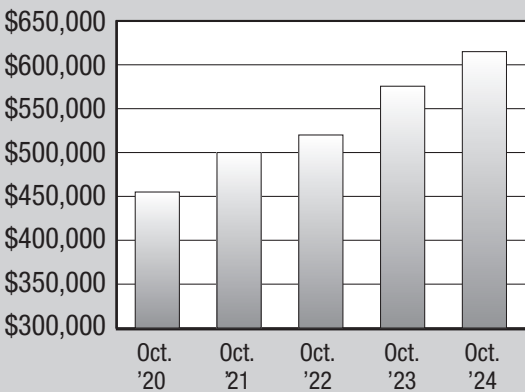
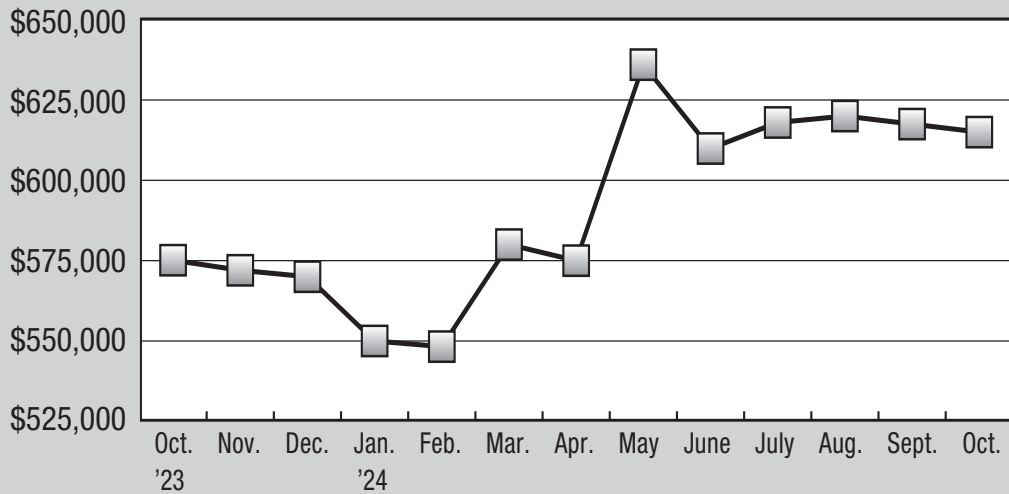


Official Records

MASSACHUSETTS MARKET STATISTICS

Single-Family Median Sales Price



Year	Median Price	Change Prior Year
Oct. 2020	\$455,000	17.28%
Oct. 2021	\$500,000	9.89%
Oct. 2022	\$520,000	4%
Oct. 2023	\$575,570	10.69%
Oct. 2024	\$615,000	6.85%

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

INDEX

REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
C2	Suffolk	11/08/24	C10	Franklin	11/08/24
C4	Barnstable	11/08/24	C10	Hampden	11/08/24
C5	Berkshire Middle	11/08/24	C12	Hampshire	11/08/24
C6	Berkshire North	11/08/24	C12	Middlesex North	11/08/24
C6	Berkshire South	11/08/24	C13	Middlesex South	11/08/24
C6	Bristol Fall River	11/08/24	C16	Nantucket	11/08/24
C6	Bristol North	11/08/24	C16	Norfolk	11/08/24
C7	Bristol South	11/08/24	C17	Plymouth	11/08/24
C8	Dukes	11/08/24	C19	Worcester	11/08/24
C8	Essex North	11/08/24	C21	Worcester North	11/08/24
C8	Essex South	11/08/24			

CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
C22	Voluntary Bankruptcies	C22	State Tax Liens
C22	Chapter 13 Bankruptcies	C23	Attachments
C22	Chapter 11 Bankruptcies	C23	Petitions to Foreclose
C22	Federal Tax Liens	C24	Foreclosure Sales

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Boston

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	45
Median Price	\$3,100,000	\$3,250,000

► REAL ESTATE SALES

126 APPLETON ST U:126	\$1,070,000
B: Ernest M Yang S: June G Vailas Book/Page: 70776/21, Date: 11/06/24 Mtg: Cross Country Mtg Inc \$700,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1115sf Prior Sale: \$542,000 (11/10)	
140 BEACH ST U:140	\$1,735,000
B: 140 Beach St LLC S: Properation Realty LLC Book/Page: 70769/213, Date: 11/05/24 Use: Office Condo Unit, Lot: 4720sf Prior Sale: \$1,900,000 (09/21)	
293 BEACON ST U:2	\$605,000
B: Hilary C Robinson S: Mary B Vogel Book/Page: 70768/234, Date: 11/04/24 Mtg: Cross Country Mtg Inc \$200,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 450sf Prior Sale: \$113,400 (06/97)	
324-332 BEACON ST U:76	\$2,650,000
B: Ebk Real Estate LLC S: Gail A Canzano Book/Page: 70773/290, Date: 11/05/24 Mtg: First Citizen B&T Co \$1,855,000 Term: 2054 Rate: 6.0% Type: Adj Use: 1 Bdrm Condo, Lot: 1745sf Prior Sale: \$1,500,000 (01/05)	
361 BEACON ST U:3	\$8,750,000
B: Elizabeth J Lynch & Daniel Lynch S: Patricia Capone & Kevin Capone Book/Page: 70786/78, Date: 11/08/24 Use: 4 Bdrm Condo Prior Sale: \$8,000,000 (06/22)	

483 BEACON ST U:87	\$600,000
B: Letricia Z Perkins, Tr for Kele & Letricia Perkins T S: Marie P Nesson & Jerome M Nesson Book/Page: 70771/210, Date: 11/05/24 Mtg: Morgan Stanley Privat \$450,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 480sf Prior Sale: \$130,000 (05/97)	
50 CHARLES GATE E U:189	\$473,000
B: Shirley Lin S: Knightsky LLC Book/Page: 70773/134, Date: 11/05/24 Mtg: Morgan Stanley Privat \$250,000 Term: 2054 Rate: 5.9% Type: Adj Use: 1 Bdrm Condo, Lot: 555sf Prior Sale: \$305,000 (07/14)	
285 COLUMBUS AVE U:205	\$1,800,000
B: Stephen Tang & April Tang S: John E Pritchard, Tr for Pritchard Suffolk Rt Book/Page: 70776/336, Date: 11/06/24 Mtg: Bank of Canton \$800,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1578sf Prior Sale: \$1,279,000 (07/13)	
32 COMMONWEALTH AVE U:1	\$2,700,000
B: Kurt R Wright, Tr for Boston Ft S: Paul A Archibald Jr & Lucy R Archibald Book/Page: 70781/160, Date: 11/07/24 Mtg: Mortgage Corp Eastill \$2,160,000 Term: 2054 Rate: 6.8% Type: Adj Use: 4 Bdrm Condo, Lot: 2153sf Prior Sale: \$2,150,000 (04/18)	
35 COMMONWEALTH AVE U:1	\$15,000,000
B: Michael A Bass, Tr for 35 Comm Ave Holdings S: Paul J Ayoub, Tr for 35 Commonwealth Rt Book/Page: 70768/44, Date: 11/04/24 Use: 1 Bdrm Condo	
35 COMMONWEALTH AVE U:2	\$15,000,000
B: Michael A Bass, Tr for 35 Comm Ave Holdings S: Araceli Corsini, Tr for Araceli Corsini Lt Book/Page: 70779/252, Date: 11/07/24 Use: 2 Bdrm Condo, Lot: 1339sf Prior Sale: \$1,480,000 (08/15)	
169 COMMONWEALTH AVE U:4	\$1,200,000
B: Mary Sprong S: John A Richter Book/Page: 70781/22, Date: 11/07/24 Use: 1 Bdrm Condo, Lot: 1020sf Prior Sale: \$280,000 (11/95)	
222 COMMONWEALTH AVE U:3	\$10,200,000
B: 222 Commonwealthe Ave LL S: 222 Commonwealth Ave LLC Book/Page: 70781/133, Date: 11/07/24 Use: Condo	

362 COMMONWEALTH AVE U:4A	\$1,020,000
B: Maya Dalzell & John Dalzell S: Gretchen C Smythe Book/Page: 70769/318, Date: 11/05/24 Mtg: Leader Bank NA \$700,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 790sf Prior Sale: \$875,000 (01/19)	
961 COMMONWEALTH AVE	\$5,700,000
B: 961 Comm Ave LLC S: 961 Comm Avenue LLC Book/Page: 70773/217, Date: 11/05/24	
346 CONGRESS ST U:414	\$800,000
B: Korrine D Bork, Tr for Bork Ft S: William H Sheehan, Tr for William H Sheehan Iii T Book/Page: 70788/155, Date: 11/08/24 Mtg: HarborOne Mortgage \$600,000 Term: 2054 Use: Condo	
240 DEVONSHIRE ST U:4610	\$2,550,000
B: Donald Mignosa S: Mcaf Winthrop LLC Book/Page: 70789/166, Date: 11/08/24 Mtg: Washington Tr Co \$1,100,000 Term: 2054 Rate: 7.4% Type: Adj Use: Condo	
793 E 6TH ST U:201	\$1,925,000
B: Robert Weintraub, Tr for Robert Weintraub T S: Michael M Radonich & Brittany W Radonich Book/Page: 70781/123, Date: 11/07/24 Use: 3 Bdrm Condo	
69 E BERKELEY ST U:2	\$545,000
B: Nathan Brocenschi S: Webb A Brightwell & Ellen Steiner Book/Page: 70771/334, Date: 11/05/24 Mtg: EMM Loans LLC \$436,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 773sf Prior Sale: \$230,000 (08/02)	
106 MARLBOROUGH ST U:7	\$1,218,000
B: Masahiro Arakawa & Laura A Hanscom S: Hanzhong Hu & Lei Gao Book/Page: 70771/94, Date: 11/05/24 Mtg: Berkshire Bank \$974,400 Term: 2054 Use: 2 Bdrm Condo, Lot: 920sf Prior Sale: \$1,129,045 (12/20)	
405 MARLBOROUGH ST U:42	\$815,000
B: Jennifer Rupp S: Khayami Marlborough LLC Book/Page: 70779/260, Date: 11/05/24 Mtg: Flagstar Bank FS \$733,500 Term: 2054 Rate: 6.0% Type: Adj Use: 2 Bdrm Condo, Lot: 850sf Prior Sale: \$460,000 (03/09)	
578 MASSACHUSETTS AVE U:1	\$1,165,000
B: Albert Phalen S: Eric J Streiff, Tr for Streiff Ft Book/Page: 70779/202, Date: 11/07/24 Mtg: Leader Bank NA \$465,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1514sf Prior Sale: \$257,500 (01/98)	

23 MOUNT VERNON ST	\$930,000
B: Gregory Latraverse & Aniela Latraverse S: Patrick F Fahey & Kathleen B Fahey Book/Page: 70766/206, Date: 11/04/24 Mtg: Leader Bank NA \$802,000 Term: 2054	
57 MOUNT VERNON ST U:5	\$1,000,000
B: Nicholas J Psychogeos & Michelle B Psychogeos S: Caitlin K Laidlaw Book/Page: 70775/221, Date: 11/06/24 Use: 2 Bdrm Condo, Lot: 900sf Prior Sale: \$680,000 (09/13)	
67 MOUNT VERNON ST U:H	\$2,050,000
B: Maria J Denslow S: Shyur-Jen P Chien & Jade Y Chien Book/Page: 70788/202, Date: 11/08/24 Mtg: Bank of America NA \$1,300,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 1500sf Prior Sale: \$1,600,000 (05/15)	
131 MYRTLE ST	\$3,200,000
B: Matthew B Bryson & Elizabeth P Bryson S: Christopher D Christian & Kristen T Christian Book/Page: 70786/1, Date: 11/08/24 Mtg: JPMorgan Chase Bank \$2,560,000 Term: 2054 Rate: 5.4% Type: Adj Use: 4 Bdrm Row-Middle, Lot: 660sf Prior Sale: \$1,575,000 (05/12)	
133 SEAPORT BLVD U:1817	\$1,900,000
B: Jiamu Xia S: Boston Seaport M1 & 2 Lan Book/Page: 70789/124, Date: 11/04/24 Use: 2 Bdrm Condo	
43 UPTON ST U:4	\$2,250,000
B: Prashant Rao & Erika Mercier S: Nicholas Spanos & Daniela Spanos Book/Page: 70781/337, Date: 11/07/24 Mtg: Guaranteed Rate Affin \$1,687,500 Term: 2054 Use: 2 Bdrm Condo, Lot: 1775sf Prior Sale: \$1,765,000 (09/21)	
410 W BROADWAY U:201	\$962,500
B: Mme 410 W Broadway-Unit 2 S: 410 W Broadway 201 LLC Book/Page: 70780/265, Date: 11/07/24 Mtg: Berkshire Bank \$770,000 Use: 2 Bdrm Condo	
121 W NEWTON ST U:1	\$2,800,000
B: Taramar LLC S: Alexis Anzlovar Book/Page: 70784/64, Date: 11/08/24 Use: 3 Bdrm Condo, Lot: 2536sf	
76 WALTHAM ST U:2	\$1,090,000
B: Laura Knoll S: Jonathan M Shine Book/Page: 70765/114, Date: 11/04/24 Use: 2 Bdrm Condo, Lot: 762sf Prior Sale: \$550,000 (11/04)	
3531 WASHINGTON ST U:304	\$805,000
B: John Adams & Michelle Adams S: Andria G Langenberg, Tr for L Shlager & A Langenberg Book/Page: 70769/165, Date: 11/04/24 Use: 2 Bdrm Condo	

Brighton

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	22
Median Price	\$847,500	\$974,000

► REAL ESTATE SALES

198 ALLSTON ST U:6	\$320,000
B: Huimin Zhao S: Khe V Lam Book/Page: 70768/145, Date: 11/04/24 Use: 1 Bdrm Condo, Lot: 366sf Prior Sale: \$60,000 (07/99)	
70 LEO M BIRMINGHAM PKWY U:610	\$1,375,000
B: Ronda K Rippley & Bret J Musser S: 70 Leo Owner LLC Book/Page: 70775/252, Date: 11/06/24 Use: Condo	
46 MATCHETT ST	\$1,205,000
B: Xiangpeng Dai & Zhuoteng Yu S: Gallagher Agnes Est & Susan M Beranger Doc#: 00000000956491, Date: 11/07/24 Mtg: TD Bank NA \$770,000 Term: 2054 Rate: 5.8% Type: Adj Use: 3 Bdrm Colonial, Lot: 7791sf	
5 VINAL ST U:7	\$550,000
B: Sunkyu Koh & Ahyoung Cho S: Barbara Torday, Tr for Torday Ft Book/Page: 70784/281, Date: 11/08/24 Mtg: Rocket Mortgage LLC \$495,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 876sf Prior Sale: \$530,000 (10/18)	

Charlestown

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	34
Median Price	\$1,565,000	\$1,637,500

► REAL ESTATE SALES

80 BUNKER HILL ST U:3	\$589,000
B: Sheena Tan & Yee H Tan S: Whites Of Their Eyes LLC Book/Page: 70771/293, Date: 11/05/24 Use: Condo	
21 HARVARD ST U:4	\$630,000
B: Samuel C Handy & Gabrielle A Levesque S: Jacquelyn K Bihrie Book/Page: 70772/46, Date: 11/05/24 Mtg: M&T Bank NA \$479,000 Term: 2054 Rate: 5.1% Type: Adj Use: 1 Bdrm Condo Prior Sale: \$490,000 (11/17)	
96 HIGH ST	\$1,550,000
B: Ashley Smith & Daniel Smith S: Audrey R Barone, Tr for Audrey R Barone RET Book/Page: 70785/13, Date: 11/08/24 Mtg: M&T Bank NA \$1,240,000 Term: 2054 Rate: 5.6% Type: Adj Use: 2-Bdrm Row-Middle, Lot: 1503sf Prior Sale: \$747,500 (06/04)	

TOWN / REGISTRY GUIDE

Town Name Registry

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

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

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

Newton	Middlesex South
Norfolk	Norfolk
North Adams	Berkshire North
North Andover	Essex North
North Attleboro	Bristol North
North Brookfield	Worcester
North Reading	Middlesex South
Northampton	Hampshire
Norborough	Worcester
Northbridge	Worcester
Northfield	Franklin
Norton	Bristol North
Norwell	Plymouth
Norwood	Norfolk
Oak Bluffs	Dukes
Oakham	Worcester</

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 Mtg Co \$140,000 Mtg2: Seller \$8,400 Prior Sale: \$93,000 (11/90)	

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

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

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

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- L Log in to your account
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526-528 MEDFORD ST..... **\$1,375,000**
B: William D Zannoni & Rita Z Couple
S: Matthew J Genta & Peter J Genta
Book/Page: 70776/231, Date: 11/06/24
Mtg: Guaranteed Rate Affin \$1,186,350
Term: 2054
Use: 3-Family Semi Detachd, Lot: 1169sf
Prior Sale: \$170,000 (10/97)

31 PROSPECT ST..... **\$2,215,000**
B: Steven Aubuchon
S: Christopher Brooks
Book/Page: 70771/33, Date: 11/05/24
Mtg: Citibank Na \$935,000
Term: 2054
Use: 3 Bdrm Semi Detachd, Lot: 1201sf
Prior Sale: \$1,429,000 (07/17)

83 WARREN ST U:83..... **\$825,000**
B: David Grundfast
S: Linda H Little, Tr for Lhl Rt
Book/Page: 70779/19, Date: 11/07/24
Mtg: Homebridge Financial \$660,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$445,000 (07/12)

Chelsea

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	20
Median Price	\$552,500	\$645,000

REAL ESTATE SALES

50 BOATSWAINS WAY U:204..... **\$500,000**
B: Laura Reiman
S: Sean Kimsey & Tracey Benner
Book/Page: 70768/59, Date: 11/04/24
Mtg: Cross Country Mtg Inc \$485,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$283,000 (12/14)

92 PEARL ST U:9..... **\$395,000**
B: Brian Axelrod
S: Joanna Oneil
Book/Page: 70780/321, Date: 11/07/24
Use: 1 Bdrm Condo
Prior Sale: \$242,250 (10/04)

541 WASHINGTON AVE..... **\$850,000**
B: A D Lima & Angellyca C De Paula
S: Robert Nardone & Agnes Nardone
Book/Page: 70787/184, Date: 11/08/24
Use: 2-Family Two Family, Lot: 2469sf

545 WASHINGTON AVE..... **\$850,000**
B: A D Lima & Angellyca C De Paula
S: Robert Nardone & Agnes Nardone
Book/Page: 70787/184, Date: 11/08/24
Use: Residential Undvlpble Land, Lot: 2067sf

Dorchester

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	85
Median Price	\$720,500	\$720,000

REAL ESTATE SALES

12 BLOOMINGTON ST U:2..... **\$710,000**
B: Kenneth Kelly
S: Hayden Cohen
Book/Page: 70786/37, Date: 11/08/24
Mtg: Boston FireFightrs CU \$710,000
Term: 2054
Use: Condo

25 BRINSLEY ST U:1..... **\$510,000**
B: Adanech Woldemariam & Meron Woldemariam
S: Skybridge Properties LLC
Book/Page: 70768/112, Date: 11/04/24
Mtg: Guaranteed Rate Inc \$494,700
Term: 2054
Use: Condo

11 DORSET ST..... **\$1,075,000**
B: Amine Nasr
S: Susan Price, Tr for Borowski Ft
Book/Page: 70779/169, Date: 11/07/24
Mtg: Total Mtg Svcs \$750,000
Term: 2054
Use: 2-Family Conventional, Lot: 4000sf

69 HOUGHTON ST U:1..... **\$840,000**
B: Melvin Jones
S: City Living Dev LLC
Book/Page: 70767/252, Date: 11/04/24
Use: Condo

31-A&B HUNTOON ST..... **\$416,667**
B: Patrick J Flaherty
S: Margaret A Zywiec, Tr for Margaret A & E Zywiec RET
Book/Page: 70782/265, Date: 11/07/24
Use: Apartment Bldg - 4-8 Units, Lot: 6867sf

124 KING ST U:C..... **\$595,000**
B: Samantha Smith
S: Abigail Sykes & Thora Ford
Book/Page: 70770/297, Date: 11/05/24
Mtg: Leader Bank NA \$505,750
Term: 2054
Use: 2 Bdrm Condo, Lot: 1210sf
Prior Sale: \$535,000 (08/22)

56 MORRIS ST..... **\$665,000**
B: Andrew Sepulveda & V Strojvas-Sepulveda
S: Margaret B Francis & Elita D Francis
Book/Page: 70788/50, Date: 11/08/24
Mtg: Cross Country Mtg Inc \$598,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 3750sf

302 NORWELL ST..... **\$605,000**
B: Pepper Realty LLC
S: Fantacy LLC
Book/Page: 70784/250, Date: 11/08/24
Mtg: Fantacy Lic \$225,440
Use: 3 Bdrm Conventional, Lot: 3500sf
Prior Sale: \$440,000 (10/24)

3 PLEASANT ST U:3..... **\$433,000**
B: Brian R Lydon
S: Stephen C Hill
Book/Page: 70776/173, Date: 11/06/24
Mtg: Cornerstone Bank \$259,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Condo, Lot: 1100sf
Prior Sale: \$315,000 (05/05)

41 S MUNROE TER..... **\$1,499,000**
B: Won-Je Son & Samantha Son
S: Frankie & Peter LLC
Book/Page: 70786/132, Date: 11/08/24
Mtg: Pennymac Loan Service \$1,124,250
Term: 2054
Use: 3-Family Decker, Lot: 3558sf
Prior Sale: \$1,350,000 (10/22)

41 STOCKTON ST U:2..... **\$459,000**
B: Yunuel Valdez & Leslie Breton
S: 41 Stockton Street LLC
Book/Page: 70785/78, Date: 11/08/24
Mtg: Salem Five Mtg Co \$346,672
Term: 2054
Use: Condo

71 WHEATLAND AVE..... **\$387,500**
B: Emmanuel P Limage
S: Paul V Limage & Ginette Limage
Book/Page: 70786/233, Date: 11/08/24
Mtg: Eastern Bank \$310,000
Term: 2054
Use: 2-Family Two Family, Lot: 6250sf

East Boston

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	20
Median Price	\$650,000	\$691,700

REAL ESTATE SALES

114 BENNINGTON ST U:3..... **\$588,000**
B: Kaushik Ghosh & Anjali Munjal
S: Cody P Hutchens & Aleisha Hutchens
Book/Page: 70788/90, Date: 11/08/24
Mtg: Leader Bank NA \$388,000
Term: 2054
Use: 2 Bdrm Condo

439 CHELSEA ST U:1..... **\$629,000**
B: Anthony Mai & Inae Mai
S: 439 Chelsea Realty LLC
Book/Page: 70771/163, Date: 11/05/24
Mtg: United Wholesale Mtg \$597,550
Term: 2054
Use: Condo

2-6 COTTAGE ST..... **\$1,300,000**
B: Barnstable Vlg Com Re Lp
S: Robert C Honan & Daniel J Honan
Book/Page: 70782/239, Date: 11/07/24
Use: 3-Family Row-End, Lot: 1200sf
Prior Sale: \$550,000 (02/02)

66 EJTAW ST U:2..... **\$679,000**
B: Sabrina Zhou & Cameron Judge
S: Todd Chrostowski
Book/Page: 70771/302, Date: 11/05/24
Mtg: Sofi Bank Na \$543,200
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$520,000 (11/17)

247 EVERETT ST U:1..... **\$515,000**
B: Amy Dufour
S: Jeffrey Ciarcia
Book/Page: 70786/202, Date: 11/08/24
Mtg: Berkshire Bank \$412,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 826sf
Prior Sale: \$474,900 (07/20)

246 HAVRE ST..... **\$1,450,000**
B: 246 Havre LLC
S: Maria Frizzi, Tr for Two M Rt
Book/Page: 70786/316, Date: 11/08/24
Mtg: OneLocal Bank \$4,425,000
Use: Residential Developable Land, Lot: 5000sf

SWAN AVE..... **\$1,600,000**
B: 28-30 Swan LLC
S: Joseph Giangregorio, Tr for Swan Avenue Rt
Book/Page: 70787/269, Date: 11/08/24

109-111 WEBSTER ST U:7..... **\$700,000**
B: Qing Chen & Xiao Shao
S: Victoria L Haselton
Book/Page: 70786/264, Date: 11/08/24
Use: 3 Bdrm Condo, Lot: 1435sf
Prior Sale: \$29,355 (12/93)

FORECLOSURE DEEDS

113 SUMNER ST U:72..... **\$493,000**
B: Sandra P Castillo
S: Kristine M Langone & Boston Cu City Of
Book/Page: 70787/339, Date: 11/08/24
Use: 2 Bdrm Condo, Lot: 956sf
Prior Sale: \$279,900 (07/07)

Hyde Park

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	95
Median Price	\$600,000	\$650,000

REAL ESTATE SALES

16-18 ADAMS ST..... **\$499,200**
B: Ezy Street LLC
S: Cwabs Inc & Bank Of Ny Mellon As Tr
Doc#: 00000000956393, Date: 11/05/24
Mtg: Loan Funder LLC \$658,000
Use: 2-Family Two Family, Lot: 5066sf
Prior Sale: \$500,310 (05/24)

22 BIRCHCROFT RD..... **\$550,000**
B: Yoscary J Gonzalez
S: Liberata V Wallen
Book/Page: 70782/341, Date: 11/07/24
Mtg: Leader Bank NA \$449,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4000sf

23-A BUSINESS TER U:23A..... **\$475,000**
B: Cherease M Lamm
S: Tracey-Ann Rullow
Book/Page: 70788/327, Date: 11/08/24
Mtg: Webster Bank \$396,694
Term: 2054
Use: 3 Bdrm Condo, Lot: 1444sf
Prior Sale: \$255,000 (04/08)

175 CLARE AVE U:A4..... **\$225,109**
B: Yair Areli & Gal Areli
S: Mario I Dongo & Donatill Dongo
Book/Page: 70782/156, Date: 11/07/24
Use: 1 Bdrm Condo, Lot: 575sf
Prior Sale: \$58,000 (08/02)

240 HUNTINGTON AVE..... **\$200,000**
B: 3 Bro Realty Mgmt LLC
S: Carl E Peterson
Book/Page: 70769/23, Date: 11/04/24
Mtg: Raymond C Green T \$725,000
Use: 5 Bdrm Colonial, Lot: 6250sf

1501 RIVER ST..... **\$605,000**
B: Kethia Gilot & Vilaire Germain
S: Acelia Pluivose
Book/Page: 70789/88, Date: 11/08/24
Mtg: Rocket Mortgage LLC \$554,537
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5257sf
Prior Sale: \$180,000 (05/00)

39 SPRAGUE ST..... **\$2,600,000**
B: 39 Sprague Street LLC
S: Kathleen A Palladino, Tr for Emp Rt
Book/Page: 70780/1, Date: 11/07/24
Mtg: Rockland Tr Co \$1,872,000
Use: Commercial Warehouse, Lot: 56024sf
Prior Sale: \$2,200,000 (02/04)

18-20 SUNNYSIDE ST..... **\$925,000**
B: Margareth Mengual-Jean & Benley Jean
S: Marie R St Pierre & Tamara A St George
Book/Page: 70767/268, Date: 11/04/24
Mtg: United Wholesale Mtg \$908,245
Term: 2054
Use: 2-Family Two Family, Lot: 3904sf
Prior Sale: \$332,518 (09/11)

61 VICTORIA HEIGHTS RD U:61..... **\$250,000**
B: Winwin Properties LLC
S: Elaine Slaton
Doc#: 00000000956426, Date: 11/06/24
Use: 4 Bdrm Condo, Lot: 1793sf
Prior Sale: \$190,000 (11/10)

Jamaica Plain

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	49
Median Price	\$1,025,000	\$1,173,875

REAL ESTATE SALES

1010 CENTRE ST U:3..... **\$479,000**
B: Emily E Vient
S: Denise Manganaro
Book/Page: 70781/237, Date: 11/07/24
Mtg: CMG Mortgage Inc \$404,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 550sf
Prior Sale: \$385,000 (03/17)

107 DUNSTER RD..... **\$1,200,000**
B: 107 Dunster LLC
S: Craig E Collins
Book/Page: 70782/184, Date: 11/07/24
Mtg: Everett Ck Bk \$900,000
Use: 2-Family Conventional, Lot: 4800sf

7 GERMANIA ST..... **\$825,000**
B: Juan C Gonzalez
S: Larry A Robinson & Marta R Robinson
Book/Page: 70765/323, Date: 11/04/24
Mtg: American Fncl Rescrs \$1,047,310
Term: 2054
Use: 2-Family Conventional, Lot: 3907sf

283 LAMARTINE ST..... **\$3,012,500**
B: Roman Yanovsky & Bella Yanovsky
S: Anthony Mcguiness, Tr for Lamartine Quattro Rt
Book/Page: 70773/37, Date: 11/05/24
Mtg: Cross Country Mtg Inc \$1,500,000
Term: 2054
Use: Residential Developable Land, Lot: 10200sf
Prior Sale: \$1,500,000 (08/20)

9 PARK LN..... **\$1,800,000**
B: Seth Hutchinson, Tr for Wendy Truran
S: David A Sandak & Allegra L Sandak
Book/Page: 70775/285, Date: 11/06/24
Mtg: Cross Country Mtg Inc \$1,440,000
Term: 2054
Use: 7 Bdrm Victorian, Lot: 8794sf
Prior Sale: \$1,450,000 (08/19)

20 PORTER ST U:3..... **\$520,000**
B: Samuel L Rossinow
S: Susan Hansen
Book/Page: 70770/332, Date: 11/05/24
Mtg: Guaranteed Rate Affin \$270,000
Term: 2054
Use: 1 Bdrm Condo

112 SCHOOL ST U:1..... **\$699,000**
B: Luca Lioce & Coulette R Lioce
S: Emily Trono, Tr for Timothy Klein
Book/Page: 70788/14, Date: 11/08/24
Mtg: Guaranteed Rate Inc \$524,250
Term: 2039
Use: 3 Bdrm Condo, Lot: 1307sf

Mattapan

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	37
Median Price	\$540,000	\$600,000

REAL ESTATE SALES

1553 BLUE HILL AVE..... **\$843,000**
B: Ludger Lormil
S: Calixte Dorisca, Tr for 1553 C & E Rt
Book/Page: 70787/82, Date: 11/08/24
Mtg: C & E Realty Trst \$674,400
Term: 2025
Use: Mixed Use-Prim Res & Comm, Lot: 3112sf
Prior Sale: \$320,000 (01/03)

161 COLORADO ST..... **\$500,000**
B: Aixa Marcial
S: Jose A Martinez & Ines C Delacruz
Book/Page: 70767/182, Date: 11/04/24
Mtg: Cooperative Bank \$465,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 8000sf
Prior Sale: \$269,000 (10/05)

17 STANDARD ST U:2..... **\$595,000**
B: Duane Defour
S: Crowd Lending Fund One LL
Book/Page: 70784/327, Date: 11/08/24
Mtg: MIT Federal CU \$475,000
Term: 2054
Use: Condo

Revere

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	123
Median Price	\$589,000	\$640,000

REAL ESTATE SALES

211 ENDICOTT AVE..... **\$650,000**
B: James A Zelandi & Erica Aulino
S: Michael T Pantano
Book/Page: 70772/275, Date: 11/05/24
Mtg: Lower LLC \$520,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 50

SUFFOLK REGISTRY

continued

FORECLOSURE DEEDS

86 ATWOOD ST U:86..... \$376,000
B: 86 Atwood LLC
S: Jamie C Figueira & Amerihome Mtg Company LLC
Book/Page: 70781/80, Date: 11/07/24
Mtg: 86 Atwood St Lending \$376,000
Use: 2 Bdrm Condo
Prior Sale: \$315,000 (03/17)

Roslindale

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 67 81
Median Price \$799,000 \$755,000

REAL ESTATE SALES

82 ALBANO ST..... \$1,250,000
B: Li Y Kwek & Rex Tzen
S: T Livathinopoulos & Steven H Apollonatos
Book/Page: 70768/195, Date: 11/04/24
Mtg: Bay Equity LLC \$495,000
Term: 2054
Use: 2-Family Conventional, Lot: 4807sf
Prior Sale: \$122,500 (03/97)

227 BEECH ST..... \$1,200,000
B: Pamela Mccoll & William Mccoll 5th
S: Karla H Fleming, Tr for Fleming Rt
Book/Page: 70779/77, Date: 11/07/24
Mtg: New Fed Mtg Corp \$960,000
Term: 2039
Use: 3 Bdrm Colonial, Lot: 7970sf

9 BERYL ST..... \$687,500
B: Supriya Roth
S: Joseph G Larusso
Book/Page: 70784/84, Date: 11/08/24
Mtg: Paramount Res Mtg Gp \$550,000
Term: 2054
Use: 2-Family Conventional, Lot: 6050sf
Prior Sale: \$358,000 (02/02)

53 MONTVALE ST U:2..... \$590,000
B: Nandini Sunil & Eric White
S: Abigail I Kellogg & Joseph Arangio
Book/Page: 70785/314, Date: 11/08/24
Mtg: Movement Mtg LLC \$572,300
Term: 2054
Use: 2 Bdrm Condo, Lot: 1102sf

56 MURRAY HILL RD U:2..... \$710,000
B: Emma White & Bridgid Shaw
S: Red Sign Design Build Dev
Book/Page: 70786/289, Date: 11/08/24
Mtg: Cross Country Mtg Inc \$568,000
Term: 2034
Use: Condo

51 PAINE ST..... \$750,000
B: Dylan H Wolusky
S: Andre D Watson
Book/Page: 70786/280, Date: 11/08/24
Mtg: United Wholesale Mtg \$712,500
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 7300sf
Prior Sale: \$539,000 (12/17)

13 PROSPECT AVE..... \$1,295,000
B: Nader Fotouhi
S: 13 Prospect Ave LLC
Book/Page: 70766/69, Date: 11/04/24
Mtg: Guaranteed Rate Inc \$971,250
Term: 2054
Use: 6 Bdrm Conventional, Lot: 6000sf
Prior Sale: \$600,000 (04/24)

22 TAFTHILL TER U:1..... \$429,500
B: Akram Haddad, Tr for Haddad Taft HI Ft
S: 243 Bent St Unit 6 LLC
Book/Page: 70787/104, Date: 11/08/24
Use: 2 Bdrm Condo, Lot: 729sf
Prior Sale: \$360,000 (03/17)

Roxbury

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 16 19
Median Price \$664,750 \$640,000

REAL ESTATE SALES

4 FOREST ST..... \$1,250,000
B: Deschamp Group LLC & Anthony Richardson
S: Four Forest Street Corp
Book/Page: 70789/50, Date: 11/08/24
Mtg: Raymond C Green T \$1,360,000
Use: Subsidized Housing, Lot: 1772sf

4-A FOREST ST..... \$1,250,000
B: Deschamp Group LLC & Anthony Richardson
S: Four Forest Street Corp
Book/Page: 70789/50, Date: 11/08/24
Mtg: Raymond C Green T \$1,360,000
Use: Subsidized Housing, Lot: 1999sf

120 HAMPDEN ST..... \$6,600,000
B: 134 Hampden St Self Stora
S: Iron Mtn Information Mgmt
Book/Page: 70783/285, Date: 11/08/24
Mtg: Torrington Series Ham \$4,750,000
Use: Commercial Warehouse, Lot: 3390sf

126 HAMPDEN ST..... \$6,600,000
B: 134 Hampden St Self Stora
S: Iron Mtn Information Mgmt
Book/Page: 70783/285, Date: 11/08/24
Mtg: Torrington Series Ham \$4,750,000
Use: Commercial Warehouse, Lot: 1430sf

134 HAMPDEN ST..... \$6,600,000
B: 134 Hampden St Self Stora
S: Iron Mtn Information Mgmt
Book/Page: 70783/285, Date: 11/08/24
Mtg: Torrington Series Ham \$4,750,000
Use: Commercial Warehouse, Lot: 23283sf

537 MASSACHUSETTS AVE U:4..... \$1,225,000
B: Dani J Rannetsberger & Ramin Mohammadi
S: Ilana J Finley, Tr for Ilana J Finley RET
Book/Page: 70780/142, Date: 11/07/24
Mtg: Inst Svgs Newburyport \$1,102,500
Term: 2054
Use: 2 Bdrm Condo, Lot: 1159sf
Prior Sale: \$960,000 (12/18)

92 RUTHVEN ST..... \$905,000
B: Rosa H Pires Soares & Joao C Soares
S: Darnell Mcmillan
Book/Page: 70768/325, Date: 11/04/24
Mtg: Embrace Home Loans \$888,608
Term: 2054
Use: 2-Family Conventional, Lot: 4750sf
Prior Sale: \$225,000 (10/08)

South Boston

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 36 54
Median Price \$982,500 \$1,017,500

REAL ESTATE SALES

16 ATLANTIC ST..... \$1,585,000
B: Mick Slevoski
S: 16 Atlantic Street LLC
Book/Page: 70769/277, Date: 11/05/24
Mtg: M&T Bank NA \$1,188,750
Term: 2054 Rate: 5.3% Type: Adj
Use: 2-Family Conventional, Lot: 2000sf
Prior Sale: \$975,000 (01/23)

309 BOLTON ST..... \$1,050,000
B: Liam J Murphy & Allison Araujo
S: John Schue & Brian Leslie
Book/Page: 70779/285, Date: 11/07/24
Mtg: Berkshire Bank \$945,000
Term: 2054
Use: 2 Bdrm Semi Detachd, Lot: 1000sf
Prior Sale: \$935,000 (10/21)

25 CHANNEL CENTER ST U:1008..... \$1,310,000
B: Raymond J Kubiak
S: Kurt A Rockstroh, Tr for Kurt A Rockstroh T-2009
Book/Page: 70770/37, Date: 11/05/24
Use: 2 Bdrm Condo, Lot: 1472sf
Prior Sale: \$1,310,000 (06/16)

247 D ST U:3..... \$1,215,000
B: Hannah L Stahl & Russel F Stahl
S: Kimberly D Watts & Shannon P Knight
Book/Page: 70786/92, Date: 11/08/24
Mtg: Bank of America NA \$1,166,900
Term: 2054
Use: Condo

613-615 DORCHESTER AVE U:1..... \$497,500
B: Sean M Clarke
S: Kazimierz Czemieli
Book/Page: 70788/249, Date: 11/08/24
Mtg: Eastern Bank \$422,875
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 731sf
Prior Sale: \$177,100 (07/09)

178 DORCHESTER ST U:3..... \$900,000
B: Robert Jackson & Emily Wycallis
S: 1783 Dorchester Prop LLC
Book/Page: 70782/313, Date: 11/07/24
Mtg: Cross Country Mtg Inc \$765,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1391sf
Prior Sale: \$720,000 (03/18)

670 E 8TH ST..... \$1,975,000
B: Jennifer S Ewing, Tr for Three Rugged Red Nt
S: Marian Burke
Book/Page: 70776/116, Date: 11/06/24
Mtg: Blue Seaglass Nominee S1
Use: 3-Family Decker, Lot: 4250sf
Prior Sale: \$176,000 (09/94)

520 E BROADWAY..... \$2,050,000
B: 520 E Broadway Realty LLC
S: Lowell M Rans Jr & Donna M Rans
Book/Page: 70766/249, Date: 11/04/24
Use: 2-Family Conventional, Lot: 5188sf
Prior Sale: \$2,050,000 (08/22)

774 E BROADWAY..... \$1,250,000
B: Edward C Coyle
S: Murphy Clarie Est & Richard M Lane
Book/Page: 70782/67, Date: 11/07/24
Mtg: Northern Bk & Tr \$971,200
Term: 2039
Use: 5 Bdrm Row-Middle, Lot: 2190sf

161 TUDOR ST U:4..... \$1,460,000
B: Finnland Properties LLC
S: Kenneth P Kearney & Diane M Woolf
Book/Page: 70775/175, Date: 11/06/24
Use: 2 Bdrm Condo, Lot: 1838sf
Prior Sale: \$1,340,000 (04/20)

350 W 4TH ST U:100..... \$470,000
B: Shauna Curran
S: Melanie Solo
Book/Page: 70785/282, Date: 11/08/24
Mtg: Dedham Inst for Svgs \$420,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 635sf
Prior Sale: \$455,000 (09/20)

128 W 9TH ST U:A..... \$603,000
B: Leeyen R Peralta
S: Nicholas J Nelson
Book/Page: 70781/273, Date: 11/07/24
Mtg: Rocket Mortgage LLC \$450,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1155sf
Prior Sale: \$214,000 (11/11)

170 W BROADWAY U:206..... \$665,000
B: Siddhi Bhivandkar
S: Zhen Sun
Book/Page: 70777/298, Date: 11/06/24
Mtg: Alliant Credit Union \$631,750
Term: 2054 Rate: 5.6% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$649,900 (01/18)

West Roxbury

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 183 182
Median Price \$800,000 \$816,100

REAL ESTATE SALES

6 CASPAR ST..... \$901,000
B: Micah A Clark & Carina M Barrera
S: Zachary J Crouse & Meredith M Crouse
Doc#: 00000000956523, Date: 11/08/24
Mtg: Cross Country Mtg Inc \$601,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 4417sf
Prior Sale: \$699,900 (11/18)

29 GARNET RD..... \$970,000
B: Samuel J Stack & Caroline B Legare
S: Jian Fan & Yunqi Zhang
Book/Page: 70772/233, Date: 11/05/24
Mtg: Rockland Tr Co \$600,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5000sf
Prior Sale: \$605,000 (10/16)

12 GLENBURNIE RD..... \$850,000
B: Patrick Curley & Emily Curley
S: William R Wetterhahn & Marion Ferro
Doc#: 00000000956474, Date: 11/07/24
Mtg: TD Bank NA \$850,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6930sf
Prior Sale: \$159,000 (09/93)

307 GROVE ST U:307..... \$550,000
B: Aziz Nasr & Glades Nasr
S: Haiyan Wang & Yiming Zhao
Book/Page: 70781/206, Date: 11/07/24
Mtg: Cooperative Bank \$440,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 1431sf
Prior Sale: \$291,500 (05/04)

24 IVORY ST..... \$810,000
B: Tri Management LLC
S: Richard C Monarch, Tr for 24 Ivory St Rt Of 2010
Book/Page: 70767/171, Date: 11/04/24
Use: 5 Bdrm Colonial, Lot: 6500sf

97-99 SPRING ST..... \$9,075,000
B: 97-99 Spring Street LLC
S: Spring Street Assoc LLC
Book/Page: 70773/174, Date: 11/05/24
Mtg: JPMorgan Chase Bank \$4,500,000
Use: Apartment Bldg - 9 + Units, Lot: 11470sf

5050 WASHINGTON ST U:2..... \$375,000
B: Patricia S Vazquez
S: Anthony Beckford & Elizabeth A Handley
Book/Page: 70772/200, Date: 11/05/24
Mtg: Movement Mtg LLC \$356,250
Term: 2054
Use: 2 Bdrm Condo, Lot: 750sf
Prior Sale: \$320,000 (04/20)

Winthrop

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 47 61
Median Price \$677,000 \$725,000

REAL ESTATE SALES

9 WILLOW TER..... \$770,000
B: Michelle Lentz
S: Nicole M Ferrara, Tr for Nicole M Ferrara Lt
Book/Page: 70786/174, Date: 11/08/24
Mtg: Fairway Ind Mtg \$616,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3944sf
Prior Sale: \$505,000 (12/19)

50-52 WILSHIRE ST..... \$600,000
B: Wilshire LLC
S: James V Scutellaro & Anne L Scutellaro
Book/Page: 70777/343, Date: 11/06/24
Mtg: Xuegang Wang \$2,500,000
Use: 2-Family Two Family, Lot: 11307sf
Prior Sale: \$600,000 (11/24)

50-52 WILSHIRE ST..... \$600,000
B: Wilshire LLC
S: Claire A Indresano
Book/Page: 70777/340, Date: 11/06/24
Use: 2-Family Two Family, Lot: 11307sf

Barnstable Registry

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

Barnstable

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 43 70
Median Price \$880,000 \$876,250

REAL ESTATE SALES

215 PERCIVAL DR..... \$786,500
B: Hudson Gomes & Aline N Gomes
S: G Arvanitopoulos, Tr for Ill lrt
Book/Page: 36663/216, Date: 11/07/24
Mtg: Click N Close Inc \$760,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 36155sf
Prior Sale: \$177,000 (01/95)

135 PUTNAM AVE..... \$3,200,000
B: 135 Putnam Avenue LLC
S: Ropes Farm LLC
Doc#: 000000001512605, Date: 11/04/24
Use: Accessory Land Improved, Lot: 513137sf
Prior Sale: \$5,045,000 (05/19)

Bourne

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 158 177
Median Price \$589,500 \$630,000

REAL ESTATE SALES

10 BLUE MEADOW CT U:10..... \$620,000
B: Sallie R Corgan
S: Bonnie S Cutts
Book/Page: 36665/77, Date: 11/08/24
Mtg: Rockland Tr Co \$85,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo, Lot: 171191sf
Prior Sale: \$359,000 (09/06)

17 BUZZARDS BAY AVE..... \$335,000
B: Steven A Cauble
S: Emily S Meschwitz
Book/Page: 36666/315, Date: 11/08/24
Mtg: United Wholesale Mtg \$335,000
Term: 2054
Use: 3 Bdrm Cottage, Lot: 7362sf
Prior Sale: \$125,000 (05/17)

15 CATAUMET RD..... \$1,089,000
B: 15 Cataumet Rd LLC
S: David J Nisbet
Book/Page: 36664/340, Date: 11/08/24
Mtg: Embrace Home Loans \$409,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6229sf
Prior Sale: \$630,000 (04/14)

8 HARRISON AVE..... \$437,500
B: James Casey & Patricia Casey
S: Richard F Rood
Book/Page: 36658/211, Date: 11/05/24
Mtg: HarborOne Mortgage \$350,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 22259sf

35 LINCOLN AVE..... \$1,050,000
B: Buttermilk Bay LLC
S: David J Lynch
Book/Page: 36666/293, Date: 11/08/24
Use: 3 Bdrm Conventional, Lot: 6926sf
Prior Sale: \$485,000 (07/16)

41 SEABREEZE DR..... \$700,000
B: Kelly A Davis & Nicholas W Schmidt
S: Maureen Disterhoff
Book/Page: 36665/113, Date: 11/08/24
Use: 3 Bdrm Cape Cod, Lot: 13024sf
Prior Sale: \$555,000 (09/22)

42 SIASCONSET DR..... \$425,000
B: Ek Property Group LLC
S: Tmh Properties LLC
Doc#: 000000001512561, Date: 11/04/24
Use: 3 Bdrm Cape Cod, Lot: 27185sf
Prior Sale: \$242,000 (10/24)

Brewster

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 107 92
Median Price \$742,900 \$822,500

REAL ESTATE SALES

39 GROVE LN U:39..... \$865,000
B: Christine A Walsh, Tr for Matthew T Walsh RET
S: Jerome F Boyle & Kathleen R Boyle
Book/Page: 36665/105, Date: 11/08/24
Use: 2 Bdrm Condo
Prior Sale: \$485,000 (01/19)

25 PUNKHORN CORNERS RD..... \$84,000
B: Raymond A Pena Jr & Thomas J Pena
S: Steven Pena
Doc#: 000000001512639, Date: 11/05/24
Use: 3 Bdrm Ranch, Lot: 22980sf
Prior Sale: \$124,900 (06/98)

383 S ORLEANS RD..... \$11,731,500
B: Cape Cod Property LLC
S: 383 South Orleans LLC
Book/Page: 36666/163, Date: 11/08/24
Mtg: Forbrite Bank \$37,790,000
Use: Nursing Home, Lot: 549435sf
Prior Sale: \$11,478,500 (09/19)

75 TIMBERLANE DR..... \$425,000
B: Connor Gillen & Hannah Nickerson
S: Bairbre A Gaynor-Ryder
Book/Page: 36665/21, Date: 11/08/24
Mtg: CMG Mortgage Inc \$501,932
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 15910sf
Prior Sale: \$35,000 (01/95)

Centerville

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 123 109
Median Price \$605,000 \$625,000

REAL ESTATE SALES

180 BUCKSKIN PATH..... \$595,000
B: Manuel C Fernandez
S: Capozzi Gloria M Est & C C Case 3rd
Book/Page: 36662/30, Date: 11/07/24
Mtg: Cape Cod Five Cent Bk \$476,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19602sf

77 HEADWATERS RD..... \$637,000
B: Cristiano Duarte & Gislane M Santos
S: Hart Margaret J Est & Gregory M Cogan
Book/Page: 36665/246, Date: 11/08/24
Mtg: Nations Direct Mtg \$573,300
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 22651sf

97 HEADWATERS RD..... \$620,000
B: Richard Lomba, Tr for Lomba Ft
S: Constance T Casey
Book/Page: 36662/304, Date: 11/07/24
Mtg: Salem Five Mtg Co \$465,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Ranch, Lot: 27443sf

143 NOTTINGHAM DR..... \$618,000
B: Olympia Z Ramos & Matheus H Val
S: Joyce S Winer, Tr for Joyce S Winer RET
Book/Page: 36665/278, Date: 11/08/24
Mtg: Cape Cod Five Cent Bk \$606,806
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14810sf

436 NYE RD..... \$510,000
B: Daisi R Zaruma
S: Jensen Corp
Book/Page: 36659/6, Date: 11/05/24
Mtg: Easy St Capital Llc \$420,750
Term: 2025
Use: 2 Bdrm Ranch, Lot: 15246sf
Prior Sale: \$404,000 (07/24)

33 OXNER RD..... \$560,000
B: Keara A Doherty & Robert A Doherty
S: Stuart J Beck
Book/Page: 36661/348, Date: 11/07/24
Mtg: Cape Cod Cp Bk \$420,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15682sf
Prior Sale: \$340,000 (09/07)

60 VALLEY BROOK RD..... \$568,000
B: Milena C Trifonova-Petrov, Tr for Petar I Petrov
S: John T Shingles
Doc#: 000000001512797, Date: 11/07/24
Mtg: Rocket Mortgage LLC \$426,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15682sf

FORECLOSURE DEEDS

940 OLD STAGE RD..... \$460,000
B: Nile Morin
S: Robert J Taverna & Deutsche Bk Na TCom
Doc#: 000000001512906, Date: 11/08/24
Use: 3 Bdrm Colonial, Lot: 53579sf
Prior Sale: \$116,250 (08/96)

Chatham

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 91 108
Median Price \$1,050,000 \$1,183,000

REAL ESTATE SALES

127 CHRISTOPHER HARDING LN..... \$3,100,000
B: Brian Shaw & Lisa Shaw
S: Prestige Hm Bldg Of Chath
Book/Page: 36659/84, Date: 11/05/24
Mtg: Cape Cod Five Cent Bk \$2,325,000
Term: 2054 Rate: 6.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 46500sf
Prior Sale: \$1,775,000 (08/23)

68 MAIN ST U:8..... \$545,000
B: Wendy Harrington, Tr for Lighthouse RET
S: Ellen C Mccabe, Tr for Papineau Ft
Book/Page: 36664/335, Date: 11/08/24
Use: Condo

781 MAIN ST..... \$550,000
B: 781 Main St LLC
S: Tara A Burke, Tr for Chatham Ford Rt
Book/Page: 36656/80, Date: 11/04/24
Use: Auto Sales, Lot: 42651sf
Prior Sale: \$400,000 (11/97)

42 OLD VILLAGE RD..... \$750,000
B: Nancy Parrish
S: Roland Martin & Maryann Martin
Book/Page: 36661/44, Date: 11/06/24
Mtg: Citizens Bank \$300,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 17481sf
Prior Sale: \$390,000 (03/18)

Cotuit

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 41 43
Median Price \$725,000 \$925,000

REAL ESTATE SALES

557 COTUIT BAY DR..... \$1,275,000
B: Paul D Smith, Tr for Smith Lt
S: Patricia Hatch & Lewis N Hatch Jr
Doc#: 000000001512771, Date: 11/07/24
Mtg: Stonewater Mtg Corp \$475,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 43996sf
Prior Sale: \$585,000 (12/10)

Dennis

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 173 230
Median Price \$650,000 \$676,250

REAL ESTATE SALES

75 BEATEN RD U:8..... \$155,000
B: Claudia J Dupre, Tr for Claudia J Dupre Rt
S: Dayana B Simons, Tr for Lica Brill RET
Doc#: 000000001512753, Date: 11/07/24
Use: 1 Bdrm Condo
Prior Sale: \$34,000 (08/99)

18 CHADWICK RD..... \$575,000
B: Charles D Brooks Jr & Jessica A Brooks
S: John H Talin
Book/Page: 36660/127, Date: 11/06/24
Mtg: Metro Credit Union \$430,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$315,000 (08/19)

7 ELLIOT DR..... \$524,000
B: James Oconnor &

40 ROGERS RD \$575,500
 B: Michael Searles & Hadley Kerr
 S: Geggatt Richard E Est & David A Geggatt
 Book/Page: 36658/28, Date: 11/05/24
 Mtg: Leader Bank NA \$500,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 14205sf

245 SAM TURNER RD \$594,999
 B: Benjamin Tummino & Elise Tummino
 S: Cynthia A Abbe
 Book/Page: 36665/223, Date: 11/08/24
 Mtg: Leader Bank NA \$534,999
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 24350sf
 Prior Sale: \$374,000 (04/16)

108 STRETER HILL RD \$850,000
 B: W K Cahill & Genevieve M Cahill
 S: Sallie Riggs
 Book/Page: 36660/71, Date: 11/06/24
 Use: 3 Bdrm Contemporary, Lot: 16235sf
 Prior Sale: \$215,000 (06/91)

45 WICKERTREE RD \$550,000
 B: William P Canavan
 S: Andrew T Canavan, Tr for Canavan 2012 lrt
 Book/Page: 36658/258, Date: 11/05/24
 Use: 3 Bdrm Ranch, Lot: 9352sf

Harwich

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	162	151
Median Price	\$660,000	\$805,000

► **REAL ESTATE SALES**

22 COLONIAL WAY \$1,325,000
 B: Peter Fogaren & Teresa Fogaren
 S: William J Lynn 3rd & Mary A Murphy
 Book/Page: 36664/262, Date: 11/08/24
 Mtg: JPMorgan Chase Bank \$1,060,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 9600sf
 Prior Sale: \$425,000 (06/03)

21 ELLIS DR \$290,000
 B: Desmarais Ft & Kenneth R Desmarais Jr
 S: Jessica A Ladd, Tr for Ladd Ft
 Book/Page: 36656/320, Date: 11/04/24
 Use: 2 Bdrm Ranch, Lot: 14300sf

9 JAMES RD \$850,000
 B: Joseph E Mcdermott, Tr for Mcdermott Joint RET
 S: Frederick P Lemann
 Book/Page: 36663/85, Date: 11/07/24
 Use: 3 Bdrm Split Level, Lot: 12150sf
 Prior Sale: \$550,000 (10/07)

31 PLEASANT PARK CIR \$736,000
 B: William Ahearn & Kristen Ahearn
 S: Leigh C Graham
 Doc#: 00000001512810, Date: 11/07/24
 Mtg: Cape Cod Five Cent Bk \$552,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 10454sf
 Prior Sale: \$245,000 (10/02)

667 QUEEN ANNE RD \$930,000
 B: Kitty H Schrow
 S: Paula Wallace
 Book/Page: 36661/183, Date: 11/06/24
 Mtg: HarborOne Mortgage \$500,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 42027sf
 Prior Sale: \$480,900 (10/15)

5 SKECHECONET WAY \$1,895,000
 B: John T Warren, Tr for John T Warren RET
 S: Patrick C Mckenna
 Doc#: 00000001512622, Date: 11/05/24
 Mtg: Morgan Stanley Privat \$650,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 41818sf
 Prior Sale: \$1,100,000 (11/20)

13 STRAND WAY \$7,500,000
 B: Robert L Wagman & Damian S Wagman
 S: John F Connelly, Tr for John F Connelly RET
 Doc#: 00000001512918, Date: 11/08/24
 Use: 4 Bdrm Colonial, Lot: 44867sf
 Prior Sale: \$3,400,000 (06/00)

84 WILLOW ST \$450,000
 B: Brian A Macinnis & Amy B Macinnis
 S: Gregory A Ball, Tr for Willow Street T
 Book/Page: 36664/128, Date: 11/08/24
 Mtg: Rocket Mortgage LLC \$200,000
 Term: 2054
 Use: 4 Bdrm Ranch, Lot: 7900sf
 Prior Sale: \$123,500 (12/96)

Hyannis

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	96
Median Price	\$500,000	\$550,000

► **REAL ESTATE SALES**

55 BUCKWOOD DR \$510,000
 B: Ronan Oliver & Nancy Brennan
 S: Capevest Development Corp
 Doc#: 00000001512645, Date: 11/05/24
 Mtg: Enterprise Bk & Tr Co \$484,500
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 10019sf
 Prior Sale: \$300,000 (06/24)

199 BUCKWOOD DR \$435,000
 B: Juliana M Dasilva & Wagner S Dasilva
 S: Katherine T Ellstrom
 Doc#: 00000001512709, Date: 11/06/24
 Mtg: United Wholesale Mtg \$417,600
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 10454sf

11 CUMNER ST \$785,000
 B: Norman S Boucher & Lynda C Boucher
 S: 11 Cumner LLC
 Book/Page: 36662/21, Date: 11/07/24
 Use: 3 Bdrm Cape Cod, Lot: 5227sf
 Prior Sale: \$675,000 (03/21)

307 FALMOUTH RD \$525,000
 B: Alj Realty Corp
 S: Elite Connection LLC
 Doc#: 00000001512666, Date: 11/05/24
 Mtg: RFLF 4 LLC \$572,500
 Term: 2025
 Use: Office Bldg-General, Lot: 26136sf
 Prior Sale: \$350,000 (05/22)

65 LOUIS ST \$320,000
 B: Brian Gettings
 S: John C Cartwright & Francis A Yingling
 Book/Page: 36662/336, Date: 11/07/24
 Use: 3 Bdrm Cape Cod, Lot: 3920sf
 Prior Sale: \$85,000 (09/97)

70 NORTH ST U.C. \$327,000
 B: Maria E Lorenz
 S: Maria Lorenz, Tr for Sheddin W Angelone T
 Book/Page: 36656/195, Date: 11/04/24
 Mtg: CMG Mortgage Inc \$245,250
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$42,000 (07/94)

15 OAK NECK RD U.9 \$375,000
 B: Timothy J Obrien & Ruhsan K Obrien
 S: Michel G Mangalo, Tr for 15 Oak Neck Road Rt
 Book/Page: 36667/80, Date: 11/08/24
 Mtg: Northpoint Mortgage \$279,375
 Term: 2054
 Use: 2 Bdrm Condo

357 OLD STRAWBERRY HILL RD \$659,000
 B: Rachael Mccullough
 S: Bluecapstonehyannis LLC
 Doc#: 00000001512784, Date: 11/07/24
 Mtg: Cape Cod Five Cent Bk \$436,507
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 19166sf
 Prior Sale: \$525,000 (05/21)

92 ROSARY LN \$285,000
 B: Pdb Realty Group LLC
 S: A Plus Real Estate LLC
 Book/Page: 36659/173, Date: 11/05/24

52 SCHOOL ST \$700,000
 B: County Mayo Holdings LLC
 S: S2 School Street LLC
 Book/Page: 36660/165, Date: 11/06/24
 Mtg: Cape Cod Five Cent Bk \$490,000
 Use: 3 Bdrm Conventional, Lot: 10454sf
 Prior Sale: \$625,000 (12/22)

115 WALTON AVE \$315,000
 B: Crj Construction Inc
 S: Richard A Sullivan & Claudette A Sullivan
 Doc#: 00000001512895, Date: 11/08/24
 Mtg: John E Coz \$252,000
 Use: 2 Bdrm Ranch, Lot: 13939sf
 Prior Sale: \$110,000 (06/00)

Marstons Mills

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	79
Median Price	\$600,000	\$637,000

► **REAL ESTATE SALES**

3687 FALMOUTH RD \$1,050,000
 B: Maria S Rivera & Jaime N Rivera-Vasquez
 S: Marilene M Vicentini & Alex S De Oliveira
 Book/Page: 36658/304, Date: 11/05/24
 Mtg: Pennymac Loan Service \$840,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 60548sf
 Prior Sale: \$825,000 (03/24)

88 PEACH TREE RD \$635,000
 B: Levis N Hatch Jr & Patricia Hatch
 S: Mary J Luddy, Tr for Mary J Luddy Lt
 Book/Page: 36663/263, Date: 11/07/24
 Use: 3 Bdrm Cape Cod, Lot: 20038sf
 Prior Sale: \$200,000 (01/96)

Mashpee

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	184	186
Median Price	\$703,250	\$735,000

► **REAL ESTATE SALES**

12 BARNEYS AVE U:12 \$775,000
 B: Gary B Dockray & Jaimie F Dockray
 S: 149 Popponesst Is Re LLC
 Doc#: 00000001512542, Date: 11/04/24
 Use: 2 Bdrm Condo
 Prior Sale: \$875,000 (05/22)

5 EXECUTIVE DR U:5 \$525,000
 B: Patricia Connor
 S: Gary S Oclair & Denise M Oclair
 Doc#: 00000001512867, Date: 11/08/24
 Mtg: Cape Cod Five Cent Bk \$100,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$550,000 (06/22)

8 GOLD LEAF LN U:8 \$730,000
 B: Neal Oppper & Cheryl Oppper
 S: J L Brown
 Book/Page: 36662/145, Date: 11/07/24
 Use: 2 Bdrm Condo
 Prior Sale: \$429,900 (04/04)

14 SAMPSONS MILL RD \$200,000
 B: Cape Cod Healthcare Inc
 S: Gail A Crocker, Tr for Sylvan Lane Rt
 Book/Page: 36660/54, Date: 11/06/24
 Use: Commercial Devlpble Land, Lot: 80063sf

66 SIMONS RD U:C \$1,375,000
 B: Sondra Reifer
 S: Philip C Katz, Tr for Philip C Katz RET
 Book/Page: 36661/1, Date: 11/06/24
 Use: 2 Bdrm Condo
 Prior Sale: \$1,175,000 (09/22)

180 WATERWAY \$4,035,000
 B: Steven M Purpura & Jill M Purpura
 S: Lauren Cronin, Tr for Eileen Tye Ft
 Doc#: 00000001512909, Date: 11/08/24
 Mtg: Cape Cod Five Cent Bk \$2,017,500
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 3 Bdrm Contemporary, Lot: 17947sf

Orleans

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	66
Median Price	\$1,042,500	\$1,067,000

► **REAL ESTATE SALES**

24 CAMP RD \$1,810,000
 B: Scott Grieco, Tr for Grieco Ft
 S: Philip Bergson Lt & Comerica B&t Na Tr
 Doc#: 00000001512747, Date: 11/07/24
 Mtg: Cape Cod Five Cent Bk \$1,357,500
 Term: 2054 Rate: 7.1% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 51836sf

Osterville

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	49
Median Price	\$1,132,750	\$1,200,000

► **REAL ESTATE SALES**

34 REBECCA LN \$540,000
 B: Hannah E Ross & Alan Ross Jr
 S: G D Bridge, Tr for Bridge Ft
 Doc#: 00000001512546, Date: 11/04/24
 Mtg: Cape Cod Five Cent Bk \$513,837
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 15682sf
 Prior Sale: \$200,000 (01/19)

Provincetown

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	17
Median Price	\$2,049,500	\$2,100,000

► **REAL ESTATE SALES**

156 BRADFORD ST U:2 \$530,000
 B: Joseph Peppe & Ulises Rosa
 S: Barbara L Jacobs
 Book/Page: 36657/40, Date: 11/04/24
 Mtg: Cross Country Mtg Inc \$397,500
 Term: 2054 Rate: 7.8% Type: Adj
 Use: 1 Bdrm Condo, Lot: 12450sf
 Prior Sale: \$35,000 (09/94)

81 PROVINCE LANDS RD U:1 \$1,160,000
 B: Scott P Trzaskawka, Tr for John J Brouillette
 S: Loretta Butehorn, Tr for Loretta Butehorn Lt
 Doc#: 00000001512777, Date: 11/07/24
 Use: 2 Bdrm Condo, Lot: 6460sf
 Prior Sale: \$145,000 (05/90)

30 SHANK PAINTER RD U:301 \$875,000
 B: John V Forcier
 S: Paul T Kamikawa
 Book/Page: 36664/300, Date: 11/08/24
 Mtg: M&T Bank NA \$656,250
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 1 Bdrm Condo, Lot: 7841sf

3 WINTHROP ST U:4 \$519,000
 B: Anthony Dubois
 S: Pamela W Barter, Tr for 177 Dunham Avenue Rt
 Book/Page: 36666/132, Date: 11/08/24
 Mtg: Seamens Savings Bank \$415,200
 Term: 2054 Rate: 5.6% Type: Adj
 Use: 1 Bdrm Condo, Lot: 5737sf
 Prior Sale: \$387,000 (08/24)

Sandwich

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	243	231
Median Price	\$649,000	\$705,000

► **REAL ESTATE SALES**

5 CARLETON DR W \$2,500,000
 B: Jeffrey A Stefani, Tr for Stefani 2022 RET
 S: Melissa R Sheldon
 Book/Page: 36663/158, Date: 11/07/24
 Mtg: Rocket Mortgage LLC \$1,625,000
 Term: 2054 Rate: 5.8% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 74052sf
 Prior Sale: \$635,000 (03/16)

10 HIGHVIEW DR U:10 \$91,015
 B: David E Holmes & Teresa J Holmes
 S: Linda B Brown
 Book/Page: 36666/126, Date: 11/08/24
 Use: 1 Bdrm Condo
 Prior Sale: \$217,500 (10/04)

9 RICHARDS WAY \$681,000
 B: Annmarie D Vaughan & Kevin Vaughan
 S: Daniel G Woo & Betty L Woo
 Book/Page: 36657/111, Date: 11/04/24
 Mtg: CMG Mortgage Inc \$240,000
 Term: 2044
 Use: 3 Bdrm Ranch, Lot: 9148sf
 Prior Sale: \$435,000 (06/19)

10 SAMOSET RD \$630,000
 B: Tyler M Dow & Meghan K Dow
 S: Kathleen T Cushing
 Book/Page: 36656/143, Date: 11/04/24
 Mtg: Cape Cod Five Cent Bk \$618,589
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 14810sf
 Prior Sale: \$40,000 (04/95)

43 SANDY NECK RD \$730,000
 B: Jessica Fallon & Reese Fallon
 S: Rita Klopfenstein
 Book/Page: 36656/119, Date: 11/04/24
 Mtg: Cape Cod Five Cent Bk \$430,000
 Term: 2054
 Use: 3 Bdrm Gambrel, Lot: 22216sf
 Prior Sale: \$179,900 (11/96)

5 SCARBOROUGH CIR \$812,500
 B: Noah Stockman & Leah Stockman
 S: Triumvirate Partners LLC
 Book/Page: 36667/24, Date: 11/08/24
 Mtg: Leader Bank NA \$568,750
 Term: 2054
 Use: 5 Bdrm Garrison, Lot: 22216sf
 Prior Sale: \$490,000 (07/23)

26 SETTLERS PATH \$625,000
 B: Susan E Coyne & Christine C Davis
 S: Richard M Hurlay
 Book/Page: 36662/349, Date: 11/07/24
 Mtg: Cape Cod Five Cent Bk \$468,750
 Term: 2054 Rate: 7.1% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 22651sf
 Prior Sale: \$335,900 (04/16)

63 SNAKE POND RD \$837,500
 B: Vuong Nguyen & Phuong Do
 S: Robert E Arsenault & Theresa A Arsenault
 Doc#: 00000001512702, Date: 11/06/24
 Mtg: Great Springfield CU \$412,500
 Term: 2039
 Use: 3 Bdrm Cape Cod, Lot: 20473sf

25 SOUTHPPOINT DR U:25 \$429,900
 B: Kathleen T Cushing
 S: John D Farr 3rd
 Book/Page: 36657/90, Date: 11/04/24
 Use: 2 Bdrm Condo
 Prior Sale: \$301,000 (02/24)

2 WESTWIND CIR \$800,000
 B: Kimon Violaris & Mary T Violaris
 S: Francis E Dileo, Tr for Dileo Ft
 Book/Page: 36663/81, Date: 11/07/24
 Use: 3 Bdrm Ranch, Lot: 20473sf
 Prior Sale: \$467,000 (10/19)

4 WINDSOR RD \$739,800
 B: Michael Ryan & Andrea Ryan
 S: Joshua S Clarkin & Kristen L Clarkin
 Book/Page: 36666/98, Date: 11/08/24
 Mtg: Fairway Ind Mtg \$591,840
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20473sf
 Prior Sale: \$395,730 (08/18)

Truro

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	30
Median Price	\$910,000	\$1,360,000

► **REAL ESTATE SALES**

2 MARSHALL LN \$739,000
 B: Nicholas Leonardos, Tr for Leonardos & Chandonnet Ft
 S: E P Parker, Tr for 2 Marshall Lane Rt
 Book/Page: 36666/244, Date: 11/08/24
 Mtg: Cross Country Mtg Inc \$439,000
 Term: 2054
 Use: 3 Bdrm Bngl/Cottage, Lot: 11761sf
 Prior Sale: \$410,000 (04/08)

17 POND RD \$1,540,000
 B: Tom Bow, Tr for Truro Conservation T
 S: Chapel On The Pond LLC
 Book/Page: 36655/348, Date: 11/04/24
 Use: Educational Property, Lot: 10019sf
 Prior Sale: \$385,000 (01/09)

Wellfleet

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	48
Median Price	\$1,072,500	\$870,000

► **REAL ESTATE SALES**

90 CLIFF RD \$1,150,000
 B: Carey S Anderson & Maribeth Anderson
 S: 90 Cliff Road LLC
 Book/Page: 36666/270, Date: 11/08/24
 Mtg: Leader Bank NA \$550,000
 Term: 2054
 Use: 4 Bdrm Contemporary, Lot: 36000sf
 Prior Sale: \$545,000 (07/02)

441 NELLIE RD \$715,000
 B: Adam B Ames
 S: Elisabeth Ames
 Book/Page: 36664/177, Date: 11/08/24
 Use: 2 Bdrm Ranch, Lot: 4792sf

Yarmouth

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	333	298
Median Price	\$560,000	\$600,000

► **REAL ESTATE SALES**

55 BERRY AVE \$825,000
 B: Brendan Chrisom & Karen Chrisom
 S: Booming Mkts LLC
 Book/Page: 36662/189, Date: 11/07/24
 Use: 3 Bdrm Ranch, Lot: 41742sf
 Prior Sale: \$625,000 (06/22)

111 EILEEN ST \$690,000
 B: David Cachia & Stephanie Cachia
 S: Helen A Johnson, Tr for Helen A Johnson 2021 T
 Book/Page: 36666/27, Date: 11/08/24
 Mtg: William Raveis Mtg Co \$435,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12197sf
 Prior Sale: \$460,000 (01/21)

19 EMBASSY ST \$555,019
 B: Lauren Connolly
 S: Nathan A Carr
 Book/Page: 36665/169, Date: 11/08/24
 Mtg: Prosperity Home Mtg \$339,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 19166sf
 Prior Sale: \$249,000 (12/10)

1 FLAT ROCK WAY \$789,000
 B: Richard Gross & Nancy Gross
 S: Adam Roderick & Samantha L Govoni
 Book/Page: 36661/72, Date: 11/06/24
 Mtg: Prosperity Home Mtg \$339,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 16553sf
 Prior Sale: \$430,000 (09/18)

4102 HEATHERWOOD U:4102 \$263,000
 B: Susan M Waters, Tr for Susan M Waters T
 S: Richard W Curtis
 Doc#: 00000001512693, Date: 11/06/24
 Use: 2 Bdrm Condo
 Prior Sale: \$241,000 (09/23)

140 KATES PATH U:140 \$775,000
 B: Donna M Kapinos
 S: Rosemary R Flaherty, Tr for Plantation Rt
 Doc#: 00000001512688, Date: 11/06/24
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$500,000 (08/18)

1 MILLARD RD \$605,000
 B: Dara Z Kesselheim, Tr for Dara Z Kesselheim T
 S: Robert C Delauder, Tr for Delauder Tr
 Doc#: 00000001512652, Date: 11/05/24
 Use: 2 Bdrm Ranch, Lot: 7405sf
 Prior Sale: \$270,000 (05/16)

384-A N DENNIS RD \$636,000
 B: Kara Clegg
 S: George Davis & Elizabeth Davis
 Book/Page: 36665/50, Date: 11/08/24
 Mtg: Cape Cod Five Cent Bk \$508,800
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 8712sf
 Prior Sale: \$465,000 (12/23)

27 PAMET RD \$485,000
 B: Colleen M Collins & Thomas V Mannion
 S: David L Mcginn
 Doc#: 00000001512603, Date: 11/04/24
 Mtg: United Wholesale Mtg \$300,000
 Term: 2054

BERKSHIRE REGISTRY continued

Table with 2 columns: Property Address and Price. Includes listings for 35 ROBERT ST (\$199,000), 3 VIRGINIA AVE (\$234,900), and 61 WILSON ST (\$214,000).

Richmond

Table with 2 columns: Property Address and Price. Includes listings for 17 YTD 2023 and 13 YTD 2024, and 35 LENOX MTN (\$35,000).

Berkshire Registry

Northern District

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

Adams

Table with 2 columns: Property Address and Price. Includes listings for 121 E HOOSAC ST (\$175,000), 65 E MOUNTAIN RD (\$359,900), 12 EAST RD (\$340,000), and 12 SIMON AVE (\$268,000).

Cheshire

Table with 2 columns: Property Address and Price. Includes listings for 74 FURNACE HILL RD (\$270,000), 145 FURNACE HILL RD (\$460,000), and 116 WELLS RD (\$239,000).

Florida

Table with 2 columns: Property Address and Price. Includes listings for 7 YTD 2023 and 9 YTD 2024, and 60 TILDA HILL RD (\$340,000).

North Adams

Table with 2 columns: Property Address and Price. Includes listings for 66 CHENAILE TER (\$200,000), 18 SPRING ST (\$280,000), and 183 STATE ST (\$200,000).

Williamstown

Table with 2 columns: Property Address and Price. Includes listings for 118 BULKLEY ST (\$1,895,000), 47 LOWER WINDFLOWER WAY U:47... (\$389,000), 1571 OBLONG RD (\$950,000), and 475 WATER ST (\$389,900).

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

Great Barrington

Table with 2 columns: Property Address and Price. Includes listings for 8 ABBEY HILL DR (\$515,000), 9 RAILROAD AVE (\$85,000), 24 SILVER ST (\$8,000,000), and 16 WOODLAND HILL RD (\$1,022,250).

Monterey

Table with 2 columns: Property Address and Price. Includes listings for 14 YTD 2023 and 15 YTD 2024, and 77 NEW MARLBORO RD (\$700,000).

New Marlboro

Table with 2 columns: Property Address and Price. Includes listings for 1799 HARTSVILLE NEW MARLBORO R (\$555,000) and 125 WEST ST (\$375,000).

Sandisfield

Table with 2 columns: Property Address and Price. Includes listings for 122 WEST ST (\$120,000), 125 WEST ST (\$375,000), and 125 WEST ST (\$375,000).

Sheffield

Table with 2 columns: Property Address and Price. Includes listings for 2 BOBOLINK RD (\$360,000) and 2 BOBOLINK RD (\$360,000).

West Stockbridge

Table with 2 columns: Property Address and Price. Includes listings for 31 NIAGARA ST (\$120,000), 38 RENAUD ST (\$510,000), and 187 ROCKLAND ST (\$566,000).

Bristol Registry

Fall River District

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

Fall River

Table with 2 columns: Property Address and Price. Includes listings for 558 3RD ST (\$582,500), 356 ALBANY ST (\$505,000), 434 ALDEN ST (\$640,000), 64 BERLIN ST (\$567,000), 153 BOWEN ST (\$410,000), 86 CHERLEY ST (\$645,000), and 25 CRAWFORD ST (\$715,000).

Table with 2 columns: Property Address and Price. Includes listings for 22 DANFORTH ST (\$575,000), 88 HARRISON ST U:4 (\$190,000), 1111 LANGLEY ST (\$470,000), 256 MAPLE ST (\$690,000), 255 MONTAUP ST (\$550,000), 170 NELSON ST (\$415,000), 31 NIAGARA ST (\$120,000), 38 RENAUD ST (\$510,000), 187 ROCKLAND ST (\$566,000), 1363 S MAIN ST (\$3,975,000), 2492 S MAIN ST (\$1,200,000), 426 TECUMSEH ST (\$720,000), and 187 ROCKLAND ST (\$566,000).

Freetown

Table with 2 columns: Property Address and Price. Includes listings for 74 COUNTY RD (\$590,000), 6 SIMMONS ST (\$448,000), and 30 GRANDVIEW AVE (\$915,000).

Somerset

Table with 2 columns: Property Address and Price. Includes listings for 345 LONGHILL AVE (\$453,000), 37 MERTON ST (\$360,000), and 37 MERTON ST (\$360,000).

Table with 2 columns: Property Address and Price. Includes listings for 386 NEWHILL AVE (\$435,000) and 119 PROSPECT ST (\$624,900).

Swansea

Table with 2 columns: Property Address and Price. Includes listings for 41 COLE ST (\$781,000), 227 CYPRESS DR (\$550,000), 568 GARDNERS NECK RD (\$290,000), 135 STEVENS RD (\$465,000), 375 WILBUR AVE (\$528,500), 529 WOOD ST (\$399,000), and 375 WILBUR AVE (\$528,500).

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

Table with 2 columns: Property Address and Price. Includes listings for 259-C COUNTY ST (\$380,000), 259-C COUNTY ST (\$410,000), 729 COUNTY ST U:729 (\$480,000), 9 EVERGREEN RD (\$545,000), 70 HOLMAN ST (\$415,000), 106 POND ST U:15 (\$489,900), 106 POND ST U:16 (\$489,900), and 31 PROSPECT AVE (\$435,000).

20 RIVERBANK RD U:1 **\$375,000**
 B: Guy Gabriel
 S: Andrew Davids
 Book/Page: 29099/103, Date: 11/08/24
 Mtg: Navy FCU \$381,562
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$345,000 (09/22)

2 SAJO DR **\$100,000**
 B: Stephanie Kelley & Matthew E Bowen
 S: Stephanie Keley
 Book/Page: 29098/145, Date: 11/08/24
 Mtg: Navigant Credit Union \$579,500
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 16100sf
 Prior Sale: \$300,000 (01/17)

1 WINDSOR DR **\$950,000**
 B: Naresh K Dasari & Harsha Nalla
 S: Northeast Custom Hm LLC
 Book/Page: 29099/207, Date: 11/08/24
 Mtg: Navigant Credit Union \$855,000
 Term: 2054 Rate: 6.5% Type: Adj
 Use: Residential Developable Land, Lot: 20100sf
 Prior Sale: \$130,000 (01/24)

Dighton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	50
Median Price	\$500,000	\$527,500

► **REAL ESTATE SALES**

2 WILLIAMS ST **\$340,000**
 B: Kayleigh Williams
 S: Kayla A Botelho
 Book/Page: 29099/311, Date: 11/08/24
 Mtg: Baycoast Mortgage Co \$323,000
 Term: 2054
 Use: 3 Bdrm Bngl/Cottage, Lot: 21780sf
 Prior Sale: \$251,900 (10/20)

Easton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	139	128
Median Price	\$650,000	\$693,500

► **REAL ESTATE SALES**

287 BAY RD **\$1,120,000**
 B: Abdul Zahir & Yasrab Zahir
 S: Aubrey Lieberman & Rena Lieberman
 Book/Page: 29096/176, Date: 11/07/24
 Mtg: Pennymac Loan Service \$802,650
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 87120sf

41 FOUNDRY ST U:11-16 **\$320,000**
 B: Marcela Dodi
 S: Marina Khait
 Book/Page: 29091/131, Date: 11/04/24
 Mtg: Mtg Equity Partners \$256,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$195,000 (07/18)

41 FOUNDRY ST U:22-4 **\$366,000**
 B: Christopher J Lantagne
 S: Danette D Leblanc
 Book/Page: 29090/265, Date: 11/04/24
 Mtg: Digital FCU \$226,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$160,000 (06/15)

10 JANET RD U:10 **\$250,000**
 B: Constitution Prop LLC
 S: Judy A Chisholm
 Book/Page: 29089/193, Date: 11/04/24
 Use: 2 Bdrm Condo
 Prior Sale: \$175,000 (04/15)

40 OLDE FORGE LN **\$420,000**
 B: Carl V Gangitano & Kathleen P Gangitano
 S: Olde Forge Commons LLC
 Book/Page: 29094/224, Date: 11/06/24
 Use: Residential Undvplble Land, Lot: 13823sf

243 POQUANTICUT AVE **\$640,000**
 B: Samuel Laughton & Jilliam Laughton
 S: Mark D Westcott
 Book/Page: 29092/232, Date: 11/05/24
 Mtg: Synergy One Lending I \$590,000
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 30295sf
 Prior Sale: \$267,500 (09/00)

2 PRUDENCE CRANDALL LN U:2 **\$305,000**
 B: Alexandra C Rich
 S: Linda M Johnson
 Book/Page: 29091/174, Date: 11/04/24
 Use: 1 Bdrm Condo, Lot: 1sf
 Prior Sale: \$135,000 (09/16)

21 SHARRON DR U:21 **\$225,000**
 B: Dallas Burnham
 S: David Rowell & Kamala Rowell
 Book/Page: 29097/82, Date: 11/07/24
 Mtg: Bank of Easton \$180,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$90,000 (12/95)

10 STANDLEY RD **\$575,000**
 B: Robert J Wooster Jr & Donna M Wooster
 S: Elizabeth F Rose
 Book/Page: 29096/14, Date: 11/07/24
 Use: 3 Bdrm Ranch, Lot: 12100sf

35 UNION ST **\$733,000**
 B: Katina M McClain & Johnny R Mcinnis
 S: Paula Bobbit
 Book/Page: 29097/28, Date: 11/07/24
 Mtg: LoanDepot.Com \$644,077
 Term: 2044
 Use: 2 Bdrm Cape Cod, Lot: 41800sf
 Prior Sale: \$255,000 (12/21)

280 CENTRAL ST **\$475,000**
 B: Derek A Cocchi & Sydney A Matook
 S: Kathetine D Clemmey
 Book/Page: 29093/139, Date: 11/05/24
 Mtg: Guaranteed Rate Inc \$451,250
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 14088sf
 Prior Sale: \$195,000 (04/11)

631 EAST ST U:C203 **\$481,000**
 B: Maureen Haley
 S: Constance H Stearns, Tr for William A Holske Ft
 Book/Page: 29098/315, Date: 11/08/24
 Use: 2 Bdrm Condo
 Prior Sale: \$350,000 (06/19)

21 ERICK RD U:16 **\$260,000**
 B: Petrika Skendi & Eda Skendi
 S: Nikki Sawyer & Travis M Sawyer
 Book/Page: 29097/317, Date: 11/08/24
 Mtg: American Fncl Resrcs \$195,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$150,000 (01/06)

114 ESSEX ST **\$465,000**
 B: Maciej Wierzbicki & Krzysztof Wierzbicki
 S: Janis R Mcgue
 Book/Page: 29095/128, Date: 11/06/24
 Mtg: CMG Mortgage Inc \$450,800
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 30700sf

132 FRANKLIN ST **\$605,000**
 B: Brittany Abber & Charles W Matthews
 S: Lydon Marie B Est & Bernard J Devlin
 Book/Page: 29100/12, Date: 11/08/24
 Mtg: OneLocal Bank \$484,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 47916sf

258 FRANKLIN ST **\$860,000**
 B: Adrienne P Pettit & Jeffrey M Pettit
 S: Richard J Paice, Tr for Richard J Paice Ft
 Book/Page: 29095/57, Date: 11/06/24
 Mtg: Fairway Ind Mtg \$602,000
 Term: 2044
 Use: 4 Bdrm Colonial, Lot: 41015sf

125 HIGH ST U:6 **\$1,100,000**
 B: 125 High St Realty LLC
 S: William S Richard, Tr for Fulton Pond Rt
 Book/Page: 29093/231, Date: 11/05/24
 Mtg: North Easton Svgs Bk \$500,000
 Use: Industrial Condominium

125 HIGH ST U:7 **\$1,100,000**
 B: 125 High St Realty LLC
 S: William S Richard, Tr for Fulton Pond Rt
 Book/Page: 29093/231, Date: 11/05/24
 Mtg: North Easton Svgs Bk \$500,000
 Use: Industrial Condominium

26 MCKENZI LN **\$1,305,000**
 B: Joshua Dion & Margaret Dion
 S: Matthew Petteys & Katherine Petteys
 Book/Page: 29090/303, Date: 11/04/24
 Mtg: US Bank NA \$766,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 25529sf
 Prior Sale: \$745,000 (11/16)

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	173	160
Median Price	\$550,000	\$585,500

► **REAL ESTATE SALES**

19 DIVISION ST **\$985,000**
 B: 19 Division St LLC
 S: Walnut Realty & Dev LLC
 Book/Page: 29095/231, Date: 11/07/24
 Mtg: Sharon & Crescent Uni \$738,750
 Use: Rooming/Boarding House, Lot: 10566sf
 Prior Sale: \$675,000 (10/24)

25 NORTH AVE **\$375,000**
 B: Richard Graciani & Rosemary Graciani
 S: Clarissa A Guyton & Ronnie Guyton
 Book/Page: 29091/50, Date: 11/04/24
 Mtg: First Community Mtg \$368,207
 Term: 2054
 Use: 2 Bdrm Conventional, Lot: 9348sf
 Prior Sale: \$318,000 (12/20)

152 S BROADWAY **\$560,000**
 B: Danoiel Ciaramicoli & Kimberly Ciaramicoli
 S: Mary E Bray, Tr for 152 S Broadway Rt
 Book/Page: 29099/4, Date: 11/08/24
 Mtg: Envoy Mtg LTD \$504,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 16117sf

26 TAYLOR ST **\$490,000**
 B: Shaun T Callahan & Alanna C Keady
 S: Cindyanne M Follett & Robert G Follett
 Book/Page: 29096/49, Date: 11/07/24
 Mtg: Movement Mtg LLC \$460,600
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 15216sf

North Attleboro

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	100
Median Price	\$472,500	\$520,000

► **REAL ESTATE SALES**

5 CANDLEBERRY CT **\$750,000**
 B: Amy Morton
 S: Jeffrey Seyboth
 Book/Page: 29098/112, Date: 11/08/24
 Mtg: RBC Bank Georgia NA \$280,000
 Term: 2054 Rate: 5.4% Type: Adj
 Use: Residential Developable Land, Lot: 49423sf
 Prior Sale: \$175,000 (05/23)

125 JACOB ST **\$500,000**
 B: Kenneth Andrade Jr
 S: Timothy J Preston
 Book/Page: 29098/332, Date: 11/08/24
 Mtg: Shoreham Bank \$475,000
 Term: 2054
 Use: Residential-Multiple Bldgs, Lot: 80368sf
 Prior Sale: \$196,000 (07/98)

8 LANNISTER LN **\$832,000**
 B: Sokkim Heng & Kateleene Bun
 S: Donna Levesque
 Book/Page: 29099/276, Date: 11/08/24
 Mtg: CMG Mortgage Inc \$350,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 19994sf
 Prior Sale: \$170,000 (12/20)

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	114
Median Price	\$550,000	\$580,000

► **REAL ESTATE SALES**

148 BURT ST **\$455,000**
 B: Kevin Leech & Shannen Leech
 S: Brian J Spangler
 Book/Page: 29097/341, Date: 11/08/24
 Mtg: HarborOne Mortgage \$409,500
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 18000sf
 Prior Sale: \$249,900 (06/14)

8 DOWNING DR **\$1,084,175**
 B: Yi Yuan & Yibin Li
 S: Keith P Weeman, Tr for Keith P Weeman RET
 Book/Page: 29099/164, Date: 11/08/24
 Mtg: Citidel Servicing \$500,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 117525sf

132 N WASHINGTON ST U:3 **\$368,000**
 B: Maroline Williams
 S: Brittney L Mcauley & Jeremy D Mcauley
 Book/Page: 29098/176, Date: 11/08/24
 Mtg: Newrez LLC \$268,640
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$193,000 (06/14)

222 TAUNTON AVE **\$250,000**
 B: John S Henson, Tr for John S Henson RET
 S: Charles D Henson
 Book/Page: 29094/111, Date: 11/06/24
 Use: 4 Bdrm Cape Cod, Lot: 64469sf

34 WOODLAND RD **\$190,000**
 B: Legacy North Prop Inc
 S: Thomas J Thomas & Patricia M Thomas
 Book/Page: 29093/57, Date: 11/05/24
 Mtg: Residential Capital \$226,349
 Use: 2 Bdrm Bngl/Cottage, Lot: 10000sf

Norton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	102
Median Price	\$500,000	\$595,000

► **REAL ESTATE SALES**

20-1/2 BLISS ST **\$472,000**
 B: Larry D Bulcao
 S: Lisa M Bulcao & Andrea F Bulcao
 Book/Page: 29090/159, Date: 11/04/24
 Mtg: Milestone Mtg Solutio \$505,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 19166sf
 Prior Sale: \$317,000 (06/03)

421-R BURT ST **\$187,000**
 B: Patriot Home Buyers LLC
 S: Kim J Sherman
 Book/Page: 29096/289, Date: 11/07/24
 Mtg: Briry LLC \$170,000
 Use: 1 Bdrm Ranch, Lot: 27443sf

35-37 CULLEN ST **\$635,000**
 B: Baylee Johns & Maggie Ellis
 S: John M Quinlan, Tr for Jmg Cullen S T
 Book/Page: 29094/274, Date: 11/06/24
 Mtg: CMG Mortgage Inc \$603,250
 Term: 2054
 Use: 2-Family Duplex, Lot: 39204sf

102 DAVENPORT ST **\$500,000**
 B: Heather Daveiga
 S: Stephen P Wade & Elizabeth W Tome
 Book/Page: 29094/339, Date: 11/06/24
 Mtg: Guild Mortgage Co \$400,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 12632sf

72 HODGES ST **\$450,000**
 B: Eric J Kenney & Stephanie Kenney
 S: Kenneth C Fuller & Rita A Fuller
 Book/Page: 29094/232, Date: 11/06/24
 Mtg: Guaranteed Rate Inc \$370,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 49658sf
 Prior Sale: \$121,000 (07/97)

554 HODGES ST **\$425,000**
 B: Angela M Pavadore & Taylor Lyford
 S: Renee Hubbard & Thomas Hubbard
 Book/Page: 29098/236, Date: 11/08/24
 Mtg: Pennymac Loan Service \$412,250
 Term: 2054
 Use: 1 Bdrm Cottage, Lot: 191664sf
 Prior Sale: \$90,000 (08/14)

64 KALMAN PL **\$413,000**
 B: 64 Kalman Pl LLC
 S: Taunton City Of
 Book/Page: 29092/272, Date: 11/05/24
 Use: 3 Bdrm Raised Ranch, Lot: 56192sf
 Prior Sale: \$127,600 (10/97)

215 LONGMEADOW RD U:601 **\$320,000**
 B: Annamarie Joseph
 S: Daniel E Goldrick, Tr for Longmeadow Development Rt
 Book/Page: 29095/258, Date: 11/07/24
 Mtg: Cross Country Mtg Inc \$303,494
 Term: 2054
 Use: 2 Bdrm Condo

60 SCADDING ST **\$525,000**
 B: Frank S Anthony Jr & Rachael L Bedard-Anthony
 S: Jay M Kenerson
 Doc#: 00000000120674, Date: 11/08/24
 Mtg: Sharon & Crescent Uni \$485,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4792sf
 Prior Sale: \$330,000 (09/18)

145 WINTHROP ST **\$195,000**
 B: Aspen Properties Dev LLC
 S: Gallagher Juanita M Est & Jason P Gallagher
 Book/Page: 29093/120, Date: 11/05/24
 Mtg: Gregory Agganis \$325,000
 Term: 2025
 Use: 4 Bdrm Old Style, Lot: 11326sf

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	102
Median Price	\$500,000	\$595,000

► **REAL ESTATE SALES**

16 OXBOW RD **\$601,718**
 B: Bonnie J Negrich
 S: Larkwood LLC
 Book/Page: 29095/77, Date: 11/06/24
 Mtg: First Community Mtg \$406,718
 Term: 2054

14 OXBOW ST U:11-1 **\$664,280**
 B: Jaime R Bartolome Jr & Remedios Bartolome
 S: Larkwood LLC
 Book/Page: 29097/276, Date: 11/08/24
 Mtg: First Home Mtg \$332,140
 Term: 2054
 Use: 2 Bdrm Condo

Raynham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	100
Median Price	\$472,500	\$520,000

► **REAL ESTATE SALES**

26 DANFORTH ST **\$600,000**
 B: Jeffrey J Cabral & Dana Cabral
 S: Paul E Cote Inc
 Book/Page: 29097/184, Date: 11/08/24
 Use: 3 Bdrm Ranch, Lot: 218558sf
 Prior Sale: \$520,000 (08/24)

180 FAIRVIEW AVE **\$729,000**
 B: Alexander M Gomes & Michelle E Follett
 S: Louis H Diamond
 Book/Page: 29089/346, Date: 11/04/24
 Mtg: Stonewater Mtg Corp \$583,200
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 80038sf
 Prior Sale: \$440,000 (10/04)

20 LEDGE HILL LN **\$250,000**
 B: Gary A Delude & Trudy D Delude
 S: Meridian Custom Homes Inc
 Book/Page: 29097/235, Date: 11/08/24
 Mtg: Navigant Credit Union \$1,101,400
 Term: 2054

18 PROVIDENCE ST **\$755,000**
 B: Peter Silveira
 S: Ellen M Glynn & Gerald E Glynn
 Book/Page: 29095/317, Date: 11/07/24
 Mtg: Amerant Mortgage \$354,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 211589sf

2 ROUND FARM RD **\$970,000**
 B: Dylan Silva & Alexa Lewis
 S: Christopher J Botelho & Michelle L Botelho
 Book/Page: 29099/241, Date: 11/08/24
 Mtg: Guild Mortgage Co \$970,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 63485sf

Rehoboth

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	104
Median Price	\$605,000	\$626,766

► **REAL ESTATE SALES**

55 BURT ST **\$300,000**
 B: Robert O Meunier & Michael M Meunier
 S: Filomena L Rebello
 Book/Page: 15148/235, Date: 11/08/24
 Use: 1-Family Ranch, Lot: 22264sf

619 MAIN ST **\$450,000**
 B: Md Southcoast Prop LLC
 S: Robert Padelford & Jeanne Rokes
 Book/Page: 15148/260, Date: 11/08/24
 Use: Mixed Use-Prim Res & Comm, Lot: 211671sf
 Prior Sale: \$270,000 (01/14)

Seekonk

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	100
Median Price	\$472,500	\$520,000

► **REAL ESTATE SALES**

11 ALDEN AVE **\$530,000**
 B: Miguel A Sousa & Luisa I Sousa
 S: Maria J Silveira
 Book/Page: 15148/226, Date: 11/08/24
 Use: 4 Bdrm Conventional, Lot: 70567sf
 Prior Sale: \$303,000 (03/17)

263 CROSS RD **\$319,900**
 B: Matthew Cordeiro & Sherie Alves
 S: Mtg Equity Conversion Ass & US Bank NA Tr
 Book/Page: 15145/135, Date: 11/05/24
 Mtg: Plaza Home Mtg \$313,955
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 91912sf
 Prior Sale: \$366,469 (05/23)

20 DIAMOND CT **\$560,000**
 B: Sarah R Medeiros & Matthew Medeiros
 S: Ryan Medeiros & Kathleen Medeiros
 Book/Page: 15144/52, Date: 11/04/24
 Mtg: JPMorgan Chase Bank \$532,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 22216sf
 Prior Sale: \$332,000 (09/17)

35 PURITAN ST **\$270,000**
 B: Benedict Properties LLC
 S: Anna Wilcox & Randall Robillard
 Book/Page: 15147/83, Date: 11/07/24
 Mtg: Dunegrass Capital LLC \$320,000
 Use: 2 Bdrm Conventional, Lot: 9148sf

104 ROCK ODUNDEE RD **\$465,000**
 B: Joann Motha
 S: Thomas H Mccgill & Carol A Mccgill
 Book/Page: 15148/309, Date: 11/08/24
 Mtg: Westport Federal CrUn \$250,000
 Term: 2054 Rate: 5.3% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 16988sf

317 SLOCUM RD **\$470,000**
 B: Emma Vitale & Alexander Vitale
 S: Dealteris Jennifer A Est & Jessica A Shaffer
 Book/Page: 15145/332, Date: 11/06/24
 Mtg: Allanach mortgage Grp \$446,500
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 10019sf
 Prior Sale: \$65,100 (10/21)

Taunton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	276	254
Median Price	\$450,000	\$478,500

► **REAL ESTATE SALES**

20-1/2 BLISS ST **\$472,000**
 B: Larry D Bulcao
 S: Lisa M Bulcao & Andrea F Bulcao
 Book/Page: 29090/159, Date: 11/04/24
 Mtg: Milestone Mtg Solutio \$505,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 19166sf
 Prior Sale: \$317,000 (06/03)

421-R BURT ST **\$187,000**
 B: Patriot Home Buyers LLC
 S: Kim J Sherman
 Book/Page: 29096/289, Date: 11/07/24
 Mtg: Briry LLC \$170,000
 Use: 1 Bdrm Ranch, Lot: 27443sf

35-37 CULLEN ST **\$635,000**
 B: Baylee Johns & Maggie Ellis
 S: John M Quinlan, Tr for Jmg Cullen S T
 Book/Page: 29094/

Dukes Registry

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

Chilmark

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	5
Median Price	\$1,050,000	\$1,895,000

► REAL ESTATE SALES

- 51 BLUEBERRY RIDGE LN..... \$2,300,000**
B: Richard P Kase & Sarah K Moore
S: 51 Blueberry Ridge Ln LLC
Book/Page: 1694/398, Date: 11/08/24
Mtg: JPMorgan Chase Bank \$1,100,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 344124sf
Prior Sale: \$200,000 (02/99)
- 5 MEETING HOUSE RD..... \$1,500,000**
B: Paul J Ginter & Trisha L Ginter
S: Lynne A Ffield
Doc#: 00000000095275, Date: 11/05/24
Mtg: Rockland Tr Co \$425,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 131116sf

Edgartown

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	45
Median Price	\$1,582,500	\$1,700,000

► REAL ESTATE SALES

- 1 JORDAN WAY..... \$530,000**
B: Scott Musoff & Cindy Musoff
S: Mer-Sea LLC
Doc#: 000000000095269, Date: 11/04/24
Mtg: JPMorgan Chase Bank \$2,000,000
Term: 2054
Use: 4 Bdrm, Lot: 26269sf
Prior Sale: \$2,865,437 (03/17)
- 14 PRICES WAY..... \$3,650,000**
B: Matthew Haydinger & Kristin Haydinger
S: 14 Prices Way LLC
Book/Page: 1694/136, Date: 11/06/24
Use: Residential-Multiple Bldgs, Lot: 27878sf
Prior Sale: \$650,000 (06/15)

Oak Bluffs

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	44
Median Price	\$1,100,000	\$1,200,000

► REAL ESTATE SALES

- 5 FARM PATH..... \$1,630,000**
B: Michelle Gittens
S: Bakori Davis & Adrienne Davis
Book/Page: 1694/348, Date: 11/08/24
Mtg: Marthas Vineyard Ban \$766,550
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 28250sf
Prior Sale: \$1,299,900 (03/22)
- 27 LESLIES LN..... \$1,400,000**
B: Julie Alleyne & Richard Alleyne
S: A E Hull Jr & Karen P Hull
Book/Page: 1694/306, Date: 11/08/24
Mtg: Guaranteed Rate Inc \$1,120,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10803sf
Prior Sale: \$580,000 (03/07)

West Tisbury

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	17
Median Price	\$1,625,000	\$2,000,000

► REAL ESTATE SALES

- 10 DANLS WAY..... \$1,090,000**
B: Emma K Bryant & Justin T Bryant
S: Hannah R Beecher
Book/Page: 1694/448, Date: 11/08/24
Mtg: Rockland Tr Co \$872,000
Term: 2054 Rate: 6.3% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 55301sf
Prior Sale: \$100,000 (06/01)
- 43 SKIFFS LN..... \$1,115,000**
B: James Thornton & Jessica Freyer
S: Michael Ramoutar, Tr for Ramoutar Ft
Book/Page: 1694/208, Date: 11/07/24
Mtg: Citizens Bank \$770,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Ranch, Lot: 108188sf

Essex Registry

Northern District

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

Andover

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	206	240
Median Price	\$1,025,000	\$1,017,500

► REAL ESTATE SALES

- 36 BALLARDALE RD..... \$3,426,334**
B: Pranav K Gambhire & Deepa Datar
S: 36 Ballardvale LLC
Doc#: 000000000130734, Date: 11/08/24
Mtg: Leader Bank NA \$1,000,001
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$800,000 (02/23)

3 ELYSIAN DR..... \$750,000

B: Rafael Zuaznabar
S: Suzanne M Russell & Donna M Meuth
Book/Page: 18136/128, Date: 11/04/24
Use: 4 Bdrm Colonial, Lot: 30797sf
Prior Sale: \$750,000 (10/24)

135 HAVERHILL ST..... \$720,000

B: Fatou Ndiaye
S: Richard A Renzi, Tr for Renzi Ft
Book/Page: 18140/223, Date: 11/08/24
Mtg: United Wholesale Mtg \$600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14113sf

48 LUPINE RD..... \$735,000

B: Rozalina A Zlatareva & Gardijan Nedzipovik
S: Mark R Delisio, Tr for Delisio Ft
Book/Page: 18139/21, Date: 11/06/24
Mtg: Cross Country Mtg Inc \$588,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 11674sf

17 PAULINE DR..... \$995,000

B: Russell Mcclay & Lynn Chou
S: Young J Shin
Book/Page: 18136/317, Date: 11/04/24
Mtg: Leader Bank NA \$796,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21344sf

9 TOPPING RD..... \$600,000

B: Nahiomy Hernandez & Jose M Agosto-Cotto
S: Mamadou D Gaye & Fatou Ndiaye
Doc#: 000000000130741, Date: 11/08/24
Mtg: New American Funding \$589,132
Term: 2054
Use: 4 Bdrm Old Style, Lot: 14418sf
Prior Sale: \$360,900 (01/17)

65 WALNUT AVE..... \$1,705,000

B: Clayton Marsh & Heather K Marsh
S: Peter J Devlin, Tr for Delin Ft
Book/Page: 18139/198, Date: 11/07/24
Use: 4 Bdrm Cape Cod, Lot: 21083sf
Prior Sale: \$798,000 (06/07)

16 WETHERSFIELD DR..... \$937,960

B: Danilla Lipin
S: Kenny Paul L Est & Robert J Kenny
Book/Page: 18138/214, Date: 11/06/24
Mtg: Salem Five Mtg Co \$405,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 29098sf

Lawrence

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	119
Median Price	\$450,000	\$500,000

► REAL ESTATE SALES

- 40-42 BOWDOIN ST..... \$745,000**
B: Roque Y Reyes
S: Raymond J Boutin & Jamie Gendreau
Book/Page: 18137/127, Date: 11/04/24
Mtg: Eastern Bank \$665,000
Term: 2054
Use: 2-Family Family Flat, Lot: 2500sf
Prior Sale: \$500,000 (07/24)
- 14-16 DURHAM ST..... \$625,000**
B: Joshua Ovalle
S: Gloria Pena
Book/Page: 18136/108, Date: 11/04/24
Mtg: Mtg Equity Partners \$540,546
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 4650sf
Prior Sale: \$235,000 (04/16)
- 55 DURSO AVE..... \$425,000**
B: Henry Gonzalez & Angelina Marte-Pena
S: Gabriel Perez & Audrey Perez
Book/Page: 18140/5, Date: 11/08/24
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: \$200,000 (06/18)
- 95 FARNHAM ST..... \$146,218**
B: Jana & Java LLC
S: Diverse Real Estate LLC & Jana & Java LLC
Book/Page: 18137/274, Date: 11/05/24
Use: Apartment Bldg - 4-8 Units, Lot: 6000sf
Prior Sale: \$1,990,000 (05/23)
- 70 MARSTON ST..... \$230,000**
B: Roger A Farah
S: Thomas J Battye Jr
Book/Page: 18139/137, Date: 11/07/24
Use: 2 Bdrm Conventional, Lot: 8400sf
Prior Sale: \$24,000 (09/92)

42-A NESMITH ST..... \$500,000

B: Dolores M Acosta-Perez & Emely G Acosta
S: Loanmi S Restituyo & Geury D Lopez
Book/Page: 18141/2, Date: 11/08/24
Mtg: American Ngbd Mtg Acc \$490,943
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4250sf
Prior Sale: \$180,000 (10/02)

29 OLIVE AVE..... \$585,000

B: Carmen D Perez & Miguel A Caceres
S: Miquel Rosario & Jenee Clifford
Book/Page: 18140/80, Date: 11/08/24
Mtg: New Fed Mtg Corp \$574,404
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 6600sf
Prior Sale: \$290,000 (10/17)

55-57 SALEM ST..... \$146,218

B: Jana & Java LLC
S: Diverse Real Estate LLC & Jana & Java LLC
Book/Page: 18137/274, Date: 11/05/24
Mtg: Enterprise Bk & Tr Co \$200,000
Use: Apartment Bldg - 9 + Units, Lot: 13200sf
Prior Sale: \$1,990,000 (05/23)

38-40 SANBORN ST..... \$720,000

B: Fausta A Barrera & Walky A Concepcion
S: Jonathan Rodriguez & Jessica Rodriguez
Book/Page: 18139/143, Date: 11/07/24
Mtg: United Wholesale Mtg Acc \$706,959
Term: 2054
Use: 2-Family Family Flat, Lot: 3870sf
Prior Sale: \$165,000 (05/09)

Methuen

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	265	271
Median Price	\$525,000	\$580,000

► REAL ESTATE SALES

- 27 ARROWWOOD ST..... \$900,000**
B: Barsanat B Foreste & Pierre J Foreste
S: Deak S Kim & Mi S Kim
Book/Page: 18137/51, Date: 11/04/24
Mtg: Envoy Mtg LTD \$810,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 80150sf
Prior Sale: \$399,900 (09/00)
- 31 BAREMEADOW ST..... \$760,000**
B: Jean Alcantara
S: Abreu Construction Rt
Book/Page: 18140/313, Date: 11/08/24
Mtg: Nqm Funding Llc \$646,000
Term: 2054
Use: Accessory Land Improved, Lot: 14985sf
- 107 DRUID HILL AVE..... \$595,000**
B: Austin M Brown & Brianna R Fotino
S: Danielle Dube, Tr for Dube Ft
Book/Page: 18139/113, Date: 11/07/24
Mtg: Cross Country Mtg Inc \$476,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 34979sf
Prior Sale: \$185,000 (03/89)

70 EAST ST..... \$18,000,001

B: Lgneewcorp Inc
S: Mpt Of Methuen-Steward LL
Doc#: 000000000130739, Date: 11/08/24
Use: Private Hospital, Lot: 3149388sf
Prior Sale: \$129,000,000 (10/16)

23 FAIRWAYS LN..... \$955,000

B: Timothy J Baranowski & Ellen M Baranowski
S: Laurel A Steeves, Tr for Grynkiewicz & Steeves lrt
Book/Page: 18139/230, Date: 11/07/24
Mtg: Guaranteed Rate Inc \$764,000
Term: 2054
Use: 1-Family Colonial, Lot: 12502sf
Prior Sale: \$674,500 (09/20)

3 KIMBALL RD..... \$500,000

B: Brandon Hudson
S: Diane C Gordon, Tr for Sm Gordon Rt
Book/Page: 18140/24, Date: 11/08/24
Mtg: Freedom Mortgage Corp \$490,943
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 6795sf

10 MARVIN ST..... \$645,000

B: Sergio V Roja & Ena E Buruca
S: Sophat lth & Thiphakone Phommavanh
Book/Page: 18137/86, Date: 11/04/24
Mtg: CMG Mortgage Inc \$623,473
Term: 2054
Use: 4 Bdrm Colonial, Lot: 6011sf
Prior Sale: \$280,000 (04/12)

166 PLEASANT ST..... \$600,000

B: R D Rodriguez-Martinez
S: Kevin R Wall, Tr for Wall 2024 T
Book/Page: 18139/174, Date: 11/07/24
Mtg: Fall River Five Cents \$510,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 21780sf
Prior Sale: \$149,900 (03/88)

North Andover

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	163	171
Median Price	\$815,000	\$875,000

► REAL ESTATE SALES

- 148 MAIN ST U:A107..... \$400,000**
B: Andrew Nguyen
S: Michael Giunta & Deborah Giunta
Book/Page: 18140/149, Date: 11/08/24
Mtg: Shoreham Bank \$250,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$195,000 (11/16)
- 727 WAVERLEY RD U:727..... \$519,900**
B: Magdalena Jimenez & Aida L Mcnaught
S: Mubbashar H Syed
Book/Page: 18136/275, Date: 11/04/24
Mtg: Workers Credit Union \$415,920
Term: 2054 Rate: 5.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$185,000 (04/11)

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 OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	87	104
Median Price	\$625,000	\$640,000

► REAL ESTATE SALES

- 9 JOHN ST..... \$417,000**
B: Casey T Cook
S: Sara E Arango & John P Reynolds
Book/Page: 42421/302, Date: 11/07/24
Mtg: CMG Mortgage Inc \$396,150
Term: 2054
Use: 2 Bdrm Conventional, Lot: 2470sf
Prior Sale: \$250,000 (07/18)
- 45 MACY ST U:102C..... \$279,000**
B: Nicholas Conti
S: Oraide C Nelson & Robert J Nelson
Book/Page: 42418/484, Date: 11/06/24
Mtg: Leader Bank NA \$217,620
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$175,000 (06/19)
- 22 OLD MERRILL ST..... \$917,000**
B: Edward J Pineault & Angela N Tambini
S: Coby A Lieblein & Ashley Pierce
Book/Page: 42414/467, Date: 11/04/24
Mtg: United Wholesale Mtg \$803,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 25058sf
Prior Sale: \$527,000 (01/20)
- 5-C RICHS CT U:5C..... \$415,000**
B: Michael Rizzo
S: Alison L Cavalleri & Gregory J Roy
Book/Page: 42419/579, Date: 11/06/24
Mtg: Leader Bank NA \$385,000
Term: 2054
Use: 2 Bdrm Condo
- 35 WHITTIER MEADOWS DR U:35..... \$485,000**
B: Peter Monson
S: Joan M Drouin & Ronald E Drouin
Book/Page: 42419/273, Date: 11/06/24
Mtg: Salem Five Mtg Co \$300,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$426,500 (09/21)

Beverly

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	183	180
Median Price	\$700,000	\$722,500

► REAL ESTATE SALES

- 6 BATES PARK AVE..... \$638,000**
B: Hilary Traicoff, Tr for Nicholas G Traicoff
S: Ryan Savini & Jayne Savini
Doc#: 000000000654922, Date: 11/08/24
Mtg: Inst Svgs Newburyport \$606,100
Term: 2054
Use: 4 Bdrm Dutch Colon, Lot: 4979sf
Prior Sale: \$395,000 (04/18)

15 BELMONT ST..... \$561,500

B: Elizabeth Lyons & Marina Lyons
S: Ageliki Guarracino, Tr for Lewis A & Gloria Katz T
Book/Page: 42420/383, Date: 11/07/24
Mtg: Inst Svgs Newburyport \$449,200
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 9400sf

2 BRIDLE PATH LN..... \$1,700,000

B: Jeffrey M Cunningham & Kristin R Cunningham
S: Alastair M Smith, Tr for Derek A Smith 2014 RET
Book/Page: 42423/20, Date: 11/08/24
Mtg: Rocket Mortgage LLC \$863,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 45263sf

354 CABOT ST U:4..... \$463,000

B: Alexis Bowen
S: Jonathan W Dwyer & Sarah J Ivey
Book/Page: 42420/557, Date: 11/07/24
Mtg: Mtg Equity Partners \$403,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$394,000 (11/21)

38 DUNHAM RD U:306..... \$410,000

B: Brittny L Anderson & Matthew J Loisele
S: Kinghorn Sharon E Est & Robert C Kinghorn
Book/Page: 42423/570, Date: 11/08/24
Mtg: Winchester Svgs Bk \$300,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$319,900 (12/20)

22 PAINE AVE..... \$5,350,000

B: Rampartsmmw Rt & Edward T Schneider Jr
S: Ford E Oneil & Kathryn P Oneil
Book/Page: 42418/221, Date: 11/06/24
Mtg: Citizens Bank \$4,095,000
Term: 2054 Rate: 4.8% Type: Adj
Use: 6 Bdrm Mansion, Lot: 115059sf
Prior Sale: \$4,000,000 (03/01)

29 PAINE AVE..... \$500,000

B: Rampartsmmw LLC
S: 29 Paine Avenue LLC
Book/Page: 42418/145, Date: 11/06/24
Use: Res Potentially Dvlpble Land, Lot: 48792sf
Prior Sale: \$500,000 (03/01)

5 ROOSEVELT AVE..... \$605,000

B: Kevin D Farrar
S: Todisco Properties LLC
Book/Page: 42414/220, Date: 11/04/24
Use: 2-Family Two Family, Lot: 17006sf
Prior Sale: \$1,138,000 (08/22)

5 ROOSEVELT AVE..... \$1,150,000

B: Jessica M Ergmann
S: J Nazzaro Partnership Lp
Book/Page: 42416/512, Date: 11/05/24
Mtg: Cross Country Mtg Inc \$977,500
Term: 2054
Use: 2-Family Two Family, Lot: 17006sf
Prior Sale: \$605,000 (11/24)

111 WATER ST U:8..... \$570,000

B: Donna F Einhorn & Robert Einhorn
S: Carla Whitaker, Tr for Kim E Weaver Lt
Doc#: 00000000654844, Date: 11/05/24
Use: 2 Bdrm Condo
Prior Sale: \$126,000 (11/95)

17 WHITNEY AVE..... \$800,000

B: Matthew Welch
S: Gail Cooper, Tr for 17 Whitney Avenue Rt
Book/Page: 42419/213, Date: 11/06/24
Mtg: Leader Bank NA \$560,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5715sf
Prior Sale: \$790,000 (04/24)

Boxford

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024

193 FARRWOOD DR U:193	\$450,000
B: Alice Muanza & Faustin Mukuna S: Brian Shaw & Katie Shaw Book/Page: 42424/289, Date: 11/08/24 Mtg: American Ngbd Mtg Acc \$427,500 Term: 2054 Use: 3 Bdrm Condo Prior Sale: \$241,500 (06/04)	
133 HOYT RD	\$930,000
B: Jacqueline Oleaga & Jorge Oleaga S: James R Mills & Judith F Mills Book/Page: 42416/477, Date: 11/05/24 Mtg: Guaranteed Rate Inc \$540,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 94525sf Prior Sale: \$639,900 (11/05)	
59 HYATT AVE	\$587,500
B: Christopher Noreika & Emily Noreika S: Gwendolyn Harty & Michael R Harty Book/Page: 42422/535, Date: 11/08/24 Mtg: United Wholesale Mtg \$467,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 16448sf Prior Sale: \$389,900 (06/20)	
131 HYATT AVE	\$725,000
B: Gwendolyn Harty & Michael Harty S: Billie W Hall & Monica M Hall Book/Page: 42424/180, Date: 11/08/24 Mtg: Blue Water Mortgage \$610,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 14837sf Prior Sale: \$425,000 (07/21)	
27 JORDAN ST U:27	\$550,000
B: Ryan A Boda & Kailey R Herlithy S: Rkaco LLC Book/Page: 42418/13, Date: 11/06/24 Mtg: Drew Mortgage Assn Inc \$522,500 Term: 2054 Use: Condo	
374 KENOZA ST	\$336,000
B: Stephen M Dehullu, Tr for Saj Rt S: Paul F Desormeaux Book/Page: 42423/487, Date: 11/08/24 Use: 2 Bdrm Ranch, Lot: 15002sf	
6 KIMBALL ST	\$420,000
B: Padilla Real Estate LLC S: Inez Goulet & Michael A Goulet Book/Page: 42423/482, Date: 11/08/24 Use: 2-Family Mlti-Unt Blg, Lot: 5101sf Prior Sale: \$172,000 (10/09)	
93 MERRILL AVE	\$300,000
B: New England Hm Buyers LLC S: Jodi J Holmes Book/Page: 42423/103, Date: 11/08/24 Use: 3 Bdrm Ranch, Lot: 34495sf Prior Sale: \$213,900 (11/01)	
6 MICHAEL ANTHONY RD	\$926,000
B: Juan D Diaz S: Dreamscape Dev LLC Book/Page: 42417/376, Date: 11/05/24 Mtg: Merrimack Valley CU \$650,000 Term: 2054	
134 OLD FERRY RD U:H	\$369,900
B: John L Markos, Tr for M & J Rt S: Rebecca Kleppe, Tr for Nrs Rt Book/Page: 42421/538, Date: 11/07/24 Use: 2 Bdrm Condo Prior Sale: \$155,000 (01/07)	
52-58 WASHINGTON ST U:1A	\$125,000
B: A & A Realty Group LLC S: Finney Block Rt & James B Collett Jr Book/Page: 42425/6, Date: 11/08/24 Mtg: Haverhill Bk \$187,500 Use: Office Condo Unit Prior Sale: \$415,000 (09/92)	
52-58 WASHINGTON ST U:1B	\$125,000
B: A & A Realty Group LLC S: Finney Block Rt & James B Collett Jr Book/Page: 42424/335, Date: 11/08/24 Mtg: Haverhill Bk \$187,500 Use: Office Condo Unit	
350-1/2 WASHINGTON ST	\$750,000
B: Glennys M Diaz S: Jennie Gaynor, Tr for J & R Rt Book/Page: 42424/542, Date: 11/08/24 Mtg: Guaranteed Rate Inc \$555,000 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 3372sf	
26 WORCESTER ST U:26	\$482,000
B: Fabio H Cavalheiro S: Heather Russo & Justin Russo Book/Page: 42414/224, Date: 11/04/24 Mtg: LoanDepot.Com \$433,800 Term: 2054 Use: 3 Bdrm Condo	
2 YEATON PL	\$540,000
B: Luis Lebron & Margarita Lebron S: Elta Louis Book/Page: 42417/2, Date: 11/05/24 Mtg: Jmac Lending Inc \$530,219 Term: 2054 Use: 3 Bdrm Old Style, Lot: 2601sf Prior Sale: \$265,000 (12/19)	

Ipswich

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	71
Median Price	\$805,000
► REAL ESTATE SALES	
9 GREEN ST	\$729,000
B: Steven Murray S: Dimitri Eleftherakis, Tr for Eleftherakis 2017 RET Book/Page: 42418/370, Date: 11/06/24 Mtg: TD Bank NA \$364,500 Term: 2054 Use: 2-Family Conventional, Lot: 6700sf Prior Sale: \$425,000 (11/16)	
56 LAKEMANS LN	\$640,000
B: Joel Travis, Tr for Sarah Jensen S: Joseph B Bowman, Tr for Bowman Ft Book/Page: 42417/28, Date: 11/05/24 Mtg: Cross Country Mtg Inc \$512,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 19450sf	
62 OLD RIGHT RD	\$650,000
B: Jonathan Hallinan & Talia Hallinan S: Mccarthy Philip A Est & William Gallant Book/Page: 42419/83, Date: 11/06/24 Mtg: Inst Svgs Newburyport \$520,000 Term: 2054 Use: 4 Bdrm Ranch, Lot: 44867sf	

Lynn

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	319
Median Price	\$530,000
► REAL ESTATE SALES	
1 BIRCH BROOK RD U:1	\$618,000
B: Corey Names & Natasha Iacoviello S: Kathryn Namenyi & Nathan Namenyi Book/Page: 42415/184, Date: 11/04/24 Mtg: Rocket Mortgage LLC \$587,100 Term: 2054 Use: 3 Bdrm Condo, Lot: 12506sf	

590 BOSTON ST U:301	\$366,000
B: Nicolas Blaisbell S: James C Cahill & Lydia A Cahill Book/Page: 42415/85, Date: 11/04/24 Mtg: Northpoint Mortgage \$292,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 26687sf Prior Sale: \$179,900 (11/03)	
358 BROADWAY U:2	\$287,000
B: Annette Oates S: Cornelius A Oates Book/Page: 42416/580, Date: 11/05/24 Mtg: Movement Mtg LLC \$256,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 39686sf Prior Sale: \$227,900 (02/20)	
50 BROOKVALE ST U:2B	\$310,000
B: Martha Demaio S: Elise Brown Book/Page: 42424/591, Date: 11/08/24 Mtg: Ark-La-Tex Fin Svcs \$264,000 Term: 2054 Use: 1 Bdrm Condo, Lot: 9041sf Prior Sale: \$250,000 (07/22)	
27 E COLLINS ST	\$350,000
B: Rock & Sons Prop Mgmt LLC S: Moran John W Est & David A Moran Book/Page: 42420/110, Date: 11/06/24	
41 GROVE ST	\$656,000
B: Katherine M Barrios & Jose G De Leon S: Pagano Jane E Est & Aillen M Pagano Book/Page: 42415/42, Date: 11/04/24 Mtg: United Wholesale Mtg \$623,200 Term: 2054 Use: 5 Bdrm Colonial, Lot: 5460sf	
7 HADDINGTON PL	\$1,140,000
B: Carlos L Chavez S: Irving Development LLC Book/Page: 42421/545, Date: 11/07/24 Mtg: MSA Mortgage LLC \$855,000 Term: 2054 Use: 3-Family Mlti-Unt Blg, Lot: 2475sf Prior Sale: \$685,000 (03/24)	
53 HARMON ST	\$690,000
B: Jimmy E Munoz S: Dayhana Mosquera & Andres F Pineda Book/Page: 42421/463, Date: 11/07/24 Mtg: Cross Country Mtg Inc \$655,500 Term: 2054 Use: 3 Bdrm Colonial, Lot: 5000sf Prior Sale: \$448,600 (08/18)	
78 HAWTHORNE ST	\$595,000
B: Odiles Blanc & Andrena Joseph S: Karen Dahlbeck, Tr for Karen Dahlbeck RET Book/Page: 42424/388, Date: 11/08/24 Mtg: Eastern Bank \$505,750 Term: 2054 Rate: 6.5% Type: Adj Use: 4 Bdrm Colonial, Lot: 3379sf Prior Sale: \$120,000 (02/87)	
198 LOCUST ST U:208	\$413,000
B: James Cahill & Lyndua Cahill S: Judith A Sencabaugh, Tr for 198 Locust St Unit 208 Rt Doc#: 00000000654852, Date: 11/06/24 Mtg: Cross Country Mtg Inc \$143,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 207848sf Prior Sale: \$237,500 (04/06)	
8 MEADOW CT	\$540,000
B: Kamal Kulung & Rupakala Kulung S: Eileen M Twomey Book/Page: 42423/146, Date: 11/08/24 Mtg: Movement Mtg LLC \$405,000 Term: 2054 Use: 3 Bdrm Ranch, Lot: 4446sf Prior Sale: \$127,000 (05/91)	
81 RANGE AVE	\$550,000
B: Anna Stiros S: Daniel B Legault Book/Page: 42415/122, Date: 11/04/24 Use: 2 Bdrm Ranch, Lot: 4782sf Prior Sale: \$322,600 (07/05)	
49 ROBINSON ST	\$580,000
B: Carlos R Chavez S: Marijean Halas, Tr for Hollow Ft Book/Page: 42421/396, Date: 11/07/24 Mtg: New American Funding \$569,494 Term: 2054 Use: 3 Bdrm Old Style, Lot: 4500sf	
19 WYOMA ST	\$770,000
B: Daniel Benavides & Fabian Benavides S: Mark S Collins Book/Page: 42414/412, Date: 11/04/24 Mtg: MSA Mortgage LLC \$744,301 Term: 2054 Use: 2-Family Two Family, Lot: 6160sf Prior Sale: \$280,000 (12/14)	

► FORECLOSURE DEEDS

20 HEATHS CT U:403	\$189,000
B: Billiken Investments LLC S: Xavier Rosado & Ma Hsng Fin Agency Book/Page: 42424/491, Date: 11/08/24 Mtg: Michael Diplatzl \$187,895 Use: 1 Bdrm Condo, Lot: 84500sf Prior Sale: \$144,000 (04/17)	

Lynnfield

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	84
Median Price	\$1,086,000
► REAL ESTATE SALES	
58 MANSFIELD RD	\$1,525,000
B: Emily Karas & Matthew Karas S: Kiana Kashef & Jeffrey R Theobald Book/Page: 42421/490, Date: 11/07/24 Mtg: Bank of America NA \$1,160,000 Term: 2054 Rate: 5.5% Type: Adj Use: 4 Bdrm Colonial, Lot: 21750sf Prior Sale: \$860,000 (06/15)	

Manchester

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	35
Median Price	\$1,300,000
► REAL ESTATE SALES	
10 BOARDMAN AVE	\$13,800,000
B: On The Rocks Advent LLC S: Plunge II LLC Book/Page: 42420/498, Date: 11/07/24 Use: 6 Bdrm Mansion, Lot: 69395sf Prior Sale: \$4,583,000 (07/06)	

Marblehead

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	150
Median Price	\$962,375
► REAL ESTATE SALES	
10 BAYVIEW RD	\$1,210,000
B: Spring Schoellkopf S: Felicia O Chadbourne Book/Page: 42416/386, Date: 11/05/24 Mtg: Steven W Hinton \$1,225,080 Term: 2059 Use: 2 Bdrm Cape Cod, Lot: 4240sf Prior Sale: \$665,000 (06/07)	
57 GREEN ST	\$595,000
B: Kara Warner S: Keith Larsen Book/Page: 42424/217, Date: 11/08/24 Mtg: Drew Mortgage Assn Inc \$386,750 Term: 2054 Use: 3 Bdrm Row House, Lot: 2425sf Prior Sale: \$515,000 (05/23)	
38 INTREPID CIR U:G12	\$800,000
B: John C Heinrich & Agnes Mura S: John Canniffe & Karen M Canniffe Book/Page: 42423/394, Date: 11/08/24 Use: Condo Parking-Residential	
39 INTREPID CIR U:203	\$800,000
B: John C Heinrich & Agnes Mura S: John Canniffe & Karen M Canniffe Book/Page: 42423/394, Date: 11/08/24 Mtg: Natl Grand Bk Marblhd \$640,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$520,000 (12/20)	
20 MECHANIC SQ U:7	\$1,100,000
B: Terrence G Connor, Tr for Swallow-Connor Ft S: Gerrymander LLC Book/Page: 42422/484, Date: 11/08/24 Use: Condo	

Merrimac

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	32
Median Price	\$540,000
► REAL ESTATE SALES	
6 HIGH ST	\$800,000
B: Angela C Merrett S: John Cormier, Tr for Six High Street Rt Book/Page: 42416/66, Date: 11/05/24 Use: Residential Developable Land, Lot: 40101sf Prior Sale: \$235,000 (01/18)	
13 WALNUT ST	\$575,000
B: Alissa Phelan S: Kenneth Bowman & Lisa Bowman Book/Page: 42421/241, Date: 11/07/24 Mtg: Salem Five Mtg Co \$397,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 17001sf Prior Sale: \$160,000 (05/99)	

Middleton

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	44
Median Price	\$972,500
► REAL ESTATE SALES	
15 LOCUST ST	\$1,250,000
B: Frances Merlonighi & Sharon L Baumann S: Eugene J Nigrelli & Joan Nigrelli Doc#: 00000000654932, Date: 11/08/24 Mtg: Salem Five Mtg Co \$768,500 Term: 2054 Rate: 6.1% Type: Adj Use: 3 Bdrm Colonial, Lot: 123928sf Prior Sale: \$595,000 (12/02)	
53 N MAIN ST U:53	\$550,000
B: Amy Anderson S: Salvatore Cirame & Diane E Mckenzie Book/Page: 42424/35, Date: 11/08/24 Use: 3 Bdrm Condo	
85 PEABODY ST	\$975,000
B: John Lightbody S: Geoffrey W Card Book/Page: 42424/205, Date: 11/08/24 Use: 3 Bdrm Contemporary, Lot: 43399sf Prior Sale: \$710,000 (09/17)	
2 STEVENS AVE	\$650,000
B: Sabdra Bocanelli & Gilberto Bocanelli S: Sasco 2007-Min1 & Wells Fargo Bank NA Tr Doc#: 00000000654879, Date: 11/07/24 Use: 3 Bdrm Ranch, Lot: 37074sf Prior Sale: \$387,000 (03/05)	
40 VILLAGE RD U:206	\$446,501
B: Kathleen E Duggan S: Betsy J Feldman, Tr for Shelby Liner 2013 lrt Book/Page: 42417/76, Date: 11/05/24 Mtg: Salem Five Mtg Co \$200,000 Term: 2054 Use: 2 Bdrm Condo	

Nahant

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	32
Median Price	\$945,076
► REAL ESTATE SALES	
298 CASTLE RD	\$502,000
B: Adam E Roy & Cassandra M Roy S: Nahant Town Of Book/Page: 42418/314, Date: 11/06/24	
243 NAHANT RD	\$750,000
B: David G Walsh & Mary E Walsh S: Laurie M Proulx Book/Page: 42424/571, Date: 11/08/24 Use: 3 Bdrm Cape Cod, Lot: 7971sf	
4 SUNSET RD	\$799,000
B: Ellen T Dickenson S: Gail C Hyde Book/Page: 42414/254, Date: 11/04/24 Mtg: CMG Mortgage Inc \$700,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 7013sf Prior Sale: \$295,000 (10/00)	
234 WILSON RD	\$1,550,000
B: Brian A Hoffmann & Heidi M Hoffmann S: David Ragucci Doc#: 00000000654869, Date: 11/06/24 Mtg: Guild Mortgage Co \$1,162,500 Term: 2054 Use: 7 Bdrm Conventional, Lot: 3267sf Prior Sale: \$1,200,000 (12/17)	

Newbury

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	47
Median Price	\$829,000
► REAL ESTATE SALES	
20 FRUIT ST	\$635,000
B: Katie Bock & Philip J Bock S: Joseph Foster Book/Page: 42424/438, Date: 11/08/24 Mtg: Berkshire Bank \$561,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 41121sf Prior Sale: \$350,000 (01/19)	
88 HIGH RD	\$625,000
B: Gail F Snow & Russell P Snow S: Elaine M Demers Book/Page: 42419/355, Date: 11/06/24 Mtg: New American Funding \$325,000 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 22612sf	
4 KNOBB HL	\$1,120,000
B: Coby Lieblein & Ashley P Lieblein S: Aleandro J Vivas-Torres & Jenesa R Vivas Doc#: 00000000654802, Date: 11/04/24 Mtg: Salem Five Mtg Co \$420,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 51401sf Prior Sale: \$1,075,000 (05/22)	
130 NORTHERN BLVD	\$710,000
B: Michael Doyle S: Gail A Olson Book/Page: 42423/87, Date: 11/08/24 Use: 4 Bdrm Conventional, Lot: 4901sf	

Newburyport

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	109
Median Price	\$835,000
► REAL ESTATE SALES	
5 CHASE ST	\$1,175,000
B: Amanda Piraino, Tr for Chase Newburyport Rt S: Robert J Depasqua & Virginia C Depasqua Book/Page: 42418/397, Date: 11/06/24 Mtg: loweu Llc \$1,126,664 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10000sf Prior Sale: \$780,000 (01/22)	
244 HIGH ST U:1	\$1,395,000
B: Jeffrey K Goodwin & Jennie C Lynch S: Jennifer Ranaldi & Geno Ranaldi Book/Page: 42415/386, Date: 11/04/24 Mtg: Citizens Bank \$1,115,000 Term: 2054 Rate: 5.8% Type: Adj Use: 4 Bdrm Condo Prior Sale: \$350,000 (09/22)	
1 MERRIMAC ST U:30	\$840,000
B: Charles G Burkhardt & Olin V Burkhardt S: Amjeej Rt & Eugene T Dean 3rd Book/Page: 42423/98, Date: 11/08/24 Use: 2 Bdrm Condo Prior Sale: \$500,000 (10/11)	
19-23 PLEASANT ST U:307	\$675,000
B: Aaron R Weinberger S: Charles G Burkhardt & Olin V Burkhardt Book/Page: 42421/420, Date: 11/07/24 Mtg: UBS Bank USA \$675,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$400,000 (01/20)	
7 REILLY AVE	\$2,100,000
B: Rory Kelleher & Molly Riendeau S: Heather H Amaral, Tr for 7 Reilly Avenue Rt Book/Page: 42420/60, Date: 11/06/24 Mtg: Bank of America NA \$1,680,000 Term: 2054 Rate: 5.1% Type: Adj Use: 4 Bdrm Colonial, Lot: 14034sf Prior Sale: \$1,095,000 (08/20)	
2 WILLIAM GRIFFIN WAY	\$2,225,500
B: Ryan P McGovern, Tr for Mary F Schiavoni RET S: Justin Yim & Melissa Yim Book/Page: 42422/493, Date: 11/08/24 Use: 4 Bdrm Conventional, Lot: 13484sf Prior Sale: \$1,399,000 (09/19)	

Peabody

MARKET STATISTICS THROUGH OCTOBER	
Number of 1-Fam Sales	210
Median Price	\$617,000
► REAL ESTATE SALES	
37 BEACON BLVD	\$405,000
B: Appleton Grove LLC S: Candace Ayers, Tr for Mondego River Rt Book/Page: 42421/273, Date: 11/07/24 Use: 3 Bdrm Split Entry, Lot: 8651sf Prior Sale: \$405,000 (07/24)	
4 BELFAST RD	\$800,000
B: Anthony M Comita & Melissa M Comita S: Ruth L Kendrew Book/Page: 42422/93, Date: 11/07/24 Mtg: Provident Funding \$720,000 Term: 2054 Use: 4 Bdrm Split Entry, Lot: 17350sf	

ESSEX REGISTRY

continued
19 PICKMAN ST U:4 \$605,000
B: Michael Galardi
S: Katrina T Kalfon & Harrison J Shea
Book/Page: 42421/121, Date: 11/07/24
Mtg: Leader Bank NA \$510,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 3528sf

Salisbury

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales 39 39
Median Price \$515,000 \$675,000
► REAL ESTATE SALES
18 FRIEDENFELS ST..... \$1,400,000
B: Dawn Coulombe, Tr for Dawn Coulombe RET
S: Vincent D Renz
Book/Page: 42422/528, Date: 11/08/24
Use: 1 Bdrm Colonial, Lot: 34500sf
Prior Sale: \$95,000 (04/96)

Saugus

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales 179 187
Median Price \$615,500 \$650,000
► REAL ESTATE SALES
96 FAIRMOUNT AVE..... \$643,200
B: Marina Guerrero & Jason Raffa
S: Soniyah S Suong
Book/Page: 42420/122, Date: 11/06/24
Mtg: Pennymac Loan Service \$631,550
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4291sf
Prior Sale: \$485,000 (09/22)

Swampscott

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales 72 94
Median Price \$835,000 \$840,000
► REAL ESTATE SALES
141 EASTMAN AVE \$875,000
B: Nina Nadocheva & Nick Parker
S: Natalia Gavrilova & Firma Kahn
Book/Page: 42414/433, Date: 11/04/24
Mtg: Bank of America NA \$700,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 14636sf
Prior Sale: \$335,000 (01/02)

Topsfield

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 42 42
Median Price \$863,000 \$885,450
► REAL ESTATE SALES
3 DEER RUN \$850,000
B: Kayleigh Guinee & Timothy J Guinee
S: Julie C Sullivan, Tr for Augustinian Rt
Book/Page: 42422/56, Date: 11/07/24
Mtg: Ameris Bank \$627,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 19998sf

Wenham

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 32 40
Median Price \$907,500 \$1,011,500
► REAL ESTATE SALES
36 HULL ST U:36 \$182,254
B: Shannon Cram
S: Kim D Michaud
Book/Page: 42423/429, Date: 11/08/24
Mtg: New Fed Mtg Corp \$143,254
Term: 2054
Use: 2 Bdrm Condo

West Newbury

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 34 32
Median Price \$854,950 \$923,750
► REAL ESTATE SALES
ILLSLEY HILL RD \$400,000
B: Craig Kutner, Tr for Tortuga Rt
S: Sharman E Ginrich, Tr for 171 River Road T
Book/Page: 42424/98, Date: 11/08/24
Mtg: Christopher R Harris \$400,000
Use: Residential Undvlpble Land, Lot: 1655280sf

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

Deerfield

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 17 26
Median Price \$400,000 \$454,500
► REAL ESTATE SALES
1 UPPER RD..... \$48,000
B: Evan H Grant & Pamela C Toschik
S: Daniel M Kuzmeskus, Tr for Kuzmeskus Int
Book/Page: 8397/212, Date: 11/05/24

Gill

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 10 5
Median Price \$350,000 \$392,000
► REAL ESTATE SALES
19 HILL DR \$130,000
B: Todd Goguen & Jennifer Goguen
S: Susan J Enos, Tr for Egan Irt
Book/Page: 8398/71, Date: 11/06/24
Use: 1 Bdrm Camp/Cabin, Lot: 82764sf

Greenfield

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 113 88
Median Price \$292,500 \$321,250
► REAL ESTATE SALES
31 CHAMPNEY RD..... \$475,000
B: Christopher Scherm
S: Huiping Chen
Book/Page: 8398/39, Date: 11/06/24
Mtg: Greenfield Cp Bk \$380,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 13534sf
Prior Sale: \$398,000 (04/21)

Leverett

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 11 18
Median Price \$531,000 \$547,500
► REAL ESTATE SALES
9 DRUMMER HILL RD \$820,916
B: Craig Griffith & William Greineder
S: Diane P Flaherty & William A Gibson
Book/Page: 8398/31, Date: 11/06/24
Use: 3 Bdrm Contemporary, Lot: 80037sf

Monroe

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 0 3
Median Price \$266,900
► REAL ESTATE SALES
MOORES RD \$40,500
B: Bryan F Albano
S: Daniel B Whiteley & Deborah L Whiteley
Book/Page: 8397/27, Date: 11/04/24
Use: Res Potentially Dvlpble Land, Lot: 827640sf

Montague

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 42 46
Median Price \$277,000 \$306,250
► REAL ESTATE SALES
70 HIGH ST \$405,000
B: Bree Wisniewski & James Hughes
S: Lighthouse West TLLC
Book/Page: 8398/236, Date: 11/06/24
Mtg: Athol CU \$265,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 17119sf
Prior Sale: \$364,000 (07/23)

Orange

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 69 70
Median Price \$278,000 \$285,500
► REAL ESTATE SALES
10 EDDY ST..... \$211,000
B: Aaron R Desreuisseau & Andrew R Desreuisseau
S: Gary B Willard Jr
Book/Page: 8397/33, Date: 11/04/24
Mtg: Athol Savings Bk \$185,680
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13939sf
Prior Sale: \$165,900 (12/19)

Shelburne

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 8 6
Median Price \$472,913 \$417,750
► REAL ESTATE SALES
90 MAIN ST \$610,000
B: Daniel Post & Lynn Benander
S: Joan B Greenfield
Book/Page: 8399/77, Date: 11/08/24
Use: 2 Bdrm Conventional, Lot: 9583sf
Prior Sale: \$272,000 (05/10)

Shutesbury

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 18 14
Median Price \$381,500 \$451,033
► REAL ESTATE SALES
29 LADYSLIPPER LN \$185,000
B: Carl E Louderer Jr
S: Standwich Mtg Loan T F & Wilmington Svgs Fund Soc
Book/Page: 8399/149, Date: 11/08/24
Mtg: Norwich Commercial Grp \$323,319
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 270072sf
Prior Sale: \$222,208 (03/23)

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 OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 188 180
Median Price \$334,000 \$330,000
► REAL ESTATE SALES
142 AUTUMN ST U:F \$205,000
B: Michael Gatano
S: Doina S Barrows
Book/Page: 25638/391, Date: 11/04/24
Use: 2 Bdrm Condo
Prior Sale: \$107,000 (11/19)

Brimfield

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 44 25
Median Price \$349,950 \$362,500
► REAL ESTATE SALES
32 KNOLLWOOD RD \$15,000
B: Ronald A Hudon
S: Steven C Tonken, Tr for Michelle Tonken T
Book/Page: 25641/480, Date: 11/05/24
Use: Residential Developable Land, Lot: 12815sf

Chicopee

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 286 290
Median Price \$280,000 \$294,588
► REAL ESTATE SALES
61 ABBEY MEMORIAL DR U:104 \$237,000
B: Nicholas Adamczyk & Alison Rogalewski
S: Alex Fenderson & Madeline Fenderson
Book/Page: 25643/251, Date: 11/06/24
Mtg: Polish National CU \$189,600
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$178,000 (05/21)

472 BROADWAY ST \$390,000
B: Pablo R Sousa & Dolcimar F Sousa
S: Deborah Farrar
Book/Page: 25645/91, Date: 11/07/24
Mtg: Cross Country Mtg Inc \$312,000
Term: 2054
220 CASEY DR \$295,000
B: Ryan D Penna & Jana Paecht
S: Madeleine J Riel & Drew M Mcauslin
Book/Page: 25646/2, Date: 11/08/24
Mtg: United Wholesale Mtg \$280,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11348sf
Prior Sale: \$245,000 (10/21)

Granville

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	16
Median Price	\$304,500	\$395,000

► **REAL ESTATE SALES**

BARNARD RD..... \$65,000
 B: Lori Cesan & Paul Rescigno
 S: Joseph Walsh & Karen Walsh
 Book/Page: 25639/195, Date: 11/04/24
 Use: Residential Developable Land, Lot: 69696sf

Hampden

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	39
Median Price	\$375,000	\$385,000

► **REAL ESTATE SALES**

11 OLD COACH CIR..... \$455,000
 B: Christopher Kennedy & Leah Marossie
 S: Annabel Gubelman & Tre Gubelman
 Book/Page: 25641/308, Date: 11/05/24
 Mtg: Northern Mtg Svcs Llc \$446,758
 Term: 2054
 Use: 4 Bdrm Split Level, Lot: 32670sf
 Prior Sale: \$450,000 (06/22)

Holland

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	40
Median Price	\$375,000	\$318,500

► **REAL ESTATE SALES**

35 N WALES RD..... \$380,000
 B: Chandie D Scanlon & Stephen D Comtois
 S: Mark A Germain & Robert Germain
 Book/Page: 25642/331, Date: 11/06/24
 Mtg: Baycoast Mortgage Co \$361,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 816750sf

Holyoke

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	142
Median Price	\$290,000	\$288,500

► **REAL ESTATE SALES**

38 GEORGE ST..... \$455,000
 B: Jennifer L Charette & Christopher L Charette
 S: Jeffrey J Judge
 Book/Page: 25646/506, Date: 11/08/24
 Mtg: Greenfield Ck Bk \$432,480
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 11273sf
 Prior Sale: \$177,500 (03/13)

12-14 HARRISON AVE..... \$330,000
 B: Wilny A Ojeda-Santos & Wilfredo Santos
 S: Irene Deperty
 Book/Page: 25644/589, Date: 11/07/24
 Mtg: Citizens Bank \$320,100
 Term: 2054
 Use: 2-Family Two Family, Lot: 9047sf

295 LINDEN ST..... \$288,000
 B: Jamie M Pagana
 S: Rosemary A Barrett
 Book/Page: 25639/442, Date: 11/04/24
 Mtg: Members Advantage Mtg \$261,570
 Term: 2054
 Use: 3 Bdrm Row House, Lot: 2718sf
 Prior Sale: \$75,000 (04/15)

40 LOWER WESTFIELD RD..... \$321,000
 B: Cassandra R Cutler & Zaida E Hoyt
 S: Erica F Kulas
 Book/Page: 25646/407, Date: 11/08/24
 Mtg: Mortgage Research Ctr \$288,700
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$149,900 (07/17)

358-362 MAPLE ST..... \$170,000
 B: Leida Cartagena
 S: Benjamin Cartagena & Carmen Cartagena
 Doc#: 00000000238206, Date: 11/08/24
 Mtg: Citizens Bank \$161,500
 Term: 2054
 Use: 3-Family Row House, Lot: 3550sf

38 SAINT KOLBE DR U.D..... \$163,000
 B: Tessa Murphy-Rombletti
 S: Linus Nkansah
 Book/Page: 25646/63, Date: 11/08/24
 Mtg: Florence Bank \$158,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$101,000 (03/18)

4 WHITING AVE..... \$195,000
 B: Halifax Capital LLC
 S: Marisol Rivera
 Book/Page: 25643/208, Date: 11/06/24
 Mtg: Tailor Rgd REIT LLC \$245,000
 Use: 2-Family Two Family, Lot: 2818sf

150 CAPTAIN RD..... \$300,000
 B: Ckj Realty LLC
 S: Lapierre Lynn A Est & William G Scibelli
 Book/Page: 25645/154, Date: 11/07/24
 Use: 3 Bdrm Raised Ranch, Lot: 26243sf
 Prior Sale: \$3,000 (04/06)

196 CONCORD RD..... \$699,000
 B: Jonathan Baston & Anna Urelsky
 S: Stanlies M Dsouza, Tr for Dsouza & Fernandes Rt
 Book/Page: 25644/163, Date: 11/07/24
 Mtg: Movement Mtg LLC \$629,100
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 19143sf
 Prior Sale: \$450,000 (08/10)

197 FARMINGTON RD..... \$795,000
 B: Deirdre Rocklein & James Francescangeli
 S: Timothy G Mckenna & Mary E Mckenna
 Book/Page: 25639/133, Date: 11/04/24
 Mtg: Fairway Ind Mtg \$715,500
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 12480sf
 Prior Sale: \$665,001 (06/08)

900 MAPLE RD..... \$518,000
 B: Peter B Hogan Jr & Donna M Hogan
 S: Donald R Frigon & Margaret A McNeill
 Doc#: 00000000238195, Date: 11/07/24
 Mtg: Luso FCU \$125,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 19062sf
 Prior Sale: \$175,000 (06/97)

510 BLISSWOOD VILLAGE DR U:510... \$48,402
 B: Saskia Cote
 S: Kyle G Cote
 Doc#: 00000000238181, Date: 11/06/24
 Use: 2 Bdrm Condo
 Prior Sale: \$123,250 (04/20)

75 JAMES ST..... \$300,000
 B: Zackary R Auclair
 S: Lori A Goulet & Steven T Desilets
 Book/Page: 25643/284, Date: 11/06/24
 Mtg: Polish National CU \$268,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 45000sf

53 LAKEVIEW AVE..... \$295,000
 B: Cong Ni
 S: Thomas Saloio & Susan A Lamondia
 Book/Page: 25640/6, Date: 11/04/24
 Mtg: Magnolia Bank Inc \$236,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 10000sf

4 PROKOP AVE..... \$345,000
 B: Michael L Roberts
 S: Cletus Kus
 Doc#: 00000000238215, Date: 11/08/24
 Mtg: Luso FCU \$212,250
 Term: 2054 Rate: 5.4% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 16203sf

89 VIENNA AVE..... \$390,000
 B: Jeannine Barry
 S: Jacquelyn M Siddle
 Doc#: 00000000238199, Date: 11/07/24
 Mtg: Northern Mtg Svcs Llc \$312,000
 Term: 2054
 Use: 3 Bdrm, Lot: 5000sf
 Prior Sale: \$290,000 (06/21)

243 WILBRAHAM RD..... \$610,000
 B: Robert Smigiel Jr & Nicole Smigiel
 S: Mark Wegryn & Laura A Wegryn
 Book/Page: 25642/234, Date: 11/06/24
 Mtg: Rocket Mortgage LLC \$496,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 131116sf
 Prior Sale: \$349,000 (11/16)

33 ARNOLD ST..... \$255,000
 B: Karin Cowles
 S: Joejo Properties LLC
 Book/Page: 25644/400, Date: 11/07/24
 Mtg: Total Mtg Svcs \$241,485
 Term: 2054
 Use: 1 Bdrm Bngl/Cottage, Lot: 29621sf
 Prior Sale: \$160,000 (07/24)

1021 CHURCH ST..... \$450,000
 B: Jaycob Savicki
 S: Thomas L Brown
 Book/Page: 25638/595, Date: 11/04/24
 Mtg: Rocket Mortgage LLC \$389,193
 Term: 2054
 Use: Apartment Bldg - 4-8 Units, Lot: 8712sf
 Prior Sale: \$120,000 (10/07)

246 OLD WARREN RD..... \$45,000
 B: Frank Mendelsohn
 S: Wayne C Albrecht & Brenda L Albrecht
 Book/Page: 25644/101, Date: 11/07/24
 Use: Mobile Home, Lot: 9148sf

21 LANG ST..... \$321,000
 B: Steven Reyes
 S: Extremely Clean 2 LLC
 Doc#: 00000000238150, Date: 11/04/24
 Mtg: First Colony Mtg Corp \$315,185
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 7227sf
 Prior Sale: \$145,000 (11/23)

96 MAYFIELD ST..... \$332,000
 B: Karol M Lopez
 S: Resi Credit Opportunities & Wilmington Svgs Fund
 Soc
 Book/Page: 25643/126, Date: 11/06/24
 Mtg: Fairway Ind Mtg \$325,986
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12602sf
 Prior Sale: \$181,000 (02/23)

18-20 MEDFORD ST..... \$340,000
 B: Wilmer A Berduo & Cristina Castillo
 S: Daniel Defoe
 Book/Page: 25646/156, Date: 11/08/24
 Mtg: Fairway Ind Mtg \$319,940
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 4635sf
 Prior Sale: \$279,000 (06/23)

70-72 MIDDLESEX ST..... \$372,000
 B: Yanelva H Nepomuseno & Jaritza H Nepomuseno
 S: Pfgc LLC
 Book/Page: 25647/49, Date: 11/08/24
 Mtg: Movement Mtg LLC \$365,262
 Term: 2054
 Use: 2-Family Two Family, Lot: 4992sf
 Prior Sale: \$175,000 (04/22)

101 MULBERRY ST U:302..... \$75,000
 B: Anastaysha Roller, Tr for Yertle The Turtle Rt
 S: Patrick R Kelly
 Book/Page: 25638/228, Date: 11/04/24
 Use: 1 Bdrm Condo
 Prior Sale: \$5,001 (12/92)

101 MULBERRY ST U:409..... \$111,000
 B: Kids Club 1 Root Inc
 S: Shu Li
 Book/Page: 25645/413, Date: 11/08/24
 Use: 2 Bdrm Condo
 Prior Sale: \$60,000 (02/21)

281 NEWTON RD..... \$399,900
 B: Ryan Macfarland & Lea A Dailey
 S: Sareen Properties LLC
 Book/Page: 25647/404, Date: 11/08/24
 Mtg: CMG Mortgage Inc \$261,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 13155sf
 Prior Sale: \$206,500 (02/24)

217-219 OAKLAND ST..... \$461,336
 B: Sadrack Casimir
 S: Sullia M Silva & Hullyerton M Dias-Sales
 Doc#: 00000000238166, Date: 11/05/24
 Mtg: Guaranteed Rate Inc \$452,979
 Term: 2054
 Use: 3-Family Mlti-Unt Bldg, Lot: 12397sf
 Prior Sale: \$340,000 (02/22)

65 PURITAN RD..... \$294,900
 B: Luis M Alviles & Amada M Diaz
 S: Jorge Santiago
 Book/Page: 25642/433, Date: 11/06/24
 Mtg: CMG Mortgage Inc \$279,645
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 10498sf
 Prior Sale: \$253,000 (09/22)

56-58 CAMPECHI ST..... \$347,000
 B: Christopher T Cruz & Gino Cruz
 S: Jvodnd LLC
 Book/Page: 25647/303, Date: 11/08/24
 Mtg: Fairway Ind Mtg \$327,635
 Term: 2054

CHURCH ST..... \$60,000
 B: Jonathan Garcia
 S: Oleg Aliyev & Lilia Aliyev
 Book/Page: 25647/142, Date: 11/08/24

12 CONKLIN ST..... \$147,000
 B: Lumturi Rt & Dominic Kirchner 2nd
 S: Del Valle Sr Juan Est & Juan Del Valle Jr
 Book/Page: 25641/329, Date: 11/05/24
 Use: 2 Bdrm Bngl/Cottage, Lot: 5301sf
 Prior Sale: \$44,000 (10/09)

14 CRANE ST..... \$380,000
 B: Aimable Niyonshuti Sr
 S: Gladys Capital LLC
 Book/Page: 25647/75, Date: 11/08/24
 Mtg: Semper Home Loans \$361,000
 Term: 2054

92 CRYSTAL BROOK DR..... \$647,000
 B: Jonathan D Speck & Grace M Speck
 S: Grahams Construction Inc
 Book/Page: 25647/110, Date: 11/08/24
 Mtg: Fairway Ind Mtg \$517,600
 Term: 2054

18 ELAINE CIR..... \$480,000
 B: Umulhaire Mayaki
 S: Adela Colon & Nelsie Perez
 Book/Page: 25642/530, Date: 11/06/24
 Mtg: Mortgage Research Ctr \$480,000
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 7841sf
 Prior Sale: \$325,000 (04/20)

86 FLORENCE ST..... \$155,000
 B: Sybel Gonzalez
 S: Marta Rivera & Melvin Rivera
 Book/Page: 25640/525, Date: 11/05/24
 Mtg: Pinnacle Fnci Svc LLC \$194,000
 Use: 2-Family Two Family, Lot: 7113sf
 Prior Sale: \$73,000 (01/93)

11 FLORIDA ST..... \$276,000
 B: Gary Zheng
 S: Jazziel A Melendez
 Book/Page: 25646/368, Date: 11/08/24
 Mtg: Guild Mortgage Co \$241,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 3350sf
 Prior Sale: \$166,000 (05/19)

143 FOUNTAIN ST..... \$301,000
 B: Betzaida Collazo
 S: Sean Curran
 Book/Page: 25646/90, Date: 11/08/24
 Mtg: United Wholesale Mtg \$295,548
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5532sf
 Prior Sale: \$207,000 (06/24)

82 JUDSON ST..... \$420,000
 B: Anthony Santiago
 S: Bretta Construction LLC
 Book/Page: 25647/150, Date: 11/08/24
 Prior Sale: \$220,000 (06/21)

73 LAMONT ST..... \$175,000
 B: Jean Pantoja
 S: Jason Bolanos
 Book/Page: 25639/485, Date: 11/04/24
 Mtg: Fairway Ind Mtg \$169,750
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 5001sf
 Prior Sale: \$42,500 (05/96)

79 WESTBANKS CT..... \$332,500
 B: Matthew D Ciebeter & Alyssa M Guerette
 S: Pah Properties LLC
 Book/Page: 25640/50, Date: 11/04/24
 Mtg: Guaranteed Rate Affin \$299,250
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 11356sf
 Prior Sale: \$255,000 (08/24)

545-547 WILBRAHAM RD..... \$300,000
 B: Rodney Rodriguez & Bladimir Rodriguez
 S: Anil Soto & Daniel Salas
 Book/Page: 25647/488, Date: 11/08/24
 Mtg: CMG Mortgage Inc \$294,566
 Term: 2054
 Use: 2-Family Two Family, Lot: 5101sf
 Prior Sale: \$133,000 (05/11)

1440 WILBRAHAM RD..... \$325,000
 B: Brian J Kelly & Renee J Courtois
 S: Christina M Rosado & Elisabette M Jusko
 Book/Page: 25643/452, Date: 11/06/24
 Use: 3 Bdrm Cape Cod, Lot: 10467sf
 Prior Sale: \$5,000 (10/94)

67 WILLIAM ST..... \$80,000
 B: William St Hld LLC
 S: Fraziero Parking LLC
 Book/Page: 25642/327, Date: 11/06/24

69 WILLIAM ST..... \$80,000
 B: William St Hld LLC
 S: Fraziero Parking LLC
 Book/Page: 25642/327, Date: 11/06/24

35-37 WOODLAWN ST..... \$375,000
 B: Leon H Jenkins & Tyree H Jenkins
 S: Muhammad Abbasi & Saman Sana
 Book/Page: 25647/254, Date: 11/08/24
 Mtg: New American Funding \$368,207
 Term: 2054
 Use: 2-Family Two Family, Lot: 5258sf
 Prior Sale: \$341,500 (09/23)

19 ELBERT ST..... \$99,000
 B: Wicked Deals LLC
 S: Carlos J Tirado & Us Bank TNa
 Book/Page: 25640/340, Date: 11/05/24
 Mtg: Maria P Goncalves \$125,361
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 4413sf
 Prior Sale: \$98,000 (09/04)

22 MANHATTAN ST..... \$76,000
 B: William Rivera
 S: Charles H Gaston & Bank Of America NA
 Book/Page: 25638/383, Date: 11/04/24
 Use: 2 Bdrm Colonial, Lot: 10006sf

138 ASHLEY ST..... \$279,000
 B: Ariana Becker
 S: Christopher J Kennedy
 Book/Page: 25641/177, Date: 11/05/24
 Mtg: Fairway Ind Mtg \$273,946
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 7162sf
 Prior Sale: \$192,000 (05/09)

20 GREGORY LN..... \$265,000
 B: Manchester Ent LLC
 S: Allen T Wright
 Book/Page: 25640/578, Date: 11/05/24
 Mtg: Della Ripa Real Estat \$240,000
 Term: 2025
 Use: 4 Bdrm Colonial, Lot: 12753sf

18 LOTUS AVE..... \$222,000
 B: Kristin Orsucci
 S: Ginman Ronald E Est & Jason Ginman
 Book/Page: 25645/198, Date: 11/08/24
 Use: 4 Bdrm Cape Cod, Lot: 8120sf
 Prior Sale: \$70,000 (03/00)

22 PRIMROSE ST..... \$210,000
 B: Manchester Ent LLC
 S: Frances M Circosta
 Book/Page: 25639/63, Date: 11/04/24
 Mtg: Kiavi Funding Inc \$255,000
 Use: 4 Bdrm Conventional, Lot: 19450sf

203 WOLCOTT AVE..... \$340,000
 B: Jayme E Morin & Jason E Dinicola
 S: Wolcott Properties LLC
 Book/Page: 25643/3, Date: 11/06/24
 Mtg: Florence Bank \$318,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 6000sf
 Prior Sale: \$185,000 (11/22)

23 DEVENO LN..... \$550,000
 B: Brian W Kulas & Erica F Kulas
 S: Kenneth G Diegel & Dulce I Santiago-Diegel
 Book/Page: 25647/17, Date: 11/08/24
 Mtg: Total Mtg Svcs \$561,825
 Term: 2054
 Use: 5 Bdrm Colonial, Lot: 235224sf
 Prior Sale: \$218,000 (12/97)

MONTGOMERY RD..... \$50,000
 B: Sviatoslav Plypenko
 S: Greater Sprfield Habitat
 Book/Page: 25639/193, Date: 11/04/24

138 RIDGECREST DR..... \$549,900
 B: Bridget Donovan & Katie Donovan
 S: Americo C Dilorenzo & Wanda Dilorenzo
 Book/Page: 25641/281, Date: 11/05/24
 Mtg: Rocket Mortgage LLC \$503,570
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 23904sf
 Prior Sale: \$327,000 (04/19)

549 RUSSELL RD U:11D..... \$140,000
 B: Sandra Panchenko
 S: Nadja Lempke
 Book/Page: 25645/593, Date: 11/08/24
 Use: 2 Bdrm Condo
 Prior Sale: \$83,000 (04/07)

82 S MAPLE ST U:4..... \$135,000
 B: Evan Cardenales
 S: A E Karathanasopoulos, Tr for Tasos Ft
 Book/Page: 25647/431, Date: 11/08/24
 Mtg: Fairway Ind Mtg \$105,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$22,000 (10/00)

251 SOUTHWICK RD..... \$300,000
 B: Matthew Murphy & Dawn Murphy
 S: Dugan Michael J Est & Kathryn J Dugan
 Book/Page: 25646/225, Date: 11/08/24
 Use: 3 Bdrm Ranch, Lot: 12910sf
 Prior Sale: \$175,000 (06/10)

111 UNION ST U:16..... \$271,000
 B: Anthony Tsatsos
 S: Vera A Vdovichenko & Yelizaveta Vdovichenko
 Book/Page: 25642/395, Date: 11/06/24
 Mtg: Guaranteed Rate Affin \$189,700
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$235,000 (08/22)

1 WEBSTER AVE..... \$290,000
 B: Taylor L Saimeri
 S: Scott A Degray
 Book/Page: 25646/39, Date: 11/08/24
 Mtg: Community Bank NA \$281,300
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Conventional, Lot: 6560sf
 Prior Sale: \$117,000 (02/13)

134 WESTERN CIR..... \$419,000
 B: Christian Roche & Catherine Acevedo
 S: Z & M Investments LLC
 Book/Page: 25638/573, Date: 11/04/24
 Mtg: New American Funding \$398,050
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 56628sf
 Prior Sale: \$245,000 (07/24)

5 BRIAR CLIFF DR..... \$1,180,000
 B: Feifei Li
 S: Bretta Construction LLC
 Book/Page: 25644/506, Date: 11/07/24
 Use: 4 Bdrm Colonial, Lot: 44867sf
 Prior Sale: \$210,000 (09/09)

19 DUDLEY ST..... \$165,000
 B: Unlimited Const Svcs Inc
 S: Wicked Deals LLC
 Book/Page: 25639/578, Date: 11/0

Hampshire Registry

Mary Olberding, Register
60 Railroad Avenue
Northampton, MA 01060
Telephone: (413) 584-3637
Fax: (413) 584-4136
www.hampshirededs.com
or www.masslandrecords.com

Amherst

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	94
Median Price	\$530,000	\$605,500

► REAL ESTATE SALES

- 4 DWIGHT CIR** **\$392,500**
B: Alfred Nuttle & Emma Quigley
S: Richard Iacovelli, Tr for Richard Iacovelli RET
Book/Page: 15279/17, Date: 11/08/24
Mtg: Keystone Funding \$359,431
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20024sf
Prior Sale: \$240,000 (06/16)
- 170 E HADLEY RD U:11** **\$172,000**
B: Seemo M Amzil & Sylvia K Amzil-Rolle
S: Joshua M Kranz
Book/Page: 15278/25, Date: 11/07/24
Mtg: Greenfield Svgs \$137,600
Term: 2029
Use: 1 Bdrm Condo, Lot: 5358sf
Prior Sale: \$71,500 (07/03)
- 5 EVERGREEN LN** **\$500,000**
B: Daniel Smith & Silvia P Baltazar
S: Levin Donna J Est & Diane J Levin
Book/Page: 15277/209, Date: 11/06/24
Mtg: New American Funding \$400,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 16721sf
- 318 LINCOLN AVE** **\$700,000**
B: Tanya Campbell & Jared Campbell
S: Priscilla A White
Book/Page: 15276/214, Date: 11/06/24
Mtg: Movement Mtg LLC \$560,000
Term: 2054
Use: 2-Family Victorian, Lot: 8625sf
Prior Sale: \$270,000 (08/02)
- 10 SALEM PL U:10** **\$288,000**
B: Xiaohui Zhang & Haoli Jin
S: Gonen Dori-Hacohen & Shiri Dori-Hacohen
Book/Page: 15277/33, Date: 11/06/24
Mtg: Members Advantage Mtg \$172,800
Term: 2054 Rate: 5.0% Type: Adj
Use: 2 Bdrm Condo, Lot: 4295sf
Prior Sale: \$187,500 (10/14)

Belchertown

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	82
Median Price	\$410,000	\$460,000

► REAL ESTATE SALES

- 163 CHAUNCEY WALKER ST** **\$549,999**
B: Oscar Saravia & Emily Urquhart
S: Sarah A Madison & Mark J Phillips
Book/Page: 15279/199, Date: 11/08/24
Mtg: Rocket Mortgage LLC \$494,999
Term: 2039
Use: 4 Bdrm Contemporary, Lot: 80412sf
Prior Sale: \$332,000 (06/10)
- 12 CLARK ST** **\$399,000**
B: Stephanie Capsuto & Marguerite Ansoze
S: Patricia J Lamica
Book/Page: 15278/95, Date: 11/07/24
Mtg: CMG Mortgage Inc \$378,651
Term: 2054
Use: 3 Bdrm Split Level, Lot: 13373sf
Prior Sale: \$260,000 (10/14)
- 110 KENNEDY RD** **\$400,000**
B: Patricia J Lamica
S: Michael A Flynn & Cynthia A Flynn
Book/Page: 15278/198, Date: 11/07/24
Mtg: Florence Bank \$210,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 24672sf
- 11 ROBIN LN** **\$380,000**
B: Mickalina Reid
S: Kathryn L Powers & William J Innamarato
Book/Page: 15277/72, Date: 11/06/24
Mtg: New American Funding \$283,500
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 21100sf
Prior Sale: \$127,000 (09/97)

Easthampton

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	83
Median Price	\$375,626	\$400,000

► REAL ESTATE SALES

- 18 LYMAN ST** **\$480,000**
B: Margaret Kennedy & Alan J Huot
S: Bond Richard A Est & Donald Torrey
Book/Page: 15279/69, Date: 11/08/24
Mtg: Polish National CU \$350,000
Term: 2054 Rate: 5.1% Type: Adj
Use: 2 Bdrm Ranch, Lot: 23522sf
Prior Sale: \$238,000 (11/10)

Hadley

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	34
Median Price	\$520,000	\$530,000

► REAL ESTATE SALES

- 47 BAY RD** **\$15,000**
B: Methuselah Rt & Dominic Kirchner 2nd
S: Sandra J DeForge
Book/Page: 15275/282, Date: 11/05/24
Use: 1 Bdrm Bngl/Cottage, Lot: 30000sf
- 18 COLD SPRING LN** **\$190,000**
B: Mark P Bombardier & Jennifer E Bombardier
S: Cindy Shy
Book/Page: 15278/248, Date: 11/08/24
Mtg: Greenfield Svgs \$152,000
Term: 2039
Use: Residential Developable Land, Lot: 32614sf
Prior Sale: \$175,000 (04/23)
- 58 HUNTINGTON RD** **\$1,000,000**
B: Faruk Akkus & Emily C Mandel
S: James D Dickinson
Book/Page: 15279/323, Date: 11/08/24
Mtg: HarborOne Mortgage \$150,000
Term: 2039
Use: 3 Bdrm Colonial, Lot: 69204sf
Prior Sale: \$76,000 (10/98)

Northampton

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	121	126
Median Price	\$500,000	\$460,000

► REAL ESTATE SALES

- 25 DAY AVE** **\$646,000**
B: Jonathan Liebman & Anne G Fine
S: Paul L Holt & Pamela K Holt
Book/Page: 15274/327, Date: 11/04/24
Use: 2-Family Conventional, Lot: 7200sf
Prior Sale: \$211,500 (05/07)
- 48 EVERGREEN RD U:313** **\$212,000**
B: Grace Schiaffo
S: Sharon M Moulton
Book/Page: 15279/275, Date: 11/08/24
Mtg: Guild Mortgage Co \$182,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$122,000 (07/14)
- 420 FAIRWAY VLG U:420** **\$393,000**
B: Kathleen A Sullivan
S: Lee Armstrong
Book/Page: 15280/44, Date: 11/08/24
Use: 2 Bdrm Condo
Prior Sale: \$252,000 (07/17)
- 41 HATFIELD ST** **\$369,000**
B: Christopher V Karney & Carol Karney
S: Bonnie R Reilly, Tr for Walter J & R M Skiba Irt
Book/Page: 15275/198, Date: 11/05/24
Mtg: Liberty Bk \$276,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16701sf
Prior Sale: \$85,000 (03/92)
- 297 HATFIELD ST** **\$297,000**
B: Colleen E Wile
S: Real Na Mara LLC
Doc#: 00000000022130, Date: 11/04/24
Mtg: Greenfield Svgs \$282,150
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8124sf
- 10 HAWLEY ST U:3A** **\$970,000**
B: Elizabeth D Perria & Lsia A Smith
S: Oconnell Hawley LLC
Book/Page: 15280/7, Date: 11/08/24
Use: Condo
- LYMAN RD L:2** **\$250,000**
B: 88 Lyman Rd LLC
S: Kenneth D Arnold & Wendy L Arnold
Book/Page: 15275/58, Date: 11/04/24
- 83 MAYNARD RD** **\$1,310,000**
B: David E Kates & Katie R Temes
S: Mark G Sullivan & Roberta Sullivan
Book/Page: 15279/145, Date: 11/08/24
Mtg: Peter Kates \$650,000
Use: 3 Bdrm Colonial, Lot: 6303sf
Prior Sale: \$90,500 (03/95)
- 92 OLANDER DR** **\$1,000,000**
B: John W Nields Jr & Gaul T Nields
S: Anne C Bauer, Tr for Bauer & Dym Ft
Book/Page: 15279/159, Date: 11/08/24
Use: 3 Bdrm Cape Cod, Lot: 8407sf
- 40 RYAN RD** **\$355,000**
B: Joshua M Baum & Rebecca T Hawkins
S: Diemand Thomas E Est & Thomas J Diemand
Book/Page: 15276/267, Date: 11/06/24
Mtg: Florence Bank \$260,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 48352sf
- 40 SPRING ST** **\$437,500**
B: Dane Boryta
S: Richard C Weis
Book/Page: 15274/314, Date: 11/04/24
Use: 3 Bdrm Conventional, Lot: 12528sf
Prior Sale: \$388,000 (01/23)
- 125 STRAW AVE** **\$560,000**
B: Bartlett M Doty & Johanna Hoogendyk
S: Df Properties LLC
Book/Page: 15279/110, Date: 11/08/24
Mtg: Holyoke CU \$420,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 19998sf
Prior Sale: \$361,500 (07/18)

Plainfield

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	\$302,750	\$345,000

► REAL ESTATE SALES

- MOUNTAIN ST** **\$59,000**
B: Joan Wattman, Tr for 2024 Skyland T
S: June M Lynds
Book/Page: 15275/270, Date: 11/05/24
Use: Res Potentially Dvlpble Land, Lot: 135210sf

South Hadley

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	123	108
Median Price	\$352,000	\$389,000

► REAL ESTATE SALES

- 23 DALE ST** **\$350,000**
B: Raymond H Faginski 3rd
S: Dalton Olga Est & William E Daton 3rd
Book/Page: 15274/302, Date: 11/04/24
Use: 3 Bdrm Ranch, Lot: 18400sf
- 590 GRANBY RD** **\$312,500**
B: Noah J Gendron
S: Brian R Demers
Doc#: 00000000022132, Date: 11/06/24
Mtg: Fairway Ind Mtg \$301,562
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 11250sf
Prior Sale: \$166,500 (05/13)
- 11 INDUSTRIAL DR** **\$1,000,000**
B: Bls Properties LLC
S: Gary Obrien
Book/Page: 15276/301, Date: 11/05/24
Mtg: Gary Obrien \$1,000,000
Use: Manufacturing Building, Lot: 43560sf
Prior Sale: \$180,000 (05/01)
- 755 NEW LUDLOW RD** **\$1,133,000**
B: Snacky Ventures LLC
S: 755 New Ludlow Road LLC
Book/Page: 25643/204, Date: 11/06/24
Use: Manufacturing Building, Lot: 117612sf
Prior Sale: \$985,175 (03/17)
- 356 NEWTON ST** **\$373,000**
B: Stay In Motion LLC
S: 356 Newton St LLC
Book/Page: 15276/301, Date: 11/06/24
Mtg: Greenfield Svgs \$401,500
Use: 2-Family Duplex, Lot: 15520sf
Prior Sale: \$235,000 (06/19)
- 31 PARK ST** **\$423,000**
B: Richard Juang
S: Scott Walsh & Mary Oneill
Book/Page: 15278/272, Date: 11/08/24
- FORECLOSURE DEEDS**
- 505 ALVORD PL U:505** **\$189,000**
B: Pah Properties LLC
S: Kum S Jackson & Citizens Bank NA
Book/Page: 15276/332, Date: 11/06/24
Mtg: Elias Hajj \$251,680
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: \$128,900 (04/99)

Southampton

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	40
Median Price	\$425,000	\$456,500

► REAL ESTATE SALES

- 5 BISSONNETTE CIR** **\$770,000**
B: Jonathan Neumann & Jeannifer Neumann
S: Lisa A Gawle
Book/Page: 15277/308, Date: 11/07/24
Use: 4 Bdrm Colonial, Lot: 35137sf
Prior Sale: \$485,000 (07/19)
- 64 COLD SPRING RD** **\$218,800**
B: Robert M Lamica
S: Edward J Kosakowski
Book/Page: 15275/20, Date: 11/04/24
Use: Nature Study, Lot: 623344sf
- 14 CROOKED LEDGE RD** **\$400,000**
B: Jacob Bacis
S: Amy Underwood, Tr for Underwood Ft
Book/Page: 15279/250, Date: 11/08/24
Use: 3 Bdrm Ranch, Lot: 39640sf
Prior Sale: \$273,000 (03/17)

Ware

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	64
Median Price	\$286,000	\$291,500

► REAL ESTATE SALES

- 5-7 CANAL ST** **\$50,000**
B: Bennett Properties LLC
S: Stanley A Pulchotpek
Book/Page: 15275/153, Date: 11/05/24
Use: 3-Family Mlti-Unt Blg, Lot: 35466sf
- 1 OAKRIDGE CIR** **\$190,000**
B: Im M Goudreau & Keith M Goudreau
S: Young Paul D Est & Kim M Goudreau
Book/Page: 15278/169, Date: 11/07/24
Use: 3 Bdrm Ranch, Lot: 18700sf
- OLD RD** **\$9,500**
B: Gary C Moulton & Lorna J Moulton
S: David E Roy & Gary W Roy
Book/Page: 15278/89, Date: 11/07/24

Williamsburg

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	13
Median Price	\$301,425	\$426,000

► REAL ESTATE SALES

- HYDE HILL RD** **\$410,000**
B: Beth L Bellavance-Grace & Mary Doherty
S: Gerard R Araya & Talia Cossin
Book/Page: 15277/128, Date: 11/06/24
- 137 MAIN ST U:C** **\$261,000**
B: Latharine D Walker
S: Laura J Vanguilder
Book/Page: 15278/293, Date: 11/08/24
Mtg: HarborOne Mortgage \$234,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$125,000 (03/06)
- 63 NASH HILL RD** **\$575,000**
B: Megan Mcwherter & Kyle Mcwherter
S: Alison F Downing
Book/Page: 15276/183, Date: 11/06/24
Mtg: HarborOne Mortgage \$275,000
Term: 2039
Use: 3 Bdrm Colonial, Lot: 256133sf
Prior Sale: \$235,500 (11/97)

Worthington

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	9
Median Price	\$299,750	\$380,000

► REAL ESTATE SALES

- 138 RIDGE RD** **\$575,000**
B: Jeffrey Lynch, Tr for 95 Dalton Ave Nt
S: Tci Holdings LLC
Book/Page: 15275/29, Date: 11/04/24
Use: 4 Bdrm Colonial, Lot: 378972sf
Prior Sale: \$315,000 (04/22)

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 OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	224	230
Median Price	\$650,000	\$667,450

► REAL ESTATE SALES

- 4 BEAVER PL** **\$835,000**
B: Tyler M Moran & Dawn M Kelly
S: Steven G Murray & Carolyn A Murray
Book/Page: 38874/13, Date: 11/04/24
Mtg: Cross Country Mtg Inc \$665,000
Term: 2054
Use: 2 Bdrm Split Entry, Lot: 25814sf
Prior Sale: \$182,000 (08/87)
- 655 BOSTON RD U:3A** **\$141,000**
B: Boston Road Dental LLC
S: Barachiel Properties LLC
Book/Page: 38883/190, Date: 11/08/24
Mtg: Huntington Natl Bank \$233,750
Use: Office Condo Unit
Prior Sale: \$57,000 (09/14)
- 655 BOSTON RD U:4A** **\$141,000**
B: Boston Road Dental LLC
S: Barachiel Properties LLC
Book/Page: 38883/190, Date: 11/08/24
Mtg: Huntington Natl Bank \$233,750
Use: Office Condo Unit
Prior Sale: \$50,000 (05/17)
- 787 BOSTON RD** **\$700,000**
B: Golden Leaf Realty LLC
S: 787 Realty LLC
Book/Page: 38886/182, Date: 11/08/24
Use: Retail-Service, Lot: 5362sf
Prior Sale: \$375,000 (08/18)

- 5 D ERRICO AVE** **\$654,000**
B: Opm Adventures LLC
S: Kevin R Finn & Denise A Finn
Book/Page: 38884/237, Date: 11/08/24
Mtg: James P Mccarthy \$631,700
Use: 3 Bdrm Ranch, Lot: 24999sf
- 75 LEXINGTON RD** **\$722,500**
B: Magaly E Cuadra & Fernando Sadu
S: Colin Murphy, Tr for 75 Lexington Rd Billerica
Book/Page: 38872/129, Date: 11/04/24
Mtg: Salem Five Mtg Co \$578,000
Term: 2054
Use: 2-Family Cape Cod, Lot: 19872sf
- 235 RIVER ST EXT** **\$1,050,000**
B: Michael Jacobs & Tiana Jacobs
S: David S Albers & Brigitte M Dossantos
Book/Page: 38879/7, Date: 11/06/24
Mtg: M&T Bank NA \$840,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 1-Family Colonial, Lot: 24002sf

Chelmsford

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	184	236
Median Price	\$620,000	\$699,000

► REAL ESTATE SALES

- 2 ARBUTUS AVE** **\$566,000**
B: Kenneth M Pielecki & Michele L Pielecki
S: Edwards Mildred M Est & Bruce S Edwards
Book/Page: 38885/99, Date: 11/08/24
Mtg: Cross Country Mtg Inc \$452,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 27878sf
- 170 MILL RD U:170** **\$653,750**
B: Pranav R Sahasrabudhe & Prutha S Tarte
S: Nicholas J Price
Book/Page: 38878/271, Date: 11/06/24
Mtg: General Mortgage Corp \$621,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$450,000 (08/21)
- 93 PRESCOTT DR U:93** **\$435,500**
B: Paul Alcorn
S: Steven R Mello & Christine A Mello
Book/Page: 38881/129, Date: 11/07/24
Mtg: Navy FCU \$413,725
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$277,000 (09/19)
- 15 STARLIGHT AVE** **\$600,000**
B: Michael Bouzan
S: John R Martin
Book/Page: 38882/21, Date: 11/07/24
Use: 3 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$280,000 (05/10)
- 1 TRAILSIDE DR** **\$985,000**
B: Bharat Arora & Sabiha P Shirol
S: Michael Pindara & Charlene Pindara
Book/Page: 38881/179, Date: 11/07/24
Mtg: Inst Svgs Newburyport \$591,000
Term: 2034
Use: 4 Bdrm Colonial, Lot: 26572sf
Prior Sale: \$525,000 (06/03)
- 33 WESTLAND AVE** **\$765,000**
B: Daniel Haack & Merredith Portsmore
S: Donna Guiney & David Guiney
Book/Page: 38877/285, Date: 11/06/24
Mtg: Guaranteed Rate Inc \$497,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: \$148,000 (03/98)
- FORECLOSURE DEEDS**
- 51 ACTON RD** **\$691,378**
B: Rmac T & U S Bank Na Tr
S: Jeffrey Corazzini & US Bank NA Tr
Book/Page: 38877/79, Date: 11/05/24
Use: 3 Bdrm Colonial, Lot: 15246sf
Prior Sale: \$419,150 (08/16)
- 215 CHELMSFORD ST U:3** **\$230,044**
B: Federal Hm Loan Mtg Corp
S: Brittny Chiasson & Onslow Bay Financial LLC
Book/Page: 38872/265, Date: 11/04/24
Use: 2 Bdrm Condo
Prior Sale: \$210,000 (03/21)

Dracut

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	166
Median Price	\$515,000	\$562,500

► REAL ESTATE SALES

- 96 B ST** **\$420,000**
B: Brittany R Balakin & Quinton D Kelley
S: David S Brown
Book/Page: 38879/204, Date:

76 KENDALL RD	\$900,000
B: John Mucci & Kassia Mucci S: Daniel K Madsen & Hanna L Madsen Book/Page: 38873/165, Date: 11/04/24 Mtg: JPMorgan Chase Bank \$720,000 Term: 2054 Use: 4 Bdrm Contemporary, Lot: 48352sf Prior Sale: \$635,000 (12/20)	
21 MULBERRY WAY U-21	\$540,000
B: Brian Macy & Katherine Dentremont S: Patricia M Mccoy, Tr for Patricia M Mccoy RET Book/Page: 38884/46, Date: 11/08/24 Mtg: United Wholesale Mtg \$513,000 Term: 2054 Use: 2 Bdrm Condo, Lot: 100sf Prior Sale: \$128,115 (12/94)	
4 ROCKVALE CIR	\$617,500
B: Scott W Hutchings S: Murphy Patricia A Est & Lisa Flynn Book/Page: 38876/158, Date: 11/05/24 Mtg: Guaranteed Rate Inc \$442,500 Term: 2054 Use: 3 Bdrm Ranch, Lot: 10699sf Prior Sale: \$406,000 (04/19)	
40 WELLS DR	\$1,130,000
B: Gurmukh S Banwait & Mandeep K Banwait S: Deborah Igo Book/Page: 38877/147, Date: 11/05/24 Mtg: Nqm Funding Llc \$600,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 20000sf Prior Sale: \$549,900 (06/12)	
555 WHIPPLE RD	\$1,500,000
B: 555 Whipple LLC S: Jab Group LLC Book/Page: 38875/15, Date: 11/04/24 Use: Mixed Use-Prim Res & Comm, Lot: 256133sf	

Tyngsboro

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	69
Median Price	\$625,000	\$625,000

► **REAL ESTATE SALES**

73 DANFORTH RD	\$995,000
B: Florence Nabatanzi S: Neelam Z Farooq, Tr for Neelam Z Farooq RET Book/Page: 38886/152, Date: 11/08/24 Mtg: United Wholesale Mtg \$796,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 149411sf Prior Sale: \$577,500 (03/07)	
19 LAWDALE RD	\$575,000
B: Lauren E Whitney & Christopher Whitney S: Daniel Oconnor & Patricia M Oconnor Book/Page: 38884/165, Date: 11/08/24 Mtg: Jeanne DArc CU \$431,250 Term: 2054 Use: 4 Bdrm Cape Cod, Lot: 67518sf Prior Sale: \$128,000 (04/91)	
52 PAWTUCKET BLVD U:30	\$415,000
B: Kyung A Chong S: Lauren E Soares Book/Page: 38881/15, Date: 11/07/24 Use: 2 Bdrm Condo Prior Sale: \$220,000 (06/16)	
16 TAMARACK WAY U:16	\$898,700
B: Ajay Kapur & Ritu Kapur S: Toll Northeast V Corp Book/Page: 38886/109, Date: 11/08/24 Mtg: Toll Brothers Mtg Co \$348,700 Term: 2044 Use: Possible New Construction	

Westford

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	140	165
Median Price	\$731,500	\$870,000

► **REAL ESTATE SALES**

3 BLUE HERON DR	\$1,000,000
B: Keith Gordon, Tr for Keith Gordon RET S: Woo Rick W Est & Susan C Hubbard Book/Page: 38884/280, Date: 11/08/24 Use: 4 Bdrm Colonial, Lot: 32234sf Prior Sale: \$458,000 (09/99)	
12 BROOKSIDE RD U:5	\$430,000
B: Jamie A Farren S: Juliet Whitehill Book/Page: 38883/255, Date: 11/08/24 Mtg: Total Mtg Svcs \$408,500 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$310,000 (09/05)	
25 CHEYENNE VLY U:25	\$730,000
B: Nawal K Singh & Fnu Neetu S: Soumya Dharmateja & Ravi Jegga Book/Page: 38883/20, Date: 11/07/24 Mtg: Leader Bank NA \$693,500 Term: 2054 Use: 3 Bdrm Condo	
429 GROTON RD L:4	\$1,731,634
B: Ali H Duman & Esra S Duman S: Seal Harbor Co LLC Book/Page: 38882/32, Date: 11/07/24	
43-A NORTH ST	\$759,500
B: Udit Khandelwal & Ayushi Khandelwal S: Douglas E Sheperd & Barbara A Sheperd Book/Page: 38885/67, Date: 11/08/24 Mtg: Movement Mtg LLC \$721,525 Term: 2054 Use: 3 Bdrm Cape Cod, Lot: 56628sf Prior Sale: \$145,000 (03/95)	
3 PINE ST	\$390,000
B: Charles Golub S: Kerry J Weaver & Brenda Weaver Book/Page: 38880/248, Date: 11/07/24 Mtg: Flagstar Bank FSB \$228,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 8973sf Prior Sale: \$99,000 (07/93)	
76 PLAIN RD	\$416,200
B: Mf Developments LLC S: First Landing Invs LLC Book/Page: 38884/152, Date: 11/08/24 Use: 3 Bdrm Ranch, Lot: 11761sf	
76 PLAIN RD	\$430,000
B: First Landing Invs LLC S: Linteri Clara P Est & Nikole M Roth Book/Page: 38884/22, Date: 11/08/24 Use: 3 Bdrm Ranch, Lot: 11761sf Prior Sale: \$416,200 (11/24)	
56 PROVIDENCE RD	\$460,000
B: Peter C Meehan S: Edward H Leclair Book/Page: 38884/217, Date: 11/08/24 Use: 3 Bdrm Ranch, Lot: 62726sf	

Wilmington

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	161	149
Median Price	\$675,000	\$750,000

► **REAL ESTATE SALES**

3 EMERSON ST	\$700,000
B: Melissa L Searles & Ryan W Searles S: Janice Cutler Doc#: 00000000324665, Date: 11/05/24 Mtg: United Wholesale Mtg \$581,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 17424sf Prior Sale: \$303,700 (11/12)	

1 OLSON ST U:12	\$179,000
B: Nancy Perez S: Robert Doubakian Doc#: 00000000324661, Date: 11/05/24 Mtg: United Wholesale Mtg \$415,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$478,000 (08/17)	
20 SCHOOL ST	\$655,000
B: Kelen C Araujo S: Lawrence W Gordon, Tr for LJ Gordon Ft Book/Page: 38886/1, Date: 11/08/24 Mtg: Cross Country Mtg Inc \$622,250 Term: 2054 Use: 3 Bdrm Split Level, Lot: 10890sf	

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 OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	135	111
Median Price	\$898,000	\$972,000

► **REAL ESTATE SALES**

22 AGAWAM RD	\$750,000
B: Shaw Development Inc S: Dongju Park & Jae C Ryu Book/Page: 83440/169, Date: 11/05/24 Mtg: Noble Cap Mgmt Lic \$720,000 Use: 4 Bdrm Split Level, Lot: 38768sf Prior Sale: \$765,000 (10/22)	
3 CHASE PATH U:3	\$825,000
B: Shailesh R Metkar & Snehal Thakare S: Robert R Blizard, Tr for Blizard Ft Book/Page: 83457/61, Date: 11/08/24 Mtg: Provident Funding \$618,750 Term: 2054 Use: 3 Bdrm Condo	
407 GREAT RD U:10	\$525,000
B: Yue Zhang S: Qingwei Zeng Book/Page: 83457/31, Date: 11/08/24 Use: 3 Bdrm Condo Prior Sale: \$261,000 (01/17)	
42 JACKSON DR	\$935,000
B: Scott Burke & Lisa Burke S: Tao Gong & Shu Ye Book/Page: 83444/224, Date: 11/06/24 Mtg: M&T Bank NA \$748,000 Term: 2054 Rate: 5.5% Type: Adj Use: 4 Bdrm Colonial, Lot: 70734sf Prior Sale: \$540,650 (11/07)	
64 MAIN ST	\$655,000
B: Anastasha Echavarri-Leet & Madison Echavarri-Leet S: Douglas Campbell & Deborah Malloy Book/Page: 83454/93, Date: 11/08/24 Mtg: Leader Bank NA \$524,000 Term: 2054 Use: 5 Bdrm Conventional, Lot: 19900sf	
196 NEWTOWN RD	\$1,420,000
B: Wei Tang & Yuan Jiang S: Gang Zhao & Yan Li Book/Page: 83454/542, Date: 11/08/24 Mtg: HarborOne Mortgage \$766,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 191949sf Prior Sale: \$886,000 (09/14)	
120 PARKER ST U:22	\$290,000
B: Thais Hale-Boucher S: Carol O Marshall Book/Page: 83434/47, Date: 11/04/24 Mtg: Cross Country Mtg Inc \$30,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$63,000 (10/93)	
16 PROSPECT ST	\$975,000
B: Minya Zhang & Xiangqun Sun S: Bursaw Richard Paul Est & Richard P Bursaw Jr Book/Page: 83452/455, Date: 11/08/24 Use: 3 Bdrm Ranch, Lot: 80436sf	
2 TOWN HOUSE LN U:8	\$187,245
B: Attmac Residential LLC S: Rebecca Diaz Book/Page: 83432/399, Date: 11/04/24 Mtg: Turning Pt Hm Buyers \$190,000 Use: 1 Bdrm Condo Prior Sale: \$164,000 (11/21)	
10 WALNUT ST U:10	\$1,231,000
B: Yuqing Shi & Chao Gao S: Rajeev Chawla & Sonia Chawla Book/Page: 83435/224, Date: 11/04/24 Mtg: TD Bank NA \$777,000 Term: 2054 Rate: 5.8% Type: Adj Use: 4 Bdrm Condo, Lot: 13181sf Prior Sale: \$730,000 (09/10)	
12 WAMPUS AVE U:33	\$310,000
B: Erika Kovacs-Bogdan & Akos Bogdan S: Tiana Graham Book/Page: 83452/421, Date: 11/08/24 Mtg: Cross Country Mtg Inc \$217,000 Term: 2039 Use: 2 Bdrm Condo Prior Sale: \$239,900 (01/21)	

4 COLUMBIA RD	\$1,340,000
B: Nancy Perez S: 4 Columbia Road LLC Book/Page: 83440/392, Date: 11/05/24 Use: 3 Bdrm Garrison, Lot: 7492sf Prior Sale: \$880,000 (05/24)	
111 FAIRMONT ST	\$875,000
B: Samuel B Pierce, Tr for Pauline K Tran S: Marion Carroll Doc#: 000000001966930, Date: 11/08/24 Mtg: Guaranteed Rate Inc \$525,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 5236sf Prior Sale: \$185,000 (03/96)	
51 IROQUOIS RD	\$406,000
B: Kenneth G Brawn S: Lynda J Brawn Book/Page: 83443/561, Date: 11/06/24 Use: 3 Bdrm Colonial, Lot: 4826sf	
175 JASON ST	\$1,825,000
B: Gabriel Gladstone & Jane Gladstone S: Joseph C Ferraro & Patricia Ferraro Book/Page: 83451/346, Date: 11/08/24 Mtg: M&T Bank NA \$1,025,000 Term: 2054 Rate: 5.0% Type: Adj Use: 3 Bdrm Garrison, Lot: 9470sf	
121 LAKE ST	\$1,900,000
B: Arlington-Belmont Inc S: Robert D Mcelligott, Tr for 121 Lake Street Rt Book/Page: 83435/26, Date: 11/04/24 Mtg: Leader Bank NA \$1,050,000 Use: 6 Bdrm Colonial, Lot: 14562sf Prior Sale: \$435,250 (12/16)	
11 MOHAWK RD	\$2,400,000
B: Jing Xu & Xiang Ding S: 11 Mohawk Road LLC Book/Page: 83438/346, Date: 11/05/24 Mtg: M&T Bank NA \$1,600,000 Term: 2054 Rate: 5.4% Type: Adj Use: 3 Bdrm Split Level, Lot: 10346sf Prior Sale: \$1,150,000 (11/23)	
RIDGE ST L:577	\$761,000
B: Bdkl Properties LLC S: Lombardi Keith L Est & Celeste J Tomori Doc#: 000000001966942, Date: 11/08/24	
51 RONALD RD	\$1,250,000
B: Julia Rose & Olaley Akinrimisi S: George Finnegan, Tr for Finnegan Ft Book/Page: 83454/390, Date: 11/08/24 Mtg: Salem Five Mtg Co \$625,000 Term: 2054 Rate: 5.9% Type: Adj Use: 3 Bdrm Old Style, Lot: 5458sf Prior Sale: \$742,000 (10/17)	
63 TEEL ST	\$1,500,000
B: Nicholas D Taylor & Kathryn L Blair S: John K Hoppe, Tr for 63 Teel Street Rt Book/Page: 83455/542, Date: 11/08/24 Mtg: Cross Country Mtg Inc \$1,184,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 5375sf Prior Sale: \$372,500 (07/02)	
52 WEBSTER ST U:52	\$1,030,000
B: Lauren J Glatzer & Michael D Brook S: Justin Herman & Allison Zhang Book/Page: 83447/516, Date: 11/07/24 Mtg: Cross Country Mtg Inc \$772,000 Term: 2054 Use: 3 Bdrm Condo	

Arlington

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	182	198
Median Price	\$1,151,000	\$1,107,963

► **REAL ESTATE SALES**

38 BEACON ST U:1	\$585,000
B: Philip Cook & Julia Cook S: Karen L Munson, Tr for Karen Lee Munson Lt Book/Page: 83444/78, Date: 11/06/24 Mtg: Cambridge Svgs Bk \$550,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$280,000 (10/09)	
21 BOWDOIN ST U:21	\$740,000
B: Monica R Leslie S: Michael C Rohan Book/Page: 83432/148, Date: 11/04/24 Mtg: M&T Bank NA \$490,000 Term: 2054 Rate: 5.3% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$615,000 (09/20)	

4 COLUMBIA RD	\$1,340,000
B: Nancy Perez S: 4 Columbia Road LLC Book/Page: 83440/392, Date: 11/05/24 Use: 3 Bdrm Garrison, Lot: 7492sf Prior Sale: \$880,000 (05/24)	
111 FAIRMONT ST	\$875,000
B: Samuel B Pierce, Tr for Pauline K Tran S: Marion Carroll Doc#: 000000001966930, Date: 11/08/24 Mtg: Guaranteed Rate Inc \$525,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 5236sf Prior Sale: \$185,000 (03/96)	
51 IROQUOIS RD	\$406,000
B: Kenneth G Brawn S: Lynda J Brawn Book/Page: 83443/561, Date: 11/06/24 Use: 3 Bdrm Colonial, Lot: 4826sf	
175 JASON ST	\$1,825,000
B: Gabriel Gladstone & Jane Gladstone S: Joseph C Ferraro & Patricia Ferraro Book/Page: 83451/346, Date: 11/08/24 Mtg: M&T Bank NA \$1,025,000 Term: 2054 Rate: 5.0% Type: Adj Use: 3 Bdrm Garrison, Lot: 9470sf	
121 LAKE ST	\$1,900,000
B: Arlington-Belmont Inc S: Robert D Mcelligott, Tr for 121 Lake Street Rt Book/Page: 83435/26, Date: 11/04/24 Mtg: Leader Bank NA \$1,050,000 Use: 6 Bdrm Colonial, Lot: 14562sf Prior Sale: \$435,250 (12/16)	
11 MOHAWK RD	\$2,400,000
B: Jing Xu & Xiang Ding S: 11 Mohawk Road LLC Book/Page: 83438/346, Date: 11/05/24 Mtg: M&T Bank NA \$1,600,000 Term: 2054 Rate: 5.4% Type: Adj Use: 3 Bdrm Split Level, Lot: 10346sf Prior Sale: \$1,150,000 (11/23)	
RIDGE ST L:577	\$761,000
B: Bdkl Properties LLC S: Lombardi Keith L Est & Celeste J Tomori Doc#: 000000001966942, Date: 11/08/24	
51 RONALD RD	\$1,250,000
B: Julia Rose & Olaley Akinrimisi S: George Finnegan, Tr for Finnegan Ft Book/Page: 83454/390, Date: 11/08/24 Mtg: Salem Five Mtg Co \$625,000 Term: 2054 Rate: 5.9% Type: Adj Use: 3 Bdrm Old Style, Lot: 5458sf Prior Sale: \$742,000 (10/17)	
63 TEEL ST	\$1,500,000
B: Nicholas D Taylor & Kathryn L Blair S: John K Hoppe, Tr for 63 Teel Street Rt Book/Page: 83455/542, Date: 11/08/24 Mtg: Cross Country Mtg Inc \$1,184,000 Term: 2054 Use: 3 Bdrm Old Style, Lot: 5375sf Prior Sale: \$372,500 (07/02)	
52 WEBSTER ST U:52	\$1,030,000
B: Lauren J Glatzer & Michael D Brook S: Justin Herman & Allison Zhang Book/Page: 83447/516, Date: 11/07/24 Mtg: Cross Country Mtg Inc \$772,000 Term: 2054 Use: 3 Bdrm Condo	

1 WALSH RD	\$1,950,000
B: Tingqing Wang S: Ndv Properties LLC Book/Page: 83434/95, Date: 11/04/24 Mtg: Key Bank NA \$1,365,000 Term: 2054 Rate: 5.8% Type: Adj Use: Residential-Other, Lot: 21549sf Prior Sale: \$520,000 (07/22)	
110 WILSON RD	\$831,000
B: Gregory Gardner, Tr for Ggc Rt S: Susanna E Desrosiers Book/Page: 83443/203, Date: 11/06/24 Mtg: Lowell Five Cent Svgs \$1,442,250 Use: 3 Bdrm Cape Cod, Lot: 40001sf	

Ashland

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	90
Median Price	\$685,000	\$660,000

► **REAL ESTATE SALES**

35 ALBERT RAY DR	\$1,151,000
B: Travis Cutting & Meaghan Gagnon S: Tracy Helleman & Jennifer Helleman Book/Page: 83438/1, Date: 11/05/24 Mtg: Global Equity Finance \$920,800 Term: 2054 Use: 4 Bdrm Colonial, Lot: 30056sf Prior Sale: \$575,000 (06/09)	
10 BARRY DR	\$737,500
B: Amit U Sawant & Pratibha A Sawant S: Robert M Cohen & Patricia Cohen Book/Page: 83440/360, Date: 11/05/24 Mtg: Build Mortgage Co \$647,500 Term: 2054 Use: 3 Bdrm Raised Ranch, Lot: 30928sf Prior Sale: \$334,000 (09/01)	
49 HAWTHORNE RD	\$540,000
B: Alexandre Carreiro S: Sandra Dassoni, Tr for Gus Dassoni Rt Book/Page: 83456/415, Date: 11/08/24 Mtg: United Wholesale Mtg \$530,219 Term: 2054 Use: 3 Bdrm Ranch, Lot: 20038sf	
151 LELAND FARM RD U:151	\$444,900
B: James A Brockman S: Duong Vu Book/Page: 83453/508, Date: 11/08/24 Mtg: Bank of America NA \$380,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$325,000 (05/20)	
19 SUMMIT LN	\$1,100,000
B: Grace A Burberry-Martin & Sean P Kenney S: Todd V Derderian, Tr for Tdnp Rt Book/Page: 83453/382, Date: 11/08/24 Mtg: Guaranteed Rate Affin \$825,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 15769sf Prior Sale: \$578,500 (12/12)	
278 TRAILSIDE WAY U:278	\$478,000
B: Mahesh K Bhaskaran S: Constitution Prop LLC Book/Page: 83451/274, Date: 11/08/24 Mtg: JPMorgan Chase Bank \$382,400 Term: 2039 Use: 2 Bdrm Condo Prior Sale: \$300,000 (08/24)	
399 UNION ST	\$3,000,000
B: Dosti Realty LLC S: RETail Ashland LLC Book/Page: 83449/316, Date: 11/07/24 Use: Retail-Service, Lot: 55321sf	

MIDDLESEX REGISTRY

continued

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 1 NICHOLAS RD, 64 NICHOLAS RD, 21 NIXON RD, 44 RAYMOND ST, 18 ROSSLER RD, 7 WELD ST U:2.

Groton

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 80 (2023), 82 (2024). Median Price: \$762,500 (2023), \$725,000 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 236 PEPPERELL RD, 116 REEDY MEADOW RD, 314 REEDY MEADOW RD.

Holliston

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 115 (2023), 116 (2024). Median Price: \$685,000 (2023), \$740,000 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 193 MARKED TREE RD, 6 SAWYER CIR U:3, 36 LAKEPOINT WAY U:36.

Hopkinton

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 132 (2023), 136 (2024). Median Price: \$965,000 (2023), \$1,045,500 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 46 GREENWOOD RD, 25 WALCOTT VALLEY DR U:25, 35 WINTER ST.

Hudson

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 103 (2023), 121 (2024). Median Price: \$591,500 (2023), \$575,000 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entry for 7 COLLINS DR.

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entry for 2 GERRY DR U:2.

Lexington

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 251 (2023), 252 (2024). Median Price: \$1,625,000 (2023), \$1,600,000 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 21 BALFOUR ST, 7 CIDER MILL LN, 103 SIMONDS RD, 190 W MAIN ST.

Lincoln

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 35 (2023), 30 (2024). Median Price: \$1,415,000 (2023), \$1,682,500 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entry for 15 HILLSIDE RD.

Littleton

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 66 (2023), 69 (2024). Median Price: \$703,500 (2023), \$742,500 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 141 HARVARD RD, 35 PATRICIA WAY U:35, 1 WOODRIDGE RD, 20 TREMONT ST.

Malden

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 146 (2023), 113 (2024). Median Price: \$660,000 (2023), \$715,000 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 14 BERRY ST, 296 CHARLES ST, 479-481 LYNN ST, 156 TREMONT ST, 218 TREMONT ST.

Marlborough

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 177 (2023), 190 (2024). Median Price: \$550,000 (2023), \$587,500 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 157 CULLINANE DR, 47 CURTIS AVE U:D, 254 ESSEX ST, 46 RICHARD RD, 27 STETSON DR, 190 W MAIN ST, 32 WORSTER DR.

Maynard

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 61 (2023), 59 (2024). Median Price: \$600,000 (2023), \$560,000 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 38 BROOKS ST, 28 BROWN ST, 1 KING ST, 6 SOUTH ST, 20 TREMONT ST, 7 GLENHILL TER.

Medford

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 200 (2023), 170 (2024). Median Price: \$780,000 (2023), \$867,500 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 297 MAIN ST U:16, 51 MAURICE ST, 2500 MYSTIC VALLEY PKWY U:707, 34 PITCHER AVE U:1, 140 SUMMER ST.

Melrose

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 142 (2023), 162 (2024). Median Price: \$856,500 (2023), \$867,000 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 188 BOSTON ROCK RD, 108 DERBY RD, 107 ELLIS FARM LN, 6 NELSON RD.

Natick

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 201 (2023), 232 (2024). Median Price: \$855,000 (2023), \$910,000 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 3 DOTTIES CT, 143 E CENTRAL ST, 83 FELCH RD, 19 GRANT ST, 21 N MAIN ST, 54-56 PARK AVE U:54, 5 VILLAGE ROCK LN U:14, 233 W CENTRAL ST, 19 WESTERN AVE U:B.

FORECLOSURE DEEDS

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 7 GLENHILL TER, 10 WHISPERING LN.

Newton

MARKET STATISTICS THROUGH OCTOBER. Number of 1-Fam Sales: 405 (2023), 416 (2024). Median Price: \$1,700,000 (2023), \$1,692,500 (2024).

REAL ESTATE SALES

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 82-84 CRESCENT ST, 331 ELLIOT ST, 99 FLORENCE ST U:40-1D.

49 GROVE ST U:8

Table with 3 columns: Property Address, YTD 2023, YTD 2024. Includes entries for 250 HAMMOND POND PKWY U:6055, 28 LAFAYETTE RD, 29 LEVBERT RD, 82 LEXINGTON ST, 163 LINCOLN ST, 36 ROLAND ST, 108 THURSTON RD U:2, 165 UPLAND RD, 60 WACHUSETT RD, 508 WATERTOWN ST U:508, 21 WESSEX RD, 36 WILDWOOD AVE, 19 WOODBINE ST U:C, North Reading, 238 NORTH ST, 8 JUNE ST, Pepperell.

129 LOWELL RD \$769,900
 B: Kevin Falco & Kendall Sangster
 S: Msb Property Mgmt LLC
 Book/Page: 83441/116, Date: 11/06/24
 Mtg: HarborOne Mortgage \$615,920
 Term: 2054
 Use: Mobile Home, Lot: 19998sf
 Prior Sale: \$175,000 (05/24)

116-118 MAIN ST \$960,000
 B: 116 Main St Realty LLC
 S: Kab Properties LLC
 Book/Page: 83442/282, Date: 11/06/24
 Use: Restaurant/Bar, Lot: 16927sf
 Prior Sale: \$600,000 (11/20)

Reading

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	131	162
Median Price	\$838,000	\$855,000

► **REAL ESTATE SALES**

15 COUNTRYSIDE LN \$485,000
 B: Christopher H Snow
 S: Donna M Snow
 Book/Page: 83453/454, Date: 11/08/24
 Mtg: Rocket Mortgage LLC \$347,500
 Term: 2054
 Use: 2 Bdrm Split Level, Lot: 10080sf

213 FOREST ST \$895,000
 B: Matthew Mangini & Olivia Mangini
 S: George Belezos & Margaret Belezos
 Book/Page: 83432/261, Date: 11/04/24
 Mtg: Fairway Ind Mtg \$716,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 12044sf
 Prior Sale: \$408,000 (12/04)

465 FRANKLIN ST \$1,125,000
 B: Richard Mallon Jr
 S: Jeannette L Koulouris, Tr for Jeannette L Koulouris Lt
 Book/Page: 83451/520, Date: 11/08/24
 Mtg: Newrez LLC \$800,000
 Term: 2054
 Use: 3 Bdrm Split Level, Lot: 50530sf
 Prior Sale: \$590,000 (02/04)

707 GAZEBO CIR U:707 \$570,100
 B: Jon Hoang
 S: Karen L Hoang
 Book/Page: 83433/467, Date: 11/04/24
 Mtg: Berkshire Bank \$160,000
 Term: 2054 Rate: 6.6% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$414,000 (11/20)

345 GROVE ST \$2,250,000
 B: Robert Johnson
 S: North Shore Res Dev Inc
 Book/Page: 83455/483, Date: 11/08/24
 Mtg: Guaranteed Rate Inc \$1,687,500
 Term: 2054

695 HAVERHILL ST \$830,000
 B: Artem Cheshkov
 S: Lisa A Green-Pelland
 Book/Page: 83442/201, Date: 11/06/24
 Mtg: Berkshire Bank \$830,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 40001sf
 Prior Sale: \$160,000 (11/90)

214 HIGH ST \$820,000
 B: Amanda Leaman
 S: Taylor M Bell & Bryce M Bell
 Book/Page: 83444/276, Date: 11/06/24
 Mtg: Leader Bank NA \$656,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7061sf
 Prior Sale: \$602,000 (01/19)

13 RIDGE RD \$643,000
 B: Courtney Cronin
 S: Sarah E Evangelista
 Book/Page: 83432/580, Date: 11/04/24
 Mtg: Rocket Mortgage LLC \$588,827
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 5001sf
 Prior Sale: \$541,000 (08/20)

322 SUMMER AVE \$700,000
 B: Nancy Lamb
 S: Leonard Behaj
 Book/Page: 83450/94, Date: 11/08/24
 Use: 2 Bdrm Ranch, Lot: 10716sf
 Prior Sale: \$567,000 (10/21)

484 SUMMER AVE \$1,257,500
 B: Kelly Weis & Timothy M Weis
 S: Robert H Clay, Tr for Clay Ft
 Book/Page: 83453/595, Date: 11/08/24
 Mtg: Ally Bank \$707,500
 Term: 2054
 Use: 5 Bdrm Old Style, Lot: 44867sf
 Prior Sale: \$818,000 (05/13)

39 TAYLOR DR U:2007 \$720,000
 B: Kaan Soyulu & Funda Soyulu
 S: Johnson Woods Realty Corp
 Book/Page: 83455/78, Date: 11/08/24
 Mtg: Bank of America NA \$504,000
 Term: 2039
 Use: 2 Bdrm Condo

34 WASHINGTON ST \$955,000
 B: Brian Barnett & Dina Barnett
 S: Paul K Kurker & Lynn E Obrien
 Book/Page: 83447/375, Date: 11/07/24
 Mtg: Leader Bank NA \$300,000
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 4495sf
 Prior Sale: \$160,000 (08/93)

27 FARM RD \$910,000
 B: Emma H Heilbronner & Christopher E Wilcox
 S: Marilyn C Piedra & Xavier I Piedra
 Book/Page: 83455/428, Date: 11/08/24
 Mtg: Guaranteed Rate Inc \$728,000
 Term: 2054
 Use: 4 Bdrm Cape Cod, Lot: 43560sf
 Prior Sale: \$629,000 (07/09)

115 LAKE ST \$1,950,000
 B: Raimar Schmitt & Tata Tersigni
 S: John E Theberge & Nan Theberge
 Book/Page: 83435/368, Date: 11/04/24
 Use: 4 Bdrm Contemporary, Lot: 171844sf
 Prior Sale: \$850,000 (04/02)

127 MILL ST \$353,235
 B: Peter M Macdonald
 S: Jennifer Macdonald
 Book/Page: 83451/38, Date: 11/08/24
 Use: 5 Bdrm Contemporary, Lot: 361984sf
 Prior Sale: \$1,500,000 (02/11)

221 WASHINGTON ST \$985,000
 B: David Hoffmann
 S: Kristoffer Groth & Mariko Thorbecke
 Book/Page: 83453/11, Date: 11/08/24
 Mtg: Berkshire Bank \$738,750
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 183823sf
 Prior Sale: \$680,000 (08/19)

23 EVERETT ST \$2,575,000
 B: Scott Mccowan & Ainsley Mccowan
 S: W H Robbins
 Book/Page: 83436/429, Date: 11/05/24
 Mtg: Morgan Stanley Privat \$2,381,875
 Term: 2054 Rate: 5.7% Type: Adj
 Use: 4 Bdrm Antique, Lot: 114998sf
 Prior Sale: \$4,000 (04/14)

62-64 ELM ST U:62 \$655,000
 B: Felice S Evangelista & Concetta Evangelista
 S: Sylvia Trump, Tr for 44-46 Elm Street T
 Book/Page: 83444/20, Date: 11/06/24
 Use: Condo

40 MAIN ST U:505 \$363,000
 B: Richard J Cella & Margaret H Cella
 S: K Poorbayathaghhighishiraz & Golshad Zare
 Book/Page: 83451/208, Date: 11/08/24
 Mtg: Guaranteed Rate Inc \$217,800
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$299,000 (10/19)

7 BROADWAY \$799,000
 B: Jeremy M Williams & Patricia L Brazee
 S: John M Foley & Patricia A Foley
 Book/Page: 83447/484, Date: 11/07/24
 Mtg: Brookline Bank \$503,370
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6299sf
 Prior Sale: \$245,000 (06/99)

20 TRVERSE ST \$540,000
 B: Kathleen M Sullivan, Tr for Tcjm R
 S: Riley Therese Claire Est & John M Riley Jr
 Book/Page: 83438/386, Date: 11/05/24
 Mtg: John M Riley Jr \$76,791
 Term: 2034
 Use: 4 Bdrm Colonial, Lot: 9736sf

106 FAYETTE ST U:106 \$1,206,500
 B: Jonathan Price & Caitlin Decortin
 S: 53 Wallis Rd LLC
 Book/Page: 83448/269, Date: 11/07/24
 Mtg: Guaranteed Rate Inc \$965,200
 Term: 2054 Rate: 6.0% Type: Adj
 Use: Condo

105 LEXINGTON ST \$1,000,000
 B: Rita Kraner
 S: Gayle Chamapagne, Tr for Sheila M Champagne T
 Book/Page: 83440/585, Date: 11/05/24
 Use: 2-Family Family Flat, Lot: 4138sf

24 MORSE ST U:1 \$755,000
 B: Poh H Kee & Shilpa Satish
 S: William C Cody & Caroline J Cody
 Doc#: 00000001966836, Date: 11/07/24
 Mtg: Fairway Ind Mtg \$566,250
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 4250sf
 Prior Sale: \$685,000 (05/21)

17 ALCONQUIN PATH \$645,000
 B: Yuehe Ding & Yunguang Du
 S: Pearl J Heider & Thomas G Vinciulla
 Book/Page: 83456/490, Date: 11/08/24
 Mtg: General Mortgage Corp \$516,000
 Term: 2039
 Use: 3 Bdrm Ranch, Lot: 6098sf

17 ALCONQUIN PATH \$645,000
 B: Yuehe Ding & Yunguang Du
 S: Pearl J Heider & Thomas G Vinciulla
 Book/Page: 83456/490, Date: 11/08/24
 Mtg: General Mortgage Corp \$516,000
 Term: 2039
 Use: 3 Bdrm Ranch, Lot: 6098sf

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 B: Yuehe Ding & Yunguang Du
 S: Pearl J Heider & Thomas G Vinciulla
 Book/Page: 83456/490, Date: 11/08/24
 Mtg: General Mortgage Corp \$516,000
 Term: 2039
 Use: 3 Bdrm Ranch, Lot: 6098sf

Shirley

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	42
Median Price	\$500,500	\$490,000

► **REAL ESTATE SALES**

53 LITTLE TURNPIKE RD \$75,000
 B: Lopez Holdings LLC
 S: Freedom Rg LLC
 Book/Page: 83437/198, Date: 11/05/24
 Use: 3 Bdrm Ranch, Lot: 28314sf
 Prior Sale: \$75,000 (10/24)

120 WALKER RD \$425,000
 B: Sheila Spitzak
 S: Janet G Thompson
 Book/Page: 83451/243, Date: 11/08/24
 Mtg: Drew Mortgage Assn Inc \$340,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 25265sf
 Prior Sale: \$148,900 (01/12)

9 AVON PL U:9 \$360,135
 B: Sanjeev Kumar & Reeta Verma
 S: Tammy Doe
 Book/Page: 83443/325, Date: 11/06/24
 Mtg: Leader Bank NA \$288,108
 Term: 2054
 Use: 4 Bdrm Condo

9 CEDAR ST U:2 \$875,000
 B: Miriam G Elkorchy & Marya E Gorczyca
 S: Erin C Beaumont
 Book/Page: 83449/519, Date: 11/08/24
 Use: 2 Bdrm Condo
 Prior Sale: \$675,000 (05/16)

Somerville

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	78
Median Price	\$989,950	\$1,200,000

► **REAL ESTATE SALES**

17 FRANCESCA AVE \$1,575,000
 B: Tricia Colombo & Jeffrey Colombo
 S: Collins Dorothy M Est & Andrea M Collins
 Book/Page: 83453/290, Date: 11/08/24
 Mtg: Guild Mortgage Co \$1,260,000
 Term: 2054
 Use: 6 Bdrm Conventional, Lot: 5093sf

384 HIGHLAND AVE U:2 \$1,200,000
 B: Michelle B Stein
 S: Zhe Sun & Jiaqing Zhang
 Book/Page: 83443/388, Date: 11/06/24
 Mtg: Guaranteed Rate Affin \$500,000
 Term: 2054
 Use: 2 Bdrm Condo

2 LEE ST U:3 \$465,000
 B: Jackson M Gray
 S: Marty Martinez
 Book/Page: 83435/113, Date: 11/04/24
 Mtg: Movement Mtg LLC \$372,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$230,000 (08/11)

1 PACKARD AVE \$1,160,000
 B: I Packard LLC
 S: Digregorio Joanne L Est & William A White Jr
 Book/Page: 83456/54, Date: 11/08/24
 Mtg: RFLF 4 LLC \$1,400,000
 Use: 2 Bdrm Cottage, Lot: 3612sf

57 PACKARD AVE \$1,250,000
 B: 57 Packardave LLC
 S: Francis X Mccrossan, Tr for Barbara A Cullinane RET
 Book/Page: 83446/277, Date: 11/07/24
 Mtg: Daedalus Capital Llc \$350,000
 Use: 3-Family Family Flat, Lot: 3542sf

140 PEARL ST U:A \$1,109,000
 B: Sasi Atluri & Rajyalakshmi Nimmagadda
 S: 140 Pearl St LLC
 Book/Page: 83454/511, Date: 11/08/24
 Mtg: T2 Financial LLC \$766,000
 Term: 2054
 Use: Condo

89 PROSPECT ST \$1,040,000
 B: Erin B Rousseau & Jenivee H Shih
 S: Aaron Sherman & Jeffrey Maziarz
 Book/Page: 83432/89, Date: 11/04/24
 Mtg: William Raveis Mtg Co \$832,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 2 Bdrm, Lot: 1536sf
 Prior Sale: \$338,000 (04/06)

41 ROGERS AVE \$1,260,000
 B: 39 Rogers Realty LLC
 S: Kevin M Buckley, Tr for Marguerite M Buckley Rt
 Book/Page: 83456/248, Date: 11/08/24
 Mtg: Rfb Customers Llc \$1,788,000
 Use: 2-Family Two Family, Lot: 3360sf

21 HERBERT ST U:B \$700,000
 B: Xiaodong Guo
 S: Victor Yu & Deanna Boden-Yu
 Book/Page: 83456/596, Date: 11/08/24
 Mtg: Cathay Bank \$490,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$600,000 (09/20)

1 HOUSTON ST \$775,000
 B: Alex Dufault & Bartley Regan
 S: Ashley Tringale, Tr for Steven J Tringale Jr
 Book/Page: 83439/195, Date: 11/05/24
 Mtg: Leader Bank NA \$620,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 11874sf
 Prior Sale: \$687,500 (11/21)

20 LAWRENCE ST U:1 \$1,100,000
 B: Richard E Donnelly, Tr for R & Pamela Donnelly Rt
 S: J-Marg LLC
 Book/Page: 83455/463, Date: 11/08/24
 Use: Condo

209 PROSPECT ST \$672,500
 B: Brian Wilson & Leila Wilson
 S: Phyllis Falzone & Marisa Bambery
 Book/Page: 83434/408, Date: 11/04/24
 Mtg: Bay Equity LLC \$660,318
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 14863sf
 Prior Sale: \$360,000 (05/10)

23 SWEETSER ST \$687,500
 B: James F Kelso
 S: Conley Cynthia Ann Est & Pamela Greco
 Book/Page: 83451/418, Date: 11/08/24
 Mtg: Northpoint Mortgage \$325,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5929sf
 Prior Sale: \$150,000 (08/01)

20 TRAVERSE ST \$540,000
 B: Kathleen M Sullivan, Tr for Tcjm R
 S: Riley Therese Claire Est & John M Riley Jr
 Book/Page: 83438/386, Date: 11/05/24
 Mtg: John M Riley Jr \$76,791
 Term: 2034
 Use: 4 Bdrm Colonial, Lot: 9736sf

76 EDENFIELD AVE U:76 \$587,500
 B: Floris-Jan W Vanderveer
 S: Emily Lombardo
 Book/Page: 83439/308, Date: 11/05/24
 Mtg: Evolve B&T \$447,500
 Term: 2054
 Use: 3 Bdrm Condo

106 FAYETTE ST U:106 \$1,206,500
 B: Jonathan Price & Caitlin Decortin
 S: 53 Wallis Rd LLC
 Book/Page: 83448/269, Date: 11/07/24
 Mtg: Guaranteed Rate Inc \$965,200
 Term: 2054 Rate: 6.0% Type: Adj
 Use: Condo

105 LEXINGTON ST \$1,000,000
 B: Rita Kraner
 S: Gayle Chamapagne, Tr for Sheila M Champagne T
 Book/Page: 83440/585, Date: 11/05/24
 Use: 2-Family Family Flat, Lot: 4138sf

24 MORSE ST U:1 \$755,000
 B: Poh H Kee & Shilpa Satish
 S: William C Cody & Caroline J Cody
 Doc#: 00000001966836, Date: 11/07/24
 Mtg: Fairway Ind Mtg \$566,250
 Term: 2054
 Use: 3 Bdrm Condo, Lot: 4250sf
 Prior Sale: \$685,000 (05/21)

Stoneham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	112	114
Median Price	\$741,250	\$787,500

► **REAL ESTATE SALES**

7 BROADWAY \$799,000
 B: Jeremy M Williams & Patricia L Brazee
 S: John M Foley & Patricia A Foley
 Book/Page: 83447/484, Date: 11/07/24
 Mtg: Brookline Bank \$503,370
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6299sf
 Prior Sale: \$245,000 (06/99)

62-64 ELM ST U:62 \$655,000
 B: Felice S Evangelista & Concetta Evangelista
 S: Sylvia Trump, Tr for 44-46 Elm Street T
 Book/Page: 83444/20, Date: 11/06/24
 Use: Condo

40 MAIN ST U:505 \$363,000
 B: Richard J Cella & Margaret H Cella
 S: K Poorbayathaghhighishiraz & Golshad Zare
 Book/Page: 83451/208, Date: 11/08/24
 Mtg: Guaranteed Rate Inc \$217,800
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$299,000 (10/19)

135 ELLISON PARK \$910,000
 B: Allyson Presskreischer & Allen Bailey
 S: Gretchen E Palmer
 Book/Page: 83448/231, Date: 11/07/24
 Mtg: CMG Mortgage Inc \$728,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 6874sf
 Prior Sale: \$438,000 (06/02)

260 FOREST ST \$1,575,000
 B: Zohreh Beheshitii & Babak S Asef
 S: Antico Waltham LLC
 Book/Page: 83437/158, Date: 11/05/24
 Mtg: Guaranteed Rate Inc \$1,180,000
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 22007sf

135 ELLISON PARK \$910,000
 B: Allyson Presskreischer & Allen Bailey
 S: Gretchen E Palmer
 Book/Page: 83448/231, Date: 11/07/24
 Mtg: CMG Mortgage Inc \$728,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 6874sf
 Prior Sale: \$438,000 (06/02)

260 FOREST ST \$1,575,000
 B: Zohreh Beheshitii & Babak S Asef
 S: Antico Waltham LLC
 Book/Page: 83437/158, Date: 11/05/24
 Mtg: Guaranteed Rate Inc \$1,180,000
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 22007sf

135 ELLISON PARK \$910,000
 B: Allyson Presskreischer & Allen Bailey
 S: Gretchen E Palmer
 Book/Page: 83448/231, Date: 11/07/24
 Mtg: CMG Mortgage Inc \$728,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 6874sf
 Prior Sale: \$438,000 (06/02)

260 FOREST ST \$1,575,000
 B: Zohreh Beheshitii & Babak S Asef
 S: Antico Waltham LLC
 Book/Page: 83437/158, Date: 11/05/24
 Mtg: Guaranteed Rate Inc \$1,180,000
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 22007sf

135 ELLISON PARK \$910,000
 B: Allyson Presskreischer & Allen Bailey
 S: Gretchen E Palmer
 Book/Page: 83448/231, Date: 11/07/24
 Mtg: CMG Mortgage Inc \$728,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 6874sf
 Prior Sale: \$438,000 (06/02)

260 FOREST ST \$1,575,000
 B: Zohreh Beheshitii & Babak S Asef
 S: Antico Waltham LLC
 Book/Page: 83437/158, Date: 11/05/24
 Mtg: Guaranteed Rate Inc \$1,180,000
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 22007sf

Sudbury

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	150	160
Median Price	\$1,175,000	\$1,230,000

► **REAL ESTATE SALES**

44 CODMAN DR \$1,800,000
 B: Rami A Osaimi
 S: James C Richard & Susan M Richard
 Book/Page: 83451/554, Date: 11/08/24
 Use: 5 Bdrm Colonial, Lot: 124071sf
 Prior Sale: \$250,000 (04/94)

22 CRYSTAL LAKE DR \$600,000
 B: Jennifer M Kontos
 S: Jean E Taylor Lt & Scott S Taylor Sr
 Book/Page: 83433/242, Date: 11/04/24
 Mtg: Guaranteed Rate Inc \$480,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 12200sf

32 OLD LANCASTER RD \$1,112,000
 B: Cindy Smithlin & Zachary A Smithlin
 S: Jonathan A Jesuraj & Jasmine S Xavier
 Book/Page: 83452/193, Date: 11/08/24
 Mtg: Avidia Bank \$762,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 37462sf
 Prior Sale: \$600,000 (08/18)

19 WASHBROOK RD \$980,000
 B: Charis E Dalessio & Gerald T Sargent 4th
 S: Cindy R Smithlin & Zachary A Smithlin
 Book/Page: 83449/323, Date: 11/07/24
 Mtg: Bank of NY Mellon \$485,000
 Term: 2054
 Use: 4 Bdrm Split Level, Lot: 32000sf
 Prior Sale: \$629,000 (04/19)

176-178 NEWTON ST \$1,730,000
 B: The Chemistry Partners LL
 S: Heartfelt Homes LLC
 Book/Page: 83454/209, Date: 11/08/24
 Mtg: GFA Federal Credit Un \$1,297,500
 Use: Apartment Bldg - 4-8 Units, Lot: 7109sf
 Prior Sale: \$1,246,950 (04/20)

30 OAK HILL RD \$630,000
 B: Jemma Hartenyan
 S: Laura Trenglia
 Book/Page: 83446/468, Date: 11/07/24
 Mtg: Guaranteed Rate Inc \$472,500
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 5942sf
 Prior Sale: \$155,000 (06/90)

263-265 RIVER ST \$880,000

MIDDLESEX REGISTRY continued

Table listing real estate transactions in Middlesex Registry, including details like address, price, and date.

Nantucket Registry

Jennifer H. Ferreira, Register
16 Broad Street
Nantucket, MA 02554
Telephone: (508) 228-7250
Fax: (508) 325-5331
www.nantucketdeeds.com

Nantucket

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales: 82
Median Price: \$2,500,000

REAL ESTATE SALES

Table listing real estate sales in Nantucket, including details like address, price, and date.

Norfolk Registry

William P. O'Donnell, Esq, Register
649 High Street
Dedham, MA 02026
Telephone: (781) 461-6122
Fax: (781) 326-4742
www.norfolkdeeds.org

Bellingham

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales: 127
Median Price: \$480,000

REAL ESTATE SALES

Table listing real estate sales in Bellingham, including details like address, price, and date.

Table listing real estate transactions in Brookline, including details like address, price, and date.

Brookline

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales: 104
Median Price: \$2,266,944

REAL ESTATE SALES

Table listing real estate sales in Brookline, including details like address, price, and date.

Table listing real estate transactions in Cohasset, including details like address, price, and date.

Cohasset

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales: 61
Median Price: \$1,515,000

REAL ESTATE SALES

Table listing real estate sales in Cohasset, including details like address, price, and date.

Dedham

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales: 174
Median Price: \$688,500

REAL ESTATE SALES

Table listing real estate sales in Dedham, including details like address, price, and date.

Franklin

MARKET STATISTICS THROUGH OCTOBER
Number of 1-Fam Sales: 191
Median Price: \$650,000

REAL ESTATE SALES

Table listing real estate sales in Franklin, including details like address, price, and date.

Milton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	171
Median Price	\$935,563	\$1,000,000

► **REAL ESTATE SALES**

1259 BRUSH HILL RD..... \$850,000
 B: Vahe Ohannessian, Tr for Brush Hill Road Rt
 S: Joseph A Federico
 Book/Page: 42090/112, Date: 11/04/24
 Mtg: Joseph A Federico \$807,500
 Use: 4 Bdrm Contemporary, Lot: 95179sf
 Prior Sale: \$1,200,000 (10/21)

25 CENTRE LN..... \$820,000
 B: Dennis J Moran & Kara M Lacharite
 S: Amy L Klotz, Tr for Centre Lane Rt
 Book/Page: 42096/493, Date: 11/07/24
 Mtg: Union Home Mortgage \$500,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9052sf

4 CENTURY LN..... \$1,240,000
 B: Eileen T Hansberry
 S: Janet M Owens
 Doc#: 00000001544429, Date: 11/07/24
 Use: 3 Bdrm Ranch, Lot: 7501sf
 Prior Sale: \$464,000 (06/04)

283 EDGE HILL RD..... \$1,025,000
 B: David Henry & Katherine Henry
 S: Brian T Coppney & Jill E Coppney
 Book/Page: 42090/600, Date: 11/05/24
 Mtg: M&T Bank NA \$820,000
 Term: 2054 Rate: 5.6% Type: Adj
 Use: 4 Bdrm Old Style, Lot: 50015f
 Prior Sale: \$652,000 (06/17)

36 GARDEN ST..... \$975,000
 B: Brian Coppney & Jill Coppney
 S: Paul E Krasinski
 Book/Page: 42094/364, Date: 11/06/24
 Mtg: Province Mtg Assoc \$655,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6299sf
 Prior Sale: \$765,000 (06/20)

61 HOUSTON AVE..... \$800,000
 B: Danh V Pham & Chau Nguyen
 S: Joanne M Achin
 Book/Page: 42094/338, Date: 11/06/24
 Mtg: Penymac Loan Service \$760,000
 Term: 2054
 Use: 2 Bdrm Old Style, Lot: 8999sf
 Prior Sale: \$372,500 (06/03)

147 SASSAMON AVE..... \$1,062,500
 B: Kenny K Leung & June Leung
 S: J & D Realty Holdings LLC
 Book/Page: 42099/276, Date: 11/08/24
 Mtg: Nationstar Mtg \$743,750
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 20530sf
 Prior Sale: \$1,200,000 (07/23)

7 SQUANTUM ST..... \$1,100,000
 B: Yu H Liu & Mick Liu
 S: Daniel Oconnor & Anne M Oconnor
 Book/Page: 42090/403, Date: 11/05/24
 Mtg: East West Bank \$660,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 6155sf
 Prior Sale: \$400,000 (06/11)

45 W SIDE RD..... \$1,395,000
 B: Hamel O Husbands & Maya Smith
 S: Owen C Hartford, Tr for 45 West Side Road Rt
 Book/Page: 42100/161, Date: 11/08/24
 Mtg: Newrez LLC \$1,046,250
 Term: 2054
 Use: 4 Bdrm Old Style, Lot: 11299sf
 Prior Sale: \$268,000 (06/90)

Needham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	208	205
Median Price	\$1,355,000	\$1,550,000

► **REAL ESTATE SALES**

34 BONWOOD RD..... \$2,850,000
 B: Babar Memon & Huma Farid
 S: House To Home Dev LLC
 Book/Page: 42099/402, Date: 11/08/24
 Mtg: Merrimack Valley CU \$1,995,000
 Term: 2054 Rate: 5.5% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 13155sf
 Prior Sale: \$1,100,000 (08/23)

31 HAMLIN LN U:24..... \$340,000
 B: Elvira Martino-Thano & Anesti Thano
 S: Peng Jin & Zhongling Li
 Book/Page: 42095/75, Date: 11/07/24
 Mtg: MSA Mortgage LLC \$255,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$147,000 (05/10)

110 HAWTHORN AVE..... \$1,480,000
 B: Aaron Gurvis & Anna S Gurvis
 S: Yunsu Fei, Tr for Yunsu Fei RET
 Book/Page: 42095/371, Date: 11/07/24
 Mtg: US Bank NA \$940,000
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 6970sf
 Prior Sale: \$865,000 (03/14)

362 HILLCREST RD..... \$3,160,000
 B: Yadong Yu & Hong Sun
 S: Lds Development Group LLC
 Book/Page: 42088/279, Date: 11/04/24
 Mtg: Bank of America NA \$2,068,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 12284sf
 Prior Sale: \$1,150,000 (11/23)

584 HUNNEWELL ST..... \$1,149,000
 B: Shane P Curran & Rosana M Busby
 S: Mark L Borowsky & Leila H Borowsky
 Book/Page: 42095/349, Date: 11/07/24
 Mtg: Cross Country Mtg Inc \$799,000
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 7841sf
 Prior Sale: \$511,500 (06/03)

35 LYNN RD..... \$1,860,000
 B: Piotr Zima & Ewa M Zima
 S: Mark J Prizant & Susan E Prizant
 Book/Page: 42095/535, Date: 11/07/24
 Mtg: Citizens Bank \$1,481,000
 Term: 2054 Rate: 6.4% Type: Adj
 Use: 5 Bdrm Colonial, Lot: 10019sf
 Prior Sale: \$146,500 (07/92)

19 MASON RD..... \$810,000
 B: Disipio Dev Group LLC
 S: Deinha Norman Est & Lisa Judkins
 Book/Page: 42098/381, Date: 11/08/24
 Mtg: Bank of Canton \$1,752,000
 Use: 3 Bdrm Ranch, Lot: 12240sf

310 NEHOIDEN ST..... \$1,300,000
 B: Ehsan Rahiminasab & Sara M Taheri
 S: Ann M Finn
 Book/Page: 42094/262, Date: 11/06/24
 Mtg: Cambridge Svgs Bk \$1,040,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10019sf
 Prior Sale: \$258,000 (01/90)

81 STEVENS RD..... \$2,100,000
 B: Kyle Oconnor
 S: Sachin Shah & Sabiha Shah
 Book/Page: 42088/489, Date: 11/04/24
 Mtg: Guaranteed Rate Affn \$1,500,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 9148sf
 Prior Sale: \$1,370,000 (09/19)

25 TROUT POND LN..... \$1,250,000
 B: Devan Fitzpatrick & Brian Reddington
 S: Ira D Adelman & Maria Wiener
 Book/Page: 42091/392, Date: 11/05/24
 Mtg: CMG Mortgage Inc \$450,000
 Term: 2054
 Use: 4 Bdrm Raised Ranch, Lot: 12415sf
 Prior Sale: \$635,000 (08/07)

90 WYOMING AVE..... \$1,425,000
 B: Jennifer L Shafer
 S: Ralph Khirallah
 Doc#: 00000001544499, Date: 11/08/24
 Use: 4 Bdrm Cape Cod, Lot: 6970sf
 Prior Sale: \$870,000 (12/23)

Norfolk

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	72	88
Median Price	\$750,000	\$798,710

► **REAL ESTATE SALES**

7 DIAMOND ST..... \$785,000
 B: Alex Kuzmanoff & Casandra Kuzmanoff
 S: Robert E Nicodemus & Emily H Nicodemus
 Book/Page: 42100/25, Date: 11/08/24
 Mtg: Guild Mortgage Co \$628,000
 Term: 2039
 Use: 5 Bdrm Contemporary, Lot: 349466sf
 Prior Sale: \$3,000 (05/12)

19 LONGMEADOW RD..... \$375,000
 B: Brian Burns & Stacy Burns
 S: John T Burns & Mary J Burns
 Book/Page: 42099/165, Date: 11/08/24
 Mtg: Rockland Tr Co \$305,250
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 30000sf
 Prior Sale: \$435,000 (06/17)

83 NORTH ST..... \$673,000
 B: Kimberli A Bodozian
 S: Linda B Hennessy
 Doc#: 00000001544425, Date: 11/07/24
 Mtg: Dedham Inst for Svgs \$235,000
 Term: 2054
 Use: 3 Bdrm Antique, Lot: 7956sf
 Prior Sale: \$362,000 (08/15)

220 WARREN DR..... \$1,000,000
 B: Christopher Bourgeault & Amy L Bourgeault
 S: Julien Bourret-Lalonde & Josiane Prince
 Book/Page: 42095/502, Date: 11/07/24
 Mtg: Baycoast Mortgage Co \$550,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 20030sf
 Prior Sale: \$587,360 (12/14)

Norwood

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	152	126
Median Price	\$650,000	\$681,000

► **REAL ESTATE SALES**

108 CASEY ST..... \$635,000
 B: Gene Casey & Sandra Casey
 S: Mary L Folan, Tr for Folan Ft
 Book/Page: 42098/66, Date: 11/08/24
 Mtg: Mutual Of Omaha Mtg \$603,250
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 9636sf

5 CHERRYWOOD DR..... \$582,500
 B: Dyan D Henderson & Meghan E Henderson
 S: Shilo Jeannett P Est & Stephen A Shilo
 Book/Page: 42093/115, Date: 11/06/24
 Use: 3 Bdrm Raised Ranch, Lot: 10241sf
 Prior Sale: \$202,000 (06/95)

17 EDWARDS ST..... \$95,000
 B: Rose R Giglio, Tr for Rose R Giglio 2020 RET
 S: Lisa Luciano
 Book/Page: 42095/158, Date: 11/07/24

Plainville

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	45
Median Price	\$525,000	\$591,000

► **REAL ESTATE SALES**

60 FALES RD..... \$715,000
 B: Brian J Spangler & Marlena M Spangler
 S: Michael E Pempall, Tr for Carol A Westerkamp lrt
 Book/Page: 42098/463, Date: 11/08/24
 Mtg: United Wholesale Mtg \$515,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 63598sf

Quincy

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	296	300
Median Price	\$645,000	\$690,500

► **REAL ESTATE SALES**

14 ALBION RD..... \$770,000
 B: Hop S Cheung & Mee F Cheung
 S: Lynda L Riddle
 Book/Page: 42090/23, Date: 11/04/24
 Use: 3 Bdrm Colonial, Lot: 11069sf

200 COVE WAY U:1012..... \$355,000
 B: 1600 Mass Ave LLC
 S: John Barbati
 Book/Page: 42099/272, Date: 11/08/24
 Use: 1 Bdrm Condo
 Prior Sale: \$355,000 (04/23)

200 COVE WAY U:301..... \$345,000
 B: Laura Bello
 S: Endri Hoxha
 Book/Page: 42096/61, Date: 11/07/24
 Mtg: MSA Mortgage LLC \$265,000
 Term: 2054
 Use: 1 Bdrm Condo
 Prior Sale: \$350,000 (07/24)

30 CRABTREE RD..... \$2,050,000
 B: Shu Wang & Mary Sy
 S: Victoria Clark, Tr for Vc 16ssc Rt
 Doc#: 00000001544373, Date: 11/06/24
 Use: 4 Bdrm Cape Cod, Lot: 12715sf
 Prior Sale: \$1,600,000 (03/21)

135 HANCOCK ST U:8..... \$610,000
 B: David Zhang
 S: 135 Hancock Street LLC
 Book/Page: 42096/154, Date: 11/07/24
 Mtg: First Citizen B&T Co \$488,000
 Term: 2054
 Use: 2 Bdrm Condo

52 HARVARD ST..... \$739,000
 B: Vivian S Wu
 S: Patricia A Nee-Kelly, Tr for Robert F Nee Ft
 Book/Page: 42092/323, Date: 11/06/24
 Mtg: Fairway Ind Mtg \$332,550
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 5600sf

218 HOLLIS AVE..... \$756,000
 B: Louis J Cater
 S: Angel Aparicio & Almudena Fernandez
 Book/Page: 42096/467, Date: 11/07/24
 Use: 3 Bdrm Split Level, Lot: 4573sf
 Prior Sale: \$605,000 (02/23)

118 HOLMES ST U:204..... \$1,000
 B: Thomas G Hoffman, Tr for Capricorn Ii Rt
 S: Thomas G Hoffman
 Book/Page: 42089/359, Date: 11/04/24
 Use: 2 Bdrm Condo
 Prior Sale: \$427,000 (04/17)

91 ISLAND AVE..... \$1,099,990
 B: Adonis Milano
 S: Marlene M Mcpartlin
 Book/Page: 42089/234, Date: 11/04/24
 Mtg: Mortgage Corp Eastlll \$879,992
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 5601sf
 Prior Sale: \$200,000 (11/12)

20 JANET RD..... \$1,100,000
 B: Lijun Wu & Fajin Wu
 S: Jing Zheng & See Y Wong
 Book/Page: 42096/124, Date: 11/07/24
 Mtg: East West Bank \$450,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: 2-Family Two Family, Lot: 6662sf
 Prior Sale: \$1,120,000 (08/24)

12 MIDDLESEX ST..... \$91,000
 B: Christopher R Baker
 S: Christopher J Baker & Beverly J Baker
 Doc#: 00000001544330, Date: 11/05/24
 Mtg: Christopher J Baker \$600,000
 Term: 2039
 Use: 3 Bdrm Colonial, Lot: 9600sf
 Prior Sale: \$200,000 (10/98)

85 MYRTLE ST U:110..... \$736,000
 B: Hubert Tan
 S: Zhiyi Yuan
 Book/Page: 42091/455, Date: 11/05/24
 Use: 2 Bdrm Condo

6 PRESTON SQ U:6..... \$1,457,000
 B: Paula Webster, Tr for Paula Webster 2018 T
 S: Jennifer P Hantsbarger, Tr for Jennifer P Hantsbarger Lt
 Doc#: 00000001544489, Date: 11/08/24
 Use: 3 Bdrm Condo
 Prior Sale: \$1,305,000 (01/21)

51 RAWSON RD U:51..... \$515,000
 B: Jessica Cai & Chih F Tam
 S: Marcus L Fries & Janice S Miller
 Book/Page: 42099/470, Date: 11/08/24
 Mtg: Leader Bank NA \$250,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$240,000 (08/12)

126 SEA ST..... \$1,037,500
 B: Anh Pham & Huy Nguyen
 S: Anthony Sutliff, Tr for Sutliff Ft
 Book/Page: 42088/585, Date: 11/04/24
 Mtg: NFM Inc \$726,250
 Term: 2054
 Use: 5 Bdrm Tudor, Lot: 9729sf

61 TOWN HILL ST..... \$835,000
 B: Hua Y Huang & Cho Y Chu
 S: Katherine M Calabro
 Book/Page: 42099/6, Date: 11/08/24
 Mtg: AmWest Funding Corp \$626,250
 Term: 2054
 Use: 2-Family Two Family, Lot: 5852sf

20 WHITE ST..... \$800,800
 B: Kwan H Chan & Pui K Liu
 S: Edward J Loconte & Mary M Loconte
 Book/Page: 42099/48, Date: 11/08/24
 Mtg: Bank of Canton \$450,800
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 3600sf

183 WHITWELL ST..... \$1,550,000
 B: 2024 Whitwell Quincy LLC
 S: 183 Whitwell Street LLC
 Book/Page: 42092/200, Date: 11/05/24
 Mtg: East West Bank \$930,000
 Term: 2054 Rate: 6.9% Type: Adj
 Use: Apartment Bldg - 4-8 Units, Lot: 6000sf
 Prior Sale: \$600,000 (10/19)

Randolph

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	155	170
Median Price	\$515,000	\$565,000

► **REAL ESTATE SALES**

17 MARCONI DR..... \$487,500
 B: Shawn P Nardone
 S: Mahone Pauline Est & Sara Spooner
 Book/Page: 42098/270, Date: 11/08/24
 Mtg: Guaranteed Rate Inc \$390,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 15433sf

Sharon

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	128	124
Median Price	\$767,500	\$806,900

► **REAL ESTATE SALES**

11 OWL DR..... \$1,025,000
 B: Marc Schmelkin & Sara Schmelkin
 S: Daniel Ruvinsky & Yuliya Ruvinsky
 Book/Page: 42089/261, Date: 11/04/24
 Mtg: Guaranteed Rate Inc \$475,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 45302sf
 Prior Sale: \$465,000 (04/14)

6 WEST ST..... \$517,500
 B: East Brockton LLC
 S: Tracey L Blaney
 Doc#: 00000001544474, Date: 11/08/24
 Use: 3 Bdrm Ranch, Lot: 20100sf
 Prior Sale: \$360,000 (12/18)

20 WILSHIRE DR..... \$740,000
 B: David G Kerzer & Ruth N Kerzer
 S: Whitney Traut, Tr for William M Traut
 Book/Page: 42099/36, Date: 11/08/24
 Use: 3 Bdrm Ranch, Lot: 27720sf
 Prior Sale: \$350,900 (04/05)

Stoughton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	172
Median Price	\$547,450	\$600,000

► **REAL ESTATE SALES**

1604 CENTRAL ST..... \$365,000
 B: Gregory Hobson
 S: Ralph Frontino
 Book/Page: 42095/156, Date: 11/07/24
 Use: 3 Bdrm Old Style, Lot: 12001sf

49 CLAIRE DR U:49..... \$444,000
 B: Steven E Bishop & Cynthia L Dunham-Bishop
 S: Tju Realty LLC & Tracey Myers
 Book/Page: 42096/254, Date: 11/07/24
 Use: 2 Bdrm Condo
 Prior Sale: \$343,000 (03/19)

84 PEARL ST..... \$1,100,000
 B: Rockland Forest LLC
 S: Kjf Properties LLC
 Book/Page: 42097/133, Date: 11/08/24
 Mtg: Liberty Bay CU \$880,000
 Term: 2034
 Use: Mixed Use-Prim Res & Comm, Lot: 22050sf
 Prior Sale: \$319,000 (12/03)

Walpole

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	142	157
Median Price	\$703,000	\$770,000

► **REAL ESTATE SALES**

76 ALLEN ST U:76..... \$565,000
 B: Hamit Merlika
 S: Christopher M Smith & Kristin L Smith
 Book/Page: 42100/122, Date: 11/08/24
 Term: 2054
 Use: Condo

101 CENTRE LN U:101..... \$540,000

PLYMOUTH REGISTRY

continued
MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 134 165
Median Price \$613,750 \$625,000

REAL ESTATE SALES

BROAD ST \$55,000
B: 70-86 Broad St LLC
S: 94 Broad Street LLC
Book/Page: 59436/61, Date: 11/08/24
61 CENTER ST \$480,000
B: Joseph A Pelland & Corinne Pelland
S: Bruce Colotta & Cynthia L Colotta
Book/Page: 59421/303, Date: 11/04/24
Mtg: LoanDepot.Com \$465,600
Term: 2054
Use: 3 Bdrm Conventional, Lot: 28680sf
Prior Sale: \$270,000 (03/18)
37 SOUTH ST U:9 \$420,000
B: Scott Blewett & Rachel Lyons
S: Paul S Crisafulli, Tr for Crisafulli Lt
Book/Page: 59434/290, Date: 11/08/24
Use: 2 Bdrm Condo
Prior Sale: \$265,000 (09/17)
24 STAGI DR \$810,000
B: Kaylah L West & Taariq T Allen
S: Laura A Randall & Kenneth Randall
Book/Page: 59429/256, Date: 11/07/24
Mtg: Movement Mtg LLC \$712,248
Term: 2054
Use: 4 Bdrm Colonial, Lot: 46706sf
Prior Sale: \$525,000 (04/19)
25 YOKE RD U:25 \$458,000
B: Ryan J Cadman & Jami L Cadman
S: Daniel P Santos
Book/Page: 59434/339, Date: 11/08/24
Mtg: Guaranteed Rate Inc \$412,200
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$303,000 (07/18)

Brockton

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 485 464
Median Price \$450,000 \$483,500

REAL ESTATE SALES

72 AMES RD \$559,900
B: Lyonel Felix
S: John P Thomas Jr & Peter Kotsiopoulos
Book/Page: 59437/249, Date: 11/08/24
Mtg: Rocket Mortgage LLC \$503,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 9500sf
193 AMES ST \$688,000
B: Jean C Desruisseaux
S: Gabriel P Volpe
Book/Page: 59417/287, Date: 11/04/24
Mtg: Guaranteed Rate Inc \$675,538
Term: 2054
Use: 2-Family Two Family, Lot: 5323sf
Prior Sale: \$55,000 (03/09)
756 BELMONT ST \$848,000
B: Amameha LLC
S: 756 Rt & F A Hebshie 3rd
Book/Page: 59428/218, Date: 11/06/24
Mtg: Rockland Tr Co \$424,000
Use: Restaurant/Bar, Lot: 9714sf
1342 BELMONT ST U:103 \$176,550
B: Pettilo Investment LLC
S: Lyudmila Rakita & Boris Rakita
Book/Page: 59436/204, Date: 11/08/24
Mtg: Eastern Bank \$140,000
Use: Medical Condo Unit
Prior Sale: \$150,000 (04/04)
51 BREER CIR \$520,000
B: Burton Mentor & Samantha Saintil
S: Kaylah Allen
Book/Page: 59429/39, Date: 11/07/24
Mtg: Movement Mtg LLC \$510,581
Term: 2054
Use: 3 Bdrm Split Level, Lot: 18064sf
Prior Sale: \$351,000 (11/20)
66 CAIRN RD \$470,000
B: Karinelas Ayala & Davon Duarte
S: Muller Mirville
Book/Page: 59420/302, Date: 11/04/24
Mtg: Guild Mortgage Co \$446,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10711sf
Prior Sale: \$390,000 (07/21)
57 CLIFTON AVE \$855,000
B: Fedner J Pierre & Roselina Pierre
S: Jenaya M Hall
Book/Page: 59424/160, Date: 11/05/24
Mtg: LoanDepot.Com \$641,250
Term: 2054
Use: 2-Family Two Family, Lot: 8542sf
Prior Sale: \$200,000 (04/14)
27 DARBY RD \$335,000
B: Daniel Petronelli & Donna Petronelli
S: Bell Carol E Est & Kimberley A Gale
Book/Page: 59430/105, Date: 11/07/24
Use: 3 Bdrm Ranch, Lot: 27003sf
17 FOSTER ST U:13 \$402,000
B: Imani Palmer
S: Affordable Properties LLC
Book/Page: 59434/91, Date: 11/08/24
Mtg: Bank of America NA \$389,940
Term: 2054
Use: 3 Bdrm Condo
37 MONTVALE RD \$312,000
B: Miguel Depina, Tr for Flavio Ft
S: Diana Kozloski, Tr for Kozloski Ft
Book/Page: 59421/246, Date: 11/04/24
Mtg: Reppg Llc \$350,000
Use: 3 Bdrm Ranch, Lot: 9849sf
221 OAK ST U:12-11 \$263,000
B: Media Francis
S: Alek Nyman
Doc#: 00000000856514, Date: 11/05/24
Mtg: CMG Mortgage Inc \$249,850
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: \$210,000 (06/21)
29 OAKLAND AVE \$200,000
B: David Harris
S: Alden Gail Marie Est & Kimberlee J Skeldon
Book/Page: 59420/122, Date: 11/04/24
Mtg: Total Mtg Svcs \$196,377
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7340sf
Prior Sale: \$102,000 (12/90)
18 PERKINS ST \$650,000
B: Elmond Auto Body & Repair
S: Siskl Property Mgmt LLC
Book/Page: 59437/146, Date: 11/08/24
Mtg: Harvest Small Bus Fin \$552,500
Term: 2049
Use: Office Bldg-General, Lot: 17206sf
Prior Sale: \$388,000 (04/22)
1 TORREY ST \$625,000
B: 1 Torrey Street LLC
S: Lavishnest LLC
Book/Page: 59422/93, Date: 11/05/24
Mtg: Rockland Tr Co \$406,000
Use: Mixed Use-Prim Res & Comm, Lot: 8346sf
Prior Sale: \$290,000 (01/23)
433 W ELM ST U:10 \$204,200
B: Ron Hanover & Michael H Hanover
S: Aim LLC
Book/Page: 59427/61, Date: 11/06/24
Mtg: LoanDepot.Com \$153,150
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: \$70,000 (09/13)

159 WILSON ST \$555,000
B: Matthew K Thompson Jr & Brianna I Thompson
S: Matthew A Talbot & Michelle J Talbot
Book/Page: 59417/214, Date: 11/04/24
Mtg: Movement Mtg LLC \$544,947
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 6900sf
Prior Sale: \$222,500 (09/11)
FORECLOSURE DEEDS
81 COLONEL BELL DR U:7 \$223,100
B: Midfirst Bank
S: Stephanie J Nau & Midfirst Bank
Book/Page: 59421/143, Date: 11/04/24
Use: 2 Bdrm Condo
Prior Sale: \$143,000 (12/06)
23 RIVER ST \$264,000
B: Asset Mortgage Invs II T & Bk Of Ny Mellon Tr
S: Antonio Dupervil & Bank of New York Mellon
Book/Page: 59417/208, Date: 11/04/24
Use: 2 Bdrm Colonial, Lot: 32217sf
Prior Sale: \$228,000 (07/05)

Carver

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 72 74
Median Price \$535,000 \$520,000

REAL ESTATE SALES

92 CENTER ST \$610,000
B: James W Dishaw & Lsia Dishaw
S: Wakeby Development Inc
Book/Page: 59430/136, Date: 11/07/24
Mtg: Mortgage Research Ctr \$623,115
Term: 2054
Use: 3 Bdrm Colonial, Lot: 40075sf
Prior Sale: \$261,000 (04/21)
29 HELEN DR \$670,000
B: Forerest Hillery & Elizabeth Hillery
S: Edward S Starkman, Tr for Starkman RET
Book/Page: 59427/331, Date: 11/06/24
Mtg: Equity Resources Inc \$603,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 53344sf
Prior Sale: \$185,000 (10/93)
51 INDIAN PATH \$624,000
B: Corey J Arseneau & Chrustianna Arseneau
S: Michael A Hulak, Tr for Hulak-Casey Ft
Book/Page: 59434/153, Date: 11/08/24
Mtg: Barrett Fnci Grp Llc \$624,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 41388sf
92 MERYL ST \$580,000
B: Shawn J Mcbrine & Erin Mcbrine
S: James L Scanlon
Book/Page: 59425/344, Date: 11/06/24
Mtg: United Wholesale Mtg \$435,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 30100sf
Prior Sale: \$270,000 (07/10)
SPRING ST \$30,000
B: Cody McMullen, Tr for Learn Rt
S: Vicki M Cookson
Book/Page: 59433/129, Date: 11/08/24
Use: Accessory Land Improved, Lot: 43560sf
240 SPRING ST \$420,000
B: Kyle Sibley
S: Vicki M Cookson
Book/Page: 59433/122, Date: 11/08/24
Use: 3 Bdrm Cape Cod, Lot: 10542sf
408 STATE ST \$750,000
B: Elm Place LLC
S: Spinney Florence E Est & Christopher Spinney
Book/Page: 59422/243, Date: 11/05/24
Mtg: Bluestone Bank \$1,867,500
Use: 5 Bdrm Antique, Lot: 55172sf

Duxbury

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 104 139
Median Price \$1,137,500 \$1,152,000

REAL ESTATE SALES

110 GURNET RD \$1,215,000
B: Joseph Igoe & Sheila Igoe
S: Scott I Wolf, Tr for Susan Bourget T
Book/Page: 59436/144, Date: 11/08/24
Mtg: Citizens Bank \$1,551,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 14810sf
Prior Sale: \$420,000 (12/98)
37 LANDING RD \$1,275,000
B: 37 Landing Rd Rt & Robert G Wilson 4th
S: Daniel Arkema & Jane K Arkema
Book/Page: 59427/126, Date: 11/06/24
Use: 2 Bdrm Conventional, Lot: 32651sf
Prior Sale: \$255,000 (04/90)
9 MODOC ST \$1,525,000
B: Brian R Kender & Emma G Kender
S: Scott Hagg & Michelle Hagg
Book/Page: 59434/124, Date: 11/08/24
Mtg: United Wholesale Mtg \$625,006
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60247sf
Prior Sale: \$1,150,000 (10/20)
117 SOULE AVE \$730,800
B: Keach Development LLC
S: Diane McGinn, Tr for Macnab Fmaily Lt
Book/Page: 59435/329, Date: 11/08/24
Mtg: Bank of Canton \$1,630,000
Use: 2 Bdrm Ranch, Lot: 65644sf

East Bridgewater

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 103 75
Median Price \$505,000 \$525,000

REAL ESTATE SALES

35 FIELDCREST DR \$600,000
B: Kathleen M Sullivan
S: Andrea M Connell
Book/Page: 59430/174, Date: 11/07/24
Mtg: Cape Cod Five Cent Bk \$540,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 38527sf
Prior Sale: \$180,000 (11/98)
23 HEREFORD LN \$769,900
B: Nicholas Hubbard & Brittany M Hubbard
S: Christopher J Donahue & Ladeanna L Donahue
Book/Page: 59432/37, Date: 11/07/24
Mtg: Leader Bank NA \$615,900
Term: 2054
Use: 3 Bdrm Colonial, Lot: 57064sf
Prior Sale: \$200,000 (02/01)
5 STAGECOACH LN U:5 \$570,000
B: Ishitha Gagguturu & Abdul R Naguri
S: Christine S Banks & Jack A Banks
Book/Page: 59421/62, Date: 11/04/24
Mtg: Leader Bank NA \$470,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: \$455,000 (06/21)
Halifax
MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 47 46
Median Price \$530,000 \$522,500
REAL ESTATE SALES
83 BRANDEIS CIR \$635,000
B: Sean Leblanc & Heather Leblanc
S: David Hillery & Edward M Merrick 3rd
Book/Page: 59430/109, Date: 11/07/24
Mtg: CMG Mortgage Inc \$539,750
Use: 4 Bdrm Colonial, Lot: 40002sf
Prior Sale: \$342,000 (04/24)
Hanover
MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 103 119
Median Price \$740,000 \$800,000
REAL ESTATE SALES
34 BUFFUM RD \$1,260,000
B: Katherine Ferrari & Joseph Ferrari
S: Damien E Smith & Kara G Smith
Book/Page: 59436/316, Date: 11/08/24
Mtg: Rockland Fed CU \$1,008,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 101059sf
Prior Sale: \$720,000 (01/16)
100 OLD SCHOOLHOUSE LN \$1,377,500
B: Charlene Dearden & James Dearden
S: Stephanie J Roth & Todd D Roth
Book/Page: 59425/262, Date: 11/06/24
Use: 4 Bdrm Colonial, Lot: 50965sf
Prior Sale: \$787,500 (07/17)
60 OLD TOWN WAY \$649,900
B: Alexander N Falk
S: Adrienne H Rafferty & Robert T Rafferty Jr
Book/Page: 59427/191, Date: 11/06/24
Mtg: United Wholesale Mtg \$396,763
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 32234sf
Prior Sale: \$157,000 (12/92)

169 PLEASANT ST \$250,000
B: Benjamin J Hyland
S: Marcia H Foley, Tr for Robert C Hyland RET
Book/Page: 59427/288, Date: 11/06/24
Mtg: Robert Charles Hyland \$250,000
Term: 2032
Use: 2 Bdrm Cape Cod, Lot: 30056sf
Prior Sale: \$45,000 (03/87)
Hanson
MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 77 71
Median Price \$499,800 \$610,000
REAL ESTATE SALES
BAY STATE CIR \$6,000
B: Andrew V Narciso & Leticia G Narciso
S: Michael Vickery
Book/Page: 59436/313, Date: 11/08/24
Use: Residential Undvlpble Land, Lot: 13050sf
96 COUNTY RD \$699,900
B: Erin Leadbetter & Jason Leadbetter
S: Keith H Johnson & Heather L Johnson
Book/Page: 59431/11, Date: 11/07/24
Mtg: First Home Mtg \$664,905
Term: 2054
Use: 3 Bdrm Colonial, Lot: 50094sf
Prior Sale: \$529,900 (04/20)
29 HELEN DR \$670,000
B: Forerest Hillery & Elizabeth Hillery
S: Edward S Starkman, Tr for Starkman RET
Book/Page: 59427/331, Date: 11/06/24
Mtg: Equity Resources Inc \$603,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 53344sf
Prior Sale: \$185,000 (10/93)
51 INDIAN PATH \$624,000
B: Corey J Arseneau & Chrustianna Arseneau
S: Michael A Hulak, Tr for Hulak-Casey Ft
Book/Page: 59434/153, Date: 11/08/24
Mtg: Barrett Fnci Grp Llc \$624,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 41388sf
92 MERYL ST \$580,000
B: Shawn J Mcbrine & Erin Mcbrine
S: James L Scanlon
Book/Page: 59425/344, Date: 11/06/24
Mtg: United Wholesale Mtg \$435,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 30100sf
Prior Sale: \$270,000 (07/10)
SPRING ST \$30,000
B: Cody McMullen, Tr for Learn Rt
S: Vicki M Cookson
Book/Page: 59433/129, Date: 11/08/24
Use: Accessory Land Improved, Lot: 43560sf
240 SPRING ST \$420,000
B: Kyle Sibley
S: Vicki M Cookson
Book/Page: 59433/122, Date: 11/08/24
Use: 3 Bdrm Cape Cod, Lot: 10542sf
408 STATE ST \$750,000
B: Elm Place LLC
S: Spinney Florence E Est & Christopher Spinney
Book/Page: 59422/243, Date: 11/05/24
Mtg: Bluestone Bank \$1,867,500
Use: 5 Bdrm Antique, Lot: 55172sf

Hanson

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 77 71
Median Price \$499,800 \$610,000

REAL ESTATE SALES

BAY STATE CIR \$6,000
B: Andrew V Narciso & Leticia G Narciso
S: Michael Vickery
Book/Page: 59436/313, Date: 11/08/24
Use: Residential Undvlpble Land, Lot: 13050sf
96 COUNTY RD \$699,900
B: Erin Leadbetter & Jason Leadbetter
S: Keith H Johnson & Heather L Johnson
Book/Page: 59431/11, Date: 11/07/24
Mtg: First Home Mtg \$664,905
Term: 2054
Use: 3 Bdrm Colonial, Lot: 50094sf
Prior Sale: \$529,900 (04/20)
29 HELEN DR \$670,000
B: Forerest Hillery & Elizabeth Hillery
S: Edward S Starkman, Tr for Starkman RET
Book/Page: 59427/331, Date: 11/06/24
Mtg: Equity Resources Inc \$603,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 53344sf
Prior Sale: \$185,000 (10/93)
51 INDIAN PATH \$624,000
B: Corey J Arseneau & Chrustianna Arseneau
S: Michael A Hulak, Tr for Hulak-Casey Ft
Book/Page: 59434/153, Date: 11/08/24
Mtg: Barrett Fnci Grp Llc \$624,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 41388sf
92 MERYL ST \$580,000
B: Shawn J Mcbrine & Erin Mcbrine
S: James L Scanlon
Book/Page: 59425/344, Date: 11/06/24
Mtg: United Wholesale Mtg \$435,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 30100sf
Prior Sale: \$270,000 (07/10)
SPRING ST \$30,000
B: Cody McMullen, Tr for Learn Rt
S: Vicki M Cookson
Book/Page: 59433/129, Date: 11/08/24
Use: Accessory Land Improved, Lot: 43560sf
240 SPRING ST \$420,000
B: Kyle Sibley
S: Vicki M Cookson
Book/Page: 59433/122, Date: 11/08/24
Use: 3 Bdrm Cape Cod, Lot: 10542sf
408 STATE ST \$750,000
B: Elm Place LLC
S: Spinney Florence E Est & Christopher Spinney
Book/Page: 59422/243, Date: 11/05/24
Mtg: Bluestone Bank \$1,867,500
Use: 5 Bdrm Antique, Lot: 55172sf

REAL ESTATE SALES

16 BEALS COVE RD U:B \$440,000
B: Rosangela Doyle
S: Karina Q Contreras
Book/Page: 59426/24, Date: 11/06/24
Use: 2 Bdrm Condo
Prior Sale: \$324,900 (10/19)
5 BULOW RD \$890,000
B: Michael J Lennon & Anna Lennon
S: Stanley E Fogleman, Tr for 5 Bulow Road Rt
Book/Page: 59427/142, Date: 11/06/24
Mtg: Lcnb National Bank \$712,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12500sf
Prior Sale: \$211,000 (02/94)
18 BULOW RD \$1,278,000
B: William J Vahey & Nicol Vahey
S: Pranay Sinha & Anne F Liu
Book/Page: 59419/221, Date: 11/04/24
Mtg: Guaranteed Rate Inc \$1,118,250
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 12538sf
Prior Sale: \$750,000 (11/20)
170 CHIEF JUSTICE CUSHING HWY \$639,000
B: Ashley Bascon & Benjamin Bascon
S: Eric Sobran
Book/Page: 59419/128, Date: 11/04/24
Mtg: Eric Sobran \$589,000
Use: Accessory Land Improved, Lot: 40030sf
Prior Sale: \$589,000 (02/24)
126 DOWNER AVE \$1,525,000
B: Connor Fitzgerald
S: Emily W Andersen
Book/Page: 59419/87, Date: 11/04/24
Mtg: Mtg Equity Partners \$1,000,001
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8655sf
Prior Sale: \$922,500 (10/17)
54 ELM ST \$1,775,000
B: Brian J Donahue
S: Meredith J Hunter & Christopher D Kerr
Book/Page: 59436/253, Date: 11/08/24
Use: 4 Bdrm Conventional, Lot: 5508sf
Prior Sale: \$676,000 (05/20)
2 HERMLOCK RD \$1,000,000
B: Steven N Cruz & Jessica H Dellot
S: Aron Blidner, Tr for Blidner Ft
Book/Page: 59426/228, Date: 11/06/24
Mtg: United Wholesale Mtg \$800,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12842sf
Prior Sale: \$397,500 (06/04)
1192 MAIN ST \$1,000,000
S: Lori B Leo, Tr for 1192-1194-1196 Main St Rt
Book/Page: 59432/159, Date: 11/07/24
Use: Residential Developable Land, Lot: 68750sf
Prior Sale: \$183,750 (08/97)

Hingham

MARKET STATISTICS THROUGH OCTOBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 172 202
Median Price \$1,267,500 \$1,322,500

REAL ESTATE SALES

16 BEALS COVE RD U:B \$440,000
B: Rosangela Doyle
S: Karina Q Contreras
Book/Page: 59426/24, Date: 11/06/24
Use: 2 Bdrm Condo
Prior Sale: \$324,900 (10/19)
5 BULOW RD \$890,000
B: Michael J Lennon & Anna Lennon
S: Stanley E Fogleman, Tr for 5 Bulow Road Rt
Book/Page: 59427/142, Date: 11/06/24
Mtg: Lcnb National Bank \$712,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12500sf
Prior Sale: \$211,000 (02/94)
18 BULOW RD \$1,278,000
B: William J Vahey & Nicol Vahey
S: Pranay Sinha & Anne F Liu
Book/Page: 59419/221, Date: 11/04/24
Mtg: Guaranteed Rate Inc \$1,118,250
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 12538sf
Prior Sale: \$750,000 (11/20)
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B: Michael J Lennon &

1 HATHERLY RISE U-1 **\$735,000**
 B: Barbara A Leone
 S: Jeanne B Rugg RET & William C Rugg Jr
 Book/Page: 59420/238, Date: 11/04/24
 Mtg: Keystone Funding \$335,000
 Term: 2054
 Use: 2 Bdrm Condo

37 HATHERLY RISE U:37 **\$900,000**
 B: Joseph V Rotondo & Rachel Andoscia
 S: Michael Kiely & Jeannette Kiely
 Book/Page: 59436/261, Date: 11/08/24
 Mtg: JPMorgan Chase Bank \$500,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$605,182 (10/17)

94 HATHERLY RISE U:94 **\$745,000**
 B: Tracey A Schaub
 S: Kathleen M Thompson & Martha Jamieson
 Book/Page: 59435/173, Date: 11/08/24
 Mtg: Digital FCU \$100,000
 Term: 2034
 Use: 2 Bdrm Condo

191 HERRING POND RD **\$500,000**
 B: Rachel Demelo
 S: 191 Herring Pond Road LLC
 Book/Page: 59432/79, Date: 11/07/24
 Mtg: First Home Mtg \$516,006
 Term: 2054
 Use: 3 Bdrm Cottage, Lot: 61380sf
 Prior Sale: \$500,000 (12/23)

8 HONEY BEE LN **\$160,000**
 B: Richard Valcourt & Kristin Valcourt
 S: Susan Mcnerney, Tr for Susan Mcnerney T
 Book/Page: 59417/313, Date: 11/04/24
 Use: Residential Developable Land, Lot: 4356sf
 Prior Sale: \$110,500 (06/21)

25 HOWLAND ST U:5 **\$670,000**
 B: Edward D Kardon, Tr for Edward D Kardon 2023 Ft S: Joseph W Yacteen
 Book/Page: 59424/273, Date: 11/05/24
 Use: 2 Bdrm Condo
 Prior Sale: \$610,000 (11/22)

22 INVERNESS LN U:22 **\$850,000**
 B: Maria Wilson & Lisa Healy
 S: Phyllis Mclean, Tr for Phyllis Mclean T
 Book/Page: 59434/191, Date: 11/08/24
 Mtg: Cape Cod Five Cent Bk \$425,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$780,000 (07/22)

73 JORDAN RD **\$590,000**
 B: Charles Sheridan
 S: Wendy L Pomeroy, Tr for Dbsk T
 Book/Page: 59437/35, Date: 11/08/24
 Mtg: Cardinal Fncl Co LP \$572,300
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 93615sf
 Prior Sale: \$290,000 (04/17)

9 LUNAR DR **\$495,000**
 B: Suzanne M Adams
 S: Linzy Horton & Matthew Horton
 Book/Page: 59430/73, Date: 11/07/24
 Mtg: Guaranteed Rate Inc \$445,000
 Term: 2054
 Use: 2 Bdrm, Lot: 2448sf

10 MAPLEWOOD **\$780,000**
 B: Denis M King
 S: William C Werner, Tr for William C Werner T
 Book/Page: 59430/320, Date: 11/07/24
 Mtg: Cross Country Mtg Inc \$400,000
 Term: 2039
 Use: 3 Bdrm Contemporary, Lot: 9169sf
 Prior Sale: \$420,000 (06/12)

29 OUTLOOK E U:290E **\$1,216,185**
 B: Kathleen M Thompson & Martha Jamieson
 S: Ridge Development LLC
 Book/Page: 59430/47, Date: 11/07/24
 Use: Condo

7 RUSSELL ST U:206 **\$650,000**
 B: Marlene M Mcpartlin
 S: Tracey A Schaub
 Book/Page: 59434/55, Date: 11/08/24
 Use: 1 Bdrm Condo
 Prior Sale: \$439,900 (06/18)

112 SUNFLOWER WAY **\$714,345**
 B: Alane B Facella
 S: Whitman Homes Inc
 Book/Page: 59433/336, Date: 11/08/24
 Mtg: Guild Mortgage Co \$642,845
 Term: 2054

31 TENDERWOOD **\$735,000**
 B: William C Werner, Tr for William C Werner T
 S: David P Baier & Linda Baier
 Book/Page: 59419/117, Date: 11/04/24
 Use: 3 Bdrm Contemporary, Lot: 10306sf
 Prior Sale: \$440,000 (04/10)

11 TIDEVIEW PATH U:4 **\$224,000**
 B: Jay D Ferguson, Tr for Ferguson Lt S: Keith E Rothberg
 Book/Page: 59433/245, Date: 11/08/24
 Mtg: First Home Mtg \$168,000
 Term: 2064
 Use: 2 Bdrm Condo
 Prior Sale: \$98,500 (01/04)

12 TUPPER HILL RD U:12 **\$464,900**
 B: G Arvanitopoulos, Tr for Iii Irt S: Tupper Hill LLC
 Book/Page: 59433/87, Date: 11/08/24
 Use: Condo

18 TUPPER HILL RD U:18 **\$464,900**
 B: Genaro Rodriguez & Cynthia J Conley S: Tupper Hill Phase 2 LLC
 Book/Page: 59420/267, Date: 11/04/24
 Use: Condo

97 WHITE CLOVER TRL **\$724,900**
 B: John Dumser & Ellen M Unger
 S: Daigle C May, Tr for May T
 Book/Page: 59420/83, Date: 11/04/24
 Mtg: LoanDepot.Com \$688,655
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 10968sf
 Prior Sale: \$572,135 (11/21)

Rochester

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	42
Median Price	\$570,000	\$547,500

► **REAL ESTATE SALES**

34 BOX TURTLE DR **\$710,000**
 B: Linzy F Horton & Matthew D Horton
 S: Sarah E Woodard & Kent G Woodard
 Book/Page: 59431/169, Date: 11/07/24
 Mtg: Guaranteed Rate Inc \$646,987
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 41784sf
 Prior Sale: \$470,000 (11/19)

83 BOX TURTLE DR **\$862,500**
 B: James Gallagher
 S: Shane D Carr & Kristin M Carr
 Book/Page: 59431/101, Date: 11/07/24
 Mtg: Mortgage Corp Eastlll \$646,875
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 40499sf
 Prior Sale: \$608,844 (05/21)

60 MENDELL RD **\$680,000**
 B: Shane Rams
 S: Lynn M Bobrowiecki & Holly E Durocher
 Book/Page: 59431/274, Date: 11/07/24
 Mtg: Pennymac Loan Service \$544,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 154202sf

142 SARAH SHERMAN RD **\$699,000**
 B: Jason Denham & Erin Denham
 S: Luis Rivera & Kerri Rivera
 Book/Page: 59427/226, Date: 11/06/24
 Mtg: Embrace Home Loans \$425,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 30056sf
 Prior Sale: \$210,000 (04/11)

75 VAUGHAN HILL RD **\$850,000**
 B: Mark S Wyman, Tr for Mark & Wendy Wyman Nt S: Kiriakos A Rentumis
 Book/Page: 59436/1, Date: 11/08/24
 Use: 3 Bdrm Cape Cod, Lot: 1525471sf

924 WALNUT PLAIN RD **\$655,000**
 B: Kerri Rivera & Luis Rivera
 S: Gregory S Weigel & Melissa A Weigel
 Book/Page: 59428/293, Date: 11/06/24
 Use: 3 Bdrm Cape Cod, Lot: 210395sf
 Prior Sale: \$470,000 (08/05)

Rockland

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	82
Median Price	\$480,000	\$533,055

► **REAL ESTATE SALES**

140 BELMONT ST **\$520,200**
 B: Casey A Lombardi & Joseph P Lombardi
 S: Edwin Quinones
 Book/Page: 59418/253, Date: 11/04/24
 Use: 4 Bdrm Cape Cod, Lot: 6000sf
 Prior Sale: \$406,000 (03/20)

144 BELMONT ST **\$442,000**
 B: Elijah Norris
 S: Linda Sullivan, Tr for Mmartin Irt
 Book/Page: 59420/59, Date: 11/04/24
 Mtg: Rockland Tr Co \$353,600
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 13200sf
 Prior Sale: \$95,000 (12/90)

58 BOXBERRY LN U:58 **\$437,000**
 B: Victoria A Perez & David J Burke
 S: Ariel Donahue
 Book/Page: 59428/167, Date: 11/06/24
 Mtg: Cross Country Mtg Inc \$371,450
 Term: 2054
 Use: 2 Bdrm Condo, Lot: 381586sf
 Prior Sale: \$350,000 (06/21)

31 CRESCENT ST **\$509,000**
 B: Dominique Longin & Daveskee Louisaint
 S: First Bap Chrch Of Rockl
 Book/Page: 59428/74, Date: 11/06/24
 Mtg: William Raveis Mtg Co \$362,000
 Term: 2054
 Use: Religious Property, Lot: 8440sf

290 TURNER RD **\$585,000**
 B: Ariel Donahue & John Donahue
 S: John Melanson & Christine M Melanson
 Book/Page: 59436/96, Date: 11/08/24
 Mtg: Fairway Ind Mtg \$468,000
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 14850sf
 Prior Sale: \$290,000 (10/12)

Scituate

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	178	161
Median Price	\$865,000	\$875,000

► **REAL ESTATE SALES**

36 CONCORD ST **\$4,000,000**
 B: Philippe Grenier, Tr for Grenier Ft S: Robert Hogan
 Doc#: 00000000856479, Date: 11/04/24
 Use: Residential-Multiple Bldgs, Lot: 18731sf
 Prior Sale: \$3,065,000 (11/21)

531 COUNTRY WAY **\$1,505,000**
 B: Patrick E Savery & Chelsea L Savery
 S: Joseph D Mulvey Sr & Mary E Mulvey
 Book/Page: 59418/340, Date: 11/04/24
 Mtg: Movement Mtg LLC \$1,215,000
 Term: 2054 Rate: 6.1% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 30828sf
 Prior Sale: \$812,400 (10/17)

21 FOREST LN U:21 **\$970,000**
 B: Paul Craney & Beatriz Craney
 S: Mark R Silva & Christine C Silva
 Book/Page: 59419/258, Date: 11/04/24
 Mtg: United Wholesale Mtg \$803,500
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$540,000 (09/12)

219 OLD OAKEN BUCKET RD **\$960,000**
 B: Stephen D Crolick & Maureen Crolick
 S: Mary K Ring & Brendan J Howard
 Book/Page: 59435/55, Date: 11/08/24
 Use: 3 Bdrm Conventional, Lot: 44867sf
 Prior Sale: \$1,020,000 (06/23)

29 TICHNOR PL **\$1,175,000**
 B: Stephen Agostino & Mallin Agostino
 S: Jameson W Phinney & Hadley H Phinney
 Book/Page: 59436/66, Date: 11/08/24
 Use: 4 Bdrm Conventional, Lot: 21995sf
 Prior Sale: \$774,900 (10/19)

Wareham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	229	230
Median Price	\$390,000	\$437,500

► **REAL ESTATE SALES**

63 BAY POINTE DR EXT U:63 **\$575,000**
 B: Michael Ventresca
 S: George Salem & Sharon Salem
 Book/Page: 59431/67, Date: 11/07/24
 Mtg: Movement Mtg LLC \$310,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$392,500 (10/19)

4 BAYSIDE AVE **\$749,900**
 B: Georgette P King
 S: Barbara A Brant, Tr for Barbara A Brant T
 Book/Page: 59424/244, Date: 11/05/24
 Mtg: M&T Bank NA \$524,930
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6378sf
 Prior Sale: \$444,000 (02/18)

518 COUNTY RD **\$600,000**
 B: Colby Obrien & Brian Obrien
 S: Darren J Michaelis & Melissa Michaelis
 Book/Page: 59427/260, Date: 11/06/24
 Mtg: American Ngbd Mtg Acc \$570,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 81457sf
 Prior Sale: \$408,000 (01/21)

420 MAIN ST **\$440,000**
 B: Alj Realty Corp
 S: Diane M Coughlin, Tr for Coughlin T
 Book/Page: 59429/96, Date: 11/07/24
 Mtg: RFLF 4 LLC \$534,000
 Use: 2-Family Two Family, Lot: 7150sf
 Prior Sale: \$207,000 (04/08)

20 PINEHURST DR **\$330,000**
 B: Amy Balestieri
 S: White Thelma L Est & Sherri Samson
 Book/Page: 59429/137, Date: 11/07/24
 Mtg: Leader Bank NA \$320,100
 Term: 2054
 Use: 2 Bdrm Bngl/Cottage, Lot: 1685sf
 Prior Sale: \$123,500 (09/01)

5 SHANGRI LA BLVD **\$545,000**
 B: David E Chambers & Sharon A Cahmberg
 S: R J Motto Inc
 Book/Page: 59435/236, Date: 11/08/24
 Use: Residential Undvlpble Land, Lot: 6500sf
 Prior Sale: \$70,000 (06/23)

12 SHANGRI LA BLVD **\$545,000**
 B: David E Chambers & Sharon A Cahmberg
 S: R J Motto Inc
 Book/Page: 59435/236, Date: 11/08/24
 Use: Residential Developable Land, Lot: 8600sf
 Prior Sale: \$70,000 (06/23)

YAWL LN **\$545,000**
 B: David E Chambers & Sharon A Cahmberg
 S: R J Motto Inc
 Book/Page: 59435/236, Date: 11/08/24

West Bridgewater

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	56
Median Price	\$525,000	\$556,250

► **REAL ESTATE SALES**

99 BRYANT ST **\$659,000**
 B: Nati Freire & Valdemar Vieira
 S: Bright Inv Prop LLC
 Doc#: 00000000856611, Date: 11/08/24
 Mtg: Embrace Home Loans \$626,050
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 36590sf
 Prior Sale: \$265,000 (07/23)

393 SPRING ST **\$650,000**
 B: Joseph S Nadeau, Tr for S & W Rt S: Hannah K Greene & Charles G Murphy
 Book/Page: 59425/207, Date: 11/06/24
 Use: 2-Family Colonial, Lot: 34412sf
 Prior Sale: \$425,000 (12/16)

Whitman

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	101
Median Price	\$485,000	\$517,000

► **REAL ESTATE SALES**

128 ALDEN ST **\$454,900**
 B: Shawn Donahue & Rebecca Donahue
 S: Megan L Heath
 Book/Page: 59420/181, Date: 11/04/24
 Mtg: United Wholesale Mtg \$440,253
 Term: 2054
 Use: 3 Bdrm Old Style, Lot: 9374sf
 Prior Sale: \$145,000 (08/12)

90 BURTON AVE **\$525,000**
 B: Christopher P Johnson & Christine L Johnson
 S: Andrew Morgan
 Doc#: 00000000856623, Date: 11/08/24
 Mtg: LoanDepot.Com \$515,490
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 40358sf
 Prior Sale: \$349,900 (02/22)

369 SCHOOL ST **\$736,000**
 B: Jacqueline C Macedo
 S: Beautiful Horizons LLC
 Book/Page: 59419/146, Date: 11/04/24
 Mtg: Deephaven Mtg Llc \$588,800
 Use: 3-Family Conventional, Lot: 15529sf
 Prior Sale: \$285,000 (02/13)

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 OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	126	109
Median Price	\$285,000	\$320,000

► **REAL ESTATE SALES**

99 GODDARD ST **\$324,900**
 B: Antonio Mojica
 S: 99 Goddard Street LLC
 Book/Page: 71272/310, Date: 11/08/24
 Mtg: Guaranteed Rate Inc \$319,014
 Term: 2054
 Use: 2 Bdrm Conventional, Lot: 7200sf
 Prior Sale: \$101,000 (01/24)

573 MAIN ST **\$770,000**
 B: 573 Main St Athol Re Hldg
 S: 573 Main Street LLC
 Book/Page: 71249/66, Date: 11/04/24
 Mtg: GFA Federal Credit Un \$616,000
 Use: Mixed Use-Prim Res & Comm, Lot: 5399sf
 Prior Sale: \$310,000 (12/18)

PETERSHAM RD L1-5 **\$200,000**
 B: Frances Goden, Tr for Rjt T S: Vito Iacopino & Sheila Iacopino
 Book/Page: 71264/118, Date: 11/07/24

Auburn

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	153	157
Median Price	\$424,000	\$429,000

► **REAL ESTATE SALES**

3 ARLINGTON ST **\$505,000**
 B: Maureen T Oleary
 S: Shannon Parker
 Book/Page: 71271/188, Date: 11/08/24
 Mtg: Central One FCU \$378,750
 Term: 2054 Rate: 5.7% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 35200sf
 Prior Sale: \$300,000 (05/19)

156 BOYCE ST **\$285,000**
 B: Georgios Katsiaounis
 S: Mary L Pepka
 Book/Page: 71269/293, Date: 11/08/24
 Mtg: NFM Inc \$213,750
 Term: 2054
 Use: 1 Bdrm Conventional, Lot: 60871sf
 Prior Sale: \$54,000 (07/11)

8 PAKACHOAG XING **\$651,000**
 B: Joseph Nguyen & Krystal Nguyen
 S: Edward J Coleman
 Book/Page: 71267/386, Date: 11/08/24
 Mtg: Ross Mortgage Co Inc \$520,800
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 21462sf
 Prior Sale: \$420,000 (01/04)

28 SHARON AVE **\$700,000**
 B: Christopher Maxim & Lindsay Maxim
 S: Shaw Development Inc
 Book/Page: 71251/225, Date: 11/04/24
 Mtg: Guild Mortgage Co \$630,000
 Term: 2054
 Use: 2-Family Two Family, Lot: 12560sf
 Prior Sale: \$385,000 (06/24)

7 UPLAND ST **\$464,500**
 B: Neta Hercyk & John Hercyk
 S: Sylvia R Millitt
 Book/Page: 71270/98, Date: 11/08/24
 Use: 2 Bdrm Ranch, Lot: 10080sf
 Prior Sale: \$135,750 (11/98)

Barre

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	41
Median Price	\$312,000	\$395,000

► **REAL ESTATE SALES**

65 HIGH ST N **\$235,000**
 B: Morgan A Spinner

WORCESTER REGISTRY

continued

16 MURRAY AVE	\$535,000
B: Jose M Dasilva S: Alexson M Mota & Patricia H Mota Book/Page: 71271/222, Date: 11/08/24 Mtg: United Wholesale Mtg \$617,144 Term: 2054 Use: 2-Family Two Family, Lot: 9148sf Prior Sale: \$365,000 (02/22)	
5 OAK RIDGE LN	\$930,000
B: Jerry G Kuzhuppallil & Tresila Fernandes S: Paul H Couture & Catherine A Couture Book/Page: 71265/141, Date: 11/07/24 Mtg: Avidia Bank \$744,000 Term: 2044 Use: 4 Bdrm Colonial, Lot: 23087sf Prior Sale: \$329,020 (04/99)	
39 WORCESTER ST	\$375,000
B: Alison M Williams S: Tammy Oliver Book/Page: 71266/103, Date: 11/07/24 Mtg: Northpoint Mortgage \$348,000 Term: 2054 Use: 2 Bdrm Cape Cod, Lot: 22216sf Prior Sale: \$175,500 (10/11)	

Harvard

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	36
Median Price	\$950,000	\$955,000
► REAL ESTATE SALES		
55 PROSPECT HILL RD	\$1,250,000	
B: Olivia G Cappetta S: Jeffrey Stokes & Janet Stokes Book/Page: 71267/377, Date: 11/07/24 Mtg: 4 Bdrm Contemporary, Lot: 198634sf Prior Sale: \$737,500 (08/02)		

Holden

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	130	146
Median Price	\$525,000	\$535,000
► REAL ESTATE SALES		
434 MAIN ST	\$495,000	
B: Russell Friedrich & Ashley Henry S: Ddc Properties Inc Book/Page: 71274/315, Date: 11/08/24 Mtg: Nations Lending Corp \$470,250 Term: 2054 Use: 4 Bdrm Conventional, Lot: 109696sf Prior Sale: \$450,000 (01/24)		
969 MAIN ST U:1	\$254,700	
B: Christa Wilde S: Michael A Greene, Tr for Michael A & S S Grme Lt Book/Page: 71262/183, Date: 11/06/24 Mtg: Leader Bank NA \$152,820 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$109,500 (05/16)		
105 WILLOW BROOK RD	\$815,000	
B: Kurt Owanisian & Angelica Owanisian S: Michael H Carroll & Christina W Duff Book/Page: 71257/248, Date: 11/05/24 Mtg: Fairway Ind Mtg \$652,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 41307sf Prior Sale: \$562,450 (10/20)		
12 YORK TOWNE TER U:12	\$329,000	
B: Senad Arslan S: Philip J Snyder, Tr for Tucker Irt Book/Page: 71274/102, Date: 11/08/24 Mtg: First Home Mtg \$312,550 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$169,000 (06/18)		

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	130	146
Median Price	\$525,000	\$535,000
► REAL ESTATE SALES		
434 MAIN ST	\$495,000	
B: Russell Friedrich & Ashley Henry S: Ddc Properties Inc Book/Page: 71274/315, Date: 11/08/24 Mtg: Nations Lending Corp \$470,250 Term: 2054 Use: 4 Bdrm Conventional, Lot: 109696sf Prior Sale: \$450,000 (01/24)		
969 MAIN ST U:1	\$254,700	
B: Christa Wilde S: Michael A Greene, Tr for Michael A & S S Grme Lt Book/Page: 71262/183, Date: 11/06/24 Mtg: Leader Bank NA \$152,820 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$109,500 (05/16)		
105 WILLOW BROOK RD	\$815,000	
B: Kurt Owanisian & Angelica Owanisian S: Michael H Carroll & Christina W Duff Book/Page: 71257/248, Date: 11/05/24 Mtg: Fairway Ind Mtg \$652,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 41307sf Prior Sale: \$562,450 (10/20)		
12 YORK TOWNE TER U:12	\$329,000	
B: Senad Arslan S: Philip J Snyder, Tr for Tucker Irt Book/Page: 71274/102, Date: 11/08/24 Mtg: First Home Mtg \$312,550 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$169,000 (06/18)		
► FORECLOSURE DEEDS		
858 MAIN ST	\$360,000	
B: Equity Tco S: Bella Designs Inc & Equity Tco Book/Page: 71274/178, Date: 11/08/24 Use: 3 Bdrm Conventional, Lot: 46970sf Prior Sale: \$141,000 (10/17)		
1397 WACHUSETT ST	\$253,162	
B: Rmac T Series 2016-Ctt & U S Bank Na Tr S: Thomas R Sims & US Bank Na Tr Book/Page: 71260/237, Date: 11/06/24 Use: Residential-Multiple Bldgs, Lot: 31800sf		

Hopedale

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	31
Median Price	\$585,000	\$561,000
► REAL ESTATE SALES		
124 LAURELWOOD DR U:124	\$420,000	
B: Drew A Gormley & Leeann J Gormley S: Brandon A Deluca & Kelly N Deluca Book/Page: 71260/1, Date: 11/06/24 Mtg: Middlesex Svcs Bk \$336,000 Term: 2054 Rate: 5.5% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$281,000 (09/20)		

Lancaster

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	53
Median Price	\$489,000	\$600,000
► REAL ESTATE SALES		
76 BRADBURY RD	\$685,000	
B: Julie A Bailey S: Christine J Silwa & John E Silwa Book/Page: 71254/293, Date: 11/05/24 Mtg: MSA Mortgage LLC \$513,750 Term: 2054 Use: 3 Bdrm Colonial, Lot: 19602sf Prior Sale: \$167,000 (03/98)		
16 BURBANK LN	\$715,000	
B: Martin Goepfert & Katherine Rando S: William R Buckley & Justine Buckley Book/Page: 71266/34, Date: 11/07/24 Mtg: Rocket Mortgage LLC \$679,250 Term: 2054 Use: 3 Bdrm Ranch, Lot: 23522sf Prior Sale: \$670,000 (11/23)		
17 RUNAWAY BROOK RD	\$850,000	
B: Benjamin Cauley & Rebecca Cauley S: James P Gruca & Sandra J Gruca Book/Page: 71272/6, Date: 11/08/24 Mtg: Total Mtg Svcs \$680,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 189922sf Prior Sale: \$449,900 (12/13)		
116 STERLING RD	\$525,000	
B: Emmanuella Gibson & Terrence D Gibson S: Cloverhill Properties LLC Book/Page: 71270/285, Date: 11/08/24 Mtg: Guild Mortgage Co \$498,750 Term: 2054 Use: 3 Bdrm Colonial, Lot: 12632sf Prior Sale: \$430,000 (07/24)		

Leicester

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	89
Median Price	\$377,500	\$410,000
► REAL ESTATE SALES		
1117 MAIN ST	\$350,000	
B: George R Recalde Jr & Ruth A Recalde S: Timothy D Wells & Denise J Wells Book/Page: 71271/69, Date: 11/08/24 Mtg: American Pacific Mtg \$224,000 Term: 2054 Use: 2-Family Conventional, Lot: 10890sf Prior Sale: \$80,000 (08/17)		
1606 MAIN ST	\$650,000	
B: Army Salvation S: Phyllis A Carey Book/Page: 71250/273, Date: 11/04/24 Use: 2 Bdrm Old Style, Lot: 81283sf		
1666 MAIN ST	\$650,000	
B: Army Salvation S: Phyllis A Carey Book/Page: 71250/273, Date: 11/04/24 Use: Mixed Use-Prim Res & Ind, Lot: 3010040sf Prior Sale: \$456,458 (04/09)		
11 MAYFLOWER CIR	\$700,000	
B: Courtney Cook & David Cook S: Derek J Bonner Book/Page: 71273/314, Date: 11/08/24 Mtg: CMG Mortgage Inc \$478,225 Term: 2054 Use: 3 Bdrm Colonial, Lot: 23610sf Prior Sale: \$400,000 (12/17)		
60 PINE AVE	\$468,000	
B: Opendoor Property J LLC S: Mark S Wood, Tr for Mark S Wood RET Book/Page: 71261/23, Date: 11/06/24 Use: 3 Bdrm Cape Cod, Lot: 31494sf		
257 PINE ST	\$430,000	
B: Eduardo S Marfurte & Izabella F Pardiniho S: Property Inv Soln LLC Book/Page: 71267/10, Date: 11/07/24 Mtg: NFM Inc \$417,100 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 160301sf Prior Sale: \$104,000 (01/23)		
835 PLEASANT ST	\$572,000	
B: Mauricio A Hernandez & Karla J Martinez S: Cody D Wambolt, Tr for Galilee Rt Book/Page: 71250/207, Date: 11/04/24 Mtg: Guild Mortgage Co \$543,400 Term: 2054 Use: 4 Bdrm Ranch, Lot: 43691sf Prior Sale: \$340,000 (04/21)		

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	167	137
Median Price	\$525,000	\$560,000
► REAL ESTATE SALES		
51 CAMP ST	\$400,000	
B: Odiseis Tsimogiannis S: Janice Neitz, Tr for Camp Pond 2003 Rt Book/Page: 71250/4, Date: 11/04/24 Use: 4 Bdrm Colonial, Lot: 54014sf Prior Sale: \$155,000 (03/92)		
28 FOUNTAIN ST	\$583,000	
B: George N Alvarenga S: Elivaldo M Da Silva Book/Page: 71262/265, Date: 11/06/24 Mtg: New Fed Mtg Corp \$488,400 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 21000sf Prior Sale: \$505,000 (08/22)		
7 GOODRICH CT	\$380,000	
B: Jose S Dasilva & Santa A Silva S: Robert T Anderson Book/Page: 71266/140, Date: 11/07/24 Mtg: First Natl Bk \$323,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 3202sf Prior Sale: \$110,000 (10/12)		
10 VENICE ST	\$602,400	
B: Opendoor Property J LLC S: Marvin C Yip & Alyssa Tham Book/Page: 71270/369, Date: 11/08/24 Use: 3 Bdrm Split Entry, Lot: 15547sf Prior Sale: \$330,000 (08/13)		
55 VILLAGE CIR U:55	\$485,000	
B: Lexoux Pen & Connor Downing S: Kathleen M Doukas, Tr for Rogers Ft Book/Page: 71252/394, Date: 11/04/24 Mtg: Total Mtg Svcs \$388,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$373,000 (09/03)		
3 WESTCHESTER DR	\$560,000	
B: Sahar Taksokhan & Adam Rose S: Gary M Weiner, Tr for Oliveira Gy M Weiner T A Book/Page: 71274/154, Date: 11/08/24 Mtg: Fairway Ind Mtg \$543,200 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 10768sf Prior Sale: \$215,000 (12/01)		

Milford

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	167	137
Median Price	\$525,000	\$560,000
► REAL ESTATE SALES		
51 CAMP ST	\$400,000	
B: Odiseis Tsimogiannis S: Janice Neitz, Tr for Camp Pond 2003 Rt Book/Page: 71250/4, Date: 11/04/24 Use: 4 Bdrm Colonial, Lot: 54014sf Prior Sale: \$155,000 (03/92)		
28 FOUNTAIN ST	\$583,000	
B: George N Alvarenga S: Elivaldo M Da Silva Book/Page: 71262/265, Date: 11/06/24 Mtg: New Fed Mtg Corp \$488,400 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 21000sf Prior Sale: \$505,000 (08/22)		
7 GOODRICH CT	\$380,000	
B: Jose S Dasilva & Santa A Silva S: Robert T Anderson Book/Page: 71266/140, Date: 11/07/24 Mtg: First Natl Bk \$323,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 3202sf Prior Sale: \$110,000 (10/12)		
10 VENICE ST	\$602,400	
B: Opendoor Property J LLC S: Marvin C Yip & Alyssa Tham Book/Page: 71270/369, Date: 11/08/24 Use: 3 Bdrm Split Entry, Lot: 15547sf Prior Sale: \$330,000 (08/13)		
55 VILLAGE CIR U:55	\$485,000	
B: Lexoux Pen & Connor Downing S: Kathleen M Doukas, Tr for Rogers Ft Book/Page: 71252/394, Date: 11/04/24 Mtg: Total Mtg Svcs \$388,000 Term: 2054 Use: 2 Bdrm Condo Prior Sale: \$373,000 (09/03)		
3 WESTCHESTER DR	\$560,000	
B: Sahar Taksokhan & Adam Rose S: Gary M Weiner, Tr for Oliveira Gy M Weiner T A Book/Page: 71274/154, Date: 11/08/24 Mtg: Fairway Ind Mtg \$543,200 Term: 2054 Use: 3 Bdrm Split Entry, Lot: 10768sf Prior Sale: \$215,000 (12/01)		

Milbury

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	99	108
Median Price	\$446,000	\$455,000
► REAL ESTATE SALES		
1 ELMWOOD AVE	\$360,000	
B: Ronny A Hiraiddo S: Michael Dagillis Book/Page: 71259/51, Date: 11/06/24 Mtg: American Ngbd Mtg Acc \$353,479 Term: 2054 Use: 1 Bdrm Ranch, Lot: 5663sf Prior Sale: \$220,000 (06/24)		
6 GILBERT WAY	\$750,000	
B: Brian Mitterko & Lindsay Spada S: Paulette E Masse, Tr for Masse Lt Book/Page: 71251/177, Date: 11/04/24 Mtg: Fairway Ind Mtg \$712,500 Term: 2054 Use: 3 Bdrm Colonial, Lot: 40511sf Prior Sale: \$215,000 (09/97)		
17 HORIZON DR U:136	\$683,785	
B: Joan V Mercier, Tr for Joan V Mercier RET S: Czervik Properties LLC Book/Page: 71256/32, Date: 11/05/24 Use: Condo		
19 HORIZON DR U:135	\$770,265	
B: Paul H Couture & Catherine A Couture S: Czervik Properties LLC Book/Page: 71265/244, Date: 11/07/24 Use: Condo		
19 WESTVIEW AVE	\$412,000	
B: Bruno Goncalves & Karina S Goncalves S: Robert A Parsekian Book/Page: 71249/261, Date: 11/04/24 Mtg: First Natl Bk \$350,200 Term: 2054 Use: 3 Bdrm Ranch, Lot: 30056sf		

1 WOODRIDGE RD	\$703,000
B: Hoang Nguyen & Jennifer Lam S: Mary J Castrale Book/Page: 71256/119, Date: 11/05/24 Mtg: UniBank for Savings \$562,400 Term: 2054 Use: 4 Bdrm Colonial, Lot: 18295sf Prior Sale: \$275,000 (04/02)	

Millville

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	24
Median Price	\$439,950	\$462,500
► REAL ESTATE SALES		
17 CHESLEY ST	\$400,000	
B: Amanda Kahr & Brooke Shea S: David W Cook & Courtney Cook Book/Page: 71272/80, Date: 11/08/24 Mtg: Salem Five Mtg Co \$381,562 Term: 2054 Use: 3 Bdrm Old Style, Lot: 6039sf Prior Sale: \$207,000 (06/17)		

North Brookfield

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	38
Median Price	\$325,000	\$352,320
► REAL ESTATE SALES		
7 BRICKYARD RD	\$730,000	
B: Paulette Masse, Tr for Masse Lt S: Lashaway Homes LLC Book/Page: 71273/369, Date: 11/08/24		
57 OLD EAST BROOKFIELD RD	\$535,000	
B: Christine G Witz & Ethan A Levasseur S: Peter F Shipman Book/Page: 71267/213, Date: 11/07/24 Mtg: Fairway Ind Mtg \$481,500 Term: 2054 Use: 3 Bdrm Colonial, Lot: 208652sf Prior Sale: \$265,000 (05/12)		
165 SUMMER ST	\$50,000	
B: Lynda E Sheen S: Ronald P Papierski & Sandra M Papierski Book/Page: 71256/99, Date: 11/05/24 Use: Mobile Home, Lot: 43996sf Prior Sale: \$73,000 (08/90)		

Northbridge

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	90
Median Price	\$525,000	\$500,000
► REAL ESTATE SALES		
262 BENSON RD	\$420,000	
B: Thomas P Berkowitz & Jeanne E Berkowitz S: Gary Berkowitz, Tr for John E Berkowitz Sr T Book/Page: 71273/276, Date: 11/08/24 Use: 3 Bdrm Ranch, Lot: 43560sf Prior Sale: \$135,000 (05/91)		
71 HIGH ST	\$300,000	
B: Odiseis Tsimogiannis S: Bruce G Olson Jr & Kristin Olson Book/Page: 71268/332, Date: 11/08/24 Use: 3 Bdrm Conventional, Lot: 59677sf		
8 HUDSON ST	\$380,000	
B: Justin A Rea S: Eric H Anderson Book/Page: 71260/305, Date: 11/06/24 Mtg: Total Mtg Svcs \$304,000 Term: 2054 Use: 3 Bdrm Conventional, Lot: 30928sf Prior Sale: \$203,000 (06/13)		
72 KERRY LN	\$610,000	
B: Daniel C Glod & Katarina Glod S: Sara Robinson & Eric A Anderson Book/Page: 71257/193, Date: 11/05/24 Mtg: American Ngbd Mtg Acc \$610,000 Term: 2054 Use: 4 Bdrm Colonial, Lot: 20038sf Prior Sale: \$487,700 (08/23)		
35 PLANTATION ST	\$410,000	
B: Byron G Grinell S: Deborah J Bliss Book/Page: 71252/250, Date: 11/04/24 Mtg: TD Bank NA \$278,000 Term: 2054 Use: 2 Bdrm Ranch, Lot: 10890sf Prior Sale: \$240,000 (09/04)		
8 RACHEL LN	\$640,000	
B: Peter Crilly & Shelley Flanagan S: Jack Obrien & Jennifer Ober Book/Page: 71270/104, Date: 11/08/24 Mtg: Bay Equity LLC \$540,000 Term: 2054 Use: 3 Bdrm Colonial, Lot: 30492sf Prior Sale: \$328,000 (08/15)		
314 SUTTON ST	\$490,000	
B: Samuel Arsenaault & Jessica Arsenaault S: George N Alvarenga Book/Page: 71260/353, Date: 11/06/24 Mtg: CMG Mortgage Inc \$490,000 Term: 2054 Use: 3 Bdrm Bngl/Cottage, Lot: 15246sf Prior Sale: \$293,000 (09/19)		

Webster

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	108	112
Median Price	\$380,000	\$398,500

► **REAL ESTATE SALES**

- 11 5TH ST** **\$430,000**
 B: Todd Milley
 S: Katelyn Baniukiewicz & Mathew S Chabre
 Book/Page: 71265/43, Date: 11/07/24
 Use: 4 Bdrm Cape Cod, Lot: 14614sf
 Prior Sale: \$430,000 (10/24)
- 13 CROSBY ST** **\$362,000**
 B: Brian C Pidgeon
 S: Crosby Real Estate LLC
 Book/Page: 71261/165, Date: 11/06/24
 Use: 3 Bdrm Conventional, Lot: 68825sf
 Prior Sale: \$430,000 (09/24)
- 11 E MAIN ST** **\$400,000**
 B: Webster House Of Pizza LL
 S: Ferik Abdullai, Tr for Ferik & O Abdullai RET
 Book/Page: 71262/380, Date: 11/06/24
 Mtg: Salem FiveCts Svgs Bk \$200,000
 Use: Mixed Use-Prim Res & Comm, Lot: 2265sf
 Prior Sale: \$70,000 (01/94)
- 26 HALL RD** **\$215,000**
 B: S & S Bee Realty LLC
 S: Shorebreak Npl T
 Book/Page: 71273/160, Date: 11/08/24
 Mtg: Tailor Rdg REIT LLC \$200,000
 Use: 3 Bdrm Contemporary, Lot: 30086sf
 Prior Sale: \$250,360 (08/24)
- 36 HARRIS ST** **\$462,000**
 B: Jose A Escobar
 S: Mariusz Knutelski & Elzbieta J Knutelski
 Book/Page: 71256/394, Date: 11/05/24
 Mtg: OCMBC Inc \$369,600
 Term: 2054
 Use: 3-Family Family Flat, Lot: 5901sf
 Prior Sale: \$400,000 (07/24)
- 106 LAKESIDE AVE** **\$485,000**
 B: Brenda Fallon & Thomas Fallon
 S: James Gaskell
 Book/Page: 71272/75, Date: 11/08/24
 Use: 2 Bdrm Conventional, Lot: 5000sf
- 141 N MAIN ST U:B** **\$340,000**
 B: Joselin A Villegas & Jean H Brito
 S: Robert Julian
 Book/Page: 71261/352, Date: 11/06/24
 Mtg: Guaranteed Rate Inc \$329,800
 Term: 2054
 Use: 4 Bdrm Condo, Lot: 7449sf
- 30 NELSON ST** **\$270,000**
 B: Aleksis Kuznetsov
 S: Patricia Grivalski & John J Grivalski
 Book/Page: 71268/166, Date: 11/07/24
 Mtg: T2 Financial LLC \$256,500
 Term: 2054
 Use: 3 Bdrm Bngl/Cottage, Lot: 9042sf
- 5 PINWOOD DR** **\$399,900**
 B: Raymond Beaudry
 S: Arlene D Hibbard
 Book/Page: 71263/230, Date: 11/06/24
 Mtg: United Wholesale Mtg \$392,755
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 18750sf
 Prior Sale: \$110,000 (05/99)
- 26 WAKEFIELD AVE** **\$455,000**
 B: Efrain Casiano & Jariel Casiano
 S: Henry F Neeser
 Book/Page: 71253/178, Date: 11/05/24
 Mtg: Society Mortgage Corp \$446,758
 Term: 2054
 Use: 3 Bdrm Raised Ranch, Lot: 12405sf
 Prior Sale: \$120,000 (04/94)

West Boylston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	53
Median Price	\$465,000	\$500,000

► **REAL ESTATE SALES**

- 53 ANGELL BROOK DR U:53** **\$499,900**
 B: Marie Felice
 S: Donna J Mehaffey
 Book/Page: 71252/242, Date: 11/04/24
 Use: 2 Bdrm Condo, Lot: 43560sf
 Prior Sale: \$299,900 (06/06)
- 126 ANGELL BROOK DR U:126** **\$495,000**
 B: Timothy Macdonald & Andrea Shliapa
 S: Deborah Indelicato, Tr for Deamer Ft
 Book/Page: 71271/396, Date: 11/08/24
 Use: 2 Bdrm Condo, Lot: 43560sf
 Prior Sale: \$314,900 (11/10)
- SHADY LN** **\$15,000**
 B: Philip D Gregor & Sally A Gregor
 S: Michael H Gurwitz, Tr for H Norman Gurwitz 1966 RET
 Book/Page: 71256/23, Date: 11/05/24
- 250 WORCESTER ST U:8** **\$540,000**
 B: Shahina Islam & Mujahid A Khan
 S: Marie E Felice
 Book/Page: 71250/396, Date: 11/04/24
 Mtg: NBKC Bank \$513,000
 Term: 2054
 Use: 3 Bdrm Condo
 Prior Sale: \$245,000 (01/12)

Westborough

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	103
Median Price	\$840,000	\$780,000

► **REAL ESTATE SALES**

- 13 BARRED OWL DR** **\$1,430,114**
 B: Ripan Barot & Kruti Shah
 S: Jos LLC
 Book/Page: 71249/4, Date: 11/04/24
 Mtg: M&T Bank NA \$780,000
 Term: 2054 Rate: 5.3% Type: Adj
 Use: Residential Developable Land, Lot: 14998sf
- 16-A MAYBERRY DR U:4** **\$245,000**
 B: Ramya Chiplunkar
 S: Annie W Gerrard & Keith E Gerrard
 Book/Page: 71263/94, Date: 11/06/24
 Use: 1 Bdrm Condo
 Prior Sale: \$127,000 (06/05)
- 80 TURNPIKE RD** **\$3,500,000**
 B: Harpert LLC
 S: Bombam Associates LLC
 Book/Page: 71274/249, Date: 11/08/24
 Mtg: Toyota FncI Svgs Bank \$4,757,055
 Use: Office Bldg-General, Lot: 64277sf
 Prior Sale: \$2,650,000 (02/23)

Winchendon

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	90
Median Price	\$350,000	\$380,500

► **REAL ESTATE SALES**

- 20 BANNER PL U:B1** **\$230,000**
 B: Joseph Lillie & Kristine B Barrameda
 S: Oramac Properties LLC
 Book/Page: 71254/234, Date: 11/05/24
 Mtg: Rocket Mortgage LLC \$207,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$79,900 (08/02)

- 375 HITCHCOCK RD** **\$589,000**
 B: Mark A Boynton & Flora E Morales
 S: Asher Construction LLC
 Book/Page: 71263/20, Date: 11/06/24
 Mtg: Amerant Mortgage \$601,663
 Term: 2054
- 46 KRANTZ RD** **\$120,000**
 B: Lori Antilla
 S: Lynn E Lawsky & Tommy G Richards
 Book/Page: 71249/59, Date: 11/04/24
 Use: 2 Bdrm Cape Cod, Lot: 31363sf
 Prior Sale: \$88,800 (03/91)
- 202 LINCOLN AVE** **\$267,500**
 B: Andrew Harding & Jennifer Caisse
 S: Brennan Jacoby
 Book/Page: 71264/264, Date: 11/07/24
 Mtg: Total Mtg Svcs \$262,654
 Term: 2054
- 20 TOWN FARM RD** **\$575,000**
 B: Lisa I Corbett
 S: George A Page & Bonnie G Page
 Book/Page: 71261/167, Date: 11/06/24
 Mtg: Total Mtg Svcs \$276,000
 Term: 2054
 Use: 3 Bdrm Split Entry, Lot: 159430sf
 Prior Sale: \$315,000 (05/05)

Worcester

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	753	732
Median Price	\$391,000	\$420,000

► **REAL ESTATE SALES**

- 22 BAXTER ST** **\$405,000**
 B: Patrick J McMullen
 S: Raymond D Sansoucy & Melissa S Fagnant
 Book/Page: 71267/332, Date: 11/07/24
 Mtg: Mtg Equity Partners \$324,000
 Term: 2054
 Use: 2 Bdrm Cape Cod, Lot: 10515sf
 Prior Sale: \$150,000 (02/14)
- 185 BEACON ST** **\$15,000**
 B: Dut-Vo Nguyen & Luong Nguyen
 S: Main South Cmnty Dev Corp
 Book/Page: 71263/9, Date: 11/06/24
 Use: 4 Bdrm Duplex, Lot: 6400sf
- 24 BOWDOIN ST** **\$571,000**
 B: Jeremy S Geddert
 S: Hristos Kyriazis & Sarah Kyriazis
 Book/Page: 71263/296, Date: 11/06/24
 Mtg: Amerant Mortgage \$528,175
 Term: 2054
 Use: 3-Family Family Flat, Lot: 4390sf
 Prior Sale: \$188,000 (02/01)
- 24 BOWLING GREEN LN** **\$500,000**
 B: James F Goss & Cynthia H Goss
 S: Anant Agrawal & Manreet Kaur
 Book/Page: 71258/46, Date: 11/06/24
 Mtg: Ark-La-Tex Fin Svcs \$500,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 26481sf
 Prior Sale: \$320,000 (04/21)
- 320 BRIDLE PATH** **\$535,000**
 B: Ehab Jabah
 S: Claude Santer & Anne M Santer
 Book/Page: 71274/42, Date: 11/08/24
 Mtg: JPMorgan Chase Bank \$428,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 7799sf
 Prior Sale: \$267,000 (07/15)
- 8 COBBLESTONE LN U:8** **\$281,000**
 B: K A Oreilly-Mullaney
 S: Ehab Jabah
 Book/Page: 71270/84, Date: 11/08/24
 Use: 2 Bdrm Condo
 Prior Sale: \$181,000 (07/17)
- 1 ENVELOPE TER U:TH1** **\$420,000**
 B: Jayne Vogelzang
 S: Brandon J Revelli & Ellery Revelli
 Book/Page: 71270/330, Date: 11/08/24
 Mtg: Guaranteed Rate Inc \$270,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$370,000 (12/22)
- 270 FAIRMONT AVE** **\$375,000**
 B: Steven Gallati
 S: Nicholas G Rice
 Book/Page: 71259/303, Date: 11/06/24
 Mtg: Movement Mtg LLC \$300,000
 Term: 2054
 Use: 2 Bdrm Conventional, Lot: 3052sf
 Prior Sale: \$180,000 (09/19)
- 70 FOX ST** **\$545,000**
 B: Fritz Samson
 S: 70 Fox LLC
 Book/Page: 71252/135, Date: 11/04/24
 Mtg: Nqm Funding Llc \$436,000
 Term: 2054
 Use: 3-Family Mlti-Unt Blg, Lot: 9678sf
 Prior Sale: \$243,000 (10/19)
- 744 GROVE ST** **\$305,000**
 B: Akosua Adu
 S: Vangella Real Estate LLC
 Book/Page: 71259/279, Date: 11/06/24
 Use: 3 Bdrm Ranch, Lot: 8039sf
 Prior Sale: \$87,000 (08/10)
- 57 JAMES ST** **\$450,000**
 B: Fernandez & Loja Family L
 S: Charles D Raphaelson
 Book/Page: 71249/311, Date: 11/04/24
 Mtg: M&T Bank NA \$360,000
 Use: Mixed Use-Prim Res & Comm, Lot: 10602sf
 Prior Sale: \$255,000 (09/06)
- 9 JUDSON RD** **\$425,000**
 B: Altigrace C Bellard
 S: Donald N Unger & Cynthia L Unger
 Book/Page: 71260/250, Date: 11/06/24
 Mtg: New American Funding \$389,193
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 4979sf
 Prior Sale: \$105,000 (08/92)
- 129 JUNE ST** **\$300,000**
 B: No Limit Assets LLC
 S: Philip D Smith, Tr for Phillips-June Street Ft
 Book/Page: 71262/87, Date: 11/06/24
 Mtg: William J Canning LLC \$270,000
 Use: 3 Bdrm Conventional, Lot: 5070sf
- 172 JUNE ST** **\$425,000**
 B: Cory Nichols & Cally Nichols
 S: Mary B Aroian & Mihran A Aroian
 Book/Page: 71257/344, Date: 11/05/24
 Mtg: Prestige Home Mtg LLC \$403,750
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6250sf
- 11 KENILWORTH RD** **\$520,000**
 B: Nicholas Rice & Elizabeth Rice
 S: Conrad M Swartz, Tr for Conrad M Swartz RET
 Book/Page: 71261/63, Date: 11/06/24
 Mtg: Northpoint Mortgage \$370,000
 Term: 2054
 Use: 4 Bdrm Colonial, Lot: 16330sf
 Prior Sale: \$65,000 (03/01)
- 5 LAKE VIEW ST** **\$400,000**
 B: Katharine Nault & Benjamin Getchell
 S: Daniel Diroberto
 Book/Page: 71254/381, Date: 11/05/24
 Mtg: JPMorgan Chase Bank \$300,000
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 4460sf
 Prior Sale: \$268,000 (11/21)

- 60 LAKEWOOD ST** **\$727,000**
 B: Tony T Cruz
 S: Michael G Ruggieri & Janice M Ruggieri
 Book/Page: 71272/167, Date: 11/08/24
 Mtg: Berkshire Bank \$545,250
 Term: 2054
 Use: 3-Family Mlti-Unt Blg, Lot: 7450sf
- 30 LUDLOW ST** **\$480,000**
 B: Kayo C Oliveira
 S: Jesus A Rendon & Rebeca E Avila
 Book/Page: 71273/75, Date: 11/08/24
 Mtg: United Wholesale Mtg \$471,306
 Term: 2054
 Use: 2-Family Two Family, Lot: 4355sf
 Prior Sale: \$400,000 (02/22)
- 1511 MAIN ST U:C308** **\$245,000**
 B: Bertram W Gardner 4th & Allison K Gardner
 S: Jessica M Parisi
 Book/Page: 71265/113, Date: 11/07/24
 Mtg: Evolve B&T \$196,000
 Term: 2054
 Use: Condo
 Prior Sale: \$124,000 (04/18)
- 1 NEVADA ST** **\$465,000**
 B: Matthew Carlson
 S: Kaileen Patterson
 Book/Page: 71260/151, Date: 11/06/24
 Mtg: Leader Bank NA \$393,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 6467sf
 Prior Sale: \$185,000 (05/20)
- 9 OAK HILL RD** **\$560,000**
 B: Matthew W Shwachman & Shana S Shwachman
 S: Judith L Shwachman & Phillip O Shwachman
 Book/Page: 71268/51, Date: 11/07/24
 Use: Residential Developable Land, Lot: 12828sf
 Prior Sale: \$130,000 (06/13)
- 15 OAK HILL RD** **\$560,000**
 B: Matthew W Shwachman & Shana S Shwachman
 S: Judith L Shwachman & Phillip O Shwachman
 Book/Page: 71268/51, Date: 11/07/24
 Use: 4 Bdrm Colonial, Lot: 20169sf
 Prior Sale: \$8,060 (12/13)
- 61 PARSONS HILL DR** **\$400,000**
 B: Tran Pham & Ha Pham
 S: Roberto Ramirez
 Book/Page: 71267/281, Date: 11/07/24
 Mtg: Newrez LLC \$355,000
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 8030sf
 Prior Sale: \$126,000 (03/01)
- 17 PEARL ST** **\$3,200,000**
 B: Hhm Cube Properties LLC
 S: Panadorou Properties LLC
 Book/Page: 71250/62, Date: 11/04/24
 Mtg: Avidia Bank \$2,437,500
 Use: Parking Lot, Lot: 12937sf
 Prior Sale: \$2,500,000 (04/05)
- 20 SIGEL ST** **\$590,000**
 B: Carolina Sepulveda
 S: Yimi Lajara
 Book/Page: 71249/117, Date: 11/04/24
 Mtg: Guild Mortgage Co \$531,000
 Term: 2054
 Use: 3-Family Mlti-Unt Blg, Lot: 5531sf
 Prior Sale: \$245,000 (06/18)
- 7 SPOFFORD RD** **\$380,000**
 B: Shawn M Rees & Polly B Rees
 S: Patricia A Frost
 Book/Page: 71265/290, Date: 11/07/24
 Mtg: BankESB \$300,800
 Term: 2054
 Use: 3 Bdrm Bngl/Cottage, Lot: 10500sf
- 10 SVENSON AVE** **\$25,000**
 B: Maria J Monje
 S: Shemar Jack
 Book/Page: 71271/128, Date: 11/08/24
- 11 TENNYSON ST** **\$385,000**
 B: Jonnathan J Calle
 S: Luis R Calle & Joba M Calle
 Book/Page: 71273/196, Date: 11/08/24
 Mtg: Guild Mortgage Co \$365,750
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 7200sf
 Prior Sale: \$205,000 (01/18)
- 8 WAYNE ST** **\$320,000**
 B: Steven Kurtishaj
 S: Ping Y Chen
 Book/Page: 71273/287, Date: 11/08/24
 Mtg: UniBank for Savings \$256,000
 Term: 2054 Rate: 6.8% Type: Adj
 Use: 3 Bdrm Conventional, Lot: 4905sf
 Prior Sale: \$78,674 (03/14)
- 14 WHITTEN ST** **\$475,000**
 B: Kien G Lac
 S: Raquel Mcdonald
 Book/Page: 71255/318, Date: 11/05/24
 Mtg: Guaranteed Rate Inc \$380,000
 Term: 2054
 Use: 3 Bdrm Cape Cod, Lot: 9375sf
 Prior Sale: \$400,000 (11/22)

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 OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	65
Median Price	\$396,000	\$384,900

► **REAL ESTATE SALES**

- 112 CENTER ST** **\$345,000**
 B: Zachery Stovall & Candace Stovall
 S: Wesley D Price, Tr for Price Ft
 Book/Page: 10876/257, Date: 11/05/24
 Mtg: Total Mtg Svcs \$338,751
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 14750sf
 Prior Sale: \$174,900 (12/21)
- 16 HIGH ST** **\$505,000**
 B: James P Thibodeau & Denise Thibodeau
 S: Corinne Briggs
 Book/Page: 10876/325, Date: 11/05/24
 Mtg: Digital FCU \$252,500
 Term: 2054 Rate: 6.5% Type: Adj
 Use: Possible New Construction, Lot: 4878sf
 Prior Sale: \$500,000 (03/24)

Fitchburg

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	252	248
Median Price	\$360,000	\$386,000

► **REAL ESTATE SALES**

- 181 BEECH ST** **\$550,000**
 B: Aurea Teixeira & Wilson J Semedo
 S: New Creation Corp
 Book/Page: 10878/321, Date: 11/07/24
 Mtg: Magnolia Bank Inc \$540,038
 Term: 2054
 Use: 2-Family Two Family, Lot: 12436sf
 Prior Sale: \$330,000 (05/24)
- 77 CHARLTON ST** **\$440,000**
 B: Gilson Batres
 S: Bradley Warren & Lianna Warren
 Book/Page: 10877/30, Date: 11/05/24
 Mtg: Quontic Bank \$352,000
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 14240sf
 Prior Sale: \$240,000 (04/19)
- 57 GOODRICH ST** **\$351,500**
 B: Khandokar B Rahaman
 S: Justin R Potter
 Book/Page: 10879/345, Date: 11/08/24
 Mtg: Guaranteed Rate Inc \$321,500
 Term: 2054
 Use: 4 Bdrm Conventional, Lot: 4670sf
 Prior Sale: \$241,500 (11/20)
- 114 LANCASTER ST** **\$539,900**
 B: Eric R Fitzpatrick & Rene E Fitzpatrick
 S: Peter Dipaoli, Tr for Jhc Rt
 Book/Page: 10876/115, Date: 11/04/24
 Mtg: Bay Equity LLC \$505,595
 Term: 2054
 Use: Residential Developable Land, Lot: 10598sf
- 122 LANCASTER ST** **\$548,150**
 B: Freddy A Garcia & Yadira Rodriguez
 S: Peter Dipaoli, Tr for Jhc Rt
 Book/Page: 10878/205, Date: 11/07/24
 Mtg: Guild Mortgage Co \$517,655
 Term: 2054
 Use: Residential Developable Land, Lot: 8999sf
- 90 LINCOLN ST** **\$398,000**
 B: Christian Montesinos & Alyssa D Montesinos
 S: Lauren Brack & Reyhommy Ruiz
 Book/Page: 10878/21, Date: 11/06/24
 Mtg: Guaranteed Rate Inc \$390,791
 Term: 2054
 Use: 3 Bdrm Conventional, Lot: 9779sf
 Prior Sale: \$312,000 (11/22)
- 202 MADISON ST** **\$415,000**
 B: Harry R Candee & Susan R Candee
 S: Michael Morock
 Book/Page: 10878/78, Date: 11/06/24
 Mtg: Total Mtg Svcs \$415,000
 Term: 2054
 Use: 3 Bdrm Colonial, Lot: 6290sf
- 299 OAK HILL RD** **\$310,000**
 B: Renata L Costa-Ferreira & Daniel C Ferreira
 S: Owen C Landry
 Book/Page: 10880/78, Date: 11/08/24
 Mtg: United Wholesale Mtg \$304,385
 Term: 2054
 Use: 2 Bdrm Ranch, Lot: 7479sf
 Prior Sale: \$268,000 (12/22)
- 81 PRATT RD** **\$473,000**
 B: Aaron Sherman & Jeffrey Maziarz
 S: Wei Sun
 Book/Page: 10876/97, Date: 11/04/24
 Use: 3 Bdrm Ranch, Lot: 44074sf
 Prior Sale: \$217,500 (03/17)
- 9 SALEM ST** **\$242,000**
 B: Jessie Ford
 S: Habitat For Humanity Nort
 Book/Page: 10880/236, Date: 11/08/24
 Mtg: Habitat For Humanity \$167,000
 Term: 2049
- 47 SCHOOL ST** **\$670,000**
 B: Eliezer F Da Cruz & Shee N Cruz
 S: Tai Real Estate Corp
 Book/Page: 10876/299, Date: 11/05/24
 Mtg: United Wholesale Mtg \$647,638
 Term: 2054
 Use: 2-Family Two Family, Lot: 10777sf
 Prior Sale: \$142,000 (05/21)
- 535 SOUTH ST U:18-3A** **\$299,900**
 B: Tracy Garrity
 S: Teresa A Imhoff
 Book/Page: 10880/156, Date: 11/08/24
 Mtg: Movement Mtg LLC \$125,000
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$82,000 (04/98)
- 535 SOUTH ST U:19-1B** **\$330,000**
 B: Kristen Brown & Nathaniel Brown
 S: Carroll Carolyn C Est & Nancy M Binder
 Book/Page: 10875/323, Date: 11/04/24
 Mtg: Workers Credit Union \$313,500
 Term: 2054 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$89,000 (07/98)
- 74 VINE ST** **\$420,000**
 B: Ashley Green & Daniel Bolam
 S: Jacob Noll & Marie Noll
 Book/Page: 10879/110, Date: 11/08/24
 Mtg: Rocket Mortgage LLC \$412,392
 Term: 2054
 Use: 3 Bdrm Ranch, Lot: 10698sf

Credit Records

Voluntary Bankruptcies

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

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

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

BARNSTABLE

Cotuit

OCHOA, Monica M, 74 Content Ln, Cotuit, 02635-2605 D:11/12/24 Case#: 24-12261

Orleans

PETTENGILL, William A, 10 Packet Lndg, Orleans, 02653-3619 D:11/13/24 Case#: 24-12273

Wellfleet

STEINHART, Arthur Franklin, 10 Ryder Ct, Wellfleet, 02667-7465 D:11/12/24 Case#: 24-12258

BERKSHIRE MIDDLE

Lenox

GREGORY, Rhonda Jean, 74 Holmes Rd, Lenox, 01240-2177 D:11/14/24 Case#: 24-30616

BRISTOL FALL RIVER

Swansea

DURETTE, Courtney L, 486 Pierce Rd, Swansea, 02777 D:11/14/24 Case#: 24-12283

BRISTOL NORTH

Attleboro

KBIROU, Amine, 1 Howard Ave, Attleboro, 02703-3042 D:11/13/24 Case#: 24-12272

BRISTOL SOUTH

Acushnet

CUMMINGS, Sarah Alexandria, 1175 Main St U:1, Acushnet, 02743-1105 D:11/12/24 Case#: 24-12264

New Bedford

VIEIRA, Anna C, 84 Jouvette St, New Bedford, 02744 D:11/14/24 Case#: 24-12278

ESSEX NORTH

Lawrence

ALCANTARA-JIMENEZ, Nieves, 181 Arlington St, Lawrence, 01841-1622 D:11/15/24 Case#: 24-41179

GIRON-MORALES, Guendell E, 3 State Route 2, Lawrence, 01842 D:11/14/24 Case#: 24-41174

SANTIAGO, Mark Anthony, 32 Woodland St, Lawrence, 01841 D:11/12/24 Case#: 24-41154

Methuen

BOSTON HI TECH CONSTR, 225 Broadway, Methuen, 01844-3003 D:11/13/24 Case#: 24-41158

COLANTONIO, Keith, 9 Elmwood Rd, Methuen, 01844-4528 D:11/11/24 Case#: 24-41149

JORDAN, Terri L, 17 Tedesco Rd, Methuen, 01844-1622 D:11/14/24 Case#: 24-41165

ESSEX SOUTH

Danvers

AMOR, Kerri A, 14 Milton Rd, Danvers, 01923 D:11/09/24 Case#: 24-12251

Gloucester

DAY, Steven D, 6 Addison St, Gloucester, 01930-3509 D:11/12/24 Case#: 24-12266

Newburyport

CREPEAU, Matthew H, 19 Tremont St U:2, Newburyport, 01950-2809 D:11/14/24 Case#: 24-12285

Salem

MARQUIS, Kim, 16 Rainbow Ter, Salem, 01970-5321 D:11/13/24 Case#: 24-12267

Saugus

DIBLASI, Karen M, 1804 Lewis O Gray Dr U:1804, Saugus, 01906 D:11/15/24 Case#: 24-12297

NARDELLA, Ann Marie, 10 Jones Dr, Saugus, 01906 D:11/15/24 Case#: 24-12293

FRANKLIN

Shelburne

LEDUC, Theresa Ann, 14 Monroe Ave, Shelburne, 01370-1405 D:11/15/24 Case#: 24-30621

HAMPDEN

Agawam

LYNCH, James Michael, 262 Meadow St, Agawam, 01001 D:11/12/24 Case#: 24-30607

MALONI, Kelly Marie, 24 School St, Agawam, 01001-3207 D:11/13/24 Case#: 24-30610

East Longmeadow

CRUZ, Doralinda, 110 Somers Rd, East Longmeadow, 01028-2929 D:11/12/24 Case#: 24-30608

Holyoke

MONAGHAN, Christine Lynne, 1072 Main St, Holyoke, 01040-7402 D:11/13/24 Case#: 24-30611

Palmer

EL SMALLI, Omar M, 10 Country Ln, Palmer, 01069 D:11/14/24 Case#: 24-30614

PAPPAS, James T, 218 Boston Rd, Palmer, 01069 D:11/15/24 Case#: 24-30620

Wilbraham

GUILBAULT, James J Sr, 5 Wilton Dr, Wilbraham, 01095 D:11/11/24 Case#: 24-30606

HAMPSHIRE

Hadley

GARDINER-MARINELLI, Mandy, 64 Hadley Village Rd, Hadley, 01075-2185 D:11/15/24 Case#: 24-30619

MIDDLESEX NORTH

Dracut

BERNARD, William, 82 Gilmore St, Dracut, 01826 D:11/14/24 Case#: 24-41171

Lowell

INTHABANE, Michael, 90 Rindo Park Dr, Lowell, 01851-3413 D:11/14/24 Case#: 24-41163

PEIXOTO, Marylou, 96 Congress St, Lowell, 01852-4022 D:11/14/24 Case#: 24-41172

PEREZ, Virgilia Ivelisse, 387 Market St, Lowell, 01854-3853 D:11/13/24 Case#: 24-41157

Tyngsboro

ANASTASI, Christopher, 33 Rock Rd, Tyngsboro, 01879 D:11/14/24 Case#: 24-41166

LAVOIE, Lyndsay T, 2 Longfellow Ln, Tyngsboro, 01879-2781 D:11/14/24 Case#: 24-41173

Wilmington

DACKO, Scott, 1 Wightman Rd, Wilmington, 01887 D:11/13/24 Case#: 24-12270

MIDDLESEX SOUTH

Cambridge

AGUILAR, Carlos A, 45 Linnaean St, Cambridge, 02138-1553 D:11/15/24 Case#: 24-12290

Everett

BAZELAIS, Blanchet, 33 Everett St, Everett, 02149-1101 D:11/15/24 Case#: 24-12288

YOUNG, Angela, 15 Coolidge St, Everett, 02149-1604 D:11/12/24 Case#: 24-12259

Groton

VILLACIS, Melissa, 15 Dorothy Pl U:3, Groton, 01450-2049 D:11/13/24 Case#: 24-41159

Malden

KADAMBUKATTIL, Martin T, 539 Cross St, Malden, 02148 D:11/12/24 Case#: 24-12254

Maynard

GINGRAS, Jennifer Lea, 91 Nason St U:2, Maynard, 01754-2316 D:11/14/24 Case#: 24-41168

Waltham

ANASTASI ELECTRIC CORP, 101 Clematis Ave U:21, Waltham, 02453-7012 D:11/14/24 Case#: 24-12280

NORFOLK

Franklin

BURAKOFF, Joseph J, 7 Independence Way, Franklin, 02038-2381 D:11/09/24 Case#: 24-41146

Quincy

KRYSZYNIAK, Paul Michael, 114 Bower Rd U:114, Quincy, 02169 D:11/15/24 Case#: 24-12286

STIVALETTA, Jourdan M, 6 Windsor Rd, Quincy, 02171 D:11/15/24 Case#: 24-12294

PLYMOUTH

Brockton

WEINBERG, Jeremy, 74 Regent Rd, Brockton, 02302 D:11/12/24 Case#: 24-12260

Scituate

CAMPBELL, Jesse C, 23 Rachels Way U:23, Scituate, 02066 D:11/12/24 Case#: 24-12263

GOOD GUYS PROVISION, 18 Oceanside Dr, Scituate, 02066 D:11/13/24 Case#: 24-12269

Wareham

ROCCI, Patricia, 55 Pinehurst Dr, Wareham, 02571 D:11/15/24 Case#: 24-12289

SUFFOLK

Boston

BEN-KABBOU, Khalid, 725 Tremont St U:312, Boston, 02118-3417 D:11/13/24 Case#: 24-12276

Brighton

FONG, Frances, 61 Claymoss Rd, Brighton, 02135 D:11/12/24 Case#: 24-12262

Dorchester

AIGBE-ODIASE, Francis, 40 Oldfields Rd, Dorchester, 02121 D:11/14/24 Case#: 24-12279

Hyde Park

DANIEL, Everton Moses, 80 Poydras St, Hyde Park, 02136-6419 D:11/13/24 Case#: 24-12275

PENA, Josefina, 31 Ruffing St, Hyde Park, 02136 D:11/12/24 Case#: 24-12255

WORCESTER

Auburn

ELIA, Richard A, 6 Beverly Rd, Auburn, 01501 D:11/13/24 Case#: 24-41161

JASON-NOWLAN, Nicole, PO Box 1149, Auburn, 01501 D:11/14/24 Case#: 24-41175

Northbridge

DUBOIS, Ty, 7 School St, Northbridge, 01534-1394 D:11/11/24 Case#: 24-41148

Shrewsbury

GONZALEZ, Maria E, 8214 Avalon Way, Shrewsbury, 01545-4193 D:11/12/24 Case#: 24-41151

Southbridge

DURHAM, Norman G, 12 Franklin Ter, Southbridge, 01550-2418 D:11/14/24 Case#: 24-41167

Westborough

HUSTON, Duane R, 5 Quail Holw, Westborough, 01581 D:11/15/24 Case#: 24-41177

OCONNELL, Devon S, 297 Turnpike Rd, Westborough, 01581-2836 D:11/15/24 Case#: 24-41180

Worcester

BOAKYE, Richard Sr, 7 Crown St, Worcester, 01609 D:11/15/24 Case#: 24-41176

MORALES, Alishia C, 4 Alpine St, Worcester, 01610 D:11/10/24 Case#: 24-41147

PEPI, John J, 169 Plantation St, Worcester, 01604-3027 D:11/12/24 Case#: 24-41156

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 FALL RIVER

Freetown

HAMMERLE, Casey A, 141 Braley Rd, Freetown, 02717 D:11/15/24 Case#: 24-12296

BRISTOL NORTH

Attleboro

CAMILLE, Shirley, 30 Esker Ln, Attleboro, 02703 D:11/12/24 Case#: 24-12257

Mansfield

MCCUE, Michael W, 475 Williams St, Mansfield, 02048 D:11/15/24 Case#: 24-12287

Norton

ROUGEAU, Kimberly Anne, 391 Old Colony Rd, Norton, 02712-7700 D:11/14/24 Case#: 24-12282

BRISTOL SOUTH

Acushnet

MANNING, Joseph J, 59 Keene Rd, Acushnet, 02743 D:11/11/24 Case#: 24-12253

New Bedford

LAWLER, Brendan J, 27 Mcgurk St, New Bedford, 02744 D:11/13/24 Case#: 24-12271

PAULIN, Celia F, 106 Bellevue St, New Bedford, 02744 D:11/15/24 Case#: 24-12298

Westport

GRUNDY, Walter E Jr, 685 Sanford Rd, Westport, 02790 D:11/12/24 Case#: 24-12265

ESSEX SOUTH

Ipswich

COVIELLO, Joseph J, 17 Edge St, Ipswich, 01938 D:11/15/24 Case#: 24-12292

Saugus

BELLUSCIO, Patricia A, 60 Denver St, Saugus, 01906 D:11/14/24 Case#: 24-12284

FRANKLIN

Deerfield

HENSHAW, David Bennett, 79 Long Plain Rd, Deerfield, 01373-9637 D:11/12/24 Case#: 24-30609

HAMPDEN

Ludlow

TAVARES, Maria G, 340 Holyoke St, Ludlow, 01056 D:11/13/24 Case#: 24-30612

Springfield

KYNARD, Nicole Y, 8 Putnam St, Springfield, 01109-1833 D:11/14/24 Case#: 24-30615

Westfield

FELIX, Maria C, 51 Union St, Westfield, 01085 D:11/14/24 Case#: 24-30617

HAMPSHIRE

Belchertown

DUNBAR KIMBALL, Morgan Sr, 89 Howard St, Belchertown, 01007-9417 D:11/14/24 Case#: 24-30618

Hadley

GARVULENSKI, Sherry L, 77 Pine St, Hadley, 01027-1654 D:11/13/24 Case#: 24-30613

RZASA, Anna, 30 Carlton St, Hadley, 01075-2514 D:11/09/24 Case#: 24-30605

MIDDLESEX NORTH

Lowell

ROY, Kristen, 394 Woburn St, Lowell, 01852-5749 D:11/12/24 Case#: 24-41150

MIDDLESEX SOUTH

Ashby

LEBLANC, Dean Joseph, 137 Turnpike Rd, Ashby, 01431-1967 D:11/13/24 Case#: 24-41160

Ayer

MCANDREW, Stephanie S, 84 E Main St, Ayer, 01432 D:11/12/24 Case#: 24-41152

NORFOLK

Wrentham

CORSO, Mark J, 25 Hillcrest Rd, Wrentham, 02093 D:11/14/24 Case#: 24-12277

PLYMOUTH

Brockton

MABRY, Jesse A, 117 Healey Ter, Brockton, 02301 D:11/11/24 Case#: 24-12252

Hingham

CRAWFORD, Nicholas Stephen, 10 Fottler Rd, Hingham, 02043 D:11/13/24 Case#: 24-12268

SUFFOLK

Dorchester

TAYLOR, James M, 6 Marden Ave U:6, Dorchester, 02124 D:11/15/24 Case#: 24-12291

Mattapan

DUKES

Oak Bluffs

BISHOP, James, 108 Washington Rd, Oak Bluffs, 02557 D:11/07/24 Amt:\$26,391
 DILLYS GRILL LLC, 4 Circuit Rd, Oak Bluffs, 02557 D:11/07/24 Amt:\$36,846
 LEMES, Aline S, 20 Gamba Rd, Oak Bluffs, 02568-4029 D:11/07/24 Amt:\$9,054
 MAXFIELD, Lisa, 82 Eastville Rd, Oak Bluffs, 02557 D:11/04/24 Amt:\$27,310

ESSEX NORTH

Andover

BERGEN, Christopher, 4 Greenbriar Cir, Andover, 01810-3268 D:11/07/24 Amt:\$18,778
 GUSMINI, Sean, 2 Apple Blossom Rd, Andover, 01810-5402 D:11/07/24 Amt:\$13,846

Lawrence

BOCACCHICA, Raul, 7 Meadow St, Lawrence, 01841-4015 D:11/07/24 Amt:\$29,630
 GONZALEZ, Maria, 86 S Broadway, Lawrence, 01843-1411 D:11/07/24 Amt:\$11,405
 LOPEZM INC, 76 Bennington St, Lawrence, 01841-2514 D:11/07/24 Amt:\$9,198
 RAPOSO, Andy, 3 Fallon St, Lawrence, 01843-1113 D:11/07/24 Amt:\$12,913

Methuen

ANDERS, Michael, 21 Riverview Rd, Methuen, 01844 D:11/07/24 Amt:\$13,682
 BORRELLI FOOD GROUP LLC, 27 Gaston St, Methuen, 01844-7605 D:11/07/24 Amt:\$25,347
 DELEON, Amber, 100 Currier Rd, Methuen, 01844 D:11/07/24 Amt:\$5,888
 RAHILLY, William, 36 Russell St, Methuen, 01844-7608 D:11/07/24 Amt:\$9,159

ESSEX SOUTH

Danvers

GOLDSTEIN, Frances, 67 Holten St, Danvers, 01923-1938 D:11/07/24 Amt:\$6,526

Gloucester

FAVALORO, Daniel, 1 Larose Ave, Gloucester, 01930-2324 D:11/07/24 Amt:\$32,075
 INDUSTRIAL SURFACE APPLIC, 12 Kondelin Rd, Gloucester, 01930-5108 D:11/07/24 Amt:\$85,571
Haverhill
 HARVEY, Jason, 81 Laurel Rd, Haverhill, 01830 D:11/07/24 Amt:\$18,968
 VALLE, Leonel C, 1113 W Lowell Ave, Haverhill, 01832-1155 D:11/07/24 Amt:\$17,033
 ZAMOR, Leao, 147 Franklin St, Haverhill, 01830-4952 D:11/07/24 Amt:\$183,325

Ipswich

GREENLEA, Helen, 1 Appomattox Rd, Ipswich, 01938-1501 D:11/07/24 Amt:\$6,840

Lynn

D FAMILY INC, 48 State St, Lynn, 01901-1505 D:11/07/24 Amt:\$5,124
 MIRACLE AUTO WORKS, 180 Commerical Rd, Lynn, 01901 D:11/07/24 Amt:\$10,340

Peabody

PEREIRA, Aldair, 17 Warren St, Peabody, 01960-4335 D:11/07/24 Amt:\$17,198

Salem

ROSARIO, Sandra, 196 Loring Ave, Salem, 01970-4352 D:11/07/24 Amt:\$21,748
 SULLIVAN, Judith, 43 Barr St, Salem, 01970-2375 D:11/07/24 Amt:\$39,693

HAMPDEN

Agawam

SANTANIELLO, Alfonso, 22 Gale St, Agawam, 01030-1924 D:11/08/24 Amt:\$15,566

Brimfield

GLL INC, 1018 Dunhamtown Brimfield Rd, Brimfield, 01010-9757 D:11/08/24 Amt:\$11,556
 HAZEN, Gary, 1018 Dunhamtown Brimfield Rd, Brimfield, 01010-9757 D:11/08/24 Amt:\$11,556

Chicopee

ELIAS, Danny, 203 Hampden Rd, Chicopee, 01020 D:11/05/24 Amt:\$23,061

East Longmeadow

HAMPDEN ENGINEERING CORP, 99 Shaker Rd, East Longmeadow, 01028-2732 D:11/05/24 Amt:\$13,091

Holyoke

ARROYO, Juan & Juan J Arroyo, 246 Oak St, Holyoke, 01040-3937 D:11/05/24 Amt:\$37,830
 MALDONADO, Carlos, 1514 Dwight St, Holyoke, 01040-2382 D:11/05/24 Amt:\$6,266
 TORRES, Luis, 122 Center St, Holyoke, 01040-6102 D:11/08/24 Amt:\$11,243

Ludlow

MEJIA, Altigracia, 41 Waters Edge, Ludlow, 01056-2262 D:11/08/24 Amt:\$2,648

Russell

MATTOON, David, 75 Dickinson Hill Rd, Russell, 01071-9758 D:11/05/24 Amt:\$2,971
 MATTOON, Toni, 75 Dickinson Hill Rd, Russell, 01071-9758 D:11/05/24 Amt:\$2,971

Springfield

AUBUCHON, Paul, 100 Mobile Home Way, Springfield, 01119-1718 D:11/05/24 Amt:\$6,026
 EL MORRO BAKERY & RESTAUR, 599 Page Blvd, Springfield, 01104-3030 D:11/05/24 Amt:\$17,519
 GONZALEZ, Reinaldo, 62 Bellevue Ave, Springfield, 01108-1742 D:11/05/24 Amt:\$29,818
 GOODINE, Charles, 25 Cherryvale Ave, Springfield, 01108-2525 D:11/08/24 Amt:\$1,428
 MCCORMICK, Antonio, 122 E Alford St, Springfield, 01108-2217 D:11/08/24 Amt:\$12,472
 POWER ENTERTAINMENT LLC, 232 Worthington St, Springfield, 01103-2302 D:11/05/24 Amt:\$8,257
Westfield
 BUGRA LLC, 31 Franklin St, Westfield, 01085-2201 D:11/05/24 Amt:\$17,762
 SUTTON, Gwyon, 29 Castle Hill Rd, Westfield, 01085-4137 D:11/05/24 Amt:\$11,203

MIDDLESEX NORTH

BillERICA

VILLARREAL, Julian, 17 Cardington Ave, Billerica, 01821-5953 D:11/07/24 Amt:\$13,945

Dunstable

MARTIN, John, 14 Massapoag Rd, Dunstable, 01879-2338 D:11/07/24 Amt:\$20,800

Lowell

AFROH, Ishmael, 100 Massmills Dr, Lowell, 01852-1245 D:11/07/24 Amt:\$16,683
 ANDRADE, Emanuel, 165 Methuen Rd, Lowell, 01826-1514 D:11/07/24 Amt:\$10,895
 ANDRADE, Jamie, 165 Methuen Rd, Lowell, 01826-1514 D:11/07/24 Amt:\$10,895
 DAVIS, Jovell, 7559 Stevens St, Lowell, 01853 D:11/07/24 Amt:\$2,731
 J J METAL CAR RACKS STEEL, 2 Harrison Rd, Lowell, 01876-3562 D:11/07/24 Amt:\$11,978
 MARINHO, Maria, 22 Clare St, Lowell, 01854-3104 D:11/07/24 Amt:\$14,131
 MARINHO, Paulo, 22 Clare St, Lowell, 01854-3104 D:11/07/24 Amt:\$14,131

MIDDLESEX SOUTH

Burlington

SALE LLC, 67 S Bedford St, Burlington, 01803-5129 D:11/07/24 Amt:\$9,516

Framingham

MARA BURGERS FRAMINGHAM I, 61 Hollis Rd, Framingham, 01701 D:11/07/24 Amt:\$36,475
 RESO CORP, 32 Beulah St, Framingham, 01701-5242 D:11/07/24 Amt:\$11,064

Malden

DELVA, Monarque, 128 Salem St, Malden, 02148-5214 D:11/07/24 Amt:\$8,808
 E-Y CONSTRUCTION LLC, 20 Home St, Malden, 02148-3206 D:11/07/24 Amt:\$4,893

Marlborough

AF GYMNASTICS INC, 257 Simarano Dr, Marlborough, 01752-3052 D:11/07/24 Amt:\$12,145
 MEDEIROS, Iderley, 596 Boston Post Rd, Marlborough, 01776-3377 D:11/07/24 Amt:\$13,732

Maynard

PIZZA, Express, 15 Marks Way, Maynard, 01754-2479 D:11/07/24 Amt:\$10,618

Medford

GODFREY, Robert, 28 Sharon St, Medford, 02155-6718 D:11/07/24 Amt:\$12,374

Newton

CORREA, Gabriela, 22 Charlemont St, Newton, 02461-1908 D:11/07/24 Amt:\$11,229

North Reading

KNIGHTS, Astarra, 104 Lowell Rd, North Reading, 01864-1641 D:11/07/24 Amt:\$2,620

Somerville

BORGES, Rodrigo, 75 Bow St, Somerville, 02143-2921 D:11/07/24 Amt:\$22,298

Wakefield

HANLON, James, 398 Main St, Wakefield, 01880-3018 D:11/07/24 Amt:\$6,588

Waltham

M COUTO LANDSCAPE & CONST, 33 Mayall Rd, Waltham, 02453-8212 D:11/07/24 Amt:\$22,703
 MURPHY, Karen, 82 Lionel Ave, Waltham, 02452-4835 D:11/07/24 Amt:\$37,642

Watertown

LUCAS, David, 326 Arlington Rd, Watertown, 02472 D:11/07/24 Amt:\$3,962

Woburn

PABLO MARBLE & GRANITE LL, 10 Breed Ave, Woburn, 01801-1164 D:11/07/24 Amt:\$28,018

NORFOLK

Bellingham

DAILEY, Patrick M, 49 Blackstone St, Bellingham, 02019-1639 D:11/07/24 Amt:\$41,188

Brookline

WIESNER, Stephen, 72 Parkman St, Brookline, 02446-7013 D:11/07/24 Amt:\$11,365

Dover

KEENE, Robert, 36 Wilsondale St, Dover, 02030-2259 D:11/07/24 Amt:\$15,743

Foxboro

KAMINSKI, Zofia, 6 Spruce Rd, Foxboro, 02056-1526 D:11/07/24 Amt:\$3,243

Franklin

GUIMARAES, Marcos D, 37 Mill St, Franklin, 02038-1224 D:11/07/24 Amt:\$10,367

Milton

KOPLOUSKY, Annette, 25 Center Rd, Milton, 02186 D:11/07/24 Amt:\$10,870

Norwood

HARUNK, Cynthia, 42 6th St, Norwood, 02062-4849 D:11/07/24 Amt:\$6,311
 HARUNK, Edward, 42 6th St, Norwood, 02062-4849 D:11/07/24 Amt:\$27,321

Quincy

BANDERA, Paul, 84 Forest Ave, Quincy, 02169-1035 D:11/07/24 Amt:\$42,491

Stoughton

CHIKA, Vincent, 88 Ailey Rd, Stoughton, 02072 D:11/07/24 Amt:\$12,249

Weymouth

DEBOTH, Kevin, 41 Russell Rd, Weymouth, 02190-2725 D:11/07/24 Amt:\$14,383

Wrentham

FILHO, Hugo C, 50 Ledgeview Way, Wrentham, 02093 D:11/07/24 Amt:\$11,229

PLYMOUTH

Brockton

COURSE, Sally L, 433 Howard Rd, Brockton, 02303 D:11/07/24 Amt:\$1,172
 MCANDREWS, Amanda, 49 Cross Rd, Brockton, 02301-3047 D:11/07/24 Amt:\$207,278
 MCANDREWS, Michael, 49 Cross Rd, Brockton, 02301-3047 D:11/07/24 Amt:\$17,606
 SOUSA, Antonio, 88 Myrtle St, Brockton, 02301-6144 D:11/07/24 Amt:\$11,076
East Bridgewater
 ROBICHAUD, James, 100 N Water St, East Bridgewater, 02333-1441 D:11/07/24 Amt:\$10,483

Hanover

HEALTHY WAZE OF MA LLC, 1271 Washington St, Hanover, 02339-1630 D:11/07/24 Amt:\$28,409

Hull

RODRIGUES, David, 56 Nantasket Rd, Hull, 02045-2766 D:11/07/24 Amt:\$17,136

Middleboro

PEDRO, David, 269 N Main St, Middleboro, 02346-2425 D:11/07/24 Amt:\$11,398

Pembroke

DESCHENES, Pauline, 26 Pierce Rd, Pembroke, 02050-4720 D:11/07/24 Amt:\$11,139

Rockland

OLIVERA, Renan C, 22 Cliff Rd, Rockland, 02043-1466 D:11/07/24 Amt:\$20,524

Wareham

CHEN, Hui L, 441 Main St, Wareham, 02571-2115 D:11/07/24 Amt:\$53,419

SUFFOLK

Allston

SHIN INC, 185 Harvard Rd, Allston, 02134 D:11/07/24 Amt:\$19,422

Boston

CHAVEZ, Francisca, 126 Hamilton Rd, Boston, 02205 D:11/07/24 Amt:\$21,927
 MITCHELL, Angelet, 86 Winthrop Rd, Boston, 02445-4549 D:11/07/24 Amt:\$13,683
 OPA CAUSEWAY LLC, 80 Causeway St, Boston, 02114-1603 D:11/07/24 Amt:\$25,260
 RUSSELL, Steven, 148 Chandler St, Boston, 02116-6015 D:11/07/24 Amt:\$214
 THIN CRUST ENT INC, 85 Canal St, Boston, 02114-2007 D:11/07/24 Amt:\$5,282
 TSOLAKIS, Demetri, 350 Marlborough St, Boston, 02115-1701 D:11/07/24 Amt:\$86,312

Dorchester

DEPINA, Kevin, 25 Jan Karski Way, Dorchester, 02125 D:11/07/24 Amt:\$13,233
 DEVLIN, Susan, 977 Adams St, Dorchester, 02124-5705 D:11/07/24 Amt:\$5,814
 KELLER, Paul, 129 Cushing Ave, Dorchester, 02125-2031 D:11/07/24 Amt:\$25,405
 KOULVIS, Spiro, 881 East St, Dorchester, 02125 D:11/07/24 Amt:\$37,062

Hyde Park

PEEBLES, James, 60 Central Ave, Hyde Park, 02136-2950 D:11/07/24 Amt:\$10,652

Mattapan

EPPLUS PAINTING CORP, 7 Groveland St, Mattapan, 02126-2907 D:11/07/24 Amt:\$86,141

Roslindale

BALTAZAR, Kenol, 44 Charme Ave, Roslindale, 02131-3113 D:11/07/24 Amt:\$15,928
 PORTER, Lonnie, 66 Highcrest Ter, Roslindale, 02131-4827 D:11/07/24 Amt:\$12,561

Roxbury

PENA & NOVA CORP, 2805 Washington St, Roxbury, 02119-1449 D:11/07/24 Amt:\$58,256
 WILLIAMS, Danisha, 2565 Washington St, Roxbury, 02119-1734 D:11/07/24 Amt:\$3,107

South Boston

LOVE CHILD LLC, 364 W Broadway, South Boston, 02127-1931 D:11/07/24 Amt:\$3,257
 PRANA INC, 127 L St, South Boston, 02127-3123 D:11/07/24 Amt:\$5,859

Winthrop

ARIAS, Andrew, 30 Amelia Rd, Winthrop, 02152 D:11/07/24 Amt:\$28,261

WORCESTER

Athol

CHOQUETTE, Phillip, 606 Cottage St, Athol, 01331-3133 D:11/04/24 Amt:\$11,205

Auburn

AGYEM, Nicholas, 151 Leicester St, Auburn, 01501-1419 D:11/04/24 Amt:\$22,413
 WHOLLY CANNOLI INC, 6 Beverly Rd, Auburn, 01501-1614 D:11/07/24 Amt:\$4,066

Brookfield

FARRY, Kat, 11 S Maple St, Brookfield, 01506-1600 D:11/07/24 Amt:\$124

Charlton

CHARBONNEAU, Mark, 190 Freeman Rd, Charlton, 01507-1383 D:11/04/24 Amt:\$10,548
 POWERS, Brian, 48 Partridge Hill Rd, Charlton, 01507-1426 D:11/04/24 Amt:\$6,428
 SWEETMOT LLC, 31 Harrington Rd, Charlton, 01507-5234 D:11/04/24 Amt:\$1,087

Clinton

DICARDY, Marie C, 130 High St, Clinton, 01510-2511 D:11/07/24 Amt:\$722
 MULTI BUS SVCS YOUR INDEP, 130 High St, Clinton, 01510-2511 D:11/07/24 Amt:\$3,035

Dudley

BURRELL, Levester, 45 Mill St, Dudley, 01571-3381 D:11/07/24 Amt:\$1,108

Gardner

US PIZZA EXPRESS LLC, 17 Foster Rd, Gardner, 01440 D:11/04/24 Amt:\$17,347

Mendon

ROSADO, Eloiza, 70 Uxbridge Rd, Mendon, 01756-1021 D:11/04/24 Amt:\$10,185

Paxton

BLACK SHEEP BAH-BAH-Q & K, 100 Asnebumskit Rd, Paxton, 01612-1349 D:11/04/24 Amt:\$68,190

Princeton

SIGLER, Lawrence, 314 Ball Hill Rd, Princeton, 01541-1706 D:11/04/24 Amt:\$35,957

Shrewsbury

ERICKSON, Jane, 60 Walnut St, Shrewsbury, 01545-3363 D:11/07/24 Amt:\$15,285
 ERICKSON, Thomas, 60 Walnut St, Shrewsbury, 01545-3363 D:11/07/24 Amt:\$14,272
 PATEL, Artunkumar, 246 Walnut St, Shrewsbury, 01545-3318 D:11/07/24 Amt:\$23,830
 TEES DELI MART INC, 60 Walnut St, Shrewsbury, 01545-3363 D:11/07/24 Amt:\$12,435

Southbridge

BENVENUTI, Ashley & Ronald Benvenuti Jr, 173 Pleasant St, Southbridge, 01550-1237 D:11/07/24 Amt:\$839
 BENVENUTI Jr, Ronald, 173 Pleasant St, Southbridge, 01550-1237 D:11/07/24 Amt:\$839
 CORTIS, Larry, 166 Charlton St, Southbridge, 01550-1916 D:11/07/24 Amt:\$324,125
 PELTIER, Christopher, 474 Charlton Rd, Southbridge, 01550 D:11/04/24 Amt:\$16,662
 REYES, Jesus, 75 West St, Southbridge, 01550-1621 D:11/07/24 Amt:\$22,937

Spencer

NJOROGE, Beth, 2 Buteau Rd, Spencer, 01562-3134 D:11/07/24 Amt:\$32,701

Sterling

COVE Jr, Michael, 101 Redemption Rock Trl, Sterling, 01564-2444 D:11/07/24 Amt:\$12,963

KYLE

SEAN M, 59 Beaman Rd, Sterling, 01564-2703 D:11/04/24 Amt:\$9,596

Templeton</

Holbrook

15 Winter St
Owner:Karyn L Foley L:Servbk Sb
Case#:24 SM 004004 Filing Date:11/13/24

Milton

5-7 Laurel Rd
Owner:Joy Reid-Morgan L:Greenpoint Mtg Funding Tr
Case#:24 SM 003986 Filing Date:11/12/24

Norfolk

3 Main St
Owner:Desmond Coke L:County Mtg LLC
Case#:24 SM 003935 Filing Date:11/07/24

Randolph

35 Ox Bow Ln
Owner:Omar A Stevens L:Roundpoint Mtg Servicing
Case#:24 SM 003980 Filing Date:11/12/24

Stoughton

28 Jennifer Ln U-28
Owner:Geller Linda K Est L:Phh Mtg Corp
Case#:24 SM 003930 Filing Date:11/06/24

309 Morton St

Owner:Carol A Gutierrez L:Rcf2 Acquisition Tr
Case#:24 SM 003997 Filing Date:11/12/24

Weymouth

70 Colonial Rd
Owner:Meredith Hartley L:Pnc Bk Na
Case#:24 SM 003944 Filing Date:11/07/24

PLYMOUTH**Abington**

720 Hancock St
Owner:Jeffrey D Tracy L:Nationstar Mtg LLC
Case#:24 SM 003957 Filing Date:11/07/24

Bridgewater

22 Shaw Ave
Owner:Dean Jacobs L:Freedom Mtg Corp
Case#:24 SM 003956 Filing Date:11/08/24

Brockton

16 Anania Ter
Owner:Camille Billings L:Freedom Mtg Corp
Case#:24 SM 003957 Filing Date:11/08/24

34 Keene St

Owner:Katie-Ann Henault L:Rocket Mtg LLC
Case#:24 SM 003993 Filing Date:11/12/24

42 Howard Sq

Owner:Lillie M King L:Towd Point Mtg Tr 2018-6
Case#:24 SM 003933 Filing Date:11/07/24

65 Bouve Ave

Owner:Janelle Coleman L:Truist Bk
Case#:24 SM 003994 Filing Date:11/12/24

Carver

25 Center St
Owner:Sarah C Giammarco L:Citizens Bk Na
Case#:24 SM 003931 Filing Date:11/06/24

East Bridgewater

198 Pleasant St
Owner:Sean P Donahue L:Freedom Mtg Corp
Case#:24 SM 003978 Filing Date:11/11/24

Kingston

29 Nottingham Dr
Owner:Robert Hone L:Rcf 2 Acquisition Tr
Case#:24 SM 003966 Filing Date:11/08/24

Middleboro

78 Pine St
Owner:Richard A Johnson Jr L:Citigroup Mtg Ln Tr 2021-
Case#:24 SM 003973 Filing Date:11/11/24

Plymouth

5 Maguire Way
Owner:Roni Whitfield L:Lakeview Ln Servicing LLC
Case#:24 SM 003987 Filing Date:11/12/24

Rockland

1 Autumn Ln
Owner:Hasaun A Evans L:Freedom Mtg Corp
Case#:24 SM 003936 Filing Date:11/07/24

4 Tiffany Ln

Owner:Natacha D Mathurin L:Midfirst Bk
Case#:24 SM 004003 Filing Date:11/13/24

Wareham

15 Charlie Ave
Owner:Cynthia A Tillman L:Fremont Home Ln Tr 2006-D
Case#:24 SM 003951 Filing Date:11/08/24

Whitman

655 Washington St
Owner:Justin D Nichols L:First Federal Bk
Case#:24 SM 003981 Filing Date:11/12/24

SUFFOLK**Dorchester**

80 Beaumont St U:109
Owner:Bateman Henry Est L:Finance Of America Revers
Case#:24 SM 004012 Filing Date:11/13/24

East Boston

235 Saratoga St
Owner:Maria Barretto L:Wamu Series 2007-He2 Tr
Case#:24 SM 003928 Filing Date:11/06/24

Hyde Park

33 Summit St
Owner:Maxine A Rossi L:Newrez LLC
Case#:24 SM 004010 Filing Date:11/13/24

60 Central Ave

Owner:James Peebles L:Salvador Rosa
Case#:24 SM 003962 Filing Date:11/07/24

Mattapan

15 Ruggdale Rd
Owner:Michael Joyce L:Longbridge Financial LLC
Case#:24 SM 003984 Filing Date:11/12/24

Revere

286 Fenno St U:5
Owner:Derrick P Jones L:Towd Point Mtg Tr 2019-4
Case#:24 SM 004002 Filing Date:11/13/24

Roxbury

37 Hollander St
Owner:Christine J Bonnet L:Newrez LLC
Case#:24 SM 003960 Filing Date:11/08/24

Winthrop

15 Banks St
Owner:Jesse C Landrigan L:Salem Five Cents Savings
Bank
Case#:24 SM 003946 Filing Date:11/07/24

WORCESTER**Clinton**

35 Lindbergh St
Owner:M L Bailey L:CELINK
Case#:24 SM 003950 Filing Date:11/07/24

143 Grove St

Owner:Shea Jamie C Est L:Citizens Bk Na
Case#:24 SM 003969 Filing Date:11/08/24

Gardner

47 Century Way U:47
Owner:Jeremy M Richard L:Jp Morgan Mtg Acquisition
Case#:24 SM 003955 Filing Date:11/08/24

Holden

111 Malden St
Owner:Carol Hauer L:Vrmtg Asset Tr
Case#:24 SM 004005 Filing Date:11/13/24

Millbury

25 Linda Ave
Owner:Mark D Tetreault L:Wells Fargo Bk Na
Case#:24 SM 003970 Filing Date:11/08/24

Rutland

13 Highland Park Rd
Owner:Brandon E Yow L:Carrington Mtg Services L
Case#:24 SM 003963 Filing Date:11/08/24

Shrewsbury

9 South St
Owner:Poliana R Da Costa L:Lakeview Ln Servicing LLC
Case#:24 SM 003953 Filing Date:11/07/24

Southbridge

192 Hillside Rd
Owner:Luciana Jean-Mary L:Freedom Mtg Corp
Case#:24 SM 003941 Filing Date:11/07/24

Worcester

71 Park Terrace Rd U:4
Owner:Mark V Pironti L:The Everest Group LLC
Case#:24 SM 003998 Filing Date:11/13/24

86 Beaverbrook Pkwy

Owner:Andrea G Matos L:Lakeview Ln Servicing LLC
Case#:24 SM 003958 Filing Date:11/08/24

137 Greenwood St

Owner:Altigracia Paulino L:The Cwabs Inc Series 2006
Case#:24 SM 003944 Filing Date:11/07/24

Foreclosure Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (Bk/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

BARNSTABLE**Bourne**

12/04/24 02:00 PM 22 Noreast Dr
Owner:Brian L Clifford & Susan D Clifford
Lender:Citizens Bank Deposit:\$5,000
Doc#:"D:11/15/06
Source:Cape Cod Times (11/12/24)
Atty:Korde & Associates Pc 978-256-1500

Brewster

12/03/24 11:00 AM 20 Yankee Dr U:20
Owner:Katharin M Cook
Lender:Massachusetts Housing Finance Agency
Deposit:\$10,000
Doc#:"D:07/24/15
Source:Cape Cod Times (11/12/24)
Atty:Guaetta And Benson Llc

Chatham

12/10/24 12:00 PM 188 Bay View Rd
Owner:Candycce A King
Lender:Cape Cod Five Cents Savings Bank
Deposit:\$15,000
Doc#:"D:06/26/19
Source:Cape Cod Times (11/12/24)
Atty:Harmon Law Offices Pc 617-558-0500

Mashpee

12/04/24 12:00 PM 174 Lowell Rd U:30
Owner:Cassandra L Holland & Steven E Haskell
Lender:Guaranteed Rate Inc Deposit:\$5,000
Doc#:"D:03/12/19
Source:Cape Cod Times (11/13/24)
Atty:Brook & Scott Pllc 401-217-8701

Truro

12/10/24 01:00 PM 9 Perry Rd
Owner:Michael R Locke & Debra L Perry
Lender:Federal Home Loan Mortgage Corp
Deposit:\$10,000
Doc#:"D:04/15/10
Source:Publication Unknown (11/14/24)
Atty:Harmon Law Offices Pc 617-558-0500

Yarmouth

12/10/24 03:00 PM 31-A&B Baxter Ave
Owner:Steven Herren
Lender:PHH United States Mortgage Co Deposit:\$10,000
Doc#:"D:03/08/21
Source:Cape Cod Times (11/12/24)
Atty:Harmon Law Offices Pc 617-558-0500

BERKSHIRE NORTH**North Adams**

12/11/24 03:00 PM 178 Kemp Ave
Owner:Arline L Cooper
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:09/19/03
Source:Berkshire Eagle (11/13/24)
Atty:Harmon Law Offices Pc 617-558-0500

BRISTOL FALL RIVER**Fall River**

12/12/24 12:00 PM 108 Whittier St
Owner:Kenneth R Jacob & Krystal L Jacob
Lender:Flagstar Bank FSB Deposit:\$5,000
Doc#:"D:09/23/20
Source:The Herald News (11/13/24)
Atty:Brook & Scott Pllc 401-217-8701

BRISTOL NORTH**Attleboro**

12/05/24 10:00 AM 14 Claire Dr
Owner:Ernest A Lawrence & Dorothy H Lawrence
Lender:PHH United States Mortgage Corp Deposit:\$5,000
Doc#:"D:11/24/03
Source:Sun Chronicle (the) (11/13/24)
Atty:Korde & Associates Pc 978-256-1500

Dighton

12/11/24 11:00 AM 2625 Lewis St
Owner:Joellen M Mullen & Richard D Mullen
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:07/24/07
Source:Taunton Daily Gazette (11/13/24)
Atty:Doonan Graves & Longoria 978-921-2670

Easton

12/05/24 11:00 AM 25 Scotch Dam Rd
Owner:Sharon L Delgreco
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:11/07/03
Source:Brockton Enterprise (11/08/24)
Atty:Doonan Graves & Longoria 978-921-2670

Seekonk

12/12/24 10:00 AM 405 Warren Ave
Owner:George M Abrams & Melinda M Abrams
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:09/18/06
Source:Sun Chronicle (the) (11/14/24)
Atty:Brook & Scott Pllc 401-217-8701

Taunton

12/11/24 01:00 PM 98 Whittenton St
Owner:Michael Bragg
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:04/06/06
Source:Taunton Daily Gazette (11/14/24)
Atty:Cunningham Mechanic Cetil 508-651-7524

BRISTOL SOUTH**New Bedford**

12/06/24 10:00 AM 315 Chancery St
Owner:Rachel Rounseville
Lender:Freedom Mortgage Corp Deposit:\$5,000
Doc#:"D:06/08/18
Source:Standard Times (the) (11/08/24)
Atty:Brook & Scott Pllc 401-217-8701

DUKES**Oak Bluffs**

12/04/24 01:00 PM 35 Breakdown Ln
Owner:Mark D Guilford & Linda N Guilford
Lender:Deutsche Bank Deposit:\$10,000
Doc#:"D:05/25/07
Source:Vineyard Gazette (11/08/24)
Atty:Albertelli Law 813-221-4743

ESSEX NORTH**Lawrence**

12/05/24 02:00 PM 114 Byron Rd
Owner:Tracey E Hannagan & Siderlei A Dorosario
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:02/22/07
Source:Lawrence Eagle Tribune (11/13/24)
Atty:Korde & Associates Pc 978-256-1500

12/12/24 03:00 PM 109-111 Arlington St

Owner:Rosa H Castro
Lender:HSBC Bank USA Deposit:\$5,000
Doc#:"D:04/04/05
Source:Lawrence Eagle Tribune (11/14/24)
Atty:Brook & Scott Pllc 401-217-8701

Methuen

12/03/24 12:00 PM 30 Hidden Rd
Owner:Ann Privitera
Lender:PHH United States Mortgage Corp Deposit:\$5,000
Doc#:"D:07/10/07
Source:Lawrence Eagle Tribune (11/11/24)
Atty:Korde & Associates Pc 978-256-1500

12/04/24 10:00 AM 46 Ponderosa Ave

Owner:Chun Kim
Lender:RRA CP OPPORTUNI TR 2 Deposit:\$5,000
Doc#:"D:08/02/06
Source:Lawrence Eagle Tribune (11/13/24)
Atty:Demerle & Associates Pc 617-337-4444

ESSEX SOUTH**Danvers**

12/06/24 02:00 PM 2 Mcdewell Ave U:1
Owner:Jeffrey W Bresnahan
Lender:Allied Mortgage Group Deposit:\$5,000
Doc#:"D:09/30/22
Source:Belmont Citizen & Herald (11/14/24)
Atty:Brook & Scott Pllc 401-217-8701

Haverhill

12/03/24 01:00 PM 34 John St
Owner:Ronda Spurr
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:02/23/07
Source:Boston Globe (11/12/24)
Atty:Korde & Associates Pc 978-256-1500

12/05/24 12:00 PM 5 S Webster St

Owner:Ronald R Bannister & Diane M Bannister
Lender:Nationstar Mortgage Deposit:\$10,000
Doc#:"D:12/14/19
Source:Haverhill Gazette (11/14/24)
Atty:Marinosci Law Group Pc 401-234-9200

Lynn

12/03/24 10:00 AM 11 Parker Hill Ter
Owner:Michael S Albert
Lender:Wells Fargo Bank NA Deposit:\$5,000
Doc#:"D:04/17/07
Source:Daily Item (11/11/24)
Atty:Korde & Associates Pc 978-256-1500

Marblehead

12/12/24 11:00 AM 75 Pond St
Owner:David F Breashears
Lender:Bank Of America NA Deposit:\$5,000
Doc#:"D:06/25/09
Source:Marblehead Reporter (11/14/24)
Atty:Brook & Scott Pllc 401-217-8701

Saugus

12/12/24 01:00 PM 7 Naples Ave
Owner:Richard H Dusablon & Christine D Dusablon
Lender:US Bank NA Deposit:\$
Doc#:"D:03/04/05
Source:Daily Item (11/14/24)
Atty:Unknown

FRANKLIN**Orange**

12/06/24 12:00 PM 15 School St
Owner:Albert E Kelton & Gerogia A Kelton
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:01/27/05
Source:Athol Daily News (11/08/24)
Atty:Cunningham Mechanic Cetil 508-651-7524

HAMPDEN**Springfield**

12/04/24 02:00 PM 115 Hood St
Owner:Patricia C Clarke & William D Clarke
Lender:PHH United States Mortgage Corp Deposit:\$5,000
Doc#:"D:04/25/07
Source:Republican (the) (11/13/24)
Atty:Korde & Associates Pc 978-256-1500

12/05/24 11:00 AM 65-69 Pendleton Ave

Owner:Josephine R Godbolt
Lender:Newrez LLC Deposit:\$5,000
Doc#:"D:08/29/14
Source:Republican (the) (11/14/24)
Atty:Brook & Scott Pllc 401-217-8701

12/09/24 02:00 PM 62-64 Howes St

Owner:Stephen K Zepke
Lender:US Bank NA Deposit:\$5,000
Doc#:"D:09/23/04
Source:Republican (the) (11/11/24)
Atty:Harmon Law Offices Pc 617-558-0500

West Springfield

12/09/24 03:00 PM 76 Wolcott Ave
Owner:Richard R Lapierre
Lender:M BANK Deposit:\$10,000
Doc#:"D:09/04/08
Source:Republican (the) (11/11/24)
Atty:Harmon Law Offices Pc 617-558-0500

Amherst

12/03/24 11:00 AM 162 Wildflower Dr
Owner:Thomas T Suchodolski & Beata W Suchodolski
Lender:US Bank NA Deposit:\$10,000
Doc#:"D:01/25/06
Source:Daily Hampshire Gazette (11/12/24)
Atty:Orlans Pc 781-790-7800

Hatfield

12/05/24 02:00 PM 100 Chestnut St
Owner:Susan E Golash & Stephen J Golash
Lender:Wells Fargo Bank NA Deposit:\$5,000
Doc#:"D:11/17/03
Source:Daily Hampshire Gazette (11/14/24)
Atty:Orlans Pc 781-790-7800

Plainfield

12/11/24 01:00 PM 66 N Union St
Owner:Robert Pytko
Lender:HarborOne Mortgage Deposit:\$5,000
Doc#:"D:09/07/22
Source:Daily Hampshire Gazette (11/13/24)
Atty:Howard B Damico Pc

MIDDLESEX NORTH**Billerica**

12/04/24 01:00 PM 55 Bellflower Rd
Owner:Maureen Romeo & Jennifer Le Clair
Lender:Carrington Mortgage Services LLC Deposit:\$15,000
Doc#:"D:11/23/16
Source:Boston Globe (11/12/24)
Atty:Harmon Law Offices Pc 617-558-0500

12/05/24 01:00 PM 561 Middlesex Tpke

Owner:George L Woods Jr & Carol A Woods
Lender:US Bank NA Deposit:\$10,00