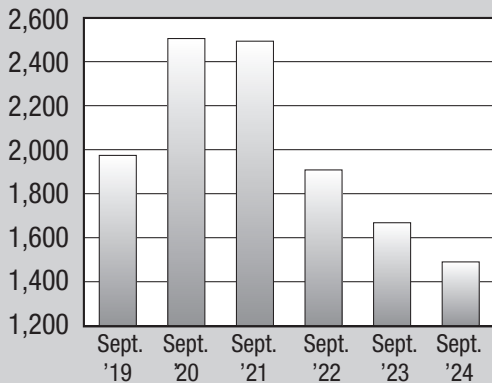
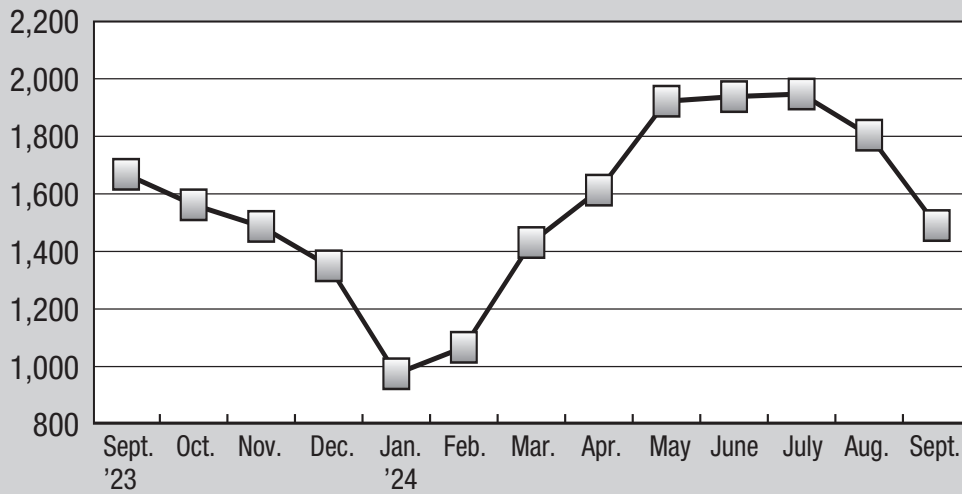


# Official Records

## MASSACHUSETTS MARKET STATISTICS

### Number of Condo Sales



Year	Number of Sales	Change Prior Year
Sept. 2019	1,974	5.84%
Sept. 2020	2,505	26.9%
Sept. 2021	2,493	-0.48%
Sept. 2022	1,908	-23.5%
Sept. 2023	1,668	-12.58%
Sept. 2024	1,490	-10.67%

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
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B4	Barnstable	10/18/24	B10	Hampden	10/18/24
B5	Berkshire Middle	10/18/24	B11	Hampshire	10/18/24
B5	Berkshire North	10/18/24	B12	Middlesex North	10/18/24
B6	Berkshire South	10/18/24	B13	Middlesex South	10/18/24
B6	Bristol Fall River	10/18/24	B15	Nantucket	10/18/24
B6	Bristol North	10/18/24	B15	Norfolk	10/18/24
B7	Bristol South	10/18/24	B17	Plymouth	10/18/24
B7	Dukes	10/18/24	B19	Worcester	10/18/24
B8	Essex North	10/18/24	B21	Worcester North	10/18/24
B8	Essex South	10/18/24			

### CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
B22	Voluntary Bankruptcies	B23	State Tax Liens
B22	Chapter 13 Bankruptcies	B23	Attachments
B22	Chapter 11 Bankruptcies	B23	Petitions to Foreclose
B22	Federal Tax Liens	B24	Foreclosure Sales

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DESIGNATIONS AND MEMBERSHIPS

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**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.

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# Suffolk Registry

Stephen J. Murphy, Register  
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www.suffolkdeeds.com

## Boston

### MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	43
Median Price	\$3,262,500	\$3,100,000

### ► REAL ESTATE SALES

<b>9 APPLETON ST U:M1</b> .....	<b>\$830,000</b>
B: James Higgins & Mia Carazza S: Alan M Diehl & Kara B Diehl Doc#: 0000000955890, Date: 10/16/24 Mtg: Guaranteed Rate Inc \$664,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 940sf Prior Sale: \$750,000 (07/20)	
<b>34 APPLETON ST U:3</b> .....	<b>\$730,000</b>
B: William Mcdermott S: Sandra T Kraus & Thomas M Kraus Book/Page: 70703/160, Date: 10/17/24 Use: 1 Bdrm Condo, Lot: 569sf Prior Sale: \$450,000 (01/13)	
<b>130 APPLETON ST U:4D</b> .....	<b>\$1,575,000</b>
B: Curran D Robinette & Gabrielle S Robinette S: John Oconnor & Donna Oconnor Book/Page: 70692/330, Date: 10/15/24 Mtg: Morgan Stanley Privat \$1,410,000 Term: 2054 Rate: 5.4% Type: Adj Use: 2 Bdrm Condo, Lot: 970sf Prior Sale: \$1,237,500 (06/17)	
<b>500 ATLANTIC AVE U:15D</b> .....	<b>\$1,565,000</b>
B: Dean Nora & Jessica Nora S: Eliot D Weinman & Cherie A Weinman Book/Page: 70706/236, Date: 10/18/24 Mtg: Bank of Canton \$665,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1310sf Prior Sale: \$1,340,000 (05/18)	

<b>50 BATTERY ST U:303</b> .....	<b>\$1,000,000</b>
B: Sheila Osullivan S: Battery 50 T & Brother Wei LLC Tr Book/Page: 70698/165, Date: 10/16/24 Mtg: Dedham Inst for Svgs \$400,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 974sf	
<b>35 BEACON ST U:2</b> .....	<b>\$2,200,000</b>
B: Melissa Koester S: Renee C Knilians Book/Page: 70698/89, Date: 10/16/24 Use: 2 Bdrm Condo, Lot: 1348sf Prior Sale: \$1,060,000 (10/02)	
<b>127 BEACON ST U:52</b> .....	<b>\$719,000</b>
B: Zoe T Ganigliani S: Gina P Richardson Book/Page: 70703/170, Date: 10/17/24 Mtg: HarborOne Mortgage \$539,250 Term: 2054 Use: 1 Bdrm Condo, Lot: 533sf Prior Sale: \$350,000 (03/04)	
<b>180 BEACON ST U:16G</b> .....	<b>\$3,050,000</b>
B: Richard F Syron & Margaret Syron S: Carol C Caniff, Tr for Carol Casey Caniff RET Book/Page: 70696/312, Date: 10/16/24 Use: 2 Bdrm Condo, Lot: 2220sf	
<b>324-332 BEACON ST U:34</b> .....	<b>\$1,500,000</b>
B: Chris Conti & Lisa Conti S: Kenneth F Rice, Tr for Stephen J Rice 2000 RET Book/Page: 70692/214, Date: 10/15/24 Use: 1 Bdrm Condo, Lot: 1128sf	
<b>200 BOYLSTON ST U:115</b> .....	<b>\$4,800,000</b>
B: Robert Powers & Michele Powers S: Susan L Da Silva, Tr for Common Realty Tli Book/Page: 70709/149, Date: 10/18/24 Use: Condo	
<b>776 BOYLSTON ST U:PH2E</b> .....	<b>\$25,000,000</b>
B: Naesong Park, Tr for 776 Boylston Ph2e Nt S: Kurt F Somerville, Tr for 776 Boylston Ph2e Nt Book/Page: 70694/229, Date: 10/15/24 Use: 4 Bdrm Condo, Lot: 6829sf Prior Sale: \$23,000,000 (01/23)	
<b>90 BROADWAY U:5D</b> .....	<b>\$1,325,000</b>
B: Manioucha Krishnamurti S: Sarah Altinoglu & Erhan Altinoglu Book/Page: 70691/295, Date: 10/15/24 Use: 2 Bdrm Condo, Lot: 909sf Prior Sale: \$699,000 (04/11)	
<b>46 BRYON RD U:B46-2</b> .....	<b>\$396,000</b>
B: Ashley Zellman S: Ruth Aviles & Salvatore R Diaz Book/Page: 70692/31, Date: 10/15/24 Use: Condo	
<b>4 CHARLESGATE E U:303</b> .....	<b>\$860,000</b>
B: Brandon Y Feng S: Hampton Realty LLC Book/Page: 70698/214, Date: 10/16/24 Mtg: M&T Bank NA \$516,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1036sf Prior Sale: \$825,000 (02/21)	

<b>75 CLARENDON ST U:36</b> .....	<b>\$10,733</b>
B: Francis R Lagace S: Alphonso S Johnson Book/Page: 70701/99, Date: 10/17/24 Use: Condo Parking-Residential, Lot: 126sf	
<b>343 COMMERCIAL ST U:602</b> .....	<b>\$3,250,000</b>
B: John A Mostyn, Tr for 343 Com St Unit 602 Nt S: Michael R Dornbrook, Tr for Michael R Dornbrook T Book/Page: 70694/258, Date: 10/15/24 Use: 2 Bdrm Condo, Lot: 3128sf Prior Sale: \$2,725,000 (06/08)	
<b>357 COMMERCIAL ST U:121</b> .....	<b>\$680,000</b>
B: Bruce Holway & Mary Holway S: Linda G Johannson, Tr for Linda G Johannson RET Book/Page: 70694/123, Date: 10/15/24 Mtg: Rocket Mortgage LLC \$476,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 823sf Prior Sale: \$570,000 (02/21)	
<b>402 COMMERCIAL ST U:3</b> .....	<b>\$1,025,000</b>
B: Jeffrey L Nace & Kelli Nace S: Hoodie LLC Book/Page: 70703/302, Date: 10/17/24 Mtg: United Wholesale Mtg \$637,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 750sf Prior Sale: \$521,000 (01/16)	
<b>402 COMMERCIAL ST U:4</b> .....	<b>\$1,000,000</b>
B: Jeffrey L Nace & Kelli Nace S: Thomas Sullivan, Tr for Thomas D Sullivan RET Book/Page: 70703/344, Date: 10/17/24 Mtg: United Wholesale Mtg \$637,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 750sf	
<b>205 COMMONWEALTH AVE U:9</b> .....	<b>\$2,152,500</b>
B: Robert J Loughlin & Shahnaz Loughlin S: Fein Ruth Est & Michael D Fein Book/Page: 70701/175, Date: 10/17/24 Use: 3 Bdrm Condo, Lot: 1659sf	
<b>278-284 DARTMOUTH ST</b> .....	<b>\$101,000,000</b>
B: Ferrado Offices LLC S: L3 149 Newbury Street LLC Book/Page: 70696/182, Date: 10/16/24	
<b>32 DERNE ST U:2B</b> .....	<b>\$3,379,840</b>
B: Hrh Archie LLC S: Stuart S Haber & Joshua M Haber Book/Page: 70707/1, Date: 10/18/24 Use: 3 Bdrm Condo Prior Sale: \$2,950,000 (06/18)	
<b>85 E INDIA ROW U:27D</b> .....	<b>\$675,000</b>
B: Franco N Palomba, Tr for Palomba RET S: Karen Ridden Book/Page: 70703/249, Date: 10/17/24 Use: 1 Bdrm Condo, Lot: 748sf Prior Sale: \$334,800 (11/06)	
<b>60 EUTAW ST U:1</b> .....	<b>\$585,000</b>
B: Benjamin J Modzelesky S: Vincent J Doyle Book/Page: 70692/302, Date: 10/15/24 Mtg: Cambridge Svgs Bk \$500,000 Term: 2054 Use: 3 Bdrm Condo	

<b>370 HARRISON AVE U:1015</b> .....	<b>\$1,199,000</b>
B: Xuanjie Ouyang S: Quinn South End LLC Book/Page: 70697/121, Date: 10/16/24 Use: 1 Bdrm Condo	
<b>104 HEMENWAY ST</b> .....	<b>\$36,000,000</b>
B: Winfen-50 LLC S: Bobson Residential LLC Book/Page: 70700/111, Date: 10/16/24 Mtg: Walker & Dunlop LLC \$23,400,000 Use: Apartment Bldg - 9 + Units, Lot: 5197sf	
<b>108 HEMENWAY ST</b> .....	<b>\$36,000,000</b>
B: Winfen-50 LLC S: Bobson Residential LLC Book/Page: 70700/111, Date: 10/16/24 Mtg: Walker & Dunlop LLC \$23,400,000 Use: Apartment Bldg - 9 + Units, Lot: 5148sf	
<b>107 JERSEY ST U:7-9</b> .....	<b>\$470,000</b>
B: Beliz Baloglu S: Patricia J Ferguson, Tr for Whittaker Rt Book/Page: 70698/286, Date: 10/16/24 Mtg: Leader Bank NA \$376,000 Term: 2054 Use: Condo	
<b>425 LAGRANGE ST U:207</b> .....	<b>\$655,000</b>
B: Joanna K Davis S: Jason Wetterhahn Book/Page: 70694/337, Date: 10/15/24 Use: Condo	
<b>100 LOVEJOY WHARF U:8P</b> .....	<b>\$765,000</b>
B: Kyle Drake & Madisen Lee S: Related Lovejoy Res LLC Book/Page: 70708/104, Date: 10/18/24 Mtg: Cambridge Svgs Bk \$612,000 Term: 2054 Use: 1 Bdrm Condo	
<b>604 MASSACHUSETTS AVE U:1</b> .....	<b>\$950,000</b>
B: Mary A Polad S: Jessica Bissey & Scott Bissey Book/Page: 70703/42, Date: 10/17/24 Mtg: Guaranteed Rate Inc \$850,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 1359sf Prior Sale: \$875,000 (12/21)	
<b>149 NEWBURY ST</b> .....	<b>\$101,000,000</b>
B: Ferrado Offices LLC S: L3 149 Newbury Street LLC Book/Page: 70696/182, Date: 10/16/24 Use: Office Bldg-General, Lot: 14504sf Prior Sale: \$40,000,000 (07/19)	
<b>135 PEMBROKE ST U:1</b> .....	<b>\$935,000</b>
B: Urban Swift LLC S: Alice J Cheng Book/Page: 70692/142, Date: 10/15/24 Use: 1 Bdrm Condo, Lot: 900sf Prior Sale: \$810,000 (06/17)	
<b>30 PINCKNEY ST U:2</b> .....	<b>\$589,500</b>
B: 30 Pinckney 2 LLC S: Joome Suh Book/Page: 70706/93, Date: 10/18/24 Use: 1 Bdrm Condo, Lot: 445sf Prior Sale: \$505,000 (07/16)	

<b>109 PRINCE ST</b> .....	<b>\$3,675,000</b>
B: Sean A Munnis & Cara S Munnis S: Christine Gannon, Tr for Romas Rt Book/Page: 70706/307, Date: 10/18/24 Mtg: Baycoast Mortgage Co \$3,675,000 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 1261sf Prior Sale: \$50,000 (03/98)	
<b>25 S MUNROE TER U:3</b> .....	<b>\$749,000</b>
B: Paul J Mcbride S: Stefan Nicotra & Ashley B Nicotra Book/Page: 70695/78, Date: 10/15/24 Mtg: Washington Trust Mtg \$599,200 Term: 2054 Use: 3 Bdrm Condo	
<b>47-49 SAINT JOSEPH ST U:2</b> .....	<b>\$98,000</b>
B: Elise Zimmerman S: Elise Zimmerman & Brendan Monahan Book/Page: 70698/94, Date: 10/16/24 Use: 2 Bdrm Condo Prior Sale: \$640,000 (08/22)	
<b>135 SEAPORT BLVD U:705</b> .....	<b>\$1,575,000</b>
B: Bphe Holdings LLC S: Jonathan P Jenkins Book/Page: 70706/108, Date: 10/18/24 Use: Condo	
<b>100 SHAWMUT AVE U:1202</b> .....	<b>\$2,100,000</b>
B: Leocomo LLC S: Div Shawmut LLC Book/Page: 70691/319, Date: 10/15/24 Use: 3 Bdrm Condo	
<b>103-109 SOUTH ST U:5D</b> .....	<b>\$785,000</b>
B: 107 South Street Rt & Rockaway Bch Rity LLC Tr S: Kim Halliday, Tr for Kim Halliday RET Book/Page: 70697/217, Date: 10/16/24 Use: 3 Bdrm Condo, Lot: 1138sf Prior Sale: \$300,000 (11/99)	
<b>430 STUART ST U:1606</b> .....	<b>\$1,199,000</b>
B: Wmt Raffles 1606 LLC S: Ts Pied-A-Terre Hldg LLC Book/Page: 70707/293, Date: 10/18/24 Use: Condo	
<b>2-4A THACHER ST</b> .....	<b>\$5,000,000</b>
B: 2-4 Thacher Street LLC S: Joanne P Anzalone, Tr for Anzalone Ft Book/Page: 70700/264, Date: 10/17/24 Mtg: Anzalone Family 2021 \$1,900,000 Use: Mixed Use-Prim Res & Comm, Lot: 1159sf	
<b>43 UPTON ST U:2</b> .....	<b>\$860,000</b>
B: Sean Frederick & Kimberly A Boutwell S: Jessica Mcconnell, Tr for Jessica Mcconnell T Book/Page: 70701/188, Date: 10/17/24 Mtg: M&T Bank NA \$688,000 Term: 2054 Rate: 5.0% Type: Adj Use: 1 Bdrm Condo, Lot: 730sf Prior Sale: \$751,000 (05/22)	
<b>7 WARREN AVE U:24</b> .....	<b>\$1,020,000</b>
B: Steven M Bauer, Tr for Steven M Bauer RET S: Paul T Spyrka Book/Page: 70692/262, Date: 10/15/24 Use: 1 Bdrm Condo, Lot: 861sf Prior Sale: \$663,000 (10/07)	

## TOWN / REGISTRY GUIDE

### Town Name Registry

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

Cotuit	Barnstable
Cumington	Hampshire
Dalton	Berkshire Middle
Danvers	Essex South
Dartmouth	Bristol South
Dedham	Norfolk
Deerfield	Franklin
Dennis	Barnstable
Dighton	Bristol North
Dorchester	Suffolk
Douglas	Worcester
Dover	Norfolk
Dracut	Middlesex North
Dudley	Worcester
Dunstable	Middlesex North
Duxbury	Plymouth
East Boston	Suffolk
East Bridgewater	Plymouth
East Brookfield	Worcester
East Longmeadow	Hampden
Eastham	Barnstable
Easthampton	Hampshire
Easton	Bristol North
Egremont	Berkshire South
Erving	Franklin
Essex	Essex South
Everett	Middlesex South
Fairhaven	Bristol South
Fall River	Bristol Fall River
Falmouth	Barnstable
Fitchburg	Worcester North
Florida	Berkshire North
Foxboro	Norfolk
Framingham	Middlesex South
Franklin	Norfolk
Freetown	Bristol Fall River
Gardner	Worcester
Georgetown	Essex South
Gill	Franklin
Gloucester	Essex South
Goshen	Hampshire
Grafton	Worcester
Gosnold	Dukes
Granby	Hampshire
Granville	Hampden
Great Barrington	Berkshire South
Greenfield	Franklin
Greenwich	Hampshire
Groton	Middlesex South
Groveland	Essex South
Hadley	Hampshire
Halifax	Plymouth
Hamilton	Essex South
Hampden	Hampden
Hancock	Berkshire North
Hanover	Plymouth
Hanson	Plymouth
Hardwick	Worcester
Harvard	Worcester
Harwich	Barnstable
Hatfield	Hampshire
Haverhill	Essex South
Hawley	Franklin
Heath	Franklin
Hingham	Plymouth
Hinsdale	Berkshire Middle
Holbrook	Norfolk
Holden	Worcester
Holland	Hampden
Holliston	Middlesex South
Holyoke	Hampden
Hopedale	Worcester

Hopkinton	Middlesex South
Hubbardston	Worcester
Hudson	Middlesex South
Hull	Plymouth
Huntington	Hampshire
Hyannis	Barnstable
Hyde Park	Suffolk
Ipswich	Essex South
Jamaica Plain	Suffolk
Kingston	Plymouth
Lakeville	Plymouth
Lancaster	Worcester
Lanesboro	Berkshire North
Lawrence	Essex North
Lee	Berkshire Middle
Leicester	Worcester
Lenox	Berkshire Middle
Leominster	Worcester North
Leverett	Franklin
Lexington	Middlesex South
Leyden	Franklin
Lincoln	Middlesex South
Littleton	Middlesex South
Longmeadow	Hampden
Lowell	Middlesex North
Ludlow	Hampden
Lunenburg	Worcester North
Lynn	Essex South
Lynnfield	Essex South
Malden	Middlesex South
Manchester	Essex South
Mansfield	Bristol North
Marblehead	Essex South
Marion	Plymouth
Marlborough	Middlesex South
Marshfield	Plymouth
Marstons Mills	Barnstable
Mashpee	Barnstable
Mattapan	Suffolk
Mattapoisett	Plymouth
Maynard	Middlesex South
Medfield	Norfolk
Medford	Middlesex South
Medway	Norfolk
Melrose	Middlesex South
Mendon	Worcester
Merrimac	Essex South
Methuen	Essex North
Middleboro	Plymouth
Middlefield	Hampshire
Middleton	Essex South
Milford	Worcester
Millbury	Worcester
Millis	Norfolk
Millville	Worcester
Milton	Norfolk
Monroe	Franklin
Monson	Hampden
Montague	Franklin
Monterey	Berkshire South
Montgomery	Hampden
Mt Washington	Berkshire South
Nahant	Essex South
Nantucket	Nantucket
Natick	Middlesex South
Needham	Norfolk
New Ashford	Berkshire North
New Bedford	Bristol South
New Braintree	Worcester
New Marlboro	Berkshire South
New Salem	Franklin
Newbury	Essex South
Newburyport	Essex South

Newton	Middlesex South
Norfolk	Norfolk
North Adams	Berkshire North
North Andover	Essex North
North Attleboro	Bristol North
North Brookfield	Worcester
North Reading	Middlesex South
Northampton	Hampshire
Norborough	Worcester
Northbridge	Worcester
Northfield	Franklin
Norton	Bristol North
Norwell	Plymouth
Norwood	Norfolk
Oak Bluffs	Dukes
Oakham	Worcester
Orange	Franklin
Orleans	Barnstable
Osterville	Barnstable
Otis	Berkshire Middle
Oxford	Worcester
Palmer	Hampden
Paxton	Worcester
Peabody	Es

# How to Read The Real Estate Records

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

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

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

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

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

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

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

REAL ESTATE SALES	
<b>315 MAIN ST U:15</b> .....	<b>\$98,000</b>
Pleasant Towers Condo 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.

■ 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.

REAL ESTATE SALES	
<b>32 ELM ST</b> .....	<b>\$175,000</b>
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.

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.

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

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

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

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

### KEY TO LABELS

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

### KEY TO ABBREVIATIONS

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

Interested in Mortgage-Only Transactions?  
Our online records offer a much deeper look into local markets.  
L Navigate to [bankerandtradesman.com](http://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!

**145 WORCESTER ST U:2**..... **\$1,175,000**  
B: Jean Bender  
S: Zachary Kahn & Nicole Kahn  
Book/Page: 70699/218, Date: 10/16/24  
Use: 2 Bdrm Condo

### Brighton

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	19
Median Price	\$890,000	\$1,100,000

#### REAL ESTATE SALES

**45 COLBORNE RD U:2**..... **\$432,500**  
B: Oliver Bardon, Tr for Bardon Ft  
S: Christine M Cataloni & Gabriella V Cataloni  
Book/Page: 70709/135, Date: 10/18/24  
Use: 1 Bdrm Condo, Lot: 600sf  
Prior Sale: \$420,000 (05/22)

**1409 COMMONWEALTH AVE U:4-404**..... **\$329,000**  
B: Hannah M Fish  
S: C F Welensky, Tr for 1665 17 Commonwealth T  
Book/Page: 70696/335, Date: 10/16/24  
Mtg: Eastern Bank \$259,000  
Term: 2054  
Use: Condo

**1 NEVINS HILL WAY U:309**..... **\$1,214,000**  
B: Li Zhang & Helen H Xu  
S: 143 Washington LLC  
Book/Page: 70702/299, Date: 10/17/24  
Mtg: Rocket Mortgage LLC \$700,000  
Term: 2044  
Use: Condo

### Charlestown

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	32
Median Price	\$1,510,000	\$1,637,500

#### REAL ESTATE SALES

**34 9TH ST U:34**..... **\$1,655,000**  
B: Evelyn K Morris  
S: Paul C Anderson & Lisa A Anderson  
Book/Page: 70699/94, Date: 10/16/24  
Use: 2 Bdrm Condo  
Prior Sale: \$1,650,000 (12/17)

**124-126 BUNKER HILL ST U:2**..... **\$1,200,000**  
B: Gabriel Mater  
S: 124-2 Bunker Hill St LLC  
Book/Page: 70707/264, Date: 10/18/24  
Mtg: Cross Country Mtg Inc \$960,000  
Term: 2054  
Use: 3 Bdrm Condo  
Prior Sale: \$1,070,000 (07/20)

**5 COMMON ST U:5**..... **\$2,015,000**  
B: Simon Genest & Soucy A Mathiea  
S: Christophe Henderson & Salome Henderson  
Book/Page: 70694/90, Date: 10/15/24  
Mtg: Leader Bank NA \$1,511,250  
Term: 2054 Rate: 5.5% Type: Adj  
Use: 2 Bdrm Condo  
Prior Sale: \$1,635,000 (07/16)

**33 GREEN ST**..... **\$1,734,000**  
B: Rebecca Goldkang & Benjamin Grimm  
S: Douglas E Wright, Tr for 33 Green Street Rt  
Book/Page: 70708/197, Date: 10/18/24  
Mtg: Guaranteed Rate Affin \$867,000  
Term: 2054  
Use: 3 Bdrm Row-End, Lot: 2000sf  
Prior Sale: \$785,000 (06/07)

**354 MEDFORD ST**..... **\$960,000**  
B: Aidan T Bliss  
S: Kelly Krauss  
Book/Page: 70693/218, Date: 10/15/24  
Mtg: Guaranteed Rate Inc \$900,000  
Term: 2054  
Use: 2 Bdrm Row-End, Lot: 1077sf  
Prior Sale: \$760,000 (05/19)

**8 MONUMENT SQ U:4**..... **\$1,700,000**  
B: 8 Monument Sq LLC  
S: 8-9 Monument Square LLC  
Book/Page: 70706/48, Date: 10/18/24  
Use: Condo

**463 RUTHERFORD AVE U:202**..... **\$809,000**  
B: Anne E Cain  
S: Lillian Frohlich  
Book/Page: 70702/236, Date: 10/17/24  
Mtg: Harvard FCU \$766,550  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$665,000 (06/21)

**4 SOLEY ST**..... **\$3,495,000**  
B: Jade Ridge Collective LLC  
S: Nicholas T Skiadas, Tr for Soley Street Ft  
Book/Page: 70705/338, Date: 10/18/24  
Use: 3 Bdrm Conventional, Lot: 1503sf  
Prior Sale: \$650,000 (12/14)

### Chelsea

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	19
Median Price	\$552,500	\$640,000

#### REAL ESTATE SALES

**25 CARROLL ST**..... **\$910,000**  
B: Dwayne Cartagena & Evelyn Y Cartagena  
S: Robert Monziona, Tr for Robert Monziona RET  
Book/Page: 70709/31, Date: 10/18/24  
Mtg: Cambridge Svgs Bk \$864,500  
Term: 2054  
Use: 3-Family Mlti-Unit Bldg, Lot: 5000sf

**457 WASHINGTON AVE**..... **\$730,000**  
B: Gerzan Licono & Marlen Y Ruizmoradel  
S: Altigrace L Biennestn, Tr for 457 Washington Avenue T  
Book/Page: 70696/272, Date: 10/16/24  
Mtg: Salem Five Mtg Co \$716,777  
Term: 2054  
Use: 3 Bdrm Conventional, Lot: 3178sf  
Prior Sale: \$660,000 (07/22)

### Dorchester

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	74
Median Price	\$725,000	\$685,000

#### REAL ESTATE SALES

**6 ASHMONT PARK U:2**..... **\$850,000**  
B: Nehal Patel & Chandni Patel  
S: 4-6 Ashmont Park LLC  
Book/Page: 70699/257, Date: 10/16/24  
Use: Condo

**942-944 DORCHESTER AVE U:46**..... **\$640,000**  
B: Julianne A Howley  
S: Christopher Costa & Alexander W Costa  
Book/Page: 70698/123, Date: 10/16/24  
Mtg: Leader Bank NA \$512,000  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 983sf  
Prior Sale: \$467,500 (08/16)

**27 HILL TOP ST**..... **\$125,000**  
B: Kaila Trapani, Tr for Tyler Redding  
S: Tyler Redding & Christopher Yonuss  
Book/Page: 70706/271, Date: 10/18/24  
Use: 2-Family Two Family, Lot: 4496sf  
Prior Sale: \$869,000 (04/21)

**47 MCLELLAN ST**..... **\$685,000**  
B: Jinlong Tan & Mon H Chet  
S: James W Chase Jr  
Book/Page: 70694/188, Date: 10/15/24  
Use: 3-Family Conventional, Lot: 4845sf

**41 MELVILLE AVE U:A**..... **\$849,000**  
B: Daanish Ahmed  
S: Timothy W Leahy  
Book/Page: 70693/340, Date: 10/15/24  
Use: 5 Bdrm Condo, Lot: 3469sf  
Prior Sale: \$372,500 (07/02)

**5-B MILL ST U:2**..... **\$720,000**  
B: Ahmadreza Haghnegahdar  
S: Robert Priday & Damian Priday  
Book/Page: 70698/317, Date: 10/16/24  
Mtg: Leader Bank NA \$648,000  
Term: 2054  
Use: 2 Bdrm Condo

**96 MILTON AVE**..... **\$1,055,000**  
B: Romero Holliday & Jasmine L Lega  
S: Taricky Holmes & Cavelee Jones  
Book/Page: 70704/100, Date: 10/17/24  
Use: 3-Family Decker, Lot: 3831sf  
Prior Sale: \$920,000 (05/19)

**38 NORTON ST**..... **\$1,100,000**  
B: Ketyne Juste  
S: Marcia Hill, Tr for 38 Norton Street T  
Book/Page: 70692/87, Date: 10/15/24  
Mtg: Rocket Mortgage LLC \$825,000  
Term: 2054  
Use: 3-Family Decker, Lot: 3052sf

**81-83 PIERCE AVE U:2**..... **\$560,000**  
B: Kevin Ceurvels  
S: Colin Yanovitch & Sarah E Butler  
Book/Page: 70707/335, Date: 10/18/24  
Mtg: Cross Country Mtg Inc \$560,000  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 1079sf  
Prior Sale: \$465,000 (09/19)

**102 RADCLIFFE ST**..... **\$1,100,000**  
B: Phillip Reason & Lenita Reason  
S: Carl Rivers & Gillian Rivers  
Book/Page: 70707/191, Date: 10/18/24  
Mtg: EMM Loans LLC \$1,080,076  
Term: 2054  
Use: 2-Family Conventional, Lot: 4175sf  
Prior Sale: \$500,001 (08/22)

**18 RONAN ST**..... **\$905,000**  
B: 18 Ronan Street LLC  
S: C L Odoms-Bastian, Tr for Odoms Bastian Lt  
Book/Page: 70692/159, Date: 10/15/24  
Mtg: Rockland Tr Co \$859,750  
Use: 3-Family Decker, Lot: 4944sf

**487 TALBOT AVE U:1**..... **\$520,000**  
B: Chelsea Evanyke  
S: India F Ennis  
Book/Page: 70707/95, Date: 10/18/24  
Mtg: Cross Country Mtg Inc \$494,000  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 1070sf  
Prior Sale: \$257,000 (04/10)

#### FORECLOSURE DEEDS

**78 BLOOMFIELD ST**..... **\$755,000**  
B: 78 Bloomfield Street LLC  
S: Gerard J Lorquet & US Bank NA  
Book/Page: 70702/114, Date: 10/17/24  
Use: 5 Bdrm Colonial, Lot: 5000sf

### East Boston

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	18
Median Price	\$650,000	\$696,700

#### REAL ESTATE SALES

**83 HOMER ST U:2**..... **\$615,000**  
B: Andrija Pavicevic & Yasmina H Gadalla  
S: 83 Homer LLC  
Book/Page: 70699/178, Date: 10/16/24  
Mtg: MA Housing Fin Auth \$565,000  
Term: 2054  
Use: 3 Bdrm Condo, Lot: 1022sf  
Prior Sale: \$330,000 (10/24)

**248 ORIENT AVE**..... **\$700,000**  
B: Edgar Valencia & Cindy Valencia  
S: Thomas C Depaulo  
Book/Page: 70705/347, Date: 10/18/24  
Mtg: Rocket Mortgage LLC \$665,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 7500sf

**14 PORTER ST U:14**..... **\$760,000**  
B: Elizabeth Cooper & Duncan P McLaren  
S: K And K Development Inc  
Book/Page: 70707/30, Date: 10/18/24  
Mtg: Washington Trust Mtg \$380,000  
Term: 2054  
Use: Condo

**292 PRINCETON ST**..... **\$1,958,040**  
B: 474 & 476 Comm Plg Rity L  
S: Lolastar LLC  
Doc#: 00000000955913, Date: 10/17/24  
Use: 3 Bdrm Conventional, Lot: 2500sf  
Prior Sale: \$457,600 (11/18)

**462 SUMNER ST U:3**..... **\$640,000**  
B: Joel Gorn  
S: Theodore J Rossi  
Book/Page: 70702/138, Date: 10/17/24  
Mtg: Eastern Bank \$512,000  
Term: 2054 Rate: 6.4% Type: Adj  
Use: 3 Bdrm Condo, Lot: 864sf  
Prior Sale: \$272,000 (03/14)

### Hyde Park

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	80
Median Price	\$591,500	\$649,000

#### REAL ESTATE SALES

**1661 HYDE PARK AVE**..... **\$876,400**  
B: Anthony C Musto & Mario Musto Jr  
S: Raye E Nordgren  
Doc#: 00000000955895, Date: 10/16/24  
Use: Retail-Service, Lot: 9445sf

**1891-1893 HYDE PARK AVE**..... **\$908,000**  
B: John C Exantus & Yously L Exantus  
S: Myisha C Louissaint & Francois F Louissaint  
Book/Page: 70708/325, Date: 10/18/24  
Mtg: CMG Mortgage Inc \$891,553  
Term: 2054  
Use: 2-Family Conventional, Lot: 7500sf  
Prior Sale: \$495,000 (04/16)

**4 PRESCOTT ST**..... **\$1,664,000**  
B: Sahil & Luka LLC  
S: Jne Realty LLC  
Book/Page: 70700/36, Date: 10/16/24  
Mtg: Rockland Tr Co \$1,248,000  
Use: Mixed Use-Prim Comm & Resd, Lot: 3641sf

**1843 RIVER ST**..... **\$800,000**  
B: Devon Bank  
S: Michael L Galante & Anthony J Galante  
Book/Page: 70699/53, Date: 10/16/24  
Use: 3 Bdrm Colonial, Lot: 11640sf

**1907 RIVER ST**..... **\$500,000**  
B: 1905-1907 Riv St Apt LLC  
S: 1907 River Street LLC  
Book/Page: 70695/203, Date: 10/16/24  
Mtg: Crowd Lending Fund \$900,000  
Use: 3 Bdrm Colonial, Lot: 7838sf  
Prior Sale: \$500,000 (08/22)

**106 SUMMER ST**..... **\$679,000**  
B: Chardeza Coleman  
S: Alexander Law  
Doc#: 00000000955979, Date: 10/18/24  
Mtg: Cross Country Mtg Inc \$666,701  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 6810sf  
Prior Sale: \$415,000 (12/19)

**8-10 WASHINGTON ST U:10A**..... **\$379,000**  
B: Sharon Vongvanith  
S: David J Donaway  
Book/Page: 70708/294, Date: 10/18/24  
Mtg: Guild Mortgage Co \$360,050  
Term: 2054  
Use: 1 Bdrm Condo, Lot: 591sf  
Prior Sale: \$179,000 (06/14)

### Jamaica Plain

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	45
Median Price	\$1,060,000	\$1,155,000

#### REAL ESTATE SALES

**58 BOYNTON ST U:3**..... **\$640,000**  
B: Alain Chinca & Karen Chinca  
S: Hannah Martin & Samuel Mayville  
Book/Page: 70706/67, Date: 10/18/24  
Use: 2 Bdrm Condo  
Prior Sale: \$485,000 (05/18)

**76 CAROLINA AVE U:3**..... **\$710,000**  
B: Tara K Patel & Juan C Saavedra  
S: Marc P Ouimet & Dawn R Ouimet  
Book/Page: 70695/319, Date: 10/16/24  
Mtg: Cross Country Mtg Inc \$568,000  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 1069sf  
Prior Sale: \$575,000 (04/20)

**49 FORBES ST**..... **\$1,163,750**  
B: James C Policastro  
S: Cuddyer Mary F Est & James C Policastro  
Book/Page: 70701/130, Date: 10/17/24  
Mtg: Middlesex Loans LLC \$900,000  
Use: 3-Family Conventional, Lot: 3165sf

**5 MOSS HILL RD**..... **\$2,075,000**  
B: Chornnaton Hort  
S: Marcelo Matiello & Erin Lyons  
Book/Page: 70698/203, Date: 10/16/24  
Use: 4 Bdrm Colonial, Lot: 10846sf  
Prior Sale: \$850,000 (09/16)

**32 ORCHARD ST U:2**..... **\$1,200,000**  
B: Zachary D Nagel  
S: Claire I Barker, Tr for Claire I Barker 1996 RET  
Book/Page: 70693/45, Date: 10/15/24  
Mtg: Harvard FCU \$830,000  
Term: 2054  
Use: 4 Bdrm Condo, Lot: 2030sf

**255 PERKINS ST U:D301**..... **\$1,050,000**  
B: Claire I Barker  
S: Giacomo Mauri  
Book/Page: 70697/194, Date: 10/16/24  
Use: 3 Bdrm Condo, Lot: 1900sf  
Prior Sale: \$690,000 (09/15)

**275 PERKINS ST U:C105**..... **\$880,000**  
B: Irwin B Weiss, Tr for Jaid Rt  
S: Pamela Arons  
Book/Page: 70699/230, Date: 10/16/24  
Use: 2 Bdrm Condo, Lot: 1778sf  
Prior Sale: \$424,650 (01/11)

**7 SEGEL ST U:6**..... **\$440,000**  
B: Sarah E Altone  
S: Wendy L Rist, Tr for Wendy Leong Rist Lt  
Book/Page: 70692/4, Date: 10/15/24  
Mtg: Cooperative Bank \$411,400  
Term: 2054  
Use: 1 Bdrm Condo, Lot: 820sf  
Prior Sale: \$315,000 (06/17)

**15 WOODMAN ST U:3**..... **\$655,000**  
B: Laura C Northrop  
S: Nina L Moliver  
Book/Page: 70699/134, Date: 10/16/24  
Mtg: Guaranteed Rate Inc \$491,250  
Term: 2054  
Use: 2 Bdrm Condo, Lot: 1023sf  
Prior Sale: \$125,000 (02/90)

### Mattapan

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	33
Median Price	\$554,999	\$600,000

#### REAL ESTATE SALES

**872 MORTON ST U:406**..... **\$186,400**  
B: Veronica Hemingway  
S: Morton Sta Hmownership LL  
Book/Page: 70690/247, Date: 10/15/24  
Use: Condo

**18 RUGBY RD**..... **\$490,000**  
B: Spj LLC  
S: Casseus Jean R Est & Yvane Alvar  
Book/Page: 70708/249, Date: 10/18/24  
Mtg: Loan Funder LLC \$497,182  
Term: 2025  
Use: 3 Bdrm Colonial, Lot: 4929sf  
Prior Sale: \$38,500 (04/96)

### Revere

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	115
Median Price	\$585,000	\$640,000

#### REAL ESTATE SALES

**44 GORE RD**..... **\$870,000**  
B: Sandra Melendez & Guillermo Berrio-Gil  
S: Vincent A Santos  
Doc#: 00000000955862, Date: 10/15/24  
Mtg: Eastern Bank \$843,900  
Term: 2054  
Use: 2-Family Two Family, Lot: 4487sf  
Prior Sale: \$6

SUFFOLK REGISTRY

continued
802 WINTHROP AVE..... \$1,200,000
B: Kresi Sinani
S: Benjamin Roughan
Book/Page: 70707/127, Date: 10/18/24
Mtg: MSA Mortgage LLC \$960,000
Term: 2054
Use: 3-Family Mlti-Unit Bldg, Lot: 5009sf
Prior Sale: \$880,000 (04/20)
834 WINTHROP AVE..... \$475,000
B: Gennaro Dambrosio, Tr for 834-836 Winthrop Ave Rt
S: Leena V Hertell & Emilia V Hertell
Book/Page: 70706/40, Date: 10/18/24
Use: 2-Family Two Family, Lot: 2178sf
Prior Sale: \$200,000 (07/09)

FORECLOSURE DEEDS
133 BELLINGHAM AVE U:3 ..... \$660,695
B: Lsrnf Mh Master Part T II & Us Bank TNa Tr
S: Julie M Oleary & Us Bank TNa Tr
Doc#: 00000000955958, Date: 10/18/24
Use: 3 Bdrm Condo
Prior Sale: \$264,746 (10/08)

Roslindale

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 63 71
Median Price \$830,000 \$760,000
REAL ESTATE SALES
257 BELGRADE AVE..... \$1,190,000
B: Christopher Mcdonough
S: Savvas Xenidis, Tr for 257 Belgrade Rt
Book/Page: 70697/331, Date: 10/16/24
Mtg: Cambridge Svgs Bk \$1,071,000
Term: 2054
Use: 3-Family Decker, Lot: 6250sf
Prior Sale: \$1,050,000 (06/22)

120 BIRCH ST..... \$699,000
B: Gabriela T Richard
S: Faluccci Properties LLC
Book/Page: 70707/160, Date: 10/18/24
Mtg: Bay Equity LLC \$459,000
Term: 2054
Use: 2-Family Conventional, Lot: 8784sf
Prior Sale: \$850,000 (09/21)
78 BRADFELD AVE U:78 ..... \$590,000
B: Isabella Sudkin & Collin Montgomery
S: Madelyn E Cantarow
Book/Page: 70703/131, Date: 10/17/24
Mtg: Leader Bank NA \$501,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1047sf
Prior Sale: \$497,500 (01/21)

80 FARQUHAR ST..... \$950,000
B: Matthew Sample
S: 80 Farquhar Street LLC
Book/Page: 70693/263, Date: 10/15/24
Mtg: Robert Sample \$635,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: \$700,000 (08/24)
5-SA MARION ST..... \$560,000
B: Blu Peak Development LLC
S: Holmes Michael H Est & Barbara H Cook
Book/Page: 70690/204, Date: 10/15/24
Mtg: Cv3 FncI Svcs Llc \$828,270
Term: 2025
Use: 2-Family Two Family, Lot: 4200sf
Prior Sale: \$195,000 (12/99)

Roxbury

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 15 16
Median Price \$657,000 \$639,950
REAL ESTATE SALES
12 THWING ST..... \$1,900,000
B: Linus Tsai & Genevieve Preer
S: Hilde Ploegh
Book/Page: 70701/118, Date: 10/17/24
Use: 2 Bdrm Colonial, Lot: 2924sf
Prior Sale: \$599,000 (01/19)

South Boston

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 34 50
Median Price \$1,037,500 \$995,000
REAL ESTATE SALES
141 DORCHESTER AVE U:202..... \$1,175,000
B: Patrick Pereira
S: Judith E Danko & James M Danko
Book/Page: 70695/138, Date: 10/16/24
Mtg: M&T Bank NA \$862,500
Term: 2054 Rate: 5.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 1599sf
Prior Sale: \$799,900 (05/07)
141 DORCHESTER AVE U:809..... \$1,380,000
B: Omar Adem
S: Colin Kingsbury
Book/Page: 70707/228, Date: 10/18/24
Mtg: Dedham Inst for Svgs \$1,173,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo, Lot: 1775sf
Prior Sale: \$1,360,000 (07/19)

653-659 E 2ND ST U:202..... \$875,000
B: Johnathan C Wong
S: Nicole Gilbert & Richard L Hartman 2nd
Doc#: 00000000955907, Date: 10/17/24
Mtg: Cross Country Mtg Inc \$700,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1066sf
566 E 3RD ST U:3..... \$890,000
B: Baris Sivri
S: Crowe Capital LLC
Book/Page: 70709/258, Date: 10/18/24
Use: Condo

350 W 4TH ST U:301..... \$500,000
B: Michael Kelleher
S: Nicole Saucier
Book/Page: 70697/74, Date: 10/16/24
Mtg: Rockland Tr Co \$447,500
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 789sf
Prior Sale: \$580,000 (02/21)
361 W 4TH ST U:1..... \$1,085,000
B: Justin S Wu
S: Nicole A Wong & Melanie F Wong
Book/Page: 70699/31, Date: 10/16/24
Use: 2 Bdrm Condo, Lot: 1287sf
Prior Sale: \$612,500 (08/12)
381 W 4TH ST..... \$1,410,000
B: Peter Haley & Stephanie Sprague
S: Kirsten Simmons & Adam C Simmons
Book/Page: 70706/194, Date: 10/18/24
Mtg: Fairway Ind Mtg \$1,128,000
Term: 2054
Use: 4 Bdrm Semi Detachd, Lot: 1365sf
Prior Sale: \$409,000 (01/13)

8 WENDELLER ST U:1..... \$605,418
B: Seth J Urbanoski & Brian Teague
S: Caitlyn Garvan
Book/Page: 70705/288, Date: 10/18/24
Mtg: JPMorgan Chase Bank \$555,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 808sf
Prior Sale: \$247,500 (05/10)

FORECLOSURE DEEDS

427 E 6TH ST..... \$2,000,000
B: Ff Lending LLC
S: 427 E Sixth LLC & Ff Lending LLC
Book/Page: 70690/320, Date: 10/15/24
Use: 3-Family Decker, Lot: 3125sf

West Roxbury

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 163 164
Median Price \$780,000 \$832,500

REAL ESTATE SALES

12 COTUIT ST..... \$640,000
B: Anthony Singleton
S: Grace J Ducie, Tr for Ducie T
Book/Page: 70706/147, Date: 10/18/24
Mtg: MilEnd Inc \$628,408
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5000sf
36 HARTLAWN RD..... \$640,000
B: Saleem Salhi & Hanane Chamkhi
S: Diane M Simolari, Tr for Rhg Ft
Book/Page: 70689/281, Date: 10/15/24
Mtg: Primelending \$512,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4816sf
50 KEYSTONE ST U:1..... \$545,000
B: Walter A Curry
S: Larry S Mclaughlin
Doc#: 00000000955983, Date: 10/18/24
Mtg: Webster Bank \$509,575
Term: 2054
Use: 3 Bdrm Condo, Lot: 972sf

95 LAURIE AVE..... \$658,000
B: Joseph Parmigiane
S: David J Bergdoll
Doc#: 00000000955971, Date: 10/18/24
Mtg: Mortgage Research Ctr \$658,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6913sf
Prior Sale: \$575,000 (08/23)

133 SALMAN ST..... \$700,000
B: Jason P Wetterhahn
S: Oswaldo Avila & Karina Casado
Doc#: 00000000955898, Date: 10/16/24
Mtg: Guaranteed Rate Inc \$699,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6725sf
Prior Sale: \$489,000 (11/18)

4861 WASHINGTON ST..... \$575,000
B: Marie R Joseph
S: Mohamadmahdi Moqri
Book/Page: 70709/157, Date: 10/18/24
Mtg: OCMB Inc \$431,250
Term: 2064
Use: 2 Bdrm Ranch, Lot: 6690sf
Prior Sale: \$500,000 (07/24)

Winthrop

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 42 51
Median Price \$680,250 \$725,000

REAL ESTATE SALES

85 BEACH RD..... \$510,000
B: Alla Babakhan
S: Stephen C Hines
Book/Page: 70709/185, Date: 10/18/24
Mtg: Rocket Mortgage LLC \$382,500
Term: 2054
Use: 2 Bdrm Old Style, Lot: 1259sf
Prior Sale: \$385,000 (07/20)

90 BELLEVUE AVE..... \$1,126,000
B: Daniel Mahoney & Megan Mahoney
S: Michael Alessi, Tr for Alessi Ft
Book/Page: 70698/16, Date: 10/16/24
Mtg: Cambridge Svgs Bk \$788,200
Term: 2054
Use: 3-Family Family Flat, Lot: 3878sf

342 MAIN ST..... \$375,000
B: Besian Luga
S: Christopher J Burns & Jonathan D Burns
Book/Page: 70693/326, Date: 10/15/24
Use: 4 Bdrm Old Style, Lot: 6301sf

99 TRITON AVE..... \$643,000
B: Rachel Delsolio & Mark Baxter
S: Jennifer S Coudren
Doc#: 00000000955967, Date: 10/18/24

14 WADSWORTH AVE..... \$678,000
B: Usman Ali & Somia Waqas
S: Michael A Cimmino, Tr for Hampden Rt
Book/Page: 70707/302, Date: 10/18/24
Mtg: Cambridge Svgs Bk \$475,000
Term: 2054
Use: 2-Family Two Family, Lot: 3386sf

Barnstable Registry

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

Barnstable

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 38 66
Median Price \$865,000 \$876,250

REAL ESTATE SALES

8 SHOOTFLYING HILL RD..... \$3,500,000
B: Park City Wind LLC
S: Tara D Patel, Tr for New Craigville Motel Rt
Doc#: 000000001511304, Date: 10/15/24
Use: Motel, Lot: 283140sf
Prior Sale: \$915,000 (06/99)

Bourne

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 143 159
Median Price \$575,000 \$622,000

REAL ESTATE SALES

8 ANNE LN..... \$799,000
B: Daniel P Quinn & Hilary A Quinn
S: Michael D Crowley & Carol B Crowley
Book/Page: 36617/41, Date: 10/15/24
Mtg: LoanDepot.Com \$799,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 71227sf
Prior Sale: \$355,000 (12/10)

43 CARNOUSTIE RD U:43..... \$620,000
B: Susan Simmons
S: Susan S Fletcher, Tr for Technology Park Rt
Book/Page: 36616/326, Date: 10/15/24
Use: 2 Bdrm Condo, Lot: 153767sf
Prior Sale: \$375,000 (04/04)

67 CLIFF RD..... \$580,000
B: Nina M Harris, Tr for Nina Marlene Harris RET
S: Aaron G Edelstein, Tr for Bme & Jroc Rt
Book/Page: 36624/261, Date: 10/18/24
Use: 2 Bdrm Ranch, Lot: 55321sf
Prior Sale: \$285,000 (10/13)

15 CYPRESS ST..... \$595,000
B: David Layte & Erin N Layte
S: Paul M Rogers & Audra A Rogers
Book/Page: 36625/318, Date: 10/18/24
Mtg: Guaranteed Rate Inc \$565,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 73965sf
Prior Sale: \$134,000 (02/98)

53 MONUMENT NECK RD..... \$805,000
B: Kevin Macdermott & John Macdermott
S: Ags Development Corp
Book/Page: 36625/8, Date: 10/18/24
Mtg: LoanDepot.Com \$805,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 13896sf
Prior Sale: \$426,000 (03/24)

19 SABBATT RD..... \$515,000
B: Kevin G Diamond
S: Tmh Properties LLC
Book/Page: 36616/281, Date: 10/15/24
Mtg: Digital FCU \$309,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8015sf
Prior Sale: \$320,000 (07/24)

Brewster

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 92 80
Median Price \$725,000 \$819,500

REAL ESTATE SALES

84 COURT WAY U:84..... \$618,000
B: Michael Gillette & Kristin Gillette
S: Mitchell S Tishler, Tr for Mitchell S Tishler T
Book/Page: 36618/342, Date: 10/16/24
Use: 2 Bdrm Condo
Prior Sale: \$440,000 (12/21)

239 MILLSTONE RD..... \$1,195,000
B: Brad T Panico & Megan L Panico
S: Danielle Nettleton
Book/Page: 36619/297, Date: 10/16/24
Mtg: Bank of America NA \$956,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 20100sf
Prior Sale: \$99,000 (09/16)

PINE BLUFF RD..... \$250,000
B: Aleksandra Mazzeo & Andrea Mazzeo
S: Douglas Conway & Barbara A Rudy
Book/Page: 36624/234, Date: 10/18/24
Use: Residential Developable Land, Lot: 16300sf

Centerville

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 113 93
Median Price \$600,000 \$625,000

REAL ESTATE SALES

113 ANSEL HOWLAND RD..... \$600,000
B: Juan A Alarcon & Balmora A Tejada
S: Richard K Butler & Kevin L Butler
Book/Page: 36618/94, Date: 10/15/24
Mtg: CMG Mortgage Inc \$589,132
Term: 2054
Use: 3 Bdrm Ranch, Lot: 17860sf
Prior Sale: \$158,000 (06/94)

1006 CRAIGVILLE BEACH RD U:3..... \$450,000
B: Nelly Lyons
S: Steven M Fahey
Doc#: 000000001511631, Date: 10/18/24
Use: 1 Bdrm Condo
Prior Sale: \$259,000 (09/05)

25 HELMSMAN DR..... \$710,000
B: Antony Clayton & Kameliva Clayton
S: David Winstanley & Joan Winstanley
Book/Page: 36620/78, Date: 10/16/24
Mtg: Radius Financial Grp \$568,000
Term: 2054
Use: 5 Bdrm Ranch, Lot: 23087sf
Prior Sale: \$505,000 (06/21)

635 LUMBERT MILL RD..... \$692,000
B: Richard G Mccarry, Tr for Mccarry Hld Ft
S: Maureen S Briand, Tr for Briand T
Doc#: 000000001511619, Date: 10/18/24
Use: 3 Bdrm Ranch, Lot: 33106sf
Prior Sale: \$555,888 (04/21)

56 OUTPOST LN..... \$390,000
B: Aij Realty Corp
S: Frederick J Riordan
Doc#: 000000001511645, Date: 10/18/24
Mtg: RFLF 7 LLC \$506,250
Term: 2025
Use: 3 Bdrm Ranch, Lot: 16553sf
Prior Sale: \$143,000 (12/88)

40 PATRIOT WAY..... \$575,000
B: Aij Realty Corp
S: Bbrtto Services Corp
Book/Page: 36621/4, Date: 10/17/24
Mtg: RFLF 4 LLC \$431,250
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 15682sf
Prior Sale: \$350,000 (04/24)

319 PHINNEYS LN..... \$445,000
B: Santosh K Shrestha
S: Ellen M Dahms & Francis E Barrett
Book/Page: 36622/233, Date: 10/17/24
Mtg: Cape Cod Five Cent Bk \$356,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$232,000 (10/02)

141 POND VIEW DR..... \$995,000
B: William Walsh & Barbara Walsh
S: Lawrence J Spence & Polly M Spence
Book/Page: 36624/77, Date: 10/18/24
Mtg: UBS Bank USA \$995,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: \$212,500 (10/98)

1132 SHOOTFLYING HILL RD..... \$575,000
B: Marie T Sullivan
S: Andrew J Horn
Book/Page: 36623/325, Date: 10/18/24
Use: 2 Bdrm Cape Cod, Lot: 13504sf
Prior Sale: \$315,000 (02/21)

Chatham

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 80 92
Median Price \$986,250 \$1,183,000

REAL ESTATE SALES

6 CAPTAINS ROW E U:6..... \$1,200,000
B: Richard A Vale & Lorraine G Vale
S: Dezitry Erica L Est & Barbara L Matteson
Book/Page: 36617/179, Date: 10/15/24
Use: 2 Bdrm Condo
Prior Sale: \$680,000 (03/19)

693 ORLEANS RD..... \$900,000
B: Katie A Theriault, Tr for Katie Ann Theriault T
S: Robert W Piper
Book/Page: 36622/159, Date: 10/17/24
Use: 2 Bdrm Ranch, Lot: 43522sf
Prior Sale: \$575,000 (06/23)

146 STRONG ISLAND RD..... \$4,950,000
B: William C Snyder 4th & Mary A Snyder
S: Chris Dittrich
Book/Page: 36624/246, Date: 10/18/24
Use: 3 Bdrm Colonial, Lot: 31824sf
Prior Sale: \$1,075,000 (07/21)

Dennis

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 143 198
Median Price \$650,000 \$675,000

REAL ESTATE SALES

94 BAYRIDGE DR..... \$500,000
B: Daniel Pellegrini & Ashley Pellegrini
S: Elaine Biagi-Turner & Bruce A Biagi
Book/Page: 36622/128, Date: 10/17/24
Use: 3 Bdrm Ranch, Lot: 8276sf

20 BRAMBLE LN..... \$999,979
B: Lisa Wilding-Brown & Alan Brown
S: Philip J Brennan, Tr for 20 Bramble Ln Rt
Book/Page: 36625/147, Date: 10/18/24
Mtg: American Fin Network \$749,984
Term: 2054
Use: 3 Bdrm Ranch, Lot: 17860sf
Prior Sale: \$187,000 (06/99)

58 CAROL DR..... \$790,000
B: Janet Lacasse-Babbins RET & Paul R Babbins Jr
S: Bresnahan Arthur J Est & Kathy J Phipps
Doc#: 000000001511449, Date: 10/16/24
Use: 3 Bdrm Cape Cod, Lot: 25700sf
Prior Sale: \$130,000 (04/98)

16 FERNCLIFF RD..... \$600,000
B: Christopher Grasso & Sarah A Grasso
S: James A Oag & Christine Mgrath
Book/Page: 36619/195, Date: 10/16/24
Mtg: Leader Bank NA \$450,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5227sf
Prior Sale: \$292,000 (08/08)

7 FERRY ST..... \$1,475,000
B: Mark D England & Susan M England
S: Aura G Kennedy & Kevin M Kennedy
Doc#: 000000001511420, Date: 10/16/24
Mtg: Fall River Five Cents \$1,000,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 13068sf
Prior Sale: \$258,000 (09/12)

24 GREENLAND CIR..... \$1,135,000
B: Neil G Bratholomew & Cheryl C Bratholomew
S: Kathryn T Owens, Tr for Kathryn T Owens RET
Book/Page: 36619/332, Date: 10/16/24
Use: 3 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: \$490,000 (05/13)

23 HALF WAY..... \$720,000
B: Mark Carver & Chris Carver
S: James Pisciotto & Thomas Pisciotto
Doc#: 000000001511625, Date: 10/18/24
Mtg: FM Home Loans LLC \$468,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14810sf

42 HARVARD RD..... \$700,000
B: Robert Mckim & Linda Mckim
S: Suzanne Wilson & Christine Newhall
Doc#: 000000001511560, Date: 10/17/24
Mtg: Cape Cod Five Cent Bk \$560,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$157,500 (11/19)

26 JUDITH ANN RD..... \$1,600,000
B: Cheryl Blackwood
S: John T Gosselein, Tr for Marie C Fazio Ft
Book/Page: 36618/263, Date: 10/16/24
Mtg: John T Gosselein Tr \$600,000
Term: 2029
Use: 3 Bdrm Cape Cod, Lot: 11326sf

164 LORING AVE..... \$799,900
B: Matthew Bearfield & Jaclyn Mattson
S: Mark D England & Susan England
Book/Page: 36621/332, Date: 10/17/24
Use: 3 Bdrm Ranch, Lot: 6970sf
Prior Sale: \$301,000 (06/16)

554 MAIN ST..... \$1,225,000
B: Sspkrupa LLC
S: Christopher W Kanaga, Tr for Stoneridge Rt
Book/Page: 36626/187, Date: 10/18/24
Mtg: Fall River Five Cents \$840,000
Use: 2-Family Old Style, Lot: 21780sf
Prior Sale: \$250,000 (01/20)

6 POLLY FISK LN U:28..... \$90,000
B: Wayn F Gabaree, Tr for Gabaree Ft
S: Dawn Ramasci
Doc#: 000000001511629, Date: 10/18/24
Use: 1 Bdrm Condo

ROUTE 6A..... \$1,225,000
B: Sspkrupa LLC
S: Christopher W Kanaga, Tr for Stoneridge Rt
Book/Page: 36626/187, Date: 10/18/24

170 SETUCKET RD..... \$325,000
B: Kevin Sanborn & Justine Sanborn
S: Donald C Siddell & Diane M Siddell
Book/Page: 36626/157, Date: 10/18/24
Use: Residential Developable Land, Lot: 43996sf
Prior Sale: \$289,000 (06/23)

15 SKERRY RD..... \$530,000
B: Jamie Demetriou
S: Cesar A Ramos
Book/Page: 36617/193, Date: 10/15/24
Mtg: Rocket Mortgage LLC \$520,400
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9148sf
Prior Sale: \$360,000 (08/23)

Eastham

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 85 64
Median Price \$765,000 \$743,179

REAL ESTATE SALES

45 APPELEED RD..... \$1,425,000
B: David A Pace, Tr for D&a Pace Childrens T
S: Alexis Percon
Book/Page: 36622/165, Date: 10/17/24
Use: 3 Bdrm Contemporary, Lot: 25700sf
Prior Sale: \$685,000 (05/18)

400 BRACKETT RD..... \$630,000
B: Garrett Loparto & Olivia Loparto
S: Marla Maichin
Book/Page: 36624/329, Date: 10/18/24
Mtg: Equity Resources Inc \$504,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20909sf

30 BRADFORD LN..... \$1,070,000
B: Michael D Lindquist & Kristie L Lindquist
S: Kathleen F Cocuzzo, Tr for Flaherty Ft
Book/Page: 36618/316, Date: 10/16/24
Mtg: Northport Mortgage \$670,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 24394sf
Prior Sale: \$700,000 (10/17)

80 GORMAN RD..... \$1,115,000
B: Michael P Losemore & Hilary A Losemore
S: Andrew J Newman & Kathryn R Nemirovsky
Book/Page: 36626/61, Date: 10/18/24
Mtg: Webster Bank \$892,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20473sf
Prior Sale: \$225,000 (05/99)

155 SEAWARD WAY..... \$880,000

B: Maureen Clark & Paul Madden
S: Lawrence M Gleit & Paulette G Gleit
Book/Page: 36626/57, Date: 10/18/24
Use: 2 Bdrm Ranch, Lot: 20473sf
Prior Sale: \$590,000 (05/21)

Falmouth

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 Y

## Hyannis

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	84
Median Price	\$502,500	\$550,500

### ► REAL ESTATE SALES

- 58 CHASE ST** ..... **\$575,000**  
 B: One Nbrhd Chase St LLC  
 S: Melissa A Skorpuski, Tr for Jill A Capodilupo T  
 Book/Page: 36618/3, Date: 10/15/24  
 Use: 3 Bdrm Conventional, Lot: 10890sf
- 42 KEEL WAY** ..... **\$522,000**  
 B: Magdaline Kokkalis  
 S: Janet M Prior  
 Book/Page: 36617/90, Date: 10/15/24  
 Mtg: Cross Country Mtg Inc \$443,700  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 10019sf  
 Prior Sale: \$127,400 (08/87)
- 50 KINGS WAY** ..... **\$420,000**  
 B: Ajj Realty Corp  
 S: Hatfield-Lyon Jennie Est & S D Lyon  
 Doc#: 00000001511508, Date: 10/17/24  
 Mtg: RFLF 4 LLC \$483,550  
 Term: 2025  
 Use: 5 Bdrm Colonial, Lot: 6970sf
- 297 W MAIN ST U:6** ..... **\$315,000**  
 B: Igor G Monteiro  
 S: Argos Pilo, Tr for Pilo RET  
 Doc#: 00000001511398, Date: 10/15/24  
 Mtg: Cape Cod Five Cent Bk \$303,975  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$89,900 (05/01)

## Marstons Mills

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	69
Median Price	\$600,000	\$620,000

### ► REAL ESTATE SALES

- 129 CHUCKLES WAY** ..... **\$730,000**  
 B: 129 Chuckles LLC  
 S: Blake S Murphy & Alyssa E Murphy  
 Doc#: 00000001511428, Date: 10/16/24  
 Use: 3 Bdrm Cape Cod, Lot: 20038sf  
 Prior Sale: \$587,000 (12/22)

## Mashpee

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	167	163
Median Price	\$675,000	\$715,000

### ► REAL ESTATE SALES

- 21 BISHOPS PARK U:21** ..... **\$575,000**  
 B: Steven A Novick & Martha B Hallock  
 S: Maureen R Hoey  
 Book/Page: 36624/207, Date: 10/18/24  
 Mtg: Cape Cod Five Cent Bk \$425,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$216,088 (10/97)
- 25 BLUFF AVE** ..... **\$1,025,000**  
 B: William Brennan & Nicole Brennan  
 S: Majestic Realty Mgmt LLC  
 Doc#: 00000001511376, Date: 10/15/24  
 Mtg: JPMorgan Chase Bank \$871,250  
 Term: 2054 Rate: 5.4% Type: Adj  
 Use: 3 Bdrm Cape Cod, Lot: 6970sf
- 55 COTTAGE LN** ..... **\$1,650,000**  
 B: Jane M Arsenault & Stephen N Arsenault  
 S: Gary H Jentzen & Maryann Jentzen  
 Doc#: 00000001511385, Date: 10/15/24  
 Mtg: Cape Cod Five Cent Bk \$1,050,000  
 Term: 2054  
 Use: 5 Bdrm Cottage, Lot: 4962sf  
 Prior Sale: \$766,307 (01/20)
- 112 WADING PLACE RD** ..... **\$3,800,000**  
 B: Joseph Larizza, Tr for Silvia S Larizza RET  
 S: Eric H Peterson & Dawn A Peterson  
 Doc#: 00000001511611, Date: 10/18/24  
 Use: 4 Bdrm Contemporary, Lot: 27878sf  
 Prior Sale: \$270,000 (12/97)
- 26 WINDSOR PT U:26** ..... **\$645,000**  
 B: George F Sullivan, Tr for Sullivan Ft  
 S: Paula M Oneil & Kevin Oneil  
 Book/Page: 36616/348, Date: 10/15/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$420,000 (07/18)

## Orleans

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	58
Median Price	\$1,070,000	\$949,000

### ► REAL ESTATE SALES

- 1 CARVER RD** ..... **\$1,175,000**  
 B: Jeffrey Lutz & Terry A Lutz  
 S: Leslie A Hull, Tr for Hull Ft  
 Book/Page: 36625/140, Date: 10/18/24  
 Use: 4 Bdrm Cape Cod, Lot: 12800sf  
 Prior Sale: \$185,000 (05/94)
- 19 GIDDIAH HILL RD** ..... **\$692,250**  
 B: 19 & 27 Giddiah Hl Rd LLC  
 S: Thomas A Brady, Tr for T A & Miriam J Brady RET  
 Book/Page: 36624/163, Date: 10/18/24  
 Mtg: Cape Cod Five Cent Bk \$780,000  
 Use: Mixed Use-Prim Comm & Resd, Lot: 33106sf
- 27 GIDDIAH HILL RD** ..... **\$282,750**  
 B: 19 & 27 Giddiah Hl Rd LLC  
 S: Thomas A Brady  
 Book/Page: 36624/167, Date: 10/18/24  
 Mtg: Cape Cod Five Cent Bk \$780,000  
 Use: Commercial Devlpble Land, Lot: 20473sf  
 Prior Sale: \$40,000 (10/97)
- 175 MAIN ST U:175** ..... **\$200,000**  
 B: Bruce A White  
 S: Frank I White  
 Book/Page: 36622/204, Date: 10/17/24  
 Use: 4 Bdrm Condo, Lot: 32400sf
- 317 S ORLEANS RD** ..... **\$5,185,000**  
 B: Dead Low LLC  
 S: Joanne Falla  
 Book/Page: 36625/274, Date: 10/18/24  
 Mtg: Cape Cod Five Cent Bk \$2,000,000  
 Term: 2054 Rate: 7.3% Type: Adj  
 Use: Residential-Multiple Bldgs, Lot: 80586sf  
 Prior Sale: \$3,500,000 (02/21)

## Provincetown

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	12
Median Price	\$2,049,500	\$2,162,500

### ► REAL ESTATE SALES

- 3 ATLANTIC AVE** ..... **\$2,400,000**  
 B: Charles Killam, Tr for Killam Mcclenaghan RET  
 S: Robert W Sanborn  
 Book/Page: 36622/46, Date: 10/17/24  
 Mtg: US Bank NA \$1,920,000  
 Term: 2054 Rate: 5.9% Type: Adj  
 Use: 3 Bdrm Cape Cod, Lot: 2845sf  
 Prior Sale: \$315,000 (07/01)
- 29 BRADFORD ST** ..... **\$1,250,000**  
 B: 29 Bradford St LLC  
 S: George M Shimko  
 Book/Page: 36617/75, Date: 10/15/24  
 Use: Residential-Multiple Bldgs, Lot: 3150sf  
 Prior Sale: \$460,000 (05/13)
- 422 COMMERCIAL ST U:6** ..... **\$425,000**  
 B: Front And Buckley LLC  
 S: Cozy Abodes LLC  
 Book/Page: 36624/104, Date: 10/18/24  
 Mtg: Cozy Abodes Llc \$425,000  
 Use: 1 Bdrm Condo, Lot: 8880sf  
 Prior Sale: \$275,000 (06/06)
- 506 COMMERCIAL ST** ..... **\$1,960,000**  
 B: Corbin Petro  
 S: Angela Colombo  
 Book/Page: 36617/252, Date: 10/15/24  
 Mtg: Rocket Mortgage LLC \$1,176,000  
 Term: 2054 Rate: 4.8% Type: Adj  
 Use: 2 Bdrm Antique, Lot: 4012sf  
 Prior Sale: \$1,825,000 (12/21)
- 6 DYER ST** ..... **\$2,750,000**  
 B: Stephen Katsurinis & Brandon Quesnell  
 S: Edelweiss Holdings LLC  
 Book/Page: 36620/216, Date: 10/16/24  
 Mtg: Cape Cod Cp Bk \$2,082,000  
 Use: Mixed Use-Prim Comm & Resd, Lot: 3049sf  
 Prior Sale: \$1,275,000 (06/11)
- 7 STABLE PATH U:B** ..... **\$895,000**  
 B: Walter F Coyle & Edward G Nadeau  
 S: Chr Rpr LLC  
 Book/Page: 36618/247, Date: 10/16/24  
 Use: Condo

## Sandwich

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	218	211
Median Price	\$649,000	\$699,000

### ► REAL ESTATE SALES

- 6 ANDERSEN AVE** ..... **\$734,000**  
 B: Jon H Dunn, Tr for Dunn Ft  
 S: Shaun P Kelleher-Nagorski & A J Kelleher-Nagorski  
 Book/Page: 36622/222, Date: 10/17/24  
 Use: 3 Bdrm Raised Ranch, Lot: 39204sf  
 Prior Sale: \$650,000 (11/21)
- 102 KNOTT AVE** ..... **\$1,075,000**  
 B: Francis E Dileo & Diane Dileo  
 S: William J Penswick Jr & Jacqueline Penswick  
 Book/Page: 36625/138, Date: 10/18/24  
 Use: 3 Bdrm Ranch, Lot: 14810sf  
 Prior Sale: \$134,000 (05/00)
- 76 MILL RD** ..... **\$705,000**  
 B: Bryana Kawaf & Waseem Kawaf  
 S: Daniel G Perez & Rosalie F Arcenal  
 Book/Page: 36625/241, Date: 10/18/24  
 Mtg: JPMorgan Chase Bank \$564,000  
 Term: 2054  
 Use: 4 Bdrm Gambrel, Lot: 81893sf  
 Prior Sale: \$416,000 (08/19)
- 6 MOSSY BOTTOM LN** ..... **\$1,500,000**  
 B: Robert C Lowry & Tracy E Lowry  
 S: Paul Tower & Joy Tower  
 Book/Page: 36616/317, Date: 10/15/24  
 Use: 3 Bdrm Contemporary, Lot: 17860sf  
 Prior Sale: \$665,000 (10/20)
- PHILLIPS RD** ..... **\$11,050**  
 B: Lisa A Roberts  
 S: Linda C Sheldon  
 Doc#: 00000001511432, Date: 10/16/24
- 293 PHILLIPS RD** ..... **\$3,862,500**  
 B: Mcelroy Ft & Martin M Mcelroy 2nd  
 S: Brian E Hebb, Tr for Brimar Ft  
 Doc#: 00000001511582, Date: 10/17/24  
 Mtg: Bank of America NA \$2,700,000  
 Term: 2054 Rate: 5.5% Type: Adj  
 Use: 3 Bdrm Contemporary, Lot: 19602sf  
 Prior Sale: \$685,000 (05/19)

## Truro

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	23
Median Price	\$902,500	\$1,420,000

### ► REAL ESTATE SALES

- 544 SHORE RD U:3** ..... **\$800,000**  
 B: Ira T Cohen  
 S: Smile Mass Inc  
 Book/Page: 36622/327, Date: 10/17/24  
 Use: Charity Property  
 Prior Sale: \$500,000 (11/20)
- 3 WINDIGO LN** ..... **\$1,295,000**  
 B: Skyfall Family TLLC  
 S: Chelsea Loughran & Kristen Vincent  
 Doc#: 00000001511642, Date: 10/18/24  
 Use: 2 Bdrm Cape Cod, Lot: 33977sf  
 Prior Sale: \$646,000 (10/15)

## Wellfleet

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	41
Median Price	\$1,092,500	\$875,000

### ► REAL ESTATE SALES

- 110 WHIDAH WAY** ..... **\$985,000**  
 B: Viviane Tripp, Tr for John C Tripp  
 S: Richard Rosenthal & Frauke Rosenthal  
 Book/Page: 36626/209, Date: 10/18/24  
 Mtg: JPMorgan Chase Bank \$783,750  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 37897sf  
 Prior Sale: \$55,000 (01/93)

## Yarmouth

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	305	260
Median Price	\$556,000	\$597,000

### ► REAL ESTATE SALES

- 27 BOXWOOD CIR U:27** ..... **\$705,000**  
 B: Cchf LLC  
 S: Deborah G Wood, Tr for John & Deborah Wood RET  
 Doc#: 00000001511351, Date: 10/15/24  
 Use: 2 Bdrm Condo

- 58 COLBURN PATH** ..... **\$475,000**  
 B: Joseph A Caruso & Deborah A Caruso  
 S: Linda Deluca-Judkins  
 Book/Page: 36622/18, Date: 10/17/24  
 Use: 3 Bdrm Ranch, Lot: 10019sf  
 Prior Sale: \$315,000 (11/19)
- 50 FAIRWOOD RD** ..... **\$800,000**  
 B: Christopher A Dudzic & Karen H Dudzic  
 S: Sally West  
 Book/Page: 36616/333, Date: 10/15/24  
 Use: 3 Bdrm Ranch, Lot: 13068sf  
 Prior Sale: \$475,000 (09/20)
- 9 HARBOR HILL RUN** ..... **\$1,757,500**  
 B: Carol C Caniff, Tr for Carol Casey Caniff RET  
 S: Bernard Caniff Sr Irt & Bernard L Caniff Jr  
 Doc#: 00000001511461, Date: 10/16/24  
 Use: 3 Bdrm Ranch, Lot: 16024sf  
 Prior Sale: \$1,067,500 (10/03)
- 9 KATES PATH U:9** ..... **\$635,000**  
 B: Donna Mcelwee & Kristen M Robinson  
 S: Melvin H Scott, Tr for Melvin H Scott Lt  
 Doc#: 00000001511373, Date: 10/15/24  
 Use: 2 Bdrm Condo, Lot: 1sf  
 Prior Sale: \$297,000 (09/13)
- 9 LAVENDER LN** ..... **\$700,000**  
 B: Allison Moulton  
 S: Telegraph Hl Rity Hldg LL  
 Doc#: 00000001511568, Date: 10/17/24  
 Mtg: Guild Mortgage Co \$665,000  
 Term: 2054  
 Use: 4 Bdrm Cape Cod, Lot: 13504sf  
 Prior Sale: \$390,000 (07/24)
- 15 LYNDAL RD** ..... **\$1,150,000**  
 B: David R Sergi & Tiffany Sergi  
 S: Rachel C Rhodes  
 Book/Page: 36619/275, Date: 10/16/24  
 Mtg: Stonewater Mtg Corp \$795,000  
 Term: 2054  
 Use: 4 Bdrm Raised Ranch, Lot: 9583sf  
 Prior Sale: \$589,900 (07/13)
- 9 RIVER DR** ..... **\$935,000**  
 B: James J Hoefner & Christine L Newhall  
 S: Seda Aklunts  
 Doc#: 00000001511649, Date: 10/18/24  
 Mtg: Everett Cp Bk \$400,000  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 9583sf  
 Prior Sale: \$490,000 (04/22)
- 52 S SEA AVE U:7** ..... **\$420,000**  
 B: Kevin Anderson & Michele Anderson  
 S: Kate M Behlman & Daniel Behlman  
 Book/Page: 36625/346, Date: 10/18/24  
 Mtg: HarborOne Mortgage \$378,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$213,775 (04/20)
- 6 STARBOARD RUN** ..... **\$925,000**  
 B: Andres J Reyes & Margaret E Phillips  
 S: Douglas W Goodnow, Tr for 6 Starboard Run Rt  
 Doc#: 00000001511361, Date: 10/15/24  
 Mtg: Cape Cod Five Cent Bk \$365,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 10454sf  
 Prior Sale: \$232,000 (02/00)
- 121 WIANNO RD** ..... **\$707,500**  
 B: Katherine Evans & Keith Ledoux  
 S: John C Leary, Tr for Jeannine E Mahoney Irt  
 Doc#: 00000001511546, Date: 10/17/24  
 Mtg: Leader Bank NA \$566,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 19166sf
- 38 WOOD RD** ..... **\$699,900**  
 B: James E Thieman & Gail B Thieman  
 S: Malcolm E Taylor Jr & Mary A Taylor  
 Book/Page: 36622/30, Date: 10/17/24  
 Use: 3 Bdrm Ranch, Lot: 16117sf

# Berkshire Registry

## Middle District

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

## Becket

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	27
Median Price	\$382,000	\$382,000

### ► REAL ESTATE SALES

- 850 CHESTER RD** ..... **\$59,000**  
 B: Denise M Henry  
 S: Teresa D Mejia  
 Book/Page: 7711/98, Date: 10/15/24  
 Use: 6 Bdrm Conventional, Lot: 217364sf  
 Prior Sale: \$30,000 (09/19)
- 36 FOREST LN** ..... **\$193,505**  
 B: Michael J Coyle & Debra J Coyle  
 S: Lisa M Garcia & Miriam C Gelfer  
 Book/Page: 7713/232, Date: 10/18/24  
 Use: 2 Bdrm Ranch, Lot: 25265sf  
 Prior Sale: \$112,000 (11/14)
- 141 NOTTINGHAM CIR** ..... **\$24,000**  
 B: Sandra Hess, Tr for 141 Nottingham Cir Land T  
 S: Peggy A Martinell  
 Book/Page: 7713/178, Date: 10/18/24  
 Mtg: Peggy A Martinell \$12,000  
 Use: 2 Bdrm Ranch, Lot: 36155sf  
 Prior Sale: \$42,500 (11/95)

## Dalton

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	40
Median Price	\$282,000	\$277,250

### ► REAL ESTATE SALES

- 79 RIVER BIRCH LN U:79** ..... **\$875,000**  
 B: Robert Youdelman, Tr for Robert Youdelman Lt  
 S: Neil M Koreman, Tr for Neil M Koreman RET  
 Book/Page: 7713/163, Date: 10/18/24  
 Use: 4 Bdrm Condo  
 Prior Sale: \$399,000 (10/04)

## Lee

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	33
Median Price	\$332,500	\$391,000

### ► REAL ESTATE SALES

- 105 FRANKLIN ST** ..... **\$663,200**  
 B: Ian E Strickman & Audrey F Lew  
 S: Andrew L Stathis, Tr for A& Victoria Stathis RET  
 Book/Page: 7713/195, Date: 10/18/24  
 Use: 4 Bdrm Conventional, Lot: 37026sf
- 170 HIGH ST** ..... **\$547,500**  
 B: Dunstan Prial & Amy R Prial  
 S: Sarah Oliver  
 Book/Page: 7711/323, Date: 10/16/24  
 Mtg: Adams Community Bk \$352,500  
 Term: 2054  
 Use: Residential-Multiple Bldgs, Lot: 20038sf  
 Prior Sale: \$215,000 (01/11)

## Lenox

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	25
Median Price	\$599,750	\$546,500

### ► REAL ESTATE SALES

- 260 PITTSFIELD RD U:B1** ..... **\$190,000**  
 B: Shaundra Race  
 S: Jairo V Lozano  
 Book/Page: 7712/338, Date: 10/18/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$93,000 (09/20)

## Otis

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	27
Median Price	\$430,000	\$410,000

### ► REAL ESTATE SALES

- HAYES POND** ..... **\$830,000**  
 B: Steven M Haber, Tr for Steven M Haber RET  
 S: Lee C Rimsky, Tr for Tyler 1855 Realty Nt  
 Book/Page: 7711/217, Date: 10/16/24
- 311 LAKESHORE DR** ..... **\$539,000**  
 B: Matthew Sherman & Lauren Sherman  
 S: Kathleen Lawrence  
 Book/Page: 7713/248, Date: 10/18/24
- W CENTER RD** ..... **\$10,000**  
 B: Candy Chaffee & Christopher Chaffee  
 S: Dettmer Mary Lou Est & Sharon Burdick  
 Book/Page: 7713/9, Date: 10/18/24  
 Use: Residential Developable Land, Lot: 94090sf
- 1855 W CENTER RD** ..... **\$830,000**  
 B: Steven M Haber, Tr for Steven M Haber RET  
 S: Lee C Rimsky, Tr for Tyler 1855 Realty Nt  
 Book/Page: 7711/217, Date: 10/16/24  
 Use: 4 Bdrm Contemporary, Lot: 87120sf  
 Prior Sale: \$390,000 (05/09)

## Peru

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	6

BERKSHIRE REGISTRY continued

North Adams

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 79 55
Median Price \$220,000 \$245,000

REAL ESTATE SALES

- 593 ASHLAND ST \$900,000
B: Santa Fuel Ma LLC
S: West Oil Co Inc
Book/Page: 1869/222, Date: 10/16/24
Use: Fuel Tank, Lot: 57412sf

Windsor

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 6 9
Median Price \$99,000 \$495,000

REAL ESTATE SALES

- 877 ROUTE 9 \$439,900
B: Christopher J Cahill & Samantha K Cahill
S: David R Missildine
Book/Page: 1869/55, Date: 10/15/24
Use: 2 Bdrm Conventional, Lot: 958320sf
Prior Sale: \$147,900 (04/99)

Berkshire Registry

Southern District

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

Alford

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 4 2
Median Price \$1,125,000 \$1,450,000

REAL ESTATE SALES

- EAST RD \$460,000
B: Matthew Drew
S: Elise Contarsy & Cynthia Lynch
Book/Page: 2919/300, Date: 10/17/24

Great Barrington

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 34 53
Median Price \$482,750 \$540,000

REAL ESTATE SALES

- 213 HIGHLAND ST \$375,000
B: Jessica Burlingame
S: Jonathan Hankin, Tr for Jonathan Hankin 2023 T
Book/Page: 2919/159, Date: 10/15/24
Mtg: Jonathan Hankin 2023 \$356,250
Use: 3 Bdrm Conventional, Lot: 6534sf
Prior Sale: \$109,000 (10/11)

New Marlboro

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 17 14
Median Price \$640,000 \$542,500

REAL ESTATE SALES

- ROUTE 57 \$260,000
B: James A Wagstaff & Ellen R Purtil
S: Debra B Balken
Book/Page: 2920/34, Date: 10/18/24
Use: Residential Developable Land, Lot: 544500sf

Sandisfield

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 13 8
Median Price \$370,000 \$327,000

REAL ESTATE SALES

- 311 LAKESHORE DR \$539,000
B: Matthew Sherman & Lauren Sherman
S: Kathleen Lawrence
Book/Page: 2920/44, Date: 10/18/24
Mtg: Trustco Bank \$289,000
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 54450sf
Prior Sale: \$275,000 (12/91)

Sheffield

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 25 29
Median Price \$493,000 \$510,000

REAL ESTATE SALES

- 381 CLAYTON RD \$335,000
B: Mary K McTeigue
S: Trevor A Curtis
Book/Page: 2919/324, Date: 10/18/24
Use: 2 Bdrm Ranch, Lot: 43560sf

West Stockbridge

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 12 6
Median Price \$602,500 \$459,000

REAL ESTATE SALES

- 5 WATER ST \$1,350,000
B: Hannah Phillips, Tr for 5 Water Street Nt
S: David E Levin & Kara K Levin
Book/Page: 2919/148, Date: 10/15/24
Use: Residential-Multiple Bldgs, Lot: 53143sf
Prior Sale: \$580,000 (10/12)

Bristol Registry

Fall River District

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

Fall River

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 225 201
Median Price \$390,000 \$415,000

REAL ESTATE SALES

- 545 2ND ST \$472,000
B: Milson Cruz
S: Paula J Cray & Barry A Robidoux
Book/Page: 11624/6, Date: 10/15/24
Mtg: Total Mtg Svcs \$397,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2217sf

- 30 ALBION ST \$595,000
B: Joacac Machado
S: T&a Realty Tlnc
Doc#: 00000000055526, Date: 10/18/24
Mtg: T & A Realty Trust \$525,000
Use: 3-Family Mlti-Unt Blg, Lot: 4975sf
Prior Sale: \$505,000 (08/24)

- 213 BEATTIE ST \$705,000
B: Gelson P Menezes
S: Clutino C Monteiro
Book/Page: 11627/308, Date: 10/18/24
Mtg: Rocket Mortgage LLC \$669,750
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2195sf
Prior Sale: \$327,000 (04/19)

- 161 BRANCH ST \$525,000
B: Brune A Nunez & Anyibel Infante
S: Wilson St Jules
Book/Page: 11625/36, Date: 10/16/24
Mtg: Washington Tr Co \$498,750
Term: 2054
Use: 2-Family Two Family, Lot: 3777sf
Prior Sale: \$225,000 (09/20)

- 53 GLOBE ST \$420,000
B: Pioneer Investment LLC
S: John P Mello
Book/Page: 11623/159, Date: 10/15/24
Mtg: Flip And Hold Funding \$524,000
Use: 3-Family Mlti-Unt Blg, Lot: 5454sf

- 612 JUNE ST \$625,000
B: Kenneth R Martin Jr
S: Grace M Tavares
Book/Page: 11627/274, Date: 10/18/24
Mtg: Plaza Home Mtg \$468,750
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4513sf

- 752 MAPLE ST \$485,000
B: Elijah L Moniz & Tania G Melo
S: Dream Homes LLC
Book/Page: 11626/83, Date: 10/17/24
Mtg: Bristol Cnty Svgs Bk \$436,500
Term: 2054
Use: Residential Developable Land, Lot: 5066sf

- 3636 N MAIN ST U:4 \$225,000
B: Nathan S Waddicor
S: Paul Feilhauer & David Correia
Book/Page: 11627/30, Date: 10/18/24
Mtg: Baycoast Mortgage Co \$155,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$66,000 (02/16)

- 5455 N MAIN ST U:21F \$248,000
B: Theresa Medeiros
S: Mark Beaulieu & Dawn Beaulieu
Book/Page: 11624/335, Date: 10/16/24
Mtg: Plaza Home Mtg \$235,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$90,000 (12/19)

- 10 PLYMOUTH AVE \$275,000
B: Samuels Realty Co Inc
S: Brian J McLaughlin
Book/Page: 11626/251, Date: 10/17/24
Use: Restaurant/Bar, Lot: 4822sf
Prior Sale: \$107,252 (02/08)

- 369 PLYMOUTH AVE \$4,510,430
B: Realty Income Prop 25 LLC
S: Lr Fall River LLC
Book/Page: 11624/191, Date: 10/15/24
Use: Retail-Service, Lot: 50530sf
Prior Sale: \$5,850,000 (02/21)

- 551 ROCK ST \$252,653
B: Dmv Hld Com LLC
S: Allen L Lorenz, Tr for Acd Rock St Rt ll
Book/Page: 11625/180, Date: 10/16/24
Use: Commercial Building, Lot: 11278sf
Prior Sale: \$154,900 (01/97)

- 551 ROCK ST \$750,000
B: Paula Jesus
S: Dmv Hld Com LLC
Book/Page: 11625/199, Date: 10/16/24
Mtg: Bristol Cnty Svgs Bk \$500,000
Use: Commercial Building, Lot: 11278sf
Prior Sale: \$252,653 (10/24)

- 135 WARD ST U:A \$130,000
B: 135 Ward St LLC
S: William J Howarth 3rd & Christopher Howarth
Book/Page: 11624/88, Date: 10/15/24
Use: 2 Bdrm Condo

- 135 WARNER ST \$559,000
B: Sara Andrade
S: Welbit Construction LLC
Book/Page: 11623/292, Date: 10/15/24
Mtg: Movement Mtg LLC \$531,643
Term: 2054
Use: 1-Family Colonial, Lot: 10001sf
Prior Sale: \$50,000 (07/13)

Freetown

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 59 44
Median Price \$485,000 \$491,500

REAL ESTATE SALES

- 4 HIGHLAND RIDGE RD \$656,500
B: Terence MCGovern & Romilda MCGovern
S: Jake Doyle & Bethany Doyle
Book/Page: 11627/99, Date: 10/18/24
Mtg: Bank of America NA \$525,200
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 30013sf
Prior Sale: \$589,900 (01/23)

Somerset

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 130 129
Median Price \$432,000 \$460,000

REAL ESTATE SALES

- 531 LEES RIVER AVE \$425,000
B: Brett Wood & Samantha Hussey
S: Daniel J Hollenbach
Book/Page: 11625/237, Date: 10/16/24
Mtg: Fairway Ind Mtg \$403,750
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 6098sf
Prior Sale: \$240,000 (11/16)

Swansea

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 114 120
Median Price \$427,500 \$450,000

REAL ESTATE SALES

- 31 CHARLES ST \$410,000
B: Stacey A Raposa
S: Baidia Mary J Est & Sharon Walker
Book/Page: 11627/184, Date: 10/18/24
Mtg: Baycoast Mortgage Co \$285,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11326sf

- 98 METACOMET AVE \$450,000
B: Shane R Branco & Jacqueline R Branco
S: Kenneth R Branco & Jacqueline R Branco
Book/Page: 11625/127, Date: 10/16/24
Mtg: Baycoast Mortgage Co \$450,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 12632sf
Prior Sale: \$335,000 (12/22)

- 38 MILDRED AVE \$420,000
B: Sean D Mahoney
S: Amy R Medeiros
Book/Page: 11627/225, Date: 10/18/24
Mtg: United Wholesale Mtg \$357,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5663sf
Prior Sale: \$135,000 (05/16)

- 231-233 OCEAN GROVE AVE \$241,594
B: Ryan Gaydrou & Kelsey Rosa
S: Nicole Nelson
Book/Page: 11628/49, Date: 10/18/24
Mtg: Nicole A Nelson \$206,606
Use: Residential-Multiple Bldgs, Lot: 13939sf
Prior Sale: \$533,000 (09/23)

- 231-233 OCEAN GROVE AVE \$241,594
B: Timothy Puim & Kendra Rosa
S: Nicole Nelson
Book/Page: 11628/57, Date: 10/18/24
Mtg: Nicole A Nelson \$222,032
Use: Residential-Multiple Bldgs, Lot: 13939sf
Prior Sale: \$241,594 (10/24)

- 595 WOOD ST \$430,000
B: Shayne M Hetherston
S: Bruce J Sutherland Jr & Shirley A Sutherland
Book/Page: 11627/61, Date: 10/18/24
Mtg: Guild Mortgage Co \$430,000
Term: 2054
Use: 5 Bdrm Contemporary, Lot: 388120sf

Bristol Registry

Northern District

Bary 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 SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 221 210
Median Price \$468,000 \$502,500

REAL ESTATE SALES

- 27 BIRCH ST \$520,000
B: Anthony Demasi & Heather Demasi
S: Samy A Fares & Mariam Y Fares
Book/Page: 29063/148, Date: 10/17/24
Mtg: American Fncl Resrcs \$476,190
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 10000sf
Prior Sale: \$299,000 (03/17)

- 3 DAILEY ST U:L \$269,900
B: Mark Abdelmalak & Mariam Keliny
S: Tae H Cho & Yu M Park
Book/Page: 29066/21, Date: 10/18/24
Mtg: Guaranteed Rate Inc \$188,930
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$160,000 (09/18)

- 37 DENNIS ST U:11 \$420,000
B: Maureen M Brenner
S: Roland A Saucier & Cathy A Saucier
Book/Page: 29065/142, Date: 10/18/24
Use: 2 Bdrm Condo
Prior Sale: \$292,500 (08/06)

- 7 FOSTER ST \$751,000
B: Da Zhang & Youdan Wang
S: Emigert Dano, Tr for 7-9 Foster St Rt
Book/Page: 29062/57, Date: 10/16/24
Mtg: Nations Direct Mtg \$563,250
Term: 2054
Use: 3-Family Family Flat, Lot: 4950sf
Prior Sale: \$649,900 (11/22)

- 29 GLENWOOD CIR \$65,000
B: Lisa J Silva
S: Richard C Silva Jr & Lisa J Silva
Book/Page: 29060/309, Date: 10/16/24
Mtg: Total Mtg Svcs \$321,400
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 18040sf
Prior Sale: \$300,000 (05/05)

- 109 MAPLE ST U:D6 \$268,000
B: Humphrey Mccarthy 3rd
S: Donald J Viveiros
Book/Page: 29065/337, Date: 10/18/24
Mtg: Semper Home Loans \$118,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$142,500 (04/07)

- 596 OAKHILL AVE \$436,000
B: Ryan Howe & Mary Howe
S: Michael R Messier
Book/Page: 29058/133, Date: 10/15/24
Mtg: Leader Bank NA \$392,400
Term: 2054
Use: 3 Bdrm Conventional, Lot: 27405sf
Prior Sale: \$355,000 (07/21)

- 514 TIFFANY ST \$10,000
B: Nicholas R Cartenacci
S: Robert W Catenacci
Book/Page: 29061/33, Date: 10/16/24
Use: 4 Bdrm Conventional, Lot: 140226sf
Prior Sale: \$10,000 (12/20)

- 138 TURNER ST \$200,000
B: 138 Turner St Inc
S: Dorothy Governo & Raymond Governo
Book/Page: 29066/104, Date: 10/18/24
Mtg: Dorothy Governo \$199,000
Use: Auto Sales, Lot: 5638sf

- 1347 WEST ST \$515,000
B: Joshua A Cote & Alyssa M Cote
S: Jodi Rodman
Book/Page: 29066/76, Date: 10/18/24
Mtg: Navy FGU \$455,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 20048sf
Prior Sale: \$203,000 (07/01)

- 32 WINTHROP DR \$600,000
B: Joffre J Dubon & Dimas G Carvalho
S: Lynsey D Hazard
Book/Page: 29061/240, Date: 10/16/24
Mtg: Total Mtg Svcs \$589,132
Term: 2054
Use: 4 Bdrm Ranch, Lot: 27841sf
Prior Sale: \$201,000 (05/12)

Dighton

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 51 45
Median Price \$500,000 \$520,000

REAL ESTATE SALES

- 1531 WHEELER ST \$549,000
B: Raymond K Scanlon 3rd & Alison Y Dufault
S: Jeffrey Mendoza & Norman Mendoza Jr
Book/Page: 29066/229, Date: 10/18/24
Mtg: Fall River Five Cents \$439,200
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20473sf

Easton

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 127 116
Median Price \$640,000 \$693,500

REAL ESTATE SALES

- 10 LILAC LN \$955,000
B: Sophia Callisi & Joao C Barbosa
S: Francis McLaughlin & Stephanie C McLaughlin
Book/Page: 29058/216, Date: 10/15/24
Mtg: New American Funding \$764,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45738sf
Prior Sale: \$675,000 (08/18)

- 40 PROSPECT ST \$700,000
B: Matthew Daly & Sarah D Salva
S: William F Hines
Book/Page: 29056/217, Date: 10/15/24
Mtg: Ally Bank \$560,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 43996sf
Prior Sale: \$480,000 (12/21)

- 393 TURNPIKE ST \$435,000
B: Victoria Soto
S: Domingas R Lopes
Book/Page: 29057/266, Date: 10/15/24
Use: 3 Bdrm Cape Cod, Lot: 37897sf
Prior Sale: \$425,000 (12/23)

- 83 VILLAGE ST U:83 \$250,000
B: Elevator Properties Inc
S: David P Hayes, Tr for Hayes Ft
Book/Page: 29066/148, Date: 10/18/24
Use: 2 Bdrm Condo
Prior Sale: \$12,000 (10/03)

Mansfield

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 99 75
Median Price \$703,500 \$680,000

REAL ESTATE SALES

- 6 ERICK RD U:75 \$340,000
B: Stephanie Danger
S: David S Starr & Rhonda D Starr
Book/Page: 29058/51, Date: 10/15/24
Mtg: Bay Equity LLC \$323,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$205,000 (03/04)

- 20 ERICK RD U:7 \$239,000
B: Ellen G Farrell
S: Andrew Randall
Book/Page: 29065/171, Date: 10/18/24
Mtg: Guild Mortgage Co \$215,100
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$175,000 (08/21)

- 380 GILBERT ST \$680,000
B: Amanda Allen
S: David R Pelchat & Patricia A Pelchat
Book/Page: 29060/16, Date: 10/16/24
Mtg: Rocket Mortgage LLC \$550,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 126324sf
Prior Sale: \$138,000 (07/93)

- 150 RUMFORD AVE U:232 \$295,000
B: Carly Granville
S: Duane E Sullivan, Tr for Walter N Sullivan Irt
Book/Page: 29064/283, Date: 10/18/24
Mtg: NBKC Bank \$232,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$35,100 (02/92)

- 34 SMITH RD \$930,000
B: Seth Curtis & Megan Curtis
S: Dennis E Visconti & Angela Visconti
Book/Page: 29062/324, Date: 10/17/24
Mtg: US Bank NA \$744,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30064sf
Prior Sale: \$233,530 (05/96)

- 99 TREMONT ST \$689,000
B: Ashley Vaghn & Joseph T Thomas
S: Kenneth E Cunningham, Tr for 99 Tremont St Rt
Book/Page: 29058/21, Date: 10/15/24
Mtg: North Easton Svgs Bk \$579,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 44431sf
Prior Sale: \$295,000 (09/00)

North Attleboro

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 151 148
Median Price \$540,000 \$577,500

REAL ESTATE SALES

- 42 ARNOLD RD \$650,000
B: Ham Hockers LLC
S: Robert C Hebert
Book/Page: 29063/295, Date: 10/17/24
Mtg: BankNewport \$367,700
Use: Mixed Use-Prim Res & Comm, Lot: 8035sf
Prior Sale: \$205,000 (01/03)

- 317 CHESTNUT ST U:A \$560,000
B: Rajat Maria
S: Nakisha Mack
Book/Page: 29066/256, Date: 10/18/24
Mtg: Leader Bank NA \$504,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$260,000 (04/14)

- 14 MONTCLAIR DR \$210,000
B: Marksmen Group II LLC
S: Reed Build Properties LLC
Book/Page: 29058/310, Date: 10/15/24
Use: Residential Undivpble Land, Lot: 8440sf

- 39 POPPASQUASH RD U:39 \$431,000
B: Diandra D Wagner
S: Anne W Thompson
Book/Page: 29058/310, Date: 10/15/24
Mtg: Guaranteed Rate Inc \$344,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$240,000 (07/13)

- 20 SPERRY LN \$255,000
B: Gallant Development Inc
S: Jackson Homes LLC
Book/Page: 29063/175, Date: 10/17/24
Mtg: OneLocal Bank \$692,250
Use: Residential Developable Land, Lot: 21244sf

Norton

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 100 99
Median Price \$562,500 \$605,000

REAL ESTATE SALES

- 145 BURT ST U:5 \$371,600
B: Opendoor Property J LLC
S: Christopher Ren & Jian N Wang
Book/Page: 29065/325, Date: 10/18/24
Use: 3 Bdrm Condo
Prior Sale: \$100,000 (10/21)

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## Rehoboth

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	91
Median Price	\$607,500	\$621,000

### ► REAL ESTATE SALES

<b>115 ANAWAN ST</b> .....	<b>\$490,000</b>
B: Michael B Jenness & Kendra K Jenness S: Daniel E Laplume Book/Page: 29057/340, Date: 10/15/24 Mtg: Bristol Cnty Svgs Bk \$441,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 65227sf Prior Sale: \$215,000 (08/11)	
<b>56 BLISS ST</b> .....	<b>\$725,000</b>
B: Peter J Oneill Jr & Culver M Oneill S: Scott E Vessella & Anne M Vessella Book/Page: 29059/39, Date: 10/15/24 Mtg: Coastal One CU \$580,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 360564sf	
<b>9 BLUE HERON DR</b> .....	<b>\$785,000</b>
B: Elizabeth R Mierzwa & Andrew Mierzwa S: Thomas Dineen, Tr for Dineen Ft Book/Page: 29058/77, Date: 10/15/24 Mtg: Guaranteed Rate Inc \$625,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 110965sf	
<b>60 KELTON ST</b> .....	<b>\$210,000</b>
B: Long Build Homes Inc S: Diane Degrandpre & Richard Degrandpre Book/Page: 29066/65, Date: 10/18/24 Use: Residential Developable Land, Lot: 78295sf	
<b>7 PECKHAM ST</b> .....	<b>\$801,000</b>
B: Kevin Mowrer & Gail Mowrer S: Daniel J Bjorge & Timothy Dorego Book/Page: 29058/286, Date: 10/15/24 Mtg: Baycoast Mortgage Co \$200,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 86136sf Prior Sale: \$539,999 (07/20)	
<b>113 TREMONT ST</b> .....	<b>\$670,000</b>
B: Kevin F Odonnell Sr & Doreen M Odonnell S: Anthony P Pistonelle 3rd & Christine M Arthurs Book/Page: 29057/316, Date: 10/15/24 Mtg: Fairway Ind Mtg \$508,750 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 914647sf Prior Sale: \$289,900 (05/19)	
<b>460 TREMONT ST</b> .....	<b>\$690,000</b>
B: Anthony Souza & Felicia Frank-Souza S: Karen E Campbell Book/Page: 29059/222, Date: 10/16/24 Mtg: Cross Country Mtg Inc \$517,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 176305sf Prior Sale: \$5,000 (12/02)	
<b>46 YVONNE LN</b> .....	<b>\$534,900</b>
B: Joseph P Page & Carla N Page S: Sh End Phase LLC Book/Page: 29058/43, Date: 10/15/24 Mtg: USAA Federal SB \$534,900 Term: 2054 Use: Residential Developable Land, Lot: 7867sf	

## Seekonk

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	95
Median Price	\$462,500	\$510,000

### ► REAL ESTATE SALES

<b>6 ANTONIO DR</b> .....	<b>\$695,000</b>
B: Jaime J Paporte & Timothy D Watson S: Ryan S Clary, Tr for Clary Irt Book/Page: 29066/53, Date: 10/18/24 Use: 3 Bdrm Ranch, Lot: 16640sf Prior Sale: \$160,000 (12/15)	
<b>89 BLACKSMITH RD</b> .....	<b>\$615,000</b>
B: Lisa M Pinheiro S: James Ambers & Therese Ambers Book/Page: 29064/43, Date: 10/17/24 Mtg: Movement Mtg LLC \$205,000 Term: 2054 Use: 4 Bdrm Raised Ranch, Lot: 52272sf Prior Sale: \$309,500 (12/02)	
<b>156 BROWN AVE</b> .....	<b>\$1,139,999</b>
B: Rashid Zaman S: Marcel Tranpanier Book/Page: 29065/199, Date: 10/18/24 Mtg: Baycoast Mortgage Co \$766,000 Term: 2054 Use: Residential Developable Land, Lot: 173935sf	
<b>200 BURNSIDE AVE</b> .....	<b>\$1,040,000</b>
B: Michael Costello & Luana Costello S: John G Ambro, Tr for J G & Janice D Ambro RET Book/Page: 29065/65, Date: 10/18/24 Mtg: CMG Mortgage Inc \$690,000 Term: 2044 Use: Residential-Multiple Bldgs, Lot: 91607sf Prior Sale: \$546,000 (07/12)	
<b>CROSS ST L.1</b> .....	<b>\$1,060,000</b>
B: A&S Builders LLC S: Hea Properties LLC Book/Page: 29057/100, Date: 10/15/24	
<b>CROSS ST L.2</b> .....	<b>\$1,060,000</b>
B: A&S Builders LLC S: Hea Properties LLC Book/Page: 29057/100, Date: 10/15/24	
<b>CROSS ST L.3</b> .....	<b>\$1,060,000</b>
B: A&S Builders LLC S: Hea Properties LLC Book/Page: 29057/100, Date: 10/15/24	
<b>CROSS ST L.4</b> .....	<b>\$1,060,000</b>
B: A&S Builders LLC S: Hea Properties LLC Book/Page: 29057/100, Date: 10/15/24	
<b>CROSS ST L.5</b> .....	<b>\$1,060,000</b>
B: A&S Builders LLC S: Hea Properties LLC Book/Page: 29057/100, Date: 10/15/24	
<b>CROSS ST L.6</b> .....	<b>\$1,060,000</b>
B: A&S Builders LLC S: Hea Properties LLC Book/Page: 29057/100, Date: 10/15/24	
<b>31 MASSASOIT DR</b> .....	<b>\$775,000</b>
B: Jon Cerami S: John E Keenney & Arleen R Keenney Book/Page: 29065/241, Date: 10/18/24 Mtg: American Ngbd Mtg Acc \$736,250 Term: 2054 Use: 4 Bdrm Colonial, Lot: 19428sf Prior Sale: \$261,500 (10/98)	
<b>PINE ST</b> .....	<b>\$1,060,000</b>
B: A&S Builders LLC S: Hea Properties LLC Book/Page: 29057/100, Date: 10/15/24 Mtg: Alpha Real Est Lndg \$1,050,000 Use: Residential Developable Land, Lot: 266805sf Prior Sale: \$600,000 (08/24)	

## Taunton

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	247	232
Median Price	\$450,000	\$476,500

### ► REAL ESTATE SALES

<b>74 ALANITA DR</b> .....	<b>\$750,000</b>
B: Katherine Donaldson & Matthew W Klinck S: Robert Dary & Mary-Joan Dary Book/Page: 29065/19, Date: 10/18/24 Mtg: JPMorgan Chase Bank \$600,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 300566sf Prior Sale: \$219,000 (08/05)	
<b>6 ANDERSON ST</b> .....	<b>\$372,000</b>
B: Gjovalin Daka S: Mark R Handren Book/Page: 29061/61, Date: 10/16/24 Mtg: Fall River Five Cents \$316,200 Term: 2054 Use: 3 Bdrm Old Style, Lot: 16988sf	
<b>16 CLIFTON ST U.I.</b> .....	<b>\$315,000</b>
B: Paul A Stack & Casey E Stack S: Compliance Testing Svcs I Book/Page: 29064/67, Date: 10/17/24 Use: 3 Bdrm Condo Prior Sale: \$315,000 (11/23)	
<b>38 CRANESBILL RD</b> .....	<b>\$576,500</b>
B: Kayla Thompson S: Hawthorne Development Inc Book/Page: 29061/172, Date: 10/16/24 Mtg: CMG Mortgage Inc \$566,057 Term: 2054	
<b>172 DEAN ST U:6</b> .....	<b>\$435,000</b>
B: Gail Jordan S: Alyson E Grieco & Jenny A Grieco Book/Page: 29057/186, Date: 10/15/24 Mtg: Fairway Ind Mtg \$326,250 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$285,000 (05/19)	
<b>74 HARVEST WOOD DR</b> .....	<b>\$700,000</b>
B: Daniel E Laplume & Sara A Laplume S: Paulo Oliveira & Ana Oliveira Book/Page: 29061/269, Date: 10/16/24 Mtg: NFM Inc \$170,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 67082sf Prior Sale: \$382,000 (09/15)	
<b>65 MILLVIEW ST</b> .....	<b>\$680,000</b>
B: Amy Wang S: Aspen Properties Dev LLC Book/Page: 29061/138, Date: 10/16/24	
<b>441 S PRECINCT ST</b> .....	<b>\$759,900</b>
B: Moonhee Gustafson-Wood & Shane Wood S: 451 Rt LLC & Mason Plumbing & Heating Book/Page: 29063/128, Date: 10/17/24 Mtg: Cross Country Mtg Inc \$539,900 Term: 2054	
<b>188 SCHOOL ST</b> .....	<b>\$730,000</b>
B: Cleidson J Dos Reis & Waldir A Policarpo Jr S: Rochelle M Rodriguez Book/Page: 29062/29, Date: 10/16/24 Mtg: United Wholesale Mtg \$547,500 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 13939sf Prior Sale: \$415,000 (04/04)	
<b>450 SOMERSET AVE U:7-1</b> .....	<b>\$260,000</b>
B: Jordan Martin S: Pedro V Tejada Book/Page: 29060/158, Date: 10/16/24 Mtg: Guild Mortgage Co \$252,200 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$230,000 (09/22)	
<b>13 STATE ST</b> .....	<b>\$679,000</b>
B: Ariana Alves & Jersey D Depina S: Andy Nguyen & Dung Nguyen Book/Page: 29059/102, Date: 10/15/24 Mtg: Newrez LLC \$651,973 Term: 2054 Use: 2-Family Two Family, Lot: 5663sf Prior Sale: \$392,500 (04/24)	
<b>205 W BRITANNIA ST U:B</b> .....	<b>\$469,900</b>
B: Osaretin O Osazuwa & Phillipia A Dwyer S: Limited Development LLC Book/Page: 29061/212, Date: 10/16/24 Use: Condo	
<b>56 WASHINGTON ST U:1</b> .....	<b>\$408,000</b>
B: Marie J Pierre S: Jean Leger & Stephen Leger Book/Page: 29066/176, Date: 10/18/24 Mtg: Mtg Connection Llc \$395,760 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$100,000 (10/14)	
<b>7 WEIR AVE</b> .....	<b>\$715,000</b>
B: Daniel Carroll & James E Carroll S: 5 Star Auto Glass Inc Book/Page: 29066/117, Date: 10/18/24 Mtg: Movement Mtg LLC \$679,250 Term: 2054 Use: 2-Family Two Family, Lot: 8712sf Prior Sale: \$182,000 (09/23)	

# Bristol Registry

## Southern District

Sherrilynn M. Mello, Register  
25 North Sixth Street  
New Bedford, MA 02740  
Telephone: (508) 993-2603  
Fax: (508) 997-4250  
www.newbedforddeeds.com

## Acushnet

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	55
Median Price	\$437,750	\$484,000

### ► REAL ESTATE SALES

<b>26 FRANK ST</b> .....	<b>\$395,000</b>
B: Lynn Monte S: Margaret W Boling, Tr for Mildred Brogden Nt Book/Page: 15124/192, Date: 10/16/24 Mtg: Guaranteed Rate Inc \$200,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10925sf	
<b>4 PEDRO ST</b> .....	<b>\$472,500</b>
B: Bethany Doyle S: Amy E Leonard & Robert F Leonard Book/Page: 15127/229, Date: 10/18/24 Mtg: Provident Funding \$401,625 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 15830sf Prior Sale: \$207,000 (05/14)	

## Dartmouth

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	142
Median Price	\$450,000	\$544,950

### ► REAL ESTATE SALES

<b>370 BAKERVILLE RD</b> .....	<b>\$385,000</b>
B: Derek Adams, Tr for Adam Park Rt S: Tkalliday LLC Book/Page: 15125/215, Date: 10/17/24 Mtg: Debra A Demello \$375,000 Use: 3 Bdrm Conventional, Lot: 58370sf Prior Sale: \$270,000 (08/05)	
<b>36 BROWN ST</b> .....	<b>\$740,000</b>
B: Eric Miller & Susan Sirop S: Eric J Waskiewicz & Dayna R Waskiewicz Doc#: 00000000137177, Date: 10/17/24 Mtg: Fall River Five Cents \$592,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 40075sf	
<b>13 GIFFORD AVE</b> .....	<b>\$332,000</b>
B: Robert T Chase Jr & Michael Mcnally S: Cheryl M Whittier Book/Page: 15127/329, Date: 10/18/24 Use: 3 Bdrm Cape Cod, Lot: 6098sf	
<b>9 GOLDMAN AVE</b> .....	<b>\$225,000</b>
B: Thornton Capital LLC S: Edward Couto Jr Book/Page: 15128/38, Date: 10/18/24 Use: 3 Bdrm Ranch, Lot: 10019sf	
<b>57 LONGVIEW DR</b> .....	<b>\$663,888</b>
B: Katelyn A Frank S: Marylot T Clarke Book/Page: 15125/160, Date: 10/17/24 Mtg: Guaranteed Rate Inc \$431,110 Term: 2054 Use: 4 Bdrm Colonial, Lot: 12197sf Prior Sale: \$459,000 (07/04)	
<b>86 NAUSHON AVE</b> .....	<b>\$2,795,000</b>
B: Paul G Igoe, Tr for Paul G Igoe RET S: Elaine Murphy, Tr for General Power Of Appointm Book/Page: 15123/339, Date: 10/15/24 Mtg: Morgan Stanley Privat \$1,995,000 Term: 2054 Rate: 5.4% Type: Adj Use: 5 Bdrm Colonial, Lot: 20038sf Prior Sale: \$747,500 (01/98)	
<b>18 NORFOLK AVE</b> .....	<b>\$460,000</b>
B: Susan J Sylvia & David J Grew Jr S: Marianne Silveira Doc#: 00000000137195, Date: 10/18/24 Mtg: Bristol City Svgs Bk \$446,200 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 9148sf Prior Sale: \$128,500 (09/01)	
<b>24 SETH DAVIS WAY</b> .....	<b>\$435,000</b>
B: Laura C Mcalister & Craig J Mcalister S: Kevin M Leahy Book/Page: 15128/138, Date: 10/18/24 Mtg: Guild Mortgage Co \$413,250 Term: 2054 Use: 3 Bdrm Ranch, Lot: 18731sf Prior Sale: \$280,000 (10/05)	
<b>19 SHERIDAN ST</b> .....	<b>\$330,000</b>
B: Clinton J Martin, Tr for 19 Sheridan St Rt S: Gertrude A Botelho Book/Page: 15127/16, Date: 10/18/24 Use: 3 Bdrm Bngl/Cottage, Lot: 3920sf	
<b>3 UTICA LN</b> .....	<b>\$400,000</b>
B: Rachael E Gabler S: Ibolya Barko & Vilmos Barko Book/Page: 15128/113, Date: 10/18/24 Mtg: Baycoast Mortgage Co \$386,650 Term: 2054 Use: 3 Bdrm Ranch, Lot: 17424sf	
<b>10 W ROCKLAND FARM</b> .....	<b>\$1,815,000</b>
B: Cindy Anderson S: Eamonn Okane Book/Page: 15127/278, Date: 10/18/24 Use: Residential-Multiple Bldgs, Lot: 46609sf Prior Sale: \$1,300,000 (07/18)	

## New Bedford

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	333	304
Median Price	\$360,000	\$380,500

### ► REAL ESTATE SALES

<b>22 AQUINECK ST</b> .....	<b>\$450,000</b>
B: Alix Nolin, Tr for 22 Aquineck St Rt S: Antonio J Cravo Book/Page: 15128/76, Date: 10/18/24 Use: 2 Bdrm Cape Cod, Lot: 6560sf Prior Sale: \$175,000 (11/17)	
<b>478 BEDFORD ST</b> .....	<b>\$460,000</b>
B: Hayley N Morais & Matthew J Brillon S: Kevin Raposo Book/Page: 15123/295, Date: 10/15/24 Mtg: United Wholesale Mtg \$437,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 4591sf Prior Sale: \$237,650 (05/24)	
<b>287 BOLTON ST</b> .....	<b>\$550,000</b>
B: German R De La Cruz S: Monique M Botelho & Lucia Miguel-Botelho Book/Page: 15128/43, Date: 10/18/24 Mtg: Amerant Mortgage \$522,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 5419sf	
<b>246 BONIN ST</b> .....	<b>\$515,000</b>
B: Jeffrey Couto S: Matthew Alves Doc#: 00000000137174, Date: 10/17/24 Mtg: Pennymac Loan Service \$386,250 Term: 2054 Use: 2-Family Two Family, Lot: 9601sf	
<b>295 CEDAR ST</b> .....	<b>\$455,000</b>
B: Francisco J Yat-Tebalan S: Mellissa A Larose Book/Page: 15126/121, Date: 10/17/24 Mtg: United Wholesale Mtg \$439,814 Term: 2054 Use: 2-Family Two Family, Lot: 7832sf Prior Sale: \$16,000 (03/03)	

<b>695 COTTAGE ST</b> .....	<b>\$550,000</b>
B: Sergio Teixeira S: Monteiro Fred Est & David M Monteiro Book/Page: 15127/337, Date: 10/18/24 Mtg: Eastern Bank \$522,500 Term: 2054 Use: 2-Family Two Family, Lot: 4578sf	
<b>1565 E RODNEY FRENCH BLVD</b> .....	<b>\$2,650,000</b>
B: Baywatch Rodney LLC S: Baywatch Nb LLC Doc#: 00000000137156, Date: 10/15/24 Mtg: TD Bank NA \$1,700,000 Use: Apartment Bldg - 4-8 Units, Lot: 3851sf	
<b>26 FLORENCE ST</b> .....	<b>\$317,000</b>
B: Brianna C Pereira & Drew S Geier S: Miller Sr Emerson W Est & Stephanie Miller Book/Page: 15124/44, Date: 10/15/24 Mtg: Baycoast Mortgage Co \$264,300 Term: 2054 Use: 3 Bdrm Colonial, Lot: 3202sf	
<b>178 GRINNELL ST</b> .....	<b>\$510,000</b>
B: Lavinio D Cruz & Rosilene D Conceicao S: Jose A Fontes & Maria A Fontes Book/Page: 15124/75, Date: 10/15/24 Mtg: Mtg Equity Partners \$500,762 Term: 2054 Use: 2-Family Two Family, Lot: 4439sf Prior Sale: \$64,900 (12/96)	
<b>210 HERITAGE DR</b> .....	<b>\$490,000</b>
B: Gina J Kapolis, Tr for Golden Stick Nt S: Maria Furtado Book/Page: 15125/202, Date: 10/17/24 Use: 2 Bdrm Raised Ranch, Lot: 8024sf	
<b>1030 PRAIRIE AVE</b> .....	<b>\$365,000</b>
B: Timothy A Liffers S: Michael W White & Lorraine I White Book/Page: 15123/138, Date: 10/15/24 Mtg: Baycoast Mortgage Co \$346,750 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9226sf Prior Sale: \$125,000 (12/88)	
<b>50-52 RIVET ST</b> .....	<b>\$512,000</b>
B: Patrick Casimir S: Messenger Capital LLC Book/Page: 15123/170, Date: 10/15/24 Mtg: Nqm Funding Lic \$400,500 Term: 2054 Use: Mixed Use-Prim Res & Comm, Lot: 2644sf Prior Sale: \$325,000 (08/21)	
<b>4 RODNEY ST</b> .....	<b>\$2,650,000</b>
B: Baywatch Rodney LLC S: Baywatch Nb LLC Doc#: 00000000137156, Date: 10/15/24 Mtg: TD Bank NA \$1,700,000 Use: Apartment Bldg - 4-8 Units, Lot: 3084sf Prior Sale: \$273,000 (12/92)	
<b>8 RODNEY ST</b> .....	<b>\$2,650,000</b>
B: Baywatch Rodney LLC S: Baywatch Nb LLC Doc#: 00000000137156, Date: 10/15/24 Mtg: TD Bank NA \$1,700,000 Use: Apartment Bldg - 4-8 Units, Lot: 7606sf	
<b>SAMUEL BARNET BLVD</b> .....	<b>\$20,000</b>
B: Smre 100 LLC S: Greater New Bedford Indus Book/Page: 15125/302, Date: 10/17/24	

## Westport

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	101
Median Price	\$551,000	\$610,000

### ► REAL ESTATE SALES

<b>162-A CHERRY AND WEBB LN</b> .....	<b>\$550,000</b>
B: Paul M Andonian, Tr for 162a Cherry & Webb Rt S: Collins Joseph W Est & Mark L Collins Book/Page: 15127/271, Date: 10/18/24 Use: 3 Bdrm Cape Cod, Lot: 6200sf	
<b>6 HEBERT TER</b> .....	<b>\$450,000</b>
B: Justin Desouza & Talia E Rego S: Sandra Minson Book/Page: 15127/92, Date: 10/18/24 Mtg: Baycoast Mortgage Co \$360,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 14974sf Prior Sale: \$349,000 (07/17)	
<b>8 HOLLY HILL AVE</b> .....	<b>\$647,000</b>
B: Maria I Melo, Tr for Melo Irt S: Christopher	

# 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 SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	189	213
Median Price	\$1,030,000	\$1,004,000

### ► REAL ESTATE SALES

- 33 BOSTON RD** ..... **\$87,500**  
B: Heather A Thomson  
S: Natalie A Wombwell  
Book/Page: 18116/91, Date: 10/15/24  
Use: 2 Bdrm Old Style, Lot: 9845sf  
Prior Sale: \$425,000 (03/21)
- 700 BROOKSIDE DR U-G** ..... **\$492,000**  
B: Rohit Soni & Fnu Meenakshi  
S: Christopher Schena & Nicole Tapparo  
Book/Page: 18121/197, Date: 10/18/24  
Mtg: T2 Financial LLC \$295,200  
Term: 2054  
Use: 3 Bdrm Condo  
Prior Sale: \$358,000 (05/21)
- 3 COLONIAL DR U-83-7** ..... **\$260,000**  
B: Leonardo L Tavares  
S: Louis S Dirupo & Peter J Dirupo  
Book/Page: 18118/288, Date: 10/16/24  
Mtg: Winter Hill Fed SB \$170,000  
Term: 2054  
Use: 1 Bdrm Condo  
Prior Sale: \$162,500 (06/04)
- 6-R COUNTY RD** ..... **\$693,000**  
B: Emily Hughes & Nathaniel Gordon  
S: Andrew M Dorsey & Stephanie Dorsey  
Book/Page: 18117/9, Date: 10/15/24  
Mtg: Guild Mortgage Co \$554,400  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 21257sf  
Prior Sale: \$425,000 (10/15)
- 5 GOLDEN OAKS LN** ..... **\$840,000**  
B: Andrea Kurkul  
S: William J Kurkul, Tr for Kurkul Ft  
Book/Page: 18120/347, Date: 10/18/24  
Mtg: Fairway Ind Mtg \$672,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 47960sf
- 160 HIGH ST** ..... **\$700,000**  
B: Kenneth Thornton & Gail F Thornton  
S: Bryan C Adams  
Book/Page: 18121/135, Date: 10/18/24  
Mtg: Republic State Mtg Co \$350,000  
Term: 2054  
Use: 4 Bdrm Antique, Lot: 27835sf  
Prior Sale: \$356,500 (11/10)
- 1 LONGWOOD DR U-106** ..... **\$318,000**  
B: Raul R Chorres  
S: Tadeu Demorases  
Doc#: 00000000130638, Date: 10/17/24  
Mtg: Washington Trust Mtg \$254,400  
Term: 2054  
Use: 1 Bdrm Condo  
Prior Sale: \$70,000 (02/98)
- 98 MAIN ST U-V** ..... **\$190,000**  
B: Jitendra Kumar & Garima Sharma  
S: PUNCHARD LLC  
Book/Page: 18120/101, Date: 10/17/24  
Mtg: Rocket Mortgage LLC \$110,001  
Term: 2054  
Use: 1 Bdrm Condo
- 72 PRINCETON AVE** ..... **\$1,250,000**  
B: Katharine Martin  
S: Regan Szekely & Gabriella Liuzza  
Book/Page: 18119/91, Date: 10/17/24  
Mtg: JPMorgan Chase Bank \$300,000  
Term: 2054  
Use: 4 Bdrm Ranch, Lot: 26964sf  
Prior Sale: \$587,500 (09/22)
- 22 RAILROAD ST U-410** ..... **\$437,000**  
B: Greetha Vishnuvardhan  
S: Lj Zlyengar  
Book/Page: 18117/91, Date: 10/15/24  
Mtg: Ark-La-Tex Fin Svcs \$349,600  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$300,000 (08/18)
- 67 RESERVATION RD** ..... **\$1,050,000**  
B: Regan L Szekely & Gabriella G Liuzza  
S: John K Carey & Elizabeth T Carey  
Doc#: 00000000130632, Date: 10/17/24  
Mtg: Workers Credit Union \$840,000  
Term: 2054 Rate: 5.5% Type: Adj  
Use: 4 Bdrm Colonial, Lot: 38856sf  
Prior Sale: \$773,000 (10/20)
- 2 SHAW DR** ..... **\$717,000**  
B: Marissa M Howell-Heath & Shawn Heath  
S: Bradley L Munn, Tr for Nancy L Munn Irret  
Book/Page: 18118/200, Date: 10/16/24  
Mtg: Guild Mortgage Co \$717,000  
Term: 2054  
Use: 3 Bdrm Split Level, Lot: 35501sf
- 11 SUMMER ST** ..... **\$1,020,400**  
B: Matthew D Strong & Amanda A Strong  
S: McNally Carol E Est & Margaret L Lynch  
Book/Page: 18120/277, Date: 10/18/24  
Use: 4 Bdrm Colonial, Lot: 28314sf
- 64 SUMMER ST U-64** ..... **\$1,425,000**  
B: Cathy M Traub, Tr for Craig D Traub  
S: Christopher Hanson & Lisa Hanson  
Book/Page: 18118/181, Date: 10/16/24  
Use: 3 Bdrm Condo

## Methuen

### MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	238	242
Median Price	\$525,000	\$575,000

### ► REAL ESTATE SALES

- 6 BRADLEY AVE** ..... **\$490,000**  
B: Alyssa M De Jesus & Nora H Torres  
S: Allen LLC  
Book/Page: 18118/316, Date: 10/16/24  
Mtg: American Ngbd Mtg Acc \$481,124  
Term: 2054  
Use: 2 Bdrm Old Style, Lot: 8625sf
- 1 FAIRWAYS LN** ..... **\$1,000,000**  
B: Francis Gryniewicz & Pamela Steeves  
S: Lawrence Palmisano & Geraldine S Feighali  
Book/Page: 18116/257, Date: 10/15/24  
Mtg: Guild Mortgage Co \$680,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 17468sf  
Prior Sale: \$515,000 (07/13)
- 20 GARFIELD ST** ..... **\$785,000**  
B: Eduardo T De Menezes & Luccia G Da Luz  
S: Anthony Lorenzo & Jeanine Lorenzo  
Book/Page: 18116/228, Date: 10/15/24  
Mtg: United Wholesale Mtg \$758,800  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 12415sf  
Prior Sale: \$510,000 (08/05)
- 8 KING ST** ..... **\$315,000**  
B: Robert A Salas  
S: Karen Mcgravey & Naresh Gajera  
Book/Page: 18122/32, Date: 10/18/24  
Mtg: Guaranteed Rate Inc \$289,800  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 2962sf  
Prior Sale: \$101,000 (11/00)
- 165 MAPLE ST** ..... **\$702,000**  
B: Christopher D Virtue & Joanna C Virtue  
S: David M Vasques & Helen B Vasques  
Book/Page: 18116/288, Date: 10/15/24  
Mtg: Guaranteed Rate Inc \$472,000  
Term: 2054  
Use: 4 Bdrm Split Entry, Lot: 39945sf  
Prior Sale: \$270,000 (02/02)
- 200 PELHAM ST** ..... **\$435,000**  
B: Matthew J Williams  
S: Sebastiano Petruzzelli  
Book/Page: 18121/70, Date: 10/18/24  
Mtg: United Wholesale Mtg \$419,775  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 5009sf  
Prior Sale: \$380,000 (05/22)
- 83 PHOEBE ST U-83** ..... **\$840,000**  
B: Nicholas Cannarozzo & Evelyn Cannarozzo  
S: Valerie A Daigneau & Diane M Collins  
Book/Page: 18121/158, Date: 10/18/24  
Use: 3 Bdrm Condo  
Prior Sale: \$653,651 (05/21)
- 497 PROSPECT ST** ..... **\$730,000**  
B: Juan R Nunez & Alicia S Santana  
S: German D Pimentel  
Book/Page: 18117/118, Date: 10/15/24  
Mtg: American Ngbd Mtg Acc \$693,500  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 18469sf  
Prior Sale: \$370,000 (07/20)
- 6 TYLER ST** ..... **\$549,000**  
B: Paul Fabiano  
S: Stephen T Bailey & Taylor M Bailey  
Book/Page: 18118/236, Date: 10/16/24  
Mtg: Guaranteed Rate Inc \$539,056  
Term: 2054  
Use: 2 Bdrm Bngl/Cottage, Lot: 50094sf  
Prior Sale: \$460,000 (10/21)

## North Andover

### MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	146	146
Median Price	\$809,500	\$862,500

### ► REAL ESTATE SALES

- 83 BEVERLY ST U-83** ..... **\$332,500**  
B: Kevin Robert & Juliana C Robert  
S: Gerald J Connors  
Book/Page: 18119/161, Date: 10/17/24  
Mtg: CMG Mortgage Inc \$299,250  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$325,000 (10/21)
- 61 COACHMANS LN** ..... **\$1,300,000**  
B: Shawn Correia & Kimberly Correia  
S: Susan S Papalia, Tr for Papalia Ft  
Book/Page: 18118/339, Date: 10/16/24  
Mtg: Leader Bank NA \$780,000  
Term: 2054 Rate: 7.0% Type: Adj  
Use: 5 Bdrm Cape Cod, Lot: 43647sf

## Beverly

### MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	165	163
Median Price	\$700,000	\$713,209

### ► REAL ESTATE SALES

- 6 ADELINE RD** ..... **\$850,000**  
B: John H Shea & Kimberly B Shea  
S: Wood Paul M Est & Daniel J Gordon Jr  
Book/Page: 42384/188, Date: 10/18/24  
Mtg: Amerant Mortgage \$512,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 20046sf
- 83 BRIDGE ST** ..... **\$775,000**  
B: Bridge Beverly Auto Rlty  
S: Mtb Enterprises Inc  
Book/Page: 42383/524, Date: 10/18/24  
Mtg: Salem FiveCts Svgs Bk \$503,000  
Use: Auto Repair, Lot: 9592sf  
Prior Sale: \$550,000 (11/05)

## Beverly

### MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	101
Median Price	\$450,000	\$490,000

### ► REAL ESTATE SALES

- 5 BERESFORD ST** ..... **\$550,000**  
B: Jason Nguyen & Jazmin Nguyen  
S: Jesus Moore & Laura Cote  
Book/Page: 18117/155, Date: 10/15/24  
Mtg: Navy FCU \$480,000  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 7000sf  
Prior Sale: \$500,000 (08/22)
- 240-242 CANAL ST** ..... **\$121,750,000**  
B: Wa Mill Owner Ma LLC  
S: Berkeley Ggc Canal St LLC  
Book/Page: 18120/195, Date: 10/17/24  
Mtg: Walker & Dunlop LLC \$87,714,000  
Term: 2029  
Use: Apartment Bldg - 9 + Units, Lot: 331508sf  
Prior Sale: \$63,975,000 (03/21)

## Lawrence

### MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	101
Median Price	\$450,000	\$490,000

### ► REAL ESTATE SALES

- 5 BERESFORD ST** ..... **\$550,000**  
B: Jason Nguyen & Jazmin Nguyen  
S: Jesus Moore & Laura Cote  
Book/Page: 18117/155, Date: 10/15/24  
Mtg: Navy FCU \$480,000  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 7000sf  
Prior Sale: \$500,000 (08/22)
- 240-242 CANAL ST** ..... **\$121,750,000**  
B: Wa Mill Owner Ma LLC  
S: Berkeley Ggc Canal St LLC  
Book/Page: 18120/195, Date: 10/17/24  
Mtg: Walker & Dunlop LLC \$87,714,000  
Term: 2029  
Use: Apartment Bldg - 9 + Units, Lot: 331508sf  
Prior Sale: \$63,975,000 (03/21)

## 242 CANAL ST

B: Wa Mill Owner Ma LLC  
S: Berkeley Ggc Canal St LLC  
Book/Page: 18120/195, Date: 10/17/24

## 270 CANAL ST

B: Wa Mill Owner Ma LLC  
S: Berkeley Ggc Canal St LLC  
Book/Page: 18120/195, Date: 10/17/24

## 113 FOSTER ST

B: Jnr Realty LLC  
S: Carlos Abreu & Bellaniris Santana  
Book/Page: 18116/207, Date: 10/15/24  
Use: 3 Bdrm Conventional, Lot: 2375sf  
Prior Sale: \$85,000 (07/00)

## 34 HAMILTON ST

B: Lester J Morales & Osmin Gutierrez  
S: Felix Martinez & Lizandra M Estrada  
Book/Page: 18116/108, Date: 10/15/24  
Mtg: Guaranteed Rate Inc \$587,500  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 4160sf  
Prior Sale: \$312,000 (07/18)

## 7 PACKARD ST U-7

B: Gissel C Capellan & Obipio Ortega  
S: Sunnybrook Dev Inc  
Book/Page: 18120/67, Date: 10/17/24  
Mtg: United Wholesale Mtg \$348,650  
Term: 2054  
Use: 2 Bdrm Condo

## 4 RIVERVIEW PL

B: Jessica M Benabe  
S: Lissette Moury  
Book/Page: 18117/71, Date: 10/15/24  
Mtg: Cambridge Svgs Bk \$346,750  
Term: 2054  
Use: 3 Bdrm Conventional, Lot: 3916sf  
Prior Sale: \$74,400 (03/00)

## 21 STEVENS ST

B: Michaela A Verrette & Christopher A Carvalho  
S: David F White & Chelsea A Harris  
Book/Page: 18118/73, Date: 10/16/24  
Mtg: Guaranteed Rate Inc \$408,500  
Term: 2054  
Use: 2 Bdrm Cape Cod, Lot: 7398sf  
Prior Sale: \$233,900 (07/15)

## 11 TEWKSBURY ST

B: Josue Garcia  
S: Michelle Spear  
Book/Page: 18121/2, Date: 10/18/24  
Mtg: Community CU LYNN \$516,000  
Term: 2054 Rate: 7.0% Type: Adj  
Use: 3 Bdrm Cape Cod, Lot: 24000sf  
Prior Sale: \$225,000 (07/13)

## 6 BRADLEY AVE

B: Alyssa M De Jesus & Nora H Torres  
S: Allen LLC  
Book/Page: 18118/316, Date: 10/16/24  
Mtg: American Ngbd Mtg Acc \$481,124  
Term: 2054  
Use: 2 Bdrm Old Style, Lot: 8625sf

## 1 FAIRWAYS LN

B: Francis Gryniewicz & Pamela Steeves  
S: Lawrence Palmisano & Geraldine S Feighali  
Book/Page: 18116/257, Date: 10/15/24  
Mtg: Guild Mortgage Co \$680,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 17468sf  
Prior Sale: \$515,000 (07/13)

## 20 GARFIELD ST

B: Eduardo T De Menezes & Luccia G Da Luz  
S: Anthony Lorenzo & Jeanine Lorenzo  
Book/Page: 18116/228, Date: 10/15/24  
Mtg: United Wholesale Mtg \$758,800  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 12415sf  
Prior Sale: \$510,000 (08/05)

## 8 KING ST

B: Robert A Salas  
S: Karen Mcgravey & Naresh Gajera  
Book/Page: 18122/32, Date: 10/18/24  
Mtg: Guaranteed Rate Inc \$289,800  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 2962sf  
Prior Sale: \$101,000 (11/00)

## 165 MAPLE ST

B: Christopher D Virtue & Joanna C Virtue  
S: David M Vasques & Helen B Vasques  
Book/Page: 18116/288, Date: 10/15/24  
Mtg: Guaranteed Rate Inc \$472,000  
Term: 2054  
Use: 4 Bdrm Split Entry, Lot: 39945sf  
Prior Sale: \$270,000 (02/02)

## 200 PELHAM ST

B: Matthew J Williams  
S: Sebastiano Petruzzelli  
Book/Page: 18121/70, Date: 10/18/24  
Mtg: United Wholesale Mtg \$419,775  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 5009sf  
Prior Sale: \$380,000 (05/22)

## 83 PHOEBE ST U-83

B: Nicholas Cannarozzo & Evelyn Cannarozzo  
S: Valerie A Daigneau & Diane M Collins  
Book/Page: 18121/158, Date: 10/18/24  
Use: 3 Bdrm Condo  
Prior Sale: \$653,651 (05/21)

## 497 PROSPECT ST

B: Juan R Nunez & Alicia S Santana  
S: German D Pimentel  
Book/Page: 18117/118, Date: 10/15/24  
Mtg: American Ngbd Mtg Acc \$693,500  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 18469sf  
Prior Sale: \$370,000 (07/20)

## 6 TYLER ST

B: Paul Fabiano  
S: Stephen T Bailey & Taylor M Bailey  
Book/Page: 18118/236, Date: 10/16/24  
Mtg: Guaranteed Rate Inc \$539,056  
Term: 2054  
Use: 2 Bdrm Bngl/Cottage, Lot: 50094sf  
Prior Sale: \$460,000 (10/21)

## 114 COACHMANS LN

B: Samuel Momanus & Cailey Momanus  
S: Patrick M Higgins, Tr for Higgins Ft  
Book/Page: 18117/41, Date: 10/15/24  
Mtg: Mega Cap Funding Inc \$760,000  
Term: 2054  
Use: 4 Bdrm Garrison, Lot: 53579sf  
Prior Sale: \$480,000 (11/00)

## 125 CORTLAND DR U-125

B: Real H Renaud, Tr for Renaud Ft  
S: Daniel J Mariani & Susan J Mariani  
Book/Page: 18116/84, Date: 10/15/24  
Use: 2 Bdrm Condo  
Prior Sale: \$575,000 (12/14)

## 163 OLD FARM RD

B: Kelly J Krauss & Kirk Worthley  
S: Joyce F Bold, Tr for Bold Ft  
Book/Page: 18117/211, Date: 10/15/24  
Mtg: United Wholesale Mtg \$468,500  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 46174sf  
Prior Sale: \$270,000 (12/93)

## 50 PHILLIPS CT U-50

B: Stephen Blanchette & Caitlin Blanchette  
S: Arenas Investments LLC  
Book/Page: 18119/329, Date: 10/17/24  
Mtg: Leader Bank NA \$376,000  
Term: 2054  
Use: 3 Bdrm Condo  
Prior Sale: \$235,000 (05/24)

## 5 WALKER RD U-8

B: Elizabeth Lund & Marc Messina  
S: Michael Moresco  
Book/Page: 18120/10, Date: 10/17/24  
Mtg: Cross Country Mtg Inc \$305,133  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$160,000 (11/07)

## 552 ESSEX ST

B: John Armstrong & Laurie Armstrong  
S: Fernando Goyeche & Mary T Goyeche  
Book/Page: 42384/6, Date: 10/18/24  
Mtg: Direct Credit Union \$320,000  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 15067sf

## 66 HASKELL ST U-1W

B: Betsy A Richmond  
S: Joann S Sampson, Tr for Sampson Nt  
Book/Page: 42377/193, Date: 10/16/24  
Use: 2 Bdrm Condo  
Prior Sale: \$183,700 (05/98)

## 31 HIGH ST

B: Brooke Stanton & Edmund Stanton  
S: Andrew J Breton & Leah Breton  
Book/Page: 42383/303, Date: 10/18/24  
Mtg: Guaranteed Rate Inc \$761,250  
Term: 2054  
Use: 2-Family Two Family, Lot: 5101sf  
Prior Sale: \$672,500 (04/17)

## 10 KING TER

B: Ortins Cap Partners Grp L  
S: Lantych Robert A Est & Scott P Lantych  
Book/Page: 42377/383, Date: 10/16/24  
Mtg: Freedom Joint Vent LI \$725,000  
Use: 3 Bdrm Dutch Colon, Lot: 9304sf

## 114 COACHMANS LN

B: Samuel Momanus & Cailey Momanus  
S: Patrick M Higgins, Tr for Higgins Ft  
Book/Page: 18117/41, Date: 10/15/24  
Mtg: Mega Cap Funding Inc \$760,000  
Term: 2054  
Use: 4 Bdrm Garrison, Lot: 53579sf  
Prior Sale: \$480,000 (11/00)

## 125 CORTLAND DR U-125

B: Real H Renaud, Tr for Renaud Ft  
S: Daniel J Mariani & Susan J Mariani  
Book/Page: 18116/84, Date: 10/15/24  
Use: 2 Bdrm Condo  
Prior Sale: \$575,000 (12/14)

## 163 OLD FARM RD

B: Kelly J Krauss & Kirk Worthley  
S: Joyce F Bold, Tr for Bold Ft  
Book/Page: 18117/211, Date: 10/15/24  
Mtg: United Wholesale Mtg \$468,500  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 46174sf  
Prior Sale: \$270,000 (12/93)

## 50 PHILLIPS CT U-50

B: Stephen Blanchette & Caitlin Blanchette  
S: Arenas Investments LLC  
Book/Page: 18119/329, Date: 10/17/24  
Mtg: Leader Bank NA \$376,000  
Term: 2054  
Use: 3 Bdrm Condo  
Prior Sale: \$235,000 (05/24)

## 5 WALKER RD U-8

B: Elizabeth Lund & Marc Messina  
S: Michael Moresco  
Book/Page: 18120/10, Date: 10/17/24  
Mtg: Cross Country Mtg Inc \$305,133  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$160,000 (11/07)

## 552 ESSEX ST

B: John Armstrong & Laurie Armstrong  
S: Fernando Goyeche & Mary T Goyeche  
Book/Page: 42384/6, Date: 10/18/24  
Mtg: Direct Credit Union \$320,000  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 15067sf

## 66 HASKELL ST U-1W

**1429 HILLDALE AVE..... \$1,700,000**  
 B: Rascasse LLC  
 S: Emd Performance Materials  
 Book/Page: 42377/223, Date: 10/16/24  
 Mtg: Netits Of Mass Irrevoc \$3,000,000  
 Use: Industrial Warehouse, Lot: 217364sf

**18 KIMBALL HILL DR..... \$245,000**  
 B: Joseph A Martin & Logan N Martin  
 S: Jessica A Kimball-Renaud  
 Book/Page: 42383/237, Date: 10/18/24  
 Use: Residential Developable Land, Lot: 46174sf

**22 KRISTINE LN..... \$950,000**  
 B: David H Pan & Phebe Shen  
 S: Nicole K Rewuski, Tr for Rewuski Rudulier Ft  
 Book/Page: 42381/370, Date: 10/17/24  
 Use: 4 Bdrm Cape Cod, Lot: 40001sf  
 Prior Sale: \$830,000 (09/21)

**140 LINCOLN AVE..... \$10,000,000**  
 B: Lg Newcorp Inc  
 S: Mpt Of Haverhill-Steward  
 Book/Page: 42380/78, Date: 10/17/24  
 Use: Private Hospital, Lot: 324857sf  
 Prior Sale: \$123,889,105 (09/18)

**356 MAIN ST..... \$880,000**  
 B: 356 Main Street LLC  
 S: Apostolos Koutoulas, Tr for Ironside Rt  
 Book/Page: 42382/388, Date: 10/18/24  
 Mtg: Eastern Bank \$787,500  
 Use: Office Bldg-General, Lot: 5253sf  
 Prior Sale: \$300,000 (12/13)

**12 NEWTON RD..... \$760,000**  
 B: Bradford Morris & Margaret Morris  
 S: Bruce R Cohn & Michelle R Cohn  
 Book/Page: 42382/176, Date: 10/18/24  
 Use: 4 Bdrm Old Style, Lot: 19833sf  
 Prior Sale: \$475,000 (05/20)

**24 RUTHERFORD AVE..... \$575,000**  
 B: Elizabeth Grady & Josiah Morrow  
 S: Rachael I Blais & Sarah E Blais  
 Book/Page: 42381/205, Date: 10/17/24  
 Mtg: Movement Mtg LLC \$460,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 7357sf  
 Prior Sale: \$480,000 (07/22)

**20 TREMONT ST..... \$405,000**  
 B: David Lang  
 S: Charles Canali  
 Book/Page: 42383/273, Date: 10/18/24  
 Use: 3 Bdrm Old Style, Lot: 6133sf

**655 W LOWELL AVE U:17..... \$275,000**  
 B: Denise Russo  
 S: Mario R Mota  
 Book/Page: 42374/284, Date: 10/15/24  
 Mtg: Guild Mortgage Co \$192,500  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$170,000 (12/20)

**25 WALDO CT U:25..... \$619,000**  
 B: Michael Blanchard & Y Valenzuela-Blanchard  
 S: Mad-C LLC  
 Book/Page: 42381/90, Date: 10/17/24  
 Mtg: Cross Country Mtg Inc \$553,500  
 Term: 2054  
 Use: 3 Bdrm Condo  
 Prior Sale: \$550,000 (02/23)

**Ipswich**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	63
Median Price	\$777,000	\$889,000

**► REAL ESTATE SALES**

**3 BURLEY PL..... \$639,000**  
 B: Jonathan Arnold & Jamie Greenstein  
 S: Ashley A Wilson  
 Book/Page: 42383/192, Date: 10/18/24  
 Mtg: Keystone Funding \$607,050  
 Term: 2054  
 Use: 4 Bdrm Old Style, Lot: 6499sf  
 Prior Sale: \$259,000 (05/08)

**32 CHOATE LN..... \$1,149,000**  
 B: Susan M Trudeau, Tr for Lawrence B Trudeau Jr  
 S: Christine L Cunningham & Thomas C Horgan  
 Book/Page: 42376/67, Date: 10/15/24  
 Mtg: CMG Mortgage Inc \$559,000  
 Term: 2054  
 Use: 2 Bdrm Contemporary, Lot: 10781sf  
 Prior Sale: \$840,000 (10/23)

**500 COLONIAL DR U:106..... \$342,000**  
 B: Katherine Dunham, Tr for Floyd RET  
 S: Jodi L Uzdarnin, Tr for Ethan Nt  
 Book/Page: 42376/367, Date: 10/15/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$50,000 (04/95)

**1 JAY RD..... \$2,210,000**  
 B: Ha D Richmond, Tr for Ron J Richmond Ft  
 S: George A Soffron & Andrea M Young  
 Book/Page: 42381/395, Date: 10/17/24  
 Use: 3 Bdrm Cape Cod, Lot: 22250sf  
 Prior Sale: \$318,000 (10/95)

**2 KINGFISHER RD..... \$1,295,000**  
 B: F M Vonkrusenstern & Lenore Vonkrusenstern  
 S: Robert J Provost, Tr for Kingfisher Rt  
 Book/Page: 42382/313, Date: 10/18/24  
 Use: 3 Bdrm Ranch, Lot: 7741sf  
 Prior Sale: \$465,000 (11/13)

**Lynn**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	278	285
Median Price	\$525,000	\$573,365

**► REAL ESTATE SALES**

**358 BROADWAY U:5..... \$310,000**  
 B: Allison J Keating, Tr for Allison J Keating Lt  
 S: James Pendergast & Rachel Pendergast  
 Book/Page: 42380/398, Date: 10/17/24  
 Use: 1 Bdrm Condo, Lot: 39686sf  
 Prior Sale: \$276,000 (02/23)

**436-438 EASTERN AVE..... \$890,000**  
 B: Peter S Lekkakos  
 S: David J Barry  
 Book/Page: 42376/247, Date: 10/15/24  
 Mtg: Community CU LYNN \$712,000  
 Term: 2054 Rate: 7.0% Type: Adj  
 Use: 2-Family Two Family, Lot: 12211sf  
 Prior Sale: \$420,000 (07/07)

**60 ELMWOOD AVE..... \$500,000**  
 B: Cibeleas A Rodriguez & Juan F Rodriguez  
 S: Cindy A Rice  
 Book/Page: 42375/328, Date: 10/15/24  
 Mtg: Mtg Equity Partners \$490,943  
 Term: 2054  
 Use: 3 Bdrm Old Style, Lot: 3600sf  
 Prior Sale: \$35,000 (12/90)

**117 HOLYOKE ST..... \$380,000**  
 B: No Limit Assets LLC  
 S: Lindner Arlene L Est & Bernard E Lindner  
 Book/Page: 42374/261, Date: 10/15/24  
 Mtg: William J Canning LLC \$342,000  
 Use: 3 Bdrm Old Style, Lot: 4395sf

**150 LYNNWAY U:301..... \$395,000**  
 B: Eric Lemay  
 S: Louis Nuzzo  
 Book/Page: 42380/471, Date: 10/17/24  
 Use: 1 Bdrm Condo, Lot: 189102sf  
 Prior Sale: \$199,900 (11/15)

**37 MICHAEL RD..... \$860,000**  
 B: Javier L Almodovar  
 S: Raymond G Florant & Ashley M Pajor  
 Book/Page: 42380/251, Date: 10/17/24  
 Mtg: United Wholesale Mtg \$844,423  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 14103sf  
 Prior Sale: \$780,000 (03/22)

**49 N FRANKLIN ST..... \$720,000**  
 B: Elias A Avila & Neris Y Ruiz-Avila  
 S: Angela E Batista & Ruddy A Rosario  
 Book/Page: 42378/457, Date: 10/16/24  
 Mtg: Guaranteed Rate Inc \$695,970  
 Term: 2054  
 Use: 2-Family Two Family, Lot: 4751sf  
 Prior Sale: \$560,000 (10/19)

**340 PARKLAND AVE..... \$2,600,000**  
 B: Carroll Stream LLC  
 S: Parkview Lynn LLC  
 Book/Page: 42378/133, Date: 10/16/24  
 Mtg: Everett Svgs Bk \$1,950,000  
 Use: Apartment Bldg - 9 + Units, Lot: 9000sf

**127 VERONA ST..... \$695,000**  
 B: Lauren Donfro  
 S: Chery A Collins  
 Doc#: 00000000654308, Date: 10/15/24  
 Mtg: Guaranteed Rate Inc \$195,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 7591sf

**9 YORK RD..... \$150,000**  
 B: Thomas E Arsenault & Jennifer A Arsenault  
 S: Nicholas Sherwood  
 Doc#: 00000000654295, Date: 10/15/24  
 Use: County/Municipality Property, Lot: 11500sf

**29 YORK RD..... \$600,000**  
 B: Felix R Tejada & Amarilis German  
 S: Sheryl L Robertson & Trace F Robertson  
 Doc#: 00000000654392, Date: 10/18/24  
 Mtg: Pfn Lending Group Inc \$574,750  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 5000sf  
 Prior Sale: \$230,000 (05/01)

**Marblehead**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	138	137
Median Price	\$957,500	\$1,022,000

**► REAL ESTATE SALES**

**13 ABBOT ST..... \$1,120,000**  
 B: Lucien J Duval 4th & Scott J Manning  
 S: Ashley N Dupler & Ronald L Dupler  
 Book/Page: 42382/111, Date: 10/18/24  
 Mtg: Rockland Fed CU \$820,000  
 Term: 2054  
 Use: 3 Bdrm Old Style, Lot: 8570sf  
 Prior Sale: \$570,000 (11/15)

**16 COOLIDGE RD..... \$3,724,000**  
 B: Susan C Livingston  
 S: Sheila M Fitzgerald, Tr for Sheila M Fitzgerald T  
 Book/Page: 42377/510, Date: 10/16/24  
 Use: 3 Bdrm Colonial, Lot: 12840sf  
 Prior Sale: \$1,156,000 (07/97)

**10 DARLING ST..... \$1,150,000**  
 B: Carole F Brindamour, Tr for Brindamour RET  
 S: Arata Nancy Elaine Est & John A Arata  
 Book/Page: 42374/127, Date: 10/15/24  
 Mtg: Marblehead Svgs Bk \$250,000  
 Term: 2044  
 Use: 2 Bdrm Old Style, Lot: 3930sf  
 Prior Sale: \$635,000 (09/15)

**108 ELM ST U:108..... \$813,000**  
 B: Ellen C Martin, Tr for Martin Cheung Ft  
 S: Blaise Foley & Melissa Matthews  
 Doc#: 00000000654382, Date: 10/18/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$652,000 (07/23)

**21 HAWKES ST U:1..... \$265,000**  
 B: Alexandra M Cruise  
 S: Lynne A Shanosis  
 Book/Page: 42378/350, Date: 10/16/24  
 Mtg: Salem Five Mtg Co \$125,000  
 Term: 2054 Rate: 6.0% Type: Adj  
 Use: 1 Bdrm Condo  
 Prior Sale: \$175,000 (04/21)

**39 JERSEY ST..... \$1,650,000**  
 B: Elizabeth Mahan & Keenan Mahan  
 S: Sean Downey  
 Book/Page: 42381/2, Date: 10/17/24  
 Mtg: Inst Svgs Newburyport \$1,320,000  
 Term: 2054  
 Use: 4 Bdrm Old Style, Lot: 11188sf  
 Prior Sale: \$1,500,000 (11/21)

**8 WILLARD LN..... \$850,000**  
 B: Jeffrey Drandell & Audrey Judson  
 S: Gary D Bartlett & Richard H Bartlett  
 Book/Page: 42379/57, Date: 10/15/24  
 Use: 3 Bdrm Split Level, Lot: 7890sf

**Merrimac**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	50
Median Price	\$545,000	\$675,000

**► REAL ESTATE SALES**

**2 ABBEY RD..... \$835,000**  
 B: Daniel Reilly & Elizabeth Reilly  
 S: Merrimac Abbey Road LLC  
 Book/Page: 42375/588, Date: 10/15/24  
 Mtg: Camden National Bank \$735,000  
 Term: 2054  
 Use: Residential Developable Land, Lot: 20543sf

**19 BROAD ST U:306..... \$445,000**  
 B: Jeanine Constantino  
 S: Shawn Bowen, Tr for Rupert Bowen 2018 lrt  
 Book/Page: 42375/27, Date: 10/15/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$425,000 (07/23)

**12 HARRIMAN RD..... \$700,000**  
 B: James M Fitzgerald & Melissa J Stelston  
 S: Gustavo Cardoso  
 Book/Page: 42378/266, Date: 10/16/24  
 Use: 3 Bdrm Ranch, Lot: 52141sf  
 Prior Sale: \$305,000 (08/23)

**Middleton**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	44
Median Price	\$1,025,750	\$1,043,500

**► REAL ESTATE SALES**

**23 LEWIS DR..... \$1,150,000**  
 B: Lauren Birritteri & Marc Birritteri  
 S: Dmitry Tkach & Yulia Tkach  
 Book/Page: 42378/37, Date: 10/15/24  
 Mtg: American Nbgd Mtg Acc \$690,000  
 Term: 2044  
 Use: 4 Bdrm Colonial, Lot: 20007sf  
 Prior Sale: \$796,000 (06/18)

**Nahant**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	21
Median Price	\$930,076	\$970,000

**► REAL ESTATE SALES**

**8 MAPLE AVE..... \$1,149,000**  
 B: Jeffrey Ciarcia & Ali Karukas  
 S: Anthony M Roossien, Tr for 8 Maple Avenue RET  
 Book/Page: 42384/42, Date: 10/18/24  
 Mtg: Cambridge Svgs Bk \$1,034,100  
 Term: 2054  
 Use: 2 Bdrm Contemporary, Lot: 2004sf  
 Prior Sale: \$330,000 (04/22)

**Newbury**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	50
Median Price	\$825,000	\$875,000

**► REAL ESTATE SALES**

**54 HAY ST..... \$1,810,000**  
 B: Lisa Martino & Timothy P Martino  
 S: Pamela L Jones & Felicia A Smith  
 Book/Page: 42382/266, Date: 10/18/24  
 Mtg: Bank of America NA \$1,448,000  
 Term: 2054  
 Use: 4 Bdrm Contemporary, Lot: 61420sf  
 Prior Sale: \$1,365,000 (11/19)

**8 SEAGATE U:8..... \$1,700,000**  
 B: John A Camemolla & Paul B Sonoski Jr  
 S: 105 Seagate LLC  
 Book/Page: 42377/214, Date: 10/16/24  
 Use: 3 Bdrm Condo, Lot: 11138sf  
 Prior Sale: \$1,700,000 (09/23)

**16 SEAVIEW LN..... \$1,865,000**  
 B: Christine G Rogers, Tr for Christine G Rogers T  
 S: Joseph J Russo, Tr for Russo Ft  
 Book/Page: 42380/175, Date: 10/17/24  
 Use: 3 Bdrm Contemporary, Lot: 83200sf

**Newburyport**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	104
Median Price	\$830,000	\$1,005,000

**► REAL ESTATE SALES**

**6 ALLEN ST U:B..... \$670,000**  
 B: Donna Gendreau & Kevin Gendreau  
 S: Bean Frances Hedwig Est & John W Bean  
 Book/Page: 42374/385, Date: 10/15/24  
 Mtg: Fairway Ind Mtg \$110,000  
 Term: 2039  
 Use: Condo

**22 BEACON AVE U:2..... \$358,000**  
 B: Rebecca Jordan & Scott Jordan  
 S: Peter S Kimball  
 Book/Page: 42384/125, Date: 10/18/24  
 Mtg: Inst Svgs Newburyport \$286,400  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$160,000 (11/05)

**284 HIGH ST..... \$735,000**  
 B: Susan C Livingston  
 S: Eleanor Turke  
 Book/Page: 42384/77, Date: 10/18/24  
 Use: 4 Bdrm Federalist, Lot: 4180sf  
 Prior Sale: \$380,000 (05/08)

**55 KENT ST..... \$700,000**  
 B: Joshua Evans  
 S: Benjamin Adsit & Shinyoung Yoon  
 Book/Page: 42381/83, Date: 10/17/24  
 Use: 3 Bdrm Conventional, Lot: 2590sf  
 Prior Sale: \$450,000 (11/18)

**236 LOW ST U:5..... \$180,300**  
 B: Laura J Digiovanni, Tr for Laura J Digiovanni RET  
 S: Darlene M Murphy  
 Doc#: 00000000654347, Date: 10/16/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$150,000 (02/24)

**11 MALCOLM HOYT DR..... \$4,450,000**  
 B: Nsd New Real Estate LLC  
 S: Deborah Johnson, Tr for Haj Rt  
 Book/Page: 42377/140, Date: 10/16/24  
 Mtg: Merrimack Valley CU \$2,762,500  
 Use: Industrial Warehouse, Lot: 204732sf

**1 MERRIMAC ST U:28..... \$800,000**  
 B: Ingrid E Desivestre, Tr for Ingrid E Desivestre T  
 S: Declaration Of T & Swift C Barnes 3rd  
 Book/Page: 42380/387, Date: 10/17/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$200,000 (09/99)

**7 NANCY ST..... \$1,150,000**  
 B: Anthony Sabatino  
 S: Terri A Frascone, Tr for B & W Rt  
 Book/Page: 42381/240, Date: 10/17/24  
 Mtg: Winchester Cp Bk \$700,000  
 Term: 2054 Rate: 5.8% Type: Adj

**8 PARKER RIDGE WAY U:8..... \$975,000**  
 B: Angela Ribas & Richard Ribas  
 S: Carol W Seamans, Tr for Carol W Seamans Lt  
 Book/Page: 42382/598, Date: 10/18/24  
 Use: 2 Bdrm Condo, Lot: 1sf  
 Prior Sale: \$625,000 (08/17)

**53 PROSPECT ST..... \$985,000**  
 B: Karen R Klavans, Tr for Klavans Ft  
 S: Scott Florence & Kristen Florence  
 Doc#: 00000000654403, Date: 10/18/24  
 Use: 3 Bdrm Old Style, Lot: 2300sf  
 Prior Sale: \$836,900 (07/23)

**138 STATE ST U:1..... \$725,000**  
 B: James E Gagne & Susan D Gagne  
 S: Bradley J Donahue & Rachele V Milordi  
 Book/Page: 42381/458, Date: 10/17/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$532,200 (11/20)

**12 WINTER ST U:12..... \$960,000**  
 B: Thomas F Doyle & Kevin J Hardy  
 S: John G Brooks, Tr for Brooks Ft  
 Book/Page: 42376/325, Date: 10/15/24  
 Use: 3 Bdrm Condo  
 Prior Sale: \$510,000 (04/04)

**Peabody**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	187	217
Median Price	\$615,000	\$670,000

**► REAL ESTATE SALES**

**7 BASFORD CT..... \$527,000**  
 B: Ashraf Mustafa  
 S: Glenn Lester W Est & Kerry A Glenn  
 Book/Page: 42380/319, Date: 10/17/24  
 Mtg: Rocket Mortgage LLC \$250,000  
 Term: 2054  
 Use: 5 Bdrm Old Style, Lot: 4639sf

**11 DANE ST..... \$562,000**  
 B: Erica J Hojo & Tyler M Hojo  
 S: Cavallon Catherine L Est & Debra Crean  
 Book/Page: 42376/276, Date: 10/15/24  
 Mtg: Guaranteed Rate Inc \$505,800  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 5197sf

**31 INTERVALE AVE..... \$448,000**  
 B: Jason Carraro  
 S: Katie M Chisholm, Tr for Russell K Carraro RET  
 Book/Page: 42381/598, Date: 10/18/24  
 Mtg: Plaza Home Mtg \$358,400  
 Term: 2054  
 Use: 3 Bdrm Split Entry, Lot: 24498sf  
 Prior Sale: \$30,000 (06/87)

**13 KINGDOM TER..... \$434,000**  
 B: Maria Correia  
 S: Paul E Cheever, Tr for Thirteen Kingdom Ter Nt  
 Book/Page: 42379/68, Date: 10/16/24  
 Use: 2 Bdrm Cape Cod, Lot: 6970sf

**760 LOWELL ST..... \$700,000**  
 B: Anastasia Eleftheriadis & Fotios Karachatzis  
 S: Nicole Leontakinanakis & Tanya Walrochup  
 Book/Page: 42376/38, Date: 10/15/24  
 Mtg: Guaranteed Rate Inc \$595,000  
 Term: 2054  
 Use: 3 Bdrm Split Entry, Lot: 16300sf

**22 MARGIN ST U:A..... \$400,000**  
 B: Erin L Wickens-Sussman  
 S: Sylvia Zawadzki  
 Book/Page: 42376/8, Date: 10/15/24  
 Mtg: Leader Bank NA \$300,000  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$248,500 (12/04)

**11 PARK ST..... \$1,100,000**  
 B: 11 Park Street LLC  
 S: Alexander G Moody, Tr for Moody Ft  
 Book/Page: 42377/597, Date: 10/16/24  
 Mtg: Eastern Bank \$700,000  
 Use: Apartment Bldg - 4-8 Units, Lot: 4308sf  
 Prior Sale: \$233,000 (02/89)

**2-A RAYLEN AVE..... \$720,000**  
 B: Natalie C Leishman & Samuel I Leishman  
 S: Malcolm S Weiner, Tr for Malcolm S Weiner RET  
 Book/Page: 42377/597, Date: 10/16/24  
 Mtg: Guaranteed Rate Affin \$706,959  
 Term: 2054  
 Use: 3 Bdrm Split Entry, Lot: 11500sf

**1100 SEAVIEW ST U:95..... \$410,000**  
 B: Carolyn Demers  
 S: Candice Borden  
 Book/Page: 42373/280, Date: 10/15/24  
 Mtg: Guild Mortgage Co \$328,000  
 Term: 2054  
 Use: 1 Bdrm Condo  
 Prior Sale: \$214,900 (08/11)

**19 SAMOSET RD..... \$810,000**  
 B: Yong J Kyoung & Natalie Purwo  
 S: Tracy A Auirgemma & Michael D Micciche  
 Book/Page: 42383/388, Date: 10/18/24  
 Mtg: E Cambridge Svgs Bk \$405,000  
 Term: 2054  
 Use: 3 Bdrm Ranch, Lot: 16200sf  
 Prior Sale: \$541,500 (04/20)

**75 WALNUT ST U:301..... \$415,000**  
 B: Miroslaba E Viera & Ricardo R Viera  
 S: Brent Soares & Katuska Viera-Contreras  
 Book/Page: 42376/382, Date: 10/15/24  
 Mtg: Rocket Mortgage LLC \$394,250  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$318,000 (04/20)

**210 WASHINGTON ST U:30..... \$400,000**  
 B: Carolyn Tracy, Tr for Domenic Ruocco  
 S: Matthew Kavanaugh  
 Book/Page: 42374/432, Date: 10/15/24  
 Mtg: New Fed Mtg Corp \$3

ESSEX REGISTRY

continued
16 RICHARD ST U:B ..... \$685,000
B: Lynn Duong & Troy A Nieves
S: Lisa Naples
Book/Page: 42381/297, Date: 10/17/24
Mtg: United Wholesale Mtg \$616,500
Term: 2054
Use: Condo

Swampscott

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 62 78
Median Price \$827,500 \$819,250

REAL ESTATE SALES

31 1 SALEM ST ..... \$1,325,000
B: Richard Schneider & Susan Schneider
S: Rosalie W Miller, Tr for Rosalie W Miller T-2003
Book/Page: 42380/87, Date: 10/17/24
Use: 2 Bdrm Contemporary, Lot: 43429sf
Prior Sale: \$669,000 (07/14)

56 BLANEY ST U:1 ..... \$580,000
B: Myra R Sussman
S: Ig Investments LLC
Book/Page: 42381/428, Date: 10/17/24
Use: Condo

15 CLIFF RD ..... \$1,825,000
B: Thomas W Garcia & Grega Verdenik
S: Donna L Lavoie, Tr for Lavoie 2014 Ft
Book/Page: 42376/344, Date: 10/15/24
Mtg: Cross Country Mtg Inc \$1,000,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 19689sf
Prior Sale: \$1,000,000 (03/07)

Wenham

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 30 34
Median Price \$855,000 \$1,011,500

REAL ESTATE SALES

2 DANES WAY ..... \$2,100,000
B: Kaitlyn Andrews-Rice & Cory Bell
S: Lindsey C Strong, Tr for Two Danes Way Nt
Book/Page: 42378/484, Date: 10/16/24
Mtg: Truist Bank \$1,889,790
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 307460sf
Prior Sale: \$940,000 (05/05)

West Newbury

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 30 31
Median Price \$854,950 \$927,500

REAL ESTATE SALES

368 MAIN ST ..... \$855,000
B: Cristin Oconnell & Thomas Oconnell
S: Brian A Ross & Kathleen R Ross
Book/Page: 42383/596, Date: 10/18/24
Mtg: CMG Mortgage Inc \$684,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 21780sf
Prior Sale: \$726,500 (03/22)

Franklin Registry

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

Bernardston

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 13 6
Median Price \$323,000 \$345,000

REAL ESTATE SALES

FOX HILL RD ..... \$35,000
B: Nicholas Krom
S: Nathan R Santerre
Book/Page: 8387/196, Date: 10/17/24

19 SOUTH ST ..... \$150,000
B: Pinnacle Mountain LLC
S: Alexander F Fiorey & Amy Fiorey
Book/Page: 8386/312, Date: 10/16/24
Mtg: Greenfield Svgs \$105,000
Term: 2029
Use: Commercial Use, Lot: 81893sf
Prior Sale: \$350,000 (12/21)

Buckland

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 12 11
Median Price \$257,450 \$500,000

REAL ESTATE SALES

CLESSION BROOK RD ..... \$4,000
B: Thomas J Crosson
S: Mina Thomas A Est & Stephen A Sangillo
Book/Page: 8387/200, Date: 10/17/24
Use: Residential Undvlpble Land, Lot: 150718sf

OLD HAWLEY RD ..... \$3,000
B: Karen Stokes
S: Mina Thomas A Est & Stephen A Sangillo
Book/Page: 8387/135, Date: 10/17/24
Use: Res Potentially Dvlpble Land, Lot: 113256sf

48 PROSPECT ST ..... \$325,000
B: Charles W Leach & Cara Leach
S: Grinnell Real Estate LLC
Book/Page: 8385/40, Date: 10/11/24
Mtg: Greenfield Cp Bk \$260,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 3920sf
Prior Sale: \$120,000 (02/15)

Charlemont

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 7 4
Median Price \$300,000 \$340,450

REAL ESTATE SALES

9 ROUTE 8A N ..... \$240,000
B: Palmeri Properties LLC
S: Berkshire East Ski Resort
Book/Page: 8388/57, Date: 10/18/24
Mtg: Greenfield Cp Bk \$275,400
Term: 2049
Use: 3-Family Family Flat, Lot: 53579sf
Prior Sale: \$185,000 (07/08)

Erving

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 12 13
Median Price \$317,500 \$326,000

REAL ESTATE SALES

22 RIVER RD ..... \$425,000
B: Karen A Rhodes & Douglas G Cleveland
S: Pamela J Monamara
Book/Page: 8388/155, Date: 10/18/24
Mtg: 802 CU \$335,000
Term: 2054 Rate: 5.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 32670sf
Prior Sale: \$225,000 (04/17)

Gill

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 9 5
Median Price \$361,000 \$392,000

REAL ESTATE SALES

49 FRENCH KING HWY ..... \$250,000
B: Joseph C Yuki
S: Bruce D Yuki
Book/Page: 8387/89, Date: 10/17/24
Mtg: Geneva Financial LLC \$150,000
Term: 2054
Use: 2-Family Ranch, Lot: 696960sf

Greenfield

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 100 78
Median Price \$293,500 \$312,000

REAL ESTATE SALES

21 CEDAR GLN U:21 ..... \$210,500
B: Paul M Weeden
S: John M Pregony
Book/Page: 8388/111, Date: 10/18/24
Mtg: Greenfield Cp Bk \$199,975
Term: 2054
Use: Condo
Prior Sale: \$127,000 (07/01)

329 DEERFIELD ST ..... \$340,000
B: Efmi Properties LLC
S: Gloria Easton, Tr for Andrew T Conti T
Book/Page: 8387/4, Date: 10/16/24
Mtg: Andrew T Conti Trust \$346,000
Term: 2034
Use: Mixed Use-Prim Comm & Other, Lot: 10267sf

335 DEERFIELD ST ..... \$340,000
B: Efmi Properties LLC
S: Gloria Easton, Tr for Andrew T Conti T
Book/Page: 8387/4, Date: 10/16/24
Mtg: Andrew T Conti Trust \$346,000
Term: 2034
Use: Commercial Devlpble Land, Lot: 6612sf
Prior Sale: \$69,500 (08/88)

353 DEERFIELD ST ..... \$340,000
B: Efmi Properties LLC
S: Gloria Easton, Tr for Andrew T Conti T
Book/Page: 8387/4, Date: 10/16/24
Mtg: HarborOne Mortgage \$290,400
Term: 2054
Use: Commercial Warehouse, Lot: 3977sf

65 HARRISON AVE ..... \$317,900
B: Elizabeth Ramlow
S: Deborah A Jennison, Tr for Clark S Mitchell RET
Book/Page: 8388/50, Date: 10/18/24
Use: 2 Bdrm Cape Cod, Lot: 9618sf
Prior Sale: \$167,000 (12/13)

47 HAYWOOD ST ..... \$363,000
B: Rebecca Bastron & Kelly Marciano
S: Nathaniel Law & Eujan Law
Book/Page: 8385/340, Date: 10/15/24
Mtg: HarborOne Mortgage \$290,400
Term: 2054
Use: 4 Bdrm Old Style, Lot: 11522sf
Prior Sale: \$335,000 (07/22)

37 PRINCETON TER U:37 ..... \$160,000
B: Sergey Glebova & Natalia Glebova
S: Joan C Morel, Tr for Morel Ft
Book/Page: 8387/277, Date: 10/18/24
Mtg: Rocket Mortgage LLC \$144,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$104,000 (11/19)

139 SILVER ST ..... \$323,500
B: Jennifer Chi & Fulu Liu
S: Kaylie A Love
Book/Page: 8388/4, Date: 10/18/24
Mtg: Greenfield Svgs \$150,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 11448sf
Prior Sale: \$218,000 (12/19)

12 WESTERN AVE ..... \$10,000
B: Diane M Clarke
S: Diane M Clarke & William P Clarke
Book/Page: 8386/237, Date: 10/16/24
Use: 3 Bdrm Old Style, Lot: 12445sf
Prior Sale: \$69,000 (12/94)

Leyden

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 7 3
Median Price \$325,000 \$380,000

REAL ESTATE SALES

296 RIVER RD ..... \$250,000
B: D P Bittinger
S: Ramani M Dayon & Rafail Dhimpali
Book/Page: 8385/144, Date: 10/11/24
Mtg: Leader Bank NA \$242,500
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 23958sf
Prior Sale: \$200,000 (11/20)

Montague

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 38 42
Median Price \$287,500 \$310,000

REAL ESTATE SALES

23 N TAYLOR HILL RD ..... \$225,000
B: Timothy J Flynn
S: Barbara B Rosenau
Book/Page: 8385/217, Date: 10/11/24
Mtg: USAA Federal SB \$216,956
Term: 2054
Use: 2 Bdrm Old Style, Lot: 451238sf

Orange

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 65 62
Median Price \$278,000 \$277,500

REAL ESTATE SALES

8 STONE VALLEY RD ..... \$365,000
B: John D Brigham
S: Robert S Kirkwood
Book/Page: 8386/177, Date: 10/15/24
Mtg: Guaranteed Rate Affin \$302,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 22651sf
Prior Sale: \$157,800 (11/10)

99 W RIVER ST ..... \$67,000
B: Dodge Contracting LLC
S: Vicki J Kennedy & Sarah R Kennedy
Book/Page: 8387/264, Date: 10/18/24
Use: 4 Bdrm Colonial, Lot: 33106sf
Prior Sale: \$80,600 (10/94)

89 WHEELER AVE ..... \$345,000
B: Kyle R Tenney
S: Logan A Rivers & Stephanie A Cook
Book/Page: 8387/314, Date: 10/18/24
Mtg: BankESB \$327,750
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$260,000 (10/22)

Sunderland

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 12 18
Median Price \$509,000 \$478,750

REAL ESTATE SALES

54 S SILVER LN ..... \$89,230
B: Robert J Connelly
S: Brendan C Connelly & Tracy Mccarthy
Book/Page: 8387/157, Date: 10/17/24
Use: 3 Bdrm Ranch, Lot: 19998sf
Prior Sale: \$89,230 (10/24)

54 S SILVER LN ..... \$89,230
B: Robert J Connelly
S: Joanne M Connelly
Book/Page: 8387/153, Date: 10/17/24
Use: 3 Bdrm Ranch, Lot: 19998sf

Warwick

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 4 4
Median Price \$345,000 \$335,000

REAL ESTATE SALES

ORANGE RD ..... \$10,000
B: Andrew J Whalen & Jill A Delisle
S: Radinsky Jr Leon G Est & Atticus L Radinsky
Book/Page: 8385/127, Date: 10/11/24

SHEPARDSON RD ..... \$6,000
B: Andrew J Whalen & Jill A Delisle
S: Joseph A Paryka
Book/Page: 8385/182, Date: 10/11/24

Whately

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 5 5
Median Price \$522,000 \$570,000

REAL ESTATE SALES

21 POPLAR HILL RD ..... \$300,000
B: Bailey Robinson & Elizabeth Robinson
S: Erik T Debbink & Kaitlin P Debbink
Book/Page: 8385/89, Date: 10/11/24
Mtg: HarborOne Mortgage \$270,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 73181sf
Prior Sale: \$450,000 (06/22)

Hampden Registry

Cheryl A. Coakley Rivera, Esq., Register
436 Dwight Street
Springfield, MA 01103
Telephone: (413) 755-1722
Fax: (413) 731-8190

Westfield Satellite Office

Westfield City Hall
59 Court Street
Westfield, MA 01085
Telephone: (413) 568-2290
Fax: (413) 568-4869
www.registryofdeeds.co.hampden.ma.us

Agawam

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 169 155
Median Price \$335,000 \$330,000

REAL ESTATE SALES

71 BEEKMAN DR U:71 ..... \$201,000
B: Linda Cardaropoli
S: Fischel Thais J Est & Hyman G Darling
Book/Page: 25614/332, Date: 10/17/24
Mtg: Westfield Bank \$126,000
Term: 2054
Use: 2 Bdrm Condo

15 CASTLE HILL RD U:H ..... \$320,000
B: Thomas Burns
S: Philippa J Owen
Book/Page: 25613/260, Date: 10/16/24
Use: 2 Bdrm Condo
Prior Sale: \$137,500 (06/91)

24 CASTLE HILL RD U:B ..... \$310,000
B: Rachel L Krotenberg
S: Arnold Tillman & Carolyn Tillman
Book/Page: 25610/543, Date: 10/15/24
Use: 2 Bdrm Condo
Prior Sale: \$131,586 (08/96)

61 KENSINGTON ST ..... \$240,000
B: Holden Bielanski
S: Christina C Cook
Book/Page: 25617/190, Date: 10/18/24
Mtg: Cross Country Mtg Inc \$235,653
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 8226sf

62 KENSINGTON ST ..... \$287,000
B: Joseph R Joyal
S: Stephen P Giordano
Book/Page: 25614/275, Date: 10/17/24
Mtg: New American Funding \$272,650
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 6000sf
Prior Sale: \$87,000 (03/96)

695 MILL ST ..... \$200,000
B: 695 Mill Street LLC
S: Lorie A Devoe-Marsh
Book/Page: 25614/303, Date: 10/17/24
Use: 2 Bdrm Bngl/Cottage, Lot: 43560sf
Prior Sale: \$94,000 (05/92)

52 PARKER ST ..... \$270,000
B: Kristin Bushey
S: Neil W Cormier, Tr for Cormier Ft
Book/Page: 25616/258, Date: 10/18/24
Mtg: TD Bank NA \$216,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9400sf

11 REGENCY PARK DR U:11 ..... \$165,000
B: Michael A Oppedisano
S: Charles Fijnvandraat, Tr for Caf Nt
Book/Page: 25616/478, Date: 10/18/24
Mtg: United Wholesale Mtg \$148,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$49,000 (07/02)

92 REGENCY PARK DR U:92 ..... \$135,000
B: Sergey Mayerov
S: Comfortable Living LLC
Book/Page: 25616/433, Date: 10/18/24
Use: 1 Bdrm Condo

171 REGENCY PARK DR U:171 ..... \$125,000
B: Sergey Mayerov
S: Brian L David
Book/Page: 25616/442, Date: 10/18/24
Use: 1 Bdrm Condo

92 RIVER RD ..... \$235,000
B: Tedeschi Properties LLC
S: Roy B Ferrell & Maureen L Wolk
Book/Page: 25611/478, Date: 10/15/24
Use: 3 Bdrm Ranch, Lot: 15310sf

17 S BROOKE LN ..... \$495,000
B: Halyna Shveyko & Mychaylo Shveyko
S: Albert J Wosczyzna & Donna M Wosczyzna
Book/Page: 25614/416, Date: 10/17/24
Mtg: BankESB \$396,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 3 Bdrm Colonial, Lot: 20036sf

71 STEWART LN ..... \$285,000
B: Aden Ismail
S: Florence Kinsley
Book/Page: 25616/545, Date: 10/18/24
Mtg: Radius Financial Grp \$256,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9500sf

3 WHITE OAKS DR ..... \$97,500
B: Christopher J Mcelligott
S: Jennifer L Mcelligott
Book/Page: 25614/364, Date: 10/17/24
Use: 3 Bdrm Colonial, Lot: 29146sf
Prior Sale: \$2,500 (07/13)

33 WRENWOOD LN ..... \$272,500
B: W M Picco
S: Jacobs Donald Est & Erin Rand
Book/Page: 25616/222, Date: 10/18/24
Use: 3 Bdrm Ranch, Lot: 15261sf
Prior Sale: \$70,750 (09/92)

Brimfield

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 37 22
Median Price \$345,000 \$360,250

REAL ESTATE SALES

1172 DUNHAMTOWN BRIMFIELD RD .. \$471,000
B: Thomas J Russo & Tiffany A Russo
S: James W Molett Jr & Darlene A Molett
Book/Page: 25610/338, Date: 10/15/24
Use: 3 Bdrm Cape Cod, Lot: 317988sf
Prior Sale: \$319,000 (12/17)

HOLLAND RD L:A ..... \$10,000
B: E A Hedlund-Poirier
S: Harry W Rogers 3rd
Book/Page: 25611/506, Date: 10/15/24

79 WARREN RD ..... \$485,000
B: Michael Normoyle
S: Darren A Wiemer & Penella A Wiemer
Book/Page: 25611/147, Date: 10/15/24
Mtg: Greatr Springfield CU \$285,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 348480sf
Prior Sale: \$456,000 (01/23)

Chester

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 9 12
Median Price \$155,000 \$225,500

REAL ESTATE SALES

BAYSTATE DR ..... \$28,000
B: Community Ld LLC
S: Gershon Ginsberg, Tr for National Heritage Society
Book/Page: 25616/232, Date: 10/18/24
Use: Industrial Devlpble Land, Lot: 206474sf

Chicopee

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 256 258
Median Price \$280,000 \$290,000

REAL ESTATE SALES

55 BEAUREGARD TER ..... \$163,000
B: Varakas Rt & Dominic Kirchner 2nd
S: Thomas M Toepfer
Book/Page: 25611/533, Date: 10/15/24
Mtg: Pinnacle Fnc'l Svcs LLC \$180,000
Use: 2 Bdrm Cape Cod, Lot: 15118sf
Prior Sale: \$165,000 (11/08)

450 BROADWAY ST ..... \$476,000
B: Fani Luna
S: Mark Maldonado
Book/Page: 25612/309, Date: 10/16/24
Mtg: OCMB Inc \$380,800
Term: 2054
Use: 3-Family Family Flat, Lot: 6250sf
Prior Sale: \$345,000 (10/21)

242 CHICOPEE ST ..... \$220,000
B: Todd M Hynek
S: Richard P Kida
Book/Page: 25616/135, Date: 10/18/24
Mtg: Alden CJ \$198,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 2-Family Two Family, Lot: 10926sf

109 DEANE ST ..... \$352,000
B: Mary P Ledoux
S: Mary A Brach & Matthew J Brach
Book/Page: 25614/525, Date: 10/17/24
Use: 3 Bdrm Ranch, Lot: 10000sf

210 JOHNSON RD U:36 ..... \$331,000
B: Paul S Veresko & Humberto B Veresko
S: Andre M Plette & Monique R Plette
Book/Page: 25616/489, Date: 10/18/24
Use: 2 Bdrm Condo
Prior Sale: \$168,000 (06/10)

78 LABELLE CIR ..... \$375,000
B: Aleksandr R Godlew & Emily M Godlew
S: Ruby A Rivera & Juan Rivera
Doc#: 00000000237934, Date: 10/15/24
Mtg: United Wholesale Mtg \$325,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10921sf
Prior Sale: \$302,500 (05/20)

64 MARION ST ..... \$400,000
B: Dolores Jarusiewicz
S: Patrick A Chamberlain
Book/Page: 25617/277, Date: 10/18/24
Mtg: CMG Mortgage Inc \$392,755
Term: 2054
Use: 2-Family Two Family, Lot: 9916sf
Prior Sale: \$200,000 (07/17)

112 NARRAGANSETT BLVD ..... \$400,000
B: Ronald Desilvince & Willie M Pierre
S: Vasily Tokarev & Tatyana Tokarev
Book/Page: 25611/446, Date: 10/15/24
Mtg: Citizens Bank \$320,000
Term: 2054
Use: 6 Bdrm Old Style, Lot: 5880sf
Prior Sale: \$45,000 (10/98)

194 NONOTUCK AVE ..... \$400,000
B: Ruby A Rivera & Juan Rivera
S: Mary P Ledoux
Book/Page: 25612/361, Date: 10/16/24
Mtg: Blue Water Mortgage \$380,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 12155sf
Prior Sale: \$135,000 (09/87)

PEACE ST L:218-22 ..... \$100,000
B: Sergio Hernandez Jr & Anna Hernandez
S: Steven Poirier
Book/Page: 25616/6, Date: 10/18/24

35 THEODORE ST ..... \$350,000
B: Jason Arias & Tony L Riley
S: Sherry A Manyak
Book/Page: 25617/214, Date: 10/18/24
Mtg: Citizens Bank \$343,660
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5625sf
Prior Sale: \$274,000 (01/22)

343 CHICOPEE ST U:42 ..... \$

**Longmeadow**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	161	172
Median Price	\$470,000	\$475,000

► **REAL ESTATE SALES**

- 158 CONVERSE ST** ..... \$455,000  
B: Samantha O Szalewicz & Samuel J Maxwell  
S: Krill Betty T Est & Gregory J Krill  
Book/Page: 25615/122, Date: 10/17/24  
Mtg: Guaranteed Rate Affin \$425,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 12764sf
- 66 METACOMET RD** ..... \$540,000  
B: Shengmin Luo & Jing Peng  
S: Rachel L Krotenberg  
Doc#: 00000000237922, Date: 10/15/24  
Mtg: HarborOne Mortgage \$405,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 17776sf  
Prior Sale: \$336,500 (07/16)
- 55 PLEASANTVIEW AVE** ..... \$438,900  
B: Jonathan L Lee  
S: Jared Butlin & Sara Mamo  
Book/Page: 25616/575, Date: 10/18/24  
Use: 4 Bdrm Old Style, Lot: 17589sf  
Prior Sale: \$315,500 (08/16)

► **FORECLOSURE DEEDS**

- 27 MASSACHUSETTS AVE** ..... \$210,000  
B: Pah Properties LLC  
S: Lewis O Roy & Citizen Banka Na  
Book/Page: 25610/298, Date: 10/15/24  
Mtg: Commercial Lender LLC \$315,000  
Term: 2025  
Use: 3 Bdrm Old Style, Lot: 7491sf  
Prior Sale: \$26,200 (06/97)

**Ludlow**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	134	141
Median Price	\$305,000	\$330,000

► **REAL ESTATE SALES**

- 447 CENTER ST** ..... \$300,000  
B: Matthew Jensen  
S: Richard Tereso & Kenneth Tereso  
Book/Page: 25613/582, Date: 10/16/24  
Mtg: Monson Svgs Bk \$280,000  
Use: Mixed Use-Prim Comm & Resd, Lot: 11930sf  
Prior Sale: \$55,000 (02/19)
- 711 CHAPIN ST** ..... \$290,000  
B: E D Valadares  
S: Anibal M Dias & Maria C Dias  
Book/Page: 25617/76, Date: 10/18/24  
Mtg: M&T Bank NA \$284,747  
Term: 2054  
Use: 2 Bdrm Bngl/Cottage, Lot: 6116sf  
Prior Sale: \$110,500 (06/01)
- DIMIS ST L10** ..... \$155,000  
B: Mitchell E Goodreau & Sheri A Goodreau  
S: Sergio Hernandez & Anna Hernandez  
Book/Page: 25610/420, Date: 10/15/24
- 232 MUNING ST** ..... \$755,000  
B: Elizabeth M Bourgoin & Kyle Bourgoin  
S: Leonel Goncalves  
Book/Page: 25610/209, Date: 10/15/24  
Mtg: First Colony Mtg Corp \$641,750  
Term: 2054  
Use: 3 Bdrm, Lot: 98010sf
- 306 SEWALL ST** ..... \$210,000  
B: Cpn J & Realty LLC  
S: Antoni Pietrzykowski  
Book/Page: 25616/12, Date: 10/18/24  
Use: 2 Bdrm Conventional, Lot: 5347sf  
Prior Sale: \$142,000 (11/19)

**Monson**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	51
Median Price	\$305,000	\$380,000

► **REAL ESTATE SALES**

- 18 STAFFORD HOLLOW RD** ..... \$391,000  
B: Michael K Larrow & Kelsey L Larrow  
S: Konchanh Chommany  
Book/Page: 25616/495, Date: 10/18/24  
Mtg: Northpoint Mortgage \$351,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 119354sf  
Prior Sale: \$23,400 (07/11)
- 123 STEBBINS RD** ..... \$393,000  
B: Natalie M Page  
S: Kelsey L Larrow & Michael K Larrow  
Book/Page: 25616/19, Date: 10/18/24  
Mtg: Country Bank \$373,350  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 18728sf  
Prior Sale: \$183,665 (03/17)

**Montgomery**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	2
Median Price	\$385,000	\$454,950

► **REAL ESTATE SALES**

- 191 CARRINGTON RD** ..... \$285,000  
B: Tricia A Carl & Daniel P Conroy  
S: Carol L Obrien  
Book/Page: 25617/25, Date: 10/18/24  
Mtg: Westfield Bank \$252,000  
Term: 2054  
Use: 2 Bdrm Cape Cod, Lot: 152460sf  
Prior Sale: \$90,000 (05/24)
- 60 NEW STATE RD** ..... \$245,000  
B: Jerald Reinford, Tr for 60 New State Road Land T  
S: Gilles Rheame & Gail Rheame  
Book/Page: 25616/362, Date: 10/18/24  
Use: 2 Bdrm Old Style, Lot: 174240sf  
Prior Sale: \$88,000 (10/98)
- 1505 SOUTHAMPTON RD** ..... \$550,000  
B: Roland Barbeito & Allyson Barbeito  
S: Vitaliy Davidenko & Yuliya Davidenko  
Book/Page: 25617/128, Date: 10/18/24  
Mtg: New American Funding \$522,500  
Term: 2054  
Use: 1-Family Cape Cod, Lot: 177289sf  
Prior Sale: \$80,000 (06/15)

**Palmer**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	93
Median Price	\$280,000	\$306,800

► **REAL ESTATE SALES**

- 220 BRECKENRIDGE ST** ..... \$240,000  
B: John Mackay  
S: Brenda J Thibault  
Book/Page: 25617/4, Date: 10/18/24  
Mtg: TD Bank NA \$96,000  
Term: 2054  
Use: 3 Bdrm Raised Ranch, Lot: 13939sf  
Prior Sale: \$83,000 (12/96)

- 24 WHALEN ST** ..... \$339,917  
B: Barbara L Sweinberg  
S: Shawn M Desabrais & Jenna M Manning  
Book/Page: 25617/53, Date: 10/18/24  
Mtg: Community Bank NA \$259,917  
Term: 2034  
Use: 4 Bdrm Raised Ranch, Lot: 13068sf  
Prior Sale: \$187,000 (08/17)

**Southwick**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	62
Median Price	\$365,000	\$415,000

► **REAL ESTATE SALES**

- 224 COLLEGE HWY** ..... \$408,000  
B: Jessiam Lopez & Rodney Rosario  
S: Henry J Koloski & Donna Koloski  
Book/Page: 25616/588, Date: 10/18/24  
Mtg: T2 Financial LLC \$326,400  
Term: 2054  
Use: 4 Bdrm Ranch, Lot: 176778sf
- 245 FEEDING HILLS RD** ..... \$255,000  
B: Christine M Greene  
S: Christine M Greene, Tr for Lionel J Gemme RET  
Book/Page: 25617/266, Date: 10/18/24  
Use: 3 Bdrm Ranch, Lot: 64394sf
- 10 FIELD ST** ..... \$349,000  
B: Jonathan Reyor & Susan Callahan  
S: Dean C Sleeper Jr  
Book/Page: 25611/575, Date: 10/16/24  
Mtg: Guild Mortgage Co \$279,200  
Term: 2054  
Use: 4 Bdrm Cape Cod, Lot: 12632sf

**Springfield**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	785	752
Median Price	\$260,000	\$278,000

► **REAL ESTATE SALES**

- 69-71 ARDMORE ST** ..... \$425,000  
B: Ronal M Ramirez & Devin Y Mazariegos-Lopez  
S: Aguasvivas Realty LLC  
Book/Page: 25611/402, Date: 10/15/24  
Mtg: New American Funding \$417,302  
Term: 2054  
Use: 2-Family Two Family, Lot: 5001sf  
Prior Sale: \$325,000 (06/24)
- 281 BOLTON ST** ..... \$335,000  
B: Renata Mulder-Grant  
S: Joseph J Piteo Jr & Randy M Piteo  
Book/Page: 25616/515, Date: 10/18/24  
Mtg: NFM Inc \$328,932  
Term: 2054  
Use: 4 Bdrm Ranch, Lot: 11535sf
- 297 BRECKWOOD BLVD** ..... \$70,000  
B: Wicked Deals LLC  
S: Strauss Robert R Est & David A Culliton  
Book/Page: 25614/560, Date: 10/17/24  
Use: 2 Bdrm Cape Cod, Lot: 7876sf
- 35 BRUCE ST** ..... \$220,000  
B: Ethan Cordell  
S: Kathryn Graves-Wilson  
Book/Page: 25612/145, Date: 10/16/24  
Mtg: Guild Mortgage Co \$213,400  
Term: 2054  
Use: 2 Bdrm Old Style, Lot: 5001sf  
Prior Sale: \$147,000 (06/18)
- 28 CARA LN** ..... \$465,000  
B: Aixa M Lopez  
S: Trinh Nguyen  
Book/Page: 25612/28, Date: 10/16/24  
Mtg: United Wholesale Mtg \$256,500  
Term: 2054  
Use: 4 Bdrm Contemporary, Lot: 16649sf  
Prior Sale: \$270,000 (11/16)
- 541-543 CAREW ST** ..... \$378,000  
B: Ronni A Perez-Rosario  
S: Hipolito Resto  
Book/Page: 25615/206, Date: 10/17/24  
Mtg: Cross Country Mtg Inc \$371,153  
Term: 2054  
Use: 2-Family Two Family, Lot: 5750sf  
Prior Sale: \$116,000 (01/14)
- 37 DENWALL DR** ..... \$315,000  
B: Michael Ferris & Donna Ferris  
S: Bridget E Mccarthy  
Book/Page: 25616/288, Date: 10/18/24  
Mtg: Morgan Stanley Privat \$252,000  
Term: 2054  
Use: 2 Bdrm Ranch, Lot: 9901sf  
Prior Sale: \$149,900 (09/14)
- 41 DUBOIS ST** ..... \$120,000  
B: Joejo Properties LLC  
S: Sergey I Adamyan  
Book/Page: 25611/347, Date: 10/15/24  
Use: 2 Bdrm Ranch, Lot: 5615sf  
Prior Sale: \$63,000 (05/16)
- 145 EMERSON ST** ..... \$430,000  
B: Christopher R Picard & Meredith L Mcgowan  
S: Matthew E Scott & Nicholas J Duell  
Book/Page: 25613/508, Date: 10/16/24  
Mtg: United Wholesale Mtg \$300,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 8002sf  
Prior Sale: \$228,450 (01/17)
- 146 HARKNESS AVE** ..... \$296,000  
B: Harmon K Togba & Grace Togba  
S: Stephen D Strohman & Olivia C Melaya  
Book/Page: 25616/327, Date: 10/18/24  
Mtg: Berkshire Bank \$278,000  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 7562sf  
Prior Sale: \$145,000 (03/07)
- 54 HEBRON ST** ..... \$350,000  
B: Erelro R Aguilar-Soto & Everilda N Orozco  
S: Cuong M Nguyen  
Book/Page: 25614/373, Date: 10/17/24  
Mtg: OCMB Inc \$297,500  
Term: 2054  
Use: 2-Family Two Family, Lot: 7501sf  
Prior Sale: \$25,500 (04/10)
- 105 HERMITAGE DR** ..... \$305,000  
B: Waseem Mudasar  
S: Edna E Redmond, Tr for Ee & Ralph S Redmond RET  
Book/Page: 25614/586, Date: 10/17/24  
Mtg: First World Mortgage \$244,000  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 15011sf
- 29 KAY ST** ..... \$355,000  
B: Nicole Nelson  
S: Nasser Zebian  
Book/Page: 25615/234, Date: 10/17/24  
Mtg: Members Advantage Mtg \$377,250  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 7501sf  
Prior Sale: \$100,000 (12/19)
- 1665 MAIN ST** ..... \$225,000  
B: Alexa Realty LLC  
S: 1665 Main Street LLC  
Book/Page: 25617/149, Date: 10/18/24  
Use: Retail-Service, Lot: 2104sf  
Prior Sale: \$285,000 (11/19)
- 78-80 MANHATTAN ST** ..... \$210,000  
B: Jada Miller, Tr for Manhattan Rt S  
S: Melvina Jones & Funnilola Awosika  
Book/Page: 25614/217, Date: 10/17/24  
Use: 2-Family Two Family, Lot: 6303sf

- 155 MAPLE ST U:111** ..... \$95,000  
B: L&d Real Estate LLC  
S: Russell T Cable 2nd & Liza B Cable  
Book/Page: 25613/552, Date: 10/16/24  
Mtg: Russell T Cable II \$70,000  
Term: 2025  
Use: Office Condo Unit  
Prior Sale: \$19,950 (04/08)

- 81 MAYHER ST** ..... \$297,000  
B: Ramon T Felix & Lorna Y Soto-Ortiz  
S: Jeffrey Nashville & Christine M Russo  
Book/Page: 25611/201, Date: 10/15/24  
Mtg: Citizens Bank \$288,090  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 10886sf

- 69 MONROVIA ST** ..... \$221,000  
B: Yousof Al-Dulaimi & Jasimiyah Hussein  
S: Kaitlyn Parent & Douglas Albert Jr  
Book/Page: 25611/117, Date: 10/15/24  
Mtg: Radius Financial Grp \$214,370  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 5001sf  
Prior Sale: \$190,000 (03/22)

- 219 MORTON ST** ..... \$279,900  
B: Naishaie M Mlysonet  
S: Unimitted Prop Svcs LLC  
Book/Page: 25611/509, Date: 10/15/24  
Mtg: Guaranteed Rate Inc \$274,829  
Term: 2054  
Use: Other Exempt, Lot: 5001sf  
Prior Sale: \$135,000 (04/24)

- 34 NANTASKET ST** ..... \$290,000  
B: Clara M Rodriguez & Javier Rodriguez  
S: Jose D Martinez & Clara Diaz  
Book/Page: 25615/86, Date: 10/17/24  
Mtg: Movement Mtg LLC \$284,747  
Term: 2054  
Use: 2 Bdrm Ranch, Lot: 12593sf  
Prior Sale: \$169,000 (03/19)

- 138 NASSAU DR U:138** ..... \$219,000  
B: Jennifer A Decaro  
S: Judith Nowak  
Book/Page: 25612/522, Date: 10/16/24  
Mtg: United Wholesale Mtg \$169,000  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$105,000 (03/11)

- 403-405 NOTTINGHAM ST** ..... \$380,000  
B: Angel L Rodriguez  
S: Aixa M Lopez  
Book/Page: 25611/58, Date: 10/15/24  
Mtg: New American Funding \$373,117  
Term: 2054  
Use: 2-Family Two Family, Lot: 5001sf  
Prior Sale: \$70,000 (08/11)

- 55 PASADENA ST** ..... \$230,000  
B: Jayme T Ryan  
S: Samuel Aviles  
Book/Page: 25616/57, Date: 10/18/24  
Mtg: Guild Mortgage Co \$215,000  
Term: 2054  
Use: 2 Bdrm Cape Cod, Lot: 8285sf  
Prior Sale: \$85,000 (07/15)

- 79 PONDVIEW DR** ..... \$260,000  
B: Kasey M Callender  
S: George L Sexton  
Doc#: 00000000237943, Date: 10/16/24  
Mtg: Keystone Funding \$247,000  
Term: 2054  
Use: 2 Bdrm Ranch, Lot: 15076sf

- 20 REVERE ST** ..... \$335,000  
B: Akosua Edmond-Kumah  
S: Nikita Chauhan  
Book/Page: 25613/446, Date: 10/16/24  
Mtg: Cross Country Mtg Inc \$328,932  
Term: 2054  
Use: 2-Family Two Family, Lot: 5001sf  
Prior Sale: \$215,000 (05/21)

- 1688 S BRANCH PKWY** ..... \$350,000  
B: Brenda Traver, Tr for William Brown  
S: Vrmgt Asset T & U S Bank TTr  
Book/Page: 25614/184, Date: 10/17/24  
Mtg: PeoplesBank (Holyoke) \$310,337  
Term: 2054  
Use: 4 Bdrm Cape Cod, Lot: 14649sf  
Prior Sale: \$110,900 (02/97)

- 114 SAINT JAMES BLVD** ..... \$310,000  
B: Alvin O Ramos-Delgado  
S: Aj Capital Inc  
Book/Page: 25610/547, Date: 10/15/24  
Mtg: New American Funding \$304,385  
Term: 2054  
Use: 2 Bdrm Ranch, Lot: 12484sf  
Prior Sale: \$185,000 (07/24)

- 253 STAPLETON RD** ..... \$217,000  
B: Xavier J Cody & Kevin Rankins  
S: James Whitney Jr & Dwayne L Whitney  
Book/Page: 25612/58, Date: 10/16/24  
Mtg: Hometown Equity Mtg \$162,750  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 12458sf

- 51-59 TAYLOR ST** ..... \$1,400,000  
B: 51-59 Taylor St LLC  
S: Snapland 59 LLC  
Doc#: 00000000237956, Date: 10/16/24  
Mtg: TD Bank NA \$1,120,000  
Use: Restaurant/Bar, Lot: 10032sf  
Prior Sale: \$950,000 (03/23)

- 428 TINKHAM RD** ..... \$330,000  
B: Abena Serwah-Ahenkro & Kwabena Osei-Ahenkro  
S: Patricia J Gagnon  
Book/Page: 25610/521, Date: 10/15/24  
Mtg: Mtg Equity Partners \$264,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 8886sf  
Prior Sale: \$87,000 (05/97)

- 83 VIRGINIA ST** ..... \$293,000  
B: Adella V Dixon-Ryan  
S: Vernon A Chester Jr & Patricia A Chester  
Doc#: 00000000237950, Date: 10/16/24  
Mtg: Eastern Bank \$276,000  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 8250sf  
Prior Sale: \$80,500 (10/99)

- 440 WORTHINGTON ST** ..... \$58,542  
B: Springfield Redevelopment  
S: Eleanor Chestnut Rity LLC  
Book/Page: 25617/304, Date: 10/18/24

► **FORECLOSURE DEEDS**

- 289 MORTON ST** ..... \$205,000  
B: Douglas Dichard  
S: Maura A Polk & Citibank Na  
Book/Page: 25615/198, Date: 10/17/24  
Use: 3 Bdrm Colonial, Lot: 5750sf

**Wales**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	16
Median Price	\$295,000	\$254,380

► **REAL ESTATE SALES**

- 15 MCBRIDE RD** ..... \$330,000  
B: Rachel L Peto & David P Hudson  
S: Stanley F Banford & Lucy J Banford  
Book/Page: 25616/108, Date: 10/18/24  
Mtg: Origipoint Lic \$313,500  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 95832sf  
Prior Sale: \$178,000 (10/06)

**West Springfield**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	163	147
Median Price	\$310,000	\$312,500

► **REAL ESTATE SALES**

- 96 CANTERBURY WAY U:96** ..... \$435,000  
B: Norman Wagner & Diana Anziano  
S: James B Melvin & Kathleen Haddock  
Book/Page: 25617/98, Date: 10/18/24  
Use: 2 Bdrm Condo  
Prior Sale: \$309,000 (12/07)
- 110 CITY VIEW AVE** ..... \$303,000  
B: Albert Weaver & Jessica K Dziurzynski  
S: Cynthia S St John, Tr for William H Spr RET  
Book/Page: 25614/571, Date: 10/17/24  
Use: 2 Bdrm Ranch, Lot: 20050sf  
Prior Sale: \$109,000 (06/92)
- 42 GREGORY LN** ..... \$250,000  
B: Kmak LLC & Ryan Randall Realty LLC  
S: Richard A Clark  
Book/Page: 25613/143, Date: 10/16/24  
Mtg: Pinnacle Fnci Svc LLC \$280,000  
Use: 4 Bdrm Colonial, Lot: 12733sf  
Prior Sale: \$226,000 (10/09)

- 58 HALE ST** ..... \$344,000  
B: Judith A Sutter & Jo W Chang  
S: Jennifer M Turmel  
Book/Page: 25612/332, Date: 10/16/24  
Use: 3 Bdrm Colonial, Lot: 12337sf  
Prior Sale: \$159,900 (07/02)

- 45-47 JANET ST** ..... \$372,000  
B: Eric D Sprague & Tram Sprague  
S: Brian P St Amand  
Book/Page: 25611/351, Date: 10/15/24  
Mtg: Rocket Mortgage LLC \$349,600  
Term: 2054  
Use: 2-Family Family Flat, Lot: 6550sf  
Prior Sale: \$260,000 (07/24)

- 374 PROSPECT AVE** ..... \$10,000  
B: Morgan R Vickers  
S: Lydia M Lozinski  
Book/Page: 25613/415, Date: 10/16/24  
Use: 3 Bdrm Cape Cod, Lot: 16200sf  
Prior Sale: \$236,000 (03/23)

- 19 SHERIDAN AVE** ..... \$355,000  
B: Julia D Maloolf & Kevin J Hanley  
S: Patricia A Tooley  
Book/Page: 25613/266, Date: 10/16/24  
Mtg: Florence Bank \$275,000  
Term: 2054 Rate: 5.5% Type: Adj  
Use: 3 Bdrm Colonial, Lot: 9000sf

- 685 UNION ST** ..... \$500,000  
B: North Adams Realty LLC  
S: George R Kelly, Tr for B&g Rt  
Book/Page: 25617/309, Date: 10/18/24  
Mtg: George R Kelly Tr \$425,000  
Use: Auto Repair, Lot: 18513sf

**Westfield**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	203	196
Median Price	\$312,000	\$358,750

► **REAL ESTATE SALES**

- 27 CRESCENT CIR** ..... \$485,000  
B: C M Diakolambrianos & Ioannis N Diakolambrianos  
S: Margaret A Kelleher  
Book/Page: 25611/425, Date: 10/15/24  
Mtg: Freedom Credit Union \$436,500  
Term: 2054  
Use: 3 Bdrm Colonial, Lot:

HAMPSHIRE REGISTRY

continued
MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 36
Median Price \$315,000 \$353,500

REAL ESTATE SALES

42 GRANBY HTS U:42 \$255,000
B: Margaux Lubin
S: Mehan E Doerle
Book/Page: 15259/70, Date: 10/16/24
Mtg: Northpoint Mortgage \$220,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$145,000 (08/19)

Hadley

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 30 27
Median Price \$535,000 \$552,000

REAL ESTATE SALES

142 HOCKANUM RD \$110,000
B: Jason A Galvin
S: John H Rouse
Book/Page: 15260/228, Date: 10/18/24
Use: 2 Bdrm Conventional, Lot: 33485sf
Prior Sale: \$88,000 (10/03)

56 HONEY POT RD \$28,800
B: Raymond R Rex 3rd
S: Wanczyk LLC
Book/Page: 15258/27, Date: 10/15/24
Use: Commercial Agriculture Land, Lot: 104544sf

Hatfield

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 20
Median Price \$430,000 \$445,000

REAL ESTATE SALES

26 ELM ST \$194,385
B: Margot D Pollard
S: Peter C Pollard
Book/Page: 15260/8, Date: 10/17/24
Use: 4 Bdrm Antique, Lot: 21736sf

Northampton

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 107 113
Median Price \$500,000 \$475,000

REAL ESTATE SALES

389 BRIDGE RD \$460,000
B: David F Parker & Ashley E Cryan
S: Kevin G Cote & Alisa M Wagman
Book/Page: 15259/299, Date: 10/17/24
Mtg: Florence Bank \$340,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 3 Bdrm Conventional, Lot: 8651sf
Prior Sale: \$237,500 (11/23)

73 BRIDGE ST U:10 \$303,000
B: Anita Melvin
S: Paul E Dolden
Book/Page: 15257/319, Date: 10/15/24
Use: 2 Bdrm Condo
Prior Sale: \$162,900 (05/07)

80 DAMON RD U:1206 \$178,500
B: Erin Fitzgerald, Tr for M G Fitzgerald D 4 A Supp
S: Paloma A Brum & Pedro R Brum
Book/Page: 15258/138, Date: 10/16/24
Use: 1 Bdrm Condo
Prior Sale: \$120,000 (08/21)

3 PINE VALLEY RD \$300,000
B: Stacia A Carter
S: Scott Carter & Stacie A Carter
Book/Page: 15261/22, Date: 10/18/24
Mtg: Geneva Financial LLC \$182,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23919sf

64 RIVERSIDE DR \$275,000
B: 64 Riverside LLC
S: Vera D Beauvais
Book/Page: 15257/302, Date: 10/15/24
Use: 3 Bdrm Ranch, Lot: 6961sf
Prior Sale: \$150,000 (03/17)

29 SHERMAN AVE U:A \$630,000
B: Michael Constantino
S: Sovereign Builders LLC
Book/Page: 15258/352, Date: 10/16/24
Mtg: Polish National CU \$504,000
Term: 2054 Rate: 5.1% Type: Adj
Use: Condo

6 TRUMBULL RD \$775,000
B: Tragin Properties LLC
S: Trumbull Partners LLC
Book/Page: 15258/270, Date: 10/16/24
Use: Office Bldg-General, Lot: 7396sf
Prior Sale: \$850,000 (09/18)

WESTHAMPTON RD \$80,000
B: Linda Gregorio & Yakov Kronrod
S: Joseph E Jewett & Kira E Jewett
Book/Page: 15259/61, Date: 10/16/24
Use: Accessory Land Improved, Lot: 320776sf
Prior Sale: \$155,000 (04/09)

South Hadley

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 109 92
Median Price \$360,000 \$395,488

REAL ESTATE SALES

1 MAPLE ST \$210,000
B: Q Offers-A LLC
S: Rozalia Ward & Erno Szerencse
Book/Page: 15260/235, Date: 10/18/24
Use: 2 Bdrm Bngl/Cottage, Lot: 8240sf
Prior Sale: \$78,755 (09/01)

41 W SUMMIT ST U:35 \$200,000
B: Cynthia Weir
S: Pheasants LLC
Book/Page: 15259/345, Date: 10/17/24
Use: 2 Bdrm Condo
Prior Sale: \$122,000 (08/20)

Ware

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 63 59
Median Price \$285,000 \$288,000

REAL ESTATE SALES

1 HILLSIDE TER \$505,000
B: Robet L Collette
S: Arielle P Lask
Book/Page: 15261/53, Date: 10/18/24
Mtg: Members Advantage Mtg \$479,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24359sf
Prior Sale: \$281,250 (08/21)

Williamsburg

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 13 11
Median Price \$302,850 \$426,000

REAL ESTATE SALES

42 BRIAR HILL RD \$576,300
B: Joshua Seamon Ingalls & Laura J Seamon Ingalls
S: Obrien Means E A Est & Helen Obrien
Book/Page: 15258/303, Date: 10/16/24
Mtg: Greenfield Svgs \$547,485
Term: 2054 Rate: 5.5% Type: Adj
Use: 4 Bdrm Conventional, Lot: 91040sf

Middlesex Registry Northern District

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Billerica

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 197 203
Median Price \$650,000 \$669,900

REAL ESTATE SALES

41 BOSTON RD U:114 \$485,000
B: Aslam Gadatia & Humayra Gadatia
S: Manuel Alves
Book/Page: 38826/119, Date: 10/16/24
Mtg: Guaranteed Rate Inc \$300,000
Term: 2054
Use: Condo
Prior Sale: \$226,500 (01/12)

52 BRIDGE ST \$430,000
B: Dr Renovations LLC
S: Steven T Paige, Tr for George A Paige RET
Book/Page: 38831/183, Date: 10/18/24
Mtg: Viper Cap Mgmt Llc \$500,000
Use: 3 Bdrm Ranch, Lot: 15525sf

51 GLENSIDE AVE \$855,000
B: Varsha S Patel & Shashi C Patel
S: John R Decourcy, Tr for 51 Glenside Avenue RET
Book/Page: 38832/79, Date: 10/18/24
Mtg: Freedom Mortgage Corp \$684,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9749sf
Prior Sale: \$174,000 (10/00)

16 KENMAR DR U:125 \$290,000
B: Jeanne Pagano
S: Jmt Condo Holdings LLC
Book/Page: 38829/187, Date: 10/17/24
Mtg: Bank of Canton \$224,800
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$185,406 (06/24)

3 MIRROR RD \$825,000
B: Joseph Megna & Casey Deplacido
S: Samantha Ricker & James R Leonard
Doc#: 00000000324431, Date: 10/15/24
Mtg: Cross Country Mtg Inc \$495,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 30000sf
Prior Sale: \$596,000 (11/19)

Carlisle

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 40 33
Median Price \$1,277,500 \$1,355,000

REAL ESTATE SALES

600 CONCORD ST \$2,350,000
B: Jeffrey T Altschuler & Katherine A Altschuler
S: Stephen Olsen & Denis Argueda
Book/Page: 38824/226, Date: 10/16/24
Use: 4 Bdrm Contemporary, Lot: 130680sf
Prior Sale: \$1,427,500 (06/17)

57 MAPLE ST \$950,000
B: John J Lemoinas
S: David K Morrison & Beverly J Morrison
Book/Page: 38820/57, Date: 10/15/24
Mtg: Watertown Svgs Bk \$425,000
Use: 4 Bdrm Colonial, Lot: 92347sf
Prior Sale: \$350,000 (06/13)

Chelmsford

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 164 204
Median Price \$610,000 \$700,000

REAL ESTATE SALES

9 DONNA RD \$555,000
B: Xiaoli Zhai
S: Stephen M Pescatore
Book/Page: 38823/89, Date: 10/15/24
Use: 5 Bdrm Cape Cod, Lot: 22651sf

6 MONTVIEW RD \$880,000
B: Khisimuzi Mdululi
S: Nathalie H Antoine & Billy Antoine
Book/Page: 38818/187, Date: 10/15/24
Mtg: Rocket Mortgage LLC \$704,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18731sf
Prior Sale: \$585,000 (08/21)

24 MUIRFIELD WAY U:24 \$745,000
B: Michael J Gannon & Bonnie J Peletier
S: Irene Order, Tr for Order Ft
Book/Page: 38824/100, Date: 10/16/24
Mtg: Nations Direct Mtg \$558,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$467,500 (08/10)

5 NEWFIELD ST \$657,500
B: Alberto J Ayala-Torruella & Alicia Ayala
S: Mary L Landry & Paul Landry
Book/Page: 38824/132, Date: 10/16/24
Use: 3 Bdrm Conventional, Lot: 13939sf
Prior Sale: \$380,000 (07/20)

7 PERCHERON RD \$778,000
B: Clifford Robert & Lisa Lodi
S: Samuel L Aronie
Book/Page: 38821/183, Date: 10/15/24
Use: 3 Bdrm Colonial, Lot: 41382sf

141 SCHOOL ST \$830,000
B: Kevin Devries & Teresa Devries
S: David C Snow & Barbara A Snow
Book/Page: 38825/43, Date: 10/16/24
Mtg: Guaranteed Rate Inc \$280,000
Term: 2039
Use: 3 Bdrm Colonial, Lot: 29621sf
Prior Sale: \$200,000 (02/90)

136 TYNGSBORO RD U:1 \$265,000
B: Omkar Gandbhir
S: Vichith Nuon & Volak Nuon
Book/Page: 38831/213, Date: 10/18/24
Mtg: Leader Bank NA \$212,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$70,000 (02/17)

25 WARREN AVE \$560,000
B: Rachael Measer & Sean Doherty
S: Peter Regan
Book/Page: 38831/86, Date: 10/18/24
Mtg: Leader Bank NA \$300,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 9148sf
Prior Sale: \$370,000 (11/18)

Dracut

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 143 144
Median Price \$515,000 \$562,500

REAL ESTATE SALES

4 COBURN AVE \$520,000
B: Karen A Shvaggio & Vincent J Preziosi
S: Sophia Serrano
Book/Page: 38822/198, Date: 10/15/24
Mtg: Mega Cap Funding Inc \$409,849
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 7937sf
Prior Sale: \$219,900 (01/15)

51 HONORA AVE \$510,000
B: Allison M Anderson & Kristofer N Anderson
S: Nicholau Christine Est & Elaine Miscovitch
Book/Page: 38831/272, Date: 10/18/24
Mtg: Jeanne Darc CU \$408,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15750sf

46 LITCHFIELD AVE \$528,000
B: Robert W Finn
S: James M Finn, Tr for Martin J Finn Rt
Book/Page: 38832/6, Date: 10/18/24
Mtg: Salem Cooperative Bk \$196,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12897sf
Prior Sale: \$322,500 (01/18)

176 PRIMROSE HILL RD \$620,500
B: Jesumene D Joissant
S: Paul R Nash & Carol A Nash
Book/Page: 38819/68, Date: 10/15/24
Mtg: EMM Loans LLC \$536,654
Term: 2054
Use: 4 Bdrm Colonial, Lot: 26200sf
Prior Sale: \$620,500 (10/24)

117 SICARD AVE \$600,000
B: George N Panas, Tr for George N Panas Ft
S: Katherine Panas
Book/Page: 38830/236, Date: 10/18/24
Use: 4 Bdrm Two Family, Lot: 9849sf

Dunstable

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 15 22
Median Price \$832,000 \$876,500

REAL ESTATE SALES

78 HIGHLAND ST \$825,000
B: Matthew R Johnston & Kyndra A Johnston
S: Sarah J Mullavey
Book/Page: 38818/92, Date: 10/15/24
Mtg: Guaranteed Rate Inc \$495,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 104108sf

Lowell

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 265 296
Median Price \$450,000 \$490,500

REAL ESTATE SALES

15 7TH AVE \$430,000
B: Ever J Coti-Estrada
S: Kevin M Gary
Book/Page: 38828/191, Date: 10/17/24
Mtg: United Wholesale Mtg \$417,100
Term: 2054
Use: 3 Bdrm Conventional, Lot: 1742sf
Prior Sale: \$213,900 (04/15)

30 ANGLE ST U:1 \$215,000
B: 20square Realty LLC
S: Shunkis Brian David Est & David Shunkis
Book/Page: 38829/250, Date: 10/17/24
Use: 2 Bdrm Condo
Prior Sale: \$65,000 (05/01)

10 BARRINGTON ST \$615,000
B: Jose A Gonzalez & Daniel Soto
S: Fadi Khoury, Tr for Khoury Ft
Book/Page: 38833/13, Date: 10/18/24
Mtg: Guaranteed Rate Inc \$603,860
Term: 2054
Use: 2-Family Two Family, Lot: 2178sf
Prior Sale: \$194,000 (08/12)

33 BARTLETT ST U:5-3 \$600,000
B: Mdm Land Co Of Ma LLC
S: Thomas Trowbridge, Tr for Losa Rt
Book/Page: 38828/43, Date: 10/17/24
Mtg: Primis Bank \$560,000
Use: Office Condo Unit
Prior Sale: \$357,210 (12/92)

75 BOYNTON ST \$340,000
B: Curtis A Jackson
S: Mahoney William J Est & Brendan M Mahoney
Book/Page: 38822/114, Date: 10/15/24
Mtg: Cambridge Svgs Bk \$306,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3049sf
Prior Sale: \$140,000 (12/03)

1 BROOK ST \$800,000
B: Gci Bro Properties LLC
S: Ralph Tucci & Gail Tucci
Book/Page: 38828/268, Date: 10/17/24
Mtg: Gail A Tucci \$600,000
Term: 2042

9 BROOK ST \$800,000
B: Gci Bro Properties LLC
S: Ralph Tucci & Gail Tucci
Doc#: 00000000324449, Date: 10/17/24
Mtg: Ralph J Tucci \$600,000
Term: 2042

9 BROOKS ST \$800,000
B: Gci Bro Properties LLC
S: Ralph Tucci & Gail Tucci
Book/Page: 38828/268, Date: 10/17/24
Use: Industrial Potntl Dvlp Land, Lot: 18731sf

88 BUNKER HILL AVE \$670,000
B: Anastasia Ignashkina & Oraz Makhmetov
S: Coljack Development Corp
Book/Page: 38822/261, Date: 10/15/24

25 CAMPW ST \$415,000
B: Puthary Kaing & Jose Lopez
S: Joseph E Raymond
Book/Page: 38829/110, Date: 10/17/24
Mtg: Guaranteed Rate Inc \$332,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 2614sf
Prior Sale: \$172,000 (11/08)

491 DUTTON ST U:405 \$470,000
B: James E Fitzpatrick & Sheila A Fitzpatrick
S: Marian C Mase Sabal, Tr for Mms RET
Book/Page: 38822/93, Date: 10/15/24
Use: 2 Bdrm Condo
Prior Sale: \$394,000 (08/18)

11 FAIRGROVE AVE \$430,000
B: Aisha Khyaty & Michael Hallihan
S: William J Hogan, Tr for Hogan Family T
Book/Page: 38826/86, Date: 10/16/24
Mtg: Guild Mortgage Co \$380,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4356sf

83 HILDRETH ST \$575,000
B: Sandra G Cajilema
S: Navneet Kaur
Book/Page: 38831/26, Date: 10/18/24
Mtg: First Natl Bk \$460,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5227sf
Prior Sale: \$325,000 (07/19)

417 HILDRETH ST U:34 \$405,000
B: Dora L Quiroz
S: Daniel F Chasse & Jessica L Chasse
Book/Page: 38828/236, Date: 10/17/24
Mtg: Cross Country Mtg Inc \$364,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$80,000 (06/05)

15 JORDAN ST \$607,000
B: Roun Chin
S: Yyt Umi LLC
Book/Page: 38824/48, Date: 10/16/24
Mtg: Jeanne Darc CU \$576,650
Term: 2054
Use: 2-Family Two Family, Lot: 3485sf
Prior Sale: \$245,000 (06/15)

52 LAWRENCE DR U:M614 \$395,000
B: Maria M Dores & Israel S Mendonca
S: Christopher Mccure & Donna Stram
Book/Page: 38827/90, Date: 10/17/24
Mtg: Cross Country Mtg Inc \$296,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$319,000 (02/22)

557 LAWRENCE ST \$165,000
B: Hrs Investments LLC
S: Sandro M Tamborindegui
Book/Page: 38819/111, Date: 10/15/24
Use: 3 Bdrm Conventional, Lot: 2614sf
Prior Sale: \$189,000 (08/04)

1229 LAWRENCE ST U:102 \$281,000
B: James A Johnson & Johannah J Souza
S: Ronald F Gadourey
Book/Page: 38825/201, Date: 10/16/24
Mtg: EMM Loans LLC \$252,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$64,500 (11/99)

17 MARY THERESA TER \$565,000
B: Meghan Ryle
S: William Stickney & Theresa M Stickney
Book/Page: 38820/261, Date: 10/15/24
Use: 5 Bdrm Colonial, Lot: 7841sf
Prior Sale: \$215,000 (04/15)

76 MEADOWCROFT ST \$650,000
B: 76 Meadowcroft St LLC
S: Diana Mechalides, Tr for Louis C Mechalides Ft
Book/Page: 38829/166, Date: 10/17/24
Use: Commercial Warehouse, Lot: 16553sf
Prior Sale: \$341,000 (08/01)

652 MERRIMACK ST U:401 \$358,761
B: Selina A Sarkodie
S: Acre Crossing LLC
Book/Page: 38832/125, Date: 10/18/24
Mtg: MA Housing Fin Auth \$337,070
Use: Condo

652 MERRIMACK ST U:403 \$326,633
B: Max G Sylvestre
S: Acre Crossing LLC
Book/Page: 38821/209, Date: 10/15/24
Mtg: MA Housing Fin Auth \$330,633
Use: Condo

1461 PAWTUCKET BLVD U:2-7 \$285,000
B: Ryan Richardson
S: Karen Spengler, Tr for Strange Irt
Book/Page: 38831/139, Date: 10/18/24
Use: 1 Bdrm Condo
Prior Sale: \$132,000 (06/08)

1461 PAWTUCKET BLVD U:4-1 \$270,000
B: Jullian Laws
S: Jonathan J Mullin & Isamar C Mullin
Book/Page: 38826/1, Date: 10/16/24
Mtg: Movement Mtg LLC \$149,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$162,000 (04/19)

305 PINE ST U:11 \$300,000
B: Thel T Sar & Sivkheng Sar
S: Maria T Hart & Daniel P Hart
Book/Page: 38818/124, Date: 10/15/24
Mtg: Primelending \$210,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$154,000 (10/19)

11 READ ST \$475,000
B: Melissa E Laurin, Tr for Meems Rt
S: Popi Skames
Book/Page: 38833/76, Date: 10/18/24
Mtg: Washington Svgs Bk \$557,550
Term: 2025
Use: 2-Family Duplex, Lot: 4356sf

64 RUSSELL ST \$675,000
B: Moles Miralis
S: David Jones, Tr for David Doreen Jones RET
Book/Page: 38832/215, Date: 10/18/24
Mtg: Cross Country Mtg Inc \$540,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6534sf

15 S HIGHLAND ST \$625,000
B: Van Le & Phuc V Nguyen
S: Francis J Elliott
Book/Page: 38822/138, Date: 10/15/24
Use: 2-Family Two Family, Lot: 2614sf
Prior Sale: \$95,028 (09/01)

129 STARR AVE \$610,000
B: Chihay Hong
S: Caroline C Sheehan & Timothy M Sheehan
Book/Page: 38822/269, Date: 10/15/24
Mtg: Rockland Tr Co \$427,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10454sf
Prior Sale: \$187,000 (06/87)

51 STAVELY ST \$450,000
B: Roberto D Ficher & Bridgett Ficher
S: Joseph W Kirane Jr & Kathy A Kirane
Book/Page: 38821/152, Date: 10/15/24
Mtg: Cross Country Mtg Inc \$420,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 11326sf

121 TANNER ST \$800,000
B: Gci Bro Properties LLC
S: Ralph Tucci & Gail Tucci
Book/Page: 38828/268, Date: 10/17/24
Mtg: Gail A Tucci \$600,000
Term: 2042
Use: Industrial Land, Lot: 14375sf

125 TANNER ST \$800,000
B: Gci Bro Properties LLC
S: Ralph Tucci & Gail Tucci
Book/Page: 38828/268, Date: 10/17/24
Mtg: Gail A Tucci \$600,000
Term: 2042
Use: Industrial Developp Land, Lot: 6534sf

2 WAMESIT CT \$260,000
B: Kazanjian Enterprise Inc
S: Colleen Ducharme & David M Ducharme
Book/Page: 38823/46, Date: 10/15/24
Mtg: Enterprise Bk & Tr Co \$195,000
Use: 1 Bdrm Cape Cod, Lot: 3049sf

Tewksbury

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 143 162
Median Price \$649,900 \$673,750

REAL ESTATE SALES

245 APACHE WAY U:245 \$415,000
B: Matthew W Hansen & Sydney J Pignone
S: Maureen A Obrien
Book/Page: 38830/245, Date: 10/18/24

<b>GROTON RD L.5.....</b>	<b>\$428,500</b>
B: Seal Harbor Companies LLC S: Sns Holdings LLC Book/Page: 38833/166, Date: 10/18/24	
<b>GROTON RD L.6.....</b>	<b>\$333,000</b>
B: Seal Harbor Companies LLC S: Sns Holdings LLC Book/Page: 38833/169, Date: 10/18/24	
<b>48 POWERS RD.....</b>	<b>\$825,000</b>
B: Jeffrey P Edson & Caitlyn N Ennis S: Lmp Properties LLC Book/Page: 38825/98, Date: 10/16/24 Mtg: Eastern Bank \$577,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 75010sf Prior Sale: \$499,000 (10/17)	
<b>17 SAINT PAUL LN.....</b>	<b>\$1,375,575</b>
B: Amarsinh Desai & Vibha Desai S: Spalding Hill Homes Inc Book/Page: 38832/268, Date: 10/18/24 Mtg: PNC Bank \$765,775 Term: 2044 Use: Residential Developable Land, Lot: 25918sf	
<b>W PRESCOTT ST L.3-1.....</b>	<b>\$545,000</b>
B: Mark S Gangi Jr S: Dennis Palma & Karen Palma Book/Page: 38822/170, Date: 10/15/24 Use: Residential Undvplble Land, Lot: 6011sf Prior Sale: \$115,000 (02/05)	

**Wilmington**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	151	124
Median Price	\$675,000	\$750,350

► **REAL ESTATE SALES**

<b>15 BOUTWELL ST.....</b>	<b>\$1,500,000</b>
B: Philip Cole S: 13 & 15 Boutwell St Cbc L Book/Page: 38833/187, Date: 10/18/24	
<b>12 DARBY LN.....</b>	<b>\$1,370,000</b>
B: David Farnsworth & Denise Farnsworth S: Lily Oak Hill LLC Book/Page: 38829/172, Date: 10/17/24 Use: Residential Developable Land, Lot: 17860sf	
<b>EAMES ST.....</b>	<b>\$3,400,000</b>
B: Wilmington Woburn Industr S: Olin Corp Book/Page: 38834/4, Date: 10/18/24	
<b>59 MIDDLESEX AVE.....</b>	<b>\$775,000</b>
B: Kenny P De Almeida & Ana I De Almeida S: Ethan J Edwards & Kelsey L Edwards Book/Page: 38827/146, Date: 10/17/24 Mtg: Cross Country Mtg Inc \$620,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 14375sf Prior Sale: \$680,000 (04/21)	

# Middlesex Registry

**Southern District**

Maria C. Curtatone, Register  
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East Cambridge, MA 02141  
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or www.masslandrecords.com

**Acton**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	102
Median Price	\$896,500	\$973,500

► **REAL ESTATE SALES**

<b>12 BREEZY POINT RD.....</b>	<b>\$1,535,000</b>
B: Jo R Williams & Erica Ferrone S: John J Manning & Lora L Manning Book/Page: 83352/268, Date: 10/16/24 Mtg: Citizens Bank \$1,074,500 Term: 2054 Rate: 5.5% Type: Adj Use: Residential-Multiple Bldgs, Lot: 196305sf Prior Sale: \$160,000 (08/90)	
<b>7 MINUTEMAN RD.....</b>	<b>\$1,100,000</b>
B: Humphrey H Chen & Yuhsin Tai S: Ronald F Bauer, Tr for Bauer Power Lt Book/Page: 83350/239, Date: 10/15/24 Mtg: Leader Bank NA \$744,000 Term: 2054	
<b>23 NAGOG HILL RD.....</b>	<b>\$908,500</b>
B: Justin T Powers & Jennifer W Powers S: Justin P Creticos, Tr for Creticos Ft Book/Page: 83354/7, Date: 10/16/24 Mtg: Fairway Ind Mtg \$726,800 Term: 2054 Use: 4 Bdrm Colonial, Lot: 43137sf Prior Sale: \$600,000 (07/13)	
<b>150 SKYLINE DR U:150.....</b>	<b>\$875,000</b>
B: Rebecca A Holland S: Terri L Fitch Book/Page: 83362/88, Date: 10/17/24 Mtg: Leader Bank NA \$656,250 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$590,000 (09/18)	
<b>4 TINSDALE DR U:4.....</b>	<b>\$650,000</b>
B: Donna Cunningham S: Bonnie J Peletier & Michael J Gannon Book/Page: 83364/489, Date: 10/18/24 Use: 2 Bdrm Condo Prior Sale: \$540,000 (11/21)	

**Arlington**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	165	182
Median Price	\$1,172,500	\$1,110,500

► **REAL ESTATE SALES**

<b>11 AMHERST ST.....</b>	<b>\$1,235,000</b>
B: Melek N Ucisik & John Faver S: Iain J McIntaden Book/Page: 83366/568, Date: 10/18/24 Mtg: Cambridge Svgs Bk \$675,000 Term: 2054 Use: 3 Bdrm Garrison, Lot: 4051sf Prior Sale: \$448,650 (08/11)	
<b>55-57 BROADWAY.....</b>	<b>\$1,250,000</b>
B: Stanley Mathew & Kelly Mathew S: Mark A Grassia & Elena Grassia Doc#: 00000001965601, Date: 10/18/24 Mtg: Fairway Ind Mtg \$1,186,350 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 5554sf Prior Sale: \$825,000 (04/15)	

<b>14 HUNTINGTON RD.....</b>	<b>\$960,000</b>
B: Ziyue Li & Qijia Yu S: John R Allen Jr & Nancy H Allen Doc#: 00000001965588, Date: 10/18/24 Mtg: Nations Direct Mtg \$768,000 Term: 2039 Use: 3 Bdrm Colonial, Lot: 4373sf	
<b>27-27A MOTT ST.....</b>	<b>\$600,000</b>
B: Telegraph Hl Rlty Hldg LL S: Kebaika Joanne E Est & Ronald Kebaika Book/Page: 83367/285, Date: 10/18/24 Use: 2-Family Mlti-Unt Blg, Lot: 6003sf	
<b>150 MYSTIC VALLEY PKWY U:150.....</b>	<b>\$680,000</b>
B: Lee A Williamson S: Daniel J Ricardelli & Jaclyn S Ricardelli Book/Page: 83365/259, Date: 10/18/24 Mtg: Guaranteed Rate Inc \$580,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$500,000 (07/17)	
<b>64-66 WINTER ST.....</b>	<b>\$3,000,000</b>
B: Jean English S: 64-66 Winter Street LLC Book/Page: 83364/95, Date: 10/18/24 Use: 2-Family Mlti-Unt Blg, Lot: 6652sf Prior Sale: \$1,200,000 (12/23)	
<b>12-14 WYMAN TER U:12.....</b>	<b>\$1,295,000</b>
B: Daniel Gentile & Ariel Simon S: 14 Wyman Terrace LLC Book/Page: 83349/593, Date: 10/15/24 Mtg: Salem Five Mtg Co \$1,036,000 Term: 2054 Rate: 5.8% Type: Adj Use: Condo	
<b>55-57 WYMAN TER U:55.....</b>	<b>\$1,485,000</b>
B: Andrew Bender & Briana Perry S: 55 Wyman Ter Arlington LL Book/Page: 83351/195, Date: 10/15/24 Use: Condo	

**Ashby**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	23
Median Price	\$450,000	\$435,000

► **REAL ESTATE SALES**

<b>459 FITCHBURG STATE RD.....</b>	<b>\$359,500</b>
B: Alex Mickela S: Linnus Helmi E Est & Elaine M Somero Book/Page: 83363/358, Date: 10/18/24 Mtg: Total Mtg Svcs \$347,501 Term: 2054 Use: 3 Bdrm Ranch, Lot: 177899sf	
<b>GREENVILLE RD.....</b>	<b>\$26,203</b>
B: Katherine Sanquintin & Angelo Alves S: Gustavo G Ribeiro Book/Page: 83354/159, Date: 10/16/24 Use: Residential Undvplble Land, Lot: 143748sf	

**Ashland**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	82
Median Price	\$690,000	\$653,438

► **REAL ESTATE SALES**

<b>4 BOBCAT HILL LN.....</b>	<b>\$1,177,000</b>
B: Amita R Nambiar & Sunil Vijayan S: James A Madison & Elizabeth M Madison Book/Page: 83366/294, Date: 10/18/24 Mtg: Fairway Ind Mtg \$941,600 Term: 2054 Use: 4 Bdrm Colonial, Lot: 38115sf Prior Sale: \$710,000 (05/05)	
<b>55 MOUNTAIN GATE RD U:55.....</b>	<b>\$465,000</b>
B: Mary E Timm S: Cheryl A Edwards & Jon D Edwards Book/Page: 83355/158, Date: 10/16/24 Mtg: Dedham Inst for Svgs \$395,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$273,000 (03/05)	
<b>130 OAK ST.....</b>	<b>\$775,000</b>
B: Karen A Bonfatti, Tr for Karen A Bonfatti RET S: Daniel R Kadlik & Kimberly A Kadlik Book/Page: 83347/348, Date: 10/15/24 Use: 3 Bdrm Ranch, Lot: 36590sf Prior Sale: \$125,000 (05/91)	
<b>252 UNION ST.....</b>	<b>\$660,000</b>
B: Gregory W Swarhout & Stephanie T Swarhout S: Jeremiah A Kuester & Jennifer A Kuester Book/Page: 83355/565, Date: 10/16/24 Mtg: Paramount Res Mtg Gp \$594,000 Term: 2054 Use: 4 Bdrm Conventional, Lot: 8276sf Prior Sale: \$427,000 (05/18)	

**Ayer**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	55
Median Price	\$557,500	\$560,000

► **REAL ESTATE SALES**

<b>9 MADIGAN LN.....</b>	<b>\$860,000</b>
B: Catherine M Odium & William J Odium S: Walter J Miska & Christine M Miska Book/Page: 83363/491, Date: 10/18/24 Use: 4 Bdrm Cape Cod, Lot: 25265sf Prior Sale: \$497,000 (04/04)	
<b>25 PINGRY WAY.....</b>	<b>\$860,000</b>
B: Guillaume Giudicelli & Andrea Saltos S: Joshua Kotfila & Aline Kotfila Book/Page: 83362/317, Date: 10/17/24 Mtg: Guaranteed Rate Inc \$766,500 Term: 2039 Use: 4 Bdrm Colonial, Lot: 12197sf Prior Sale: \$499,900 (08/18)	

**Bedford**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	80
Median Price	\$997,500	\$1,017,500

► **REAL ESTATE SALES**

<b>12 CARIBOU ST.....</b>	<b>\$525,000</b>
B: Donald M Cox & Phyllis A Cox S: Hardy Carolyn M Est & David E Hardy Book/Page: 83350/310, Date: 10/15/24 Mtg: Rocket Mortgage LLC \$350,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 8250sf	
<b>19 RAILROAD AVE.....</b>	<b>\$1,251,000</b>
B: Michael Sclafani & Carey Sclafani S: Andrew Knoedler & Audra Knoedler Book/Page: 83355/45, Date: 10/16/24 Mtg: Leader Bank NA \$1,000,800 Term: 2054 Use: 3 Bdrm Colonial, Lot: 19988sf Prior Sale: \$770,000 (01/17)	

**Belmont**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	95
Median Price	\$1,450,000	\$1,500,000

► **REAL ESTATE SALES**

<b>21 ANIS RD.....</b>	<b>\$1,400,000</b>
B: Samuel Garner & Mary Rook S: Richard A Candee & Mary L Brown Book/Page: 83364/534, Date: 10/18/24 Mtg: Salem Five Mtg Co \$525,000 Term: 2054 Use: 3 Bdrm Garrison, Lot: 7104sf Prior Sale: \$630,000 (09/08)	
<b>178 ORCHARD ST.....</b>	<b>\$1,402,000</b>
B: Andrew R Conery, Tr for Andrew Ryan Conery Ft S: Mary M Cheever, Tr for James Martin Meehan Ft Book/Page: 83355/270, Date: 10/16/24 Mtg: Leader Bank NA \$400,000 Use: 3 Bdrm Colonial, Lot: 6262sf Prior Sale: \$1,402,000 (10/24)	
<b>178 ORCHARD ST.....</b>	<b>\$1,402,000</b>
B: Andrew R Conery, Tr for Andrew Ryan Conery Ft S: Mary M Cheever, Tr for James Martin Meehan Ft Doc#: 00000001965406, Date: 10/16/24 Mtg: Leader Bank NA \$582,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 6262sf	

**Boxboro**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	22
Median Price	\$899,000	\$945,000

► **REAL ESTATE SALES**

<b>252 LITTLEFIELD RD.....</b>	<b>\$835,000</b>
B: Jesse Kennedy & Sherry Pai S: Glen Nichols Doc#: 00000001965501, Date: 10/17/24 Mtg: Movement Mtg LLC \$350,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 58370sf Prior Sale: \$896,000 (05/24)	
<b>249 MASSACHUSETTS AVE.....</b>	<b>\$580,000</b>
B: Jonathan Birse & Sarah Birse S: Keiji Yano & Naomi Yano Book/Page: 83356/190, Date: 10/16/24 Mtg: Embrace Home Loans \$551,000 Term: 2054	
<b>442 OLD HARVARD RD.....</b>	<b>\$1,350,000</b>
B: Madan Katragadda & Rajyalakshmi Katragadda S: Melissa Mills & Kevin Mills Book/Page: 83365/561, Date: 10/18/24 Mtg: T2 Financial LLC \$766,000 Term: 2054 Use: 4 Bdrm Contemporary, Lot: 71874sf Prior Sale: \$914,000 (10/20)	
<b>52 SWANSON CT U:34B.....</b>	<b>\$185,000</b>
B: Suhas Bhanushali & Pratibha Bhanushali S: Gayle N Blackman Book/Page: 83350/134, Date: 10/15/24 Use: 1 Bdrm Condo	

**Burlington**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	144	131
Median Price	\$782,500	\$825,000

► **REAL ESTATE SALES**

<b>225 MIDDLESEX TPKE.....</b>	<b>\$722,000</b>
B: Fk Partners Burlington LL S: Network Dr Lot 10 Owner L Book/Page: 83363/117, Date: 10/18/24 Mtg: Dedham Inst for Svgs \$7,250,000 Use: Outdoor Recreation, Lot: 910840sf	
<b>81 MILL ST.....</b>	<b>\$735,000</b>
B: Zulfiya Forsythe & Ian Forsythe S: Carol A Pigott Book/Page: 83364/450, Date: 10/18/24 Mtg: Guaranteed Rate Inc \$588,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 19998sf	
<b>17 PROUTY RD.....</b>	<b>\$500,000</b>
B: Victoria M Alessi & Gregory M Lemay S: Carolyn R Alessi, Tr for 17 Prouty Road Rt Book/Page: 83351/550, Date: 10/15/24 Mtg: Rocket Mortgage LLC \$400,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 21632sf	
<b>10 TOWN LINE RD.....</b>	<b>\$861,124</b>
B: Valerie L Keyser S: Anthony J Petrone Book/Page: 83364/75, Date: 10/18/24 Use: 3 Bdrm Split Entry, Lot: 20804sf	
<b>67 VILLAGEWOOD DR U:67.....</b>	<b>\$879,000</b>
B: Jordan Messer S: Shelley L Wordsworth & James A Evans Book/Page: 83359/151, Date: 10/17/24 Mtg: Guaranteed Rate Affin \$791,100 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$499,900 (10/05)	

**Cambridge**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	79
Median Price	\$1,900,000	\$2,103,000

► **REAL ESTATE SALES**

<b>8 AVON ST U:1.....</b>	<b>\$680,000</b>
B: Andrew Reilly S: Geraldine Harrison, Tr for Marianne Anzuoni Irt Book/Page: 83349/53, Date: 10/15/24 Use: 1 Bdrm Condo Prior Sale: \$145,000 (09/93)	
<b>47-49 BAY STATE RD U:47-1.....</b>	<b>\$1,200,000</b>
B: Michael Ross S: 47-53 Bsr LLC Book/Page: 83367/152, Date: 10/18/24 Mtg: Cambridge Svgs Bk \$941,000 Term: 2054 Use: Condo	
<b>1055 CAMBRIDGE ST U:204.....</b>	<b>\$415,000</b>
B: Umme Naima & Mohammad Monir S: 1043 Cambridge Street LLC Book/Page: 83351/464, Date: 10/15/24 Mtg: E Cambridge Svgs Bk \$402,550 Term: 2054 Use: Condo	
<b>5 CEDAR ST U:1.....</b>	<b>\$630,000</b>
B: Taowei Wang & Chunung Huang S: Peter Marston Book/Page: 83364/111, Date: 10/18/24 Use: 2 Bdrm Condo Prior Sale: \$280,000 (10/11)	
<b>20 CLINTON ST U:7.....</b>	<b>\$1,310,000</b>
B: Jen-Chun Fang & Ming-Shu Liu S: Robert J Robinson Jr & Stephanie W Robinson Book/Page: 83364/236, Date: 10/18/24 Use: 2 Bdrm Condo Prior Sale: \$1,201,000 (05/18)	
<b>50 FOLLEN ST U:512.....</b>	<b>\$685,000</b>
B: Thomas Mcmanus S: Sojung Kim Book/Page: 83356/11, Date: 10/16/24 Mtg: Cross Country Mtg Inc \$548,000 Term: 2054 Rate: 6.3% Type: Adj Use: 1 Bdrm Condo Prior Sale: \$655,000 (05/19)	

<b>41 LINNAE ST U:6.....</b>	<b>\$815,000</b>
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B: Carol M Lane, Tr for Carol M Lane T S: David Dryer, Tr for Cliff Robinson Lt Doc#: 00000001965314, Date: 10/15/24 Use: 1 Bdrm Condo	
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<b>1600 MASSACHUSETTS AVE U:703.....</b>	<b>\$1,160,000</b>
B: Bals LLC S: Madeleine O Ildman, Tr for Sumiko Jarman Otani RET Book/Page: 83355/234, Date: 10/16/24 Mtg: Village Bank \$400,000 Use: 2 Bdrm Condo Prior Sale: \$222,500 (09/95)	

<b>8-12 MUSEUM WAY U:826.....</b>	<b>\$850,000</b>
B: Antonio R De Oliveira & Walkiria W Vilas-Boas S: Zubin Battivala & Sheela H Battivala Book/Page: 83354/124, Date: 10/16/24 Use: 2 Bdrm Condo Prior Sale: \$475,000 (08/10)	

<b>24 NEWELL ST.....</b>	<b>\$1,200,000</b>
B: 24 Newell Street LLC S: Robert C Ratcliffe Jr & Laura J Ratcliffe Doc#: 00000001965507, Date: 10/17/24 Mtg: CCG Fund 1 LLC \$1,650,000 Use: 2 Bdrm Conventional, Lot: 2931sf Prior Sale: \$8,940 (06/21)	

<b>215 NORFOLK ST U:4.....</b>	<b>\$920,000</b>
B: Donna Caron & Philip Caron S: Lisa E Horvitz, Tr for Lisa E Horvitz T Book/Page: 83359/314, Date: 10/17/24 Use: 2 Bdrm Condo Prior Sale: \$387,000 (06/05)	

MIDDLESEX REGISTRY continued

Table with 3 columns: Property Address, Price, and Description. Includes listings for 316 BRIGHAM RD L-7, 4 CRANSTON WAY U-4, 78 PRIEST ST, and 20 MOUNT VERNON ST.

Lexington

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 224 Sales, \$1,650,000 Median Price. YTD 2024: 232 Sales, \$1,625,000 Median Price.

REAL ESTATE SALES

Listings for 2 CONESTOGA RD, 36 LOWELL ST, 31 OXBOW RD, 44 PROSPECT HILL RD, and 4 BDRM COLONIAL.

Lincoln

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 32 Sales, \$1,490,000 Median Price. YTD 2024: 26 Sales, \$1,493,500 Median Price.

REAL ESTATE SALES

Listings for 10 GARLAND RD, 12 HUCKLEBERRY HILL RD, 82 VIRGINIA RD U-105, and 26 TAHATTAWAN RD.

Littleton

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 60 Sales, \$717,500 Median Price. YTD 2024: 62 Sales, \$805,000 Median Price.

REAL ESTATE SALES

Listings for 26 TAHATTAWAN RD, 23-25 BOYLSTON ST, and 27 COBURN ST.

Malden

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 118 Sales, \$665,000 Median Price. YTD 2024: 103 Sales, \$712,100 Median Price.

REAL ESTATE SALES

Listings for 23-25 BOYLSTON ST, 99 CHARLES ST, 27 COBURN ST, 906-910 EASTERN AVE, and 20 MOUNT VERNON ST.

Marlborough

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 154 Sales, \$550,000 Median Price. YTD 2024: 174 Sales, \$590,000 Median Price.

REAL ESTATE SALES

Listings for 11 ARCADIA CIR U-11, 17 CANTERBURY WAY U-17, 205 CHURCH ST, 315 CHURCH ST, 37 HILL RD, and 10 SANDINI RD.

Maynard

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 53 Sales, \$625,000 Median Price. YTD 2024: 53 Sales, \$560,000 Median Price.

REAL ESTATE SALES

Listings for 11 HIGH ST, 25 LINCOLN ST, 51 MCKINLEY ST, 32 SILVER HILL RD, and 32 SILVER HILL RD.

Medford

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 181 Sales, \$770,000 Median Price. YTD 2024: 149 Sales, \$865,000 Median Price.

REAL ESTATE SALES

Listings for 117 BROOKS ST, 12 JOSEPHINE RD, 1 MADISON ST U-1, 165 PLAYSTEAD RD, 1 S STREET CT U-3, and 97 WATERVALE RD.

Melrose

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 128 Sales, \$858,500 Median Price. YTD 2024: 145 Sales, \$865,000 Median Price.

REAL ESTATE SALES

Listings for 1 CHIPMAN TER, 330 LEBANON ST, 408 LEBANON ST U-15, 433-437 MAIN ST, and 439-445 MAIN ST.

Natick

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 186 Sales, \$857,000 Median Price. YTD 2024: 210 Sales, \$915,000 Median Price.

REAL ESTATE SALES

Listings for 21 BRADFORD RD, 93 MILL ST, 28 PAULINE DR, 31 WELLESLEY AVE U-B, and 15 MAIN ST U-1.

Newton

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 364 Sales, \$1,700,000 Median Price. YTD 2024: 380 Sales, \$1,685,000 Median Price.

REAL ESTATE SALES

Listings for 18 CHESTER ST, 50 CLOVERDALE RD, 200-202 CRAFTS ST U-1, 60 CREHORE DR, 297 DERBY ST, and 144 EASTBOURNE RD U-144.

99 FLORENCE ST U-40-1C, 24 GREEN PARK, 128 JEWETT ST, 92 LANGDON ST, 28 MILO ST U-28, 40 MOODY ST, 18 MOUNTFORT RD, 34-36 ROWE ST, 126 SPIERS RD.

25 CLEEK CT U-25, 9 COUNTRY CLUB RD, 3 GREENBRIAR DR U-304, 15 MAIN ST U-1, 280 MARTINS LNDG U-8402, 50 MOUNT VERNON ST U-30, 3 GREENBRIAR DR U-304, 15 MAIN ST U-1, 280 MARTINS LNDG U-8402, 50 MOUNT VERNON ST U-30.

North Reading

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 111 Sales, \$826,000 Median Price. YTD 2024: 67 Sales, \$920,000 Median Price.

REAL ESTATE SALES

Listings for 25 CLEEK CT U-25, 9 COUNTRY CLUB RD, 3 GREENBRIAR DR U-304, 15 MAIN ST U-1, 280 MARTINS LNDG U-8402, 50 MOUNT VERNON ST U-30, 3 GREENBRIAR DR U-304, 15 MAIN ST U-1, 280 MARTINS LNDG U-8402, 50 MOUNT VERNON ST U-30.

Pepperell

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 65 Sales, \$520,000 Median Price. YTD 2024: 61 Sales, \$565,000 Median Price.

REAL ESTATE SALES

Listings for 5 ASHLEY ST, 17 ASHLEY ST, 1 LAUREL ST, 5 ASHLEY ST, 17 ASHLEY ST, 1 LAUREL ST.

Reading

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 124 Sales, \$834,000 Median Price. YTD 2024: 144 Sales, \$847,450 Median Price.

REAL ESTATE SALES

Listings for 64 BERKELEY ST, 64 BERKELEY ST, 64 BERKELEY ST.

63 INTERVALE TER, 15 PARKVIEW RD, 15 PARKVIEW RD, 15 PARKVIEW RD.

Shirley

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 37 Sales, \$501,000 Median Price. YTD 2024: 38 Sales, \$490,000 Median Price.

REAL ESTATE SALES

Listings for 109 LAWTON RD, 4 NONESUCH WAY, 78 WALKER RD, 109 LAWTON RD, 4 NONESUCH WAY, 78 WALKER RD.

Somerville

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 52 Sales, \$989,950 Median Price. YTD 2024: 73 Sales, \$1,200,000 Median Price.

REAL ESTATE SALES

Listings for 25 ATHERTON ST U-24, 35 CORINTHIAN RD, 36 CUTTER ST, 64 ENDICOTT AVE U-1, 127 GOVERNOR WINTHROP RD U-127, 52 HAMILTON RD U-52, 6 OAKLAND AVE U-3, 29 POWDER HOUSE TER, 220 SUMMER ST, 8 WATERHOUSE ST.

Stoneham

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 98 Sales, \$741,250 Median Price. YTD 2024: 103 Sales, \$790,000 Median Price.

REAL ESTATE SALES

Listings for 8 BROADWAY, 17 DEWITT RD, 8 BROADWAY, 17 DEWITT RD.

<b>7 EXECUTIVE DR U:227</b> .....	<b>\$879,000</b>
B: Raymond J Godin, Tr for Godin Ft S: Tower Ft & Thomas J Tower Jr Book/Page: 83364/28, Date: 10/18/24 Mtg: Movement Mtg LLC \$275,000 Term: 2054 Use: 2 Bdrm Condo	
<b>74 GREEN ST</b> .....	<b>\$785,000</b>
B: Jane Bess S: Preston T Keller & Maria C Keller Book/Page: 83354/53, Date: 10/16/24 Mtg: Members Mtg Co Inc \$300,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10489sf Prior Sale: \$430,000 (05/16)	
<b>7 HANFORD RD</b> .....	<b>\$910,000</b>
B: Daniel Mariani & Susan Mariani S: Andrew J Mcdonald & Amanda J Mcdonald Book/Page: 83364/190, Date: 10/18/24 Use: 3 Bdrm Split Level, Lot: 10799sf Prior Sale: \$725,000 (11/22)	
<b>100 LEDGEWOOD DR U:319</b> .....	<b>\$590,000</b>
B: Antony Khalife, Tr for 100 Ledgewood 319 Nt S: 100 Ledgewood Drive Rt & Charles R Pratt Jr Book/Page: 83354/500, Date: 10/16/24 Use: Condo	
<b>37 LEE ST</b> .....	<b>\$885,000</b>
B: Kanchan Karki & Saurav M Basnet S: Effie P Koleas & George P Koleas Book/Page: 83365/125, Date: 10/18/24 Mtg: Jeanne DArc CU \$708,000 Term: 2054 Rate: 5.4% Type: Adj Use: 3 Bdrm Split Level, Lot: 10633sf Prior Sale: \$350,000 (07/99)	
<b>44 MAIN ST U:505</b> .....	<b>\$390,000</b>
B: Piruza Bogossian S: Susan J Tracy, Tr for Jgs Porter Ft Book/Page: 83356/223, Date: 10/16/24 Mtg: United Wholesale Mtg \$292,500 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$255,000 (06/17)	

**Stow**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	48
Median Price	\$807,500	\$824,500

**► REAL ESTATE SALES**

<b>293 TAYLOR RD</b> .....	<b>\$780,000</b>
B: Frank Oliva & Maricela G Leonardo S: Denise E Swartzendruber & Dan Swartzendruber Book/Page: 83353/209, Date: 10/16/24 Mtg: Ross Mortgage Co Inc \$600,000 Term: 2039 Use: 4 Bdrm Contemporary, Lot: 59677sf Prior Sale: \$495,000 (07/06)	

**Sudbury**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	141	152
Median Price	\$1,195,000	\$1,244,500

**► REAL ESTATE SALES**

<b>9 FARMSTEAD LN U:9</b> .....	<b>\$1,120,000</b>
B: Gary K Davidson & Rhonda S Davidson S: Neena Singh Book/Page: 83360/131, Date: 10/17/24 Mtg: Morgan Stanley Privat \$564,000 Term: 2054 Rate: 5.4% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$795,505 (07/18)	
<b>15 CRESCENT LN</b> .....	<b>\$1,231,000</b>
B: Thomas J Leroux & Lauren M Monamara S: Robert S Murray & Deborah G Murray Book/Page: 83349/224, Date: 10/15/24	

**Townsend**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	64
Median Price	\$467,000	\$487,500

**► REAL ESTATE SALES**

<b>168 HAYNES RD</b> .....	<b>\$620,000</b>
B: Bruce E Schneiderbauer & Kim L Schneiderbauer S: David N Valle-Lara & Jayne E Valle-Ln Book/Page: 83362/170, Date: 10/17/24 Mtg: Movement Mtg LLC \$520,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 218236sf Prior Sale: \$170,000 (09/17)	
<b>65 MAPLEWOOD DR</b> .....	<b>\$451,000</b>
B: Richard Marshall & Myranda Booth S: Ace Your Home Lux LLC Book/Page: 83355/390, Date: 10/16/24 Mtg: Cross Country Mtg Inc \$419,900 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 32705sf Prior Sale: \$368,000 (09/24)	
<b>36 OLD BATTERY RD</b> .....	<b>\$340,000</b>
B: Paul Waite S: Erika W Dellovo Book/Page: 83348/296, Date: 10/15/24 Mtg: Geneva Financial LLC \$231,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 7802sf	
<b>88 WALLACE HILL RD</b> .....	<b>\$290,000</b>
B: Micah Aminatkeo & Samuel Albert S: Diane J Bonner Book/Page: 83353/168, Date: 10/16/24 Mtg: Fairway Ind Mtg \$290,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 22399sf	

**Wakefield**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	128
Median Price	\$750,000	\$827,500

**► REAL ESTATE SALES**

<b>248 ALBION ST U:233</b> .....	<b>\$575,000</b>
B: Jennifer M Olivieri, Tr for Laura M Albano lrt S: Jean Greenberg Book/Page: 83353/416, Date: 10/16/24 Use: 2 Bdrm Condo Prior Sale: \$373,000 (09/07)	
<b>27 BARTLEY ST</b> .....	<b>\$715,000</b>
B: Andrew Liebeskind & Eleanor Hoff S: Theresa C Savage Book/Page: 83349/526, Date: 10/15/24 Mtg: Fairway Ind Mtg \$536,250 Term: 2054 Use: 3 Bdrm Colonial, Lot: 9209sf Prior Sale: \$133,000 (11/95)	
<b>11 COLUMBIA RD U:5</b> .....	<b>\$285,000</b>
B: Zachary Perry S: Daniel G Tekverk Book/Page: 83352/422, Date: 10/16/24 Mtg: Rocket Mortgage LLC \$242,250 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$285,000 (05/22)	
<b>6 FELLSMERE AVE</b> .....	<b>\$525,000</b>
B: Marc J Cella & Marc Cella S: Rose M Crowley, Tr for 6 Fellsmere Avenue Nt Book/Page: 83357/67, Date: 10/16/24 Mtg: HarborOne Mortgage \$377,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 6534sf	

<b>5 GREENWOOD AVE</b> .....	<b>\$607,000</b>
B: Laura Stock & Timothy Raymond S: Gail M Leblance & Claire M Croce Book/Page: 83348/486, Date: 10/15/24 Mtg: Guild Mortgage Co \$568,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 4948sf Prior Sale: \$350,000 (11/03)	
<b>140 HARRISON AVE</b> .....	<b>\$1,595,000</b>
B: Matthew Bartolini & Maria Bartolini S: Jcg Investments LLC Book/Page: 83351/51, Date: 10/15/24 Mtg: Fairway Ind Mtg \$945,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 20282sf Prior Sale: \$1,350,000 (05/24)	
<b>1 MILLBROOK LN U:213</b> .....	<b>\$196,602</b>
B: Charles Senior S: Rosemary Costello Book/Page: 83360/398, Date: 10/17/24 Mtg: Cross Country Mtg Inc \$186,772 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$121,500 (01/03)	
<b>7-7A OAK ST</b> .....	<b>\$710,000</b>
B: Juan C Franco-Hernandez & Tina Franco S: Richard C Ferris & Linda E Ferris Book/Page: 83361/573, Date: 10/17/24 Mtg: Fall River Five Cents \$686,303 Term: 2054 Use: 2-Family Duplex, Lot: 6037sf Prior Sale: \$107,390 (09/87)	
<b>234 WATER ST U:104</b> .....	<b>\$500,000</b>
B: Bryan Peters S: Melissa Pessotti Doc#: 000000001965270, Date: 10/15/24 Mtg: Leader Bank NA \$200,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$285,000 (11/16)	

**► FORECLOSURE DEEDS**

<b>410 SALEM ST U:1404</b> .....	<b>\$380,000</b>
B: Brian Morley & Renee C Morley S: Chester E Graham Jr & Eastern Bank Book/Page: 83364/567, Date: 10/18/24 Use: 2 Bdrm Condo Prior Sale: \$199,259 (09/06)	

**Waltham**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	196	176
Median Price	\$794,000	\$779,250

**► REAL ESTATE SALES**

<b>39 AUGUSTUS RD</b> .....	<b>\$799,000</b>
B: Jianwen Chen, Tr for Jianwen Chen RET S: Joseph N Ottaviano, Tr for Augustus Road Rt Book/Page: 83353/432, Date: 10/16/24 Use: 3 Bdrm Ranch, Lot: 10550sf	
<b>21 BOLTON ST</b> .....	<b>\$1,260,000</b>
B: Ma Empire LLC S: Angelo Gigliotti & Paula Gigliotti Book/Page: 83366/595, Date: 10/18/24 Mtg: Cross Country Mtg Inc \$1,008,000 Term: 2054 Use: 4 Bdrm Old Style, Lot: 10001sf Prior Sale: \$750,000 (01/23)	
<b>17 CENTRAL ST U:2</b> .....	<b>\$728,000</b>
B: Rohini Singh & Arjun M Ranganatha S: Jason Triger Book/Page: 83350/542, Date: 10/15/24 Mtg: Huntington Natl Bank \$546,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$325,000 (03/11)	
<b>170 CLOCKTOWER DR U:210</b> .....	<b>\$570,000</b>
B: Joshua R Curhan S: Robert Myers Book/Page: 83367/223, Date: 10/18/24 Mtg: Wells Fargo Bank \$400,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$439,900 (04/19)	
<b>50 ELSON RD</b> .....	<b>\$770,500</b>
B: Melinda Hubbard S: Judith A Casarella Book/Page: 83352/164, Date: 10/15/24 Mtg: Leader Bank NA \$616,400 Term: 2054 Use: 3 Bdrm Colonial, Lot: 4051sf Prior Sale: \$590,000 (08/19)	
<b>15 HOWARD ST U:2</b> .....	<b>\$1,115,000</b>
B: James Krikeles & Kara Moloney S: Attardo Re Financing Co L Book/Page: 83359/498, Date: 10/17/24 Mtg: Cambridge Svgs Bk \$880,000 Term: 2054 Use: Condo	
<b>56 JACQUELINE RD U:7</b> .....	<b>\$449,500</b>
B: Jeanne Tran S: Joseph H Bilodeau, Tr for Blaise A Bilodeau RET Book/Page: 83361/206, Date: 10/17/24 Mtg: Movement Mtg LLC \$337,125 Term: 2054 Use: 2 Bdrm Condo	
<b>164 PRINCETON AVE</b> .....	<b>\$370,000</b>
B: 164 Princeton Ave LLC S: William W Dahlbeck Jr Book/Page: 83356/69, Date: 10/16/24 Use: 2 Bdrm Bngl/Cottage, Lot: 3001sf Prior Sale: \$125,000 (11/99)	
<b>160 SCHOOL ST U:53</b> .....	<b>\$520,000</b>
B: Airola Holdings LLC S: Amit Meshbey Book/Page: 83363/286, Date: 10/18/24 Use: 1 Bdrm Condo Prior Sale: \$435,000 (11/19)	
<b>1205 TRAPELO RD</b> .....	<b>\$600,000</b>
B: Adrianna Calore S: Donna M Hughes Book/Page: 83349/348, Date: 10/15/24 Mtg: Rockland Tr Co \$528,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 9352sf Prior Sale: \$80,000 (10/87)	
<b>16 WINTER ST U:44C</b> .....	<b>\$383,899</b>
B: Calvin Cheung & Lin C Cheung S: Kwok K Wong & Anna K Har Wong Book/Page: 83357/242, Date: 10/16/24 Mtg: Guaranteed Rate Inc \$281,000 Term: 2054 Use: Condo Prior Sale: \$373,000 (04/17)	

<b>52 CLEVELAND RD</b> .....	<b>\$719,000</b>
B: Vahe Sargsyan & Anna Sargsyan S: Robert A Brown, Tr for Walter H Fautouche Obra 93 Book/Page: 83350/270, Date: 10/15/24 Mtg: Guaranteed Rate Inc \$697,430 Term: 2044 Use: 3 Bdrm Ranch, Lot: 5793sf	
<b>151 COOLIDGE AVE U:205</b> .....	<b>\$651,500</b>
B: Talar Mouradian S: Cherrie E Crane Book/Page: 83365/164, Date: 10/18/24 Mtg: Baycoast Mortgage Co \$521,200 Term: 2054 Use: 2 Bdrm Condo	
<b>13 JAMES ST U:13</b> .....	<b>\$665,000</b>
B: Andrew C Koutroukas S: Bryan M Guski & Amanda Guski Book/Page: 83360/573, Date: 10/17/24 Mtg: Movement Mtg LLC \$532,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$383,000 (06/13)	
<b>521 MOUNT AUBURN ST U:2</b> .....	<b>\$1,000,000</b>
B: 521 Mt Auburn St Suite 10 S: Mount Auburn Professional Book/Page: 83362/444, Date: 10/17/24 Mtg: Eastern Bank \$750,000 Use: Charity Property	
<b>521 MOUNT AUBURN ST U:3</b> .....	<b>\$1,000,000</b>
B: 521 Mt Auburn St Suite 10 S: Mount Auburn Professional Book/Page: 83362/444, Date: 10/17/24 Mtg: Eastern Bank \$750,000 Use: Charity Property, Lot: 697sf Prior Sale: \$190,000 (01/92)	
<b>521 MOUNT AUBURN ST U:4</b> .....	<b>\$1,000,000</b>
B: 521 Mt Auburn St Suite 10 S: Mount Auburn Professional Book/Page: 83362/444, Date: 10/17/24 Mtg: Eastern Bank \$750,000 Use: Charity Property Prior Sale: \$190,000 (01/92)	
<b>40 PARTRIDGE ST</b> .....	<b>\$820,000</b>
B: Bruce D Rowledge, Tr for Suzanne R Fallo RET S: Linda S Chase, Tr for Chase Ft Doc#: 000000001965327, Date: 10/15/24 Use: 3 Bdrm Cape Cod, Lot: 8015sf	
<b>5 REPTON CIR U:5103</b> .....	<b>\$671,000</b>
B: Robert K Bardot & Dawn M Bardot S: Lakshmi N Raju Buddaraju Book/Page: 83354/219, Date: 10/16/24 Use: 2 Bdrm Condo Prior Sale: \$580,000 (09/21)	

**Watertown**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	67
Median Price	\$889,000	\$900,000

**► REAL ESTATE SALES**

<b>69 BOYLSTON ST U:69</b> .....	<b>\$725,000</b>
B: Susan E Cook S: Adam Prichard & Emily Prichard Doc#: 000000001965296, Date: 10/15/24 Mtg: Guaranteed Rate Inc \$580,000 Term: 2054 Use: 7 Bdrm Condo Prior Sale: \$431,000 (05/13)	

<b>28 CLEVELAND RD</b> .....	<b>\$719,000</b>
B: Vahe Sargsyan & Anna Sargsyan S: Robert A Brown, Tr for Walter H Fautouche Obra 93 Book/Page: 83350/270, Date: 10/15/24 Mtg: Guaranteed Rate Inc \$697,430 Term: 2044 Use: 3 Bdrm Ranch, Lot: 5793sf	
<b>151 COOLIDGE AVE U:205</b> .....	<b>\$651,500</b>
B: Talar Mouradian S: Cherrie E Crane Book/Page: 83365/164, Date: 10/18/24 Mtg: Baycoast Mortgage Co \$521,200 Term: 2054 Use: 2 Bdrm Condo	
<b>13 JAMES ST U:13</b> .....	<b>\$665,000</b>
B: Andrew C Koutroukas S: Bryan M Guski & Amanda Guski Book/Page: 83360/573, Date: 10/17/24 Mtg: Movement Mtg LLC \$532,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$383,000 (06/13)	
<b>521 MOUNT AUBURN ST U:2</b> .....	<b>\$1,000,000</b>
B: 521 Mt Auburn St Suite 10 S: Mount Auburn Professional Book/Page: 83362/444, Date: 10/17/24 Mtg: Eastern Bank \$750,000 Use: Charity Property	
<b>521 MOUNT AUBURN ST U:3</b> .....	<b>\$1,000,000</b>
B: 521 Mt Auburn St Suite 10 S: Mount Auburn Professional Book/Page: 83362/444, Date: 10/17/24 Mtg: Eastern Bank \$750,000 Use: Charity Property, Lot: 697sf Prior Sale: \$190,000 (01/92)	
<b>521 MOUNT AUBURN ST U:4</b> .....	<b>\$1,000,000</b>
B: 521 Mt Auburn St Suite 10 S: Mount Auburn Professional Book/Page: 83362/444, Date: 10/17/24 Mtg: Eastern Bank \$750,000 Use: Charity Property Prior Sale: \$190,000 (01/92)	
<b>40 PARTRIDGE ST</b> .....	<b>\$820,000</b>
B: Bruce D Rowledge, Tr for Suzanne R Fallo RET S: Linda S Chase, Tr for Chase Ft Doc#: 000000001965327, Date: 10/15/24 Use: 3 Bdrm Cape Cod, Lot: 8015sf	
<b>5 REPTON CIR U:5103</b> .....	<b>\$671,000</b>
B: Robert K Bardot & Dawn M Bardot S: Lakshmi N Raju Buddaraju Book/Page: 83354/219, Date: 10/16/24 Use: 2 Bdrm Condo Prior Sale: \$580,000 (09/21)	

**Wayland**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	93
Median Price	\$1,085,000	\$1,260,000

**► REAL ESTATE SALES**

<b>8 BRANDYWYNE U:8</b> .....	<b>\$477,700</b>
B: Jane M Pannier, Tr for Kendal Green Holdings T S: Sema Arakelian, Tr for Stephen Karoghlian Jr T Doc#: 000000001965361, Date: 10/16/24 Use: 1 Bdrm Condo	
<b>2 LAUNCHER WAY U:2</b> .....	<b>\$859,000</b>
B: Varun Ramdevan & Neerja L Kumar S: Launcher Fund 1 LLC Book/Page: 83355/190, Date: 10/16/24 Mtg: Guaranteed Rate Inc \$816,050 Term: 2054 Use: Condo	
<b>36 RICH VALLEY RD</b> .....	<b>\$850,000</b>
B: Shizhong Chen & Yi Liu S: Susan F Fischer, Tr for David Hackett Fischer RET Book/Page: 83366/384, Date: 10/18/24 Mtg: General Mtg Cap Corp \$637,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 38333sf	

**Winchester**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	122	137
Median Price	\$1,417,500	\$1,542,500

**► REAL ESTATE SALES**

<b>3 CAMBRIDGE ST</b> .....	<b>\$1,049,294</b>
B: Happywife Holdings LLC S: William S Denney, Tr for Denny-Damon RET Book/Page: 83364/101, Date: 10/18/24 Use: Residential Undvpble Land, Lot: 4948sf	
<b>25 ENGLEWOOD RD</b> .....	<b>\$1,700,000</b>
B: Florian Maupas & Alex Guo S: Sgc Bldg Solutions LLC Book/Page: 83362/516, Date: 10/17/24 Mtg: Morgan Stanley Privat \$1,000,000 Term: 2054 Rate: 5.7% Type: Adj Use: 3 Bdrm Colonial, Lot: 6521sf Prior Sale: \$745,300 (03/23)	
<b>50 LAKE ST U:1</b> .....	<b>\$661,000</b>
B: Jillian Velioglu & Dilaver Velioglu S: Susan M Pymm, Tr for Pymm Rt Book/Page: 83350/581, Date: 10/15/24 Mtg: Farmers Bk & Trust NA \$486,000 Term: 2044 Use: 2 Bdrm Condo Prior Sale: \$227,000 (06/00)	
<b>9 NORFOLK RD</b> .....	<b>\$765,306</b>
B: 9 Norfolk Road LLC S: Christine L Ross, Tr for 9 Norfolk Road T Doc#: 000000001965304, Date: 10/15/24 Use: 3 Bdrm Colonial, Lot: 10097sf	
<b>7 WAINWRIGHT RD U:94</b> .....	<b>\$1,200,000</b>
B: Raffaele Bruno S: Joan L Miller, Tr for Joan L Miller 2014 T Book/Page: 83353/289, Date: 10/16/24 Mtg: Winchester Cp Bk \$1,230,000 Use: 3 Bdrm Condo Prior Sale: \$520,000 (09/99)	
<b>7 WAINWRIGHT RD U:97</b> .....	<b>\$1,225,000</b>
B: Youngjin Yoon & Heekyung Lee S: William T Sherry Jr T & William T Sherry Jr Book/Page: 83351/158, Date: 10/15/24 Mtg: Cambridge Svgs Bk \$882,000 Term: 2054 Rate: 5.8% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$520,000 (06/99)	
<b>57 WINFORD WAY</b> .....	<b>\$2,357,000</b>
B: Ishita Tyagi & Abhay Gupta S: John F Monahan & Yun Z Monahan Doc#: 000000001965606, Date: 10/18/24 Mtg: US Bank NA \$1,885,600 Term: 2054 Rate: 5.5% Type: Adj Use: 4 Bdrm Colonial, Lot: 6068sf Prior Sale: \$1,688,888 (07/19)	

**NORFOLK REGISTRY**

continued

**Braintree**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	173	172
Median Price	\$680,000	\$700,000

► **REAL ESTATE SALES**

**43 BV FRENCH ST..... \$700,000**

B: Yifan Tang & Huishan Tang  
S: Wing Y Lai & Lu M Lai  
Book/Page: 42058/7, Date: 10/18/24  
Mtg: General Mtg Cap Corp \$234,500  
Term: 2054 Rate: 6.9% Type: Adj  
Use: 3 Bdrm Cape Cod, Lot: 13399sf

**501 COMMERCE DR U:4103..... \$415,000**

B: Marilyn M Lumaghini, Tr for Lumaghini 2017 Funding T  
S: Patricia C Murphy, Tr for Maier Commerce Drive Rt  
Book/Page: 42058/223, Date: 10/18/24  
Use: 2 Bdrm Condo  
Prior Sale: \$325,000 (10/17)

**9 HILLSIDE AVE..... \$575,500**

B: Opendoor Property J LLC  
S: Georgette B Floyd  
Book/Page: 42054/335, Date: 10/17/24  
Use: 3 Bdrm Split Entry, Lot: 10681sf  
Prior Sale: \$141,000 (09/94)

**116 LUNDQUIST DR..... \$16,750,000**

B: L&W Supply Corp  
S: Atlantic Oliver 116 Lundq  
Book/Page: 42058/75, Date: 10/18/24  
Use: Industrial Warehouse, Lot: 197762sf  
Prior Sale: \$7,950,000 (04/21)

**65 MARGARET DR..... \$669,500**

B: Choi F Li  
S: John Oneill, Tr for Pj Oneill Home T  
Book/Page: 42058/514, Date: 10/18/24  
Mtg: Rocket Mortgage LLC \$350,000  
Term: 2054  
Use: 2 Bdrm Split Level, Lot: 20125sf

**186 PEACH ST..... \$592,950**

B: Steven Burke  
S: Nancy M Corrieri, Tr for Nmtc Ft  
Book/Page: 42058/34, Date: 10/18/24  
Mtg: Fairway Ind Mtg \$563,302  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 13556sf  
Prior Sale: \$400,500 (08/03)

**292 PLAIN ST..... \$300,000**

B: Sarah J Sardella & Robert T Corrigan S: Nancy Vallande  
Book/Page: 42052/143, Date: 10/16/24  
Use: 3 Bdrm Cape Cod, Lot: 10999sf

**399 POND ST U:E7..... \$560,000**

B: Ke W Chen & So P Chan  
S: Sulekha Jalaluddin  
Book/Page: 42052/537, Date: 10/16/24  
Mtg: Fairway Ind Mtg \$420,000  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$431,000 (11/20)

**15 THETFORD AVE..... \$640,000**

B: Diep N Ngo  
S: Sandra J Sweeney, Tr for Sandra J Sweeney T  
Doc#: 00000001543476, Date: 10/18/24  
Mtg: Rockland Tr Co \$512,000  
Term: 2054 Rate: 6.0% Type: Adj  
Use: 3 Bdrm Cape Cod, Lot: 15002sf

**56 VICTORIA AVE..... \$525,000**

B: Jacob P Carleen & Mariclaire P Oneill  
S: Jill E Giddens, Tr for Hackell Ft  
Book/Page: 42055/160, Date: 10/17/24  
Mtg: Fairway Ind Mtg \$420,000  
Term: 2054  
Use: 2 Bdrm Bngl/Cottage, Lot: 5001sf

**Brookline**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	79
Median Price	\$2,253,944	\$2,380,043

► **REAL ESTATE SALES**

**15 CEDAR RD..... \$4,768,000**

B: Guoyan Li & Jinxin Zhang  
S: Golegend Inc  
Doc#: 00000001543318, Date: 10/16/24  
Use: 6 Bdrm Colonial, Lot: 19197sf  
Prior Sale: \$4,380,000 (05/20)

**30 COUNTRY RD..... \$2,450,000**

B: Lihui Zhang  
S: Quoc-Dien Trinh, Tr for Julia Mcnabb-Baltar  
Book/Page: 42050/336, Date: 10/15/24  
Use: 7 Bdrm Colonial, Lot: 7501sf  
Prior Sale: \$1,065,000 (01/17)

**15 FRANCIS ST U:43..... \$641,000**

B: Meghan E Donahue  
S: Josephine S Elias & Kevin M Elias  
Book/Page: 42051/496, Date: 10/16/24  
Mtg: Cross Country Mtg Inc \$576,900  
Term: 2054  
Use: 1 Bdrm Condo  
Prior Sale: \$575,000 (03/20)

**50 GREEN ST U:108..... \$760,000**

B: Jihye Park  
S: Robert N Stone, Tr for Stone Rt  
Book/Page: 42051/49, Date: 10/15/24  
Use: 2 Bdrm Condo

**226 GROVE ST..... \$1,255,000**

B: Daniel Castellanos & Suellem M Yin  
S: Gideon S Ansell & Mary E Rutkowski  
Doc#: 00000001543439, Date: 10/18/24  
Mtg: Berkshire Bank \$941,250  
Term: 2054  
Use: 3 Bdrm Split Level, Lot: 7967sf  
Prior Sale: \$542,500 (05/12)

**195 SAINT PAUL ST U:1G..... \$673,000**

B: Db Liberty LLC  
S: Evaristo L Joseph & Regina P Escudero  
Book/Page: 42056/103, Date: 10/17/24  
Mtg: Logan Finance Corp \$284,000  
Term: 2054 Rate: 5.9% Type: Adj  
Use: 2 Bdrm Condo  
Prior Sale: \$659,000 (06/20)

**106 SEWALL AVE U:5..... \$930,000**

B: Jenny Yan  
S: Jonathan M Tsai & Lijiang Xing  
Book/Page: 42054/447, Date: 10/17/24  
Mtg: Guild Mortgage Co \$650,000  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$841,000 (06/19)

**131 SEWALL AVE U:57..... \$1,205,000**

B: Stiffer Legacy Prop LLC  
S: Lori Elliott, Tr for Brenner Rt  
Doc#: 00000001543352, Date: 10/16/24  
Use: 2 Bdrm Condo  
Prior Sale: \$180,000 (05/93)

**Canton**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	123
Median Price	\$816,500	\$810,000

► **REAL ESTATE SALES**

**5 BAILEY ST..... \$699,000**

B: Edward Segel  
S: Pamela Jones  
Book/Page: 42059/2, Date: 10/18/24  
Use: 2 Bdrm Colonial, Lot: 60113sf  
Prior Sale: \$340,000 (03/12)

**25 COLTS XING..... \$1,500,000**

B: Georgia Gregoriadis  
S: N R Chandrasekar & Akila Chandrasekar  
Book/Page: 42057/312, Date: 10/18/24  
Mtg: Dedham Inst for Svgs \$1,350,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 45207sf  
Prior Sale: \$1,532,862 (05/06)

**19 LEDGEWOOD DR..... \$711,500**

B: Florijon Dhimitri & Celeste M Digloria  
S: Molis Walter Est & Catherine M Noffle  
Book/Page: 42049/396, Date: 10/15/24  
Mtg: Bank of Canton \$569,200  
Term: 2054  
Use: 3 Bdrm Raised Ranch, Lot: 30394sf

**90 NEPONSET ST U:902..... \$270,000**

B: Tomas Martinez  
S: Hoo Jr Curtis S Est & Diane Yee  
Book/Page: 42053/313, Date: 10/16/24  
Mtg: Cape Cod Ck Bk \$216,000  
Term: 2054  
Use: 1 Bdrm Condo  
Prior Sale: \$52,000 (09/92)

**11 PIERCE PL..... \$520,850**

B: Sarah Shank & Andrew Foster  
S: Charles O Yeaton  
Book/Page: 42050/479, Date: 10/15/24  
Mtg: Guaranteed Rate Inc \$440,850  
Term: 2054  
Use: 2 Bdrm Conventional, Lot: 3054sf  
Prior Sale: \$266,000 (06/16)

**91 SPRING LN..... \$960,000**

B: Yong H Song & Yejin Chang  
S: George T Sullivan 3rd & Pamela N Murphy  
Doc#: 00000001543296, Date: 10/15/24  
Mtg: Guaranteed Rate Inc \$540,000  
Term: 2054  
Use: 3 Bdrm Split Level, Lot: 16584sf  
Prior Sale: \$445,000 (07/02)

**Cohasset**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	50
Median Price	\$1,515,000	\$1,417,500

► **REAL ESTATE SALES**

**14 HILL ST..... \$1,525,000**

B: Tyler Boule & Rose Boule  
S: Owen D Kenney & Julia B Kenney  
Book/Page: 42051/242, Date: 10/16/24  
Mtg: Guild Mortgage Co \$1,220,000  
Term: 2054  
Use: 3 Bdrm Colonial, Lot: 8168sf  
Prior Sale: \$875,000 (07/18)

**Dedham**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	156
Median Price	\$686,000	\$721,400

► **REAL ESTATE SALES**

**99 AMES ST..... \$900,000**

B: Si-Jing Huang  
S: Carlo P Civita T & Carlo P Civita Jr  
Book/Page: 42053/130, Date: 10/16/24  
Use: 3 Bdrm Colonial, Lot: 20168sf

**29 ANTHONY LN..... \$840,000**

B: Gulling Shi  
S: David Curley  
Book/Page: 42058/507, Date: 10/18/24  
Use: 3 Bdrm Ranch, Lot: 13668sf  
Prior Sale: \$585,000 (07/18)

**48 BEACON ST..... \$655,000**

B: Long Geng  
S: Gregory M Smith & Yan R San  
Doc#: 00000001543271, Date: 10/15/24  
Mtg: M&T Bank NA \$524,000  
Term: 2054 Rate: 5.0% Type: Adj  
Use: 3 Bdrm Cape Cod, Lot: 4500sf  
Prior Sale: \$410,000 (04/15)

**56 LINCOLN ST..... \$850,000**

B: Aaron Martel & Kristen Martin  
S: Christopher J Flinn, Tr for Christopher Flinn Lt  
Book/Page: 42048/409, Date: 10/15/24  
Use: 4 Bdrm Conventional, Lot: 7524sf  
Prior Sale: \$415,000 (04/02)

**23 SAMOSET RD..... \$770,000**

B: Peerapat Luxsuwong & Malin Uttamobol  
S: Patricia A Miranda & John S Miller  
Doc#: 00000001543412, Date: 10/18/24  
Mtg: Cross Country Mtg Inc \$616,000  
Term: 2054  
Use: 4 Bdrm Cape Cod, Lot: 9882sf  
Prior Sale: \$396,000 (07/06)

**Dover**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	58
Median Price	\$1,750,000	\$1,662,500

► **REAL ESTATE SALES**

**91 CENTRE ST..... \$3,250,000**

B: Kenneth Paradis & Christine Paradis  
S: Stephen C Belichick  
Book/Page: 42058/209, Date: 10/18/24  
Use: 6 Bdrm Mansion, Lot: 87120sf  
Prior Sale: \$2,595,150 (11/22)

**Foxboro**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	97
Median Price	\$650,000	\$675,000

► **REAL ESTATE SALES**

**26 EASTMAN AVE..... \$609,000**

B: Maria A Bastardo  
S: Todd Phillips & Karen Phillips  
Doc#: 00000001543292, Date: 10/15/24  
Mtg: Guaranteed Rate Inc \$548,100  
Term: 2054  
Use: 3 Bdrm Raised Ranch, Lot: 15000sf  
Prior Sale: \$250,000 (11/06)

**250 FOXBORO BLVD..... \$14,500,000**

B: Ari Foxborough LLC  
S: Nep Foxborough Ma Owner L  
Book/Page: 42050/439, Date: 10/15/24  
Mtg: Inst Svgs Newburyport \$10,350,000  
Use: Hotel, Lot: 274536sf  
Prior Sale: \$21,791,883 (06/15)

**130 MILL ST..... \$550,000**

B: Spring Hill Homes LLC  
S: Patrick E Rockett  
Book/Page: 42056/171, Date: 10/17/24  
Use: 3 Bdrm Ranch, Lot: 40436sf  
Prior Sale: \$330,000 (01/11)

**Franklin**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	175	172
Median Price	\$660,000	\$730,950

► **REAL ESTATE SALES**

**5 FRANCESCO AVE U:5..... \$650,000**

B: Elizabeth Laplaca  
S: Stephen J Healy & Lynn A Tyburski  
Book/Page: 42058/69, Date: 10/18/24  
Use: 2 Bdrm Condo  
Prior Sale: \$392,000 (04/17)

**602 FRANKLIN CROSSING RD U:602.... \$295,000**

B: Sai Y Gogula & Vishwa Desai  
S: Kathryn Santaniello & Shelly Santaniello  
Book/Page: 42051/92, Date: 10/16/24  
Mtg: Fall River Five Cents \$265,500  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$255,000 (03/22)

**51 KING ST..... \$573,000**

B: Michael J Hunchard & Judith A Hunchard  
S: Hunchard Edward M Est & Michael J Hunchard  
Book/Page: 42057/247, Date: 10/18/24  
Use: 3 Bdrm Ranch, Lot: 22107sf

**54 LENOX DR..... \$1,565,000**

B: Sean Pizarro & Jorge L Soto  
S: Jeff R Desroches  
Book/Page: 42056/260, Date: 10/17/24  
Mtg: Nqm Funding Lc \$1,095,500  
Term: 2054  
Use: 6 Bdrm Contemporary, Lot: 24790sf  
Prior Sale: \$925,000 (05/18)

**15 NORTHERN SPY RD..... \$1,075,000**

B: Benjamin Walbridge & Rebecca Walbridge  
S: John E Quigley & Nancy V Quigley  
Book/Page: 42055/73, Date: 10/17/24  
Mtg: Movement Mtg LLC \$806,000  
Term: 2054  
Use: 4 Bdrm Colonial, Lot: 68825sf  
Prior Sale: \$348,560 (07/97)

**599 OLD WEST CENTRAL ST U:A10..... \$248,000**

B: Rebecca L Reading  
S: Reidar S Davies  
Book/Page: 42058/541, Date: 10/18/24  
Mtg: Washington Trust Mtg \$173,000  
Term: 2054  
Use: 1 Bdrm Condo  
Prior Sale: \$194,500 (04/21)

**15 STANFORD RD..... \$640,000**

B: Jonathan R Schulhaus & Suzanne Schulhaus  
S: Maria E Laurence, Tr for Maria E Laurence T  
Book/Page: 42057/416, Date: 10/18/24  
Mtg: Wells Fargo Bank \$450,000  
Term: 2054  
Use: 3 Bdrm Raised Ranch, Lot: 15002sf  
Prior Sale: \$364,900 (04/05)

**Holbrook**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	78
Median Price	\$470,000	\$523,000

► **REAL ESTATE SALES**

**21 LOUISE RD..... \$465,000**

B: Earl Smith-Hamlett & Brittany Smith-Hamlett  
S: Richard A Lipinski  
Book/Page: 42055/10, Date: 10/17/24  
Mtg: Salem Five Mtg Co \$456,577  
Term: 2054  
Use: 3 Bdrm Ranch, Lot: 8581sf  
Prior Sale: \$83,000 (10/96)

**610 S FRANKLIN ST U:A302..... \$331,000**

B: George M Wisa  
S: Jonathan Castillo & Melanie Castillo  
Book/Page: 42050/185, Date: 10/15/24  
Mtg: Milestone Mtg Solutio \$314,450  
Term: 2054  
Use: 2 Bdrm Condo  
Prior Sale: \$305,000 (06/23)

**941 S FRANKLIN ST..... \$484,000**

B: Loru S Pierrette & Ruth S Pierrette  
S: Joanna E Frieling  
Book/Page: 42051/2, Date: 10/15/24  
Mtg: Cross Country Mtg Inc \$448,000  
Term: 2054  
Use: 3 Bdrm Old Style, Lot: 7144sf  
Prior Sale: \$217,000 (11/12)

**313 SOUTH ST..... \$525,000**

B: Joel Barbieri & Haley Barbieri  
S: Richard A Siers & Janet M Siers  
Book/Page: 42058/118, Date: 10/18/24  
Mtg: Freedom Mortgage Corp \$503,662  
Term: 2054  
Use: 3 Bdrm Cape Cod, Lot: 10585sf  
Prior Sale: \$255,000 (03/10)

**Medfield**

**MARKET STATISTICS THROUGH SEPTEMBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	100
Median Price	\$903,500	\$1,177,500

► **REAL ESTATE SALES**

**6 DAMON RD U:22..... \$1,125,000**

B: Patricia Grannatt & Milton H Grannatt  
S: Medfield Holdings LLC  
Book/Page: 42057/560, Date: 10/18/24  
Use: Condo

**10 EMERSON RD..... \$893,875**

B: Rene J Rahimoff & Samantha Vaughan  
S: Frederick S Parmenter & Dorothy M Parmenter  
Book/Page: 42050/121, Date: 10/15/24  
Mtg: Leader Bank NA \$143,875  
Term: 2039  
Use: 4 Bdrm Colonial, Lot: 40001sf

<b>33 RICHFIELD ST</b> .....	<b>\$1,025,000</b>
B: Thomas Grealish & Michaela Grealish S: Charles R Madden & Patricia A Madden Doc#: 00000001543303, Date: 10/16/24 Mtg: Beeline Loans Inc \$820,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 8000sf	
<b>151 ROCKLAND ST</b> .....	<b>\$1,100,000</b>
B: Alexandra Gaffney & Paul Gaffney Jr S: Todd A Michalik Book/Page: 42058/468, Date: 10/18/24 Mtg: US Bank NA \$766,500 Term: 2054 Use: 4 Bdrm Conventional, Lot: 2500sf Prior Sale: \$338,500 (05/06)	
<b>63 SACHEM ST</b> .....	<b>\$890,000</b>
B: En Lin & Yong F Liu S: Robin F Deacetis, Tr for 63 Sachus St lrt Book/Page: 42053/357, Date: 10/16/24 Use: 2-Family Two Family, Lot: 8000sf	
<b>468-470 SEA ST</b> .....	<b>\$940,000</b>
B: Sokol Kosova S: Paul M Marsters Book/Page: 42049/530, Date: 10/15/24 Mtg: Rocket Mortgage LLC \$470,000 Term: 2054 Use: 2-Family Two Family, Lot: 5464sf	
<b>475-479 SEA ST U:3</b> .....	<b>\$365,000</b>
B: LanYu Zheng S: Amanda Cayton Book/Page: 42056/406, Date: 10/18/24 Mtg: Guaranteed Rate Inc \$160,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$293,000 (07/20)	
<b>99 SUOMI RD U:99</b> .....	<b>\$755,000</b>
B: Haoyuan Wang S: Paula P Wong Book/Page: 42050/85, Date: 10/15/24 Use: 2 Bdrm Condo Prior Sale: \$427,800 (12/06)	
<b>84 THORNTON ST</b> .....	<b>\$618,000</b>
B: Guohua Li & Yanzi Li S: Smith Sr Frederick D Est & Caryn M Smith Book/Page: 42051/271, Date: 10/16/24 Mtg: Leader Bank NA \$494,400 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 4855sf	
<b>66 TOWN HILL ST</b> .....	<b>\$445,000</b>
B: Alesserjen Salud & Lena El-Taha S: Tony Tervakoski & Cheryl A Gustin Book/Page: 42049/183, Date: 10/15/24 Mtg: Bank of Canton \$400,500 Term: 2054 Use: 4 Bdrm Bngl/Cottage, Lot: 5334sf Prior Sale: \$55,000 (12/13)	
<b>67 WATER ST</b> .....	<b>\$650,000</b>
B: Hillary Birch S: William M Barber & Mary J Barber Book/Page: 42049/333, Date: 10/15/24 Mtg: United Wholesale Mtg \$520,000 Term: 2054 Use: 3-Family Family Flat, Lot: 8844sf	
<b>802 WILLARD ST U:2</b> .....	<b>\$315,000</b>
B: Kristeon L Mesa S: Andrew Beynen Book/Page: 42056/305, Date: 10/18/24 Mtg: JPMorgan Chase Bank \$299,250 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$234,900 (04/20)	
<b>97 WILSON AVE</b> .....	<b>\$685,020</b>
B: Long T Pham & Ngan H Nguyen S: Yun Z Zhang & Haifeng Lin Doc#: 00000001543247, Date: 10/15/24 Mtg: United Wholesale Mtg \$548,016 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 5169sf Prior Sale: \$473,000 (12/23)	

► FORECLOSURE DEEDS

<b>78 BEACH ST</b> .....	<b>\$791,000</b>
B: Pete LLC S: Haiyan Xu & Us Bank TNa Tr Book/Page: 42048/579, Date: 10/15/24 Mtg: Boston T Loans \$817,000 Use: 4 Bdrm Colonial, Lot: 10500sf Prior Sale: \$730,000 (10/18)	

**Randolph**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	132	151
Median Price	\$513,000	\$565,000

► REAL ESTATE SALES

<b>35 DELORENZO DR</b> .....	<b>\$477,000</b>
B: Myly LLC S: Raymond Dorce Book/Page: 42058/289, Date: 10/18/24 Mtg: Regg Llc \$457,000 Use: 3 Bdrm Raised Ranch, Lot: 14337sf Prior Sale: \$380,000 (09/05)	
<b>54 JANE ST</b> .....	<b>\$420,000</b>
B: David A Rusk S: Richard D Beers, Tr for Ann Rita Beers RET Doc#: 00000001543336, Date: 10/16/24 Mtg: Rocket Mortgage LLC \$294,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10000sf	
<b>612 NORTH ST</b> .....	<b>\$150,000</b>
B: Brian N Sandiford S: Ladega Lynne D Est & Sade Ladega Book/Page: 42049/125, Date: 10/15/24 Use: 3 Bdrm Ranch, Lot: 12030sf	
<b>35 REED ST</b> .....	<b>\$335,000</b>
B: Marie P Firmin S: Mona Derosier Doc#: 00000001543470, Date: 10/18/24 Mtg: Mtg Equity Partners \$284,750 Term: 2054 Use: 3 Bdrm Split Level, Lot: 9500sf Prior Sale: \$228,000 (04/07)	
<b>6 TRUELSON DR</b> .....	<b>\$525,000</b>
B: Usman Ahsan & Shujaullah Ahsan S: Cheryl A Askeland, Tr for 6 Truelson Drive Rt Book/Page: 42053/66, Date: 10/16/24 Mtg: Movement Mtg LLC \$515,490 Term: 2054 Use: 3 Bdrm Ranch, Lot: 13522sf Prior Sale: \$125,900 (07/96)	

**Sharon**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	117	112
Median Price	\$775,000	\$814,400

► REAL ESTATE SALES

<b>60 ASPEN RD</b> .....	<b>\$1,280,000</b>
B: Xiaofei Li & Lu Yin S: Andrew R Kalinsky & Sara R Kalinsky Book/Page: 42052/362, Date: 10/16/24 Mtg: Fairway Ind Mtg \$900,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 40004sf Prior Sale: \$779,000 (04/13)	

**Stoughton**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	142	149
Median Price	\$537,500	\$605,000

► REAL ESTATE SALES

<b>44 BRIAN DR U:D</b> .....	<b>\$389,900</b>
B: Thomas Sullivan S: Nina M Lynch & Katherine L Meneses Book/Page: 42055/497, Date: 10/17/24 Use: 2 Bdrm Condo Prior Sale: \$220,000 (03/10)	
<b>79 DONAHUE WAY</b> .....	<b>\$580,000</b>
B: Zachary Sharby & Katharine Sharby S: Arthur V Sullivan & Linda M Sullivan Doc#: 00000001543498, Date: 10/18/24 Mtg: Newrez LLC \$405,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 17520sf	
<b>175 GREENBROOK DR U:175</b> .....	<b>\$399,900</b>
B: Nina Duong S: Vrmgt Asset T & Us Bank TNa Tr Doc#: 00000001543356, Date: 10/17/24 Mtg: Northpointe Bank \$280,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$325,019 (06/24)	
<b>64 LAURELWOOD DR U:64</b> .....	<b>\$476,000</b>
B: Mary Karras S: Vladimir Pourer & Aleksandra Pourer Doc#: 00000001543238, Date: 10/15/24 Use: 3 Bdrm Condo Prior Sale: \$243,000 (11/08)	
<b>190 MILL ST U:190</b> .....	<b>\$585,000</b>
B: Suzanne M Degust S: Philip L Johnson, Tr for Taylor Rt Book/Page: 42055/458, Date: 10/17/24 Mtg: Fall River Five Cents \$385,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$325,000 (05/24)	
<b>225 PARK ST</b> .....	<b>\$455,000</b>
B: Ds Hillside LLC S: Meagan Delong & Justin D Delong Book/Page: 42056/301, Date: 10/18/24 Use: 3 Bdrm Old Style, Lot: 8102sf Prior Sale: \$295,000 (04/21)	
<b>45 PEARL STREET PL</b> .....	<b>\$240,000</b>
B: 809 Central St LLC S: Constitution Prop LLC Book/Page: 42057/493, Date: 10/18/24 Mtg: Marmac Funding LLC \$414,000 Use: 4 Bdrm Old Style, Lot: 5001sf	
<b>92 TAXIERA RD</b> .....	<b>\$710,000</b>
B: Hoang Vuong & Huy Huynh S: Derek A Zeolla & Arlene Y Zeolla Book/Page: 42057/362, Date: 10/18/24 Mtg: Rocket Mortgage LLC \$568,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 15751sf Prior Sale: \$325,000 (05/19)	
<b>18 WATER ST</b> .....	<b>\$788,000</b>
B: Cristal Tejeda & Robinson G Tejeda S: Michael F Riordan & Teresa A Riordan Book/Page: 42057/256, Date: 10/18/24 Mtg: Metro Credit Union \$773,727 Term: 2054 Use: 2-Family Conventional, Lot: 4887sf Prior Sale: \$300,000 (01/04)	
<b>29 WESTVIEW DR</b> .....	<b>\$888,000</b>
B: Carlos F Passoa S: Peter J Demko & Dawn M Demko Book/Page: 42049/559, Date: 10/15/24 Mtg: OCIBC Inc \$754,800 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 37374sf	

► FORECLOSURE DEEDS

<b>153 KOTLIK ST</b> .....	<b>\$480,000</b>
B: Stephen H Sera S: Janet Lee & Us Bank TNa Tr Book/Page: 42052/43, Date: 10/16/24 Use: 3 Bdrm Raised Ranch, Lot: 15364sf Prior Sale: \$250,000 (05/16)	

**Walpole**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	128	135
Median Price	\$711,500	\$768,000

► REAL ESTATE SALES

<b>8 BULLARD LN</b> .....	<b>\$800,000</b>
B: Andrea C Mantica & Alex Lempel S: Regina Lafontaine Book/Page: 42058/395, Date: 10/18/24 Mtg: Rocket Mortgage LLC \$525,000 Term: 2039 Use: 1 Bdrm Contemporary, Lot: 8337sf	
<b>591 COMMON ST</b> .....	<b>\$700,000</b>
B: Stephen Bowen & Laura Bowen S: Michael C Power, Tr for J & D Ft Book/Page: 42048/488, Date: 10/15/24 Mtg: Leader Bank NA \$630,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 21890sf	
<b>12 MOZART DR</b> .....	<b>\$1,050,000</b>
B: Pradeep Venigalla, Tr for Priyadarshini Trikha S: Cristina G Shinnick & James J Shinnick Book/Page: 42054/30, Date: 10/17/24 Mtg: Rocket Mortgage LLC \$735,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 52708sf Prior Sale: \$735,000 (12/17)	
<b>334 NORTH ST</b> .....	<b>\$1,085,000</b>
B: Joseph Disipio & Deanna Disipio S: Disipio Dev Group LLC Book/Page: 42050/591, Date: 10/15/24 Mtg: Bank of Canton \$650,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 15000sf Prior Sale: \$450,000 (08/22)	

**Wellesley**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	193	228
Median Price	\$1,910,000	\$2,107,250

► REAL ESTATE SALES

<b>324 LINDEN ST</b> .....	<b>\$1,750,000</b>
B: Thomas J Gawarkiewicz & Wendy Wu S: Christopher D Metcalf & Karen S Marans Book/Page: 42049/588, Date: 10/15/24 Mtg: Guaranteed Rate Inc \$1,150,000 Term: 2054 Use: 6 Bdrm Colonial, Lot: 11900sf Prior Sale: \$1,017,500 (06/14)	
<b>7 TURNER RD</b> .....	<b>\$2,490,000</b>
B: Aaron Muncey & Giannina Muncey S: Kerry P Morton, Tr for Carol A Hogan RET 2015 Book/Page: 42052/180, Date: 10/16/24 Mtg: BMO Harris Bk \$1,992,000 Term: 2054 Use: 5 Bdrm Colonial, Lot: 10660sf Prior Sale: \$1,200,000 (07/11)	
<b>53 WOODLAWN AVE</b> .....	<b>\$2,350,000</b>
B: Lauren Testa & John Testa S: William G Maynard & Janet C Maynard Book/Page: 42055/114, Date: 10/17/24 Mtg: Bank of America NA \$1,880,000 Term: 2054 Rate: 5.1% Type: Adj Use: 5 Bdrm Colonial, Lot: 19475sf Prior Sale: \$256,500 (11/91)	

**Westwood**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	113
Median Price	\$1,110,000	\$1,205,000

► REAL ESTATE SALES

<b>14 BURGESS AVE</b> .....	<b>\$500,000</b>
B: Shanika G Sarkis, Tr for S & Bernard Sarkis T S: Lane Clifford R Est & David Lane Book/Page: 42058/238, Date: 10/18/24 Mtg: Radius Financial Grp \$450,000 Term: 2054 Use: 2 Bdrm Cottage, Lot: 5040sf	
<b>23 WHITNEY AVE</b> .....	<b>\$1,435,000</b>
B: Shlomit B Lipton, Tr for Shlomit Bardach Lipton Ft S: Maitreyi G Sharma Book/Page: 42058/322, Date: 10/18/24 Use: 4 Bdrm Ranch, Lot: 12000sf Prior Sale: \$790,000 (07/07)	

**Weymouth**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	273	322
Median Price	\$580,000	\$610,000

► REAL ESTATE SALES

<b>57 ANNA RD</b> .....	<b>\$780,000</b>
B: Suhas S Kalmanker S: David F Yanovich & Gale R Yanovich Book/Page: 42049/507, Date: 10/15/24 Mtg: First Community Mtg \$623,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 5528sf Prior Sale: \$240,000 (12/01)	
<b>61 BROAD REACH U:T114B</b> .....	<b>\$326,000</b>
B: Edwin Torres S: Brian Durant Book/Page: 42059/36, Date: 10/18/24 Mtg: Webster Bank \$151,000 Term: 2054 Use: 1 Bdrm Condo Book/Page: \$302,500 (11/21)	
<b>54 FOUNTAIN LN U:10</b> .....	<b>\$335,000</b>
B: Joseph A Sheehan S: Christopher J Williams Doc#: 00000001543460, Date: 10/18/24 Use: 2 Bdrm Condo Prior Sale: \$170,000 (09/08)	
<b>551 FRONT ST</b> .....	<b>\$500,000</b>
B: Scott Landry S: Brendan Burke Book/Page: 42047/338, Date: 10/15/24 Mtg: Brendan Burke \$495,000 Term: 2054	
<b>42 HERITAGE LN</b> .....	<b>\$780,000</b>
B: Jacob Gould & Kerry Gould S: Gregory Buonocore & Paulina Bucko Book/Page: 42054/66, Date: 10/17/24 Mtg: Fairway Ind Mtg \$624,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 15200sf Prior Sale: \$482,000 (10/17)	
<b>269 LAKE ST U:2</b> .....	<b>\$290,000</b>
B: Gusty Saintiche S: Hichem Moumene & Karima Sadat Book/Page: 42050/519, Date: 10/15/24 Mtg: Embrace Home Loans \$261,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$230,000 (11/22)	
<b>59 LAKE VIEW RD</b> .....	<b>\$1,200,000</b>
B: Kimberly Hui & Lelia C Bray-Musso S: 59 Lake View LLC Book/Page: 42056/54, Date: 10/17/24 Mtg: William Raveis Mtg Co \$600,000 Term: 2054 Use: Residential Developable Land, Lot: 7379sf Prior Sale: \$340,000 (05/23)	
<b>40 LONE PINE PATH</b> .....	<b>\$645,000</b>
B: Katherine C Biondo & Anthony J Desalvo S: Donna L Sellgren Book/Page: 42058/81, Date: 10/18/24 Mtg: US Bank NA \$625,650 Term: 2054 Use: 4 Bdrm Colonial, Lot: 8220sf	
<b>53 PIERCE CT</b> .....	<b>\$603,000</b>
B: Charles H Paizante S: Robson Patricia A Est & Kaylen A Robson Book/Page: 42058/369, Date: 10/18/24 Mtg: United Wholesale Mtg \$422,100 Term: 2054 Use: 3 Bdrm Ranch, Lot: 23803sf	
<b>36 POND ST</b> .....	<b>\$1,487,500</b>
B: Ocean Real Estate 36 LLC S: 36 Pond Street Dev LLC Book/Page: 42055/558, Date: 10/17/24 Mtg: Quincy Credit Union \$1,190,000 Use: Apartment Bldg - 4-8 Units, Lot: 22100sf Prior Sale: \$1,175,000 (09/24)	
<b>2 TARA DR U:7</b> .....	<b>\$200,000</b>
B: Kam S Leung & Wei Y Zhong S: Paul Mctique Book/Page: 42055/320, Date: 10/17/24 Mtg: Metro Credit Union \$140,000 Term: 2054 Use: 1 Bdrm Condo Prior Sale: \$58,000 (03/15)	
<b>105 THICKET ST</b> .....	<b>\$643,000</b>
B: Jacqueline A Cannon S: Cole Mccarthy & Kerri Mccann Doc#: 00000001543437, Date: 10/18/24 Mtg: LendSure Mtg \$271,625 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 37500sf Prior Sale: \$630,000 (07/24)	
<b>90 TROTTER RD U:3301</b> .....	<b>\$560,000</b>
B: Sheikh S Hasan & Tanzila Rahman S: Ellen Buckley & Briana Buckley Book/Page: 42053/9, Date: 10/16/24 Use: 2 Bdrm Condo	
<b>90 TROTTER RD U:3408</b> .....	<b>\$575,000</b>
B: Paula P Wong S: Gregory J Lawless Book/Page: 42050/578, Date: 10/15/24 Use: 2 Bdrm Condo	

► REAL ESTATE SALES

<b>55 CAESAR CHELOR DR</b> .....	<b>\$700,000</b>
B: Rose Shute & Kevin Shute S: Samantha Proulx & Adam Proulx Book/Page: 42050/384, Date: 10/15/24 Mtg: United Nations FCU \$630,000 Term: 2054 Rate: 5.4% Type: Adj Use: 3 Bdrm Gambrel, Lot: 30174sf Prior Sale: \$540,000 (10/21)	
<b>15 KAYSHAW RD</b> .....	<b>\$125,000</b>
B: Catherine E Chung & John C Flaherty S: Katlyn Gallo Book/Page: 42058/115, Date: 10/18/24 Use: Residential Undvlpble Land, Lot: 10890sf Prior Sale: \$50,000 (09/23)	
<b>145 WEST ST</b> .....	<b>\$340,000</b>
B: Clifford Snow S: Snow David W Est & Sandra K Snow Book/Page: 42049/87, Date: 10/15/24 Use: 4 Bdrm Conventional, Lot: 45302sf	

**Plymouth Registry**

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

**Brockton Satellite Office**

For recordings and rundowns of unregistered land:  
32 Belmont St.  
Brockton, MA 02301  
Telephone: (508) 586-6998  
Fax: (508) 588-0240

**Rockland Satellite Office**

900 Hingham Street – Suite 920  
Rockland, MA 02370  
Telephone: (781) 792-2800  
Fax: (781) 792-2424

**Abington**

<b>MARKET STATISTICS THROUGH SEPTEMBER</b>	YTD 2023	YTD 2024
Number of 1-Fam Sales	104	82
Median Price	\$531,000	\$553,875

► REAL ESTATE SALES

<b>45 CENTRE AVE</b> .....	<b>\$480,000</b>
B: Bryce Jahner & Stephanie Jahner S: Douglas Mclellan & Carole Mclellan Book/Page: 59364/46, Date: 10/18/24 Mtg: Movement Mtg LLC \$456,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 9790sf Prior Sale: \$82,400 (08/91)	
<b>33 CROSSLEY ST</b> .....	<b>\$425,000</b>
B: John M Greene 3rd S: John M Greene Jr & Linda A Greene Doc#: 00000000855995, Date: 10/18/24 Mtg: Guaranteed Rate Inc \$212,500 Term: 2054 Use: 2 Bdrm Split Level, Lot: 8360sf	
<b>192 GROVELAND ST</b> .....	<b>\$500,000</b>
B: Carlos A Reyes S: Ohara Jr William H Est & Roswitha W Ohara Book/Page: 59351/47, Date: 10/15/24 	

PLYMOUTH REGISTRY continued

Carver

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 65 64
Median Price \$525,000 \$520,000

REAL ESTATE SALES

- 12 BROOK ST \$310,000
B: B2w LLC
S: Ryan M Testa
Book/Page: 59359/64, Date: 10/17/24
Mtg: Loan Funder LLC \$385,000
Use: 3 Bdrm Colonial, Lot: 38901sf
Prior Sale: \$2,000 (07/16)

Duxbury

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 96 132
Median Price \$1,198,000 \$1,202,511

REAL ESTATE SALES

- 190 LAKE SHORE DR \$1,069,000
B: Rachelle M Kulak & Samantha J Donnelly
S: Joseph Letormey Jr & Mireille Letormey
Book/Page: 59355/317, Date: 10/16/24
Mtg: Nationstar Mtg \$750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 56897sf
Prior Sale: \$405,000 (11/14)

East Bridgewater

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 94 67
Median Price \$501,500 \$525,000

REAL ESTATE SALES

- 8 SOUTHRIDGE DR \$899,000
B: Andrew P Mccluskey & Stacey L Mccluskey
S: M J L Construction Corp
Book/Page: 59359/282, Date: 10/17/24
Mtg: Bluestone Bank \$449,000
Term: 2054
Use: Residential Developable Land, Lot: 56693sf

Hanover

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 94 107
Median Price \$732,500 \$800,000

REAL ESTATE SALES

- 45 CHERYL LN \$929,000
B: Leigh W Potter & Kara Obrien
S: Tina Zine
Book/Page: 59365/150, Date: 10/18/24
Mtg: Liberty Bay CU \$743,200
Term: 2054
Use: 4 Bdrm Split Level, Lot: 30056sf
Prior Sale: \$369,900 (02/17)

Kingston

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 82 91
Median Price \$615,000 \$660,000

REAL ESTATE SALES

- 6 AUTUMN LN \$300,000
B: Weathervane Builders LLC
S: Continental Field Assoc R & James E Bristol 3rd
Book/Page: 59352/274, Date: 10/15/24
Mtg: South Shore Bank \$550,000
Use: Res Potentially Dvlpble Land, Lot: 73181sf

Hanson

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 67 66
Median Price \$490,000 \$610,000

REAL ESTATE SALES

- 481 HIGH ST \$810,000
B: Matthew J Thiem & Sadie J Odonnell
S: Kara B Hurston & Kristen A Hurston
Book/Page: 59350/89, Date: 10/15/24
Mtg: Guaranteed Rate Affin \$712,800
Term: 2054
Use: 4 Bdrm Conventional, Lot: 47045sf
Prior Sale: \$409,500 (08/16)

Hingham

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 161 183
Median Price \$1,275,000 \$1,330,000

REAL ESTATE SALES

- 24 BONNIE BRIER CIR \$850,000
B: Hai Z Chen & Yanyao Lin
S: Jamieson Fasoli & Nicole Fasoli
Book/Page: 59356/162, Date: 10/16/24
Mtg: Luxury Mtg Corp \$595,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5830sf
Prior Sale: \$125,000 (07/02)

FORECLOSURE DEEDS

- 166 HULL ST \$1,000,000
B: Tryon St Acqui T I Reo Hl
S: 166 Hull Street LLC & Tryon St Acquisition T I
Book/Page: 59350/214, Date: 10/15/24
Use: 3 Bdrm Antique, Lot: 190282sf
Prior Sale: \$1,275,000 (11/21)

Hull

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 71 74
Median Price \$605,000 \$655,750

REAL ESTATE SALES

- 246 KINGSLEY RD \$228,847
B: Christina Arevalo
S: Christina Arevalo & Josue Arevalo
Doc#: 00000000855905, Date: 10/16/24
Use: 3 Bdrm Split Level, Lot: 5001sf
Prior Sale: \$215,000 (11/15)

Kingston

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 82 91
Median Price \$615,000 \$660,000

REAL ESTATE SALES

- 2 BRAINTREE AVE \$1,150,000
B: Veronica McCarthy
S: 42 Grandview Dr Mt Kisco
Book/Page: 59352/296, Date: 10/15/24
Use: 3 Bdrm Ranch, Lot: 17750sf
Prior Sale: \$590,000 (08/13)

Lakeville

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 103 83
Median Price \$565,000 \$600,000

REAL ESTATE SALES

- 69 KINGMAN ST \$185,000
B: Stephen Bouchie & Haley Bouchie
S: Stephen P Forcier & Michele A Forcier
Book/Page: 59360/257, Date: 10/17/24
Mtg: Farm Credit East ACA \$550,000
Use: Farm Use, Lot: 420790sf
Prior Sale: \$160,000 (11/22)

Marion

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 43 42
Median Price \$699,900 \$757,500

REAL ESTATE SALES

- 369 WAREHAM RD U:4 \$262,500
B: Cameron Appleton & Nicole Appleton
S: Anthony Torraca & Deborah Torraca
Book/Page: 59353/70, Date: 10/15/24
Mtg: BankNewport \$210,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 1 Bdrm Condo

Marshfield

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 184 168
Median Price \$700,000 \$760,500

REAL ESTATE SALES

- 37 CEDAR RD \$802,000
B: Kristen Hurston & Kara Hurston
S: J S Kirschner-Baines, Tr for J S Kirschner-Baines Lt
Doc#: 00000000855874, Date: 10/15/24
Mtg: New Fed Mtg Corp \$502,000
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 12300sf
Prior Sale: \$225,000 (04/98)

Mattapoisett

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 52 50
Median Price \$610,000 \$699,000

REAL ESTATE SALES

- 4 ACORN LN \$660,000
B: Raymond Bonilla & Jamie L Disarno
S: Robert M Mayo & Robin L Mayo
Book/Page: 59364/178, Date: 10/18/24
Mtg: Total Mtg Svcs \$330,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 20047sf
Prior Sale: \$135,000 (05/91)

Middleboro

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 110 114
Median Price \$517,500 \$522,500

REAL ESTATE SALES

- 29 LAKEVIEW TER \$215,000
B: John Kavanagh & Eileen Kavanagh
S: James Lanagan
Book/Page: 59352/268, Date: 10/15/24
Use: 1 Bdrm Ranch, Lot: 8276sf
Prior Sale: \$144,500 (05/20)

Norwell

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 82 68
Median Price \$887,000 \$1,125,000

REAL ESTATE SALES

- 67 CENTRAL ST \$950,000
B: Matthew Paradiso & Alison Paradiso
S: Auburn Oak Dev LLC
Doc#: 00000000855864, Date: 10/15/24
Mtg: Mass Inst of Tech \$760,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 84506sf
Prior Sale: \$622,500 (01/23)

Pembroke

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 105 107
Median Price \$569,900 \$599,000

REAL ESTATE SALES

- 14 LAKE ST \$520,000
B: Dylan M Thomas & Jillian Oleary
S: Kathleen M Mitchell
Doc#: 00000000855849, Date: 10/15/24
Mtg: Coastal Heritage Bank \$468,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 42300sf

37 JOHN ALDEN RD \$800,000

B: Michael Steinberg & Meghan Steinberg
S: Lisa P Bell & Robert D Bell
Doc#: 00000000856008, Date: 10/18/24
Mtg: First Home Mtg \$600,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$460,000 (12/05)

25 KARAS WAY \$850,000

B: Pranin Pradhan & Valorie Tamang
S: Ryan S Krajewski, Tr for Ryan Sterling Krajewski T
Book/Page: 59353/114, Date: 10/15/24
Mtg: Cape Cod Five Cent Bk \$800,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 28710sf
Prior Sale: \$789,900 (05/22)

34 KESTREL HTS \$996,995

B: David B Riddle & Carol M Riddle
S: Toll Ma Land Ltd Partnesh
Book/Page: 59357/130, Date: 10/16/24

9 MARSCOT WAY \$714,240

B: Jesse W Bottoms & Jessica Bottoms
S: Jeffrey Lebreton, Tr for Lebreton T
Book/Page: 59361/329, Date: 10/17/24
Mtg: Onto Mortgage LLC \$607,104
Term: 2054
Use: 4 Bdrm Garrison, Lot: 24790sf

18 MEGANSETT DR U:7B \$421,000

B: Meghan McIntyre & James Dougherty 3rd
S: Maria Mainini
Book/Page: 59357/341, Date: 10/16/24
Mtg: LoanDepot.Com \$385,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$350,000 (08/24)

37 MONTGOMERY DR \$680,000

B: Alicia Amaro & Michael D Astrofsky
S: Fogarty Properties LLC
Book/Page: 59351/235, Date: 10/15/24
Mtg: CMG Mortgage Inc \$612,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20434sf
Prior Sale: \$200,000 (01/24)

28 NICKERSON ST \$560,000

B: Michael Kuhn & Nicole Kuhn
S: Jessica A Ventura
Book/Page: 59352/64, Date: 10/15/24
Mtg: Guild Mortgage Co \$512,820
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: \$40,000 (08/24)

297 SANDWICH ST \$470,000

B: Jeffrey Bukunt
S: Eric Urbanowicz
Book/Page: 59364/122, Date: 10/18/24
Mtg: North Easton Svgs Bk \$352,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$317,000 (02/21)

117 SEAVIEW DR \$1,550,000

B: Deborah A Lapidus
S: Marinus Strydom, Tr for Marinus Strydom RET
Doc#: 00000000855880, Date: 10/15/24
Use: 2 Bdrm Contemporary, Lot: 6970sf
Prior Sale: \$1,225,000 (05/22)

229 SHIP POND RD \$548,750

B: Patrick Oshea
S: Daniel J Sullivan Jr & Nancy L Norcross
Doc#: 00000000855892, Date: 10/15/24
Mtg: Fall River Five Cents \$425,600
Term: 2054
Use: 1 Bdrm Cape Cod, Lot: 62687sf
Prior Sale: \$132,500 (06/98)

98 SHORE DR \$970,000

B: Shahidul H Mannan
S: Larry Laster
Doc#: 00000000856003, Date: 10/18/24
Mtg: Better Mortgage Corp \$727,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 13504sf
Prior Sale: \$452,000 (06/02)

215 SUMMER ST \$262,595

B: 28 Property Group Inc
S: Gordon H Norris Jr & Denise L Norris
Book/Page: 59354/127, Date: 10/16/24
Mtg: RCN Capital LLC \$267,688
Term: 2025
Use: 3 Bdrm Gambrel, Lot: 5415sf
Prior Sale: \$75,000 (09/96)

118 SUNFLOWER WAY \$771,689

B: Chris G Barry & Rebecca J Barry
S: Whitman Homes Inc
Book/Page: 59351/213, Date: 10/15/24

TALCOTT PNES L:10-435 \$355,000

B: Lawrence B Serven, Tr for Lawrence B M Serven RET
S: Osgoff Homes LLC
Book/Page: 59364/253, Date: 10/18/24

187 TAYLOR AVE \$727,500

B: 187 Taylor LLC
S: Steven P Kleinman & David M Brillhart
Doc#: 00000000855986, Date: 10/18/24
Mtg: Raymond C Green T \$600,000
Use: 2-Family Raised Ranch, Lot: 4792sf
Prior Sale: \$453,000 (10/14)

15 W LONG POND RD \$810,000

B: Mark Mccabe & Blanche Mccabe
S: Leslie E Sanford, Tr for Sel Rt
Book/Page: 59358/62, Date: 10/16/24
Use: 4 Bdrm Cape Cod, Lot: 92308sf

19 W LONG POND RD \$810,000

B: Mark Mccabe & Blanche Mccabe
S: Leslie E Sanford, Tr for Sel Rt
Book/Page: 59358/62, Date: 10/16/24
Use: Residential Undvlpble Land, Lot: 11326sf

Rockland

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 80 76
Median Price \$478,076 \$533,055

REAL ESTATE SALES

- 68-R HARTSUFF ST \$505,000
B: Marty A Checchi & Kate M Fuller
S: Helen M Power
Book/Page: 59367/35, Date: 10/18/24
Mtg: Guaranteed Rate Inc \$420,000
Term: 2054
Use: 1-Family Cape Cod, Lot: 146991sf
Prior Sale: \$25,000 (09/16)

**18 WILLOW POND DR U:18**..... **\$200,000**  
 B: Kelly L Murphy, Tr for 18 Willow Pond T  
 S: John D Murphy & Steven K Murphy  
 Book/Page: 59357/225, Date: 10/16/24  
 Use: 2 Bdrm Condo, Lot: 2676326sf

**Scituate**

**MARKET STATISTICS THROUGH SEPTEMBER**  
 YTD 2023 YTD 2024  
 Number of 1-Fam Sales 159 140  
 Median Price \$861,000 \$879,500

► **REAL ESTATE SALES**

**23 1ST AVE**..... **\$880,000**  
 B: Shawn M Harris Jr & Samantha Pender  
 S: Jay B Colameco & Isabell M Hopkins  
 Doc#: 00000000855966, Date: 10/18/24  
 Mtg: TJC Mortgage Inc \$616,000  
 Term: 2054  
 Use: 2-Family Colonial, Lot: 10000sf

**652 1ST PARISH RD**..... **\$699,900**  
 B: Nancy A Dulaurence, Tr for Nancy A Dulaurence Ft  
 S: Shawn Harris Jr  
 Book/Page: 59355/104, Date: 10/16/24  
 Use: 2 Bdrm Conventional, Lot: 43560sf  
 Prior Sale: \$265,000 (09/21)

**41 ARBORWAY DR**..... **\$1,300,000**  
 B: Charles Eisenbies & Jillian Eisenbies  
 S: Mark D Smith & Mary O Smith  
 Book/Page: 59351/160, Date: 10/15/24  
 Mtg: Mortgage Corp Eastill \$1,007,500  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 20125sf  
 Prior Sale: \$308,800 (01/00)

**4 CLIFF ESTATES RD**..... **\$3,820,000**  
 B: Darren J Donovan & Carrie A Donovan  
 S: David J Dirubbo & Catrina M Dirubbo  
 Book/Page: 59350/230, Date: 10/15/24  
 Mtg: UBS Bank USA \$2,865,000  
 Term: 2054 Rate: 5.8% Type: Adj  
 Use: 5 Bdrm, Lot: 20822sf  
 Prior Sale: \$1,550,000 (05/20)

**137 HOLLETT ST**..... **\$460,000**  
 B: Fabio B Tavares Jr  
 S: Craig M Carey & Krysten N Carey  
 Book/Page: 59364/278, Date: 10/18/24  
 Mtg: St Anne's Credit Uno \$437,000  
 Term: 2054 Rate: 5.4% Type: Adj  
 Use: 3 Bdrm Conventional, Lot: 18418sf  
 Prior Sale: \$319,000 (10/03)

**175 MAPLE ST**..... **\$470,000**  
 B: Widmaier M Charles  
 S: Nancy Bresnahan, Tr for Nancy Bresnahan RET  
 Book/Page: 59355/288, Date: 10/16/24  
 Mtg: Bank of America NA \$446,500  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 11670sf  
 Prior Sale: \$28,000 (06/87)

**13 MARILYN RD**..... **\$750,000**  
 B: Steven Whiting & Kathleen Whiting  
 S: Jonathan R Dodds, Tr for Dodds Ft  
 Book/Page: 59354/149, Date: 10/16/24  
 Use: 3 Bdrm Ranch, Lot: 40293sf

**14 OTIS PL**..... **\$845,000**  
 B: Angeli C Virata & Michael F Woodman  
 S: Dean G Shea, Tr for Shea Rt  
 Book/Page: 59350/32, Date: 10/15/24  
 Mtg: Rockland Fed CU \$370,000  
 Term: 2054  
 Use: 3 Bdrm Conventional, Lot: 5750sf

**3 THELMA WAY U:3**..... **\$1,175,000**  
 B: Kelly C Gill, Tr for Brenda T Clair RET  
 S: Mark F Mccabe & Blanche E Mccabe  
 Book/Page: 59357/253, Date: 10/16/24  
 Use: 2 Bdrm Condo

**Wareham**

**MARKET STATISTICS THROUGH SEPTEMBER**  
 YTD 2023 YTD 2024  
 Number of 1-Fam Sales 207 205  
 Median Price \$389,900 \$442,000

► **REAL ESTATE SALES**

**13 BLUEBERRY RD**..... **\$399,900**  
 B: Jean M Papalia & John M Burke  
 S: Ronald H Jenner & Diann F Simmons  
 Book/Page: 59364/91, Date: 10/18/24  
 Use: 2 Bdrm Bngl/Cottage, Lot: 3750sf  
 Prior Sale: \$205,000 (06/18)

**9 CAMARDO DR**..... **\$399,900**  
 B: Bonnie J Davan  
 S: Carol A Doherty  
 Book/Page: 59358/127, Date: 10/16/24  
 Mtg: Fidelity Cp Bk \$139,000  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 10000sf  
 Prior Sale: \$75,000 (01/95)

**7 CRANBERRY GROVE WAY U:D**..... **\$400,000**  
 B: Helen B Pacewicz  
 S: Bradstreet E A Est & Susan A Whetstone  
 Book/Page: 59357/307, Date: 10/16/24  
 Mtg: Bluestone Bank \$200,100  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$182,128 (05/02)

**6 IRENE AVE**..... **\$405,000**  
 B: Papillon Hm Solutions LLC  
 S: Patricia R Wayne  
 Book/Page: 59357/103, Date: 10/16/24  
 Mtg: Alpha Real Est Lndg \$455,000  
 Use: Residential Undvlpble Land, Lot: 5279sf  
 Prior Sale: \$345,000 (12/06)

**45 MAIN ST U:101**..... **\$337,500**  
 B: Joseph Sootkoos 3rd  
 S: Onorato Clare C Est & John S Benco  
 Book/Page: 59367/178, Date: 10/18/24  
 Use: 1 Bdrm Condo

**641 MAIN ST**..... **\$575,000**  
 B: Six Six Nine Main LLC  
 S: Kevin Kane LLC  
 Book/Page: 59361/190, Date: 10/17/24  
 Use: Residential Undvlpble Land, Lot: 54886sf  
 Prior Sale: \$425,000 (05/24)

**661 MAIN ST**..... **\$575,000**  
 B: Six Six Nine Main LLC  
 S: Kevin Kane LLC  
 Book/Page: 59361/190, Date: 10/17/24  
 Use: Residential Undvlpble Land, Lot: 33480sf  
 Prior Sale: \$425,000 (05/24)

**665 MAIN ST**..... **\$575,000**  
 B: Six Six Nine Main LLC  
 S: Kevin Kane LLC  
 Book/Page: 59361/190, Date: 10/17/24  
 Use: Residential Undvlpble Land, Lot: 17500sf  
 Prior Sale: \$425,000 (05/24)

**669 MAIN ST**..... **\$575,000**  
 B: Six Six Nine Main LLC  
 S: Kevin Kane LLC  
 Book/Page: 59361/190, Date: 10/17/24  
 Use: 5 Bdrm Conventional, Lot: 50094sf  
 Prior Sale: \$575,000 (10/24)

**669 MAIN ST**..... **\$575,000**  
 B: Six Six Nine Main LLC  
 S: Kevin Kane LLC  
 Book/Page: 59361/190, Date: 10/17/24  
 Mtg: Rockland Tr Co \$460,000  
 Use: 5 Bdrm Conventional, Lot: 50094sf  
 Prior Sale: \$425,000 (05/24)

**92 MARTIN ST**..... **\$430,000**  
 B: Madeline Cain & Gawain Cain  
 S: Michael Kuhn  
 Book/Page: 59350/171, Date: 10/15/24  
 Mtg: Navy FCU \$439,245  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 7350sf  
 Prior Sale: \$345,000 (08/21)

**17 MURPHY ST**..... **\$400,000**  
 B: 17 Beach House LLC  
 S: Alan F Medeiros & Luke T Medeiros  
 Doc#: 00000000855953, Date: 10/17/24  
 Mtg: Sharon L Medeiros Tr \$400,000  
 Use: Residential Undvlpble Land, Lot: 20602sf

**14 SALT MARSH LN**..... **\$875,000**  
 B: Amy B Szczygiel  
 S: Raymond L H Murphy Jr Ft & Raymond L Murphy 3rd  
 Book/Page: 59362/147, Date: 10/17/24  
 Mtg: Guaranteed Rate Inc \$650,000  
 Term: 2054 Rate: 5.8% Type: Adj  
 Use: 3 Bdrm Ranch, Lot: 47045sf

► **FORECLOSURE DEEDS**

**3 WOODBRIDGE AVE**..... **\$163,000**  
 B: Earl Miranda  
 S: Mardiette E Deboyes & US Bank NA Tr  
 Book/Page: 59362/287, Date: 10/17/24  
 Use: 1 Bdrm Bngl/Cottage, Lot: 8870sf

**5 WOODBRIDGE AVE**..... **\$163,000**  
 B: Earl Miranda  
 S: Mardiette E Deboyes & US Bank NA Tr  
 Book/Page: 59362/287, Date: 10/17/24  
 Use: Residential Undvlpble Land, Lot: 4623sf  
 Prior Sale: \$72,000 (05/01)

**West Bridgewater**

**MARKET STATISTICS THROUGH SEPTEMBER**  
 YTD 2023 YTD 2024  
 Number of 1-Fam Sales 59 49  
 Median Price \$525,000 \$550,000

► **REAL ESTATE SALES**

**48 METACOMET RD U:48**..... **\$754,810**  
 B: Michael K Blackwell & Teresa Long  
 S: Cochesett Developers Inc  
 Book/Page: 59367/271, Date: 10/18/24  
 Mtg: Fairway Ind Mtg \$603,810  
 Term: 2054  
 Use: Condo

**143 WEST ST**..... **\$390,000**  
 B: Marc Palizzolo  
 S: Kathleen V Quilitzsch & Molly Quilitzsch  
 Doc#: 00000000855972, Date: 10/18/24  
 Use: 3 Bdrm Split Level, Lot: 19166sf  
 Prior Sale: \$185,000 (11/00)

**Whitman**

**MARKET STATISTICS THROUGH SEPTEMBER**  
 YTD 2023 YTD 2024  
 Number of 1-Fam Sales 90 90  
 Median Price \$485,000 \$499,950

► **REAL ESTATE SALES**

**154 AUBURN ST**..... **\$520,000**  
 B: Nicole A Brienzi  
 S: April Fife  
 Book/Page: 59352/207, Date: 10/15/24  
 Mtg: Prosperity Home Mtg \$510,581  
 Term: 2054  
 Use: 2 Bdrm Split Entry, Lot: 20634sf  
 Prior Sale: \$495,000 (10/23)

**33 BENSON ST**..... **\$540,000**  
 B: Francesco Servidio & Anna Folcarelli  
 S: Peter Kelley & Dianna L Kelley  
 Book/Page: 59352/167, Date: 10/15/24  
 Mtg: Leader Bank NA \$440,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 12201sf  
 Prior Sale: \$185,000 (09/00)

**101 CRANBERRY RD**..... **\$517,000**  
 B: Brendan P Kerr & Emma R Kimmell  
 S: Francis H Logan, Tr for Francis H Logan RET  
 Book/Page: 59356/19, Date: 10/16/24  
 Mtg: Fidelity Cp Bk \$447,000  
 Term: 2054  
 Use: 2 Bdrm Ranch, Lot: 16501sf  
 Prior Sale: \$254,900 (07/01)

**680 TEMPLE ST U:D4**..... **\$470,000**  
 B: Bhanu P Timireddy & Rashmi Vinjamuri  
 S: Paul D Mccluskey & Claudine Mccluskey  
 Book/Page: 59353/141, Date: 10/15/24  
 Mtg: Leader Bank NA \$446,500  
 Term: 2054  
 Use: 2 Bdrm Condo  
 Prior Sale: \$450,000 (05/24)

**49 SPECTACLE HILL RD**..... **\$1,365,000**  
 B: Paul Roberts, Tr for Mitchell Adelson T  
 S: Traditional Concepts Inc  
 Book/Page: 71174/62, Date: 10/18/24

**183 FOX RUN RD**..... **\$1,345,183**  
 B: Michael J Philbin & Courtney S Philbin  
 S: David B Riddle & Carol M Riddle  
 Book/Page: 71158/236, Date: 10/16/24  
 Mtg: Avidia Bank \$1,076,146  
 Term: 2054 Rate: 6.8% Type: Adj  
 Use: 4 Bdrm Colonial, Lot: 65340sf  
 Prior Sale: \$815,000 (12/03)

**49 SPECTACLE HILL RD**..... **\$1,365,000**  
 B: Paul Roberts, Tr for Mitchell Adelson T  
 S: Traditional Concepts Inc  
 Book/Page: 71174/62, Date: 10/18/24

**49 SPECTACLE HILL RD**..... **\$1,365,000**  
 B: Paul Roberts, Tr for Mitchell Adelson T  
 S: Traditional Concepts Inc  
 Book/Page: 71174/62, Date: 10/18/24

**49 SPECTACLE HILL RD**..... **\$1,365,000**  
 B: Paul Roberts, Tr for Mitchell Adelson T  
 S: Traditional Concepts Inc  
 Book/Page: 71174/62, Date: 10/18/24

**49 SPECTACLE HILL RD**..... **\$1,365,000**  
 B: Paul Roberts, Tr for Mitchell Adelson T  
 S: Traditional Concepts Inc  
 Book/Page: 71174/62, Date: 10/18/24

**Athol**

**MARKET STATISTICS THROUGH SEPTEMBER**  
 YTD 2023 YTD 2024  
 Number of 1-Fam Sales 110 99  
 Median Price \$287,500 \$320,000

► **REAL ESTATE SALES**

**111 BRICKYARD RD U:C1**..... **\$300,000**  
 B: Barbara Sabolefski  
 S: Horizon TCo  
 Book/Page: 71162/358, Date: 10/16/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$150,000 (02/24)

**163 MAIN ST**..... **\$357,000**  
 B: Peter Dassoni & Miles Dassoni  
 S: Julian F Fox  
 Book/Page: 71173/253, Date: 10/18/24  
 Mtg: Jeanne D Arc CU \$267,750  
 Term: 2054 Rate: 6.6% Type: Adj  
 Use: 3-Family Family Flat, Lot: 13289sf  
 Prior Sale: \$30,100 (03/92)

**19 PINE ST**..... **\$105,000**  
 B: David Bergeron  
 S: Amer Structured Acqui T 2 & Wilmington Svgs Fund Soc  
 Book/Page: 71161/280, Date: 10/16/24  
 Use: 2-Family Two Family, Lot: 4320sf  
 Prior Sale: \$78,791 (02/24)

**391 UNITY AVE**..... **\$170,000**  
 B: Sebastian Homes LLC  
 S: Timothy P Bachelder  
 Book/Page: 71155/355, Date: 10/15/24  
 Mtg: Kiavi Funding Inc \$234,900  
 Use: 2-Family Two Family, Lot: 6000sf

**Auburn**

**MARKET STATISTICS THROUGH SEPTEMBER**  
 YTD 2023 YTD 2024  
 Number of 1-Fam Sales 139 137  
 Median Price \$415,000 \$430,000

► **REAL ESTATE SALES**

**29 BRIARCLIFF DR**..... **\$823,000**  
 B: Bimalsharan Bhagat & Jankiben Bhagat  
 S: Sarah C Johnson & Timothy Johnson  
 Book/Page: 71162/99, Date: 10/16/24  
 Mtg: Avidia Bank \$617,250  
 Term: 2054  
 Use: 3 Bdrm Colonial, Lot: 12500sf  
 Prior Sale: \$700,000 (08/22)

**20 SUMMERHILL RD**..... **\$440,000**  
 B: Roberto C Carmona & Ingris A Hernandez  
 S: Hasida Ramadani  
 Book/Page: 71154/282, Date: 10/15/24  
 Mtg: New Fed Mtg Corp \$418,000  
 Term: 2054  
 Use: 3 Bdrm Cape Cod, Lot: 9174sf  
 Prior Sale: \$390,000 (08/22)

**65 BENTLEY RD**..... **\$529,000**  
 B: Ann R Carpenter  
 S: Kenneth B Goodwin & Anne M Goodwin  
 Book/Page: 71159/340, Date: 10/16/24  
 Mtg: St Marys Credit Union \$423,200  
 Term: 2054  
 Use: Residential Developable Land, Lot: 20383sf

**Barre**

**MARKET STATISTICS THROUGH SEPTEMBER**  
 YTD 2023 YTD 2024  
 Number of 1-Fam Sales 32 37  
 Median Price \$311,000 \$390,000

► **REAL ESTATE SALES**

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
 B: Nicholas Wiedman & Laura Wiedman  
 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

**88 SOUTH ST**..... **\$520,000**  
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 S: Ackley Ronald Charles Est & Scott E Ackley  
 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

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 Book/Page: 71165/310, Date: 10/17/24  
 Mtg: Webster FiveCent Svgs \$494,000  
 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

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 Book/Page: 71165/310, Date: 10/17/24  
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 Term: 2054  
 Use: 4 Bdrm Colonial, Lot: 233331sf

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WORCESTER REGISTRY

Table with 2 columns: Property Address and Price. Includes listings for 84 MANNING ST (\$424,000), 21 MARK BRADFORD DR (\$605,000), 150 PUTNAM RD (\$566,000), 578 WACHUSETT ST (\$864,000).

Hubbardston

Market statistics for Hubbardston showing YTD 2023 and YTD 2024 data for number of sales and median price. Includes a 'REAL ESTATE SALES' section with listing 81 BEMIS RD (\$350,000).

Lancaster

Market statistics for Lancaster showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 146 7 BRIDGE RD (\$862,650).

Leicester

Market statistics for Leicester showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 63 CHARLES ST (\$449,900), 67 LAKEVIEW DR (\$625,000), and 120 WHITE BIRCH ST (\$153,000).

Mendon

Market statistics for Mendon showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 16 BATES ST (\$590,000), 3 FOREST PARK DR (\$720,000), 5 HARTFORD AVE W (\$1,048,500), and 5 JEWELL XING (\$850,000).

Milford

Market statistics for Milford showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 3 CALVIN DR (\$640,000).

Table with 2 columns: Property Address and Price. Includes listings for 13 CARRIDGE CIR (\$515,000), 13 FAYETTE ST (\$540,000), 7 KODIAK LN U:51 (\$619,900), 8 SELMA CIR (\$809,900), 3 SHADOWBROOK LN U:14 (\$307,000), 18 SHADOWBROOK LN U:38 (\$225,000), 213 WEST ST U:2 (\$100,000).

Millbury

Market statistics for Millbury showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 6 AUBURN RD (\$650,000), 41 DOROTHY RD (\$50,000), 4 MILDRED AVE (\$525,000), and 25 S MAIN ST (\$732,000).

Millville

Market statistics for Millville showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 364 CHESTNUT HILL RD (\$850,000).

New Braintree

Market statistics for New Braintree showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing GILBERTVILLE RD (\$40,000).

North Brookfield

Market statistics for North Brookfield showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 56 BELL ST (\$640,000) and 4 SUMMIT TER (\$260,000).

Northborough

Market statistics for Northborough showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 18 COLBY ST (\$720,000), 17 DUNIA LN U:17 (\$670,000), and 3 MULLIGAN WAY (\$1,600,000).

Northbridge

Market statistics for Northbridge showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 225 N MAIN ST (\$500,000).

Table with 2 columns: Property Address and Price. Includes listings for 160 QUAKER ST (\$611,000) and 29 LOUIS ST (\$629,002).

Oakham

Market statistics for Oakham showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 1310 N BROOKFIELD RD (\$630,000).

Oxford

Market statistics for Oxford showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 29 CHURCH ST (\$300,000), 80 FORT HILL RD (\$495,000), and 1 SUTTON AVE (\$590,000).

Paxton

Market statistics for Paxton showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 13 HILL ST (\$799,900), 20 PLEASANT ST (\$460,000), and 8 NEW ATHOL RD (\$84,000).

Petersham

Market statistics for Petersham showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 8 NEW ATHOL RD (\$84,000).

Table with 2 columns: Property Address and Price. Includes listing for SPRING ST (\$23,000).

Phillipston

Market statistics for Phillipston showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 90 SPA RD (\$425,000).

Princeton

Market statistics for Princeton showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 151 COAL KILN RD (\$545,000).

Rutland

Market statistics for Rutland showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 224 TURKEY HILL RD (\$355,000).

Shrewsbury

Market statistics for Shrewsbury showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 3 COUNTRY WAY (\$1,100,000), 10 DALPHEN RD (\$545,000), 35 HARRINGTON AVE (\$96,000,000), and 18 SYCAMORE RD (\$875,000).

Southborough

Market statistics for Southborough showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 8 BRIGHAM ST (\$1,500,000).

Southbridge

Market statistics for Southbridge showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 179 CHAPIN ST (\$385,000) and 678 DENNISON DR (\$385,000).

Table with 2 columns: Property Address and Price. Includes listings for 155 HIGH ST (\$431,000) and 27 MAPLE TER (\$150,000).

Sterling

Market statistics for Sterling showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 168 JUSTICE HILL RD (\$315,000).

Sturbridge

Market statistics for Sturbridge showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listing 198 MAIN ST (\$12,000).

Sutton

Market statistics for Sutton showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 43 ARIEL CIR U:2 (\$557,619) and 109 ARIEL CIR U:109 (\$520,000).

Templeton

Market statistics for Templeton showing YTD 2023 and YTD 2024 data. Includes a 'REAL ESTATE SALES' section with listings 124 BURBANK RD L:3 (\$249,000) and 29 GRIGGS RD (\$720,000).

49 SOUTH RD ..... \$505,000
B: Anniemac Private Equity C
S: Barbara Sabolefski
Book/Page: 71161/111, Date: 10/16/24
Use: 3 Bdrm Antique, Lot: 43560sf

Upton

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 40 39
Median Price \$652,750 \$640,000

REAL ESTATE SALES

9 SHOEMAKER LN U:4 ..... \$769,865
B: Ronald C Inglis & Lona A Inglis
S: Black Brook Rlty Prop LLC
Book/Page: 71161/193, Date: 10/16/24
Use: Condo

Uxbridge

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 70 60
Median Price \$495,000 \$552,500

REAL ESTATE SALES

130 ELM ST ..... \$825,000
B: Deborah J Bliss
S: Sherman Farm Estates LLC
Book/Page: 71159/22, Date: 10/16/24
Use: Residential Developable Land, Lot: 43560sf

15 GARDEN ST ..... \$460,000
B: Sarah E Cormier & Ryan Daley
S: Rfjm Investing LLC
Book/Page: 71165/81, Date: 10/17/24
Mtg: Northpoint Mortgage \$368,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8451sf
Prior Sale: \$315,000 (07/24)

42 HENRY ST ..... \$325,000
B: Brian D Butler
S: Shugrue Rose Marie Est & Raymond Shugrue
Book/Page: 71161/262, Date: 10/16/24
Use: 3 Bdrm Cape Cod, Lot: 32195sf
Prior Sale: \$65,000 (08/17)

85 N MAIN ST U:6 ..... \$430,000
B: Gabriel Freitas
S: Lapointe Ft & Roland H Lapointe Jr
Book/Page: 71154/75, Date: 10/15/24
Use: 3 Bdrm Condo
Prior Sale: \$224,500 (12/12)

8 QUEEN OF ROSES LN U:8 ..... \$615,000
B: Denise Y Brindle & Christian Samuel
S: Hilary N Woodworth
Book/Page: 71169/261, Date: 10/18/24
Mtg: Rocket Mortgage LLC \$492,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$505,000 (08/21)

72 RIFLEMAN WAY ..... \$789,000
B: David Rich & Jolena Rich
S: Kristopher Buckman & Lauren Buckman
Book/Page: 71161/302, Date: 10/16/24
Use: 4 Bdrm Ranch, Lot: 47916sf
Prior Sale: \$540,000 (06/19)

Warren

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 23 28
Median Price \$319,900 \$350,000

REAL ESTATE SALES

CROUCH RD L:3B ..... \$36,750
B: Dennis Cahalan
S: Green Fields Inc
Book/Page: 71160/103, Date: 10/16/24

1898 MAIN ST ..... \$351,000
B: Deven Desroches
S: Merrill J Thompson Jr & Kimberly S Thompson
Book/Page: 71160/289, Date: 10/16/24
Mtg: HarborOne Mortgage \$351,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 91080sf
Prior Sale: \$122,500 (01/01)

Webster

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 99 102
Median Price \$374,000 \$397,500

REAL ESTATE SALES

1 MCKAYS WAY ..... \$155,000
B: All Star Homes LLC
S: Arbo LLC
Book/Page: 71155/277, Date: 10/15/24
Use: Apartment Bldg - 9 + Units, Lot: 62291sf
Prior Sale: \$2,000 (07/24)

120 THOMPSON RD ..... \$485,000
B: Ann Kamanga
S: Raymond L Fritz & Caroline L Fritz
Book/Page: 71175/310, Date: 10/18/24
Mtg: EMM Loans LLC \$470,450
Term: 2054
Use: Commercial Devlpble Land, Lot: 12045sf

West Boylston

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 35 50
Median Price \$485,000 \$490,000

REAL ESTATE SALES

10 PINWOOD DR ..... \$510,000
B: Marlymne A Colacchio
S: Paul A Sherblom & Joanna E Sherblom
Book/Page: 71172/360, Date: 10/18/24
Mtg: Baycoast Mortgage Co \$484,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25655sf
Prior Sale: \$155,000 (05/93)

Westborough

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 93 96
Median Price \$825,000 \$782,500

REAL ESTATE SALES

100 FISHER ST ..... \$702,500
B: Samantha Killilea
S: Sriyata Thirunagari
Book/Page: 71154/303, Date: 10/15/24
Mtg: Onto Mortgage LLC \$491,750
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 39361sf
Prior Sale: \$312,000 (12/11)

JASPER ST ..... \$4,000
B: Wayne Zarozny & Susan Zarozny
S: Fay Marion Louise Est & Marie L Harrington
Book/Page: 71166/284, Date: 10/17/24

149 MILK ST U:22 ..... \$245,000
B: Vaishali Joglekar
S: Christopher E Spinks
Book/Page: 71155/100, Date: 10/15/24
Mtg: Heritage Bank \$196,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$123,000 (02/16)

155 MILK ST U:16 ..... \$222,500
B: Arvinder Bindra
S: Pamela A McKillop
Book/Page: 71154/198, Date: 10/15/24
Mtg: RBC Bank Georgia NA \$145,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$150,000 (07/07)

3 VALLEY BROOK RD ..... \$850,000
B: Debalina Dutta
S: Ryan P Palladino & Ana M Palladino
Book/Page: 71169/122, Date: 10/17/24
Mtg: Prestige Home Mtg LLC \$680,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24171sf
Prior Sale: \$182,425 (05/94)

39 MARLAND RD ..... \$500,000
B: Androlissa Charles & Patrick Noel
S: Cindy Polk
Book/Page: 71176/101, Date: 10/18/24
Mtg: American Heritage \$450,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6378sf
Prior Sale: \$215,000 (07/16)

26 MENDON ST ..... \$680,000
B: Francisco Torres Jr
S: Alex Briceno
Book/Page: 71159/386, Date: 10/16/24
Mtg: Sierra Pacific Mtg \$657,305
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 4582sf
Prior Sale: \$500,000 (04/21)

10 NATHANIEL CT ..... \$307,000
B: Maira Waqar & Waqar Haider
S: Belin Sonthonax
Book/Page: 71159/187, Date: 10/16/24
Mtg: Leader Bank NA \$245,600
Term: 2039
Use: 2 Bdrm Ranch, Lot: 20000sf
Prior Sale: \$122,900 (06/00)

62 NELSON PL ..... \$380,000
B: Laurie J Jackson
S: Assumption College
Book/Page: 71160/133, Date: 10/16/24
Mtg: Ross Mortgage Co Inc \$190,000
Term: 2054
Use: Educational Property, Lot: 39400sf

107 NEWTON AVE N ..... \$660,000
B: David Polanski & Heather Polanski
S: Ardi Brahimi & Enida Spahiu-Brahimi
Doc#: 00000000123682, Date: 10/18/24
Mtg: BankESB \$280,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12387sf
Prior Sale: \$250,000 (10/19)

172 OLEAN ST ..... \$500,000
B: Andrea Pirella & Akyanna Smith
S: Crystal Santosuosso & Benjamin P Good
Book/Page: 71158/328, Date: 10/16/24
Mtg: Newrez LLC \$485,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: \$410,000 (05/22)

99 SAINT NICHOLAS AVE ..... \$425,000
B: Giordany Robert
S: Timothy J Obrien & Marissa S Coe
Book/Page: 71155/246, Date: 10/15/24
Mtg: Country Bank \$382,500
Term: 2054
Use: 3 Bdrm Duplex, Lot: 2569sf
Prior Sale: \$15,000 (10/24)

9 BECKLAND ST ..... \$47,000
B: Ahmed Hatim & Noor Al-Tahafee
S: William J Shugrue
Book/Page: 71171/138, Date: 10/18/24
Use: Res Potentially Dvlplble Land, Lot: 13640sf

17 BECKLAND ST ..... \$47,000
B: Ahmed Hatim & Noor Al-Tahafee
S: William J Shugrue
Book/Page: 71171/138, Date: 10/18/24
Use: Residential Developable Land, Lot: 7500sf

16 BOLTON ST ..... \$367,500
B: Sade Callwood
S: Elvis Perez & Leah S Perez
Book/Page: 71168/326, Date: 10/17/24
Mtg: Movement Mtg LLC \$349,125
Term: 2054
Use: 2 Bdrm Duplex, Lot: 4405sf
Prior Sale: \$246,000 (08/20)

310 BRIDLE PATH ..... \$313,000
B: Uyen Nguyen
S: Brennan W Jacoby
Book/Page: 71162/44, Date: 10/16/24
Mtg: Ross Mortgage Co Inc \$234,750
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 2663sf
Prior Sale: \$35,000 (12/13)

77 DARNELL RD ..... \$492,500
B: Avijit Mallick & Shatabdi Mitra
S: Amanda M Wilson
Book/Page: 71174/77, Date: 10/18/24
Mtg: Guild Mortgage Co \$447,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 8960sf
Prior Sale: \$269,900 (05/07)

5 DAYTON PL ..... \$625,000
B: Dimitrios P Baklias
S: Qingqing Li
Book/Page: 71167/379, Date: 10/17/24
Use: 2-Family Two Family, Lot: 6148sf
Prior Sale: \$450,000 (03/22)

32 ELLIOT ST ..... \$350,000
B: Yokaira A Lopez-Tifa
S: Frederick J Lariviere
Book/Page: 71166/299, Date: 10/17/24
Mtg: United Wholesale Mtg \$280,000
Term: 2054
Use: 2-Family Two Family, Lot: 3988sf

1 ENVELOPE TER U:302 ..... \$385,000
B: Chirag Patel & Shranita Patel
S: Heather Peck-Ouellette
Book/Page: 71153/112, Date: 10/15/24
Use: 1 Bdrm Condo
Prior Sale: \$351,000 (10/22)

60 FAIRMONT AVE ..... \$390,000
B: Marlene J Laurent
S: Jeannette S Chilterman, Tr for 60 Fairmont Ave & 208 Pll
Book/Page: 71176/381, Date: 10/18/24
Mtg: Rockland Tr Co \$378,300
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10000sf

11 GIBBS ST U:D58 ..... \$200,000
B: Setareh Torjani
S: Heidi Hickey
Book/Page: 71173/137, Date: 10/18/24
Use: 2 Bdrm Condo
Prior Sale: \$48,900 (12/99)

160 GOLD STAR BLVD ..... \$14,436,736
B: Realty Income Prop 25 LLC
S: 160 Gold Star LLC
Book/Page: 71156/88, Date: 10/15/24
Use: Manufacturing Building, Lot: 438649sf
Prior Sale: \$7,000,000 (02/98)

35 GRAMMONT RD ..... \$750,000
B: Carrits Real Estate LLC
S: Mf & Mn Management LLC
Book/Page: 71172/70, Date: 10/18/24
Mtg: Foundation Mtg Corp \$375,000
Term: 2054
Use: 3-Family Family Flat, Lot: 5000sf
Prior Sale: \$564,000 (09/21)

48 KING PHILIP RD ..... \$310,000
B: Tw King Philip LLC
S: Craig T Kerbeykian, Tr for Yagoobian Nt
Book/Page: 71161/386, Date: 10/16/24
Mtg: Wilvi Capital Lic \$217,000
Term: 2025
Use: 3 Bdrm Colonial, Lot: 5918sf

23 LAMAR AVE ..... \$300,000
B: Joel Maldonado
S: Rebecca Bush & William Bush
Book/Page: 71176/242, Date: 10/18/24
Mtg: Cross Country Mtg Inc \$291,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 5300sf
Prior Sale: \$136,843 (10/21)

13 MARANOOK RD ..... \$349,900
B: Colleen Phelan & Collin McMahon
S: Salinas Properties LLC
Book/Page: 71176/198, Date: 10/18/24
Mtg: Cross Country Mtg Inc \$343,561
Term: 2054
Use: 2 Bdrm Conventional, Lot: 11700sf
Prior Sale: \$285,000 (04/24)

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B: Francisco Torres Jr
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Prior Sale: \$7,000,000 (02/98)

35 GRAMMONT RD ..... \$750,000
B: Carrits Real Estate LLC
S: Mf & Mn Management LLC
Book/Page: 71172/70, Date: 10/18/24
Mtg: Foundation Mtg Corp \$375,000
Term: 2054
Use: 3-Family Family Flat, Lot: 5000sf
Prior Sale: \$564,000 (09/21)

48 KING PHILIP RD ..... \$310,000
B: Tw King Philip LLC
S: Craig T Kerbeykian, Tr for Yagoobian Nt
Book/Page: 71161/386, Date: 10/16/24
Mtg: Wilvi Capital Lic \$217,000
Term: 2025
Use: 3 Bdrm Colonial, Lot: 5918sf

23 LAMAR AVE ..... \$300,000
B: Joel Maldonado
S: Rebecca Bush & William Bush
Book/Page: 71176/242, Date: 10/18/24
Mtg: Cross Country Mtg Inc \$291,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 5300sf
Prior Sale: \$136,843 (10/21)

Worcester Registry 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 SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 65 57
Median Price \$378,000 \$415,000

REAL ESTATE SALES

2 BROGAN LN ..... \$379,900
B: Jeffrey Howell
S: Christopher C Dicienzo & Penny A Dicienzo
Book/Page: 10863/254, Date: 10/18/24
Mtg: Mortgage Research Ctr \$379,900
Term: 2054
Use: 1 Bdrm Ranch, Lot: 5500sf
Prior Sale: \$214,500 (03/18)

220 WINCHENDON RD ..... \$40,000
B: Mscw 220 LLC
S: Valorie J Sibley-Daigle
Book/Page: 10864/88, Date: 10/18/24
Mtg: Fidelity Ck Bk \$400,000

Fitchburg

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 228 221
Median Price \$356,000 \$385,000

REAL ESTATE SALES

2 ARDEN MILLS WAY U:2316 ..... \$320,000
B: Erika M Dellovo
S: Megan A Mcnamara
Book/Page: 10860/260, Date: 10/15/24
Mtg: Bay Equity LLC \$75,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$205,000 (05/18)

94 ASHBURNHAM HILL RD ..... \$340,000
B: Judith A Pierre-Louis
S: Wilber A Perez-Flores & Sonia G Garcia-Orellana
Book/Page: 10860/233, Date: 10/15/24
Mtg: Rocket Mortgage LLC \$333,841
Term: 2054
Use: 3 Bdrm Conventional, Lot: 9919sf
Prior Sale: \$270,000 (05/21)

38-44 BEMIS RD ..... \$775,000
B: Bemis Road Holdings LLC
S: Candor Rlty Inv Group LLC
Book/Page: 10861/344, Date: 10/16/24
Mtg: GFA Federal Credit Un \$581,250
Use: Apartment Bldg - 4-8 Units, Lot: 7985sf
Prior Sale: \$380,000 (05/21)

146 BOUTELLE ST ..... \$500,000
B: Wesley Mccants 3rd
S: Reichley A Mokom
Book/Page: 10863/363, Date: 10/18/24
Mtg: American Fin Network \$483,312
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 10276sf
Prior Sale: \$306,000 (08/20)

14 BRIGHAM ST ..... \$351,750
B: Juan Ventura & Maria Santana
S: Karen Lessard, Tr for Francis P Tatro Lt
Book/Page: 10862/24, Date: 10/17/24
Mtg: Onto Mortgage LLC \$334,163
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3568sf

55 CORTLAND AVE ..... \$715,000
B: Sean D Shea & Stephanie Shea
S: Michael Zarella & Jessica Zarella
Book/Page: 10860/199, Date: 10/15/24
Mtg: Guaranteed Rate Inc \$515,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20617sf
Prior Sale: \$705,000 (07/24)

50 FRANKFORT ST U:1 ..... \$265,000
B: Priscilla Oti
S: 50 F LLC
Book/Page: 10861/143, Date: 10/16/24
Mtg: Cross Country Mtg Inc \$246,000
Term: 2054
Use: Condo

50 FRANKFORT ST U:8 ..... \$415,000
B: Faria Kader
S: 50 F LLC
Book/Page: 10862/70, Date: 10/17/24
Mtg: CMG Mortgage Inc \$373,500
Term: 2054
Use: Condo

139 KING ST ..... \$375,000
B: Samuel R Jurado
S: Doua Her
Book/Page: 10863/281, Date: 10/18/24
Mtg: Guild Mortgage Co \$356,250
Use: 2-Family Split Level, Lot: 8063sf
Prior Sale: \$99,000 (11/97)

239 MILK ST ..... \$400,000
B: Joseph Benavidez & Scott Barney
S: Colby J Obrien & Briana M Obrien
Book/Page: 10861/56, Date: 10/16/24
Mtg: Fairway Ind Mtg \$265,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5201sf
Prior Sale: \$282,000 (11/21)

393 NEW WEST TOWNSEND RD ..... \$437,000
B: John B Tata & Louise A Tata
S: Laura Mckenna & Christine Desrochers
Book/Page: 10862/356, Date: 10/17/24
Use: Residential Undvlplble Land, Lot: 7492sf

193 PEARL HILL RD ..... \$500,000
B: Marvin Guardado-Melgar
S: Federal Natl Mtg Assn
Book/Page: 10860/308, Date: 10/15/24
Mtg: United Wholesale Mtg \$490,943
Term: 2054
Use: 3 Bdrm Ranch, Lot: 25796sf
Prior Sale: \$329,000 (01/04)

56 PUTNAM PARK ..... \$450,040
B: Kiara Flores
S: George J Mcmanus Jr & Mark W Mcmanus
Book/Page: 10864/54, Date: 10/18/24
Mtg: Mtg Equity Partners \$441,888
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 4840sf

963 RINDGE RD ..... \$390,000
B: Jennifer Elliott & Aaron Elliott
S: Bonnie Davan
Book/Page: 10861/276, Date: 10/16/24
Mtg: Movement Mtg LLC \$370,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 65340sf
Prior Sale: \$125,000 (08/12)

80 SOUTH ST U:8 ..... \$335,000
B: Natalia E Melendez
S: Km R2 Realty LLC
Book/Page: 1086

# Credit Records

## Voluntary Bankruptcies

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

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

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

### BARNSTABLE

#### Centerville

HALEY, Deborah A, 24 Braley Jenkins Rd, Centerville, 02632 D:10/23/24 Case#: 24-12120

### BERKSHIRE MIDDLE

#### Pittsfield

BURCHARD, Gary A, 128 Oak Hill Rd, Pittsfield, 01201 D:10/22/24 Case#: 24-30572

### BRISTOL FALL RIVER

#### Fall River

FARIAS, Tammy L, 54 Kellogg St, Fall River, 02724-3407 D:10/23/24 Case#: 24-12122

KELLY, Michael, PO Box 4029, Fall River, 02722 D:10/23/24 Case#: 24-12123

PHAROAH MOBILE DETAILING, PO Box 4029, Fall River, 02722 D:10/23/24 Case#: 24-12124

### BRISTOL NORTH

#### Mansfield

MCCARTHY, Diane, 19 Erick Rd, Mansfield, 02048-3011 D:10/23/24 Case#: 24-12118

### ESSEX NORTH

#### Lawrence

CALDERON, Jaime Calderon, 17 Royal St, Lawrence, 01841-4119 D:10/21/24 Case#: 24-41061

### ESSEX SOUTH

#### Haverhill

SOTO, Priscilla, 14 Granite St U:605, Haverhill, 01832-5531 D:10/21/24 Case#: 24-41063

#### Lynn

SARIN, Nyta R, 38 Whittier St U:1, Lynn, 01902-4113 D:10/24/24 Case#: 24-12132

#### Merrimac

BUSHOLD, Peter A, 18 W Hadley Rd, Merrimac, 01860-1310 D:10/19/24 Case#: 24-12106

#### Salem

Ill, John Robert Woofter, 24 Loring Ave, Salem, 01970 D:10/25/24 Case#: 24-12137

### HAMPDEN

#### Agawam

NUNEZ, Rafael F, 43 Spring St, Agawam, 01001 D:10/22/24 Case#: 24-30571

REKART, Amy L, 31 Sutton Pl U:2, Agawam, 01001-1404 D:10/24/24 Case#: 24-30580

#### East Longmeadow

RASCHILLA, Michael J, 3 Townview Cir, East Longmeadow, 01028 D:10/21/24 Case#: 24-30570

#### Palmer

DWYER, Barry Francis, 43 Glenn St, Palmer, 01080-1019 D:10/23/24 Case#: 24-30574

PRZECHOCKI, Keith E, 26 Nipmuck St, Palmer, 01069-2217 D:10/21/24 Case#: 24-30568

#### Springfield

PASSERA, Marc S, 158 Merrimac Ave, Springfield, 01104 D:10/23/24 Case#: 24-30578

SZABAN, Scott David, 18 Louise St, Springfield, 01118 D:10/23/24 Case#: 24-30573

TOTI, Mark T, 166 Old Farm Rd, Springfield, 01119 D:10/23/24 Case#: 24-30577

#### West Springfield

PENA, Diana J, 45 River St U:3, West Springfield, 01089-3616 D:10/21/24 Case#: 24-30569

### HAMPSHIRE

#### Easthampton

GARCIA, Ashlie Marie, 15 Cottage St U:219, Easthampton, 01027-1668 D:10/23/24 Case#: 24-30575

#### Northampton

LAGUE, Karen A, 71 State St U:225, Northampton, 01060-3053 D:10/24/24 Case#: 24-30579

#### Ware

LACAMERA, Johanna A, 93 Old Poor Farm Rd, Ware, 01082 D:10/25/24 Case#: 24-30581

### MIDDLESEX NORTH

#### Billerica

LINEHAN, Shannon M, 61 River St, Billerica, 01821-1810 D:10/24/24 Case#: 24-41073

#### Chelmsford

GANNON, Megan E, 417 Wellman Ave U:417, Chelmsford, 01863-1364 D:10/25/24 Case#: 24-41084

#### Dracut

JOHNSON, Mark Anthony, 21 Mailloux Ter, Dracut, 01826 D:10/23/24 Case#: 24-41070

### Lowell

GUTIERREZ, Ivonne, 273 W 6th St, Lowell, 01850-1834 D:10/25/24 Case#: 24-41085

### Tewksbury

WHITE, Brian M, 162 Deering Dr, Tewksbury, 01876 D:10/21/24 Case#: 24-41062

### MIDDLESEX SOUTH

#### Groton

LETTIS, Kiera N, 312 Forge Village Rd, Groton, 01450 D:10/24/24 Case#: 24-41077

#### Melrose

SHIFFLETT, Anthony Dwayne, 40 Orient Ave, Melrose, 02176-3208 D:10/21/24 Case#: 24-12109

SILIN, Joseph Paul, 200 W Foster St, Melrose, 02176 D:10/22/24 Case#: 24-12112

### NORFOLK

#### Franklin

FALLOWS, Bruce L, 39 Central Park Ter, Franklin, 02038-2233 D:10/25/24 Case#: 24-41083

#### Medway

SHUMAN, Robert C, 12 Ridgestone Dr U:12, Medway, 02053 D:10/21/24 Case#: 24-41060

#### Quincy

FOLEY, Kathryn A, 125 Granite St, Quincy, 02169-5066 D:10/24/24 Case#: 24-12131

#### Walpole

ORTEGA-LEMUS, Sergio D, 4 Crosswoods Path, Walpole, 02081-2351 D:10/25/24 Case#: 24-12136

#### Weymouth

MEANS, Frederick Roy, 1168 Pleasant St, Weymouth, 02189 D:10/25/24 Case#: 24-12140

### PLYMOUTH

#### Pembroke

MORALES-VALENCIA, Luis, 34 Mattakeesett St U:15, Pembroke, 02359 D:10/25/24 Case#: 24-12135

### SUFFOLK

#### Boston

COTTO, Jose A Sr , 0 Zzz, Boston, 02205 D:10/22/24 Case#: 24-12115

#### Revere

ALUIA, Carlene A, 27 Fenley St, Revere, 02151 D:10/24/24 Case#: 24-12133

#### Roxbury

ESTRADA BURGOS, Dalia A, 3 Turquoise Way U:MB1, Roxbury, 02120-2703 D:10/25/24 Case#: 24-12138

#### Winthrop

ELDER, Garrett J, 42-44 Irwin St, Winthrop, 02152-1213 D:10/23/24 Case#: 24-12119

### WORCESTER

#### Oxford

A&P WINE WHOLESALERS LLC, 430 Main St, Oxford, 01540-1767 D:10/24/24 Case#: 24-41075

STRATIS, Evan, 4 Wayne Ave, Oxford, 01540 D:10/24/24 Case#: 24-41074

#### Shrewsbury

MCGINNIS, William J, 171-B Crescent St, Shrewsbury, 01545-2835 D:10/22/24 Case#: 24-41067

#### Sturbridge

HIGH PURITY EXTRACTIONS, PO Box 1300, Sturbridge, 01566 D:10/23/24 Case#: 24-41069

#### Webster

COSTOMIRIS, Alexander, 16 Village Way U:1, Webster, 01570-2369 D:10/25/24 Case#: 24-41081

#### Westborough

LEPOER, Ivana A, 59 Summer St, Westborough, 01581 D:10/22/24 Case#: 24-41068

#### Worcester

COOK, Jonathan T, 19 June St, Worcester, 01602 D:10/23/24 Case#: 24-41071

MANN, Craig D, 145 Front St, Worcester, 01608-1406 D:10/25/24 Case#: 24-41079

### WORCESTER NORTH

#### Fitchburg

BUTLER, Doreen D, PO Box 197, Fitchburg, 01420 D:10/25/24 Case#: 24-41080

THERRIEN, Jeffrey D, 276 Chester St, Fitchburg, 01420 D:10/25/24 Case#: 24-41082

## Chapter 13 Bankruptcies

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

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

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

### BARNSTABLE

#### Yarmouth

SURABIAN, Steven, 1198 Route 28 U:E, Yarmouth, 02664-4463 D:10/22/24 Case#: 24-12114

### BRISTOL NORTH

#### Raynham

PRYOR, Melissa A, 59 Edward Rd, Raynham, 02767 D:10/22/24 Case#: 24-12116

### BRISTOL SOUTH

#### Westport

BORGES, Carol A, PO Box N616, Westport, 02790 D:10/22/24 Case#: 24-12113

### ESSEX SOUTH

#### Lynn

GEOHAGEN, Mark, 33 Revere Ave, Lynn, 01905 D:10/23/24 Case#: 24-12117

#### Peabody

DAVIS, Kathleen M, 5232 Avalon Dr, Peabody, 01960-1532 D:10/24/24 Case#: 24-12128

### HAMPSHIRE

#### Belchertown

PICARDI, Patricia Ann, 25 Helen Ln, Belchertown, 01007 D:10/21/24 Case#: 24-30567

PLANT, Jeffrey Dale, 311 Turkey Hill Rd, Belchertown, 01007 D:10/23/24 Case#: 24-30576

### MIDDLESEX NORTH

#### Billerica

CASCIO, Luigi, 59 Tower Farm Rd, Billerica, 01821 D:10/24/24 Case#: 24-41076

#### Tewksbury

IANNELLI, John J, 7 Dickson Ave, Tewksbury, 01876 D:10/22/24 Case#: 24-41065

STEWART, James P, 975 East St, Tewksbury, 01876-1455 D:10/23/24 Case#: 24-41072

### MIDDLESEX SOUTH

#### Hopkinton

SAIYED, Shabbar Raza, 2 Spring Ln, Hopkinton, 01748 D:10/22/24 Case#: 24-41066

#### Malden

NDAGIRE, Sylvia C, 24 Brentwood St, Malden, 02148 D:10/24/24 Case#: 24-12130

#### Stoneham

LORDAN, Linda Claire, 131 Franklin St U:303, Stoneham, 02180 D:10/22/24 Case#: 24-12110

### NORFOLK

#### Norwood

MACDONALD, David, 169 Washington St, Norwood, 02062 D:10/25/24 Case#: 24-12134

#### Wrentham

GATELY, Jacqueline M, 277 Chestnut St, Wrentham, 02093 D:10/23/24 Case#: 24-12126

HANIFIN, Robert, 50 Ledgeview Way U:2217, Wrentham, 02093 D:10/23/24 Case#: 24-12125

### PLYMOUTH

#### Brockton

DELICE, Yves, 34 Newton Ave, Brockton, 02301 D:10/19/24 Case#: 24-12107

NKOUA, Maxime Juslain, 71 Woodard Ave, Brockton, 02301 D:10/24/24 Case#: 24-12127

#### Middleboro

CARRINGTON, Lee C Jr , 53 Miller St, Middleboro, 02346 D:10/23/24 Case#: 24-12121

#### Scituate

MANNING, Catherine A, 16 Porter Rd, Scituate, 02066 D:10/25/24 Case#: 24-12139

### SUFFOLK

#### Hyde Park

DAVIS, Michael, 13-15 Mattakeesett St, Hyde Park, 02136 D:10/22/24 Case#: 24-12111

#### Roslindale

FEVRIER, Marlaime, 21 Brahms St, Roslindale, 02131 D:10/20/24 Case#: 24-12108

### WORCESTER

#### Gardner

ERICKSON, Lorre May, 401 Park St, Gardner, 01440 D:10/20/24 Case#: 24-41059

#### Worcester

BOAKYE, Lydia, 25 Kenberma Rd, Worcester, 01604 D:10/24/24 Case#: 24-41078

## Chapter 11 Bankruptcies

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

*These are reorganizations usually used by a business (may be used by an individual) to rehabilitate rather than to liquidate. Debtors propose a plan to reorganize their financial affairs and satisfy their creditors. This plan must be accepted by the creditors and approved by the court.*

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

### MIDDLESEX NORTH

#### Tewksbury

K & M AMUSEMENT CENTER, 2087 Main St, Tewksbury, 01876-3043 D:10/22/24 Case#: 24-41064

### NORFOLK

#### Quincy

CPC ERICSSON STREET LLC, 218-226 Willard St, Quincy, 02169-1518 D:10/24/24 Case#: 24-12129

## Federal Tax Liens

Filed: Clerk's Office, US District Court, Boston.

*Liens are placed by the Department of the Treasury, Internal Revenue Service, on the property, real or personal, of any taxpayer entity deemed to be in default on taxes. Releases are not published.*

*The name and address of the taxpayer and filing date (D) of the lien is listed; the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) follows. If more than one tax is owed, the amount shown is the total of all amounts assessed.*

*Types of tax include*  
**941 FICA and Withholding Tax;**  
**940 Federal Unemployment Tax;**  
**1040 Individual Income Tax;**  
**2290 Highway Use Tax;**  
**1120 Corporate Tax;**  
**720 Excise Tax.**

### BARNSTABLE

#### Bourne

MANCINI, Gregory N, 24 Sea Breeze Dr, Bourne, 02532-4120 D:10/16/24 Tax:1040 Amt: \$68,988

#### Falmouth

ARMSTRONG, William F 3rd , PO Box 66, Falmouth, 02540 D:10/16/24 Tax:941 Amt: \$12,220

#### Hyannis

TEIXEIRA, L, 65 Nautical Way, Hyannis, 02601-4434 D:10/16/24 Tax:1040 Amt: \$18

TEIXEIRA, L & RODRIGUE, A, 65 Nautical Way, Hyannis, 02601-4434 D:10/16/24 Tax:1040 Amt: \$28,833

#### Provincetown

UNION WHARF HOLDINGS LLC, 99 Commercial St, Provincetown, 02657-2028 D:10/16/24 Tax:6721 Amt: \$15,608

#### Yarmouth

CAPE COD AIR GRILLES CORP, 14 Atlantic Ave, Yarmouth, 02664-1610 D:10/16/24 Tax:941 Amt: \$12,976

WHEELER, Suzanne L, 24 Freeman Rd, Yarmouth, 02675 D:10/16/24 Tax:1040 Amt: \$59,520

### BRISTOL FALL RIVER

#### Fall River

A ROSE PEDIATRIC THERAPY, 851 Middle St, Fall River, 02721-1778 D:10/15/24 Tax:940 Amt: \$41,052

BACK ON TRACT AN LLC, 1082 Davol St, Fall River, 02720-1124 D:10/15/24 Tax:941 Amt: \$5,276

### BR

## State Tax Liens

Filed: Registry of Deeds

*Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.*

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

### BARNSTABLE

#### Brewster

CJNL INC, 427 Blueberry Pond Dr, Brewster, 02631-2045 D:10/16/24 Amt:\$84,439

#### Marstons Mills

LOSQUE, Amilzon, 158 Peach Tree Rd, Marstons Mills, 02648-1841 D:10/16/24 Amt:\$25,689

MELO, Raquenia, 158 Peach Tree Rd, Marstons Mills, 02648-1841 D:10/16/24 Amt:\$25,689

### BRISTOL NORTH

#### Attleboro

CROMWELL, Cheryl, 8 Seanna Rd, Attleboro, 02703-6240 D:10/16/24 Amt:\$2,223

#### Dighton

PETTINGILL, Robert, 303 Brook St, Dighton, 02715-1119 D:10/16/24 Amt:\$20,981

#### Easton

INSPIRED TECHNOLOGY & COM, 50 Oliver St, Easton, 02356-1432 D:10/16/24 Amt:\$37,890

ROTHWELL, Stephen, 75 Concerto Ct, Easton, 02356-2761 D:10/16/24 Amt:\$37,890

#### North Attleboro

EDWARDS, Gina, 261 Towne St, North Attleboro, 02760-3411 D:10/16/24 Amt:\$23,098

WELCH, Thomas, 9 Sturbridge Rd, North Attleboro, 02760-4478 D:10/16/24 Amt:\$9,092

WELCH, Veronica E, 9 Sturbridge Rd, North Attleboro, 02760-4478 D:10/16/24 Amt:\$13,237

#### Norton

ROTHWELL, Brian, 16 Johnson Dr, Norton, 02766-2345 D:10/16/24 Amt:\$37,890

#### Raynham

BUMILA, Paul, 491 Orchard St, Raynham, 02767-1373 D:10/16/24 Amt:\$19,293

MERRITT, Tammy, 293 Whipoorwill Dr, Raynham, 02767-1198 D:10/16/24 Amt:\$25,493

#### Seekonk

FORTIER, Glenn, 840 Newman Ave, Seekonk, 02771-4417 D:10/16/24 Amt:\$25,096

#### Taunton

HALL, Shacora, 77 Mcintosh Dr, Taunton, 02780-7169 D:10/16/24 Amt:\$4,105

RESENDES FAMILY AUTO ENT, 94 Fremont St, Taunton, 02780-2325 D:10/16/24 Amt:\$16,292

### ESSEX NORTH

#### Lawrence

MEDINA, Francisco, 41 Eutaw St, Lawrence, 01841-1725 D:10/16/24 Amt:\$12,070

PAULINO, Wendy, 139 Berkeley St, Lawrence, 01841-1220 D:10/16/24 Amt:\$3,831

#### Methuen

DESPRES, Christopher, 20 Maguire St, Methuen, 01844-2928 D:10/16/24 Amt:\$7,883

### ESSEX SOUTH

#### Gloucester

RIVAS ENTERPRISES LLC, 9 Riverside Rd, Gloucester, 01930-1724 D:10/17/24 Amt:\$9,610

#### Haverhill

DACRUZ, Emerson, 670 Washington St, Haverhill, 01832-4533 D:10/17/24 Amt:\$24,794

#### Lynn

KEYRIN HARDWOOD FLOORS IN, 18 Caldwell Cres, Lynn, 01902-1622 D:10/17/24 Amt:\$1,859

MAURICIO GUZMAN, Rumaldo A, 40 Ocean St, Lynn, 01902-2005 D:10/17/24 Amt:\$1,859

#### Lynnfield

MASTER O KARATE ACADEMY L, 260 Market St, Lynnfield, 01940-4020 D:10/17/24 Amt:\$25,495

THORNTON, Christopher, 46 Crescent Ave, Lynnfield, 01940-1902 D:10/17/24 Amt:\$72,163

#### Peabody

YAFFI, Warren, 80 Foster St, Peabody, 01960-5935 D:10/17/24 Amt:\$2,199

### HAMPSHIRE

#### Hadley

BZDAWKA, Paul, 100 West St, Hadley, 01035-9426 D:10/15/24 Amt:\$35,404

### MIDDLESEX NORTH

#### Chelmsford

AQUAMAN POOLS LLC, 89 Meadowbrook Rd, Chelmsford, 01863-2314 D:10/16/24 Amt:\$240

#### Dracut

DECKER, Eric, 403 Textile Ave, Dracut, 01826-4424 D:10/16/24 Amt:\$12,092

LETENDRE, Brian, 1375 Methuen St, Dracut, 01826-5438 D:10/16/24 Amt:\$19,962

PERIMIAN, Matthew, 401 Aiken Ave, Dracut, 01826-5034 D:10/16/24 Amt:\$25,483

VALDERRAMA, Carlos, 176 Myron St, Dracut, 01826-2342 D:10/16/24 Amt:\$13,240

#### Lowell

BROCKMAN, Kathleen, 867 Stevens St, Lowell, 01851-4930 D:10/16/24 Amt:\$27,061

FLORES, Esteban, 30 Read St, Lowell, 01850-2547 D:10/16/24 Amt:\$12,315

HALLBERG, Michael, 36 Oconnell St, Lowell, 01852-5360 D:10/16/24 Amt:\$13,274

### Wilmington

DASILVA, Elianne R, 40 Morse Ave, Wilmington, 01887-3358 D:10/16/24 Amt:\$22,634

FILHO, Manoel T, 40 Morse Ave, Wilmington, 01887-3358 D:10/16/24 Amt:\$22,634

ONOS, Colleen, 6 Sherwood Rd, Wilmington, 01887-2833 D:10/16/24 Amt:\$18,942

ONOS, Neal, 6 Sherwood Rd, Wilmington, 01887-2833 D:10/16/24 Amt:\$18,942

### MIDDLESEX SOUTH

#### Arlington

CHAVES, Manny, 434 Appleton St, Arlington, 02476-7042 D:10/16/24 Amt:\$10,661

#### Burlington

BURKELYONS, Brenda & Michael Lyons, 74 Peach Orchard Rd, Burlington, 01803-3238 D:10/16/24 Amt:\$5,002

LYONS, Michael, 74 Peach Orchard Rd, Burlington, 01803-3238 D:10/16/24 Amt:\$50,082

#### Cambridge

CHECKRAISE LLC & Hobo Lord, 92 Hampshire St, Cambridge, 02139-1504 D:10/16/24 Amt:\$4,816

#### Framingham

DASILVA, Myllena M, 1 Kendall Rd, Framingham, 01776-2609 D:10/16/24 Amt:\$5,384

SILVA, Dayvde, 1 Kendall Rd, Framingham, 01776-2609 D:10/16/24 Amt:\$10,497

#### Holliston

DECARVALHO, Marcos, 49 Greenview Dr, Holliston, 01746-1637 D:10/16/24 Amt:\$9,824

TORET, Tatiane, 49 Greenview Dr, Holliston, 01746-1637 D:10/16/24 Amt:\$9,722

#### Lexington

RODEN, Peter, 32 Hill St, Lexington, 02421-4318 D:10/16/24 Amt:\$31,445

#### Littleton

JONES, Erica, 21 Lincoln St, Littleton, 01432-1918 D:10/16/24 Amt:\$15,592

TOWNE, Justin E, 3 Fort Pond Rd, Littleton, 01460-2237 D:10/16/24 Amt:\$491

#### Waltham

ZORBA THE GREEK CORP, 559 South St, Waltham, 02453-8910 D:10/16/24 Amt:\$19,812

### NORFOLK

#### Canton

BALZARINI, Edward, 146 Shaw Farm Rd, Canton, 02021-3445 D:10/16/24 Amt:\$33,702

#### Foxboro

BOUETTIE, Chipper, 22 Cocasset St, Foxboro, 02035-2922 D:10/16/24 Amt:\$10,725

#### Holbrook

MANTESO, Myllena P, 160 Weymouth St, Holbrook, 02343-1562 D:10/16/24 Amt:\$3,108

#### Medway

CERVANTES, Maileen, 23 Vernon Rd, Medway, 02053-1307 D:10/16/24 Amt:\$5,863

CERVANTES, Roy, 23 Vernon Rd, Medway, 02053-1307 D:10/16/24 Amt:\$4,794

#### Norwood

OROBEY, Sergey, 393 Neponset St, Norwood, 02021-1967 D:10/16/24 Amt:\$13,506

RATNIKOVA, Natalia, 393 Neponset St, Norwood, 02021-1967 D:10/16/24 Amt:\$13,506

#### Quincy

DUNCAN, Dainelle, 2 Hancock St, Quincy, 02171-1737 D:10/16/24 Amt:\$4,803

PRUITT, Valerie, 245 Willard St, Quincy, 02169-1515 D:10/16/24 Amt:\$21,772

#### Stoughton

FONTES, Amancio, 55 Kevin Clancy Way, Stoughton, 02072-3888 D:10/16/24 Amt:\$3,725

FONTES, Lucy, 55 Kevin Clancy Way, Stoughton, 02072-3888 D:10/16/24 Amt:\$3,725

#### Weymouth

CLEARY, Robert, 17 Island View Rd, Weymouth, 02189-1926 D:10/16/24 Amt:\$6,718

### PLYMOUTH

#### Brockton

ARMOND, Alexandra, 195 Hovendon Ave, Brockton, 02302-1223 D:10/16/24 Amt:\$17,753

VAUGHN, Nelson, 296 Lisa Dr, Brockton, 02302-1127 D:10/16/24 Amt:\$2,656

VAUGHN, Shirlee, 296 Lisa Dr, Brockton, 02302-1127 D:10/16/24 Amt:\$2,656

#### Halifax

SILTANEN, Dana, 4 Forestdale Dr, Halifax, 02338-1506 D:10/16/24 Amt:\$12,672

#### Marshfield

MUSCATO, Kathy, 187 Careswell St, Marshfield, 02050-5321 D:10/16/24 Amt:\$15,379

#### Rockland

THE CUBAN CORNER, 200 View Rd, Rockland, 02370 D:10/16/24 Amt:\$19,378

#### Wareham

PIERCE, Richard, 15 Hathaway St, Wareham, 02571-1325 D:10/16/24 Amt:\$15,830

### SUFFOLK

#### Boston

COOLING AROUND LLC, 2 Commonwealth Ave, Boston, 02116-3134 D:10/16/24 Amt:\$56,822

GALLERY KAYAFAS LLC, 450 Harrison Ave, Boston, 02118-2406 D:10/16/24 Amt:\$14,754

LAVOUR, Keneddy, 135 Clarendon St, Boston, 02116-5132 D:10/16/24 Amt:\$6,132

MURRAY, Christopher, 100 Pier 4 Blvd, Boston, 02210-1899 D:10/16/24 Amt:\$11,625

#### Chelsea

GARCIA, Hector R, 74 Heard St, Chelsea, 02150-2438 D:10/16/24 Amt:\$12,350

MARTE, Damaris, 164 Park St, Chelsea, 02150-2824 D:10/16/24 Amt:\$16,802

O LUXE DESIGN INC, 260 2nd St, Chelsea, 02150-1802 D:10/16/24 Amt:\$2,209

RODRIGUEZ, Cruz L, 74 Heard St, Chelsea, 02150-2438 D:10/16/24 Amt:\$10,325

ROSS, Larry, 229 Washington St, Chelsea, 02108-4304 D:10/16/24 Amt:\$22,463

YNOA VARIADADES INC, 479 Broadway, Chelsea, 02150-2902 D:10/16/24 Amt:\$41,639

### Dorchester

PEGUERO, Rafaela, 69 Stanwood St, Dorchester, 02121-2740 D:10/16/24 Amt:\$24,219

PLANSKY, Elizabeth, 1220 Adams St, Dorchester, 02124-5704 D:10/16/24 Amt:\$20,417

### East Boston

SLOWEY, James J, 178 Webster St, East Boston, 02128-2816 D:10/16/24 Amt:\$32,209

VELASQUEZ, Gustavo, 162 Bremen St, East Boston, 02128-1933 D:10/16/24 Amt:\$2,908

### Hyde Park

KENNEY, Dianne E, 66 Warren St, Hyde Park, 02136 D:10/16/24 Amt:\$577

ORTA, Luis D, 16 Washington St, Hyde Park, 02108-2604 D:10/16/24 Amt:\$33,627

### Jamaica Plain

CURTIS, Michael, 9 Chilcott Pl, Jamaica Plain, 02130-4512 D:10/16/24 Amt:\$37,294

LEWIS, Tammy, 10 Jamaicaaway, Jamaica Plain, 02130-1002 D:10/16/24 Amt:\$9,942

### Revere

BERNARDO, Joseph, 62 Emanuel St, Revere, 02151-4504 D:10/16/24 Amt:\$3,605

RATTE, Mark S, 67 Whitin Ave, Revere, 02151-1716 D:10/16/24 Amt:\$32,269

### Roslindale

DEDOMINICI, Joseph, 127 Cornell St, Roslindale, 02131-4543 D:10/16/24 Amt:\$27,755

### South Boston

ZIOBRO, Zachary, 25 Jenkins St, South Boston, 02127-3514 D:10/16/24 Amt:\$12,226

### Winthrop

LONGWOOD INN INC, 600 Shirley St, Winthrop, 02152-1331 D:10/16/24 Amt:\$12,060

SLOWEY, James J, 135 Shirley St, Winthrop, 02152-1131 D:10/16/24 Amt:\$32,209

SLOWEY, James J, 147 Shirley St, Winthrop, 02152-1131 D:10/16/24 Amt:\$32,209

### WORCESTER

#### Auburn

ELIA, Richard, 6 Beverly Rd, Auburn, 01501-1614 D:10/16/24 Amt:\$12,718

#### Blackstone

MARCHAND, Michael, 25 Elm St, Blackstone, 01504-1343 D:10/16/24 Amt:\$18,467

#### Bolton

GOMESSILVA, Francisco V, 47 Hudson Rd, Bolton, 01740-1417 D:10/16/24 Amt:\$544,048

#### Gardner

NETO, Pietro, 487 Chestnut St, Gardner, 01440-3010 D:10/16/24 Amt:\$5,764

RIOS, Armando, 53 Ridgewood Ln, Gardner, 01440-2069 D:10/16/24 Amt:\$30,209

SCHIAVINATO, Fabiane & Pietro Neto, 487 Chestnut St, Gardner, 01440-3010 D:10/16/24 Amt:\$5,764

#### Grafton

MCVEY, Mark, 17 Stoneybrook Rd, Grafton, 01536-2203 D:10/16/24 Amt:\$14,164

MCVEY, Susan, 17 Stoneybrook Rd, Grafton, 01536-2203 D:10/16/24 Amt:\$16,470

SAMPEUR, Jean R, 2 Bailin Cir, Grafton, 01536-1265 D:10/16/24 Amt:\$12,423

#### Hardwick

SAMUELS, Judith N, 81 High St, Hardwick, 01082-1149 D:10/16/24 Amt:\$338

#### Lancaster

DICKSON, Kendra, 402 Oetman Way, Lancaster, 01523-2870 D:10/16/24 Amt:\$39,673

#### Northborough

TREE DINING GROUP LLC, 47 Hemlock Dr, Northborough, 01532-1655 D:10/16/24 Amt:\$37,169

#### Oxford

CAPUTO, Joseph, 17 Dolge Ct, Oxford, 01540-2009 D:10/16/24 Amt:\$87,501

#### Rutland

## PLYMOUTH

**Bridgewater**

**6 Liberty Rd U:6**  
Owner:Aaron P Betz L:Mtqlq Investors Lp  
Case#:24 SM 003686 Filing Date:10/17/24

**Brockton**

**0 N Quincy St**  
Owner:Peter C Sarofeen L:The Rmac Tr Series 2016-C  
Case#:24 SM 003669 Filing Date:10/17/24

**Middleboro**

**584 Wareham St**  
Owner:Ailton D Monteiro L:Total Mtg Services LLC  
Case#:24 SM 003679 Filing Date:10/17/24

**Wareham**

**20 Sunset Ave**  
Owner:Tannahill Linda Est L>Select Portfolio Servicing Inc  
Case#:24 SM 003691 Filing Date:10/17/24

**Whitman**

**70 Hancock St**  
Owner:Deborah D Shaughnessy L:Carrington Mtg Ln Tr Seri  
Case#:24 SM 003673 Filing Date:10/17/24  
Lis Penden - Foreclosure

## SUFFOLK

**Chelsea**

**14 Carmel St**  
Owner:Maureen Monge L:Newrez LLC  
Case#:24 SM 003723 Filing Date:10/22/24

**Dorchester**

**69 Belden St U:3**  
Owner:Jacqueline D Burton L:Bank Of America NA  
Case#:24 SM 003712 Filing Date:10/21/24

**Roxbury**

**990-992 Tremont St**  
Owner:Peter N Readdy L:Hingham Institution for Savings  
Case#:24 SM 003717 Filing Date:10/22/24

## WORCESTER

**Grafton**

**54 Londonderry Rd U:54**  
Owner:Martha Casey L:Newrez LLC  
Case#:24 SM 003689 Filing Date:10/17/24

**Milford**

**9 Simon Dr**  
Owner:Ernest P Rioux L:Phh Mtg Corp  
Case#:24 SM 003678 Filing Date:10/17/24

**Millbury**

**206 Wheelock Ave**  
Owner:Chondra A Provencher L:Newrez LLC  
Case#:24 SM 003721 Filing Date:10/22/24

**Northbridge**

**158 Goldthwaite Rd**  
Owner:Wayne D Leboeuf L:Digital Fcu  
Case#:24 SM 003685 Filing Date:10/17/24

**Westborough**

**20 Church St**  
Owner:Francis Kocou L:Nationstar Mtg LLC  
Case#:24 SM 003675 Filing Date:10/17/24

**Worcester**

**37 Claridge Rd**  
Owner:Kevin M Morais L:Village Capital & Investments LLC  
Case#:24 SM 003701 Filing Date:10/18/24

**Foreclosure Sales**

*These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.*

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (Bk/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

## BARNSTABLE

**Barnstable**

**11/07/24 12:00 PM 742 County Rd**  
Owner:742 County Road LLC  
Lender:Crowd Lending Fund Deposit:\$7,500  
Doc#:"D:07/28/23  
Source:Publication Unknown (10/18/24)  
Atty:Barsh And Cohen PC 617-332-4700

## BERKSHIRE MIDDLE

**Lee**

**11/13/24 11:00 AM 72 Laurel St**  
Owner:Beverley J Roos  
Lender:Greylock Federal Credit Union Deposit:\$5,000  
Doc#:"D:01/14/13  
Source:Berkshire Eagle (10/22/24)  
Atty:Hashim & Spinola 413-499-1304

**Pittsfield**

**11/06/24 11:00 AM 123 Lincoln St**  
Owner:Tci Holdings LLC  
Lender:Pinnacle Financial Services LLC Deposit:\$20,000  
Doc#:"D:04/19/22  
Source:Berkshire Eagle (10/23/24)  
Atty:Bacon Wilson PC 413-781-0560

## BERKSHIRE NORTH

**North Adams**

**11/13/24 01:00 PM 306 Union St**  
Owner:Kcs Materials LLC  
Lender:CERTAIN LENDING INC Deposit:\$5,000  
Doc#:"D:08/01/21  
Source:Berkshire Eagle (10/23/24)  
Atty:Demerle & Associates PC 617-337-4444

## BRISTOL FALL RIVER

**Fall River**

**11/07/24 01:00 PM 117 Bishop St**  
Owner:Lori A Chabot & Robert A Chabot  
Lender:MCLP ASSET CO INC Deposit:\$10,000  
Doc#:"D:06/21/07  
Source:The Herald News (10/24/24)  
Atty:Guaetta And Benson Llc

## BRISTOL NORTH

**Attleboro**

**11/07/24 10:00 AM 20 Tondreau Ave**  
Owner:Diane D Lamarre  
Lender:Wilmington Savings Fund Society FSB  
Deposit:\$5,000  
Doc#:"D:05/20/11  
Source:Sun Chronicle (the) (10/24/24)  
Atty:Korde & Associates Pc 978-256-1500

**Easton**

**11/12/24 10:00 AM 35-37 Poquanticut Ave**  
Owner:Integrated Real Estate So  
Lender:WILLARD STREET CAPITA Deposit:\$7,500  
Doc#:"D:08/26/22  
Source:Brockton Enterprise (10/18/24)  
Atty:Barsh And Cohen PC 617-332-4700

**Mansfield**

**11/15/24 11:00 AM 475 Williams St**  
Owner:Michael W Mccue & Amy E Mccue  
Lender:Massachusetts Institute of Technology  
Deposit:\$10,000  
Doc#:"D:07/28/03  
Source:Boston Herald (10/22/24)  
Atty:Lonardo Forte & Trudeau L 401-542-4100

**Rehoboth**

**11/21/24 09:00 AM 162 Summer St**  
Owner:Theresa A Oconnor  
Lender:Longbridge Financial LLC Deposit:\$10,000  
Doc#:"D:12/21/17  
Source:Taunton Daily Gazette (10/24/24)  
Atty:Harmon Law Offices Pc 617-558-0500

## BRISTOL SOUTH

**Dartmouth**

**11/07/24 02:00 PM 656 Horseneck Rd**  
Owner:Isabel Motha  
Lender:PHH United States Mortgage Corp Deposit:\$5,000  
Doc#:"D:06/29/05  
Source:Standard Times (the) (10/24/24)  
Atty:Korde & Associates Pc 978-256-1500

**New Bedford**

**11/07/24 11:00 AM 120 Belleville Rd**  
Owner:Ricardo J Correia  
Lender:Lakeview Loan Servicing LLC Deposit:\$5,000  
Doc#:"D:10/22/21  
Source:Standard Times (the) (10/24/24)  
Atty:Orlans Pc 781-790-7800

## ESSEX NORTH

**Lawrence**

**11/18/24 10:00 AM 35-37 Knox St**  
Owner:Douglas Taveras & Yisel Alvarez  
Lender:Freedom Mortgage Corp Deposit:\$5,000  
Doc#:"D:01/15/16  
Source:Lawrence Eagle Tribune (10/21/24)  
Atty:Brock & Scott Pllc 401-217-8701

## ESSEX SOUTH

**Georgetown**

**11/14/24 11:00 AM 2 Industrial Way**  
Owner:Thunder Road Realty LLC  
Lender:GRA REAL ESTATE HOLDI Deposit:\$15,000  
Doc#:"D:05/14/20  
Source:Newburyport News (10/24/24)  
Atty:John Gillen 603-929-9000

**Gloucester**

**11/13/24 11:00 AM 7 Harrison Ter**  
Owner:Carolyn M Cribbs & Joseph Cribbs  
Lender:US Bank NA Deposit:\$10,000  
Doc#:"D:10/27/10  
Source:Gloucester Daily Times (10/23/24)  
Atty:Friedman Vartolo Llp

**Haverhill**

**11/12/24 03:00 PM 93 Merrill Ave**  
Owner:Jodi J Holmes  
Lender:US Bank NA Deposit:\$5,000  
Doc#:"D:06/29/05  
Source:Boston Globe (10/22/24)  
Atty:Korde & Associates Pc 978-256-1500

**11/13/24 03:00 PM 36 S Warren St**

Owner:Salvatore Cogliano & Carol Cogliano  
Lender:Pennymac Loan Services LLC Deposit:\$10,000  
Doc#:"D:04/09/11  
Source:Haverhill Gazette (10/24/24)  
Atty:Harmon Law Offices Pc 617-558-0500

**Lynnfield**

**11/13/24 11:00 AM 35 Fairview Ave**  
Owner:John F Hanley Jr  
Lender:PHH United States Mortgage Corp Deposit:\$5,000  
Doc#:"D:09/25/14  
Source:Daily Item (10/23/24)  
Atty:Korde & Associates Pc 978-256-1500

**Middleton**

**11/15/24 11:00 AM 85 Peabody St**  
Owner:Geoffrey W Card  
Lender:WILLIAM & BONNIE MORL Deposit:\$25,000  
Doc#:"D:09/01/17  
Source:Salem Evening News (10/23/24)  
Atty:Coleman-macdonald Llc 781-205-4735

**Newbury**

**11/20/24 01:00 PM 32 High Rd U:32**  
Owner:Christopher J Mcarthy  
Lender:US Bank NA Deposit:\$10,000  
Doc#:"D:03/24/05  
Source:Newburyport News (10/23/24)  
Atty:Harmon Law Offices Pc 617-558-0500

**Salem**

**11/18/24 03:00 PM 111 Mason St**  
Owner:John J Oconnor  
Lender:M&T Bank NA Deposit:\$10,000  
Doc#:"D:02/25/22  
Source:Salem Evening News (10/21/24)  
Atty:Harmon Law Offices Pc 617-558-0500

**Saugus**

**11/19/24 01:00 PM 18 Riverside Ct**  
Owner:Patricia M Medeiros  
Lender:US Bank NA Deposit:\$10,000  
Doc#:"D:04/28/06  
Source:Daily Item (10/23/24)  
Atty:Cunningham Machanic Cetti 508-651-7524

## HAMPDEN

**Blandford**

**11/14/24 11:00 AM 9 Woronoco Rd**  
Owner:Joey Santos & Donna Bewsee  
Lender:Nationstar Mortgage Deposit:\$5,000  
Doc#:"D:10/31/22  
Source:Republican (the) (10/24/24)  
Atty:Korde & Associates Pc 978-256-1500

## Holyoke

**11/08/24 11:00 AM 266 Jarvis Ave**  
Owner:Jessica Potvin & Jermame Potvin  
Lender:Mtqlq Investors Lp Deposit:\$10,000  
Doc#:"D:01/30/07  
Source:Republican (the) (10/18/24)  
Atty:Guaetta And Benson Llc

**Ludlow**

**11/07/24 01:00 PM 87 Prokop Ave**  
Owner:Laurie A Escalante  
Lender:Aura Mortgage Advisors LLC Deposit:\$5,000  
Doc#:"D:11/07/13  
Source:Republican (the) (10/24/24)  
Atty:Korde & Associates Pc 978-256-1500

**Springfield**

**11/07/24 02:00 PM 1192 Bay St**  
Owner:Barbara J Williams & Ronnie L Coleman  
Lender:Aura Mortgage Advisors LLC Deposit:\$5,000  
Doc#:"D:08/18/23  
Source:Republican (the) (10/24/24)  
Atty:Korde & Associates Pc 978-256-1500

**11/13/24 11:00 AM 124 Littleton St**

Owner:Steve M Brown  
Lender:US Bank NA Deposit:\$5,000  
Doc#:"D:08/25/14  
Source:Republican (the) (10/23/24)  
Atty:Demerle & Associates Pc 617-337-4444

**11/14/24 10:00 AM 86 Bowdoin St**

Owner:Stephen P Gray  
Lender:TD Bank NA Deposit:\$5,000  
Doc#:"D:11/06/03  
Source:Republican (the) (10/18/24)  
Atty:Duane Morris LLP 207-771-7200

**11/14/24 11:00 AM 79 Talbot Rd**

Owner:Susan A Albrecht  
Lender:US Bank NA Deposit:\$5,000  
Doc#:"D:12/24/10  
Source:Republican (the) (10/24/24)  
Atty:Orlans Pc 781-790-7800

**11/18/24 11:00 AM 105 Sonia St**

Owner:John W Lassi & Catherine M Lassi  
Lender:US Bank NA Deposit:\$5,000  
Doc#:"D:09/03/15  
Source:Republican (the) (10/21/24)  
Atty:Harmon Law Offices Pc 617-558-0500

## HAMPSHIRE

**Northampton**

**11/13/24 02:30 PM 120 W Farms Rd**  
Owner:Kelly Lastowski & Vesit Keo  
Lender:US Bank NA Deposit:\$5,000  
Doc#:"D:08/12/20  
Source:Daily Hampshire Gazette (10/23/24)  
Atty:Demerle & Associates Pc 617-337-4444

**South Hadley**

**11/14/24 02:00 PM 77 Pine St**  
Owner:Paul W Garvulenski & Sherry L Garvulenski  
Lender:Berkshire Bank Deposit:\$5,000  
Doc#:"D:09/18/07  
Source:Daily Hampshire Gazette (10/23/24)  
Atty:Martin Law Offices Pc 413-347-8962

## MIDDLESEX NORTH

**Lowell**

**11/19/24 03:00 PM 787 Princeton Blvd**  
Owner:Dennis Huot & Chantien Neng  
Lender:Carrington Mortgage Services LLC Deposit:\$5,000  
Doc#:"D:07/30/20  
Source:Sun (the) (10/22/24)  
Atty:Brock & Scott Pllc 401-217-8701

## MIDDLESEX SOUTH

**Ayer**

**11/13/24 11:00 AM 84 E Main St**  
Owner:Stephanie S Mcandrew  
Lender:Lakeview Loan Servicing LLC Deposit:\$10,000  
Doc#:"D:04/29/16  
Source:Boston Herald (10/23/24)  
Atty:Guaetta And Benson Llc

**Belmont**

**11/14/24 02:00 PM 11 Payson Rd U:11**  
Owner:Raymond K Kario  
Lender:Federal Home Loan Mortgage Corp  
Deposit:\$15,000  
Doc#:"D:03/21/13  
Source:Belmont Citizen & Herald (10/24/24)  
Atty:Orlans Pc 781-790-7800

**Groton**

**11/14/24 01:30 PM 59 Spencer Cir**  
Owner:Thomas F Boudreau & Susan A Boudreau  
Lender:TD Bank NA Deposit:\$5,000  
Doc#:"D:01/11/99  
Source:Voice (the) (10/18/24)  
Atty:Duane Morris LLP 207-771-7200

**Natick**

**11/14/24 01:00 PM 5 Erie Dr**  
Owner:Erie Drive LLC  
Lender:Steven A Ross Deposit:\$100,000  
Doc#:"D:03/23/21  
Source:Boston Herald (10/19/24)  
Atty:Potter Maclellan LLP 617-257-7050

**North Reading**

**11/06/24 01:00 PM 20 Wright St**  
Owner:Scott R Snyder  
Lender:Citizens Bank Deposit:\$5,000  
Doc#:"D:12/20/13  
Source:Boston Globe (10/22/24)  
Atty:Korde & Associates Pc 978-256-1500

## NORFOLK

**Braintree**

**11/14/24 03:00 PM 501 Commerce Dr U:3303**  
Owner:Minh B Luu  
Lender:Discover Bank Deposit:\$10,000  
Doc#:"D:10/11/18  
Source:Patriot Ledger (10/24/24)  
Atty:Harmon Law Offices Pc 617-558-0500

**Cohasset**

**11/19/24 11:00 AM 427 S Main St**  
Owner:Anthony W Lanier & Carlene G Lanier  
Lender:US Bank NA Deposit:\$10,000  
Doc#:"D:05/17/06  
Source:Patriot Ledger (10/23/24)  
Atty:Korde & Associates Pc 978-256-1500

**Holbrook**

**11/15/24 11:00 AM 15 Howard Ave**  
Owner:Kevin E Melder & Diana L Melder  
Lender:Nationstar Mortgage Deposit:\$10,000  
Doc#:"D:04/30/14  
Source:Patriot Ledger (10/24/24)  
Atty:Albertelli Law 813-221-4743

**Quincy**

**11/13/24 11:00 AM 10 Woodward Ave**  
Owner:Thomas Meade  
Lender:Wilmington Savings Fund Society FSB  
Deposit:\$10,000  
Doc#:"D:04/05/23  
Source:Patriot Ledger (10/22/24)  
Atty:Doonan Graves & Longoria 978-921-2670

## Weymouth

**11/21/24 02:00 PM 96 Manzanetta Ave**  
Owner:Jean Gogolski  
Lender:US Bank NA Deposit:\$10,000  
Doc#:"D:09/24/10  
Source:Patriot Ledger (10/24/24)  
Atty:Harmon Law Offices Pc 617-558-0500

## PLYMOUTH

**Abington**

**11/19/24 03:00 PM 15 Davis St U:1**  
Owner:H A Delgrosso  
Lender:Federal Home Loan Mortgage Corp  
Deposit:\$10,000  
Doc#:"D:06/01/09  
Source:Brockton Enterprise (10/22/24)  
Atty:Harmon Law Offices Pc 617-558-0500

**Brockton**

**11/06/24 11:00 AM 53 Colonel Bell Dr U:53**  
Owner:Peter R Durante & Diane C Durante  
Lender:Bank Of America NA Deposit:\$5,000  
Doc#:"D:12/10/12  
Source:Brockton Enterprise (10/23/24)  
Atty:Korde & Associates Pc 978-256-1500

**11/08/24 02:00 PM 39 South St**

Owner:Jonathan G Xavier  
Lender:EMM LOANS LLC Deposit:\$10,000  
Doc#:"D:12/03/20  
Source:Brockton Enterprise (10/18/24)  
Atty:Orlans Pc 781-790-7800

**11/13/24 12:00 PM 940 Court St**

Owner:Marcelo R Ribeiro  
Lender:US Bank NA Deposit:\$5,000  
Doc#:"D:10/31/05  
Source:Brockton Enterprise (10/22/24)  
Atty:Korde & Associates Pc 978-256-1500

**11/14/24 10:00 AM 6 Carlisle St**

Owner:Charles N Kingara  
Lender:Bank Of America NA Deposit:\$10,000  
Doc#:"D:07/12/11  
Source:Brockton Enterprise (10/24/24)  
Atty:Marinosci Law Group Pc 401-234-9200

**12/06/24 11:00 AM 11 Carter St**

Owner:Obed LLC  
Lender:FARHAD FAKROLDNI Deposit:\$10,000  
Doc#:"D:07/12/23  
Source:Brockton Enterprise (10/24/24)  
Atty:D Baker Law Group Pc 508-674-3841

**Plymouth**

**11/14/24 11:00 AM 25 Sanderson Dr**  
Owner:Thomas F Meninno Jr & Kristin M Meninno  
Lender:US Bank NA Deposit:\$10,000  
Doc#:"D:01/14/04  
Source:Boston Herald (10/24/24)  
Atty:Guaetta And Benson Llc

**11/15/24 02:00 PM 82 Seabiscuit Dr**

Owner:Correia Contracting LLC  
Lender:Velocity Commercial Capital LLC Deposit:\$25,000  
Doc#:"D:01/30/24  
Source:Old Colony Memorial (10/24/24)  
Atty:Upldike Kelly & Spellacy P

**11/19/24 11:00 AM 133 Long Duck Pond Rd**

Owner:James A Woods & Shannon L Woods  
Lender:HSBC Bank USA Deposit:\$10,000  
Doc#:"D:10/21/04  
Source:Old Colony Memorial (10/24/24)  
Atty:Harmon Law Offices Pc 617-558-0500

**Rockland**

**11/19/24 04:00 PM 135 Concord St**  
Owner:Nichole Daly & Brian D Daly  
Lender:Bank Of New York Mellon Deposit:\$10,000  
Doc#:"D:12/14/05  
Source:Publication Unknown (10/23/24)  
Atty:Harmon Law Offices Pc 617-558-0500

**Wareham**

**11/19/24 10:00 AM 185 Onset Ave U:G**  
Owner:Barbara A Sweeney  
Lender:US Bank NA Deposit:\$10,000  
Doc#:"D: