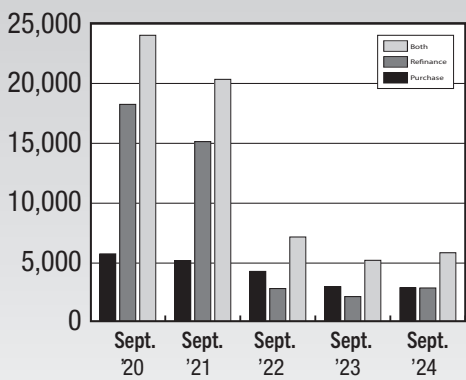
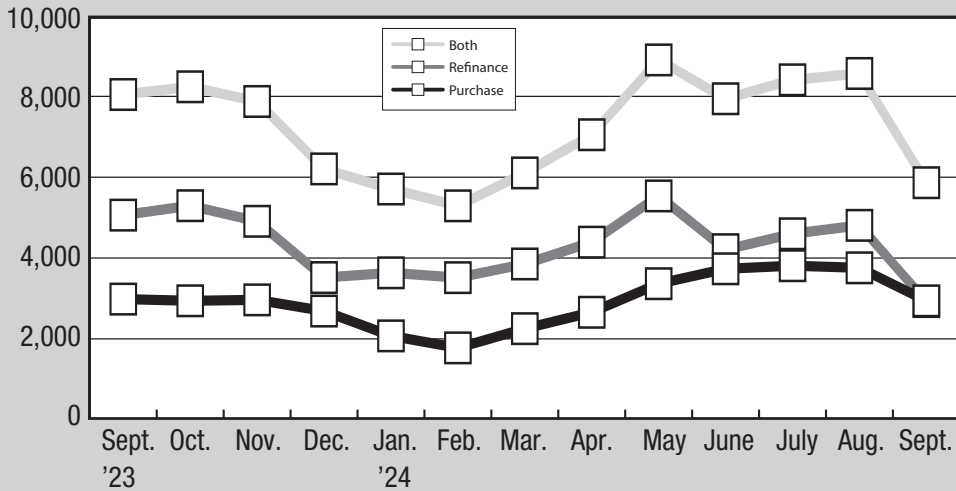


Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Mortgages for Single-Family Homes



Month	Purchase	Refinance	Both
Sept. 2020	5,769	18,254	24,023
Sept. 2021	5,199	15,144	20,343
Sept. 2022	4,306	2,874	7,180
Sept. 2023	3,029	2,203	5,232
Sept. 2024	2,941	2,923	5,864

Statistics based on single-family home sales
Source: The Warren Group

INDEX

REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	11/01/24	B16	Franklin	11/01/24
B5	Barnstable	11/01/24	B17	Hampden	11/01/24
B8	Berkshire Middle	11/01/24	B20	Hampshire	11/01/24
B8	Berkshire North	11/01/24	B21	Middlesex North	11/01/24
B9	Berkshire South	11/01/24	B23	Middlesex South	11/01/24
B9	Bristol Fall River	11/01/24	B29	Nantucket	11/01/24
B10	Bristol North	11/01/24	B29	Norfolk	11/01/24
B11	Bristol South	11/01/24	B33	Plymouth	11/01/24
B12	Dukes	11/01/24	B36	Worcester	11/01/24
B12	Essex North	11/01/24	B41	Worcester North	11/01/24
B13	Essex South	11/01/24			

CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
B42	Voluntary Bankruptcies	B43	State Tax Liens
B42	Chapter 13 Bankruptcies	B43	Attachments
B42	Chapter 11 Bankruptcies	B43	Petitions to Foreclose
B42	Federal Tax Liens	B44	Foreclosure Sales

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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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Allston

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	\$875,000	\$1,067,500

► REAL ESTATE SALES

- 85 BRAINERD RD U:310..... \$825,000**
B: Ryan Szeto
S: Brienne Johnson & Sean S Leary
Book/Page: 70754/96, Date: 10/31/24
Mtg: Guaranteed Rate Inc \$660,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1050sf
Prior Sale: \$371,562 (08/11)
- 85 BRAINERD RD U:TH8..... \$950,000**
B: Yang Cai
S: Richard Michaud, Tr for Redstone Court Nt
Book/Page: 70745/316, Date: 10/30/24
Use: 3 Bdrm Condo, Lot: 1900sf
Prior Sale: \$192,000 (08/91)
- 9 EVERETT ST..... \$4,600,000**
B: Hsieh Investmetns Ma LLC
S: Lolastar LLC
Book/Page: 70756/339, Date: 10/31/24
Mtg: Digital FCU \$1,500,000
Use: Apartment Building, Lot: 4976sf
Prior Sale: \$1,018,000 (07/20)
- 76 HARVARD AVE..... \$700,000**
B: Catarina Goncalves & Olivio Goncalves
S: Nancy A Anderson
Book/Page: 70726/160, Date: 10/24/24
- 251 KELTON ST U:1..... \$536,000**
B: Dylan Gale
S: Yvonne S Ng
Book/Page: 70737/46, Date: 10/28/24
Use: Condo

20 PENNIMAN RD U:308..... \$829,000
B: Specialty Mgmt Svcs Lp
S: Marc Resnick, Tr for Capone Rt
Book/Page: 70750/255, Date: 10/30/24
Use: 2 Bdrm Condo

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

- 5 APPLETON ST U:1A..... \$965,000**
B: Beth R Dion
S: Midwood Capital Prop LLC
Book/Page: 70746/235, Date: 10/30/24
Mtg: Fairway Ind Mtg \$723,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 1315sf
Prior Sale: \$933,000 (02/21)
- 9 APPLETON ST U:102..... \$1,150,000**
B: Golden Nest LLC
S: Lauren A Larson & Silas Larson
Doc#: 00000000956221, Date: 10/29/24
Mtg: North American SB \$600,000
Term: 2049
Use: 2 Bdrm Condo, Lot: 800sf
Prior Sale: \$975,000 (06/20)
- 500 ATLANTIC AVE U:15U..... \$519,000**
B: Elizabeth Carvelli & David Carvelli
S: Zhu Li
Book/Page: 70741/269, Date: 10/29/24
Mtg: Berkshire Bank \$389,250
Term: 2054 Rate: 6.8% Type: Adj
Use: Condo, Lot: 424sf
Prior Sale: \$482,500 (04/21)
- 2 AVERY ST U:24A..... \$970,000**
B: Susan M Harrington
S: Hu Y Jeong
Book/Page: 70750/331, Date: 10/31/24
Mtg: UBS Bank USA \$770,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 1 Bdrm Condo, Lot: 803sf
Prior Sale: \$1,000,000 (03/20)
- 48 BEACON ST U:6F..... \$1,150,000**
B: Elizabeth E Powers, Tr for Elizabeth E Powers Lt
S: Kristin Greene
Book/Page: 70763/144, Date: 11/01/24
Use: 1 Bdrm Condo, Lot: 779sf
Prior Sale: \$467,500 (01/09)

776 BOYLSTON ST U:PH2E..... \$25,000,000
B: Naesong Park, Tr for 776 Boylston PH2E NT
S: Kurt F Somerville, Tr for 776 Boylston ST U:PH2E NT
Book/Page: 70694/229, Date: 10/15/24
Use: 4 Bdrm Condo, Lot: 6829sf
Prior Sale: \$23,000,000 (01/23)

122-128 CAMBRIDGE ST..... \$3,800,000
B: 122 Boston LLC
S: 122 Cambridge Street LLC
Book/Page: 70733/153, Date: 10/25/24
Mtg: Dedham Inst for Svgs \$2,470,000

122 CHANDLER ST U:A..... \$723,000
B: Erin Shea & Jack Martell
S: Isabel R Munoz-Cadilla & Enrique R Colon-Baco
Doc#: 00000000956350, Date: 11/01/24
Mtg: CMG Mortgage Inc \$578,400
Term: 2054
Use: 1 Bdrm Condo, Lot: 686sf
Prior Sale: \$477,000 (12/13)

22 CHURCH ST U:9..... \$783,500
B: Jason Boulanger & Ellen Song
S: Adam R Wolf, Tr for Adam R Wolf T
Book/Page: 70742/222, Date: 10/29/24
Mtg: Guild Mortgage Co \$626,800
Term: 2054
Use: 2 Bdrm Condo, Lot: 760sf
Prior Sale: \$449,000 (07/12)

566 COLUMBUS AVE U:310..... \$1,675,000
B: Raymond E Flores Jr & Suzanne C Flores
S: Donald J Grant
Book/Page: 70742/326, Date: 10/29/24
Use: Condo

357 COMMERCIAL ST U:808..... \$745,000
B: 808 Lincoln LLC
S: Michael A Dambra, Tr for Louise P Dambra RET
Book/Page: 70759/296, Date: 11/01/24
Use: 2 Bdrm Condo, Lot: 1149sf
Prior Sale: \$95,000 (09/89)

47 COMMERCIAL WHARF U:6..... \$1,700,000
B: John Mchpherson & Brenda Mchpherson
S: Protestant Epis Diocese O
Book/Page: 70747/346, Date: 10/30/24
Use: Religious Property, Lot: 1249sf
Prior Sale: \$1,400,016 (06/15)

222 COMMONWEALTH AVE U:2..... \$2,600,000
B: Jiahn Lyu
S: 222 Commonwealth Ave LLC
Book/Page: 70757/132, Date: 10/31/24
Use: Condo

280 COMMONWEALTH AVE U:201..... \$1,400,000
B: Alexander Drosos & Kimberly Drosos
S: Barbara R Robidoux, Tr for Robidoux Ft
Book/Page: 70728/158, Date: 10/24/24
Mtg: JPMorgan Chase Bank \$800,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1002sf
Prior Sale: \$877,000 (09/13)

314 COMMONWEALTH AVE U:2..... \$8,400,000
B: Patrick J Kerins, Tr for Patrick J Kerins RET
S: Julie Lassonde & Michael Gibbens
Book/Page: 70726/126, Date: 10/24/24
Use: 3 Bdrm Condo, Lot: 3422sf
Prior Sale: \$6,287,500 (07/21)

320 COMMONWEALTH AVE U:32..... \$599,000
B: Julia Knuepfer & Christian P Knuepfer
S: Chin Art Y Est & Andrew M Elfman
Book/Page: 70738/158, Date: 10/28/24
Mtg: Washington Trust Mtg \$249,000
Term: 2054 Rate: 7.3% Type: Adj
Use: 1 Bdrm Condo, Lot: 542sf
Prior Sale: \$173,000 (04/98)

329 COMMONWEALTH AVE U:5..... \$4,200,000
B: Kathleen Doble, Tr for Kathleen Benner Doble Lt
S: 329 Commonwealth LLC
Book/Page: 70764/59, Date: 11/01/24
Use: 3 Bdrm Condo, Lot: 1263sf
Prior Sale: \$1,250,000 (06/15)

416 COMMONWEALTH AVE U:704..... \$690,000
B: Blaire J Oneil
S: Summer B Zeh
Book/Page: 70747/108, Date: 10/30/24
Mtg: M&T Bank NA \$175,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 606sf
Prior Sale: \$339,000 (04/05)

19 CORTES ST U:4..... \$783,000
B: Dyann Kiessling & Caroline Kiessling
S: Ata-Nahal LLC
Book/Page: 70726/93, Date: 10/24/24
Mtg: Fairway Ind Mtg \$587,250
Term: 2054
Use: 2 Bdrm Condo, Lot: 885sf
Prior Sale: \$387,000 (09/05)

25 CRANSTON ST U:2..... \$1,050,000
B: Jonathan German
S: Bonnie L Bermas & Mark S Link
Book/Page: 70737/101, Date: 10/28/24
Mtg: Movement Mtg LLC \$892,500
Term: 2054
Use: 3 Bdrm Condo

2 DARTMOUTH PL..... \$2,901,000
B: Salvatore W Sprofera, Tr for Salvatore W Sprofera RET
S: Allene M Diaz, Tr for Allene Diaz RET
Book/Page: 70726/143, Date: 10/24/24
Use: 3 Bdrm Row-Middle, Lot: 1130sf
Prior Sale: \$1,400,000 (05/08)

240 DEVONSHIRE ST U:3904..... \$2,375,000
B: Maria Capozzi
S: Mcaf Winthrop LLC
Book/Page: 70764/120, Date: 11/01/24
Mtg: M&T Bank NA \$1,400,000
Term: 2054
Use: Condo

240 DEVONSHIRE ST U:4205..... \$1,950,000
B: Yie-Hsin Hung
S: Mcaf Winthrop LLC
Book/Page: 70753/184, Date: 10/31/24
Use: Condo

65 E INDIA ROW U:35D..... \$670,000
B: Patricia Palmer & Roger Joseph
S: Xiaoting Hu & Junlong Li
Book/Page: 70752/297, Date: 10/31/24
Use: 1 Bdrm Condo, Lot: 755sf
Prior Sale: \$750,000 (06/17)

35 FAY ST U:103..... \$1,400,000
B: South End Harrison LLC
S: Christopher Crowley & Jacl Crowley
Book/Page: 70746/320, Date: 10/30/24
Use: 2 Bdrm Condo, Lot: 1883sf
Prior Sale: \$1,400,000 (07/19)

99 FULTON ST U:4-6..... \$750,000
B: D M Porta
S: Susannah Ross
Book/Page: 70725/27, Date: 10/24/24
Mtg: Susannah Ross \$100,000
Use: 2 Bdrm Condo, Lot: 1120sf
Prior Sale: \$880,000 (01/18)

120 FULTON ST U:2A..... \$1,030,000
B: Julian Lewis
S: John G Hussey, Tr for John G Hussey 2014 Ft
Book/Page: 70763/180, Date: 11/01/24
Use: 1 Bdrm Condo, Lot: 1420sf
Prior Sale: \$230,000 (06/94)

33 HANCOCK ST U:4..... \$985,000
B: Krzysztof Mroczkowski & Sarah Teczar
S: Maria J Denslow
Book/Page: 70749/4, Date: 10/30/24
Mtg: Berkshire Bank \$535,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 890sf
Prior Sale: \$575,000 (08/09)

35 HANSON ST U:2..... \$2,730,000
B: Daniel Horner
S: Stephen Fiascone & Lissy Hu
Book/Page: 70730/212, Date: 10/25/24
Mtg: First Citizen B&T Co \$2,184,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 3 Bdrm Condo, Lot: 2175sf
Prior Sale: \$2,530,000 (07/19)

38 HILL TOP ST U:2..... \$820,000
B: Colin Yanovitch & Sarah Butler
S: Nghtia T Tran
Book/Page: 70738/114, Date: 10/28/24
Mtg: Guaranteed Rate Inc \$819,000
Term: 2054
Use: 3 Bdrm Condo

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
Brocton Plymouth
Brookfield Worcester
Brookline Norfolk
Buckland Franklin
Burlington Middlesex South
Cambridge Middlesex South
Canton Norfolk
Carlisle Middlesex North
Carver Plymouth
Centerville Barnstable
Charlemont Franklin
Charlestown Suffolk
Charlton Worcester
Chatham Barnstable
Chelmsford Middlesex North
Chelsea Suffolk
Cheshire Berkshire North
Chester Hampden
Chesterfield Hampshire
Chicopee Hampden
Chilmark Dukes
Clarksburg Berkshire North
Clinton Worcester
Cohasset Norfolk
Colrain Franklin
Concord Middlesex South
Conway Franklin

Cotuit Barnstable
Cummington Hampshire
Dalton Berkshire Middle
Danvers Essex South
Dartmouth Bristol South
Dedham Norfolk
Deerfield Franklin
Dennis Barnstable
Dighton Bristol North
Dorchester Suffolk
Douglas Worcester
Dover Norfolk
Dracut Middlesex North
Dudley Worcester
Dunstable Middlesex North
Duxbury Plymouth
East Boston Suffolk
East Bridgewater Plymouth
East Brookfield Worcester
East Longmeadow Hampden
Eastham Barnstable
Easthampton Hampshire
Easton Bristol North
Egremont Berkshire South
Erving Franklin
Essex Essex South
Everett Middlesex South
Fairhaven Bristol South
Fall River Bristol Fall River
Falmouth Barnstable
Fitchburg Worcester North
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Greenfield Franklin
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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
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Holden Worcester
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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
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Mashpee Barnstable
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Medway Norfolk
Melrose Middlesex South
Mendon Worcester
Merrimac Essex South
Methuen Essex North
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Middleton Essex South
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Millbury Worcester
Millis Norfolk
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
Northborough Worcester
Northbridge Worcester
Northfield Franklin
Norton Bristol North
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Norwood Norfolk
Oak Bluffs Dukes
Oakham Worcester
Orange Franklin
Orleans Barnstable
Osterville Barnstable
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Paxton Worcester
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Pelham Hampshire
Pembroke Plymouth
Pepperell Middlesex South
Peru Berkshire Middle
Petersham Worcester
Phillipston Worcester
Pittsfield Berkshire Middle
Plainfield Hampshire
Plainville Norfolk
Plymouth Plymouth
Plympton Plymouth
Princeton Worcester
Provincetown Barnstable
Quincy Norfolk
Randolph Norfolk
Raynham Bristol North
Reading Middlesex South
Rehoboth Bristol North
Revere Suffolk
Richmond Berkshire Middle
Rochester Plymouth
Rockland Plymouth
Rockport Essex South
Roslindale Suffolk
Rowe Franklin
Rowley Essex South
Roxbury Suffolk
Royalston Worcester
Russell Hampden
Rutland Worcester
Salem Essex South
Salisbury Essex South
Sandisfield Berkshire South
Sandwich Barnstable
Saugus Essex South
Savoy Berkshire North
Scituate Plymouth
Seekonk Bristol North
Sharon Norfolk
Sheffield Berkshire South
Shelburne Franklin
Sherborn Middlesex South
Shirley Middlesex South
Shrewsbury Worcester
Shutesbury Franklin
Somerset Bristol Fall River
Somerville Middlesex South
South Boston Suffolk
South Hadley Hampshire

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

Woburn Middlesex South
Worcester Worcester
Worthington Hampshire
Wrentham Norfolk
Yarmouth Barnstable

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

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

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

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

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

REAL ESTATE SALES

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

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

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

FORECLOSURE DEEDS

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

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

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

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

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

50 LAWRENCE ST U:D \$750,000
 B: Kit S Chan & Jin Wen
 S: Jane Odonnell
 Book/Page: 70726/41, Date: 10/24/24
 Mtg: Bethpage FCU \$525,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 1 Bdrm Condo, Lot: 548sf
 Prior Sale: \$271,050 (12/00)

65 LEWIS ST U:407 \$1,890,000
 B: Theiline W Cramer
 S: Donald M Thea, Tr for Donald M Thea RET
 Book/Page: 70742/186, Date: 10/29/24
 Use: 2 Bdrm Condo

210-216 LINCOLN ST U:601 \$1,028,000
 B: Lai W Leung, Tr for C Wah Ng & Lai W Leung Lt
 S: Donald J Cosentino, Tr for Donald J Cosentino T
 Book/Page: 70748/108, Date: 10/30/24
 Use: 1 Bdrm Condo, Lot: 1508sf
 Prior Sale: \$895,000 (07/15)

100 LOVEJOY WHARF U:11P \$820,000
 B: Giulia Folli
 S: Related Lovejoy Res LLC
 Book/Page: 70726/28, Date: 10/24/24
 Use: 1 Bdrm Condo

100 LOVEJOY WHARF U:9B \$1,399,000
 B: Lisa Botticelli & Raymond Pohl
 S: Related Lovejoy Res LLC
 Book/Page: 70759/164, Date: 11/01/24
 Use: 2 Bdrm Condo

279 MARLBOROUGH ST \$16,500,000
 B: Simon R Elliott
 S: Joseph R Jenkins, Tr for 279 Marlborough Street Rt
 Book/Page: 70734/149, Date: 10/25/24
 Use: 4 Bdrm Row-End, Lot: 2688sf
 Prior Sale: \$6,350,000 (12/15)

349 MARLBOROUGH ST U:2 \$1,330,000
 B: Russell Golden & Theresa Golden
 S: Donna Celentano, Tr for Celentano Ft
 Book/Page: 70725/20, Date: 10/24/24
 Use: 2 Bdrm Condo, Lot: 798sf
 Prior Sale: \$1,170,000 (09/19)

34 MELROSE ST U:1 \$1,340,000
 B: Kristina Lindsey & Jacob Lindsey
 S: Joseph K Kuranda
 Book/Page: 70725/303, Date: 10/24/24
 Mtg: Leader Bank NA \$1,072,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 2 Bdrm Condo

88 MOUNT VERNON ST U:10 \$760,000
 B: Asta Muldoon & Christopher Muldoon
 S: James Coletti
 Book/Page: 70733/236, Date: 10/25/24
 Use: 1 Bdrm Condo, Lot: 599sf
 Prior Sale: \$525,000 (10/09)

92 MOUNT VERNON ST \$10,000,000
 B: Elizabeth Knight, Tr for 92 Mt Vernon Street Rt
 S: Richard M Burnes Jr
 Book/Page: 70762/338, Date: 11/01/24
 Use: 2-Family Row-Middle, Lot: 2626sf
 Prior Sale: \$3,350,000 (01/00)

129 N WASHINGTON ST U:3 \$1,499,000
 B: Cameron Mower
 S: 129 N Wa Street LLC
 Doc#: 00000000956258, Date: 10/30/24
 Mtg: Brookline Bank \$1,199,200
 Term: 2054
 Use: Condo

425 NEWBURY ST U:F20 \$157,500
 B: Peter Leoutsales
 S: James M Lieb, Tr for Jim Lieb T
 Book/Page: 70725/110, Date: 10/24/24
 Use: Condo Parking-Residential, Lot: 143sf
 Prior Sale: \$525,000 (11/11)

125 PARK DR U:16 \$470,000
 B: Ernest J Perrone, Tr for Perrone Rt Of 2013
 S: Ross J Ozer & Scott D Gortikov
 Book/Page: 70737/140, Date: 10/28/24
 Use: Condo, Lot: 443sf

130 PEMBROKE ST U:4 \$1,870,000
 B: Hayley Trahan-Liptak, Tr for Lorenzo R Cabantog
 S: Michael L Gosselin & Jonathan C Cruz
 Book/Page: 70753/267, Date: 10/31/24
 Mtg: Cross Country Mtg Inc \$1,496,000
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 1557sf
 Prior Sale: \$723,000 (01/04)

129-131 PORTLAND ST \$6,650,000
 B: 129 Portland Street LLC
 S: Olympia Group Lp
 Book/Page: 70752/108, Date: 10/31/24
 Mtg: Everett Cp Bk \$9,600,000
 Use: Office Bldg-General, Lot: 4451sf

59-R SALEM ST U:1 \$321,000
 B: Peter G Walsh Jr
 S: David G Crowley & Kathryn Crowley
 Book/Page: 70732/246, Date: 10/25/24
 Mtg: Sierra Pacific Mtg \$327,901
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 315sf
 Prior Sale: \$190,000 (05/05)

135 SEAPORT BLVD U:1203 \$1,287,500
 B: Zubin Battivala & Sheela Hegde-Battivala
 S: John Selldorff & Jamie Selldorff
 Book/Page: 70730/86, Date: 10/25/24
 Use: 1 Bdrm Condo

135 SEAPORT BLVD U:1908 \$975,000
 B: Jongwon Lim, Tr for Jongwon & Booyong Lim Rt
 S: Katherine Lim
 Book/Page: 70763/202, Date: 11/01/24
 Use: Condo
 Prior Sale: \$975,000 (07/24)

373 SHAWMUT AVE \$1,650,000
 B: 373 Shawmut Avenue LLC
 S: Daniel Kistler & Erin M Kistler
 Book/Page: 70750/138, Date: 10/30/24
 Use: 2-Family Row-Middle, Lot: 954sf
 Prior Sale: \$885,000 (08/11)

439 SHAWMUT AVE U:2 \$675,000
 B: Zarak Realty LLC
 S: Jose Yamin
 Book/Page: 70732/41, Date: 10/25/24
 Use: 1 Bdrm Condo, Lot: 653sf
 Prior Sale: \$410,000 (08/10)

26 STILLMAN ST U:5-3 \$610,000
 B: Tina Strauss & Claudia Tate
 S: Robert Lee & Linda M Brennan
 Book/Page: 70743/291, Date: 10/29/24
 Use: Condo, Lot: 679sf
 Prior Sale: \$530,000 (12/16)

430 STUART ST U:24D \$1,900,000
 B: Mark Stuart, Tr for Stuart 2024 T
 S: Farmhouse Rb LLC
 Book/Page: 70745/96, Date: 10/30/24
 Use: Condo

621 TREMONT ST U:5 \$925,000
 B: Carolyn Van Putten & Steven Van Putten
 S: William K Goldthwaite 3rd
 Doc#: 00000000956319, Date: 10/31/24
 Use: 2 Bdrm Condo, Lot: 712sf
 Prior Sale: \$822,500 (08/21)

139 W CANTON ST \$2,500,000
 B: 139 West Canton St LLC
 S: Barbara E Breslau & Jeremy C Cobb
 Book/Page: 70759/314, Date: 11/01/24
 Use: 3 Bdrm Row-Middle, Lot: 1200sf

94 WALTHAM ST U:5 \$1,120,000
 B: Luv D Karia & Allison MacLachlan
 S: Glen R Donovan
 Book/Page: 70753/123, Date: 10/31/24
 Mtg: Rockland Tr Co \$1,064,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo, Lot: 820sf
 Prior Sale: \$1,048,360 (05/19)

27 WARD ST U:102 \$815,000
 B: Jhansi Potturi & Benjamin Brayton
 S: Alec Maggi
 Book/Page: 70727/55, Date: 10/24/24
 Mtg: Movement Mtg LLC \$652,000
 Term: 2054
 Use: 2 Bdrm Condo

580 WASHINGTON ST U:908 \$1,775,000
 B: Lucy Fletcher & Luke Fletcher
 S: Thomas M Sprague, Tr for Sprague Ft
 Book/Page: 70726/235, Date: 10/24/24
 Mtg: RBC Bank Georgia NA \$1,065,000
 Term: 2054 Rate: 5.4% Type: Adj
 Use: 3 Bdrm Condo, Lot: 1743sf

580 WASHINGTON ST U:PH2 \$3,055,000
 B: Agnieszka Trzienia, Tr for Dan Drzymalski
 S: David Muller
 Book/Page: 70730/326, Date: 10/25/24
 Mtg: William Raveis Mtg Co \$2,291,250
 Term: 2054 Rate: 5.6% Type: Adj
 Use: 3 Bdrm Condo, Lot: 2348sf

145 WHITFIELD ST U:2 \$482,500
 B: Exsnet S Esler
 S: Lauren Donfro
 Book/Page: 70760/162, Date: 11/01/24
 Mtg: Cambridge Svgs Bk \$422,625
 Term: 2054
 Use: 2 Bdrm Condo

8 WHITTIER PL U:9J \$630,000
 B: Chia-Chen Liu
 S: Sameer Chinoy & Alexei Stroici
 Book/Page: 70761/236, Date: 11/01/24
 Use: 1 Bdrm Condo, Lot: 871sf
 Prior Sale: \$527,000 (11/14)

8 YARMOUTH ST U:3 \$920,000
 B: Elizabeth K Englander & Michael K Englander
 S: Rosanne Wetmore & William Enright
 Book/Page: 70734/281, Date: 10/25/24
 Mtg: Leader Bank NA \$625,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 680sf
 Prior Sale: \$166,000 (03/95)

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

697 CAMBRIDGE ST \$3,200,000
 B: 697 Cambridge LLC
 S: Paul A Rufo, Tr for 697 Cambridge Street Rt
 Book/Page: 70755/37, Date: 10/31/24
 Mtg: Walpole Coop Bank \$3,768,750
 Use: Office Bldg-Medical, Lot: 11279sf

145 CHISWICK RD U:8 \$405,000
 B: Amir A Adib & Marzieh Arad
 S: Robert E Melville
 Book/Page: 70762/254, Date: 11/01/24
 Mtg: Cross Country Mtg Inc \$243,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 825sf
 Prior Sale: \$220,000 (06/07)

61 COLBORNE RD U:B1 \$270,000
 B: Dimitri Petrosian & Kristen Santerian
 S: Tony T Punjabi, Tr for Henica Rt
 Book/Page: 70750/32, Date: 10/30/24
 Mtg: Centreville Bank \$189,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 470sf
 Prior Sale: \$35,700 (07/92)

2001 COMMONWEALTH AVE U:11 \$530,000
 B: Tatiana Kulanova
 S: David R Schmahmann
 Book/Page: 70727/126, Date: 10/24/24
 Use: 2 Bdrm Condo, Lot: 747sf

2031 COMMONWEALTH AVE U:10 \$682,000
 B: 3 Amaranth LLC
 S: Emas LLC
 Book/Page: 70755/26, Date: 10/31/24
 Use: 2 Bdrm Condo, Lot: 956sf
 Prior Sale: \$450,000 (02/21)

120 FOSTER TER U:120 \$625,500
 B: Yingtian Xie
 S: Ian Maged & Sarah Maged
 Book/Page: 70739/103, Date: 10/28/24
 Mtg: Rocket Mortgage LLC \$260,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1266sf
 Prior Sale: \$525,000 (06/18)

14 MOUNT HOOD RD \$4,595,000
 B: Pd Commonwealth LLC
 S: Leovofs LLC
 Book/Page: 70750/210, Date: 10/30/24
 Use: Apartment Bldg - 4-8 Units, Lot: 3388sf
 Prior Sale: \$1,925,000 (02/20)

160 NEWTON ST U:1 \$590,000
 B: Raymond Li
 S: Andre S Jurko
 Book/Page: 70732/86, Date: 10/25/24
 Mtg: Rockland Tr Co \$390,000
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 1053sf
 Prior Sale: \$473,000 (08/22)

1 OLIVE ST \$450,000
 B: 1 Olive Street LLC
 S: David J Sideris, Tr for 1 Olive Street Rt
 Book/Page: 70759/330, Date: 11/01/24
 Mtg: Rockland Tr Co \$250,000
 Use: Apartment Bldg - 4-8 Units, Lot: 5665sf

31 ORKNEY RD U:44 \$330,000
 B: Menachem Noginski
 S: Christina Cunningham
 Book/Page: 70748/51, Date: 10/30/24
 Mtg: The Federal Svgs Bk \$313,500
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 536sf
 Prior Sale: \$50,000 (10/94)

121 TREMONT ST U:320 \$380,000
 B: Ching C Siu
 S: Jian Qiao & Danlin Qiu
 Book/Page: 70754/11, Date: 10/31/24
 Mtg: Fairway Ind Mtg \$220,000
 Term: 2039
 Use: 1 Bdrm Condo, Lot: 610sf
 Prior Sale: \$186,000 (03/11)

41-43 WINSHIP ST \$1,930,000
 B: Tinghui Zeng
 S: Domenic P Aiello
 Book/Page: 70740/298, Date: 10/29/24
 Mtg: East West Bank \$930,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: Apartment Bldg - 4-8 Units, Lot: 6866sf

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

45 1ST AVE U:404 \$652,000
 B: Ryan Doherty
 S: Jacob Wint
 Book/Page: 70754/54, Date: 10/31/24
 Mtg: M&T Bank NA \$489,000
 Term: 2054 Rate: 5.3% Type: Adj
 Use: 1 Bdrm Condo
 Prior Sale: \$575,000 (03/23)

329 BUNKER HILL ST \$2,250,000
 B: Margaret M Flatley & Crosby M Reinders
 S: Mc5 Bunker Hill LLC
 Book/Page: 70755/341, Date: 10/31/24
 Use: Mixed Use-Prim Res & Comm, Lot: 1376sf
 Prior Sale: \$1,000,000 (06/23)

65 CHELSEA ST U:204 \$627,500
 B: Nikita K Jaggi
 S: Brandon M Wernette & Rebecca Wernette
 Book/Page: 70748/188, Date: 10/30/24
 Mtg: Boston Redevelop Auth \$596,125
 Use: 2 Bdrm Condo
 Prior Sale: \$550,000 (03/21)

437 CHELSEA ST U:1 \$617,600
 B: Nathalia V Garcia & Angie D Garcia
 S: 437 Chelsea St LLC
 Book/Page: 70734/118, Date: 10/25/24
 Use: Condo

3 DEVENS ST U:2 \$650,000
 B: Anne K Wilson
 S: James C Fantini & Nicole M Baltzer
 Book/Page: 70764/274, Date: 11/01/24
 Mtg: Guaranteed Rate Inc \$520,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$148,000 (08/97)

ELM ST \$1,625,000
 B: Megan Barrow & Stacy Barrow
 S: Royalston TLLC
 Book/Page: 70739/1, Date: 10/28/24

33 ELM ST U:3 \$865,000
 B: Hannah Evans
 S: Daniel Smith & Ashley Smith
 Book/Page: 70751/182, Date: 10/31/24
 Mtg: Leader Bank NA \$692,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$680,000 (06/17)

58 ELM ST U:2 \$620,000
 B: Loren Durr & Ryan Foss
 S: Monalisa Riordan, Tr for Monalisa C Riordan Lt
 Book/Page: 70726/293, Date: 10/24/24
 Mtg: Cross Country Mtg Inc \$474,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$330,000 (01/11)

12 FRANKLIN ST U:1 \$765,000
 B: Alison R Whitney
 S: James A Golin
 Book/Page: 70750/292, Date: 10/31/24
 Mtg: Hanscom FCU \$600,000
 Term: 2054
 Prior Sale: \$635,000 (07/20)

10 MEAD ST U:10 \$1,170,000
 B: Alexander Toth & Erin Greene
 S: Lee Renaud & Laura A Renaud
 Book/Page: 70760/310, Date: 11/01/24
 Mtg: M&T Bank NA \$936,000
 Term: 2054 Rate: 5.3% Type: Adj
 Use: 2 Bdrm Condo

428 MEDFORD ST U:1 \$1,350,000
 B: Silas Larson & Lauren A Larson
 S: Reay Pannesi & Sarah Duncan
 Book/Page: 70746/123, Date: 10/30/24
 Mtg: M&T Bank NA \$1,012,500
 Term: 2054 Rate: 5.3% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$660,000 (05/13)

8 MYSTIC ST U:2 \$1,202,500
 B: Alex K Collier & Matthew Collier
 S: Christopher Wood
 Book/Page: 70758/168, Date: 11/01/24
 Mtg: M&T Bank NA \$842,500
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$869,000 (07/19)

17 PROSPECT ST U:2 \$975,000
 B: Louis R Mcguirk
 S: Eileen T Hansberry
 Book/Page: 70752/171, Date: 10/31/24
 Mtg: Bank of America NA \$250,000
 Term: 2054
 Use: 2 Bdrm Condo

86 RUSSELL ST U:2 \$712,000
 B: Lane Anson
 S: Marie Caulfield
 Book/Page: 70749/84, Date: 10/30/24
 Mtg: Paramount Res Mtg Gp \$676,400
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$330,500 (06/10)

SUFFOLK REGISTRY

continued

Chelsea

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- List of real estate sales in Chelsea, including addresses like 20 BEACON ST U:13, 34 BEACON ST U:1, 100 BOATSWAINS WAY U:306, etc.

- Continuation of real estate sales in Chelsea, including addresses like 19 CASTLEGATE RD, 10 CAWFIELD ST, 17 DAWES ST, etc.

- Real estate sales in East Boston, including addresses like 46 THEODORE ST, 48 TREMLETT ST, 60 GIBSON ST U:203, etc.

East Boston

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- List of real estate sales in East Boston, including addresses like 10 GENEVA ST U:7, 225 HAVRE ST U:1, 74 HORACE ST, etc.

Hyde Park

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- List of real estate sales in Hyde Park, including addresses like 116 BRADLEE ST U:4, 414-A BUSINESS TER U:14A, 73 HILLIS RD, etc.

- Real estate sales in Jamaica Plain, including addresses like 767 TRUMAN HWY, 372 ARBORWAY, 28 BEAUFORT RD U:2, etc.

Jamaica Plain

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- Continuation of real estate sales in Jamaica Plain, including addresses like 6 PARK LN, 42 PETER PARLEY RD, 60 ROCKVIEW ST U:A, etc.

Mattapan

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- List of real estate sales in Mattapan, including addresses like 6-8 ALMONT ST, 27 EVELYN ST, 149 GALLIVAN BLVD, etc.

- Continuation of real estate sales in Mattapan, including addresses like 29 AVON ST, 95 BROADSOUND AVE, 43 BURNETT RD U:43, etc.

295 RESERVOIR AVE..... \$600,000
 B: Weibemar Cano & Paula Molina
 S: Hennessy Marie A Est & Mark F Hennessy
 Doc#: 00000000956297, Date: 10/31/24
 Mtg: Alfe Investments Llc \$440,000

474 REVERE BEACH BLVD U:904..... \$508,000
 B: Mithlesh K Jha
 S: Michelle V Nguyen
 Book/Page: 70760/49, Date: 11/01/24
 Mtg: Total Quality Fncl In \$381,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$420,000 (07/21)

123 RICE AVE..... \$585,000
 B: Carrie G Scheufele & Jeffrey M Scheufele
 S: Meghan Goodwin & Austin Scheufele
 Book/Page: 70740/323, Date: 10/29/24
 Use: 1 Bdrm Bngl/Cottage, Lot: 3006sf
 Prior Sale: \$369,900 (07/19)

25 UNION ST..... \$695,000
 B: John F Gil & Gladys Agudelo
 S: Richard S Cabelus, Tr for Jean Cabelus lrt
 Book/Page: 70731/83, Date: 10/25/24
 Mtg: MSA Mortgage LLC \$521,250
 Term: 2054
 Use: 2-Family Two Family, Lot: 3485sf
 Prior Sale: \$143,000 (09/91)

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

95-97 ALDRICH ST..... \$1,150,000
 B: Cornflower Woods LLC
 S: Frank V Cespedes, Tr for 95-97 Aldrich Street Rt
 Book/Page: 70734/180, Date: 10/25/24
 Mtg: PNC Bank \$805,000
 Term: 2054 Rate: 5.0% Type: Adj
 Use: 2-Family Conventional, Lot: 4231sf

561 BEECH ST..... \$675,000
 B: Brian T Dorsey
 S: John J Gannon, Tr for Gannon T
 Book/Page: 70747/313, Date: 10/30/24
 Mtg: AmWest Funding Corp \$506,250
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 11250sf

44 BERYL ST U:1..... \$615,000
 B: Wallace S Lages & Najla M Mouchrek
 S: Elizabeth Distasio-Wilson
 Book/Page: 70756/28, Date: 10/31/24
 Use: 2 Bdrm Condo

14 LENISTON ST..... \$649,000
 B: 14 Leniston LLC
 S: Christopher Anderson & Julianna Anderson
 Book/Page: 70753/249, Date: 10/31/24
 Use: 3 Bdrm Colonial, Lot: 3850sf
 Prior Sale: \$245,000 (10/08)

40 MANNING ST..... \$951,000
 B: Ajelina B Henehan & Isai B Sanchez
 S: Oscar Bonilla & Rosa Bonilla
 Book/Page: 70728/264, Date: 10/24/24
 Mtg: United Wholesale Mtg \$933,775
 Term: 2054
 Use: 2-Family Two Family, Lot: 5000sf
 Prior Sale: \$414,000 (12/02)

80 ROSLINDALE AVE U:1..... \$575,000
 B: Laura L Harlan
 S: Elizabeth Mccarthy & Omar Siddiqi
 Book/Page: 70754/136, Date: 10/31/24
 Mtg: Embrace Home Loans \$517,500
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 935sf
 Prior Sale: \$344,500 (07/04)

84 SHERWOOD ST U:86..... \$799,000
 B: Daniel Stein & Alexandra Stein
 S: Hilltop Prop Group LLC
 Book/Page: 70759/56, Date: 11/01/24
 Use: Condo

581 SOUTH ST U:2..... \$595,000
 B: Maxmillian Cleo & Hope C Allison
 S: Jeffrey R Power 3rd & Rosemarie B Power
 Book/Page: 70748/243, Date: 10/30/24
 Use: Condo

54-56 WALTER ST..... \$920,000
 B: Valentin T Hefco & Lavinia T Hefco
 S: James D Duffy
 Book/Page: 70753/256, Date: 10/31/24
 Use: 2-Family Conventional, Lot: 5449sf
 Prior Sale: \$227,000 (08/98)

51 WALWORTH ST..... \$1,044,000
 B: Bradley J Couture & Seble T Aregawi
 S: Nota Capital LLC
 Book/Page: 70731/39, Date: 10/25/24
 Mtg: Guaranteed Rate Affin \$981,500
 Term: 2054
 Use: 2-Family Two Family, Lot: 4993sf
 Prior Sale: \$785,000 (01/24)

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

415-419 BLUE HILL AVE..... \$650,000
 B: 415 Blue Hill Ave LLC
 S: Shanti Acquisitions LLC
 Book/Page: 70730/76, Date: 10/25/24
 Use: Shopping Ctr/Mall, Lot: 3518sf
 Prior Sale: \$400,000 (02/21)

36 BROOKLEDGE ST..... \$1,400,000
 B: Amu & Nob LLC
 S: Assets & Equity LLC
 Book/Page: 70764/163, Date: 11/01/24
 Mtg: Capital Mortgage \$1,180,000
 Use: Apartment Bldg - 4-8 Units, Lot: 8000sf
 Prior Sale: \$1,190,000 (03/24)

10 DUNMORE ST..... \$315,000
 B: Eileen A Bobsin
 S: Thomas F Gillis
 Book/Page: 70746/191, Date: 10/30/24
 Mtg: Bank of Canton \$299,250
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 2359sf
 Prior Sale: \$60,000 (05/99)

38 HUTCHINGS ST..... \$675,000
 B: 38 Hutchings Realty LLC
 S: Young Mavis L Est & Rachel V Kemp
 Book/Page: 70754/276, Date: 10/31/24
 Mtg: Crowd Lending Fund \$860,438
 Use: Apartment Bldg - 4-8 Units, Lot: 7936sf
 Prior Sale: \$288,000 (09/99)

36-38 REGENT ST..... \$1,870,000
 B: 36 Regent St LLC
 S: Jsc Property Mgmt LLC
 Book/Page: 70735/98, Date: 10/25/24
 Mtg: Rockland Fed CU \$2,056,000
 Use: Apartment Bldg - 4-8 Units, Lot: 2986sf

1 THORNTON TER..... \$925,000
 B: Johanna Hauer & Daniel Walsh
 S: Hepburn Homes LLC
 Book/Page: 70732/190, Date: 10/25/24
 Mtg: Guild Mortgage Co \$862,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 1700sf
 Prior Sale: \$346,789 (07/23)

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

125 B ST U:3D..... \$905,000
 B: Ryan Dale
 S: Peter Lively
 Book/Page: 70746/28, Date: 10/30/24
 Use: 1 Bdrm Condo, Lot: 1134sf
 Prior Sale: \$575,000 (11/07)

616 E 4TH ST U:301..... \$1,025,000
 B: Annelise Araujo & Zachary Herman
 S: Maria Debenedictis, Tr for A P Debenedictis Sa T
 Book/Page: 70753/32, Date: 10/31/24
 Mtg: Leader Bank NA \$766,500
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1048sf
 Prior Sale: \$626,000 (07/14)

515 E 5TH ST U:3..... \$613,000
 B: Eric Megnia
 S: Marco A Molea
 Book/Page: 70741/332, Date: 10/29/24
 Mtg: Cross Country Mtg Inc \$551,700
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 717sf

720-726 E 5TH ST U:724..... \$1,425,000
 B: Joseph Schlemeier & Harper B Schlemeier
 S: 720-726 East Fifth St LLC
 Book/Page: 70758/218, Date: 11/01/24
 Mtg: Leader Bank NA \$360,000
 Term: 2039
 Use: Condo

726 E 8TH ST U:2..... \$1,650,000
 B: Sean Cameron & Victoria Cameron
 S: 726 East Eighth St LLC
 Book/Page: 70746/93, Date: 10/30/24
 Use: Condo

747 E BROADWAY..... \$1,700,000
 B: Matthew J Desforge & Brittany A Desforge
 S: Shawn Pacheco & Ashley I Gambone
 Book/Page: 70739/47, Date: 10/28/24
 Mtg: First Citizen B&T Co \$1,360,000
 Term: 2054 Rate: 5.3% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 3500sf
 Prior Sale: \$1,499,900 (01/23)

115 G ST..... \$2,525,000
 B: Michael J Boyce, Tr for Boyce Ft
 S: Kyle Gambone
 Book/Page: 70749/113, Date: 10/30/24
 Mtg: Dedham Inst for Svgs \$1,325,000
 Use: 3-Family Decker, Lot: 2030sf
 Prior Sale: \$2,605,000 (07/22)

106 I ST U:3..... \$615,000
 B: Thomas P Oregan & Courtney J Oregan
 S: Krisada Ruanjaikaen
 Doc#: 00000000956247, Date: 10/30/24
 Mtg: Fairway Ind Mtg \$365,000
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 755sf
 Prior Sale: \$425,000 (11/17)

184 K ST U:1..... \$1,050,000
 B: Timothy J Parilla & Jill M Battista
 S: Amanda Burbank & Michael Burbank
 Book/Page: 70757/58, Date: 10/31/24
 Mtg: Leader Bank NA \$675,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1340sf
 Prior Sale: \$750,000 (06/16)

190 L ST U:1..... \$477,085
 B: Mane Properties LLC
 S: Ronald Luccio
 Book/Page: 70761/260, Date: 11/01/24
 Mtg: Walpole Coop Bank \$1,268,000
 Use: 2 Bdrm Condo, Lot: 805sf
 Prior Sale: \$300,000 (04/10)

190 L ST U:2..... \$511,955
 B: Mane Properties LLC
 S: Ronald Luccio
 Book/Page: 70761/264, Date: 11/01/24
 Mtg: Walpole Coop Bank \$1,268,000
 Use: 3 Bdrm Condo, Lot: 862sf
 Prior Sale: \$310,000 (04/10)

190 L ST U:3..... \$590,960
 B: Mane Properties LLC
 S: Ronald Luccio
 Book/Page: 70762/345, Date: 11/01/24
 Mtg: Walpole Coop Bank \$1,268,000
 Use: 3 Bdrm Condo, Lot: 1006sf
 Prior Sale: \$385,000 (04/13)

9 M ST U:3..... \$984,000
 B: Meltem Tugal
 S: Polly Merck
 Book/Page: 70754/235, Date: 10/31/24
 Mtg: Leader Bank NA \$549,000
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1181sf
 Prior Sale: \$880,000 (05/18)

418-422 W 2ND ST U:418-2..... \$470,000
 B: Chih C Nieh
 S: Stephen A Kurkjian, Tr for Stephen A Kurkjian RET
 Book/Page: 70764/46, Date: 11/01/24
 Use: 1 Bdrm Condo, Lot: 445sf
 Prior Sale: \$245,000 (08/06)

159 W 3RD ST U:2..... \$800,000
 B: Yao Liu
 S: Alexander M Fuller
 Book/Page: 70757/240, Date: 11/01/24
 Mtg: JPMorgan Chase Bank \$550,000
 Term: 2039
 Use: 2 Bdrm Condo, Lot: 1153sf
 Prior Sale: \$528,000 (07/13)

24 WARD ST U:1..... \$530,000
 B: Amira Kazi
 S: Zachary F Luz
 Book/Page: 70763/30, Date: 11/01/24
 Mtg: Citizens Bank \$413,500
 Term: 2054
 Use: 1 Bdrm Condo, Lot: 762sf
 Prior Sale: \$419,000 (08/19)

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

47 ALLEYNE ST..... \$685,000
 B: Kent Parsons
 S: Eric Wier
 Book/Page: 70742/47, Date: 10/29/24
 Use: 3 Bdrm Colonial, Lot: 2664sf
 Prior Sale: \$559,000 (08/19)

69-71 BAKER ST..... \$924,000
 B: Milo Pl Of Learning Ctr LL
 S: Structured Asset Mtg Invs & Bk Of Ny Mellon Tr
 Book/Page: 70749/268, Date: 10/30/24
 Mtg: Crowd Lending Fund \$980,900
 Use: 2-Family Conventional, Lot: 5164sf
 Prior Sale: \$1,076,539 (07/24)

101 BELLEVUE HILL RD..... \$1,070,000
 B: Plain Winter LLC
 S: Arra Yerganian & Athena Z Yerganian
 Book/Page: 70748/338, Date: 10/30/24
 Use: 4 Bdrm Colonial, Lot: 6122sf
 Prior Sale: \$756,000 (09/18)

54 BRYON RD U:1..... \$360,000
 B: Aileen Lo
 S: Yuching Lin
 Book/Page: 70754/38, Date: 10/31/24
 Use: 1 Bdrm Condo, Lot: 625sf
 Prior Sale: \$325,000 (02/22)

96 BUCHANAN RD..... \$900,000
 B: Jiaxin Yu
 S: 96 Buchanan Road LLC
 Book/Page: 70742/131, Date: 10/29/24
 Mtg: Cross Country Mtg Inc \$600,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 6719sf
 Prior Sale: \$495,000 (09/23)

11 CASPAR ST..... \$610,000
 B: John E Buckley & Hannah M Schulze
 S: Welch Edward F Est & James H Welch 3rd
 Book/Page: 70749/311, Date: 10/30/24
 Mtg: Boston Firefighters CU \$579,000
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 5122sf

2481 CENTRE ST..... \$650,000
 B: Penn Holdings LLC
 S: Janet M Connolly, Tr for Yetman Ft
 Doc#: 00000000956282, Date: 10/30/24
 Mtg: RCN Capital LLC \$491,002
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9834sf

15 FENSMERE RD..... \$688,000
 B: Muhammed S Khan & Nida Akbar
 S: Opendoor Property J LLC
 Book/Page: 70754/339, Date: 10/31/24
 Mtg: Leader Bank NA \$550,400
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 7468sf
 Prior Sale: \$562,600 (01/24)

28 GOULD ST..... \$775,000
 B: Kate Rushton
 S: Ty C Clark & Mary Clark
 Doc#: 00000000956168, Date: 10/28/24
 Mtg: Nations Direct Mtg \$620,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 10400sf
 Prior Sale: \$235,500 (12/00)

84 HASTINGS ST..... \$1,730,000
 B: Michael P Robles & Tonya M Robles
 S: Karden LLC
 Book/Page: 70754/314, Date: 10/31/24
 Mtg: Mortgage Research Ctr \$1,730,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 5500sf
 Prior Sale: \$1,000,000 (04/24)

JACQUELINE RD..... \$420,000
 B: Brenda T Odonnel
 S: Ellenmarie Lynch & Michael Odonnel
 Book/Page: 70757/30, Date: 10/31/24

116 LAURIE AVE..... \$640,000
 B: Ian P Meschwitz
 S: Gordon Rhona Est & Jeffrey Gordon
 Doc#: 00000000956263, Date: 10/30/24
 Mtg: Guaranteed Rate Inc \$640,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 5203sf

71 STIMSON ST..... \$535,000
 B: Migel Sadikaj & Bora Sadikaj
 S: Cibina H Stanton, Tr for Cibina H Stanton Rt
 Book/Page: 70763/320, Date: 11/01/24
 Mtg: Rocket Mortgage LLC \$481,500
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 4281sf

124 THEODORE PARKER RD..... \$1,325,000
 B: Elizabeth M Gallinaro & Liza A Katz
 S: David M Blumenthal & Janey L Bishoff
 Doc#: 00000000956289, Date: 10/31/24
 Mtg: Citizens Bank \$1,034,560
 Term: 2054 Rate: 5.6% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 11000sf

80 WILLOWDEAN AVE..... \$675,000
 B: 80 Willowdean LLC
 S: Chin Nga Yee Est & Betty H Chin
 Book/Page: 70728/103, Date: 10/24/24
 Use: 3 Bdrm Colonial, Lot: 7640sf
 Prior Sale: \$170,000 (10/89)

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

173 GROVERS AVE U:2..... \$490,000
 B: Emalie B Novick & Michael N Smith
 S: Aziz Moazzam & Mourad Mona
 Book/Page: 70763/110, Date: 11/01/24
 Mtg: Washington Trust Mtg \$441,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$460,000 (12/22)

41 HAWTHORN AVE..... \$750,000
 B: Nancy A Weinstein
 S: Aric C Warren & Jennifer K Warren
 Book/Page: 70748/300, Date: 10/30/24
 Mtg: Amerant Mortgage \$250,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 4500sf
 Prior Sale: \$281,400 (12/14)

11 PERKINS ST..... \$975,000
 B: Martine N Keating
 S: Mjb Enterprises LLC
 Book/Page: 70752/238, Date: 10/31/24
 Mtg: Citibank Na \$828,750
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 5000sf
 Prior Sale: \$470,000 (02/24)

20 S MAIN ST..... \$587,000
 B: Andrea Martucci
 S: Gary Capone & Jennifer Capone
 Book/Page: 70752/268, Date: 10/31/24
 Mtg: New Fed Mtg Corp \$180,000
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 4291sf
 Prior Sale: \$375,000 (07/23)

3 SEAL HARBOR RD U:531..... \$527,000
 B: Ellen L Conti
 S: Robert Wyatt, Tr for 3 Seal Harbor Unit 531 Rt
 Book/Page: 70748/5, Date: 10/30/24
 Mtg: MSA Mortgage LLC \$250,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$402,000 (07/20)

20 TAYLOR ST..... \$625,000
 B: Jairo Ochoa & Rojas Gomez
 S: Jodi Fitzpatrick, Tr for Palange Ft
 Book/Page: 70728/70, Date: 10/24/24
 Mtg: Embrace Home Loans \$590,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 5450sf

90 TERRACE AVE U:1..... \$535,000
 B: Malik Khan & Lauren Tereshko
 S: Alyssa R Marino
 Book/Page: 70754/168, Date: 10/31/24
 Use: 2 Bdrm Condo
 Prior Sale: \$369,000 (09/17)

53 UPLAND RD..... \$785,000
 B: Juan Cano-Montoya
 S: Ann M Spellman, Tr for Spellman lrt
 Book/Page: 70733/203, Date: 10/25/24
 Mtg: MSA Mortgage LLC \$745,750
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7980sf
 Prior Sale: \$215,000 (07/92)

Barnstable

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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

20 GELDING CIR..... \$1,600,000
 B: Corrine Arone & Christopher Arone
 S: Lori J Smith, Tr for Lori J Smith T
 Book/Page: 36635/227, Date: 10/25/24
 Use: 3 Bdrm Ranch, Lot: 43996sf
 Prior Sale: \$1,600,000 (09/24)

24 LEONARD RD..... \$2,400,000
 B: James Fowler 3rd & Deborah Fowler
 S: Timothy P Kandianis, Tr for Timothy P Kandianis RET
 Book/Page: 36655/4, Date: 11/01/24
 Mtg: Cape Cod Five Cent Bk \$1,920,000
 Term: 2054 Rate: 6.5% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 40511sf

BARNSTABLE REGISTRY continued

Table with 2 columns: Property Name and Price. Includes listings like PINE GROVE RD (\$249,900), 100 RIDGEWOOD DR (\$1,800,000), 36 TREVOR LN U:36 (\$550,000), and 41 TREVOR LN U:41 (\$510,000).

Centerville

MARKET STATISTICS THROUGH SEPTEMBER. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes Number of 1-Fam Sales (113), Median Price (\$600,000).

REAL ESTATE SALES

Table of real estate sales in Centerville. Includes listings like 34 ELIJAH CHILDS LN (\$600,000), 1645 FALMOUTH RD U:6E (\$101,100), 1645 FALMOUTH RD U:7E (\$101,100), 251 GREEN DUNES DR (\$10,750,000), 3 HALYARD WAY (\$665,000), 595 PHINNEYS LN (\$490,000), 140 ROLLING HITCH RD (\$720,000), and 16 HICKORY LN (\$475,000).

Chatham

MARKET STATISTICS THROUGH SEPTEMBER. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes Number of 1-Fam Sales (80), Median Price (\$986,250).

REAL ESTATE SALES

Table of real estate sales in Chatham. Includes listings like 56 CHATFIELD LN (\$970,000), 55 ELDREDGE SQ S (\$1,850,000), 771 FOX HILL RD (\$8,300,000), 190 HERITAGE LN (\$775,000), 5 HILLCREST RD (\$2,950,000), 155 INLET RD (\$3,400,000), and 35 MILL HILL LN (\$3,195,000).

Table of real estate sales in Cotuit. Includes listings like 46 NOB HILL RD (\$625,000), 6 PALMER DR (\$1,000,000), and 108 TAYLORS POND RD (\$907,083).

Cotuit

MARKET STATISTICS THROUGH SEPTEMBER. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes Number of 1-Fam Sales (37), Median Price (\$715,000).

REAL ESTATE SALES

Table of real estate sales in Cotuit. Includes listings like 106 GROVE ST (\$650,000), 277 POPONSETT RD (\$375,000), and 218 SANTUIT RD (\$734,000).

Dennis

MARKET STATISTICS THROUGH SEPTEMBER. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes Number of 1-Fam Sales (143), Median Price (\$650,000).

REAL ESTATE SALES

Table of real estate sales in Dennis. Includes listings like 52 BRISTOL ST (\$535,000), 45 CORNELL DR (\$267,500), 330 DEPOT ST (\$585,000), 20 DEVONSHIRE LN (\$725,000), 16 HICKORY LN (\$475,000), 35 HIGHLAND ST (\$677,500), 8 HUMMEL DR (\$603,000), 531 MAIN ST (\$675,000), and 683 MAIN ST U:16 (\$500,000).

Table of real estate sales in Falmouth. Includes listings like 41 OLD WHARF RD U:11 (\$350,000), 35 PARK DR (\$470,000), 3 PILGRIM RD (\$995,000), and 11 PLASHES DR (\$585,000).

Falmouth

MARKET STATISTICS THROUGH SEPTEMBER. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes Number of 1-Fam Sales (295), Median Price (\$675,000).

REAL ESTATE SALES

Table of real estate sales in Falmouth. Includes listings like 184 ACAPESKET RD (\$2,000,000), 19 AMVETS AVE (\$601,000), 24 EDGEWATER DR E (\$1,600,000), 13 FAIRMOUNT AVE (\$1,353,000), 59 ROUTE 6A U:46-1 (\$450,000), 220-A SHAD HOLE RD (\$415,000), 55 SHORE RD (\$805,000), 37 SUSAN RUTH RD (\$581,000), 48 UNCLE ROLF RD (\$600,000), 7 WAGER LN (\$425,000), 2050 BRIDGE RD (\$580,000), 1080 OLD ORCHARD RD (\$219,000), 46 OWLS NEST RD (\$2,000,000), 785 STATE HWY U:9 (\$295,000), and 45 PITCH PINE LN (\$1,300,000).

Table of real estate sales in Falmouth. Includes listings like 44 ROUND POND DR (\$550,000), 18 SHEILA WAY (\$640,000), 321 SHORE ST (\$4,000,000), 127 TROTTING PARK RD (\$500,000), 27 WOODVIEW DR U:12D (\$410,000), 0 WOODSIDE DR (\$300,000), and 6 ALDER LN (\$490,000).

Table of real estate sales in Falmouth. Includes listings like 6 BEACH PLUM CIR (\$503,000), 637 GIFFORD ST U:18B (\$667,500), 42 GLEN AVE (\$719,000), 3 HARRINGTON ST (\$768,840), 32 LAKE LEAMAN RD (\$755,000), 74 MEREDITH DR (\$535,000), 10 NEVES WAY (\$939,000), 10 HARBOR VIEW RD (\$665,800), 2 ENGLEWOOD DR U:F3 (\$118,333), 10 HARBOR VIEW RD (\$665,800), 10 KIMBERLEY WAY (\$490,000), 10 LAKEVIEW DR (\$654,900), 78 LOWERS LN (\$959,000), and 403 LOWER COUNTY RD U:J (\$319,900).

Table of real estate sales in Falmouth. Includes listings like 637 GIFFORD ST U:18B (\$667,500), 42 GLEN AVE (\$719,000), 3 HARRINGTON ST (\$768,840), 32 LAKE LEAMAN RD (\$755,000), 74 MEREDITH DR (\$535,000), 10 NEVES WAY (\$939,000), 10 HARBOR VIEW RD (\$665,800), 2 ENGLEWOOD DR U:F3 (\$118,333), 10 HARBOR VIEW RD (\$665,800), 10 KIMBERLEY WAY (\$490,000), 10 LAKEVIEW DR (\$654,900), 78 LOWERS LN (\$959,000), and 403 LOWER COUNTY RD U:J (\$319,900).

Harwich

MARKET STATISTICS THROUGH SEPTEMBER. Table with 3 columns: Metric, YTD 2023, YTD 2024. Includes Number of 1-Fam Sales (139), Median Price (\$660,000).

REAL ESTATE SALES

Table of real estate sales in Harwich. Includes listings like 6 ALDER LN (\$490,000), 6 BEACH PLUM CIR (\$503,000), 637 GIFFORD ST U:18B (\$667,500), 42 GLEN AVE (\$719,000), 3 HARRINGTON ST (\$768,840), 32 LAKE LEAMAN RD (\$755,000), 74 MEREDITH DR (\$535,000), 10 NEVES WAY (\$939,000), 10 HARBOR VIEW RD (\$665,800), 2 ENGLEWOOD DR U:F3 (\$118,333), 10 HARBOR VIEW RD (\$665,800), 10 KIMBERLEY WAY (\$490,000), 10 LAKEVIEW DR (\$654,900), 78 LOWERS LN (\$959,000), and 403 LOWER COUNTY RD U:J (\$319,900).

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**

30 ALDEN WAY \$350,000

B: Matthew Osullivan & Paulette Osullivan
S: Dolores B Polverari & Georgina K Polverari
Doc#: 00000001512037, Date: 10/25/24
Mtg: Homestead Fund Corp \$280,000
Term: 2054
Use: 2 Bdrm Cottage, Lot: 4356sf
Prior Sale: \$90,000 (08/90)

280 ARROWHEAD DR \$510,000

B: Alex A Doss-Okeefe
S: Suzanne E Kelley
Book/Page: 36649/182, Date: 10/31/24
Mtg: United Wholesale Mtg \$484,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$110,000 (10/00)

29 BAY SHORE RD \$2,200,000

B: S & S Development LLC
S: Craig D Thiel & Carolyn J Thiel
Doc#: 000000001512169, Date: 10/29/24
Use: 5 Bdrm Colonial, Lot: 8276sf
Prior Sale: \$55,000 (08/12)

756 BEARSE WAY \$2,000,000

B: Gilbert C Wood, Tr for Gcw23 Rt
S: Francis J Russell, Tr for Bearse Way Rt
Book/Page: 36633/338, Date: 10/24/24
Use: Auto Repair, Lot: 37026sf
Prior Sale: \$200,000 (03/00)

228 NORTH ST \$1,750,000

B: Sz Structures LLC
S: David S Thornton, Tr for L & D Realty Nt
Book/Page: 36647/52, Date: 10/30/24
Mtg: David S Thornton Tr \$1,750,000
Use: Gas/Service Station, Lot: 27878sf
Prior Sale: \$695,000 (06/08)

62 PINE AVE \$330,000

B: Zhengping Shang & Mark S Mullaney
S: Steven Weiss, Tr for Snowshoe Millworks LLC
Book/Page: 36654/191, Date: 11/01/24
Use: 2-Family Cottage, Lot: 7841sf

146 ROSARY LN \$400,000

B: Jgb Property Group LLC
S: Merlesena Realty Corp
Book/Page: 36634/179, Date: 10/24/24
Mtg: John P Merlesena \$350,000
Use: 2-Family Family Flat, Lot: 4792sf
Prior Sale: \$145,000 (05/08)

35 SCUDDER AVE U:1B \$12,500,000

B: Riverview School Inc
S: Scudder Avenue LLC
Book/Page: 36649/337, Date: 10/31/24
Use: Condo

316 SEA ST U:1 \$275,000

B: Lawrence Cormier & Donna Cormier
S: Gary Lamb & Maria Lamb
Book/Page: 36648/318, Date: 10/31/24
Use: 1 Bdrm Condo
Prior Sale: \$192,000 (02/20)

76 SMITH ST \$565,000

B: Katharine Mckee
S: Beverly Gill, Tr for Gill Ft
Book/Page: 36647/157, Date: 10/30/24
Use: 3 Bdrm Ranch, Lot: 11761sf
Prior Sale: \$565,000 (10/24)

70 WALTON AVE \$569,000

B: Dimas O Hernandez-Lemus
S: Kent Farrenkopf, Tr for Farrenkopf Ft
Doc#: 00000001512504, Date: 11/01/24
Mtg: OCMBC Inc \$512,100
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 15682sf

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**

8 FILLY WAY \$705,000

B: Michael J Brunyak & Gail D Brunyak
S: Marlene J Geary, Tr for Geary Ft
Book/Page: 36652/197, Date: 11/01/24
Mtg: Cape Cod Five Cent Bk \$564,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 18731sf
Prior Sale: \$203,000 (09/96)

24 HILLTOP DR \$775,000

B: David A Egan-Robertson & Ann E Egan-Robertson
S: Nicholas B Nolan & Jessica M Nolan
Book/Page: 36646/349, Date: 10/30/24

26 MOUNTWOOD RD \$525,000

B: Andrew C Racicot & Debra A Adam-Curran
S: Nancy E Adam, Tr for Nancy E Adam T
Book/Page: 36645/65, Date: 10/30/24
Mtg: Originpoint Lc \$420,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 19602sf

1351 OLD POST RD \$990,000

B: Megan Woltring & Franz Zikesch
S: Valeria A Silveira, Tr for Silveira RET
Book/Page: 36634/103, Date: 10/24/24
Mtg: Wells Fargo Bank \$410,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 21344sf
Prior Sale: \$617,055 (12/23)

68 TUPELO RD \$1,029,000

B: Kenneth Van Kleeck & Brenda Van Kleeck
S: Fred H Morgan Jr
Doc#: 00000001511912, Date: 10/24/24
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$869,000 (10/22)

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 BLUFF AVE \$1,625,000

B: Gregory Carey & Angela Carey
S: Francis J Zinke, Tr for Francis J Zinke Lt
Doc#: 00000001512150, Date: 10/29/24
Mtg: Cape Cod Five Cent Bk \$1,218,750
Term: 2054 Rate: 7.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 7231sf

22 CLAYTON CIR U:22A \$2,495,000

B: W B Wallin, Tr for Wallin Ft
S: Vinny Group LLC
Book/Page: 36645/337, Date: 10/30/24
Use: 4 Bdrm Condo
Prior Sale: \$1,140,000 (05/22)

43 DRIFTWOOD CIR \$1,408,000

B: Patricia Hoey & Richard Eisenberg
S: Roger Schiffman & Patricia M Donnelly
Doc#: 00000001512011, Date: 10/25/24
Mtg: Rocket Mortgage LLC \$570,000
Term: 2054 Rate: 5.1% Type: Adj
Use: 4 Bdrm Contemporary, Lot: 14418sf
Prior Sale: \$302,000 (02/00)

265 FELLS POND RD \$910,000

B: Lisa M Colombo & John L Colombo
S: David Baskin, Tr for 265 Fells Pond Rd Rt
Doc#: 00000001512051, Date: 10/25/24
Mtg: US Bank NA \$728,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12327sf
Prior Sale: \$446,450 (05/18)

57 LANDMARK AVE U:57 \$1,300,000

B: Arthur C Jordan, Tr for Jordan -Turo Rt
S: Nancy A Grigor & Gale G Brown
Doc#: 00000001512419, Date: 10/31/24
Use: 2 Bdrm Condo
Prior Sale: \$658,100 (07/11)

39 MANITOBA RD \$728,000

B: Drew Mihalick & Jennifer Mihalick
S: Michael Cahill & Elaine Cahill
Doc#: 00000001511989, Date: 10/25/24
Mtg: American Fed Mtg Corp \$546,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12502sf
Prior Sale: \$44,000 (06/97)

30 MEETINGHOUSE RD \$655,000

B: Maureen Gatto
S: William J Sullivan
Book/Page: 36648/256, Date: 10/31/24
Mtg: William Raveis Mtg Co \$465,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 23392sf
Prior Sale: \$410,000 (10/20)

389 MONOMOSCOY RD \$1,750,000

B: Kim Sieurin
S: Scalo Richard S Est & Steven S Scalo
Doc#: 00000001512322, Date: 10/30/24
Use: 2 Bdrm Camp/Cabin, Lot: 37505sf

8 NELSON CIR \$1,000,000

B: Richard Romaine & Erin Romaine
S: Gary A Corrigan, Tr for Park St 2004 Rt
Book/Page: 36634/146, Date: 10/24/24
Use: 4 Bdrm Ranch, Lot: 15507sf
Prior Sale: \$365,000 (01/10)

27 OCEAN BLUFF DR \$7,850,000

B: 27 Rainbow LLC
S: Evelyn Khazzam & Sassoon S Khazzam
Doc#: 00000001511956, Date: 10/24/24
Mtg: Goldman Sachs Bank US \$3,500,000
Term: 2054 Rate: 5.7% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 35545sf
Prior Sale: \$717,000 (11/91)

130 PIMLICO POND RD \$1,800,000

B: James L Meisel & Ellen Meisel
S: Jonathan J Fleming & Amy J Fleming
Book/Page: 36645/43, Date: 10/30/24
Use: 6 Bdrm Cape Cod, Lot: 115870sf

7 PINE AVE \$1,500,000

B: David Baskin, Tr for 265 Fells Pond Rd Rt
S: Michael D Bain & Kristin A Bain
Doc#: 00000001512140, Date: 10/28/24
Mtg: MountainOne Bk \$1,050,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 11021sf
Prior Sale: \$795,000 (02/17)

50 RAINBOW LN \$710,000

B: Marcio P Salgado & Jacqueline D Silva
S: Wakeby Development Inc
Book/Page: 36649/104, Date: 10/31/24
Mtg: United Wholesale Mtg \$686,303
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 18295sf
Prior Sale: \$370,000 (08/23)

34 SANTUIT LN \$498,000

B: Claire L Gralton
S: Teagan A Bokanovich
Book/Page: 36652/240, Date: 11/01/24
Mtg: Cross Country Mtg Inc \$423,300
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9365sf
Prior Sale: \$228,000 (10/18)

38 SHELLBACK WAY U:38 \$425,000

B: Lisa M Colombo, Tr for Colombo Lt
S: Collins Lt & John J Collins Jr
Book/Page: 36650/232, Date: 10/31/24
Mtg: Fairway Ind Mtg \$295,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$76,000 (09/94)

134 SHORE DR W \$8,750,000

B: Joshua M Isner, Tr for Stool & Stars RET
S: Steven M Purpura & Jill M Purpura
Doc#: 00000001512310, Date: 10/30/24
Mtg: Bank of America NA \$6,125,000
Term: 2039
Use: Residential-Multiple Bldgs, Lot: 34412sf
Prior Sale: \$6,500,000 (10/22)

66 SIMONS RD U:D \$1,270,000

B: Calrae Properties LLC
S: Alan H Mirson
Book/Page: 36650/53, Date: 10/31/24
Use: 2 Bdrm Condo
Prior Sale: \$701,956 (04/18)

9 VINEYARD REACH U:9 \$1,769,900

B: Anthony M Storage, Tr for Storage Ft
S: Darren J Donovan & Carrie A Donovan
Doc#: 00000001512018, Date: 10/25/24
Use: 3 Bdrm Condo
Prior Sale: \$1,312,500 (12/20)

120 WHEELER RD \$960,000

B: Leo J Mencoboni & Patricia Mencoboni
S: John W Ford, Tr for Ford Wheeler Rt
Book/Page: 36635/290, Date: 10/25/24
Mtg: MutualOne Bk \$610,000
Use: 3 Bdrm Cape Cod, Lot: 28488sf
Prior Sale: \$150,000 (08/99)

24 WOODLAND AVE \$530,000

B: Thomas J Santiago & Julianna M Santiago
S: Traci L Quin & Steven C Tucker
Book/Page: 36645/120, Date: 10/30/24
Mtg: Cape Cod Five Cent Bk \$500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11238sf

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**

21 AREYS LN \$2,570,000

B: Fv Dockside LLC
S: George R Metcalfe, Tr for Ijm Security T
Book/Page: 36646/268, Date: 10/30/24
Mtg: Cape Cod Five Cent Bk \$1,595,000
Term: 2054 Rate: 7.3% Type: Adj
Use: Residential-Undvlpble Land, Lot: 15682sf

207 BEACH RD \$1,200,000

B: Matthew Geffin & Tamara Geffin
S: Jeffrey C Boardman, Tr for Boardman Ft
Doc#: 00000001511949, Date: 10/24/24
Use: 4 Bdrm Ranch, Lot: 22651sf

5 CHASE LN \$173,200

B: Hans P Jensen
S: Sara N Beauvais
Book/Page: 36642/251, Date: 10/29/24
Use: 3 Bdrm Cape Cod, Lot: 23087sf
Prior Sale: \$80,000 (12/95)

22 FREEDOM TRL U:22 \$636,250

B: Brett Stewart & Rita Stewart
S: Renee R Eger, Tr for Renee R Eger 2003 RET
Book/Page: 36635/252, Date: 10/25/24
Use: 2 Bdrm Condo
Prior Sale: \$552,000 (07/22)

27 GRANNYS LN \$1,220,000

B: Anna R Babineau & Thomas A Babineau 3rd
S: Daniel G Bogaczyk & Donna C Gemboys
Doc#: 00000001512282, Date: 10/30/24
Mtg: Cape Cod Five Cent Bk \$625,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 26136sf
Prior Sale: \$630,000 (12/16)

169 MONUMENT RD \$970,000

B: John Lyons & Meghan Lyons
S: Matthew C Thigpen & Elizabeth S Albrecht
Book/Page: 36639/163, Date: 10/28/24
Use: 2 Bdrm Ranch, Lot: 31189sf
Prior Sale: \$465,000 (03/12)

13 PACKET LNDG \$1,402,500

B: Chris Dittrich
S: David E Wilber, Tr for Helen A Richardson T
Doc#: 00000001512236, Date: 10/30/24
Use: 4 Bdrm Cape Cod, Lot: 42689sf
Prior Sale: \$985,000 (06/06)

14 PLEASANT VIEW DR \$1,200,000

B: Cynthia E Keefe, Tr for J Hindenach & C Keefe Ft
S: Kelly A Gallant, Tr for Golden View T
Book/Page: 36651/123, Date: 11/01/24
Use: 3 Bdrm Colonial, Lot: 21344sf

316 S ORLEANS RD \$2,570,000

B: Fv Dockside LLC
S: George R Metcalfe, Tr for Ijm Security T
Book/Page: 36646/268, Date: 10/30/24

33 SEA MIST DR \$2,600,000

B: Thomas Oblak & Susan Oblak
S: Shawn M Delude, Tr for Shawn M Delude 2022 Lt
Book/Page: 36653/312, Date: 11/01/24
Mtg: Amerant Mortgage \$1,560,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 40511sf
Prior Sale: \$740,000 (02/13)

20 WEST RD \$2,190,000

B: West Road Partners LLC
S: Cape Cod 5 Cents Svgs Bk
Book/Page: 36652/163, Date: 11/01/24
Mtg: Cape Cod Five Cent Bk \$1,752,000
Use: Office Bldg-General, Lot: 56628sf
Prior Sale: \$750,000 (09/03)

45 WEST RD U:2D \$450,000

B: Brian P Diffley & Thanh P Diffley
S: Strauss Nancy L Est & Lori Hurley
Book/Page: 36637/65, Date: 10/25/24
Mtg: Cape Cod Five Cent Bk \$351,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$193,000 (07/13)

26 WESTWOOD DR \$800,000

B: Christopher Ross & Sandra Ross
S: Paul J Zanis & Julieanne Zanis
Book/Page: 36644/136, Date: 10/30/24
Use: 3 Bdrm Colonial, Lot: 20909sf
Prior Sale: \$439,000 (09/14)

Osterville

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	43
Median Price	\$1,132,750	\$1,300,000

► **REAL ESTATE SALES**

65 DEERFIELD RD \$890,000

B: Paul Concannon & Susan Concannon
S: James Milch & Kathleen Milch
Doc#: 00000001511919, Date: 10/24/24
Use: 3 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: \$490,000 (02/13)

22 MARION WAY \$845,000

B: Jeffrey Proudfoot & Leah Proudfoot
S: Anthony A Odonnell
Book/Page: 36649/47, Date: 10/31/24
Mtg: Guild Mortgage Co \$676,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 15246sf
Prior Sale: \$235,000 (01/13)

196 OLD MILL RD \$2,250,000

B: James S Boscov, Tr for RET James S Boscov
S: Chase Osterville LLC
Book/Page: 36653/349, Date: 11/01/24

263 TOWER HILL RD \$1,250,000

B: Peter L Frank & Katy L Frank
S: Yunker Donald E Est & Teresa L Knebel
Book/Page: 36638/208, Date: 10/28/24
Mtg: Prmelending \$650,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 14375sf
Prior Sale: \$179,900 (10/98)

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**

5 BAYBERRY AVE \$2,327,000

B: Brett Celedonia & Richard Vanorum
S: Nicholas Asimakopulos, Tr for Nicholas Asimakopulos RET
Doc#: 0000000

BARNSTABLE REGISTRY

continued
100 SULLIVAN RD \$805,000
B: Bary Lisak
S: Frances M Kenney, Tr for Kenney Ft
Doc#: 00000001512526, Date: 11/01/24
Mtg: Radius Financial Grp \$555,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 13068sf

92 WHITE ROCK RD \$645,000
B: Stacey Horton
S: Repurpose Properties LLC
Book/Page: 36648/195, Date: 10/31/24
Use: Residential Developable Land, Lot: 10454sf
Prior Sale: \$125,000 (03/24)

Berkshire Registry

Middle District

Patricia M. Harris, Register
Court House, 44 Bank Row
Pittsfield, MA 01201
Telephone: (413) 443-7438
Fax: (413) 448-6025
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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

BIG BASS LN \$27,000
B: Jason C Rooms & Juliette Y Rooms
S: Lukas Behrmdt
Book/Page: 7723/229, Date: 11/01/24
Use: Residential Developable Land, Lot: 87991sf

348 BIG BASS LN \$900,000
B: Steven Ewer & Abigail Ochberg
S: Dorothy A Dachinger
Book/Page: 7717/163, Date: 10/25/24
Use: 3 Bdrm Contemporary, Lot: 88906sf

11 TECUMSEH DR \$390,000
B: Lisa Burzdzak & Kyle F Eriks
S: Jeffrey L Rines, Tr for 24 Tecumseh Drive Rt
Book/Page: 7719/289, Date: 10/28/24
Use: Residential-Multiple Bldgs, Lot: 30056sf

130 WOODMERE RD \$1,353,750
B: Lori Solon
S: Charles Carlson, Tr for C Carlson & M Villa Jret
Book/Page: 7721/332, Date: 10/31/24
Use: 7 Bdrm Contemporary, Lot: 305530sf
Prior Sale: \$790,000 (08/11)

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

NORTH ST \$150,000
B: Thomas E Balardini Jr & Esther T Balardini
S: Dalton Town Of
Book/Page: 7721/343, Date: 10/31/24

Hinsdale

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 21
Median Price \$336,000 \$303,000

REAL ESTATE SALES

190 PINE CONE LN U:190 \$560,000
B: Kimberly A Silcox & Dane S Silcox
S: Daniel Devita
Book/Page: 7721/63, Date: 10/30/24
Mtg: Prosperity Home Mtg \$448,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$362,500 (11/20)

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

25 DAVID AVE \$369,900
B: Mary M Dundas
S: Kevin J Kelly Sr & Melissa S Kelly
Book/Page: 7717/288, Date: 10/25/24
Mtg: NBKC Bank \$249,900
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11326sf
Prior Sale: \$113,000 (07/01)

85 PEASE TER \$480,000
B: Mia E Azcue & Edward D Shaw
S: David A Duquette
Book/Page: 7722/264, Date: 10/31/24
Mtg: Wells Fargo Bank \$206,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 20038sf
Prior Sale: \$253,000 (08/21)

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

730 EAST ST \$1,425,000
B: Andrew E Crane & Kathryn C Delaney
S: H A Smith Jr & Deborah D Smith
Book/Page: 7721/196, Date: 10/30/24
Mtg: Adams Community Bk \$1,000,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 90909sf

12 EVERGREEN TRL U:12 \$600,000
B: Jerome L Ackerman & Beth E Goldbaum
S: Daniel A King & Lori King
Book/Page: 7723/235, Date: 11/01/24
Use: 3 Bdrm Condo
Prior Sale: \$325,000 (04/20)

15 HOLMESWOOD TER \$256,000
B: Ian Fitzgibbon-Bizel
S: Edward J Sigall
Book/Page: 7723/197, Date: 11/01/24
Mtg: Greylock FCU \$232,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Ranch, Lot: 19620sf
Prior Sale: \$190,000 (03/04)

18 HOLMESWOOD TER \$434,000
B: Divyeshkumar Patel & Bhavishaben Patel
S: Timothy J Flanagan & Ann Flanagan
Book/Page: 7717/181, Date: 10/25/24
Mtg: Lee Bank \$347,200
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 74052sf
Prior Sale: \$239,000 (02/04)

135 MAIN ST \$2,475,000
B: 135 Main St Lenox LLC
S: Vittori Properties LLC
Book/Page: 7723/338, Date: 11/01/24
Mtg: Adams Community Bk \$3,438,400
Use: Mixed Use-Prim Comm & Other, Lot: 184085sf
Prior Sale: \$1,935,000 (03/06)

200 OLD STOCKBRIDGE RD U:5 \$200,000
B: Jill Galowitz
S: Stephen Galowitz, Tr for Ethel Galowitz T
Book/Page: 7720/211, Date: 10/29/24
Use: Condo

17 TACONIC AVE \$780,000
B: Edward Baker & Ellen M Daley
S: John E Mullen 3rd
Book/Page: 7718/273, Date: 10/28/24
Use: 4 Bdrm Ranch, Lot: 23516sf
Prior Sale: \$506,900 (07/14)

20 WEXFORD CT U:2 \$599,999
B: Morada Ventures Inc
S: Joan Soloway, Tr for Louis Soloway RET
Book/Page: 7721/142, Date: 10/30/24
Use: 3 Bdrm Condo

22 HAMPSHIRE ST \$200,000
B: Mansel C Marangoni
S: Karolyn J Turner
Book/Page: 7721/233, Date: 10/30/24
Mtg: Greylock FCU \$180,000
Term: 2054
Use: 2-Family Family Flat, Lot: 10716sf
Prior Sale: \$130,000 (10/04)

144 HARRYEL ST \$442,500
B: Maryellen Tanner-Vincent
S: Tracy Boehme
Book/Page: 7721/319, Date: 10/31/24
Use: 3 Bdrm Ranch, Lot: 10149sf
Prior Sale: \$390,000 (07/23)

21 HILLSIDE ST \$230,000
B: Saul A Orozco
S: William Bravo & Lia Saldana
Book/Page: 7723/270, Date: 11/01/24
Mtg: 2-Family Duplex, Lot: 4966sf
Prior Sale: \$115,000 (10/22)

9 HOLMES RD \$342,000
B: Dev K Khansali & Ravi S Dangi
S: Carmine A Danese
Book/Page: 7722/5, Date: 10/31/24
Mtg: Greylock FCU \$324,900
Term: 2046 Rate: 6.8% Type: Adj
Use: 2-Family Family Flat, Lot: 26267sf

24 MAPLE ST \$153,000
B: Miguel Portillo
S: Tarkan Topcuoglu
Book/Page: 7720/281, Date: 10/29/24
Use: 2-Family Family Flat, Lot: 4792sf
Prior Sale: \$183,000 (02/24)

55 MARLBORO DR \$369,900
B: Daphne A Otoo
S: Jenifer E Bailey & Gregory D Shouldice
Book/Page: 7717/20, Date: 10/24/24
Mtg: Guild Mortgage Co \$342,900
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7187sf
Prior Sale: \$252,000 (06/19)

148 MILL ST \$290,000
B: Melendez Realty LLC
S: 10 Dewey Avenue LLC
Book/Page: 7722/240, Date: 10/31/24
Mtg: Foundation Mtg Corp \$232,000
Term: 2054
Use: 2-Family Duplex, Lot: 7449sf
Prior Sale: \$125,000 (12/21)

10 MONTGOMERY AVE \$180,000
B: Anthony P Doyle, Tr for 674 Housatonic Nt
S: Howe Bridget T Est & Mary E Malacarne
Book/Page: 7723/102, Date: 11/01/24
Use: 3 Bdrm Ranch, Lot: 7623sf
Prior Sale: \$111,000 (07/08)

378 NEWELL ST \$100,000
B: Marcos East Side Re LLC
S: Ann Capitanio & Lori Alessio
Book/Page: 7722/330, Date: 11/01/24
Mtg: Pittsfield Cp Bk \$80,000
Use: Restaurant/Bar, Lot: 4051sf
Prior Sale: \$2,165 (07/19)

773 PECKS RD \$285,000
B: Adam Lewis & Charlotte Mogaughy
S: Steven Wall
Book/Page: 7720/242, Date: 10/29/24
Mtg: Greylock FCU \$228,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10106sf
Prior Sale: \$300,000 (04/23)

75 POMEROY AVE \$363,000
B: Neil Davis
S: Shirley A Bruno
Book/Page: 7717/237, Date: 10/25/24
Mtg: Guild Mortgage Co \$272,250
Term: 2054
Use: 2-Family Family Flat, Lot: 11369sf

22 REVERE PKWY \$400,000
B: Bruce D Haskins & Deborah W Haskins
S: Roy M Andersen Jr & Judith A Andersen
Doc#: 00000000044423, Date: 10/25/24
Mtg: Adams Community Bk \$320,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8015sf
Prior Sale: \$154,000 (06/88)

50 RIDGE AVE \$372,500
B: M V Roach
S: Kevin J Avanzato & Margaret E Avanzato
Book/Page: 7717/1, Date: 10/24/24
Use: 4 Bdrm Conventional, Lot: 10019sf
Prior Sale: \$144,000 (12/19)

145 ROBBINS AVE \$105,000
B: Rare LLC
S: Wood Therese M Est & Richard A Wood
Book/Page: 7720/223, Date: 10/29/24
Use: 2-Family Duplex, Lot: 9322sf

8 DARALYN CT \$540,000
B: Prashant Chaturvedi & Divya Chaturvedi
S: Benjamin Pigott
Book/Page: 7718/26, Date: 10/25/24
Mtg: JPMorgan Chase Bank \$486,000
Term: 2039
Use: 4 Bdrm Colonial, Lot: 21519sf
Prior Sale: \$490,000 (04/22)

81 DARTMOUTH ST U:104 \$175,000
B: Kortney Boos
S: Keith David E Est & James D Keith
Book/Page: 7724/42, Date: 11/01/24
Mtg: Guild Mortgage Co \$157,500
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$95,000 (03/15)

97 DICKINSON AVE \$251,000
B: Kenneth Y Chen
S: Sergio E Bencivenga & Brooke J Bencivenga
Book/Page: 7717/212, Date: 10/25/24
Mtg: Guild Mortgage Co \$188,250
Term: 2054
Use: 2-Family Duplex, Lot: 10019sf
Prior Sale: \$130,000 (10/16)

23 ELBERON AVE \$329,000
B: Matthew J Strassler
S: Tmr Realty LLC
Book/Page: 7722/135, Date: 10/31/24
Use: 4 Bdrm Conventional, Lot: 9888sf
Prior Sale: \$255,000 (07/24)

100 ELIZABETH ST \$268,500
B: Santiago Diaz-Charry
S: Brenda L Danforth
Book/Page: 7719/215, Date: 10/28/24
Mtg: Guild Mortgage Co \$263,636
Term: 2054
Use: 2-Family Duplex, Lot: 7187sf
Prior Sale: \$104,500 (12/02)

19 HAWTHORNE RD U:15A \$810,000
B: Adele F Bacow, Tr for Adele Fleet Bacow lrt
S: Martha D Rosen
Book/Page: 7723/328, Date: 11/01/24
Use: 3 Bdrm Condo
Prior Sale: \$290,000 (11/90)

1 LAKEVIEW DR \$1,900,000
B: Amy Jamrog & Kimberly J Cook
S: Stockbeech LLC
Book/Page: 7723/145, Date: 11/01/24
Mtg: Fairway Ind Mtg \$1,040,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 13068sf
Prior Sale: \$1,060,000 (11/19)

3 N CHURCH ST \$427,000
B: Glenna Blackwell
S: Andrew L Shalit
Book/Page: 7723/189, Date: 11/01/24
Use: 3 Bdrm Ranch, Lot: 56192sf
Prior Sale: \$149,000 (05/95)

200 OLD STOCKBRIDGE RD U:5 \$200,000
B: Jill Galowitz
S: Stephen Galowitz, Tr for Ethel Galowitz T
Book/Page: 7720/211, Date: 10/29/24
Use: Condo

30 SPRINGSIDE AVE \$264,000
B: Lindsey M Lehtinen
S: Roberta A Baumann
Book/Page: 7722/162, Date: 10/31/24
Mtg: Greylock FCU \$250,800
Term: 2046 Rate: 6.8% Type: Adj
Use: 2 Bdrm Ranch, Lot: 7928sf
Prior Sale: \$188,000 (04/21)

51 STRONG AVE \$12,000
B: Matthew Miller
S: Matthew Miller & Abigail Miller
Book/Page: 7720/173, Date: 10/29/24
Mtg: Rocket Mortgage LLC \$315,000
Term: 2049
Use: 4 Bdrm Conventional, Lot: 6316sf
Prior Sale: \$259,500 (09/21)

136 UNION ST \$219,000
B: Julia L De Leon & Sergio G De Leon
S: Westley Cineus & Michelle Monestime
Book/Page: 7721/176, Date: 10/30/24
Mtg: Adams Community Bk \$208,050
Term: 2054
Use: 2-Family Family Flat, Lot: 7971sf
Prior Sale: \$127,500 (12/19)

140 WAHCONAH ST \$62,000
B: Dario X Robalino
S: John J Giardina
Book/Page: 7718/22, Date: 10/25/24

777 WEST ST \$1,162,000
B: Kenneth D Bombace
S: Joseph Tugaw, Tr for Joseph A Tugaw Ft
Book/Page: 7723/41, Date: 11/01/24
Mtg: JPMorgan Chase Bank \$971,550
Term: 2054
Use: 6 Bdrm Colonial, Lot: 906309sf
Prior Sale: \$525,000 (11/15)

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 28 16
Median Price \$677,500 \$652,500

REAL ESTATE SALES

19 HAWTHORNE RD U:15A \$810,000
B: Adele F Bacow, Tr for Adele Fleet Bacow lrt
S: Martha D Rosen
Book/Page: 7723/328, Date: 11/01/24
Use: 3 Bdrm Condo
Prior Sale: \$290,000 (11/90)

1 LAKEVIEW DR \$1,900,000
B: Amy Jamrog & Kimberly J Cook
S: Stockbeech LLC
Book/Page: 7723/145, Date: 11/01/24
Mtg: Fairway Ind Mtg \$1,040,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 13068sf
Prior Sale: \$1,060,000 (11/19)

3 N CHURCH ST \$427,000
B: Glenna Blackwell
S: Andrew L Shalit
Book/Page: 7723/189, Date: 11/01/24
Use: 3 Bdrm Ranch, Lot: 56192sf
Prior Sale: \$149,000 (05/95)

200 OLD STOCKBRIDGE RD U:5 \$200,000
B: Jill Galowitz
S: Stephen Galowitz, Tr for Ethel Galowitz T
Book/Page: 7720/211, Date: 10/29/24
Use: Condo

Stockbridge

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 28 16
Median Price \$677,500 \$652,500

REAL ESTATE SALES

19 HAWTHORNE RD U:15A \$810,000
B: Adele F Bacow, Tr for Adele Fleet Bacow lrt
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Book/Page: 7723/328, Date: 11/01/24
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Use: 3 Bdrm Contemporary, Lot: 13068sf
Prior Sale: \$1,060,000 (11/19)

3 N CHURCH ST \$427,000
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S: Andrew L Shalit
Book/Page: 7723/189, Date: 11/01/24
Use: 3 Bdrm Ranch, Lot: 56192sf
Prior Sale: \$149,000 (05/95)

200 OLD STOCKBRIDGE RD U:5 \$200,000
B: Jill Galowitz
S: Stephen Galowitz, Tr for Ethel Galowitz T
Book/Page: 7720/211, Date: 10/29/24
Use: Condo

Cheshire

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 15 17
Median Price \$303,000 \$310,000

REAL ESTATE SALES

77 WILLOW LN \$408,000
B: Marcus Demedeiros
S: Robert E Shattuck & Elizabeth Macksey
Book/Page: 1871/31, Date: 10/31/24
Mtg: Guild Mortgage Co \$387,600
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: \$100,000 (05/94)

223 WINDSOR RD \$130,000
B: Aaron Singer & Kelly R Singer
S: Andrew Crane
Book/Page: 1870/1044, Date: 10/31/24
Mtg: Greylock FCU \$97,500
Term: 2039 Rate: 8.0% Type: Adj
Use: Residential Developable Land, Lot: 2047320sf
Prior Sale: \$110,000 (06/19)

Florida

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 4 8
Median Price \$159,950 \$312,500

REAL ESTATE SALES

31 MOORES RD \$385,500
B: Michael A Tessier & Renee C Tessier
S: Michael Maloy & Samantha Maloy
Book/Page: 1870/974, Date: 10/30/24
Mtg: Adams Community Bk \$480,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$355,000 (02/24)

Hancock

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 3 3
Median Price \$430,000 \$250,000

REAL ESTATE SALES

BRODIE MOUNTAIN RD \$110,000
B: Cricket Trails LLC
S: Moose Creek Holdings Inc
Book/Page: 1870/217, Date: 10/24/24

37 COREY RD U:116 \$145,000
B: Jared A Phillips
S: Kevin P Mcgovern, Tr for Kathleen S Mcgovern RET
Book/Page: 1871/199, Date: 11/01/24
Use: Condo

2467 HANCOCK RD \$386,100
B: Dustin S Mayeux Ltd
S: James M Callahan & Christine R Callahan
Book/Page: 1870/459, Date: 10/25/24
Use: 3 Bdrm Ranch, Lot: 162914sf
Prior Sale: \$315,000 (08/20)

162-164 MAIN ST \$535,000
B: Anne W Schultz
S: John D Leonard & Charlene A Leonard
Book/Page: 1871/150, Date: 11/01/24
Mtg: TD Bank NA \$356,500
Term: 2039
Use: 4 Bdrm Old Style, Lot: 21780sf

Lanesboro

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 27 21
Median Price \$276,000 \$315,200

REAL ESTATE SALES

109 BULL HILL RD \$500,000
B: Ty Clark
S: Bruce D Haskins & Deborah W Haskins
Book/Page: 1870/775, Date: 10/29/24
Mtg: Guild Mortgage Co \$467,500
Term: 2054
Use: 2 Bdrm Split Level, Lot: 34412sf
Prior Sale: \$270,000 (06/18)

735 N MAIN ST \$1,075,000
B: Audra S Ladd & Brooks C Daverman
S: Zachary Zenk & Danielle Bochnak
Book/Page: 1870/930, Date: 10/30/24
Mtg: Bank of America NA \$800,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 5 Bdrm Antique, Lot: 40075sf
Prior Sale: \$650,000 (09/20)

745 N MAIN ST \$1,075,000
B: Audra S Ladd & Brooks C Daverman
S: Zachary Zenk & Danielle Bochnak
Book/Page: 1870/930, Date: 10/30/24
Mtg: Bank of America NA \$800,000
Term: 2054 Rate: 5.3% Type: Adj
Use: Residential Developable Land, Lot: 87120sf
Prior Sale: \$70,000 (08/21)

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

19 CHURCH ST U:5 \$97,500
B: Nicholas Abuisi & Keith Abuisi
S: Nicholas P Lenski & Erin M Lenski
Book/Page: 1871/70, Date: 10/31/24
Mtg: Greylock FCU \$78,000
Use: 1 Bdrm Condo
Prior Sale: \$90,000 (08/23)

293 E MAIN ST \$225,000
B: Michael Ayres
S: Miguel D Rodriguez
Book/Page: 1870/610, Date: 10/28/24
Mtg: Guild Mortgage Co \$204,700
Term: 2054
Use: 3 Bdrm Old Style, Lot: 13765sf
Prior Sale: \$200,000 (11/23)

10 FAIRGROUNDS AVE \$85,000
B: Michael R Shea
S: Mary A Reardon & William N Reardon
Book/Page: 1870/1026, Date: 10/31/24
Mtg: William N Reardon \$85,000
Term: 2036
Use: 4 Bdrm Old Style, Lot: 5706sf

Berkshire Registry

Northern District

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

Adams

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 63 40
Median Price \$210,000 \$223,750

REAL ESTATE SALES

202 COLUMBIA ST \$42,500
B: Yhwh LLC
S: David A Malloy & Kimberly A Malloy
Book/Page: 1870/411, Date: 10/25/24
Mtg: QS Lending T \$77,000
Use: 3 Bdrm Row-Middle, Lot: 2178sf
Prior Sale: \$30,000 (05/99)

19 E HOOSAC ST \$299,000
B: Kevin N Keagle & Sara R Keagle
S: Austin M Hill & Elizabeth D Hill
Book/Page: 1870/580, Date: 10/28/24
Mtg: Nationstar Mtg \$199,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: \$232,000 (08/21)

14 TURNERS AVE \$219,000
B: Ronald A Miller & Lynn Leary
S: Julie M Gregalis
Book/Page: 1870/1106, Date: 10/31/24
Mtg: Greylock FCU \$1

60 MEADE AVE..... \$235,000
 B: Rachael Cristofolini & Jarod J Bailey
 S: Timothy M Maffei & Yennifer C Maffei
 Book/Page: 1870/289, Date: 10/24/24
 Mtg: Digital FCU \$188,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9104sf
 Prior Sale: \$215,000 (10/22)

► **FORECLOSURE DEEDS**

11 GREEN AVE..... \$206,250
 B: Cwabs Inc & Bank Of Ny Tr
 S: Louis Matney & Bank Of New York Mellon
 Book/Page: 1870/278, Date: 10/24/24
 Use: 3 Bdrm Ranch, Lot: 10367sf
 Prior Sale: \$170,000 (12/05)

Williamstown

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	37
Median Price	\$457,250	\$360,000

► **REAL ESTATE SALES**

1155 N HOOSAC RD \$221,000
 B: Robin P Dufour
 S: Nicole M Armbrust
 Book/Page: 1871/233, Date: 11/01/24
 Use: 4 Bdrm Cape Cod, Lot: 19602sf
 Prior Sale: \$450,000 (11/21)

160 WATER ST U:201..... \$925,000
 B: Edward A Matson & Lisa A Matson
 S: 160 Water LLC
 Book/Page: 1870/729, Date: 10/29/24
 Mtg: Guaranteed Rate Inc \$550,000
 Term: 2054
 Use: 3 Bdrm Condo

Berkshire Registry Southern District

Michelle Laramée-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**

23 WHITES HILL RD \$1,293,000
 B: Elyse Shuster
 S: Black Bear Holdings I LLC
 Book/Page: 2923/5, Date: 11/01/24

Egremont

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	14
Median Price	\$577,500	\$845,000

► **REAL ESTATE SALES**

184 HILLSDALE RD \$800,000
 B: 184 Hillsdale LLC
 S: Barbara L Bouton, Tr for Bouton Nt
 Book/Page: 2921/160, Date: 10/25/24
 Mtg: City National Bank \$600,000
 Term: 2054 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 82764sf
 Prior Sale: \$410,000 (08/02)

67 JUG END RD \$375,000
 B: Andrew C Gates
 S: Clarke Olsen & Maria Olsen
 Book/Page: 2922/230, Date: 10/31/24
 Mtg: Key Bank NA \$300,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 54450sf

23 WHITES HILL RD \$1,293,000
 B: Elyse Shuster
 S: Black Bear Holdings I LLC
 Book/Page: 2923/5, Date: 11/01/24
 Use: 3 Bdrm Cape Cod, Lot: 108900sf
 Prior Sale: \$705,000 (05/23)

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**

CRISSEY RD \$25,000
 B: Krunal Madhuwala & Kashmiri Madhuwala
 S: Shyamji Inc
 Book/Page: 2922/77, Date: 10/29/24
 Mtg: Shyamji Inc \$24,500

32 HILLSIDE AVE..... \$450,000
 B: Paul A Jurek & Gail A Murray
 S: Jo-Anne Wool
 Book/Page: 2922/14, Date: 10/28/24
 Mtg: Adams Community Bk \$427,500
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 66647sf

21 KALLISTE HL \$389,000
 B: Marc S Schulz & Joan A Kaplan
 S: Gregg O Wellenkamp & Eric H Wellenkamp
 Book/Page: 2921/233, Date: 10/25/24
 Use: 3 Bdrm Contemporary, Lot: 310278sf
 Prior Sale: \$50,000 (05/06)

225 LONG POND RD \$1,000,000
 B: David J Matthews & Angela C Matthews
 S: Benjamin J Schonbeck & Mamiko Schonbeck
 Book/Page: 2921/189, Date: 10/25/24
 Use: 3 Bdrm Conventional, Lot: 131116sf
 Prior Sale: \$455,000 (02/16)

2 ROSE CT E U:2..... \$375,000
 B: Samar Habi
 S: Christine M Jennings
 Book/Page: 2921/316, Date: 10/28/24
 Mtg: Lee Bank \$300,000
 Use: 3 Bdrm Condo, Lot: 436sf
 Prior Sale: \$334,000 (05/22)

Monterey

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	14
Median Price	\$937,500	\$516,250

► **REAL ESTATE SALES**

91 FAIRVIEW RD \$412,000
 B: David Zomer & Shaked Landor
 S: Laure F Kaminsky & Danielle Kinstlinger
 Book/Page: 2922/343, Date: 11/01/24
 Use: 2 Bdrm Camp/Cabin, Lot: 361548sf

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**

398-400 CAMPBELL FALLS RD \$360,000
 B: John W Koneazny
 S: James G Koneazny, Tr for Restated Koneazny Ft
 Book/Page: 2922/214, Date: 10/31/24
 Mtg: James G Koneazny \$300,000
 Use: Mixed Use-Prim Res & Comm, Lot: 182952sf

1289 CANAAN SOUTHFIELD RD..... \$850,000
 B: Christopher R Thomas
 S: Robert Orstein & James Esseks
 Book/Page: 2922/146, Date: 10/30/24
 Mtg: National Iron Bk \$500,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 71264sf
 Prior Sale: \$182,500 (03/99)

1193 HARTSVILLE MILL RIVER RD..... \$638,000
 B: Herbert Scher
 S: Gay A Pinto
 Book/Page: 2920/342, Date: 10/24/24
 Mtg: Adams Community Bk \$160,000
 Term: 2039
 Use: 3 Bdrm Antique, Lot: 47916sf
 Prior Sale: \$369,000 (03/11)

172 MILL RIVER GREAT BARRINGT..... \$406,000
 B: Mateusz Ball & Christin Howard
 S: Collin M Smith & Stacie A McCormick
 Book/Page: 2921/195, Date: 10/25/24
 Mtg: Total Mtg Svcs \$393,820
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 196978sf
 Prior Sale: \$200,000 (02/15)

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**

320 HIGHLAND WAY \$398,500
 B: Ellen Israel, Tr for 320 Highland Way Rt
 S: Joseph N Paykin
 Book/Page: 7721/258, Date: 10/30/24
 Use: 3 Bdrm Contemporary, Lot: 43560sf
 Prior Sale: \$106,000 (04/99)

7 ROOSTERVILLE RD \$53,836
 B: Kyle Flahardy
 S: Bruce A Plank
 Book/Page: 2921/153, Date: 10/25/24
 Use: 2-Family Old Style, Lot: 113256sf

12 W HUBBARD RD \$275,000
 B: John R Magnoli
 S: Jennifer Pilbin
 Book/Page: 2921/311, Date: 10/28/24

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**

205 E STAHL RD \$232,000
 B: Quinton Dargie & Thomas A Doyle
 S: John C Nagy & Victoria L Nagy
 Book/Page: 2922/313, Date: 11/01/24
 Mtg: Greylock FCU \$185,600
 Term: 2039 Rate: 6.5% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 44431sf
 Prior Sale: \$180,000 (06/17)

102 FORD HILL RD \$200,000
 B: David Angel & Jocelyne Bauduy
 S: Joan V Laskoff
 Book/Page: 2922/309, Date: 11/01/24
 Use: 4 Bdrm Conventional, Lot: 6446880sf

590 S MAIN ST..... \$225,000
 B: Bruce Birkel
 S: Berkhill 73 Sheffield LLC
 Book/Page: 2922/293, Date: 11/01/24
 Use: 3 Bdrm Ranch, Lot: 21780sf
 Prior Sale: \$135,000 (04/21)

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**

4 SWAMP RD..... \$525,000
 B: Elizabeth Shimberg & Louis Tilchin
 S: John W Whitehead 3rd & Elizabeth A Whitehead
 Book/Page: 2921/102, Date: 10/25/24
 Use: 3 Bdrm Ranch, Lot: 13939sf

34 SWAMP RD \$485,000
 B: Tranquil Escape LLC
 S: William A Korte & Lisa J Korte
 Book/Page: 2922/202, Date: 10/31/24
 Use: 3 Bdrm Cape Cod, Lot: 43560sf

6 W ALFORD RD \$620,000
 B: Thomas J Martin, Tr for Its Our Time RET
 S: Adam B Zax & Melissa G Nathan
 Book/Page: 2921/110, Date: 10/25/24
 Use: 2 Bdrm Bngl/Cottage, Lot: 40075sf
 Prior Sale: \$400,000 (10/20)

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**

18TH ST L:1..... \$110,000
 B: Grizotte Capital LLC
 S: Icc Investments LLC
 Book/Page: 11633/118, Date: 10/28/24

22 ANDERSON ST..... \$615,000
 B: Emily Gonzalez & Francesco A Turdo
 S: Wesley D Mello & Jessica M Mello
 Doc#: 00000000055543, Date: 10/25/24
 Mtg: Bristol Cnty Svcs Bk \$584,250
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Raised Ranch, Lot: 15438sf
 Prior Sale: \$400,000 (07/20)

138 ANTHONY ST \$368,150
 B: Lorrabue Silva & Fernando J Silva
 S: Lima Joseph M Est & Karen L Rezendes
 Book/Page: 11632/252, Date: 10/25/24
 Mtg: Baycoast Mortgage Co \$294,520
 Term: 2054 Rate: 7.1% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 12001sf

259 BAIRD ST..... \$355,000
 B: Philip Botelho
 S: Wanda I Ramirez & Carlos A Berrios
 Book/Page: 11636/188, Date: 10/31/24
 Mtg: Radius Financial Grp \$313,390
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 6281sf
 Prior Sale: \$225,000 (09/18)

31 BELMONT ST..... \$384,500
 B: Jonathan A Libby
 S: Patricia Healey, Tr for Patricia Healey RET
 Book/Page: 11633/130, Date: 10/28/24
 Mtg: Guild Mortgage Co \$365,275
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 2775sf

90 BERLIN ST \$485,000
 B: Juan E Troche-Figueroa, Tr for Juan E Troche-Padilla
 S: Karen Mendes & Christopher Mendes Jr
 Book/Page: 11635/57, Date: 10/30/24
 Mtg: Total Mtg Svcs \$476,215
 Term: 2054
 Use: 2 Bdrm Raised Ranch, Lot: 6700sf
 Prior Sale: \$370,000 (03/21)

156 BOWEN ST..... \$570,000
 B: 156 Bowen LLC
 S: Anna Hannigan & Domenico Suppappola
 Book/Page: 11634/112, Date: 10/29/24
 Mtg: BayCoast Bank \$427,500
 Use: 3-Family Mlti-Unt Blg, Lot: 12463sf

16 BOWLER ST \$380,000
 B: Joao V Sousa & Helena Sousa
 S: Luis Aguiar & Anna Aguiar
 Book/Page: 11632/40, Date: 10/25/24

504 BRADFORD AVE \$339,000
 B: Patricia M Winbush
 S: Megan Broussaides
 Book/Page: 11634/301, Date: 10/30/24
 Mtg: United Wholesale Mtg \$332,859
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 1437sf
 Prior Sale: \$295,000 (10/22)

129 BRANCH ST \$660,000
 B: Veronica Veiga
 S: Stephen M Leivi
 Book/Page: 11636/333, Date: 10/31/24
 Mtg: Corstone First Mtg LI \$648,045
 Term: 2054
 Use: 3-Family Mlti-Unt Blg, Lot: 2648sf
 Prior Sale: \$576,000 (08/23)

736 BRAYTON AVE..... \$210,000
 B: 736 Brayton Avenue LLC
 S: Irene J Souza
 Book/Page: 11637/65, Date: 11/01/24
 Mtg: TD Bank NA \$189,000
 Use: Commercial Use, Lot: 6003sf

730 BROADWAY \$311,000
 B: T&a Realty Tinc
 S: Denita C Tremblay, Tr for Galkowski Patricia E Est
 Book/Page: 11632/241, Date: 10/25/24
 Use: 6 Bdrm Colonial, Lot: 6904sf

42 CANEDY ST \$500,000
 B: Timothy J Machado & Stephanie L Machado
 S: John Motta Jr & Debra A Motta
 Book/Page: 11638/285, Date: 11/01/24
 Mtg: EMM Loans LLC \$400,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 5911sf

30 CRAWFORD ST U:A \$290,000
 B: Tessie Farias
 S: Suzanne M Daly, Tr for Anne Neville Rt
 Book/Page: 11632/116, Date: 10/25/24
 Mtg: Primary Resident Mtg \$275,500
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$190,000 (11/09)

64 EDDY ST \$420,000
 B: Marie A Cadet & Willy Rene
 S: Bonnie S Greene
 Book/Page: 11632/68, Date: 10/25/24
 Mtg: LoanDepot.Com \$412,392
 Term: 2054
 Use: 2-Family Two Family, Lot: 3289sf
 Prior Sale: \$340,000 (03/22)

619 ELSBREE ST \$330,000
 B: Ri Property Wire LLC
 S: Lavoie Laurent Est & Carly D White
 Book/Page: 11637/200, Date: 11/01/24
 Mtg: Mechanics Cp Bk \$2,500,000
 Use: 3 Bdrm Split Entry, Lot: 20970sf
 Prior Sale: \$132,000 (08/91)

161 FOSTER ST \$410,000
 B: Stephanie Semedo & Cesare Roderick
 S: Alfredo Achadinha & Maria Achadinha
 Book/Page: 11632/1, Date: 10/25/24
 Mtg: Guild Mortgage Co \$402,573
 Term: 2054
 Use: 2 Bdrm Conventional, Lot: 5894sf
 Prior Sale: \$195,000 (10/03)

200 FULTON ST U:C25 \$265,000
 B: Mathieu P Laroche & Amy K Sawyer
 S: Christian R Molina
 Book/Page: 11635/192, Date: 10/30/24
 Mtg: Milestone Mtg Solutio \$190,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$140,000 (10/17)

176 GARDEN ST \$480,000
 B: Devin M Sanders & Victoria A Sanders
 S: Manuel C Gomes
 Book/Page: 11631/20, Date: 10/24/24
 Mtg: Province Mtg Assoc \$471,306
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7701sf
 Prior Sale: \$310,000 (02/22)

92 GLOBE ST \$585,000
 B: Claudete L Feijo
 S: Normand J Degagne & Colette M Degagne
 Book/Page: 11633/59, Date: 10/28/24
 Mtg: Mega Cap Funding Inc \$520,237
 Term: 2054
 Use: 3-Family Mlti-Unt Blg, Lot: 14497sf

377 HARTWELL ST..... \$370,000
 B: Sorimmonny Hong & Ren Hong
 S: Botelho Eduardo S Est & Peter Botelho
 Book/Page: 11636/108, Date: 10/31/24
 Mtg: Bay Equity LLC \$363,298
 Term: 2054
 Use: 5 Bdrm Conventional, Lot: 5306sf
 Prior Sale: \$260,000 (09/05)

1468 HIGHLAND AVE \$499,000
 B: Douglas Stone
 S: William L Pavao Jr Nt & William L Pavao Jr
 Book/Page: 11631/109, Date: 10/24/24
 Mtg: Fall River Five Cents \$274,000
 Term: 2054

121 HORTON ST \$295,000
 B: Tetrauit Real Estate LLC
 S: Gregory J Lewis
 Book/Page: 11632/139, Date: 10/25/24
 Use: 2-Family Two Family, Lot: 2723sf
 Prior Sale: \$130,000 (11/02)

INNOVATION WAY L:2..... \$10,750,000
 B: Saoud Dev Fall Riv I LLC
 S: Vmd Industrial R2 LLC
 Book/Page: 11630/210, Date: 10/24/24

38 JUDGE ST \$166,500
 B: Antone Benevides
 S: Antonio Almeida
 Book/Page: 11638/109, Date: 11/01/24
 Mtg: Movement Mtg LLC \$280,879
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 10001sf
 Prior Sale: \$190,000 (08/22)

281 KENNEDY ST \$375,000
 B: Jonathan Foster & Madelyn D Foster
 S: Douglas A Stone
 Book/Page: 11630/260, Date: 10/24/24
 Mtg: United Wholesale Mtg \$368,207
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 6181sf
 Prior Sale: \$345,000 (04/23)

49 MIDDLESEX ST..... \$340,000
 B: Blake G Barbosa
 S: Maria J Demedeiros & Mariano T Demedeiros
 Book/Page: 11636/307, Date: 10/31/24
 Mtg: Milestone Mtg Solutio \$255,000
 Term: 2054
 Use: 3-Family Mlti-Unt Blg, Lot: 4356sf
 Prior Sale: \$96,820 (06/01)

51 MILLER ST..... \$215,000
 B: Pristine Properties LLC
 S: Paul I Oliveira
 Book/Page: 11636/60, Date: 10/31/24
 Mtg: Southern Atlantic Re \$233,495
 Term: 2025
 Use: 2 Bdrm Cape Cod, Lot: 4761sf
 Prior Sale: \$45,900 (0

BRISTOL REGISTRY

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

- 1179 BARK ST \$420,000
B: Tyler Ventura & Ashley E Ventura
S: Adam J Wright
Book/Page: 11634/146, Date: 10/29/24
Mtg: Province Mtg Assoc \$407,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 54886sf
Prior Sale: \$267,000 (11/17)

- 36 BENTLEY ST \$450,000
B: Ana L Amandeu & Cameron Rahmani
S: Nicholas Howarth & Corie Howarth
Book/Page: 11631/221, Date: 10/25/24
Mtg: Plaza Home Mtg \$441,849
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5663sf
Prior Sale: \$170,000 (02/19)

- 34 KEITHS CIR \$765,000
B: Kate Erikson & Daniel Erikson
S: Lynn M Matos
Book/Page: 11635/224, Date: 10/30/24
Mtg: CMG Mortgage Inc \$573,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 33541sf
Prior Sale: \$420,000 (03/16)

- 28 WHITNEY CIR \$510,000
B: Joshua Conceicao & Alexie Jeronino
S: New Level Prop Invs LLC
Book/Page: 11637/315, Date: 11/01/24
Mtg: Baycoast Mortgage Co \$408,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 31799sf
Prior Sale: \$355,000 (08/24)

Bristol Registry

Northern District

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

Attleboro

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

REAL ESTATE SALES

- 355 BROWN ST \$588,000
B: Jonathan Duran
S: John J St Laurent & Lurdes B St Laurent
Book/Page: 29074/344, Date: 10/25/24
Mtg: NFM Inc \$558,600
Term: 2054
Use: 2-Family Duplex, Lot: 8450sf
Prior Sale: \$250,000 (12/15)

- 10 CARL JORDAN DR \$675,000
B: Yesugey B Spika & Michaela R Duquenoey
S: Surinde Kaur
Book/Page: 29085/166, Date: 10/31/24
Mtg: United Wholesale Mtg \$540,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24356sf
Prior Sale: \$463,000 (07/04)

- 35 CYPRESS RD \$425,000
B: Richard E Dipietro & Tessa K Purington
S: Brittany N Briand & Eric J Briand
Book/Page: 29088/134, Date: 11/01/24
Mtg: LoanDepot.Com \$412,250
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 16200sf
Prior Sale: \$376,000 (06/22)

- 8 EAST ST \$440,000
B: Margaret M Oneil
S: Lorna Love, Tr for Nadow Ft
Book/Page: 29075/170, Date: 10/25/24
Mtg: Rockland Tr Co \$240,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 7158sf

- 56 GEORGE ST \$440,000
B: Tyler Newell & Bridget Browne
S: Pharaoh Investment LLC
Book/Page: 29074/25, Date: 10/24/24
Mtg: Leader Bank NA \$449,460
Term: 2054
Use: 3 Bdrm Conventional, Lot: 12500sf
Prior Sale: \$320,000 (04/24)

- 158 INGRAHAM ST \$500,000
B: Eric Gordun & Kari Gordun
S: George C Devlin, Tr for George C Washburn Irt
Book/Page: 29086/1, Date: 10/31/24
Mtg: Northpointe Bank \$400,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 12000sf
Prior Sale: \$310,000 (06/15)

- 207 KNIGHT AVE \$695,000
B: Judith N Ayala
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 29079/127, Date: 10/28/24
Mtg: New Fed Mtg Corp \$672,592
Term: 2054
Use: 2-Family Duplex, Lot: 9600sf
Prior Sale: \$231,122 (07/18)

- 43 MAGNOLIA ST U:1 \$175,000
B: Djeunie Saint Louis
S: Clinton Dziki
Book/Page: 29078/219, Date: 10/28/24
Use: 1 Bdrm Condo
Prior Sale: \$96,000 (09/18)

- 32-42 PARK ST U:9 \$215,000
B: 32-40 U9 Park St LLC
S: Kimsharken LLC
Book/Page: 29081/143, Date: 10/29/24
Mtg: Liberty Bay CU \$172,000
Term: 2034
Use: Office Condo Unit
Prior Sale: \$179,900 (03/05)

- 140 PARK ST U:8 \$99,000
B: Paradis Wealth Inc
S: Djc Chiropractic Inc
Book/Page: 29075/74, Date: 10/25/24
Use: Office Condo Unit
Prior Sale: \$91,000 (02/20)

- 121 PARKER ST \$499,500
B: Mulrica Saint Cyr & Miciolene Saint Cyr
S: Deborah L Brown
Book/Page: 29086/190, Date: 10/31/24
Mtg: Guaranteed Rate Inc \$482,829
Term: 2054
Use: 3 Bdrm Garrison, Lot: 5000sf

- 89 ROME BLVD \$110,000
B: Christopher E Torsiello
S: Antonia Torsiello & Ezio Torsiello
Book/Page: 29075/304, Date: 10/25/24
Mtg: Rockland Tr Co \$88,000
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 16169sf
Prior Sale: \$195,000 (11/10)

- 39 ROMOLI AVE \$499,329
B: Alyssa R Nagpal
S: Ashley Lemley & Alyssa R Nagpal
Book/Page: 29080/174, Date: 10/29/24
Use: 3 Bdrm Ranch, Lot: 8810sf
Prior Sale: \$522,500 (09/21)

Berkley

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 35 34
Median Price \$540,000 \$622,500

REAL ESTATE SALES

- 41 MYRICKS ST \$540,000
B: Theodore Miller & Deanna Miller
S: Stephen A Bailey & Tracy Bailey
Book/Page: 29088/257, Date: 11/01/24
Mtg: Rocket Mortgage LLC \$405,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 84506sf
Prior Sale: \$355,000 (09/19)

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

- 1093 CENTER ST \$400,000
B: Karen G Chmielinski & Huiary Chmielinski
S: Lynn E Rice
Book/Page: 29088/68, Date: 11/01/24
Mtg: Rockland Tr Co \$200,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 91476sf

- 1901 COUNTY ST \$2,450,000
B: 351-357 Bedford St LLC
S: Dighton Centre LLC
Book/Page: 29074/142, Date: 10/24/24
Use: Shopping Ctr/Mall, Lot: 81022sf
Prior Sale: \$650,000 (12/18)

- 942 STONEGATE LNDG U:1 \$265,513
B: Jesse R Skomial
S: Francine P Ferreira
Book/Page: 29078/331, Date: 10/28/24
Mtg: Guild Mortgage Co \$252,237
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$160,000 (06/07)

- 494 TIGER LILY RD \$885,000
B: Juovani Kirlos & Joseph S Kirlos
S: Ted J Labouliere & Jane E Labouliere
Book/Page: 29083/293, Date: 10/30/24
Mtg: NFM Inc \$766,250
Term: 2054
Use: 5 Bdrm Colonial, Lot: 50965sf
Prior Sale: \$450,000 (02/11)

- 394 TREMONT ST \$511,000
B: Stephen A Soares & Lindsay Martel
S: Courtney Ross
Book/Page: 29076/218, Date: 10/25/24
Mtg: Bristol Crty Svgs Bk \$459,900
Term: 2054
Use: 3 Bdrm Conventional, Lot: 26136sf
Prior Sale: \$449,000 (02/24)

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

- 11 BEAVER DAM RD \$1,125,000
B: Iiincia B Rowley & Kevin Rowley
S: Julia Raleigh
Book/Page: 29088/261, Date: 11/01/24
Mtg: Guaranteed Rate Inc \$900,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 33286sf
Prior Sale: \$815,000 (07/20)

- 87 GASLIGHT LN U:8 \$450,000
B: Charles T Jordan
S: Katherine E Andreyzk
Book/Page: 29082/292, Date: 10/30/24
Mtg: Rocket Mortgage LLC \$360,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$345,000 (02/22)

- 20 GREENWOOD VILLAGE ST U:20 \$365,000
B: Bryanna Marcy
S: Loriann Chisholm & Michael Chisholm
Book/Page: 29085/306, Date: 10/31/24
Mtg: Mortgage Research Ctr \$351,951
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$111,000 (04/15)

- MASSAPOAG AVE L:2 \$350,000
B: Folkman & Zola Bldrs Inc
S: Jay Zola, Tr for Zola Ft II
Book/Page: 29073/55, Date: 10/24/24
Mtg: Walpole Coop Bank \$532,000

- 236 MASSAPOAG AVE \$762,500
B: Brian W Bartling & Michelle T Muzzio
S: Passanisi RET & Peter C Passanisi Jr
Book/Page: 29078/118, Date: 10/28/24
Mtg: Bluestone Bank \$610,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 40000sf

- 386 PURCHASE ST \$690,000
B: Alexandra Wonsang
S: Dana W Rappold & Eileen J Rappold
Book/Page: 29080/275, Date: 10/29/24
Mtg: Guaranteed Rate Inc \$677,502
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30000sf
Prior Sale: \$259,900 (10/02)

- 35 SHERIDAN ST \$730,000
B: Zachary Ennis & Emily Ledonne
S: Elizabeth H Connors & Robert A Connors
Book/Page: 29083/185, Date: 10/30/24
Mtg: Berkshire Bank \$580,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 24013sf
Prior Sale: \$394,900 (04/04)

- 1 SUSAN RD \$735,000
B: Ioannis Ballis & Olga Zouroulidis
S: Richard L Arkuszewski, Tr for Arkuszewski Ft
Book/Page: 29080/339, Date: 10/29/24
Mtg: Evolve B&T \$721,687
Term: 2054
Use: 2-Family Family Flat, Lot: 16100sf

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

- 170 CHAUNCY ST \$590,000
B: Thomas Orourke & Shelley Coulombe
S: Thomas G Prinos & Julie D Prinos
Book/Page: 29083/316, Date: 10/30/24
Mtg: Keystone Funding \$413,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8850sf
Prior Sale: \$415,000 (05/19)

- 31 COBBLER RD \$1,050,000
B: Jeremy McAuley & Britney McAuley
S: John F Souza & Carol A Souza
Book/Page: 29076/22, Date: 10/25/24
Mtg: Total Mtg Svcs \$840,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 52272sf
Prior Sale: \$391,050 (02/00)

- 56 LANCASHIRE DR \$1,000,000
B: John Williamson
S: Amal Re Holdings LLC
Doc#: 00000000120647, Date: 10/31/24
Use: 5 Bdrm Colonial, Lot: 38826sf
Prior Sale: \$760,000 (05/20)

- 150 RUMFORD AVE U:414 \$397,500
B: Thomas Barrick & Nicole Barrick
S: Rosemary E Noice
Book/Page: 29084/26, Date: 10/30/24
Mtg: Mortgage Corp Eastlll \$278,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$160,000 (11/11)

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

- 40 ADAMSDALE RD \$325,000
B: Patrick Kelleher & Gabrielle Kelleher
S: Mark W Allen, Tr for Adamsdale Road Nt
Book/Page: 29080/306, Date: 10/29/24
Mtg: Dean Cp Bk \$1,135,000
Term: 2054

- 414 MOUNT HOPE ST U:109 \$362,000
B: Jacob Carroll & Kristina Fournier
S: Marilou Pasquine, Tr for Carey Ft
Book/Page: 29083/131, Date: 10/30/24
Mtg: Leader Bank NA \$343,900
Term: 2054
Use: 2 Bdrm Condo

- 791 OLD POST RD \$779,900
B: Amanda Deboef
S: Robert Proulx
Book/Page: 29081/120, Date: 10/29/24
Mtg: Northpointe Bank \$584,925
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30812sf
Prior Sale: \$340,100 (08/23)

- 220 PARK ST U:6 \$338,000
B: Stephen Natale & Lynne Natale
S: Olmstead Sandra L Est & Nancy E Roca
Book/Page: 29085/249, Date: 10/31/24
Mtg: Prestige Home Mtg LLC \$327,860
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$170,000 (03/03)

- 2 POLLIS PL \$670,000
B: Amy K Dickson
S: Nassims Proopertes LLC & Maged Azer
Book/Page: 29075/236, Date: 10/25/24
Mtg: Rocket Mortgage LLC \$536,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 18760sf
Prior Sale: \$405,000 (02/24)

- 4 RILEY CT \$475,000
B: Sabina Bieb-Aime
S: Gregory S Leblanc & Madeleine A Leblanc
Book/Page: 29088/91, Date: 11/01/24
Mtg: Movement Mtg LLC \$451,250
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5373sf
Prior Sale: \$110,000 (09/97)

- 30 SUTHERLAND RD \$600,000
B: Kyle D Adams & Lauren Glazewski
S: Steven J Andreoni & Ava B Andreoni
Book/Page: 29077/211, Date: 10/28/24
Mtg: NFM Inc \$579,975
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12448sf
Prior Sale: \$359,900 (07/03)

- 25 W BULFINCH ST U:6 \$400,000
B: Bin W Zhang & Liat Golden
S: Thomas F Hull & Elaine C Hull
Book/Page: 29085/101, Date: 10/31/24
Mtg: Fairway Ind Mtg \$320,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$192,000 (02/10)

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

- 10 ARROWHEAD DR \$760,000
B: Zavvie Power Buyer LLC
S: Christopher H Bailey
Book/Page: 29079/67, Date: 10/28/24
Use: 3 Bdrm Colonial, Lot: 22664sf
Prior Sale: \$465,000 (01/08)

- 8 KAYAK TRL \$281,448
B: Jeffrey Whited & Natalia Berrios
S: Joseph Kirlos & Maryam T Saleh
Book/Page: 29082/132, Date: 10/30/24
Mtg: EMIM Loans LLC \$255,136
Term: 2054
Use: 2 Bdrm Colonial, Lot: 18116sf
Prior Sale: \$193,400 (08/17)

- 82 N WORCESTER ST \$405,000
B: Lm Fast Labor LLC
S: Patricia A Packer
Book/Page: 29079/275, Date: 10/29/24
Mtg: Crowd Lending Fund \$384,250
Use: 2 Bdrm Cape Cod, Lot: 50530sf

- 6 ROBIN CIR U:1 \$380,000
B: Christopher Towne
S: Eileen Baldassarre & Jason Baldassarre
Book/Page: 29083/159, Date: 10/30/24
Mtg: Leader Bank NA \$340,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$218,000 (06/16)

- 8 SHELLY RD \$450,000
B: John J Deligolia Jr
S: Britney L Mcleod
Book/Page: 29079/306, Date: 10/29/24
Mtg: HarborOne Mortgage \$360,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8000sf
Prior Sale: \$278,000 (10/19)

- 14 TAMARACK RD \$345,000
B: Hercules Properties LLC & Nanak LLC
S: Mary C Buckley & Edward J Buckley Sr
Book/Page: 29079/111, Date: 10/28/24
Use: 4 Bdrm Ranch, Lot: 6400sf
Prior Sale: \$237,000 (11/04)

- 109 W MAIN ST \$300,000
B: John S Ferrara
S: Nason Elwin W Est & Keith W Nason
Book/Page: 29075/339, Date: 10/25/24
Mtg: Commonwealth Coop Bk \$350,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 26532sf

Raynham

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 81 93
Median Price \$500,000 \$590,000

REAL ESTATE SALES

- 60 CALS CT \$751,000
B: David Gorey & Erin Leo
S: Terri Banks
Book/Page: 29082/31, Date: 10/30/24
Mtg: Guild Mortgage Co \$426,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23862sf
Prior Sale: \$412,000 (05/15)

- 96 KING ST \$400,000
B: Sara J Truitt, Tr for Christopher A Truitt
S: Dell W Taylor & Gisela M Taylor
Book/Page: 29083/237, Date: 10/30/24
Mtg: LoanDepot.Com \$380,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 23087sf

- 36 MEGHAN CIR \$969,900
B: Bradley D Willis & Erica L Willis
S: Doe Run Development LLC
Book/Page: 29084/185, Date: 10/30/24
Mtg: Movement Mtg LLC \$669,900
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40406sf

- 68 MICHAEL RD \$455,000
B: Shelby Tessier & Stephen Tessier Jr
S: Klp Group LLC
Book/Page: 29075/90, Date: 10/25/24
Mtg: CMG Mortgage Inc \$446,758
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15028sf
Prior Sale: \$392,500 (11/21)

- 4 OXBOW RD U:1-2 \$639,000
B: Scott C Harlow
S: Larkwood LLC
Book/Page: 29086/103, Date: 10/31/24
Use: Condo

- 306 PARK PL U:306 \$260,000
B: Christa L Cappiello & Laurie Fortin
S: Pennymac Loan Svcs LLC
Book/Page: 29081/90, Date: 10/29/24
Mtg: Better Mortgage Corp \$180,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$243,895 (04/24)

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

- 80 DAVIS ST \$195,000
B: Ricardo Cruz & Mary-Beth Araujo
S: Michael A Teixeira, Tr for M T & Alcidia Teixeira Ft
Book/Page: 29084/84, Date: 10/30/24
Mtg: Fall River Five Cents \$146,250
Term: 2054 Rate: 7.9% Type: Adj
Use: Residential Developable Land, Lot: 108787sf

- 200 NEW ST \$590,000
B: Maia Conlon
S: Horton James P Est & Avis Cannon
Book/Page: 29079/202, Date: 10/29/24
Mtg: United Wholesale Mtg \$390,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 185017sf

- 598 TREMONT ST \$425,000
B: Christine A Vitolo
S: Ronald Genfreau, Tr for Gendreau Ft
Book/Page: 29083/83, Date: 10/30/24
Use: 3 Bdrm Ranch, Lot: 18295sf

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

- 38 ANTHONY ST \$460,000
B: Superior Prop A&w LLC
S: Paul E Vanasse & Janet M Vanasse
Book/Page: 29076/85, Date: 10/25/24
Mtg: Fall River Five Cents \$368,000
Use: Fraternal Organization, Lot: 9670sf
Prior Sale: \$40,000 (09/17)

- 30 BROOKSIDE CT \$678,000
B: Kimberly Stand
S: Thomas J Sorrentine & Emily E Sorrentine
Book/Page: 29080/72, Date: 10/29/24
Use: 3 Bdrm Cape Cod, Lot: 15202sf
Prior Sale: \$350,000 (06/14)

- 142 PLEASANT ST \$350,000
B: Sara E Dasilva
S: Joseph E Dasilva & Karen S Dasilva
Book/Page: 29086/313, Date: 10/31/24
Mtg: Harvard FCU \$175,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 11456sf
Prior Sale: \$66,000 (01/94)

- SCHOOL ST \$175,100
B: Global Partners Lp
S: Exxonmobil Oil Corp
Book/Page: 29088/222, Date: 11/01/24

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

- 584 BAY ST \$728,000
B: Dalio M Pires & Jarcira Correira
S: Mlb Binda Rity Enterprise
Book/Page: 29076/55, Date: 10/25/24
Mtg: Embrace Home Loans \$714,814
Term: 2054
Use: 2-Family Two Family, Lot: 10890sf
Prior Sale: \$308,000 (03/24)

181 DEVON ST	\$695,500
B: Olufunke Osanmoh S: Mark A Rieudeau, Tr for Mark A Rieudeau RET Book/Page: 29074/1, Date: 10/24/24 Mtg: Eastern Bank \$682,902 Term: 2054 Use: 3 Bdrm Colonial, Lot: 89734sf Prior Sale: \$429,900 (10/04)	
35 E WALNUT ST	\$725,000
B: Ralph Emile & Nixon Scutt S: Timothy P Dixon Book/Page: 29073/322, Date: 10/24/24 Mtg: Amerant Mortgage \$663,918 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 6534sf Prior Sale: \$270,000 (09/20)	
50 GENERAL COBB ST	\$379,000
B: Jonathan E Almeida S: Scott Andrade & Diana L Andrade Book/Page: 29076/292, Date: 10/25/24 Mtg: First Home Mtg \$357,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 26572sf	
19 HAROLD ST	\$415,000
B: Mackenson Elysee S: Penny E Cartin Book/Page: 29076/241, Date: 10/25/24 Mtg: LoanDepot.Com \$402,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 7405sf Prior Sale: \$13,274 (04/08)	
47 HARRISON AVE U.A.	\$464,900
B: Lisa M Fonseca & Leon L Glover S: Aspen Prop Group LLC Book/Page: 29088/293, Date: 11/01/24 Mtg: Guaranteed Rate Inc \$449,383 Term: 2054 Use: Condo	
215 HIGH ST U-15	\$465,000
B: Nayma C Marcellus S: Canaan Homes LLC Book/Page: 29087/347, Date: 11/01/24 Mtg: Newrez LLC \$456,577 Term: 2054 Use: Condo	
190 HIGHLAND ST	\$575,000
B: Jennifer Andrade S: Hometown Res & Dev Book/Page: 29075/27, Date: 10/25/24 Mtg: Guild Mortgage Co \$564,585 Term: 2054 Use: 3 Bdrm Old Style, Lot: 16553sf Prior Sale: \$495,000 (07/24)	
28 LIBERTY ST	\$410,000
B: Ismaela Jean S: Dakota J Brown Book/Page: 29089/29, Date: 11/01/24 Mtg: Mtg Equity Partners \$402,573 Term: 2054 Use: 3 Bdrm Old Style, Lot: 10454sf Prior Sale: \$115,000 (07/14)	
26 MAPLE ST	\$465,000
B: Brian P Mcmann S: Jane Mcmann Book/Page: 29083/10, Date: 10/30/24 Mtg: Guild Mortgage Co \$400,000 Term: 2054 Use: 2 Bdrm Old Style, Lot: 11326sf Prior Sale: \$101,500 (04/98)	
1635 MIDDLEBORO AVE	\$565,000
B: Mitchell P Brady S: Audrey J Demoura Book/Page: 29083/36, Date: 10/30/24 Mtg: Guild Mortgage Co \$452,000 Term: 2054 Use: 1 Bdrm Cape Cod, Lot: 87120sf	
126 PROSPECT HILL ST	\$540,000
B: Aspen Properties Dev LLC S: Joan M Sousa Book/Page: 29074/86, Date: 10/24/24 Mtg: David Pasquale \$600,000 Term: 2025 Use: 2 Bdrm Ranch, Lot: 50530sf	
RANGE AVE L1	\$210,000
B: Patriot Investment Corp S: Southbrook Dev LLC Book/Page: 29074/124, Date: 10/24/24	
98 RHODE ISLAND RD	\$75,000
B: Tanius Barbour, Tr for Barbour Auto Sales T S: Taunton City Of Book/Page: 29080/201, Date: 10/29/24 Use: 2 Bdrm Old Style, Lot: 7841sf	
190 SEGREGANSETT RD	\$780,000
B: Claudio A Burros S: Clarewood Homes Inc Book/Page: 29076/271, Date: 10/25/24 Mtg: Fall River Five Cents \$580,000 Term: 2054 Use: Residential Developable Land, Lot: 30056sf	
205 STEVE DR	\$650,000
B: Sarah Amaral & Thaddeus Montoya S: Marlene L Trescher, Tr for Osvaldo Trescher Book/Page: 29089/101, Date: 11/01/24 Mtg: CMG Mortgage Inc \$455,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 15246sf Prior Sale: \$240,000 (10/14)	
347 THRASHER ST U:347	\$380,000
B: Chesnel Petitfrere & Roselaine Petitfrere S: Joshua E Nuttall Book/Page: 29089/56, Date: 11/01/24 Mtg: United Wholesale Mtg \$368,600 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$113,000 (08/90)	
20 UNION ST	\$369,000
B: Raymond B Amusa S: Gedeon Philogene & Elifse S Claude Book/Page: 29084/245, Date: 10/30/24 Mtg: United Wholesale Mtg \$357,930 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 3920sf Prior Sale: \$280,000 (08/21)	
31 VAILLANCOURT ST	\$405,000
B: Mary J Welsh S: Assuncao A Batista Book/Page: 29087/135, Date: 11/01/24 Mtg: MA Housing Fin Auth \$388,567 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 9583sf	
19 WINTHROP HEIGHTS DR U:B	\$490,000
B: Ryan M Oconnor S: Dora Estates LLC Book/Page: 29075/206, Date: 10/25/24 Mtg: United Wholesale Mtg \$392,000 Term: 2054 Use: Condo	

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

ANTHONY ST	\$205,000
B: Carlos Costa S: Liberio R Demelo, Tr for Salga RET RET Book/Page: 15133/202, Date: 10/25/24	
36 COUNTY ST	\$250,000
B: Benedict Properties LLC S: Debra B Mahan Book/Page: 15138/54, Date: 10/30/24 Mtg: Fall River Five Cents \$187,500 Use: 1-Family Old Style, Lot: 36224sf	
40 LAKE ST	\$720,000
B: Paul G Raposo & Ileen T Raposo S: Peter F Avila Book/Page: 15140/194, Date: 10/31/24 Mtg: Baycoast Mortgage Co \$569,025 Term: 2054 Use: 1-Family Contemporary, Lot: 49057sf Prior Sale: \$376,000 (05/16)	
83 LAKE ST	\$725,000
B: Nathaniel E Jacob & Hilda M Jacob S: Bradley Willis & Erica Maynard Book/Page: 15137/272, Date: 10/30/24 Mtg: United Wholesale Mtg \$465,000 Term: 2054 Use: 1-Family Cape Cod, Lot: 261330sf Prior Sale: \$365,000 (11/19)	
MAIN ST L:16F	\$160,000
B: Douglas M Coray & Donna M Coray S: Ellen Hardy Book/Page: 15141/226, Date: 10/31/24	
N MAIN ST L:2	\$210,000
B: Debra J Richard & Kenneth M Richard S: David Arruda Book/Page: 15142/220, Date: 11/01/24	
229-R PECKHAM RD	\$100,000
B: Amn Estate Holdings LLC S: Stephanie L Von Jess Book/Page: 15135/342, Date: 10/28/24 Use: Residential Undvlpble Land, Lot: 209541sf Prior Sale: \$285,000 (11/18)	
74 WAMSUTTA AVE	\$440,000
B: Paige E Teves & Collin W Plaud S: New Bedford Inc Book/Page: 15133/333, Date: 10/25/24 Mtg: United Wholesale Mtg \$396,825 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 9914sf Prior Sale: \$300,000 (07/24)	

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

116 ADAMS ST	\$407,500
B: Henry Villalobos & Alexander Villalobos S: Luis M Raposo, Tr for Raposo Ft Book/Page: 15132/282, Date: 10/24/24 Mtg: Citizens Bank \$400,118 Term: 2054 Use: 3 Bdrm Conventional, Lot: 10890sf Prior Sale: \$100,000 (07/87)	
9 AKIN ST	\$745,000
B: Benjamin M Kaeterle & Lauren M Kaeterle S: Richard A Brown & Diane L Brown Book/Page: 15133/175, Date: 10/25/24 Mtg: Baycoast Mortgage Co \$545,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 6970sf Prior Sale: \$125,000 (10/95)	
ALLENS NECK RD L:1	\$769,000
B: Andrew P Burnes & Amy W Burnes S: Jordan Farm LLC Book/Page: 15137/267, Date: 10/30/24	
4 ARTHUR AVE	\$100,000
B: Carlos Dacosta S: Richard A Noonan & Kenneth M Noonan Book/Page: 15132/112, Date: 10/24/24 Use: 3 Bdrm Ranch, Lot: 10890sf	
4 BOURGON ST	\$230,000
B: Benjamin Reis S: 4 Bourgon Street LLC Book/Page: 15139/217, Date: 10/31/24 Mtg: Paul Mitchell \$285,000 Use: 2 Bdrm Bngl/Cottage, Lot: 1742sf	
16 EAGLE DR	\$1,400,000
B: Anne Traub, Tr for Matthew Traub S: James M Becker & Christine L Becker Book/Page: 15143/87, Date: 11/01/24 Use: 4 Bdrm Contemporary, Lot: 54014sf Prior Sale: \$900,000 (05/16)	
543 ELM ST	\$849,000
B: Maria Freda & David Winters S: Kathellen Boren, Tr for Clark Ft Book/Page: 15139/93, Date: 10/31/24 Mtg: Amerant Mortgage \$600,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 19602sf	
353 OLD WESTPORT RD	\$475,000
B: Paul B Souza & Christine M Souza S: Aguiar Adelaide Est & David Aguiar Book/Page: 15134/30, Date: 10/25/24 Mtg: Rocket Mortgage LLC \$375,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 95832sf	
449 REED RD	\$500,000
B: Ronnie A Barboza S: Kevin J Ponte Book/Page: 15138/345, Date: 10/31/24 Mtg: Province Mtg Assoc \$490,943 Term: 2054 Use: 2 Bdrm Conventional, Lot: 61420sf Prior Sale: \$150,000 (05/24)	

31 SCHOONER DR	\$579,900
B: Sergio R Pegado & Yukizia T Pegado S: Sandeep Singh Book/Page: 15133/309, Date: 10/25/24 Mtg: Magnolia Bank Inc \$407,133 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 9583sf Prior Sale: \$579,900 (05/24)	
26 SHERIDAN ST	\$100,000
B: Tracie Ferreira & David Ferreira S: Theresa C Medeiros & Francisco A Medeiros Book/Page: 15142/148, Date: 11/01/24 Mtg: Theresa C Medeiros \$90,000 Use: 2 Bdrm Cape Cod, Lot: 11761sf	
174 SLOCUM RD	\$450,000
B: Catarina A Santos & Carlos A Santos S: Victor Camacho-Rivera Book/Page: 15136/193, Date: 10/29/24 Mtg: Guild Mortgage Co \$441,849 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 17860sf Prior Sale: \$307,000 (12/21)	

► FORECLOSURE DEEDS

1318 OLD FALL RIVER RD	\$337,000
B: Kma Realty Tinc S: Brenda J Kinney & Mortgage Assets Mgmt LLC Book/Page: 15137/36, Date: 10/29/24 Use: 3 Bdrm Ranch, Lot: 40511sf Prior Sale: \$20,000 (12/03)	

Fairhaven

MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	107	98	
Median Price	\$429,000	\$472,450	

► REAL ESTATE SALES

50 CENTER ST	\$725,000
B: Howard F Allen & Timothy J Evans S: Joyce B Spooner Book/Page: 15140/120, Date: 10/31/24 Mtg: Guaranteed Rate Inc \$568,000 Term: 2054 Use: 4 Bdrm Conventional, Lot: 6281sf Prior Sale: \$240,000 (11/14)	
70 GREEN ST	\$799,000
B: Katherine V Costa & Christopher Costa S: Relentless Re Group LLC Book/Page: 15135/321, Date: 10/28/24 Mtg: Bristol Cnty Svcs Bk \$639,200 Term: 2054 Use: 4 Bdrm Conventional, Lot: 10772sf Prior Sale: \$600,000 (09/24)	
17 HOPKINS ST	\$220,000
B: Joshua Mattos & Hannah Mattos S: Lynn M Fowle, Tr for Eam Nt Book/Page: 15140/154, Date: 10/31/24 Mtg: Guild Mortgage Co \$209,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 12802sf Prior Sale: \$365,000 (11/19)	
35 NAKATA AVE	\$1,175,000
B: Brent Koepfel & Denise Galford-Koepfel S: Letourneau Robert Est & Erica Souza Book/Page: 15133/301, Date: 10/25/24 Use: 2 Bdrm Conventional, Lot: 22385sf Prior Sale: \$825,000 (11/06)	
10 SILVER SHELL BEACH DR	\$990,000
B: Christopher Golen & Jennifer L Golen S: Derek Frakes Book/Page: 15141/180, Date: 10/31/24 Mtg: Movement Mtg LLC \$891,000 Term: 2054 Rate: 6.5% Type: Adj Use: 3 Bdrm Ranch, Lot: 8999sf Prior Sale: \$389,000 (05/15)	
132 SYCAMORE ST	\$325,000
B: Nicholas Alves S: Brandyn Johnson Book/Page: 15137/308, Date: 10/30/24 Mtg: Bristol Cnty Svcs Bk \$292,500 Term: 2054 Use: 1 Bdrm Ranch, Lot: 4199sf Prior Sale: \$260,000 (11/21)	
89 TOOTLE LN	\$400,000
B: Daniel Golda S: David Kollars & Dale Kollars Jr Book/Page: 15141/237, Date: 10/31/24 Mtg: Freedom Mortgage Corp \$392,755 Term: 2054 Use: 3 Bdrm Conventional, Lot: 21253sf	

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

2062 ACUSHNET AVE	\$610,000
B: Francis M Silvia & Alcione L Amaral S: Herberth O Ochoa Book/Page: 15133/208, Date: 10/25/24 Mtg: Amerant Mortgage \$565,730 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 4308sf Prior Sale: \$387,500 (04/22)	
208 ASHLEY BLVD	\$415,000
B: Vanessa M Gonzalez S: Ntagengwa Prop Soln LLC Book/Page: 15140/291, Date: 10/31/24 Mtg: Amerant Mortgage \$348,600 Term: 2054 Use: 3 Bdrm Colonial, Lot: 2200sf Prior Sale: \$285,000 (06/24)	
1471 BRALEY RD U:7	\$230,000
B: Middleboro Ark LLC S: Katilan Pearson & Dylan Benoit Book/Page: 15136/117, Date: 10/29/24 Use: 2 Bdrm Condo Prior Sale: \$191,000 (03/22)	
1573 BRALEY RD U:45	\$242,000
B: William J Keany 3rd S: Rui P Gomes Book/Page: 15142/296, Date: 11/01/24 Mtg: EMM Loans LLC \$222,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$68,000 (08/14)	
39 BUTTONWOOD ST	\$470,000
B: Juan M Euceda & Teresa D Alvarado S: Hurley Homes LLC Book/Page: 15141/266, Date: 10/31/24 Mtg: Milestone Mtg Solutio \$446,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 4182sf Prior Sale: \$297,500 (07/24)	
43 BYRON ST	\$535,000
B: Chelsea L Amado & Charles R Dobbins Jr S: Luis M Amado & Maria L Amado Book/Page: 15141/12, Date: 10/31/24 Mtg: Guild Mortgage Co \$428,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10524sf Prior Sale: \$328,000 (01/24)	

247 CARROLL ST	\$615,000
B: Patrick T Shea & Lauren E Shea S: Judith A Oliveira, Tr for Weaver-Oliveira Nt Book/Page: 15136/272, Date: 10/29/24 Mtg: Milestone Mtg Solutio \$555,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 8999sf Prior Sale: \$305,000 (10/13)	
334 CEDAR ST	\$395,000
B: David M Souza Jr & Joshua A Souza S: Betzel Arroyo Book/Page: 15141/64, Date: 10/31/24 Mtg: New American Funding \$387,845 Term: 2054 Use: 2-Family Two Family, Lot: 5005sf Prior Sale: \$198,000 (10/15)	
1261 CHURCH ST U:34	\$220,000
B: Tea Todua-Tavares S: Susan W Medeiros Book/Page: 15141/120, Date: 10/31/24 Mtg: Total Mtg Svcs \$204,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$213,000 (10/23)	
349-351 CONDUIT ST	\$485,000
B: Rolando Chingo & Marcela Hernandez S: Yvette D Hammond, Tr for Conduit Street Rt Book/Page: 15138/265, Date: 10/30/24 Use: 2-Family Two Family, Lot: 3690sf	
197 COUNTY ST	\$454,500
B: Robyn Grebe S: M&E Investments LLC Book/Page: 15134/141, Date: 10/25/24 Mtg: Mortgage Research Ctr \$454,500 Term: 2054 Use: 4 Bdrm Cottage, Lot: 3855sf Prior Sale: \$132,500 (10/22)	
806 COUNTY ST	\$525,000
B: Inira Dacosta & Marie De Carvalho S: Carla B Alves Book/Page: 15141/43, Date: 10/31/24 Mtg: Nations Reliable Lndg \$515,490 Term: 2054 Use: 2-Family Two Family, Lot: 4696sf Prior Sale: \$315,000 (09/20)	
149 CRAPO ST	\$360,000
B: Archantel Jean-Pierre S: Jeffrey Nunez-Perez Book/Page: 15134/247, Date: 10/25/24 Mtg: United Wholesale Mtg \$353,479 Term: 2054 Use: 4 Bdrm Colonial, Lot: 6482sf Prior Sale: \$123,000 (11/14)	
8 HARMONY ST	\$655,000
B: Sodrul A Talukder & Sabina A Talukder S: Sarah A Desruisseaux Book/Page: 15132/314, Date: 10/24/24 Mtg: Fall River Five Cents \$225,000 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 3206sf Prior Sale: \$408,000 (07/21)	
134 HILLMAN ST	\$315,000
B: Jessica D Andrade & Laurinda Andrade S: Suzanne A Boissoneau, Tr for Suzanne A Boissoneau T Book/Page: 15139/336, Date: 10/31/24 Mtg: Guild Mortgage Co \$299,250 Term: 2054 Use: 2 Bdrm Cottage, Lot: 2243sf Prior Sale: \$60,000 (06/09)	
100 MADISON ST	\$815,000
B: Brendan B Lake & Aurora S Lake S: Laura L Parrish Book/Page: 15138/273, Date: 10/30/24 Mtg: Baycoast Mortgage Co \$611,250 Term: 2054 Use: 4 Bdrm Colonial, Lot: 9836sf Prior Sale: \$330,000 (01/15)	
144 MERRIMAC ST	\$410,000
B: Dominga T Chach & Martin S Ixcuna S: Kelly L Melo Book/Page: 15134/168, Date: 10/25/24 Mtg: Guild Mortgage Co \$389,000 Term: 2054 Use: 5 Bdrm Colonial, Lot: 3581sf	
MOUNT PLEASANT ST	\$123,100
B: 806 Mt Pleasant St LLC S: Babbir Steam Specialty C Book/Page: 15133/170, Date: 10/25/24	
102 MOUNT VERNON ST	\$225,000
B: Franklin & Brlledge Dev L S: James T Diffley, Tr for Shawn P Diffley Nt Book/Page: 15139/129, Date: 10/31/24 Use: 3 Bdrm Colonial, Lot: 3297sf Prior Sale: \$175,000 (06/07)	
213 OHIO ST	\$475,000
B: Tiffany L Mendes S: Lawrence Pereira, Tr for Mccloud Pacheco T Book/Page: 15132/248, Date: 10/24/24 Mtg: Webster Bank \$400,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 5114sf Prior Sale: \$126,400 (03/99)	
347 PARK AVE	\$565,000
B: Alex Barboza S: Josue Rodriguez Doc#: 00000000137253, Date: 10/31/24 Mtg: Guild Mortgage Co \$452,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9117sf Prior Sale: \$270,000 (05/04)	
2108 PHILLIPS RD U:48	\$133,000

BRISTOL REGISTRY continued

Table with 2 columns: Property Address and Price. Includes listings for 548 STATE RD (\$2,900,000) and 100 TICKLE RD (\$350,000).

Dukes Registry

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

Chilmark

Table with 2 columns: Property Address and Price. Includes listings for 27 OCEAN VIEW FARM RD (\$2,200,000) and 7 YARDARM LN (\$2,099,400).

Edgartown

Table with 2 columns: Property Address and Price. Includes listings for 41 DODGERS HOLE RD (\$1,640,000) and 30 PINE ST (\$1,040,000).

Oak Bluffs

Table with 2 columns: Property Address and Price. Includes listings for 103 W TISBURY RD (\$3,000,000) and 107 W TISBURY RD (\$1,700,000).

53 CAROL LN

Property listing for 53 CAROL LN, \$1,520,000. Description: B: Shireen L Dodson S: Sean Sullivan & Susan Papazian...

Property listing for 133 COUNTY RD, \$2,000,000. Description: B: Todd Debettencourt & Katherine Donahue...

Property listing for 19 WENDALL AVE, \$1,700,000. Description: B: Daniel C Meloney, Tr for Otter T...

Property listing for 45 WINDEMERE RD, \$1,489,000. Description: B: Manju R Morrissey, Tr for Manju Reddy Morrissey T...

Tisbury

Table with 2 columns: Year and Sales. MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 40 sales, \$1,050,000 median price. YTD 2024: 24 sales, \$1,084,375 median price.

REAL ESTATE SALES

ANDREWS RD \$395,000
B: Primo Lombardi
S: Michael J Rouse
Doc#: 00000000095243, Date: 10/31/24

129 DUNHAM AVE \$1,200,000
B: M D Pereira & Aline D Gomes
S: Richard Conrad & Lisa M Conrad
Book/Page: 1693/728, Date: 10/29/24

89 MAIN ST \$2,550,000
B: Mary Shannon
S: Peter A Tollman, Tr for Peter A Tollman 2008 T
Book/Page: 1693/752, Date: 10/29/24

West Tisbury

Table with 2 columns: Year and Sales. MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 22 sales, \$1,637,500 median price. YTD 2024: 15 sales, \$2,000,000 median price.

REAL ESTATE SALES

4 ELIAS LN \$950,000
B: Jennifer E Devivo
S: Anna Z Aposhian & Solon Aposhian
Book/Page: 1693/410, Date: 10/25/24

44 MUSIC ST \$1,900,000
B: Alan W Steele, Tr for Alan W Steele Lt
S: Sarah C Murphy, Tr for Music Street Rt
Book/Page: 1693/188, Date: 10/24/24

201 THUMB POINT RD \$3,950,000
B: Christina Davidson
S: Ellen S Sturgis, Tr for Sturgis Ft
Book/Page: 1693/989, Date: 11/01/24

Essex Registry

Northern District

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

Andover

Table with 2 columns: Year and Sales. MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023: 189 sales, \$1,030,000 median price. YTD 2024: 213 sales, \$1,004,000 median price.

REAL ESTATE SALES

5 BASSWOOD LN \$1,880,000
B: Louis Deslauriers & Joanie Xie
S: Dabin Zhu
Book/Page: 18127/276, Date: 10/25/24

7 BATESON DR \$1,050,000
B: Christina Ferrin & Jay Ferrin
S: Paula B Leed
Book/Page: 18131/6, Date: 10/29/24

8 CARISBROOKE ST \$650,000
B: Castelmor Properties LLC
S: Joanne D Donnelly, Tr for Donnelly Ft
Book/Page: 18126/245, Date: 10/24/24

104 COLONIAL DR \$1,240,000
B: Richard T Antonellis & Alana R Caso
S: Kevin Moschella & Jamie K Moschella
Book/Page: 18128/280, Date: 10/28/24

5 DOUGLASS LN \$1,300,000
B: Xin Wang
S: Azmi Jafarey & Shua Islam
Book/Page: 18133/164, Date: 10/31/24

3 ELYSIAN DR \$750,000
B: Rafael Zuaznabar
S: Suzanne M Russell & Donna M Meuth
Book/Page: 18133/275, Date: 10/31/24

29 FARRWOOD DR \$1,050,000
B: Kyler Mulherin & Kelly Franklin
S: Amy M Anderson
Book/Page: 18128/84, Date: 10/25/24

147 HAGGETTS POND RD \$1,300,000
B: Mantena Raju
S: Aeneas Dodd-Noble & Keiko Dodd-Noble
Book/Page: 18129/155, Date: 10/28/24

278 HIGH PLAIN RD \$710,000
B: Andrew C Brownson & Kate E Metzemaekers
S: Richard F Dillman, Tr for Dillman Rt
Book/Page: 18135/54, Date: 11/01/24

42 HIGH ST \$1,000,000
B: Stephanie C Griebel & Ian Griebel
S: Kenneth M Lynch & Patricia A Macneil
Book/Page: 18128/27, Date: 10/25/24

9 IRON GATE DR \$875,000
B: Conner Omeara & Michelle Omeara
S: James L Hubbard & Brandy Hubbard
Book/Page: 18132/243, Date: 10/30/24

106 MAIN ST \$1,360,000
B: Prime Andover Re LLC
S: Joseph C Dimascio, Tr for 106 Main Street Nt
Doc#: 00000000130698, Date: 10/31/24

45 MAPLE AVE \$710,000
B: Jessica Walsh & John Walsh
S: Megan C Herron & Linda J Hugo
Book/Page: 18133/294, Date: 10/31/24

247 N MAIN ST U:4 \$310,000
B: Kevin Medlin
S: Jeanine J Woods & Edward S Woods
Book/Page: 18130/270, Date: 10/29/24

6 OVERLOOK DR U:302 \$364,000
B: Cathleen Trainor
S: Richard Ghiozzi & Janet Ghiozzi
Book/Page: 18131/84, Date: 10/29/24

1 POWDER MILL SQ U:108 \$550,000
B: Carol P Carbonell & Bennett Tittler
S: Audra F Palermo, Tr for Abraham Ft
Book/Page: 18133/218, Date: 10/31/24

5 SLEEPY HOLLOW LN \$965,000
B: Brandy Vaughn & Justin Vaughn
S: Curtis Cheney & Kirkley Cheney
Doc#: 00000000130666, Date: 10/24/24

116-120B BENNINGTON ST \$1,100,000
B: 116 120 Bennington LLC
S: Crusilda Joaquin
Book/Page: 18133/235, Date: 10/31/24

9 CHICKERING RD \$570,000
B: Yina I Guichardo & Yissel Castro
S: Omar D Peralta & Carolina P Ruiz
Doc#: 00000000130674, Date: 10/25/24

7-9 DAISY ST \$750,000
B: Madeline P Polanco & Ginauris P Polanco
S: Dionis Rodriguez
Book/Page: 18132/158, Date: 10/30/24

270 E HAVERHILL ST U:3 \$145,000
B: Joseph Gonzalez
S: Romell Kidd & Annette Vicioso-Kidd
Book/Page: 18136/25, Date: 11/01/24

159-161 FARNHAM ST \$850,000
B: Francisco Peralta & Cruz M Caba
S: Jose E Belliard
Book/Page: 18128/56, Date: 10/25/24

274-276 HAMPSHIRE ST \$1,263,000
B: Jade Realty Holdings LLC
S: Tomper02 LLC
Book/Page: 18127/236, Date: 10/25/24

3 KATHLEEN TER \$560,000
B: Antonia C Patino-Batista & Rosa D Jimenez
S: Cathy M St Pierre, Tr for Piazza 2020 T
Book/Page: 18130/214, Date: 10/29/24

63 LINEHAN ST U:63 \$410,000
B: Raisha R Bencosme & Jose E Taveras-Pena
S: Njurka M Lamarche
Book/Page: 18135/314, Date: 11/01/24

85 MANCHESTER ST \$200,000
B: Reyes LLC
S: La Fruteria Supermarket I
Book/Page: 18129/22, Date: 10/28/24

10 MARKET ST \$480,000
B: Steven L Fernandez-Ramos & Geroly R Calcano Hidalgo
S: Nancy B Ippolito
Book/Page: 18129/90, Date: 10/28/24

17 MAURICE AVE \$515,000
B: Crinder J Gonzalez & Santica Hombler
S: Christian A Gonzalez & Reodolfa Ventura-Gonzalez
Book/Page: 18132/272, Date: 10/30/24

17 PATTON ST \$535,000
B: Lidia E Euceda & Mario H Euceda
S: Esperanza P Hernandez & Francisco D Marte
Doc#: 00000000130677, Date: 10/28/24

11 PILGRIM RD \$319,000
B: Christopher A Wall & Rachel A Wall
S: Joseph Cavallaro, Tr for Joseph & S M Cavallaro T
Book/Page: 18132/341, Date: 10/30/24

81-85 S BROADWAY \$1,380,000
B: 81 85 South Broadway LLC
S: Cavallo01 LLC
Book/Page: 18134/148, Date: 10/31/24

18-20 SAUNDERS ST \$825,000
B: Maria Pena
S: Aracelis Lara
Book/Page: 18126/47, Date: 10/24/24

80 TRENTON ST \$613,000
B: Felix M Anziani-Moreno
S: Ana Soto-Martinez
Book/Page: 18133/187, Date: 10/31/24

133 WATER ST \$400,000
B: Makeover Pros LLC
S: Pedro F Pena
Book/Page: 18128/319, Date: 10/28/24

154 WOODLAND ST \$505,000
B: Maria A Vasquez
S: Patricia Chaisson
Book/Page: 18131/150, Date: 10/29/24

101 ARNOLD ST U:101 \$390,000
B: Genry A Dilone
S: Lisa McGovern & Paul Goodhue
Book/Page: 18132/95, Date: 10/30/24

8 AVALON CT \$710,000
B: Reginald H Eveillard & Katelyn M Cody
S: Lynneanne M Moss & David W Moss
Book/Page: 18127/115, Date: 10/25/24

32 BRUCE ST \$560,000
B: Nancy Belfort
S: James W Mcleod Jr & Julie A Mcleod
Book/Page: 18133/321, Date: 10/31/24

46 CANOBIEOLA RD \$650,000
B: Jake Conway
S: John M Conway & Renee E Conway
Book/Page: 18127/254, Date: 10/25/24

4 CELIA CIR \$710,000
B: Dhatri Patel
S: Peter W Daukewicz & Joanne M Daukewicz
Book/Page: 18132/180, Date: 10/30/24

162 EAST ST \$206,000
B: Rami Majed & Rania Majed
S: Hussein Anani, Tr for 162 East Street Rt
Book/Page: 18135/261, Date: 11/01/24

577 FOREST ST \$650,000
B: Michael Crimmins & Patrick Crimmins
S: Kevin M Gary
Book/Page: 18127/162, Date: 10/25/24

7 GERVAIS WAY U:7 \$398,000
B: Angie D Colon
S: Charlene Shastop
Book/Page: 18133/348, Date: 10/31/24

50 HIGH ST U:12 \$275,000
B: Deiby C Faulkner & Luz Y Castillo
S: Lori B Arhwedson, Tr for Lamb Rt
Book/Page: 18127/142, Date: 10/25/24

3 HOPKINS CIR U:3 \$645,000
B: Scott L Blaney, Tr for Blaney 2021 T
S: Lauren A Callery & Bentley J Herbert Jr
Book/Page: 18135/138, Date: 11/01/24

36 JOSEPHINE AVE \$610,000
B: Santa L Guerrero & Marlene L Meranda
S: Maritza Melendez
Book/Page: 18128/253, Date: 10/28/24

23-25 KING ST \$690,000
B: Dennis R Alvarado-Pena & Arelis D Bello
S: Mark T Bajor & Stephen Bajor
Doc#: 00000000130703, Date: 10/31/24

1 LAUREN CT U:62 \$389,900
B: Ronald W Parrino
S: Michael A Polonsky & Robert P Polonsky
Book/Page: 18129/293, Date: 10/28/24

60 PINE ST U:10 \$325,800
B: Estates At 60 Pine LLC
S: Ann M Ford
Book/Page: 18131/221, Date: 10/30/24

12 PHOEBE ST U:12 \$1,100,000
B: Lois Davis & Barry Davis
S: Patricia Centrella
Book/Page: 18134/345, Date: 11/01/24

467 PROSPECT ST U:2 \$489,000
B: Mutima Monroe
S: Stephanie Checchi
Book/Page: 18126/143, Date: 10/24/24

37 QUEEN AVE \$637,000
B: Yohanna A Baez
S: Rosemarie Macneil
Book/Page: 18126/107, Date: 10/24/24

1070 RIVERSIDE DR \$610,000
B: Carlos N Alba & Aracelis R Rosario
S: John N Erickson & Marie A Erickson
Book/Page: 18126/212, Date: 10/24/24

1 RIVERVIEW BLVD U:1-108 \$450,000
B: Michael J Celona, Tr for Celona Ft
S: Effie Stavrou, Tr for Effie Stavrou RET
Book/Page: 18127/87, Date: 10/25/24

1 RIVERVIEW BLVD U:2-101 \$300,000
B: Prides Crossing 2101 LLC
S: Reardon Richard Est & Kimberly R Banigan
Book/Page: 18126/82, Date: 10/24/24

16 RUSSELL FARM DR U:16 \$620,000
B: George G Filibotte & Laura J Filibotte
S: Carol Raimondi & Andrew K Raimondi
Book/Page: 18135/305, Date: 11/01/24

3 WALDO ST \$660,000
B: Christopher Hardy & Melissa Dunn
S: George G Filibotte & Laura J Filibotte
Book/Page: 18135/9, Date: 11/01/24

385 APPLETON ST \$1,081,000
B: Daniel Cosgrove & Melanie Cosgrove
S: Timothy Carney & Courtney Scott
Book/Page: 18132/238, Date: 10/30/24

220 FOREST ST	\$525,000
B: Christian F Kalil & Meredith L Kalil S: Dushane David L Est & Danielle M Dushane Book/Page: 18132/123, Date: 10/30/24 Mtg: Morgan Stanley Privat \$420,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 87120sf Prior Sale: \$218,000 (04/87)	
245 GREAT POND RD	\$1,100,000
B: Julian A Santos & Carolina G Silva-Santos S: Hiroshi Saimoto & Ikuko Saimoto Book/Page: 18132/7, Date: 10/30/24 Mtg: Inst Svgs Newburyport \$880,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 113256sf Prior Sale: \$552,500 (03/98)	
3 LINDEN AVE	\$535,000
B: Linda J Jalbert S: Gladys T Hajjar Book/Page: 18126/305, Date: 10/25/24 Use: 3 Bdrm Cape Cod, Lot: 11522sf	
148 MAIN ST U:5227	\$400,000
B: Andrew P Scanlon S: Shannon E Quinn Book/Page: 18135/100, Date: 11/01/24 Mtg: United Wholesale Mtg \$300,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$324,900 (04/20)	
154 MAIN ST	\$860,000
B: Julie L Dalton, Tr for Dalton Ft S: 2 North Andover Rlty Vent Book/Page: 18131/188, Date: 10/29/24 Use: Bank Building, Lot: 20761sf Prior Sale: \$700,000 (01/23)	
44 MILL RD	\$1,400,000
B: Hever C Santamaria S: Michael Licciardi & Valeri A Licciardi Book/Page: 18127/312, Date: 10/25/24 Mtg: Fall River Five Cents \$1,120,000 Term: 2054 Rate: 6.4% Type: Adj Use: 5 Bdrm Colonial, Lot: 85378sf Prior Sale: \$850,000 (02/09)	
20 NANTUCKET DR U:20	\$950,000
B: William J Yameen & Cynthia Bogosian S: Rachel Sommers & Marc Ash Book/Page: 18131/323, Date: 10/30/24 Mtg: Embrace Home Loans \$650,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$980,000 (01/24)	
2603 TUPELO CIR U:2603	\$720,000
B: Eva Augusto & Joseph Augusto S: Donna White & Richard White Book/Page: 18127/304, Date: 10/25/24 Use: 3 Bdrm Condo Prior Sale: \$550,000 (07/21)	
742 WAVERLEY RD	\$530,000
B: Anne C Drogoul-Meehl, Tr for Meehl-Got Ft S: Julio C Alindor & Meire Alindor Book/Page: 18128/2, Date: 10/25/24 Mtg: Mtg Equity Partners \$397,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10219sf Prior Sale: \$500,000 (07/22)	
45 WOODBURY LN	\$1,112,000
B: Jason Ryan & Kristin Kennedy S: Lisa Torbin-Shaw, Tr for Torbin-Shaw Lt Book/Page: 18127/95, Date: 10/25/24 Mtg: Cross Country Mtg Inc \$667,200 Term: 2054 Use: 3 Bdrm Colonial, Lot: 39901sf Prior Sale: \$525,000 (01/12)	

Essex Registry

Southern District

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

Amesbury

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	83
Median Price	\$620,000	\$640,000
► REAL ESTATE SALES		
10 BARTLETT PL	\$647,000	
B: Lee S Piarro S: Judith A Mondalto, Tr for Mondalto Rt Book/Page: 42403/520, Date: 10/20/24 Mtg: Leader Bank NA \$350,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 11580sf		
15 BOIE AVE	\$730,000	
B: Robin M Bondar & Stephen A Bondar S: James K Cook Book/Page: 42393/138, Date: 10/24/24 Mtg: St Jeans Credit Union \$480,000 Term: 2039 Use: 2 Bdrm Ranch, Lot: 10420sf Prior Sale: \$254,000 (09/13)		
99 CONGRESS ST	\$495,000	
B: Cynthia A Hutchins S: Robert Kozec & Sally Kozec Book/Page: 42403/139, Date: 10/30/24 Mtg: United Wholesale Mtg \$445,500 Term: 2054 Use: 3 Bdrm Conventional, Lot: 8712sf Prior Sale: \$120,000 (09/89)		
4 COTE ST	\$825,000	
B: Claire Ignegongba & Vourdanne Ignegongba S: Denise E Kligerman, Tr for Kligerman 2008 Ft Book/Page: 42407/79, Date: 10/31/24 Mtg: AmWest Funding Corp \$660,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 11751sf Prior Sale: \$173,400 (05/97)		
115 ELM ST U:A	\$440,000	
B: Brian Gendall & Emma Gendall S: Susan Bellis, Tr for Elm Street T Book/Page: 42396/246, Date: 10/25/24 Use: 2 Bdrm Condo Prior Sale: \$295,000 (07/05)		

4 GOSS AVE	\$697,500
B: Andrew C Schille & Denise A Schille S: Sara Castantini & Robert Phillips Book/Page: 42396/543, Date: 10/25/24 Mtg: JPMorgan Chase Bank \$252,500 Term: 2039 Use: 3 Bdrm Colonial, Lot: 8024sf Prior Sale: \$677,500 (06/23)	
7 GRANVILLE LN	\$1,029,200
B: Rebecca E Gomez & Kevin L Petersen S: Brendon Prop Baileys Pond Book/Page: 42402/41, Date: 10/29/24 Mtg: Guaranteed Rate Inc \$600,000 Term: 2054	
62 LAKE ATTITASH RD	\$625,000
B: Karen M Milne S: Klypka-Simpson M Est & Angela T Crofford-Bik Book/Page: 42405/232, Date: 10/30/24 Use: 2 Bdrm Cottage, Lot: 4160sf Prior Sale: \$347,500 (06/06)	
60 MERRIMAC ST U:209	\$850,000
B: David Sideri & Wendy Sideri S: Kevin M Murphy, Tr for Kevin M Murphy Lt Book/Page: 42398/316, Date: 10/28/24 Use: 2 Bdrm Condo Prior Sale: \$651,850 (04/20)	
27 NEWTON RD	\$250,000
B: Zachary R Eaton S: Kevin S Eaton, Tr for Carol L Eaton lrt Book/Page: 42408/433, Date: 10/31/24 Mtg: Primelending \$160,000 Term: 2039 Use: 2 Bdrm Ranch, Lot: 112820sf	
8 SWETTS HL	\$450,000
B: Stephen P Heath S: Lorraine L Calderwood Book/Page: 42404/5, Date: 10/30/24 Mtg: Movement Mtg LLC \$427,500 Term: 2054 Use: 3 Bdrm Conventional, Lot: 6080sf	
79 WHITEHALL RD	\$555,000
B: Tasha Dutil & Bradley Padula S: Megan M Furlotte & Nikole Furlotte Book/Page: 42394/408, Date: 10/25/24 Mtg: Movement Mtg LLC \$527,250 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 7585sf Prior Sale: \$231,000 (03/13)	

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		
3 BEACH ST	\$1,050,000	
B: Harrison J Shea & Katrina Shea S: Amy L King, Tr for Lyons Ft Book/Page: 42399/415, Date: 10/29/24 Mtg: Amerant Mortgage \$790,400 Term: 2054 Use: 3 Bdrm Colonial, Lot: 17054sf		
25 BECKFORD ST	\$1,000,000	
B: Marcos R Weber S: James N Davekos, Tr for Davekos Ft Book/Page: 42406/322, Date: 10/31/24 Mtg: American Fin Network \$700,000 Term: 2054 Use: 3-Family Mlti-Unt Bldg, Lot: 3968sf Prior Sale: \$133,146 (01/93)		
204 BRIMBAL AVE	\$654,000	
B: Brendan E Callahan S: Francesco Lococo Book/Page: 42403/354, Date: 10/30/24 Mtg: Bank of America NA \$654,000 Term: 2054 Rate: 5.1% Type: Adj Use: 4 Bdrm Cape Cod, Lot: 10350sf Prior Sale: \$450,000 (10/20)		
91 CABOT ST	\$2,400,000	
B: Cabot Lodge LLC S: Turner Properties LLC Book/Page: 42412/319, Date: 11/01/24 Mtg: Turner Properties Lic \$1,600,000 Use: Rooming/Boarding House, Lot: 4356sf		
12 CHESTNUT ST	\$647,500	
B: Matthew Kramich S: Caitlin A Farrington & Kevin D Farrington Book/Page: 42407/357, Date: 10/31/24 Mtg: CMG Mortgage Inc \$518,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 3380sf Prior Sale: \$415,000 (11/17)		
7 COLE ST	\$673,000	
B: Caila May & Ethan May S: Christopher E Climenson & Siobhan M Coyle Book/Page: 42407/201, Date: 10/31/24 Mtg: Leader Bank NA \$495,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 8960sf Prior Sale: \$337,500 (11/05)		
90 DODGE ST	\$910,000	
B: Hallie E Bieber S: Bianca M Small & Jeffrey S Small Jr Book/Page: 42411/113, Date: 11/01/24 Mtg: Leader Bank NA \$610,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 11561sf Prior Sale: \$360,000 (11/08)		
25 HIGH ST	\$902,000	
B: Elisabeth Drinkwater & Brendan T Vuylsteke S: Lawrence M Tosi, Tr for Tosi Ft Book/Page: 42398/517, Date: 10/28/24 Mtg: Inst Svgs Newburyport \$721,600 Term: 2054 Use: 2-Family Two Family, Lot: 6321sf		
56 OBER ST	\$1,326,000	
B: Shannon P Knight & Kimberly D Watts S: Robert A Gurman, Tr for Saul Gurman Rt Book/Page: 42412/491, Date: 11/01/24 Use: 3 Bdrm Colonial, Lot: 8520sf		
53 ODELL AVE	\$675,000	
B: Sean Burke & A Curran-Cardarelli S: Daniel P November Book/Page: 42412/138, Date: 11/01/24 Mtg: Leader Bank NA \$595,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5615sf Prior Sale: \$471,000 (06/19)		
48 PARK ST	\$895,000	
B: Salem Mission Inc S: Theological Threads Inc Book/Page: 42401/443, Date: 10/29/24 Mtg: George S Gordon \$450,000 Use: Retail-Service, Lot: 8002sf Prior Sale: \$325,000 (11/95)		
25 PICKETT ST	\$725,000	
B: Matthew D Muniz & Demetrios Spanos S: Diane M Faustino, Tr for 25 Pickett St Beverly Nt Book/Page: 42394/433, Date: 10/25/24 Mtg: Box Home Loans \$688,750 Term: 2054 Use: 3 Bdrm Colonial, Lot: 3733sf		

29 PRATT AVE	\$852,000
B: Christopher C Kersker & Joscelyn C Ruelle-Kersker S: Mary M Melilli, Tr for Mary M Melilli Lt Book/Page: 42400/140, Date: 10/29/24 Mtg: Berkshire Bank \$766,800 Term: 2054 Rate: 6.1% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 4347sf Prior Sale: \$305,000 (09/04)	
50 RANTOUL ST U:109	\$393,000
B: Lynne E Crispo & Ian M Mcdonough S: Christina Desantis Book/Page: 42401/597, Date: 10/29/24 Mtg: Eastern Bank \$314,400 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$220,000 (06/15)	
63 WEST ST	\$4,787,500
B: 63 West Street LLC S: Evan Wile, Tr for West Street Rt Book/Page: 42399/312, Date: 10/28/24 Mtg: Northern Bk & Tr \$10,550,000 Use: 1-Family, Lot: 79806sf	

Boxford

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	72
Median Price	\$932,000	\$929,500
► REAL ESTATE SALES		
24 ANDREWS FARM RD	\$630,000	
B: Monique Chappelaine & Katie Connors S: Christopher J Raphael & Marie D Raphael Book/Page: 42404/30, Date: 10/30/24 Mtg: Pennymac Loan Service \$400,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 14808sf Prior Sale: \$196,500 (01/97)		
14 ARROWHEAD FARM RD	\$1,700,000	
B: Brendan Pelissier & Marissa Tavares S: Brenda M Barry, Tr for Barry Ft Book/Page: 42403/560, Date: 10/30/24 Mtg: Guild Mortgage Co \$1,020,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 87120sf		
37 FOREST LN	\$635,000	
B: Neeraj Bhatia, Tr for Bhatia Ft S: Narain Bhatia & Shashi Bhatia Book/Page: 42397/576, Date: 10/28/24 Use: 4 Bdrm Colonial, Lot: 93654sf Prior Sale: \$960,000 (02/14)		
27 INGALLS WAY U:64	\$1,271,564	
B: Michael P Goldberg & Nancy K Goldberg S: Toll Northeast V Corp Book/Page: 42404/599, Date: 10/30/24 Use: Condo		
573 MAIN ST	\$890,000	
B: Andrew Uglietto S: William A Snell Book/Page: 42409/33, Date: 10/31/24 Mtg: Guaranteed Rate Inc \$590,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 308840sf		
19-C PARTIDGE LN	\$1,000,000	
B: Elaine M Ruscitti & Joseph Ruscitti S: Ryan Grady Book/Page: 42411/416, Date: 11/01/24 Mtg: Movement Mtg LLC \$800,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 261360sf Prior Sale: \$619,000 (08/20)		
26 PEARL RD	\$1,210,000	
B: Erin Falzone & Stephen Falzone S: Kevin Ferrazzani & Shayna Ferrazzani Book/Page: 42411/454, Date: 11/01/24 Mtg: Rockland Tr Co \$200,000 Term: 2039 Use: 4 Bdrm Colonial, Lot: 278784sf Prior Sale: \$659,000 (01/19)		
70 VILLAGE WAY U:32	\$1,134,995	
B: Jonathan S Dunn, Tr for Parker Ft S: Toll Northeast V Corp Book/Page: 42401/21, Date: 10/29/24 Use: Condo		

Danvers

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	121	126
Median Price	\$660,000	\$671,000
► REAL ESTATE SALES		
47 COLLINS ST U:130	\$540,000	
B: Karen J Johnson, Tr for KJ Johnson Rt S: Gretchen Fisher, Tr for C S Wells Testamentary T Book/Page: 42399/303, Date: 10/28/24 Use: 2 Bdrm Condo Prior Sale: \$312,400 (12/15)		
19 GARDEN ST U:305	\$500,000	
B: Dawn M Ciafaroni & Brianna M Rodrigo S: Dorothy Parker Book/Page: 42409/284, Date: 10/31/24 Mtg: Cross Country Mtg Inc \$350,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$306,000 (04/17)		
6 GLEN AVE	\$900,000	
B: Joseph Conti & Marissa Conti S: Emidio Toscano Book/Page: 42409/335, Date: 10/31/24 Mtg: Nations Direct Mtg \$720,000 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 13377sf		
17 GROVE ST	\$825,000	
B: Christopher Hayes & Rychell Hayes S: G J & Gail Harrington Lt & G J Harrington 4th Book/Page: 42404/222, Date: 10/30/24 Mtg: Guild Mortgage Co \$660,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10171sf		
15 LAFAYETTE AVE U:06	\$312,000	
B: Kevin M Kirby S: Elaine C Geary & Daniel J Geary Book/Page: 42401/553, Date: 10/29/24 Mtg: First Colony Mtg Corp \$280,800 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$84,900 (06/96)		
15 LAFAYETTE AVE U:D6	\$305,000	
B: Steven Dong S: Stephen J Fedele Book/Page: 42407/2, Date: 10/31/24 Use: 1 Bdrm Condo Prior Sale: \$72,900 (06/97)		
491 MAPLE ST U:109	\$92,000	
B: Hawthorne Office Condos L S: Rollins Realty LLC Book/Page: 42408/74, Date: 10/31/24 Use: Office Condo Unit		

491 MAPLE ST U:110	\$92,000
B: Hawthorne Office Condos L S: Rollins Realty LLC Book/Page: 42408/74, Date: 10/31/24 Use: Office Condo Unit Prior Sale: \$78,250 (07/02)	
6 OAK ST U:3	\$400,000
B: Kate Shea, Tr for Patrick J Shea D4a T S: James M Sweeney Book/Page: 42402/522, Date: 10/30/24 Use: 1 Bdrm Condo Prior Sale: \$271,000 (05/20)	
2 PAT DR	\$770,000
B: Alexandra R Verman S: Popowicz Andrew G Est & Michelle Dasilva Book/Page: 42396/516, Date: 10/25/24 Mtg: Provident Funding \$462,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 16357sf Prior Sale: \$268,000 (04/97)	
5 RAYMOND RD	\$842,000
B: Nicole Catizone & Conor Ressel S: Bethany F Root & Jason Root Book/Page: 42394/105, Date: 10/25/24 Mtg: Jmac Lending Inc \$673,600 Term: 2054 Use: 3 Bdrm Colonial, Lot: 17359sf Prior Sale: \$525,000 (11/16)	
30 SHERWOOD AVE	\$350,000
B: North Shore Re Soln LLC S: Wiggins Karen L Est & Alice Santisi Book/Page: 42410/446, Date: 11/01/24 Mtg: RFLF 4 LLC \$450,000 Use: 3 Bdrm Ranch, Lot: 20120sf	
32 SHERWOOD AVE	\$600,000
B: Brianna L Jackson S: Fred D Childs, Tr for Slh T Book/Page: 42395/35, Date: 10/25/24 Mtg: Leader Bank NA \$540,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 18800sf	

Essex

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	20
Median Price	\$862,500	\$755,000
► REAL ESTATE SALES		
52 WESTERN AVE	\$705,000	
B: Brian R Mueller & Carrie M Mueller S: Patricia F Robert, Tr for Patricia F Robert RET Book/Page: 42395/369, Date: 10/25/24 Mtg: Guaranteed Rate Inc \$564,000 Term: 2054 Use: 4 Bdrm Ranch, Lot: 15398sf Prior Sale: \$210,000 (09/95)		

Georgetown

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	58
Median Price	\$690,000	\$725,000
► REAL ESTATE SALES		
1 ASH LN	\$989,900	
B: Emily J Oliver & Michael J Oliver S: Lena Anderson & Wayne G Anderson Book/Page: 42403/410, Date: 10/30/24 Mtg: Leader Bank NA \$739,900 Term: 2054 Use: 4 Bdrm Colonial, Lot: 88787sf Prior Sale: \$679,000 (05/04)		
20 CARLETON DR	\$930,000	
B: Mello Disposal LLC S: East-West Mirra Rlty LLC Book/Page: 42396/12, Date: 10/25/24 Mtg: Enterprise Bk & Tr Co \$8,855,000 Use: Industrial Devlpble Land, Lot: 634669sf		
34 E MAIN ST U:1	\$489,900	
B: Alex Rauseo & Megan Rauseo S: Mattd LLC Book/Page: 42393/360, Date: 10/24/24 Mtg: Vellum Mortgage Inc \$342,930 Term: 2054 Use: Condo		
13 LAKERIDGE DR	\$912,000	
B: Katherine Aurelio & Louis Aurelio S: Rebecca L Chane & Bruce Fried Book/Page: 42410/261, Date: 11/01/24 Use: 3 Bdrm Colonial, Lot: 16000sf Prior Sale: \$440,000 (05/16)		
66 PARISH RD U:9	\$1,149,900	
B: Dorothy J Sands & Lawrence S Sands S: Godzilla LLC Book/Page: 42408/151, Date: 10/31/24 Use: 4 Bdrm Condo		
164 POND ST	\$850,000	
B: Kevin M Murphy, Tr for Kevin M Murphy Lt S: Lindsey Duggan & Matthew Duggan Book/Page: 42398/323, Date: 10/28/24 Use: 3 Bdrm Cape Cod, Lot: 33976sf Prior Sale: \$776,000 (02/22)		
144 TENNEY ST	\$740,000	
B: Aldo Cassano Jr S: Nannette L Sarno & Peter H Sarno Book/Page: 42407/527, Date: 10/31/24 Mtg: Everet Cp Bk \$490,000 Term: 2054 Rate: 6.0% Type: Adj Use: 4 Bdrm Colonial, Lot: 40000sf		

ESSEX REGISTRY

continued
MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 50 62
Median Price \$740,250 \$870,000

REAL ESTATE SALES

30 BERRYWOOD LN \$1,025,000
B: Joseph C Locke & Alexis M Mactaylor
S: Susan C Gross & Tyler R Gross
Book/Page: 42407/153, Date: 10/31/24
Mtg: Cross Country Mtg Inc \$400,000
Term: 2054
Use: 4 Bdrm Split Entry, Lot: 26336sf
Prior Sale: \$239,000 (09/97)
77 GARDNER ST \$910,000
B: Curtis B Winn
S: Sophie Escoll
Book/Page: 42395/101, Date: 10/25/24
Use: 3 Bdrm Conventional, Lot: 21867sf
Prior Sale: \$900,000 (04/22)
11 NAPLES RD \$15,000
B: Kirsten R Griebel, Tr for Kirsten Griebel 2019 T
S: Gelean M Campbell, Tr for Campbell Rt
Book/Page: 42410/480, Date: 11/01/24
Use: 3 Bdrm Cape Cod, Lot: 27878sf

Haverhill

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 224 230
Median Price \$525,000 \$550,000

REAL ESTATE SALES

67 ATWOOD RD \$485,000
B: Austin Mcpeak
S: Brian Rodriguez
Book/Page: 42405/87, Date: 10/30/24
Mtg: Salem Five Mtg Co \$476,215
Term: 2054
Use: 3 Bdrm Old Style, Lot: 13199sf
Prior Sale: \$415,000 (11/23)
76 BLOSSOM ST U:76 \$328,000
B: Sergio Rivera
S: Matthew Casey
Book/Page: 42399/232, Date: 10/28/24
Mtg: Guaranteed Rate Inc \$308,320
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$200,000 (12/18)
28 BROADWAY U:1 \$540,000
B: Fouad Naaim & Zahya Saghiri
S: Sarj Real Prop Mgmt LLC
Book/Page: 42393/322, Date: 10/24/24
Mtg: Cross Country Mtg Inc \$499,700
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$23,625 (04/09)
103 BROCKTON AVE \$600,000
B: Alyssa Kelley & Richard J Roaf 3rd
S: David C Kelley
Book/Page: 42411/198, Date: 11/01/24
Mtg: Stoneham Cp Bk \$480,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 8298sf
Prior Sale: \$158,000 (05/87)
33 CLEMENT CT U:33 \$455,000
B: Shanna Crowell & Zachary Crowell
S: Glenn A Gallant & Marianne F Gallant
Book/Page: 42396/195, Date: 10/25/24
Use: 2 Bdrm Condo
Prior Sale: \$250,000 (05/15)
22 COUNTRY HOLLOW LN U:22 \$485,000
B: Patrick M Barberio
S: Open Doors Inv Group LLC
Book/Page: 42406/83, Date: 10/30/24
Mtg: Guaranteed Rate Inc \$411,280
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$299,000 (02/24)
8 EATON CT U:8 \$360,000
B: Michelle Clark
S: Wayne I Lynch
Book/Page: 42411/590, Date: 11/01/24
Mtg: Leader Bank NA \$288,000
Term: 2054
Use: 1 Bdrm Condo
77 FOUNTAIN ST \$775,000
B: Marcia Miller & Sarah Lauretti
S: Team Wb LLC
Book/Page: 42394/532, Date: 10/25/24
Mtg: Guaranteed Rate Inc \$542,500
Term: 2054
Use: 2-Family Mlti-Unt Bldg, Lot: 6800sf
Prior Sale: \$425,000 (06/24)
260-262 FRANKLIN ST \$760,000
B: Arickson P Severino
S: Matias Capital LLC
Book/Page: 42409/310, Date: 10/31/24
Mtg: Nations Direct Mtg \$732,600
Term: 2054
Use: 2-Family Mlti-Unt Bldg, Lot: 5201sf
Prior Sale: \$475,000 (05/24)
64 GREENLAWN AVE \$505,000
B: Felix R Dolores
S: Charles M Mcgrath & Sandra R Mcgrath
Book/Page: 42407/263, Date: 10/31/24
Mtg: Guild Mortgage Co \$479,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8102sf
Prior Sale: \$269,900 (09/20)
12 GREENVILLE ST \$449,900
B: Eleanora Boucher-Azevedo & Colin Macgregor
S: Lsf9 Master Participation & Us Bank TNa Tr
Book/Page: 42398/546, Date: 10/28/24
Mtg: Allied Mortgage Group \$404,910
Term: 2054
Use: 4 Bdrm Old Style, Lot: 8917sf
Prior Sale: \$205,000 (04/17)
23 GREYSTONE AVE \$620,000
B: Jillian L Riviezzo & Dana P Riviezzo
S: Justin Burns & Jacqueline F Burns
Doc#: 00000000654540, Date: 10/24/24
Mtg: Cross Country Mtg Inc \$496,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9649sf
Prior Sale: \$305,000 (03/24)
7 GROVE ST \$441,100
B: 7 Grove St LLC
S: David V Hanlon, Tr for Hanlon Ft
Doc#: 00000000654699, Date: 10/31/24
Use: 2-Family Mlti-Unt Bldg, Lot: 2387sf
Prior Sale: \$86,500 (03/99)

62 HUNTERS RUN PL U:62 \$410,000
B: Edward M Kirby Jr
S: Cinzia Digiulio
Book/Page: 42401/27, Date: 10/29/24
Mtg: Sierra Pacific Mtg \$354,598
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$235,000 (08/07)
30 MARINA DR \$700,000
B: Anna G Klouse & Matthew A Klouse
S: Sibley Eliot M Est & Paul B Sibley
Book/Page: 42404/538, Date: 10/30/24
Mtg: Pentucket Bank \$679,000
Term: 2064
Use: 3 Bdrm Colonial, Lot: 15002sf
Prior Sale: \$389,900 (09/02)
8 MICHAEL ANTHONY RD \$275,000
B: Dreamscape Dev LLC
S: Stonebrook Land Dev LLC
Book/Page: 42403/23, Date: 10/30/24
Mtg: Enterprise Bk & Tr Co \$578,000
3 MICHAEL LN \$680,000
B: Michael Maher
S: Lynne A Dulong & Michael J Dulong
Book/Page: 42408/217, Date: 10/31/24
Mtg: Citizens Bank \$476,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20835sf
32 MONTCLAIR RD \$610,000
B: Brian J Arsenaull
S: Evan R Felecciano
Doc#: 00000000654572, Date: 10/25/24
Mtg: Newrez LLC \$470,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 120226sf
Prior Sale: \$262,500 (11/17)
711 N BROADWAY \$462,000
B: Cynthia J Stabile
S: Amf Property Mgmt LLC
Book/Page: 42411/326, Date: 11/01/24
Mtg: Nelson D Blinn \$250,000
Use: 2 Bdrm Bngl/Cottage, Lot: 58370sf
Prior Sale: \$266,000 (07/23)
134 OLD FERRY RD U:A \$349,900
B: Lynne Dulong
S: Daniella A Domingo
Book/Page: 42408/574, Date: 10/31/24
Mtg: Movement Mtg LLC \$199,900
Use: 2 Bdrm Condo
Prior Sale: \$166,000 (09/17)
71 OXFORD AVE U:71 \$460,000
B: Daniel J Oconnor & Kristen S Oconnor
S: Christian Reyes
Book/Page: 42405/45, Date: 10/30/24
Mtg: Fairway Ind Mtg \$430,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$278,000 (02/19)
7-1/2 PARSONAGE HILL RD \$890,000
B: Marie C Vieira & Paulo Vieira
S: Michael Kannan
Book/Page: 42399/207, Date: 10/28/24
Mtg: PennyMac Loan Service \$815,017
Term: 2054
Use: 3 Bdrm Colonial, Lot: 65340sf
Prior Sale: \$549,900 (05/18)
15 RAILROAD ST \$580,000
B: Willy Lantigua & Paola Tejada
S: Sandra C Ward & Lewis A Ward
Book/Page: 42409/467, Date: 10/31/24
Mtg: Prmelending \$522,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6299sf
1376 RIVER ST U:5 \$550,000
B: Nicolas Espalliat & Sandy Espalliat
S: Bengino A Espalliat & Carmen M Espalliat
Book/Page: 42409/562, Date: 10/31/24
Mtg: Guild Mortgage Co \$495,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$190,000 (10/24)
1376 RIVER ST U:5 \$190,000
B: Carmen M Espalliat & Bengino A Espalliat
S: Charles J Eiras
Book/Page: 42405/103, Date: 10/30/24
Use: 2 Bdrm Condo
Prior Sale: \$190,000 (09/14)
30 S CROSS RD \$640,000
B: Eric Burgos & Kasey Burgos
S: Gary Shahinian
Book/Page: 42408/182, Date: 10/31/24
Mtg: Prmelending \$576,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 50094sf
Prior Sale: \$332,000 (01/07)
48-50 S ELM ST \$1,065,000
B: Vencharla R Rao & Sai P Vencharla
S: Karin M Wilks & N S Wilks
Book/Page: 42398/3, Date: 10/28/24
Mtg: Cross Country Mtg Inc \$798,750
Term: 2054
Use: 3-Family Conventional, Lot: 39356sf
Prior Sale: \$475,000 (10/20)
744 S MAIN ST \$505,000
B: Michael J Rodgers, Tr for Barbara J Rodgers Ft
Book/Page: 42396/108, Date: 10/25/24
Mtg: Digital FCU \$404,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 20569sf
Prior Sale: \$259,900 (12/04)
65 S NEW ST U:65 \$599,900
B: Benony St Victor & Clovencia H St Victor
S: Pinnacle Builders LLC
Book/Page: 42406/156, Date: 10/30/24
Mtg: Republic State Mtg Co \$479,920
Term: 2054
Use: Condo
76 SNOW RD \$1,000,000
B: Linda C Wang
S: Patricia Giuffrida & Richard Giuffrida
Book/Page: 42405/356, Date: 10/30/24
Mtg: Bay Equity LLC \$760,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40001sf
Prior Sale: \$449,000 (05/13)
10 TAFT AVE \$510,000
B: Margalie Joseph
S: Steven M Costas & Susan Costas
Book/Page: 42393/2, Date: 10/24/24
Mtg: Total Mtg Svcs \$496,031
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3938sf
60 TOWNE HILL RD \$838,500
B: Megan Ogara
S: James Macdougall & Lisa M Macdougall
Book/Page: 42400/341, Date: 10/29/24
Mtg: Leader Bank NA \$586,950
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10380sf
Prior Sale: \$408,000 (05/02)

11 UNION ST \$600,000
B: Denisse P Lopez
S: Antinoe Abreu & Rosa Abreu
Book/Page: 42397/462, Date: 10/28/24
Mtg: Movement Mtg LLC \$335,000
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 7288sf
Prior Sale: \$130,000 (10/98)
79 WOODMONT AVE \$555,000
B: Danielle Allan & Nicole Allan
S: Carol A Dacey, Tr for Dacey Ft
Book/Page: 42409/396, Date: 10/31/24
Mtg: Leader Bank NA \$525,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 10001sf
3 YORK ST \$700,000
B: Israel D Almonte
S: D & F Realty Dev LLC
Doc#: 00000000654658, Date: 10/29/24
Mtg: MSA Mortgage LLC \$683,760
Term: 2054

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

13 2ND ST \$620,000
B: Zachary Massos & Jessica Nichol
S: Aquil Abdullah & Megan Hughes
Book/Page: 42403/499, Date: 10/30/24
Mtg: Northpoint Mortgage \$496,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 3441sf
Prior Sale: \$298,900 (04/16)
21 AGAWAM AVE U:1 \$650,000
B: Ashlee Osswald & Bret Osswald
S: Elizabeth Mckean, Tr for Elizabeth Mckean lrt
Book/Page: 42408/540, Date: 10/31/24
Mtg: United Wholesale Mtg \$617,500
Use: 3 Bdrm Condo
Prior Sale: \$470,000 (08/19)
21 APPOMATTOX RD \$700,000
B: Alison White
S: Rcf2 Acquisition T & Us Bank TNa Tr
Book/Page: 42405/457, Date: 10/30/24
Mtg: Salem Five Mtg Co \$508,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12802sf
Prior Sale: \$541,000 (11/23)
172 ARGILLA RD \$1,410,000
B: Daniel Sarewitz & Erica Rosenberg
S: John M Reilly
Doc#: 00000000654672, Date: 10/30/24
Use: 2 Bdrm Cape Cod, Lot: 125888sf
18 EAST ST \$600,000
B: James Farina
S: Alison B Haskins & George F Haskins
Book/Page: 42408/158, Date: 10/31/24
Mtg: Salem Five Mtg Co \$350,000
Term: 2054
Use: 3 Bdrm Antique, Lot: 9997sf
Prior Sale: \$510,000 (07/17)
38 ISLAND PARK RD \$770,000
B: Susan Gross & Tyler Gross
S: Juan Polanco & Robert Price Jr
Book/Page: 42411/2, Date: 11/01/24
Use: 3 Bdrm Cape Cod, Lot: 62726sf
Prior Sale: \$340,100 (05/03)
10 PARTRIDGEBERRY PL \$1,150,000
B: Bianca Small & Jeffrey S Small Jr
S: Jane A Eydenberg & Ronald P Eydenberg
Book/Page: 42412/36, Date: 11/01/24
Mtg: Guaranteed Rate Inc \$850,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8952sf
Prior Sale: \$682,498 (06/04)
49 TOWN FARM RD \$800,000
B: David M Smith & Joshua A Smith
S: Jose C Franco & Mayra Y Rivas-Garcia
Book/Page: 42405/194, Date: 10/30/24
Mtg: Cross Country Mtg Inc \$760,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 57499sf
Prior Sale: \$460,000 (08/20)
20 BACHELLER ST U:20 \$625,000
B: Matthew Downey & Tyler Reece
S: Carmen N Dallapria
Book/Page: 42395/404, Date: 10/25/24
Mtg: New Fed Mtg Corp \$589,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 5887sf
11 BLAKELEY ST \$635,000
B: Julio C Leal
S: Susan M Surgecoff
Book/Page: 42393/84, Date: 10/24/24
Mtg: OCMB Inc \$535,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 7297sf
Prior Sale: \$200,000 (11/11)
45 BLAKELEY ST \$680,000
B: Martha E Salmoran & Maria D Salmoran-Vargas
S: Maryellen Shaughnessy & Matthew P Shaughnessy
Book/Page: 42393/562, Date: 10/25/24
Mtg: MSA Mortgage LLC \$622,710
Term: 2054
Use: 3 Bdrm Old Style, Lot: 8550sf
Prior Sale: \$444,000 (06/19)
351 BOSTON ST \$1,675,000
B: Peter E Graziani, Tr for 351 Boston Rt
S: Gordon R Hall, Tr for Td Rt
Book/Page: 42408/258, Date: 10/31/24
Mtg: Everett Cp Bk \$1,306,250
Use: Apartment Bldg - 4-8 Units, Lot: 6128sf
Prior Sale: \$240,000 (06/01)
103 BOWLER ST \$625,000
B: Shado Bowler LLC
S: Hilda L Spates
Book/Page: 42410/215, Date: 11/01/24
Mtg: KJA Capital LLC \$625,000
Use: Mixed Use-Prim Res & Comm, Lot: 6804sf
Prior Sale: \$140,000 (09/90)
109-111 BOWLER ST \$875,000
B: Shado Chelsea LLC
S: Hilda L Spates
Book/Page: 42409/509, Date: 10/31/24
Mtg: KJA Capital LLC \$892,500
Use: Industrial Warehouse, Lot: 5000sf
Prior Sale: \$95,000 (09/90)

303 BROADWAY \$3,800,000
B: 303 Broadway LLC
S: Parkview Lynn LLC
Book/Page: 42399/101, Date: 10/28/24
Mtg: Webster First FCU \$3,600,000
Use: Apartment Bldg - 9 + Units, Lot: 11358sf
Prior Sale: \$650,880 (06/01)
354 BROADWAY U:8 \$295,000
B: Yaksh Realty LLC
S: Harold Glass & Christine Glass
Book/Page: 42398/331, Date: 10/28/24
Use: 1 Bdrm Condo, Lot: 39686sf
Prior Sale: \$147,700 (06/05)
16 CHESTER PL \$569,000
B: Carlos L Alvarez-Calderson & Karen M Vazquez-Soto
S: Miguel Cruz & Marvin Martinez
Book/Page: 42405/8, Date: 10/30/24
Mtg: Fall River Five Cents \$559,577
Term: 2064
Use: 3 Bdrm Old Style, Lot: 1806sf
Prior Sale: \$340,000 (01/24)
63 DARTMOUTH ST \$710,000
B: Francisco H Contreras & Yadiria P Hernandez
S: Saeda S Ally & Sammie H Ally
Book/Page: 42394/582, Date: 10/25/24
Mtg: MSA Mortgage LLC \$674,500
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 6484sf
Prior Sale: \$365,000 (07/03)
111 E PARK AVE \$550,000
B: Nora V Tetzaquic & Ricardo Mazul
S: Shaw Marilyn Est & Karen A Cuthbert
Doc#: 00000000654596, Date: 10/25/24
Mtg: Rockland Tr Co \$522,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4820sf
11 FERNWOOD AVE \$900,000
B: Baburam Adhikari & Pratibha Baral
S: Elizabeth Perez & Josue Rosario
Book/Page: 42408/281, Date: 10/31/24
Mtg: Guaranteed Rate Inc \$675,000
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 5850sf
Prior Sale: \$714,900 (11/20)
49-51 GRAVES AVE \$1,105,000
B: Raul Arriaga-Esquivel & Nicole I Eisnor
S: Henry Espinal
Book/Page: 42407/327, Date: 10/31/24
Mtg: Guaranteed Rate Inc \$828,750
Term: 2054
Use: 2-Family Two Family, Lot: 4350sf
Prior Sale: \$380,000 (10/15)
20 HEATHS CT U:102 \$352,000
B: Nabil Fenni & Siham Zehaf
S: K P De Almeida-Rehbain & M De Oliveira-Rehbain
Book/Page: 42409/538, Date: 10/31/24
Mtg: Total Mtg Svcs \$332,722
Term: 2054
Use: 2 Bdrm Condo, Lot: 84500sf
Prior Sale: \$172,900 (04/04)
20 HEATHS CT U:306 \$396,000
B: Edeline V Jean-Baptiste & Marie K Casimir
S: Evan Dostert
Book/Page: 42398/467, Date: 10/28/24
Mtg: Guaranteed Rate Affin \$376,200
Term: 2054
Use: 2 Bdrm Condo, Lot: 84500sf
Prior Sale: \$291,000 (02/22)
78 LEXINGTON ST \$969,000
B: David Peterson & Melanie Peterson
S: Brady J Howard
Book/Page: 42407/180, Date: 10/31/24
Mtg: Berkshire Bank \$678,300
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 7260sf
Prior Sale: \$450,000 (05/16)
172 LINWOOD ST \$570,000
B: Jorge I Molina & Jhovana Corre
S: Jill M Palumbo
Doc#: 00000000654534, Date: 10/24/24
Mtg: MSA Mortgage LLC \$541,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4943sf
Prior Sale: \$122,000 (05/91)
27 LONGWOOD RD \$440,000
B: North East Const Svcs Inc
S: Pingora Servicing LLC
Book/Page: 42400/589, Date: 10/29/24
Mtg: Kiavi Funding Inc \$502,300
Use: 3 Bdrm Bngl/Cottage, Lot: 6396sf
Prior Sale: \$447,348 (08/24)
285 LYNN SHORE DR U:402 \$250,000
B: Ken Tardif
S: American Way Dev Inc
Doc#: 00000000654776, Date: 11/01/24
Use: 1 Bdrm Condo, Lot: 11641sf
Prior Sale: \$205,500 (03/24)
295 LYNN SHORE DR U:507 \$435,000
B: Etana R Matatia, Tr for Susan D Matatia Ft
S: Leonard Fafel, Tr for Eleanor A Fafel T
Doc#: 00000000654623, Date: 10/28/24
Use: 2 Bdrm Condo, Lot: 59686sf
Prior Sale: \$107,000 (01/90)
195 MARKET ST \$12,000,000
B: Lynn City Of
S: Eastern Bank
Book/Page: 42392/497, Date: 10/24/24
Use: Office Bldg-General, Lot: 224569sf
49 MUNROE ST U:202 \$282,500
B: Alex Cardelle
S: Nscm Properties LLC
Book/Page: 42407/396, Date: 10/31/24
Mtg: Eastern Bank \$253,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 7396sf
Prior Sale: \$115,000 (08/15)
27 N FRANKLIN ST \$3,600,000
B: Mustafa Elbach
S: Gordon R Hall, Tr for Td Rt
Book/Page: 42409/420, Date: 10/31/24
Mtg: Eagle Bank \$2,400,000
Term: 2034
Use: Apartment Bldg - 9 + Units, Lot: 11147sf
95 NAHANT ST U:19 \$317,000
B: Irina Avanesov, Tr for Ware Lane Rt
S: Mikhail Romanovsky, Tr for Key Rt
Book/Page: 42407/32, Date: 10/31/24
Use: 1 Bdrm Condo, Lot: 30137sf
Prior Sale: \$145,000 (08/07)
115 NAHANT ST U:C1155 \$355,000
B: William N Visco
S: Nick Parker
Doc#: 00000000654562, Date: 10/25/24
Use: Condo
1 NORTHERN AVE \$3,600,000
B: Mustafa Elbach
S: Gordon R Hall, Tr for Td Rt
Book/Page: 42409/420, Date: 10/31/24
Mtg: Eagle Bank \$2,400,000
Term: 2034
Use: Accessory Land Improved, Lot: 4185sf
Prior Sale: \$77,900 (04/09)

32 OAK RIDGE CIR \$600,000
B: Jose Magana & Wendy Magana
S: Katie A Neenan & Charles H Robson Jr
Doc#: 00000000654738, Date: 10/31/24
Mtg: MSA Mortgage LLC \$570,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 8161sf
93 ONTARIO ST \$500,000
B: Ester Benitez & Jason Tejada
S: George M Spencer, Tr for A & G Rt
Book/Page: 42396/74, Date: 10/25/24
Mtg: Cross Country Mtg Inc \$450,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4030sf
109 ORCHARD ST \$533,000
B: Meliza Lopez & Emer L Yoc
S: Maritza Munoz
Book/Page: 42404/92, Date: 10/30/24
Mtg: Leader Bank NA \$523,346
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4000sf
Prior Sale: \$150,000 (08/08)
9 SALEM ST \$615,000
B: Nassibu Scallio & Agnes Namakula
S: Erlinda Fuccillo
Doc#: 00000000654727, Date: 10/31/24
Mtg: Mortgage Research Ctr \$615,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 4456sf
Prior Sale: \$262,000 (04/16)
96 SPRING VIEW DR \$630,000
B: Sophy Oum
S: Acea R Theroux & Heather M Theroux
Book/Page: 42407/445, Date: 10/31/24
Mtg: CMG Mortgage Inc \$598,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 6495sf
Prior Sale: \$595,000 (08/23)
3 SPRING VIEW TER \$250,000
B: Laure A Karuzis
S: Joseph Karuzis
Book/Page: 42400/490, Date: 10/29/24
Mtg: First Colony Mtg Corp \$250,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6452sf
12 STANDISH RD \$586,000
B: Ana P Matias & Francis Matias
S: Zykofsky Stephen M Est & Terrence A McGinnis
Book/Page: 42395/591, Date: 10/25/24
Mtg: JPMorgan Chase Bank \$527,400
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 6600sf
Prior Sale: \$350,000 (02/06)
145 WESTERN AVE \$470,000
B: Jonathan K Florence & Leah C Myers
S: Cheryl A Engstrom & Stephen L Engstrom
Book/Page: 42408/110, Date: 10/31/24
Mtg: Republic State Mtg Co \$376,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 6531sf
Prior Sale: \$180,000 (07/09)
381 WESTERN AVE \$700,000
B: Hilary Scanlon & Michael Scanlon
S: Roenu Mam & Savy Seng-Mam
Book/Page: 42411/557, Date: 11/01/24
Mtg: Eastern Bank \$655,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 10000sf
Prior Sale: \$102,500 (10/93)
2 WOODLAND S \$450,000
B: Somony Svay
S: Hubbard Ellen Sue Est & Roy F Gelineau Jr
Book/Page: 42411/480, Date: 11/01/24
Mtg: CMG Mortgage Inc \$405,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10714sf
Prior Sale: \$254,000 (08/05)

Lynnfield

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 73 85
Median Price \$1,072,000 \$1,000,000

REAL ESTATE SALES

9 DEBSTON LN \$875,000
B: Asb Getaways LLC
S: David J Breen
Book/Page: 42412/161, Date: 11/01/24
Mtg: Boston T Financial \$1,100,000
Use: 3 Bdrm Ranch, Lot: 43434sf
Prior Sale: \$292,000 (11/97)
6 FERNWAY \$1,150,000
B: Michaela Dinuzzo & Patrick Dinuzzo
S: Stephanie F Hines & William J Hines
Book/Page: 42405/387, Date: 10/30/24
Mtg: Victorian Finance \$862,500
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 15002sf
Prior Sale: \$630,000 (09/02)
16 FERNWAY \$1,022,000
B: Michael D McClellan & Shiva McClellan
S: Judith A Harrigan
Book/Page: 42410/489, Date: 11/01/24
Mtg: Inst Svcs Newburyport \$868,700
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15002sf
12 HUNTINGDON RD \$1,665,000
B: Richard M McLarney & Mitra McLarney
S: Mary V Wein
Doc#: 00000000654618, Date: 10/28/24
Mtg: First Federal Bank \$766,500
Term: 2039
Use: 5 Bdrm Colonial, Lot: 40006sf
116 LOCKSLEY RD \$2,300,000
B: James J Hook Jr & Megan Carpi
S: Bourque Ft & Arthur J Bourque 3rd
Doc#: 00000000654746, Date: 10/31/24
Mtg: Savings Bank (The) \$750,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 26001sf
Prior Sale: \$167,500 (12/96)
88 MAIN ST \$1,535,000
B: Niru Bhatia-Yadav & Vivek Yadav
S: Narain D Bhatia
Book/Page: 42392/482, Date: 10/24/24
Use: 4 Bdrm Colonial, Lot: 45668sf
Prior Sale: \$1,535,000 (05/23)
36 PARTRIDGE LN U:36 \$650,000
B: Diane Spadafora & George Spadafora
S: Beverly A Sinkiewicz
Book/Page: 42405/487, Date: 10/30/24
Use: 2 Bdrm Condo
Prior Sale: \$330,000 (04/14)
245 SALEM ST \$3,950,000
B: Tory Dibiasi & Ugo Dibiasi
S: Duc Residential LLC
Book/Page: 42397/209, Date: 10/28/24
Mtg: PNC Bank \$2,510,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 2 Bdrm Colonial, Lot: 202062sf
Prior Sale: \$875,000 (04/23)

Manchester

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	32
Median Price	\$1,595,000	\$1,035,000

► REAL ESTATE SALES

- 3 BENNETT ST** **\$1,050,000**
 B: Jennifer L Joyce, Tr for Yellow Bear T
 S: Kaitlyn Andrews-Rice & Corey Bell
 Book/Page: 42398/212, Date: 10/28/24
 Mtg: Bank of America NA \$840,000
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 3402sf
 Prior Sale: \$675,000 (04/16)
- CURRIER RD** **\$325,000**
 B: Caroline Fedorowich & Richard Fedorowich Jr
 S: Hedi N Kershaw, Tr for Josepha N Collins T
 Book/Page: 42393/167, Date: 10/24/24
 Use: Res Potentially Dvlpble Land, Lot: 16718sf
- 2 CURRIER RD** **\$685,000**
 B: Patricia A O'Brien
 S: Hedi N Kershaw, Tr for Josepha N Collins T
 Book/Page: 42407/576, Date: 10/31/24
 Mtg: Leader Bank NA \$548,000
 Term: 2039
 Use: 2 Bdrm Colonial, Lot: 13887sf
- 27 HARBOR ST** **\$3,500,000**
 B: Beth H Payson & Jonathan M Payson
 S: Sarah V Poling, Tr for Sarah V Poling RET
 Book/Page: 42406/186, Date: 10/30/24
 Mtg: BankESB \$2,625,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: Residential-Multiple Bldgs, Lot: 51536sf
 Prior Sale: \$2,200,000 (08/17)

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

- 52 BEACON ST** **\$1,525,000**
 B: Carolyn E Strutton & David R Strutton
 S: Meredith Tedford, Tr for Maloney 53 D Brackett Pl
 Book/Page: 42402/473, Date: 10/30/24
 Use: 3 Bdrm Ranch, Lot: 5840sf
- 18 CEDAR ST** **\$850,000**
 B: Page Murphy, Tr for Murphy Ft
 S: St Stephens Methodist Chr
 Book/Page: 42411/511, Date: 11/01/24
 Mtg: Leader Bank NA \$765,000
 Term: 2054
 Use: Religious Property, Lot: 8012sf
- 3 COMMUNITY RD** **\$950,000**
 B: Jill A Grace-Hersch & Steven L Hersch
 S: John D Healy & Krista L Healy
 Book/Page: 42398/69, Date: 10/28/24
 Mtg: Leader Bank NA \$760,000
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 11560sf
 Prior Sale: \$697,500 (08/20)
- 204 GREEN ST** **\$760,000**
 B: Giddyup Investments LLC
 S: Peter R Manoogian
 Book/Page: 42403/351, Date: 10/30/24
 Use: 3 Bdrm Ranch, Lot: 10000sf
- 1 KNOLLWOOD RD** **\$650,000**
 B: M A Melendez-Palacios & Sonny Phoeuk
 S: John J Warren & Randi Warren
 Book/Page: 42412/439, Date: 11/01/24
 Mtg: Cross Country Mtg Inc \$628,306
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 4603sf
 Prior Sale: \$137,500 (08/14)
- 24 LEICESTER RD** **\$1,060,000**
 B: Charles R Key
 S: Eric J Dolin, Tr for Eric H Dolin Intevivos T
 Doc#: 00000000654667, Date: 10/30/24
 Mtg: Natl Grand Bk Marblhd \$460,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6885sf
 Prior Sale: \$450,500 (08/01)
- 15 OAK ST** **\$1,200,000**
 B: Karen K Dejesus
 S: Allison W Juves, Tr for Juves Ft
 Book/Page: 42411/193, Date: 11/01/24
 Use: 4 Bdrm Colonial, Lot: 11529sf
 Prior Sale: \$794,000 (06/07)
- 107-115 PLEASANT ST** **\$1,500,000**
 B: Jb Capital LLC
 S: Eastern Yacht Sales & Cha
 Book/Page: 42404/516, Date: 10/30/24
 Mtg: Marblehead Svgs Bk \$1,025,000
 Use: Retail-Service, Lot: 6600sf
- 4 TIOGA WAY** **\$1,050,000**
 B: Le Studio LLC
 S: Ellen Frederick, Tr for David S Frederick T
 Book/Page: 42412/77, Date: 11/01/24
 Use: Industrial Office Building, Lot: 7899sf

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

- 5 GLENN RD** **\$615,000**
 B: Amy Fontanella & Austin Fontanella
 S: Richard Corella
 Book/Page: 42392/327, Date: 10/24/24
 Mtg: Primary Resident Mtg \$530,000
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 16740sf
 Prior Sale: \$500,000 (12/21)
- 22 SUMMER ST** **\$470,000**
 B: Katelyn A Hernandez & Oscar R Hernandez
 S: Nevins Joyce E Est & Kristin Barbrick
 Book/Page: 42407/294, Date: 10/31/24
 Mtg: First Community Mtg \$455,900
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 9365sf
- 4 VALE ST** **\$635,000**
 B: Katelyn Mondor & Sean Paradis
 S: Susan C Paradis
 Book/Page: 42395/301, Date: 10/25/24
 Mtg: Cross Country Mtg Inc \$508,000
 Term: 2054
 Use: 2-Family Conventional, Lot: 13390sf
- 72 W MAIN ST** **\$755,000**
 B: Richard Corella
 S: Garabed P Hagopian & Vanessa Wipfler
 Book/Page: 42392/585, Date: 10/24/24
 Mtg: United Wholesale Mtg \$641,025
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 24977sf
 Prior Sale: \$510,000 (06/20)

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

- 5 FARLEY DR** **\$2,455,000**
 B: Erin S Pugliano & Vito L Pugliano
 S: Bay Development LLC
 Book/Page: 42409/368, Date: 10/31/24
 Mtg: Inst Svgs Newburyport \$1,705,000
 Term: 2054
 Use: Residential Developable Land, Lot: 56576sf
- 37 KING ST** **\$620,000**
 B: Devon P PIERRO & Madeline R PIERRO
 S: Beth A Macrae & Edward Macrae
 Book/Page: 42404/467, Date: 10/30/24
 Mtg: Metro Credit Union \$400,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 25260sf
- 5 LEARY LN** **\$1,350,000**
 B: Derek Ostberg & Jennifer R Ostberg
 S: Anne M Snyder & Howard M Snyder
 Book/Page: 42395/237, Date: 10/25/24
 Mtg: Rockland Tr Co \$945,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 97500sf
 Prior Sale: \$850,000 (04/05)

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

- 72 WILLOW RD** **\$850,000**
 B: Jose P Rojo
 S: Dai X Tran
 Book/Page: 42396/424, Date: 10/25/24
 Mtg: Waterman Bank \$850,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 12763sf

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

- 53 GREEN ST U:B** **\$1,485,000**
 B: Carol Pennelli
 S: 53 Green Street Cbc LLC
 Book/Page: 42402/568, Date: 10/30/24
 Mtg: Morgan Stanley Privat \$1,039,500
 Term: 2054
 Use: Condo
- 7 RIVERSIDE DR** **\$650,000**
 B: John M Howat
 S: Janet Y Seligman & Sheila Seligman
 Book/Page: 42398/592, Date: 10/28/24
 Mtg: Guaranteed Rate Inc \$520,000
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 4901sf
 Prior Sale: \$353,000 (09/13)
- 157 SCOTLAND RD** **\$420,000**
 B: Timothy G Hartman
 S: Harold R Rogers, Tr for Barbara Rogers Irt
 Book/Page: 42395/326, Date: 10/25/24
 Mtg: Guaranteed Rate Inc \$399,000
 Term: 2054
 Use: Mobile Home, Lot: 80586sf

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 55TH ST** **\$820,000**
 B: Rachel Hollingsworth
 S: Leonard Daposavolio & Pernille Daposavolio
 Book/Page: 42411/217, Date: 11/01/24
 Mtg: Guaranteed Rate Inc \$492,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 4900sf
 Prior Sale: \$460,000 (10/19)
- 6 ALLEN ST U:A** **\$634,500**
 B: Cheryl Pokraka, Tr for Cheryl Pokraka Stys Ft
 S: Sean Frances Hedwig Est & John W Bean
 Book/Page: 42405/602, Date: 10/30/24
 Mtg: Movement Mtg LLC \$475,875
 Term: 2054
 Use: Condo
- 6 ALLEN ST U:C** **\$775,000**
 B: Tracey Coleman & Anthony Pikos
 S: Sean Frances Hedwig Est & John W Bean
 Book/Page: 42409/131, Date: 10/31/24
 Mtg: Fairway Ind Mtg \$675,000
 Term: 2054
 Use: Condo
- 1 BROMFIELD CT U:E** **\$629,000**
 B: Debra Farrell & Joseph Farrell
 S: Cassandra A Stack
 Book/Page: 42404/442, Date: 10/30/24
 Mtg: Leader Bank NA \$349,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$400,000 (12/18)
- 1 CURZONDALE CT** **\$975,000**
 B: Beth A Kerr, Tr for Reed-Kerr Ft
 S: Eric B Pflaum & Sarah L Pflaum
 Book/Page: 42405/383, Date: 10/30/24
 Use: 3 Bdrm Ranch, Lot: 20004sf
 Prior Sale: \$572,750 (07/15)
- 124 HIGH ST U:3** **\$1,899,000**
 B: Tracy Rathmannner & Scott E Schwartz
 S: Balmoral Development LLC
 Book/Page: 42408/80, Date: 10/31/24
 Mtg: UBS Bank USA \$767,000
 Term: 2054
 Use: Office Condo Unit
 Prior Sale: \$2,200,000 (10/23)
- 124 HIGH ST U:4** **\$1,650,000**
 B: Melanie Jandl, Tr for Park Place 4 Rt
 S: Balmoral Development LLC
 Book/Page: 42404/146, Date: 10/30/24
 Use: Office Condo Unit
 Prior Sale: \$2,200,000 (10/23)
- 126 MERRIMAC ST U:62** **\$1,195,000**
 B: Jeanne J Ringenbach & Peter A Ringenbach
 S: April D Robinson & Scott A Robinson
 Book/Page: 42400/96, Date: 10/29/24
 Use: 2 Bdrm Condo
 Prior Sale: \$960,000 (10/22)

432 MERRIMAC ST

\$650,000
 B: Emily B Kerrigan & Kyle Olson
 S: Christian L Riva & Mary C Royal
 Book/Page: 42393/28, Date: 10/24/24
 Mtg: Movement Mtg LLC \$520,000
 Term: 2054
 Use: 2 Bdrm Antique, Lot: 10681sf
 Prior Sale: \$595,000 (07/22)

492 MERRIMAC ST

\$875,000
 B: Ariston Custom Homes Inc
 S: Sean M Kelley & Ian J Kelley
 Book/Page: 42401/325, Date: 10/29/24
 Mtg: Savings Bank (The) \$656,250
 Term: 2054

15 MOSELEY AVE

\$2,350,000
 B: Moseley Properties LLC
 S: Atkinson Commons Rt
 Book/Page: 42408/7, Date: 10/31/24
 Use: 3 Bdrm Ranch, Lot: 22614sf
 Prior Sale: \$550,000 (05/23)

19-23 PLEASANT ST U:504

\$675,000
 B: Robert J Depasqua & Virginia C Depasqua
 S: Leanne Cavallaro, Tr for Lbc Ft
 Book/Page: 42398/111, Date: 10/28/24
 Use: 2 Bdrm Condo
 Prior Sale: \$410,000 (01/16)

13 SYLVESTER ST

\$1,300,000
 B: Harry M Parent 3rd & Victoria Stalec
 S: Brian E Davy, Tr for Brian E Davy RET
 Book/Page: 42404/261, Date: 10/30/24
 Mtg: Fairway Ind Mtg \$1,235,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 5890sf
 Prior Sale: \$869,900 (12/18)

21 TYNG ST

\$1,500,000
 B: Brian E Davy, Tr for Brian E Davy RET
 S: Bruce B Conover & Stephanie N Conover
 Book/Page: 42404/414, Date: 10/30/24
 Use: 3 Bdrm Conventional, Lot: 9690sf
 Prior Sale: \$385,000 (04/02)

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

- 24 BARTHOLOMEW TER** **\$665,000**
 B: Christopher J Jones & Alison L Roberts
 S: Filipe Pacheco & Sandra Pacheco
 Doc#: 00000000654552, Date: 10/24/24
 Mtg: Cross Country Mtg Inc \$652,955
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 6199sf
 Prior Sale: \$591,000 (11/21)
- 2 BERKLEY ST** **\$598,000**
 B: Tochukwu C Ezeifeoma & Ebere Ezeifeoma
 S: Jurisdisised Agencies LLC
 Doc#: 00000000654552, Date: 10/24/24
 Mtg: Salem Five Mtg Co \$587,168
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 5001sf
 Prior Sale: \$480,000 (04/24)
- 7 BIRCH ST** **\$790,000**
 B: David N Qirjazi
 S: Rosanna L Moakley
 Book/Page: 42396/450, Date: 10/25/24
 Mtg: Cross Country Mtg Inc \$711,000
 Term: 2054
 Use: 4 Bdrm Garrison, Lot: 75359sf
- 5 COLUMBIA BLVD** **\$565,000**
 B: Zackary Desario
 S: Michelle M Canales, Tr for 5 Columbia Blvd Peabody N
 Book/Page: 42411/376, Date: 11/01/24
 Mtg: Cambridge Svgs Bk \$520,000
 Term: 2054
 Use: 4 Bdrm Bngl/Cottage, Lot: 4452sf
- 12 DRISCOLL ST** **\$523,000**
 B: Kim M Iliopoulos & Nikolaos Iliopoulos
 S: John Tsouvalas
 Book/Page: 42392/524, Date: 10/24/24
 Mtg: Freedom Mortgage Corp \$513,527
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 4635sf
- 21 ETHEL AVE** **\$650,000**
 B: Jennifer Pitts
 S: Molly MCGovern & Justin Sharifi
 Book/Page: 42392/449, Date: 10/24/24
 Use: 3 Bdrm Bngl/Cottage, Lot: 5001sf
 Prior Sale: \$382,500 (06/18)
- 1301 FOXWOOD CIR U:1301** **\$600,000**
 B: Christian Brackett
 S: Soto Patricia Ann Est & Jennifer M Muniz
 Book/Page: 42404/386, Date: 10/30/24
 Mtg: Cross Country Mtg Inc \$480,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$399,950 (08/17)
- 181 LYNNFIELD ST** **\$641,000**
 B: Ephesus LLC
 S: Levis Companies Inc
 Book/Page: 42407/565, Date: 10/31/24
 Use: 3 Bdrm Split Entry, Lot: 9932sf
- 9 MARTIN CIR** **\$810,000**
 B: Angela M Nadeau & Ryan D Nadeau
 S: Thomas F Mcmillan 3rd
 Book/Page: 42406/8, Date: 10/30/24
 Mtg: Cross Country Mtg Inc \$648,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 19380sf
 Prior Sale: \$340,000 (06/05)
- 22 RAINBOW RD** **\$700,000**
 B: Catianis C Perez
 S: Harold Schwartz, Tr for Janet H Schwartz RET
 Book/Page: 42412/334, Date: 11/01/24
 Mtg: MSA Mortgage LLC \$370,370
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5998sf
 Prior Sale: \$399,000 (09/15)
- 31 ROSE CIR** **\$575,000**
 B: Nicole M Bergeron & David M Richardson
 S: Janine M Lafond, Tr for Joan L Lafond Nt
 Doc#: 00000000654652, Date: 10/29/24
 Use: 3 Bdrm Ranch, Lot: 5998sf
- 15 ROYCROFT RD** **\$635,000**
 B: Greg Gedangoni & Melvie Gedangoni
 S: Denise O Felizardo
 Book/Page: 42395/59, Date: 10/25/24
 Mtg: Drew Mortgage Assn Inc \$623,498
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 5053sf
 Prior Sale: \$375,000 (07/15)
- 126 SUMMIT ST** **\$590,000**
 B: Craig Kent & Kayla Lewis
 S: Jill A Fitzgerald & Michael T Fitzgerald
 Book/Page: 42407/123, Date: 10/31/24
 Mtg: Wells Fargo Bank \$560,500
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 10759sf
 Prior Sale: \$285,000 (11/02)

8 WALNUT ST U:215

\$278,000
 B: Nicole M Guaetta & Bryan Kundicz
 S: Albert Bena & Laureta Bena
 Book/Page: 42410/534, Date: 11/01/24
 Mtg: MA Comm Hsg & C Dev \$269,660
 Use: 2 Bdrm Condo
 Prior Sale: \$190,000 (09/05)

Rockport

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	34
Median Price	\$759,500	\$812,500

► REAL ESTATE SALES

- 3 GREYSTONE LN U:A** **\$610,000**
 B: Joy Cagno
 S: Orourke Marcia F Est & Thomas D Orourke
 Book/Page: 42410/593, Date: 11/01/24
 Use: 3 Bdrm Condo
 Prior Sale: \$400,000 (10/03)

Rowley

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	27
Median Price	\$795,000	\$825,000

► REAL ESTATE SALES

- 15 BROOK ST** **\$735,000**
 B: Matthew Tehan & Shannon Tehan
 S: Miles D James & Wendy H James
 Book/Page: 42396/131, Date: 10/25/24
 Mtg: Joseph L Tehan Jr \$375,000
 Use: 4 Bdrm Colonial, Lot: 30130sf
 Prior Sale: \$530,000 (10/21)
- 393 MAIN ST** **\$460,000**
 B: Fernando M Monteiro
 S: Darcie W Condelli
 Book/Page: 42398/279, Date: 10/28/24
 Mtg: Northpoint Mortgage \$414,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 18744sf
 Prior Sale: \$250,000 (09/07)
- 7 WETHERSFIELD ST** **\$500,000**
 B: Linda Roberts
 S: Carol J Kingstom
 Book/Page: 42412/380, Date: 11/01/24
 Use: 2 Bdrm Conventional, Lot: 2935sf
 Prior Sale: \$118,000 (02/89)

Salem

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	106
Median Price	\$579,000	\$650,000

► REAL ESTATE SALES

- 5 AMANDA WAY** **\$910**

ESSEX REGISTRY

continued

Table with 3 columns: Property Address, Price, and Description. Includes listings for 211 BEACH RD U:1, 26 CCC RD, 238 LAFAYETTE RD, 5 LEWIS AVE, 9 LINDA LN, 6 MICHELLE LN, 4 SANDPIPER WAY U:D, 1 CATALPA ST, 7 DAVIS ST, 24 EUSTIS ST, 1-R FOUNDERS WAY, 23 INTERVALE AVE, 31 INTERVALE AVE, 15 LINWOOD ST, 11 LOTHROP ST, 20 LOTHROP ST, 25 PRATT ST, and 22 PUTNAM ST.

Saugus

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023 vs YTD 2024. Number of 1-Fam Sales: 157 vs 161. Median Price: \$610,000 vs \$670,000.

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 1 CATALPA ST, 7 DAVIS ST, 24 EUSTIS ST, 1-R FOUNDERS WAY, 23 INTERVALE AVE, 31 INTERVALE AVE, 15 LINWOOD ST, 11 LOTHROP ST, 20 LOTHROP ST, 25 PRATT ST, and 22 PUTNAM ST.

Table with 3 columns: Property Address, Price, and Description. Includes listings for 32 SUSAN DR, 3 WESTFORD ST, and 20 SHACKLE WAY U:20.

Swampscott

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 107 BRADLEE AVE, 96 BURPEE RD, 25 CEDAR HILL TER, 12 CURRY CIR, 15 EASTERN AVE U:A, 145 ELMWOOD RD, 200 FOREST AVE, 2 HANLEY ST, 5 HANLEY ST, 1104 HUMPHREY ST U:3, 2-4 HURON ST U:4, 66 KENSINGTON LN, 90 MOUNTWOOD RD, 1006 PARADISE RD U:1A, 90 PURITAN RD, and 22-24 ROCKLAND ST.

Table with 3 columns: Property Address, Price, and Description. Includes listings for 94 ROCKLAND ST U:3, 20 SHACKLE WAY U:20, and 4 MAJOR BOYD DR U:2.

Topsfield

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023 vs YTD 2024. Number of 1-Fam Sales: 38 vs 35. Median Price: \$875,000 vs \$900,000.

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 17-1/2 AVERILL ST, 48 PEMBERTON RD, 17 PERKINS ROW, 298 NORTHFIELD RD, 16 SOUTH ST, 41 WASHINGTON ST, 25 WINSOR LN, and 4 MAJOR BOYD DR U:2.

Wenham

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 82-R CEDAR ST, 20 LAKE AVE, 6 MORGAN ST, 4 WALNUT RD, and 133 WARFIELD RD.

West Newbury

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 4 CRANE NECK ST, 4 MAJOR BOYD DR U:2, and 133 WARFIELD RD.

Franklin Registry

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

Ashfield

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023 vs YTD 2024. Number of 1-Fam Sales: 12 vs 13. Median Price: \$305,000 vs \$495,000.

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for MARCHBRAY RD and 298 NORTHFIELD RD.

Bernardston

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 298 NORTHFIELD RD, 16 SOUTH ST, 184 WEST RD, and 31 CHARLEMONT RD.

Buckland

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for BRAY RD, 31 CHARLEMONT RD, and 133 WARFIELD RD.

Charlemont

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 7 BASSETT RD, 133 WARFIELD RD, and 322 DAVIS ST U:F.

Colrain

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023 vs YTD 2024. Number of 1-Fam Sales: 10 vs 9. Median Price: \$365,000 vs \$200,000.

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 268 E COLRAIN RD, 133 WARFIELD RD, and 322 DAVIS ST U:F.

Conway

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023 vs YTD 2024. Number of 1-Fam Sales: 16 vs 4. Median Price: \$391,250 vs \$413,000.

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 268 E COLRAIN RD, 133 WARFIELD RD, and 322 DAVIS ST U:F.

Deerfield

MARKET STATISTICS THROUGH SEPTEMBER. YTD 2023 vs YTD 2024. Number of 1-Fam Sales: 16 vs 24. Median Price: \$405,000 vs \$457,500.

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 61 EASTERN AVE, 30 KING PHILIP AVE, 24 MEADOW WOOD DR, and 795 RIVER RD.

Erving

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for 11 PRATT ST, 16 SOUTH ST, and 795 RIVER RD.

Gill

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for PISGAH MOUNTAIN RD and 795 RIVER RD.

Greenfield

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

REAL ESTATE SALES

Table with 3 columns: Property Address, Price, and Description. Includes listings for BERNARDSTON RD, 122 CHAPMAN ST, 15 CHESTNUT HL, 371 GREEN RIVER RD, 54 HAYWOOD ST, and 324 MAIN ST.

103 VERNON ST **\$288,500**
 B: Jennifer Kellogg
 S: Michele D Browning & James B Poirier
 Book/Page: 8394/338, Date: 10/30/24
 Mtg: Fairway Ind Mtg \$269,500
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 8912sf
 Prior Sale: \$138,000 (07/04)

WHITTAM RD..... **\$10,600**
 B: Glanee Patel
 S: Richard P Litskoski & Gerry G Simons
 Book/Page: 8390/285, Date: 10/24/24
 Use: Commercial Undevelopable Land, Lot: 76243sf

Heath

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	5
Median Price	\$190,000	\$255,000

► **REAL ESTATE SALES**

41 MODOC DR..... **\$36,000**
 B: David Yang & Paula Myers
 S: Carla Ferreira
 Book/Page: 8396/210, Date: 11/01/24
 Use: Accessory Land Improved, Lot: 74052sf
 Prior Sale: \$15,000 (08/22)

WATERFALL DR..... **\$7,000**
 B: Shawn M Lacroix
 S: Krista S Dubay & Timothy J Dubay
 Book/Page: 8391/197, Date: 10/25/24

Leverett

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	14
Median Price	\$531,000	\$515,000

► **REAL ESTATE SALES**

82 JUGGLER MEADOW RD..... **\$585,000**
 B: Aida Markiw & Michael J Markiw
 S: Poret Mary Jo K Est & Fletcher Korfhage-Poret
 Book/Page: 8394/324, Date: 10/30/24
 Use: 4 Bdrm Contemporary, Lot: 348497sf

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**

N COUNTY RD..... **\$84,900**
 B: Christopher N Garmalo
 S: Stephen C Kuzdzal & Patricia A Bonneau
 Book/Page: 8392/25, Date: 10/25/24

Monroe

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	0	3
Median Price		\$266,900

► **REAL ESTATE SALES**

DAVIS RD **\$20,000**
 B: Hunter R Oakes
 S: Russell R Oakes & Helen I Oakes
 Book/Page: 8394/47, Date: 10/29/24

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**

704 FAIRWAY AVE U:704..... **\$158,000**
 B: David C Alcalá & Timm Zywna
 S: Karger Howard Robert Est & Louis Karger
 Book/Page: 8391/328, Date: 10/25/24
 Use: 2 Bdrm Condo
 Prior Sale: \$58,500 (11/99)

26 GUNN RD **\$418,000**
 B: Goldsmith Rentals LLC
 S: Adrian H Derrico, Tr for Katja Hahn Derrico RET
 Book/Page: 8395/292, Date: 10/31/24
 Use: 2-Family Duplex, Lot: 44867sf
 Prior Sale: \$144,000 (05/00)

184 MILLERS FALLS RD **\$120,000**
 B: Andrew E Wolkoff
 S: Paula Murphy
 Book/Page: 8395/178, Date: 10/31/24
 Use: 3 Bdrm Colonial, Lot: 17032sf
 Prior Sale: \$85,000 (03/87)

14 NORTH ST..... **\$282,500**
 B: Alison D Tracy
 S: Linda A McComb
 Book/Page: 8391/132, Date: 10/24/24
 Mtg: Newrez LLC \$226,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 15464sf
 Prior Sale: \$224,000 (11/05)

► **FORECLOSURE DEEDS**

108 3RD ST **\$150,000**
 B: Della Ripa Re LLC
 S: Alycar Investmetns LLC & Della Ripa Re LLC
 Book/Page: 8394/127, Date: 10/30/24
 Use: 3-Family Conventional, Lot: 3311sf
 Prior Sale: \$100,000 (05/22)

Northfield

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	26
Median Price	\$330,000	\$332,000

► **REAL ESTATE SALES**

65-A COMMONWEALTH AVE **\$408,000**
 B: Michelle Guy
 S: Michael P Obrien
 Book/Page: 8390/332, Date: 10/24/24
 Mtg: Total Mtg Svcs \$326,400
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 836788sf
 Prior Sale: \$45,000 (09/05)

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**

34 BOYDEN RD..... **\$225,000**
 B: J K Connaughton & Susan L Connaughton
 S: Leanne M Clark
 Book/Page: 8393/47, Date: 10/29/24
 Use: 2 Bdrm Cottage, Lot: 8276sf

146 BUTTERWORTH RD **\$340,000**
 B: Brian T Claffey
 S: Joshua A Pincus & Clare L Caldwell
 Book/Page: 8395/296, Date: 10/31/24
 Mtg: Total Mtg Svcs \$347,310
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 47437sf
 Prior Sale: \$209,000 (01/19)

36 CANON LN **\$40,000**
 B: Royal Dev Projects LLC
 S: Sean Bardsley & Kimberly A Bardsley
 Book/Page: 8390/274, Date: 10/24/24
 Use: Residential Developable Land, Lot: 41077sf
 Prior Sale: \$16,000 (08/18)

Shutesbury

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	12
Median Price	\$401,000	\$451,033

► **REAL ESTATE SALES**

564 W PELHAM RD **\$196,500**
 B: Arpc LLC
 S: Orrell Donald W Est & Paula J Orrell
 Book/Page: 8393/330, Date: 10/29/24
 Use: 3 Bdrm Raised Ranch, Lot: 40075sf
 Prior Sale: \$103,000 (09/92)

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**

227 HADLEY RD **\$368,000**
 B: Gia K Nguyen & Quoc K Nguyen
 S: Kimberly A Scott
 Book/Page: 8395/210, Date: 10/31/24
 Mtg: Guild Mortgage Co \$257,600
 Term: 2054
 Use: 2 Bdrm Split Entry, Lot: 66412sf

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**

299 FLOWER HILL RD **\$475,000**
 B: Matthew C Durfee & Samantha L Durfee
 S: Gerard V Levasseur Jr & Paula R Levasseur
 Book/Page: 8393/339, Date: 10/29/24
 Mtg: Total Mtg Svcs \$225,000
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 22869sf
 Prior Sale: \$350,000 (08/20)

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**

HAYDENVILLE RD..... **\$40,000**
 B: Theodore Woods & Ava Paine
 S: Mary K Klippel
 Book/Page: 8394/233, Date: 10/30/24
 Mtg: Farm Credit East ACA \$31,000

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**

7 BEECH LN..... **\$331,500**
 B: Frank V Scala
 S: John M Choiniere
 Book/Page: 25627/573, Date: 10/28/24
 Mtg: Guaranteed Rate Inc \$311,000
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 20066sf
 Prior Sale: \$129,000 (07/94)

135 BRIEN ST **\$510,000**
 B: Kenneth R Turner & Janet R Turner
 S: Atr Realty LLC
 Book/Page: 25630/558, Date: 10/30/24
 Mtg: PeoplesBank (Holyoke) \$110,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 22275sf
 Prior Sale: \$315,000 (11/18)

2 CASTLE HILL RD U.G...... **\$325,000**
 B: Rebecca J Rivenburgh
 S: Anthony M Kashmanian & Leah E Cote
 Book/Page: 25624/403, Date: 10/25/24
 Use: 2 Bdrm Condo
 Prior Sale: \$265,000 (08/22)

811 CASTLE HILL RD **\$325,000**
 B: Rebecca J Rivenburgh
 S: Anthony M Kashmanian & Leah E Cote
 Book/Page: 25624/403, Date: 10/25/24

5 COREY COLONIAL U-5..... **\$245,000**
 B: Christine M Hager
 S: Catherine M Jodoin
 Book/Page: 25634/596, Date: 10/31/24
 Mtg: Holyoke CU \$220,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$128,900 (04/19)

420 MAIN ST U:47 **\$220,000**
 B: Kenneth J French & Mary L French
 S: James R Tyrowicz & Todd J Tyrowicz
 Book/Page: 25637/397, Date: 11/01/24
 Mtg: Citim Bank \$198,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$149,500 (10/22)

1270 MAIN ST **\$250,000**
 B: Kenneth Florence & Lori Florence
 S: Magagnoli Francis P Est & Francis Magagnoli Jr
 Book/Page: 25633/574, Date: 10/31/24
 Use: 3 Bdrm Split Entry, Lot: 24395sf
 Prior Sale: \$130,000 (02/99)

26 MORNINGSIDE CIR..... **\$470,000**
 B: Anthony Leitao & Diane Leitao
 S: David L Sirois & Renee D Sirois
 Book/Page: 25637/72, Date: 11/01/24
 Mtg: Members Mtg Co Inc \$100,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 20333sf

79 NORRIS ST **\$331,500**
 B: Patrick Sullivan
 S: Pamela Jendrysik
 Book/Page: 25623/383, Date: 10/24/24
 Mtg: Westfield Bank \$265,200
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 8610sf

912 NORTH ST..... **\$339,000**
 B: Bethany H Mcelligott & Melanie M Mcelligott
 S: Lucas Giusto, Tr for Naples Home Buyers T
 Book/Page: 25626/193, Date: 10/25/24
 Mtg: New American Funding \$322,050
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 14734sf
 Prior Sale: \$205,000 (08/24)

43 PERRY LN **\$359,900**
 B: Steven S Powers Jr
 S: Philip H Kimball & Kathi L Kimball
 Book/Page: 25634/111, Date: 10/31/24
 Mtg: Holyoke CU \$269,925
 Term: 2054
 Use: 4 Bdrm Antique, Lot: 56628sf
 Prior Sale: \$90,000 (01/02)

13 PIERCE ST **\$275,000**
 B: Christopher M Culhane
 S: Laura N Stevens
 Book/Page: 25625/353, Date: 10/25/24
 Mtg: American Ngbd Mtg Acc \$255,375
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 6000sf
 Prior Sale: \$220,000 (11/22)

28 PLEASANT DR **\$345,000**
 B: Kenneth Pannone & Suzanne Williamson
 S: Christina L Gezotis & Steve R Graydon
 Book/Page: 25624/505, Date: 10/25/24
 Use: 3 Bdrm Ranch, Lot: 16875sf
 Prior Sale: \$230,000 (06/17)

14 PROSPECT ST **\$325,000**
 B: Christopher Klocker & Brenda M Dubuque
 S: Gina Tranghese
 Book/Page: 25626/398, Date: 10/25/24
 Mtg: PeoplesBank (Holyoke) \$308,750
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 12600sf

208 SCHOOL ST **\$395,000**
 B: Yildiz Ucar
 S: Ashley B Magin & Callum F Poole
 Book/Page: 25635/584, Date: 11/01/24
 Mtg: Fairway Ind Mtg \$387,845
 Term: 2054
 Use: 5 Bdrm Cape Cod, Lot: 14375sf
 Prior Sale: \$315,000 (10/19)

155 SHOEMAKER LN **\$447,500**
 B: Vladimir Shevchuk
 S: Aleksandr Karpolyuk & Alesya Karpolyuk
 Book/Page: 25635/571, Date: 11/01/24
 Use: 2 Bdrm Ranch, Lot: 148104sf
 Prior Sale: \$277,000 (01/21)

139 THALIA DR **\$313,000**
 B: Maxwell Oconnell
 S: Diane Kasperzak
 Book/Page: 25632/369, Date: 10/30/24
 Mtg: United Wholesale Mtg \$302,045
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 22056sf

MARKET STATISTICS THROUGH SEPTEMBER

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

► **REAL ESTATE SALES**

LAKE DR **\$35,000**
 B: Lawrence Urbon & Abbie Urbon
 S: Wayne T Mahall & Donald E Mahall
 Book/Page: 25628/462, Date: 10/29/24

145 STURBRIDGE RD **\$420,000**
 B: Michael Partlow & Allen Dipietro
 S: Sprifield Boys & Girls Clb
 Book/Page: 25623/363, Date: 10/24/24
 Use: Commercial Devleible Land, Lot: 3571920sf

47 TOWER HILL RD **\$300,000**
 B: Paul D Bourque Jr
 S: Chestnut Hill Homes LLC
 Book/Page: 25637/433, Date: 11/01/24
 Mtg: Total Mtg Svcs \$271,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$169,900 (07/24)

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 Book/Page: 25623/363, Date: 10/24/24
 Use: Commercial Devleible Land, Lot: 3571920sf

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 Book/Page: 25623/363, Date: 10/24/24
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 S: Chestnut Hill Homes LLC
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 Mtg: Total Mtg Svcs \$271,000
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 B: Lawrence Urbon & Abbie Urbon
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 Book/Page: 25628/462, Date: 10/29/24

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 B: Michael Partlow & Allen Dipietro
 S: Sprifield Boys & Girls Clb
 Book/Page: 25623/363, Date: 10/24/24
 Use: Commercial Devleible Land, Lot: 3571920sf

47 TOWER HILL RD **\$300,000**
 B: Paul D Bourque Jr
 S: Chestnut Hill Homes LLC

HAMPDEN REGISTRY continued

47 WOODLAND DR..... \$232,000
B: Aura Lux LLC
S: Newrez LLC
Book/Page: 25630/96, Date: 10/29/24
Use: 3 Bdrm Cape Cod, Lot: 32240sf
Prior Sale: \$236,678 (10/24)

FORECLOSURE DEEDS

47 WOODLAND DR..... \$236,678
B: Newrez LLC
S: Timothy Cairney & Newrez LLC
Book/Page: 25630/91, Date: 10/29/24
Use: 3 Bdrm Cape Cod, Lot: 32240sf
Prior Sale: \$236,678 (03/23)

Holland

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

23 COLLETTE DR..... \$150,000
B: Hillary Dahl
S: Michael J Swanson
Book/Page: 25630/104, Date: 10/29/24
Use: 3 Bdrm Camp/Cabin, Lot: 5227sf
Prior Sale: \$150,000 (08/24)

8 HAMILTON DR..... \$332,000
B: Seth Cornell & Julia Cornell
S: Jason Monteiro & Morgan Monteiro
Book/Page: 25625/558, Date: 10/25/24
Mtg: Drew Mortgage Assn Inc \$300,562
Term: 2054
Use: 2 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$98,777 (07/19)

208 MASHAPAUG RD..... \$350,000
B: Christopher D Kennedy
S: Kennedy Susan M Est & Megan Read
Book/Page: 25623/248, Date: 10/24/24
Mtg: Rocket Mortgage LLC \$211,850
Term: 2054
Use: 4 Bdrm Ranch, Lot: 48352sf
Prior Sale: \$85,000 (03/98)

STONY HILL RD..... \$1,000
B: David Bourbeau & Deana Bourbeau
S: Ronald G Say
Book/Page: 25634/286, Date: 10/31/24

Holyoke

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

365 APPLETON ST..... \$3,196,000
B: Rutland Apartments LLC
S: Windsor Realty LLC
Book/Page: 25626/231, Date: 10/25/24
Mtg: Tailor Rdg REIT LLC \$3,126,400

6 ARBOR WAY U:D..... \$145,000
B: Trent J Hufnagel & Kimberly B Hufnagel
S: Mark J Hawkins
Book/Page: 25633/321, Date: 10/31/24
Use: 1 Bdrm Condo
Prior Sale: \$87,250 (04/07)

92 DWIGHT ST..... \$425,000
B: David T Santana & Nersa Meran
S: Carrel Properties Ma LLC
Book/Page: 25624/590, Date: 10/25/24

173-177 ELM ST..... \$3,196,000
B: Rutland Apartments LLC
S: Windsor Realty LLC
Book/Page: 25626/231, Date: 10/25/24
Mtg: Tailor Rdg REIT LLC \$3,126,400
Use: Apartment Bldg - 9 + Units, Lot: 14301sf
Prior Sale: \$960,000 (10/02)

145-149 ESSEX ST..... \$2,040,000
B: Essex Apartments LLC
S: Windsor Realty LLC
Book/Page: 25628/92, Date: 10/28/24
Mtg: Windsor Realty Llc \$2,140,000

285 HAMPDEN ST U:285..... \$219,000
B: Richard P Vaden
S: Tiffani B Curtis
Book/Page: 25632/26, Date: 10/30/24
Mtg: Northpoint Mortgage \$203,100
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$112,500 (03/19)

544 HAMPDEN ST..... \$200,000
B: Miguel A Hernandez Jr
S: Steven E Minkley, Tr for Edward W Minkley RET
Book/Page: 25636/243, Date: 11/01/24
Mtg: Bank Esb \$130,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 5001sf

148-154 HIGH ST..... \$625,546
B: Aad LLC
S: Aad LLC & Holyoke City Of
Book/Page: 25629/220, Date: 10/29/24
Use: Mixed Use-Prim Res & Comm, Lot: 3920sf
Prior Sale: \$285,000 (09/17)

355 HILLSIDE AVE..... \$269,000
B: Nicole B Plummer
S: Konsewicz Robert H Est & Joanne Gauthier
Book/Page: 25632/348, Date: 10/30/24
Mtg: Northpoint Mortgage \$179,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4905sf

12 LIBERTY ST..... \$435,000
B: Cheryl A Relihan & Adrian Burgos
S: Elisabeth L Lagace & Lauren M Lagace
Book/Page: 25631/547, Date: 10/30/24
Mtg: Florence Bank \$326,250
Term: 2054 Rate: 5.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 6286sf
Prior Sale: \$247,500 (04/15)

60 LONGFELLOW RD..... \$450,000
B: James J Kelley & Elizabeth Kelley
S: Mark A Beauregard & Elizabeth A Weaver
Book/Page: 25633/343, Date: 10/31/24
Mtg: Total Mtg Svcs \$464,850
Term: 2054
Use: 4 Bdrm Colonial, Lot: 29630sf

15 LONGWOOD AVE..... \$279,900
B: Congamond Management LLC
S: Vivian Lopez & Freddy Lopez
Book/Page: 25626/280, Date: 10/25/24
Mtg: Commercial Lender LLC \$223,920
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4434sf
Prior Sale: \$74,100 (08/97)

109 LYMAN ST..... \$145,000
B: 109 Lyman St LLC
S: Enamel Properties LLC
Book/Page: 25624/141, Date: 10/24/24
Use: Manufacturing Building, Lot: 16858sf
Prior Sale: \$500,000 (01/21)

228-236 LYMAN ST..... \$585,000
B: Sprout Nest LLC
S: Shree Ramkrishna LLC
Book/Page: 25637/518, Date: 11/01/24
Mtg: ARRHA Credit Union \$468,000
Use: Retail-Service, Lot: 12101sf
Prior Sale: \$540,000 (03/22)

20 MAPLE CREST CIR U:I..... \$220,000
B: Sidmarie Sandoz
S: Matthew R Ingellis
Book/Page: 25634/539, Date: 10/31/24
Mtg: United Wholesale Mtg \$213,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$149,000 (02/21)

32 MAPLE CREST CIR U:G..... \$215,000
B: Angelica Flores
S: James R Slaney & Caylee Chunga
Book/Page: 25629/190, Date: 10/29/24
Mtg: Homestead Fund Corp \$219,622
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$159,900 (08/21)

1823 NORTHAMPTON ST..... \$385,000
B: Erasmo D David
S: Edward J Stapleton
Book/Page: 25634/467, Date: 10/31/24
Mtg: New American Funding \$291,000
Term: 2054
Use: 2-Family Two Family, Lot: 10123sf
Prior Sale: \$170,000 (01/04)

74 PINE ST..... \$265,000
B: Kellia R Melendez
S: Pah Properties LLC
Book/Page: 25626/464, Date: 10/25/24
Mtg: Fairway Ind Mtg \$245,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3023sf
Prior Sale: \$100,000 (02/24)

98 PINEHURST RD..... \$400,000
B: Elizabeth Mombourquette & Michael Beresky Jr
S: Ella Sussman
Book/Page: 25622/543, Date: 10/24/24
Mtg: HarborOne Mortgage \$300,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7810sf
Prior Sale: \$276,400 (07/20)

24 SCOTT HOLLOW DR..... \$415,000
B: Nicholas J Mulveyhill & Rachel Mulveyhill
S: Dominick M Ciuffreda & Justine O Ciuffreda
Book/Page: 25628/557, Date: 10/29/24
Mtg: Great Springfield CU \$332,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 11613sf
Prior Sale: \$214,500 (12/14)

153 SYCAMORE ST..... \$260,000
B: Claribel Andujar
S: Bevan Brunelle
Doc#: 00000000238044, Date: 10/25/24
Mtg: New American Funding \$211,640
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6599sf
Prior Sale: \$120,500 (05/12)

47 TAYLOR ST..... \$350,000
B: Santiago F Jaraba-Chacon
S: Nicolette L Estrella
Book/Page: 25624/120, Date: 10/24/24
Mtg: All Credit Considered \$262,500
Term: 2054
Use: 2-Family Two Family, Lot: 7052sf
Prior Sale: \$327,000 (07/22)

212 WALNUT ST..... \$2,040,000
B: Essex Apartments LLC
S: Windsor Realty LLC
Book/Page: 25628/92, Date: 10/28/24
Mtg: Windsor Realty Llc \$2,140,000
Use: Apartment Bldg - 9 + Units, Lot: 7701sf
Prior Sale: \$660,000 (10/02)

222 WALNUT ST..... \$145,000
B: Phantom Holdings LLC
S: Property Advantage Inc
Book/Page: 25632/136, Date: 10/30/24
Mtg: Greenfield Cp Bk \$138,750
Use: 3 Bdrm Row House, Lot: 2274sf
Prior Sale: \$56,500 (09/20)

19 WESTERN VIEW RD..... \$760,000
B: Michael E Willers & Alexa E Martin
S: Francis M Ahern & Lisa G Ahern
Book/Page: 25625/490, Date: 10/25/24
Mtg: HarborOne Mortgage \$608,000
Term: 2039
Use: 1-Family Ranch, Lot: 166835sf
Prior Sale: \$89,900 (11/03)

FORECLOSURE DEEDS

272 WALNUT ST..... \$41,000
B: Della Ripa Re LLC
S: Alycar Investments LLC & Della Ripa Re LLC
Book/Page: 25629/579, Date: 10/29/24
Use: 3-Family Mlti-Unt Blg, Lot: 6599sf
Prior Sale: \$165,000 (01/22)

Longmeadow

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

130 ARLINGTON RD..... \$605,000
B: Anthony Kashmanian & Leah Cote
S: William J Clayton & Isabel Dubrinsky-Clayton
Book/Page: 25625/54, Date: 10/25/24
Mtg: Leader Bank NA \$525,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22659sf
Prior Sale: \$575,000 (02/21)

67 BLUEBERRY HILL RD..... \$725,000
B: Billie J Borden & Jason A Beattie
S: Tim J Wright & Victoria L Wright
Book/Page: 25625/80, Date: 10/25/24
Mtg: PeoplesBank (Holyoke) \$425,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22444sf
Prior Sale: \$409,000 (10/12)

11 BROOKS RD..... \$470,000
B: Neda Dulaimy & Kal Dulaimy
S: Kelly Daniel M Est & Mary E Hurley
Book/Page: 25626/325, Date: 10/25/24
Mtg: Westfield Bank \$445,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 30073sf
Prior Sale: \$299,000 (10/14)

89 BURBANK RD..... \$632,000
B: Nicholas Wentworth & Sarah Wentworth
S: Donald L Barsalou & Tina M Barsalou
Book/Page: 25625/419, Date: 10/25/24
Mtg: Blue Wave Mortgage \$487,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15000sf
Prior Sale: \$175,000 (05/96)

112 CAPTAIN RD..... \$520,000
B: Jared A Kaminski & Christine G Kaminski
S: Anthony G Dallessandro & Catherine K Dallessandro
Book/Page: 25635/312, Date: 10/31/24
Mtg: Trident Home Loans \$473,850
Term: 2054
Use: 3 Bdrm Ranch, Lot: 27350sf
Prior Sale: \$465,000 (10/23)

57 CLAIRMONT ST..... \$600,000
B: Christian Thompson
S: James Erinna & Eleanor P Williams
Doc#: 00000000238126, Date: 10/31/24
Mtg: Westfield Bank \$300,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8814sf
Prior Sale: \$380,000 (07/11)

125 EMERSON RD..... \$505,000
B: Brendan A Cordeiro & Trisha M Cordeiro
S: John D Ouellette
Book/Page: 25629/454, Date: 10/29/24
Mtg: American Ngbd Mtg Acc \$470,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25378sf
Prior Sale: \$286,900 (07/08)

217 LAUREL ST..... \$590,000
B: Lisa M Robtoy
S: Randolph S Yanoshak Jr
Book/Page: 25626/509, Date: 10/25/24
Mtg: Bay Equity LLC \$472,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10350sf
Prior Sale: \$420,000 (12/21)

149 LINCOLN RD..... \$387,500
B: Cheryl Dellecese
S: Radixon LLC
Book/Page: 25625/454, Date: 10/25/24
Mtg: JPMorgan Chase Bank \$296,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8000sf
Prior Sale: \$350,000 (09/23)

157 LYNNWOOD DR..... \$525,000
B: Tara C Dunne
S: Steven L Hochberg, Tr for Bruce Hochberg RET
Doc#: 00000000238106, Date: 10/30/24
Mtg: Mega Cap Funding Inc \$420,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11650sf

591 PINWOOD DR..... \$723,000
B: Helen E Santaniello & Anthony J Santaniello
S: Khadiga Ahmed & Kabir Ahamad
Book/Page: 25633/158, Date: 10/31/24
Use: 4 Bdrm Colonial, Lot: 21616sf
Prior Sale: \$640,000 (08/21)

55 RIVERVIEW AVE..... \$320,000
B: Alexandros Laftsidis
S: Maloney Eileen M Est & Sean M Maloney
Book/Page: 25624/152, Date: 10/24/24
Mtg: USAA Federal SB \$330,560
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6557sf

45 VISCOUNT RD..... \$507,000
B: William B Sandore & Shekeyla N Sandore
S: Thomas Gartman & Elizabeth Gartman
Book/Page: 25633/176, Date: 10/31/24
Mtg: New American Funding \$481,650
Term: 2054
Use: 5 Bdrm Colonial, Lot: 21247sf

Ludlow

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

315 BLISSWOOD VILLAGE DR U:315... \$239,900
B: Qais Almaftrachi & Reem Alazzawi
S: Mark J Lavoie
Doc#: 00000000238090, Date: 10/29/24
Mtg: Nationwide Mtg Banker \$232,703
Term: 2054
Use: 2 Bdrm Condo

173 CEDAR ST..... \$250,000
B: Nathan D Almeida
S: Idalina Lavoie, Tr for Mare -Lene Properties Nt
Doc#: 00000000238032, Date: 10/25/24
Mtg: Alden CU \$225,000
Term: 2054 Rate: 5.5% Type: Adj

665 CENTER ST U:310..... \$246,250
B: Marguerite Ghioni
S: Michael Begin
Book/Page: 25629/75, Date: 10/29/24
Mtg: CMG Mortgage Inc \$216,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$90,750 (12/97)

1541 CENTER ST..... \$325,000
B: Breana J Boutwell & Donna J Coulombe
S: Vrajeshkumar Patel & Pranav Patel
Book/Page: 25625/514, Date: 10/25/24
Mtg: Fairway Ind Mtg \$319,113
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23951sf
Prior Sale: \$200,000 (08/16)

82 CHAPIN GREENE DR U:82..... \$318,500
B: Alice M Mazzaferro, Tr for Mazzaferro Ft S: M S Gunschel & Mark Bisnette
Book/Page: 25635/217, Date: 10/31/24
Use: 2 Bdrm Condo
Prior Sale: \$123,000 (07/96)

CHAPIN ST..... \$500,000
B: Tami L Keirsej
S: Joaquim E Dos Santos & Maria D Dos Santos
Book/Page: 25631/290, Date: 10/30/24
Mtg: Leader Bank NA \$350,000
Term: 2054

361 CHAPIN ST..... \$500,000
B: Tami L Keirsej
S: Joaquim E Dos Santos & Maria D Dos Santos
Book/Page: 25631/290, Date: 10/30/24
Mtg: Leader Bank NA \$350,000
Term: 2054
Doc#: 00000000238072, Date: 10/28/24
Mtg: Evolve B&T \$200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$145,000 (08/21)

19 LAUREL LN..... \$393,000
B: Robert R Histen & Nancy Histen
S: Lisa Golden, Tr for Elaine H Golden T
Book/Page: 25637/202, Date: 11/01/24

21 MCLEAN PKWY..... \$340,000
B: Katherine M Prior
S: Danielle M Hayes
Book/Page: 25625/304, Date: 10/25/24
Mtg: Savers Coop Bank \$190,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 10500sf
Prior Sale: \$280,000 (03/21)

361 WEST AVE..... \$251,100
B: Dinesh Patel
S: Ludlow Housing Authority
Book/Page: 25634/27, Date: 10/31/24
Use: Housing Authority Property, Lot: 5200sf

WEST ST L:15..... \$70,000
B: Daniil Gerasimchuk
S: Thomas Dowd
Book/Page: 25628/513, Date: 10/29/24

303 WEST ST..... \$230,000
B: Benjamin P Desimone
S: Jarred R Belisle
Book/Page: 25629/154, Date: 10/29/24
Mtg: MA Housing Fin Auth \$216,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 41250sf
Prior Sale: \$176,000 (05/21)

675 WEST ST..... \$455,000
B: Tyler L Alves & Laura N Stevens
S: Avet Rt & Dominic Kirchner 2nd
Book/Page: 25626/345, Date: 10/25/24
Mtg: CMG Mortgage Inc \$446,758
Term: 2054

Monson

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

108 COTE RD..... \$720,000
B: James A Farley & Sandra A Mallalieu
S: Kevin P Quirk & Pamela A Quirk
Book/Page: 25624/586, Date: 10/25/24
Use: 4 Bdrm Contemporary, Lot: 70567sf
Prior Sale: \$249,000 (01/03)

47 COUNTRY CLUB HTS..... \$410,000
B: Emilee Auclair & Jacob Christensen
S: Joanne M Ralston, Tr for Ralston Ft
Book/Page: 25625/110, Date: 10/25/24
Mtg: Monson Svgs Bk \$369,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 30927sf
Prior Sale: \$119,000 (06/05)

269 HOVEY RD..... \$295,000
B: 269 Hovey Road LLC
S: Freedom Mortgage Corp
Book/Page: 25635/366, Date: 10/31/24
Mtg: Jaime Oveido \$295,000
Use: 4 Bdrm Contemporary, Lot: 1617818sf
Prior Sale: \$358,000 (05/21)

85 MAXWELL RD..... \$475,000
B: Kyle Oliveira & Stephanie Oliveira
S: Alice M Mazzaferro
Book/Page: 25633/301, Date: 10/31/24
Mtg: Fairway Ind Mtg \$451,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 319295sf
Prior Sale: \$170,000 (07/93)

57 STAFFORD RD..... \$353,000
B: David Morin
S: Pah Properties LLC
Book/Page: 25633/233, Date: 10/25/24
Mtg: Country Bank \$353,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 130680sf
Prior Sale: \$141,150 (06/24)

13 STEWART AVE..... \$500,000
B: Calvin J Eckert & Megan Swain
S: Donald J Rhodes
Book/Page: 25633/405, Date: 10/31/24
Mtg: Fairway Ind Mtg \$350,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 21126sf
Prior Sale: \$349,000 (03/19)

Palmer

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

2099 CALKINS RD..... \$410,000
B: Jesse Bejarano & Lupe Bejarano
S: John J Mercier
Book/Page: 25634/318, Date: 10/31/24
Mtg: Plaza Home Mtg \$414,141
Term: 2054
Use: 3 Bdrm Colonial, Lot: 24829sf

158 CHUDY ST..... \$350,000
B: John Mercier
S: Gino P Castoldi & Sandra M Castoldi
Book/Page: 25636/86, Date: 11/01/24
Use: 2 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$274,900 (11/21)

4033 CHURCH ST U:4033..... \$265,000
B: Grace Fominyam
S: Richard P Marceau
Book/Page: 25634/62, Date: 10/31/24
Mtg: Total Mtg Svcs \$251,750
Term: 2054
Use: 3 Bdrm Condo

2 DESIMONE DR..... \$420,000
B: Wayne Bynoe
S: Elaine R Lobergore & Paul A Jubinville
Book/Page: 25628/153, Date: 10/28/24
Mtg: MIT Federal CU \$130,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30928sf
Prior Sale: \$149,900 (06/96)

4192 HIGH ST..... \$230,000
B: William V Martinez
S: Brianna Stanley
Book/Page: 25633/528, Date: 10/31/24
Mtg: Cardinal Fnci Co LP \$207,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 37026sf

3149-3151 MAIN ST..... \$300,000
B: Ashley Wilson
S: Roger A Parker
Book/Page: 25631/425, Date: 10/30/24
Mtg: Keystone Funding \$294,566
Term: 2054
Use: 2-Family Duplex, Lot: 3049sf
Prior Sale: \$185,000 (12/21)

61 MOUNT DUMPLIN RD..... \$320,000
B: David F Acosta & Fanny E De Acosta
S: Jeanie M Cauley
Book/Page: 25632/393, Date: 10/30/24
Mtg: Guaranteed Rate Inc \$272,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 33541sf

4011 SCHOOL ST..... \$269,000
B: Angela Boss & Paula Boss
S: Dawn J Kwasnik
Book/Page: 25629/102, Date: 10/29/24
Mtg: CMG Mortgage Inc \$264,127
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: \$166,650 (02/20)

3006 THORNDIKE ST..... \$371,000
B: Joshua K Gaulin & Moira Mcdonald
S: Leonard J Brennan Jr & Dianne F Brennan
Book/Page: 25625/331, Date: 10/25/24
Mtg: Northpoint Mortgage \$271,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 875556sf

14 W WARE ST..... \$415,000
B: Carlos E Aviles
S: Adrian Syrowik
Book/Page: 25628/127, Date: 10/28/24
Mtg: New American Funding \$365,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 47480sf
Prior Sale: \$220,000 (04/16)

FORECLOSURE DEEDS

3021 S MAIN ST..... \$184,500
B: Resilient Investments LLC
S: William P Carter & U S Bank T
Book/Page: 25632/258, Date: 10/30/24
Mtg: Regal Funding Corp \$210,324
Use: 2 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$82,000 (08/01)

Russell

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

20 PARK ST..... \$320,000
B:

54 BEVIER ST **\$199,000**
 B: Edward J Cyr
 S: Sareen Properties LLC
 Book/Page: 25637/329, Date: 11/01/24
 Mtg: Onto Mortgage LLC \$177,750
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 5998sf
 Prior Sale: \$169,000 (08/24)

20 BIRCHAM ST **\$415,000**
 B: Amber M Metts
 S: Jeffrey M Oconnor & Kristen L Oconnor
 Book/Page: 25624/358, Date: 10/25/24
 Mtg: Guaranteed Rate Inc \$400,163
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 41260sf
 Prior Sale: \$122,000 (03/10)

45-47 BLOOMFIELD ST **\$425,000**
 B: Nishant Mathur
 S: Sheena H Watkins
 Book/Page: 25632/210, Date: 10/30/24
 Mtg: MSA Mortgage LLC \$318,750
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 6917sf
 Prior Sale: \$180,000 (09/17)

254-262 BRIDGE ST **\$300,000**
 B: Hammond Bus Center LLC
 S: Roman Catholic Bishop Spr
 Book/Page: 25634/408, Date: 10/31/24
 Mtg: Roman Catholic Bishop \$200,000
 Use: Religious Property, Lot: 8468sf

153 BRISTOL ST **\$205,000**
 B: Almonte Real Estate Inc
 S: Dominic Santaniello, Tr for Naples Home Buyers T
 Book/Page: 25626/218, Date: 10/25/24
 Use: 4 Bdrm Colonial, Lot: 5449sf
 Prior Sale: \$135,000 (10/24)

33 BROOKS ST **\$410,000**
 B: Sandy Preval
 S: Palpum Raw LLC
 Book/Page: 25627/530, Date: 10/28/24
 Mtg: LoanDepot.Com \$402,573
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 5001sf

107 CARR ST **\$185,000**
 B: Mark Barcomb
 S: Marion V Lesperance
 Doc#: 00000000238111, Date: 10/30/24
 Mtg: Cac Marketing Lic \$98,915
 Use: 2-Family Duplex, Lot: 8999sf
 Prior Sale: \$95,000 (02/94)

CHICOPEE RIVER BUS PARK **\$2,100,000**
 B: Robbins Rd Property LLC
 S: Westmass Area Dev Corp
 Book/Page: 25632/241, Date: 10/30/24

110 CLARENDON ST **\$430,000**
 B: Cleotha Robertson
 S: Edmond P Lonergan & Karen R Bogdanovich
 Book/Page: 25635/41, Date: 10/31/24
 Mtg: Wells Fargo Bank \$350,000
 Term: 2044
 Use: 7 Bdrm Colonial, Lot: 7897sf

18 COOMES ST **\$700,000**
 B: Green Piranhas LLC
 S: Rbt Enterprise LLC & Hp Rum LLC
 Book/Page: 25626/163, Date: 10/25/24
 Mtg: Commercial Lender LLC \$656,250
 Term: 2025
 Use: Apartment Bldg - 4-8 Units, Lot: 5049sf
 Prior Sale: \$690,000 (09/24)

24 COOMES ST **\$350,000**
 B: Green Piranhas LLC
 S: Rbt Enterprise LLC & H P Rum LLC
 Book/Page: 25626/44, Date: 10/25/24
 Mtg: Commercial Lender LLC \$545,000
 Term: 2025
 Use: Apartment Bldg - 4-8 Units, Lot: 5049sf
 Prior Sale: \$75,000 (09/24)

97 DAVID ST **\$192,000**
 B: Sareen Properties LLC
 S: Bear Stearns Asset Backed & The Bk Of Ny Mellon Tr
 Book/Page: 25635/205, Date: 10/31/24
 Use: 6 Bdrm Colonial, Lot: 18108sf
 Prior Sale: \$241,665 (12/23)

29 DAVIS ST **\$310,000**
 B: Jose M Lopez Jr & Genesis Velez-Roque
 S: Sandra A Rowley & Martin F Schoenemann
 Book/Page: 25633/426, Date: 10/31/24
 Mtg: Liberty Bk \$300,700
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 10001sf
 Prior Sale: \$117,500 (01/02)

DECATUR ST **\$336,000**
 B: Javeline Parra
 S: Mary T Popko
 Book/Page: 25635/158, Date: 10/31/24

11-13 DINEEN ST **\$355,000**
 B: Yanhua Cao
 S: James A Garvey, Tr for Garvey Ft
 Book/Page: 25625/141, Date: 10/25/24
 Mtg: Fairway Ind Mtg \$284,000
 Term: 2039
 Use: 2-Family Duplex, Lot: 4874sf
 Prior Sale: \$4,000 (10/07)

1614 DWIGHT ST **\$375,000**
 B: Felicha Erazo
 S: Copenger LLC
 Book/Page: 25629/589, Date: 10/29/24
 Mtg: United Wholesale Mtg \$368,207
 Term: 2054
 Use: 2-Family Two Family, Lot: 5894sf
 Prior Sale: \$78,800 (06/16)

89 EAST ST **\$160,000**
 B: Malia Homebuyers LLC
 S: Lucretia A Wright
 Book/Page: 25636/334, Date: 11/01/24
 Mtg: Kiavi Funding Inc \$183,600
 Use: 1 Bdrm Ranch, Lot: 7501sf
 Prior Sale: \$92,000 (07/16)

95 EDDY ST **\$280,000**
 B: Miguel A Martinez
 S: Yesenia Valentin & Genesis Velez
 Doc#: 00000000238096, Date: 10/29/24
 Mtg: MA Housing Fin Auth \$272,690
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 5001sf
 Prior Sale: \$230,000 (05/21)

85 EDENDALE ST **\$110,000**
 B: Real Est Invs Northeast L & Cfc Development LLC
 S: Alfred J Albano Jr & Tammie L Vancini
 Book/Page: 25630/468, Date: 10/30/24
 Mtg: Jdkg Properties Llc \$200,000
 Use: 4 Bdrm Colonial, Lot: 5001sf

82 FIELDSTON ST **\$250,000**
 B: Wanda V Lopez
 S: Joseph Omalley
 Book/Page: 25635/257, Date: 10/31/24
 Mtg: CMG Mortgage Inc \$232,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 5001sf
 Prior Sale: \$77,000 (03/23)

17 FOREST ST **\$195,000**
 B: Gary Bestman
 S: Jose G Ayala & Laura E Ayala
 Book/Page: 25634/436, Date: 10/31/24
 Mtg: Homestead Fund Corp \$175,500
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 5188sf
 Prior Sale: \$115,000 (08/05)

7 GILLETTE AVE **\$309,000**
 B: Kayla Mejia
 S: Peter J Sawyer
 Book/Page: 25632/321, Date: 10/30/24
 Mtg: United Wholesale Mtg \$303,403
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 6874sf

40 GOLDENROD ST **\$150,000**
 B: Lucas Giusto, Tr for Naples Home Buyer T
 S: Robert Macalpine, Tr for Victoria J Miller RET
 Book/Page: 25626/74, Date: 10/25/24
 Mtg: Jdkg Properties Llc \$180,000
 Use: 3 Bdrm Old Style, Lot: 15002sf

33 GRIDIRON ST **\$750,000**
 B: Sachdev Re Dev Inc
 S: New England Farm Workers
 Book/Page: 25630/177, Date: 10/30/24
 Use: Parking Lot, Lot: 30566sf

173-177 HANCOCK ST **\$350,000**
 B: Ortins Cap Partners Grp L
 S: Property Advantage Inc
 Book/Page: 25628/523, Date: 10/29/24
 Mtg: White Dove Properties \$375,000
 Use: Residential-Multiple Bldgs, Lot: 8555sf
 Prior Sale: \$171,000 (12/20)

64 HARMON AVE **\$290,000**
 B: Colin Mcdiarmid
 S: Paul Hebert Jr
 Doc#: 00000000238036, Date: 10/25/24
 Mtg: PeoplesBank (Holyoke) \$260,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 5223sf
 Prior Sale: \$172,000 (08/19)

58-60 HOWES ST **\$400,000**
 B: New Life LLC
 S: Katharine Hickson
 Book/Page: 25628/437, Date: 10/29/24
 Use: 2-Family Two Family, Lot: 5001sf
 Prior Sale: \$346,000 (01/23)

3 INTERVALE RD **\$329,000**
 B: Cheri Burton
 S: Jamison O Atkins Jr
 Book/Page: 25635/4, Date: 10/31/24
 Mtg: CMG Mortgage Inc \$321,784
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 16501sf
 Prior Sale: \$178,000 (05/17)

110 KENSINGTON AVE **\$255,000**
 B: Jesus D Santos-Diaz
 S: Pah Properties LLC
 Book/Page: 25633/454, Date: 10/31/24
 Mtg: CMG Mortgage Inc \$250,381
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 6965sf
 Prior Sale: \$147,775 (06/24)

101 KIMBERLY AVE **\$308,000**
 B: Steven Davis & Tiffany Silverman-Davis
 S: Mikey Diaz
 Book/Page: 25637/102, Date: 11/01/24
 Mtg: Mortgage Research Ctr \$308,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 5998sf
 Prior Sale: \$180,000 (11/18)

83 LAMONT ST **\$325,000**
 B: Sinclair Allen & Nadine M Kabula
 S: Plata O Plomo Inc
 Doc#: 00000000238065, Date: 10/28/24
 Mtg: Fairway Ind Mtg \$243,750
 Term: 2054
 Use: 2-Family Duplex, Lot: 5001sf
 Prior Sale: \$320,000 (10/20)

43 LANG ST **\$299,900**
 B: Samuel C Cloutier
 S: Sareen Properties LLC
 Doc#: 00000000238081, Date: 10/29/24
 Mtg: Westfield Bank \$274,900
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 6151sf
 Prior Sale: \$110,000 (01/24)

4 LANGDON ST **\$289,000**
 B: Cristal J Bermudez & Ana Dejesus
 S: Atab LLC
 Book/Page: 25633/266, Date: 10/31/24
 Mtg: CMG Mortgage Inc \$283,765
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 5083sf
 Prior Sale: \$175,000 (03/24)

15 LAWTON ST **\$295,000**
 B: Yaritza M Martinez-Rosado
 S: Hassan Saleh
 Book/Page: 25634/134, Date: 10/31/24
 Mtg: Guaranteed Rate Inc \$280,250
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10001sf
 Prior Sale: \$175,000 (01/22)

25 LORENZO ST **\$295,000**
 B: Sony Joseph & Geralda M Joseph
 S: Crenshaw Joy Dolores Est & Carl W Wilson
 Book/Page: 25637/369, Date: 11/01/24
 Mtg: CMG Mortgage Inc \$286,150
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 8799sf

1676-1708 MAIN ST **\$750,000**
 B: Sachdev Re Dev Inc
 S: New England Farm Workers
 Book/Page: 25630/177, Date: 10/30/24
 Use: Office Bldg-General, Lot: 36743sf
 Prior Sale: \$1,825,000 (03/11)

2705 MAIN ST **\$1,900,000**
 B: 2705 Main Realty LLC
 S: 2705 Main Street LLC
 Book/Page: 25635/208, Date: 10/31/24
 Use: Supermarket, Lot: 6930sf

22-24 MANSFIELD ST **\$505,000**
 B: Abeba S Attles
 S: Uprawls Realty LLC
 Book/Page: 25629/535, Date: 10/29/24
 Mtg: CMG Mortgage Inc \$495,853
 Term: 2054
 Use: 2-Family Duplex, Lot: 5232sf
 Prior Sale: \$385,000 (07/22)

17 MARK ST **\$305,000**
 B: Nyasia Garcia
 S: Miguel A Jimenez & Lisandra E Acevedo-Negron
 Book/Page: 25637/161, Date: 11/01/24
 Mtg: CMG Mortgage Inc \$292,429
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10799sf
 Prior Sale: \$270,000 (07/23)

101 MULBERRY ST U:417 **\$75,000**
 B: Anastasiya Roller, Tr for And To Think I Saw It On
 S: Patrick R Kelly
 Book/Page: 25637/365, Date: 11/01/24
 Use: 1 Bdrm Condo
 Prior Sale: \$25,000 (08/05)

95-97 NORTHAMPTON AVE **\$200,000**
 B: Oscar Naula
 S: Aga Brothers LLC
 Book/Page: 25633/200, Date: 10/31/24
 Use: 2-Family Two Family, Lot: 5506sf
 Prior Sale: \$65,000 (10/24)

27 ORMOND ST **\$148,200**
 B: Posiadlosc LLC
 S: Steven E Zeimbekakis & George Zeimbekakis
 Doc#: 00000000238136, Date: 10/31/24
 Use: 4 Bdrm Colonial, Lot: 6774sf

1375 PAGE BLVD **\$270,000**
 B: Garcia Bennett
 S: Genevieve Const Dev Grp I
 Book/Page: 25636/461, Date: 11/01/24
 Mtg: United Wholesale Mtg \$265,109
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 5001sf
 Prior Sale: \$145,000 (03/24)

191 PHELAND ST **\$170,000**
 B: Nola Property Mgmt LLC
 S: Henshaw Judith Ann Est & Mark C Henshaw
 Book/Page: 25636/312, Date: 11/01/24
 Mtg: Iliia Jarostchuk \$180,000
 Use: 2 Bdrm Cape Cod, Lot: 5249sf

1070 PLUMTREE RD **\$440,000**
 B: Daniel P Ranson Jr & Calla M Vassilopoulos
 S: Anthony Sanabria
 Book/Page: 25636/555, Date: 11/01/24
 Mtg: Westfield Bank \$352,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 18875sf
 Prior Sale: \$250,000 (05/18)

75 POWELL AVE **\$245,000**
 B: Megan J Johnson
 S: Keefe John C Est & Nancy E Keefe
 Book/Page: 25635/529, Date: 11/01/24
 Mtg: Guaranteed Rate Inc \$190,500
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 5001sf
 Prior Sale: \$134,900 (10/16)

129-135 PUTHAM CIR **\$480,000**
 B: Haping Chen
 S: Fernando J Dossantos
 Book/Page: 25634/161, Date: 10/31/24
 Mtg: Fairway Ind Mtg \$360,000
 Term: 2054
 Use: Apartment Bldg - 4-8 Units, Lot: 9021sf
 Prior Sale: \$65,000 (12/97)

5 PUTTING GREEN CIR **\$289,900**
 B: Sheila Holland
 S: Bettyann M Ferraro, Tr for 5 Putting Green Cir Irt
 Book/Page: 25632/287, Date: 10/30/24
 Mtg: Cross Country Mtg Inc \$265,475
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 9901sf
 Prior Sale: \$119,450 (03/92)

20 ROLLINS ST **\$260,000**
 B: Dindo S Dellonson
 S: Roberto Pabon
 Book/Page: 25636/385, Date: 11/01/24
 Mtg: Norwich Commercial Grp \$241,400
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 7714sf
 Prior Sale: \$105,000 (06/04)

47 RUSH ST **\$332,000**
 B: Gianna Rodriguez
 S: Michael Gatania
 Book/Page: 25638/28, Date: 11/01/24
 Mtg: Fairway Ind Mtg \$322,547
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5184sf
 Prior Sale: \$105,000 (03/04)

65 S TALLYHO DR **\$330,000**
 B: Franklyn Filpo
 S: Ronald C Swider
 Book/Page: 25634/237, Date: 10/31/24
 Mtg: Fairway Ind Mtg \$313,500
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 14819sf

685 STATE ST **\$1,410,000**
 B: Lima & Co LLC
 S: Nolava LLC
 Book/Page: 25627/103, Date: 10/28/24
 Mtg: Liberty Bay CU \$1,128,000
 Term: 2034
 Use: Mixed Use-Prim Res & Comm, Lot: 7532sf
 Prior Sale: \$6,250,000 (10/23)

14 THORNFELL ST **\$250,000**
 B: Yesenia Almonte
 S: Ashley J Parent
 Book/Page: 25629/240, Date: 10/29/24
 Mtg: CMG Mortgage Inc \$241,656
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 4500sf
 Prior Sale: \$115,000 (05/10)

44 THYME LN **\$300,000**
 B: Christopher A Serra
 S: Sareen Properties LLC
 Doc#: 00000000238117, Date: 10/31/24
 Mtg: CMG Mortgage Inc \$254,375
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11160sf
 Prior Sale: \$182,000 (05/24)

408 TIFFANY ST **\$292,500**
 B: Kendra R Couceiro & Ryan P Fisher
 S: Dreampath Homebuyers LLC
 Book/Page: 25634/4, Date: 10/31/24
 Mtg: Fairway Ind Mtg \$263,250
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 9740sf
 Prior Sale: \$225,000 (07/24)

125-127 W ALVORD ST **\$300,000**
 B: Lillian Colman & Tho Le
 S: Alan W Bardsley
 Book/Page: 25634/590, Date: 10/31/24
 Use: 2-Family Two Family, Lot: 6098sf
 Prior Sale: \$65,000 (02/94)

144 WASHINGTON ST **\$175,000**
 B: Thu T Pham & Thuy Pham
 S: Van Thai
 Book/Page: 25626/262, Date: 10/25/24
 Use: 3 Bdrm Colonial, Lot: 5354sf
 Prior Sale: \$92,000 (07/07)

107-109 WELLINGTON ST **\$350,000**
 B: Laurence Davis
 S: 107-109 Wellington St Rt & Gary Lindsay Sr
 Book/Page: 25628/202, Date: 10/28/24
 Mtg: Eastern Bank \$319,500
 Term: 2054
 Use: 2-Family Two Family, Lot: 5358sf
 Prior Sale: \$213,000 (05/22)

189 WESTFORD AVE **\$225,000**
 B: Phillip Myrie
 S: Fresnel Anglade & Marie M Anglade
 Book/Page: 25637/40, Date: 11/01/24
 Mtg: Reliant Home Funding \$213,750
 Term: 2054
 Use: 2-Family Two Family, Lot: 5711sf
 Prior Sale: \$34,100 (03/12)

34-36 WHITE ST **\$400,000**
 B: Oscar Naula
 S: Sh Properties LLC
 Book/Page: 25623/458, Date: 10/24/24
 Mtg: First Colony Mtg Corp \$392,755
 Term: 2054
 Use: 2-Family Two Family, Lot: 5001sf
 Prior Sale: \$210,000 (06/24)

22 YORKTOWN DR U:22 **\$275,000**
 B: Jennifer A Silvestri
 S: Adams Sharon M Est & Joshua C Adams
 Book/Page: 25631/190, Date: 10/30/24
 Mtg: Polish National CU \$195,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$150,000 (07/16)

► FORECLOSURE DEEDS

60 SKYRIDGE DR **\$239,239**
 B: Lakeview Loan Servicing L
 S: Donald L Guiel & Lakeview Loan Servicing L
 Book/Page: 25622/575, Date: 10/24/24
 Use: 2 Bdrm Ranch, Lot: 18517sf
 Prior Sale: \$214,900 (09/20)

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

128 MOUNT HITCHCOCK RD **\$175,000**
 B: Andrew Ross
 S: Rodney S Smith
 Book/Page: 25631/361, Date: 10/30/24
 Mtg: Fairway Ind Mtg \$157,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 370260sf

8 WOODLAND HTS **\$13,000**
 B: Rachel Smith
 S: Wilbraham Medical Invest
 Book/Page: 25623/186, Date: 10/24/24
 Use: 1 Bdrm Bngl/Cottage, Lot: 29185sf
 Prior Sale: \$13,000 (04/21)

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

1066 AMOSTOWN RD **\$441,000**
 B: Paul A Santos & Michelle L Alvarado
 S: Ann M Fortin
 Book/Page: 25634/187, Date: 10/31/24
 Mtg: USAA Federal SB \$455,553
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 26780sf
 Prior Sale: \$137,000 (03/22)

160 BALDWIN ST **\$330,000**
 B: West Side Property LLC
 S: Dawn E Noonney
 Book/Page: 25637/585, Date: 11/01/24
 Use: Office Bldg-General, Lot: 12000sf
 Prior Sale: \$370,000 (10/06)

131 BELKNAP AVE **\$315,000**
 B: Cary E Pashko
 S: Tatyana Sevostyanov
 Book/Page: 25624/439, Date: 10/25/24
 Mtg: Westfield Bank \$240,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 8500sf
 Prior Sale: \$172,000 (09/07)

123 BRETTON RD **\$425,000**
 B: Robert Link
 S: Merritt Donna Est & Robin M Korbut
 Book/Page: 25623/576, Date: 10/24/24
 Use: 4 Bdrm Colonial, Lot: 17088sf

80 BRUSH HILL AVE U:68 **\$160,000**
 B: Chelsea M Szmania
 S: Jennifer Higgins
 Book/Page: 25633/112, Date: 10/31/24
 Use: 1 Bdrm Condo
 Prior Sale: \$139,900 (11/23)

456 COLD SPRING AVE U:2 **\$135,000**
 B: Zachary J Weiland
 S: Nicolle Serafino
 Book/Page: 25634/31, Date: 10/31/24
 Use: 2 Bdrm Condo
 Prior Sale: \$55,500 (03/19)

42 GREGORY LN **\$310,000**
 B: West Co Investments LLC
 S: Kmak LLC & Ryan Randall Realty LLC
 Book/Page: 25632/178, Date: 10/30/24
 Mtg: CCG Fund 1 LLC \$355,000
 Use: 4 Bdrm Colonial, Lot: 12753sf
 Prior Sale: \$250,000 (10/24)

169 MAIN ST U:4 **\$239,000**
 B: Hend A Marza
 S: Luis E Guillen
 Book/Page: 25637/554, Date: 11/01/24
 Mtg: Citizens Bank \$227,050
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$165,000 (03/10)

40 MERRICK ST **\$410,000**
 B: Ilova Zhalovska
 S: Valentina Gavel & Nikolay Gavel
 Book/Page: 25634/212, Date: 10/31/24
 Mtg: Fairway Ind Mtg \$328,000
 Term: 2054
 Use: 2-Family Family Flat, Lot: 10000sf
 Prior Sale: \$205,000 (04/07)

17 SHADY BRK U:17 **\$450,000**
 B: Gabrielle Ryall
 S: Layla H Bermejo-Verdugo & Jose J Bermejo
 Book/Page: 25625/268, Date: 10/25/24
 Mtg: Bank of America NA \$235,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$390,000 (12/23)

197 WOODBROOK TER **\$540,000**
 B: Valentina Gavel & Nikolay Gavel
 S: Anthony J Valentino
 Book/Page: 25635/97, Date: 10/31/24
 Mtg: Fairway Ind Mtg \$340,000
 Term: 2054
 Use: 4 Bdrm Contemporary, Lot: 29232sf
 Prior Sale: \$300,000 (09/03)

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

69 BROAD ST **\$375,000**
 B: Noraima Nunez-Morales
 S: Eric L Primack
 Book/Page: 25636/202, Date: 11/01/24
 Mtg: New American Funding \$30,000
 Term: 2054
 Use: 5 Bdrm Conventional, Lot: 9462sf
 Prior Sale: \$252,500 (04/22)

39 CARDINAL LN **\$660,000**
 B: Abriele A Guaren & Kryzl D Ponce
 S: Javad Darouian & Barbara J Darouian
 Book/Page: 25623/553, Date: 10/24/24
 Mtg: Homestead Fund Corp \$674,190
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 25200sf
 Prior Sale: \$277,500 (05/89)

14 CASIMIR ST **\$315,000**
 B: Karly M Grimaldi
 S: Sb&j LLC
 Book/Page: 25625/179, Date: 10/25/24
 Mtg: New American Funding \$252,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 5000sf
 Prior Sale: \$350,000 (09/24)

11 CLINTON AVE **\$300,000**
 B: Hunter Levellie
 S: Fitzgerald Hm Soln LLC
 Book/Page: 25633/208, Date: 10/31/24
 Mtg: Mortgage Research Ctr \$306,450
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 7620sf
 Prior Sale: \$131,000 (05/24)

16 CROWN ST **\$450,000**
 B: Vincent J Johnston & Brianna E Johnston
 S: Done Right Homes LLC
 Book/Page: 25632/61, Date: 10/30/24
 Mtg: Homestead Fund Corp \$459,675
 Term: 2054

HAMPDEN REGISTRY

continued

21 DECORIE DR	\$325,000
B: Eric Cunha S: Nancy J Drury Book/Page: 25635/181, Date: 10/31/24 Mtg: Enterprise Bk & Tr Co \$260,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 21610sf Prior Sale: \$215,000 (03/08)	
26 LAKE DR	\$7,000
B: Kathleen M Fernandes S: Kevin J Prendergast Book/Page: 25627/268, Date: 10/28/24 Use: Res Potentially Dvlpble Land, Lot: 16795sf	
41 MANCHONIS RD	\$360,000
B: James R Slaney & Caylee M Chunga S: Benjamin Pieciak & Susan E Pieciak Book/Page: 25629/337, Date: 10/29/24 Mtg: Total Mtg Svcs \$280,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 27500sf Prior Sale: \$321,000 (02/22)	
88 MANCHONIS RD	\$230,000
B: Mullen & Associates LLC S: Jessica C La Riviere & Jeffrey A La Riviere Book/Page: 25626/271, Date: 10/25/24 Use: 4 Bdrm Ranch, Lot: 31197sf Prior Sale: \$107,612 (11/18)	
20 OAKS FARM LN U:20	\$599,900
B: Gerard C Smith S: Louis J Scungio & Sheila D Scungio Book/Page: 25631/411, Date: 10/30/24 Use: 3 Bdrm Condo Prior Sale: \$489,900 (08/22)	
25 PINEYWOOD AVE	\$240,000
B: Mco Construction LLC S: Pamela L Krusiewicz Book/Page: 25633/126, Date: 10/31/24 Use: 4 Bdrm Conventional, Lot: 10000sf Prior Sale: \$107,900 (11/92)	
4 POND RD	\$400,000
B: Ronald Rauscher & Susan Rauscher S: James B Cooley, Tr for Bruce W Cooley RET Doc#: 00000000238059, Date: 10/28/24 Use: 2 Bdrm Bngl/Cottage, Lot: 178614sf	
6 PORTER DR	\$525,000
B: Jared M Falconer & Rebecca L Falconer S: Gregory Falcone & Caron Falcone Book/Page: 25631/143, Date: 10/30/24 Use: 3 Bdrm Cape Cod, Lot: 22479sf Prior Sale: \$78,000 (10/98)	
96 SANDALWOOD DR U:96	\$524,000
B: Kenneth Diegel & Dulce I Santiago-Diegel S: Ac Homebuilding LLC Book/Page: 25624/34, Date: 10/24/24 Use: Condo	
6 STONEGATE CIR	\$640,000
B: Cornelius W Phillips 3rd S: David N Ostrom Book/Page: 25629/280, Date: 10/29/24 Mtg: Rocket Mortgage LLC \$480,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 37371sf Prior Sale: \$280,500 (01/92)	
299 STONY HILL RD	\$300,000
B: John Bonavita, Tr for Kaben Rt S: J L Ross Sr & Joanne Ross Book/Page: 25632/477, Date: 10/31/24 Use: 4 Bdrm Antique, Lot: 34625sf Prior Sale: \$253,900 (11/10)	
30 VICTORIA LN	\$830,000
B: Christine Waible & Fred P Waible S: Jeffrey W Henderson & Elizabeth L Rose Doc#: 00000000238048, Date: 10/25/24 Mtg: Prestige Home Mtg LLC \$200,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 46174sf Prior Sale: \$543,000 (03/08)	

► FORECLOSURE DEEDS

19 DUDLEY ST	\$77,000
B: Wicked Deals LLC S: Dorothy C Palm & Td Bank Book/Page: 25628/597, Date: 10/29/24 Mtg: Maria P Goncalves \$125,000 Use: 2 Bdrm Cape Cod, Lot: 11666sf	

Hampshire Registry

Mary Olberding, Register
60 Railroad Avenue
Northampton, MA 01060
Telephone: (413) 584-3637
Fax: (413) 584-4136
www.hampshired deeds.com
or www.masslandrecords.com

Amherst

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	91
Median Price	\$525,000	\$600,000

► REAL ESTATE SALES

75 AMITY PL U:75	\$434,000
B: Jeffrey D Aliber & Alison A Ernst S: Eason Chau & Siu Wong Book/Page: 15273/298, Date: 11/01/24 Mtg: Berkshire Bank \$240,000 Term: 2054 Use: 3 Bdrm Condo, Lot: 6088sf Prior Sale: \$323,800 (08/21)	
145 EAMES PL	\$356,500
B: Ushokoleli Rt & Dominic Kirchner 2nd S: Rudy Toledo & George B Davis Jr Book/Page: 15274/197, Date: 11/01/24 Mtg: Community Nb Cu \$400,000 Use: 7 Bdrm, Lot: 47443sf	
FLAT HILLS RD	\$1,039,500
B: Lyme Quabbin LLC S: W D Cowls Inc Book/Page: 15272/195, Date: 10/31/24	

65 HIGH ST	\$800,000
B: 65 High St Rentals LLC S: Muhammad S Sheikh & Matthew Lok Book/Page: 15264/272, Date: 10/24/24 Mtg: Greenfield Svgs \$640,000 Use: 2-Family Duplex, Lot: 18463sf Prior Sale: \$710,000 (10/21)	
KINGMAN RD	\$115,000
B: 949 Jssvsl LLC S: Michael V Grybko & Patricia Schoenberger Book/Page: 15270/168, Date: 10/30/24	
OVERLOOK DR	\$1,039,500
B: Lyme Quabbin LLC S: W D Cowls Inc Book/Page: 15272/195, Date: 10/31/24 Use: Chapter 61 Forest, Lot: 11326sf	
949 PLEASANT ST	\$400,000
B: 949 Jssvsl LLC S: Michael V Grybko & Patricia Schoenberger Book/Page: 15270/164, Date: 10/30/24	

Belchertown

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	74
Median Price	\$407,000	\$460,000

► REAL ESTATE SALES

91 BARTON AVE	\$505,000
B: Eric Rucki & Renee Archambault S: Alain Corriveau Book/Page: 15269/164, Date: 10/30/24 Use: 4 Bdrm Cape Cod, Lot: 460865sf Prior Sale: \$38,000 (05/99)	
111 DANIEL SHAYS HWY U:40	\$450,000
B: Diana Cerutti, Tr for Diana Cerutti RET S: Stephen C Connors Sr & Anne L Connors Book/Page: 15266/253, Date: 10/28/24 Use: 2 Bdrm Condo Prior Sale: \$255,000 (03/18)	
1082 FEDERAL ST	\$320,000
B: 1210 Federal Street LLC S: Mcculloch Enterprises Inc Book/Page: 15271/39, Date: 10/30/24 Use: Auto Other, Lot: 113256sf Prior Sale: \$155,000 (07/93)	
401 MILL VALLEY RD	\$725,000
B: Principle Prop Mgmt LLC S: Falcon Valley Cold LLC Book/Page: 15272/89, Date: 10/31/24 Use: Mixed Use-Prim Comm & Other, Lot: 574121sf Prior Sale: \$449,300 (10/18)	
47 NORTH ST	\$100,000
B: Dominic Santaniello, Tr for Naples Home Buyers T S: Karl P Longto Book/Page: 15272/114, Date: 10/31/24 Mtg: Nicholas Bencivengo \$120,000 Use: 3 Bdrm Ranch, Lot: 47045sf	
550 STATE ST	\$125,000
B: Scott Stephenson & Sreymach Stephenson S: Jeffrey V Nardi & Rebecca M Brown Book/Page: 15267/276, Date: 10/28/24 Use: Accessory Land Improved, Lot: 49223sf Prior Sale: \$115,000 (01/08)	

Chesterfield

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	14
Median Price	\$284,500	\$430,000

► REAL ESTATE SALES

43 MUNSON RD	\$505,000
B: Charlotte M Dugan & Timothy J Dugan S: Mary E Frye Book/Page: 15271/216, Date: 10/31/24 Mtg: JPMorgan Chase Bank \$150,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 592982sf Prior Sale: \$310,000 (01/13)	
375 STAGE RD	\$485,000
B: William E Dane S: Ronald E Wolf Book/Page: 15271/274, Date: 10/31/24 Use: 4 Bdrm Colonial, Lot: 1524600sf Prior Sale: \$50,000 (05/14)	

Easthampton

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	75
Median Price	\$375,626	\$398,000

► REAL ESTATE SALES

106 CLARK ST	\$165,000
B: Thomas Kirschner S: Joan Kirschner Book/Page: 15266/54, Date: 10/25/24 Use: 3 Bdrm Cape Cod, Lot: 30492sf	
108 CLARK ST	\$60,000
B: Joan Kirschner S: Thomas Kirschner Book/Page: 15266/35, Date: 10/25/24 Use: Residential Developable Land, Lot: 28314sf	
123 HOLYOKE ST	\$180,000
B: Peter Tur S: Grazyna Rowinska Book/Page: 15264/131, Date: 10/24/24 Use: 2 Bdrm Ranch, Lot: 36307sf Prior Sale: \$24,000 (12/13)	
129 PARSONS ST	\$10,000
B: James L Carmichael & Emily H Laine S: Matthew L Goldman & Charlene M Korza Book/Page: 15264/155, Date: 10/24/24 Use: 3 Bdrm Ranch, Lot: 18295sf Prior Sale: \$325,000 (10/19)	

133 PARSONS ST	\$10,000
B: James L Carmichael & Emily H Laine S: Matthew L Goldman & Charlene M Korza Book/Page: 15264/155, Date: 10/24/24 Use: 4 Bdrm Ranch, Lot: 11761sf Prior Sale: \$225,000 (07/18)	
17 WESTVIEW TER	\$400,000
B: Jaime Manz & Gina Simoncelli S: Christopher S Wernik, Tr for Sigmond A Wernik Lt Book/Page: 15268/201, Date: 10/29/24 Mtg: BankESB \$320,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 14375sf Prior Sale: \$230,000 (01/15)	

Granby

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	36
Median Price	\$315,000	\$353,500

► REAL ESTATE SALES

29 MORGAN ST	\$555,000
B: Matthew J Bieda & Noelle Bieda S: You & Me Investment LLC Book/Page: 15270/142, Date: 10/30/24 Mtg: Homestead Fund Corp \$527,250 Term: 2054	
111 NEW LUDLOW RD	\$370,000
B: Boone Gibson & Corinne Epstein S: Megan E Swain & Calvin Eckerle Book/Page: 15272/47, Date: 10/31/24 Mtg: Leader Bank NA \$310,000 Term: 2054 Use: 4 Bdrm Ranch, Lot: 16600sf Prior Sale: \$220,000 (05/16)	
21 WEST ST	\$353,000
B: Benjamin Trafford S: Stephen Brunetti & Darlene Brunetti Book/Page: 15264/109, Date: 10/24/24 Use: 3 Bdrm Conventional, Lot: 15700sf Prior Sale: \$225,000 (08/22)	

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

2 BARGATE LN	\$600,000
B: Cynthia J Bush S: Michael J Klesch & Heather S Klesch Book/Page: 15269/339, Date: 10/30/24 Mtg: CMG Mortgage Inc \$415,000 Term: 2054 Use: 3 Bdrm Split Level, Lot: 19602sf Prior Sale: \$160,000 (10/98)	
145 BAY RD	\$275,000
B: Thomas Quinlan Sr S: Palmquist Florence E Est & Lanette A Palmquist Book/Page: 15274/176, Date: 11/01/24 Use: 4 Bdrm Conventional, Lot: 223842sf	
21 E COMMONS DR U:21	\$650,000
B: Diane K Berg & Richard L Schrader S: Linda Selleck Book/Page: 15268/281, Date: 10/29/24 Use: 2 Bdrm Condo Prior Sale: \$480,900 (07/23)	
2 HIBBARD LN	\$515,000
B: Holly Turbill S: Rhodes Beverly Est & Andrea Krawczyk Book/Page: 15270/24, Date: 10/30/24 Mtg: HarborOne Mortgage \$309,000 Term: 2054 Use: 2-Family Two Family, Lot: 39583sf	
8 MOODY BRIDGE RD	\$578,000
B: Hong T Ly & Hanh N Phung S: Adam S Woodrow & Kara L Kapinos Book/Page: 15268/126, Date: 10/29/24 Mtg: Florence Bank \$378,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 26572sf	
111 ROCKY HILL RD	\$174,900
B: Thomas Quinlan Sr S: Palmquist Florence E Est & Lanette A Palmquist Book/Page: 15274/182, Date: 11/01/24 Use: 3 Bdrm Ranch, Lot: 21780sf Prior Sale: \$147,000 (06/93)	

Cummington

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	\$350,000	\$441,500

► REAL ESTATE SALES

6 CLARK RD	\$341,000
B: Allison Bernhard S: Arnold Simmel & Andrea Hoffman Book/Page: 15268/342, Date: 10/29/24 Mtg: Guild Mortgage Co \$298,950 Term: 2054 Use: 2 Bdrm Conventional, Lot: 163350sf	
375 STAGE RD	\$485,000
B: William E Dane S: Ronald E Wolf Book/Page: 15271/274, Date: 10/31/24 Use: 4 Bdrm Colonial, Lot: 1524600sf Prior Sale: \$50,000 (05/14)	

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

CRONIN HILL RD	\$165,000
B: Cindy Shy & Cheryl A Bohonowicz S: Stephen J Herbert & Michael Herbert Book/Page: 15272/296, Date: 10/31/24	
DEPOT RD	\$165,000
B: Cindy Shy & Cheryl A Bohonowicz S: Stephen J Herbert & Michael Herbert Book/Page: 15272/296, Date: 10/31/24 Use: Residential Developable Land, Lot: 182590sf	

Middlefield

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	2
Median Price	\$230,000	\$290,950

► REAL ESTATE SALES

172 SKYLINE TRL	\$402,000
B: Nichole L Ryan & Tracy V Ryan S: Catya Belfer & Jonathan Freiermuth Book/Page: 15268/6, Date: 10/29/24 Mtg: Members Advantage Mtg \$361,800 Term: 2054 Use: 2-Family Cape Cod, Lot: 184694sf Prior Sale: \$140,000 (11/19)	

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

1 BEECH ST	\$359,150
B: Calista Bulman & Joshua D Lander S: Marla O Bulman & Daniel J Oshea Book/Page: 15270/197, Date: 10/30/24 Mtg: Greenfield Svgs \$285,150 Term: 2054 Use: 2 Bdrm Ranch, Lot: 10001sf Prior Sale: \$108,000 (10/99)	
101 BRIDGE RD	\$400,000
B: Kate Hamilton & Jenny Posnak S: Lisa Laprade & Gary Frain Book/Page: 15270/52, Date: 10/30/24 Mtg: Greenfield Svgs \$320,000 Term: 2054 Rate: 5.5% Type: Adj Use: 3 Bdrm Ranch, Lot: 10001sf Prior Sale: \$196,000 (08/15)	
53 CLARK AVE U:4	\$372,000
B: Kathleen M Devlin S: Beth L Bellavance-Grace Book/Page: 15271/284, Date: 10/31/24 Use: 2 Bdrm Condo Prior Sale: \$170,000 (12/12)	
104 CONZ ST	\$450,000
B: Prdnvk LLC S: Young K Lee & Koon J Lee Book/Page: 15274/163, Date: 11/01/24 Mtg: Young Kee Lee \$400,000	
44 EVERGREEN RD U:102	\$218,000
B: Joshua Apkin & Jane Apkin S: Mark A Goldstein & Jacob Q Goldstein Book/Page: 15264/259, Date: 10/24/24 Use: 2 Bdrm Condo Prior Sale: \$190,000 (12/21)	
27 FAIRFIELD AVE	\$742,000
B: Sara Schlotterbeck & Yael Tarshish S: Freeman Stein & Wendy S Stein Book/Page: 15267/81, Date: 10/28/24 Mtg: Guild Mortgage Co \$430,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5602sf	
410 FAIRWAY VLG U:410	\$414,700
B: Madeleine Taylor S: Dody Riggs & Patrick J Kelley Book/Page: 15269/266, Date: 10/30/24 Use: 2 Bdrm Condo Prior Sale: \$221,000 (02/18)	
40 FOREST GLEN DR	\$405,000
B: David G Rivest & Mary T Rivest S: Annika S Amstutz Book/Page: 15270/173, Date: 10/30/24 Use: 3 Bdrm Ranch, Lot: 15337sf Prior Sale: \$165,000 (04/15)	
15 GLENDALE AVE	\$880,000
B: 98 Pine Street LLC S: Stuart Warner & Leeann Warner Book/Page: 15273/180, Date: 11/01/24 Use: Apartment Bldg - 4-8 Units, Lot: 9278sf Prior Sale: \$505,000 (02/13)	
10 HAWLEY ST U:3B	\$750,000
B: Alan Mcbride & Heather Mcbride S: Oconnell Hawley LLC Book/Page: 15274/136, Date: 11/01/24 Mtg: Florence Bank \$500,000 Term: 2054 Rate: 5.3% Type: Adj Use: Condo	
52 MAIN ST	\$255,000
B: Robert E Gougeon S: Dawn F Fay Book/Page: 15267/161, Date: 10/28/24 Use: Mixed Use-Prim Comm & Resd, Lot: 16100sf	
39 NORTH ST	\$998,500
B: Kipa Realty Inc S: Barbara J Metcalfe Book/Page: 15271/1, Date: 10/30/24 Mtg: Greenfield Ck Bp \$898,800 Term: 2049 Use: Residential-Multiple Bldgs, Lot: 22799sf	
58 NORWOOD AVE	\$546,000
B: Shaine A Meulmester & Stephen E Toriello S: Gordon L Pullan & Paul R Lanoix Book/Page: 15270/301, Date: 10/30/24 Mtg: Greenfield Svgs \$436,800 Term: 2054 Use: 2 Bdrm Conventional, Lot: 5449sf	
329 PROSPECT ST	\$1,015,000
B: Edward Gamber & Jenifer Gamber S: Janice D Neiman, Tr for Janice D Neiman RET Book/Page: 15274/34, Date: 11/01/24 Mtg: Wintrust Mtg Corp \$710,500 Term: 2054 Use: 4 Bdrm Conventional, Lot: 13447sf	
46 WINTHROP ST	\$385,000
B: Julian Kronick & Katherine Mcgonagle S: Pool Judith B Est & Jeffrey M Siegel Book/Page: 15271/305, Date: 10/31/24 Mtg: HarborOne Mortgage \$346,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9000sf	

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

120 CAMDEN ST</

48 NORTH ST U:5 **\$87,500**
 B: Elliot Posada & Susy Posada
 S: Jcv Realty LLC
 Book/Page: 15268/119, Date: 10/29/24
 Use: 1 Bdrm Condo
 Prior Sale: \$51,000 (10/21)

48 NORTH ST U:6 **\$87,500**
 B: Elliot Posada & Susy Posada
 S: Jcv Realty LLC
 Book/Page: 15268/188, Date: 10/29/24
 Use: 1 Bdrm Condo
 Prior Sale: \$269,500 (03/21)

60 NORTH ST **\$235,750**
 B: Juan Bermudez
 S: Christina I Hazzard
 Book/Page: 15264/313, Date: 10/24/24
 Mtg: Rocket Mortgage LLC \$223,963
 Term: 2054
 Use: 2-Family Two Family, Lot: 8699sf
 Prior Sale: \$125,000 (07/20)

99 OLD POOR FARM RD **\$362,000**
 B: Daniel Feinblatt & David Feinblatt
 S: Michelle A Auclair
 Book/Page: 15267/252, Date: 10/28/24
 Mtg: UniBank for Savings \$289,600
 Term: 2039
 Use: 4 Bdrm Cape Cod, Lot: 170642sf
 Prior Sale: \$6,500 (06/96)

64 PLEASANT ST **\$310,000**
 B: Marcus A Johnson
 S: Berkshire Prop Buyers LLC
 Book/Page: 15264/224, Date: 10/24/24
 Mtg: Mortgage Research Ctr \$310,000
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 6286sf
 Prior Sale: \$180,000 (08/24)

84 W MAIN ST **\$195,000**
 B: Sydney Ocran & Oxana Ocran
 S: Cezadzo Tadeusz J Est & Sophia Glogowski
 Book/Page: 15268/87, Date: 10/29/24
 Mtg: Bank of Canton \$146,250
 Term: 2054
 Use: 2-Family Two Family, Lot: 4848sf

► FORECLOSURE DEEDS

57 WAREBROOK VLG **\$111,000**
 B: Wicked Deals LLC
 S: Emil Lumbis & Citizens Bank Na
 Book/Page: 15266/345, Date: 10/28/24
 Mtg: Jay N Michelman \$71,035
 Use: 3 Bdrm Row House, Lot: 2583sf
 Prior Sale: \$37,000 (07/97)

Westhampton

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	15
Median Price	\$512,750	\$370,000

► REAL ESTATE SALES

115 KINGS HWY **\$469,000**
 B: Ashley Sullivan & Matthew Finn
 S: Savage Leon R Est & Linda J Savage
 Book/Page: 15267/221, Date: 10/28/24
 Mtg: Westfield Bank \$454,900
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 169448sf

32 PINE ISLAND LK **\$750,000**
 B: Dmc Re Holdings LLC
 S: John C Derosier, Tr for Lot 32 Pine Is Lake Rt
 Book/Page: 15269/119, Date: 10/30/24
 Use: 3 Bdrm Bngl/Cottage, Lot: 16988sf

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

96 MOUNTAIN ST **\$775,000**
 B: Kestrel Land Tinc
 S: Richard S Lennon, Tr for Carol K Longley Ft
 Book/Page: 15269/66, Date: 10/29/24
 Use: Chapter 61 Forest, Lot: 5802192sf

14 WILLIAMS ST **\$235,125**
 B: Sperrymuellner LLC
 S: M G Pannill
 Book/Page: 15268/225, Date: 10/29/24
 Mtg: Polish National CU \$163,887
 Term: 2044
 Use: Office Bldg-Medical, Lot: 14810sf

Worthington

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	8
Median Price	\$299,750	\$390,000

► REAL ESTATE SALES

44 BUFFINGTON HILL RD **\$275,000**
 B: Brandon W Lanpher & Shyanne L Labrie
 S: Brenda C Shanley, Tr for Brenda C Shanley RET
 Book/Page: 15273/111, Date: 11/01/24
 Mtg: Northpoint Mortgage \$247,500
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 16283sf
 Prior Sale: \$3,800 (08/18)

44 GOSS HILL RD **\$570,000**
 B: Michael Moloff
 S: Michael J Squadrille, Tr for Squadrille Ft
 Book/Page: 15267/111, Date: 10/28/24
 Mtg: Bethpage FCU \$285,000
 Term: 2054
 Use: Residential-Multiple Bldgs, Lot: 87120sf
 Prior Sale: \$325,000 (01/20)

350 HARVEY RD **\$750,000**
 B: Full Gospel Chrch Of West
 S: Carolyn Jacobson
 Book/Page: 15265/330, Date: 10/25/24
 Use: Mixed Use-Prim Comm & Other, Lot: 10585080sf
 Prior Sale: \$175,000 (05/96)

67 S WORTHINGTON RD **\$265,000**
 B: Alexander Dufault & Ciara Gregoli
 S: Christopher Ryan
 Book/Page: 15270/266, Date: 10/30/24
 Mtg: United Wholesale Mtg \$257,050
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 47916sf

Middlesex Registry Northern District

Richard Howe, Jr., Register
 370 Jackson Street
 Lowell, MA 01852
 Telephone: (978) 322-9000
 Fax: (978) 322-9001
 www.lowelldeeds.com

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

159 ALLEN RD U:46 **\$259,200**
 B: Georgette A Mitza
 S: Foley Mary A Est & Tara L Sackos
 Book/Page: 38847/53, Date: 10/25/24
 Mtg: Commonwealth of Mass \$160,000
 Use: 3 Bdrm Condo
 Prior Sale: \$159,400 (04/06)

33 ALLENDALE AVE **\$550,000**
 B: Sobia Syeda
 S: Metzler Carl C Est & Richard F Dacey 3rd
 Book/Page: 38868/63, Date: 11/01/24
 Mtg: 2016 10 LLC \$410,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 15002sf

21 ARAKELIAN DR **\$640,000**
 B: Meaghan A Labbe & Stacy L Arenburg
 S: Linda M Price & Joanne M Paquette
 Doc#: 00000000324624, Date: 10/30/24
 Mtg: New American Funding \$508,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 15102sf

36 BOSTON RD **\$653,500**
 B: Menghout Ly & Greymon Mok
 S: Steven J Definis
 Book/Page: 38861/260, Date: 10/30/24
 Mtg: Salem Five Mtg Co \$588,150
 Term: 2054 Rate: 5.4% Type: Adj
 Use: 4 Bdrm Old Style, Lot: 4199sf
 Prior Sale: \$108,924 (03/11)

880 BOSTON RD **\$2,000,000**
 B: Billerica Islamic Center
 S: Lisa Luther, Tr for Four Future Rt
 Book/Page: 38869/1, Date: 11/01/24
 Mtg: Ulf Corp \$1,000,000
 Use: Retail-Service, Lot: 57961sf
 Prior Sale: \$850,000 (12/05)

884 BOSTON RD **\$475,000**
 B: Billerica Islamic Center
 S: Lisa Luther, Tr for Liv Rt
 Doc#: 00000000324637, Date: 11/01/24
 Mtg: Ulf Corp \$1,000,000
 Use: Retail-Service, Lot: 11299sf
 Prior Sale: \$357,500 (06/09)

22 CANTERBURY ST **\$605,000**
 B: Bishal Shrestha & Ranjita Shrestha
 S: John Kearney & Diane Kearney
 Book/Page: 38861/174, Date: 10/30/24
 Mtg: Berkshire Bank \$484,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 9165sf
 Prior Sale: \$164,000 (12/97)

17 CHARNSTAFF LN **\$775,000**
 B: Gary Battite & Bonnie Battite
 S: Rawcoma LLC
 Book/Page: 38864/280, Date: 10/31/24
 Use: 3 Bdrm Old Style, Lot: 32670sf
 Prior Sale: \$385,000 (09/23)

3 DOLAN RD **\$700,000**
 B: Jaswant Rai
 S: John J Frallicciardi & Mary M Frallicciardi
 Book/Page: 38860/233, Date: 10/30/24
 Mtg: Winter Hill Fed SB \$560,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 25426sf
 Prior Sale: \$186,000 (07/91)

56 DUDLEY RD **\$900,000**
 B: Kashner Corp
 S: Marston Phillip W Est & John J Baraldi Jr
 Book/Page: 38848/235, Date: 10/25/24
 Use: 3 Bdrm Old Style, Lot: 174240sf

4 FEDERAL ST **\$5,750,000**
 B: Onnuri Mission Alliance
 S: Fields Rt & William J Callahan Jr
 Book/Page: 38870/208, Date: 11/01/24
 Mtg: Cambridge Svgs Bk \$3,500,000
 Use: Industrial Office Building, Lot: 129155sf

45 GLENSIDE AVE **\$580,000**
 B: Justin Irving & Heather Russo
 S: Stephen L Buonopane & Linda J Buonopane
 Book/Page: 38866/139, Date: 10/31/24
 Mtg: Citizens Bank \$522,000
 Term: 2054
 Use: 2 Bdrm Colonial, Lot: 12502sf
 Prior Sale: \$260,000 (07/07)

14 KENMAR DR U:100 **\$200,000**
 B: Julie A Patterson-Dangelo & Anthony R Dangelo
 S: Jmt Condo Holdings LLC
 Book/Page: 38849/76, Date: 10/25/24
 Use: 1 Bdrm Condo
 Prior Sale: \$159,026 (06/24)

20 KENMAR DR U:172 **\$275,000**
 B: Aiden Cho
 S: Paula A Gates
 Book/Page: 38863/227, Date: 10/31/24
 Mtg: Cross Country Mtg Inc \$150,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 1 Bdrm Condo
 Prior Sale: \$99,000 (11/14)

12 LINDSAY RD **\$700,000**
 B: Bernardo Lopez & Rosa Iraheta
 S: Samuel Cabe & Vanessa Cabe
 Book/Page: 38861/198, Date: 10/30/24
 Mtg: Salem Five Mtg Co \$525,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 3 Bdrm Split Level, Lot: 36769sf
 Prior Sale: \$345,000 (03/16)

44 MOUNT PLEASANT ST **\$660,000**
 B: Charlie Fornaca
 S: Shannon N Davis & Matthew C Visich
 Book/Page: 38857/212, Date: 10/29/24
 Mtg: Hanscom FCU \$455,000
 Term: 2054 Rate: 5.9% Type: Adj
 Use: 2 Bdrm Cape Cod, Lot: 29002sf
 Prior Sale: \$525,750 (01/23)

49 PINES RD **\$730,000**
 B: Anthony Cannella & Laura Parisi
 S: Martin J Allan, Tr for Mja Rt
 Book/Page: 38860/102, Date: 10/30/24
 Mtg: US Bank NA \$584,000
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 11940sf

5 PLENTY ST **\$660,000**
 B: Renato S Campos
 S: Michelle Ashley & Andrew Dieffenbach
 Book/Page: 38857/123, Date: 10/29/24
 Mtg: Paramount Res Mtg Gp \$627,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5998sf
 Prior Sale: \$411,000 (07/17)

93 SHAWSHEN RD **\$789,900**
 B: Caitlin Sweeney & Michael P Sweeney
 S: Robert L Batiste Jr & Kerry A Batiste
 Book/Page: 38847/278, Date: 10/25/24
 Mtg: Salem Five Mtg Co \$452,900
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 30000sf
 Prior Sale: \$830,000 (05/22)

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

491 MAPLE ST **\$870,000**
 B: King-Fa Mei & David Mei
 S: William A Hamilton & Jane L Hamilton
 Doc#: 00000000324584, Date: 10/29/24
 Mtg: Bay Equity LLC \$652,500
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 87120sf

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

5 ALEXANDRIA WAY **\$960,200**
 B: Kirjal Patel
 S: Brian R Boule
 Book/Page: 38865/134, Date: 10/31/24
 Mtg: Rocket Mortgage LLC \$460,200
 Term: 2039
 Use: 4 Bdrm Colonial, Lot: 66647sf
 Prior Sale: \$583,950 (06/16)

8 ANSIE RD **\$785,000**
 B: Sonal Said & Daniel Irwin
 S: William P Sullivan & Cynthia A Maglio
 Book/Page: 38847/159, Date: 10/25/24
 Mtg: Leader Bank NA \$745,750
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 26136sf
 Prior Sale: \$246,000 (03/99)

11 BALDWIN RD **\$625,000**
 B: Devin Keller & Aimee Keller
 S: Daniel J Quinn, Tr for Quinn Ft
 Book/Page: 38864/116, Date: 10/31/24
 Mtg: Leader Bank NA \$500,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 30056sf

284 BOSTON RD **\$715,000**
 B: Christopher Azzoto & Jocelyne Azzoto
 S: Joan V Prendergast
 Book/Page: 38848/95, Date: 10/25/24
 Use: 2 Bdrm Cape Cod, Lot: 10019sf

348 BOSTON RD **\$1,430,000**
 B: Brian Boule & Stephanie Sweetland
 S: 348 Boston Road LLC
 Book/Page: 38870/25, Date: 11/01/24
 Mtg: Pennymac Loan Service \$960,000
 Term: 2054
 Use: Residential Developable Land, Lot: 155074sf
 Prior Sale: \$315,000 (11/23)

25 BRIAN RD **\$690,000**
 B: Jocelyne Proia & Marc Proia
 S: John Gergos
 Book/Page: 38845/111, Date: 10/24/24
 Mtg: United Wholesale Mtg \$290,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 22651sf
 Prior Sale: \$520,000 (03/24)

28 CENTRAL SQ **\$651,000**
 B: Msse LLC
 S: Adam Lougee, Tr for Kleen-It Rt
 Book/Page: 38869/116, Date: 11/01/24
 Mtg: Kleen-It Realty Trust \$300,000
 Use: Retail-Department Store, Lot: 10454sf

12 CHECKERBERRY LN **\$700,000**
 B: Kelly R Ally
 S: Timothy M Center, Tr for Cathryn J Center T
 Book/Page: 38864/59, Date: 10/31/24
 Use: 3 Bdrm Colonial, Lot: 49658sf

15 COOLIDGE ST **\$510,000**
 B: Robert Cuestas & Crystal A Caruso
 S: Marc T Proia & Jocelyne Proia
 Book/Page: 38843/227, Date: 10/24/24
 Mtg: EMM Loans LLC \$500,762
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 10019sf
 Prior Sale: \$140,250 (06/98)

148 GORHAM ST **\$645,000**
 B: Alissa Lord
 S: Stephen Shinto & Chelsey Barbaro
 Book/Page: 38848/11, Date: 10/25/24
 Mtg: New American Funding \$512,000
 Term: 2054
 Use: 4 Bdrm Ranch, Lot: 29621sf
 Prior Sale: \$473,000 (02/21)

MONTVIEW RD **\$45,500**
 B: Marybeth R Massimino
 S: William A Leone
 Book/Page: 38847/181, Date: 10/25/24
 Use: Residential Undvlpble Land, Lot: 18731sf
 Prior Sale: \$7,500 (06/02)

29 MONTVIEW RD **\$630,300**
 B: Chanvichet Heng & Por Heng
 S: Roger C Sumner
 Book/Page: 38848/269, Date: 10/25/24
 Mtg: Amerant Mortgage \$378,180
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 23522sf
 Prior Sale: \$341,101 (12/10)

5 PILGRIM RD **\$710,000**
 B: Weidong Cui & Fang Liu
 S: Daphna M Bourdelais
 Book/Page: 38869/208, Date: 11/01/24
 Mtg: First St Bank St Char \$530,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 33977sf
 Prior Sale: \$170,000 (04/98)

24 PORTER RD **\$693,000**
 B: Michael T Pomer & Krista M Pomer
 S: Michaela Hardy & Kylee Hardy
 Book/Page: 38868/134, Date: 11/01/24
 Mtg: Keystone Funding \$554,400
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 27007sf
 Prior Sale: \$622,500 (02/22)

201 RIVERNECK RD **\$4,012,875**
 B: Riverneck Properties LLC
 S: Div Riverneck LLC
 Book/Page: 38844/44, Date: 10/24/24
 Mtg: Norway Savings Bank \$4,210,300
 Use: Research & Dvlpmnt Facility, Lot: 403366sf
 Prior Sale: \$15,000,000 (04/21)

9 SCOTTY HOLLOW DR U:6 **\$415,000**
 B: Bhavna V Patel & Vijay S Patel
 S: Gerilyn Roddy & Frank Keller
 Book/Page: 38864/15, Date: 10/31/24
 Use: 2 Bdrm Condo
 Prior Sale: \$287,000 (06/05)

10 SCOTTY HOLLOW DR U:D **\$445,000**
 B: Sopheakwatthey Rith & Lyhour Un
 S: Theresa Molino
 Book/Page: 38864/150, Date: 10/31/24
 Mtg: Digital FCU \$420,525
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$201,000 (03/11)

27 SCOTTY HOLLOW DR U:B **\$475,000**
 B: Debra J Wakeley & Patricia Chaisson
 S: Yashwant Singh & Kamlesh Kumari
 Book/Page: 38845/233, Date: 10/24/24
 Mtg: Total Mtg Svcs \$270,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$216,000 (09/09)

46 SLEIGH RD **\$578,000**
 B: Heather R Parker
 S: Annmarie Roark, Tr for Parker Ft
 Book/Page: 38869/51, Date: 11/01/24
 Mtg: Lowell Five Cent Svgs \$602,400
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 56628sf
 Prior Sale: \$575,000 (07/24)

4 SYCAMORE ST **\$820,000**
 B: Kristopher Tedesco & Cara Markiewicz
 S: Stephen Falzone & Erin Falzone
 Book/Page: 38861/1, Date: 10/30/24
 Mtg: Cross Country Mtg Inc \$738,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 24394sf
 Prior Sale: \$525,000 (05/18)

7 WINSLOW RD **\$695,000**
 B: Shawn Stone
 S: Sookim L Rosch
 Book/Page: 38847/238, Date: 10/25/24
 Mtg: Leader Bank NA \$660,250
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 43124sf

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

218 ARLINGTON ST **\$410,000**
 B: Robert Campbell
 S: Campbell Linda F Est & Scott Campbell
 Book/Page: 38853/6, Date: 10/28/24
 Mtg: American Nbgd Mtg Acc \$328,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 9940sf
 Prior Sale: \$110,000 (03/96)

52-A AVIS AVE **\$807,084**
 B: Channa Leng & Bungheng Sim
 S: Sunset Hill Dracut LLC
 Book/Page: 38862/144, Date: 10/30/24

139 AVIS AVE **\$580,000**
 B: Doris Maina
 S: Bay State Grn Soln LLC
 Book/Page: 38870/172, Date: 11/01/24
 Mtg: Plaza Home Mtg \$569,494
 Term: 2054
 Use: 4 Bdrm Ranch, Lot: 16700sf
 Prior Sale: \$300,000 (08/24)

14 BEACON ST **\$575,000**

MIDDLESEX REGISTRY continued

Table listing real estate transactions in Middlesex County, including details like address, price, and agent information.

Table listing real estate transactions in Middlesex County, continuing from the previous table.

Tewksbury

Table listing real estate transactions in Tewksbury, including market statistics and individual property listings.

Table listing real estate transactions in Westford, including market statistics and individual property listings.

Table listing real estate transactions in Wilmington, including market statistics and individual property listings.

Middlesex Registry

Southern District

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

Acton

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

► REAL ESTATE SALES

- 101 AUDUBON DR U:101** **\$635,000**
B: Robert Halliday & Susan Halliday
S: Michael Sterczala & Carolina Sterczala
Book/Page: 83428/254, Date: 11/01/24
Use: 2 Bdrm Condo
Prior Sale: \$393,000 (09/21)
- 6 BRUCEWOOD RD** **\$775,000**
B: Matthew Steward & Ashley Rudd
S: Maureen H Christmas, Tr for Edward T Hopke T
Book/Page: 83387/99, Date: 10/24/24
Mtg: CMG Mortgage Inc \$560,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21920sf
- CENTRAL ST** **\$685,000**
B: Damone Ballard & Tammy Ballard
S: Neel Y Patel & Julie A Wade
Book/Page: 83401/68, Date: 10/28/24
- 67 CONCORD RD** **\$1,216,000**
B: Gerald A Siesfeld, Tr for North Street 70 Rt
S: David A Stone, Tr for 2020 Stone Ft
Book/Page: 83411/159, Date: 10/30/24
Use: 4 Bdrm Cape Cod, Lot: 71801sf
Prior Sale: \$480,000 (10/03)
- 17 DAVIS RD U:C15** **\$325,000**
B: Ashiqur Rahman & Farzana Hakim
S: Richard A Bruce, Tr for Cooper Rt
Book/Page: 83394/372, Date: 10/25/24
Mtg: Rockland Tr Co \$243,750
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
- 19 DAVIS RD U:C2** **\$330,000**
B: Rahul Patil & Sayali V Patil
S: Chaosong Huang
Book/Page: 83396/153, Date: 10/28/24
Mtg: Guaranteed Rate Affin \$297,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: \$137,000 (03/01)
- 3 ELM ST U:8** **\$387,000**
B: S Ramakrishnan
S: Amol Deshpande & Rashmi Deshpande
Doc#: 00000001965978, Date: 10/24/24
Mtg: Leader Bank NA \$309,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$263,000 (02/21)
- 528 GREAT ELM WAY U:528** **\$502,000**
B: Shubhranshu Shekhar & Esha Shandilya
S: Frederick Osei-Yeboah
Book/Page: 83414/104, Date: 10/30/24
Mtg: Leader Bank NA \$476,900
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$314,000 (12/19)
- 179 GREAT RD U:210** **\$277,500**
B: Northeast Eye Reserach Ass
S: Castle Keep LLC
Book/Page: 83389/25, Date: 10/24/24
Use: Office Condo Unit
Prior Sale: \$275,000 (04/04)
- 7 HENLEY RD** **\$762,000**
B: Yingnan Si & Yuanxin Xu
S: Humphrey H Chen & Yuhsin Tai
Book/Page: 83395/151, Date: 10/25/24
Mtg: BankESB \$492,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 26250sf
Prior Sale: \$675,000 (12/21)
- 19 JOHN FRANCIS LN U:19** **\$730,000**
B: Barbara K Green
S: Lano Balulescu, Tr for 2016 Balulescu Ft
Book/Page: 83386/5, Date: 10/24/24
Mtg: Washington Trust Mtg \$140,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: \$438,000 (11/15)
- 1 TOWN HOUSE LN U:11** **\$268,000**
B: Dhamodharan Davarajan & Sudha Dhamodharan
S: Frederick W Schaller
Book/Page: 83405/405, Date: 10/29/24
Mtg: Wells Fargo Bank \$201,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: \$130,000 (02/20)
- 44 TUTTLE DR** **\$1,060,000**
B: William Murray & Rhona Murray
S: Edward J Langley, Tr for Langley Ft
Book/Page: 83421/508, Date: 10/31/24
Mtg: Navy FCU \$770,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 53143sf
- 9 WILLIS HOLDEN DR** **\$1,160,000**
B: Yinfeng Zhang & Yuehong Zhou
S: Blaine R Carroll & Linda D Carroll
Book/Page: 83393/457, Date: 10/25/24
Mtg: M&T Bank NA \$580,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40190sf
Prior Sale: \$640,000 (11/00)

Arlington

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

► REAL ESTATE SALES

- 8 COLONIAL VILLAGE DR U:9** **\$405,000**
B: Alyssa J Julien
S: Qing Liu & Shuanglian Li
Book/Page: 83395/35, Date: 10/25/24
Mtg: Axos Bank \$364,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$262,500 (10/18)
- 48 FLORENCE AVE U:2** **\$890,000**
B: Christopher Davies & Madeline Davies
S: Devon A Lerner & Brenda K Hipsher
Doc#: 00000001966552, Date: 11/01/24
Mtg: First Citizen B&T Co \$500,000
Term: 2054
Use: 3 Bdrm Condo
- 22 GARDNER ST** **\$1,225,000**
B: Gouchun Wang & Yanran Shi
S: 20-22 Gardner LLC
Doc#: 00000001966558, Date: 11/01/24
Use: 2-Family Mlti-Unit Bldg, Lot: 4286sf
- 25 JAMES ST** **\$1,020,000**
B: Michael Sardonini & Alexandra Sardonini
S: Jeffrey T O'Reilly & Nancy E O'Reilly
Doc#: 00000001966072, Date: 10/25/24
Mtg: Leader Bank NA \$765,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10341sf
Prior Sale: \$900,000 (07/23)
- 990 MASSACHUSETTS AVE U:C76** **\$608,000**
B: Mangesh Ghadge
S: Gerald J Turner, Tr for Mary E Noble Ft
Book/Page: 83415/240, Date: 10/30/24
Mtg: Leader Bank NA \$456,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: \$325,000 (01/10)
- 993 MASSACHUSETTS AVE U:312** **\$428,200**
B: Andrew L Bhandari
S: Maria M Chaves, Tr for Chaves RET
Book/Page: 83392/7, Date: 10/25/24
Use: 1 Bdrm Condo
- 10 MEAD RD** **\$805,000**
B: Khalil Razaghi & Samira Razaghi
S: Monique S Bleriot
Book/Page: 83424/377, Date: 11/01/24
Mtg: Pentucket Bank \$483,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 5998sf
- 32 MELVIN RD** **\$1,110,925**
B: Jaclyn Crossen
S: Christopher P Welch, Tr for Carol L Welch RET
Book/Page: 83392/38, Date: 10/25/24
Mtg: Guaranteed Rate Inc \$888,740
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7357sf
- 20 MENOTOMY ROCKS DR** **\$1,451,000**
B: Jones Ft & Benjamin R Jones Jr
S: Thomas E Decourcey & Anne Decourcey
Book/Page: 83407/198, Date: 10/29/24
Mtg: United Wholesale Mtg \$800,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 11212sf
Prior Sale: \$622,000 (01/08)
- 8 MONADNOCK RD** **\$1,825,000**
B: Andrew King & Katherine King
S: Dawna D Wall
Book/Page: 83410/593, Date: 10/30/24
Mtg: Leader Bank NA \$1,225,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6869sf
Prior Sale: \$1,510,000 (09/22)
- RAVINE ST** **\$715,000**
B: Ravine Street LLC
S: Douglas N Perlo & Rebecca B Perlo
Book/Page: 83386/153, Date: 10/24/24
Mtg: James P Douglas \$500,000
Use: Res Potentially Dvlpble Land, Lot: 8059sf
- 123 RHINECLIFF ST** **\$925,000**
B: Nicholas Destefano & Nathalie Destefano
S: Diana E Barrell
Book/Page: 83422/32, Date: 10/31/24
Mtg: Cambridge Svgs Bk \$740,000
Term: 2054
Use: 3 Bdrm Garrison, Lot: 7000sf
- 219 SUMMER ST** **\$820,000**
B: Denis Qirollari & Elsa Qirollari
S: Gina P Morrison
Book/Page: 83413/229, Date: 10/30/24
Mtg: Guaranteed Rate Inc \$779,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3402sf
Prior Sale: \$300,000 (07/01)
- 455-457 SUMMER ST** **\$1,120,000**
B: 455-457 Summer Nt LLC
S: Vidurshi S Zaveri & Anosh D Zaveri
Book/Page: 83394/250, Date: 10/25/24
Mtg: Crowd Lending Fund \$1,825,800
Use: 2-Family Townhouse, Lot: 6020sf
Prior Sale: \$795,000 (01/20)
- 472 SUMMER ST U:472** **\$577,500**
B: Pinguang Yang & Yarong Lin
S: Meghan Shanahan
Book/Page: 83402/107, Date: 10/28/24
Mtg: Citibank Na \$345,000
Term: 2044
Use: 2 Bdrm Condo
Prior Sale: \$377,000 (08/16)
- 63 SUMMIT ST** **\$757,000**
B: Andrew Hoyt & David Hoyt
S: Carr Richard C Est & James T Lamorticelli
Doc#: 00000001966356, Date: 10/30/24
Mtg: Leader Bank NA \$557,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 4500sf
- 94 SUNSET RD** **\$1,760,000**
B: Christina A Katsampes & Marshall W Wilson
S: Ocaat LLC
Book/Page: 83408/47, Date: 10/30/24
Mtg: Leader Bank NA \$1,408,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Old Style, Lot: 4256sf
Prior Sale: \$795,000 (02/24)
- 59 SUTHERLAND RD U:59** **\$560,000**
B: Omar Jamal & Gulmeena Khan
S: Ravitha Amarasingham, Tr for Ravitha Amarasingham RET
Book/Page: 83422/117, Date: 10/31/24
Mtg: Liberty Bk \$532,500
Term: 2054
Use: Condo

- 58-60 THORNDIKE ST U:1** **\$953,000**
B: Efstathios Karatsiolis & Swenal Fargose
S: Patrick Lizotte & Kate Lizotte
Book/Page: 83399/409, Date: 10/28/24
Mtg: Guild Mortgage Co \$714,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$780,000 (06/19)
- 102 VALENTINE RD** **\$1,186,000**
B: Miaoyun Zhang & Fan Zhang
S: Yucheng He & Yunjie Lu
Book/Page: 83394/571, Date: 10/25/24
Mtg: US Bank NA \$948,800
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Garrison, Lot: 5088sf
Prior Sale: \$860,000 (07/18)
- 133 WARREN ST U:1** **\$695,000**
B: Thomas S Hebenstreit & Christina M Hebenstreit
S: Sarah S Lukachko & Stephen P Lukachko
Book/Page: 83393/350, Date: 10/25/24
Use: 2 Bdrm Condo
Prior Sale: \$276,000 (08/00)

Ashby

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

► REAL ESTATE SALES

- 431 RICHARDSON RD** **\$475,000**
B: Michaila Traceski, Tr for Matthew Traceski
S: Jessica S Mesick & Marta S Rivera-Monclova
Book/Page: 83395/202, Date: 10/25/24
Mtg: Movement Mtg LLC \$451,250
Term: 2054
Use: 2-Family Antique, Lot: 505296sf
Prior Sale: \$282,000 (07/19)

Ashland

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

► REAL ESTATE SALES

- 82 ALGONQUIN TRL U:82** **\$535,000**
B: Sanjeev Sharma
S: Rosanna Dicenso & Marc Leblanc
Book/Page: 83418/380, Date: 10/31/24
Use: 2 Bdrm Condo
Prior Sale: \$250,000 (08/12)
- 82 CEDAR HILL RD** **\$480,000**
B: Centure Bay LLC
S: Christina R Klein, Tr for Leavitt Nt
Book/Page: 83411/403, Date: 10/30/24
Mtg: Linchpin Capital LLC \$495,000
Use: 4 Bdrm Ranch, Lot: 20909sf
Prior Sale: \$167,000 (02/95)
- 55 CUTLER DR** **\$660,000**
B: Nicholas Gorham & Yi S Wu
S: Suzanne K Melanson, Tr for Suzanne K Melanson RET
Book/Page: 83400/380, Date: 10/28/24
Mtg: Guaranteed Rate Inc \$674,190
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 11212sf
Prior Sale: \$275,000 (01/14)
- 8 GREENWOOD RD** **\$520,000**
B: Md A Hossain & Farzana Rahman
S: Francis W Klonsky
Book/Page: 83427/546, Date: 11/01/24
Mtg: Guaranteed Rate Inc \$468,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10454sf
- 73 HALF CROWN CIR U:73** **\$620,000**
B: Kedar Rege & Aishwarya Mail
S: Urquhart Wayne T Est & Donald J Thieme
Book/Page: 83419/393, Date: 10/31/24
Mtg: Rocket Mortgage LLC \$558,000
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: \$389,900 (08/03)
- 53 KINGS ROW** **\$1,060,000**
B: Annie Traub, Tr for Matthew Traub
S: Kenneth J Gasparoni, Tr for Kf Gasparoni T
Book/Page: 83428/516, Date: 11/01/24
Mtg: Bay Equity LLC \$848,000
Term: 2054
Use: 4 Bdrm Garrison, Lot: 32670sf
Prior Sale: \$804,000 (04/22)
- 235 MEETING HOUSE PATH U:235** **\$379,900**
B: 235 Meetin House Path Rit
S: Mary A Bates & Jennifer B Weiss
Book/Page: 83408/594, Date: 10/30/24
Mtg: QS Lending T \$303,000
Use: 2 Bdrm Condo
Prior Sale: \$226,000 (08/01)
- 110 MOUNTAIN GATE RD U:110** **\$420,000**
B: Jessica R Holmes
S: Stephen Rogers, Tr for Kathleen A Montgomery Ft
Book/Page: 83405/225, Date: 10/29/24
Mtg: United Wholesale Mtg \$399,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$149,500 (08/98)
- 71 PLEASANT ST** **\$990,000**
B: Marcelo H Generoso & Richardo Moreira
S: Richard Mahoney & Olivia Mahoney
Book/Page: 83386/415, Date: 10/24/24
Mtg: Radius Financial Grp \$742,500
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 15246sf
Prior Sale: \$550,000 (06/04)
- 318 TRAILSIDE WAY U:318** **\$350,000**
B: Janine P Fontecchio
S: Derek R Kane
Book/Page: 83430/24, Date: 11/01/24
Use: 2 Bdrm Condo
Prior Sale: \$360,000 (11/21)
- 2 WILLOW RD** **\$1,106,000**
B: Pradeep M Mohan & Vasavi R Mysore
S: Sandeep V George & Pooja D Mathur
Book/Page: 83411/235, Date: 10/30/24

Ayer

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

► REAL ESTATE SALES

- 42 CAMBRIDGE ST** **\$791,000**
B: William Carroll 4th
S: Hongfang Yang
Book/Page: 83412/353, Date: 10/30/24
Mtg: Guaranteed Rate Inc \$711,900
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 8712sf
Prior Sale: \$500,000 (04/23)
- 16 PINE RIDGE DR** **\$510,000**
B: Aidan R Fischer & Kristen A Fischer
S: Charles Butterworth & Bonnie J Matthews
Book/Page: 83394/459, Date: 10/25/24
Mtg: Pennymac Loan Service \$484,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 13939sf
Prior Sale: \$370,000 (01/19)

Bedford

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

► REAL ESTATE SALES

- 12 ARBELLA RD U:12** **\$998,000**
B: Alfred H Bellows, Tr for Alfred H Bellows RET
S: Hak-Myung Lee & Jeong-Lim Lee
Book/Page: 83397/505, Date: 10/28/24
Use: 3 Bdrm Condo
Prior Sale: \$710,000 (10/15)
- 39 BROOKSBIE RD** **\$745,000**
B: Christopher J Welch, Tr for Welch Brusky Ft
S: Kenneth P Rackowski, Tr for Rackowski Ft
Book/Page: 83417/303, Date: 10/31/24
Use: 4 Bdrm Cape Cod, Lot: 19998sf
- 231 DUDLEY RD** **\$1,300,000**
B: Hidden Meadow LLC
S: Donald W Thomas, Tr for Donald W Thomas T
Book/Page: 83418/5, Date: 10/31/24
Use: 3 Bdrm Cape Cod, Lot: 79941sf
- 13-15 ELIOT RD** **\$929,900**
B: Jasen Gonzalez & Brittany L Gonzalez
S: Sandra P Foster & James E Foster
Book/Page: 83398/160, Date: 10/28/24
Mtg: Mortgage Research Ctr \$863,758
Term: 2054
Use: 2-Family Duplex, Lot: 13159sf
Prior Sale: \$207,000 (11/99)
- 24-28 SOUTH RD** **\$717,000**
B: Rodrigo M De Almeida & Olivia M De Almeida
S: Henry D Mitcheson
Doc#: 00000001966369, Date: 10/30/24
Mtg: Rocket Mortgage LLC \$681,150
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 11212sf
Prior Sale: \$625,000 (01/10)
- 43-45 SOUTH RD** **\$1,400,000**
B: Suzanne Koller & Ryan Koller
S: Bruce M Blake, Tr for Blake Ft
Book/Page: 83391/260, Date: 10/25/24
Mtg: Guaranteed Rate Inc \$1,050,000
Term: 2054
Use: 3-Family Family Flat, Lot: 42157sf
Prior Sale: \$93,333 (10/94)

Belmont

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

► REAL ESTATE SALES

- 31 CONCORD AVE** **\$1,756,000**
B: Satomi Collins
S: Jeffrey M Held & Lisa Giovanetti
Book/Page: 83418/278, Date: 10/31/24
Mtg: Leader Bank NA \$1,404,800
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 5857sf
Prior Sale: \$315,000 (11/98)
- 87 GODEN ST** **\$2,850,000**
B: Daniella Beckman
S: 87 Goden Street LLC
Book/Page: 83390/447, Date: 10/25/24
Use: 3 Bdrm Old Style, Lot: 7473sf
Prior Sale: \$875,000 (05/23)
- 32 MIDDLECOT ST** **\$1,699,900**
B: Thomas Gallant & Ivy Co
S: Frederick C Davis & Elizabeth L George
Doc#: 00000001965946, Date: 10/24/24
Mtg: Guaranteed Rate Inc \$1,499,900
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 6842sf
Prior Sale: \$475,000 (06/00)
- 65 OAK AVE** **\$1,450,000**
B: Daniel Oates & Linda Oates
S: Wei Guo
Book/Page: 83420/365, Date: 10/31/24
Mtg: Guaranteed Rate Inc \$315,000
Term: 2054
Use: 2-Family Old Style, Lot: 5700sf
Prior Sale: \$895,000 (01/15)
- 302 PAYSON RD** **\$1,550,000**
B: Armen Yereanian & Claire Alezianian
S: Daniel E Oates & Linda N Oates
Book/Page: 83421/82, Date: 10/31/24
Mtg: Guaranteed Rate Inc \$1,240,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6650sf
- 7 STABLES WAY U:7** **\$1,493,000**
B: Mirjeta John & Thomas John
S: Laurie E Lee
Book/Page: 83420/141, Date: 10/31/24
Mtg: Leader Bank NA \$1,194,400
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$400,000 (12/19)
- 426 TRAPELO RD U:2** **\$489,000**
B: Brancesca Y Majluf & Peter Lewnard
S: Christina J Wu
Book/Page: 83423/1, Date: 10/31/24
Mtg: Leader Bank NA \$440,100
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$400,000 (08/19)

- 36-38 UPLAND RD** **\$1,261,000**
B: Lei Zou & Daphne Liao
S: Brian F Dawe
Book/Page: 83398/577, Date: 10/28/24
Mtg: Bank of Canton \$915,750
Term: 2054
Use: 2-Family Old Style, Lot: 3825sf
- 253 WAVERLEY ST U:2** **\$885,000**
B: Wei Nie & Peng Li
S: Lingling Li & Jun Luo
Book/Page: 83402/254, Date: 10/28/24
Use: 4 Bdrm Condo
Prior Sale: \$445,000 (07/10)

Boxboro

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

► REAL ESTATE SALES

- 56 JOYCE LN** **\$253,000**
B: Brijesh Patel & Forum Patel
S: Randy L Robinson & Jessi L Robinson
Book/Page: 83406/100, Date: 10/29/24
Mtg: Rockland Tr Co \$207,700
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4069sf
Prior Sale: \$116,500 (09/03)
- 78 JOYCE LN** **\$780,000**
B: Ameet Pawar & Swati Pawar
S: Ashok Warrir & Parvathy Ramachandran
Book/Page: 83385/369, Date: 10/24/24
Mtg: Movement Mtg LLC \$624,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4320sf
Prior Sale: \$437,250 (04/15)
- 385 MIDDLE RD** **\$991,000**
B: Jiajun Cao & Yiqun Duan
S: Kenneth A Smith & Jody K Smith
Book/Page: 83419/159, Date: 10/31/24
Mtg: Leader Bank NA \$691,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 40946sf
Prior Sale: \$669,900 (08/04)

Burlington

MARKET STATISTICS THROUGH SEPTEMBER		

MIDDLESEX REGISTRY continued

Cambridge

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- List of real estate sales in Cambridge, including addresses like 141 5TH ST, 1 BLACKSTONE ST U:2, 240 BRATTLE ST U:42, etc.

- Continuation of real estate sales in Cambridge, including addresses like 21 LOOMIS ST, 20 MADISON ST, 1 MATIGNON RD, etc.

- Real estate sales in Framingham, including addresses like 30 CENTRAL AVE, 25 CHARLTON ST, 18 EDITH ST, etc.

- Real estate sales in Framingham (continued), including addresses like 56 CLARK ST, 82 CLARK ST, 914 CONCORD ST, etc.

- Real estate sales in Groton, including addresses like 124 WINTER ST, 150 CHERRY ST, 736 LOWELL RD, etc.

Concord

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- List of real estate sales in Concord, including addresses like 35 ARROWHEAD RD, 109 FRESH POND PKWY U:109, etc.

Concord

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- Continuation of real estate sales in Concord, including addresses like 14 CONCORD GREENE U:6, 82 HANCOCK ST U:1, etc.

Framingham

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- List of real estate sales in Framingham, including addresses like 48 ABERDEEN RD, 3 ARBETTER DR, 51 BEECH ST, etc.

Framingham

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- Continuation of real estate sales in Framingham, including addresses like 78 OAKS RD, 36 PINE LN, 182 RIVERPATH DR U:182, etc.

Holliston

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- List of real estate sales in Holliston, including addresses like 43 COLD SPRING RD, 13 EXCHANGE ST, 30 HARGRAVE AVE, etc.

Hopkinton

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	117	123
Median Price	\$965,000	\$1,050,000

► REAL ESTATE SALES

64 ASH ST	\$845,000
B: Orin Hall & Natalia Miroshnik S: Maureen F Haley Book/Page: 83393/530, Date: 10/25/24 Mtg: Fairway Ind Mtg \$676,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 53248sf	
58 CHAMBERLAIN ST	\$1,974,705
B: Saswata Ghose & Durba Chaudhuri S: Toll Northeast V Corp Book/Page: 83387/349, Date: 10/24/24 Mtg: Toll Brothers Mtg Co \$1,130,000 Term: 2054 Rate: 6.0% Type: Adj Use: Residential Developable Land, Lot: 62896sf	
48 CHESTNUT ST	\$880,000
B: Nathan Heilman & Emily Andrews S: Linda L Jonhson, Tr for Johnson Rt Book/Page: 83413/341, Date: 10/30/24 Mtg: USAA Federal SB \$880,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 104518sf	
14 FOREST LN U:14	\$605,000
B: Hui Qian S: Ramesh K Arumugam Book/Page: 83388/594, Date: 10/24/24 Mtg: First Citizen B&T Co \$484,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$505,000 (08/21)	
17 FROSTPANE LN U:17	\$950,000
B: Shailesh K Jha & Ranjana Jha S: Zinal Chheda & Arnik Shah Book/Page: 83403/461, Date: 10/29/24 Mtg: American Ngbd Mtg Acc \$500,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$765,000 (08/21)	
3 LEONS WAY	\$1,149,900
B: Nicholas V Johnson & Elizabeth H Eypper S: Stephen M Distasio & Janet R Distasio Book/Page: 83418/70, Date: 10/31/24 Use: 3 Bdrm Cape Cod, Lot: 62269sf Prior Sale: \$165,000 (08/10)	
4 PINECREST VLG U:4	\$380,000
B: Hui Q Jiang S: Michelle Oteri Book/Page: 83409/540, Date: 10/30/24 Use: 2 Bdrm Condo	
29 PINECREST VLG U:29	\$430,000
B: Brianna Cheng S: Cynthia J Trainor Book/Page: 83395/305, Date: 10/25/24 Use: 2 Bdrm Condo Prior Sale: \$254,900 (08/04)	
83 S MILL ST	\$980,000
B: Christian Laverty & Erica Laverty S: Amanda L Simard & Keith R Simard Book/Page: 83405/110, Date: 10/29/24 Use: 4 Bdrm Colonial, Lot: 45490sf Prior Sale: \$462,500 (03/14)	
22 WHALEN RD	\$2,784,000
B: Lipa K Shah & Kamal J Shah S: Toll Northeast V Corp Book/Page: 83393/568, Date: 10/25/24 Mtg: United Wholesale Mtg \$700,000 Term: 2039 Use: Residential Developable Land, Lot: 153911sf	
11 YALE RD	\$610,000
B: Kaiyi Shen & Susan Li S: Kyooy E Yang & Sung E Kim Book/Page: 83414/533, Date: 10/30/24 Mtg: Provident Funding \$488,000 Term: 2054 Use: 2 Bdrm Colonial, Lot: 22651sf Prior Sale: \$391,500 (06/20)	

Hudson

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	107
Median Price	\$596,750	\$575,000

► REAL ESTATE SALES

11 AUTUMN DR U:B	\$564,300
B: Paul Oconnor & Sue Oconnor S: Barbara Picarello, Tr for Picarello Ft Book/Page: 83400/541, Date: 10/28/24 Mtg: Leader Bank NA \$536,085 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$279,900 (04/03)	
11 AUTUMN DR U:D	\$540,000
B: William F Eberley, Tr for W & Paula Eberley Lt S: Brian E Mahoney, Tr for Sheila M Mahoney 2022 Lt Book/Page: 83420/78, Date: 10/31/24 Mtg: Total Mtg Svcs \$190,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$279,900 (04/03)	
4 BARNES BLVD U:4	\$1,200,000
B: Kevin J Crowley, Tr for Kevin J Crowley T S: Toll Northeast V Corp Book/Page: 83385/301, Date: 10/24/24 Use: 3 Bdrm Condo	
32 BARNES BLVD U:32	\$1,143,853
B: David M Sedlock, Tr for Sedlock RET S: Toll Northeast V Corp Book/Page: 83407/572, Date: 10/30/24 Use: Possible New Construction	
42 BARNES BLVD U:42	\$975,000
B: Ljiljana Andjelic-Plavsic & Mark Plavsic S: Mingcheng Liu Book/Page: 83407/118, Date: 10/29/24 Use: 2 Bdrm Condo	
47 BARNES BLVD U:1	\$957,495
B: Arthur Silverstein & Anne B Silverstein S: Toll Northeast V Corp Book/Page: 83414/31, Date: 10/30/24 Mtg: Toll Brothers Mtg Co \$250,000 Term: 2054 Use: Condo	
42 HARRIMAN RD	\$650,000
B: Charlotte Yun S: Heidi R Williams Book/Page: 83406/404, Date: 10/29/24 Mtg: New American Funding \$585,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 25097sf Prior Sale: \$235,000 (06/99)	

20 JOHNSON AVE	\$655,000
B: Joshua Pereira & Lisette Ramos S: Todd Cotter & Patrycja Cotter Book/Page: 83415/442, Date: 10/31/24 Mtg: Ross Mortgage Co Inc \$458,500 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 20779sf Prior Sale: \$253,000 (04/12)	
18 MAPLE ST	\$495,000
B: Michele M Dusseault S: Souza Madelyn A Est & Mary L Mcniff Book/Page: 83421/394, Date: 10/31/24 Use: 2 Bdrm Ranch, Lot: 12500sf	
10 OLD NORTH RD	\$500,000
B: Ely E Mazmanian S: Pulpiland LLC Book/Page: 83419/12, Date: 10/31/24 Use: 3 Bdrm Conventional, Lot: 61742sf Prior Sale: \$113,000 (12/22)	
2 ONTARIO DR	\$750,000
B: Muhammed Sayanvala & Abid Rana S: Celia Braga Book/Page: 83388/3, Date: 10/24/24 Mtg: 2016 10 LLC \$675,000 Use: 4 Bdrm Raised Ranch, Lot: 15282sf Prior Sale: \$370,000 (07/16)	
41 ONTARIO DR	\$555,000
B: Joseph Pisani & Haley Pisani S: Francis A Corcoran Book/Page: 83394/31, Date: 10/25/24 Mtg: Washington Trust Mtg \$495,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 15034sf Prior Sale: \$127,500 (01/94)	
25 PARMENTER RD	\$590,000
B: Refael Listman & Hannah Peterson S: Peter J Mcnaughton & Misty K Mcnaughton Book/Page: 83399/523, Date: 10/28/24 Mtg: Guild Mortgage Co \$501,500 Term: 2054 Use: 3 Bdrm Colonial, Lot: 18266sf Prior Sale: \$147,000 (10/95)	
361 RIVER RD	\$750,000
B: Danny Resendes S: Paul M Byrne & Donna M Byrne Book/Page: 83422/152, Date: 10/31/24 Mtg: Radius Financial Grp \$525,000 Term: 2054 Use: 2-Family Family Flat, Lot: 37600sf Prior Sale: \$119,000 (02/93)	
7 ROLLING LN	\$620,000
B: Kerry Mckeon & James Kohout S: Mark Baker & Devon Baker Book/Page: 83412/48, Date: 10/30/24 Mtg: New American Funding \$496,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 37120sf Prior Sale: \$460,000 (04/21)	
46 WOODROW ST	\$569,400
B: Opendoor Property J LLC S: John Cummings & Kimberly Cummings Book/Page: 83426/127, Date: 11/01/24 Use: 4 Bdrm Colonial, Lot: 18543sf Prior Sale: \$360,000 (12/03)	

Lexington

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	224	232
Median Price	\$1,650,000	\$1,625,000

► REAL ESTATE SALES

11 ALLEN ST	\$1,600,000
B: Jin Yang & Qiong Zhou S: Leslie D Nielsen & Shannon M Cecilia Book/Page: 83390/287, Date: 10/25/24 Mtg: JPMorgan Chase Bank \$1,200,000 Term: 2054 Rate: 5.4% Type: Adj Use: 4 Bdrm Colonial, Lot: 29875sf Prior Sale: \$1,145,000 (02/20)	
5 APRIL LN U:11	\$525,000
B: Robert Bourke S: Ashley V Khattach Book/Page: 83428/262, Date: 11/01/24 Mtg: Fairway Ind Mtg \$525,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 435sf Prior Sale: \$365,000 (07/18)	
5 APRIL LN U:12	\$470,000
B: Edelyn Norris S: Shiyi Chen Book/Page: 83394/502, Date: 10/25/24 Mtg: Salem Five Mtg Co \$285,000 Term: 2054 Rate: 6.1% Type: Adj Use: 1 Bdrm Condo, Lot: 435sf Prior Sale: \$302,000 (06/16)	
290 BEDFORD ST	\$1,600,000
B: Ankit Lodaya & Neha Lodaya S: Vinit Gupta & Nivedita Dhiman Book/Page: 83430/103, Date: 11/01/24 Mtg: Cambridge Svgs Bk \$1,440,000 Term: 2054 Rate: 5.6% Type: Adj Use: 5 Bdrm Cape Cod, Lot: 16807sf Prior Sale: \$798,000 (09/14)	
7 BENNINGTON RD	\$5,100,000
B: Tom S Hanson, Tr for Kubik Childrens Irt S: Anne C Dubik Book/Page: 83387/578, Date: 10/24/24 Use: 6 Bdrm Mansion, Lot: 67897sf Prior Sale: \$4,700,000 (05/04)	
44 BERNARD ST	\$637,500
B: Zhengqian Ye S: Xiaohong Wu & Zhengqian Ye Doc#: 000000001966002, Date: 10/24/24	
19 BURROUGHS RD	\$6,500,000
B: Hovanes R Papazian S: 19 Burroughs Road LLC Book/Page: 83429/465, Date: 11/01/24 Mtg: US Bank NA \$4,000,000 Term: 2054 Rate: 5.5% Type: Adj Use: 4 Bdrm Colonial, Lot: 30435sf Prior Sale: \$1,600,000 (12/22)	
21 BUTLER AVE	\$1,045,000
B: Xiao Ni & Lili Yang S: Huber Hans J Est & Hans H Huber Book/Page: 83421/142, Date: 10/31/24 Use: 3 Bdrm Conventional, Lot: 6290sf	
19 BYRON AVE	\$1,000,000
B: Mikhail Piankova & Margarita Piankova S: Joseph P Adelmann & Sarah J Adelmann Doc#: 000000001966428, Date: 10/31/24 Mtg: Leader Bank NA \$766,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 5750sf Prior Sale: \$847,000 (07/20)	
8 DORAN FARM LN U:8	\$1,287,500
B: George T Finnegan, Tr for Finnegan Ft S: Susan H Cyr, Tr for Cyr Nt Book/Page: 83426/164, Date: 11/01/24 Use: 3 Bdrm Condo, Lot: 435sf Prior Sale: \$1,010,000 (07/18)	

4 FARMCREST AVE	\$1,110,000
B: Daniel J Stonier S: Margaret C Klier Book/Page: 83393/426, Date: 10/25/24 Mtg: Guaranteed Rate Affin \$443,500 Term: 2054 Use: 3 Bdrm Conventional, Lot: 6250sf	
40 FIFER LN U:40	\$780,000
B: Fangzhou Guo & Fengwei Pan S: Andreas Theodosiou & Helen Theodosiou Book/Page: 83398/458, Date: 10/28/24 Use: 3 Bdrm Condo, Lot: 435sf Prior Sale: \$193,000 (05/92)	
20 HANCOCK ST	\$1,380,000
B: Paul M Richard & Samantha C Richard S: E A Rooney, Tr for Rooney Rt Book/Page: 83412/510, Date: 10/30/24 Mtg: John M Richard Revoca \$1,380,000 Term: 2034 Use: 6 Bdrm Conventional, Lot: 15936sf	
5 LEROY RD	\$955,000
B: 5 Leroy Rd LLC S: Paul R Jones, Tr for Jones Ft Doc#: 000000001966256, Date: 10/30/24 Use: 3 Bdrm Cape Cod, Lot: 8674sf	
462 MARRETT RD	\$1,030,000
B: Samuel R Pollak & Aaron P Abelman S: Aaron Queheillat & Dianna Queheillat Doc#: 000000001966279, Date: 10/30/24 Mtg: Guaranteed Rate Affin \$580,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 29875sf Prior Sale: \$730,000 (08/18)	
594 MARRETT RD U:3	\$168,000
B: Yutian Zhang & Huijuan Li S: Platinum Realty Invs LLC Book/Page: 83391/163, Date: 10/25/24 Use: Office Condo Unit, Lot: 304sf Prior Sale: \$119,800 (03/18)	
594 MARRETT RD U:4	\$168,000
B: Yutian Zhang & Huijuan Li S: Platinum Realty Invs LLC Book/Page: 83391/163, Date: 10/25/24 Use: Office Condo Unit, Lot: 304sf Prior Sale: \$119,800 (03/18)	
5 PEACHTREE RD	\$2,250,000
B: Fan Zhang & Jingjing Jin S: Anthony E Schiappa Jr & Elizabeth A Murray Book/Page: 83415/27, Date: 10/30/24 Mtg: US Bank NA \$950,000 Term: 2054 Rate: 6.0% Type: Adj Use: 5 Bdrm Colonial, Lot: 12750sf Prior Sale: \$1,225,000 (03/13)	
2 SADDLE CLUB RD	\$4,230,000
B: Jun Li S: 4 Saddle Club Rd LLC Doc#: 000000001966314, Date: 10/30/24	

Lincoln

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	26
Median Price	\$1,490,000	\$1,493,500

► REAL ESTATE SALES

132 CHESTNUT CIR U:132	\$748,000
B: Daniel Winkler & Marietta Hitzemann S: Stephen P Gardner & Edith A Gardner Book/Page: 83387/587, Date: 10/24/24 Use: 2 Bdrm Condo Prior Sale: \$565,000 (07/16)	
79 PAGE RD	\$3,050,000
B: Eric Conley & Jessie Conley S: Jeffrey L Dickson & William P Finsthwait Book/Page: 83385/402, Date: 10/24/24 Mtg: Guaranteed Rate Affin \$1,100,000 Term: 2054 Use: 4 Bdrm, Lot: 122055sf Prior Sale: \$750,000 (12/02)	
91 WESTON RD	\$2,375,000
B: Farley Sullivan S: 91 Weston Road Realty LLC Book/Page: 83412/469, Date: 10/30/24 Mtg: JPMorgan Chase Bank \$1,187,500 Term: 2054 Rate: 5.9% Type: Adj Use: 3 Bdrm Contemporary, Lot: 594141sf Prior Sale: \$1,775,000 (10/23)	

Littleton

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	62
Median Price	\$717,500	\$805,000

► REAL ESTATE SALES

14 BEAVER BROOK RD	\$670,000
B: Michael A Richard S: Arthur Karas & Susan Karas Book/Page: 83394/56, Date: 10/25/24 Mtg: Jeanne DArc CU \$536,000 Term: 2054 Use: 3 Bdrm Split Level, Lot: 41269sf Prior Sale: \$401,500 (05/19)	
7 CEDAR RD	\$505,500
B: Hazel K Wright, Tr for Hazel K Wright Lt S: Ann M Allara Book/Page: 83395/387, Date: 10/25/24 Use: 2 Bdrm Ranch, Lot: 8002sf Prior Sale: \$335,000 (02/21)	
45 JENNIFER ST	\$651,500
B: Jahnnavi C Medikonda & Shivalika Saxena S: Mary Butts, Tr for Mary Butts Lt Book/Page: 83415/524, Date: 10/31/24 Mtg: Workers Credit Union \$488,625 Term: 2054 Rate: 5.8% Type: Adj Use: 2 Bdrm Ranch, Lot: 12502sf Prior Sale: \$520,000 (09/22)	
TAHATTAWAN RD L:1	\$720,000
B: Deca Corp S: Paul J Glavey, Tr for Glavey Ft Book/Page: 83424/27, Date: 10/31/24	
TAHATTAWAN RD L:2	\$720,000
B: Deca Corp S: Paul J Glavey, Tr for Glavey Ft Book/Page: 83424/27, Date: 10/31/24	

Malden

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	103
Median Price	\$665,000	\$712,100

► REAL ESTATE SALES

67 BEACH ST U:67	\$616,000
B: Peninnah Wanjeri S: Matthew D Muniz & Demetrios Spanos Book/Page: 83396/487, Date: 10/28/24 Mtg: JPMorgan Chase Bank \$554,400 Term: 2054 Use: 3 Bdrm Condo	

24 BLAINE ST	\$875,000
B: Pardeep S Banga & Dilbag Singh S: Pietrantonio Lucio Est & Lisa Tedeschi-Davis Book/Page: 83423/69, Date: 10/31/24 Mtg: Guild Mortgage Co \$608,300 Term: 2054 Use: 2-Family Mlti-Unt Blg, Lot: 4800sf	
28 CLIFF ST	\$585,000
B: Sam Wong & Yiu Wong S: Justin A Harpin & Chanis Harpin Book/Page: 83407/71, Date: 10/29/24 Mtg: Salem Five Mtg Co \$385,000 Term: 2054 Use: 2 Bdrm Old Style, Lot: 5001sf Prior Sale: \$489,900 (07/20)	
5-7 COLEMAN ST	\$835,000
B: Sandra Greige & Charles J Diperrri 2nd S: Frederick W Bemis Doc#: 000000001966418, Date: 10/31/24 Mtg: Mega Cap Funding Inc \$475,000 Term: 2054	
154-156 COLUMBIA ST	\$1,100,000
B: Tao Ao & Min Ai S: Waseem Aldabagh Book/Page: 83387/194, Date: 10/24/24 Mtg: Guaranteed Rate Inc \$770,000 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 4800sf Prior Sale: \$410,000 (03/14)	
68 DIVISION ST	\$560,000
B: Niranjana Dahal & Kiran Gelal S: Gina M Mariani Book/Page: 83410/495, Date: 10/30/24 Mtg: Berkshire Bank \$448,000 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 4456sf	
196-198 E BORDER RD	\$1,300,000
B: Andrea Goncalves S: Matteo G Gallo Book/Page: 83415/103, Date: 10/30/24 Mtg: Nqm Funding Llc \$1,040,000 Term: 2054 Use: 2-Family Townhouse, Lot: 8128sf Prior Sale: \$441,666 (05/99)	
25 EARL ST	\$910,000
B: Meirong Ren S: Michael P Kaplan, Tr for Teresa Kaplan T Doc#: 000000001966059, Date: 10/25/24 Mtg: Fidelity Lending Solu \$510,000 Term: 2054 Use: 8 Bdrm Old Style, Lot: 5179sf	
30 FRANKLIN ST U:206	\$388,000
B: Carlos L Lu & Mona C Lu S: John C Carrig Book/Page: 83387/46, Date: 10/24/24 Mtg: Rocket Mortgage LLC \$291,000 Term: 2044 Rate: 5.0% Type: Adj Use: 1 Bdrm Condo Prior Sale: \$190,500 (11/13)	
142 GLEN ST	\$1,075,000
B: Marissa Lisee & Wendy Jamieson S: Alexander M Colts & Gena E Colts Doc#: 000000001965890, Date: 10/2	

MIDDLESEX REGISTRY continued

Medford

MARKET STATISTICS THROUGH SEPTEMBER

Table with 3 columns: YTD 2023, YTD 2024, and a third unlabeled column. Rows include Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

Table of real estate sales in Medford, listing address, price, and details. Includes listings like 12 9TH ST U:707, 22 9TH ST U:705, 107 ALEXANDER AVE, etc.

Table of real estate sales in Melrose, listing address, price, and details. Includes listings like 150 LINCOLN RD, 256 MAIN ST, 500 MAIN ST, etc.

Table of real estate sales in Natick, listing address, price, and details. Includes listings like 25 DEXTER RD, 44 HARWOOD RD, 89-91 KENDALL LN U:89, etc.

Table of real estate sales in Newton, listing address, price, and details. Includes listings like 72 HIGH ST U:72, 45 ISLINGTON RD, 189 ISLINGTON RD, etc.

Table of real estate sales in Newton, listing address, price, and details. Includes listings like 28 LAKEWOOD RD, 26 LARCH RD, 25-27 LEWIS ST, etc.

Melrose

MARKET STATISTICS THROUGH SEPTEMBER

Table with 3 columns: YTD 2023, YTD 2024, and a third unlabeled column. Rows include Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

Table of real estate sales in Melrose, listing address, price, and details. Includes listings like 32 BATCHELDER ST, 15 BERWICK ST U:15, etc.

Natick

MARKET STATISTICS THROUGH SEPTEMBER

Table with 3 columns: YTD 2023, YTD 2024, and a third unlabeled column. Rows include Number of 1-Fam Sales and Median Price.

REAL ESTATE SALES

Table of real estate sales in Natick, listing address, price, and details. Includes listings like 58 BEAVERDAM RD, 2 CLEARVIEW DR, 314 ELIOT ST, etc.

North Reading

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	111	67
Median Price	\$826,000	\$920,000

► REAL ESTATE SALES

4 APPLETREE LN..... \$760,000

B: Shuangzhou Liu & Yanxi Liu
S: Richard N Graham, Tr for Graham Ft
Book/Page: 83423/563, Date: 10/31/24
Mtg: Rocket Mortgage LLC \$560,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20038sf

37 BRASSIE WAY U:37..... \$815,000

B: Eugene Nigrelli & Joan Nigrelli
S: Robert E Newhall
Doc#: 00000001966345, Date: 10/30/24
Use: 2 Bdrm Condo

114 NORTH ST..... \$638,000

B: Zhi Q Weng & Hiu T Yeung
S: Eutimio J Escamilla Jr & Tracy Escamilla
Doc#: 00000001966338, Date: 10/30/24
Mtg: Jet Direct Funding \$510,400
Term: 2054

Use: 4 Bdrm Garrison, Lot: 15246sf

Prior Sale: \$667,000 (06/22)

64 OLD ANDOVER RD..... \$730,000

B: Onur Barut & Tubga C Barut
S: Frederick G Habeeb
Book/Page: 83430/216, Date: 11/01/24
Mtg: Guaranteed Rate Affin \$657,000
Term: 2039

Use: 2 Bdrm Ranch, Lot: 14375sf

Prior Sale: \$350,000 (05/24)

26 OLDE COACH RD..... \$1,550,000

B: Zhengyi Huang
S: Kyle W Griswold, Tr for Griswold-Rossetti RET
Book/Page: 83417/369, Date: 10/31/24
Mtg: Washington Trust Mtg \$1,240,000
Term: 2054 Rate: 6.0% Type: Adj

Use: 5 Bdrm Colonial, Lot: 40119sf

Prior Sale: \$1,056,316 (11/05)

11 SOUTHWICK RD..... \$815,500

B: Sarah Evangelista
S: Thomas G Lewis & Monica L Lewis
Book/Page: 83388/41, Date: 10/24/24
Mtg: Leader Bank NA \$640,000
Term: 2054

Use: 3 Bdrm Ranch, Lot: 20865sf

Prior Sale: \$191,000 (10/96)

36 WILSON AVE N..... \$580,000

B: Max A Perez & Yordany P Arboleda
S: Tess A Mcinerny
Book/Page: 83425/419, Date: 11/01/24
Mtg: East West Bank \$562,600
Term: 2054

Use: Residential-Multiple Bldgs, Lot: 7275sf

Prior Sale: \$490,000 (04/21)

Pepperell

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	61
Median Price	\$520,000	\$565,000

► REAL ESTATE SALES

179 BROOKLINE ST..... \$100,000

B: Wheeler Capital Invs LLC
S: Joel H Wheeler Sr & Martha J Wheeler
Book/Page: 83401/243, Date: 10/28/24
Use: Accessory Land Improved, Lot: 43560sf
Prior Sale: \$50,000 (08/23)

181 BROOKLINE ST..... \$325,000

B: Wheeler Capital Invs LLC
S: Joel H Wheeler & Martha J Wheeler
Book/Page: 83401/390, Date: 10/28/24
Use: 3 Bdrm Conventional, Lot: 78408sf

14 COTTAGE ST U:A..... \$482,000

B: Duncan P Regnery & Lauren E Regnery
S: Leigh C Campetti & Lora Woodward
Book/Page: 83391/490, Date: 10/25/24
Mtg: Cross Country Mtg Inc \$492,363
Term: 2054

Use: 4 Bdrm Condo

Prior Sale: \$200,000 (02/18)

Reading

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	124	144
Median Price	\$834,000	\$847,450

► REAL ESTATE SALES

9 ABIGAIL WAY U:2011..... \$515,000

B: Kristen Dinapoli
S: Cataldo Richard R Est & John Cataldo
Book/Page: 83430/475, Date: 11/01/24
Mtg: New Fed Mtg Corp \$412,000
Term: 2054

Use: 1 Bdrm Condo

Prior Sale: \$277,025 (10/12)

36 ABIGAIL WAY U:2010..... \$543,000

B: Barbara J Walsh
S: David C Neal & Deborah L Neal
Book/Page: 83389/124, Date: 10/24/24
Mtg: CMG Mortgage Inc \$380,100
Term: 2054

Use: 1 Bdrm Condo

Prior Sale: \$407,220 (12/16)

23 AUGUSTUS CT U:3001..... \$680,000

B: Phyllis M Bramante
S: Bruce Shick, Tr for Ruth Ann Kupfer T
Book/Page: 83386/317, Date: 10/24/24
Use: 2 Bdrm Condo

Prior Sale: \$479,735 (12/14)

22 CARNATION CIR U:C..... \$555,000

B: Christopher Saunders
S: Patrick Humphrey, Tr for Jean Humphrey T
Book/Page: 83387/512, Date: 10/24/24
Mtg: Rocket Mortgage LLC \$527,250
Term: 2054

Use: 2 Bdrm Condo

Prior Sale: \$157,000 (07/92)

122 CHARLES ST..... \$565,000

B: Cjm Builders Inc
S: Paul J Izz, Tr for Joan G Kaper T
Book/Page: 83411/450, Date: 10/30/24
Mtg: Charles J Mulik Jr \$271,382
Use: 2 Bdrm Ranch, Lot: 11474sf

16 ELLIS AVE..... \$1,061,000

B: Michael Flynn & Nora Flynn
S: Michael J Girouard & Gina A Girouard
Book/Page: 83415/71, Date: 10/30/24
Mtg: Metro Credit Union \$848,800
Term: 2054

Use: 3 Bdrm Colonial, Lot: 14527sf

Prior Sale: \$442,000 (06/00)

144 FOREST ST..... \$700,000

B: Brigham Builders LLC
S: Polk Kenneth L Est & Leane Scott
Book/Page: 83428/123, Date: 11/01/24
Use: 4 Bdrm Old Style, Lot: 44867sf

506 GAZEBO CIR U:506..... \$585,000

B: Yunqi Wang
S: Yan Wang
Book/Page: 83399/73, Date: 10/28/24
Mtg: Cross Country Mtg Inc \$468,000
Term: 2054

Use: 2 Bdrm Condo

Prior Sale: \$465,000 (03/22)

44 LONGVIEW RD..... \$1,055,000

B: Allison Shannon & Michael H Shannon
S: Karen A Couture, Tr for Couture Rt
Book/Page: 83428/146, Date: 11/01/24
Mtg: Guaranteed Rate Affin \$450,000
Term: 2054

Use: 4 Bdrm Cape Cod, Lot: 15346sf

743 MAIN ST U:2..... \$420,000

B: William D Monaghan
S: Alex Fitz
Book/Page: 83428/62, Date: 11/01/24
Use: 2 Bdrm Condo, Lot: 8398sf
Prior Sale: \$385,000 (04/22)

1141 MAIN ST..... \$1,075,500

B: Sanober B Langrana & Nitin Oberoi
S: Jessica Sebastian & Samuel Cummings
Book/Page: 83401/561, Date: 10/28/24
Mtg: Cross Country Mtg Inc \$860,000
Term: 2054

Use: 3 Bdrm Colonial, Lot: 15333sf

Prior Sale: \$960,000 (06/22)

7 TAYLOR DR U:7..... \$1,050,000

B: Vick Vaishnavi
S: Johnson Woods Realty Corp
Book/Page: 83393/198, Date: 10/25/24
Use: 2 Bdrm Condo

26 VICTORIA AVE..... \$1,025,000

B: David Demirdjian & Summer Sheremata
S: Michael Melitto & Paula Melitto
Book/Page: 83410/403, Date: 10/30/24
Mtg: Cross Country Mtg Inc \$725,000
Term: 2054

Use: 4 Bdrm Split Level, Lot: 10197sf

Prior Sale: \$690,000 (02/18)

464 WEST ST..... \$809,000

B: Jon M Dempersmier Jr & Allison E McQueen
S: Meghan Leblanc
Doc#: 00000001965997, Date: 10/24/24
Mtg: Better Mortgage Corp \$728,100
Term: 2054

Use: 3 Bdrm Cape Cod, Lot: 6634sf

Prior Sale: \$538,000 (08/19)

► FORECLOSURE DEEDS

16 NUGENT LN..... \$187,000

B: Jcg Investments LLC
S: David Nugent & Newtek Small Bus Fin LLC
Book/Page: 83414/470, Date: 10/30/24
Mtg: RFLF 4 LLC \$736,790
Term: 2025

Use: 4 Bdrm Colonial, Lot: 17472sf

Sherborn

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	51
Median Price	\$1,102,500	\$1,300,000

► REAL ESTATE SALES

19 MILLSTONE DR U:19..... \$1,227,205

B: Sonu George & Sandra Jose
S: Whitney Farm LLC
Book/Page: 83414/513, Date: 10/30/24
Mtg: Whitney Farm Llc \$1,000,000
Use: Condo

Shirley

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	38
Median Price	\$501,000	\$490,000

► FORECLOSURE DEEDS

13 LANCASTER RD..... \$247,000

B: Modena Inc
S: Minnie L Steele & Phh Mortgage Corp
Book/Page: 83394/9, Date: 10/25/24
Mtg: Linda Matook \$354,285
Use: 4 Bdrm Old Style, Lot: 14375sf

Somerville

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	73
Median Price	\$989,950	\$1,200,000

► REAL ESTATE SALES

7-11 ALDERSEY ST U:7A..... \$1,145,000

B: Edward Fielding & Wendy Fielding
S: 9-11 Aldersey Street LLC
Book/Page: 83422/490, Date: 10/31/24
Mtg: Leader Bank NA \$858,750
Term: 2054

Use: Condo

73 BEACON ST U:2..... \$900,000

B: Taha Vasowalla
S: Steven J Babcock
Book/Page: 83391/416, Date: 10/25/24
Mtg: Digital FCU \$720,000
Term: 2054

Use: 2 Bdrm Condo

Prior Sale: \$499,000 (06/13)

74 BOSTON ST..... \$2,700,000

B: Erin N Rohr & Michael J Rohr
S: 74 Boston Street LLC
Book/Page: 83387/1, Date: 10/24/24
Mtg: NBKC Bank \$2,160,000
Term: 2044 Rate: 6.5% Type: Adj

Use: 3 Bdrm Conventional, Lot: 3324sf

Prior Sale: \$1,400,000 (05/23)

50 BROADWAY U:7..... \$750,000

B: Trevor Key & Jeremy Greene
S: John N Lambert
Doc#: 00000001965912, Date: 10/24/24
Mtg: Digital FCU \$600,000
Term: 2054

Use: 2 Bdrm Condo

Prior Sale: \$469,000 (12/06)

73 CENTRAL ST U:2..... \$1,330,000

B: Qinglan Huang & Kenneth Li
S: Alexa K Pothier & Stephen C Pothier
Book/Page: 83406/257, Date: 10/29/24
Mtg: TD Bank NA \$1,196,867
Term: 2054

Use: 3 Bdrm Condo

Prior Sale: \$975,000 (05/17)

20 CHESTNUT ST..... \$717,500

B: Brickbottom Ii Qozb Lp
S: Ma Bay Trns Auth
Book/Page: 83419/61, Date: 10/31/24
Use: Industrial Use, Lot: 27885sf
Prior Sale: \$12,000,000 (07/20)

78 COLLEGE AVE U:2..... \$1,325,000

B: Raffaello Galli & Safak Yalcin
S: Michael P Brenner
Book/Page: 83419/96, Date: 10/31/24
Mtg: Salem Five Mtg Co \$965,000
Term: 2054 Rate: 5.8% Type: Adj

Use: 3 Bdrm Condo

42 CRAIGIE ST U:A..... \$810,000

B: Jacob A Melitte
S: Edward L Fleming 3rd & Reetika Fleming
Book/Page: 83388/229, Date: 10/24/24
Mtg: Cross Country Mtg Inc \$648,000
Term: 2054

Use: 2 Bdrm Condo

Prior Sale: \$725,000 (01/18)

16 CRESCENT ST..... \$1,500,000

B: Faith Greencent LLC
S: 16 Crescent Street LLC
Doc#: 00000001966490, Date: 11/01/24
Mtg: Bank of America NA \$3,660,000
Use: 3-Family Family Flat, Lot: 4627sf
Prior Sale: \$1,012,500 (06/17)

34 CRESCENT ST..... \$1,575,000

B: Faith Greencent LLC
S: 42 North Cres Street LLC
Book/Page: 83429/232, Date: 11/01/24
Mtg: Bank of America NA \$3,660,000
Use: 3-Family Decker, Lot: 3550sf
Prior Sale: \$1,000,000 (10/16)

40 CRESCENT ST..... \$1,350,000

B: Faith Greencent LLC
S: 42 North Cres Street LLC
Book/Page: 83429/234, Date: 11/01/24
Mtg: Bank of America NA \$3,660,000
Use: 2-Family Two Family, Lot: 4120sf
Prior Sale: \$1,000,000 (10/16)

14 CYPRESS ST..... \$1,088,606

B: Megan Le & Matteo Mitrano
S: Robert A Hagerty & Mary F Hagerty
Book/Page: 83411/513, Date: 10/30/24
Mtg: TD Bank NA \$1,034,175
Term: 2054 Rate: 5.6% Type: Adj

Use: 4 Bdrm Conventional, Lot: 1700sf

Prior Sale: \$100,000 (10/97)

23 ELM ST U:301..... \$760,000

B: Shuya Zhai
S: Masako Bensauou
Book/Page: 83389/67, Date: 10/24/24
Use: 2 Bdrm Condo

ENDICOTT AVE..... \$31,300,000

B: Benjamin Baneker Charter
S: Roman Catholic Archbishop
Book/Page: 83415/389, Date: 10/30/24
Mtg: Salem FiveCts Svgs Bk \$29,000,000

154 GLEN ST..... \$1,735,000

B: Jing Zhang & Joe Zhu
S: Natalia Farias
Book/Page: 83387/315, Date: 10/24/24
Mtg: United Nations FCU \$1,214,500
Term: 2054

Use: 3-Family Decker, Lot: 5217sf

10 GREENVILLE ST..... \$1,675,000

B: Faith Greencent LLC
S: 10 Greenville Street LLC
Doc#: 00000001966495, Date: 11/01/24
Mtg: Bank of America NA \$3,660,000
Use: 3-Family Family Flat, Lot: 4764sf
Prior Sale: \$1,045,000 (03/17)

28 HOLYOKE RD U:3..... \$711,000

B: Robert Checchi
S: Rainna Erikson & Martha Slocum
Book/Page: 83417/71, Date: 10/31/24
Mtg: Harvard FCU \$331,000
Term: 2054

Use: 2 Bdrm Condo

Prior Sale: \$615,000 (06/17)

61 HUDSON ST U:1..... \$1,250,000

B: Jasmine Mohebbi & Alexander Koutzoukis
S: Dorit Zilbershot & Victor Zilbershot
Book/Page: 83391/450, Date: 10/25/24
Mtg: Guaranteed Rate Inc \$1,000

MIDDLESEX REGISTRY

continued

Wakefield

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- 61 FOREST ST \$600,000
62 GREEN ST \$775,000
37 GREGORY RD \$1,400,000
486 MAIN ST \$1,700,000
642 MAIN ST U:302 \$780,000
38 RICHARDSON AVE U:38 \$520,000
186 VERNON ST U:4 \$390,000
Waltham
MARKET STATISTICS THROUGH SEPTEMBER
REAL ESTATE SALES
25 BRIGHAM RD \$1,060,000
123 BRIGHT ST \$889,000
267 CALVARY ST \$566,500
107 CLOCKTOWER DR U:409 \$949,900
132 CLOCKTOWER DR U:102 \$540,000
17 HARRINGTON RD \$840,000

- 128 HIBISCUS AVE \$662,000
68 HILLCREST RD \$860,000
15 HOWARD ST U:1 \$1,000,000
18-20 HOWARD ST \$1,400,000
30 LEONARD ST \$850,000
740 LEXINGTON ST \$815,000
14 MAYALL RD \$711,000
92 MOKEMA AVE \$675,000
123 MOKEMA AVE \$925,000
52 ORANGE ST U:3 \$600,000
21-23 PROSPECT HILL AVE \$1,350,000
79 RAVENSWOOD RD \$860,000
54 RICHGRAIN AVE \$800,000
995 TRAPELO RD U:2 \$690,000
554 WAVERLEY OAKS RD \$951,000
47 WHITMAN RD \$970,000
16 WINTER ST U:41C \$520,000

Watertown

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- 210 BELMONT ST U:1 \$700,000

- 456 BELMONT ST U:22 \$1,550,000
104 BROOKLINE ST \$885,000
40 COMMONWEALTH RD U:2 \$770,000
144 DEXTER AVE \$550,000
90 EDENFIELD AVE \$995,000
21 FRANK ST \$1,200,000
14 GILBERT ST \$638,000
199 LEXINGTON ST \$700,000
6-8 MANGANO CT \$1,305,000
49 RUSSELL AVE \$1,925,000
179 SPRUCE ST U:179 \$700,000
59 WARREN ST \$865,000
Wayland
MARKET STATISTICS THROUGH SEPTEMBER
REAL ESTATE SALES
44 DEAN RD \$562,500
200 SWANTON ST U:422 \$360,000
210 MAIN ST \$360,000
37 ORCHARD LN \$1,115,000
23 RIVER ROCK WAY U:23 \$500,000
21 CHARENA RD \$1,150,000

Weston

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- 74 BUCKSKIN DR \$2,225,000
32 HANCOCK RD \$1,750,000
36 JERICHO RD U:C \$480,000
27 PINE SUMMIT CIR U:27 \$3,895,000
25 ROCKPORT RD \$1,960,000
26 SUDBURY RD \$2,150,000

Winchester

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- 4 ALBAMONT RD \$1,421,000
5 CHARLES RD U:5 \$670,000
67 DUNSTER LN \$635,000
49 EDWARD DR U:49 \$915,000
57 HUTCHINSON RD \$1,500,000
15 MAYFLOWER RD \$1,200,000
5 PILGRIM DR \$2,400,000
200 SWANTON ST U:422 \$360,000
15 W CHARDON RD \$3,005,000

Woburn

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

- 1 BALDWIN AVE \$805,000

- 5 BRAE CIR \$880,000
9 BRUNO TER \$1,000,000
273 CAMBRIDGE RD U:509 \$420,000
4 CARTER RD \$795,000
33 DAY CIR \$585,000
41 DUREN AVE \$749,900
11 GOODWIN DR U:53 \$332,700
17 HIGHT AVE \$765,000
16 INGALLS ST \$775,000
3 JERICHO RD \$975,000
10 LAFAYETTE PL \$865,568
270 LEXINGTON ST \$642,500
38 MILL ST \$860,000
37 MONTVALE AVE U:4 \$360,000
39 MONTVALE AVE U:9 \$280,000
21 STEVIN DR \$989,900
4 STRATTON DR U:402 \$296,300
12 SYLVANUS WOOD LN \$1,000,000

Nantucket Registry

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Nantucket

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	67	66
Median Price	\$2,500,000	\$2,937,500

► REAL ESTATE SALES

25 ALMANACK POND RD **\$4,750,000**
B: Almanack Pond Farm LLC
S: Almanack Farm Nt & John S Johnson 3rd
Doc#: 00000000180848, Date: 10/29/24
Mtg: Cape Cod Five Cent Bk \$2,700,000
Use: Residential-Multiple Bldgs, Lot: 304920sf
Prior Sale: \$3,756,432 (07/23)

8 AMES AVE **\$1,650,000**
B: Craig C Carreau, Tr for Craig C Carreau RET
S: Anne S Menz, Tr for Menz Ft
Doc#: 00000000180887, Date: 10/31/24
Mtg: Ellis Haven Inc \$1,000,000
Use: 1 Bdrm Colonial, Lot: 15682sf

14 BARTLETT FARM RD **\$8,960,000**
B: Whitney A Gifford, Tr for One Farmview Nt
S: Little Nauti LLC
Doc#: 00000000180855, Date: 10/30/24

8 BLUET CT **\$284,000**
B: Julio Rivera
S: Richmond Great Pt Dev LLC
Doc#: 00000000180878, Date: 10/30/24
Mtg: Rockland Tr Co \$251,000
Term: 2054
Use: Residential Developable Land, Lot: 8712sf

9 BLUET CT **\$284,000**
B: Juan P Cid & Florivic C Taveras
S: Richmond Great Pt Dev LLC
Doc#: 00000000180835, Date: 10/28/24
Mtg: Cape Cod Five Cent Bk \$275,480
Term: 2054
Use: Residential Developable Land, Lot: 4356sf

74 CENTER ST U:R **\$2,175,000**
B: Kantucket LLC
S: 2538970 Ontario Inc
Book/Page: 1992/224, Date: 11/01/24
Use: 2 Bdrm Condo
Prior Sale: \$1,845,000 (12/21)

14 COFFIN ST **\$9,770,000**
B: Fox Ack LLC
S: 14 16 Coffin St LLC
Doc#: 00000000180896, Date: 10/31/24
Mtg: Northern Trust Co \$5,000,000
Term: 2054 Rate: 5.8% Type: Adj

16 COFFIN ST **\$9,770,000**
B: Fox Ack LLC
S: 14 16 Coffin St LLC
Doc#: 00000000180896, Date: 10/31/24
Mtg: Northern Trust Co \$5,000,000
Term: 2054 Rate: 5.8% Type: Adj

1 EDITHS WAY **\$6,375,000**
B: Ediths Way LLC
S: Michael Vessels & Tara Vessels
Book/Page: 1992/72, Date: 10/28/24
Use: 4 Bdrm CustomDesign, Lot: 9148sf
Prior Sale: \$1,882,500 (01/04)

FARM VIEW DR **\$8,960,000**
B: Whitney A Gifford, Tr for One Farmview Nt
S: Little Nauti LLC
Doc#: 00000000180855, Date: 10/30/24

63 GOLDFINCH DR **\$2,225,000**
B: Andrew S Viens & Suzanne G Viens
S: John R Ocallaghan
Doc#: 00000000180861, Date: 10/30/24
Mtg: JPMorgan Chase Bank \$1,250,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 3 Bdrm Colonial, Lot: 5663sf
Prior Sale: \$218,250 (09/00)

10 MARBLE WAY **\$1,500,000**
B: Richard P Beaudette, Tr for 10 Marble Way Nt
S: Joanne C Donovan, Tr for Libera M Gioioso 2014 T
Doc#: 00000000180808, Date: 10/25/24
Mtg: Cape Cod Five Cent Bk \$750,000
Use: 3 Bdrm Colonial, Lot: 33541sf

23 MOREY LN **\$13,375,000**
B: 23 Morey Lane LLC
S: Sarah F Alger, Tr for 23 Morey Lane Nt
Doc#: 00000000180867, Date: 10/30/24
Mtg: Goldman Sachs Bank US \$6,687,500
Term: 2054 Rate: 5.3% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 35284sf
Prior Sale: \$7,200,000 (02/13)

15 PARK CIR U:A **\$1,050,000**
B: Aldo S Erazo
S: Andrew S Viens & Suzanne G Viens
Book/Page: 1992/114, Date: 10/29/24
Mtg: Newrez LLC \$900,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 3890sf
Prior Sale: \$579,000 (09/05)

9-B PILGRIM RD **\$6,995,000**
B: Gbc Pilgrim LLC
S: Michael D Custar, Tr for Michael D Custar RET
Doc#: 00000000180866, Date: 10/30/24
Use: 5 Bdrm CustomDesign, Lot: 6098sf
Prior Sale: \$5,025,000 (04/21)

10 RUDDER LN **\$2,200,000**
B: Sea Hero LLC
S: Richard L Congdon & Amanda P Congdon
Doc#: 00000000180905, Date: 11/01/24
Mtg: Mechanics Cp Bk \$1,550,000
Use: 5 Bdrm Cape Cod, Lot: 17424sf
Prior Sale: \$285,000 (01/97)

6 S CAMBRIDGE ST **\$2,350,000**
B: Eric Friedman & Nancy Friedman
S: Betsy J Bogin & Martin R Goldfarb
Doc#: 00000000180893, Date: 10/31/24
Mtg: US Bank NA \$1,645,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$38,396 (05/95)

32 SANKATY RD **\$2,650,000**
B: 32 Sankaty LLC
S: Murphy Joanne T Est & David J Murphy
Book/Page: 1992/234, Date: 11/01/24
Mtg: Citibank Na \$1,250,000
Term: 2054 Rate: 5.4% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 14375sf

3 SKYLINE DR **\$6,200,000**
B: Clarence Hinton & Jana Hinton
S: 3 Skyline Drive LLC
Book/Page: 1992/76, Date: 10/28/24
Mtg: Bank of America NA \$4,000,000
Term: 2054 Rate: 4.9% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 80150sf
Prior Sale: \$2,550,000 (07/21)

71 SURFSIDE RD **\$1,600,000**
B: Nantucket Town Affo Hsng
S: Michael Ayoitte
Book/Page: 1992/190, Date: 10/31/24
Use: 3 Bdrm Cape Cod, Lot: 4792sf
Prior Sale: \$140,000 (07/23)

53 TOM NEVERS RD **\$3,700,000**
B: Acknice 53trr LLC
S: Kathryn A Croyle & Stefanie B Korepin
Doc#: 00000000180844, Date: 10/29/24
Mtg: Wells Fargo Bank \$2,960,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 56628sf
Prior Sale: \$2,112,500 (12/18)

45-A&B VESTAL ST **\$2,750,000**
B: 45b Vestal LLC
S: Heidi M Mitchell & Keith C Mitchell
Book/Page: 1991/303, Date: 10/24/24
Use: Residential-Multiple Bldgs, Lot: 20473sf
Prior Sale: \$1,025,000 (04/12)

16 WILLARD ST **\$6,200,000**
B: Bank Home LLC
S: Sea Cottage LLC
Doc#: 00000000180813, Date: 10/25/24
Mtg: Morgan Stanley Privat \$4,340,000
Term: 2054 Rate: 4.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 5227sf
Prior Sale: \$4,900,000 (03/23)

PINE CREST DR L:1154 **\$5,000**
B: Poydras LLC
S: Michael J Eagan
Doc#: 00000000180820, Date: 10/25/24

PINE CREST DR L:1164 **\$5,000**
B: Brian T Ryder, Tr for B Electric Rt
S: Ann M Egan
Doc#: 00000000180824, Date: 10/25/24

PINE CREST DR L:1165 **\$5,000**
B: David Lemberg, Tr for 8 Mary Ann T
S: Ann M Egan
Doc#: 00000000180822, Date: 10/25/24

PINE CREST DR L:1153 **\$5,000**
B: Brian T Ryder, Tr for B Electric Rt
S: Michael J Eagan
Doc#: 00000000180821, Date: 10/25/24

PINE CREST DR L:1163 **\$5,000**
B: Poydras LLC
S: Ann M Egan
Doc#: 00000000180823, Date: 10/25/24

PINE CREST DR L:1152 **\$5,000**
B: David Lemberg, Tr for 8 Mart Ann T
S: Michael J Eagan
Doc#: 00000000180819, Date: 10/25/24

PINE CREST DR L:1161 **\$5,000**
B: Julie M Jordin, Tr for 24 Mary Ann Drive Condo T
S: Ann M Egan
Doc#: 00000000180831, Date: 10/28/24

PINE CREST DR L:1162 **\$5,000**
B: Arthur D Gasbarro 3rd
S: Ann M Egan
Doc#: 00000000180834, Date: 10/28/24

PINE CREST DR L:1156 **\$5,000**
B: Julie M Jordin, Tr for 24 Mary Ann Drive Condo T
S: Michael J Egan
Doc#: 00000000180830, Date: 10/28/24

PINE CREST DR L:1155 **\$5,000**
B: Arthur D Gasbarro 3rd
S: Michael J Egan
Doc#: 00000000180833, Date: 10/28/24

Norfolk Registry

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Dedham, MA 02026
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Avon

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	23
Median Price	\$512,500	\$580,000

► REAL ESTATE SALES

126 E HIGH ST **\$630,000**
B: Gerald Coffie
S: John Housing Const Inc
Book/Page: 42082/189, Date: 10/31/24
Use: 2-Family Family Flat, Lot: 34300sf
Prior Sale: \$375,000 (04/24)

89 E MAIN ST **\$650,000**
B: Claudio J Tavaraz & Jose T Monegro
S: Ann M Jordan
Book/Page: 42076/349, Date: 10/29/24
Mtg: Guaranteed Rate Inc \$638,226
Term: 2054
Use: 2-Family Family Flat, Lot: 10500sf
Prior Sale: \$215,000 (03/09)

366 PAGE ST **\$715,000**
B: Trung Mai & Lan T Nguyen
S: John G Bradley & Brenda L Bradley
Book/Page: 42086/246, Date: 11/01/24
Mtg: Ross Mortgage Co Inc \$572,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 40000sf
Prior Sale: \$400,000 (03/18)

Bellingham

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	97
Median Price	\$479,500	\$490,000

► REAL ESTATE SALES

19 BELLSTONE DR **\$730,000**
B: Jose Fernandez & Michaela Fernandez
S: Steven R Hamilton & Lynne E Conca
Book/Page: 42080/252, Date: 10/30/24
Mtg: American Ngbd Mtg Acc \$693,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 46609sf
Prior Sale: \$405,000 (09/16)

19 COUNTRY WAY **\$425,000**
B: Ehtan J Childs & Elizabeth M Nelson-Childs
S: Biron Robert E Est & Irene L Paquin
Book/Page: 42086/212, Date: 11/01/24
Mtg: Coastal Heritage Bank \$403,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 30013sf

57 INDIAN RUN RD U:57 **\$397,500**
B: Jillian Dipiro
S: Matthew L Gordon & Megan J Thomson
Book/Page: 42079/315, Date: 10/30/24
Mtg: Movement Mtg LLC \$357,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 18731sf
Prior Sale: \$376,500 (05/22)

33 LILAC AVE **\$902,654**
B: Brian D Lynch & Kathleen M Lynch
S: Fargon LLC
Book/Page: 42084/78, Date: 10/31/24
Mtg: Cornerstone Bank \$468,000
Term: 2054 Rate: 5.9% Type: Adj
Use: Residential Developable Land, Lot: 19611sf

35 LILAC AVE **\$900,242**
B: Rishi Mehrotra & Mansi Mehrotra
S: Fargon LLC
Book/Page: 42067/420, Date: 10/24/24
Mtg: Bristol Cnty Svcs Bk \$720,192
Term: 2054 Rate: 5.9% Type: Adj
Use: Residential Developable Land, Lot: 18587sf

402 OLD BRIDGE LN U:402 **\$509,000**
B: Santhoshi S Mylavarapu & Srikanth Gedala
S: Edwin L Emerson & Laura P Emerson
Book/Page: 42071/398, Date: 10/25/24
Mtg: Drew Mortgage Assn Inc \$407,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$472,900 (07/22)

501 OLD BRIDGE LN U:501 **\$540,000**
B: Jennifer Lombardi
S: Susan Luttazi
Book/Page: 42083/10, Date: 10/31/24
Mtg: Envoy Mtg LTD \$432,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$415,000 (04/21)

13 PINE ACRES DR **\$1,137,500**
B: Janmarie Murray, Tr for Ftp RET
S: Iyad M Jebriil & Estela R Jebriil
Book/Page: 42074/28, Date: 10/28/24
Use: 3 Bdrm Colonial, Lot: 44431sf
Prior Sale: \$525,000 (11/15)

90 POTHER ST **\$545,000**
B: Jacon D Tavares
S: Michael F Whelan, Tr for Sivart Rt
Book/Page: 42071/237, Date: 10/25/24
Mtg: Radius Financial Grp \$408,750
Term: 2054
Use: 2-Family Conventional, Lot: 5998sf
Prior Sale: \$148,000 (09/11)

1123 S MAIN ST **\$401,500**
B: Ritta Mauss & Regis Mauss
S: Gregoire Guy J Est & Josephat Gregoire
Book/Page: 42069/398, Date: 10/25/24
Use: 4 Bdrm Ranch, Lot: 30292sf
Prior Sale: \$125,000 (08/91)

220 VILLAGE LN U:220 **\$687,000**
B: Jeffrey H Cramer & Barbara A Cramer
S: Glenn M Kurkjian & Carolann Kurkjian
Book/Page: 42082/157, Date: 10/31/24
Use: 2 Bdrm Condo
Prior Sale: \$497,800 (03/19)

902 VILLAGE LN U:902 **\$470,000**
B: Janos Deverditis & Juliana Deverditis
S: Lisa K Crowley
Book/Page: 42085/341, Date: 11/01/24
Use: 2 Bdrm Condo
Prior Sale: \$249,000 (12/15)

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

58 ALEXANDER RD **\$620,000**
B: Mei Chen
S: Barbara Kertesz
Book/Page: 42074/563, Date: 10/29/24
Mtg: Fidelity Lending Solu \$465,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 15882sf
Prior Sale: \$238,500 (06/98)

94 ALIDA RD **\$855,000**
B: Chunyu Huang & Ruixue Wang
S: Fred Pahl & Kathleen A Pahl
Book/Page: 42075/369, Date: 10/29/24
Use: 3 Bdrm Split Entry, Lot: 36002sf
Prior Sale: \$206,791 (12/01)

33 AZEL RD **\$640,000**
B: Erlinda Fucillo
S: Eliza Wagner
Book/Page: 42083/133, Date: 10/31/24
Mtg: Flagstar Bank FSB \$250,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5022sf
Prior Sale: \$409,900 (12/16)

89 BRADFORD COMMONS LN U:89 **\$418,000**
B: John Dunbar 3rd
S: Paul V Bachand
Book/Page: 42068/255, Date: 10/24/24
Mtg: Fairway Ind Mtg \$381,100
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$129,900 (09/97)

108 BRADFORD COMMONS LN U:108 **\$425,000**
B: Zahara A Yee
S: Ross B Ginsberg & Jessica Sares
Book/Page: 42076/111, Date: 10/29/24
Mtg: Total Mtg Svcs \$382,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$285,000 (11/21)

501 COMMERCE DR U:1204 **\$425,000**
B: Pokaski Ft & Paul G Pokaski Jr
S: Stephanie N Sweeney
Book/Page: 42068/151, Date: 10/24/24
Use: 2 Bdrm Condo
Prior Sale: \$315,000 (06/17)

117 ELEANOR DR **\$830,000**
B: Barry Waldbaum & Tracy S Stiles
S: Jonathan H Dang & Linh P Dang
Doc#: 00000001544161, Date: 10/31/24
Mtg: Provident Funding \$664,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 23000sf
Prior Sale: \$590,000 (02/22)

28 HILL VIEW RD **\$565,000**
B: Hoang D Nguyen
S: Collins Kevin M Est & Linda E Collins
Book/Page: 42067/200, Date: 10/24/24
Mtg: Mtg Connection Lic \$508,500
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 8398sf

422 JOHN MAHAR HWY U:204 **\$640,000**
B: Sonia Crochik
S: Gail Carvin
Book/Page: 42081/232, Date: 10/31/24
Use: 2 Bdrm Condo
Prior Sale: \$645,100 (07/22)

149 MILTON RD **\$610,000**
B: Ricky H Tong
S: Christopher L Hand, Tr for 149 Milton Road Rt
Doc#: 000000001544137, Date: 10/31/24
Mtg: General Mortgage Corp \$447,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12619sf

282 POND ST **\$695,000**
B: Luke Schaaaf & Molly Barbour
S: Matthew W Costello
Book/Page: 42079/169, Date: 10/30/24
Mtg: Leader Bank NA \$556,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 20865sf
Prior Sale: \$680,000 (05/22)

4 SUNSET RD **\$903,000**
B: Jiaxin Wang & Yanna Ye
S: Joseph M Cerilli
Book/Page: 42082/577, Date: 10/31/24
Mtg: Fairway Ind Mtg \$580,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 16021sf
Prior Sale: \$168,000 (07/89)

1769 WASHINGTON ST **\$580,000**
B: Lin Xu
S: Fan Lin
Book/Page: 42084/381, Date: 10/31/24
Mtg: Leader Bank NA \$435,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 5650sf
Prior Sale: \$550,000 (05/23)

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

41 ADDINGTON RD U:1 **\$1,415,000**
B: Alexander Krauss & Jessica Rodriguez
S: Genevieve Preer & Linus Tsai
Book/Page: 42073/367, Date: 10/28/24
Mtg: Leader Bank NA \$965,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$695,000 (06/06)

54 BABCOCK ST U:8 **\$505,000**
B: Delia Holland
S: Goodwin Claire C Est & Joanne C Lloyd
Doc#: 000000001544101, Date: 10/30/24
Mtg: Rockland Tr Co \$429,250
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$125,000 (07/96)

86 BABCOCK ST U:2 **\$2,375,000**
B: Julia Stemman & Andrew Giocondi
S: William Mayer & Sangaree Pinjoy
Book/Page: 42087/78, Date: 11/01/24
Mtg: Guaranteed Rate Inc \$300,000
Term: 2039
Use: 4 Bdrm Condo
Prior Sale: \$909,500 (08/14)

1056 BEACON ST U:8 **\$625,000**
B: Karen Dickinson & Kate Dickinson
S: Daniela Roa Anduaga
Doc#: 000000001544033, Date: 10/30/24
Use: 1 Bdrm Condo
Prior Sale: \$560,000 (04/21)

1180 BEACON ST U:4A **\$750,000**
B: Sunrise Property LLC
S: Onaly A Kapasi, Tr

NORFOLK REGISTRY

continued
309 HIGH ST \$480,000
B: Centura Bay LLC
S: James Shea & Catherine M Shea
Book/Page: 42069/456, Date: 10/25/24
Mtg: Dunegrass Capital LLC \$520,000
Use: 3 Bdrm Cape Cod, Lot: 21097sf
Prior Sale: \$399,000 (02/06)
251 NEPONSET ST U:4 \$330,000
B: John H Goyetch
S: Kristina Galante
Book/Page: 42070/572, Date: 10/25/24
Mtg: Rocket Mortgage LLC \$264,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$290,000 (01/24)
356 NEPONSET ST \$370,000
B: Christopher J Mermer
S: Jun Xu
Book/Page: 42071/291, Date: 10/25/24
Mtg: Movement Mtg LLC \$351,500
Term: 2054
19 PINE ST U:E \$360,000
B: Shehla Gul
S: Zhong Zhao
Book/Page: 42070/320, Date: 10/25/24
Mtg: Neighborhood Assistan \$360,000
Use: 2 Bdrm Condo
Prior Sale: \$168,000 (08/13)
1040 RANDOLPH ST \$1,230,000
B: Paul S Wirta, Tr for Psw lrt
S: Stephen C Brennan & Penelope Brennan
Book/Page: 42083/346, Date: 10/31/24
Use: 2 Bdrm Ranch, Lot: 143748sf
Prior Sale: \$710,000 (10/16)
200 REVERE ST U:4108 \$715,000
B: Frank G Kelly, Tr for Frank G Kelly T
S: Sydney Oconnell & Sydney Salvatore
Book/Page: 42082/261, Date: 10/31/24
Use: 2 Bdrm Condo
3 SAWYER AVE \$910,000
B: Duyen Nguyen
S: David J Bertolino, Tr for Grace M Bertolino RET
Book/Page: 42083/371, Date: 10/31/24
Mtg: Homebridge Financial \$682,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23305sf
39 VAN BUREN ST \$250,000
B: Mark G Worster, Tr for Taj Ft
S: Nicholas J Marathas, Tr for Nicholas J Marathas T
Book/Page: 42080/224, Date: 10/30/24
Mtg: Canton Cp Bk \$250,000
Use: 3 Bdrm Conventional, Lot: 2700sf
1790 WASHINGTON ST \$714,500
B: Ha T Nguyen, Tr for Kevin Truong
S: Sean Hurley
Book/Page: 42087/51, Date: 11/01/24
Mtg: TD Bank NA \$714,500
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 17000sf
Prior Sale: \$452,000 (01/16)
51 WILL DR U:129 \$298,000
B: John Maloney
S: Michael Posada & Karen H Suarez
Doc#: 00000001544055, Date: 10/30/24
Use: 1 Bdrm Condo
Prior Sale: \$240,000 (05/22)
54 WILL DR U:87 \$285,000
B: Kutad Real Estate LLC
S: Helene Frank
Doc#: 00000001543996, Date: 10/29/24
Use: 2 Bdrm Condo

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
9 CLOVER CIR U:9 \$1,267,500
B: Craig Rafter & Jeanne Rafter
S: Patricia Hoffman, Tr for Clh Nt
Book/Page: 42080/23, Date: 10/30/24
Use: 2 Bdrm Condo
Prior Sale: \$700,000 (07/11)
8 COLONIAL RD \$1,650,000
B: George Manso & Elizabeth Manso
S: Kevin Auffero & Caroline Auffero
Book/Page: 42075/417, Date: 10/29/24
Mtg: Mortgage Corp Eastill \$1,320,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$1,029,000 (06/20)
45 MILLER HILL RD \$4,200,000
B: Brendan Goode & Eveline Goode
S: Jeanne M Rafter
Book/Page: 42086/58, Date: 11/01/24
Mtg: Citizens Bank \$3,200,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 4 Bdrm Mansion, Lot: 233046sf
Prior Sale: \$1,290,000 (03/18)
6 PARK AVE \$1,140,000
B: Xuan Jiang
S: Marc C Conrad & Mary E Conrad
Doc#: 00000001544226, Date: 11/01/24
Use: 2 Bdrm Colonial, Lot: 10019sf
Prior Sale: \$285,000 (02/01)
3 POWISSET ST \$1,680,000
B: Shanshan Li
S: Jason Abrams, Tr for Jason B Abrams 2023 T
Doc#: 00000001543919, Date: 10/28/24
Use: 4 Bdrm Colonial, Lot: 87294sf
Prior Sale: \$1,695,000 (08/23)
93 WALPOLE ST \$975,000
B: 93 Walpole St LLC
S: Michelle R Painter
Book/Page: 42085/165, Date: 11/01/24
Mtg: Needham Bk \$2,230,000
Use: 4 Bdrm Colonial, Lot: 43560sf
26 ASH ST \$1,630,000
B: Angela R Saez & John J Sanchez
S: 26 Ash St Rty Assoc LLC
Book/Page: 42069/236, Date: 10/25/24
Use: 4 Bdrm Colonial, Lot: 16034sf
Prior Sale: \$1,350,000 (09/23)
87 ELM ST U:321 \$1,275,000
B: Debra Durante
S: Chi Elm Street Realty LLC
Book/Page: 42068/9, Date: 10/24/24
Use: Condo
25 HEATHER DR \$90,000
B: 25 Heather Drive LLC
S: Steve Gaumer, Tr for Cohasset Affordable Hsng
Book/Page: 42081/582, Date: 10/31/24
Use: Other Exempt, Lot: 36394sf
498 N MAIN ST \$680,000
B: Mckenzie Lawton & Sean Lawton
S: Kate W Richardsson
Book/Page: 42067/173, Date: 10/24/24
Mtg: Leader Bank NA \$544,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 35027sf
Prior Sale: \$445,000 (08/04)
265 S MAIN ST \$2,900,000
B: Brian C Legge & Melanie M Legge
S: Ronald K Tam & Jennifer L Tam
Book/Page: 42080/40, Date: 10/30/24
Mtg: Coastal Heritage Bank \$2,175,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 44431sf
Prior Sale: \$605,000 (11/15)

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
26 ASH ST \$1,630,000
B: Angela R Saez & John J Sanchez
S: 26 Ash St Rty Assoc LLC
Book/Page: 42069/236, Date: 10/25/24
Use: 4 Bdrm Colonial, Lot: 16034sf
Prior Sale: \$1,350,000 (09/23)
87 ELM ST U:321 \$1,275,000
B: Debra Durante
S: Chi Elm Street Realty LLC
Book/Page: 42068/9, Date: 10/24/24
Use: Condo
25 HEATHER DR \$90,000
B: 25 Heather Drive LLC
S: Steve Gaumer, Tr for Cohasset Affordable Hsng
Book/Page: 42081/582, Date: 10/31/24
Use: Other Exempt, Lot: 36394sf
498 N MAIN ST \$680,000
B: Mckenzie Lawton & Sean Lawton
S: Kate W Richardsson
Book/Page: 42067/173, Date: 10/24/24
Mtg: Leader Bank NA \$544,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 35027sf
Prior Sale: \$445,000 (08/04)
265 S MAIN ST \$2,900,000
B: Brian C Legge & Melanie M Legge
S: Ronald K Tam & Jennifer L Tam
Book/Page: 42080/40, Date: 10/30/24
Mtg: Coastal Heritage Bank \$2,175,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 44431sf
Prior Sale: \$605,000 (11/15)

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
56 CONGRESS PL \$512,000
B: Samantha Solis & Rey D Jesus
S: Grazyna Stanek
Book/Page: 42072/339, Date: 10/28/24
Mtg: Newrez LLC \$486,400
Term: 2054
Use: 2 Bdrm Conventional, Lot: 4638sf
Prior Sale: \$255,500 (09/13)
89 DURHAM RD U:89 \$410,000
B: Victoria Sherlock
S: Natalia A Paczuski
Doc#: 00000001543930, Date: 10/28/24
Mtg: LoanDepot.Com \$389,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$135,000 (08/12)

40 LINCOLN ST \$880,000
B: Miles D Pratt & Laura O Marcus
S: Terence S Clarke & Caitlin Clarke
Book/Page: 42070/469, Date: 10/25/24
Mtg: Cross Country Mtg Inc \$660,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10000sf
Prior Sale: \$515,000 (08/20)
44 MADISON ST \$535,000
B: Eileen Diehl
S: Gerardo J Cedrone & Nora P Hartigan
Book/Page: 42068/105, Date: 10/24/24
Mtg: Guaranteed Rate Affin \$235,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 4981sf
Prior Sale: \$400,000 (10/19)
143 RIVER ST U:1 \$450,200
B: George I Makhoulouta & Virginia V Ufre
S: Joan Compagnone
Book/Page: 42086/15, Date: 11/01/24
Mtg: Citizens Bank \$427,690
Term: 2054
Use: 2 Bdrm Condo
26 RIVERSIDE DR \$700,000
B: Julia A Donnelly
S: 49 Arlington Road LLC
Doc#: 00000001544064, Date: 10/30/24
Mtg: Guaranteed Rate Inc \$350,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7616sf
Prior Sale: \$419,000 (06/24)
75 TOWER ST \$600,000
B: Rasha Alkouri
S: Charles W Matthews
Book/Page: 42066/462, Date: 10/24/24
Use: 2 Bdrm Ranch, Lot: 11828sf
Prior Sale: \$344,000 (11/14)

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
464 CORONATION DR \$575,000
B: Corey Flynn
S: Laura Conley
Book/Page: 42078/584, Date: 10/30/24
Mtg: Middlesex Svcs Bk \$255,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 26576sf
Prior Sale: \$550,000 (09/23)
72 E CENTRAL ST U:202 \$580,000
B: Edwin M Anderson
S: Adam Myers
Book/Page: 42086/511, Date: 11/01/24
Mtg: Total Mtg Svcs \$195,000
Term: 2054
Use: 2 Bdrm Condo
314 EAGLES NEST WAY U:314 \$613,000
B: Prakash Shettennavar & Kasturi Dodamani
S: Eugene J Bang & Sara Moon
Book/Page: 42076/497, Date: 10/29/24
Mtg: Leader Bank NA \$490,400
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$390,000 (03/14)
6 EMILY WAY \$1,125,000
B: Jason Last & Colleen C Last
S: Michael T Haynes & Jason P Haynes
Book/Page: 42081/455, Date: 10/31/24
Mtg: Middlesex Svcs Bk \$420,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 61420sf
5 EVERGREEN DR \$845,000
B: Marci Bailey
S: Rene St Marie & Jennifer St Marie
Book/Page: 42081/509, Date: 10/31/24
Mtg: Fairway Ind Mtg \$145,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 36137sf
Prior Sale: \$555,000 (07/18)
606 FRANKLIN CROSSING RD U:606... \$320,000
B: John H Fouracre Jr
S: Valter D Santos
Book/Page: 42069/89, Date: 10/25/24
Mtg: Equity Resources Inc \$120,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$196,000 (06/06)
18 JOY ST \$585,000
B: Brian Ziniti & Marissa L Ziniti
S: Colleen C Last & Jason Last
Book/Page: 42079/536, Date: 10/30/24
Mtg: USAA Federal SB \$577,147
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20098sf
108 BEACH ST \$850,000
B: Paul W Elliott & Charlene B Elliott
S: Makenzie K Elliott
Book/Page: 42066/515, Date: 10/24/24
Use: 2 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: \$350,000 (06/19)
11 CAPONE RD U:11 \$769,900
B: Mohammad Karim & Setara Karim
S: Marci Bailey
Book/Page: 42079/495, Date: 10/30/24
Mtg: Bay Equity LLC \$365,000
Term: 2044
Use: 2 Bdrm Condo
192 EAST ST \$2,700,000
B: 7 Hill Holdings LLC
S: Scott M Barbato & Elaine D Barbato
Book/Page: 42067/532, Date: 10/24/24
Mtg: Walpole Coop Bank \$3,708,000
Use: 3 Bdrm Cape Cod, Lot: 17717sf
204 EAST ST \$2,700,000
B: 7 Hill Holdings LLC
S: Scott M Barbato & Elaine D Barbato
Book/Page: 42067/532, Date: 10/24/24
Use: 3 Bdrm Conventional, Lot: 63958sf
Prior Sale: \$710,000 (09/04)
GRANITE ST \$40,000
B: Little Mac Realty LLC
S: Michael G Oconnor & Jane K Oconnor
Book/Page: 42074/271, Date: 10/29/24
17 HOWE LN \$690,000
B: Jessica Richissin
S: Christopher M Baughman & Karina S Baughman
Book/Page: 42082/483, Date: 10/31/24
Mtg: Salem Five Mtg Co \$496,800
Term: 2054 Rate: 5.8% Type: Adj
Use: 2 Bdrm Colonial, Lot: 7966sf
Prior Sale: \$355,000 (03/13)

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
3 AUSTIN LN \$749,900
B: David Caramanica
S: Bernadette M Conroy
Book/Page: 42085/424, Date: 11/01/24
Mtg: Bluestone Bank \$599,920
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20098sf
108 BEACH ST \$850,000
B: Paul W Elliott & Charlene B Elliott
S: Makenzie K Elliott
Book/Page: 42066/515, Date: 10/24/24
Use: 2 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: \$350,000 (06/19)
11 CAPONE RD U:11 \$769,900
B: Mohammad Karim & Setara Karim
S: Marci Bailey
Book/Page: 42079/495, Date: 10/30/24
Mtg: Bay Equity LLC \$365,000
Term: 2044
Use: 2 Bdrm Condo
192 EAST ST \$2,700,000
B: 7 Hill Holdings LLC
S: Scott M Barbato & Elaine D Barbato
Book/Page: 42067/532, Date: 10/24/24
Mtg: Walpole Coop Bank \$3,708,000
Use: 3 Bdrm Cape Cod, Lot: 17717sf
204 EAST ST \$2,700,000
B: 7 Hill Holdings LLC
S: Scott M Barbato & Elaine D Barbato
Book/Page: 42067/532, Date: 10/24/24
Use: 3 Bdrm Conventional, Lot: 63958sf
Prior Sale: \$710,000 (09/04)
GRANITE ST \$40,000
B: Little Mac Realty LLC
S: Michael G Oconnor & Jane K Oconnor
Book/Page: 42074/271, Date: 10/29/24
17 HOWE LN \$690,000
B: Jessica Richissin
S: Christopher M Baughman & Karina S Baughman
Book/Page: 42082/483, Date: 10/31/24
Mtg: Salem Five Mtg Co \$496,800
Term: 2054 Rate: 5.8% Type: Adj
Use: 2 Bdrm Colonial, Lot: 7966sf
Prior Sale: \$355,000 (03/13)

21 INDEPENDENCE DR U:21 \$590,000
B: Bernadette M Conroy
S: Beth Raymond
Book/Page: 42086/339, Date: 11/01/24
Use: 2 Bdrm Condo
Prior Sale: \$394,000 (02/17)
131 MORSE ST \$1,350,000
B: Morse Street Mgmt LLC
S: Morse Estate LLC
Book/Page: 42077/355, Date: 10/30/24
Mtg: Haverhill Bk \$1,012,500
Use: Mixed Use-Prim Res & Ind, Lot: 104544sf
16 OUIMET LN \$680,000
B: Adaobi Ogbuze & Ikechukwu Ogbu
S: James R Lane
Book/Page: 42076/583, Date: 10/29/24
Mtg: Guild Mortgage Co \$630,850
Term: 2054
Use: 2 Bdrm Colonial, Lot: 9396sf
Prior Sale: \$160,945 (12/94)
6 RICHARD ST \$698,500
B: Michael Fitzgerald & Kerri Fitzgerald
S: Christopher Staruski & Lauren Staruski
Book/Page: 42078/337, Date: 10/30/24
Mtg: Dedham Inst for Svgs \$450,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 21575sf
Prior Sale: \$322,500 (05/06)
10 WILLIAM DR \$1,080,000
B: Corey E Field & Betty R Bauman-Field
S: Anthony M Gilarde Jr & Deborah E Gilarde
Book/Page: 42069/242, Date: 10/25/24
Mtg: United Wholesale Mtg \$803,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23541sf
Prior Sale: \$567,000 (07/06)

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
92 N FRANKLIN ST \$750,000
B: 76-82 Linfield LLC
S: Louise M Cushing, Tr for North Franklin Street Rt
Book/Page: 42083/304, Date: 10/31/24
Mtg: Harindra Johar \$500,000
Use: Apartment Bldg - 4-8 Units, Lot: 9583sf
88 POOLE CIR \$530,000
B: Sinh A Ly
S: Whitney Knight
Book/Page: 42084/5, Date: 10/31/24
Mtg: Mtg Connection Lic \$389,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10498sf
Prior Sale: \$309,900 (12/18)
21 VALLEY RD \$12,000
B: Erick Woodward
S: Linda J Collins & Nancy Carlson
Book/Page: 42080/523, Date: 10/31/24
Use: Residential Undvlpble Land, Lot: 7492sf
4 W SHORE RD \$410,000
B: James T Haviet & Joe Phan
S: Johnson David E Est & Laurie R Johnson
Book/Page: 42075/250, Date: 10/29/24
Mtg: Mtg Connection Lic \$397,700
Term: 2054
Use: 2 Bdrm Ranch, Lot: 5009sf
302 WEYMOUTH ST \$351,000
B: Brian D Boidi & Catherine M Boidi
S: Matthew R Warren
Book/Page: 42085/313, Date: 11/01/24
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$180,000 (11/16)
9 WHITE RD \$530,000
B: Stephen Parsons
S: Paul S Currie, Tr for Louise R Currie lrt
Book/Page: 42070/211, Date: 10/25/24
Mtg: Keystone Funding \$477,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18600sf
Prior Sale: \$205,000 (11/11)
FORECLOSURE DEEDS
41 DAMON AVE \$367,000
B: Myly LLC
S: Janice B Hoy & Citizens Bank N A
Book/Page: 42069/355, Date: 10/25/24
Mtg: Regp Lic \$395,000
Use: 2 Bdrm Ranch, Lot: 18513sf
Prior Sale: \$138,750 (07/93)

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
77 COLONIAL RD \$963,000
B: John Gallagher & Natalie K Gallagher
S: Constance T Barnes, Tr for Thomson Barnes Rt
Book/Page: 42073/299, Date: 10/28/24
Mtg: Morgan Stanley Privat \$769,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21018sf
2 DAMON RD U:24 \$850,000
B: Constance T Barnes
S: Medfield Holdings LLC
Book/Page: 42078/488, Date: 10/30/24
Mtg: Leader Bank NA \$150,000
Term: 2054
Use: Condo
4 DAMON RD U:23 \$277,000
B: Dianne Matta
S: Medfield Holdings LLC
Book/Page: 42071/162, Date: 10/25/24
Mtg: Guaranteed Rate Inc \$238,000
Term: 2054
Use: Condo
32 FARM ST \$1,612,000
B: Sara K Dudley, Tr for 32 Farm Street Rt
S: Peter S Martin & Deirdre W Martin
Book/Page: 42082/12, Date: 10/31/24
Use: 4 Bdrm Old Style, Lot: 60910sf
Prior Sale: \$555,000 (07/99)
21 HATTERS HILL RD \$975,000
B: Federick Keyo 3rd & Lauren Keyo
S: Anne L Picardo, Tr for Anne L Picardo T
Book/Page: 42069/558, Date: 10/25/24
Mtg: Rockland Tr Co \$731,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20042sf
Prior Sale: \$222,500 (06/93)
25 HILLCREST RD \$750,000
B: Plcs Development LLC
S: Britt Edward L Est & David Britt
Book/Page: 42073/547, Date: 10/28/24
Use: 3 Bdrm Split Level, Lot: 35867sf

13 NORTHGATE RD \$507,000
B: Scott M Callaghan
S: David Parker & Kathryn L Parker
Book/Page: 42073/24, Date: 10/28/24
Mtg: Guaranteed Rate Inc \$354,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15860sf
Prior Sale: \$327,900 (02/17)
57 OXFORD DR \$882,500
B: John J Caccavaro & Emily Atkinson
S: Lauren M McGowan, Tr for 57 Oxford Drive Rt
Book/Page: 42078/114, Date: 10/30/24
Mtg: Guild Mortgage Co \$706,000
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 20020sf
Prior Sale: \$168,000 (06/94)
PROSPECT ST \$22,500
B: P T Realty Investors LLC
S: William S Ronca & Shirley E Dugan
Book/Page: 42069/384, Date: 10/25/24
Use: Residential Developable Land, Lot: 132422sf
19 STANWOOD DR \$790,000
B: Anup Shetye & Mitali Shetye
S: John W Agopovich, Tr for Agopovich-Rich Lt
Book/Page: 42083/199, Date: 10/31/24
Mtg: Fairway Ind Mtg \$740,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30509sf
Prior Sale: \$234,900 (06/98)

Medway

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 83 78
Median Price \$650,000 \$687,500
REAL ESTATE SALES
8 KINGSON LN U:5 \$583,000
B: Maryann Leblanc
S: Kristen N Trotter, Tr for Thomas J Mccabe T
Book/Page: 42077/550, Date: 10/30/24
Use: 2 Bdrm Condo
Prior Sale: \$378,000 (07/17)
11 OAK ST \$650,000
B: Isabella R Macleod & Drew R Macleod
S: Rose M Gruttadauria
Doc#: 00000001543946, Date: 10/28/24
Mtg: Fairway Ind Mtg \$585,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 29969sf
5 PINE MEDLOW RD \$925,000
B: Peter E Gluckler Jr & Maria E Beltran
S: Terrence M Sullivan & Jennifer Sullivan
Book/Page: 42082/269, Date: 10/31/24
Mtg: Fairway Ind Mtg \$525,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 29011sf
Prior Sale: \$535,000 (05/16)
14 SANFORD ST U:5 \$475,000
B: Ralph J Cimon
S: Cynthia Ellis
Book/Page: 42086/434, Date: 11/01/24
Use: 2 Bdrm Condo
Prior Sale: \$320,000 (05/21)
13 SYCAMORE WAY \$317,700
B: Kalpeshkumar Prajapati
S: Timber Crest LLC
Book/Page: 42084/234, Date: 10/31/24
Mtg: MA Housing Fin Auth \$301,815
Use: Residential Developable Land, Lot: 9104sf
257 VILLAGE ST \$689,900
B: Elizabeth A Oheaney, Tr for Elizabeth A Oheaney RET
S: Alexandra Vinton & Craig Vinton
Book/Page: 42073/82, Date: 10/28/24
Use: 3 Bdrm Ranch, Lot: 50094sf
Prior Sale: \$629,000 (12/21)

Millis

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 55 60
Median Price \$650,000 \$626,000
REAL ESTATE SALES
19 BAYBERRY CIR U:19 \$389,500
B: Ying Tang
S: Catherine A Green
Book/Page: 42083/159, Date: 10/31/24
Mtg: Washington Trust Mtg \$311,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$249,900 (05/19)
30 COUNTRY VILLAGE WAY U:30 \$432,000
B: Erin G Bassett
S: Tyler J Laracy & Paul Laracy
Book/Page: 42082/328, Date: 10/31/24
Mtg: Guaranteed Rate Inc \$280,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$295,000 (09/19)
1 EVERGREEN TER \$1,100,000
B: Conor Murray & Hannah P Murray
S: John S McDonald & Nancy R McDonald
Book/Page: 42068/77, Date: 10/24/24
Use: 4 Bdrm Colonial, Lot: 63598sf
Prior Sale: \$840,000 (05/21)
22 JAMESON DR U:22 \$1,350,000
B: Ronald R Dilling & Jackalyn R Dilling
S: Denise M Hamilton, Tr for Hamilton-Moreney T
Book/Page: 42086/52, Date: 11/01/24
Use: 3 Bdrm Condo
34 MAY RD \$1,062,500
B: Chengyang Jiang
S: Emerson Builders LLC
Book/Page: 42087/158, Date: 11/01/24
Mtg: East West Bank \$560,000
Term: 2054 Rate: 6.9% Type: Adj
Use: Residential Developable Land, Lot: 15120sf
Prior Sale: \$855,000 (04/24)
204 ORCHARD ST \$341,250
B: Winwin Properties LLC
S: Thomas P Beigbeder
Doc#: 00000001543826, Date: 10/25/24
Use: 3 Bdrm Split Level, Lot: 14810sf
Prior Sale: \$348,000 (07/16)

4 PLIMPTON FARM RD U:242 \$1,007,873
 B: Shannon Gustafson & Joseph Gustafson
 S: Toll Ma Land Iii Lp
 Book/Page: 42067/341, Date: 10/24/24
 Use: Condo

8 PLIMPTON FARM RD U:244 \$1,206,009
 B: Dori Duffy
 S: Toll Ma Land Iii Lp
 Book/Page: 42076/71, Date: 10/29/24
 Use: Condo

11 PLIMPTON FARM RD U:305 \$836,965
 B: Glenn M Kurkjian & Carolann Kurkjian
 S: Toll Ma Land Iii Lp
 Book/Page: 42083/108, Date: 10/31/24
 Mtg: Toll Brothers Mtg Co \$330,000
 Term: 2054
 Use: Condo

15 ROCKVILLE MDWS U:15 \$735,000
 B: Gary A Corrigan, Tr for Park St 2004 Rt
 S: Kenneth R Miller & Sandra L Miller
 Book/Page: 42068/578, Date: 10/25/24
 Use: 2 Bdrm Condo
 Prior Sale: \$479,900 (08/13)

Milton

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	141	149
Median Price	\$931,125	\$1,000,000

► **REAL ESTATE SALES**

21 ALLERTON RD \$1,115,000
 B: Chase Hammond & Meghan Hammond
 S: Charlie C Wong
 Book/Page: 42067/248, Date: 10/24/24
 Mtg: Fairway Ind Mtg \$885,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 8986sf
 Prior Sale: \$360,000 (10/01)

60 ANTWERP ST \$815,000
 B: Bridget Nims & Joshua Nims
 S: Matthew S Cutler & Natasha J Fahey
 Book/Page: 42082/45, Date: 10/31/24
 Mtg: Bluestone Bank \$774,250
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 5563sf
 Prior Sale: \$730,000 (11/23)

357 BLUE HILLS PKWY \$660,000
 B: Karen Richard
 S: Michael K Blackwell
 Book/Page: 42067/134, Date: 10/24/24
 Mtg: Atlantic Coast Mtg \$440,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 4726sf
 Prior Sale: \$197,000 (10/98)

69 CALIFORNIA AVE \$850,000
 B: Calvin H Jiang & Erin L Jiang
 S: Yu W Jiang & Jenny Y Ou
 Book/Page: 42073/75, Date: 10/28/24
 Use: 4 Bdrm Colonial, Lot: 7501sf
 Prior Sale: \$285,000 (09/99)

11 CAPEN ST \$740,000
 B: Curtis Dowbrowski
 S: Laura Herring, Tr for Mary F Cummings Rt
 Book/Page: 42069/588, Date: 10/25/24
 Mtg: Leader Bank NA \$703,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7871sf
 Prior Sale: \$178,500 (06/91)

9 CATHERINE RD \$675,000
 B: Kabrillen Jones
 S: Roy F Gellineau Jr
 Book/Page: 42079/7, Date: 10/30/24
 Mtg: Equity Prime Mtg \$696,109
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6307sf
 Prior Sale: \$299,000 (12/00)

17 PATRICIA DR \$950,000
 B: Todd Merriam
 S: Stephen M Mccarthy, Tr for Mccarthy Rt
 Doc#: 00000001543777, Date: 10/24/24
 Mtg: United Wholesale Mtg \$760,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 11099sf

64 PILLON RD \$950,000
 B: Erik Lenke & Jordan E Lenke
 S: Faris I Saba
 Book/Page: 42069/512, Date: 10/25/24
 Mtg: Navy FCU \$855,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 8368sf

84 RESERVATION RD \$965,000
 B: Jared Kinch & Rachel Igoe
 S: Alexandra B Wallace & Jeffrey S Stone
 Book/Page: 42078/459, Date: 10/30/24
 Mtg: Berkshire Bank \$640,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4360sf
 Prior Sale: \$311,000 (12/10)

143 THACHER ST \$620,000
 B: 143 Thacher Street LLC
 S: Robert J Coughlin, Tr for Coughlin Ft
 Book/Page: 42082/376, Date: 10/31/24
 Mtg: Eagle Bank \$465,000
 Use: 3 Bdrm Old Style, Lot: 6630sf

25 WOLCOTT WOODS LN U:25 \$1,650,000
 B: Carol S Bengis, Tr for Carol S Bengis RET
 S: Wolcott Residential LLC
 Book/Page: 42067/290, Date: 10/24/24
 Use: Possible New Construction

114 GARDEN ST \$1,200,000
 B: Nicholas Russo & Marina Archangeli
 S: Stephanie Rocha & Sean Markes
 Book/Page: 42078/293, Date: 10/30/24
 Mtg: New Fed Mtg Corp \$700,000
 Term: 2054
 Use: 4 Bdrm Tudor, Lot: 11874sf
 Prior Sale: \$1,080,000 (12/23)

74 GARY RD \$1,200,000
 B: 74 Gary Road Cbc LLC
 S: Eleanor S Bolde, Tr for Eleanor S Bolde RET
 Book/Page: 42083/37, Date: 10/31/24
 Use: 3 Bdrm Raised Ranch, Lot: 32931sf

1210 GREENDALE AVE U:308 \$372,500
 B: Susan E Fagan
 S: Eugene F Nowell
 Book/Page: 42068/222, Date: 10/24/24
 Mtg: Guaranteed Rate Inc \$107,500
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$222,000 (07/15)

779 HIGHLAND AVE \$965,000
 B: Jeremy L Buttery & Kelly L Buttery
 S: Alexandria M Goodrow, Tr for Goodrow Ft
 Book/Page: 42067/469, Date: 10/24/24
 Mtg: Fairway Ind Mtg \$772,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 3920sf

34 HORACE ST \$2,735,000
 B: Andrew Colton & Deborah Colton
 S: A R P Development LLC
 Book/Page: 42083/279, Date: 10/31/24
 Use: 2 Bdrm Ranch, Lot: 9583sf
 Prior Sale: \$975,000 (10/23)

34 PERSHING RD \$1,000,000
 B: Pershing So LLC
 S: Katia Sokolovskaya, Tr for Sokolovskaya RET
 Book/Page: 42084/165, Date: 10/31/24
 Mtg: Village Bank \$1,950,000
 Use: 3 Bdrm, Lot: 10803sf
 Prior Sale: \$425,000 (11/07)

38 RIVER PARK ST \$966,000
 B: Amir Abdollahi & Reyhaneh Mohammadi
 S: Ever Zavala
 Book/Page: 42076/553, Date: 10/29/24
 Mtg: Cambridge Svgs Bk \$869,400
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 11021sf
 Prior Sale: \$771,000 (11/23)

173 STRATFORD RD \$5,225,000
 B: Andrew Cleary & Emily Cleary
 S: 173 Stratford LLC
 Book/Page: 42086/175, Date: 11/01/24
 Mtg: Bank of Canton \$3,918,750
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 6 Bdrm Colonial, Lot: 44431sf
 Prior Sale: \$1,495,000 (01/23)

29 THORPE RD \$1,450,000
 B: Jacob Cohen & Ana V Couto
 S: Sally H Wade
 Book/Page: 42081/585, Date: 10/31/24
 Mtg: Morgan Stanley Privat \$800,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 6970sf
 Prior Sale: \$435,000 (04/02)

Norfolk

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	78
Median Price	\$750,000	\$822,050

► **REAL ESTATE SALES**

49 AVERY WAY \$786,075
 B: Ann F McLaughlin, Tr for A F & B J McLaughlin RET
 S: Ee Norfolk LLC
 Book/Page: 42084/345, Date: 10/31/24
 Use: Residential Developable Land, Lot: 16254sf

120 BOARDMAN ST \$460,000
 B: Bradford Rigby & Annmarie Rigby
 S: Nancy A Howell & Anne M Colo
 Book/Page: 42067/558, Date: 10/24/24
 Use: 3 Bdrm Antique, Lot: 37970sf
 Prior Sale: \$172,000 (12/92)

12 BRISTOL POND DR \$1,100,000
 B: Luisana R Gogan & Patrick Gogan
 S: David Ferriero & Britney M Ferriero
 Doc#: 00000001544218, Date: 11/01/24
 Mtg: JPMorgan Chase Bank \$880,000
 Term: 2054 Rate: 5.7% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 39793sf
 Prior Sale: \$835,000 (02/21)

54 GROVE ST \$700,000
 B: Parker A Cavanaugh & Mia Cavanaugh
 S: Jeffrey J Glozzy & Jane I Glozzy
 Book/Page: 42079/29, Date: 10/30/24
 Mtg: Guild Mortgage Co \$560,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 33774sf
 Prior Sale: \$549,000 (08/17)

2 LAFAYETTE LN \$640,000
 B: Steeve Texas & Marie M Texas
 S: Kevin Daniels
 Book/Page: 42066/556, Date: 10/24/24
 Mtg: Eastern Bank \$628,408
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 31540sf
 Prior Sale: \$335,000 (09/14)

11 THOMAS MANN CIR \$1,118,048
 B: David Solinsky & Josephine Mcauliffe
 S: Lakeland Hills LLC
 Book/Page: 42067/575, Date: 10/24/24
 Mtg: Rocket Mortgage LLC \$590,600
 Term: 2039
 Use: Residential Developable Land, Lot: 18821sf

125 DAY ST \$892,500
 B: Beth Connors
 S: Karthik Sivashanker & Cheri L Couillard
 Book/Page: 42079/58, Date: 10/30/24
 Use: 3 Bdrm Cape Cod, Lot: 8511sf
 Prior Sale: \$472,000 (07/16)

139 DEAN ST \$525,000
 B: Eugene V Mclean
 S: Keith R Howard, Tr for John E Howard Jr Lt
 Book/Page: 42084/203, Date: 10/31/24
 Mtg: Guaranteed Rate Inc \$498,750
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 14027sf

147 DEAN ST \$525,000
 B: Royal Ests Prop Mgmt 2k20
 S: Keith R Howard, Tr for John E Howard Jr Lt
 Book/Page: 42082/478, Date: 10/31/24
 Use: 3 Bdrm Conventional, Lot: 19428sf

23 LANCASTER LN \$607,000
 B: Shebeeb Alzaem & Anaam Bashir
 S: Theresa J Sullivan
 Book/Page: 42080/279, Date: 10/30/24
 Mtg: Leader Bank NA \$227,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 9000sf

301 NEPONSET ST U:24 \$356,600
 B: Robert Li
 S: Jieying Chen & Peixin Cao
 Book/Page: 42073/262, Date: 10/28/24
 Mtg: Clinton Svgs Bk \$285,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$190,000 (02/17)

584 NEPONSET ST \$635,000
 B: Philipp Tkachev
 S: Agata Natanek, Tr for Natanek Ft
 Book/Page: 42076/4, Date: 10/29/24
 Mtg: Citizens Bank \$440,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 40020sf
 Prior Sale: \$150,000 (09/95)

263 SUMNER ST \$770,000
 B: Luke Song
 S: Sag Property Hld LLC
 Doc#: 00000001544009, Date: 10/29/24
 Mtg: Guaranteed Rate Inc \$577,500
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 15732sf
 Prior Sale: \$490,000 (06/24)

410 VANDERBILT AVE \$3,150,000
 B: Mhc 303 Norwood Ma LLC
 S: Rosalie R Shane, Tr for Marvin Gardens Rt
 Book/Page: 42081/298, Date: 10/31/24
 Use: Mixed Use-Prim Comm & Ind, Lot: 240017sf

277 VERNON ST \$530,000
 B: Gerald Mullen Jr & Michele Mullen
 S: Julian John M Est & James M Wenstrom
 Book/Page: 42070/181, Date: 10/25/24
 Mtg: Bridge Loans Llc \$424,000
 Use: 2 Bdrm Cape Cod, Lot: 6545sf

110 WESTOVER PKWY \$700,000
 B: Hugh Shaffer & Karen Shaffer
 S: Myra A Romanelli, Tr for Romanelli Int
 Book/Page: 42075/275, Date: 10/29/24
 Use: 4 Bdrm Colonial, Lot: 15530sf

Plainville

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	39
Median Price	\$525,000	\$610,000

► **REAL ESTATE SALES**

51 GROVE ST U:51 \$380,000
 B: Jacqueline Barnaby
 S: Gerard Louise, Tr for Louise Ft
 Book/Page: 42083/255, Date: 10/31/24
 Mtg: Salem Five Mtg Co \$304,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 3 Bdrm Condo
 Prior Sale: \$195,000 (07/14)

9 SOUTH ST \$585,000
 B: Erinne K Barrows
 S: M & Gm LLC
 Book/Page: 42070/537, Date: 10/25/24
 Mtg: Guild Mortgage Co \$526,500
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 24585sf
 Prior Sale: \$285,500 (01/24)

31 VALERIE DR \$629,900
 B: Lauren A Meiz & Zachary C Price
 S: Maryellen Galvin
 Book/Page: 42074/452, Date: 10/29/24
 Mtg: North Easton Svgs Bk \$503,900
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 32178sf
 Prior Sale: \$380,000 (03/05)

177 WAMPUM ST \$390,000
 B: William J Blank & Janis P Blank
 S: Joseph V Mason 3rd & Jennifer E Mason
 Book/Page: 42074/81, Date: 10/29/24
 Use: Res Potentially Dvlpble Land, Lot: 10402sf
 Prior Sale: \$272,000 (06/21)

201 WAMPUM ST \$390,000
 B: William J Blank & Janis P Blank
 S: Joseph V Mason 3rd & Jennifer E Mason
 Book/Page: 42074/81, Date: 10/29/24
 Use: Residential Developable Land, Lot: 190793sf
 Prior Sale: \$272,000 (06/21)

18 WASHINGTON ST U:9 \$265,000
 B: Dena Szykonia
 S: Stephen C Larose
 Book/Page: 42082/66, Date: 10/31/24
 Use: 2 Bdrm Condo

6 WILKENS DR U:107 \$79,900
 B: Matthew Green
 S: Brian K Tellen & Renee M Tellen
 Book/Page: 42081/417, Date: 10/31/24
 Use: Office Condo Unit
 Prior Sale: \$45,000 (06/00)

96 ASSABET RD \$669,000
 B: Yu C Li & Jian S Chen
 S: Shawn M Kennedy & Michelle L Vacca
 Doc#: 00000001543873, Date: 10/25/24
 Mtg: Needham Bk \$535,200
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 2957sf
 Prior Sale: \$366,300 (01/05)

24 BARBOUR TER \$380,000
 B: Michael T Byrnes & Matthew Byrnes
 S: Thomas E Bloomer
 Book/Page: 42068/556, Date: 10/25/24
 Mtg: HarborOne Mortgage \$285,000
 Term: 2054
 Use: 1 Bdrm Bngl/Cottage, Lot: 2400sf
 Prior Sale: \$290,000 (08/19)

53 CLEVERLY CT \$200,000
 B: Alvarina Cardoso & Arlinda Cardoso
 S: Alvarina Cardoso & Alain B Cortez
 Book/Page: 42068/82, Date: 10/24/24
 Mtg: Rocket Mortgage LLC \$574,948
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 7561sf
 Prior Sale: \$300,000 (11/12)

50 DESMOINES RD U:6 \$725,000
 B: Manet Contracting LLC
 S: Ejs Investments Inc
 Book/Page: 42081/87, Date: 10/31/24
 Use: 2 Bdrm Condo

24 EATON RD \$139,141
 B: Denise D Desmond
 S: Justin J Desmond
 Book/Page: 42073/475, Date: 10/28/24

4 EDWARDS LN \$619,900
 B: Trudy Nguyen
 S: Neil M Kerstein
 Doc#: 00000001544206, Date: 11/01/24
 Mtg: AmWest Funding Corp \$495,920
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 18767sf
 Prior Sale: \$137,500 (08/98)

200 FALLS BLVD U:B304 \$416,000
 B: Vellayappan Raman
 S: Lijun Wu & Zhihong Lin
 Book/Page: 42074/496, Date: 10/29/24
 Use: 2 Bdrm Condo
 Prior Sale: \$345,000 (12/20)

65 GLADSTONE ST \$625,000
 B: Lisa McGrath
 S: Harrow Shirley A Est & William B Harrew
 Doc#: 00000001544170, Date: 10/31/24
 Mtg: Nationstar Mtg \$500,000
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 4090sf

1025 HANCOCK ST U:14M \$330,000
 B: Zeyu Zhang
 S: Paul T Bray, Tr for Bray Ft
 Doc#: 00000001544106, Date: 10/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$287,000 (09/16)

29 JOSEPH ST \$695,000
 B: Patricia I Kussman
 S: Joanne M Devin & Patricia I Kussman
 Book/Page: 42086/326, Date: 11/01/24
 Use: 3 Bdrm Colonial, Lot: 6375sf

62 LAWN AVE \$945,000
 B: Ut V Hua
 S: Charlene M Oneill
 Book/Page: 42086/280, Date: 11/01/24
 Use: 2-Family Two Family, Lot: 4500sf

135 LIBERTY ST \$1,625,000
 B: 135 Liberty Street LLC
 S: Liberty Lucy LLC
 Book/Page: 42081/449, Date: 10/31/24
 Use: Apartment Bldg - 4-8 Units, Lot: 6000sf
 Prior Sale: \$1,050,000 (08/16)

21 LINDEN ST U:129 \$380,000
 B: Thida Tharachewin
 S: John P Needham, Tr for John P Needham T
 Doc#: 00000001544091, Date: 10/30/24
 Mtg: JPMorgan Chase Bank \$190,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$78,000 (10/96)

10 LURTON ST \$855,000
 B: George L Richards 3rd & Leigh M Richards
 S: Christian P Jevne & Alexandra M Jevne
 Book/Page: 42079/276, Date: 10/30/24
 Use: 3 Bdrm Cape Cod, Lot: 6600sf
 Prior Sale: \$510,000 (06/17)

2001 MARINA DR U:609 \$1,145,000
 B: Emily C Gibson & Christopher Pinney
 S: Hawpet S
 Doc#: 00000001544176, Date: 10/31/24
 Mtg: Leader Bank NA \$858,750
 Term: 2054 Rate: 7.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$1,050,000 (06/06)

16 MASCOMA ST \$839,800
 B: Raymond Wu
 S: Wesley G Lowenfeld & Michelle Lowenfeld
 Book/Page: 42086/351, Date: 11/01/24
 Mtg: Newrez LLC \$308,000
 Term: 2039
 Use: 3 Bdrm Colonial, Lot: 5000sf

50 MILL ST U:F \$559,900
 B: Archisa Sood
 S: Patrick J Liddy
 Book/Page: 42083/587, Date: 10/31/24
 Mtg: Leader Bank NA \$447,920
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$341,000 (05/14)

18 ORCHARD ST \$680,000
 B: Arthur J Rebrovick 3rd & Troy M Tower
 S: Louis M Tower Jr
 Doc#: 00000001544082, Date: 10/30/24
 Mtg: Linda E Rebrovick \$680,000
 Use: 4 Bdrm Cape Cod, Lot: 5869sf

24 ORCHARD ST \$1,400,000
 B: Aaron M Ryan & Tessa A Ryan
 S: Theresa A Repoff
 Doc#: 00000001544153, Date: 10/31/24
 Mtg: Guaranteed Rate Inc \$1,120,000
 Term: 2054
 Use: 2 Bdrm Colonial, Lot: 4433sf
 Prior Sale: \$600,000 (11/14)

83 PELICAN RD \$550,000
 B: Thomas E Bloomer
 S: Laura Bloomer, Tr for 83 Pelican Road Rt
 Doc#: 00000001543813, Date: 10/25/24
 Mtg: HarborOne Mortgage \$435,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 5685sf
 Prior Sale: \$480,000 (11/16)

65 PHIPPS ST \$895,000
 B: Ping S Lui
 S: Carmela B Graziano & Fiore A Graziano
 Book/Page: 42080/392, Date: 10/30/24
 Mtg: Guaranteed Rate Inc \$490,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 4646sf

77 POND ST \$500,000
 B: Wenzhong Li & Yuxian Zhang
 S: Evan C Hickey, Tr for Thomas D Hickey Rt
 Book/Page: 42084/599, Date: 11/01/24
 Mtg: Arc Home LLC \$350,000
 Term: 2054
 Use: 2 Bdrm Conventional, Lot: 2651sf

228-A QUINCY SHORE DR \$510,000
 B: Zhuocheng Tan
 S: Roger M Fernandes & Kimberly M Stewart
 Book/Page: 42068/57, Date: 10/24/24
 Mtg: First Citizen B&T Co \$458,995
 Term: 2054
 Use: 2

NORFOLK REGISTRY
continued

33 REED ST	\$537,500
B: Mopac Cmmc Property LLC S: R&d Turnpike LLC Book/Page: 42066/413, Date: 10/24/24 Mtg: Salem FiveCts Svgs Bk \$376,250 Use: 2-Family Conventional, Lot: 9500sf	
45 TOSCANO WAY U:45	\$700,000
B: Jiawei Liao & Huong N Lam S: 502 South Main Hldg LLC Book/Page: 42070/101, Date: 10/25/24 Use: Condo Prior Sale: \$700,000 (10/24)	
21 WEST ST U:C2	\$312,000
B: Alpha K Pearce S: Aiyana Spencer-Lakes Book/Page: 42067/352, Date: 10/24/24 Mtg: EMM Loans LLC \$296,400 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$209,000 (09/19)	
89 YORK AVE	\$6,150,000
B: Si 89 York Avenue LLC S: 89 York Avenue T & Louis F Decota Jr Doc#: 00000001543760, Date: 10/24/24 Use: Mixed Use-Prim Indust & Othr, Lot: 151153sf	
101 YORK AVE	\$6,150,000
B: Si 89 York Avenue LLC S: 89 York Avenue T & Louis F Decota Jr Doc#: 00000001543760, Date: 10/24/24	
► FORECLOSURE DEEDS	
27 COLE TER	\$507,875
B: Ma Hsng Fin Agency S: Bianca M Lightfoot & Ma Hsng Fin Agency Book/Page: 42080/69, Date: 10/30/24 Use: 3 Bdrm Ranch, Lot: 16232sf Prior Sale: \$535,000 (07/22)	
7 WEBSTER ST	\$313,000
B: Cwalt Inc & Bk Of Ny Mellon Tr S: Veronique Laurette & Bank Of New York Mellon Book/Page: 42086/504, Date: 11/01/24 Use: 3 Bdrm Cape Cod, Lot: 10085sf Prior Sale: \$324,000 (09/05)	

Sharon

MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	117	112	
Median Price	\$775,000	\$814,400	
► REAL ESTATE SALES			
6 CORTLAND DR U:6	\$617,000		
B: Roody Herold S: Zuo Zhang Book/Page: 42083/221, Date: 10/31/24 Mtg: Rocket Mortgage LLC \$586,150 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$420,000 (09/16)			
31 DEDHAM ST	\$900,000		
B: Margaret Y Pimentel S: Simone Gordon, Tr for Simone Gordon RET Book/Page: 42073/451, Date: 10/28/24 Mtg: Prestige Home Mtg LLC \$720,000 Term: 2054 Use: 4 Bdrm Contemporary, Lot: 63042sf Prior Sale: \$572,000 (01/20)			
5 HICKORY WAY	\$780,000		
B: Yansi Wu & Long Jiao S: Baoying Feng Book/Page: 42069/175, Date: 10/25/24 Mtg: Nations Direct Mtg \$624,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 22498sf Prior Sale: \$510,000 (11/16)			
51 HIGH ST	\$920,000		
B: Haoqi Sun & Han Wu S: Bess Marcus Book/Page: 42082/555, Date: 10/31/24 Mtg: General Mortgage Corp \$660,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 20050sf Prior Sale: \$510,000 (07/17)			
36 OAK HILL DR	\$525,000		
B: 36 Oak Hill Drive LLC S: Deana C Ruvich Book/Page: 42067/68, Date: 10/24/24 Use: 3 Bdrm Raised Ranch, Lot: 27872sf			
26 PINE GROVE AVE	\$765,000		
B: Francisco M Santos & Ana C Menezes S: Jun Qi Book/Page: 42080/164, Date: 10/30/24 Mtg: Leader Bank NA \$726,750 Term: 2054 Use: 4 Bdrm Ranch, Lot: 29512sf Prior Sale: \$384,000 (02/12)			
6-A PRESERVE WAY	\$2,238,000		
B: Xu Gong & Guo Cheng S: Everett Preserve Dev LLC Book/Page: 42086/406, Date: 11/01/24			
3 WILLOW ST	\$2,075,000		
B: Julia Raleigh & Saudia Fernandez S: 3 Willow Street LLC Book/Page: 42087/127, Date: 11/01/24 Mtg: Guaranteed Rate Inc \$1,452,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 40424sf Prior Sale: \$420,000 (11/22)			
Stoughton			
MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	142	149	
Median Price	\$537,500	\$605,000	
► REAL ESTATE SALES			
26 4TH ST	\$735,000		
B: Valmira R Deoliveira S: Matthew G Sera & Samantha L Godfrey Book/Page: 42085/211, Date: 11/01/24 Mtg: First Natl Bk \$588,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 17999sf Prior Sale: \$400,000 (11/18)			
1 BRACKETT LN	\$799,000		
B: Patricia Amaefuna S: Madhu Kumar & V P Raja-Vasireddy Book/Page: 42084/359, Date: 10/31/24 Mtg: Salem Five Mtg Co \$731,582 Term: 2054 Use: 3 Bdrm Colonial, Lot: 11204sf Prior Sale: \$424,900 (10/13)			

31 BRICKEL RD	\$570,000		
B: Allan Elysee & Mirlande L Elysee S: East Brockton LLC Book/Page: 42078/43, Date: 10/30/24 Mtg: New Fed Mtg Corp \$521,977 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 9213sf Prior Sale: \$405,000 (06/24)			
88 KENNEDY RD	\$600,000		
B: Sarah Krueger & Jeremy Krueger S: Nancy E Pires, Tr for Gallagher Ft Book/Page: 42070/67, Date: 10/25/24 Mtg: Fairway Ind Mtg \$519,285 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 21375sf			
108 LARSON RD	\$667,000		
B: Carlene Louis-Letang S: Faye Polansky, Tr for 108 Larson Road Nt Doc#: 00000001543922, Date: 10/28/24 Mtg: American Fncl Resrcs \$533,600 Term: 2054 Use: 4 Bdrm Colonial, Lot: 15002sf			
19 LEDGEBROOK AVE	\$950,000		
B: Reza Kazerouni & Asa Kazerouni S: Carl V Gangitano & Kathleen P Gangitano Book/Page: 42080/275, Date: 10/30/24 Use: 3 Bdrm Contemporary, Lot: 15525sf			
86 MACARTHUR ST	\$565,000		
B: Jason Dicarolo & Stephanie Dicarolo S: Raymond E Fisher Book/Page: 42073/129, Date: 10/28/24 Mtg: EMM Loans LLC \$452,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 15002sf			
42 RIPLEY DR	\$765,000		
B: Jeffrey Plotkin & Michelle Shknevsky S: Anton Laptsenak & Katsiaryna Sadzeyeva Book/Page: 42075/12, Date: 10/29/24 Mtg: United Wholesale Mtg \$595,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 15172sf Prior Sale: \$500,948 (10/18)			
96 RYAN RD	\$675,000		
B: Rachel Constant & Davidson Constant S: Edward M Mcgillcuddy & Julia A Mcgillcuddy Book/Page: 42080/201, Date: 10/30/24 Mtg: Leader Bank NA \$623,100 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 18021sf Prior Sale: \$290,000 (04/02)			
123 STOUGHTON ST	\$525,000		
B: Lubinor Joseph & Sandy Jaboin S: Jennifer Didonatis & Daniel Ayala Book/Page: 42070/444, Date: 10/25/24 Mtg: Movement Mtg LLC \$446,250 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10441sf Prior Sale: \$380,000 (03/20)			
135 WYMAN ST	\$513,000		
B: Andrew Gooden S: Jerome D Pina & Cheryl A Pina Book/Page: 42079/257, Date: 10/30/24 Mtg: Total Mtg Svcs \$503,708 Term: 2054 Use: 3 Bdrm Old Style, Lot: 14736sf			
Walpole			
MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	128	135	
Median Price	\$711,500	\$768,000	
► REAL ESTATE SALES			
CEDAR ST	\$2,000		
B: Carl R Swanson Jr S: Swanson Heidi Ann Est & Damien S Denton Book/Page: 42082/7, Date: 10/31/24			
397 ELM ST	\$1,500,000		
B: 397 Elm St Rt & Thomas W Diplacido Jr S: William A Madden 2nd Book/Page: 42067/493, Date: 10/24/24 Mtg: Walpole Coop Bank \$1,200,000 Use: 3 Bdrm Conventional, Lot: 230868sf Prior Sale: \$635,000 (10/20)			
48 GRANITE ST	\$920,000		
B: Raffi N Asdourian & Winnie Guo S: Patricia S Brown & Thomas J Brown Book/Page: 42081/477, Date: 10/31/24 Mtg: Guild Mortgage Co \$736,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 40002sf Prior Sale: \$275,000 (09/98)			
HEIDI ST	\$20,000		
B: Carl R Swanson Jr S: Swanson Heidi Ann Est & Damien S Denton Book/Page: 42082/7, Date: 10/31/24			
43 HOMEWARD LN	\$1,085,000		
B: Christopher J Gotschall & Taylor A Gotschall S: Julie B Corcoran & Michael J Corcoran Doc#: 00000001543852, Date: 10/25/24 Mtg: US Bank NA \$785,000 Term: 2054 Rate: 5.6% Type: Adj Use: 4 Bdrm Colonial, Lot: 40000sf Prior Sale: \$375,000 (07/98)			
22 IRVING DR	\$675,000		
B: Timothy J Sugrue & Krystin M Bower S: Claire T Okeefe, Tr for 22 Irving Drive Rt Book/Page: 42081/205, Date: 10/31/24 Mtg: Washington Trust Mtg \$641,250 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 16178sf			
36 MERGANSER WAY U:36	\$605,000		
B: Pauline Danielewski S: Lori A Spence Book/Page: 42071/129, Date: 10/25/24 Mtg: Movement Mtg LLC \$255,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$322,250 (08/16)			
8 NORTHWOOD DR	\$952,000		
B: Lauren M Barbo & Ryan J Damico S: Stephen R Clark & Denise M Clark Book/Page: 42078/423, Date: 10/30/24 Mtg: Guaranteed Rate Inc \$425,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 50094sf Prior Sale: \$505,000 (08/13)			
4 PIERCE ST	\$590,000		
B: Ryan Woods & Jaimie Carney S: Susan M Kafouse Doc#: 00000001543838, Date: 10/25/24 Mtg: Rockland Tr Co \$464,000 Term: 2054 Use: 2 Bdrm Raised Ranch, Lot: 13200sf			
7 PRISCILLA LN	\$730,000		
B: Dina D Calixto S: James M Rockwell, Tr for James M Rockwell Lt Book/Page: 42071/375, Date: 10/25/24 Mtg: Fall River Five Cents \$101,000 Term: 2054 Use: 2 Bdrm Raised Ranch, Lot: 31189sf Prior Sale: \$353,000 (01/04)			

18 W PINE DR	\$995,000		
B: Eric Mee & Daniel Tocco S: Maria R Curran & Vincent P Curran Book/Page: 42081/559, Date: 10/31/24 Mtg: Rockland Tr Co \$497,500 Term: 2054 Use: 3 Bdrm Colonial, Lot: 41277sf Prior Sale: \$575,000 (07/17)			
43 WAGON RD	\$1,150,000		
B: Kyle Osullivan & Lindsay Osullivan S: Cecilia C Lowenstein & Douglas A Lowenstein Book/Page: 42082/290, Date: 10/31/24 Mtg: CMG Mortgage Inc \$800,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 40106sf Prior Sale: \$641,500 (04/01)			
WENDY ST	\$20,000		
B: Carl R Swanson Jr S: Swanson Heidi Ann Est & Damien S Denton Book/Page: 42082/7, Date: 10/31/24			
Wellesley			
MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	193	228	
Median Price	\$1,910,000	\$2,107,250	
► REAL ESTATE SALES			
40 CENTRAL ST	\$1,589,000		
B: Tp 40 Ctrl St Wellesley L S: Eastern Bank Book/Page: 42077/5, Date: 10/29/24 Use: Bank Building, Lot: 1565sf			
37 GARDEN RD	\$2,500,000		
B: Robert T Breed, Tr for Breed-Power Ft S: Lixia Wang & Cheng Tang Book/Page: 42084/33, Date: 10/31/24 Mtg: Morgan Stanley Privat \$1,750,000 Term: 2054 Rate: 5.7% Type: Adj Use: 6 Bdrm Colonial, Lot: 27156sf Prior Sale: \$1,900,000 (08/13)			
321 HAMPTON POND PKWY U:39	\$1,875,000		
B: Hltp LLC S: Matthew L Warman & Karen Y Warman Book/Page: 42068/521, Date: 10/25/24 Use: Condo			
24 HAMPTON ST	\$1,300,000		
B: 24 Hampden Wellesley LLC S: Nadel Felicia R Est & Emily J Nadel Doc#: 00000001543964, Date: 10/28/24 Mtg: RFL4 L LLC \$1,935,000 Use: 4 Bdrm Old Style, Lot: 788sf Prior Sale: \$295,000 (09/92)			
7 HASTINGS ST	\$1,330,000		
B: Bo Song & Xiumin Liu S: Alex Ross Book/Page: 42073/191, Date: 10/28/24 Mtg: US Bank NA \$630,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 6964sf Prior Sale: \$695,000 (12/12)			
17 HOBART RD	\$1,900,000		
B: Thomas Krysil & Molly Krysil S: Ronald J Anderson, Tr for Barbara F Anderson T Book/Page: 42078/249, Date: 10/30/24 Use: 4 Bdrm Colonial, Lot: 20070sf			
12 HOLLIS ST U:12	\$272,800		
B: Linda Rim S: Delanson Rity Partners LL Book/Page: 42079/562, Date: 10/30/24 Mtg: Webster Bank \$247,200 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$1,080,000 (01/20)			
44 HUNDREDS RD	\$1,200,000		
B: Jennifer Galvin & Christopher A Gregory S: Carole Thomson Book/Page: 42071/264, Date: 10/25/24 Mtg: CMG Mortgage Inc \$960,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 10000sf			
6 INTERVALE RD	\$950,000		
B: 6 Intervale Road LLC S: Capobianco Florence A Est & Patricia A Capobianco Book/Page: 42070/500, Date: 10/25/24 Mtg: Needham Bk \$1,030,000 Use: 2 Bdrm Cape Cod, Lot: 5640sf			
61 KIRKLAND CIR	\$1,575,000		
B: Ethan S Kramer & Christina D Keefe S: Kimberly A Richlin Book/Page: 42072/591, Date: 10/28/24 Mtg: Guaranteed Rate Inc \$1,260,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 11700sf Prior Sale: \$805,000 (12/12)			
23 MCLEAN ST	\$2,300,000		
B: Yichung Hsu & Michael Yu S: Michael Sexton & Elizma Sexton Book/Page: 42070/117, Date: 10/25/24 Mtg: Leader Bank NA \$1,420,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 10000sf Prior Sale: \$650,000 (06/16)			
12 MELLON RD	\$960,000		
B: Lawrence Weene & Kelly-Ann Weene S: Leah Josephs Book/Page: 42066/388, Date: 10/24/24 Mtg: Rocket Mortgage LLC \$766,500 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 18611sf			
14 OAKENCROFT RD	\$3,077,775		
B: Jeffrey Babcock & Jillian Babcock S: Needham Miller LLC Book/Page: 42080/122, Date: 10/30/24 Mtg: Salem Five Mtg Co \$1,100,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10021sf Prior Sale: \$900,000 (09/23)			
16 ROCKLAND ST	\$1,850,000		
B: 16 Rockland St Cbc LLC S: Thomas R Walker, Tr for David W Walker T Book/Page: 42077/513, Date: 10/30/24 Mtg: Rockland Tr Co \$3,654,000 Use: 6 Bdrm Colonial, Lot: 22311sf			
40 SEAVER ST U:8	\$1,425,000		
B: Laura A Aiello, Tr for Laura A Aiello 2012 RET S: Donna O Moore, Tr for Donna O Moore T Doc#: 00000001543768, Date: 10/24/24 Use: 2 Bdrm Condo Prior Sale: \$1,260,000 (01/23)			
10 STRATHMORE RD	\$1,363,000		
B: Lingmei Liu S: David C Chapin, Tr for Cynthia E Chapin RET Book/Page: 42073/405, Date: 10/28/24 Use: 3 Bdrm Colonial, Lot: 11664sf			
25 THOMAS RD	\$1,875,000		
B: Patrick K McLaughlin & Emily McLaughlin S: 25 Thomas Road LLC Book/Page: 42069/197, Date: 10/25/24 Mtg: Morgan Stanley Privat \$1,500,000 Term: 2054 Rate: 5.3% Type: Adj Use: 3 Bdrm Colonial, Lot: 4886sf Prior Sale: \$855,000 (08/23)			

Westwood

MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	97	113	
Median Price	\$1,110,000	\$1,205,000	
► REAL ESTATE SALES			
64 ABBEY RD U:64	\$1,659,000		
B: Jeffrey B Garfield, Tr for Garfield Rt S: David A Bamel & Lisa A Woodford Book/Page: 42087/5, Date: 11/01/24 Mtg: Dedham Inst for Svgs \$995,400 Term: 2054 Rate: 6.3% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$1,496,836 (07/22)			
385 EAST ST	\$790,000		
B: Preston Leatherman & Stephanie Hadley S: Pt Investments LLC Book/Page: 42077/390, Date: 10/30/24 Mtg: Guaranteed Rate Inc \$632,000 Term: 2054 Use: 2 Bdrm Conventional, Lot: 18881sf Prior Sale: \$620,000 (09/23)			
203 FARM LN	\$1,450,000		
B: Qile Chen & Xi Wang S: Paul F Norton & Paula J Norton Book/Page: 42083/508, Date: 10/31/24 Mtg: Leader Bank NA \$1,160,000 Term: 2054 Rate: 5.8% Type: Adj Use: 4 Bdrm Contemporary, Lot: 41635sf Prior Sale: \$510,500 (11/98)			
12 MILLBROOK RD	\$1,100,000		
B: Sonali D Shah & Vijay Ravichandran S: Kathleen M Platt Book/Page: 42070/242, Date: 10/25/24 Mtg: United Wholesale Mtg \$860,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 42614sf Prior Sale: \$550,000 (06/03)			
65 SEXTON AVE	\$1,000,000		
B: Trevor J Flaxman & Madelyn Girardi S: Andrew M Cox & Alyx M Cox Book/Page: 42081/533, Date: 10/31/24 Mtg: Guaranteed Rate Inc \$855,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 8916sf Prior Sale: \$755,000 (01/21)			
Weymouth			
MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	273	322	
Median Price	\$580,000	\$610,000	
► REAL ESTATE SALES			
200 BURKHALL ST U:709	\$389,000		
B: Trevor A Haubenstricker & Kaytlen Judin S: Prior Mary A Est & Paula A Murray Book/Page: 42082/199, Date: 10/31/24 Mtg: Fairway Ind Mtg \$354,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$137,000 (06/98)			
63 CLARENDON ST	\$664,000		
B: Ryan K Mee & Melissa A Mee S: Jeremy M Anderson & Joy A Anderson Book/Page: 42081/275, Date: 10/31/24 Mtg: Bay Equity LLC \$498,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 25660sf Prior Sale: \$260,000 (05/07)			
361 COMMERCIAL ST	\$605,000		
B: Huyen Nguyen & Thanh P Phan S: Long Virginia Est & Carolyn Damelio Book/Page: 42084/127, Date: 10/31/24 Mtg: Guaranteed Rate Inc \$453,750 Term: 2044 Use: 3 Bdrm Raised Ranch, Lot: 21552sf Prior Sale: \$189,500 (06/99)			
10 DOUGLAS ST	\$1,224,559		
B: Almira Kolaneci S: Rockland Meadows LLC Book/Page: 42075/372, Date: 10/29/24 Mtg: Fairway Ind Mtg \$862,500 Term: 2054 Use: Residential Developable Land, Lot: 4860sf Prior Sale: \$220,000 (10/23)			
405 ESSEX ST	\$540,000		
B: Leslie Mullen S: Edward J Smith & Erica Paul Book/Page: 42070/365, Date: 10/25/24 Mtg: Power Express Mtg Bkr \$486,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 9250sf Prior Sale: \$324,900 (07/18)			
474 FRONT ST	\$800,000		
B: Christine D Sheridan S: John D Talley Doc#: 00000001543817, Date: 10/25/24 Mtg: Leader Bank NA \$600,000 Term: 2054 Use: 4 Bdrm Contemporary, Lot: 28890sf Prior Sale: \$319,000 (07/11)			
26 GRANT ST	\$670,000 </		

46 UNION ST U-5 **\$2,217,508**
 B: Cardinal Cap Group Inc
 S: Edge Re Investments LLC & Cardinal Cap Group Inc
 Book/Page: 42086/391, Date: 11/01/24
 Use: Condo

46 UNION ST U-9 **\$2,217,508**
 B: Cardinal Cap Group Inc
 S: Edge Re Investments LLC & Cardinal Cap Group Inc
 Book/Page: 42086/391, Date: 11/01/24
 Use: Condo

Wrentham

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	67	79
Median Price	\$634,000	\$708,000

► **REAL ESTATE SALES**

2 HAWES ST **\$760,000**
 B: Stephen C Brennan & Penelope M Brennan
 S: Henry L Mulkern & Deirdre M Mulkern
 Doc#: 00000001544157, Date: 10/31/24
 Use: 3 Bdrm Colonial, Lot: 30086sf
 Prior Sale: \$115,000 (09/87)

8 SUMMIT CIR **\$915,000**
 B: Sara Moon & Eugene Bang
 S: Edwin M Anderson
 Book/Page: 42080/320, Date: 10/30/24
 Mtg: Citizens Bank \$600,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 31498sf
 Prior Sale: \$609,650 (12/13)

201 WAMPUM ST **\$390,000**
 B: William J Blank & Janis P Blank
 S: Joseph V Mason 3rd & Jennifer E Mason
 Book/Page: 42074/81, Date: 10/29/24
 Use: Residential Developable Land, Lot: 117969sf
 Prior Sale: \$272,000 (06/21)

Plymouth Registry

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

Brockton Satellite Office

For recordings and rundowns of unregistered land:
 32 Belmont St.
 Brockton, MA 02301
 Telephone: (508) 586-6998
 Fax: (508) 588-0240

Rockland Satellite Office

900 Hingham Street – Suite 920
 Rockland, MA 02370
 Telephone: (781) 792-2800
 Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	104	82
Median Price	\$531,000	\$553,875

► **REAL ESTATE SALES**

560 BEDFORD ST U:D6 **\$435,000**
 B: Christopher M Miller & Jill M Miller
 S: James H Kimball, Tr for James H Kimball RET
 Book/Page: 59407/125, Date: 10/31/24
 Mtg: Guaranteed Rate Inc \$413,250
 Term: 2054
 Use: 2 Bdrm Condo

186 CHAPEL ST **\$380,000**
 B: Frederick Kaczwocka
 S: Stephen W Slonina & Deborah M Slonina
 Book/Page: 59383/197, Date: 10/24/24
 Use: 4 Bdrm Conventional, Lot: 17405sf

408 TAMARACK LN U:408 **\$525,000**
 B: Lisa Prostack
 S: Denise J Curran-Greentree
 Book/Page: 59413/48, Date: 11/01/24
 Use: 2 Bdrm Condo
 Prior Sale: \$430,000 (06/22)

29 THAXTER AVE **\$740,000**
 B: Matthew R Henriksen & Alison C Desmond
 S: Robert J Samuels
 Book/Page: 59391/104, Date: 10/28/24
 Mtg: Mortgage Corp EastIII \$703,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 11742sf
 Prior Sale: \$409,000 (05/24)

Bridgewater

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	144
Median Price	\$615,000	\$627,500

► **REAL ESTATE SALES**

220 BEDFORD ST U:38 **\$264,000**
 B: Kyle Duffy
 S: Brittany Bradford
 Book/Page: 59402/265, Date: 10/30/24
 Mtg: Movement Mtg LLC \$250,800
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$160,000 (03/20)

150 BRADLEY LN **\$1,010,000**
 B: Justin Barca & Kayleen Barca
 S: Denise M Hartley, Tr for Denise M Hartley 2022 T
 Doc#: 00000000856222, Date: 10/25/24
 Mtg: Milestone Mtg Solutio \$707,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 83582sf
 Prior Sale: \$110,000 (10/00)

3 BROAD ST **\$725,000**
 B: Smit Beverage LLC
 S: Jon Howland, Tr for Broad Street T
 Book/Page: 59389/78, Date: 10/25/24
 Mtg: Rockland Tr Co \$500,000
 Use: Restaurant/Bar, Lot: 5096sf

2 CLARA RAY DR **\$662,500**
 B: Michael Demers & Rafaela Demers
 S: Joel E Randall & Kristin Randall
 Book/Page: 59414/278, Date: 11/01/24
 Mtg: Mortgage Research Ctr \$638,750
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 94863sf

501 CONANT ST **\$720,000**
 B: Jean F Calixte
 S: Justin Barca
 Book/Page: 59385/9, Date: 10/24/24
 Mtg: CMG Mortgage Inc \$706,959
 Term: 2054
 Use: 4 Bdrm Split Level, Lot: 39800sf
 Prior Sale: \$472,000 (06/20)

150 CROSS ST **\$799,000**
 B: Connor L Smith & Kimberly L Smith
 S: Jeffrey M Reardon & Jaclyn Reardon
 Book/Page: 59383/109, Date: 10/24/24
 Mtg: TJC Mortgage Inc \$747,943
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 43575sf
 Prior Sale: \$600,000 (01/22)

114 EAST ST **\$520,000**
 B: Tiago B Guimaraes & Sarah J Guimaraes
 S: Agustin Hernandez & Danielle E Hernandez
 Book/Page: 59389/165, Date: 10/25/24
 Mtg: Radius Financial Grp \$416,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 18750sf
 Prior Sale: \$350,000 (06/19)

4 ERBECK CIR **\$710,100**
 B: Samuel W Cassignol & Barbara G Cassignol
 S: Jeremy Shannon & Leah D Shannon
 Book/Page: 59401/341, Date: 10/30/24
 Mtg: Guild Mortgage Co \$698,497
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 43561sf
 Prior Sale: \$407,000 (07/14)

1732 HIGH ST **\$510,000**
 B: Ryan T Sarcione & Hannah M Rideout
 S: Michael R Ryan, Tr for Michael R Ryan RET
 Book/Page: 59410/290, Date: 10/31/24
 Mtg: First Community Mtg \$405,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 18500sf

30 HORSESHOE LN **\$700,000**
 B: Rosa M Alvarez
 S: Philip A Mariano & Kathleen A Mariano
 Book/Page: 59412/46, Date: 11/01/24
 Mtg: Total Mtg Svcs \$665,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 133910sf
 Prior Sale: \$479,900 (09/03)

180 MAIN ST U:6105 **\$280,000**
 B: Janet Mcgrail
 S: Patrick P Mcgrail
 Book/Page: 59404/65, Date: 10/30/24
 Mtg: Fairway Ind Mtg \$270,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$146,500 (06/03)

56 MARY LN U:8 **\$300,000**
 B: Kara Burns
 S: Bruce A Palombo, Tr for Upland Rt
 Book/Page: 59398/93, Date: 10/29/24
 Use: 2 Bdrm Condo

4 NORTH ST **\$365,000**
 B: Tori Martin
 S: Donna J Denbesten
 Book/Page: 59410/95, Date: 10/31/24
 Mtg: Corstone First Mtg LI \$358,388
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 76278sf
 Prior Sale: \$270,000 (02/07)

80 PINE ST **\$510,000**
 B: Sean Pierce
 S: Barbara J Dupont
 Book/Page: 59409/81, Date: 10/31/24
 Mtg: Fairway Ind Mtg \$510,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 81683sf
 Prior Sale: \$294,900 (07/02)

201 SOUTH DR **\$599,900**
 B: Veronica G Troup, Tr for Kenneth P Troup
 S: Kimberly U Deveau, Tr for Urban Paul J Est
 Book/Page: 59387/104, Date: 10/25/24
 Mtg: Bluestone Bank \$449,925
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 37500sf

47 STARR RD **\$535,000**
 B: Brandon N Barlow
 S: Cama Investments LLC
 Book/Page: 59387/309, Date: 10/25/24
 Mtg: Guaranteed Rate Inc \$508,250
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 9000sf
 Prior Sale: \$361,000 (06/24)

259 SUMMER ST **\$500,000**
 B: Coy R Stine & Laura M Stine
 S: Patrick O Driscoll, Tr for 259 Summer Street Rt
 Book/Page: 59397/12, Date: 10/29/24
 Mtg: American Ngbd Mtg Acc \$475,000
 Term: 2054
 Use: 5 Bdrm Antique, Lot: 81560sf
 Prior Sale: \$700,000 (06/24)

70 BALTIC AVE **\$575,000**
 B: Patricia Centeio & Florinda Alves
 S: Shawn J Mcbrine, Tr for Linda J Mattie Ft
 Book/Page: 59408/294, Date: 10/31/24
 Mtg: Total Mtg Svcs \$555,809
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 13656sf
 Prior Sale: \$220,000 (09/12)

59 BERNICE AVE **\$300,000**
 B: James F McLaughlin
 S: Pantano Phillip F Est & Phillip P Pantano
 Book/Page: 59381/309, Date: 10/24/24
 Use: 3 Bdrm Split Level, Lot: 6682sf

36 BREWSTER RD **\$350,000**
 B: T & V Associates LLC
 S: Marilyn R Hughes, Tr for Marilyn R Hughes lrt
 Book/Page: 59399/83, Date: 10/29/24
 Use: 2 Bdrm Cape Cod, Lot: 14401sf

10 CENTRAL SQ **\$850,000**
 B: Morrissey Properties LLC
 S: D & M Ward Family Lp
 Book/Page: 59394/303, Date: 10/28/24
 Mtg: Housemax Funding LLC \$823,810
 Use: Residential-Multiple Bldgs, Lot: 5998sf

128 COE RD **\$550,000**
 B: Jean Augustin
 S: Nora Hughes & Linda Fargo
 Book/Page: 59411/346, Date: 11/01/24
 Mtg: Total Mtg Svcs \$540,038
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 12802sf
 Prior Sale: \$370,000 (03/20)

264 COURT ST **\$500,000**
 B: 264 Court Street LLC
 S: Margrette J Baptiste & Renald J Baptiste
 Book/Page: 59408/42, Date: 10/31/24
 Mtg: Alpha Real Est Lndg \$560,000
 Use: 2-Family Two Family, Lot: 7048sf
 Prior Sale: \$325,000 (06/05)

335 COURT ST **\$590,000**
 B: Christy R Felix & Stephen P Felix
 S: Sean Walters
 Book/Page: 59393/112, Date: 10/28/24
 Mtg: Plaza Home Mtg \$579,313
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 6586sf
 Prior Sale: \$370,000 (01/18)

136 DAGMAR DR **\$670,000**
 B: Linda Fargo & Nora Hughes
 S: Patryce A Lally
 Book/Page: 59413/261, Date: 11/01/24
 Mtg: Eastern Bank \$536,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 19881sf
 Prior Sale: \$580,000 (02/24)

28 DARBY RD **\$540,000**
 B: Hermany R Alves & Leidy L Alves
 S: Jessica Anderson & Daniel Petronelli
 Book/Page: 59409/272, Date: 10/31/24
 Mtg: Total Mtg Svcs \$513,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10006sf
 Prior Sale: \$369,000 (07/24)

4 DODGE RD **\$410,000**
 B: Meghan E Lane
 S: Kevin D Macallister & Maura Macallister
 Book/Page: 59402/153, Date: 10/30/24
 Mtg: Bank of America NA \$328,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10001sf
 Prior Sale: \$300,000 (08/20)

10 FELTON ST U:209 **\$249,900**
 B: Dinesh M Patel
 S: Jeanne B Riordan
 Book/Page: 59403/32, Date: 10/30/24
 Use: 2 Bdrm Condo
 Prior Sale: \$300,000 (07/23)

21 FULLER ST **\$940,000**
 B: Adilson S Cardoso & Elisa Cardoso
 S: Bm Property Mgmt LLC
 Book/Page: 59396/273, Date: 10/29/24
 Mtg: CMG Mortgage Inc \$893,000
 Term: 2054
 Use: 3-Family Multi-Unt Bldg, Lot: 4173sf
 Prior Sale: \$66,000 (11/10)

154 GLOUCESTER ST **\$435,000**
 B: Mario A Rodriguez & Claudia E Rodriguez
 S: Andrew M Layon & Fadla H Silva-Layon
 Book/Page: 59394/172, Date: 10/28/24
 Mtg: Cross Country Mtg Inc \$427,121
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 9409sf
 Prior Sale: \$255,000 (11/17)

37 GRANTVIEW TER **\$580,000**
 B: Marie E Cleveaux
 S: Badavas Sotriros C Est & Vicky Dutkiewicz
 Book/Page: 59390/170, Date: 10/28/24
 Mtg: United Wholesale Mtg \$569,494
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 12754sf

68 HILLCREST AVE **\$531,000**
 B: Obadiiah Njokah & Margaret Waweru
 S: Brighton D Ateku
 Book/Page: 59413/311, Date: 11/01/24
 Mtg: EMM Loans LLC \$511,563
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11539sf
 Prior Sale: \$237,500 (02/16)

72 HILLSIDE AVE **\$630,000**
 B: Claude A James
 S: William J Vito
 Book/Page: 59386/280, Date: 10/25/24
 Mtg: NFM Inc \$598,500
 Term: 2054
 Use: 2-Family Two Family, Lot: 8459sf
 Prior Sale: \$256,000 (08/14)

107 LONGWOOD AVE **\$475,000**
 B: Shirley Anderson & James Anderson Jr
 S: Helen Harrow & Robert Harrow
 Book/Page: 59397/251, Date: 10/29/24
 Mtg: Onto Mortgage LLC \$451,250
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7113sf
 Prior Sale: \$250,000 (10/07)

1717 MAIN ST **\$890,000**
 B: Uplift Behavioral Health
 S: 1717 Main Street LLC
 Book/Page: 59384/224, Date: 10/24/24
 Mtg: An Hue Tran \$730,000
 Use: Retail-Service, Lot: 10014sf
 Prior Sale: \$550,000 (05/15)

465 MONTELLO ST **\$792,500**
 B: Veronica M Fernandes & Carlos Z Morais
 S: Ryan Gadles, Tr for Vision Group Rt
 Book/Page: 59393/257, Date: 10/28/24
 Mtg: Total Mtg Svcs \$752,875
 Term: 2054
 Use: 3-Family Multi-Unt Bldg, Lot: 10611sf
 Prior Sale: \$120,000 (09/11)

15 NANCY LN **\$465,000**
 B: Amarildes Miranda
 S: Thomas P Carchidi, Tr for Alice H Carchidi RET
 Book/Page: 59404/98, Date: 10/30/24
 Mtg: Cape Cod Five Cent Bk \$418,035
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 10123sf

685 OAK ST U:1-10 **\$290,000**
 B: Terrance Williams
 S: Subasit Acharji
 Book/Page: 59406/33, Date: 10/31/24
 Mtg: LoanDepot.Com \$281,300
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$110,000 (03/10)

685 OAK ST U:1-11 **\$245,000**
 B: Devin J Angelopolus
 S: Walter R Vincent, Tr for Vincent Hm lrt
 Book/Page: 59382/321, Date: 10/24/24
 Mtg: United Wholesale Mtg \$237,650
 Term: 2054
 Use: 1 Bdrm Condo

685 OAK ST U:1-8 **\$240,000**
 B: Pavel I Ivanov
 S: Healy Joseph Richard Est & Mary Healy
 Book/Page: 59415/295, Date: 11/01/24
 Mtg: Wells Fargo Bank \$192,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$65,000 (02/01)

418 PLEASANT ST **\$725,000**
 B: Jennifer B Douglas & Chevon Douglas
 S: Bonny Barthelemy & Elna Barthelemy
 Book/Page: 59394/40, Date: 10/28/24
 Mtg: Movement Mtg LLC \$688,750
 Term: 2054
 Use: 2-Family Two Family, Lot: 4508sf
 Prior Sale: \$260,500 (12/15)

62 PORTER ST **\$824,501**
 B: Justin M Brown
 S: Robert L Martin, Tr for 62 Porter Street Rt
 Book/Page: 59386/59, Date: 10/25/24
 Mtg: Churchill Mortgage Co \$809,566
 Term: 2054
 Use: 3-Family Multi-Unt Bldg, Lot: 10006sf
 Prior Sale: \$150,000 (11/08)

175 ROCKLAND DR **\$787,000**
 B: Christina Tran, Tr for Philip M Tran
 S: Diane M Fortes
 Book/Page: 59409/106, Date: 10/31/24
 Mtg: Guaranteed Rate Inc \$182,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 22651sf
 Prior Sale: \$336,500 (10/11)

481 ROCKLAND ST **\$560,000**
 B: Claudy P Calixte & Shenay Y Brown
 S: Priscilla J Mueller
 Book/Page: 59388/154, Date: 10/25/24
 Mtg: Northpoint Mortgage \$549,857
 Term: 2054
 Use: 4 Bdrm Split Level, Lot: 16988sf

61 SHERMAN ST **\$505,000**
 B: Daedreann Mccalla & Kallicharran Mccalla
 S: Sarah A Ukatu
 Book/Page: 59398/280, Date: 10/29/24
 Mtg: Guaranteed Rate Affin \$495,853
 Term: 2054
 Use: 4 Bdrm Ranch, Lot: 8708sf
 Prior Sale: \$420,000 (10/22)

80 SOPHIA AVE **\$496,000**
 B: Segundo G Tacuri & Martha L Quishpe
 S: Anne R Cohen
 Book/Page: 59415/134, Date: 11/01/24
 Mtg: Towne Mortgage Co \$454,212
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10350sf
 Prior Sale: \$330,000 (08/19)

60 SOUTHLAND TER **\$400,000**
 B: Devin Ryan & Kariana Santos
 S: Michael A Wicklund
 Book/Page: 59412/322, Date: 11/01/24
 Mtg: Cardinal Fnci Co LP \$400,853
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11260sf
 Prior Sale: \$285,000 (03/20)

268 TORREY ST **\$530,000**
 B: Vamilia S Dos Santos & Antonio A Dasilva
 S: Raymond A Homer & Janice M Homer
 Book/Page: 59405/131, Date: 10/30/24
 Mtg: Total Mtg Svcs \$503,500
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 11548sf

447 W ELM ST U:3 **\$188,800**
 B: Ron Hanover & Michael H Hanover
 S: Jamie Fell & Robert F Fell
 Book/Page: 59411/97, Date: 10/31/24
 Mtg: LoanDepot.Com \$141,600
 Term: 2054
 Use: 1 Bdrm Condo

83 WESTHAVEN DR **\$459,900**
 B: Sandra Santos
 S: Pauline A Mccarthy
 Book/Page: 59387/262, Date: 10/25/24
 Mtg: Rockland Tr Co \$409,000
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 13917sf

35 DONNA ST **\$547,638**
 B: Lsf8 Master Patricipation & United States Bk T Na Tr
 S: Kirsten F Morgan & Us Bank TNa Tr
 Book/Page: 59397/204, Date: 10/29/24
 Use: 3 Bdrm Raised Ranch, Lot: 10001sf
 Prior Sale: \$356,000 (07/06)

118 S MEADOW RD **\$675,000**
 B: Christopher Cafiero & Kristy Cafiero
 S: Harrison D Piper & David G Piper
 Book/Page: 59387/76, Date: 10/25/24
 Mtg: Mortgage Research Ctr \$329,062
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 40075sf
 Prior Sale: \$492,802 (04/24)

6 WAREHAM ST **\$395,000**
 B: David Galotti
 S: Nora Dutra
 Book/Page: 59412/197, Date: 11/01/24
 Mtg: OCMBC Inc \$316,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 20909sf
 Prior Sale: \$205,000 (08/14)

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**

8 HITTY TOM RD **\$675,000**
 B: Scott M Kane & Amy E Kane
 S: Danielle M Delagrange & Charles R Delagrange
 Book/Page: 59403/295, Date: 10/30/24
 Mtg: Mtg Equity Partners \$375,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 42278sf
 Prior Sale: \$185,700 (11/93)

35 OCEAN RD N **\$908,000**
 B: Igor Ushakov & Elizaveta Malinina
 S: Robert C Shiebler, Tr for Shiebler Ft
 Doc#: 00000000856240, Date: 10/25/24
 Mtg: Guaranteed Rate Inc \$726,400
 Term: 2051
 Use: 2 Bdrm Ranch, Lot: 4950sf
 Prior Sale: \$175,000 (02/97)

100 PARKS ST U:24 **\$450,000**
 B: Peter Rytitel & Margaret Gazza
 S: Arthur F Hyder & Patricia A Hyder
 Book/Page: 59399/177, Date: 10/29/24
 Use: 2 Bdrm Condo, Lot: 3049sf
 Prior Sale: \$250,000 (11/14)

15 PHILLIPS BROOK CIR **\$920,000**
 B: Wesley Lowenfeld & Michelle Lowenfeld
 S: Edward J Montville Jr & Kristin J Montville

PLYMOUTH REGISTRY
continued

12 LYDON LN U:2..... **\$337,000**
B: Hope A Lemay
S: Lynnette Tyler-Sumptner
Book/Page: 59410/30, Date: 10/31/24
Mtg: First Community Mtg \$303,300
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$153,600 (11/02)

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**

33 BEECHTREE RD..... **\$850,000**
B: Shawn P Mullen & Adriana R Mullen
S: Charlene P Dearden & James Dearden
Book/Page: 59394/127, Date: 10/28/24
Mtg: Guild Mortgage Co \$680,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30056sf
Prior Sale: \$420,000 (01/10)

44 DWELLEY AVE..... **\$595,000**
B: Chandler Speights
S: Dennis E Read
Book/Page: 59387/182, Date: 10/25/24
Mtg: Leader Bank NA \$476,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30056sf

110 HERRING BROOK WAY..... **\$1,429,820**
B: Andrew Fisher & Nancy Fisher
S: Raider Nation LLC
Book/Page: 59389/282, Date: 10/25/24
Mtg: Paramount Res Mtg Gp \$802,650
Term: 2039
Use: Residential Developable Land, Lot: 109771sf

156 OLD WASHINGTON ST..... **\$830,000**
B: Alicia Barry & Christopher Barry
S: Robert S Marciello, Tr for 156 Old Wa Street Rt
Book/Page: 59407/175, Date: 10/31/24
Mtg: Movement Mtg LLC \$664,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60113sf
Prior Sale: \$525,000 (03/06)

87 SCHOOL ST..... **\$400,000**
B: Adi Peillumbi & Andi Cobani
S: Bowen Lawrence J Est & Laura A Owens
Book/Page: 59389/58, Date: 10/25/24
Use: 3 Bdrm Conventional, Lot: 16553sf

226 WATER ST..... **\$535,000**
B: Christopher B Hayes
S: Hayes Beverly L Est & Timothy M Hayes
Book/Page: 59404/313, Date: 10/30/24
Mtg: Rockland Tr Co \$267,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 32670sf

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**

122 CROSS ST..... **\$562,500**
B: Andrew Belmore & Jessica M Foster
S: Carolyn A Belmore & Stephen C Belmore
Book/Page: 59387/49, Date: 10/25/24
Mtg: Province Mtg Assoc \$450,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 42602sf
Prior Sale: \$33,000 (01/00)

497 E WASHINGTON ST..... **\$649,900**
B: Melissa Saba
S: Anthony G Kelley
Book/Page: 59393/8, Date: 10/28/24
Mtg: Guild Mortgage Co \$454,930
Term: 2044
Use: 2 Bdrm Ranch, Lot: 45302sf
Prior Sale: \$320,000 (09/15)

13 HOWLAND TRL U:7..... **\$633,445**
B: Frederick E White Jr
S: Cushing Trails LLC
Book/Page: 59407/202, Date: 10/31/24
Use: Condo

162 INDUSTRIAL BLVD..... **\$2,940,000**
B: Ibh LLC
S: J&g Management LLC
Doc#: 00000000856428, Date: 11/01/24
Use: Industrial Warehouse, Lot: 239144sf
Prior Sale: \$260,000 (11/05)

321 LAKESIDE RD..... **\$433,000**
B: Thomas W Chiarelli & Jill Chiarelli
S: Maureen M Palombo, Tr for 321 Lakeside Road Rt
Book/Page: 59386/41, Date: 10/25/24
Use: 3 Bdrm Ranch, Lot: 142006sf
Prior Sale: \$370,000 (06/06)

228 LIBERTY ST..... **\$279,500**
B: Cindy Carozzi, Tr for Joshua D Trainor
S: Debra A Lundgren, Tr for Liberty Street Dal Int
Book/Page: 59397/214, Date: 10/29/24
Mtg: BankESB \$496,000
Term: 2054 Rate: 7.0% Type: Adj

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**

ARNOLD RD..... **\$900,000**
B: Breakwater Dev LLC
S: 30 Arnold Road LLC
Book/Page: 59384/198, Date: 10/24/24
Mtg: Dedham Inst for Svgs \$2,275,000
Use: Residential Developable Land, Lot: 261285sf

120 EAST ST..... **\$952,000**
B: Patrick Dennehy & Abigail Dennehy
S: Alexander J Andrassy & Emily J Andrassy
Book/Page: 59386/165, Date: 10/25/24
Mtg: M&T Bank NA \$571,200
Term: 2049
Use: 3 Bdrm Colonial, Lot: 33100sf
Prior Sale: \$573,000 (12/18)

16 FISHER RD..... **\$777,000**
B: Todd W Heger & Julie G Heger
S: Susan R Sarni
Book/Page: 59385/84, Date: 10/24/24
Mtg: Guaranteed Rate Inc \$543,900
Term: 2054
Use: 3 Bdrm Split Level, Lot: 16675sf
Prior Sale: \$457,000 (09/16)

1020 MAIN ST..... **\$600,000**
B: Associate Solutions LLC
S: Anton Cela
Book/Page: 59394/268, Date: 10/28/24
Mtg: Stonington Capital \$725,000
Use: 2 Bdrm Cape Cod, Lot: 14632sf
Prior Sale: \$488,000 (08/20)

9 OLMSTED DR..... **\$2,500,000**
B: Joseph L Springer & Sara M Florian
S: Sarah A Lucey, Tr for Sarah A Lucey T
Doc#: 00000000856381, Date: 10/31/24
Mtg: Citibank Na \$2,000,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 41742sf
Prior Sale: \$1,430,000 (11/14)

12 QUEEN ANNE LN..... **\$1,205,000**
B: Alexander Andrassy & Emily Andrassy
S: Donna F Austin, Tr for Donna F Austin 2005 RET
Doc#: 00000000856243, Date: 10/25/24
Mtg: Berkshire Bank \$964,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22157sf

15 S BRADFORD RD..... **\$1,875,000**
B: Hardy Allen & Heather Allen
S: 49 Garrison Rd LLC
Book/Page: 59383/74, Date: 10/24/24
Mtg: Mortgage Corp Eastlll \$840,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 33940sf
Prior Sale: \$1,100,000 (11/23)

14 SPRING ST..... **\$875,000**
B: Breakwater Dev LLC
S: Elaine S Trudell, Tr for Trudell Ft
Book/Page: 59402/301, Date: 10/30/24
Mtg: CCG Fund 1 LLC \$2,325,000
Use: 4 Bdrm Cape Cod, Lot: 22360sf

603 TUCKERS LN U:603..... **\$435,000**
B: Mary C Buczynski
S: Cheryl A Willis
Book/Page: 59409/177, Date: 10/31/24
Mtg: Radius Financial Grp \$200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$254,000 (08/03)

605 TUCKERS LN U:605..... **\$455,000**
B: Ellen Maguire & Sidney Maguire
S: Mary A Eckhardt, Tr for Chizum M Eckhardt Ft
Book/Page: 59411/321, Date: 11/01/24
Mtg: TJC Mortgage Inc \$215,000
Use: 2 Bdrm Condo
Prior Sale: \$115,000 (07/94)

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**

60 CADISH AVE..... **\$864,000**
B: Kate W Richardsson
S: Michael D Ribeiro & Susan S Ribeiro
Book/Page: 59384/32, Date: 10/24/24
Mtg: Guaranteed Rate Affin \$428,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 3777sf
Prior Sale: \$102,000 (06/98)

43 D ST..... **\$480,000**
B: Emily R Garr & Mark C Chase
S: Linda Garr
Book/Page: 59388/247, Date: 10/25/24
Mtg: Leader Bank NA \$456,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 6382sf

23 FAIRMOUNT WAY..... **\$800,000**
B: Duane A Warty, Tr for 23 Farimont Rt
S: Michael Sullivan, Tr for Josephine Sullivan Hm lrt
Book/Page: 59413/161, Date: 11/01/24
Use: 3 Bdrm Colonial, Lot: 8873sf
Prior Sale: \$173,000 (09/98)

23 N ST..... **\$489,000**
B: Steven Currie, Tr for Pk Motor Rt
S: Stephen Malcom
Book/Page: 59400/93, Date: 10/29/24
Use: 3 Bdrm Cape Cod, Lot: 5759sf

155 NANTASKET AVE U:302..... **\$578,000**
B: Jeffrey A Barovich & Susan T Barovich
S: Susan Boss
Book/Page: 59387/302, Date: 10/25/24
Use: 1 Bdrm Condo

544 NANTASKET AVE..... **\$500,000**
B: Bruno Barbuto
S: Erm Hull LLC
Book/Page: 59396/102, Date: 10/29/24
Use: 2 Bdrm Bngl/Cottage, Lot: 3894sf
Prior Sale: \$500,000 (12/15)

546 NANTASKET AVE..... **\$800,000**
B: Bora Davidhi & Kenneth Kern
S: Bruno Barbuto
Book/Page: 59408/183, Date: 10/31/24
Mtg: Rocket Mortgage LLC \$760,000
Term: 2054
Use: Apartment Bldg - 4-8 Units, Lot: 7109sf

836 NANTASKET AVE U:1..... **\$325,000**
B: Andrea Calabrese & Anthony Calabrese
S: Katherine Dezenogotta
Book/Page: 59404/243, Date: 10/30/24
Use: 2 Bdrm Condo
Prior Sale: \$166,000 (06/13)

26 ROOSEVELT AVE..... **\$585,000**
B: 26 Roosevelt Avenue LLC
S: Jason T Moynihan & Michael P Moynihan
Book/Page: 59385/239, Date: 10/25/24
Use: 4 Bdrm Colonial, Lot: 3960sf
Prior Sale: \$550,000 (04/21)

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**

55 COLE ST..... **\$685,000**
B: Paul J Brown, Tr for Paul J Brown Lt
S: Valerie A Gill
Book/Page: 59383/282, Date: 10/24/24
Use: 3 Bdrm Colonial, Lot: 5000sf

204 GROVE ST..... **\$450,000**
B: Lisa Robertson & Jeanna Robertson
S: Raymond E Stairs, Tr for Stairs Rt
Book/Page: 59393/81, Date: 10/28/24
Mtg: Guild Mortgage Co \$325,266
Term: 2054
Use: 3 Bdrm Split Level, Lot: 47916sf

32 LONGWOOD CIR..... **\$840,000**
B: Richard Hicks & Carey Hicks
S: Longwood LLC
Book/Page: 59408/65, Date: 10/31/24
Mtg: Fairway Ind Mtg \$340,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42000sf
Prior Sale: \$487,000 (10/23)

18 OLD MILL RD..... **\$943,000**
B: John T Zuccaro & Keri-Lynn Zuccaro
S: Craig Schuele, Tr for Schuele Lt
Book/Page: 59409/301, Date: 10/31/24
Mtg: Radius Financial Grp \$485,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 40086sf
Prior Sale: \$225,000 (03/99)

11 PEMBROKE ST..... **\$667,050**
B: Kevin E Hynes, Tr for Kevin E Hynes Ft
S: Timothy P Colligan
Book/Page: 59410/220, Date: 10/31/24
Use: 3 Bdrm Conventional, Lot: 14960sf
Prior Sale: \$469,000 (07/19)

108 RING RD..... **\$822,500**
B: Hannah Kelsey & Andrew Shea
S: George J Graziano & Karen Graziano
Book/Page: 59414/54, Date: 11/01/24
Mtg: Guaranteed Rate Inc \$658,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 132858sf

23 ROCKY NOOK AVE..... **\$493,333**
B: Cynthia D Kislauskis
S: Susan M Doyle & Kevin J Doyle
Book/Page: 59387/232, Date: 10/25/24
Use: 2 Bdrm Conventional, Lot: 5000sf

6 SHERIDAN DR..... **\$582,500**
B: Larissa Hoste & Joao S Cardoo
S: Diane M Nikiforow, Tr for Nikiforow RET
Book/Page: 59413/183, Date: 11/01/24
Mtg: Nqm Funding Llc \$466,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 14550sf

58 SHORE DR..... **\$937,825**
B: Paul Walker & Ann Walker
S: Neal A Winston, Tr for 58 Shore Drive Rt
Doc#: 00000000856190, Date: 10/24/24
Mtg: Rocket Mortgage LLC \$400,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6500sf
Prior Sale: \$368,000 (11/01)

3 TRETPO LN U:8..... **\$390,000**
B: Nelci Desouza
S: Amy Mastrodomenico
Book/Page: 59390/314, Date: 10/28/24
Mtg: OCMB Inc \$312,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 1sf
Prior Sale: \$249,900 (10/19)

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**

1 ABBEY ST..... **\$465,000**
B: Residences At Lebaron Hls
S: Derek Adesso & Christine A Adesso
Book/Page: 59384/321, Date: 10/24/24
Use: 3 Bdrm Ranch, Lot: 43124sf

3 BARTELLI RD..... **\$580,000**
B: Matthew W Brown & Christine A Adesso
S: Jeanne C Freitas
Book/Page: 59398/222, Date: 10/29/24
Mtg: CMG Mortgage Inc \$442,612
Term: 2054
Use: 3 Bdrm Raised Cape, Lot: 34571sf

37 CENTRAL AVE..... **\$345,000**
B: Cheryl Mathews & Richard Mathews
S: Bradshaw Debra Lynn Est & Benjamin M Ellis
Book/Page: 59414/100, Date: 11/01/24
Use: 3 Bdrm Ranch, Lot: 19834sf
Prior Sale: \$165,900 (08/02)

11 COUNTRY CLUB LN U:11..... **\$625,000**
B: Joseph Izzo & Linda Izzo
S: Nancy A Mooney, Tr for Robert L Mooney T
Book/Page: 59402/189, Date: 10/30/24
Use: 2 Bdrm Condo

142 MAIN ST..... **\$390,000**
B: Zachery A Shepherd
S: Gertrude A Cribben
Book/Page: 59404/294, Date: 10/30/24
Mtg: Coastal Heritage Bank \$288,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 29583sf
Prior Sale: \$131,500 (11/87)

97 PICKENS ST..... **\$420,000**
B: Metco Real Estate LLC
S: Tetrault Real Estate LLC
Book/Page: 59415/57, Date: 11/01/24
Mtg: Crowd Lending Fund \$455,000
Use: 2 Bdrm Raised Ranch, Lot: 84810sf
Prior Sale: \$338,021 (09/24)

12 VIOLET ST..... **\$115,000**
B: 215 Toll Gate Realty LLC
S: Steven P Kelly, Tr for Trinity RET
Book/Page: 59383/201, Date: 10/24/24
Mtg: G Capital LLC \$195,000
Use: 2 Bdrm Cottage, Lot: 5000sf
Prior Sale: \$29,500 (08/01)

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**

5 DEER RUN..... **\$2,380,000**
B: Scott C Smith, Tr for 5 B T
S: Deer Run Lot 5 LLC
Book/Page: 59385/282, Date: 10/25/24
Mtg: Citibank Na \$2,023,000
Term: 2054 Rate: 5.9% Type: Adj
Use: Residential Developable Land, Lot: 369276sf
Prior Sale: \$315,000 (04/23)

383 DELANO RD..... **\$200,000**
B: Specialized Prop Grp LLC & Espd 1 LLC
S: Joyce M Castille
Book/Page: 59405/27, Date: 10/30/24
Mtg: Dunegrass Capital LLC \$450,000
Use: 1 Bdrm Colonial, Lot: 34218sf
Prior Sale: \$125,000 (11/99)

613 DELANO RD..... **\$370,000**
B: Yahweh Properties LLC
S: Joseph J Burke Jr
Book/Page: 59395/55, Date: 10/28/24
Mtg: Tailor Rdg REIT LLC \$507,500
Use: 3 Bdrm Colonial, Lot: 10582sf

17 RYDER LN..... **\$540,000**
B: Elizabeth M Reilly
S: 17 Ryder Lane LLC
Book/Page: 59414/26, Date: 11/01/24
Mtg: Guild Mortgage Co \$513,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 37390sf
Prior Sale: \$200,000 (11/98)

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**

16 BAY ST..... **\$815,000**
B: Christine Henderson & Neil Henderson
S: Lawrence C Culbert, Tr for Irene M Culbert lrt
Book/Page: 59387/129, Date: 10/25/24
Mtg: Rockland Tr Co \$315,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 5000sf

1801 OCEAN ST U:W23..... **\$154,916**
B: Catherine Sugrue
S: Rockland TCom
Book/Page: 59404/1, Date: 10/30/24
Mtg: MA Comm Hsg & C Dev \$154,916
Use: 2 Bdrm Condo
Prior Sale: \$134,000 (05/23)

9 PIERCE RD..... **\$575,000**
B: Brian Saponaro & Elizabeth Saponaro
S: Sean Reynolds
Book/Page: 59403/232, Date: 10/30/24
Mtg: Guaranteed Rate Inc \$546,250
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 20049sf
Prior Sale: \$345,000 (12/09)

6 PROCTOR ST..... **\$992,000**
B: Casey Ruggiero & Emily Ruggiero
S: Pamela Adams, Tr for Lyn M Braz RET
Book/Page: 59392/224, Date: 10/28/24

13 RED GOLD FARM RD..... **\$1,379,305**
B: Noah Walker & Kristen Walker
S: North Duxbury LLC
Book/Page: 59400/332, Date: 10/30/24
Mtg: Leader Bank NA \$879,305
Term: 2054
Use: Res Potentially Dvlplble Land, Lot: 29805sf

172 RIDGE RD..... **\$580,000**
B: John Monahan
S: Matthew Mcnear & Nicole Mcnear
Doc#: 00000000856424, Date: 11/01/24
Mtg: Radius Financial Grp \$551,000
Term: 2054
Use: 2 Bdrm Cottage, Lot: 10050sf
Prior Sale: \$220,000 (11/20)

30 ROOSEVELT RD..... **\$527,500**
B: Sarah E Johnson & Benjamin E Johnson
S: Douglas P Hunt & Gail J Hunt
Book/Page: 59410/343, Date: 10/31/24
Mtg: Mortgage Corp Eastlll \$395,625
Term: 2054
Use: 2 Bdrm Cottage, Lot: 3276sf
Prior Sale: \$334,000 (11/20)

5 ROYAL DANE DR U:37..... **\$270,000**
B: Jenna Hunt & Zachary Catron
S: Michael Chmielinski & Ana Chmielinski
Book/Page: 59407/326, Date: 10/31/24
Mtg: Salem Five Mtg Co \$195,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$172,000 (01/05)

35 RYDERS LN..... **\$900,000**
B: Marco Caparrotta & Jordan Caparrotta
S: Elvis Nguyen & Maria C Bevilacqua
Book/Page: 59401/208, Date: 10/30/24
Mtg: Cross Country Mtg Inc \$550,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21900sf
Prior Sale: \$510,000 (08/19)

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**

- 333 GROVE ST..... \$845,000**
 B: Olivia A Troupe, Tr for Zachary S Troupe
 S: Hai M Peng & Ken Z Li
 Doc#: 00000000856269, Date: 10/28/24
 Mtg: Movement Mtg LLC \$633,750
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 49658sf
 Prior Sale: \$818,000 (12/22)
- 570 GROVE ST..... \$995,000**
 B: Joseph P Jannetty
 S: Justin Winters & Tania Pacheco
 Book/Page: 59397/192, Date: 10/29/24
 Mtg: Joseph C Jannetty \$928,000
 Use: 3 Bdrm Cape Cod, Lot: 241322sf
 Prior Sale: \$580,000 (03/18)
- 301 PINE ST..... \$485,000**
 B: L Graziano Builders Inc
 S: 301 Pine Street Rt & Paul J Legere Jr
 Book/Page: 59383/106, Date: 10/24/24
 Use: 3 Bdrm Bngl/Cottage, Lot: 43560sf

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**

- 24 CENTER HILL RD..... \$750,000**
 B: Amanda N Iamele & Steven B Gerhart
 S: Marc S Gerhart, Tr for Bdc Ft
 Book/Page: 59389/35, Date: 10/25/24
 Mtg: Rockland Tr Co \$600,000
 Term: 2054
 Use: 3 Bdrm Gambrel, Lot: 47063sf
 Prior Sale: \$139,900 (12/90)
- 14 CHAMPION WAY..... \$580,000**
 B: Shayne W Mcdonald & Mikaela A Mcdonald
 S: Stephen P Kallenberg & Susan M Kallenberg
 Book/Page: 59407/245, Date: 10/31/24
 Mtg: Movement Mtg LLC \$539,275
 Term: 2054
 Use: 1-Family Cape Cod, Lot: 10959sf
- 118 CONGRESS ST..... \$630,000**
 B: Devin J Sherman, Tr for 118 Congress St Rt
 S: Bryan M Evans & Caitlin R Evans
 Book/Page: 59415/93, Date: 11/01/24
 Use: 1-Family Cape Cod, Lot: 41536sf
 Prior Sale: \$349,200 (05/13)
- 115 ELM ST..... \$645,000**
 B: Thomas Bowes & Abigail C Healey
 S: Kevin Kane LLC
 Book/Page: 59399/88, Date: 10/29/24
 Mtg: CMG Mortgage Inc \$633,317
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 40190sf
 Prior Sale: \$452,000 (06/24)
- 134 W ELM ST..... \$702,500**
 B: Curtis S Ludlow
 S: John T Zuccaro & Keri L Zuccaro
 Book/Page: 59407/41, Date: 10/31/24
 Mtg: Primelending \$632,250
 Term: 2054
 Use: Residential-Multiple Bldgs, Lot: 40271sf
 Prior Sale: \$275,000 (11/13)
- 18 WILLIAM AVE..... \$620,000**
 B: Kelley M Delorey & Virginia M Delorey
 S: Keith Straub & Corey Straub
 Book/Page: 59389/133, Date: 10/25/24
 Mtg: LoanDepot.Com \$496,000
 Term: 2054
 Use: 1-Family Ranch, Lot: 14170sf
 Prior Sale: \$350,000 (05/17)

Plymouth

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	416	470
Median Price	\$560,000	\$625,000

► **REAL ESTATE SALES**

- 44 7 HILLS RD..... \$425,000**
 B: Max E Silva & Antonia J Taravella
 S: James E Creati & Monique A Creati
 Book/Page: 59399/59, Date: 10/29/24
 Mtg: Mortgage Research Ctr \$425,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 27839sf
- 39 BENTGRASS MIST U:39BG..... \$1,113,113**
 B: Michele Dickinson, Tr for Bassin Ln Rt
 S: Bentgrass Development LLC
 Book/Page: 59381/239, Date: 10/24/24
 Use: Condo
- 46 BENTGRASS MIST U:46BG..... \$1,230,307**
 B: Robert M Nutter, Tr for Nutter Ft
 S: Bentgrass Development LLC
 Book/Page: 59415/217, Date: 11/01/24
 Use: Condo
- BLACK CAT RD L:43-9..... \$150,000**
 B: Lynne A Morey & David J Morey
 S: Makepeace & F-H Acqui
 Book/Page: 59407/35, Date: 10/31/24
- 39 BRAUNECKER RD..... \$655,000**
 B: Wendell L Saibert & Fernanda B Saibert
 S: Jane Halle, Tr for Jbh Irt
 Book/Page: 59410/229, Date: 10/31/24
 Mtg: Salem Five Mtg Co \$155,000
 Term: 2039
 Use: 3 Bdrm Raised Ranch, Lot: 20565sf
 Prior Sale: \$174,500 (02/99)
- 22 CANOE LNDG..... \$740,000**
 B: Stephen M Brown & Susan B Garbose-Brown
 S: Alan A Shapiro, Tr for Shapiro Rt
 Book/Page: 59386/116, Date: 10/25/24
 Use: 2 Bdrm Contemporary, Lot: 6926sf
 Prior Sale: \$442,790 (09/05)
- 4 CHAPEL HILL DR U:9..... \$275,000**
 B: Tripodi Realty Inc
 S: Daniel F Morse
 Book/Page: 59388/42, Date: 10/25/24
 Use: 2 Bdrm Condo
 Prior Sale: \$171,500 (09/23)

- 6 CHAPEL HILL DR U:12..... \$297,000**
 B: Paul Gavoni
 S: Russ E Dotson
 Book/Page: 59386/349, Date: 10/25/24
 Mtg: First Home Mtg \$282,150
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$152,000 (01/04)
- 7 CHAPEL HILL DR U:12..... \$276,000**
 B: Tong Jiao
 S: Jake P Pylant & Jamie E Pylant
 Book/Page: 59408/147, Date: 10/31/24
 Use: 2 Bdrm Condo
 Prior Sale: \$95,000 (10/14)
- 73-1/2 CHERRY ST..... \$740,000**
 B: Matthew C Palermo & Carrie Jenkins
 S: Anthony A Accorsi & Courtney Maulen
 Book/Page: 59399/309, Date: 10/29/24
 Use: 3 Bdrm Colonial, Lot: 22686sf
- 37 CRANBERRY FARM RD..... \$794,900**
 B: Kent D Larson, Tr for Kent D Larson T
 S: Ejp Redbrook LLC
 Book/Page: 59394/232, Date: 10/28/24
 Use: Residential Developable Land, Lot: 11365sf
 Prior Sale: \$1,700,000 (09/23)
- 10 CUSHMAN ST..... \$1,200,000**
 B: Robert Avitable, Tr for Ama Rt
 S: Patrick Ryan
 Book/Page: 59409/269, Date: 10/31/24
 Use: Apartment Bldg - 4-8 Units, Lot: 4809sf
 Prior Sale: \$555,000 (01/18)
- 75 DICKSON DR..... \$567,500**
 B: Sheri Linnehan & Sean Linnehan
 S: Charles D Parker
 Doc#: 00000000856340, Date: 10/30/24
 Mtg: Guild Mortgage Co \$185,000
 Term: 2054
 Use: 2 Bdrm Raised Ranch, Lot: 26968sf
 Prior Sale: \$270,000 (11/14)
- 23 DUNDEE WAY..... \$1,150,000**
 B: Ian S Hager & Jordan K Hager
 S: Maria Rocci, Tr for Maria Rocci RET
 Book/Page: 59402/83, Date: 10/30/24
 Mtg: United Wholesale Mtg \$685,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 42819sf
 Prior Sale: \$885,000 (06/22)
- 7 EARL RD..... \$375,000**
 B: Raymond P Dougherty & Noreen K Dougherty
 S: Shirley A Fuller
 Book/Page: 59405/169, Date: 10/30/24
 Mtg: Guaranteed Rate Inc \$348,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 6534sf
 Prior Sale: \$139,900 (05/00)
- 13 EEL RIVER CIR..... \$649,900**
 B: Sharen R Meade, Tr for Meade RET
 S: Leo M Hartnett & Jean Hartnett
 Book/Page: 59395/167, Date: 10/28/24
 Use: 3 Bdrm Raised Ranch, Lot: 14810sf
 Prior Sale: \$265,000 (05/11)
- 45 ESTA RD..... \$575,000**
 B: Rachel Paulin & Kevin Paulin
 S: Angeleu Homes LLC
 Book/Page: 59388/227, Date: 10/25/24
 Mtg: First Home Mtg \$460,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 14810sf
 Prior Sale: \$365,000 (07/24)
- 120 ESTA RD..... \$600,100**
 B: William Sciore
 S: John Peila & Katherine J Peila
 Book/Page: 59396/308, Date: 10/29/24
 Mtg: LoanDepot.Com \$540,090
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 9583sf
 Prior Sale: \$128,000 (02/16)
- 23 FOREST EDGE..... \$917,000**
 B: Edward S Starkman, Tr for Starkman RET
 S: James G Crowley & Lisa M Crowley
 Book/Page: 59411/229, Date: 11/01/24
 Use: 2 Bdrm Contemporary, Lot: 8163sf
 Prior Sale: \$601,250 (02/20)
- 29 HALFWAY POND RD..... \$860,000**
 B: Geoffrey D Noble & Sara J Noble
 S: Walter C Crocker Jr T & Walter C Crocker Jr
 Book/Page: 59415/159, Date: 11/01/24
 Mtg: LoanDepot.Com \$688,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 154163sf
 Prior Sale: \$435,900 (05/02)
- 5 HALIFAX RD..... \$22,500**
 B: Paul Chebiniak & Kyanna Sutton
 S: Lawrence M Mcgrath & Joanne Mcgrath
 Doc#: 00000000856267, Date: 10/28/24
 Use: Residential Undvlpble Land, Lot: 6098sf
- 19 HEATHER DR..... \$565,000**
 B: Derocil D Silva & Idea M Campos
 S: Rachel A St Croix
 Book/Page: 59410/312, Date: 10/31/24
 Mtg: United Wholesale Mtg \$528,000
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 20434sf
 Prior Sale: \$107,000 (09/92)
- 26 HOG ROCK RD..... \$380,000**
 B: Christopher Sgarzi & Ann Sgarzi
 S: Jonathan R Whiting, Tr for 26 Hog Rock Road Rt
 Book/Page: 59395/154, Date: 10/28/24
 Use: 2 Bdrm Ranch, Lot: 34373sf
- 132 JOYCE DR..... \$600,000**
 B: Rosamond G Jones & Mary B Ryan
 S: David M McLaughlin & Terry A McLaughlin
 Doc#: 00000000856183, Date: 10/24/24
 Mtg: LoanDepot.Com \$300,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 27839sf
 Prior Sale: \$218,000 (09/00)
- 19 KESTREL HTS..... \$1,256,349**
 B: Anne M Healey & Mark Healey
 S: Toll Ma Land Lp
 Book/Page: 59393/301, Date: 10/28/24
 Mtg: Toll Bros Mortgage Co \$300,000
 Term: 2054
- 7-R KING FISHER LN..... \$1,150,000**
 B: Konstantin Ravvin & Alina Oskhovska
 S: Steven E Wann & Erin L Cathcart
 Book/Page: 59400/35, Date: 10/29/24
 Mtg: Milford Fed Svgs Bk \$920,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 121058sf
 Prior Sale: \$735,000 (08/20)
- 11 LAKE SHORE AVE..... \$433,000**
 B: Kelly Peckham
 S: Beyond Stellar Prop LLC
 Book/Page: 59407/301, Date: 10/31/24
 Mtg: CMG Mortgage Inc \$250,000
 Term: 2054
 Use: 2 Bdrm, Lot: 6970sf
 Prior Sale: \$235,000 (10/23)

- 899 LONG POND RD..... \$246,000**
 B: Marc Denardo & Patricia Denardo
 S: Donna M Schofield
 Book/Page: 59413/118, Date: 11/01/24
 Mtg: 3 Bdrm Ranch, Lot: 40472sf
- 1098 LONG POND RD..... \$550,000**
 B: Louis G Carlo & Shannon A Lee
 S: Lesley J Dalger & Bethany R Dalger
 Book/Page: 59398/176, Date: 10/29/24
 Mtg: Navy FCU \$522,500
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 28275sf
 Prior Sale: \$435,000 (04/21)
- 4 MARC DR U:4D11..... \$309,000**
 B: Mark Abiem & Maria B Abiem
 S: Fredo Paul & Deanna M Paul
 Book/Page: 59386/305, Date: 10/25/24
 Use: 2 Bdrm Condo
 Prior Sale: \$250,000 (08/21)
- 3 MULBERRY..... \$678,900**
 B: Brian Mcdavitt & Michelle Mcdavitt
 S: Whitman Homes Inc
 Book/Page: 59413/206, Date: 11/01/24
 Mtg: Cape Cod Five Cent Bk \$543,120
 Term: 2054
- 5 MULBERRY..... \$683,900**
 B: James E Duggan, Tr for Duggan Ft
 S: Whitman Homes Inc
 Book/Page: 59406/323, Date: 10/31/24
 Mtg: Cape Cod Five Cent Bk \$205,000
 Term: 2054
- 3 MURRAY ST..... \$530,000**
 B: Ryan Realty Group LLC
 S: Eric P Young
 Doc#: 00000000856340, Date: 11/01/24
 Mtg: Hank Reardon Rty Lic \$488,000
 Use: 2-Family, Lot: 4199sf
 Prior Sale: \$97,000 (08/93)
- 27 OUTLOOK E..... \$1,141,562**
 B: Brian Mcdavitt & Michelle Mcdavitt
 S: Ridge Development LLC
 Book/Page: 59384/60, Date: 10/24/24
- 53 PEBBLE BEACH DR..... \$300,000**
 B: Michelle R Freedman
 S: Long Pond Golf Corp
 Book/Page: 59414/112, Date: 11/01/24
 Use: Residential Developable Land, Lot: 8612sf
- 10 PECK AVE..... \$739,900**
 B: Odair B Anacleto & Jessica Anacleto
 S: Wendell L Saibert
 Book/Page: 59409/139, Date: 10/31/24
 Mtg: United Wholesale Mtg \$726,498
 Term: 2054
 Use: 2-Family Colonial, Lot: 6800sf
 Prior Sale: \$163,000 (10/09)
- 190 ROCKY HILL RD..... \$525,000**
 B: Frank Crowley
 S: Nelci Desouza
 Book/Page: 59382/175, Date: 10/24/24
 Mtg: Mortgage Corp Eastill \$225,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 12197sf
 Prior Sale: \$495,000 (12/23)
- 230 ROXY CAHOON RD..... \$505,000**
 B: Ronald N Morrissey
 S: Cory Moniz
 Book/Page: 59403/175, Date: 10/30/24
 Mtg: LoanDepot.Com \$505,000
 Term: 2054
 Use: 4 Bdrm Cottage, Lot: 9583sf
 Prior Sale: \$275,000 (12/23)
- 7 S WIND DR..... \$380,000**
 B: Nadia Castro
 S: Rullis Helen L Est & Stephen M Rullis
 Book/Page: 59399/220, Date: 10/29/24
 Mtg: United Wholesale Mtg \$368,600
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 10454sf
- 31 SEABISCUIT DR..... \$350,000**
 B: Michael Costa & Sydney Costa
 S: Pierre M Coll, Tr for Pond Nt
 Book/Page: 59393/152, Date: 10/28/24
 Mtg: Bluestone Bank \$908,000
 Term: 2054
- 16 STARLIGHT WAY..... \$517,600**
 B: William N Woodason & Chloe J Woodason
 S: Whitten Jeanne M Est & Dawne E Miller
 Doc#: 00000000856372, Date: 10/31/24
 Mtg: LoanDepot.Com \$482,600
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 6098sf
- 114 SUNFLOWER WAY..... \$687,919**
 B: Justine M Malone, Tr for Petersen Ft
 S: Whitman Homes Inc
 Book/Page: 59412/131, Date: 11/01/24
- 122 SUNFLOWER WAY..... \$711,336**
 B: Halloran Ft & Paul F Halloran Jr
 S: Whitman Homes Inc
 Book/Page: 59384/88, Date: 10/24/24
 Mtg: Rockland Tr Co \$325,000
 Term: 2054
- 11 TRIPHAMMER CIR..... \$715,000**
 B: Thomas Caron
 S: James E Duggan, Tr for Duggan Ft
 Book/Page: 59403/52, Date: 10/30/24
 Mtg: Fairway Ind Mtg \$572,000
 Term: 2054
 Use: 3 Bdrm Gambrel, Lot: 24790sf
 Prior Sale: \$134,200 (05/91)
- 21 TURNBERRY DR..... \$510,000**
 B: Ryan Aceto & Jonathan Sudbey
 S: David A Yetter Jr & Anglea S Yetter
 Book/Page: 59384/246, Date: 10/24/24
 Mtg: Leader Bank NA \$408,000
 Term: 2054
 Use: 5 Bdrm Cape Cod, Lot: 28710sf
 Prior Sale: \$335,000 (07/15)
- 16 WATER LILY DR..... \$790,000**
 B: Gregory J Lawless & Diana M Lawless
 S: Fredrick A Lund & Christine Lund
 Book/Page: 59407/277, Date: 10/31/24
 Mtg: Mtg Equity Partners \$390,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 12841sf
 Prior Sale: \$540,220 (02/20)
- 86 WATERCOURSE PL..... \$920,000**
 B: Joshua J Hanlon & Jessie B Hanlon
 S: Paul G Chapman Jr & Susan R Chapman
 Book/Page: 59407/14, Date: 10/31/24
 Mtg: Salem Five Mtg Co \$620,000
 Term: 2039
 Use: 4 Bdrm Colonial, Lot: 40472sf
 Prior Sale: \$675,000 (12/20)
- 47 WHITE TRELIS..... \$789,000**
 B: Patrick F Allen, Tr for Allen Ft
 S: Edmund J Butler & Susan E Butler
 Book/Page: 59412/158, Date: 11/01/24
 Use: 3 Bdrm Contemporary, Lot: 6199sf
 Prior Sale: \$466,900 (08/10)

Plympton

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	20
Median Price	\$565,000	\$588,000

► **REAL ESTATE SALES**

- 125 COUNTY RD..... \$650,000**
 B: Timothy Paikopoulos & Zorimel Vargas
 S: Robert N Quindley, Tr for Quindley Rt
 Book/Page: 59415/32, Date: 11/01/24
 Mtg: Bristol Cnty Svgs Bk \$585,000
 Term: 2054 Rate: 5.6% Type: Adj
 Use: 3 Bdrm Antique, Lot: 86989sf
 Prior Sale: \$180,000 (05/91)
- 21 SPRING ST..... \$506,000**
 B: Kyle Yenulevich
 S: Leslie M Dias
 Book/Page: 59409/342, Date: 10/31/24
 Mtg: Mortgage Corp Eastill \$455,400
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 42689sf

Rochester

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	39
Median Price	\$572,500	\$560,000

► **REAL ESTATE SALES**

- 149 PIERCE ST..... \$815,000**
 B: Felipe Francisco & Rebecca L Francisco
 S: Roger B Williams & Rebecca S Williams
 Book/Page: 59410/114, Date: 10/31/24
 Mtg: Cape Cod Five Cent Bk \$652,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 175982sf
- 38 SARAHBETH LN U:38..... \$726,500**
 B: Shirley A Sylvia
 S: Plumb Corner LLC
 Book/Page: 59409/209, Date: 10/31/24
 Mtg: Baycoast Mortgage Co \$426,500
 Term: 2054
 Use: 2 Bdrm Condo

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**

- 224 CRESCENT ST..... \$592,000**
 B: John Oconnor & Holly Oconnor
 S: Edward E Blair
 Book/Page: 59398/122, Date: 10/29/24
 Mtg: Salem Five Mtg Co \$532,800
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 1-Family Conventional, Lot: 10155sf
- 86 EVERETT ST..... \$660,000**
 B: Amy M Brennan
 S: Anthony Mound
 Book/Page: 59383/148, Date: 10/24/24
 Mtg: American Nqbd Mtg Acc \$175,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11500sf
 Prior Sale: \$625,000 (06/23)
- 2 FITZGIBBONS LN..... \$660,000**
 B: Jonathan Castillo & Melanie A Castillo
 S: Velvet E Mack
 Doc#: 00000000856366, Date: 10/31/24
 Mtg: Guaranteed Rate Affin \$618,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 32673sf
 Prior Sale: \$411,000 (03/17)
- 52 HANNAH WAY..... \$33,336,918**
 B: Rhea Affordable LLC
 S: Rockland Pl Apartments Lp
 Book/Page: 59401/66, Date: 10/30/24
- 5 HOLLY CT U:5..... \$490,000**
 B: Jillian Porcaro
 S: Doolin Marjorie M Est & Michael Doolin
 Book/Page: 59415/235, Date: 11/01/24
 Mtg: Fairway Ind Mtg \$481,124
 Term: 2054
 Use: Condo, Lot: 1213277sf
 Prior Sale: \$124,000 (05/95)
- 193 SUMMER ST..... \$409,345**
 B: Maureen E Foley
 S: Thomas A Johnson
 Book/Page: 59412/317, Date: 11/01/24
 Use: 2 Bdrm Antique, Lot: 12425sf
 Prior Sale: \$335,000 (12/20)

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**

- 22 BEAL PL..... \$1,300,000**
 B: Jeffrey R Steckclair & Linda M Secord
 S: Angela M Stout
 Book/Page: 59415/183, Date: 11/01/24
 Mtg: BankESB \$1,040,000
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 11369sf
 Prior Sale: \$530,000 (05/15)
- 97 BOOTH HILL RD..... \$475,000**
 B: Brian T Burns
 S: Burns John D Est & Craig E Burns
 Book/Page: 59411/47, Date: 10/31/24
 Mtg: Salem Five Mtg Co \$427,500
 Term: 2054 Rate: 5.9% Type: Adj
 Use: 2 Bdrm Cape Cod, Lot: 5532sf
- 81 COUNTRY WAY..... \$810,000**
 B: Michael Wynne & Olivia Hammick
 S: Keith F Becker & Christine M Becker
 Book/Page: 59391/285, Date: 10/28/24
 Mtg: Guild Mortgage Co \$688,500
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 20000sf
 Prior Sale: \$705,000 (02/22)
- 96 COUNTRY WAY..... \$760,000**
 B: Ann L Sheehan
 S: Jessica Woods
 Doc#: 00000000856331, Date: 10/30/24
 Use: 4 Bdrm Split Level, Lot: 20300sf
 Prior Sale: \$488,500 (09/17)
- 6 ELAINE CT..... \$935,000**
 B: Andrea N Ramsey, Tr for Andrea N Ramsey T
 S: Gloria B Derderian, Tr for G B Derderian Finc'l T
 Book/Page: 59398/149, Date: 10/29/24
 Use: 4 Bdrm Raised Ranch, Lot: 29500sf

- 12 GREENFIELD LN..... \$905,000**
 B: Robert T Sherburne
 S: Patrick J Keegan, Tr for 12 Greenfield Lane Rt
 Book/Page: 59394/79, Date: 10/28/24
 Mtg: Guaranteed Rate Inc \$724,000
 Term: 2054
 Use: 2-Family Conventional, Lot: 21039sf
- 46 HAZEL AVE..... \$825,000**
 B: Richard Andrew & Kimberly Andrew
 S: William McKinney, Tr for Welch Ft
 Book/Page: 59393/41, Date

PLYMOUTH REGISTRY
continued

16 SALT MARSH LN	\$1,200,000
B: Scott P Browne S: Maureen M Olsen, Tr for Margaret A Murphy Ft Book/Page: 59382/137, Date: 10/24/24 Use: 3 Bdrm Conventional, Lot: 34000sf Prior Sale: \$300,000 (10/00)	
18 SALT MARSH LN	\$1,200,000
B: Scott P Browne S: Maureen M Olsen, Tr for Margaret A Murphy Ft Book/Page: 59382/137, Date: 10/24/24 Use: Residential Undvlpble Land, Lot: 33000sf Prior Sale: \$180,000 (10/00)	
10-B TURNER AVE	\$334,000
B: 10 Turner Irt & Mark D Wambolt Jr S: Jean F Bradford & Thomas W Bradford Book/Page: 59388/1, Date: 10/25/24 Use: 3 Bdrm Conventional, Lot: 31575sf	
15 WEST ST	\$275,000
B: Christopher Pires & Cherise R Pires S: Sidney J Pires Jr Book/Page: 59381/343, Date: 10/24/24 Mtg: Guaranteed Rate Inc \$175,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 11275sf Prior Sale: \$150,500 (07/95)	
18 WINDSOR DR	\$525,000
B: Paula A Gonsalves S: Stanley F Scinski Book/Page: 59408/217, Date: 10/31/24 Mtg: Cape Cod Five Cent Bk \$420,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 39604sf Prior Sale: \$291,000 (05/14)	

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**

8 BRESCIANI LN	\$675,000
B: Malak Henien S: Joseph Blume & Kelsey Blume Book/Page: 59402/242, Date: 10/30/24 Mtg: NFM Inc \$641,250 Term: 2054 Use: 4 Bdrm Colonial, Lot: 32426sf Prior Sale: \$379,900 (10/15)	
86 EAST ST	\$485,000
B: Joseph Cox & Shandel Cox S: Ralph J Brancaccio, Tr for Ralph & M Brancaccio Lt Book/Page: 59391/261, Date: 10/28/24 Mtg: Mortgage Research Ctr \$485,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 16988sf Prior Sale: \$299,900 (01/20)	
152 WALNUT ST	\$640,000
B: Edwin F Duran & Jenneth E Orellana S: Joseph D Ruffini & Robin A Ruffini Book/Page: 59416/47, Date: 11/01/24 Mtg: Newrez LLC \$608,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 21780sf Prior Sale: \$315,000 (08/02)	

► **FORECLOSURE DEEDS**

70 PROSPECT ST	\$339,000
B: Telmo A Mora & Michael Mastrangelo S: Oliver P Sansoucie & Phh Mortgage Corp Book/Page: 59408/265, Date: 10/31/24 Use: 3 Bdrm Garrison, Lot: 19602sf	

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**

24 CRANBERRY RD	\$599,000
B: Michael T Cavagnaro S: Peter Hunt, Tr for 24 Cranberry Road Rt Book/Page: 59404/209, Date: 10/30/24 Mtg: Guaranteed Rate Inc \$479,200 Term: 2054 Use: 3 Bdrm Colonial, Lot: 20900sf Prior Sale: \$53,000 (04/99)	
17 EDWARD DR	\$647,250
B: Dominique Dorceus S: Nicholas A Kardoose Book/Page: 59388/5, Date: 10/25/24 Mtg: United Wholesale Mtg \$635,526 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 25374sf Prior Sale: \$114,500 (12/11)	
170 FOREST ST	\$525,000
B: Kylie Piper & Ryan Fairbanks S: Pamela J Carpenter Book/Page: 59388/126, Date: 10/25/24 Mtg: Cross Country Mtg Inc \$420,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 18069sf Prior Sale: \$280,000 (07/14)	
441 FRANKLIN ST	\$779,900
B: Juju W Wany & Yin Y Wang S: Elliott Investments LLC Book/Page: 59400/60, Date: 10/29/24 Mtg: Citizens Bank \$565,000 Term: 2054	
519 HOGG MEMORIAL DR	\$350,000
B: Partners Choice Prop LLC S: Deborah A Delaney Book/Page: 59414/347, Date: 11/01/24 Mtg: Tailor Rdg REIT LLC \$376,500 Use: 3 Bdrm Ranch, Lot: 14018sf	
16 LEGION PKWY	\$100,000
B: Willoughby Crk Partners L S: Danecca Corp Book/Page: 59402/115, Date: 10/30/24 Mtg: North Easton Svcs Bk \$325,000 Use: Parking Lot, Lot: 2391sf Prior Sale: \$90,000 (12/11)	
1 PARADISE LN U:12	\$475,000
B: Doreen Dorvilus-Azor & Cedrick Azor S: Ashley R Cross Book/Page: 59411/131, Date: 10/31/24 Mtg: Harvard FCU \$451,250 Term: 2054 Use: Condo Prior Sale: \$316,295 (05/18)	

55 PLYMOUTH ST U:H30	\$465,000
B: Victoria Marotta & Patrick Grzybinski S: Steven Gerhart Book/Page: 59388/276, Date: 10/25/24 Mtg: Rocket Mortgage LLC \$441,750 Term: 2054 Use: 2 Bdrm Condo	
546 WASHINGTON ST	\$600,000
B: Willoughby Crk Partners L S: 546 Washington St LLC Book/Page: 59402/113, Date: 10/30/24 Mtg: North Easton Svcs Bk \$325,000 Use: Mixed Use-Prim Comm & Resd, Lot: 4452sf Prior Sale: \$259,000 (10/08)	
552 WASHINGTON ST	\$610,000
B: Shagwong Reef Partners LL S: 552 Wa Whitman LLC Book/Page: 59402/22, Date: 10/30/24 Mtg: North Easton Svcs Bk \$325,000 Use: Restaurant/Bar, Lot: 3197sf Prior Sale: \$68,000 (12/08)	

► **FORECLOSURE DEEDS**

45 KENWOOD DR	\$260,000
B: 4 Girls Properties LLC S: Shirley A Noon & Santander Bank Na Book/Page: 59403/138, Date: 10/30/24 Mtg: Tailor Rdg REIT LLC \$372,000 Use: 3 Bdrm Ranch, Lot: 12502sf	

Worcester Registry

Kathryn A. Toomey, Esq., Register
90 Front St., Worcester, MA 01608
Telephone: (508) 798-7717
Fax: (508) 798-7746
www.worcesterdeeds.com

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**

58 ARTHUR AVE	\$225,000
B: Anthony Gallo S: Alison D Tracy, Tr for Victor Perez Book/Page: 71197/184, Date: 10/24/24 Use: 3 Bdrm Colonial, Lot: 6000sf Prior Sale: \$120,000 (05/16)	
149 BROOKS RD	\$369,900
B: Candace N Brown & Steven C Brown S: Barry G Brady Book/Page: 71208/355, Date: 10/25/24 Mtg: Guaranteed Rate Inc \$339,900 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 130680sf Prior Sale: \$126,500 (05/01)	
766 COTTAGE ST	\$389,000
B: Rachel Zubair & Wayne S Brownell S: Cal-Mek Enterprises Inc Book/Page: 71230/109, Date: 10/30/24 Mtg: Total Mtg Svcs \$284,000 Term: 2054	
45 LENOX ST	\$367,500
B: Bradford G Doolin & Alyssa T Doolin S: Dana Soroka Book/Page: 71232/272, Date: 10/31/24 Mtg: Hunt Mortgage \$356,475 Term: 2054 Use: 3 Bdrm Ranch, Lot: 14400sf Prior Sale: \$122,000 (03/24)	
2791 OLD KEENE RD	\$139,000
B: V&J Real Estate Inc S: Deborah M Turner Book/Page: 71237/263, Date: 10/31/24 Use: 2 Bdrm Ranch, Lot: 31000sf Prior Sale: \$154,900 (10/02)	
2508 PETERSHAM RD	\$103,000
B: Nadia Dorvilien & Miqueline Mills S: Douglas K Rau Book/Page: 71198/195, Date: 10/24/24 Use: 5 Bdrm Colonial, Lot: 213444sf Prior Sale: \$29,500 (09/19)	
438 SANDERS ST	\$280,000
B: Michael P Talbot S: Dubois James A Est & Gary M Dubois Book/Page: 71214/145, Date: 10/28/24 Mtg: Workers Credit Union \$130,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 39776sf	
101 UNITY AVE	\$356,000
B: Christopher J Alley & Caitlin Alley S: Central City Prop LLC Book/Page: 71235/273, Date: 10/31/24 Mtg: NBKC Bank \$345,320 Term: 2054 Use: 3 Bdrm Colonial, Lot: 9000sf Prior Sale: \$95,000 (04/24)	
61 WARD ST	\$383,000
B: Nicole M Mervin S: John F Elliott & Mary A Elliott Book/Page: 71197/93, Date: 10/24/24 Mtg: Total Mtg Svcs \$363,850 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 19692sf Prior Sale: \$305,000 (12/22)	
174 YALE AVE	\$250,000
B: Michael E Gelinas S: Bertha M Benoit & Kenneth M Benoit Book/Page: 71217/292, Date: 10/29/24 Mtg: Athol CU \$200,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 36000sf	

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**

69 APPLETON RD	\$405,000
B: Joyce Samera S: Shawn S Campbell & April B Armstrong Book/Page: 71205/212, Date: 10/25/24 Mtg: Envoy Mtg LTD \$303,750 Term: 2054 Use: 2 Bdrm Conventional, Lot: 20599sf Prior Sale: \$180,000 (08/01)	
BROOK ST	\$10,000
B: Gregory Morse S: Cox Mary Ellen Est & Michael D Cox Book/Page: 71242/132, Date: 11/01/24 Use: 3 Bdrm Ranch, Lot: 123200sf	
15 BROOK ST	\$615,000
B: David Cipriano S: Cox Mary Ellen Est & Michael D Cox Book/Page: 71241/5, Date: 11/01/24 Use: 3 Bdrm Ranch, Lot: 123200sf	
242 CENTRAL ST	\$400,000
B: Heather Rosel-Morales S: Byron G Grinnell Book/Page: 71230/180, Date: 10/30/24 Mtg: Baycoast Mortgage Co \$340,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 13900sf Prior Sale: \$210,000 (12/18)	
38 ELBRIDGE RD	\$248,000
B: Adam N Khalaf S: Gerardo A Sarli Book/Page: 71239/198, Date: 10/31/24 Mtg: Bank of Canton \$223,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 9163sf Prior Sale: \$245,000 (09/24)	
52 HAMPTON ST	\$350,000
B: Devon C Day & Nicholas R Stanovich S: James P Freemam Book/Page: 71217/380, Date: 10/29/24 Mtg: Leader Bank NA \$339,500 Term: 2054 Use: 2 Bdrm Bngl/Cottage, Lot: 8200sf Prior Sale: \$222,000 (12/17)	
10 INWOOD RD	\$335,000
B: Judith Olson S: Kwame M Grier Book/Page: 71213/135, Date: 10/28/24 Use: 3 Bdrm Cape Cod, Lot: 9513sf Prior Sale: \$235,000 (11/19)	
5 LORNA DR	\$449,900
B: Natalie Neves & Joao P Cardoso S: Henry B Tessman 3rd & Cindy L Tessman Book/Page: 71224/169, Date: 10/30/24 Mtg: Radius Financial Grp \$427,405 Term: 2054 Use: 3 Bdrm Ranch, Lot: 20023sf Prior Sale: \$253,000 (11/03)	
17 MURRAY AVE	\$510,000
B: Lauren V Norwood & Tyler E Haddad S: Roland Croteau Book/Page: 71237/278, Date: 10/31/24 Mtg: HarborOne Mortgage \$408,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10000sf	
284 OXFORD ST N	\$420,500
B: Kevin Farrell & Matheus R Farrell S: Clare R Ouellette Book/Page: 71239/321, Date: 10/31/24 Mtg: Rocket Mortgage LLC \$349,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 19449sf Prior Sale: \$125,000 (12/91)	
195 PAKACHOAG ST	\$385,000
B: Devereux Marshall S: Blaise W Falk & Sierra J Smarra Book/Page: 71242/192, Date: 11/01/24 Mtg: Fairway Ind Mtg \$346,500 Term: 2054 Use: 2 Bdrm Colonial, Lot: 16185sf Prior Sale: \$345,000 (03/21)	
347 PAKACHOAG ST	\$190,000
B: Royal House Invs LLC S: Kulig Helen J Est & Stephanie Brady Book/Page: 71243/287, Date: 11/01/24 Use: 2-Family Two Family, Lot: 38400sf Prior Sale: \$460,000 (09/24)	
3 PERRY PL U:3	\$338,000
B: Rachel D Mensah-Essien S: Kara E Lowkes Book/Page: 71233/240, Date: 10/31/24 Mtg: Envoy Mtg LTD \$304,200 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$132,000 (10/13)	
11 PINEHURST AVE	\$255,000
B: Jerricka M Peters S: Laurie-A K Roseberry, Tr for Butrym Ft Book/Page: 71229/124, Date: 10/30/24 Mtg: MA Housing Fin Auth \$237,750 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 8476sf Prior Sale: \$86,000 (10/90)	
11 WHITETAIL RUN	\$920,000
B: Long Thai & Kim Bycenski S: Scott P Langlois & Amy L Langlois Book/Page: 71225/365, Date: 10/30/24 Mtg: Bank of Canton \$540,000 Term: 2044 Use: 4 Bdrm Colonial, Lot: 31806sf Prior Sale: \$525,000 (03/17)	

Berlin

MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	22	19	
Median Price	\$625,000	\$739,000	

► **REAL ESTATE SALES**

95 COBURN RD	\$495,000
B: Keri Brown & Daniel Brown S: Mark R Lajeunesse, Tr for Mrl Rt Book/Page: 71245/272, Date: 11/01/24 Mtg: Rocket Mortgage LLC \$486,034 Term: 2054 Use: 3 Bdrm Ranch, Lot: 35228sf Prior Sale: \$200,000 (05/15)	

Blackstone

MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	36	46	
Median Price	\$430,000	\$466,000	

► **REAL ESTATE SALES**

7-A ASCENSION ST U:7A	\$345,000
B: Dao Q Lin S: Alexa Boyt Book/Page: 71201/336, Date: 10/25/24 Mtg: A & D Mortgage LLC \$241,500 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$140,000 (08/18)	
167-169 MAIN ST	\$540,000
B: Liliac Holdings LLC S: Gerard Berthelette, Tr for Berthelette Ft Book/Page: 71218/347, Date: 10/29/24 Mtg: Dean Cp Bk \$493,000 Use: Apartment Bldg - 4-8 Units, Lot: 13140sf Prior Sale: \$135,000 (04/01)	
260 MAIN ST U:2	\$380,000
B: Jadon J Laforest S: Denia Szylkonis Book/Page: 71231/25, Date: 10/31/24 Use: 2 Bdrm Condo	
18 ROCCO DR U:18	\$367,000
B: Brian Donnelly S: Ken Tardif & Ruth Tardif Book/Page: 71240/18, Date: 10/31/24 Mtg: Mtg Equity Partners \$262,000 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$221,000 (07/21)	

Bolton

MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	44	38	
Median Price	\$879,950	\$955,000	

► **REAL ESTATE SALES**

746 MAIN ST	\$537,806
B: Jessica K Stone S: Alec C Palmer, Tr for Hurd Nd Of 2017 Book/Page: 71199/386, Date: 10/24/24 Mtg: Rocket Mortgage LLC \$349,570 Term: 2054 Use: 1-Family Cape Cod, Lot: 12632sf	
17 RANDALL RD	\$1,200,000
B: Ryan Betts & Robin Betts S: Lisaann D Martin & Matthew L Martin Book/Page: 71206/106, Date: 10/25/24 Mtg: Northpoint Mortgage \$750,000 Term: 2054 Use: 5 Bdrm Colonial, Lot: 85378sf Prior Sale: \$746,150 (04/18)	
578 SUGAR RD	\$1,163,000
B: Ashwin Swaminathan & Rashmi B Ramakrishna S: 578 Sugar Road LLC Book/Page: 71236/268, Date: 10/31/24 Mtg: Leader Bank NA \$930,400 Term: 2054 Use: Residential Developable Land, Lot: 43560sf Prior Sale: \$275,000 (06/23)	

Boylston

MARKET STATISTICS THROUGH SEPTEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	23	22	
Median Price	\$700,000	\$580,000	

► **REAL ESTATE SALES**

28 COMPASS CIR U:B	\$760,000
B: Lisa Jacques & Vanessa Johnson S: Judith D Nedelman & Mark A Nedelman Book/Page: 71201/390, Date: 10/25/24 Mtg: CMG Mortgage Inc \$570,000 Term: 2054 Use: 2 Bdrm Condo	
180 GREEN ST	\$790,000
B: John H Derivera & Rachel Harrison S: David J Byler & Rhiannon Byler Book/Page: 71234/39, Date: 10/31/24 Mtg: UniBank for Savings \$490,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 261285sf Prior Sale: \$386,250 (03/12)	
26 GULF ST	\$690,000
B: Jolicoeur Joseph & Sabrina Zenon S: Christopher E Wallace & Elizabeth A Wallace Book/Page: 71204/168, Date: 10/25/24 Mtg: Cross Country Mtg Inc \$655,500 Term: 2054 Use: 4 Bdrm Split Level, Lot: 32427sf	
9 HALL POND RD	\$407,500
B: Abraham S Finny S: Michael A Hamelin & Kathleen M Hamelin Book/Page: 71211/227, Date: 10/28/24 Mtg: Total Mtg Svcs \$386,357 Term: 2054 Use: 2 Bdrm Ranch, Lot: 24750sf Prior Sale: \$385,000 (05/23)	
10 LEDGEWOOD DR	\$535,000
B: Michelle Zenkus S: Guilherme A Ruas & Emanoella M Ruas Book/Page: 71215/21, Date: 10/28/24 Mtg: Guaranteed Rate Inc \$481,500 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 7990sf Prior Sale: \$308,000 (12/	

177 OAK ST	\$400,000
B: Syndie Raymond S: Ellen M Bruynell & Nicholas Pantuosco Book/Page: 71226/372, Date: 10/30/24 Mtg: Total Mtg Svcs \$392,755 Term: 2054 Use: 4 Bdrm Conventional, Lot: 4026sf Prior Sale: \$279,000 (09/20)	
515 RIDGEFIELD CIR U-A	\$435,000
B: Tomas P Bernotas & Alison K Bernotas S: Kathleen P Monahan Book/Page: 71239/26, Date: 10/31/24 Mtg: Clinton Svgs Bk \$367,750 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$154,000 (09/99)	
905 RIDGEFIELD CIR U-A	\$549,000
B: James C Harris, Tr for Harris Lt S: Brian Cox & Judy Cox Book/Page: 71205/105, Date: 10/25/24 Mtg: Brookline Bank \$407,925 Term: 2054 Rate: 5.8% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$243,000 (11/20)	
918 RIDGEFIELD CIR U-B	\$444,900
B: Brian Lafferty, Tr for Cranberry Lane Rt S: David L Dolimpio & Vicki L Harger Book/Page: 71201/234, Date: 10/25/24 Use: 2 Bdrm Condo Prior Sale: \$230,000 (05/14)	
1102 RIDGEFIELD CIR U-A	\$530,000
B: David L Dolimpio & Vicki L Dolimpio S: Peter D Stalker & Eleanor M Stalker Book/Page: 71205/359, Date: 10/25/24 Mtg: All One Credit Union \$270,000 Term: 2054 Rate: 6.0% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$257,500 (11/99)	
55 STERLING ST U-104	\$379,000
B: Michael P Laroche & Diane Laroche S: Cig Liams Crossing LLC Book/Page: 71218/303, Date: 10/29/24 Use: Condo	
55 STERLING ST U-307	\$364,000
B: Shant Yeretzian S: Cig-Liams Crossing LLC Book/Page: 71235/394, Date: 10/31/24 Mtg: Rockland Tr Co \$289,600 Term: 2054 Rate: 6.3% Type: Adj Use: Condo	

Douglas

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	49
Median Price	\$516,000	\$495,000

► **REAL ESTATE SALES**

36 BIRCH HILL RD	\$560,000
B: Scott R Brown & Kaylee A Robidoux S: Michael M Hovagimian & Brad A Reardon Book/Page: 71238/170, Date: 10/31/24 Mtg: Guaranteed Rate Inc \$506,976 Term: 2054 Use: 4 Bdrm Ranch, Lot: 15002sf Prior Sale: \$65,000 (09/23)	
1 CARDINAL DR	\$680,000
B: William Welcher S: James V Tusino & Susan M Tusino Book/Page: 71208/282, Date: 10/25/24 Mtg: Total Mtg Svcs \$544,000 Term: 2054 Use: 1-Family, Lot: 146797sf Prior Sale: \$270,000 (01/23)	
28 COMPASS POINT DR U-28	\$455,000
B: John P Silva & Mary M Silva S: Christopher M Keller Book/Page: 71246/312, Date: 11/01/24 Use: 3 Bdrm Condo Prior Sale: \$349,900 (04/19)	
12 DEPOT ST	\$525,000
B: Sandra Vaillancourt S: Bryan Mckenna Book/Page: 71195/106, Date: 10/24/24 Use: 3 Bdrm Colonial, Lot: 20064sf Prior Sale: \$430,000 (07/22)	
21 GILBOA CT	\$164,866
B: Steven Barch S: Steven Barch & Rebecca G Barch Book/Page: 71244/287, Date: 11/01/24 Mtg: HarborOne Mortgage \$252,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 28654sf Prior Sale: \$123,500 (11/98)	
15 NAUTICAL WAY U-99	\$469,900
B: Katy B Sanosi S: Northbrown LLC Book/Page: 71205/320, Date: 10/25/24 Mtg: Rocket Mortgage LLC \$239,900 Term: 2054 Use: Condo	
SHORE RD L-5	\$200,000
B: James V Tusino S: Douglas Properties LLC Book/Page: 71225/312, Date: 10/30/24	
YEW ST	\$350,000
B: Peter Rossini S: Brown Derek Est & Paula Brouillette Book/Page: 71242/312, Date: 11/01/24	

Dudley

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	67
Median Price	\$392,000	\$405,000

► **REAL ESTATE SALES**

AIRPORT RD	\$60,000
B: Richard A Carmignani & Cathleen A Carmignani S: Diane M Shaw & Marlene P Cashes Book/Page: 71220/191, Date: 10/29/24 Mtg: Webster First FCU \$45,000 Term: 2034 Rate: 5.3% Type: Adj	
56 AIRPORT RD	\$445,000
B: Mina S Gamil S: Jorge A Lopez & Gladis D Lopez Book/Page: 71236/342, Date: 10/31/24 Mtg: Baycoast Mortgage Co \$431,650 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 20600sf Prior Sale: \$415,000 (07/23)	

164 CORBIN RD	\$407,500
B: Alexander J Toohy S: Dana McDonald & Shannon S Leblanc Book/Page: 71238/226, Date: 10/31/24 Mtg: Baycoast Mortgage Co \$395,275 Term: 2054 Use: 3 Bdrm Colonial, Lot: 55321sf Prior Sale: \$205,000 (07/17)	
16 DALESSANDRO AVE	\$375,000
B: Brynn S Woods & Nicholas R Woods S: Walter F Spiewakowski Book/Page: 71234/370, Date: 10/31/24 Mtg: New American Funding \$337,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 7614sf	
241 DRESSER HILL RD	\$620,000
B: Cecile Rorebeck S: Kristina Bourgoin & Chase Bourgoin Book/Page: 71206/290, Date: 10/25/24 Mtg: Mortgage Research Ctr \$620,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 190793sf Prior Sale: \$360,000 (02/17)	
154 DUDLEY OXFORD RD	\$510,000
B: Derek J Upshaw & Karla Machuca S: Donald R Weinhardt & Elizabeth M Weinhardt Book/Page: 71212/211, Date: 10/28/24 Mtg: CMG Mortgage Inc \$494,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 51836sf	
10 DUVAL RD	\$512,000
B: Scott Parsons & Estenia Parsons S: William E Poole, Tr for Poole Lt Book/Page: 71242/324, Date: 11/01/24 Use: 3 Bdrm Raised Ranch, Lot: 22570sf	
37 LAWRENCE RD	\$880,000
B: Ralph Khirallah & Sandra Khirallah S: 37 Lawrence Road Nt & Conner Land TLLC Tr Book/Page: 71238/312, Date: 10/31/24 Mtg: CMG Mortgage Inc \$704,000 Term: 2054 Use: 3 Bdrm Contemporary, Lot: 7200sf Prior Sale: \$250,000 (08/23)	
1 SOPHIES WAY	\$650,000
B: Christopher J Majka & Lisa Majka S: T Reardon Builders Inc Book/Page: 71233/284, Date: 10/31/24 Mtg: Leader Bank NA \$617,500 Term: 2054	
31 SUNSET DR	\$620,000
B: Nicole M Hollenbeck & Enzo W Hollenbeck 2nd S: Andrew J Letourneau Jr Book/Page: 71228/366, Date: 10/30/24 Mtg: Security First Mtg Fn \$589,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 52272sf Prior Sale: \$290,000 (03/16)	

East Brookfield

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	17
Median Price	\$307,500	\$415,000

► **REAL ESTATE SALES**

124 HAYWOOD DR	\$515,000
B: Corey Nichols & Amanda Nichols S: Ronald J Davis & Martha L Davis Book/Page: 71218/144, Date: 10/29/24 Mtg: Guaranteed Rate Inc \$489,250 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 22500sf Prior Sale: \$104,900 (05/93)	
118 NORTH ST	\$430,000
B: Nicholas Pantuosco & Ellen Bruynell S: Nicholas Markopoulos Book/Page: 71230/284, Date: 10/30/24 Mtg: Everett Financial \$344,000 Term: 2054 Use: 4 Bdrm Ranch, Lot: 62291sf Prior Sale: \$176,900 (06/23)	
OAKLAND DR	\$87,000
B: Michael A Houghton & Alexis E Gosselin S: Janice G Smith Book/Page: 71202/389, Date: 10/25/24 Mtg: Webster First FCU \$65,250 Term: 2034 Rate: 5.3% Type: Adj Use: Residential Developable Land, Lot: 43560sf	

Gardner

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	130	126
Median Price	\$341,500	\$360,000

► **REAL ESTATE SALES**

35 CEDAR ST U-6	\$255,000
B: James E Cawley & Kandice M Cawley S: Michael B Short Jr Doc#: 00000000123762, Date: 11/01/24 Mtg: Bay Equity LLC \$204,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$164,900 (05/21)	
20 GRAHAM ST U-5	\$169,500
B: Kaylee N Banda, Tr for Kaylee N Banda T S: Sure House Solutions LLC Book/Page: 71199/81, Date: 10/24/24 Use: Condo	
93 LEO DR	\$430,000
B: Christopher Carr & Brianna E Levesque S: Linda M Stone Book/Page: 71208/40, Date: 10/25/24 Mtg: Mortgage Research Ctr \$439,245 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 25460sf	
12 MORAN ST	\$294,900
B: Tamaeo Wilson & Alphonso Wilson S: Deborah A Ecklund Book/Page: 71196/379, Date: 10/24/24 Mtg: Movement Mtg LLC \$289,558 Term: 2054 Use: 3 Bdrm Ranch, Lot: 6600sf Prior Sale: \$102,000 (12/10)	
172 PARKER ST	\$70,000
B: Parklands Realty LLC S: Sandro Orth & Celso F Dasilva Book/Page: 71208/185, Date: 10/25/24 Use: Mixed Use-Prim Res & Comm, Lot: 2499sf Prior Sale: \$60,000 (10/23)	
217 RYAN ST	\$100,000
B: Triump Re Management LLC S: John A Chicka Book/Page: 71242/73, Date: 11/01/24 Use: 2 Bdrm Cape Cod, Lot: 15000sf Prior Sale: \$63,000 (12/87)	

102 SHERMAN ST	\$155,000
B: Camden Brown S: Martin J Vieira Book/Page: 71217/32, Date: 10/29/24 Mtg: QS Lending T \$373,000 Use: Apartment Bldg - 4-8 Units, Lot: 4887sf	
53 VAUGHN ST	\$275,000
B: Rubi A Rodriguez & Eric J Rodriguez S: Irina V Munoz Book/Page: 71196/288, Date: 10/24/24 Mtg: Envoy Mtg LTD \$260,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 6120sf Prior Sale: \$127,000 (04/24)	

► **FORECLOSURE DEEDS**

96 CHELSEA ST	\$319,563
B: Federal Hm Loan Mtg Corp S: Eric Johnson & United Wholesale Mtg LLC Book/Page: 71221/67, Date: 10/29/24 Use: 3 Bdrm Conventional, Lot: 20909sf Prior Sale: \$289,900 (12/20)	

Grafton

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	112	118
Median Price	\$601,250	\$615,500

► **REAL ESTATE SALES**

56 GEORGE HILL RD	\$540,000
B: Brandon Robinson & Brittany Robinson S: Deborah J Asselin Book/Page: 71196/42, Date: 10/24/24 Mtg: Cardinal Fncl Co LP \$513,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 60113sf Prior Sale: \$299,000 (09/01)	
6 LAKEVIEW DR	\$550,000
B: Antonio Aguiar & Kristen E Aguiar S: Amy A Gillatt Book/Page: 71207/229, Date: 10/25/24 Mtg: Prestige Home Mtg LLC \$440,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10454sf Prior Sale: \$200,000 (05/10)	
274 PROVIDENCE RD U:7	\$564,900
B: Umesh Sirsiwal & Shweta Verma S: Providence Street Vlg Inc Book/Page: 71241/215, Date: 11/01/24 Mtg: T2 Financial LLC \$423,675 Term: 2054 Use: 3 Bdrm Condo	
13 PULLARD RD U:30	\$410,000
B: Yko K Yako S: Apaporn Young Book/Page: 71244/308, Date: 11/01/24 Mtg: CMG Mortgage Inc \$307,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 392040sf Prior Sale: \$250,000 (07/19)	
167 WORCESTER ST	\$545,000
B: Daniel G Brown & Catherine J Brown S: Beth Cohan Book/Page: 71228/398, Date: 10/30/24 Mtg: Digital FCU \$528,650 Term: 2054 Use: 4 Bdrm Conventional, Lot: 32234sf Prior Sale: \$367,500 (10/19)	

Hardwick

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	19
Median Price	\$328,600	\$388,900

► **REAL ESTATE SALES**

BARRE RD L:2	\$45,000
B: Sherri A Boivin S: Jeffrey P Samuelson & Robin L Samuelson Book/Page: 71204/160, Date: 10/25/24	
2209 BARRE RD	\$310,000
B: Keith Marchand S: Melissa Avery Book/Page: 71207/394, Date: 10/25/24 Mtg: Guaranteed Rate Inc \$304,385 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 34979sf Prior Sale: \$87,000 (09/15)	
1071 NORTH RD	\$497,500
B: Michael T Ryan & Grace Macneill S: David R Noel & Kristen J Noel Book/Page: 71212/153, Date: 10/28/24 Mtg: United Wholesale Mtg \$398,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 36895sf Prior Sale: \$290,000 (09/04)	
ROUTE 32	\$45,000
B: Sherri A Boivin S: Jeffrey P Samuelson & Robin L Samuelson Book/Page: 71204/160, Date: 10/25/24	

Harvard

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	32
Median Price	\$950,000	\$987,500

► **REAL ESTATE SALES**

43 BROWN RD	\$850,000
B: Matthew H Condit & Anne B Gaburo S: Maxwell D Bridges & Stephanie J Bridges Book/Page: 71197/301, Date: 10/24/24 Mtg: United Wholesale Mtg \$765,000 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 656014sf	
182 E BARE HILL RD	\$710,000
B: Emmett Moore & Kathleen Carlson S: Joseph P Pettrossi, Tr for Albert Pettrossi Jr T Book/Page: 71227/280, Date: 10/30/24 Mtg: Movement Mtg LLC \$400,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 46174sf	

Holden

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	129
Median Price	\$525,000	\$540,000

► **REAL ESTATE SALES**

37 AUTUMN CIR	\$769,900
B: Fidel F Rivera & Jill-Anne Godbout S: Philip J Barry & Ellen M Barry Book/Page: 71237/44, Date: 10/31/24 Mtg: Envoy Mtg LTD \$731,405 Term: 2054 Use: 4 Bdrm Colonial, Lot: 24287sf Prior Sale: \$348,254 (03/01)	
175 COOK ST	\$390,000
B: Connor Q Flynn S: Waite Martin J Est & Thomas A Ducharme Book/Page: 71224/273, Date: 10/30/24 Mtg: Prosperity Home Mtg \$370,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 17860sf	
35 LONGMEADOW AVE	\$503,000
B: Michelle Digiovanni & John W Philpott S: Karen M Black Book/Page: 71227/310, Date: 10/30/24 Mtg: Fairway Ind Mtg \$323,000 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 19807sf Prior Sale: \$250,500 (07/15)	
182 MAIN ST	\$470,000
B: Lucas G Dossantos & Carla R Dossantos S: Jennifer R Bailey & Tyson E Bailey Book/Page: 71230/85, Date: 10/30/24 Mtg: Cross Country Mtg Inc \$376,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 15246sf Prior Sale: \$212,000 (02/13)	
125 MANNING ST U:1	\$310,000
B: Alison M Roche & Peter F Colebrook Jr S: Paul Roche & Joyce Roche Book/Page: 71239/119, Date: 10/31/24 Mtg: Bay State Savings Bk \$248,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$180,000 (02/20)	
71 PARKER AVE	\$435,000
B: Courteney Lindberg S: Richard J Magdis Book/Page: 71239/166, Date: 10/31/24 Mtg: Guaranteed Rate Affin \$405,600 Term: 2054 Use: 2 Bdrm Ranch, Lot: 20909sf	
36 PHILLIPS RD	\$642,000
B: Lindsay May S: Timothy J Sherblom & Lynn A Sherblom Book/Page: 71203/150, Date: 10/25/24 Mtg: Northpoint Mortgage \$577,800 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 11326sf Prior Sale: \$610,000 (08/23)	
120 SOUTH RD	\$585,000
B: James Freeman & Jacquelyn Freeman S: Barry Pandiani & Nancy C Pandiani Book/Page: 71225/237, Date: 10/30/24 Mtg: Texana Bank NA \$368,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 71799sf	

Hopedale

MARKET STATISTICS THROUGH SEPTEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	28
Median Price	\$562,500	\$559,500

► **REAL ESTATE SALES**

10 HAVEN WAY	\$760,000
B: Gregory Jencks & Brittany Jencks S: Christopher J Sanosi & Katy B Sanosi Book/Page: 71195/373, Date: 10/24/24 Mtg: Bay Equity LLC \$608,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 40001sf Prior Sale: \$465,000 (08/11)	
23 PROGRESS ST U:23	\$385,000
B: Gregory R Bemis S: Michelle A Wyatt Book/Page: 71214/60, Date: 10/28/24 Mtg: CMG Mortgage Inc \$365,750 Term: 2054 Use: 4 Bdrm Condo Prior Sale: \$188,000 (05/15)	
66 WESTCOTT RD	\$665,000
B: Anthony Montoya S: Sam Chan & Connie Chan Book/Page: 71243/253, Date: 11/01/24 Mtg: Fairway Ind Mtg \$350,000 Term: 205	

WORCESTER REGISTRY

continued

Milford

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

BERRINI ST (REAR) \$100,000
B: Darn Properties LLC
S: Linda A Cheschi, Tr for Ljc Rt

BERRINI ST (REAR) \$7,500
B: Linda A Cheschi, Tr for Ljc Rt
S: Milani Mary A Est & Donald D Milani

BERRINI ST (REAR) \$7,500
B: Linda A Cheschi, Tr for Ljc Rt
S: Milani Mary A Est & Donald D Milani

33 CAMP ST \$610,000
B: Nathan Leblanc
S: John J Paras & Melanie A Paras

138 CONGRESS ST \$543,400
B: Opendoor Property J LLC
S: Shawn M Mckinnon & Lori S Mckinnon

184 E MAIN ST \$7,500
B: Linda A Cheschi, Tr for Ljc Rt
S: Milani Mary A Est & Donald D Milani

184 E MAIN ST \$7,500
B: Linda A Cheschi, Tr for Ljc Rt
S: Milani Mary A Est & Donald D Milani

184 E MAIN ST \$7,500
B: Linda A Cheschi, Tr for Ljc Rt
S: Milani Mary A Est & Donald D Milani

184 E MAIN ST \$7,500
B: Linda A Cheschi, Tr for Ljc Rt
S: Milani Mary A Est & Donald D Milani

20 EMMONS ST \$516,000
B: Luis A Guaman & Rosa E Loja
S: Beverly Glass & Lawrence H Grant Jr

16 GREEN ST \$550,000
B: Ty V Tran, Tr for Le Tran
S: Carlos H Coelho

140 HIGHLAND ST \$505,000
B: Gorret Namboozee & Dennis P Bukenya
S: 140 Highland Street Rt & Brian L Harris Jr

9 KODIAK LN U:50 \$619,900
B: Siddharth Mishra & Sneha Tiwari
S: F&d Ctrl Realty Corp Inc

2 LARSON RD \$615,000
B: Adeodato J Neto
S: Dustin Macchi & Dawn Macchi

3 NAPLES CT \$535,000
B: Otto A Delcid & Elsa M De La Cruz
S: Theresa A Valente & Paul E Valente

8 SHADOWBROOK LN U:40 \$314,900
B: Fernanda S Miranda
S: Janete Venturim

21-1/2 SHORT ST \$350,000
B: Sevon J Newman & Madison R St Julien
S: Stephen W Moschella

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S: Stephen W Moschella

ELMWOOD ST \$500,000
B: F & D Ctrl Rlty Corp Inc
S: Alan K Marble, Tr for Thurlow Rt

6 HEMLOCK DR \$528,000
B: Lisa Graveline & Matthew Jacobs
S: Dax M Lovett & Lori L Lovett

3 HIDDEN MEADOW DR \$800,000
B: Julio C Costa & Amber L Drake
S: Ralph J Verzillo Jr

24 HORIZON DR U:134 \$739,111
B: David Rand & Nancy Rand
S: Czervik Properties LLC

JACQUES PKWY \$10,500
B: James E Powers 3rd & Leanne W Maloney
S: Linda D Lachance, Tr for Lachance Lt

16 MEETING HOUSE LN U:16 \$358,000
B: Rebecca L Lebel
S: Jijia Ren & Ryan P Fox

273 MILLBURY AVE \$525,000
B: Menahem B Bichotte & Marie N Bichotte
S: J C Davis Jr & Beverly A Davis

18 PROVIDENCE ST \$773,000
B: Brian Allen
S: Meredith M Melendez, Tr for Elizabeth A Tremblay

11 S MAIN ST \$825,000
B: Brothers Williams LLC
S: Winnie T Eilert

199 W MAIN ST \$479,900
B: Taylor Scott & Ethan Beckford
S: Michael Lai

84 IRONSTONE ST \$157,000
B: Excel Prop Soln Ri LLC
S: Bnc Mtg Loan T2006-2 & US Bank NA Tr

111 KEMPTON RD \$640,000
B: Paul J Schmitt, Tr for Schmitt Ft
S: Stephen F Nolan 4th & Christine D Nolan

153 PROVIDENCE ST U:F \$310,000
B: Janice L Martin
S: Ross Renovations LLC

295 THAYER ST \$545,000
B: Jennifer Plette & Philippe Jean-Baptiste
S: John C Angelini, Tr for Nancy M Angelini RET

165 PRESCOTT RD \$430,000
B: Matthew Santuri
S: Beverly A Ebbeling, Tr for 165 Prescott Rd Rt

29 WING RD \$689,900
B: Joyce Jordan
S: Cora Lane Group LLC

9 OLD WEST BROOKFIELD RD \$10,000
B: 123 Kids LLC
S: Richard Chaffee

6 SAINT CLAIRE AVE \$215,000
B: Christine Heintz
S: Archie E Hilton Jr & Cheryl A Hilton

9 OLD WEST BROOKFIELD RD \$10,000
B: 123 Kids LLC
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S: Archie E Hilton Jr & Cheryl A Hilton

9 OLD WEST BROOKFIELD RD \$10,000
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S: Richard Chaffee

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Northborough

MARKET STATISTICS THROUGH SEPTEMBER

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

REAL ESTATE SALES

137 CHURCH ST \$639,900
B: John A Raughtigan 3rd
S: Ine R Santoso & Misha Santoso

1 COREY WAY U:1 \$405,000
B: Brian Orourke & Debra Orourke
S: Grace Noyes

60 DAVIS ST \$725,000
B: Justin Harpin & Chanis Harpin
S: Suzanne P Curley

418 HOWARD ST \$875,000
B: Frances Oneill
S: Geoffrey Mowry

20 LONGFELLOW RD \$542,000
B: Caitlin Ralbo
S: Douglas A Moore, Tr for Moore Lt

98 MAPLE LN \$475,000
B: Sooyeon Choi & Hong G Chae
S: David Fleming

39 PLEASANT ST U:A18 \$300,000
B: Patrick S Galazka
S: Deborah A Beaudette

59 SCHOOL ST U:B1 \$285,000
B: Igor Alves
S: Brian C Strand

36 OLD SOUTHBRIDGE RD \$268,500
B: Sob Homes LLC
S: Loruss Group LLC

66 PLEASANT ST U:S \$300,000
B: Olivia R Chalifoux
S: Land Of The Roses LLC

38 SUNSET AVE \$168,500
B: Revolution Dev LLC
S: Michael E Zaczek Jr

10 THAYER POND DR U:11 \$240,000
B: Cynthia Bucaro
S: Marley Beverly A Est & Michelle M Lockwood

5 WALLACE CT \$210,500
B: House Buyers Of Amer Inc
S: Gail J Lawson

51-53 WELLS ST \$490,000
B: Manuel A Cabrera & Ana J Acosta
S: William J Stevens

158 LEICESTER ST \$175,000
B: Keith A Edmunds
S: Catherine E Mallette & Metropolitan Life Ins Com

13 DUNANDERRY WAY \$749,900
B: Ryan Mcgreevy & Jaclyn Mcgreevy
S: Nathan S Boulanger & Marcia I Gallagher

199 GRACE LN \$735,000
B: Ralph Dichiarra & Amanda Dichiarra
S: Alan J Flagg & Shavone M Flagg

29 WING RD \$689,900
B: Joyce Jordan
S: Cora Lane Group LLC

9 OLD WEST BROOKFIELD RD \$10,000
B: 123 Kids LLC
S: Richard Chaffee

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9 OLD WEST BROOKFIELD RD \$10,000
B: 123 Kids LLC
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6 SAINT CLAIRE AVE \$215,000
B: Christine Heintz
S: Archie E Hilton Jr & Cheryl

147 WACHUSETT ST..... \$579,900
 B: Joshua Castleman & Kaitlynn T Castleman
 S: Andrew Kurtz & Sarah Kurtz
 Book/Page: 71246/229, Date: 11/01/24
 Mtg: Mortgage Research Ctr \$599,036
 Term: 2054
 Use: 5 Bdrm Cape Cod, Lot: 218671sf
 Prior Sale: \$265,000 (12/16)

Shrewsbury

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	200	234
Median Price	\$622,500	\$690,000

► **REAL ESTATE SALES**

41 ADAMS FARM RD U:41..... \$990,000
 B: Joseph Bourdeau & Sandra M Bourdeau
 S: Patricia A Anderson, Tr for Patricia A Anderson Int
 Book/Page: 71235/255, Date: 10/31/24
 Use: 2 Bdrm Condo
 Prior Sale: \$689,494 (01/06)

12 AVON DR..... \$650,000
 B: Shingo Suizu & Eko Suizu
 S: Jane C Perham & Paul R Herard
 Book/Page: 71236/67, Date: 10/31/24
 Mtg: MSA Mortgage LLC \$585,000
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 13068sf
 Prior Sale: \$350,000 (10/17)

23 BAY VIEW DR..... \$380,000
 B: Rentahome LLC
 S: Mason Management LLC
 Book/Page: 71246/156, Date: 11/01/24
 Use: 1 Bdrm Ranch, Lot: 4792sf
 Prior Sale: \$380,000 (11/23)

117 CLINTON ST..... \$425,000
 B: Ling En & Kenneth En
 S: Emad R Benjamin
 Book/Page: 71247/70, Date: 11/01/24
 Mtg: Emad R Benjamin \$375,000
 Term: 2025
 Use: Retail-Service, Lot: 17424sf
 Prior Sale: \$145,000 (03/19)

35 COLTON LN..... \$400,000
 B: James F Collins & Susan Collins
 S: David Kalik & Stephen Kalik
 Book/Page: 71244/38, Date: 11/01/24
 Use: 3 Bdrm Cape Cod, Lot: 11326sf

9 EASTWOOD RD..... \$500,000
 B: Loren K Baranasukas
 S: Paul M Kowaleski & Karen C Kowaleski
 Book/Page: 71244/136, Date: 11/01/24
 Mtg: Security First Mtg Fc \$450,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 13939sf
 Prior Sale: \$325,000 (08/07)

15 FYRBECK AVE..... \$465,000
 B: Di Chen & Rui Zhang
 S: Annie R Traiforos
 Book/Page: 71240/224, Date: 11/01/24
 Mtg: General Mortgage Corp \$348,750
 Term: 2054
 Use: 3 Bdrm Bngl/Cottage, Lot: 10454sf
 Prior Sale: \$180,000 (04/14)

6 KING ARTHUR DR..... \$1,145,000
 B: Anil K Gaddipati & Jyothi Amirineni
 S: Stephen P Smith & Thersa M Smith
 Book/Page: 71246/58, Date: 11/01/24
 Mtg: Citizens Bank \$695,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20038sf
 Prior Sale: \$660,000 (04/04)

36 LONGFELLOW RD..... \$460,000
 B: Nadia Amrani
 S: Frank J Koch
 Book/Page: 71239/173, Date: 10/31/24
 Mtg: Drew Mortgage Assn Inc \$437,000
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 16988sf
 Prior Sale: \$255,000 (08/15)

24 MONADNOCK DR..... \$550,000
 B: Ereda Funxhi & Xhuli Funxhi
 S: Joseph J Landry, Tr for Barmil Rt
 Book/Page: 71226/200, Date: 10/30/24
 Mtg: New American Funding \$440,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 14375sf

10 PAYTON PL U:10..... \$600,000
 B: Philip A Mariano & Kathleen A Mariano
 S: Joyce C Jordan
 Book/Page: 71245/3, Date: 11/01/24
 Mtg: LoanDepot.Com \$130,000
 Term: 2054
 Use: 2 Bdrm Condo

14 ROBERTSON DR..... \$715,000
 B: Kathleen Flanagan
 S: Brandon J Mohammed & Karin E Albert-Mohammed
 Book/Page: 71212/324, Date: 10/28/24
 Mtg: Prestige Home Mtg LLC \$536,250
 Term: 2044
 Use: 3 Bdrm Conventional, Lot: 12197sf
 Prior Sale: \$428,000 (11/20)

16 ROCKWELL DR..... \$1,020,000
 B: Sandeep Arora & Swati Arora
 S: Gerard J Gach & Martha A Gach
 Book/Page: 71226/276, Date: 10/30/24
 Mtg: T2 Financial LLC \$700,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 20038sf
 Prior Sale: \$316,000 (08/99)

14 SAXON LN..... \$885,000
 B: John Palermo & Laura Palermo
 S: Stephen A Somlyody, Tr for Somlyody Ft
 Book/Page: 71234/331, Date: 10/31/24
 Mtg: Cornerstone Bank \$660,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20909sf

237 SOUTH ST U:18..... \$400,000
 B: Kumar Yadanaparathi & Naveen Kondabathini
 S: Gabriella A Cotton & Jarrod Cotton
 Book/Page: 71196/31, Date: 10/24/24
 Use: 2 Bdrm Condo
 Prior Sale: \$210,000 (07/01)

Southborough

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	60
Median Price	\$950,000	\$1,056,000

► **REAL ESTATE SALES**

13 BRYDEN RD..... \$700,000
 B: Christine Shiao
 S: Aakash Sharma & Navneet A Sharma
 Book/Page: 71198/28, Date: 10/24/24
 Mtg: Guild Mortgage Co \$630,000
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 15072sf
 Prior Sale: \$530,000 (12/20)

6 HIGH ST..... \$1,250,000
 B: Kyle S Howard & Katherine T Howard
 S: Brian K Zanghi
 Book/Page: 71238/144, Date: 10/31/24
 Mtg: Cross Country Mtg Inc \$825,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 44431sf
 Prior Sale: \$775,000 (06/04)

31 LYNBROOK RD..... \$325,000
 B: Marshall A Gould, Tr for Kevin Giblin 2010 RET
 S: Leslie S Carey, Tr for Brendon Prop Four Rt
 Book/Page: 71224/300, Date: 10/30/24
 Use: Residential Developable Land, Lot: 100362sf
 Prior Sale: \$975,000 (09/15)

70 TURNPIKE RD..... \$1,250,000
 B: Anthony G Medri
 S: Peter M Aspesi, Tr for Gloria M Aspesi Rt
 Book/Page: 71213/216, Date: 10/28/24
 Use: 3 Bdrm Old Style, Lot: 69435sf

77 TURNPIKE RD..... \$975,000
 B: 77 Turnpike Road LLC
 S: Marmok Inc
 Book/Page: 71225/28, Date: 10/30/24
 Use: Office Bldg-General, Lot: 38899sf

Southbridge

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	65
Median Price	\$335,000	\$340,000

► **REAL ESTATE SALES**

63 BRIARWOOD AVE..... \$455,000
 B: Norman P Yvon & Karen Noone-Yvon
 S: Cassidy Danna & Joseph Danna
 Book/Page: 71203/199, Date: 10/25/24
 Mtg: Cornerstone Bank \$250,250
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 39204sf
 Prior Sale: \$280,000 (10/20)

750 CHARLTON ST..... \$370,000
 B: Samer-Shanoer
 S: Jillian L Dipilla
 Book/Page: 71215/152, Date: 10/28/24
 Mtg: Envoy Mtg LTD \$333,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 11761sf
 Prior Sale: \$299,900 (12/21)

55 COLUMBUS AVE..... \$350,000
 B: Miguel A Espitia & Joseline Perez-Suarez
 S: Barney Baez & Digna Rosario
 Book/Page: 71219/73, Date: 10/29/24
 Mtg: Leader Bank NA \$343,660
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 10454sf
 Prior Sale: \$71,000 (05/99)

201 HAMILTON ST..... \$500,000
 B: Kenneth T Lopez
 S: Shauna L Tremblay, Tr for Zachary Tremblay
 Book/Page: 71240/142, Date: 10/31/24
 Mtg: LoanDepot.Com \$475,000
 Term: 2054
 Use: Apartment Bldg - 4-8 Units, Lot: 8276sf
 Prior Sale: \$251,000 (11/18)

619 LEBANON HILL RD..... \$562,000
 B: Timothy S Smith 2nd
 S: Nicholas J Weber & Robin P Weber
 Book/Page: 71247/307, Date: 11/01/24
 Mtg: Primelending \$477,700
 Term: 2054
 Use: Apartment Bldg - 4-8 Units, Lot: 125453sf

841 LEBANON HILL RD..... \$432,500
 B: Brady Lorange
 S: Lisa Murphy
 Book/Page: 71225/339, Date: 10/30/24
 Mtg: New American Funding \$410,875
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 21344sf
 Prior Sale: \$79,000 (09/98)

40 MARIA AVE U:A..... \$170,000
 B: Yvonne Tourtellotte
 S: Loretta Foisey, Tr for Elinor M Lefebvre Irt
 Book/Page: 71228/166, Date: 10/30/24
 Mtg: New American Funding \$164,900
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$47,000 (02/97)

4 VIOLET AVE..... \$330,000
 B: Juan L Rodriguez & Sheilah N Soto Cruz
 S: Karen R Giroux
 Book/Page: 71214/289, Date: 10/28/24
 Mtg: Prestige Home Mtg LLC \$324,022
 Term: 2054
 Use: 2-Family Two Family, Lot: 10890sf
 Prior Sale: \$75,000 (10/97)

WORCESTER ST L:B..... \$250,000
 B: B & C Worcester St LLC
 S: Re Properties LLC
 Book/Page: 71222/136, Date: 10/29/24
 Mtg: Real Estate Prop Svcs \$575,000

WORCESTER ST L:C..... \$250,000
 B: B & C Worcester St LLC
 S: Re Properties LLC
 Book/Page: 71222/136, Date: 10/29/24
 Mtg: Real Estate Prop Svcs \$575,000

► **FORECLOSURE DEEDS**

27 HENRY ST..... \$378,493
 B: Nationstar Mortgage LLC
 S: Eric Vaughan & Nationstar Mortgage LLC
 Book/Page: 71233/329, Date: 10/31/24
 Use: Apartment Bldg - 4-8 Units, Lot: 4356sf
 Prior Sale: \$223,000 (02/18)

24 MARCY ST..... \$289,900
 B: Gitsit Real Property LLC
 S: Wilfred J Borey & GITSIT SOLUTIONS LLC
 Book/Page: 71221/235, Date: 10/29/24
 Use: 2-Family Two Family, Lot: 18731sf
 Prior Sale: \$102,000 (01/97)

Spencer

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	69
Median Price	\$400,000	\$418,000

► **REAL ESTATE SALES**

22 CHERRY ST..... \$219,800
 B: Matthew J Peloquin, Tr for Cherry Street Nt
 S: Darcey A Porter & Robert C Kowalski
 Book/Page: 71245/243, Date: 11/01/24
 Mtg: Darcey A Porter \$149,800
 Term: 2027
 Use: Commercial Warehouse, Lot: 8407sf
 Prior Sale: \$160,000 (04/04)

21 LAKE AVE..... \$580,000
 B: Bradley P Sjosten & Maureen R Sjosten
 S: David P Groleau
 Book/Page: 71221/140, Date: 10/29/24
 Use: 2 Bdrm Cape Cod, Lot: 10170sf

10 PAULS DR..... \$92,500
 B: Jahnke Construction LLC
 S: Nathan S Boulanger & Marcia L Boulanger
 Book/Page: 71240/264, Date: 11/01/24
 Mtg: Probuilder Fnci LLC \$460,000
 Use: Residential Developable Land, Lot: 69583sf
 Prior Sale: \$66,000 (03/22)

24 SHERWOOD DR..... \$520,000
 B: Tracy J Sasseville
 S: Gonzalez Elizabeth A Est & Lisa M Checkoway
 Book/Page: 71229/380, Date: 10/30/24
 Mtg: Fidelity Cp Bk \$235,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 52841sf

12 SHORE DR..... \$650,000
 B: Glenna Stocks & Lance Kennan
 S: Ralph A Dichiera
 Book/Page: 71225/98, Date: 10/30/24
 Mtg: Rocket Mortgage LLC \$520,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 42468sf
 Prior Sale: \$20,000 (08/91)

19 SMITHVILLE RD..... \$381,500
 B: Brandon Mackay & Kaitlin Mackay
 S: Florence Wagnac & Mathson Noel
 Book/Page: 71197/200, Date: 10/24/24
 Mtg: Cornerstone Bank \$370,055
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 15422sf
 Prior Sale: \$212,000 (08/19)

WESTLAND DR..... \$12,500
 B: Michele Roche
 S: Koliss Frank A Est & Patricia M Otooile
 Book/Page: 71233/26, Date: 10/31/24
 Use: Residential Undvlpble Land, Lot: 25520sf

Sterling

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	46
Median Price	\$602,000	\$576,500

► **REAL ESTATE SALES**

15 OSGOOD RD..... \$702,500
 B: Erin Leroy
 S: Laima E Schonbeck, Tr for Schonbeck Rt
 Book/Page: 71231/133, Date: 10/31/24
 Mtg: M&T Bank NA \$560,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Antique, Lot: 138085sf

Sturbridge

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	68
Median Price	\$477,500	\$500,000

► **REAL ESTATE SALES**

41 BENNETTS RD..... \$840,000
 B: Elizabeth Briggs
 S: Antonio R Ruberto & Marilyn A Ruberto
 Book/Page: 71216/368, Date: 10/29/24
 Mtg: Morgan Stanley Privat \$511,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 23522sf
 Prior Sale: \$560,000 (01/19)

57 CARON RD..... \$755,000
 B: Jonathan Weaver & Kathleen Weaver
 S: Jennifer E Casaubon & Jesse T Casaubon
 Book/Page: 71225/216, Date: 10/30/24
 Mtg: Fidelity Cp Bk \$604,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 21344sf
 Prior Sale: \$520,000 (11/20)

84 CLARK RD..... \$425,000
 B: Kyle Walter & Rachel Walter
 S: Sandra L Wahr
 Book/Page: 71237/235, Date: 10/31/24
 Mtg: CMG Mortgage Inc \$265,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 57935sf
 Prior Sale: \$360,000 (06/22)

98 COLONIAL DR U:98..... \$390,000
 B: Donald A Caouette
 S: Katherine M Prior
 Book/Page: 71203/86, Date: 10/25/24
 Mtg: New American Funding \$340,000
 Term: 2034
 Use: 2 Bdrm Condo
 Prior Sale: \$333,000 (05/22)

12 MAIN ST..... \$255,800
 B: Lucas Mello & Rachel Mello
 S: Ronald Silvestri
 Book/Page: 71206/176, Date: 10/25/24
 Mtg: Movement Mtg LLC \$251,166
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 5228sf
 Prior Sale: \$145,000 (02/17)

489 MAIN ST..... \$8,795,000
 B: Sunway Properties LLC
 S: Srec Propco Sturbridge LL
 Book/Page: 71208/162, Date: 10/25/24
 Mtg: Savers Coop Bank \$6,450,000
 Use: Apartment Bldg - 9+ Units, Lot: 61899sf
 Prior Sale: \$3,371,000 (02/17)

66 NEW BOSTON RD..... \$499,900
 B: James Rysinski & Ilona Scully
 S: Manbeck Jeanne E Est & Lois M Becton
 Book/Page: 71215/298, Date: 10/29/24
 Mtg: Leader Bank NA \$399,920
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 77101sf
 Prior Sale: \$80,000 (05/93)

11 OLD VILLAGE RD..... \$530,000
 B: Berhanu Bara
 S: Tobin S Koch & Endsley L Koch
 Book/Page: 71213/311, Date: 10/28/24
 Mtg: Wells Fargo Bank \$371,000
 Term: 2044
 Use: 3 Bdrm Raised Ranch, Lot: 33541sf
 Prior Sale: \$132,000 (04/94)

40 SOUTH RD..... \$185,000
 B: Cole Scheffler
 S: Ken Courmoyer, Tr for 34 South Rt
 Book/Page: 71247/265, Date: 11/01/24
 Mtg: 34 South Realty Trust \$170,000
 Use: Residential Developable Land, Lot: 436471sf

14 TANNERY RD..... \$685,024
 B: Sanuj Mahajan & Preeti Mahajan
 S: L D Covino & Cheryl M Covino
 Book/Page: 71212/280, Date: 10/28/24
 Mtg: Cross Country Mtg Inc \$582,270
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 21780sf
 Prior Sale: \$365,000 (05/16)

Sutton

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	56
Median Price	\$582,500	\$639,900

► **REAL ESTATE SALES**

38 BURNAP RD..... \$813,000
 B: Robert F Olson Jr & Debra S Olson
 S: Sherman Farm Estates LLC
 Book/Page: 71229/91, Date: 10/30/24
 Mtg: Fidelity Cp Bk \$431,200
 Term: 2054
 Use: Residential Developable Land, Lot: 107878sf

225 MANCHAUG RD..... \$364,900
 B: Michael P Borowski & Pamela A Borowski
 S: Stephen D Armitage, Tr for Armitage RET
 Book/Page: 71219/256, Date: 11/01/24
 Use: Residential Developable Land, Lot: 268615sf
 Prior Sale: \$362,500 (07/21)

207 PUTNAM HILL RD..... \$165,000
 B: David Dunham
 S: Robin Magner
 Book/Page: 71241/388, Date: 11/01/24
 Use: Residential Developable Land, Lot: 268179sf
 Prior Sale: \$155,000 (10/21)

Templeton

MARKET STATISTICS THROUGH SEPTEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	59
Median Price	\$394,450	\$379,900

► **REAL ESTATE SALES**

14 BALDWINVILLE RD..... \$380,000
 B: Keith F Thibault
 S: Timothy J Dugan & Charlotte M Dugan
 Book/Page: 71229/208, Date: 10/30/24
 Mtg: Total Mtg Svcs \$300,000
 Term: 2054
 Use: 4 Bdrm Antique, Lot: 21780sf
 Prior Sale: \$230,000 (10/01)

19 HOSPITAL RD..... \$400,000
 B: Kellie A Cook & Nicholas E Rixford
 S: Vivian J Forsberg & Samantha L Durfee
 Book/Page: 71219/256, Date: 10/29/24
 Mtg: CMG Mortgage Inc \$388,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 15625sf
 Prior Sale: \$175,000 (12/14)

1 MILL BROOK DR U:1..... \$328,500
 B: Kelly Lottig & Maureen Bergin
 S: Karen J Culkeen, Tr for Karen J Culkeen 2017 Lt
 Book/Page: 71234/148, Date: 10/31/24
 Use: 2 Bdrm Condo
 Prior Sale: \$125,000 (10/12)

386 OTTER RIVER RD..... \$360,000
 B: Riley Moore & Cara Cammuso
 S: Berkshire Prop Buyers LLC
 Book/Page: 71215/235, Date: 10/29/24
 Mtg: Total Mtg Svcs \$349,200
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 43

WORCESTER REGISTRY continued

6 ASH ST \$395,000
B: Jordan Tremblay, Tr for Jared W Perkins
S: Christine Marcinczyk & Barbara A Osimo
Book/Page: 71234/156, Date: 10/31/24
Mtg: Primelending \$25,000
Term: 2039
Use: 3 Bdrm Raised Ranch, Lot: 23834sf

95 BIRCH ISLAND RD \$663,000
B: J D Leverone & Randi Friedman
S: Scott A Strode & Kaitlin E Strode
Book/Page: 71198/240, Date: 10/24/24
Mtg: T2 Financial LLC \$620,850
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 3870sf
Prior Sale: \$675,000 (09/23)

11 BLACK POINT RD \$351,000
B: Jace Cornell
S: Christian Polymeros
Book/Page: 71239/321, Date: 10/30/24
Mtg: Fairway Ind Mtg \$280,800
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 10549sf
Prior Sale: \$250,000 (05/21)

16 BROOKLINE ST \$550,000
B: Jean S Cherestal
S: Barbara J Sciannameo
Book/Page: 71224/320, Date: 10/30/24
Mtg: Movement Mtg LLC \$385,000
Term: 2054
Use: 3-Family Family Flat, Lot: 3960sf
Prior Sale: \$110,000 (03/90)

20 COOPER RD \$520,000
B: Simon Appiah & Emmanuela Appiah
S: Arm Renovations Inc
Book/Page: 71197/139, Date: 10/24/24
Mtg: Envoy Mtg LTD \$494,000
Term: 2054
Use: Residential Developable Land, Lot: 5000sf
Prior Sale: \$15,000 (05/91)

34 EASTERN AVE UP \$250,000
B: Danilo D Nunes
S: Tarcisio D Nunes
Book/Page: 71208/81, Date: 10/25/24
Mtg: New American Funding \$200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$125,000 (12/14)

29 ELM ST \$69,000
B: Elm St Development LLC
S: Carol D Shaw
Book/Page: 71201/383, Date: 10/25/24

19 GRENIER AVE \$460,000
B: Rebecca Cooke & Michael Cooke
S: Christopher J Majka & Lisa Majka
Book/Page: 71233/34, Date: 10/31/24
Mtg: CMG Mortgage Inc \$391,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 13991sf
Prior Sale: \$309,900 (08/18)

22 NEGUS ST \$422,000
B: Wps Webster LLC
S: Andrea Greco
Book/Page: 71239/364, Date: 10/31/24
Mtg: Webster First FCU \$440,000
Use: Mixed Use-Prim Res & Comm, Lot: 4138sf

63 PARK AVE \$355,000
B: Oksana Tkachuk & Dmytro Tkachuk
S: Jean M Chausse & Dmytro Tkachuk
Book/Page: 71226/339, Date: 10/30/24
Mtg: Nations Direct Mtg \$337,250
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: \$213,400 (04/02)

51 RAWSON RD \$454,000
B: David Gingrich & Emma Gingrich
S: Farhat Imad Hussein Est & Samaher Farhat
Book/Page: 71199/116, Date: 10/24/24
Mtg: JPMorgan Chase Bank \$250,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43996sf
Prior Sale: \$249,900 (02/03)

944 SCHOOL ST \$160,000
B: Shawn Horanzy
S: Donald W Gordon & Christy L Lottridge
Book/Page: 71206/73, Date: 10/25/24
Mtg: Rocket Mortgage LLC \$128,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 8250sf

West Boylston

4 ANGELL BROOK DR U:4 \$487,000
B: Karen M Ullian, Tr for Karen M Ullian RET
S: Robin Vogel, Tr for Vogel Rt
Book/Page: 71226/20, Date: 10/30/24
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: \$264,900 (10/05)

82 HILLSIDE VILLAGE DR U:82 \$560,000
B: Phillip J Barry & Ellen Barry
S: Masterson Linda M Est & Jodi A Brunelle
Book/Page: 71239/246, Date: 10/31/24
Mtg: Bank of Canton \$260,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: \$299,900 (01/04)

54 MAPLE ST \$490,000
B: Tracy A Clark & Wayne G Clark
S: Nicholas Wiedeman & Laura Wiedeman
Book/Page: 71243/39, Date: 11/01/24
Mtg: IC Credit Union \$390,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 27007sf
Prior Sale: \$330,000 (08/20)

Westborough

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 35 50
Median Price \$485,000 \$490,000

REAL ESTATE SALES

176 E MAIN ST U:5 \$482,500
B: Sukanda LLC
S: Intellectual Prop LLC
Book/Page: 71205/282, Date: 10/25/24
Mtg: Rockland Tr Co \$386,000
Use: Office Condo Unit
Prior Sale: \$423,800 (10/07)

27 NASH ST \$925,000
B: Russell Bograd
S: Carol A Isvak, Tr for Carol A Isvak Lt
Book/Page: 71205/238, Date: 10/25/24
Use: 4 Bdrm Colonial, Lot: 62291sf
Prior Sale: \$296,400 (08/93)

500 UNION ST U:5304 \$535,000
B: Nikhil Shinde & Sheetal Subbanwad
S: Kim M Kwan, Tr for Ttk Union Rt
Book/Page: 71203/311, Date: 10/25/24
Mtg: BankESB \$401,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$245,000 (02/09)

Winchendon

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 88 83
Median Price \$349,950 \$380,000

REAL ESTATE SALES

106 CONVERSE DR \$445,000
B: Steven Yakusik
S: Maureen Fallon & Ryan Fallon
Book/Page: 71198/302, Date: 10/24/24
Mtg: Total Mtg Svcs \$422,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$378,000 (01/21)

DOYLE AVE L:6 \$155,000
B: Warren M Brodmerkle, Tr for Brodmerkle Lt
S: Asher Construction LLC
Book/Page: 71198/342, Date: 10/24/24
Mtg: Farm Credit East ACA \$108,000

24 JOSLIN RD \$376,500
B: Brett A Bourne
S: Paul R Harmon
Book/Page: 71209/147, Date: 10/25/24
Mtg: Total Mtg Svcs \$369,680
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 61158sf
Prior Sale: \$175,000 (07/02)

MILL GLEN RD \$215,000
B: Shaunesy Dame
S: George Allard, Tr for Mill Glenn Golf Ptnrshp
Book/Page: 71243/277, Date: 11/01/24

425 WEST ST \$110,000
B: Roger J Cormier
S: Joy Chiurri
Book/Page: 71213/27, Date: 10/28/24
Mtg: Workers Credit Union \$91,000
Term: 2039 Rate: 5.3% Type: Adj
Use: 4 Bdrm Old Style, Lot: 213444sf
Prior Sale: \$110,000 (04/20)

Worcester

MARKET STATISTICS THROUGH SEPTEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 667 638
Median Price \$390,000 \$420,000

REAL ESTATE SALES

30 5TH AVE \$110,000
B: Christopher Adler
S: Kevin Granger
Book/Page: 71226/90, Date: 10/30/24
Use: Accessory Land Improved, Lot: 9500sf
Prior Sale: \$30,000 (10/91)

ALDRICH PL \$750,000
B: 56 Pleasant Street LLC
S: Fpc LLC
Book/Page: 71216/169, Date: 10/29/24

121 BAILEY ST U:C26 \$215,000
B: Elton Londo
S: David S McLaren, Tr for McLaren Lt
Book/Page: 71195/60, Date: 10/24/24
Use: 2 Bdrm Condo
Prior Sale: \$142,000 (03/09)

177 BEACON ST \$15,000
B: An T Diep & Thanh Ha
S: Main South Cmnty Dev Corp
Book/Page: 71214/231, Date: 10/28/24
Use: 3 Bdrm Duplex, Lot: 4794sf
Prior Sale: \$129,000 (02/04)

9 BEDFORD AVE \$700,000
B: Jean J Charles & Sandra Altine
S: Malcolm Pace
Book/Page: 71206/204, Date: 10/25/24
Mtg: Northpoint Mortgage \$665,000
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 4750sf
Prior Sale: \$357,000 (09/18)

51 BEDFORD AVE \$331,000
B: Daniel Millard
S: Dean Barnett
Book/Page: 71234/303, Date: 10/31/24
Mtg: Fairway Ind Mtg \$321,070
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7065sf
Prior Sale: \$169,900 (10/19)

5 BELLINGHAM RD \$480,000
B: Macson Laloi & Laura L Joseph
S: Michael J Daly, Tr for Daly lrt
Book/Page: 71232/108, Date: 10/31/24
Mtg: Ark-La-Tex Fin Svcs \$463,980
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6500sf

80 BIRCH ST \$655,000
B: Blossom Lane LLC
S: Scribner Management LLC
Book/Page: 71233/80, Date: 10/31/24
Use: 3-Family Family Flat, Lot: 5250sf
Prior Sale: \$95,000 (12/09)

39 BJORKLUND AVE \$245,000
B: James P Greiman & Rita A Greiman
S: Rita A Greiman & Mary P Losapio
Book/Page: 71203/384, Date: 10/25/24
Mtg: Central One FCU \$237,650
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Split Level, Lot: 7228sf
Prior Sale: \$145,000 (11/00)

3 BRIEF ST \$220,000
B: Idimar M Desouza & Marina M Souza
S: Susan Rice-Myers
Book/Page: 71227/88, Date: 10/30/24
Mtg: Paramount Res Mtg Gp \$176,000
Term: 2054
Use: 1 Bdrm Conventional, Lot: 5982sf

130 BURNCOAT ST \$452,000
B: Innocent Wagnac & Florence Wagnac
S: Miquel Orellana & Erika D Orellana
Book/Page: 71198/202, Date: 10/24/24
Mtg: CMG Mortgage Inc \$350,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5732sf
Prior Sale: \$225,000 (07/19)

97 CALUMET AVE \$432,000
B: Ryan Gallagher
S: Russell A Clark, Tr for Russell A Clark RET
Book/Page: 71227/20, Date: 10/30/24
Mtg: Rocket Mortgage LLC \$370,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 9722sf

19 CARDINAL RD \$510,000
B: Patricia A Farrell & Jeffrey J Farrell
S: Martha P Grace, Tr for Martha Grace Mt
Book/Page: 71237/75, Date: 10/31/24
Mtg: Leader Bank NA \$433,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14775sf

5 CHROME ST \$682,000
B: Asabea Danso-Kwateng
S: Suncook Properties LLC
Book/Page: 71236/38, Date: 10/31/24
Mtg: Radius Financial Grp \$669,647
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 4500sf
Prior Sale: \$361,500 (04/18)

21 CLIFTON ST \$423,000
B: Xiaowei Chen & Feiyang Lin
S: Xinren Chen & Yongxiu Lin
Book/Page: 71228/83, Date: 10/30/24
Mtg: Salem Five Mtg Co \$285,600
Term: 2054 Rate: 6.4% Type: Adj
Use: 5 Bdrm Conventional, Lot: 2975sf
Prior Sale: \$178,000 (09/21)

124 COBURN AVE \$458,000
B: 124 Coburn LLC
S: Diane Boles
Book/Page: 71220/68, Date: 10/29/24
Use: 4 Bdrm Conventional, Lot: 9346sf
Prior Sale: \$398,500 (06/23)

17 COLLINS ST \$460,000
B: Louisa Asiamah
S: Maria J Rueda
Book/Page: 71237/210, Date: 10/31/24
Mtg: Rocket Mortgage LLC \$451,668
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5500sf
Prior Sale: \$241,000 (10/04)

29 COURTLAND ST \$350,000
B: Katherine Markham
S: Bonnie G Mills, Tr for Helen E Malm lrt
Book/Page: 71213/99, Date: 10/28/24
Mtg: Hunt Mortgage \$130,001
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11034sf

3 CROWN ST \$600,000
B: Exana Pierre
S: Daniel J Searbo & Gail L Searbo
Book/Page: 71198/165, Date: 10/24/24
Mtg: Prestige Home Mtg LLC \$570,000
Term: 2054
Use: 3-Family Family Flat, Lot: 6159sf
Prior Sale: \$227,000 (10/13)

37 DAWSON RD \$490,000
B: Anna M Muniz & Nikolsky Rivera
S: Marie C Achilles
Book/Page: 71245/205, Date: 11/01/24
Mtg: Guaranteed Rate Inc \$419,210
Term: 2054
Use: 4 Bdrm Split Level, Lot: 49397sf
Prior Sale: \$335,000 (07/19)

17 DERBY ST \$329,900
B: Kofi Koufour
S: Macson Laloi & Laura Laloi-Joseph
Book/Page: 71227/157, Date: 10/30/24
Mtg: New American Funding \$323,924
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 6944sf
Prior Sale: \$211,000 (11/19)

64 DEWEY ST \$550,000
B: Cedric M Cooley
S: Laguna Properties LLC
Book/Page: 71208/309, Date: 10/25/24
Mtg: Dewey 64 Lenders T \$405,000
Use: Office Bldg-General, Lot: 5611sf
Prior Sale: \$400,000 (08/22)

99 E CENTRAL ST \$925,000
B: Howla & Mowla LLC
S: Goodman Prop Holdings LLC
Book/Page: 71202/124, Date: 10/25/24
Use: Mixed Use-Prim Res & Comm, Lot: 5883sf
Prior Sale: \$625,000 (12/19)

106 ELM ST \$645,000
B: Maria G Deoliveira
S: Donald A Gould & Lynne Gould
Book/Page: 71219/107, Date: 10/29/24
Mtg: Cross Country Mtg Inc \$516,000
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 5440sf
Prior Sale: \$60,000 (01/97)

18 ENAYA CIR U:18 \$445,000
B: Paul V Bachand
S: Bruce C Genga
Book/Page: 71203/276, Date: 10/25/24
Use: 3 Bdrm Condo
Prior Sale: \$399,900 (04/23)

66 FAIRFAX RD \$655,000
B: Vijay Gentyala
S: Stidsen Janet M Est & Pamela M Lorion
Book/Page: 71213/6, Date: 10/28/24
Mtg: Leader Bank NA \$491,250
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 6000sf
Prior Sale: \$95,000 (09/15)

200 FAIRMONT AVE \$770,000
B: Jay Verai Properties LLC
S: Mcn Properties LLC
Book/Page: 71202/134, Date: 10/25/24
Mtg: Rockland Tr Co \$355,000
Use: 3-Family Mlti-Unt Bldg, Lot: 5237sf
Prior Sale: \$390,000 (05/18)

1 FARM ST \$460,000
B: Elizabeth J Kemboi
S: John A Stephen
Book/Page: 71205/170, Date: 10/25/24
Mtg: Security First Mtg Fn \$437,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 14399sf
Prior Sale: \$300,000 (07/18)

24 FISKE ST \$655,000
B: Mery Volmar
S: Brian N Weydt, Tr for Weydt Ft
Book/Page: 71206/147, Date: 10/25/24
Mtg: United Wholesale Mtg \$635,350
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8400sf
Prior Sale: \$405,000 (11/20)

50 FRANCIS ST \$430,000
B: Samuel Brown & Fiona M Ogren
S: Daniel Kravitz, Tr for Ralph & Nettie Kravitz T
Book/Page: 71240/287, Date: 11/01/24
Mtg: Amerant Mortgage \$360,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 7480sf
Prior Sale: \$233,500 (08/17)

3 FREEMAN ST \$630,000
B: Vanessa M Figueroa
S: Anthony R Consolmagnò
Book/Page: 71210/242, Date: 10/28/24
Mtg: United Wholesale Mtg \$618,589
Term: 2054
Use: 2-Family Two Family, Lot: 9000sf
Prior Sale: \$315,000 (11/17)

64 GAGE ST \$680,000
B: Rashid Awudu
S: Vasu Veeramachaneni & Aruna Patibandla
Book/Page: 71219/313, Date: 10/29/24
Mtg: New American Funding \$667,683
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 5000sf
Prior Sale: \$650,000 (09/23)

16-A GATES RD \$330,000
B: Margarita Shehu & Sokrat Shehu
S: Michael Macgroary
Book/Page: 71240/85, Date: 10/31/24
Mtg: Northpoint Mortgage \$280,500
Term: 2054
Use: 2 Bdrm Duplex, Lot: 5652sf
Prior Sale: \$205,000 (11/17)

11 GIBBS ST U:C37 \$195,000
B: Reyhaneh Torjani
S: Huiqing Tay, Tr for Dc T
Book/Page: 71203/378, Date: 10/25/24
Use: 2 Bdrm Condo
Prior Sale: \$140,000 (04/21)

48 GIBBS ST U:2-1C \$234,000
B: Janet M Larivee
S: Jorge L Martins
Book/Page: 71207/277, Date: 10/25/24
Mtg: Amerant Mortgage \$125,000
Term: 2054
Use: 2 Bdrm Condo

1 GLEN ELLEN RD \$265,000
B: Nancy Harrity & Robert Lambert
S: Harrity Dianne Est & Joseph P Harrity
Book/Page: 71232/143, Date: 10/31/24
Mtg: Northpoint Mortgage \$203,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 5500sf
Prior Sale: \$150,000 (07/08)

73 GLENDALE ST \$405,000
B: Nohelia P Arana-Garcia & Selvint E Leiva
S: Lenox Investments LLC
Book/Page: 71221/155, Date: 10/29/24
Mtg: Homepire Mortgage \$397,664
Term: 2054
Use: 4 Bdrm Colonial, Lot: 37040sf
Prior Sale: \$135,000 (06/16)

15 GROTON PL \$699,990
B: Daniel R Teixeira
S: Mayara B Abecassis
Book/Page: 71235/361, Date: 10/31/24
Mtg: Mortgage Research Ctr \$633,880
Term: 2054
Use: 2-Family Two Family, Lot: 5345sf
Prior Sale: \$620,000 (04/23)

18 HASTINGS AVE \$418,000
B: Benjamin C Rajotte & Isabella L Carrubba
S: Adam Deuveve
Book/Page: 71196/239, Date: 10/24/24
Mtg: Digital FCU \$399,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6250sf
Prior Sale: \$327,000 (06/21)

31 HAYNES ST \$850,000
B: Linh Truong
S: Royal House Invs LLC
Book/Page: 71209/18, Date: 10/25/24
Mtg: Envoy Mtg LTD \$595,000
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 5850sf
Prior Sale: \$430,000 (03/22)

14 HEALY RD \$322,500
B: Higco LLC
S: Paul D Zuromsky & Maureen L Zuromsky
Book/Page: 71236/232, Date: 10/31/24
Use: 3 Bdrm Conventional, Lot: 6900sf
Prior Sale: \$107,000 (09/98)

107 HOLDEN ST \$430,000
B: Egges Metohu
S: Kelly A Fleming
Book/Page: 71213/154, Date: 10/28/24
Mtg: Pennymac Loan Service \$408,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 7070sf

22 HOLLYWOOD ST U:2-1 \$245,000
B: Maximo A Lorenzo Sr
S: Heather Rosal-Morales
Book/Page: 71227/392, Date: 10/30/24
Mtg: New Fed Mtg Corp \$220,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$135,000 (08/20)

56 HONEYUCKLE RD \$485,500
B: Miguel Hernandez
S: Ashlynn A Tinoco & Antonio Tinoco-Garcia
Book/Page: 71244/48, Date: 11/01/24
Mtg: Total Mtg Svcs \$451,515
Term: 2054
Use: 3 Bdrm Duplex, Lot: 5293sf
Prior Sale: \$430,000 (06/22)

13 JERSEY ST \$365,000
B: Esmeralda Araujo & Gerardo J Cosme
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 71232/314, Date: 10/31/24
Mtg: Evolve B&T \$351,037
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8021sf
Prior Sale: \$212,679 (08/18)

42 JUNE ST \$680,000
B: Mayssa Aboody & Elias Akoury
S: David Sriberg & Suzanne Sriberg
Book/Page: 71243/221, Date: 11/01/24
Mtg: Envoy Mtg LTD \$646,000
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 7500sf

65 KINNICUTT RD \$670,000
B: Joshua Honig & Kassia Honig
S: Sylvia Jizmejian
Doc#: 00000000123714, Date: 10/28/24
Use: 4 Bdrm Ranch, Lot: 16670sf
Prior Sale: \$314,250 (04/16)

178 LINCOLN ST U:A3 \$225,000
B: Amr Alshaksi
S: Paul R Murphy
Book/Page: 71237/132, Date: 10/31/24
Mtg: Total Mtg Svcs \$195,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$105,000 (10/18)

34 LONGMEADOW AVE \$640,000
B: Ricardo Pereira-Santos
S: Kevin G Cox
Book/Page: 71199/286, Date: 10/24/24
Mtg: Blue Water Mortgage \$608,000
Term: 2054
Use: 2-Family Two Family, Lot: 10000sf
Prior Sale: \$239,000 (10/09)

23 LORENZO ST \$165,000
B: Braco Properties LLC
S: Francis Dapaa & Ama K Grant
Book/Page: 71240/325, Date: 11/01/24
Use: 2 Bdrm, Lot: 14320sf
Prior Sale: \$389,000 (12/20)

30 MANHATTAN RD \$414,000
B: Melissa A Cohen & Marc A Cohen
S: Opendoor Property J LLC
Book/Page: 71245/139, Date: 11/01/24
Mtg: Guaranteed Rate Affn \$393,300
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7000sf
Prior Sale: \$411,500 (07/24)

MARMION AVE \$125,000
B: Suhan Thapa
S: Odonnell Geraldine K Est & Andrew B Odonnell
Book/Page: 71196/272, Date: 10/24/24

12 MATTEO ST \$540,000
B: Tan H Huynh & Thi B Pham
S: Marc D Gendron & Carolee S Bider-Gendron
Book/Page: 71204/289, Date: 10/25/24
Mtg: Ross Mortgage Co Inc \$390,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 8189sf
Prior Sale: \$157,636 (12/99)

28 MAYFLOWER CIR \$458,000
B: Peter Barry Jr & Shannon Braley
S: Damon D Casiello & Emma C Casiello
Book/Page: 71218/311, Date: 10/29/24
Mtg: Bristol Cnty Svgs Bk \$430,350
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 12133sf
Prior Sale: \$252,000 (05/17)

120 MILL ST \$645,000
B: Shriya Musuku
S: Coes Street LLC
Book/Page: 71196/350, Date: 10/24/24
Mtg: Fall River Five Cents \$612,750
Term: 2054
Use: 2-Family Two Family, Lot: 9457sf
Prior Sale: \$374,000 (02/24)

661 MILLBURY ST \$600,000
B: Luis A Rodriguez-Santos & Rossy J Derodriguez
S: Btt Group LLC
Book/Page: 71240/112, Date: 10/31/24
Mtg: Bank of America NA \$660,554
Term: 2054
Use: 3-Family Mlti-Unt Bldg, Lot: 2533sf
Prior Sale: \$162,000 (08/15)

69 MORNINGSIDE RD \$475,000
B: Victoria A Twumasi
S: Konstantinos Boras
Book/Page: 71229/173, Date: 10/30/24
Mtg: Guaranteed Rate Inc \$466,396
Term: 2054
Use: 4 Bdrm Colonial, Lot: 9411sf
Prior Sale: \$124,000 (10/15)

13 MOUNTAINSHIRE DR U:13 \$325,000
B: Jilliam L Dipilla
S: Michael I Powell
Book/Page: 71219/386, Date: 10/29/24
Mtg:

6 ROSITA RD \$412,500 B: Frank Defazio & Doreen Defazio S: Regina M Haynes Book/Page: 71199/246, Date: 10/24/24 Mtg: Sci Fi Bank Na \$303,750 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 15571sf Prior Sale: \$150,000 (10/14)
14 ROSSLARE DR U-14 \$355,000 B: Marie Achilles S: Marilyn J Oconnor Book/Page: 71247/111, Date: 11/01/24 Mtg: Leader Bank NA \$155,000 Term: 2054 Use: 2 Bdrm Condo
8 RUTHVEN AVE \$2,275,000 B: Premier Inv Prop LLC S: Sheldon Katz, Tr for Sandshell Rt Book/Page: 71204/40, Date: 10/25/24 Mtg: Workers Credit Union \$900,000 Use: Apartment Bldg - 4-8 Units, Lot: 6325sf
10 RUTHVEN AVE \$2,275,000 B: Premier Inv Prop LLC S: Sheldon Katz, Tr for Sandshell Rt Book/Page: 71204/40, Date: 10/25/24 Mtg: Workers Credit Union \$900,000 Use: Apartment Bldg - 4-8 Units, Lot: 6325sf
244 SAINT NICHOLAS AVE \$390,000 B: Bryan A Mckenna S: Petty Robert W Est & Raymond Bitar Book/Page: 71197/31, Date: 10/24/24 Mtg: Central One FCU \$271,500 Term: 2054 Rate: 6.0% Type: Adj Use: 3 Bdrm Ranch, Lot: 7500sf
9 SHAWNEE RD \$500,000 B: Anthony Ha S: Stephen Ives & Mona Ives Book/Page: 71221/196, Date: 10/29/24 Mtg: United Wholesale Mtg \$475,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 9264sf Prior Sale: \$309,900 (06/19)
3 SOUTHWOOD RD \$450,000 B: Angelo Tsetsos & Angela Tsetsos S: Adriane L Zakarian Doc#: 000000000123759, Date: 11/01/24 Use: 3 Bdrm Ranch, Lot: 18895sf
42 STERLING ST \$775,000 B: 13 Golden Temple LLC S: Nury Paulino Book/Page: 71241/182, Date: 11/01/24 Mtg: Nexera Holding Llc \$581,250 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 6125sf Prior Sale: \$145,000 (06/01)
23 SUFFOLK ST \$550,000 B: Jian Zhou S: Worcester Dev Project Vi Book/Page: 71244/248, Date: 11/01/24 Use: 3-Family Family Flat, Lot: 2815sf Prior Sale: \$600,000 (02/20)
100 SUNDERLAND RD \$455,000 B: Altigracia Y De Leon & Jose D Heredia-Rosario S: Melchione Helen Est & Patricia Creedon Book/Page: 71218/21, Date: 10/29/24 Mtg: Guild Mortgage Co \$446,758 Term: 2054 Use: 3 Bdrm Colonial, Lot: 7054sf Prior Sale: \$142,700 (09/89)
270 SUNDERLAND RD U-54 \$320,000 B: Alan C Seymour & Barbara J Seymour S: Corey W Gingras & Tyler B Shaw Book/Page: 71202/201, Date: 10/25/24 Use: 2 Bdrm Condo Prior Sale: \$255,000 (01/22)
330 TACOMA ST U-6 \$925,000 B: Oel Realty LLC S: Daniel J Casey, Tr for Casey Ft Of 2014 Doc#: 000000000123753, Date: 11/01/24 Mtg: Everett Cp Bk \$700,000 Use: Industrial Condominium, Lot: 63598sf
25 TAHANTO RD \$427,500 B: Samantha Lord S: Linda Larrivee, Tr for Tahanto Road T Book/Page: 71195/347, Date: 10/24/24 Mtg: Leader Bank NA \$419,756 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10625sf
10 TAMAR AVE \$525,000 B: Akos Farago S: Benjamin J Stavros Book/Page: 71213/242, Date: 10/28/24 Mtg: Citizens Bank \$420,000 Term: 2049 Use: 3 Bdrm Ranch, Lot: 32700sf Prior Sale: \$230,000 (06/16)
17-B TIMROD DR \$315,000 B: Angelo Perrone & Melanie Simonini S: Jon C Tsianco Book/Page: 71241/394, Date: 11/01/24 Mtg: Guild Mortgage Co \$299,250 Term: 2054 Use: 2 Bdrm Duplex, Lot: 5411sf Prior Sale: \$110,000 (04/16)
57 VALE ST \$830,000 B: Irmas LLC S: Leonardo F Borges Book/Page: 71201/109, Date: 10/25/24 Mtg: MutualOne Bk \$230,000 Use: 3-Family Mlti-Unt Blg, Lot: 11340sf Prior Sale: \$745,000 (07/23)
13 VIEW ST \$725,000 B: Sonik Malla & Sanjaya Paudel S: Mauricio Hernandez Book/Page: 71239/286, Date: 10/31/24 Mtg: Leader Bank NA \$543,750 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 7700sf Prior Sale: \$294,000 (06/15)
213 WEATHERSTONE DR U-213 \$417,000 B: Yosefin F Corella-Navarro & Christopher Afonso S: Ruth Odgren Book/Page: 71220/119, Date: 10/29/24 Mtg: CMG Mortgage Inc \$333,600 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$227,750 (07/15)
123 WESTBOROUGH ST \$430,000 B: Matthew B Urhoy & Christina B Urhoy S: Patricia A Farrell & Jeffrey J Farrell Book/Page: 71228/239, Date: 10/30/24 Mtg: TD Bank NA \$430,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 10250sf Prior Sale: \$212,000 (06/15)
3 WESTBROOK RD \$440,000 B: Tess M Anketell S: Luke J Salsich Book/Page: 71195/252, Date: 10/24/24 Mtg: Guaranteed Rate Inc \$352,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 6960sf Prior Sale: \$175,000 (06/13)

82 WHITMARSH AVE \$750,000 B: A-Cube Whitmarsh LLC S: 86 Whitmarsh LLC Book/Page: 71199/347, Date: 10/24/24 Mtg: GFA Federal Credit Un \$1,200,000 Use: Apartment Bldg - 4-8 Units, Lot: 5115sf Prior Sale: \$560,000 (10/20)
86 WHITMARSH AVE \$750,000 B: A-Cube Whitmarsh LLC S: 86 Whitmarsh LLC Book/Page: 71199/351, Date: 10/24/24 Mtg: GFA Federal Credit Un \$1,200,000 Use: Apartment Bldg - 4-8 Units, Lot: 5800sf Prior Sale: \$550,000 (05/20)
165 WILDWOOD AVE \$510,000 B: Don Ly & Hien Nguyen S: Brian Cervone & Jaclyn M Cervone Book/Page: 71235/309, Date: 10/31/24 Mtg: Rocket Mortgage LLC \$310,000 Use: 3 Bdrm Cape Cod, Lot: 25744sf Prior Sale: \$310,000 (11/18)
21 WOODBINE ST \$352,500 B: Benny Ramirez & Heidy S Marrero S: Anna M Muniz Book/Page: 71244/176, Date: 11/01/24 Mtg: CMG Mortgage Inc \$299,625 Term: 2054 Use: 3 Bdrm Conventional, Lot: 3500sf Prior Sale: \$227,000 (05/19)
2-A WOODS AVE \$405,000 B: Taylor M Caruso & Kevin M Fahey S: Stephen J Hafford Book/Page: 71204/254, Date: 10/25/24 Mtg: Guild Mortgage Co \$397,664 Term: 2054 Use: 3 Bdrm Ranch, Lot: 8409sf Prior Sale: \$119,500 (05/99)
10 WRENTHAM RD U-201 \$220,000 B: Marcelllo Investments LLC S: Edmond Isemwami & Grace K Neema Book/Page: 71227/134, Date: 10/30/24 Mtg: Latitude Capital LLC \$220,000 Use: 2 Bdrm Condo Prior Sale: \$180,000 (05/23)
34 WRENTHAM RD \$660,000 B: Ardi Brahimi & Enida S Brahimi S: James Spahiu & Edlira Spahiu Book/Page: 71220/152, Date: 10/29/24 Mtg: Northpoint Mortgage \$350,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 10714sf Prior Sale: \$50,000 (06/09)
25 WYMAN ST \$325,000 B: Bay Flow LLC S: Ilias D Vasiliadis Book/Page: 71246/130, Date: 11/01/24 Use: 3-Family Mlti-Unt Blg, Lot: 6379sf

► FORECLOSURE DEEDS

15 UXBRIDGE ST \$89,000 B: Andy Bui S: Rose M Jordan & GITSIT SOLUTIONS LLC Book/Page: 71236/220, Date: 10/31/24 Use: Residential Developable Land, Lot: 6900sf

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

1 BALSAM DR \$344,000 B: Anne M Bonhomme-Reed & Benia Bonhomme S: Leanna Rotti & Christian Rodriguez Book/Page: 10873/116, Date: 10/31/24 Mtg: New American Funding \$337,769 Term: 2054 Use: 2 Bdrm Raised Ranch, Lot: 12677sf Prior Sale: \$205,000 (09/19)
19 CHAPEL ST \$410,000 B: Daniel Fitzmaurice & Kerry Fitzmaurice S: Sarah Sheehan Book/Page: 10869/259, Date: 10/28/24 Mtg: Total Mtg Svcs \$389,500 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 18750sf Prior Sale: \$240,000 (06/19)
81 COREY HILL RD \$345,000 B: Johnathan Wakelin & Jessica Wile S: Crystal A Belanger Book/Page: 10873/271, Date: 10/31/24 Mtg: Washington Trust Mtg \$334,650 Term: 2054 Use: 3 Bdrm Ranch, Lot: 62614sf Prior Sale: \$185,000 (10/17)
231 SHERBERT RD \$455,000 B: Evgenia Froment & Christopher Froment S: James Sanborn Book/Page: 10873/251, Date: 10/31/24 Mtg: BankESB \$364,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 134923sf Prior Sale: \$389,900 (09/22)

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

37 ALBEE ST \$430,000 B: Paula C Andrade S: Jose L Almanzar Book/Page: 10870/153, Date: 10/29/24 Mtg: Nqm Funding Llc \$344,000 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 3324sf Prior Sale: \$160,000 (11/18)
65 ALBEE ST \$359,000 B: Luz M Santiago S: Frank Price Book/Page: 10873/359, Date: 10/31/24 Mtg: EMM Loans LLC \$352,497 Term: 2054 Use: 2-Family Two Family, Lot: 3502sf Prior Sale: \$134,900 (08/16)
2 ARDEN MILLS WAY U-2206 \$275,000 B: Richard Langenthal S: Danielle T Faucher Book/Page: 10867/81, Date: 10/24/24 Use: 1 Bdrm Condo Prior Sale: \$210,000 (08/21)
129-A BUTTRICK AVE \$80,000 B: Alexander Flores & Eddelyn Gonzalez S: 1520 LLC Book/Page: 10875/143, Date: 11/01/24
27 FOCH AVE \$505,000 B: Angela Altieri & Camaron Caron S: James E Cawley & Kandice M Cawley Book/Page: 10874/203, Date: 11/01/24 Mtg: Total Mtg Svcs \$495,853 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 12341sf Prior Sale: \$288,500 (05/05)
119 FRANKLIN ST \$280,000 B: Robert N Tucker S: Selin Olavi Est & Jorma Selin Book/Page: 10869/72, Date: 10/28/24 Mtg: Guaranteed Rate Inc \$214,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 14440sf
36-38 GREEN ST \$471,500 B: Ibukunola Ademulegun S: Brian A Krikorian & Pamela J Krikorian Book/Page: 10873/171, Date: 10/31/24 Mtg: Total Mtg Svcs \$462,959 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 4787sf Prior Sale: \$169,000 (05/14)
170 HIGH ST \$500,000 B: Miguel Fernandez-Nazario S: James F Brisson Book/Page: 10869/285, Date: 10/28/24 Mtg: Bank of America NA \$553,285 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 6059sf Prior Sale: \$335,000 (08/22)
73 LAWRENCE ST \$332,000 B: Charlene Vemeret S: Jennifer Dupont Book/Page: 10875/145, Date: 11/01/24 Mtg: Cross Country Mtg Inc \$325,986 Term: 2054 Use: 2 Bdrm Ranch, Lot: 3733sf Prior Sale: \$310,000 (05/23)
36 OHIO AVE \$425,000 B: Jorge W Ramos-Bermeo & Maribel J Jeres-Cazorla S: Morgan R Bousquet Book/Page: 10874/91, Date: 11/01/24 Mtg: OCMBC Inc \$382,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12802sf Prior Sale: \$65,000 (05/22)
25 RAILROAD ST \$315,000 B: Myriam J Felix & Pierre R Daniel S: Nabil Fenni & Siham Zehaf Book/Page: 10872/162, Date: 10/30/24 Mtg: United Wholesale Mtg \$309,294 Term: 2054 Use: 2 Bdrm Conventional, Lot: 3546sf Prior Sale: \$169,000 (07/20)
134 RODIMAN AVE \$450,000 B: Caroline K Atandi S: Richard O Francis & Bonnie S Francis Book/Page: 10868/83, Date: 10/25/24 Mtg: Pennymac Loan Service \$422,262 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 11779sf Prior Sale: \$137,500 (06/01)
504 ROLLSTONE ST \$430,000 B: Rafael J Leon S: Nefy M Javier Book/Page: 10870/290, Date: 10/29/24 Mtg: New American Funding \$422,211 Term: 2054 Use: 2-Family Two Family, Lot: 9156sf Prior Sale: \$310,000 (06/22)
81 SENECA ST \$416,000 B: Alexa Costa & Nico S Racine S: Alexis Martinez Book/Page: 10867/131, Date: 10/24/24 Mtg: Guild Mortgage Co \$403,520 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 11413sf Prior Sale: \$235,000 (03/19)
80 SOUTH ST U-5 \$329,500 B: Geraldine Rossetti & Peter A Rossetti 3rd S: Km R2 Realty LLC Book/Page: 10867/207, Date: 10/24/24 Mtg: NBT Bank NA \$252,000 Term: 2054 Rate: 5.8% Type: Adj Use: Condo
125 SUMMER ST \$520,000 B: Perus Ntulumbe S: Joseph A Taylor & Sarah A Weeks-Taylor Book/Page: 10867/88, Date: 10/24/24 Mtg: Cross Country Mtg Inc \$506,976 Term: 2054 Use: 4 Bdrm Colonial, Lot: 12223sf Prior Sale: \$165,600 (09/13)
606 WESTMINSTER HILL RD \$365,000 B: Derek Grossi S: Laureini Guerrero Book/Page: 10873/137, Date: 10/31/24 Mtg: Total Mtg Svcs \$346,750 Term: 2054 Use: 4 Bdrm Conventional, Lot: 8050sf Prior Sale: \$310,000 (09/23)
13 WEYMOUTH ST \$440,000 B: Josue D Rivera-Orellana S: Lucy H Lee Book/Page: 10874/110, Date: 11/01/24 Mtg: Guaranteed Rate Inc \$431,796 Term: 2054 Use: 2-Family Two Family, Lot: 9561sf Prior Sale: \$387,000 (01/23)

107 YORK AVE \$385,000 B: Hannah Hodge & Erin Hodge S: Maryanne Capps Book/Page: 10874/305, Date: 11/01/24 Mtg: United Wholesale Mtg \$373,450 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10968sf Prior Sale: \$197,300 (12/21)
► FORECLOSURE DEEDS
1 AVON PL \$133,344 B: New Res Mtg Loan T 2017-3 & Citibank Na Tr S: Antoinette M Banks & Citibank Na Tr Book/Page: 10874/269, Date: 11/01/24 Use: 3 Bdrm Conventional, Lot: 5075sf Prior Sale: \$62,500 (04/02)
132 CLARENDON ST \$260,000 B: Allison Rodriguez & Pablo Basaistegui S: Richard Bergeron & GFA Federal Credit Union Book/Page: 10868/67, Date: 10/25/24 Use: 2-Family Two Family, Lot: 7000sf Prior Sale: \$49,000 (03/94)
36 MARTEL ST \$229,824 B: Federal Natl Mtg Assn S: Andrew P Northway & Ma Hsng Fin Agency Book/Page: 10868/115, Date: 10/25/24 Use: 3 Bdrm Ranch, Lot: 9252sf Prior Sale: \$230,000 (09/20)

Leominster

MARKET STATISTICS THROUGH SEPTEMBER	YTD 2023	YTD 2024
Number of 1-Fam Sales	184	188
Median Price	\$430,500	\$465,000

► REAL ESTATE SALES

44 3RD ST \$333,900 B: Chakri LLC S: Norman L Ferrera Book/Page: 10872/98, Date: 10/30/24 Mtg: Insula Capital Corp \$503,620 Use: 3-Family Family Flat, Lot: 5982sf
9 BROWN AVE \$720,000 B: Joseph L Braga & Juliana Resendes S: Bernard A Tessier, Tr for 9 Brown Avenue Rt Book/Page: 10869/320, Date: 10/28/24 Mtg: New American Funding \$648,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 47045sf Prior Sale: \$45,000 (09/94)
535 CENTRAL ST \$730,000 B: James Choi & Mandy Choi S: Philip C Catorio & Patricia A Catorio Book/Page: 10869/364, Date: 10/28/24 Mtg: Guaranteed Rate Inc \$630,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 60548sf Prior Sale: \$517,915 (08/06)
1492 CENTRAL ST \$490,000 B: Axton E Pulliam & Annelise M Lobo S: John J Tobin Book/Page: 10873/93, Date: 10/31/24 Mtg: Leader Bank NA \$390,000 Term: 2054 Use: 4 Bdrm Contemporary, Lot: 43560sf Prior Sale: \$298,000 (10/17)
21 COTTAGE ST \$800,000 B: James Brisson S: 21-23-25 Cottage St LLC Book/Page: 10871/116, Date: 10/29/24 Mtg: Ice Lender Hldgs LLC \$600,000 Use: Apartment Bldg - 4-8 Units, Lot: 14026sf Prior Sale: \$375,000 (05/18)
88 EUGENE ST \$430,000 B: Perrilee Turner S: Joshua P Pereira & Lisette Ramos Book/Page: 10872/135, Date: 10/30/24 Mtg: Rocket Mortgage LLC \$417,100 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10575sf Prior Sale: \$235,000 (06/18)
39 FOX MEADOW RD U-D \$285,000 B: Vineet Awasthy S: Eric P Douthwright & Angela D Douthwright Book/Page: 10867/182, Date: 10/24/24 Mtg: Leader Bank NA \$142,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$157,000 (05/09)
102 JORDANS WAY \$605,000 B: Eric Douthwright & Angela Douthwright S: James C Harris, Tr for Harris Lt Book/Page: 10869/41, Date: 10/28/24 Mtg: Salem Five Mtg Co \$428,793 Term: 2054 Use: 3 Bdrm Colonial, Lot: 33965sf
127 LANCASTER ST \$622,000 B: Steeve John & Schneider Joseph S: Deca Realty LLC Book/Page: 10875/183, Date: 11/01/24 Mtg: New American Funding \$601,240 Term: 2054 Use: 2-Family Two Family, Lot: 10811sf Prior Sale: \$458,000 (09/23)
435 LANCASTER ST \$3,300,000 B: Fitzwilliam LLC S: Gateway Apartments LLC Book/Page: 10867/350, Date: 10/25/24 Use: Mixed Use-Prim Comm & Ind, Lot: 233917sf Prior Sale: \$500,000 (02/97)
107 LITCHFIELD PINES DR U-A \$228,000 B: Marcos R Silva & Daniel A Silva S: Kimberly Butkiewicz Book/Page: 10873/305, Date: 10/31/24 Use: 2 Bdrm Condo Prior Sale: \$124,500 (08/07)
120 LITCHFIELD PINES DR U-C \$210,000 B: John Owanisian & Lisa Owanisian S: Oscar Garcia & Dalia M Garcia Book/Page: 10873/298, Date: 10/31/24 Use: 1 Bdrm Condo Prior Sale: \$195,000 (12/22)
26 MAHOGANY RUN U-26 \$355,000 B: Kwasi Asamani & Janelle Manu S: Margot Xarras, Tr for N M J Rt Book/Page: 10868/258, Date: 10/25/24 Mtg: Plains Commerce Bank \$348,570 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$113,000 (11/05)
16 MAPLE AVE \$340,000 B: Ana M Puello S: Pamela M Loughran, Tr for Philip M Finley Jr RET Book/Page: 10867/44, Date: 10/24/24 Mtg: Leader Bank NA \$295,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 10890sf

187 MECHANIC ST \$725,000 B: Reynaldo Vasquez-Cruceta S: Shannon H Fitzgerald & Mark Fitzgerald Book/Page: 10869/8, Date: 10/28/24 Mtg: American Nqbd Mtg Acc \$580,000 Term: 2054 Use: Apartment Bldg - 4-8 Units, Lot: 14155sf Prior Sale: \$523,000 (11/23)
570 N MAIN ST \$250,000 B: Timothy W Mcnamara, Tr for Mcnamara Lt S: Marykate Mcnamara, Tr for Caponi Lt Book/Page: 10867/21, Date: 10/24/24 Mtg: Avidia Bank \$200,000 Use: Mixed Use-Prim Comm & Resd, Lot: 20700sf
89 OLD FARM RD \$570,000 B: Jesus V Tapia S: Daniel M Landry & Karen Landry Book/Page: 10872/24, Date: 10/30/24 Mtg: OCMBC Inc \$456,000 Term: 2054 Use: 4 Bdrm Ranch, Lot: 31747sf Prior Sale: \$358,500 (05/15)
56 OLD WILLARD RD \$430,000 B: Laura L Hoy & Joshua Hoy S: Wayne P Tourigny & Karen M Tourigny Book/Page: 10868/167, Date: 10/25/24 Mtg: Total Mtg Svcs \$417,100 Term: 2054 Use: 3 Bdrm Ranch, Lot: 12993sf Prior Sale: \$107,000 (08/95)
64-66 UNION ST \$525,000 B: Norma A Dos Santos-Gomes & Edimildo G Perreira S: Jp Seven LLC Book/Page: 10874/227, Date: 11/01/24 Mtg: Radius Financial Grp \$515,490 Term: 2054 Use: 2-Family Two Family, Lot: 12589sf Prior Sale: \$135,000 (10/16)

Lunenburg

MARKET STATISTICS THROUGH SEPTEMBER	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	100
Median Price	\$485,000	\$535,000

► REAL ESTATE SALES

77

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#).

BERKSHIRE MIDDLE

Pittsfield

SACCETTI, Sylvia, 230 Hungerford St, Pittsfield, 01201-7721 D:11/08/24 Case#: 24-30604

BERKSHIRE SOUTH

Great Barrington

MCQUADE, Christina A, 143 Railroad Ave, Great Barrington, 01230-1351 D:11/05/24 Case#: 24-30598

BRISTOL FALL RIVER

Fall River

MEIRELES, Maria L, 144 Charlotte St, Fall River, 02720 D:11/07/24 Case#: 24-12238

BRISTOL NORTH

Attleboro

JOHNSON, Linda M, 545 Tiffany St, Attleboro, 02703 D:11/08/24 Case#: 24-12245

BRISTOL SOUTH

New Bedford

GOMES, Natasha, 210 Park St, New Bedford, 02740 D:11/08/24 Case#: 24-12244

PARRIS, Melony E, 79 Oestling St U:D, New Bedford, 02740-1785 D:11/04/24 Case#: 24-12218

ESSEX NORTH

Lawrence

EVANGELISTA, Jose A, 97-99 Farley St, Lawrence, 01843-2550 D:11/04/24 Case#: 24-41123

Methuen

CAMPBELL, Robert Paul, 8 Clementi Ln, Methuen, 01844 D:11/05/24 Case#: 24-41125

ESSEX SOUTH

Amesbury

COLE, Richard Alan, 32 Lake St, Amesbury, 01913 D:11/06/24 Case#: 24-12235

Danvers

BURUKHIN, Igor, 6 Watson Pkwy, Danvers, 01923 D:11/06/24 Case#: 24-12231

THOMPSON, Kane, 20 Trinity St, Danvers, 01923 D:11/05/24 Case#: 24-12229

Salem

RODRIGUEZ, Steven, 17 Forest Ave, Salem, 01970-4556 D:11/08/24 Case#: 24-12241

HAMPDEN

East Longmeadow

DEJESUS, Mayra L, 109 Maple St, East Longmeadow, 01028 D:11/06/24 Case#: 24-30599

Palmer

LAFLEUR, Donald P, 2214 Main St, Palmer, 01080 D:11/04/24 Case#: 24-30596

Springfield

GARCIA, Jeauvon L, 839 Carew St, Springfield, 01104-2522 D:11/07/24 Case#: 24-30602

GHAFOOR, Faisal, 95-97 Mooreland St, Springfield, 01104-1826 D:11/05/24 Case#: 24-30597

MIDDLESEX NORTH

Billerica

LAPIERRE, Martha Louise, 29 Carline Dr, Billerica, 01821-2001 D:11/08/24 Case#: 24-41142

MIDDLESEX SOUTH

Watertown

GOBBI, Anita, 24 Morton St, Watertown, 02472 D:11/04/24 Case#: 24-12221

NORFOLK

Medway

MURRELL-MOLES, Brenda L, 106 Oakland St, Medway, 02053 D:11/03/24 Case#: 24-41121

Quincy

EASTER, Michelle, 552 Victory Rd, Quincy, 02171-3106 D:11/07/24 Case#: 24-12239

PEREZ, Saqueo, 50 Pleasant St, Quincy, 02169-4914 D:11/08/24 Case#: 24-12243

REGAS, Spiridon, 17 Copeland St, Quincy, 02169-6420 D:11/05/24 Case#: 24-12224

Weymouth

UHRIG, Faith L, 10-B Calnan Cir, Weymouth, 02188-4302 D:11/07/24 Case#: 24-12240

PLYMOUTH

Lakeville

LOPES, John E, 5 Commercial Dr, Lakeville, 02347-1661 D:11/04/24 Case#: 24-12216

Middleboro

WALKER, Janet E, 43 N Grove St, Middleboro, 02346 D:11/05/24 Case#: 24-12225

Pembroke

TILLSON, Keri M, 15 Sparrow Ln, Pembroke, 02359 D:11/06/24 Case#: 24-12234

Wareham

RAPOSO, Sharyn-Ashly, 44 Barker Rd, Wareham, 02538-1209 D:11/04/24 Case#: 24-12219

SUFFOLK

Dorchester

GORDON, Fedrick L, 34-36 Corbet St, Dorchester, 02124-4217 D:11/07/24 Case#: 24-12237

East Boston

SANTOS, Ana M, 190 Brooks St, East Boston, 02128 D:11/08/24 Case#: 24-12249

Jamaica Plain

MARTIN, Nicholas R, 382 Riverway U:4, Jamaica Plain, 02115-6401 D:11/05/24 Case#: 24-12228

WORCESTER

Dudley

SPLAINE, Dawn M, 39 Mill Rd, Dudley, 01571 D:11/08/24 Case#: 24-41144

Millbury

BUTEAU, Jayne E, 7 Carlstrom Ln, Millbury, 01527 D:11/06/24 Case#: 24-41134

Paxton

RAMIREZ, Mauricio, 10 Nipmuc Rd, Paxton, 01612 D:11/06/24 Case#: 24-41137

Southbridge

SMITH, James J, 155 Lebanon Hill Rd, Southbridge, 01550-3997 D:11/08/24 Case#: 24-41145

Sutton

WHITTEN, Michael R, 258 Putnam Hill Rd, Sutton, 01590 D:11/06/24 Case#: 24-41131

Webster

HANLEY, Diane C, 4 Malden Dr, Webster, 01570-3019 D:11/08/24 Case#: 24-41143

Worcester

HORTON, Betty M, 7 Nipmuck St, Worcester, 01602-2827 D:11/06/24 Case#: 24-41132

RODRIGUEZ, William A, 16 Perkins St, Worcester, 01605 D:11/05/24 Case#: 24-41127

ROSARIO, Kiara L, 32 Freedom Way, Worcester, 01605-3513 D:11/06/24 Case#: 24-41133

Chapter 13 Bankruptcies

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

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

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

BRISTOL NORTH

Dighton

CASEY, James H Sr , 162 Winter St, Dighton, 02764 D:11/05/24 Case#: 24-12227

Norton

HINES, Joshua O, 23 Indian Rd, Norton, 02766 D:11/08/24 Case#: 24-12242

BRISTOL SOUTH

Fairhaven

HUBERT, Peter G, 89 Francis St, Fairhaven, 02719-3225 D:11/02/24 Case#: 24-12213

ESSEX SOUTH

Gloucester

HUNT-CRIBBS, Carolyn M, 7 Harrison Ter, Gloucester, 01930 D:11/08/24 Case#: 24-12247

HAMPDEN

Brimfield

DIMO, Armand, 30 Haynes Hill Rd, Brimfield, 01010 D:11/08/24 Case#: 24-30603

Ludlow

VIGNEAULT, Kimberly A, 15 Loopley St, Ludlow, 01056 D:11/06/24 Case#: 24-30600

Springfield

MUNOZ, Jahayra, 111 Manchester Ter, Springfield, 01108-3454 D:11/04/24 Case#: 24-30595

WILLIAMS, Barbara J, 1192 Bay St, Springfield, 01109-2107 D:11/04/24 Case#: 24-30594

Westfield

WILLIAMS, Allyson, 52 Governor Dr, Westfield, 01085 D:11/07/24 Case#: 24-30601

Wilbraham

WILLARD, Michael Allen, PO Box 47, Wilbraham, 01095 D:11/08/24 Case#: 24-41141

HAMPSHIRE

Northampton

LASTOWSKI, Kelly A, 120 W Farms Rd, Northampton, 01062 D:11/02/24 Case#: 24-30593

MIDDLESEX NORTH

Tyngsboro

SINUON, Vichet, 18 Apollo Dr, Tyngsboro, 01879 D:11/06/24 Case#: 24-41130

MIDDLESEX SOUTH

Weston

GULA, Richard W, 190 Conant Rd, Weston, 02493 D:11/04/24 Case#: 24-12215

NORFOLK

Braintree

GAVIN, Richard, 90 Sheppard Ave, Braintree, 02184 D:11/08/24 Case#: 24-12250

Dedham

DUKAS, Joann M, 1 Briarwood Ln, Dedham, 02026 D:11/04/24 Case#: 24-12220

Weymouth

POWELL, Susan A, 59 Tower Ave, Weymouth, 02190 D:11/08/24 Case#: 24-12248

PLYMOUTH

Abington

WOJTKOW, Michal L, 1097 Washington St, Abington, 02351 D:11/05/24 Case#: 24-12226

Bridgewater

GOURDIN, Christine Marie, 1600 Plymouth St, Bridgewater, 02324 D:11/06/24 Case#: 24-12232

Brockton

LOUIS, Phylcia Denise, 7 Christy Dr, Brockton, 02301-1813 D:11/04/24 Case#: 24-12217

Plymouth

HUGHES-CRAIG, Kristin M, 25 Sanderson Dr, Plymouth, 02360 D:11/08/24 Case#: 24-12246

Wareham

NICHOLS, Jessica L, 31 Depot St, Wareham, 02538 D:11/05/24 Case#: 24-12223

SUFFOLK

Dorchester

CLARK, Burrell L 3rd , 51 Tonawanda St, Dorchester, 02124 D:11/06/24 Case#: 24-12233

Revere

CIAMPA-DINDIA, Arthur, 69 Goldie St U:69, Revere, 02151 D:11/03/24 Case#: 24-12214

South Boston

MASOUD, Saadiyah Kanvel, 45 W 3rd St U:212, South Boston, 02127 D:11/05/24 Case#: 24-12222

WORCESTER

Oxford

PATTERSON, Jeffrey, 85 Sutton Ave, Oxford, 01540-1812 D:11/08/24 Case#: 24-41139

Sterling

SARGENT, Jennifer Lyn, 32 Bean Rd, Sterling, 01564 D:11/08/24 Case#: 24-41140

Sutton

RAFFERTY, Timothy M, 365 Putnam Hill Rd, Sutton, 01590 D:11/05/24 Case#: 24-41126

West Boylston

SCHER, Maria E, 20 Edgewood Ave, West Boylston, 01583 D:11/07/24 Case#: 24-41138

Winchendon

ANGELINI, Christopher J, 39 Prospect St, Winchendon, 01475 D:11/06/24 Case#: 24-41135

Worcester

BOLDUC, Marc D, 30 Brandon Rd, Worcester, 01606 D:11/04/24 Case#: 24-41122

SALDANA, Telos E, 34 Vassar St, Worcester, 01602-1508 D:11/05/24 Case#: 24-41124

SOOFI, Imrana A, 165 Eastern Ave U:1, Worcester, 01605-2849 D:11/06/24 Case#: 24-41136

SPENCER, Fitzroy, 2 Cerie Ave, Worcester, 01606 D:11/06/24 Case#: 24-41129

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 SOUTH

Waltham

LJB LLC, PO Box 450557, Waltham, 02454 D:11/07/24 Case#: 24-12236

NORFOLK

Weymouth

BENNETT ELECTRICAL INC, 106 Finnell Dr, Weymouth, 02188-1111 D:11/05/24 Case#: 24-12230

WORCESTER NORTH

Leominster

BBG SOUZA ENTERPRISES INC, 23 Sack Blvd, Leominster, 01453-3325 D:11/05/24 Case#: 24-41128

Federal Tax Liens

Filed: Clerk's Office, US District Court, Boston.

Liens are placed by the Department of the Treasury, Internal Revenue Service, on the property, real or personal, of any taxpaying entity deemed to be in default on taxes. Releases are not published.

The name and address of the taxpayer and filing date (D) of the lien is listed; the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) follows. If more than one tax is owed, the amount shown is the total of all amounts assessed.

Types of tax include

*941 FICA and Withholding Tax;
940 Federal Unemployment Tax;
1040 Individual Income Tax;
2290 Highway Use Tax;
1120 Corporate Tax;
720 Excise Tax.*

BARNSTABLE

Barnstable

20 CONTRACTING CORP INC, 20 Cedar St, Barnstable, 02668-1332 D:10/28/24 Tax:941 Amt: \$388,674

Bourne

BOURGAULT, Danielle E, 2 Whitecliff Rd, Bourne, 02532-5673 D:10/28/24 Tax:1040 Amt: \$35,260

Dennis

MEDEIROS, Linda J, 25 Pine St, Dennis, 02639-2505 D:10/28/24 Tax:1040 Amt: \$2,901

Wellfleet

FOX AND CROW INC, 340 Coles Neck Rd, Wellfleet, 02667-7020 D:10/28/24 Tax:1120 Amt: \$25,518

BERKSHIRE MIDDLE

Pittsfield

DONNELLY, Robert V, 248 Robbins Ave, Pittsfield, 01201 D:10/24/24 Tax:1040 Amt: \$9,968

BERKSHIRE NORTH

WORCESTER

Barre

ALLEN, Michael R & ALLEN, Ann, 939 Worcester Rd, Barre, 01005 D:10/29/24 Tax:1040 Amt: \$14,465

Charlton

508 CONST & PROP MGMT INC, 53 Jennings Rd, Charlton, 01507-1731 D:10/25/24 Tax:941 Amt: \$289,001

Grafton

IVIE, Michael, 26 Falmouth Dr, Grafton, 01536 D:10/25/24 Tax:6672 Amt: \$9,028

Holden

PLATTS, Ryan A, 75 Union St, Holden, 01520 D:10/29/24 Tax:941 Amt: \$15,582

Rutland

MILLER, Neill & MILLER, Jhoanna, 15 Blair Dr, Rutland, 01543-1765 D:10/29/24 Tax:1040 Amt: \$2,542

MILLER, Neill, 15 Blair Dr, Rutland, 01543-1765 D:10/29/24 Tax:6672 Amt: \$52,698

Southbridge

RENDON, Marco A, 185 Chapin St, Southbridge, 01550-2457 D:10/29/24 Tax:941 Amt: \$18,185

Worcester

BRODA, Peter O, 343-A Lake Ave, Worcester, 01604-1356 D:10/25/24 Tax:1040 Amt: \$9,448

WORCESTER NORTH

Lunenburg

BROGNA, Joseph E, 35 Pleasantview Ave, Lunenburg, 01462 D:10/25/24 Tax:1040 Amt: \$1,370

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Dennis

QUINN, Mirtes, 56 Center St U:2-6, Dennis, 02660-3626 D:10/31/24 Amt:\$14,042

Falmouth

MATTERA, Matthew, 14 Tiller Dr, Falmouth, 02536-4900 D:10/31/24 Amt:\$22,320

Harwich

REED, Cynthia, 52 Hoyt Rd, Harwich, 02646-1924 D:10/31/24 Amt:\$6,210

Hyannis

DEOLIVEIRA, Walber L, 26 Bristol Ave, Hyannis, 02601-2606 D:10/31/24 Amt:\$49,046

Yarmouth

COLSIA, Nathan, 20 Pine Grove Rd, Yarmouth, 02664-5237 D:10/31/24 Amt:\$10,865

MOSCA, Ederson, 29 Headwaters Dr, Yarmouth, 02673-3352 D:10/31/24 Amt:\$12,848

BERKSHIRE MIDDLE

LANDAETA, Gustavo, 34 Holmes Rd, Pittsfield, 01201-7117 D:10/25/24 Amt:\$27,571

BERKSHIRE NORTH

North Adams

QUINONES, Nathanael, 491 W Main St, North Adams, 01247-3331 D:10/25/24 Amt:\$23,907

BRISTOL FALL RIVER

Fall River

IMPERIAL GRILL & PIZZA CO, 1856 Pleasant St, Fall River, 02723-3024 D:10/25/24 Amt:\$7,987

SPECTRUM TILE & CARPET IN, 455 William S Canning Blvd, Fall River, 02721-2341 D:10/25/24 Amt:\$7,628

BRISTOL NORTH

Attleboro

HONG, Kimly, 44 Pembroke Ave, Attleboro, 02703-3522 D:10/30/24 Amt:\$14,861

MEDEIROS, David M, 18 Cumberland St, Attleboro, 02703-6803 D:10/30/24 Amt:\$46,554

MEDEIROS, Jessica L, 18 Cumberland St, Attleboro, 02703-6803 D:10/30/24 Amt:\$37,661

Easton

MARTIN, Richard, 1 Martin Ter, Easton, 02356-2024 D:10/30/24 Amt:\$16,688

NAZIR, Muzammil, 7 Lullaby Ln, Easton, 02356-2763 D:10/24/24 Amt:\$7,311

NAZIR, Ruksana, 7 Lullaby Ln, Easton, 02356-2763 D:10/30/24 Amt:\$6,209

Mansfield

LYONS EXPRESS LLC, 200 Chauncy St, Mansfield, 02048-1200 D:10/30/24 Amt:\$175,081

Taunton

CLASSIC LIMOUSINES NEW EN, 40 Dean St U:1, Taunton, 02780-2713 D:10/28/24 Amt:\$36,957

CONSTANT, Wedtz, 168 School St U:2B, Taunton, 02780-2645 D:10/24/24 Amt:\$16,426

DRISCOLL, William, 271 Tremont St, Taunton, 02780-2107 D:10/24/24 Amt:\$10,407

BRISTOL SOUTH

Acushnet

KRONINGER Jr, Kurt, 24 Pondview Rd, Acushnet, 02743-1440 D:10/30/24 Amt:\$11,853

New Bedford

AGUILERA, Martin, 78 Willis St, New Bedford, 02740-6754 D:10/30/24 Amt:\$19,199

YATES, Derek, 126 River Rd, New Bedford, 02745-6132 D:10/30/24 Amt:\$20,299

Westport

SOUZA, David, 761 State Rd, Westport, 02790-2828 D:10/30/24 Amt:\$16,210

DUKES

Tisbury

GOMES, Aline F, 129 Dunham Ave, Tisbury, 02568-5868 D:10/25/24 Amt:\$20,064

PEREIRA, Marqueno S, 129 Dunham Ave, Tisbury, 02568-5868 D:10/25/24 Amt:\$20,064

ESSEX NORTH

Lawrence

SANCHEZ, Angel, 592 Essex St, Lawrence, 01840-1042 D:10/30/24 Amt:\$51,274

ESSEX SOUTH

Beverly

KRAJESKI, Kayleigh, 58 Essex St U:1, Beverly, 01915-4653 D:10/30/24 Amt:\$10,525

Danvers

KAFFMANDU LLC & Kaffmandu Coffee House, 8 Maple St, Danvers, 01923-2812 D:10/30/24 Amt:\$93,716

Georgetown

TOWN LINE FOUNDATIONS & Gerald Titus Jr, 4 Hampshire Ln, Georgetown, 01833-1301 D:10/30/24 Amt:\$15,433

Haverhill

MAIBOR, Scott, 18 Magnolia Ave, Haverhill, 01830-2720 D:10/30/24 Amt:\$16,199

Lynn

DEFARIA, Adailton, 11 Timson St, Lynn, 01902-1824 D:10/30/24 Amt:\$5,429

DOMINGUES-BERBEL, G H, 85 Dartmouth St, Lynn, 01904-1240 D:10/30/24 Amt:\$15,283

FARIA, Olivia D, 11 Timson St, Lynn, 01902-1824 D:10/30/24 Amt:\$12,040

GARCIA-GRATINI, Pedro, 40 Lincoln St U:2, Lynn, 01902-3610 D:10/30/24 Amt:\$15,691

GILCIMAR-DOSSANTOS, Berbel, 85 Dartmouth St, Lynn, 01904-1240 D:10/30/24 Amt:\$15,283

Middleton

BRANCO, Samanta, 38 N Main St, Middleton, 01949-1712 D:10/30/24 Amt:\$16,594

DEOLIVEIRA, Marcos, 38 N Main St, Middleton, 01949-1712 D:10/30/24 Amt:\$16,594

KRM TOWING & Kerris Concessions, 344 N Main St, Middleton, 01949-1607 D:10/30/24 Amt:\$19,430

VERRETTE, Ronald, 344 N Main St, Middleton, 01949-1607 D:10/30/24 Amt:\$16,530

Newbury

ADOLPH, Brian, 8 6th St, Newbury, 01951-1905 D:10/30/24 Amt:\$10,850

ADOLPH, Carrie C, 8 6th St, Newbury, 01951-1905 D:10/30/24 Amt:\$10,850

Peabody

MARQUES, Antonio, 11 Roycroft Rd, Peabody, 01960-1905 D:10/30/24 Amt:\$34,039

POND ST MOTORS INC, 65 Tracey St, Peabody, 01960-4451 D:10/30/24 Amt:\$14,913

SEQUOIA BUILDERS INC, 55 Walnut St, Peabody, 01960-8633 D:10/28/24 Amt:\$30,320

Salem

LINARES, Juana, 6 Pearl St U:1, Salem, 01970-2647 D:10/30/24 Amt:\$30,973

LUCKY HONGA INC & Honga Restaurant, 6 Boston St, Salem, 01970-2104 D:10/30/24 Amt:\$5,424

Saugus

DESOUZA, Edna & Room Desouza, 14 Rhodes St, Saugus, 01906-1577 D:10/30/24 Amt:\$7,960

HAMPDEN

Chicopee

C&A HOLDINGS LLC, 15 Gilmore St, Chicopee, 01013-2403 D:10/24/24 Amt:\$28,101

Holyoke

CRUZ, Aneliys, 949 Hampden St U:2B, Holyoke, 01040-2410 D:10/24/24 Amt:\$2,754

Ludlow

KELLEY, James, 39 Electric Ave, Ludlow, 01056-3244 D:10/24/24 Amt:\$10,698

Springfield

ANDALUZ, Margarita G, 77 Cambridge St, Springfield, 01109-3003 D:10/24/24 Amt:\$11,910

JOHNSON, Brian, 28 Wesson St, Springfield, 01108-3019 D:10/24/24 Amt:\$15,269

Westfield

BUCKO, Joseph, 31 Adams St, Westfield, 01085-1101 D:10/24/24 Amt:\$10,498

GREAT CLIPS EAST LONGMEAD, 1166 E Mountain Rd, Westfield, 01085-1405 D:10/28/24 Amt:\$93,317

HAMPSHIRE

Amherst

DICAPRIO, Jason, 19 Dennis Dr, Amherst, 01002-2913 D:11/01/24 Amt:\$9,253

MIDDLESEX NORTH

Billerica

PANAKIS, Georgios, 53 Broad St, Billerica, 01821-6339 D:10/30/24 Amt:\$179,125

Tewksbury

CALEGARO, Daniela C, 937 Ames Hill Dr, Tewksbury, 01876-1171 D:10/30/24 Amt:\$16,273

Westford

MARCAL, Thompson T, 12 Gassettd Rd, Westford, 01886-1547 D:10/30/24 Amt:\$16,273

MIDDLESEX SOUTH

Acton

FROLICK & DETOUR LLC, 3 Nagog Park, Acton, 01720-3413 D:10/30/24 Amt:\$2,528

ZELNICK, Eva M, 50 Quaboag Rd, Acton, 01720-2405 D:10/30/24 Amt:\$2,528

Belmont

KNOOR, Andreas, 33 Common St, Belmont, 02478-3022 D:10/30/24 Amt:\$67,398

Cambridge

COHEN, Alexander, 69 Holworthy St, Cambridge, 02138-4578 D:10/30/24 Amt:\$32,213

NOEL, Kerlain, 58 Willow St, Cambridge, 02141-1302 D:10/30/24 Amt:\$9,685

Everett

TORRES, Jose S, 99 Fremont St, Everett, 02148-3224 D:10/30/24 Amt:\$20,074

Framingham

COSTA, Deborah, 14 Audrea Rd, Framingham, 01701-4328 D:10/30/24 Amt:\$30,765

Holliston

PRINCE, Mark, 15 Church St, Holliston, 01746-2119 D:10/30/24 Amt:\$16,116

Hopkinton

BORSATTO, Daniel, 165 Lumber St, Hopkinton, 01748-2305 D:10/30/24 Amt:\$11,305

MEIRA, Tamires C, 165 Lumber St, Hopkinton, 01748-2305 D:10/30/24 Amt:\$11,305

Marlborough

CORREA, Hudson, 13 Frye St, Marlborough, 01752-1110 D:10/30/24 Amt:\$19,320

LBO GENERAL PAINTING INC, 23 Mount Pleasant St, Marlborough, 01752-3114 D:10/30/24 Amt:\$20,341

Medford

CRISTIANO, Santos, 499 Salem St, Medford, 02155-3335 D:10/30/24 Amt:\$13,613

DESOUZA, Aguiamar, 46 7th St, Medford, 02155-5113 D:10/30/24 Amt:\$8,830

SANTOS, Tania T, 499 Salem St, Medford, 02155-3335 D:10/30/24 Amt:\$13,613

Reading

CELESTINO, Jose W, 93 Harnden St, Reading, 01867-2602 D:10/30/24 Amt:\$1,000

Townsend

YANKEE RESTORATIONS LLC, 551 Main St, Townsend, 01474-1001 D:10/30/24 Amt:\$4,616

Wakefield

JL SOLUTIONS CONST INC, 330 Salem Rd, Wakefield, 01880 D:10/30/24 Amt:\$1,000

THOMPSON, Michael, 5 Gladstone St, Wakefield, 01880-4005 D:10/30/24 Amt:\$20,947

Watertown

SAIN KARAS THE HERMIT INC, 385 Main St, Watertown, 02472-2360 D:10/30/24 Amt:\$3,063

NORFOLK

Brookline

RIVERA, Federico, 33 Pond Ave U:B913, Brookline, 02445-7102 D:10/30/24 Amt:\$17,574

ZUTSHI, Ajay, 100 Franklin St U:3, Brookline, 02445-6702 D:10/30/24 Amt:\$20,766

Foxboro

BOOK WORLD INC & Book World, 18 Robbins Rd, Foxboro, 02035-5205 D:10/30/24 Amt:\$25,177

Holbrook

LUCKYS 777 BAR & GRILL LL, 777 Plymouth St, Holbrook, 02343-1926 D:10/30/24 Amt:\$4,579

Medway

SHARPE, Gregory B, 3 James St, Medway, 01757 D:10/30/24 Amt:\$34,247

Millis

MIKHAEIL, Youssef A, 702 Main St U:C, Millis, 02054-1609 D:10/30/24 Amt:\$3,063

Milton

CARUTHERS, Samuel L & Samuel Caruthers, 16 Denmark Ave, Milton, 02186-5106 D:10/30/24 Amt:\$22,141

Norwood

GEARTY, Robyn, 25 Rock St, Norwood, 02062-4214 D:10/30/24 Amt:\$11,060

Randolph

DUCHINE, Gaelle, 58 Birch Dr, Randolph, 02368-3404 D:10/30/24 Amt:\$20,659

DUONG, Peter, 10 Barry St, Randolph, 02368-1502 D:10/30/24 Amt:\$19,175

E & J AUTO TECH CTR & TIR & Enrique Nunez, 25 Cole Ter, Randolph, 02368-5172 D:10/30/24 Amt:\$5,862

Stoughton

FAST AUTO MOTORS & Fast Auto Repair, 1873 Washington St U:1, Stoughton, 02072-3350 D:10/30/24 Amt:\$3,844

PLYMOUTH

Hingham

YOURELL, Mark, 97 Ward St, Hingham, 02043-4867 D:10/30/24 Amt:\$23,148

Marion

SIPPICAN PHYSICAL THERAPY, 40 Spring St, Marion, 02738-1519 D:10/30/24 Amt:\$6,359

Rockland

FRED AUTO TECH, 399 Webster St, Rockland, 02370-1213 D:10/30/24 Amt:\$9,657

Scituate

BRADY, Cathal, 20 Stearns Rd, Scituate, 02066-3619 D:10/30/24 Amt:\$18,894

SUFFOLK

Boston

BC KUNG FU INC, 365 Washington St, Boston, 02108-5110 D:10/30/24 Amt:\$12,540

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MIDDLESEX NORTH

BillERICA

1 Columbia Rd
Owner:Theresa A Butterworth L:Morgan Stanley Abs Capita
Case#:24 SM 003850 Filing Date:10/31/24

8 Hurlburt Rd

Owner:Brenda L Cooper L:Triangle Credit Union
Case#:24 SM 003925 Filing Date:11/06/24

MIDDLESEX SOUTH

Acton

124 Newtown Rd
Owner:J D Wood L:Citizens Bk Na
Case#:24 SM 003921 Filing Date:11/05/24

Malden

81 Waite St
Owner:Marie Maffeo L:Ameriquet Mtg Securities
Case#:24 SM 003847 Filing Date:10/31/24

Marlborough

18-20 Chestnut St
Owner:Weslei A Souza L:Steven A Ross Tree 18 Che
Case#:24 SM 003899 Filing Date:11/04/24

Medford

75 Quincy St
Owner:Jeanine E Burkhart L:Rcaf Acquisition Tr
Case#:24 SM 003886 Filing Date:11/01/24

North Reading

28 Lowell Rd
Owner:Grace O Washburn L:The Renaissance Home Equi
Case#:24 SM 003874 Filing Date:10/31/24

Wakefield

181 Broadway St
Owner:Vito D Alongi L:The Cwabs Inc.Series 2007
Case#:24 SM 003872 Filing Date:10/31/24

Waltham

8 Bowdoin Ave
Owner:Roberto Ortiz L:The Aspen Income Tr
Case#:24 SM 003888 Filing Date:11/01/24

NORFOLK

Braintree

166 Town St
Owner:Gary G Mahoney L:The Afc Mtg Ln Series 199
Case#:24 SM 003917 Filing Date:11/05/24

484 Liberty St

Owner:Jawel Huang L:TH MSR HOLDINGS LLC
Case#:24 SM 003901 Filing Date:11/04/24

Norwood

104 Pellana Rd
Owner:Thomas M Sheehan L:Newrez LLC
Case#:24 SM 003889 Filing Date:11/01/24

Quincy

35 Gannett Rd
Owner:John Pelechowicz L:Servbk Sb
Case#:24 SM 003900 Filing Date:11/04/24

Randolph

7 Alice Rd
Owner:Fay Mary T Est L:Wells Fargo Bk Na
Case#:24 SM 003879 Filing Date:10/31/24

7 Alice Rd

Owner:Fay Mary T Est L:Wells Fargo Bk Na
Case#:24 SM 003880 Filing Date:10/31/24

36 Acorn Dr U:36

Owner:Sophia Theodore L:Pnc Bk Na
Case#:24 SM 003897 Filing Date:11/04/24

Stoughton

194 Mill St U:194
Owner:Judith A March L:Us Bk Na
Case#:24 SM 003869 Filing Date:10/31/24

Weymouth

21 Hawthorne St
Owner:Michael J Sampson L:Cwabs Inc Series 2004-10
Case#:24 SM 003926 Filing Date:11/06/24

PLYMOUTH

Abington

59 Park Ave
Owner:Donna Farley L:Rcaf Acquisition Tr
Case#:24 SM 003871 Filing Date:10/31/24

Brockton

25 Sewell St
Owner:Eugenia Moore L:Newrez LLC
Case#:24 SM 003898 Filing Date:11/01/24

33 Custer St

Owner:Harold V Briggs L:Rcf 2 Acquisition Tr
Case#:24 SM 003912 Filing Date:11/05/24

936 Warren Ave

Owner:Gregory T Juddy L:M&T Bank
Case#:24 SM 003840 Filing Date:10/31/24

Carver

58 Bunnys Rd
Owner:Paula M Kelly L:Option One Mtg Ln Tr 2006
Case#:24 SM 003902 Filing Date:11/04/24

Lakeville

15 Rush Pond Rd
Owner:Alycia Nickerson L:Rmpt Tr Series 2021 Cotta
Case#:24 SM 003896 Filing Date:11/01/24

Middleboro

61 Sproat St
Owner:John J Hartman L:Vrmtg Asset Tr
Case#:24 SM 003858 Filing Date:10/31/24

Pembroke

73 Lady Slipper Cir
Owner:Christopher J Geary L:Cim Tr 2019-1R1 On Behalf
Case#:24 SM 003857 Filing Date:10/31/24

Plymouth

112 Wareham Rd
Owner:Christopher A Lacky L:Camden Natl Bank
Case#:24 SM 003866 Filing Date:10/31/24

179 Jordan Rd

Owner:Pauline A Keddy L:Mtg Assets Management LLC
Case#:24 SM 003877 Filing Date:10/31/24

Scituate

285 Hatherly Rd
Owner:Charles B Harris L:The Wamu Mtg Series 2004-
Case#:24 SM 003924 Filing Date:11/06/24

SUFFOLK

Boston

32 Traveler St U:205
Owner:Mark D Savage Jr L:Citizens Bk Na
Case#:24 SM 003909 Filing Date:11/04/24

Dorchester

2 Columbia Ter
Owner:Bernadette Emmons L:Mastr Asset Backed Securi
Case#:24 SM 003927 Filing Date:11/06/24

57 Mclellan St

Owner:Donna P Forbes L:Phh Mtg Corp
Case#:24 SM 003916 Filing Date:11/05/24

Roslindale

34-36 Charme Ave
Owner:Walter Norton Jr L:Newrez LLC
Case#:24 SM 003890 Filing Date:11/01/24
Lis Penden - Foreclosure

West Roxbury

66 Landseer St
Owner:Andrea M Flamburis L:Newrez LLC
Case#:24 SM 003923 Filing Date:11/06/24

WORCESTER

Dudley

1 Wysocki Dr U:9
Owner:Colleen A Petrone L:Ma Housing Finance Agency
Case#:24 SM 003885 Filing Date:11/01/24

East Brookfield

507 W Sturbridge Rd
Owner:Warren Yanoff L:Truist Bank
Case#:24 SM 003895 Filing Date:11/01/24

Gardner

75 Fieldstone Dr
Owner:Floyd Carmant L:United Wholesale Mtg LLC
Case#:24 SM 003860 Filing Date:10/31/24

90 Lake St U:90

Owner:Cynthia M Brown L:Rocket Mtg LLC
Case#:24 SM 003852 Filing Date:10/31/24

173 Barthel Ave

Owner:Jeremy R Parker L:Lakeview Ln Servicing LLC
Case#:24 SM 003851 Filing Date:10/31/24

Mendon

8 Kelley Rd U:A
Owner:Gina Fernald L:The New Residential Mtg L
Case#:24 SM 003861 Filing Date:10/31/24

Millbury

289 W Main St
Owner:Brian Mcgloin L:Worcester Community Housing
Resources
Case#:24 SM 003905 Filing Date:11/04/24

New Braintree

170 Pierce Rd
Owner:Robert W Messersmith L:Carrington Mtg Services L
Case#:24 SM 003843 Filing Date:10/30/24

Northbridge

164 Heritage Dr U:164
Owner:Geoffrey C Laprade L:Ma Housing Finance Agency
Case#:24 SM 003891 Filing Date:11/01/24

751 Samuel Dr

Owner:Jason Bolduc L:Newrez LLC
Case#:24 SM 003855 Filing Date:10/31/24

Oxford

58 Old Southbridge Rd
Owner:Scott Brown L:Nationstar Mtg LLC
Case#:24 SM 003867 Filing Date:10/31/24

Shrewsbury

29 Elma Cir
Owner:Patrick M Mcavoy L:Lsf11 Master Participatio
Case#:24 SM 003922 Filing Date:11/06/24

Sturbridge

54 Breakneck Rd
Owner:Eric P Azevedo L:Nationstar Mtg LLC
Case#:24 SM 003865 Filing Date:10/31/24

Sutton

14 Harback Rd
Owner:Mathieu J Aubin L:Vrmtg Asset Tr
Case#:24 SM 003919 Filing Date:11/05/24

Winchendon

58 Emerald St
Owner:Michael J Chapman L:Csmc 2021-Rpl5 Tr
Case#:24 SM 003904 Filing Date:11/04/24

Worcester

5 Lyman St
Owner:Denise R Ferraro L:Provident Funding Associa
Case#:24 SM 003908 Filing Date:11/04/24

15 Edward St

Owner:Antonio C Alencar L:United Wholesale Mtg LLC
Case#:24 SM 003882 Filing Date:11/01/24

33 Denmark St

Owner:Kirkland Renee L Est L:Gs Mortgage-Backed Securi
Case#:24 SM 003876 Filing Date:10/31/24

WORCESTER NORTH

Fitchburg

19-21 Brigham St
Owner:Mary K Schmitt L:Newrez LLC
Case#:24 SM 003893 Filing Date:11/01/24

Westminster

50 Oakmont Ave
Owner:Patrick Conlon L:Vrmtg Asset Tr
Case#:24 SM 003859 Filing Date:10/31/24

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

Marstons Mills

12/04/24 09:00 AM 45 Millrace Rd
Owner:Colleen M Harland & Brad P Harland
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:05/16/14
Source:Barnstable Patriot (11/01/24)
Atty:Brook & Scott Pllc 401-217-8701

BRISTOL FALL RIVER

Fall River

11/25/24 11:00 AM 2059 Pleasant St
Owner:Milanie Rivera-Castro & Denni H Leon
Lender:PHH United States Mortgage Corp Deposit:\$5,000
Doc#:"D:09/30/22
Source:The Herald News (11/04/24)
Atty:Korde & Associates Pc 978-256-1500

11/27/24 11:00 AM 126 Brown St

Owner:James T Wilkinson
Lender:Lakeview Loan Servicing LLC Deposit:\$5,000
Doc#:"D:02/18/10
Source:The Herald News (11/06/24)
Atty:Orlans Pc 781-790-7800

BRISTOL NORTH

Mansfield

11/26/24 01:00 PM 218 Spring St
Owner:Linwood A Noddin & Jill M Noddin
Lender:Lakeview Loan Servicing LLC Deposit:\$5,000
Doc#:"D:03/09/16
Source:Boston Globe (11/05/24)
Atty:Korde & Associates Pc 978-256-1500

DUKES

Edgartown

11/26/24 12:00 PM 56 N Neck Rd
Owner:James M Walsh & Mary A Walsh
Lender:Jp Morgan Chase Bank Deposit:\$50,000
Doc#:"D:08/09/04
Source:Vineyard Gazette (11/01/24)
Atty:Harmon Law Offices Pc 617-558-0500

ESSEX SOUTH

Middleton

11/26/24 11:00 AM 10 Oak Rd
Owner:Thomas J Macdonald
Lender:Select Portfolio Servicing Inc Deposit:\$10,000
Doc#:"D:12/14/06
Source:Boston Globe (11/05/24)
Atty:Orlans Pc 781-790-7800

FRANKLIN

Deerfield

11/21/24 02:00 PM 282 Lower Rd
Owner:Gary M Straw
Lender:DATA MTG INC Deposit:\$10,000
Doc#:"D:09/20/21
Source:Greenfield Recorder (11/06/24)
Atty:Albertelli Law 813-221-4743

HAMPDEN

Holyoke

11/26/24 01:00 PM 13 Hampshire St
Owner:Alycar Investments LLC
Lender:Commercial Lender LLC Deposit:\$10,000
Doc#:"D:08/21/23
Source:Republican (the) (11/04/24)
Atty:Philip L Eiker PLLC 520-730-6034

Ludlow

12/05/24 11:00 AM 340 Holyoke St
Owner:Alberto Tavaes & Maria Tavares
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:12/05/05
Source:Republican (the) (11/07/24)
Atty:Doonan Graves & Longoria 978-921-2670

Springfield

11/22/24 10:00 AM 51 E Canton Cir
Owner:Paige Bradley & Alex S Hersey
Lender:M BANK Deposit:\$5,000
Doc#:"D:06/15/21
Source:Republican (the) (11/01/24)
Atty:Orlans Pc 781-790-7800

11/25/24 11:00 AM 91 Mulberry St

Owner:Alycar Investments LLC
Lender:Athene Annuity Deposit:\$10,000
Doc#:"D:06/28/23
Source:Republican (the) (11/04/24)
Atty:Friedman Vartolo Llp

11/25/24 11:00 AM 18 Northway Dr

Owner:Jo E Anderson
Lender:Midfirst Bank State Savings Bank Deposit:\$5,000
Doc#:"D:02/18/11
Source:Republican (the) (11/04/24)
Atty:Orlans Pc 781-790-7800

11/26/24 01:00 PM 73-75 Kenyon St

Owner:Geneva Ross
Lender:Seattle Savings Bank Deposit:\$5,000
Doc#:"D:11/29/07
Source:Republican (the) (11/05/24)

11/26/24 02:00 PM 63 Hope St

Owner:The 63 Hope Street Rt
Lender:Aura Mortgage Advisors LLC Deposit:\$5,000
Doc#:"D:02/13/17
Source:Republican (the) (11/05/24)
Atty:Korde & Associates Pc 978-256-1500

11/27/24 11:00 AM 99-101 Athol St

Owner:Joselyn Lopez & Pedro L Burgos
Lender:Wilmington Savings Fund Society FSB
Deposit:\$10,000
Doc#:"D:05/16/07
Source:Republican (the) (11/06/24)
Atty:Friedman Vartolo Llp

12/02/24 09:00 AM 84 Shamrock St

Owner:Margarita Torres
Lender:Nationstar Mortgage Deposit:\$5,000
Doc#:"D:04/03/01
Source:Republican (the) (11/04/24)
Atty:Harmon Law Offices Pc 617-558-0500

12/03/24 12:00 PM 961 Roosevelt Ave

Owner:William J Showell & Ruth L Showell
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:05/31/13
Source:Republican (the) (11/05/24)

12/03/24 02:00 PM 17 Sycamore St

Owner:Waverly G Rhone 2nd & Joan E Rhone
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:02/09/06
Source:Republican (the) (11/05/24)

12/03/24 12:00 PM 433 Howard St

Owner:Sally A Lacourse & David W Lacourse
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:06/19/03
Source:Brookton Enterprise (11/05/24)
Atty:Harmon Law Offices Pc 617-558-0500

12/04/24 03:00 PM 48 Almon Ave

Owner:Allison Kerr
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:04/25/16
Source:Brookton Enterprise (11/06/24)
Atty:Brook & Scott Pllc 401-217-8701

HAMPSHIRE

Northampton

12/03/24 04:00 PM 9 Florence Rd
Owner:Henry J Michalski Jr & Mary E Michalski
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:01/27/14
Source:Daily Hampshire Gazette (11/05/24)
Atty:Brook & Scott Pllc 401-217-8701

MIDDLESEX NORTH

Chelmsford

11/21/24 11:00 AM 40 Elm St
Owner:David B Lee & Paula Lee
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:05/08/14
Source:Boston Globe (11/05/24)
Atty:Korde & Associates Pc 978-256-1500

Lowell

12/02/24 12:00 PM 118 Bellevue St
Owner:Siyun Ou & Sochan Ath
Lender:Lakeview Loan Servicing LLC Deposit:\$5,000
Doc#:"D:02/17/17
Source:Sun (the) (11/04/24)
Atty:Brook & Scott Pllc 401-217-8701

12/03/24 10:00 AM 2 Harrison Pl

Owner:Lucas L Borbas
Lender:Select Portfolio Servicing Inc Deposit:\$10,000
Doc#:"D:05/14/19
Source:Sun (the) (11/06/24)
Atty:Doonan Graves & Longoria 978-921-2670

MIDDLESEX SOUTH

Belmont

11/25/24 02:00 PM 16 Chester Rd
Owner:Michel Fridmann & Diane S Hutchins-Friedman
Lender:Wells Fargo Bank NA Deposit:\$10,000
Doc#:"D:03/19/07
Source:Boston Globe (11/05/24)
Atty:Korde & Associates Pc 978-256-1500

Malden

11/27/24 12:00 PM 115 Webster St
Owner:Henry Victor & Claudia P Muller
Lender:US Bank NA Deposit:\$20,000
Doc#:"D:06/15/07
Source:Boston Globe (11/05/24)
Atty:Harmon Law Offices Pc 617-558-0500

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