \$312,000 (06/08)	

6 DEER HOLLOW RD	\$657,000
B: Brendan Johnson & Meghan Lynch	
S: Bcm Enterprises LLC	
Book/Page: 29025/66, Date: 09/20/24	
Mtg: Norwich Commercial Grp \$591,300	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 21080sf	
Prior Sale: \$470,000 (05/24)	
101 EAST ST	\$700,000
B: 101 East St Property LLC	
S: Kvm Real Estate LLC	
Doc#: 00000000120482, Date: 09/20/24	
Mtg: Lowell Five Cent Svcs \$525,000	
Use: Apartment Bldg - 4-8 Units, Lot: 5302sf	
Prior Sale: \$11,000 (12/02)	
104 ELMWOOD ST	\$553,000
B: Edward Dee & Helen Dee	
S: James Schromm & Christine Schromm	
Book/Page: 29025/176, Date: 09/20/24	
Use: 4 Bdrn Conventional, Lot: 31200sf	
Prior Sale: \$451,000 (08/04)	
5 FRANKLIN AVE	\$420,000
B: Asia D Taylor & Mark D Mills	
S: Susan Gochenour & Steven Rosen	
Book/Page: 29022/320, Date: 09/19/24	
Mtg: LoanDepot.Com \$412,392	
Term: 2054	
Use: 3 Bdrn Conventional, Lot: 3160sf	
Prior Sale: \$310,000 (06/21)	

86 HAWTHORNE ST	\$655,000
B: Christopher G Torres	
S: Daniel Curtin	
Book/Page: 29025/108, Date: 09/20/24	
Mtg: Guaranteed Rate Inc \$556,750	
Term: 2054	
Use: 2-Family Two Family, Lot: 8828sf	
Prior Sale: \$285,000 (11/20)	
835 MOUNT HOPE ST U:27	\$415,000
B: Gail Wiklund	
S: Nancy R Chisholm	
Book/Page: 29022/153, Date: 09/19/24	
Mtg: Leader Bank NA \$300,000	
Term: 2054	
Use: 3 Bdrn Condo	
Prior Sale: \$223,479 (05/14)	
644 TOWNE ST	\$620,200
B: Laura Fontaine & James Fontaine	
S: Barry Roos, Tr for Manfred Roos Irt	
Book/Page: 29022/231, Date: 09/19/24	
Mtg: Guaranteed Rate Inc \$529,303	
Term: 2054	
Use: 3 Bdrn Ranch, Lot: 45738sf	
Prior Sale: \$500,000 (05/21)	

MARKET STATISTICS THROUGH AUGUST	YTD 2023	YTD 2024
Number of 1-Fam Sales	138	131
Median Price	\$545,000	\$580,000

► REAL ESTATE SALES

16 DEER HOLLOW RD	\$657,000
B: Brendan Johnson & Meghan Lynch	
S: Bcm Enterprises LLC	
Book/Page: 29025/66, Date: 09/20/24	
Mtg: Norwich Commercial Grp \$591,300	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 21080sf	
Prior Sale: \$470,000 (05/24)	
101 EAST ST	\$700,000
B: 101 East St Property LLC	
S: Kvm Real Estate LLC	
Doc#: 00000000120482, Date: 09/20/24	
Mtg: Lowell Five Cent Svcs \$525,000	
Use: Apartment Bldg - 4-8 Units, Lot: 5302sf	
Prior Sale: \$11,000 (12/02)	
104 ELMWOOD ST	\$553,000
B: Edward Dee & Helen Dee	
S: James Schromm & Christine Schromm	
Book/Page: 29025/176, Date: 09/20/24	
Use: 4 Bdrn Conventional, Lot: 31200sf	
Prior Sale: \$451,000 (08/04)	
5 FRANKLIN AVE	\$420,000
B: Asia D Taylor & Mark D Mills	
S: Susan Gochenour & Steven Rosen	
Book/Page: 29022/320, Date: 09/19/24	
Mtg: LoanDepot.Com \$412,392	
Term: 2054	
Use: 3 Bdrn Conventional, Lot: 3160sf	
Prior Sale: \$310,000 (06/21)	
86 HAWTHORNE ST	\$655,000
B: Christopher G Torres	
S: Daniel Curtin	
Book/Page: 29025/108, Date: 09/20/24	
Mtg: Guaranteed Rate Inc \$556,750	
Term: 2054	
Use: 2-Family Two Family, Lot: 8828sf	
Prior Sale: \$285,000 (11/20)	
835 MOUNT HOPE ST U:27	\$415,000
B: Gail Wiklund	
S: Nancy R Chisholm	
Book/Page: 29022/153, Date: 09/19/24	
Mtg: Leader Bank NA \$300,000	
Term: 2054	
Use: 3 Bdrm Condo	
Prior Sale: \$223,479 (05/14)	
644 TOWNE ST	\$620,200
B: Laura Fontaine & James Fontaine	
S: Barry Roos, Tr for Manfred Roos Irt	
Book/Page: 29022/231, Date: 09/19/24	
Mtg: Guaranteed Rate Inc \$529,303	
Term: 2054	
Use: 3 Bdrn Ranch, Lot: 45738sf	
Prior Sale: \$500,000 (05/21)	

MARKET STATISTICS THROUGH AUGUST	YTD 2023	YTD 2024
Number of 1-Fam Sales	112	107
Median Price	\$635,000	\$700,000

► REAL ESTATE SALES

41 FOUNDRY ST U:23-1	\$370,000
B: Lam D Quach	
S: Jacqueline Bartlett	
Book/Page: 29023/216, Date: 09/20/24	
Mtg: Mtg Connection Llc \$358,900	
Term: 2054	
Use: 2 Bdrm Condo	
Prior Sale: \$200,000 (05/18)	
2 HILL ST	\$690,000
B: Jordan Mestel & Katherine Loiacono	
S: Maxwell M Kearns & Katherine D Kearns	
Book/Page: 29021/292, Date: 09/18/24	
Mtg: Primelending \$552,000	
Term: 2054	
Use: 3 Bdrm Conventional, Lot: 15700sf	
Prior Sale: \$660,000 (05/23)	

36 UNION ST	\$605,000
B: Victor Cimino 3rd & Kristen Cimino	
S: Jeffrey A Arns, Tr for A&N Arns Rt	
Book/Page: 29023/131, Date: 09/19/24	
Mtg: LendSure Mtg \$496,100	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 143748sf	

29 BEAUMONT POND RD	\$980,000
B: Christine Cavallaro & Michael Mahoney	
S: Terence B Orkin & Leslie G Orkin	
Book/Page: 29024/171, Date: 09/20/24	
Mtg: Leader Bank NA \$748,000	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 32309sf	
Prior Sale: \$230,000 (07/93)	
379 CENTRAL ST	\$505,000
B: Paul Omalley & Sarah G Omalley	
S: Paulette S Querner, Tr for Robert P Shaw Lt	
Book/Page: 29025/140, Date: 09/20/24	
Mtg: Leader Bank NA \$228,000	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 7050sf	

11 HIDDEN LN	\$695,000
B: James Nelson Jr & Quinn Nelson	
S: Karen L May & Stephen A May	
Book/Page: 29020/278, Date: 09/18/24	
Mtg: United Wholesale Mtg \$556,000	
Term: 2054	
Use: 4 Bdrn Raised Ranch, Lot: 30033sf	
Prior Sale: \$394,000 (09/06)	
80 PRATT ST U:1	\$425,000
B: Christopher S Boucard & Marie J Pierre	
S: Emma G Peters & Mario A Marzano	
Book/Page: 29024/232, Date: 09/20/24	
Mtg: Salem Five Mtg Co \$340,000	
Term: 2054	
Use: 3 Bdrn Condo	
Prior Sale: \$325,000 (07/22)	
281 S MAIN ST	\$612,000
B: Paul Tacey & Cheryl Tacey	
S: Tibbert Susan M Est & Neal A Boldrighini	
Book/Page: 29024/201, Date: 09/20/24	
Use: 2 Bdrn Ranch, Lot: 29375sf	
Prior Sale: \$129,900 (05/95)	
1 SAMOSET AVE	\$4,750,000
B: 200-206 Franklin St LLC	
S: Sfmng Arlington LLC	
Book/Page: 29020/307, Date: 09/18/24	
Use: Apartment Bldg - 9 + Units, Lot: 25sf	
Prior Sale: \$3,300,000 (04/23)	

64 TREMONT ST	\$600,000
B: Matthew J Repoza & Kristin M Moreau	
S: Susan L Harris	
Book/Page: 29021/253, Date: 09/18/24	
Mtg: Eastern Bank \$400,000	
Term: 2054	
Use: 5 Bdrn Ranch, Lot: 130567sf	
Prior Sale: \$312,000 (06/08)	

6 DEER HOLLOW RD	\$657,000
B: Brendan Johnson & Meghan Lynch	
S: Bcm Enterprises LLC	
Book/Page: 29025/66, Date: 09/20/24	
Mtg: Norwich Commercial Grp \$591,300	
Term: 2054	
Use: 3 Bdrn Colonial, Lot: 21080sf	

BRISTOL REGISTRY continued

Table with 3 columns: Listing ID, Price, and Description. Includes listings for CEDAR ST, CHURCH ST, COTTAGE ST, HATHAWAY ST, HOLLY ST, HOLLY ST, JAMES ST, KINGS HWY, MOUNT VERNON ST, OLD PLAINVILLE RD, RIVET ST, SAWYER ST, SYCAMORE ST, TILTON ST, and VICTORIA ST.

Westport

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: Metric, YTD 2023, YTD 2024. Shows market statistics for Westport including number of sales and median price.

REAL ESTATE SALES

Table with 3 columns: Listing ID, Price, and Description. Includes listings for AMERICAN LEGION HWY, DRIFT RD, GIFFORD RD, HOLLY HILL AVE, MAIN RD U-E, and MEADOWBROOK LN.

Oak Bluffs

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: Metric, YTD 2023, YTD 2024. Shows market statistics for Oak Bluffs including number of sales and median price.

REAL ESTATE SALES

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 2ND AVE, 29 2ND AVE, DRIFT RD, OCEAN AVE, TUCKERNUCK AVE, and NORTON FARM RD.

Lawrence

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: Metric, YTD 2023, YTD 2024. Shows market statistics for Lawrence including number of sales and median price.

REAL ESTATE SALES

Table with 3 columns: Listing ID, Price, and Description. Includes listings for CAMBRIDGE ST, DRACUT ST, EXETER ST, INMAN ST U-22, SARATOGA ST, and CHRISTOPHER DR U-60.

Methuen

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: Metric, YTD 2023, YTD 2024. Shows market statistics for Methuen including number of sales and median price.

REAL ESTATE SALES

Table with 3 columns: Listing ID, Price, and Description. Includes listings for CHRISTOPHER DR U-60, CURRIER AVE, EAST ST, FULKERSON AVE, GASTON ST U-55, HAMPshire RD U-415, HAMPSTEAD ST, LOWELL ST, PROSPECT ST, RUSKIN AVE, STRATHMORE RD, and WASHINGTON ST U-25.

North Andover

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: Metric, YTD 2023, YTD 2024. Shows market statistics for North Andover including number of sales and median price.

REAL ESTATE SALES

Table with 3 columns: Listing ID, Price, and Description. Includes listings for CRICKET LN, DUNCAN DR, GREAT POND RD U-15, HARKAWAY RD U-1, MAIN ST U-K322, MAIN ST U-S230, PHILLIPS CT, and STANTON WAY.

Dukes Registry

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

Edgartown

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: Metric, YTD 2023, YTD 2024. Shows market statistics for Edgartown including number of sales and median price.

REAL ESTATE SALES

Table with 3 columns: Listing ID, Price, and Description. Includes listings for COOKE ST, CUMMINGS WAY, JORDAN WAY, MERCHANTS PATH, METELLS WAY, MUSKODAY LN, and N WATER ST.

Essex Registry Northern District

M. Paul Iannuccillo, Register
1 Union Street, Suite 402
Lawrence, MA 01843
Telephone: (978) 557-1900
Fax: (978) 688-4679
www.lawrencedeeds.com

Andover

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: Metric, YTD 2023, YTD 2024. Shows market statistics for Andover including number of sales and median price.

REAL ESTATE SALES

Table with 3 columns: Listing ID, Price, and Description. Includes listings for CODERRE WAY, DUFTON RD, PAULINE DR, RESERVATION RD, ROBERT DR U-20, and UPLAND RD.

Essex Registry Southern District

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

Amesbury

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: Metric, YTD 2023, YTD 2024. Shows market statistics for Amesbury including number of sales and median price.

REAL ESTATE SALES

Table with 3 columns: Listing ID, Price, and Description. Includes listings for CHESTER ST, GLEN DEVIN ST U-52, GREENLEAF ST, MILLYARD U-105, POND ST, and RICHES CT U-5A.

Beverly

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: YTD 2023, YTD 2024, and numerical values for 1-Fam Sales and Median Price.

► REAL ESTATE SALES

- 2 BRIMBAL AVE..... \$630,000
44-1/2 CHASE ST U:1..... \$465,000
17 COUNTRY DR..... \$350,000
14 GREENWOOD AVE..... \$900,000
23 JEWETT RD..... \$955,000
16 MYRTLE ST..... \$710,000
140 NEW BALCH ST U:D..... \$635,000
6 ODELL AVE..... \$782,000
12 SUMMIT AVE U:14..... \$409,000
Boxford MARKET STATISTICS THROUGH AUGUST
► REAL ESTATE SALES
122 DEPOT RD..... \$1,044,000
97 INGALLS VILLAGE WAY U:48..... \$1,289,801
99 INGALLS VILLAGE WAY U:47..... \$1,226,808
20 MAIN ST..... \$550,000
Danvers MARKET STATISTICS THROUGH AUGUST
► REAL ESTATE SALES
37 CONSTITUTION LN U:48..... \$600,000
25 ELLIOTT ST..... \$545,000
204 ELLIOTT ST..... \$825,000

- 7 ESSEX ST..... \$750,000
145 HIGH ST U:2..... \$465,000
209 MAPLE ST..... \$875,000
91 MAIN ST..... \$1,262,500
37 MOHAWK CIR..... \$20,000
1 SPAULDING RD..... \$540,000
156 ATLANTIC ST..... \$9,000
16 CLEVELAND PL U:10..... \$290,000
5 ROCKY WOODS RD..... \$880,000
3 WILBERT AVE..... \$500,000

Essex

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: YTD 2023, YTD 2024, and numerical values for 1-Fam Sales and Median Price.

► REAL ESTATE SALES

- 232 CEDAR ST U:232..... \$530,000
500 COLONIAL DR U:213..... \$422,500
131 CRYSTAL LAKE RD..... \$410,000
454 CRYSTAL ST..... \$670,000
540 E BROADWAY..... \$714,000
18 FARRWOOD DR U:18..... \$345,000
7-9 GRANT ST..... \$650,000
366 HILLDALE AVE..... \$580,000
13 INDIAN ROCK RD..... \$650,000
145 ESSEX AVE U:519..... \$340,000
3 MARJORIE ST..... \$350,000
5 ROCKY WOODS RD..... \$880,000
3 WILBERT AVE..... \$500,000

Gloucester

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: YTD 2023, YTD 2024, and numerical values for 1-Fam Sales and Median Price.

► REAL ESTATE SALES

- 156 ATLANTIC ST..... \$9,000
16 CLEVELAND PL U:10..... \$290,000
145 ESSEX AVE U:519..... \$340,000
3 MARJORIE ST..... \$350,000
5 ROCKY WOODS RD..... \$880,000
3 WILBERT AVE..... \$500,000

Groveland

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: YTD 2023, YTD 2024, and numerical values for 1-Fam Sales and Median Price.

► REAL ESTATE SALES

- 3 MARJORIE ST..... \$350,000
5 ROCKY WOODS RD..... \$880,000
3 WILBERT AVE..... \$500,000
Hamilton MARKET STATISTICS THROUGH AUGUST
► REAL ESTATE SALES
156 BRIDGE ST..... \$995,000
23 GARDNER ST..... \$1,050,000
3 PLUM TREE CT..... \$1,575,000

Hamilton

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: YTD 2023, YTD 2024, and numerical values for 1-Fam Sales and Median Price.

► REAL ESTATE SALES

- 156 BRIDGE ST..... \$995,000
23 GARDNER ST..... \$1,050,000
3 PLUM TREE CT..... \$1,575,000

Haverhill

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: YTD 2023, YTD 2024, and numerical values for 1-Fam Sales and Median Price.

► REAL ESTATE SALES

- 13 15TH AVE..... \$475,000
94 8TH AVE..... \$575,000
1 ASHWORTH TER U:3..... \$310,000
232 CEDAR ST U:232..... \$530,000
131 CRYSTAL LAKE RD..... \$410,000
454 CRYSTAL ST..... \$670,000
540 E BROADWAY..... \$714,000
18 FARRWOOD DR U:18..... \$345,000
7-9 GRANT ST..... \$650,000
366 HILLDALE AVE..... \$580,000
13 INDIAN ROCK RD..... \$650,000
145 ESSEX AVE U:519..... \$340,000
3 MARJORIE ST..... \$350,000
5 ROCKY WOODS RD..... \$880,000
3 WILBERT AVE..... \$500,000
Hamilton MARKET STATISTICS THROUGH AUGUST
► REAL ESTATE SALES
156 BRIDGE ST..... \$995,000
23 GARDNER ST..... \$1,050,000
3 PLUM TREE CT..... \$1,575,000

- 631 RIVERSIDE AVE U:2..... \$503,000
36 SALEM ST..... \$530,000
85 WINCHESTER ST..... \$750,000

Ipswich

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: YTD 2023, YTD 2024, and numerical values for 1-Fam Sales and Median Price.

► REAL ESTATE SALES

- 33 BAYVIEW RD..... \$1,750,000
500 COLONIAL DR U:213..... \$422,500
15 S VILLAGE GRN..... \$1,275,000
55 TURKEY SHORE RD..... \$950,000

Lynn

MARKET STATISTICS THROUGH AUGUST

Table with 3 columns: YTD 2023, YTD 2024, and numerical values for 1-Fam Sales and Median Price.

► REAL ESTATE SALES

- 54 ALLEN AVE..... \$475,000
11-13 BALDWIN ST..... \$800,000
18 BALDWIN ST..... \$2,400,000
15 BESSOM ST..... \$725,000
17 BROAD ST U:3..... \$325,000
35 CANAL ST U:B..... \$405,000
1 CLOUGH ST..... \$85,000
298 EUCLID AVE..... \$584,000
11 FAIR OAKS AVE..... \$510,000
24 FAIR OAKS AVE..... \$639,000
29 FELLSMERE ST..... \$447,000

- GRAND VIEW AVE L:58..... \$57,500
GRAND VIEW AVE L:59..... \$57,500
34 LINDEN TER..... \$665,000

- 32-34 LOWELL ST..... \$774,900
10 NICHOLS AVE..... \$240,000
27 PHILLIPS AVE..... \$800,000
74 RICHARDSON RD..... \$611,000
16 SAVORY ST..... \$565,000
27 TRACY AVE..... \$1,120,000
33 WARDWELL AVE..... \$560,000
42 W BALTIMORE ST U:26..... \$183,000

- 54 ALLEN AVE..... \$475,000
11-13 BALDWIN ST..... \$800,000
18 BALDWIN ST..... \$2,400,000
15 BESSOM ST..... \$725,000
17 BROAD ST U:3..... \$325,000
35 CANAL ST U:B..... \$405,000
1 CLOUGH ST..... \$85,000
298 EUCLID AVE..... \$584,000
11 FAIR OAKS AVE..... \$510,000
24 FAIR OAKS AVE..... \$639,000
29 FELLSMERE ST..... \$447,000

- 84 CRESCENT AVE..... \$520,000
6 JUNIPER RD..... \$1,260,000
5 MEADOW LN..... \$905,000
9 TOPHET RD..... \$1,100,000
46 HARBOR AVE..... \$2,300,000
49 INDEPENDENCE WAY U:49..... \$848,000
24 LEE ST U:B10..... \$625,000

- 84 CRESCENT AVE..... \$520,000
6 JUNIPER RD..... \$1,260,000
5 MEADOW LN..... \$905,000
9 TOPHET RD..... \$1,100,000
46 HARBOR AVE..... \$2,300,000
49 INDEPENDENCE WAY U:49..... \$848,000
24 LEE ST U:B10..... \$625,000

- 84 CRESCENT AVE..... \$520,000
6 JUNIPER RD..... \$1,260,000
5 MEADOW LN..... \$905,000
9 TOPHET RD..... \$1,100,000
46 HARBOR AVE..... \$2,300,000
49 INDEPENDENCE WAY U:49..... \$848,000
24 LEE ST U:B10..... \$625,000

- 84 CRESCENT AVE..... \$520,000
6 JUNIPER RD..... \$1,260,000
5 MEADOW LN..... \$905,000
9 TOPHET RD..... \$1,100,000
46 HARBOR AVE..... \$2,300,000
49 INDEPENDENCE WAY U:49..... \$848,000
24 LEE ST U:B10..... \$625,000

- 84 CRESCENT AVE..... \$520,000
6 JUNIPER RD..... \$1,260,000
5 MEADOW LN..... \$905,000
9 TOPHET RD..... \$1,100,000
46 HARBOR AVE..... \$2,300,000
49 INDEPENDENCE WAY U:49..... \$848,000
24 LEE ST U:B10..... \$625,000

HAMPDEN REGISTRY
continued

Montgomery

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	1
Median Price	\$385,000	\$634,900

► **REAL ESTATE SALES**

122 CARRINGTON RD..... \$340,000

B: Sarah Page
S: Dennis J Page & Joann Page
Book/Page: 25577/451, Date: 09/19/24
Use: 3 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: \$180,000 (06/00)

42 NEW STATE RD..... \$275,000

B: Michael J Scuderi
S: Joseph E Cabana
Book/Page: 25573/79, Date: 09/16/24
Mtg: Fairway Ind Mtg \$255,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 75228sf
Prior Sale: \$183,500 (04/18)

Palmer

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	79
Median Price	\$280,000	\$320,000

► **REAL ESTATE SALES**

43 FRENCH DR..... \$355,000

B: Jacob Granger
S: Wilbraham Builders Inc
Book/Page: 25580/103, Date: 09/20/24
Mtg: CMG Mortgage Inc \$362,632
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6970sf
Prior Sale: \$219,000 (05/24)

4032 MAIN ST..... \$365,000

B: Charline D Clingman & Lawrence A Guimond
S: Charles W Ruzzis & Megan Ruzzis
Book/Page: 25580/131, Date: 09/20/24
Mtg: Northpoint Mortgage \$358,388
Term: 2054

1089 PLEASANT ST..... \$350,000

B: Leslie Carasquillo
S: House Hack Helpers LLC
Book/Page: 25578/455, Date: 09/19/24
Mtg: Berkshire Bank \$340,862
Term: 2054
Use: 2-Family Family Flat, Lot: 10454sf
Prior Sale: \$185,000 (01/24)

Russell

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	13
Median Price	\$228,000	\$387,000

► **REAL ESTATE SALES**

8 OLD NEW ENGLAND PATH..... \$380,000

B: Nicole Harmon & Joseph Asta-Ferrero
S: Christopher W Lagoy
Book/Page: 25575/459, Date: 09/17/24
Mtg: United Wholesale Mtg \$373,117
Term: 2054
Use: County/Municipality Property, Lot: 31712sf
Prior Sale: \$175,000 (12/12)

550 S QUARTER RD..... \$314,000

B: Justin Dunn
S: Timothy C Healy
Book/Page: 25573/368, Date: 09/16/24
Mtg: EMM Loans LLC \$246,400
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 130680sf
Prior Sale: \$240,000 (03/20)

Southwick

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	56
Median Price	\$375,000	\$431,050

► **REAL ESTATE SALES**

137 BERKSHIRE AVE..... \$191,000

B: Alexander Liogky & Veronica Liogky
S: Fitzgerald Hm Solin LLC
Book/Page: 25581/136, Date: 09/20/24
Mtg: Radius Financial Grp \$185,270
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 7405sf
Prior Sale: \$75,000 (05/24)

46 MILLER RD..... \$324,900

B: Rachel Weshnak
S: Patricia J Welliver
Book/Page: 25580/524, Date: 09/20/24
Use: 4 Bdrm Conventional, Lot: 43920sf

22 WOODSIDE CIR..... \$410,000

B: Cornelia Placinta
S: Matthew J Lamoureux
Book/Page: 25573/341, Date: 09/16/24
Mtg: Westfield Bank \$310,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 21600sf

Springfield

MARKET STATISTICS THROUGH AUGUST

	YTD 2023	YTD 2024
Number of 1-Fam Sales	697	679
Median Price	\$257,000	\$276,000

► **REAL ESTATE SALES**

127 ABBOTT ST..... \$410,000

B: Robert K Perry & Patricia R Perry
S: Lucas Guisto, Tr for Naples Home Buyers T
Book/Page: 25571/53, Date: 09/13/24
Mtg: Wells Fargo Bank \$389,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: \$168,000 (04/24)

130-132 BELMONT AVE..... \$5,525,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/399, Date: 09/19/24
Mtg: NBT Bank NA \$4,378,100
Use: Apartment Bldg - 9 + Units, Lot: 11360sf
Prior Sale: \$880,000 (08/18)

140 BELMONT AVE..... \$505,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/201, Date: 09/18/24
Mtg: Greenfield Cp Bk \$1,166,250
Use: Apartment Bldg - 4-8 Units, Lot: 9601sf
Prior Sale: \$35,000 (03/03)

143-147 BELMONT AVE..... \$5,805,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/317, Date: 09/19/24
Mtg: Chelsea Groton Bank \$4,804,000
Term: 2050
Use: Apartment Bldg - 9 + Units, Lot: 16440sf
Prior Sale: \$325,000 (11/08)

155 BELMONT AVE..... \$5,805,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/317, Date: 09/19/24
Mtg: Chelsea Groton Bank \$4,804,000
Term: 2050
Use: Apartment Bldg - 4-8 Units, Lot: 7941sf
Prior Sale: \$75,000 (03/04)

197-199 BELMONT AVE..... \$5,805,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/317, Date: 09/19/24
Mtg: Chelsea Groton Bank \$4,804,000
Term: 2050
Use: Apartment Bldg - 9 + Units, Lot: 9169sf
Prior Sale: \$150,000 (09/95)

205 BELMONT AVE..... \$5,805,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/317, Date: 09/19/24
Mtg: Chelsea Groton Bank \$4,804,000
Term: 2050
Use: Apartment Bldg - 9 + Units, Lot: 9361sf

116 BIRCHLAND AVE..... \$339,900

B: Om A Acres Investment LLC
S: Eisenda Santiago-Lopez
Book/Page: 25570/37, Date: 09/12/24
Use: 3 Bdrm Cape Cod, Lot: 9653sf
Prior Sale: \$277,000 (01/21)

BIRCHWOOD AVE..... \$115,000

B: North End Hsg Initiative
S: New Eng Farm Workers Cou
Book/Page: 25573/231, Date: 09/16/24

24 BISSELL ST..... \$372,000

B: Chenghua Deng & Hongyan Deng
S: Brett Construction LLC
Book/Page: 25571/231, Date: 09/13/24
Mtg: US Bank NA \$120,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 5001sf
Prior Sale: \$222,500 (10/20)

44 BORDER ST..... \$365,000

B: Melvin Coleman
S: Oliver H Layne Jr & Zulma Layne
Book/Page: 25575/545, Date: 09/17/24
Mtg: Better Mortgage Corp \$354,050
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: \$186,000 (12/05)

40 CLYDESDALE LN..... \$315,000

B: William J Barkyoub
S: Katina E Lindsay
Book/Page: 25581/58, Date: 09/20/24
Mtg: Mortgage Research Ctr \$315,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15621sf

271 CONNECTICUT AVE..... \$285,000

B: Moshe D Xatse
S: Jesmaniel Bermudez
Book/Page: 25579/318, Date: 09/20/24
Mtg: Guaranteed Rate Inc \$279,837
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8124sf
Prior Sale: \$225,000 (05/22)

18 COOMES ST..... \$690,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/198, Date: 09/18/24
Mtg: Greenfield Cp Bk \$1,166,250
Use: Apartment Bldg - 4-8 Units, Lot: 5049sf

24 COOMES ST..... \$75,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/228, Date: 09/18/24
Use: Apartment Bldg - 4-8 Units, Lot: 5049sf

199 DICKINSON ST..... \$5,525,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/399, Date: 09/19/24
Mtg: NBT Bank NA \$4,378,100
Use: Mixed Use-Prim Res & Comm, Lot: 5184sf

507 DICKINSON ST..... \$160,000

B: Jij17 LLC
S: Todd W Keeler
Book/Page: 25573/127, Date: 09/16/24
Mtg: Pinnacle Fnci Svc LLC \$256,000
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: \$33,150 (12/94)

64 DURYEA ST..... \$245,000

B: Jolana Linares & Luis F Linares
S: Armando Lopez
Book/Page: 25578/568, Date: 09/19/24
Mtg: Guaranteed Rate Inc \$229,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: \$127,000 (10/16)

612-616 DWIGHT ST..... \$1,200,000

B: Mass Medical Re Partners
S: Benchmark Carbide LLC
Book/Page: 25579/542, Date: 09/20/24
Use: Industrial Warehouse, Lot: 63863sf
Prior Sale: \$1,000,000 (08/18)

168 ELLSWORTH AVE..... \$325,000

B: Juanita Diaz
S: Sean G Ross
Book/Page: 25580/499, Date: 09/20/24
Mtg: Fairway Ind Mtg \$319,113
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: \$152,500 (06/13)

71 ENDICOTT ST..... \$320,000

B: Alyssa Anderson
S: Cassandra L Fett
Book/Page: 25570/10, Date: 09/12/24
Mtg: United Wholesale Mtg \$326,880
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10006sf
Prior Sale: \$220,000 (05/21)

230 FORT PLEASANT AVE..... \$5,805,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/317, Date: 09/19/24
Mtg: Chelsea Groton Bank \$4,804,000
Term: 2050
Use: Apartment Bldg - 9 + Units, Lot: 7148sf

22 GLADSTONE ST..... \$220,000

B: Db Investments & Prop LLC
S: Luis Lizardi
Book/Page: 25581/169, Date: 09/20/24
Mtg: United Wholesale Mtg \$176,000
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 5001sf
Prior Sale: \$85,700 (05/14)

GLADSTONE ST (WS) L55..... \$220,000

B: Db Investments & Prop LLC
S: Luis Lizardi
Book/Page: 25581/169, Date: 09/20/24
Mtg: Residential Developable Land, Lot: 5001sf
Prior Sale: \$4,200 (12/09)

9-13 HAMPDEN ST..... \$380,000

B: 9-13 Hampden Street LLC
S: New Eng Farm Workers Cou
Book/Page: 25575/142, Date: 09/17/24
Use: Charity Property, Lot: 5602sf
Prior Sale: \$329,600 (10/06)

100 HARMON AVE..... \$340,000

B: Miriam Heri & Jacinta Nyiransabimana
S: Christopher S Flack & Mildred J Flack
Doc#: 00000000237710, Date: 09/20/24
Mtg: CMG Mortgage Inc \$320,512
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 6678sf
Prior Sale: \$160,000 (12/16)

18 KENSINGTON AVE..... \$245,000

B: Vilmarie Pacheco
S: Kenneth Narvaez & Stephanie A Rivera
Book/Page: 25572/314, Date: 09/16/24
Mtg: MA Housing Fin Auth \$228,937
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: \$164,500 (03/20)

89 KENSINGTON AVE..... \$695,000

B: Five Star Prop Hldg LLC
S: Spectra S2 LLC & Fifty 50 Realty LLC
Book/Page: 25580/248, Date: 09/20/24
Mtg: Nqm Funding Llc \$486,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 5702sf
Prior Sale: \$375,000 (07/21)

207 LAMONT ST..... \$140,000

B: Connerstone Hmbuying LLC
S: Cynthia Munford
Book/Page: 25570/53, Date: 09/12/24
Use: 2 Bdrm Ranch, Lot: 7501sf
Prior Sale: \$88,000 (05/01)

17-19 LAUREL ST..... \$450,000

B: Jennifer Acosta
S: Modern Creative Contracto
Book/Page: 25578/537, Date: 09/19/24
Mtg: American Ngbd Mtg Acc \$427,500
Term: 2054
Use: 2-Family Two Family, Lot: 6765sf
Prior Sale: \$203,000 (03/24)

2221 MAIN ST..... \$305,981

B: Alliance Energy LLC
S: Leemilts Petroleum Inc
Book/Page: 25572/525, Date: 09/16/24
Use: Gas Station, Lot: 53261sf

10 MARENGO PARK..... \$5,805,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/317, Date: 09/19/24
Mtg: Chelsea Groton Bank \$4,804,000
Term: 2050

66-74 MILL ST..... \$5,525,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/399, Date: 09/19/24
Mtg: NBT Bank NA \$4,378,100
Use: Apartment Bldg - 9 + Units, Lot: 12811sf
Prior Sale: \$300,000 (07/02)

78 MILTON ST..... \$320,000

B: Fermio Sousa
S: Taft Patricia M Est & Karen Buoniconti
Book/Page: 25581/118, Date: 09/20/24
Use: 2 Bdrm Cape Cod, Lot: 10359sf

52 MONMOUTH ST..... \$400,000

B: Jean H Platel & Marie J Lherisson
S: Veteran Stan LLC
Book/Page: 25577/79, Date: 09/18/24
Mtg: Equity Prime Mtg \$386,650
Term: 2054
Use: 2-Family Two Family, Lot: 6652sf
Prior Sale: \$235,000 (01/24)

176-182 OAKLAND ST..... \$5,525,000

B: Rbt Enterprise LLC & H P Rum LLC
S: Springfield Gardens II Lp
Book/Page: 25577/399, Date: 09/19/24
Mtg: NBT Bank NA \$4,378,100

57 OAKWOOD TER..... \$265,000

B: Cristy M Cruz
S: Manchester Ent LLC
Book/Page: 25575/370, Date: 09/17/24
Mtg: Citizens Bank \$241,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5001sf
Prior Sale: \$150,000 (06/24)

70 OLMSTED DR..... \$371,000

B: Amanda M Lesnick & Jason R Maley
S: Arden J Green
Book/Page: 25575/190, Date: 09/17/24
Mtg: USAA Federal SB \$231,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9100sf
Prior Sale: \$279,000 (09/22)

80 PINE GROVE ST..... \$390,000

B: Sandra A Oberien, Tr for O Brien RET
S: Daniel J Herzig, Tr for Morrison Irt
Book/Page: 25569/531, Date: 09/12/24
Use: 3 Bdrm Ranch, Lot: 12571sf
Prior Sale: \$155,000 (04/12)

82 PINECREST DR..... \$280,000

B: Michael Rodriguez & William Roman
S: Flynn Marilyn Lois Est & Catherine M Leas
Book/Page: 25575/411, Date: 09/17/24
Mtg: Nj Landers Corp \$270,655
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7501sf

PLAINFIELD ST (WS)..... \$115,000

B: North End Hsg Initiative
S: New Eng Farm Workers Cou
Book/Page: 25573/231, Date: 09/16/24

179 SANTA BARBARA ST..... \$250,000

B: Maria M Oquendo
S: James W Fiore
Book/Page: 25581/126, Date: 09/20/24
Mtg: James W Fiore \$250,000
Term: 2027
Use: 2 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: \$58,000 (07/10)

167-169 SAVOY AVE..... \$469,000

B: Bismark Ohemeng
S: Cynthia M Ferris, Tr for Cynthia M Ferris RET
Book/Page: 25580/465, Date: 09/20/24
Mtg: Embrace Home Loans \$445,550
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4927sf

235 STATE ST U-314..... \$175,000

B: Nadia Nieves
S: Beaulieu John F Est & Norman H Beaulieu Jr
Book/Page: 25580/172, Date: 09/20/24
Mtg: New American Funding \$153,700
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$107,000 (11/20)

194 SUMNER AVE..... \$190,000

B: Carr Architecture Lp
S: Renovagent LLC
Book/Page: 25571/262, Date: 09/13/24
Mtg: Probuilder Fnci LLC \$285,000
Use: 4 Bdrm Colonial, Lot: 11252sf
Prior Sale: \$100,000 (03/24)

99 SUPERIOR AVE..... \$160,000

B: Matthew S Berthiaume
S: Michelle Berthiaume
Book/Page: 25576/427, Date: 09/18/24
Mtg: Bank of America NA \$147,200
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4500sf
Prior Sale: \$89,500 (12/02)

26 VALE CIR..... \$395,000

B: Brianlyss L Negron & Tyler Z Morales
S: Thorsten E Behrens
Book/Page: 25575/314, Date: 09/17/24
Mtg: Rocket Mortgage LLC \$383,150
Term: 2054
Use: 4 Bdrm Colonial, Lot: 17084sf
Prior Sale: \$236,000 (09/06)

190 W WEYMOUTH ST..... \$233,000

B: Joseph Rodriguez
S: Oconnell Dorothy C Est & Nancy C Godbout
Book/Page: 25574/451, Date: 09/17/24
Mtg: Semper Home Loans \$228,779
Term: 2054
Use: 2 Bdrm Ranch, Lot: 16483sf

29 WALLACE ST.....

MIDDLESEX REGISTRY continued

Table with columns for property address, price, and details. Includes entries for 778 MERRIMACK AVE, 825 MERRIMACK AVE, 665 ROBBINS AVE U-4, and 84 TENNIS PLAZA RD U:7.

Table with columns for property address, price, and details. Includes entries for 341 STEVENS ST, 42 WATERFORD ST, 28 WHITE ST, and 44 WILLARD ST.

Table with columns for property address, price, and details. Includes entries for 31 MEADOWLANDS CT, 198 MERRIMACK MEADOWS LN U:198, and 7 WAMESIT RD.

Middlesex Registry Southern District

Acton MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Acton: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Acton, including 17 DAVIS RD U:C:9 and 198 MERRIMACK MEADOWS LN U:198.

Tewksbury MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Tewksbury: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Tewksbury, including 1414 ANDOVER ST and 1563 ANDOVER ST U:10.

Tyngsboro MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Tyngsboro: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Tyngsboro, including 5 BRIDGEVIEW CIR U:16 and 198 MERRIMACK MEADOWS LN U:198.

Westford MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Westford: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Westford, including 1 CHIPMUNK TRL U:1, 2 COMMODORE WAY U:2, 12 DREW XING, and 17 POPLAR RD.

Arlington MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Arlington: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Arlington, including 17 DAVIS RD U:C:9 and 319 APPLETON ST.

Dunstable MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Dunstable: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Dunstable, including 230 RIVER ST and 588 E MERRIMACK ST U:50.

Lowell MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Lowell: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Lowell, including 262 ACROPOLIS RD, 73 ATHENS DR, 270 CHRISTIAN ST, and 106 LUNDBERG ST U:11.

Table of Real Estate Sales for Lowell, including 17 LONDON ST, 652 MERRIMACK ST U:302, and 95 NESMITH ST.

Wilmington MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Wilmington: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Wilmington, including 400 ANDOVER ST, 7 KENSINGTON WAY U:7, and 10 CHURCH ST.

Arlington MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Arlington: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Arlington, including 8 BELTON ST U:8, 14 CHURCHILL AVE U:2, and 2 COLONIAL VILLAGE DR U:4.

Table of Real Estate Sales for Arlington, including 29 GRAFTON ST U:3, 32 HENRY ST, and 176 PARK AVE U:1.

Table of Real Estate Sales for Arlington, including 21 SAGAMORE RD, 12 STONY BROOK RD, and 5 SWAN ST U:5.

Ashland MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Ashland: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Ashland, including 153 ALGONQUIN TRL U:153, 43 CEDAR HILL RD, and 29 ROCKWOOD DR.

Ayer MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Ayer: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Ayer, including 38 CAMBRIDGE ST, 65 E MAIN ST, and 206 SNAKE HILL RD.

Bedford MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Bedford: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Bedford, including 24 MEADOWBROOK RD, 176 PARK AVE U:1, and 7 TEMPLE TER.

Belmont MARKET STATISTICS THROUGH AUGUST

Table showing market statistics for Belmont: YTD 2023, YTD 2024, Number of 1-Fam Sales, Median Price.

Table of Real Estate Sales for Belmont, including 15 BRADFORD RD, 21-23 CHOATE RD, and 64 EDGEWOOD RD.

MIDDLESEX REGISTRY continued

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 52 BROOKS ST, 27-29 GLENDALE ST, 9 LOUISE ST, 24 PROSPECT ST.

Medford

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 8 9TH ST U:309, 106 ALEXANDER AVE, 25 COREY ST.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 13 DOANE RD, 289 ELM ST U:66, 222 FELLSSWAY W.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 9 LOGAN AVE, 3920 MYSTIC VALLEY PKWY U:607, 60 RAMSHEAD RD.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 16 SAGAMORE AVE, 37 SOUTH ST U:7, 34 WAREHAM ST.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 17 WEBSTER ST U:1, 33 WASHINGTON ST U:7.

Melrose

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 24 BARTLETT ST, 14-16 EMERSON PL U:16A, 31 MALVERN ST.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 93 N CEDAR PARK U:93, 391 PLEASANT ST U:206, 122 W WYOMING AVE U:A.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 14 WORTH ST, 8 APPLETON RD, 26 HARTFORD ST.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 9 INDIAN RIDGE RD, 5 MORGAN DR U:5, 15 MORGAN DR U:409.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 36 SILVER HILL LN U:23, 7 VIRGINIA RD, 12 WALNUT ST U:18.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 321 ALBEMARLE RD, 100 BOYLSTON ST U:1.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 1453 CENTRE ST, 81 CROSS HILL RD, 44 DALBY ST U:44.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 684 DEDHAM ST, 41 EVERETT ST, 12 GORDON TER.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 7-9 HOLLAND ST U:1, 9-11 JASSET ST U:9, 11 JASSET ST U:11.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 266 LAGRANGE ST U:2, 88 LEVBERT RD, 20-22 LOUISE RD.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 87 NARDELL RD, 49 PRAIRIE AVE U:2, 10 PROSPECT TER.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 36 ROLAND ST, 13 SAINT JAMES ST, 56 FARWELL ST.

North Reading

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 7 CEDAR ST, 2 FIELDCREST TER, 225 HAVERHILL ST.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 57 EAST ST, 5 KAYLA LN, 136 RIVER RD.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 337 ASH ST, 75 BLUEBERRY LN, 16 FAIRMOUNT RD.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 896 MAIN ST, 39 MARK AVE, 28 MARTIN RD.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 10 TEMPLE ST U:1, 5 WASHINGTON ST U:C2, 14 ABBEY RD U:14.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 18 MILLSTONE DR U:18, 15 STONEYBROOK RD, 14 ABBEY RD U:14.

Somerville

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 7-11 ALDERSEY ST U:9, 75 BONAIR ST, 65-71 BOW ST U:401.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 65-71 BOW ST U:405, 280 BROADWAY U:2, 35 CEDAR ST.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 5 ELIOT ST U:2, 1 FITCHBURG ST U:C323, 12 LINDEN ST U:8.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 303 LOWELL ST U:5, 240 MYSTIC AVE U:209, 34 PURITAN RD.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 36-38 RADCLIFFE RD U:1, 36-38 RADCLIFFE RD U:2, 36-38 RADCLIFFE RD U:3.

Table with 3 columns: Listing ID, Price, and Description. Includes listings for 16 VIRGINIA ST, 52 COTTAGE ST, 250 SOMERVILLE AVE.

PLYMOUTH REGISTRY continued

Table with 2 columns: Property Address and Price. Includes listings for 2073 SOUTH ST (\$869,900), 2073 SOUTH ST (\$250,000), and WHITMAN ST L1 (\$155,000).

Brockton

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 396 sales, \$450,000 price. YTD 2024: 342 sales, \$481,000 price.

REAL ESTATE SALES

Table of real estate sales in Brockton. Includes listings for 5 BALDWIN RD (\$310,000), 5 BALDWIN RD (\$300,000), 440 BATTLES ST EXT (\$380,000), 101 CARL AVE (\$511,000), 114 COPELAND ST (\$880,000), 43 EASTFIELD DR (\$610,000), 7 EVANS ST (\$2,300,000), 183 FIELD ST (\$245,000), 235 FIELD ST (\$82,000), 116 JACOB ST (\$650,000), 170 KATHLEEN RD (\$439,900), 30 LOIDIE LN (\$865,000), 200 LYNN RD (\$460,000), 166 MONCRIEF ST (\$400,000), and 37 MORRISON RD (\$482,000).

Table of real estate sales in other areas. Includes listings for 94 N CARY ST (\$440,000), 27 OAKDALE ST (\$615,000), 26 PAYTON CT (\$857,000), 8 PERKINS AVE (\$300,000), 125 PERKINS AVE (\$500,000), 593 PLAIN ST (\$460,000), 7 REED ST (\$300,000), 96 TORREY AVE (\$549,900), 572 TORREY ST (\$479,000), 33 TRIPP AVE (\$415,000), 47 UPLAND RD (\$530,000), 115 WELSFORD ST (\$515,000), and 33 MELROSE AVE (\$355,000).

Carver

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 54 sales, \$522,500 price. YTD 2024: 57 sales, \$515,000 price.

REAL ESTATE SALES

Table of real estate sales in Carver. Includes listings for 12 ALEXANDRA LN (\$690,000), 4 CRANBERRY RD (\$640,000), 2 EAGLE TER U:2 (\$682,958), 24 INDIAN ST (\$880,000), 2 JAMES LN (\$445,000), and 31 QUAKER RD (\$560,000).

Duxbury

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 84 sales, \$1,200,500 price. YTD 2024: 110 sales, \$1,156,000 price.

REAL ESTATE SALES

Table of real estate sales in Duxbury. Includes listings for 27 BAYRIDGE LN (\$1,300,000), 62 BRAVENDER RD (\$1,255,000), 47 CRESCENT ST (\$1,625,000), 85 HERITAGE LN (\$730,000), 124 PRIOR FARM RD (\$850,000), 43 SIMMONS DR (\$1,390,000), 16 MARVILL WAY (\$232,400), and 153 SOUTH ST (\$850,000).

East Bridgewater

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 83 sales, \$505,000 price. YTD 2024: 57 sales, \$510,000 price.

REAL ESTATE SALES

Table of real estate sales in East Bridgewater. Includes listings for 16 MARVILL WAY (\$232,400), 4 SHERWOOD DR (\$760,000), 63 MAPLEWOOD DR (\$950,000), and 9 WHITON CT (\$1,500,000).

Halifax

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 37 sales, \$530,000 price. YTD 2024: 38 sales, \$514,950 price.

REAL ESTATE SALES

Table of real estate sales in Halifax. Includes listings for 4 SHERWOOD DR (\$760,000), 63 MAPLEWOOD DR (\$950,000), and 9 WHITON CT (\$1,500,000).

Hanover

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 86 sales, \$772,000 price. YTD 2024: 97 sales, \$785,000 price.

REAL ESTATE SALES

Table of real estate sales in Hanover. Includes listings for 63 MAPLEWOOD DR (\$950,000), 9 WHITON CT (\$1,500,000), 690 HIGH ST (\$950,000), 15 HOWLAND TRL U:8 (\$210,885), and 435 STATE ST (\$645,000).

Hanson

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 58 sales, \$470,000 price. YTD 2024: 54 sales, \$610,000 price.

REAL ESTATE SALES

Table of real estate sales in Hanson. Includes listings for 690 HIGH ST (\$950,000), 9 WHITON CT (\$1,500,000), 15 HOWLAND TRL U:8 (\$210,885), and 435 STATE ST (\$645,000).

W WASHINGTON ST L:2 \$200,000

388 WINTER ST \$750,000. B: Emily A Carey & Brendan Willet. S: John E Bullock Jr & Donna M Bullock. Book/Page: 59258/333, Date: 09/16/24. Mtg: Radius Financial Grp \$732,600. Term: 2054. Use: 6 Bdrm Colonial, Lot: 30013sf.

Hingham

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 137 sales, \$1,200,000 price. YTD 2024: 160 sales, \$1,342,500 price.

REAL ESTATE SALES

Table of real estate sales in Hingham. Includes listings for 18 BEALS COVE RD U:E (\$467,000), 59 BRADLEY HILL RD (\$1,959,000), 6 COLBY RD (\$1,200,000), 60 HOWE ST (\$330,000), 108 LINCOLN ST (\$2,100,000), 272 NORTH ST (\$900,000), 33 SMITH RD (\$1,700,000), 3405 TUCKERS LN U:3405 (\$520,000), 70 ST (\$50,000), 126 SAMOSET AVE (\$669,000), 27 STOCKBRIDGE RD (\$1,000,000), 31 CHARLES DR (\$925,000), 19 EAST AVE (\$340,000), 9 MAPLE ST (\$475,000), 39 NOTTINGHAM DR (\$20,000), 72 PEMBROKE ST (\$489,000).

Lakeville

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 91 sales, \$560,000 price. YTD 2024: 75 sales, \$600,000 price.

REAL ESTATE SALES

Table of real estate sales in Lakeville. Includes listings for 9 HAZEL ST (\$325,000), HOWLAND RD L1 (\$200,000), 57 LONG POINT RD U:302 (\$560,000), 69 PICKENS ST (\$300,000), and 83 PIERCE AVE (\$820,000).

Marion

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 36 sales, \$680,500 price. YTD 2024: 38 sales, \$724,950 price.

REAL ESTATE SALES

Table of real estate sales in Marion. Includes listings for 7 CAPTAINS WAY (\$1,100,000), 21 COTTAGE ST (\$990,000), and 280 CANAL ST (\$390,000).

Marshfield

MARKET STATISTICS THROUGH AUGUST. YTD 2023: 162 sales, \$700,000 price. YTD 2024: 144 sales, \$760,000 price.

REAL ESTATE SALES

Table of real estate sales in Marshfield. Includes listings for 280 CANAL ST (\$390,000), 2 COTTAGE LN (\$1,460,000), DOVER ST (\$50,000), 1211 FOREST ST (\$400,000), 293-R OCEAN ST (\$3,100,000), 15 PHILIPS FARM RD (\$1,265,000), 4 PIERCE RD (\$625,000), 682 PLAIN ST U:10A (\$23,500), 126 PRESIDENTIAL CIR (\$800,000), 210 QUAIL RUN (\$1,540,000), and 99 SAGINAW AVE (\$525,000).

Millbury

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 6 AZALEA CIR..... \$600,000
B: Nicole Danaher-Garcia & Matthew J Curtis
S: Leigh K Lydecker 4th
Book/Page: 71044/356, Date: 09/19/24

New Braintree

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- CHARLES LANE RD \$380,000
B: Meaghan A Burns
S: Jeffrey M Kimmelman & Iva C Kimmelman

North Brookfield

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 96 ELM ST \$15,000
B: Carmen M Dennison
S: Carmen M Dennison & Anthony Dennison

Northborough

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 19 EDMUNDS WAY \$860,000
B: Ryan P Fox & Jijia Ren
S: Shin-Yi Lai

Northbridge

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 206 CHURCH ST \$225,000
B: Lori A Simpson
S: Kevin T Creighton & Jill Creighton

Oakham

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 1532 N BROOKFIELD RD \$400,000
B: Richard E Jones
S: Federal Natl Mtg Assn

Oxford

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 4 BURBANK ST \$350,000
B: Bryan J Belmore & Kathryn E Belmore
S: Sheryl A Parker

Paxton

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 47 ASNEBUMSKIT RD \$675,000
B: Nancy F Robertson & Jonathan G Mathis
S: John F Kennedy

Petersham

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 34 EAST ST \$525,000
B: Julie Craig & David Craig
S: Peter J Bates & Nita Bates

Princeton

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 19 CALAMINT HILL RD N \$650,000
B: Vincent Clark & Gretchen Clark
S: Donald R Petersen & Rebecca L Petersen

Rutland

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 23 BIRCHWOOD RD \$490,000
B: Claude Druhen & Pamela Druhen
S: Robert Woodland & Ashley Woodland

Shrewsbury

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 85 COMMONS DR U:110 \$305,000
B: Paul R Biddle & Maria I Brooks-Biddle
S: Leakena Pech-Or

- 15 COUNTRY WAY \$1,200,000
B: Hardip H Mewada & Babsi U Shah
S: Donald P Speicher & Jill A Speicher

- 25 FAULKNER RD \$1,150,000
B: Fadi Addoum
S: Joan M Feltman

- 550 HARTFORD TPKE \$600,000
B: Smart Growth Design LLC
S: Roderick A St Pierre, Tr for Hartford Rt Of Shrewsbury

- 513 MAIN ST \$600,000
B: Layth Alkhadady & Ritchell Alkhadady
S: Jonathan T Lapomardo & Jeanine Lapomardo

- 16 MELODY LN \$520,000
B: Saeed Z Soleimani & Mahsa Imen
S: Hunter Smith

- 72 S QUINSIGAMOND AVE U:1 \$521,630
B: Jon L Revelli & Patricia Revelli
S: Sheryl Fox, Tr for Fox Ft

- 190 S QUINSIGAMOND AVE U:202 \$475,000
B: Elda Zeko
S: Michael J Lodowsky Jr & Jane Y Palermo

- 173 SEWALL ST \$500,000
B: Ryan Ruffen
S: James M Leroy & Marie Y Leroy

- 14 SHREWSBURY GREEN DR U:F \$330,000
B: Riab LLC
S: Anitha Balasubramanian, Tr for Anitha Balasubramanian L

- 6 STONE MEADOW FARM DR \$995,000
B: Xavier F Parada & Maricruz C Hidalgo
S: Kimberlee A Kusiak & Thomas C Greenough

- 129 MAPLE AVE \$452,000
B: V&j LLC
S: Gregory M Lee & Citizens Bank Na

- 7 HIDDEN MEADOW LN \$1,280,000
B: Dongxu Shan & Xing Fan
S: Lei Gao & Yan Zhang

- 5 HIDDEN MEADOW LN \$1,280,000
B: Dongxu Shan & Xing Fan
S: Lei Gao & Yan Zhang

- 7 LADD RD \$635,000
B: Andrew E Mchugh & Laura B Mchugh
S: Barnicle Patricia M Est & Laura B Mchugh

- 38 MCGREGORY RD \$559,000
B: Stephen Escott
S: Kenneth J Meyer & Terrie Novack

- 197 WOODLAND RD \$475,000
B: First Harbor Capital LLC
S: Fgsd Builders LLC & First Harbor Capital LLC

Southbridge

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- ALPINE DR \$58,000
B: Opacum Land Tlnc
S: Nancy J Whittemore, Tr for Robert F Para Ft

- 85 NORTH ST \$450,000
B: Fabian Jimenez & Maria M Martinez-Tameres
S: Marcos A Rosa

- 74 PAIGE HILL RD \$325,000
B: Dana M Fernandez & Samuel Ayala
S: Coudu Sandra F Est & Victor Boucher

- PLEASANT ST \$265,000
B: F&g Re Associates LLC
S: Reya Ventures LLC

- 128 RIVER ST \$238,000
B: Daniel Jackson-Brennan & Jordan Kryger
S: Makayia Deya & Carlos J Estrada

- W MAIN ST \$265,000
B: F&g Re Associates LLC
S: Reya Ventures LLC

- 28 ADAMS ST \$260,000
B: Eric P Lesperance & Ashley P Lesperance
S: Threshold Const Corp

- 4 DEBBIE DR \$575,000
B: Javon D Johnston & Brianna L Johnston
S: Adel Abdelmasih

- 219 PAXTON RD \$575,000
B: Allison H Daniels & Colin T Deleo
S: Michael Difederico & Christine Difederico

- 7 PRINCETON RD \$150,000
B: Princeton 7 LLC
S: Simple Rei LLC

- 7 LADD RD \$635,000
B: Andrew E Mchugh & Laura B Mchugh
S: Barnicle Patricia M Est & Laura B Mchugh

- 38 MCGREGORY RD \$559,000
B: Stephen Escott
S: Kenneth J Meyer & Terrie Novack

- 197 WOODLAND RD \$475,000
B: First Harbor Capital LLC
S: Fgsd Builders LLC & First Harbor Capital LLC

- 7 LADD RD \$635,000
B: Andrew E Mchugh & Laura B Mchugh
S: Barnicle Patricia M Est & Laura B Mchugh

- 38 MCGREGORY RD \$559,000
B: Stephen Escott
S: Kenneth J Meyer & Terrie Novack

- 197 WOODLAND RD \$475,000
B: First Harbor Capital LLC
S: Fgsd Builders LLC & First Harbor Capital LLC

- 7 LADD RD \$635,000
B: Andrew E Mchugh & Laura B Mchugh
S: Barnicle Patricia M Est & Laura B Mchugh

- 38 MCGREGORY RD \$559,000
B: Stephen Escott
S: Kenneth J Meyer & Terrie Novack

- 197 WOODLAND RD \$475,000
B: First Harbor Capital LLC
S: Fgsd Builders LLC & First Harbor Capital LLC

- 7 LADD RD \$635,000
B: Andrew E Mchugh & Laura B Mchugh
S: Barnicle Patricia M Est & Laura B Mchugh

- 38 MCGREGORY RD \$559,000
B: Stephen Escott
S: Kenneth J Meyer & Terrie Novack

- 197 WOODLAND RD \$475,000
B: First Harbor Capital LLC
S: Fgsd Builders LLC & First Harbor Capital LLC

Sutton

MARKET STATISTICS THROUGH AUGUST. Table with columns YTD 2023, YTD 2024. Rows: Number of 1-Fam Sales, Median Price.

REAL ESTATE SALES

- 36 BOSTON RD \$230,500
B: Teronda N Ellis
S: Midfirst Bank

- 12 REBEKAH LN \$835,000
B: Joseph Tauras & Hana Tauras
S: Janet L Barlow

- HUBBARDSTON RD \$2,000
B: Edward Benevides
S: David J Richard & Joy A Chiuiri

- 17 PEARL ST \$875,000
B: Mark Grinberg & Laura B Grinberg
S: Maryann Leblanc

- 111 CHESTNUT ST \$865,000
B: Leigh K Lydecker 4th & Lauren S Lydecker
S: Leonard G Digiiovanni & Jane Digiiovanni

- 101 ALDRICH ST \$235,000
B: Frank A Malec
S: Robert J Stefanik

- 166 DOUGLAS ST \$480,000
B: John P Loach
S: Bd Homes LLC

- 57 POUTS LN U:57 \$539,900
B: Corwin L Boucher
S: West River Homes LLC

- 83 OAK ST \$345,000
B: Ncp Ssns I LLC
S: Hector A Girouard & Wilmington Svgs Fund Soc

- 1124 BEMIS RD U:A \$305,000
B: Katie Eagan
S: Alan Scherer & Elizabeth Carr

- 1124 BEMIS RD U:A \$289,900
B: Elizabeth Carr & Alan Scherer
S: George P Goulas & Jennifer J Goulas

- OLD WEST BROOKFIELD RD \$143,000
B: Timothy Marquis
S: Lw Property Mgmt LLC

- 1124 BEMIS RD U:A \$305,000
B: Katie Eagan
S: Alan Scherer & Elizabeth Carr

- 1124 BEMIS RD U:A \$289,900
B: Elizabeth Carr & Alan Scherer
S: George P Goulas & Jennifer J Goulas

- OLD WEST BROOKFIELD RD \$143,000
B: Timothy Marquis
S: Lw Property Mgmt LLC

- 1124 BEMIS RD U:A \$305,000
B: Katie Eagan
S: Alan Scherer & Elizabeth Carr

- 1124 BEMIS RD U:A \$289,900
B: Elizabeth Carr & Alan Scherer
S: George P Goulas & Jennifer J Goulas

- OLD WEST BROOKFIELD RD \$143,000
B: Timothy Marquis
S: Lw Property Mgmt LLC

- 1124 BEMIS RD U:A \$305,000
B: Katie Eagan
S: Alan Scherer & Elizabeth Carr

- 1124 BEMIS RD U:A \$289,900
B: Elizabeth Carr & Alan Scherer
S: George P Goulas & Jennifer J Goulas

- OLD WEST BROOKFIELD RD \$143,000
B: Timothy Marquis
S: Lw Property Mgmt LLC

WORCESTER REGISTRY

continued

Webster

MARKET STATISTICS THROUGH AUGUST

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

REAL ESTATE SALES

- List of real estate sales including: 11 BRIAN AVE \$315,000, 12 BROOKLINE ST \$201,000, 1 CUDWORTH RD \$11,200,000, 8 FAIRFIELD ST \$779,900, 190 LOWER GORE RD \$467,500, 14 NELSON ST \$585,000, 10 NEW ST \$520,000, 12 SURREY LN \$325,000, 52 HARRIS ST \$325,000, 18 ANGELL BROOK DR U:18 \$551,200, 219 W BOYLSTON ST \$2,500,000, 77 WOODLAND ST \$432,500, 145 MILK ST U:5 \$321,500, 6213 PETERS FARM WAY U:6213 \$599,999, 180 TURNPIKE RD \$10,000.

Winchendon

MARKET STATISTICS THROUGH AUGUST

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

REAL ESTATE SALES

- List of real estate sales including: 26 DUVAL CT \$70,300, 26 DUVAL CT \$92,000, 144 MILL ST \$390,000, 37 AIRLIE ST \$380,000, 270 BELMONT ST \$265,000, 9 BURMAN AVE \$453,000, 121 CLARK ST \$370,000, 228 CLOVER ST \$300,000, 10 CRESTON ST \$679,900, 11 DARLING ST \$370,000, 11 DUNBAR ST \$525,000, 1 ENVELOPE TER U:101 \$390,000, 10 HULBERT RD U:14 \$199,900, 45 KENBERMA RD \$430,000, 31 MAYFLOWER CIR \$475,000, 24 MICHIGAN RD \$465,000.

- List of real estate sales including: 20 NELSON PARK DR \$350,000, 82 NEWTON AVE N \$484,000, 4 OSWALD ST \$410,000, 37 PIEHL AVE \$378,000, 95 PINELAND AVE \$408,000, 33 PROVIDENCE ST \$790,000, 41 RICHARDS ST \$815,000, 27 SHERBURNE AVE \$600,000, 65 SOPHIA DR \$411,000, 13 SUPERIOR RD \$615,000, 79 TOWER ST \$435,000, 229 VERNON ST U:3 \$270,000, 37 WALL ST U:2C \$332,000, 66 WALL ST \$700,000, 5 WESTOVER RD \$535,000, 20 WORTH ST \$340,000.

Worcester Northern District

Kathleen R. Daigneault, Esq. 166 Boulder Drive, Suite 202 Fitchburg, MA 01420 Telephone: (978) 342-2637 Fax: (978) 345-2865 www.fitchburgdeeds.com

Ashburnham

MARKET STATISTICS THROUGH AUGUST

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

REAL ESTATE SALES

- List of real estate sales including: 16 BLUEBERRY RD \$630,000, 55 RINDGE TPKE \$380,000, 262 SHERBERT RD \$460,000, 108 W SHORE DR \$115,000, 30 WINCHENDON RD \$639,900.

Fitchburg

MARKET STATISTICS THROUGH AUGUST

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

REAL ESTATE SALES

- List of real estate sales including: 18 APPLETON CIR \$345,000, 250 ASHBURNHAM ST \$228,111, 250 ASHBURNHAM ST \$138,000, 50 FRANKFORT ST U:15 \$335,000, 67 NORWOOD ST \$370,000, 41 NUTTING ST \$400,000, 24 SAINT JUDE BLVD \$470,000, 556 WESTMINSTER HILL RD \$530,000.

- List of real estate sales including: 99 BERRINGTON RD U:99 \$292,000, 14 BRAEBURN CIR \$615,000, 374 FLORENCE ST \$667,000, 8 GROVE TER \$415,000, 210 NORTH ST \$250,000, 15 OLDE TAVERN RD \$879,900, 75 PLEASANT ST \$340,000, 214 PLEASANT ST \$615,000, 96 REGINA DR \$508,000, 67 SYCAMORE DR U:67 \$300,000, 249 UNION ST \$445,000, 52 VIEW ST \$77,000, 39 WALNUT ST \$650,000, 283 ELECTRIC AVE \$200,000, 548 RESERVOIR RD \$430,000, 168 MAIN ST \$325,000.

ESSEX NORTH

Lawrence
10/11/24 11:00 AM 21 E Haverhill St
 Owner:21 E H St LLC
 Lender:388 LENDING LLC Deposit:\$15,000
 Doc#:"D:11/06/23
 Source:Lawrence Eagle Tribune (09/20/24)
 Atty:Ligris & Associates Llc 617-274-1500

Methuen
10/11/24 10:00 AM 114 Railroad St U:120
 Owner:Jose D Alberto-Guzman
 Lender:Bank Of America NA Deposit:\$10,000
 Doc#:"D:05/10/19
 Source:Lawrence Eagle Tribune (09/20/24)
 Atty:Marinosci Law Group Pc 401-234-9200

10/23/24 11:00 AM 8 King St
 Owner:Naresh V Gajera & Karen M Mcgravery
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:12/02/04
 Source:Lawrence Eagle Tribune (09/26/24)
 Atty:Doonan Graves & Longoria 978-921-2670

ESSEX SOUTH

Beverly
11/13/24 04:00 PM 348 Rantoul St U:202
 Owner:Deborah J Shaw
 Lender:Nationstar Mortgage Deposit:\$5,000
 Doc#:"D:04/10/07
 Source:Belmont Citizen & Herald (09/26/24)
 Atty:Harmon Law Offices Pc 617-558-0500

Haverhill
10/17/24 10:00 PM 8 Boardman St
 Owner:Mary H Pryor
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:01/17/03
 Source:Haverhill Gazette (09/26/24)
 Atty:Orlans Pc 781-790-7800

10/21/24 01:00 PM 27 Came Ave
 Owner:Alberto Maldonado & Luz Maldonado
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:11/03/06
 Source:Haverhill Gazette (09/26/24)
 Atty:Harmon Law Offices Pc 617-558-0500

Lynn
10/24/24 02:00 PM 10 Pleasant St U:101
 Owner:Mark Souza
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:07/30/21
 Source:Daily Item (09/26/24)
 Atty:Brock & Scott Plc 401-217-8701

Saugus
10/10/24 01:00 PM 8 Edison St
 Owner:Bernardo A Garcia
 Lender:STEPHEN F BORELLI Deposit:\$5,000
 Doc#:"D:10/30/15
 Source:Melrose Free Press (09/26/24)
 Atty:Shapiro Legal Group Llc 781-324-5200

HAMPDEN

Holyoke
10/15/24 11:00 AM 156-162 High St
 Owner:156 High Holyoke Ma LLC
 Lender:REIGO SECURITIZATION Deposit:\$20,000
 Doc#:"D:04/14/23
 Source:Publication Unknown (09/20/24)
 Atty:Hackett Feinberg Pc

10/18/24 11:00 AM 51 Longwood Ave
 Owner:Julia A Santiago
 Lender:Lakeview Loan Servicing LLC Deposit:\$5,000
 Doc#:"D:01/15/20
 Source:Republican (the) (09/20/24)
 Atty:Korde & Associates Pc 978-256-1500

10/22/24 09:00 AM 2006 Northampton St
 Owner:Philip D Labonte
 Lender:Santander Bank NA Deposit:\$5,000
 Doc#:"D:05/10/10
 Source:Republican (the) (09/24/24)
 Atty:Brock & Scott Plc 401-217-8701

Southwick
10/23/24 01:00 PM 236 Vining Hill Rd
 Owner:Amy V Sfakios
 Lender:Bank Of America NA Deposit:\$5,000
 Doc#:"D:05/17/06
 Source:Republican (the) (09/25/24)
 Atty:Brock & Scott Plc 401-217-8701

Springfield
10/17/24 11:00 AM 176 Princeton St
 Owner:Alonzo Huff & Joyce Huff
 Lender:Nationstar Mortgage Deposit:\$10,000
 Doc#:"D:12/06/02
 Source:Republican (the) (09/26/24)
 Atty:Guaetta And Benson Llc

10/17/24 12:00 PM 56 Marshall St
 Owner:Marion J Weston & Kenneth Weston
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:07/08/04
 Source:Republican (the) (09/26/24)
 Atty:Guaetta And Benson Llc

West Springfield
10/17/24 01:00 PM 42 Gregory Ln
 Owner:Richard A Clark
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:10/09/09
 Source:Republican (the) (09/26/24)
 Atty:Demerle & Associates Pc 617-337-4444

HAMPSHIRE

Belchertown
10/22/24 02:00 PM 25 Helen Ln
 Owner:Carmine Picardi & Patricia Picardi
 Lender:JP MORGAN MTG ACQUISI Deposit:\$10,000
 Doc#:"D:06/21/19
 Source:Daily Hampshire Gazette (09/24/24)
 Atty:Harmon Law Offices Pc 617-558-0500

10/24/24 01:00 PM 311 Turkey Hill Rd
 Owner:Jeffrey D Plant
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:08/29/11
 Source:Daily Hampshire Gazette (09/26/24)
 Atty:Brock & Scott Plc 401-217-8701

MIDDLESEX NORTH

Lowell
10/11/24 02:00 PM 201 Thorndike St U:2-21
 Owner:Kelli M Johanan
 Lender:Bank Of America NA Deposit:\$5,000
 Doc#:"D:11/19/18
 Source:Sun (the) (09/20/24)
 Atty:Korde & Associates Pc 978-256-1500

MIDDLESEX SOUTH

Cambridge
10/21/24 10:00 AM 23 Hunting St
 Owner:23 Hunting Street LLC
 Lender:CCG FUND II LLC Deposit:\$15,000
 Doc#:"D:02/28/23
 Source:Boston Herald (09/24/24)
 Atty:Barsh And Cohen PC 617-332-4700

10/21/24 11:00 AM 28 Porter St
 Owner:Porter Street Residences
 Lender:CCG FUND II LLC Deposit:\$20,000
 Doc#:"D:12/21/22
 Source:Boston Herald (09/24/24)
 Atty:Barsh And Cohen PC 617-332-4700

10/21/24 11:00 AM 16-18 Porter St
 Owner:Porter Street Residences
 Lender:CCG FUND II LLC Deposit:\$20,000
 Doc#:"D:12/21/22
 Source:Boston Herald (09/24/24)
 Atty:Barsh And Cohen PC 617-332-4700

Framingham
10/22/24 11:00 AM 9 Guadalupe Rd
 Owner:Reginaldo B Ramalho & Ednalda S Costa
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:09/22/06
 Source:Metro West (09/25/24)
 Atty:Doonan Graves & Longoria 978-921-2670

Hopkinton
10/23/24 03:00 PM 2 Spring Ln
 Owner:Tahreem F Syed & Shabbar Syed
 Lender:Wells Fargo Bank NA Deposit:\$5,000
 Doc#:"D:06/30/04
 Source:Metro West (09/25/24)
 Atty:Korde & Associates Pc 978-256-1500

Malden
10/24/24 01:00 PM 25 Highland Ct
 Owner:Anna E Scola
 Lender:Newrez LLC Deposit:\$5,000
 Doc#:"D:02/08/08
 Source:Melrose Free Press (09/26/24)
 Atty:Brock & Scott Plc 401-217-8701

Medford
10/17/24 01:00 PM 968 Highland Ave
 Owner:John C Drapaniotis & Donna Drapaniotis
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:11/21/06
 Source:Boston Globe (09/24/24)
 Atty:Korde & Associates Pc 978-256-1500

Reading
10/11/24 03:00 PM 163 Lowell St
 Owner:Piera Fico
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:07/28/04
 Source:Reading Chronicle (09/20/24)
 Atty:Korde & Associates Pc 978-256-1500

Somerville
10/17/24 12:00 PM 205 Cedar St
 Owner:William A Lewis & Sheila V Lewis
 Lender:Wells Fargo Bank NA Deposit:\$10,000
 Doc#:"D:01/20/06
 Source:Boston Globe (09/24/24)
 Atty:Korde & Associates Pc 978-256-1500

10/24/24 12:00 PM 13 Everett Ave
 Owner:Founa Cherilus & Jackson Cherilus
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:08/06/10
 Source:Boston Herald (09/26/24)
 Atty:Brock & Scott Plc 401-217-8701

Watertown
10/16/24 11:00 AM 144 Dexter Ave
 Owner:Jeffrey R Ryan & Cathleen T Ryan
 Lender:Newrez LLC Deposit:\$10,000
 Doc#:"D:01/13/11
 Source:Boston Herald (09/25/24)
 Atty:Guaetta And Benson Llc

Wayland
10/16/24 11:00 AM 21 Charena Rd
 Owner:Clear Coast Realty LLC
 Lender:HEARTWOOD REALTY LLC Deposit:\$10,000
 Doc#:"D:01/24/24
 Source:Metro West (09/20/24)
 Atty:Rosemary Traini 781-461-8300

NORFOLK

Bellingham
10/17/24 02:00 PM 17 Susan Ln
 Owner:Gary W Owens & Marion A Owens
 Lender:Federal Home Loan Mortgage Corp Deposit:\$5,000
 Doc#:"D:05/26/04
 Source:Metro West (09/26/24)
 Atty:Harmon Law Offices Pc 617-558-0500

Holbrook
10/16/24 01:00 PM 38 Teed Rd
 Owner:Frances T Mckinnon
 Lender:Eastern Bank Deposit:\$10,000
 Doc#:"D:04/17/15
 Source:Patriot Ledger (09/26/24)
 Atty:Cunningham Machanic Ceti 508-651-7524

Randolph
10/21/24 10:00 AM 208 Center St
 Owner:George H Shields & Carol A Shields
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:10/01/12
 Source:Patriot Ledger (09/21/24)
 Atty:Brock & Scott Plc 401-217-8701

Stoughton
10/07/24 12:00 PM 84 Richard Rd
 Owner:Bertha Alexander & Lawrence Alexander
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:11/18/02
 Source:Brockton Enterprise (09/20/24)
 Atty:Korde & Associates Pc 978-256-1500

10/23/24 04:00 PM 225 Turnpike St
 Owner:Christopher A Petringa & Monica K Petringa
 Lender:US Bank NA Deposit:\$10,000
 Doc#:"D:07/21/17
 Source:Brockton Enterprise (09/25/24)
 Atty:Harmon Law Offices Pc 617-558-0500

PLYMOUTH

Bridgewater
10/11/24 11:00 AM 25 Prattown Ln
 Owner:Injhrh Tanwani
 Lender:Midfirst Bank State Savings Bank Deposit:\$10,000
 Doc#:"D:11/30/20
 Source:Brockton Enterprise (09/20/24)
 Atty:Orlans Pc 781-790-7800

Brockton
10/17/24 11:00 AM 221 Oak St U:9-15
 Owner:Gabriel C Luvan & Britney R Luvan
 Lender:Nationstar Mortgage Deposit:\$5,000
 Doc#:"D:11/29/18
 Source:Brockton Enterprise (09/25/24)
 Atty:Korde & Associates Pc 978-256-1500

Carver
10/15/24 03:00 PM 50 Melanie Ln
 Owner:Richard R McLaughlin & Maria L McLaughlin
 Lender:GITSIT SOLUTIONS LLC Deposit:\$5,000
 Doc#:"D:11/13/08
 Source:Boston Globe (09/24/24)
 Atty:Korde & Associates Pc 978-256-1500

Middleboro
10/15/24 02:00 PM 104 Plympton St
 Owner:Michael A Thomas
 Lender:Wells Fargo Bank NA Deposit:\$10,000
 Doc#:"D:12/22/05
 Source:Standard Times (the) (09/24/24)
 Atty:Orlans Pc 781-790-7800

10/22/24 10:00 AM 796 Plymouth St
 Owner:David G Sylvia & Heather L Sylvia
 Lender:Federal Home Loan Mortgage Corp
 Deposit:\$10,000
 Doc#:"D:04/14/06
 Source:Standard Times (the) (09/24/24)
 Atty:Doonan Graves & Longoria 978-921-2670

10/23/24 02:00 PM 53 Miller St
 Owner:Lee C Carrington Jr & Denise Arias
 Lender:US Bank NA Deposit:\$5,000
 Doc#:"D:07/01/02
 Source:Brockton Enterprise (09/25/24)
 Atty:Brock & Scott Plc 401-217-8701

Plymouth
10/15/24 03:00 PM 62 Jan Marie Dr
 Owner:Thomas A Carter & Alayna R Carter
 Lender:First Home Mortgage Deposit:\$10,000
 Doc#:"D:10/28/21
 Source:Old Colony Memorial (09/26/24)
 Atty:Harmon Law Offices Pc 617-558-0500

10/22/24 10:00 AM 23 Remington Ln
 Owner:John F Curtis & Jenny Curtis
 Lender:Bank Of America NA Deposit:\$5,000
 Doc#:"D:09/22/10
 Source:Old Colony Memorial (09/26/24)
 Atty:Brock & Scott Plc 401-217-8701

SUFFOLK

Boston
10/17/24 11:00 AM 3 Appleton St
 Owner:418 Real Estate LLC
 Lender:Merrimack Valley Credit Union Deposit:\$25,000
 Doc#:"D:03/13/20
 Source:Boston Herald (09/26/24)
 Atty:Jame M Coderre 508-984-1414

Dorchester
10/15/24 01:00 PM 44 King St
 Owner:Lee Johansson Jr
 Lender:Wells Fargo Bank NA Deposit:\$10,000
 Doc#:"D:09/11/09
 Source:Boston Globe (09/24/24)
 Atty:Orlans Pc 781-790-7800

10/16/24 11:00 AM 4 Ely Rd
 Owner:Sean M Sullivan Sr & Marie Sullivan
 Lender:Pennymac Loan Services LLC Deposit:\$15,000
 Doc#:"D:11/19/21
 Source:Boston Globe (09/24/24)
 Atty:Harmon Law Offices Pc 617-558-0500

10/21/24 10:00 AM 2 Howe Ter U:18
 Owner:Sarah E Bradley
 Lender:Wells Fargo Bank NA Deposit:\$10,000
 Doc#:"D:07/12/17
 Source:Boston Globe (09/24/24)
 Atty:Harmon Law Offices Pc 617-558-0500

Jamaica Plain
10/24/24 11:00 AM 130 Minden St
 Owner:Raul Banks & Emma R Banks
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:02/10/05
 Source:Boston Herald (09/26/24)
 Atty:Brock & Scott Plc 401-217-8701

Mattapan
10/15/24 10:00 AM 68 Idaho St
 Owner:Kara L Boettger
 Lender:Citizens Bank Deposit:\$5,000
 Doc#:"D:08/18/16
 Source:Boston Globe (09/24/24)
 Atty:Korde & Associates Pc 978-256-1500

WORCESTER

Auburn
10/15/24 01:00 PM 650 Oxford St
 Owner:Bruce J Grieci & Angela J Grieci
 Lender:Nationstar Mortgage Deposit:\$5,000
 Doc#:"D:12/05/06
 Source:Auburn News (09/20/24)
 Atty:Korde & Associates Pc 978-256-1500

Gardner
10/21/24 11:00 AM 401 Park St
 Owner:Lorre M Erickson
 Lender:Freedom Mortgage Corp Deposit:\$5,000
 Doc#:"D:12/15/17
 Source:Gardner News (09/20/24)
 Atty:Brock & Scott Plc 401-217-8701

Oxford
10/18/24 03:00 PM 128 Main St
 Owner:Shawn E Benway & Daryl J Benway
 Lender:Bank of New York Mellon Deposit:\$10,000
 Doc#:"D:05/04/06
 Source:Webster Times (09/20/24)
 Atty:Albertelli Law 813-221-4743

Sturbridge
10/18/24 12:00 PM 294 Brookfield Rd
 Owner:Raymond K Perry & Lisa S Phaneuf-Perry
 Lender:Rocket Mortgage Deposit:\$10,000
 Doc#:"D:05/03/21
 Source:Southbridge Evening News (09/26/24)
 Atty:Harmon Law Offices Pc 617-558-0500

Templeton
10/24/24 10:00 AM 48 Orchard Ln
 Owner:Bryan M Cote
 Lender:MARIBOR INCOME TRUST Deposit:\$10,000
 Doc#:"D:10/31/05
 Source:Gardner News (09/26/24)
 Atty:Marinosci Law Group Pc 401-234-9200

WORCESTER NORTH

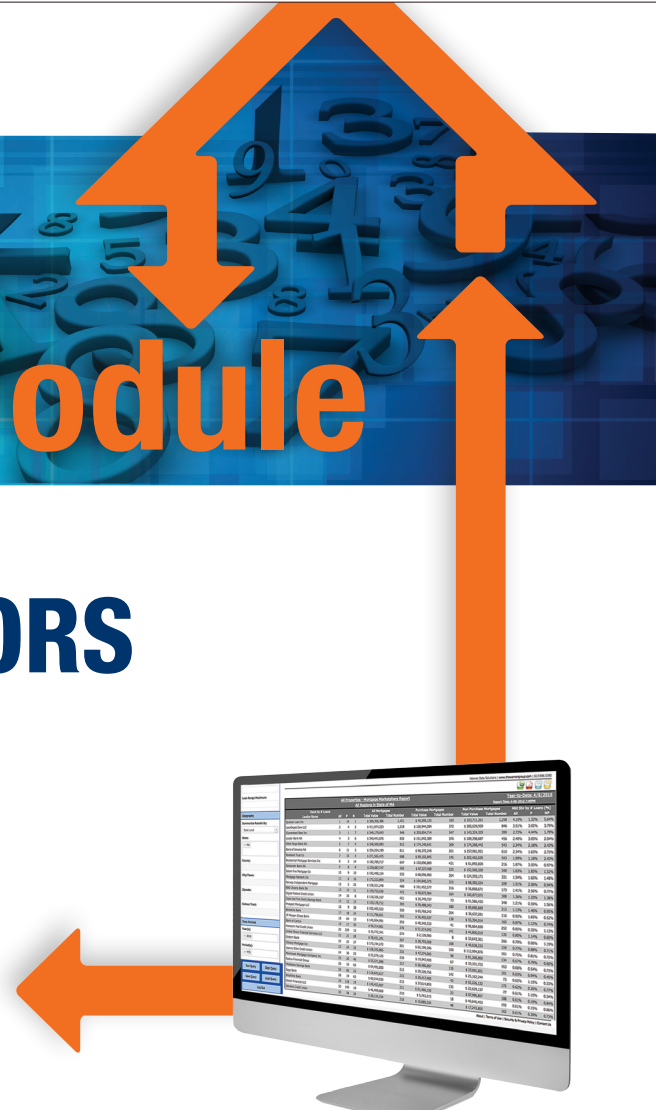
Ashburnham
10/18/24 12:00 PM 0 Willard Rd U:5A
 Owner:73 Willard Road LLC
 Lender:ABL Residential Credit Acquisitions LLC
 Deposit:\$10,000
 Doc#:"D:01/13/23
 Source:Telegram Gazette (09/25/24)
 Atty:Philip L Eiker PLLC 520-730-6034

THE WARREN GROUP | LOAN ORIGINATOR MODULE

Loan Originator Module

WHERE DO LOAN ORIGINATORS RANK IN YOUR COUNTY?

Identify top loan originators with The Warren Group's Loan Originator Module. Analyze the local mortgage lending market with custom reports that highlight rankings, competitors, and individual loan officers. View data across various time periods, geographies, and so much more.



Visit www.thewarrengroup.com to view a sample report. Contact 617.896.5367 or email customerservice@thewarrengroup.com for more information.

