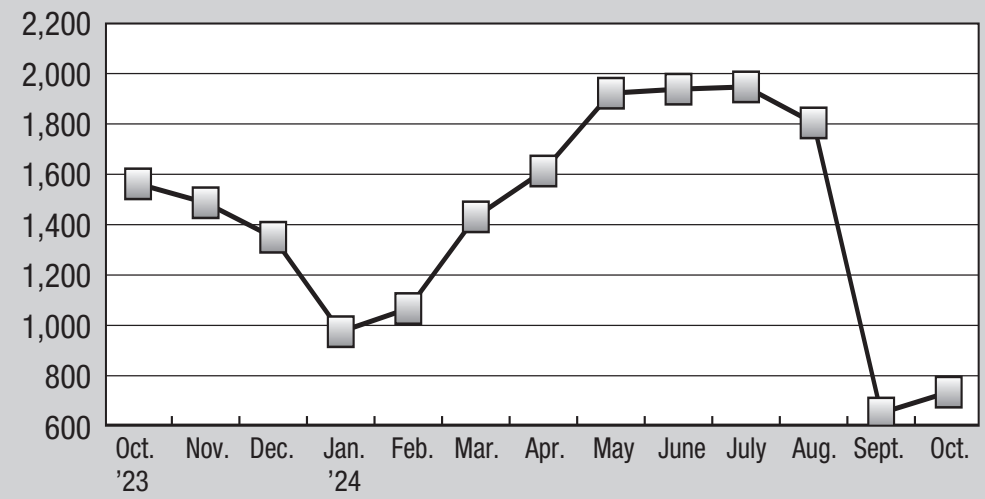
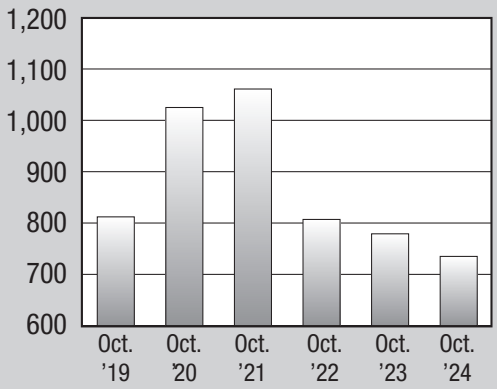
Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Condo Sales





Year	Number of Sales	Change Prior Year
Oct. 2019	812	-3.68%
Oct. 2020	1,025	26.2%
Oct. 2021	1,061	3.51%
Oct. 2022	807	-23.9%
Oct. 2023	779	-3.47%
Oct. 2024	735	-5.65%

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

TO OUR READERS,

There are no petitions to foreclose reported in this week's issue of Banker & Tradesman due to a technical problem. Petitions that would ordinarily have been reported in this issue will be included in next week's issue. We apologize for any inconvenience this may cause.

INDEX

REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	11/18/24
B4	Barnstable	11/18/24
B5	Berkshire Middle	11/18/24
B5	Berkshire North	11/18/24
B6	Berkshire South	11/18/24
B6	Bristol Fall River	11/18/24
B6	Bristol North	11/18/24
B7	Bristol South	11/18/24
B7	Dukes	11/18/24
B8	Essex North	11/18/24
B8	Essex South	11/18/24
B10	Franklin	11/18/24
B10	Hampden	11/18/24
B11	Hampshire	11/18/24
B12	Middlesex North	11/18/24
B13	Middlesex South	11/18/24
B16	Nantucket	11/18/24
B16	Norfolk	11/18/24
B17	Plymouth	11/18/24
B19	Worcester	11/18/24
B21	Worcester North	11/18/24

CREDIT RECORDS

PAGE	CREDIT RECORDS
B22	Voluntary Bankruptcies
B22	Chapter 13 Bankruptcies
B22	Federal Tax Liens
B22	State Tax Liens
B23	Attachments
B23	Foreclosure Sales

TO ADVERTISE IN
REGISTRY RESOURCES
CONTACT ADVERTISING AT
The Warren Group
617-896-5307
$425.00 FOR 6 MONTHS
advertising@thewarrengroup.com
$665.00 FOR 1 YEAR

REGISTRY RESOURCES

Contractors

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

Servicing South of Boston, Cape and Islands
"Expect the Best" CHAMPION BUILDERS, INC. Since 1992
781-585-4114 ext: 100
mdacey@championbuilders.com

Data Destruction & Recycling

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

Property Management

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

Hard Money

Investment Property Loans
Boston Trust
Fast Financing you can Trust
Builder & Developer Loans
Construction Loans
Fix & Flip
617-752-7000
www.bostontrustcorp.com

Real Estate Brokerage

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

Residential/Commercial Paving

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

Well Drilling Contractor

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

Warren Group Services

ORDER TODAY AND SAVE
MONTHLY TRANSFER DIRECTORY REPORTS
Call 617.896.5388
or email
datasolitions@thewarrengroup.com

REAL ESTATE SERVICES & LAND FOR SALE

BROKER - NOTARY - REALTOR

SERVICING
Norfolk - Worcester - Middlesex counties
Buyer and Seller Representation
Residential - Land - Commercial
Take Advantage of Experienced Negotiating and Marketing Skills
References Upon Request!
Call Jeffrey Germagian
508-395-0778 • Jeffrey53@gmail.com

DESIGNATIONS AND MEMBERSHIPS
SRES, Senior Real Estate Specialist.
RRC, Residential Real Estate Council
PSA, Pricing Strategy Advisor
NAHB, National Association of Home Builders
BRAGB, Builders and Remodelers Association of Greater Boston.
HBRA, Home Builders and Remodelers of Mass.
NATIONAL ASSOCIATION OF REALTORS
Call for a free consultation.

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

Suffolk Registry

Stephen J. Murphy, Register
24 New Chardon St., Court House
Boston, MA. 02144-9660
Telephone: (617) 788-8575
www.suffolkdeeds.com

Allston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	$875,000	$1,067,500

► REAL ESTATE SALES

1263 COMMONWEALTH AVE U:5..... $610,000
B: Li Chen & Badele Jocelyn
S: Wei Dai
Book/Page: 70805/60, Date: 11/15/24
Use: 2 Bdrm Condo, Lot: 1000sf
Prior Sale: $480,000 (01/17)

1269 COMMONWEALTH AVE U:5..... $425,000
B: Dlg Holdings LLC
S: John Wei
Book/Page: 70813/209, Date: 11/18/24
Use: 2 Bdrm Condo, Lot: 815sf
Prior Sale: $164,000 (08/00)

15 N BEACON ST U:403 ..... $580,000
B: Antoine E Mitri, Tr for T Mitri Ft
S: Ketong Lin & Jie Liu
Book/Page: 70801/235, Date: 11/14/24
Use: 2 Bdrm Condo, Lot: 787sf
Prior Sale: $445,000 (05/16)

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

180 BEACON ST U:3D..... $2,015,000
B: Nancy B Gardiner, Tr for Butternut Nt
S: Hatch Serena M Est & Francis W Hatch 3rd
Book/Page: 70801/54, Date: 11/14/24
Use: 1 Bdrm Condo, Lot: 785sf
Prior Sale: $400,000 (07/01)

180 BEACON ST U:3E..... $2,015,000
B: Nancy B Gardiner, Tr for Butternut Nt
S: Hatch Serena M Est & Francis W Hatch 3rd
Book/Page: 70801/54, Date: 11/14/24
Use: 2 Bdrm Condo, Lot: 1409sf
Prior Sale: $390,000 (05/88)

324-332 BEACON ST U:114 ..... $1,662,500
B: Albert Ganjei, Tr for Jaccard Development T
S: Bert M Serwitz, Tr for Bert W Serwitz 2000 RET
Book/Page: 70807/138, Date: 11/15/24
Use: 1 Bdrm Condo, Lot: 1010sf
Prior Sale: $1,200,000 (03/13)

636-638 BEACON ST U:205 ..... $525,000
B: Claudia Pham, Tr for Ngo Pham Ft
S: Youngah Choi & Youngmin Choi
Book/Page: 70805/320, Date: 11/15/24
Use: 1 Bdrm Condo, Lot: 504sf
Prior Sale: $307,000 (08/11)

3 BELLFLOWER ST U:3..... $835,000
B: Alexander D Jones
S: Sara Hennessey
Book/Page: 70812/253, Date: 11/18/24
Mtg: Bank of America NA $668,000
Term: 2054
Use: 2 Bdrm Condo

776 BOYLSTON ST U:E12A $17,000,000
B: Ht Boylston E12a LLC
S: Unit E12-A LLC
Book/Page: 70806/226, Date: 11/15/24
Use: 2 Bdrm Condo, Lot: 4174sf
Prior Sale: $6,503,250 (09/08)

300 COMMERCIAL ST U:207..... $835,000
B: Sean A Riley
S: Peter M Boniface, Tr for Peter M Boniface RET
Book/Page: 70813/249, Date: 11/18/24
Mtg: Mtg Equity Partners $668,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 754sf
Prior Sale: $127,000 (04/91)

14 CONCORD SQ U:2..... $910,000
B: Laura M Staffaroni
S: Joseph L Paszcykowski & Hilary G Mulholland
Book/Page: 70806/248, Date: 11/15/24
Mtg: Berkshire Bank $200,000
Term: 2054
Use: 1 Bdrm Condo, Lot: 725sf
Prior Sale: $760,000 (04/19)

290 DARTMOUTH ST U:U1 ..... $2,350,000
B: Doyle & Daughters Prop Mg
S: Scott E Squillace, Tr for Ronald R Michaux Lt
Book/Page: 70809/254, Date: 11/15/24
Mtg: United Community Bk $1,880,000
Use: Condo

42 JOY ST U:9 ..... $1,840,000
B: Kimberly S Khouri & Roger Khouri
S: Raisa Litmanovich & Adam W Davey
Book/Page: 70809/1, Date: 11/15/24
Use: 3 Bdrm Condo, Lot: 1400sf
Prior Sale: $1,580,000 (09/16)

100 LOVEJOY WHARF U:10B $1,419,000
B: Brian Nenninger
S: Related Lovejoy Res LLC
Book/Page: 70806/237, Date: 11/15/24
Use: 2 Bdrm Condo

185 MARLBOROUGH ST U:2..... $4,100,000
B: Tts185 Realty LLC
S: Brian Scheiber, Tr for Back Bay Brighton Rt
Book/Page: 70799/346, Date: 11/14/24
Use: 3 Bdrm Condo, Lot: 2062sf
Prior Sale: $3,500,000 (11/20)

249 MARLBOROUGH ST U:3..... $2,175,000
B: Daniel L Brindisi & Cynthia K Brindisi
S: William N Holm Jr & Elizabeth W Holm
Book/Page: 70802/289, Date: 11/14/24
Mtg: M&T Bank NA $1,500,000
Term: 2054 Rate: 5.0% Type: Adj
Use: 2 Bdrm Condo, Lot: 1300sf
Prior Sale: $1,675,000 (05/15)

150 SEAPORT BLVD U:10C $3,049,000
B: James Odonovan & Diane Odonovan
S: 150 Seaport LLC
Book/Page: 70813/63, Date: 11/18/24
Mtg: Northern Bk & Tr $2,439,200
Term: 2054 Rate: 7.8% Type: Adj
Use: 2 Bdrm Condo

135 SEAPORT RESIDENTIAL CONDO U:1905... $1,525,000
B: Pamela E Granata, Tr for Pamela E Granata T
S: Boston Seaport M1 & 2 Lan
Book/Page: 70805/242, Date: 11/15/24
Use: Condo

430 STUART ST U:31D..... $5,150,000
B: Jennifer Lemley, Tr for Jennifer Lemley 2024 T
S: Ts Residences Hld LLC
Book/Page: 70802/133, Date: 11/14/24
Use: Condo

189 W CANTON ST U:3..... $610,000
B: Cheryl C Dickinson & Roger B Dickinson
S: Ethel Mcconaghy, Tr for Elizabeth Gay Forbes Ft
Book/Page: 70809/234, Date: 11/15/24
Use: 1 Bdrm Condo, Lot: 590sf

135 W CONCORD ST U:2..... $2,412,500
B: Steven D Pomper & Leslie B Hewes
S: Igor Chan & Szewai Wong
Book/Page: 70806/176, Date: 11/15/24
Mtg: Raymond James Bk FSB $1,212,500
Term: 2054 Rate: 5.4% Type: Adj
Use: 3 Bdrm Condo, Lot: 1870sf
Prior Sale: $1,885,000 (12/15)

208 W SPRINGFIELD ST U:4 ..... $1,776,000
B: Pierre Isautier & Zorana M Isautier
S: Sara Nemtzow & Zachary A Nemtzow
Book/Page: 70801/334, Date: 11/14/24
Mtg: Citibank Na $1,118,880
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Condo, Lot: 1312sf
Prior Sale: $1,561,000 (09/20)

580 WASHINGTON ST U:3A..... $1,455,000
B: Mary Callahan
S: Eleanore P Gadsden
Book/Page: 70802/142, Date: 11/14/24
Use: 2 Bdrm Condo, Lot: 1378sf
Prior Sale: $1,680,000 (02/19)

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

6-8 S CRESCENT CIRCUIT U:8 ..... $1,100,000
B: Matthew Roberto & Maria Lemonopoulos
S: Andrew St John
Book/Page: 70807/100, Date: 11/15/24
Use: 2 Bdrm Condo

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

8 CLINTON PL..... $649,000
B: Keith M Mattar
S: William J Snow Jr & Paula M Snow
Book/Page: 70810/284, Date: 11/18/24
Mtg: Guild Mortgage Co $499,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 1221sf

32 CORDIS ST U:3..... $1,095,000
B: Anthony Frascotti & Alison Johnston
S: Kara M Olivier
Book/Page: 70800/221, Date: 11/14/24
Mtg: Bank of America NA $766,500
Term: 2054 Rate: 5.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $681,000 (12/13)

12 ESSEX ST $1,185,000
B: Samuel A Peabody & Claire Oneill
S: Sharon M Brady
Book/Page: 70806/24, Date: 11/15/24
Mtg: Leader Bank NA $592,500
Term: 2054 Rate: 6.0% Type: Adj
Use: 5 Bdrm Row-End, Lot: 965sf
Prior Sale: $325,000 (08/12)

356-358 MAIN ST U:12..... $599,000
B: Kayla E King & Matthew P Fredericksen
S: Brigid Harrington
Book/Page: 70805/344, Date: 11/15/24
Mtg: Cross Country Mtg Inc $449,250
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $480,000 (12/17)

1 MONUMENT SQ U:3..... $2,550,000
B: Catherine C Mcdermott
S: Bridget A Ross & Douglas M Ross
Book/Page: 70807/336, Date: 11/15/24
Mtg: Leader Bank NA $1,785,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $1,915,000 (03/16)

9 MYSTIC ST U:2..... $1,400,000
B: Glen K Krebs & Julia A Healey
S: Aristotle Zosherafatain
Book/Page: 70804/260, Date: 11/15/24
Mtg: Cross Country Mtg Inc $1,120,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $1,265,000 (07/22)

35 MYSTIC ST U:3..... $820,000
B: Hendrik H Schless
S: Alexander M Toth & Erin E Greene
Book/Page: 70809/50, Date: 11/15/24
Mtg: UBS Bank USA $656,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $470,000 (06/14)

16 PARK ST U:1..... $899,000
B: Kaitlyn Robbie & Richard Robbie
S: Michelle M Roach
Book/Page: 70807/1, Date: 11/15/24
Mtg: M&T Bank NA $719,200
Term: 2054 Rate: 5.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $481,000 (05/04)

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
Cummington	Hampshire
Dalton	Berkshire Middle
Danvers	Essex South
Dartmouth	Bristol South
Dedham	Norfolk
Deerfield	Franklin
Dennis	Barnstable
Dighton	Bristol North
Dorchester	Suffolk
Douglas	Worcester
Dover	Norfolk
Dracut	Middlesex North
Dudley	Worcester
Dunstable	Middlesex North
Duxbury	Plymouth
East Boston	Suffolk
East Bridgewater	Plymouth
East Brookfield	Worcester
East Longmeadow	Hampden
Eastham	Barnstable
Easthampton	Hampshire
Easton	Bristol North
Egremont	Berkshire South
Erving	Franklin
Essex	Essex South
Everett	Middlesex South
Fairhaven	Bristol South
Fall River	Bristol Fall River
Falmouth	Barnstable
Fitchburg	Worcester North
Florida	Berkshire North
Foxboro	Norfolk
Framingham	Middlesex South
Franklin	Norfolk
Freetown	Bristol Fall River
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
Norhborough	Worcester
Northbridge	Worcester
Northfield	Franklin
Norton	Bristol North
Norwell	Plymouth
Norwood	Norfolk
Oak Bluffs	Dukes
Oakham	Worcester
Orange	Franklin
Orleans	Barnstable
Osterville	Barnstable
Otis	Berkshire Middle
Oxford	Worcester
Palmer	Hampden
Paxton	Worcester
Peabody	Essex South
Pelham	Hampshire
Pembroke	Plymouth
Pepperell	Middlesex South
Peru	Berkshire Middle
Petersham	Worcester
Phillipston	Worcester
Pittsfield	Berkshire Middle
Plainfield	Hampshire
Plainville	Norfolk
Plymouth	Plymouth
Plympton	Plymouth
Princeton	Worcester
Provincetown	Barnstable
Quincy	Norfolk
Randolph	Norfolk
Raynham	Bristol North
Reading	Middlesex South
Rehoboth	Bristol North
Revere	Suffolk
Richmond	Berkshire Middle
Rochester	Plymouth
Rockland	Plymouth
Rockport	Essex South
Roslindale	Suffolk
Rowe	Franklin
Rowley	Essex South
Roxbury	Suffolk
Royalston	Worcester
Russell	Hampden
Rutland	Worcester
Salem	Essex South
Salisbury	Essex South
Sandisfield	Berkshire South
Sandwich	Barnstable
Saugus	Essex South
Savoy	Berkshire North
Scituate	Plymouth
Seekonk	Bristol North
Sharon	Norfolk
Sheffield	Berkshire South
Shelburne	Franklin
Sherborn	Middlesex South
Shirley	Middlesex South
Shrewsbury	Worcester
Shutesbury	Franklin
Somerset	Bristol Fall River
Somerville	Middlesex South
South Boston	Suffolk
South Hadley	Hampshire
Southampton	Hampshire
Southborough	Worcester
Southbridge	Worcester
Southwick	Hampden
Spencer	Worcester
Springfield	Hampden
Sterling	Worcester
Stockbridge	Berkshire Middle
Stoneham	Middlesex South
Stoughton	Norfolk
Stow	Middlesex South
Sturbridge	Worcester
Sudbury	Middlesex South
Sunderland	Franklin
Sutton	Worcester
Swampscott	Essex South
Swansea	Bristol Fall River
Taunton	Bristol North
Templeton	Worcester
Tewksbury	Middlesex North
Thorndike	Hampden
Tisbury	Dukes
Tolland	Hampden
Topsfield	Essex South
Townsend	Middlesex South
Truro	Barnstable
Tyngsboro	Middlesex North
Tyringham	Berkshire Middle
Upton	Worcester
Uxbridge	Worcester
Wakefield	Middlesex South
Wales	Hampden
Walpole	Norfolk
Waltham	Middlesex South
Ware	Hampshire
Wareham	Plymouth
Warren	Worcester
Warwick	Franklin
Washington	Berkshire Middle
Watertown	Middlesex South
Wayland	Middlesex South
Webster	Worcester
Wellesley	Norfolk
Wellfleet	Barnstable
Wendell	Franklin
Wenham	Essex South
West Boylston	Worcester
West Bridgewater	Plymouth
West Brookfield	Worcester
West Newbury	Essex South
West Roxbury	Suffolk
West Springfield	Hampden
West Stockbridge	Berkshire South
West Tisbury	Dukes
Westborough	Worcester
Westfield	Hampden
Westford	Middlesex North
Westhampton	Hampshire
Westminster	Worcester North
Weston	Middlesex South
Westport	Bristol South
Westwood	Norfolk
Weymouth	Norfolk
Whately	Franklin
Whitman	Plymouth
Wilbraham	Hampden
Williamsburg	Hampshire
Williamstown	Berkshire North
Wilmington	Middlesex North
Winchendon	Worcester
Winchester	Middlesex South
Windsor	Berkshire North
Winthrop	Suffolk
Woburn	Middlesex South
Worcester	Worcester
Worthington	Hampshire
Wrentham	Norfolk
Yarmouth	Barnstable

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

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

How to Read The Real Estate Records

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

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

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

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

MARKET STATISTICS THROUGH FEBRUARY

	YTD 1993	YTD 1994
Number of Sales	17	23
Median Price	$47,000	$85,000

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

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

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

► REAL ESTATE SALES

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

• The first two buyer (B) names and seller (S) names listed on the deed are shown.

• Prior sale data (back to 1982) appears only when the address of the new sale matches exactly with the address of the older sale in our database.

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

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

► REAL ESTATE SALES

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

• "Use" distinguishes residential homes from land sales and commercial sales.

• For residential homes, the number of bedrooms and house style appear when available.

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

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

► FORECLOSURE DEEDS

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

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

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

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

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

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

7 RUSSELL ST $1,295,250
B: Zachary Endicott & Linda Almonte
S: 7 Russell St Holdings LLC
Book/Page: 70812/26, Date: 11/18/24
Mtg: Dedham Inst for Svgs $1,100,900
Term: 2054 Rate: 6.1% Type: Adj
Use: 5 Bdrm Colonial, Lot: 2103sf
Prior Sale: $995,000 (09/23)

39 SOLEY ST U:2 ..... $1,199,000
B: Jordan Knight & Anaelle Thommasson
S: William Whelan & Natalie Whelan
Book/Page: 70807/260, Date: 11/15/24
Mtg: Berkshire Bank $959,200
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $719,000 (09/14)

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

13 BEACON PL $625,000
B: Philomen Sambou & Gassim Fofana
S: Rafael Serrano Jr & Carlos A Villa
Book/Page: 70808/208, Date: 11/15/24
Mtg: Salem Five Mtg Co $475,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 1360sf
Prior Sale: $400,000 (06/24)

91 BLOSSOM ST U:91 ..... $480,000
B: Samantha L Amodeo & Bryce L Taylor
S: Philomen Sambou
Book/Page: 70807/292, Date: 11/15/24
Mtg: M&T Bank NA $420,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $350,000 (12/18)

932 BROADWAY U:303 ..... $350,000
B: Edmond Toska
S: Emily R Brennan
Book/Page: 70813/27, Date: 11/18/24
Mtg: Rocket Mortgage LLC $150,000
Term: 2054
Use: 1 Bdrm Condo

53 HAWTHORNE ST $985,000
B: Aerfort LLC
S: Kuo-Chen Hsu & Li C Hsu
Book/Page: 70814/148, Date: 11/18/24
Use: 3-Family Mlti-Unt Blg, Lot: 1909sf
Prior Sale: $325,900 (04/12)

172 SPENCER AVE $550,000
B: Juan Gallego, Tr for Gz Rt
S: Domenic Sciacca & Elizabeth Sciacca
Book/Page: 70806/211, Date: 11/15/24
Use: 2-Family Two Family, Lot: 4000sf
Prior Sale: $87,210 (03/96)

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

4 ASHMONT PARK U:1 ..... $740,000
B: Jessica Idowu
S: Ashmont Park 4 LLC
Book/Page: 70805/141, Date: 11/15/24
Mtg: US Bank NA $665,000
Term: 2054
Use: Condo

11-15 BALLOU AVE $495,000
B: Michael H Nguyen
S: Phuong Nguyen
Book/Page: 70804/307, Date: 11/15/24
Use: Residential Undvlpble Land, Lot: 1286sf
Prior Sale: $295,000 (09/24)

17-19 BALLOU AVE $495,000
B: Michael H Nguyen
S: Phuong Nguyen
Book/Page: 70804/307, Date: 11/15/24
Use: 3 Bdrm Conventional, Lot: 3564sf
Prior Sale: $295,000 (09/24)

14 BEARSE AVE U:2 ..... $440,000
B: Toren Ceasar
S: Gcl Homes LLC
Book/Page: 70809/284, Date: 11/15/24
Mtg: Eastern Bank $411,400
Term: 2054
Use: 3 Bdrm Condo, Lot: 1005sf
Prior Sale: $225,000 (03/14)

CENTRE ST $1,150,000
B: Christopher V Roman & Eleazar A Vasquez
S: Juanita A Miller
Book/Page: 70805/308, Date: 11/15/24

140 DEVON ST $500,000
B: Michael J Carroll, Tr for Carroll Ft
S: Monica Wilson
Book/Page: 70802/214, Date: 11/14/24
Use: 4 Bdrm Colonial, Lot: 3700sf
Prior Sale: $329,000 (12/16)

1606 DORCHESTER AVE $900,000
B: Pete LLC
S: Chancholo Theresa Est & Francis P Chancholo Jr
Book/Page: 70812/60, Date: 11/18/24
Mtg: Boston T Financial $931,000
Use: 2-Family Two Family, Lot: 5010sf

278 E COTTAGE ST $1,000,000
B: Linh A Nguyen & Annie Nguyen
S: Joseph C Westfield & Margaret O Westfield
Book/Page: 70806/89, Date: 11/15/24
Mtg: Leader Bank NA $700,000
Term: 2054
Use: 3-Family Decker, Lot: 2688sf

11 EVERETT AVE U:2 ..... $525,000
B: Holly Boginski
S: Andrew S Plakias
Book/Page: 70807/178, Date: 11/15/24
Mtg: Cross Country Mtg Inc $420,000
Term: 2054
Use: 2 Bdrm Condo

19 ROSELAND ST U:1 ..... $510,000
B: James R Fitch & Khandija E Hamraoui
S: Tara Oriordan
Book/Page: 70812/113, Date: 11/18/24
Use: 2 Bdrm Condo, Lot: 950sf
Prior Sale: $219,900 (05/07)

86 SAVIN HILL AVE U:2 ..... $370,000
B: Vy T Dac
S: Eric S Malone
Book/Page: 70804/217, Date: 11/15/24
Mtg: Provident Funding $296,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 535sf
Prior Sale: $234,000 (07/16)

19 SAWYER AVE $1,250,000
B: Aljoy Sawyer LLC
S: Brenda Tunon & Yariel Tunon
Book/Page: 70806/112, Date: 11/15/24
Mtg: Walpole Coop Bank $1,625,300
Use: 3-Family Decker, Lot: 4538sf
Prior Sale: $375,000 (02/04)

14 VERDUN ST U:1 ..... $615,000
B: Meghan Richer & Mark Osis
S: Karen E Hanney
Doc#: 000000000956720, Date: 11/15/24
Mtg: Leader Bank NA $584,250
Term: 2054
Use: 3 Bdrm Condo, Lot: 1082sf
Prior Sale: $65,000 (11/11)

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

573 BENNINGTON ST U:2 ..... $549,000
B: Richard M Garay-Lopez & Jeniris M Garay
S: Benjamin N Ray
Book/Page: 70811/206, Date: 11/18/24
Mtg: Rocket Mortgage LLC $521,550
Term: 2054
Use: 3 Bdrm Condo, Lot: 1094sf

678 BENNINGTON ST $1,050,000
B: Mirian G Baldeos & Michael J Ryley
S: Jeff Lezerowich
Book/Page: 70814/109, Date: 11/18/24
Use: 2-Family Conventional, Lot: 2947sf
Prior Sale: $875,000 (08/20)

301 BORDER ST U:503 ..... $699,000
B: Rahul Sethi & Megha Sethi
S: Border Development LLC
Book/Page: 70808/241, Date: 11/15/24
Mtg: Wells Fargo Bank $380,000
Term: 2054
Use: Condo

250 MERIDIAN ST U:506 ..... $670,000
B: Michael Santini
S: Michael P Mcguire & Matthew G Davis
Book/Page: 70804/341, Date: 11/15/24
Mtg: EMM Loans LLC $536,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $720,000 (09/20)

111 ORIENT AVE $11,000,000
B: 111 Orient Propco LLC
S: 111 Orient Ave Ma LLC
Book/Page: 70808/138, Date: 11/15/24
Mtg: NBH Bank $11,572,165
Use: Nursing Home, Lot: 38341sf
Prior Sale: $9,850,000 (10/22)

147 ORIENT AVE $11,000,000
B: 111 Orient Propco LLC
S: 111 Orient Ave Ma LLC
Book/Page: 70808/138, Date: 11/15/24
Mtg: NBH Bank $11,572,165
Use: Nursing Home, Lot: 15424sf

► FORECLOSURE DEEDS

21-47 FRANKFORT ST $9,000,000
B: Bne Reo LLC
S: Frankfort Mt Carmel LLC & Bank Of New England
Book/Page: 70799/285, Date: 11/14/24

115 GOVE ST $9,000,000
B: Bne Reo LLC
S: Frankfort Mt Carmel LLC & Bank Of New England
Book/Page: 70799/285, Date: 11/14/24

120 GOVE ST $9,000,000
B: Bne Reo LLC
S: Frankfort Mt Carmel LLC & Bank Of New England
Book/Page: 70799/285, Date: 11/14/24
Use: Fraternal Organization, Lot: 9220sf
Prior Sale: $10,000,000 (06/22)

128-134 GOVE ST $9,000,000
B: Bne Reo LLC
S: Frankfort Mt Carmel LLC & Bank Of New England
Book/Page: 70799/285, Date: 11/14/24
Use: Mixed Use-Prim Res & Comm, Lot: 7517sf
Prior Sale: $10,000,000 (06/22)

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

1 BELMORE TER $100,000
B: Adelaida Casanola
S: Mara Yolanda Est & Adelaida Casanola
Book/Page: 70802/74, Date: 11/14/24
Mtg: Newrez LLC $450,000
Term: 2054
Use: 3-Family Conventional, Lot: 3876sf

11 GROVENOR RD U:6 ..... $880,000
B: Michael Bulua & Amanda Peck
S: Jonathan L Kilroy & Navneet K Kilroy
Book/Page: 70807/71, Date: 11/15/24
Mtg: Salem Five Mtg Co $704,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 1410sf
Prior Sale: $850,000 (02/22)

15 HARRIS AVE $2,100,000
B: Marc Levy & Christina Levy
S: Danielle Rabina & Jeremy S Fischer
Book/Page: 70804/209, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 5716sf
Prior Sale: $937,000 (08/11)

44 OAKVIEW TER U:44 ..... $1,315,000
B: Mohammad Maysami & Alanna Wong
S: Eric Rollo & Valerie Rollo
Book/Page: 70805/182, Date: 11/15/24
Use: Condo

3 REGENT CIR U:2 ..... $707,000
B: Rose Sievewright
S: 3 Reagent Cir LLC
Book/Page: 70812/341, Date: 11/18/24
Mtg: Cambridge Svgs Bk $565,600
Term: 2054
Use: Condo

9 SHURLAND ST $950,000
B: Sutton Kiplinger & Heidi Stucker
S: Sarah M Eley & Karen B Chaffee
Book/Page: 70807/44, Date: 11/15/24
Use: 2 Bdrm Cape Cod, Lot: 7419sf
Prior Sale: $725,000 (08/15)

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

150 ALMONT ST $387,500
B: Bay Flow LLC
S: Jordan-Smith Doris Est & Robert J Jordan
Doc#: 000000000956773, Date: 11/18/24
Mtg: Dunegrass Capital LLC $460,000
Use: 3 Bdrm Colonial, Lot: 4464sf

1514 BLUE HILL AVE $965,000
B: 1514 Blue Hl Ave Rlty LLC
S: 1514 Blue Hill Avenue LLC
Doc#: 000000000956695, Date: 11/15/24
Mtg: Charles River Bank $723,000
Use: Office Bldg-General, Lot: 12589sf

2195 DORCHESTER AVE $855,000
B: 2195 Dot LLC
S: John Randall & Erin Randall
Book/Page: 70810/148, Date: 11/18/24
Mtg: RFLF 4 LLC $1,273,500
Term: 2026
Use: 3-Family Conventional, Lot: 6090sf

11 RICHMERE RD $650,000
B: Lakeisha C Stallings & Kevin Stallings
S: Murray Hill Group LLC
Book/Page: 70808/50, Date: 11/15/24
Mtg: Leader Bank NA $615,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3742sf
Prior Sale: $550,000 (02/24)

70 RIVER ST $3,000,000
B: Rachid Moumade, Tr for 70 River Street RET
S: Sunoco LLC
Book/Page: 70803/149, Date: 11/15/24
Mtg: Rockland Tr Co $2,100,000
Use: Gas/Service Station, Lot: 25838sf

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

21 ELWOOD PL $835,000
B: S C De Leon Mazariegos & E De Leon Mazariegos
S: Christine King
Doc#: 000000000956730, Date: 11/15/24
Mtg: Guaranteed Rate Inc $751,500
Term: 2054
Use: 2-Family Two Family, Lot: 7623sf
Prior Sale: $154,000 (06/96)

LIBERTY AVE L:42 ..... $490,000
B: Alexis Hung & Janet Hung
S: Rowe Countracting Com
Book/Page: 70811/133, Date: 11/18/24

LIBERTY AVE L:43 ..... $490,000
B: Alexis Hung & Janet Hung
S: Rowe Countracting Com
Book/Page: 70811/133, Date: 11/18/24

LIBERTY AVE L:45 ..... $490,000
B: Alexis Hung & Janet Hung
S: Rowe Countracting Com
Book/Page: 70811/133, Date: 11/18/24

LIBERTY AVE L:46 ..... $490,000
B: Alexis Hung & Janet Hung
S: Rowe Countracting Com
Book/Page: 70811/133, Date: 11/18/24

88 PATRIOT PKWY $850,000
B: Lucilene Rondanin & Jacqueline G Pires
S: Sandra R Schena, Tr for S R Schena Declaration T
Book/Page: 70814/75, Date: 11/18/24
Mtg: United Wholesale Mtg $745,000
Term: 2054
Use: 2-Family Two Family, Lot: 5009sf

383 REVERE BEACH BLVD U:8 ..... $232,500
B: 383 Revere Beach LLC
S: Michael J Redmond, Tr for James R Santos Nt
Book/Page: 70809/37, Date: 11/15/24
Use: Condo
Prior Sale: $33,000 (09/98)

24 WASHINGTON SQ $760,000
B: Shekinah D Gibbs & Loren Sutton
S: Todisco Properties LLC
Book/Page: 70807/224, Date: 11/15/24
Mtg: United Wholesale Mtg $746,234
Term: 2054
Use: 3 Bdrm Old Style, Lot: 3615sf
Prior Sale: $375,000 (10/22)

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

41 BROWN AVE $930,000
B: Adrien C Finzi
S: Jude Goldman & Edward Braverman
Book/Page: 70801/1, Date: 11/14/24
Mtg: Cross Country Mtg Inc $525,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 11250sf
Prior Sale: $170,800 (09/92)

642 CANTERBURY ST U:642 ..... $470,000
B: Noel Garcia
S: Jennelle C Lawson
Book/Page: 70806/280, Date: 11/15/24
Use: 2 Bdrm Condo, Lot: 1465sf
Prior Sale: $255,000 (11/05)

65 DURNELL AVE $764,000
B: Kerry Casting & Jenee Casting
S: Nota Capital LLC
Book/Page: 70807/146, Date: 11/15/24
Mtg: Ark-La-Tex Fin Svcs $750,162
Term: 2054
Use: 4 Bdrm Colonial, Lot: 3820sf
Prior Sale: $665,000 (06/24)

1 GREW AVE $850,900
B: Macarthur Cherenfant & Menrika Cherenfant
S: Lawrence J Bastianelli Jr & Lucille T Bastianelli
Book/Page: 70803/109, Date: 11/14/24
Mtg: TD Bank NA $680,720
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Split Level, Lot: 7760sf

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

SUFFOLK REGISTRY
continued

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

89 BLUE HILL AVE U:1 ..... $510,000
B: Jennifer Komen & Michael Clark
S: Hollie Walusz
Book/Page: 70801/245, Date: 11/14/24
Use: 2 Bdrm Condo
Prior Sale: $345,450 (06/16)

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

823 E 2ND ST U:3..... $795,000
B: Shain P Roche & James F Roche Jr
S: Minnock John P Est & Christopher D Brandon
Book/Page: 70813/171, Date: 11/18/24
Mtg: Leader Bank NA $715,500
Term: 2054 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo, Lot: 1061sf
Prior Sale: $465,000 (06/10)

769 E 6TH ST..... $1,185,000
B: Clioonsixth LLC
S: 769 East 6th St LLC
Book/Page: 70809/152, Date: 11/15/24
Mtg: RFLF 4 LLC $1,512,809
Use: 2-Family Row-End, Lot: 1176sf
Prior Sale: $850,000 (09/24)

874 E 6TH ST U:4 ..... $1,599,000
B: Asia Rossow & David L Rossow
S: 874 East Sixth Street LLC
Book/Page: 70805/253, Date: 11/15/24
Mtg: Bank of America NA $1,000,000
Term: 2054 Rate: 5.1% Type: Adj
Use: Condo

33 SLEEPER ST U:208..... $1,085,000
B: Annette Cantor & William A Cantor
S: Frank Kettler & Elizabeth Moertel
Book/Page: 70805/104, Date: 11/15/24
Mtg: Fairway Ind Mtg $600,000
Term: 2054
Use: Condo, Lot: 1328sf
Prior Sale: $460,000 (08/03)

2 VINTON ST..... $1,100,000
B: David M Coderman & Nancy R Coderman
S: Kevin Crets & Jessye Aibel
Book/Page: 70812/122, Date: 11/18/24
Use: 4 Bdrm Colonial, Lot: 1841sf
Prior Sale: $625,000 (09/16)

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

44 AVALON RD..... $875,000
B: Paul Gardner & Kimberlee Gardner
S: Elizabeth Staunton
Book/Page: 70804/42, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 4222sf
Prior Sale: $675,000 (10/20)

362 BAKER ST..... $540,000
B: 362 Baker Street LLC
S: Jeanne M Randolph, Tr for Jeanne M Randolph Ft
Book/Page: 70807/219, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 4412sf

55 BROADLAWN PARK U:18..... $425,000
B: Newishstar LLC
S: Rafiollah Boroukhim
Book/Page: 70800/212, Date: 11/14/24
Use: 1 Bdrm Condo, Lot: 1117sf
Prior Sale: $102,500 (10/95)

57 BROADLAWN PARK U:21A..... $395,000
B: Pradeep Arora & Ananta Arora
S: Kathleen G Tennermann
Book/Page: 70804/124, Date: 11/15/24
Use: 1 Bdrm Condo, Lot: 759sf
Prior Sale: $205,000 (09/10)

2441 CENTRE ST..... $800,000
B: Matthew Pelham & Ching Y Hsiao
S: Tiffany Ely & Barry Armstrong
Doc#: 000000000956675, Date: 11/15/24
Mtg: United Wholesale Mtg $220,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4287sf
Prior Sale: $675,000 (10/21)

23 CHURCH ST $1,120,000
B: David C Hagedorn & Virginia L Hagedorn
S: Farimout Realty LLC
Book/Page: 70814/41, Date: 11/18/24

15 CREHORE RD..... $775,000
B: Anjali Himali
S: Lee Paul F Est & Martin R Lee
Book/Page: 70811/68, Date: 11/18/24
Mtg: Cross Country Mtg Inc $736,250
Term: 2054
Use: 4 Bdrm Tudor, Lot: 5000sf

23 HASTINGS ST $1,375,000
B: Pushkar K Prasad & Sakshi Bajaj
S: Jacques A Sarkis & Tammy Sarkis
Book/Page: 70800/319, Date: 11/14/24
Mtg: Guaranteed Rate Inc $1,031,250
Term: 2054
Use: 3-Family Conventional, Lot: 3069sf
Prior Sale: $1,325,000 (06/21)

HERON ST..... $500,000
B: 11 Heron LLC
S: James S Abdelnour
Book/Page: 70808/39, Date: 11/15/24

26 HERON ST..... $1,500,000
B: 26 Heron LLC
S: James S Abdelnour, Tr for Lot 101 Heron Street Rt
Book/Page: 70808/36, Date: 11/15/24
Use: 4 Bdrm Ranch, Lot: 5560sf

47 LANDSEER ST $1,280,450
B: Matthew E Christopher & Destini M Aguero
S: Michael Oleary & Tracy Oleary
Book/Page: 70812/296, Date: 11/18/24
Mtg: Citizens Bank $1,000,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 7622sf
Prior Sale: $610,000 (03/11)

62 PARAGON RD $605,000
B: Sendy Jean
S: Peter F Camerano
Doc#: 000000000956657, Date: 11/14/24
Mtg: Citizens Bank $565,675
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 3438sf
Prior Sale: $125,000 (03/90)

70 PARK ST..... $865,000
B: Joshua Lang & Amanda Judge
S: M G Horner & Barbara J Mcclellan
Book/Page: 70799/255, Date: 11/14/24
Mtg: TD Bank NA $865,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5294sf
Prior Sale: $222,500 (05/92)

208 PERHAM ST U:208 ..... $501,000
B: Yifei Liao & Xin Fang
S: Deborah Coffey, Tr for Anne M Kruger Mf Lt
Book/Page: 70802/163, Date: 11/14/24
Mtg: Harvard FCU $400,800
Term: 2054
Use: 2 Bdrm Condo, Lot: 1769sf
Prior Sale: $350,000 (07/07)

89 ROCKLAND ST..... $660,000
B: Marie Goudal & Fabienne Louis
S: Warren Oreilly & Valerie Oreilly
Book/Page: 70813/326, Date: 11/18/24
Mtg: Freedom Mortgage Corp $624,541
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6949sf
Prior Sale: $365,000 (01/22)

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

24 GOVERNORS DR..... $500,000
B: Elison Etevam
S: 427 Lowell LLC
Book/Page: 70806/319, Date: 11/15/24
Mtg: Cross Country Mtg Inc $400,000
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 4823sf
Prior Sale: $395,000 (02/24)

700 GOVERNORS DR U:7..... $320,000
B: Lyse Lowe
S: Jorge W Martinez & Paula Martinez
Book/Page: 70208/40, Date: 05/24/24
Use: 2 Bdrm Condo
Prior Sale: $309,000 (05/24)

483 SHIRLEY ST U:8..... $287,000
B: Geovanny De La Cruz
S: Michael J Knox
Book/Page: 70802/246, Date: 11/14/24
Mtg: Total Mtg Svcs $278,390
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $69,000 (03/00)

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

330 SANDY NECK RD..... $1,825,000
B: Gregory Coccetti & Barbara Bullock
S: James Fowler & Deborah Fowler
Book/Page: 36674/138, Date: 11/14/24
Use: 3 Bdrm Cape Cod, Lot: 52708sf
Prior Sale: $1,100,000 (10/21)

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

580 CIRCUIT AVE $30,000
B: Kathleen C Cote & Steven Cote
S: Brian Devellis, Tr for Beachland Rt
Book/Page: 36673/95, Date: 11/14/24
Use: Residential Undvlpble Land, Lot: 3790sf
Prior Sale: $30,000 (04/07)

585 CIRCUIT AVE $1,070,000
B: Steven Cote & Kathleen C Cote
S: Brian Devellis, Tr for Circuit Avenue Rt
Doc#: 000000001513224, Date: 11/14/24
Use: 2 Bdrm Ranch, Lot: 5489sf
Prior Sale: $625,000 (04/07)

217 COUNTY RD..... $525,000
B: Alfred Cunningham & Kathleen Cunningham
S: James K Sidar
Book/Page: 36678/55, Date: 11/15/24
Use: 3 Bdrm Antique, Lot: 8955sf
Prior Sale: $480,000 (08/22)

1335 COUNTY RD..... $801,400
B: Eudes Costa & Irenice S Costa
S: Ingrids Properties LLC
Book/Page: 36680/120, Date: 11/18/24
Mtg: Cape Cod Five Cent Bk $453,000
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 24002sf
Prior Sale: $410,000 (04/21)

1 DOROTHY WAY..... $1,075,000
B: Eric Rollo & Valerie L Rollo
S: Dorothy Way Rt & Frederick A Keyes Jr
Book/Page: 36677/152, Date: 11/15/24
Mtg: Guaranteed Rate Inc $860,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 40206sf
Prior Sale: $650,000 (07/19)

8 GRISSOM LN $600,000
B: Brent A Costa
S: Songer Kyle T Est & Raymond R Songer
Book/Page: 36672/340, Date: 11/14/24
Mtg: Amerant Mortgage $589,132
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 13547sf
Prior Sale: $316,000 (05/05)

49 KING PHILLIP RD..... $718,000
B: Fred Frankel & Diane Frankel
S: Jeanne M Gardner, Tr for Brosnan FT
Book/Page: 36677/203, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 14593sf

6 PERRY AVE..... $480,000
B: Patrick D Grenier & Gina M Grenier
S: John P Guilfoy Sr & Marie Guilfoy
Book/Page: 36673/332, Date: 11/14/24
Mtg: Amerant Mortgage $315,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12981sf
Prior Sale: $208,000 (03/17)

46 SALT MARSH LN..... $835,000
B: Jennifer E Mcgarry, Tr for Jennifer E Macgarry RET
S: Andrea A Lewis
Book/Page: 36677/316, Date: 11/15/24
Use: 4 Bdrm Conventional, Lot: 8236sf
Prior Sale: $670,000 (04/21)

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

31 ANCHORS AWEIGH RD..... $450,000
B: Joanne M Clingan & Douglas L Clingan
S: Demetra Daly & Joanne M Clingan
Doc#: 000000001513283, Date: 11/15/24
Use: 2 Bdrm Bngl/Cottage, Lot: 9530sf
Prior Sale: $105,000 (07/94)

200 BRIER LN..... $1,325,000
B: Marguerite Jones
S: Scott C Drake, Tr for Briar Lane Nt
Book/Page: 36676/89, Date: 11/15/24
Use: 4 Bdrm Contemporary, Lot: 326700sf

26 DERRICK RD..... $665,000
B: Jeffrey Heap
S: Rocheford David Est & Catherine R Johnson
Doc#: 000000001513351, Date: 11/15/24
Mtg: Leader Bank NA $415,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 27550sf
Prior Sale: $125,000 (01/94)

614 TUBMAN RD..... $460,000
B: Cal P Pechacek & Clayton J Lightfoot
S: Jensett Corp
Book/Page: 36675/135, Date: 11/15/24
Mtg: Cape Cod Five Cent Bk $368,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 13180sf
Prior Sale: $390,000 (06/24)

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

87 CONNERS RD..... $699,900
B: Tomcat Lux LLC
S: Susan A Decrosta, Tr for Susan A Decrosta T
Book/Page: 36677/330, Date: 11/15/24
Mtg: Morgan Stanley Privat $524,925
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Ranch, Lot: 12197sf
Prior Sale: $115,000 (07/98)

105 THOREAU DR..... $599,900
B: Edilene Simoes
S: Wence Yingling & Stephanie L Yingling
Book/Page: 36677/92, Date: 11/15/24
Mtg: Cape Cod Five Cent Bk $479,920
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $262,500 (06/14)

16 WASHINGTON BURSLEY WAY $650,000
B: Sambath Diep
S: Leslie Gosule, Tr for Hersey Ft
Book/Page: 36674/188, Date: 11/14/24
Mtg: Plaza Home Mtg $487,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: $314,500 (07/15)

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

104 CROWELL RD $1,300,000
B: Chatham Max Holdings LLC
S: Linda Hutchinson, Tr for 104 Crowell Road Nt
Doc#: 000000001513392, Date: 11/18/24
Use: Mixed Use-Prim Comm & Resd, Lot: 57412sf

237 ROUND COVE RD..... $1,350,000
B: Martha L Hicks, Tr for Martha L Hicks RET
S: Leon J Jodice, Tr for Leon J Jodice T
Doc#: 000000001513192, Date: 11/14/24
Mtg: PNC Bank $1,080,000
Term: 2054 Rate: 5.1% Type: Adj
Use: 3 Bdrm Ranch, Lot: 21307sf
Prior Sale: $400,000 (12/09)

12 STARFISH LN U:12..... $430,000
B: James R Kapuza & Stephen B Kapuza
S: John S Murray, Tr for Murray FT
Doc#: 000000001513369, Date: 11/15/24
Mtg: Guild Mortgage Co $322,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $279,000 (04/19)

16 STARFISH LN U:16..... $638,000
B: Michael Gasteyer & Hilda Gasteyer
S: Christopher H Dodge, Tr for Dodge Ft
Doc#: 000000001513424, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $460,000 (09/20)

103 WOODLAND WAY..... $7,300,000
B: John Plansky, Tr for John And Lisa Plansky RET
S: Peter A Fellman, Tr for 103 Woodland T
Doc#: 000000001513327, Date: 11/15/24
Mtg: Morgan Stanley Privat $4,300,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 3 Bdrm Colonial, Lot: 38731sf
Prior Sale: $1,990,000 (05/13)

28 YOUNGS FARM LN $2,250,000
B: Matthew P Beagle, Tr for Captain Handley Lt
S: Michael Kuhn & Lucy Kuhn
Book/Page: 36676/124, Date: 11/15/24
Mtg: US Bank NA $1,500,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 14206sf
Prior Sale: $2,000,000 (02/22)

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

479 PUTNAM AVE $540,000
B: Joseph A Antosca & Kayleen Christie
S: Kathleen R Campbell, Tr for Campbell Ft
Book/Page: 36673/269, Date: 11/14/24
Mtg: Guild Mortgage Co $513,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13939sf
Prior Sale: $86,000 (05/94)

75 SMOKEHOUSE LN..... $300,000
B: Kelly H Trapp
S: Gilbert C Wood, Tr for Cmw23 Rt
Book/Page: 36680/89, Date: 11/18/24
Mtg: Gilbert C Wood Tr $290,000
Term: 2034
Use: Res Potentially Dvlpble Land, Lot: 44867sf

95 SMOKEHOUSE LN..... $300,000
B: Michael V Trapp
S: Gilbert C Wood, Tr for Tew23 Rt
Book/Page: 36680/106, Date: 11/18/24
Mtg: Gilbert C Wood Tr $290,000
Term: 2034
Use: Residential Developable Land, Lot: 81022sf
Prior Sale: $110,000 (06/03)

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

52 BEACHPLUM LN..... $600,000
B: Malisa C Frakes, Tr for 2024 Frakes Ft
S: Paul Muscatiello & Lesley Muscatiello
Book/Page: 36676/205, Date: 11/15/24
Mtg: Rockland Tr Co $300,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 6098sf
Prior Sale: $215,000 (07/17)

46 CHADWICK RD $775,000
B: Edward F Oneil & Nancy M Oneil
S: Steven J Mcmann & Stephanie L Mcmann
Book/Page: 36679/199, Date: 11/18/24
Mtg: Cape Cod Five Cent Bk $581,250
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7405sf
Prior Sale: $408,000 (01/19)

13 GIRARD LN..... $556,250
B: Cynthia G Fish
S: Albert E Gelsthorpe & Marci Cutler
Book/Page: 36675/101, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 59677sf

60 HEMLOCK LN..... $550,000
B: John Weber & Noreen Fitgerald
S: Robertson Particia E Est & Christina E Solletti
Book/Page: 36676/165, Date: 11/15/24
Mtg: Canton Cp Bk $350,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8276sf
Prior Sale: $340,000 (05/20)

28 HIGHBANK RD $530,000
B: Ahied R Zimo & Kathleen M Zimo
S: Bacon Paula Downey Est & Douglas D Bacon
Book/Page: 36675/127, Date: 11/15/24
Use: 3 Bdrm Old Style, Lot: 23087sf

94 KING JAMES DR..... $1,015,000
B: Christopher M Smith & Elizabeth A Smith
S: Alan K Wilmot & Perriann H Wilmot
Book/Page: 36674/225, Date: 11/14/24
Mtg: CMG Mortgage Inc $761,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 19166sf
Prior Sale: $370,000 (05/13)

288 MAIN ST..... $722,500
B: Paul T Kamikawa
S: Richard J Carleton & Joan C Carleton
Book/Page: 36680/325, Date: 11/18/24
Mtg: Seamens Savings Bank $412,500
Term: 2054 Rate: 5.6% Type: Adj
Use: 4 Bdrm Old Style, Lot: 17860sf

61 OLD HILLS RD $440,000
B: Dennis Town Of
S: Kathleen R Cossa, Tr for Thomas E Kelley Lt
Doc#: 000000001513263, Date: 11/14/24
Use: Residential Developable Land, Lot: 88253sf

262 OLD WHARF RD U:7 ..... $285,000
B: Kathleen Macrina
S: Joel S Cowher & Kimberlee Cowher
Book/Page: 36677/34, Date: 11/15/24
Mtg: EMM Loans LLC $213,750
Term: 2054
Use: 2 Bdrm Condo

49 S VILLAGE RD $653,000
B: Andrew T Labonte & Jeanine Labonte
S: Dianne K Kelly
Book/Page: 36678/63, Date: 11/15/24
Mtg: Cape Cod Five Cent Bk $522,400
Term: 2054

169 SHAD HOLE RD $259,000
B: Michael Burlingame & Monika G Burlingame
S: Louis Malzone
Doc#: 000000001513290, Date: 11/15/24
Mtg: Louis F Malzone $259,000
Use: 1 Bdrm Ranch, Lot: 12632sf
Prior Sale: $160,000 (06/20)

24 SHORE RD $883,500
B: Andrew Everett & Rebecca Everett
S: John A Hubbard, Tr for John A Hubbard Lt
Book/Page: 36672/313, Date: 11/14/24
Mtg: Leader Bank NA $688,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7405sf

▶ FORECLOSURE DEEDS

47 TELEGRAPH RD U:1..... $341,880
B: Santander Bank Na
S: John E Mcgrath Jr & Santander Bank Na
Book/Page: 36679/101, Date: 11/18/24
Use: 3 Bdrm Condo

Eastham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	73
Median Price	$775,000	$750,357

▶ REAL ESTATE SALES

40 CLIPPER WAY..... $1,150,000
B: Cara M Bruncati
S: David S Foster 3rd
Doc#: 000000001513320, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 21780sf
Prior Sale: $310,000 (11/05)

30 LINDA LN..... $684,000
B: Liza M Jaime & Marisa A De Santo
S: Mark A Harris & Nathan S Emmens
Book/Page: 36673/99, Date: 11/14/24
Mtg: Rockland Tr Co $450,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: $525,000 (04/21)

Falmouth

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	347	350
Median Price	$688,700	$740,500

▶ REAL ESTATE SALES

26 BEN DAVIS LN..... $1,525,000
B: Autumn Hassett & Colin Hassett
S: Stuart Saward & Leone Saward
Book/Page: 36675/13, Date: 11/15/24
Mtg: Newrez LLC $800,015
Term: 2054
Use: 3 Bdrm Colonial, Lot: 23862sf
Prior Sale: $830,000 (05/18)

50 FALMOUTH HEIGHTS RD..... $1,000,000
B: Troy A Fender & Jackie L Fender
S: Jessica J Pounder, Tr for David J Miller 2023 T
Book/Page: 36674/159, Date: 11/14/24
Mtg: Citizens Bank $750,000
Term: 2054
Use: 2-Family Family Flat, Lot: 14702sf

286 GRAND AVE U:1 ..... $2,000,000
B: Curtis Casella
S: 286 Grand Avenue LLC
Book/Page: 36675/62, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $5,500,000 (07/23)

19 GREGORY LN..... $1,195,000
B: Elisa Rocha & Nicolas Debeco
S: Nan Denton, Tr for 2023 Nan Denton Ft
Doc#: 000000001513299, Date: 11/15/24
Mtg: Leader Bank NA $956,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 24272sf
Prior Sale: $670,000 (08/14)

119 HERITAGE CIR..... $439,900
B: Shannon Olenick
S: Philip D Peterson
Book/Page: 36673/127, Date: 11/14/24
Mtg: Cape Cod Cp Bk $389,900
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10380sf
Prior Sale: $249,900 (02/05)

100 MADELINE RD $765,000
B: Michael Brooks & Shannon Brooks
S: John A Beauchaine & Vanessa C Beauchaine
Book/Page: 36675/173, Date: 11/15/24
Mtg: Primelending $650,250
Term: 2054
Use: 5 Bdrm Raised Ranch, Lot: 8799sf
Prior Sale: $285,000 (08/17)

356 OLD MEETING HOUSE RD $475,000
B: Joseph E Bucchanio
S: Bernard D Mondy, Tr for Kenneth P Andrews Ft
Book/Page: 36678/187, Date: 11/15/24
Mtg: Radius Financial Grp $332,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 45276sf
Prior Sale: $130,000 (10/17)

25 PERCIVAL RD $145,000
B: Kevin P Andrade, Tr for Summerfield Park Rt
S: Bryan W Anderson
Book/Page: 36674/251, Date: 11/14/24
Use: Residential Developable Land, Lot: 40019sf

88 PINECREST BEACH DR..... $1,050,000
B: Frank A Wolff & Kirsten K Wolff
S: Oconnor Developments LLC
Book/Page: 36676/318, Date: 11/15/24
Mtg: Cape Cod Five Cent Bk $766,550
Term: 2054

3 ROYAL CIR $535,000
B: Nick C Ditota & Lily M Ditota
S: N C Winhold
Book/Page: 36675/68, Date: 11/15/24
Mtg: Rockland Tr Co $518,950
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10376sf
Prior Sale: $180,000 (10/09)

51 SEACOAST SHORES BLVD $515,000
B: Corey Testa
S: Richard Diamond
Book/Page: 36680/152, Date: 11/18/24
Mtg: United Wholesale Mtg $334,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8050sf
Prior Sale: $134,000 (03/17)

5 SHAUME RD $1,350,000
B: Edward C Logue Jr & Susan A Logue
S: Harry Melkonian & Gary Melkonian
Book/Page: 36676/190, Date: 11/15/24
Use: 4 Bdrm Ranch, Lot: 11909sf

5 W FALMOUTH HWY..... $535,000
B: Jhackson C Xavier Sr
S: Federal Natl Mtg Assn
Book/Page: 36676/346, Date: 11/15/24
Mtg: Cross Country Mtg Inc $428,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 20826sf
Prior Sale: $263,065 (06/19)

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

ANNASIS RD..... $36,000
B: Wayne D Coulson, Tr for Cranbrook Rt
S: Stacy Shirley A Est & John M Stacy
Book/Page: 36676/98, Date: 11/15/24

1 BELMONT RD U:223..... $1,450,000
B: Paul R Aruffo & Eva T Salmeron
S: John L Mcdermott, Tr for Eunice G Mcdermott RET
Book/Page: 36680/288, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $655,000 (11/19)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

15 BLACK LOCH DR $1,195,000
B: William G Kohlman & Susan D Kohlman
S: Carole C Anacleto, Tr for Carole C Anacleto RET
Book/Page: 36676/255, Date: 11/15/24
Mtg: Rocket Mortgage LLC $795,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 29590sf
Prior Sale: $287,000 (07/02)

24 DUNES RD $4,200,000
B: Peter A Fellman & Lori A Jurkowski
S: Lisa A Wallace, Tr for Lisa A Wallace RET
Book/Page: 36680/242, Date: 11/18/24
Use: 4 Bdrm Cape Cod, Lot: 27007sf
Prior Sale: $2,200,000 (06/07)

27 LAKEWOOD DR..... $670,000
B: Christopher Hickey & Jessica A Lang
S: Andrew D Lyon & Tricia L Lyon
Doc#: 000000001513313, Date: 11/15/24
Mtg: Morgan Stanley Privat $536,000
Term: 2054 Rate: 5.7% Type: Adj
Use: 4 Bdrm Colonial, Lot: 10019sf
Prior Sale: $380,000 (04/19)

136 QUEEN ANNE RD $675,000
B: James V Hamilton 3rd
S: Jason Eldredge & Chelsie S Eldredge
Book/Page: 36680/4, Date: 11/18/24
Mtg: Movement Mtg LLC $540,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 35164sf
Prior Sale: $460,000 (10/20)

22 ROCKY WAY $742,500
B: Kurt A Blacker & Elizabeth M Blacker
S: Joseph F Silverio & Margaret T Silverio
Book/Page: 36680/149, Date: 11/18/24
Use: 3 Bdrm Ranch, Lot: 12101sf
Prior Sale: $349,000 (12/12)

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

64 DUMONT DR..... $457,275
B: Matthew A Price & Amanda K Price
S: Michael Gerangaya & Erle Gerangaya
Book/Page: 36677/266, Date: 11/15/24
Mtg: Presidential Bank FSB $472,365
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: $365,000 (09/21)

58 SEABOARD LN..... $475,000
B: Alecia A Hamilton
S: Margaret F Gallo
Doc#: 000000001513463, Date: 11/18/24
Mtg: Cross Country Mtg Inc $427,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $95,000 (03/15)

98 WAGON LN $400,000
B: Wagon Roof LLC
S: Karen E Garland
Book/Page: 36674/270, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 13504sf
Prior Sale: $95,900 (07/93)

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

381 OLD FALMOUTH RD U:14..... $510,000
B: Jmg Enterprises LLC
S: Rogers Cape Rlty Ent LLC
Book/Page: 36673/300, Date: 11/14/24
Use: Non-residential Condo

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

35 ASHUMET RD U:D $230,000
B: Maz Prop Solutions LLC
S: Susan E Thibedeau, Tr for 35 Ashumer Rd Rt
Doc#: 000000001513254, Date: 11/14/24
Use: Condo

3 HIDDEN OAKS LN U:3..... $1,300,000
B: Donald Munoz & Dara Munoz
S: James J Brennan
Book/Page: 36673/183, Date: 11/14/24
Mtg: Citizens Bank $1,040,000
Term: 2054
Use: 5 Bdrm Condo
Prior Sale: $685,000 (10/19)

750 OLD BARNSTABLE RD $900,000
B: John A Beauchaine & Vanessa Beauchaine
S: Karlene M Palmariello, Tr for Pkp Rt
Doc#: 000000001513344, Date: 11/15/24
Mtg: Mechanics Cp Bk $100,000
Term: 2044
Use: 3 Bdrm Cape Cod, Lot: 42035sf

23 PADDOCK WAY $1,200,000
B: Eric H Peterson, Tr for 23 Paddock Way Rt
S: 23 Paddock Way LLC
Doc#: 000000001513338, Date: 11/15/24
Use: 4 Bdrm Conventional, Lot: 42079sf
Prior Sale: $520,000 (11/05)

33 PADDOCK WAY $1,100,000
B: Eric H Peterson & Dawn M Peterson
S: 33 Paddock Way LLC
Doc#: 000000001513333, Date: 11/15/24
Use: 3 Bdrm Contemporary, Lot: 38420sf
Prior Sale: $500,000 (10/05)

9 STRATFORD RDG U:9..... $695,000
B: Karen V Heuer
S: Marsha W Slayton, Tr for Marsha W Slayton RET
Book/Page: 36675/201, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $307,000 (08/12)

205 WHEELER RD..... $575,000
B: Christian A Abarca & Abigail L Pacheco
S: Juanita L Hardrick
Doc#: 000000001513363, Date: 11/15/24
Mtg: CMG Mortgage Inc $564,585
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12110sf

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

27 GRANDVIEW DR $1,850,000
B: Stephen R Clark & Denise M Clark
S: Elizabeth J Larson
Doc#: 000000001513209, Date: 11/14/24
Mtg: Seamens Savings Bank $1,000,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 5 Bdrm Ranch, Lot: 32234sf
Prior Sale: $778,000 (01/00)

45 MILL POND RD..... $2,200,000
B: Sharon G Theriot
S: Joshua A Sloan & Karen H Sloan
Book/Page: 36675/272, Date: 11/15/24
Use: 3 Bdrm Contemporary, Lot: 22216sf
Prior Sale: $622,500 (01/20)

222 S ORLEANS RD U:7 ..... $765,000
B: Jonathan Wolter & Chi H La
S: Gail L Blair & James Pibes
Book/Page: 36675/238, Date: 11/15/24
Mtg: Prestige Home Mtg LLC $612,000
Term: 2054
Use: 3 Bdrm Condo

64 TAR KILN RD..... $707,000
B: Carol A Topolewski & Penelope B Wasem
S: Donald Langford & Barbara A Langford
Book/Page: 36676/101, Date: 11/15/24
Mtg: Equity Resources Inc $565,600
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 46174sf

260 TONSET RD..... $1,150,000
B: Ivan H Humphreys, Tr for Humphreys Ft
S: Abraham J Moskowitz & Nicole R Petricca
Book/Page: 36675/162, Date: 11/15/24
Use: 2 Bdrm Antique, Lot: 15246sf
Prior Sale: $550,000 (06/22)

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

28 BAYVIEW RD $4,150,000
B: Kristin C Lemkau, Tr for Kristin C Lemkau RET
S: 28 Bayview Road Hldg LLC
Book/Page: 36676/233, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 29185sf
Prior Sale: $1,550,000 (07/15)

65 OAKDALE PATH..... $533,333
B: Katherine J Snow & Nicholas M Snow
S: Katherine J Snow, Tr for Christopher D Hunter Irt
Doc#: 000000001513447, Date: 11/18/24
Mtg: CMG Mortgage Inc $600,000
Term: 2054

33 WATERFIELD RD $1,050,000
B: Martin L Devos, Tr for De Vos Ft
S: John Dweck & Melissa L Dweck
Book/Page: 36680/69, Date: 11/18/24
Use: 3 Bdrm Cape Cod, Lot: 20909sf
Prior Sale: $485,000 (11/17)

141-A WIANNO AVE $1,650,000
B: Kevin Carbeau & Kathryn Carbeau
S: Robin C Shawver
Book/Page: 36680/299, Date: 11/18/24
Mtg: UBS Bank USA $1,150,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: $1,700,000 (08/24)

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

8-B COMMERCIAL ST U:1 ..... $1,050,000
B: 531 537 Realty Invs LLC
S: John E Babchak Iii RET & John E Babchak 3rd
Book/Page: 36677/191, Date: 11/15/24
Use: 1 Bdrm Condo, Lot: 6521sf

484 COMMERCIAL ST U:2..... $1,350,000
B: Carolyn Wenning
S: Murat Recevik & Elspeth M Slayter
Book/Page: 36676/187, Date: 11/15/24
Use: 2 Bdrm Condo, Lot: 5466sf
Prior Sale: $680,900 (01/17)

539 COMMERCIAL ST U:6..... $495,000
B: Galib A Galib
S: Jeffrey C West & William M Dillon
Book/Page: 36676/27, Date: 11/15/24
Use: 1 Bdrm Condo, Lot: 6000sf
Prior Sale: $13,000 (12/96)

646 COMMERCIAL ST $1,500,000
B: RET Richard Haldeman Iii & Richard Haldeman 3rd
S: Deborah J Mckown, Tr for Deborah J Mckown 2024 Lt
Book/Page: 36677/215, Date: 11/15/24
Use: 4 Bdrm Old Style, Lot: 3405sf

945 COMMERCIAL ST U:9A $450,000
B: Jason Martin & Alyson Martin
S: Jack Kohan & Marilyn D Kohan
Book/Page: 36672/308, Date: 11/14/24
Use: 2 Bdrm Condo, Lot: 71700sf

32 STANDISH ST U:B $905,000
B: Susan Marlatt & Christine Waters
S: 28 32 Standish Street LLC
Book/Page: 36681/30, Date: 11/18/24
Mtg: Seamens Savings Bank $678,750
Term: 2054 Rate: 5.6% Type: Adj
Use: Condo

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

17 ALMY AVE $550,000
B: Laura Cantelli
S: Mary A Gentile, Tr for M A Gentile TNo 1
Book/Page: 36680/236, Date: 11/18/24
Use: 2 Bdrm Cottage, Lot: 4792sf
Prior Sale: $212,000 (07/02)

7 AVIATORS LN $1,425,000
B: Keith N Berg & Amy V Berg
S: Edward J Brabazon & Althea L Brabazon
Book/Page: 36675/337, Date: 11/15/24
Mtg: Radius Financial Grp $988,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 64904sf
Prior Sale: $777,700 (02/04)

15 JAN SEBASTIAN DR U:C3 ..... $250,000
B: David Brodd & Elizabeth M Brodd
S: Mikael Cavaco
Book/Page: 36677/242, Date: 11/15/24
Use: Industrial Condominum
Prior Sale: $120,000 (09/20)

62 ROUTE 6A..... $600,000
B: Vincent Harris
S: Natalia Huba
Doc#: 000000001513379, Date: 11/15/24
Mtg: Rocket Mortgage LLC $400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: $160,500 (03/20)

7 SCHUMACHER WAY $515,000
B: Kaelan Castetter
S: Walter B Simpson 2nd & William H Simpson
Doc#: 000000001513323, Date: 11/15/24
Mtg: Cardinal Fncl Co LP $299,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 24394sf

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

6 SPYGLASS HILL RD..... $2,250,000
B: Katherine Bickford, Tr for Six Spyglass Hill Road Rt
S: Arlene A Miller, Tr for Arlene Z Miller T
Doc#: 000000001513230, Date: 11/14/24
Use: 4 Bdrm Contemporary, Lot: 33977sf

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

30 BIG CHIEF HL $925,000
B: Ariana N Deangelis & Andrea L Shepperd
S: Lesley Theall & Timothy E Robison
Book/Page: 36675/276, Date: 11/15/24
Mtg: Cape Cod Five Cent Bk $647,500
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 33106sf
Prior Sale: $805,000 (12/21)

105 HIGHMEADOW RD..... $1,399,000
B: Scott Grummon & Kathy Grummon
S: Reynolds Dian K Est & Steven J Kaufman
Doc#: 000000001513294, Date: 11/15/24
Mtg: Rocket Mortgage LLC $1,000,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 38333sf
Prior Sale: $635,000 (04/16)

790 OCEAN VIEW AVE..... $1,100,000
B: Smile Mass Inc
S: Elizabeth J Mellor
Doc#: 000000001513374, Date: 11/15/24
Mtg: Salem FiveCts Svgs Bk $600,000
Use: 2 Bdrm Cape Cod, Lot: 39640sf
Prior Sale: $1,025,000 (08/03)

215 PILGRIM SPRING RD U:G..... $410,000
B: Daniel R Zoen & Sarah A Zoen
S: Andrea Smith
Book/Page: 36678/89, Date: 11/15/24
Mtg: Cape Cod Five Cent Bk $307,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $329,000 (09/21)

65 ZOHETH SMITH WAY..... $808,030
B: Susan P Symons, Tr for Susan P Symons T
S: Lennie F Kleinberg, Tr for Lennie F Kleinberg T
Book/Page: 36674/34, Date: 11/14/24
Use: 3 Bdrm Colonial, Lot: 21780sf

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

83 BAXTER AVE $400,000
B: Mallissa L Hall
S: Peggy A Laurie & Judith J Hall
Book/Page: 36678/123, Date: 11/15/24
Mtg: TD Bank NA $335,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30928sf

196 FOREST RD..... $429,000
B: Kendra Lawrence & Leandro Solano
S: Beverly A Bachand
Doc#: 000000001513442, Date: 11/18/24
Mtg: Shoreham Bank $343,200
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10890sf
Prior Sale: $247,750 (02/04)

2210 HEATHERWOOD U:2210 ..... $295,000
B: Richard P Anderson, Tr for Anderson Ft
S: Frank H Larson, Tr for G&h Larson T
Doc#: 000000001513304, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $288,500 (07/08)

15 JARED LN..... $540,000
B: Kendra Hackett & Nicholas Mastrogiacomo
S: Alice F Paine, Tr for Paine Rt
Book/Page: 36673/154, Date: 11/14/24
Mtg: Bethpage FCU $459,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Ranch, Lot: 11326sf
Prior Sale: $179,000 (03/01)

39 MADDAKET LN..... $570,000
B: Arthur Ferreira & Natanny Simoes
S: Ross J Duggan & Jessica E Duggan
Book/Page: 36677/288, Date: 11/15/24

11 POINSETTIA DR..... $605,000
B: Richard A Turner & Maureen R Turner
S: Susan M Waters, Tr for Susan M Waters T
Book/Page: 36674/49, Date: 11/14/24
Mtg: Cape Cod Five Cent Bk $484,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 17424sf
Prior Sale: $302,700 (06/17)

638 ROUTE 28 U:12..... $289,900
B: Michael Melendez
S: Savvas Vallis, Tr for Vallis Rt
Book/Page: 36676/290, Date: 11/15/24
Mtg: Mortgage Research Ctr $289,900
Term: 2054
Use: 2 Bdrm Condo

92 SILVERLEAF LN..... $630,000
B: Kevin J Barry
S: Ellen A Lonergan & Peter E Barry
Doc#: 000000001513468, Date: 11/18/24
Use: 3 Bdrm Cape Cod, Lot: 7841sf

102 STARBUCK LN..... $427,500
B: Mark S Nutter
S: Lopez Jacqueline G Est & Noreen Y Dutson
Book/Page: 36677/125, Date: 11/15/24
Mtg: Society Mortgage Corp $417,552
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13504sf

97 WILFIN RD..... $569,900
B: Seaside Escape LLC
S: David F Brooks & Judith A Brooks
Doc#: 000000001513437, Date: 11/18/24
Mtg: OCMBC Inc $455,920
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10890sf

Berkshire Registry

Middle District

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

Hinsdale

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	23
Median Price	$336,000	$309,900

► REAL ESTATE SALES

106 MAIN ST $205,000
B: Makenna Brewer
S: Alan O Lussier & Tracey Lussier
Book/Page: 7731/62, Date: 11/15/24
Mtg: Alan O Lussier $203,000
Term: 2035
Use: 2-Family Cape Cod, Lot: 12632sf
Prior Sale: $134,000 (04/16)

160 PINE LN U:9..... $455,000
B: Charles J Newman & Suzanne L Newman
S: Steven B Goldstein & Carol B Marmor
Book/Page: 7732/108, Date: 11/18/24
Use: Condo

Lenox

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	28
Median Price	$609,000	$562,250

► REAL ESTATE SALES

8 MELVILLE CT..... $1,725,000
B: James M Rosenberg, Tr for James M Rosenberg RET
S: David J Novitsky & Amy N Novitsky
Book/Page: 7730/258, Date: 11/15/24
Use: 5 Bdrm Colonial, Lot: 36738sf
Prior Sale: $120,000 (04/01)

17 WESTMINSTER RD..... $480,000
B: David J Novitsky & Amy N Novitsky
S: Solomon Sylvia Est & Barbara G Solomon
Book/Page: 7731/220, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $241,500 (07/02)

Otis

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	28
Median Price	$468,000	$395,000

► REAL ESTATE SALES

9 OBERLAKEN LN..... $300,000
B: Mary E Sliech & Gary F Geiger
S: Julianne Kinsman
Book/Page: 7731/34, Date: 11/15/24
Mtg: Adams Community Bk $288,000
Term: 2054
Use: 3 Bdrm Cottage, Lot: 35400sf
Prior Sale: $180,000 (10/08)

Pittsfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	308	301
Median Price	$278,500	$285,000

► REAL ESTATE SALES

202 ALLENGATE AVE $240,000
B: Andrew Battani
S: Koscher Sr Richard E Est & Charles S Kocher
Book/Page: 7731/136, Date: 11/15/24
Mtg: Greylock FCU $216,000
Term: 2054 Rate: 6.6% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 12153sf

57 EGREMONT AVE $305,000
B: Elizabeth B Luscier
S: Eric P Schwartz & Tara P Schwartz
Book/Page: 7731/86, Date: 11/15/24
Mtg: Adams Community Bk $244,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 8059sf
Prior Sale: $265,500 (03/23)

10 GRACE TER..... $266,500
B: Grace L Enchill & Alfred K Enchill Jr
S: John A Sykes & Stephen G Sykes
Book/Page: 7730/64, Date: 11/14/24
Mtg: Lee Bank $260,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 7797sf

8 MARCO DR $270,000
B: Mark W Broderick
S: Brittany L Desautels & Austin W Scott
Book/Page: 7730/307, Date: 11/15/24
Mtg: Adams Community Bk $255,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 7492sf
Prior Sale: $159,785 (09/19)

76 MOHEGAN ST $235,000
B: Stephanie Taylor
S: Karpenski Shirley M Est & Adam Koprek
Book/Page: 7730/342, Date: 11/15/24
Mtg: Guild Mortgage Co $225,626
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9888sf

119 ORLANDO AVE..... $128,000
B: Ian Roberts & Tiffany Roberts
S: Dorathea W Speth
Doc#: 000000000044452, Date: 11/15/24
Use: 1 Bdrm Conventional, Lot: 17685sf

35 PLEASANT ST..... $205,000
B: Assaf LLC
S: Scott R Raymaakers, Tr for Kim M Raymaakers RET
Book/Page: 7730/237, Date: 11/14/24
Use: 2-Family Family Flat, Lot: 4879sf

40 PLYMOUTH ST..... $350,000
B: Austin Scott & Brittany Desautels
S: Thomas J Anderson, Tr for Skowronski T
Book/Page: 7731/302, Date: 11/15/24
Mtg: Guild Mortgage Co $280,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: $210,000 (12/19)

12 POND ST..... $209,000
B: Michael P Mulligan & Edyce A Mulligan
S: Danielle L Care & Ioannis A Karampasis
Book/Page: 7730/138, Date: 11/14/24
Mtg: Pittsfield Cp Bk $186,010
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7057sf
Prior Sale: $128,000 (06/07)

115 STRATFORD AVE..... $375,000
B: Thomas A Wolf & Lisa T Wolf
S: Paul J Connor & Victoria Connor
Book/Page: 7731/75, Date: 11/15/24
Use: 4 Bdrm Conventional, Lot: 6316sf
Prior Sale: $141,000 (06/09)

10 SUMMIT AVE..... $210,000
B: Andrew R Sayers
S: Frank J Herforth
Book/Page: 7732/116, Date: 11/18/24
Mtg: USAA Federal SB $210,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7667sf
Prior Sale: $65,000 (01/92)

Richmond

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	13
Median Price	$670,000	$485,000

► REAL ESTATE SALES

60 CONE HILL RD..... $575,000
B: William J Schierloh & Misty Mars
S: Adam B Cohen & Elissa F Cohen
Book/Page: 7731/117, Date: 11/15/24
Use: 2 Bdrm Cape Cod, Lot: 98446sf
Prior Sale: $190,000 (02/98)

Berkshire Registry

Northern District

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

Adams

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	51
Median Price	$209,000	$230,000

► REAL ESTATE SALES

242 COLUMBIA ST $196,000
B: James A Rancourt & Jodi E Grurasz
S: Faith Kruszna
Book/Page: 1872/607, Date: 11/15/24
Mtg: Guild Mortgage Co $192,449
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 7405sf
Prior Sale: $101,000 (10/17)

28 MEADOW ST..... $150,000
B: Henry E Klein
S: Joan B Pause
Book/Page: 1872/529, Date: 11/15/24
Mtg: Greylock FCU $135,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 2 Bdrm Conventional, Lot: 6534sf

100 WALLING RD $895,000
B: Deborah G Grace, Tr for Deborah G Grace RET
S: Thomas N Tinney & Cynthia A Tinney
Book/Page: 1872/237, Date: 11/14/24
Use: 4 Bdrm Cape Cod, Lot: 130680sf

Cheshire

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	19
Median Price	$317,500	$310,000

► REAL ESTATE SALES

222 BROUGH RD..... $549,900
B: Terry G Beer & Diane L Knaebe
S: Laforest Kirt C Est & Mary J Laforest
Book/Page: 1872/564, Date: 11/15/24
Mtg: Greylock FCU $459,900
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 77101sf
Prior Sale: $160,000 (06/02)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

BERKSHIRE REGISTRY
continued

Florida

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	9
Median Price	$187,500	$315,000

► REAL ESTATE SALES

53 TILDA HILL RD $323,000
B: Courtney Corss
S: Pah Properties LLC
Book/Page: 1872/486, Date: 11/15/24
Mtg: Guild Mortgage Co $317,149
Term: 2054
Use: 2 Bdrm Ranch, Lot: 60984sf
Prior Sale: $60,000 (11/23)

Lanesboro

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	23
Median Price	$348,250	$315,200

► REAL ESTATE SALES

20 SWAMP RD $320,000
B: Jonathan E Vella
S: Edward Vella Jr
Book/Page: 1872/801, Date: 11/18/24
Mtg: Pittsfield Cp Bk $240,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 24829sf
Prior Sale: $275,000 (07/24)

North Adams

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	65
Median Price	$225,000	$240,000

► REAL ESTATE SALES

314 CHURCH ST $229,900
B: Nicholas Moore
S: Trusted Results LLC
Book/Page: 1872/746, Date: 11/18/24
Mtg: Zillow Home Loans $183,920
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9496sf
Prior Sale: $175,000 (12/17)

9 FREEMAN AVE..... $70,000
B: Living Hope Cmnty Church
S: Craven Ann M Est & Elizabeth Omelia
Book/Page: 1872/416, Date: 11/15/24
Use: 4 Bdrm Bngl/Cottage, Lot: 5401sf

190 PROSPECT ST..... $231,000
B: Justin M Wagg & Julie K Blake
S: Paul Shiebler & Karen Shiebler
Book/Page: 1872/253, Date: 11/14/24
Mtg: Greylock FCU $237,900
Term: 2054 Rate: 6.3% Type: Adj
Use: 4 Bdrm Old Style, Lot: 16509sf
Prior Sale: $136,000 (10/17)

99 TREMONT ST..... $137,500
B: Eriq Santos
S: Russell Webber
Book/Page: 1872/512, Date: 11/15/24
Use: 1 Bdrm Conventional, Lot: 11892sf
Prior Sale: $127,500 (04/21)

Williamstown

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	38
Median Price	$473,250	$360,000

► REAL ESTATE SALES

32 CLUETT DR..... $695,000
B: Joel Lee & Joanna Slater
S: Elizabeth S Cohen, Tr for Elizabeth S Cohen 2013 T
Book/Page: 1872/450, Date: 11/15/24
Mtg: MountainOne Bk $345,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 54014sf
Prior Sale: $440,000 (09/02)

Berkshire Registry

Southern District

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

Sandisfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	9
Median Price	$375,000	$329,000

► REAL ESTATE SALES

LAKESHORE DR L:235..... $40,000
B: Sabriana Tobak
S: Irma S Annes
Book/Page: 2925/84, Date: 11/15/24

Sheffield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	32
Median Price	$493,000	$502,500

► REAL ESTATE SALES

1815 N MAIN ST..... $2,085,000
B: Elegant Earth Berkshires
S: Norris & Brockbrader Nt R & Robert M Norris Jr
Book/Page: 2925/143, Date: 11/15/24
Mtg: Norris&Bockbrader Nom $585,000
Use: Retail-Service, Lot: 163786sf
Prior Sale: $145,000 (05/96)

ROUTE 7 ..... $2,085,000
B: Elegant Earth Berkshires
S: Norris & Brockbrader Nt R & Robert M Norris Jr
Book/Page: 2925/143, Date: 11/15/24

139 SILVER ST $159,000
B: Vivian Kimmelman
S: Robet E Bonetti
Book/Page: 2925/50, Date: 11/14/24
Use: 5 Bdrm Conventional, Lot: 43996sf
Prior Sale: $133,000 (02/18)

248 WATER FARM RD..... $1,150,000
B: Elizabeth Jackson
S: Carly J Shafiroff
Book/Page: 2925/92, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 175547sf

West Stockbridge

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	9
Median Price	$602,500	$525,000

► REAL ESTATE SALES

20 PIXLEY HILL RD $395,000
B: Ergis Aliai & Eleni Barka
S: Orlow Eva D K Est & Daniel K Orlow
Book/Page: 2925/195, Date: 11/18/24
Use: 4 Bdrm Colonial, Lot: 158558sf
Prior Sale: $465,000 (07/03)

6 WASHINGTON SQ..... $79,000
B: Carrie Neegrini
S: Timothy J Barrett
Book/Page: 2925/226, Date: 11/18/24
Use: Residential Developable Land, Lot: 30056sf

Bristol Registry

Fall River District

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

Fall River

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	251	226
Median Price	$388,500	$413,000

► REAL ESTATE SALES

ALDEN ST $2,000
B: Boo Corporation Inc
S: Paula Desmarais
Book/Page: 11647/14, Date: 11/14/24

127 BARNABY ST..... $720,000
B: Hidiamine J Furtado & Sandra D Furtado
S: Home Ave LLC
Book/Page: 11649/33, Date: 11/15/24
Mtg: Newrez LLC $706,959
Term: 2054
Use: 2-Family Two Family, Lot: 6939sf
Prior Sale: $235,000 (10/22)

658-660 BIRCH ST..... $785,000
B: Ludmila M Cardoso & Isidoro L Cardoso
S: Doubled Inv Partners LLC
Book/Page: 11649/329, Date: 11/18/24
Mtg: Eastern Bank $741,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5998sf
Prior Sale: $369,000 (04/23)

251 CORY ST..... $520,000
B: David Ferreira
S: Marc Dion & Deborah A Allard-Dion
Book/Page: 11648/52, Date: 11/15/24
Mtg: Baycoast Mortgage Co $416,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2993sf

186 EARLE ST $489,000
B: Jessica M Mello
S: Jack Carvalho Const LLC
Book/Page: 11647/208, Date: 11/15/24
Mtg: EMM Loans LLC $349,000
Term: 2054

294 FRENCH ST..... $774,000
B: Keith D Donaldson
S: Marie C Bennett
Book/Page: 11649/193, Date: 11/18/24
Mtg: Evolve B&T $712,000
Term: 2054
Use: 2-Family Two Family, Lot: 9975sf
Prior Sale: $185,000 (12/87)

77 GRATTAN ST $415,000
B: Richard E Hotelho Jr
S: Suzanne A St Amour, Tr for St Amour Ft
Book/Page: 11650/129, Date: 11/18/24
Mtg: Guaranteed Rate Inc $332,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12371sf

66 GREENLEAF ST..... $630,000
B: Michael Bolduc
S: Cadieux Ft & William Cadieux Jr
Book/Page: 11648/148, Date: 11/15/24
Mtg: CMG Mortgage Inc $378,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15869sf
Prior Sale: $325,000 (11/14)

224 GRINNELL ST..... $340,000
B: Sotheastern Hld LLC
S: Monika Sobkowiak & Eugert Islamaj
Book/Page: 11650/51, Date: 11/18/24
Mtg: Tetrault RE Investmnt $200,000
Use: 2-Family Two Family, Lot: 6203sf
Prior Sale: $234,000 (12/18)

162 JENCKS ST..... $340,000
B: Trung K Vo & Thi T To
S: Afonso C Teves, Tr for Maria Dos Anjos Ft
Book/Page: 11648/222, Date: 11/15/24
Mtg: Mtg Connection Llc $168,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3637sf

23 MELVILLE ST..... $125,133,891
B: Lifespan Of Ma-Fall Riv I
S: Mpt Of Fall Riv-Steward L
Book/Page: 11649/286, Date: 11/18/24

795 MIDDLE ST $125,133,891
B: Lifespan Of Ma-Fall Riv I
S: Mpt Of Fall Riv-Steward L
Book/Page: 11649/286, Date: 11/18/24
Use: Mixed Use-Prim Comm & Other, Lot: 268517sf
Prior Sale: $1,815,208 (11/10)

N MAIN ST..... $48,000
B: Boo Corporation Inc
S: William Desmarais
Book/Page: 11647/11, Date: 11/14/24

285 OLIVER ST $125,133,891
B: Lifespan Of Ma-Fall Riv I
S: Mpt Of Fall Riv-Steward L
Book/Page: 11649/286, Date: 11/18/24
Use: Office Bldg-General, Lot: 24533sf
Prior Sale: $1,107,108 (08/18)

306 OSBORN ST $125,133,891
B: Lifespan Of Ma-Fall Riv I
S: Mpt Of Fall Riv-Steward L
Book/Page: 11649/286, Date: 11/18/24

314 OSBORN ST $125,133,891
B: Lifespan Of Ma-Fall Riv I
S: Mpt Of Fall Riv-Steward L
Book/Page: 11649/286, Date: 11/18/24

85 PARK ST..... $539,600
B: Lifespan Of Ma-Fall Riv I
S: Steward St Annes Hospital
Book/Page: 11649/292, Date: 11/18/24
Use: Private Hospital, Lot: 4657sf
Prior Sale: $166,000 (09/01)

ROSS ST $80,000
B: Baystate Realty Invs LLC
S: Jose H Silva & Goretti Silva
Book/Page: 11648/120, Date: 11/15/24

901 S MAIN ST..... $701,500
B: Lifespan Of Ma-Fall Riv I
S: Steward St Annes Hospital
Book/Page: 11649/295, Date: 11/18/24
Use: Commercial Building, Lot: 29059sf

21 SACHEM ST..... $255,000
B: Siahei Hubarau, Tr for Hubarau T
S: David P Saucier
Book/Page: 11648/195, Date: 11/15/24
Mtg: Gennady M Leykin Tr $250,000
Use: 3 Bdrm Conventional, Lot: 8220sf

302 WADE ST $490,000
B: Shawneen Fyock & Janelle Ramirez
S: Cmnty Action For Better H
Book/Page: 11648/339, Date: 11/15/24
Mtg: Fall River Five Cents $481,124
Term: 2054
Use: Charity Property, Lot: 4299sf
Prior Sale: $149,900 (10/09)

242 WASHINGTON ST $465,000
B: Fabio Abreu
S: Anna M Desousa
Book/Page: 11647/135, Date: 11/14/24
Mtg: Freedom Mortgage Corp $448,717
Term: 2054
Use: 2-Family Two Family, Lot: 2605sf

Freetown

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	49
Median Price	$487,450	$493,000

► REAL ESTATE SALES

11 C H CLARK DR..... $450,000
B: Kevin L Oliveira
S: William Tavares & Shelly Tavares
Book/Page: 11648/317, Date: 11/15/24
Mtg: OCMBC Inc $405,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 39988sf
Prior Sale: $340,000 (09/21)

33 CLIFF DR $530,000
B: Vimi Trosin, Tr for Christopher M Trosin
S: Barbara A Kaminski
Book/Page: 11650/80, Date: 11/18/24
Mtg: Cross Country Mtg Inc $424,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: $226,400 (04/15)

9 FLAGG SWAMP RD $630,000
B: Kevin G Ware
S: Robin L Caron, Tr for 925 Nt
Book/Page: 11648/91, Date: 11/15/24
Mtg: Baycoast Mortgage Co $530,000
Term: 2054
Use: Mixed Use-Prim Res & Rec, Lot: 355885sf
Prior Sale: $450,000 (05/24)

74 KEENE RD..... $520,000
B: Andrew S Bean
S: Kylie A Welsh
Book/Page: 11649/127, Date: 11/18/24
Use: Mixed Use-Prim Res & Comm, Lot: 22651sf
Prior Sale: $245,000 (05/11)

► FORECLOSURE DEEDS

9 VALLEY ST $225,000
B: Solo Realty LLC
S: Anthony Muggeo & Santander Bank
Book/Page: 11649/310, Date: 11/18/24
Use: 1-Family Ranch, Lot: 17860sf

Somerset

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	143	138
Median Price	$430,000	$456,000

► REAL ESTATE SALES

37 HENRI ST..... $380,000
B: Chelsey L Stone
S: Chad W Simons, Tr for Simons Irt
Book/Page: 11647/271, Date: 11/15/24
Mtg: Navy FCU $310,000
Term: 2054
Use: 2 Bdrm Conventional, Lot: 7405sf
Prior Sale: $144,000 (10/12)

264 LEPES RD $435,000
B: Joshua Belyea & Marisa Cipitelli
S: Kathleen M Saraiva, Tr for Silvia Ft
Book/Page: 11649/248, Date: 11/18/24
Mtg: CMG Mortgage Inc $427,121
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11326sf

454 LEPES RD $475,000
B: Tyler J Fernandes & Aliana R Andreoli
S: Timothy J Damota
Book/Page: 11648/8, Date: 11/15/24
Mtg: St Anne's Credit Unio $410,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 3 Bdrm Split Level, Lot: 10890sf
Prior Sale: $380,000 (11/21)

176 REGINA AVE $222,500
B: Troy E Mitchell
S: Troy E Mitchell & Marion L Mchugh
Book/Page: 11647/319, Date: 11/15/24
Use: 3 Bdrm Garrison, Lot: 11761sf

Swansea

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	124	137
Median Price	$425,000	$450,000

► REAL ESTATE SALES

192 BAYSIDE AVE $375,000
B: Bright Inv Prop LLC
S: Frederick B Mayo & Robin J Ouellette
Doc#: 000000000055585, Date: 11/14/24
Mtg: Silver Hill Funding $392,000
Term: 2025
Use: 2-Family Duplex, Lot: 9148sf
Prior Sale: $125,000 (05/96)

31 COVE ST $630,000
B: Federica Morino & David N Vadeboncoeur
S: Jeremy Frissell, Tr for Elaine Frissell Ft
Book/Page: 11649/73, Date: 11/18/24
Mtg: Baycoast Mortgage Co $504,000
Term: 2054 Rate: 8.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6098sf
Prior Sale: $284,900 (06/12)

24 HINSDALE ST $410,000
B: Roy A Ferrell & Ryan Ferrell
S: Debora T Berube & William R Ferreira
Book/Page: 11650/105, Date: 11/18/24
Use: 3 Bdrm Cape Cod, Lot: 27443sf

420 HORTONVILLE RD..... $405,000
B: Meng Ung & Menglu J Ung
S: Deborah J Sadler & Julie M Fenney
Book/Page: 11648/299, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 23958sf

22 RESERVOIR AVE..... $514,300
B: Kenneth J Andrade
S: Joan A Fiddler
Book/Page: 11647/50, Date: 11/14/24
Mtg: Amerant Mortgage $504,984
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 33106sf
Prior Sale: $132,900 (08/96)

47 SPRUCE RD $497,000
B: Tony J Medeiros & Melissa B Medeiros
S: Emerson A Montoro & Nathalia L Montoro
Book/Page: 11647/112, Date: 11/14/24
Mtg: EMM Loans LLC $487,998
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15682sf
Prior Sale: $320,978 (10/23)

Bristol Registry

Northern District

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

Attleboro

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	252	232
Median Price	$471,750	$500,000

► REAL ESTATE SALES

36 HEBRON AVE..... $585,000
B: Vanesssa Bernard & Stanley Backer
S: Kevin W Allard
Book/Page: 29111/270, Date: 11/18/24
Mtg: Fairway Ind Mtg $497,250
Term: 2054
Use: 3-Family Family Flat, Lot: 15000sf
Prior Sale: $225,000 (04/01)

3 MERRIT PL $734,000
B: Parnell Loiseau
S: Michael A Valeri
Book/Page: 29106/107, Date: 11/14/24
Mtg: Mutual Of Omaha Mtg $674,387
Term: 2054
Use: 3-Family Family Flat, Lot: 2952sf
Prior Sale: $423,000 (12/19)

24 PARK ST U:4C $164,000
B: Eda Saatciler
S: Donald W Watson & Janet L Watson
Book/Page: 29109/268, Date: 11/18/24
Use: 1 Bdrm Condo
Prior Sale: $76,400 (08/05)

106 POND ST U:21 ..... $526,000
B: Rajkumar J Bhojan & Vanithamani Rajkumar
S: Cranberry Pond LLC
Book/Page: 29110/347, Date: 11/18/24
Mtg: Guaranteed Rate Affin $473,400
Term: 2054
Use: Condo

101 SOUTH AVE U:1101 ..... $475,000
B: Taneil Holford & Juanita Labranche
S: Raul Delgado & Raul A Delgado Jr
Book/Page: 29109/193, Date: 11/15/24
Mtg: CMG Mortgage Inc $459,146
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $345,000 (04/19)

42 STONE HEDGE LN..... $635,000
B: Eric D Schoonmaker & Cheyanne Schoonmaker
S: Kristina Defrancesco & Paul Defrancesco
Book/Page: 29108/115, Date: 11/15/24
Mtg: CMG Mortgage Inc $500,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 26534sf
Prior Sale: $436,000 (06/20)

44 SUNSET LN..... $562,500
B: Steven J Jardin & Brianna A Barney
S: Jared Garnica & Jennifer Garnica
Book/Page: 29105/259, Date: 11/14/24
Mtg: NFM Inc $450,000
Term: 2054
Use: 3 Bdrm Raised Cape, Lot: 35246sf
Prior Sale: $501,000 (08/21)

100-106 WASHINGTON ST..... $6,192,430
B: Attleborough Land LLC
S: Triple Play Car Wash LLC
Book/Page: 29107/175, Date: 11/15/24
Mtg: Dedham Inst for Svgs $22,010,000
Use: Mixed Use-Prim Comm & Other, Lot: 138085sf

► FORECLOSURE DEEDS

35 ORR AVE..... $330,000
B: Walter King Ent LLC
S: Carlton F Powers & US Bank NA Tr
Book/Page: 29106/306, Date: 11/15/24
Use: 1 Bdrm Ranch, Lot: 16020sf
Prior Sale: $182,667 (01/19)

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

316 MAIN ST..... $335,100
B: Green Tree Homes LLC
S: Kevin Rhines, Tr for 316 Main St RET
Book/Page: 29108/242, Date: 11/15/24
Mtg: RFLF 4 LLC $455,000
Use: 4 Bdrm Conventional, Lot: 27878sf

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

1 BROOKVIEW LN..... $1,150,000
B: Ryan Higgins & Madeleine S Higgins
S: Paul M Francioso & Mary M Francioso
Book/Page: 29107/216, Date: 11/15/24
Mtg: Alliant Credit Union $1,092,500
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 26516sf
Prior Sale: $260,000 (10/95)

2 JANET RD U:102 ..... $288,000
B: James Deliyiannis
S: Michelle Ford
Book/Page: 29108/308, Date: 11/15/24
Use: Condo

8 OAKLAND AVE..... $730,000
B: David K Holmes & Jacquelyn M Podolski
S: William V Podolski & Suzanne L Podolski
Book/Page: 29108/82, Date: 11/15/24
Mtg: Jeanne DArc CU $547,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 15953sf
Prior Sale: $201,000 (04/93)

37 OLD FOUNDRY ST $600,000
B: Samantha L Godfrey & Matthew G Sera
S: David D Ethier, Tr for Ethier Ft
Book/Page: 29110/127, Date: 11/18/24
Mtg: United Wholesale Mtg $300,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 152460sf

OLDE FORGE LN L:4 ..... $430,000
B: Carl Tuner & Kathleen A Digangi
S: Olde Forge Commons LLC
Book/Page: 29109/184, Date: 11/15/24

342 PURCHASE ST $740,000
B: Caritlin Ferretti
S: Jad Builders Inc
Book/Page: 29107/76, Date: 11/15/24
Mtg: Leader Bank NA $603,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 35280sf
Prior Sale: $450,000 (11/23)

Mansfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	85
Median Price	$717,500	$680,000

► REAL ESTATE SALES

4 JULIA LN $350,000
B: Nic-Co Builders LLC
S: Willowdale Realty Com Inc
Book/Page: 29108/58, Date: 11/15/24
Use: Residential Developable Land, Lot: 33073sf

62 OLD FARM RD..... $685,000
B: Cirisha Conward
S: Max Weston
Book/Page: 29108/320, Date: 11/15/24
Mtg: Freedom Mortgage Corp $672,592
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 15000sf
Prior Sale: $455,000 (03/24)

29 WEBB PL U:2..... $830,000
B: Justin A Holmer & Zhiyuan Zhang
S: Joshua H Dion & Margaret Dion
Book/Page: 29106/19, Date: 11/14/24
Mtg: Mllestone Mtg Solutio $600,000
Term: 2054
Use: 3 Bdrm Condo

North Attleboro

MARKET STATISTICS THROUGH OCTOBER

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

► REAL ESTATE SALES

192 ACHILLES WAY $650,000
B: Dennis D Roffo
S: Cynthia Locke & Paul Locke
Book/Page: 29106/150, Date: 11/14/24
Mtg: Rockland Fed CU $520,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21344sf
Prior Sale: $420,000 (11/16)

4 AL PACE DR U:D..... $302,000
B: Nahomy W Orlandino
S: Walter T Karaniuk
Book/Page: 29108/175, Date: 11/15/24
Mtg: M&T Bank NA $30,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $127,000 (04/02)

8 DENISE LN..... $675,000
B: Gregory Rodger & Jennifer Warnick
S: Bryan W Ferguson & Meghan E Ferguson
Book/Page: 29109/74, Date: 11/15/24
Mtg: BankESB $573,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15165sf
Prior Sale: $368,000 (06/08)

336-348 E WASHINGTON ST..... $2,830,561
B: Attleborough Land LLC
S: Triple Play North LLC
Book/Page: 29107/237, Date: 11/15/24
Mtg: Dedham Inst for Svgs $22,010,000

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

11 EDMUND CORRIGAN RD **$450,000**
B: Steven Alfred & Dorothy Alfred
S: Kristie Smith
Book/Page: 29105/143, Date: 11/14/24
Mtg: Guaranteed Rate Inc $436,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10174sf
Prior Sale: $386,500 (09/22)

5 HADUK DR **$600,000**
B: Ian Maher & Erica Schlatter
S: Andrea R Giannini & Jay E Giannini
Book/Page: 29105/206, Date: 11/14/24
Mtg: Navy FCU $480,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 16834sf

37 JUDITH DR **$498,500**
B: Paul Defrancesco & Kristina Defrancesco
S: Edilio M Martinez & Pamela E Martinez
Book/Page: 29109/223, Date: 11/15/24
Mtg: Cross Country Mtg Inc $150,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 16200sf
Prior Sale: $415,000 (11/05)

OAKRIDGE AVE **$40,000**
B: Tiffany Pham
S: William Wheatley & William Bowness
Book/Page: 29109/157, Date: 11/15/24

165 PAINE RD **$137,500**
B: Nathan Koneski & Nawchalu Koneski
S: Melissa Massachusetts LLC
Book/Page: 29107/317, Date: 11/15/24

Norton

MARKET STATISTICS THROUGH OCTOBER

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

► REAL ESTATE SALES

35 CODDING RD U:35 ..... **$990,000**
B: Susan E Wild, Tr for Susan E Wild RET
S: Thomas Reeves & Lydia Reeves
Book/Page: 29110/206, Date: 11/18/24
Use: 3 Bdrm Condo
Prior Sale: $599,000 (11/10)

15 FAIRWAY VIEW LN U:15 ..... **$479,900**
B: Meadow Blachard & Bailey Correia
S: Amy Stein & William Teichner
Book/Page: 29107/99, Date: 11/15/24
Mtg: Bank of Easton $409,900
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $180,400 (07/98)

1 LEDGE RD **$425,000**
B: Liam J Omalley & Katelyn M Puleo
S: Cameron J Mackinnon & Genevieve E Mackinnon
Book/Page: 29107/150, Date: 11/15/24
Mtg: Radius Financial Grp $375,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 10640sf
Prior Sale: $257,400 (11/19)

134 N WASHINGTON ST U:14 ..... **$343,000**
B: Justin Calliontzis
S: Laurie A Devincent
Book/Page: 29109/42, Date: 11/15/24
Use: Condo

49 N WORCESTER ST **$400,000**
B: William M Miceli
S: Michael J Miceli
Book/Page: 29107/308, Date: 11/15/24
Mtg: Michael J Miceli $360,000
Term: 2044
Use: 2 Bdrm Ranch, Lot: 25754sf
Prior Sale: $100,000 (04/93)

Raynham

MARKET STATISTICS THROUGH OCTOBER

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

► REAL ESTATE SALES

68 FOXWOOD LN **$770,000**
B: Geteau Ferdinand & Guirlande Celestin
S: Ryan Jaime, Tr for Cynthia L Jamie Ft
Book/Page: 29109/166, Date: 11/15/24
Mtg: Primary Residentl Mtg $705,127
Term: 2054
Use: 3 Bdrm Colonial, Lot: 47189sf
Prior Sale: $442,000 (02/15)

560 JUDSON ST **$360,000**
B: Xiaoqin Zeng
S: Susan Shart & Richard Hall
Book/Page: 29106/241, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 71887sf

30 PHEASANT LN **$785,000**
B: Matthew W Wade & Nancy L Wade
S: Mark D Mcauley, Tr for Mcauley Ft
Book/Page: 29106/249, Date: 11/14/24
Mtg: Leader Bank NA $585,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20674sf
Prior Sale: $455,000 (07/07)

451 PLEASANT ST **$450,000**
B: Michael W Wray
S: Stephen R Borden & Wendy J Borden
Book/Page: 29105/170, Date: 11/14/24
Mtg: LoanDepot.Com $360,000
Term: 2054
Use: 1-Family Cape Cod, Lot: 29621sf

98 RUTH ELLEN RD **$570,000**
B: Richard Moynihan Jr & Monica Moynihan
S: Anila Khalid & Khawar Khalid
Book/Page: 29108/27, Date: 11/15/24
Mtg: Cross Country Mtg Inc $559,675
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 13499sf
Prior Sale: $300,000 (08/15)

112 SULLY RD **$667,000**
B: Jason Perriello
S: Jessica Campbell
Book/Page: 29109/96, Date: 11/15/24
Mtg: Semper Home Loans $644,738
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14810sf
Prior Sale: $217,000 (07/16)

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

216 ANAWAN ST **$150,000**
B: Jsa Investments LLC
S: Angela M Roy-Granger
Book/Page: 29111/158, Date: 11/18/24
Mtg: Axe Capital $200,000
Use: 3 Bdrm Cape Cod, Lot: 1132447sf

27 BUCKLIN DR **$200,000**
B: Infinity Homes LLC
S: Middlebrook Invs LLC
Book/Page: 29110/69, Date: 11/18/24

19 OAK ST **$450,000**
B: Nicholas D White & Hailey V Smith
S: Farrar P Blanchard & Jay T Blanchard
Book/Page: 29109/1, Date: 11/15/24
Mtg: Province Mtg Assoc $427,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 67405sf
Prior Sale: $260,000 (10/02)

11 PECKHAM ST **$747,000**
B: John Monk 2nd & Kristy Monk
S: Christine M Flanagan & Matthew D Flanagan
Book/Page: 29107/31, Date: 11/15/24
Mtg: Baycoast Mortgage Co $597,600
Term: 2054 Rate: 8.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 180661sf
Prior Sale: $425,000 (08/17)

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

45 GRANT ST **$470,000**
B: Elizabeth J Pivirotto
S: Douglas S Brown, Tr for Brown Ft
Book/Page: 29105/284, Date: 11/14/24
Use: 3 Bdrm Conventional, Lot: 16509sf

143 HEBRON AVE **$620,000**
B: Nicholas Skotny & Alyssa D Skotny
S: Luana M Costello & Michael K Costello
Book/Page: 29109/139, Date: 11/15/24
Mtg: Province Mtg Assoc $465,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 34979sf
Prior Sale: $420,000 (06/20)

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

191 BAY ST **$130,000**
B: Brendon Botelho
S: Nally Patricia Est & Michael Nally
Book/Page: 29105/87, Date: 11/14/24
Mtg: Kevin Silva $300,000
Term: 2025
Use: 4 Bdrm Old Style, Lot: 4356sf
Prior Sale: $82,900 (10/96)

110 DEAN ST U:98 ..... **$340,000**
B: Jordan M Fitzgerald & Sindy Mejia
S: Ali H Kafel & Larie G Kafel
Book/Page: 29108/138, Date: 11/15/24
Mtg: Radius Financial Grp $272,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $223,500 (09/20)

31 GROVE ST **$41,711,297**
B: Lifespan Of Ma-Taunton In
S: Mpt Of Taunton-Steward LL
Book/Page: 29108/231, Date: 11/15/24
Use: Commercial Devlpble Land, Lot: 6970sf
Prior Sale: $88,000,000 (10/16)

34 GROVE ST **$41,711,297**
B: Lifespan Of Ma-Taunton In
S: Mpt Of Taunton-Steward LL
Book/Page: 29108/231, Date: 11/15/24

35 GROVE ST **$41,711,297**
B: Lifespan Of Ma-Taunton In
S: Mpt Of Taunton-Steward LL
Book/Page: 29108/231, Date: 11/15/24

41 GROVE ST **$41,711,297**
B: Lifespan Of Ma-Taunton In
S: Mpt Of Taunton-Steward LL
Book/Page: 29108/231, Date: 11/15/24
Use: Parking Lot, Lot: 5227sf
Prior Sale: $88,000,000 (10/16)

43 GROVE ST **$41,711,297**
B: Lifespan Of Ma-Taunton In
S: Mpt Of Taunton-Steward LL
Book/Page: 29108/231, Date: 11/15/24
Use: Parking Lot, Lot: 3485sf
Prior Sale: $88,000,000 (10/16)

171 HIGHLAND ST U:305 ..... **$215,000**
B: Jun Tao & Hao Wu
S: Nicholas M Gazzara
Book/Page: 29107/72, Date: 11/15/24
Use: 1 Bdrm Condo
Prior Sale: $166,000 (08/22)

37 N PLEASANT ST **$41,711,297**
B: Lifespan Of Ma-Taunton In
S: Mpt Of Taunton-Steward LL
Book/Page: 29108/231, Date: 11/15/24

3 OKEEFE ST **$476,000**
B: Jonathan C Bergeron
S: Dean Davis & Donna J Davis
Book/Page: 29106/194, Date: 11/14/24
Mtg: Berkshire Bank $280,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 16117sf

11 PEARL ST **$515,000**
B: Joseph D Catrone
S: Giovany Santiago
Book/Page: 29106/215, Date: 11/14/24
Mtg: Fall River Five Cents $505,672
Term: 2054
Use: 2-Family Two Family, Lot: 5663sf
Prior Sale: $285,000 (07/18)

10 SIR RICHARDS DR **$760,000**
B: Ryan Lima & Gloria Wu
S: Mary M Foley
Book/Page: 29105/236, Date: 11/14/24
Mtg: Cross Country Mtg Inc $746,234
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15246sf
Prior Sale: $351,000 (12/16)

663 SOMERSET AVE **$400,000**
B: Brian Gaffney & Rebecca Gaffney
S: Francis R Azevedo
Book/Page: 25416/273, Date: 10/04/19
Mtg: Francis R Azevedo $370,000
Use: Apartment Bldg - 4-8 Units, Lot: 11761sf

91 SUMMER ST **$580,000**
B: Vega Holdings South LLC
S: Sally A Huxley & William C Huxley
Book/Page: 29108/274, Date: 11/15/24
Mtg: Cape Ann Svgs Bk $435,000
Use: Apartment Bldg - 4-8 Units, Lot: 3049sf
Prior Sale: $290,000 (06/19)

10 W WEIR ST **$480,000**
B: Stephanie Mongrello & Peter Delcourt
S: Forge Invs & Realty LLC
Book/Page: 29110/256, Date: 11/18/24
Mtg: CMG Mortgage Inc $471,306
Term: 2044
Use: 3 Bdrm Colonial, Lot: 10019sf
Prior Sale: $300,000 (06/24)

60 W WEIR ST **$735,000**
B: Farah R Mondelus
S: 60 West Weir St LLC
Book/Page: 29110/319, Date: 11/18/24
Mtg: Eastern Bank $698,250
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 16117sf

88 WASHINGTON ST **$41,711,297**
B: Lifespan Of Ma-Taunton In
S: Mpt Of Taunton-Steward LL
Book/Page: 29108/231, Date: 11/15/24
Use: Private Hospital, Lot: 506167sf
Prior Sale: $88,000,000 (10/16)

Bristol Registry

Southern District

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

Acushnet

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	64
Median Price	$452,000	$480,000

► REAL ESTATE SALES

MATTAPOISETT RD L:2 ..... **$250,000**
B: T&m Investments LLC
S: Ronald Oliveira
Book/Page: 15155/90, Date: 11/15/24

Dartmouth

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	173	163
Median Price	$455,000	$535,000

► REAL ESTATE SALES

33 ALICE ST **$615,000**
B: Luis A Almeida, Tr for Almeida Lt
S: Walter M Paiva & Maria J Paiva
Book/Page: 15154/310, Date: 11/15/24
Mtg: Guild Mortgage Co $177,435
Term: 2054
Use: 3 Bdrm Ranch, Lot: 19166sf
Prior Sale: $120,000 (08/94)

266 COLLINS CORNER RD **$819,000**
B: Brian Sousa & Jennifer L Sousa
S: Tonya M Johnson
Book/Page: 15153/138, Date: 11/14/24
Mtg: St Anne's Credit Unio $315,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 56192sf
Prior Sale: $685,000 (02/21)

719 DARTMOUTH ST **$599,000**
B: 719 Dartmouth St LLC
S: Kristen J Fernandes
Book/Page: 15152/341, Date: 11/14/24
Mtg: BayCoast Bank $578,960
Use: 2 Bdrm Ranch, Lot: 8276sf
Prior Sale: $225,000 (01/05)

278 FISHER RD **$575,000**
B: Derrick Farias & Michelle J Farias
S: Kevin L Rego & Courtney M Rego
Doc#: 000000000137302, Date: 11/15/24
Mtg: Mllestone Mtg Solutio $125,000
Term: 2034
Use: 4 Bdrm Ranch, Lot: 40511sf
Prior Sale: $315,000 (03/10)

842 FISHER RD **$745,000**
B: Kevin Rego & Courtney Rego
S: Deal Team Six LLC
Book/Page: 15155/141, Date: 11/15/24
Mtg: Fall River Five Cents $565,000
Term: 2054
Use: 5 Bdrm Duplex, Lot: 101930sf
Prior Sale: $630,000 (02/24)

16 HIDDEN BAY DR U:16 ..... **$790,000**
B: Edward J Lutz & Sally M Lutz
S: Steven P Abdow & Susan H Abdow
Book/Page: 15153/102, Date: 11/14/24
Use: 3 Bdrm Condo
Prior Sale: $562,000 (08/20)

39 LANE FARM RD **$574,900**
B: Rui Martisn
S: Stephen P Sylvia & Sharon M Sylvia
Book/Page: 15153/287, Date: 11/15/24
Mtg: Newrez LLC $459,920
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30928sf
Prior Sale: $69,550 (05/95)

14 MORTON AVE **$500,000**
B: Troy Bortmess & Brielin Bortmess
S: Donald G King Jr & Alice M King
Book/Page: 15155/196, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: $100,000 (08/00)

694 POTOMSKA RD **$745,000**
B: Timarie A Malo & Raymond Malo
S: Troy J Bortmess & Brielin E Bortmess
Book/Page: 15155/14, Date: 11/15/24
Use: 2 Bdrm Colonial, Lot: 172062sf
Prior Sale: $325,000 (07/16)

1090 REED RD **$575,000**
B: Kelsey A Osterfield & James F Osterfield 2nd
S: Rebecca Silva
Book/Page: 15154/220, Date: 11/15/24
Mtg: CMG Mortgage Inc $564,585
Term: 2054
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: $250,000 (06/10)

SOUTH LN **$1,250,000**
B: Carolyn M Osteen
S: Martin Hall, Tr for Martin Hall T
Book/Page: 15153/248, Date: 11/14/24

Fairhaven

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	123	113
Median Price	$435,000	$470,000

► REAL ESTATE SALES

57 MAIN ST **$340,000**
B: Jonathan T Gardner
S: Henry R Dumas Jr & Diana Dumas
Book/Page: 15155/24, Date: 11/15/24
Mtg: Baycoast Mortgage Co $272,000
Term: 2054
Use: Mixed Use-Prim Res & Comm, Lot: 8368sf

NAKATA AVE **$750,000**
B: Lars Vinjerud 2nd
S: Timarie A Malo & Raymond V Malo
Book/Page: 15154/150, Date: 11/15/24

74 NAKATA AVE **$1,250,000**
B: Wilber Pointe Prop LLC
S: Steven R Conti & Elizabeth M Conti
Book/Page: 15156/323, Date: 11/18/24
Mtg: Independence Bk Of Ky $1,150,000
Term: 2029
Use: 3 Bdrm Colonial, Lot: 8529sf
Prior Sale: $575,000 (02/17)

10 WILBURS POINT DR **$750,000**
B: Lars Vinjerud 2nd
S: Timarie A Malo & Raymond V Malo
Book/Page: 15154/150, Date: 11/15/24
Use: 2 Bdrm Conventional, Lot: 13700sf
Prior Sale: $300,000 (12/10)

1 WOOD ST **$465,000**
B: Andrew Desousa
S: Nancy Arenius
Book/Page: 15155/337, Date: 11/18/24
Mtg: Navy FCU $345,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3380sf
Prior Sale: $455,000 (09/24)

New Bedford

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	361	335
Median Price	$360,000	$390,000

► REAL ESTATE SALES

1650 ACUSHNET AVE **$680,000**
B: Titou LLC
S: Luis Lopes & Elisa Lopes
Book/Page: 15155/261, Date: 11/15/24
Mtg: Country Bank $510,000
Term: 2029
Use: Apartment Bldg - 4-8 Units, Lot: 2888sf
Prior Sale: $390,000 (05/21)

294 APPLETON ST **$156,550**
B: Kelli Pelletier
S: Diane J Bento
Book/Page: 15153/108, Date: 11/14/24
Mtg: CMG Mortgage Inc $219,170
Term: 2054
Use: 2 Bdrm Ranch, Lot: 3202sf
Prior Sale: $142,900 (12/15)

294 APPLETON ST **$156,550**
B: Keli Pelletier
S: Gonsalves Colleen A Est & John K Gonsalves 3rd
Book/Page: 15153/110, Date: 11/14/24
Use: 2 Bdrm Ranch, Lot: 3202sf
Prior Sale: $156,550 (11/24)

219 BELLEVUE ST **$410,000**
B: Francis P Stenberg
S: Neil J Mello & Brenda L Cabral
Book/Page: 15155/226, Date: 11/15/24
Mtg: Guild Mortgage Co $328,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5018sf

111 CAPITOL ST **$386,000**
B: David G Avila, Tr for Stephen James Avila Irt
S: Cheryl A Roderiques
Book/Page: 15154/285, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 4404sf

1014 CHURCHILL ST **$400,000**
B: Andrew S Almeida
S: Nancy Teixeira
Book/Page: 15154/125, Date: 11/15/24
Mtg: United Wholesale Mtg $392,755
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9814sf

30 CIRCUIT ST **$149,000**
B: David P Bruneau & Tracey Bruneau
S: John Faria & Claudia I Faria
Book/Page: 15155/203, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 3467sf
Prior Sale: $167,000 (08/02)

1045 COUNTY ST **$325,000**
B: N2 Investmetns LLC
S: Yehle Jeanne C Est & Sue-Ellen Szymanski
Book/Page: 15152/207, Date: 11/14/24
Mtg: Mark L Levin $400,000
Use: 2-Family Two Family, Lot: 2775sf

EDGEWOOD ST **$20,000**
B: Daniel Moniz
S: New Bedford City Of
Book/Page: 15154/304, Date: 11/15/24

25 GRANT ST **$490,000**
B: Joao V Rocha & Getulio Tavares
S: Carlos P Soares
Book/Page: 15156/202, Date: 11/18/24
Mtg: United Wholesale Mtg $465,500
Term: 2044
Use: 5 Bdrm Bngl/Cottage, Lot: 5763sf
Prior Sale: $195,000 (12/13)

21 HERITAGE CT **$499,500**
B: Adrian Constantine
S: Massbay Renovation & Dev
Book/Page: 15155/288, Date: 11/15/24
Mtg: Total Mtg Svcs $490,452
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 5602sf
Prior Sale: $354,000 (06/24)

64 HOLDEN ST **$329,000**
B: Cody S Miller
S: Christopher A Cotter
Book/Page: 15152/161, Date: 11/14/24
Mtg: USAA Federal SB $259,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 2801sf

1 JASON CT **$317,000**
B: Dany Jean & Lionel Jean
S: Ma Hsng Fin Agency
Book/Page: 15154/249, Date: 11/15/24
Mtg: Newrez LLC $311,258
Term: 2054
Use: 3 Bdrm Cottage, Lot: 1869sf
Prior Sale: $214,000 (03/20)

LAMBERTH ST **$100,000**
B: Daniel Moniz
S: New Bedford City Of
Book/Page: 15154/306, Date: 11/15/24

LANBETH ST **$45,000**
B: Yagneshkumar Patel
S: New Bedford City Of
Book/Page: 15154/300, Date: 11/15/24

LANBETH ST **$50,000**
B: Daniel Moniz
S: New Bedford City Of
Book/Page: 15154/302, Date: 11/15/24

176-178 SHAW ST **$645,000**
B: Mohammed M Alam
S: Ann M Teixeira & Joseph Teixeira
Book/Page: 15155/171, Date: 11/15/24
Mtg: Fall River Five Cents $483,750
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 4800sf

69 WALDEN ST **$460,000**
B: Matthew Laslie & Jessica Laslie
S: Mjc Holdings LLC
Book/Page: 15153/71, Date: 11/14/24
Mtg: CMG Mortgage Inc $345,000
Term: 2054
Use: 2-Family Two Family, Lot: 3302sf
Prior Sale: $316,500 (03/24)

► FORECLOSURE DEEDS

193 SHAWMUT AVE **$287,500**
B: Jdc Property Mgmt LLC
S: Arlene J Connolly & Rocjet Mortgage LLC
Book/Page: 15156/158, Date: 11/18/24
Mtg: RFLF 4 LLC $304,375
Term: 2025
Use: 3 Bdrm Colonial, Lot: 7266sf
Prior Sale: $80,000 (03/93)

Westport

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	114
Median Price	$551,000	$605,000

► REAL ESTATE SALES

33 AMERICAN LEGION HWY **$2,000,000**
B: Pierre M Coll
S: Joseph L Moniz & Marua L Moniz
Book/Page: 15155/57, Date: 11/15/24

1069 HORSENECK RD **$176,500**
B: A S Roberts
S: Lawrence S Huntington & Caroline H Huntington
Book/Page: 15157/98, Date: 11/18/24
Use: 5 Bdrm Contemporary, Lot: 738995sf
Prior Sale: $1,500,000 (08/99)

2032 MAIN RD **$1,615,000**
B: Yvette D Hammond, Tr for Conduit St Rt
S: Sharon L Connors, Tr for Sharon L Connors Lt
Book/Page: 15154/214, Date: 11/15/24
Use: 4 Bdrm Antique, Lot: 13983sf
Prior Sale: $750,000 (10/00)

33 MONIZ DR **$2,000,000**
B: Pierre M Coll
S: Joseph L Moniz & Marua L Moniz
Book/Page: 15155/57, Date: 11/15/24
Mtg: Rene Mugnier $2,000,000
Use: 5 Bdrm Colonial, Lot: 479408sf
Prior Sale: $255,000 (03/08)

Dukes Registry

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

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

56 PINEHURST RD **$2,580,000**
B: Robert D Moriarty, Tr for 56 Pinehurst Rt
S: Shawn M Byrne & Sarah E Byrne
Book/Page: 1694/1046, Date: 11/18/24
Use: Residential-Multiple Bldgs, Lot: 10000sf
Prior Sale: $485,000 (06/09)

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

51 BRUSH POND RD **$200,000**
B: Elizabeth Edge
S: Scott E Taberner & Karen A Silva-Taberner
Book/Page: 1694/737, Date: 11/14/24
Use: Residential Developable Land, Lot: 9148sf
Prior Sale: $30,000 (03/97)

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

159 CHARLES NECK WAY **$1,995,000**
B: Christopher Mason & Robin Mason
S: Mvy LLC
Book/Page: 1694/869, Date: 11/15/24
Mtg: Rockland Tr Co $1,345,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 74052sf
Prior Sale: $870,000 (04/14)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

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

13 DEAN CIR $475,000
B: Bma Prop Solutions LLC
S: Susan E Goldman, Tr for Susan E Goldman RET
Book/Page: 18146/321, Date: 11/15/24
Mtg: Rfb F4 Nb Llc $495,000
Use: 4 Bdrm Cape Cod, Lot: 30971sf
Prior Sale: $510,000 (04/16)

139 GREENWOOD RD $975,000
B: Rama K Puppala & Aarti D Krishnamoorthy
S: Brian D Rhodes
Doc#: 000000000130765, Date: 11/15/24
Mtg: Mutual Of Omaha Mtg $625,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30361sf
Prior Sale: $299,900 (05/97)

7 LINCOLN CIR $835,000
B: Ariel Telot, Tr for Ariel & Katelyn Telot Lt
S: Andrew P Stempler & Nancy L Stempler
Book/Page: 18144/270, Date: 11/14/24
Mtg: Leader Bank NA $668,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: $183,500 (11/91)

100 MINUTEMAN RD $67,300,000
B: Div 100 Minuteman LLC
S: Are-Ma Region No 97 LLC
Book/Page: 18148/44, Date: 11/18/24

354 N MAIN ST U:310 ..... $440,000
B: Jennifer J Gingras
S: Christina Moseley
Book/Page: 18146/244, Date: 11/15/24
Mtg: Federal Savings Bank $328,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $290,000 (05/19)

40 WASHINGTON PARK DR U:C $307,500
B: Naharin Rahman
S: Jack S Golden, Tr for Lulu Rt
Book/Page: 18145/217, Date: 11/15/24
Use: Condo

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

39 BERESFORD ST $490,000
B: Wilber A Chavez-Melendez
S: Brian B Schaufenbil, Tr for Melnick 2024 T
Book/Page: 18146/189, Date: 11/15/24
Mtg: First Citizen B&T Co $461,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10160sf

20 KNOX ST U:9 ..... $268,500
B: Steven Francisco
S: Rudis L Vargas
Book/Page: 18147/2, Date: 11/15/24
Mtg: M&T Bank NA $215,700
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $60,000 (01/14)

89 MARKET ST $550,000
B: Casimira V Estevez
S: Carole F Potvin
Book/Page: 18145/172, Date: 11/14/24
Mtg: American Ngbd Mtg Acc $467,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5500sf

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

6 BEDFORD ST $573,000
B: Gregory Santos & Louann Santos
S: Lesley Gordon
Book/Page: 18147/138, Date: 11/18/24
Mtg: Sierra Pacific Mtg $562,621
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 16901sf
Prior Sale: $330,000 (07/17)

216 HAMPSHIRE ST $455,000
B: Juan Lopez
S: Reich Warren H Est & Roy F Gelineau Jr
Book/Page: 18144/322, Date: 11/14/24
Use: 3 Bdrm Colonial, Lot: 21257sf

1 RIVERVIEW BLVD U:5-204 ..... $390,000
B: Nina Schulze
S: George J Desiderio & Barbara R Desiderio
Book/Page: 18147/273, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $269,900 (08/19)

1 RIVERVIEW BLVD U:9-207 ..... $405,000
B: Rachael G Komuhendo
S: Walid Hasan
Book/Page: 18144/297, Date: 11/14/24
Mtg: EMM Loans LLC $392,850
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $184,900 (06/15)

4 SUNNY AVE $515,000
B: Manuel A Sosa & Caselyn Sosa
S: Frances P Campone, Tr for D & F Campone Rt
Book/Page: 18146/27, Date: 11/15/24
Mtg: M&T Bank NA $499,550
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5358sf

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

42 CROSSBOW LN $985,000
B: Daniele P Martini & Lauren M Martini
S: Karl I Reti & Elizabeth M Reti
Book/Page: 18146/4, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 43564sf
Prior Sale: $391,000 (05/99)

42 FOSTER ST $650,000
B: Nicole L Murphy
S: Jeremy D Perkins & Heather K Perkins
Book/Page: 18145/230, Date: 11/15/24
Mtg: Prosperity Home Mtg $550,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 44867sf
Prior Sale: $400,000 (03/18)

107 GRANVILLE LN $875,000
B: Luis A Dejesus & Rosa C Cruz
S: J&r Anderson Rt & John Anderson 3rd
Book/Page: 18146/276, Date: 11/15/24
Mtg: American Ngbd Mtg Acc $831,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 54014sf
Prior Sale: $264,000 (01/89)

139 GREENE ST $580,000
B: Sharon L Holland
S: Julia V Beresford, Tr for J V Beresford-Scovill RET
Book/Page: 18145/327, Date: 11/15/24
Mtg: Bank of America NA $300,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 12850sf

52 HEMLOCK ST $805,000
B: Andrew Boepple & Alexandra Boepple
S: Timothy M Noone & Melody A Noone
Book/Page: 18144/241, Date: 11/14/24
Mtg: Drew Mortgage Assnlnc $764,750
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 19602sf
Prior Sale: $355,000 (03/01)

865 JOHNSON ST $715,000
B: John T Oneill & John Mangano
S: Carole R Resca
Book/Page: 18146/108, Date: 11/15/24
Use: 2 Bdrm Split Level, Lot: 57325sf

877 JOHNSON ST $715,000
B: John T Oneill & John Mangano
S: Carole R Resca
Book/Page: 18146/108, Date: 11/15/24
Use: Residential Developable Land, Lot: 57151sf

112 KINGSTON ST U:112 ..... $420,000
B: Chen Chen
S: Jonathan Elmstrom
Book/Page: 18145/254, Date: 11/15/24
Mtg: Cross Country Mtg Inc $399,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $187,000 (10/14)

35 MILL POND $440,000
B: Jonathan M Russell & Christina Russell
S: Edward Kolvek & Maureen Kolvek
Book/Page: 18148/12, Date: 11/18/24
Mtg: Rocket Mortgage LLC $264,000
Term: 2039
Use: 2 Bdrm Row House, Lot: 3001sf
Prior Sale: $354,000 (07/20)

120 MILL POND $650,000
B: Kevin C Ralston
S: Eric R Schneider & Laurel A Schneider
Book/Page: 18145/280, Date: 11/15/24
Use: 2 Bdrm Row House, Lot: 9400sf
Prior Sale: $260,000 (08/08)

263 RALEIGH TAVERN LN $980,000
B: John Steenbruggen & Carol Steenbruggen
S: Donato Dandreo & Natasha H Dandreo
Book/Page: 18147/224, Date: 11/18/24
Mtg: Savings Bank (The) $780,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 43996sf
Prior Sale: $643,000 (12/19)

64 SUGARCANE LN $1,150,000
B: Cameron Oneill & Kaitlyn Conte
S: Allan D Wood 3rd & Rachael H Wood
Book/Page: 18147/197, Date: 11/18/24
Mtg: Total Mtg Svcs $766,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $715,000 (11/16)

871 TURNPIKE ST U:206 ..... $250,000
B: Zuri Realty LLC
S: Noreen V Mallen, Tr for Nvm Rt
Book/Page: 18145/297, Date: 11/15/24
Mtg: Eastern Bank $200,000
Use: Office Condo Unit
Prior Sale: $240,000 (07/02)

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

8 ACADIA KIMBALL RD U:8 ..... $380,000
B: Dunie Navarro
S: Tara A Hanson
Book/Page: 42438/143, Date: 11/18/24
Mtg: Rocket Mortgage LLC $361,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $238,500 (12/19)

30 GLEN DEVIN ST U:30 ..... $395,000
B: Gabrielle M Camarro
S: Patrick Corcoran
Book/Page: 42437/71, Date: 11/18/24
Mtg: Mtg Equity Partners $375,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $301,000 (09/20)

4 KIMBALL RD $649,000
B: Tara Hanson
S: Brenda S Mclaughlin & Brian A Mclaughlin
Book/Page: 42438/438, Date: 11/18/24
Mtg: Blue Water Mortgage $125,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 29600sf

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

35 AMHERST RD $670,000
B: Matthew Keohan & Aneli Parman
S: Barbara Herbster
Book/Page: 42435/134, Date: 11/15/24
Mtg: Leader Bank NA $636,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9474sf
Prior Sale: $405,000 (11/19)

8 CHIPMAN RD $827,000
B: Alexandra Lerebours & Marc Lerebours
S: Jessica Ricciuto & Jason Uga
Book/Page: 42433/550, Date: 11/15/24
Mtg: Leader Bank NA $744,300
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10672sf
Prior Sale: $529,900 (06/20)

60 CORNING ST $690,000
B: Cameron Callan & Kayla Callan
S: Callely James A Est & Brian D Callely
Book/Page: 42433/280, Date: 11/15/24
Mtg: Movement Mtg LLC $590,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7802sf

216 DODGE ST $740,000
B: Brian Fisher & Kitia Fisher
S: Mulysa A Lesser & Scott N Lesser
Book/Page: 42430/530, Date: 11/14/24
Mtg: Mortgage Research Ctr $740,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 17489sf
Prior Sale: $278,000 (12/12)

362 ELLIOTT ST $15,000
B: Emily Fortier & Michael D Fortier Jr
S: Christine Tierney
Book/Page: 42435/507, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 13730sf
Prior Sale: $455,000 (12/19)

20 ENON ST $660,000
B: Kathleen S Snyder & Robert W Snyder
S: Jacquelyn Mcpherson & Patrick Mcpherson
Book/Page: 42438/17, Date: 11/18/24
Mtg: Guaranteed Rate Inc $495,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 12902sf
Prior Sale: $610,000 (03/23)

22 FRANKLIN PL $1,400,000
B: Cabot Street Prop LLC
S: Jdg Investments LLC
Book/Page: 42435/557, Date: 11/15/24
Mtg: Leader Bank NA $1,050,000
Use: Apartment Bldg - 4-8 Units, Lot: 6948sf
Prior Sale: $446,000 (07/14)

26 HEATHER ST $785,000
B: Kerry Lacey, Tr for Kerry Lacey RET
S: Cheryl L Halle & Roger L Halle Jr
Book/Page: 42431/287, Date: 11/14/24
Use: 3 Bdrm Cape Cod, Lot: 9897sf
Prior Sale: $570,000 (11/23)

42 KERNWOOD AVE $660,000
B: Jessica Giordano & Timothy Sanborn
S: Debra J Ingemi, Tr for P & D Rt
Book/Page: 42436/221, Date: 11/15/24
Mtg: NBKC Bank $528,000
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 5001sf

46 KERNWOOD AVE $660,000
B: Jessica Giordano & Timothy Sanborn
S: Debra J Ingemi, Tr for P & D Rt
Book/Page: 42436/221, Date: 11/15/24
Mtg: NBKC Bank $528,000
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 5005sf

2 KINSMAN ST $825,000
B: Ellen Reardon & Michael Reardon
S: Helen Thompson
Book/Page: 42431/378, Date: 11/14/24
Mtg: Cross Country Mtg Inc $742,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12118sf

4 PINE RD $600,000
B: Jacquelyn Mcpherson & Patrick Mcpherson
S: Cohan Marilyn Est & Marybeth C Mcpherson
Book/Page: 42438/208, Date: 11/18/24
Mtg: Drew Mortgage Assnlnc $542,000
Term: 2054
Use: 2 Bdrm Split Level, Lot: 7967sf

60 RANTOUL ST U:512N $396,500
B: Stella Lee & Alex Wang
S: Paul W Fitzgerald
Book/Page: 42433/413, Date: 11/15/24
Mtg: Movement Mtg LLC $297,375
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $86,000 (07/96)

485 RANTOUL ST $900,000
B: 485 Rantoul Street LLC
S: Domenic L Secondiani, Tr for Secondiani Nt
Book/Page: 42436/4, Date: 11/15/24
Mtg: Salem FiveCts Svgs Bk $400,000
Use: Mixed Use-Prim Res & Comm, Lot: 3764sf

24 WENTWORTH DR $930,000
B: Sarah J Hagen & William C Hagen
S: David P Cooper & Suzanne M Cooper
Book/Page: 42431/319, Date: 11/14/24
Mtg: Leader Bank NA $837,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 52681sf
Prior Sale: $258,500 (06/97)

17 YANKEE WAY $1,340,000
B: Mathew Hatfield & Robyn Hylind
S: Amy R Selley & Jonathan W Selley
Book/Page: 42437/181, Date: 11/18/24
Mtg: Fairway Ind Mtg $1,139,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23527sf
Prior Sale: $640,245 (07/03)

Boxford

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	79
Median Price	$925,000	$925,000

► REAL ESTATE SALES

41 BELVEDERE RD $751,000
B: Nicholas Forgione & Sarah Forgione
S: Vicki H Anderson, Tr for Vha Rt
Book/Page: 42436/537, Date: 11/18/24
Mtg: HarborOne Mortgage $615,820
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 87120sf
Prior Sale: $295,000 (12/98)

91 INGALIS WAY U:50 ..... $1,115,120
B: Arthur W Bureau Jr & Eileen R Dergurahian
S: Toll Northeast V Corp
Book/Page: 42432/410, Date: 11/14/24
Use: Condo

88 INGALLS VILLAGE WAY U:39 ..... $1,409,940
B: William Flammia & Jennifer Young
S: Toll Norheast V Corp
Book/Page: 42433/308, Date: 11/15/24
Mtg: Mtg Equity Partners $700,000
Term: 2054
Use: Condo

34 VALLEY RD $1,145,000
B: Kristin R Fiumara & Ermin Muslija
S: Carmelo D Bari & Sharon N Bari
Book/Page: 42435/195, Date: 11/15/24
Mtg: Eagle Bank $700,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 90605sf
Prior Sale: $757,000 (08/19)

Danvers

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	139	139
Median Price	$658,650	$676,000

► REAL ESTATE SALES

96 ABINGTON RD $510,000
B: Georgio Salvitti
S: Mark G Kaplan, Tr for Patricia Kaplan Rt
Book/Page: 42431/537, Date: 11/14/24

9 ALDEN ST U:11 ..... $616,000
B: Emily Vetter & Michael Vetter
S: Angela N Tambini, Tr for Angela 2019 T
Book/Page: 42438/278, Date: 11/18/24
Mtg: Guaranteed Rate Affin $554,400
Term: 2054
Use: Condo

111 CONANT ST $575,000
B: Nura Kantarevic & Ramiz Kantarevic
S: Susan Q Bezuka
Book/Page: 42437/573, Date: 11/18/24
Mtg: Winchester Svgs Bk $455,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 17411sf
Prior Sale: $183,000 (08/97)

Georgetown

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	62
Median Price	$725,000	$734,500

► REAL ESTATE SALES

290 CENTRAL ST $810,000
B: Christopher Moore & Renee Moore
S: Elaine A Paolini & Joseph F Paolini
Book/Page: 42435/289, Date: 11/15/24
Mtg: Mega Cap Funding Inc $648,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 122328sf

Gloucester

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	102
Median Price	$600,500	$665,000

► REAL ESTATE SALES

78 CHERRY ST $700,000
B: Frederick L Deacon, Tr for Deacon Rt
S: Richard A White Jr & Tara A White
Book/Page: 42430/204, Date: 11/14/24
Use: 2 Bdrm Colonial, Lot: 10000sf
Prior Sale: $361,000 (11/18)

81 DOLLIVER NECK RD $1,500,000
B: Kevin G Tobin, Tr for Kent Circle Rt
S: Dorothy T Lucas
Doc#: 000000000655056, Date: 11/15/24
Use: 3 Bdrm Contemporary, Lot: 10800sf

116 E MAIN ST U:8 ..... $875,000
B: Jean Brountas
S: Valerina Gloucester LLC
Book/Page: 42432/594, Date: 11/15/24
Use: Condo

281 E MAIN ST $1,300,000
B: Cynthia Deal
S: Jeannette Sheehan
Book/Page: 42431/345, Date: 11/14/24
Mtg: Salem Five Mtg Co $670,000
Term: 2054 Rate: 5.6% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 9027sf

8 GILBERT CT $800,000
B: Dominique Biliato & Paolo Fornara
S: Charles W Nickerson, Tr for Charles W Nickerson Lt
Book/Page: 42436/62, Date: 11/15/24
Mtg: Farmers Bk & Trust NA $562,500
Term: 2054
Use: 3-Family Family Flat, Lot: 3680sf
Prior Sale: $140,000 (06/98)

40 MIDDLE ST U:3B $305,000
B: Monique Duhaime
S: 40-42 Middle LLC
Book/Page: 42435/461, Date: 11/15/24
Use: Condo

21 RYAN RD $805,000
B: Annalise S Dimaio & Pasquale D Dimaio
S: Maria F Campbell & Wayne K Campbell
Book/Page: 42430/111, Date: 11/14/24
Mtg: Cape Ann Svgs Bk $764,750
Term: 2054
Use: 3 Bdrm, Lot: 11264sf

6 WINTERHAVEN RD $650,000
B: Richard A White Jr & Tara A White
S: Nicole Marques & Ryan Marques
Book/Page: 42432/28, Date: 11/14/24
Mtg: Northpoint Mortgage $520,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 139392sf
Prior Sale: $425,000 (11/18)

Groveland

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	49
Median Price	$617,500	$620,000

► REAL ESTATE SALES

2 7 STAR RD $679,900
B: Jannette Bushard
S: Lisa R Moody & Neil D Moody Sr
Book/Page: 42438/117, Date: 11/18/24
Mtg: United Wholesale Mtg $425,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 14000sf
Prior Sale: $100,000 (05/90)

6 ARROWHEAD LN $1,530,000
B: John C Jacobson, Tr for Jacobson Lt
S: Jannette Bushard & Thomas Olmstead
Book/Page: 42435/77, Date: 11/15/24
Use: 4 Bdrm Cape Cod, Lot: 81893sf
Prior Sale: $1,200,000 (10/22)

Hamilton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	71
Median Price	$760,000	$870,000

► REAL ESTATE SALES

10 CRESCENT RD $690,000
B: Caroline Strouss & Griffin T Veldran
S: Elaine B Shepard & Ernest R Shepard Jr
Book/Page: 42434/218, Date: 11/15/24
Mtg: Guaranteed Rate Inc $621,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 10001sf

Haverhill

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	258	268
Median Price	$520,500	$555,000

► REAL ESTATE SALES

10 BARD ST $585,000
B: Michael Bevilacqua & Melissa Meehan
S: Sngd LLC
Book/Page: 42431/230, Date: 11/14/24
Mtg: Haverhill Bk $335,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 29516sf
Prior Sale: $420,000 (08/24)

47 CASABLANCA CT U:47 ..... $383,000
B: Robert Ferrera
S: Mario Russo & Vera Russo
Book/Page: 42434/509, Date: 11/15/24
Mtg: Mortgage Research Ctr $383,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $180,000 (09/16)

8 DUSTIN ST $499,900
B: Jm Brothers LLC
S: George Trapalis
Book/Page: 42435/366, Date: 11/15/24
Mtg: Reading Cp Bk $374,925
Use: 2-Family Mlti-Unt Blg, Lot: 6717sf

655 E BROADWAY $715,000
B: Carrie Ruddy
S: Courtney B Bridgewater & Thomas K Bridgewater
Book/Page: 42434/264, Date: 11/15/24
Mtg: Luminate Home Loans $488,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 43499sf
Prior Sale: $112,000 (05/97)

393 FARRWOOD DR U:393 ..... $403,200
B: Victor Cabrera
S: Marilyn J Kirsch
Book/Page: 42434/551, Date: 11/15/24
Mtg: Guild Mortgage Co $383,040
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $80,000 (01/92)

246 FERRY RD $430,000
B: Hillary R Bradshaw & Nicholas H Bradshaw
S: Stephen M Harasen
Book/Page: 42435/481, Date: 11/15/24
Mtg: Cross Country Mtg Inc $408,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15442sf
Prior Sale: $164,900 (07/13)

34 GREENLEAF ST $501,000
B: Melinda E Barrett
S: Jayne Hetherington, Tr for Brian Cathy Karolow Ft
Book/Page: 42434/293, Date: 11/15/24
Mtg: Inst Svgs Newburyport $301,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 6037sf

20 JAFFARIAN RD $300,000
B: Gavin Jaffarian
S: Kathleen F Leith
Book/Page: 42434/127, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 28763sf

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

25 MONTGOMERY ST **$540,000**
B: Brian Cahill & Seana B Lydon
S: David M Munley & Jennifer M Munley
Book/Page: 42431/486, Date: 11/14/24
Mtg: Cross Country Mtg Inc $432,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 8999sf
Prior Sale: $200,000 (07/09)

440 NORTH AVE U:100 ..... **$325,000**
B: Fred Gallo & Madeline Puracchio
S: Secundino Vargas
Book/Page: 42431/544, Date: 11/14/24
Mtg: Cross Country Mtg Inc $308,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $194,000 (08/19)

46 SHERIDAN ST **$315,000**
B: Yen Huynh
S: Mtglq Investors Lp
Book/Page: 42435/188, Date: 11/15/24
Use: 4 Bdrm Old Style, Lot: 6072sf
Prior Sale: $353,399 (01/24)

27 VINE ST **$3,200,000**
B: Vine Apartments LLC
S: Peter Dizoglio & Norman Lee
Book/Page: 42438/524, Date: 11/18/24
Mtg: Avidia Bank $2,300,000
Use: Apartment Bldg - 4-8 Units, Lot: 5040sf
Prior Sale: $240,000 (03/14)

30 VINE ST **$3,200,000**
B: Vine Apartments LLC
S: Peter Dizoglio & Norman Lee
Book/Page: 42438/524, Date: 11/18/24
Mtg: Avidia Bank $2,300,000
Use: Apartment Bldg - 4-8 Units, Lot: 4901sf
Prior Sale: $365,000 (08/17)

284 WASHINGTON ST **$785,000**
B: Mildred S Meran
S: Meenu Saini & Suman Saini
Book/Page: 42436/166, Date: 11/15/24
Mtg: MSA Mortgage LLC $758,800
Term: 2054
Use: 2-Family Conventional, Lot: 8085sf
Prior Sale: $99,900 (12/11)

Lynn

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	319	316
Median Price	$530,000	$570,000

► REAL ESTATE SALES

45 ATKINSON ST **$620,000**
B: Neptali R Lobo & Sandra M Gonzalez
S: Adam Fisher & Tammy A Fisher
Book/Page: 42433/343, Date: 11/15/24
Mtg: MSA Mortgage LLC $608,770
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 4674sf
Prior Sale: $281,000 (12/05)

48 BAY VIEW AVE **$500,000**
B: Abner J Barrios & Diana E Lopez
S: Julianne L Bloch
Book/Page: 42433/193, Date: 11/15/24
Mtg: Salem Five Mtg Co $470,000
Term: 2054
Use: 2 Bdrm Old Style, Lot: 3220sf
Prior Sale: $309,000 (05/18)

20 BEACON HILL AVE **$950,000**
B: Israelito T Chilel & Betsaida Y Gomez
S: Richard T Guzofski
Book/Page: 42437/157, Date: 11/18/24
Mtg: Cross Country Mtg Inc $712,500
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5100sf
Prior Sale: $215,000 (05/01)

16 BRADFORD TER **$525,000**
B: Lindsay Foy
S: Stephen M Demato
Book/Page: 42431/295, Date: 11/14/24
Mtg: New Fed Mtg Corp $393,750
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 4563sf
Prior Sale: $365,000 (07/19)

65 CENTRE ST U:17 ..... **$340,000**
B: Daniel J Hauge
S: Kylie Maldonado
Book/Page: 42438/347, Date: 11/18/24
Mtg: Guild Mortgage Co $310,600
Term: 2054
Use: 2 Bdrm Condo, Lot: 33790sf
Prior Sale: $277,000 (08/21)

12 CURRAN RD **$585,000**
B: Frank Regan & Kerrianne Regan
S: John I Blake, Tr for Curran Road Rt
Book/Page: 42433/506, Date: 11/15/24
Mtg: CMG Mortgage Inc $464,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5200sf

133 JENNESS ST **$625,000**
B: Conor J Nixon
S: John W Cheffro Jr & Maurice M Cheffro
Book/Page: 42431/426, Date: 11/14/24
Mtg: Provident Funding $437,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 12069sf
Prior Sale: $249,900 (08/03)

121 JOHNSON ST U:5 ..... **$295,000**
B: Mary Karras
S: Bain Cecelia T H Est & Breck Bouchard
Book/Page: 42434/323, Date: 11/15/24
Use: Condo

300 LYNN SHORE DR U:304 ..... **$285,000**
B: Caldwell Equity Group LLC
S: Allan Kenney
Book/Page: 42433/186, Date: 11/15/24
Use: 1 Bdrm Condo, Lot: 62566sf
Prior Sale: $145,000 (10/13)

103 NEW PARK ST **$759,000**
B: Antonio Capela & Manuel Capela
S: Michael E Lewis, Tr for Luis Ft
Book/Page: 42433/380, Date: 11/15/24
Mtg: LendSure Mtg $569,250
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 5393sf

7 PRINCE ST **$785,000**
B: Yoselin R Ortiz
S: Vii Prince LLC
Book/Page: 42432/509, Date: 11/15/24
Mtg: United Wholesale Mtg $754,806
Term: 2054
Use: 2-Family Two Family, Lot: 3326sf
Prior Sale: $410,000 (06/24)

49-51 ROCK AVE **$1,075,000**
B: Shriprakash Lamichhane
S: Carlos W Garcia Jr
Book/Page: 42430/49, Date: 11/14/24
Use: 3-Family Mlti-Unt Blg, Lot: 5000sf
Prior Sale: $1,075,000 (10/24)

10 SUMMER STREET PL **$450,000**
B: Marie Pierre-Louis
S: Anthony Agganis & Kristina Agganis
Book/Page: 42435/313, Date: 11/15/24
Mtg: United Wholesale Mtg $404,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2717sf
Prior Sale: $96,000 (12/09)

176 WEBBACOWITT AVE U:176 ..... **$560,000**
B: Santiago G Arenas & Diana S Delrio
S: Patricia M Hopewell & William J Hopewell Jr
Book/Page: 42438/181, Date: 11/18/24
Mtg: Cambridge Svgs Bk $543,200
Term: 2054
Use: 3 Bdrm Condo, Lot: 9430sf
Prior Sale: $132,000 (11/20)

Lynnfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	97
Median Price	$1,086,000	$1,000,000

► REAL ESTATE SALES

60 HOWARD AVE **$730,000**
B: Nicole Dalamangas & Justin M Doyle
S: Caren S Ells & Richard B Ells
Book/Page: 42437/281, Date: 11/18/24
Mtg: Guaranteed Rate Inc $690,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10036sf
Prior Sale: $190,000 (01/87)

12 LAKEVIEW DR **$810,000**
B: Austin Clouse & Laura Clouse
S: Christina Julian & Kevin Julian
Book/Page: 42431/94, Date: 11/14/24
Mtg: United Wholesale Mtg $769,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6281sf
Prior Sale: $271,660 (07/01)

22 MAYWOOD RD **$716,000**
B: Henry Buccigross & Antonio G Sordillo
S: Sanhan Ma & Wensi Tang
Book/Page: 42431/131, Date: 11/14/24
Mtg: OneLocal Bank $572,800
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Conventional, Lot: 5001sf
Prior Sale: $453,000 (05/16)

9 ROUNDY RD **$945,000**
B: Ashley Tringale, Tr for Steven J Tringale Jr
S: Otto Bjoertomt & Lauren B Broom
Book/Page: 42433/162, Date: 11/15/24
Mtg: Fairway Ind Mtg $756,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 15107sf
Prior Sale: $701,000 (04/20)

19 VOKES TER **$625,000**
B: Kristin Klimowicz & Cody Sutherland
S: Crystal M Baldini-Lingel & James W Lingel
Book/Page: 42434/342, Date: 11/15/24
Mtg: Movement Mtg LLC $604,140
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $285,000 (02/11)

Manchester

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	37
Median Price	$1,300,000	$1,065,000

► REAL ESTATE SALES

2 SKY TOP DR **$10,000**
B: Laura Miklavic & Thomas W Miklavic
S: Jenna Barton
Book/Page: 42438/6, Date: 11/18/24
Use: 4 Bdrm Split Entry, Lot: 30078sf
Prior Sale: $707,000 (02/18)

22 UNION ST **$900,000**
B: 22 Union St LLC
S: Cargo Unlimited LLC
Doc#: 000000000655082, Date: 11/15/24
Use: Retail-Service, Lot: 7283sf

Marblehead

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	150	150
Median Price	$962,375	$1,050,000

► REAL ESTATE SALES

20 EDGEWOOD RD **$1,243,000**
B: Amanda Picard & Nicholas Pilla
S: 20 Edgewood Realty LLC
Doc#: 000000000655132, Date: 11/18/24
Mtg: William Raveis Mtg Co $994,400
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 17257sf
Prior Sale: $725,000 (05/22)

10 MONROE ST **$3,200,000**
B: Brian M Serafin & Lindsey Serafin
S: John C Popeo, Tr for Popeo Ft
Book/Page: 42430/356, Date: 11/14/24
Mtg: Leader Bank NA $1,999,750
Term: 2054

10 ROLLESTON RD **$2,300,000**
B: Jill Adler
S: Ralph Sevinor & Meryl Sevinor
Doc#: 000000000655071, Date: 11/15/24
Mtg: Natl Grand Bk Marblhd $1,840,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 18298sf

1 THOMAS CIR **$953,500**
B: Maren M Cattonar & Daniel Vlasic
S: Brenda K Taylor, Tr for Brenda K Taylor T
Book/Page: 42430/504, Date: 11/14/24
Mtg: MIT Federal CU $653,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10008sf

15-17 WASHINGTON ST U:1 ..... **$125,000**
B: Fred Rubin
S: Kate Derr & Matthew E Derr
Book/Page: 42435/105, Date: 11/15/24
Use: Condo

195 WASHINGTON ST **$1,950,000**
B: Fred Rubin
S: 195 Washington Street LLC
Book/Page: 42434/174, Date: 11/15/24
Use: 5 Bdrm Antique, Lot: 7237sf
Prior Sale: $867,000 (11/23)

Middleton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	51
Median Price	$972,500	$1,005,000

► REAL ESTATE SALES

36 MOUNT VERNON ST **$687,000**
B: Jessica L Foley & Jarred J Silvestro
S: Louis Venezia
Book/Page: 42431/199, Date: 11/14/24
Mtg: Jeanne DArc CU $600,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 27878sf
Prior Sale: $173,000 (04/95)

Nahant

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	23
Median Price	$945,076	$970,000

► REAL ESTATE SALES

11 SHERMAN AVE **$677,500**
B: Stephanie Zeller
S: Pamela K Leisey
Book/Page: 42430/388, Date: 11/14/24
Mtg: First Community Mtg $643,625
Term: 2054
Use: 3 Bdrm Old Style, Lot: 8102sf
Prior Sale: $305,000 (06/01)

Newbury

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	56
Median Price	$829,000	$905,000

► REAL ESTATE SALES

58 BOSTON RD **$785,000**
B: Jessica Ricciuto & Jason Uga
S: Elaine A Fecteau & Michael J Fecteau
Book/Page: 42435/6, Date: 11/15/24
Mtg: Berkshire Bank $525,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 80586sf
Prior Sale: $166,000 (12/90)

Newburyport

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	116
Median Price	$835,000	$1,011,250

► REAL ESTATE SALES

11 MARKET SQ U:8 ..... **$328,000**
B: 11 Market Square 8 Rt & Richard S Gilmore Jr
S: Mark W Griffin & Claire M Papanastasiou
Book/Page: 42433/52, Date: 11/15/24
Mtg: Gisela Kenney $100,000
Use: Office Condo Unit

386-R MERRIMAC ST U:386R **$2,335,500**
B: Jennifer M Meehan & Martin Meehan
S: Tracy Rathmanner & Scott Schwartz
Book/Page: 42435/584, Date: 11/15/24
Mtg: JPMorgan Chase Bank $1,335,500
Term: 2054
Use: 4 Bdrm Condo
Prior Sale: $1,300,000 (04/15)

32 WATER ST U:3 ..... **$190,000**
B: Keith Ablow
S: Rachel D Hollingsworth, Tr for 32-3 Water Street RET
Book/Page: 42432/167, Date: 11/14/24
Use: Condo

Peabody

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	210	243
Median Price	$617,000	$669,000

► REAL ESTATE SALES

5 ALBERT RD **$755,000**
B: Patricia M Hopewell & William J Hopewell Jr
S: Angela Keithahn & Richard Keithahn
Book/Page: 42430/138, Date: 11/14/24
Mtg: Salem Five Mtg Co $604,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 10202sf
Prior Sale: $426,200 (04/18)

14 ARNOLD RD **$690,000**
B: Jean C Dutaille & Manoucheka F Dutaille
S: Mary A Ciroli & Ann M Perkins
Book/Page: 42432/131, Date: 11/14/24
Mtg: Salem Five Mtg Co $677,502
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 7884sf

37 BEACON BLVD **$635,000**
B: Lianette Troche, Tr for Anthony Spadafora
S: Appleton Grove LLC
Book/Page: 42432/172, Date: 11/14/24
Mtg: Mega Cap Funding Inc $603,250
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 8651sf
Prior Sale: $405,000 (11/24)

5 ELGINWOOD RD U:A **$572,000**
B: Fabio Martins Jr & Sofia S Vasconcelos
S: Reinner Fidelis
Book/Page: 42434/468, Date: 11/15/24
Mtg: Northpoint Mortgage $529,214
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $300,000 (12/14)

165 MANSFIELD ST **$670,000**
B: Benjamin Longo & Chloe Stanko
S: Barbara A Outridge, Tr for 16 Mansfield St Peabody N
Book/Page: 42435/113, Date: 11/15/24
Mtg: Cross Country Mtg Inc $630,000
Term: 2054

13 OAK AVE **$650,000**
B: Jessica A Lipka & Ryan R Lipka
S: Hensley Thomas Est & Justin Hensley
Book/Page: 42433/464, Date: 11/15/24
Mtg: Guaranteed Rate Inc $520,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6538sf
Prior Sale: $419,000 (08/16)

1 PZEGEO CIR **$950,000**
B: Maurizio A Fabbo
S: Jatin Bhagat & Magali M Gallois
Book/Page: 42435/83, Date: 11/15/24
Mtg: Eagle Bank $450,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 10006sf
Prior Sale: $700,000 (07/20)

Rockport

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	39
Median Price	$769,000	$825,000

► REAL ESTATE SALES

22 BAYRIDGE LN U:22 ..... **$900,000**
B: Tina M Scarlata, Tr for Tina M Scarlata T
S: Charlotte E Jennings
Doc#: 000000000655113, Date: 11/18/24
Use: 2 Bdrm Condo

Rowley

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	36
Median Price	$795,000	$744,500

► REAL ESTATE SALES

41 EMILY LN **$1,550,000**
B: Scott C Cornelius
S: Rowley Farms Dev LLC
Book/Page: 42434/597, Date: 11/15/24
Mtg: Trident Home Loans $1,255,500
Term: 2054
Use: Res Potentially Dvlpble Land, Lot: 45078sf

50 VINTON LN **$4,200,000**
B: Rowley Industrial Acres L
S: Cashman B Cabot LLC
Book/Page: 42431/174, Date: 11/14/24
Mtg: Salem FiveCts Svgs Bk $2,100,000
Use: 3 Bdrm Conventional, Lot: 1306252sf

314 WETHERSFIELD ST **$880,000**
B: Debra J Parsons & Scott E Parsons
S: Marie E Calvo & Regina Guardino
Book/Page: 42431/580, Date: 11/14/24
Mtg: Align CU $704,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 271266sf
Prior Sale: $710,000 (06/19)

Salem

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	125
Median Price	$585,000	$655,000

► REAL ESTATE SALES

1 E COLLINS ST **$1,700,000**
B: Rm Capital LLC
S: Collins Cove Realty LLC
Book/Page: 42436/484, Date: 11/18/24
Use: Care/Treatment Facility, Lot: 41687sf
Prior Sale: $800,000 (03/21)

1 E COLLINS ST **$1,700,000**
B: Rm Capital LLC & Volume Enterprises LLC
S: Rm Capital LLC
Book/Page: 42436/487, Date: 11/18/24
Mtg: Rm Capital Llc $712,500
Use: Care/Treatment Facility, Lot: 41687sf
Prior Sale: $1,700,000 (11/24)

319 ESSEX ST **$735,000**
B: Andrew T Rasmussen & Roberto Sestito
S: Marijke Ameigh
Book/Page: 42437/261, Date: 11/18/24
Mtg: River Works CU $588,000
Term: 2054
Use: 3 Bdrm Antique, Lot: 1729sf
Prior Sale: $305,000 (06/19)

23 MALL ST **$850,000**
B: Samuel A Barrows & Astrid A Martinez
S: 23 Mall Street LLC
Book/Page: 42432/77, Date: 11/14/24
Mtg: Citibank Na $722,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 1642sf
Prior Sale: $220,000 (02/17)

10 OLIVER ST U:A **$390,000**
B: Nicole Rosenberg
S: Courtney Kelleher
Book/Page: 42431/59, Date: 11/14/24
Use: 2 Bdrm Condo, Lot: 2252sf

26 PICKMAN ST U:1 ..... **$570,000**
B: Edward Patch, Tr for Patch Ft
S: Jeremy W Fiske
Book/Page: 42430/195, Date: 11/14/24
Use: 3 Bdrm Condo, Lot: 3184sf

4 PIONEER CIR **$630,000**
B: Christine Makary
S: Marjorie A Lubas
Book/Page: 42430/413, Date: 11/14/24
Mtg: United Wholesale Mtg $430,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8002sf

34 TREMONT ST **$750,000**
B: Ana M Diaz-Aguilar & Jorge G Aguilar
S: Frank J Baccari
Book/Page: 42438/559, Date: 11/18/24
Mtg: Semper Home Loans $736,415
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 5419sf

1 WASHINGTON ST U:101 ..... **$539,000**
B: Alan J Sacks, Tr for Ads T
S: Cheryl Catoggio & Paul Catoggio
Book/Page: 42435/405, Date: 11/15/24
Mtg: Guild Mortgage Co $269,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $405,000 (01/22)

22 WILLIAMS ST U:L1 ..... **$555,000**
B: Ashton T Brady
S: Melissa C Curtis
Book/Page: 42437/539, Date: 11/18/24
Mtg: Guaranteed Rate Inc $327,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $355,000 (07/19)

Salisbury

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	39
Median Price	$515,000	$675,000

► REAL ESTATE SALES

240 N END BLVD U:A **$795,000**
B: Peter Guza
S: Pmrl Management LLC
Doc#: 000000000655128, Date: 11/18/24
Use: 3 Bdrm Condo
Prior Sale: $640,000 (02/22)

240 N END BLVD U:B **$795,000**
B: Peter Guza
S: Pmrl Management LLC
Doc#: 000000000655120, Date: 11/18/24
Mtg: CMG Mortgage Inc $556,500
Term: 2054
Use: 3 Bdrm Condo

35 TRUE RD **$535,000**
B: Leonardo R Dossantos & Jenna M Gabriel
S: Lsf9 Master Part T & Us Bank TNa Tr
Book/Page: 42435/522, Date: 11/15/24
Mtg: Merrimack Valley CU $506,250
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 87120sf
Prior Sale: $332,267 (12/16)

Saugus

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	179	187
Median Price	$615,500	$650,000

► REAL ESTATE SALES

141 ESSEX ST U:D6 ..... **$395,000**
B: Matthew F Giordano
S: Michele Mersicano
Book/Page: 42431/66, Date: 11/14/24
Mtg: NBKC Bank $383,150
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $210,000 (04/19)

225 ESSEX ST U:4 ..... **$560,000**
B: Alyssa M Madden & Ethan D Madden
S: Georgio Salvitti
Book/Page: 42431/35, Date: 11/14/24
Mtg: Cross Country Mtg Inc $448,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $315,000 (01/13)

251 ESSEX ST **$619,900**
B: Juan C Tabares
S: Rodrigo M Ortega
Book/Page: 42431/398, Date: 11/14/24
Mtg: Cross Country Mtg Inc $588,905
Term: 2054
Use: 3 Bdrm Old Style, Lot: 14980sf
Prior Sale: $290,000 (02/23)

25 HARLOW ST **$800,000**
B: Lawrence Hazard
S: Josephine Mistone
Doc#: 000000000655067, Date: 11/15/24
Mtg: Dedham Inst for Svgs $640,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 6 Bdrm Colonial, Lot: 7501sf
Prior Sale: $760,000 (02/22)

6 LAKE CIR **$622,750**
B: James Huntsman & Karyn Huntsman
S: Elizabeth A Meehan & Kyle R Meehan
Book/Page: 42435/250, Date: 11/15/24
Mtg: Guild Mortgage Co $611,464
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6756sf
Prior Sale: $429,900 (09/19)

381 MAIN ST **$650,000**
B: Salvador Diaz & Fabiola Gallego
S: Saira Syed
Book/Page: 42438/90, Date: 11/18/24
Mtg: New Fed Mtg Corp $290,000
Term: 2039
Use: 3 Bdrm Cape Cod, Lot: 12502sf
Prior Sale: $640,000 (07/23)

23 MILAN AVE **$949,000**
B: Margalonide Pierre & Miclo Nazaire
S: Phillype R De Almeida
Doc#: 000000000655075, Date: 11/15/24
Mtg: Guaranteed Rate Inc $931,811
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 9174sf
Prior Sale: $615,000 (11/19)

Swampscott

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	72	94
Median Price	$835,000	$840,000

► REAL ESTATE SALES

149 ELMWOOD RD **$915,000**
B: Marijke Ameigh & Marian Wolter
S: Catherine M See & Philip H See 3rd
Book/Page: 42429/503, Date: 11/14/24
Use: 5 Bdrm Old Style, Lot: 6186sf
Prior Sale: $190,000 (11/92)

LINCOLN HOUSE PT **$4,300,000**
B: Berdia Giattina, Tr for Berdia Giattina T
S: Alan Kanter, Tr for Alan Kanter 2006 RET
Doc#: 000000000655090, Date: 11/18/24

2-B LITTLES POINT LN **$700,000**
B: Kieran F Mcallen, Tr for 2b Littles Point Lane T
S: Albert J Dipietro
Book/Page: 42435/216, Date: 11/15/24
Mtg: Newburyport Five Cent $280,000
Term: 2030
Use: 2 Bdrm Old Style, Lot: 5009sf

81 OCEAN VIEW RD **$1,010,000**
B: Blake A Donnelly-Morell & Maeve L Donnelly-Morell
S: Henry Martinez & Jennifer A Zavala
Book/Page: 42434/178, Date: 11/15/24
Mtg: JPMorgan Chase Bank $757,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9365sf
Prior Sale: $915,000 (05/22)

404 PARADISE RD U:3T **$333,000**
B: Paradise On Paradise LLC
S: Susan Bloom & William Prensky
Book/Page: 42437/150, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $141,000 (10/96)

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

64 PROSPECT ST **$1,750,000**
B: Christine Cunningham & Thomas Horgan
S: Estelle Colgan, Tr for Robert Y Gibeley Irt
Book/Page: 42434/333, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 121097sf

281 ROWLEY BRIDGE RD U:3 ..... **$606,000**
B: Timothy Harrington & Traci Masterson
S: Judith L Finn, Tr for Judith L Finn 2023 RET
Book/Page: 42433/258, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $320,000 (06/10)

12 WENHAM RD **$1,300,000**
B: Ashley M Pollano & Paul M Pollano
S: Pamela R Hart & Paul J Hart
Book/Page: 42430/448, Date: 11/14/24
Mtg: Guaranteed Rate Affin $766,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 130680sf
Prior Sale: $328,000 (10/92)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

ESSEX REGISTRY
continued

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

11 COFFIN ST **$928,650**
B: Ashley T Heleodoro & Kevin Heleodoro
S: Matthew Hallahan & Raeanne Hallahan
Book/Page: 42432/48, Date: 11/14/24
Mtg: United Wholesale Mtg $742,000
Term: 2054
Use: 4 Bdrm Two Family, Lot: 87120sf
Prior Sale: $810,000 (11/22)

11 CRANE NECK ST **$760,000**
B: Kathryn E Mcharry & Gabriel O Tusinski
S: Janet Edelstein
Book/Page: 42431/264, Date: 11/14/24
Mtg: Camden National Bank $272,000
Term: 2054
Use: 2-Family Two Family, Lot: 113256sf
Prior Sale: $605,000 (05/23)

18 DONOVAN DR **$942,000**
B: Jason E Calvert & Lorraine M Mcguinness
S: Constance J Freese & Brett Modrell
Book/Page: 42435/47, Date: 11/15/24
Mtg: Bank of America NA $642,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 113256sf
Prior Sale: $662,000 (07/17)

290 MAIN ST **$240,000**
B: 290 Main LLC
S: Calvin H Pingree & Robet L Pingree
Book/Page: 42435/178, Date: 11/15/24
Use: Retail-Service, Lot: 4356sf

27 PROSPECT ST **$1,100,000**
B: Ekd 2527 Prospect LLC
S: Robert A Frye, Tr for Frye Ft
Book/Page: 42434/406, Date: 11/15/24

Franklin Registry

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

Ashfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	13
Median Price	$305,000	$495,000

► REAL ESTATE SALES

912 CREAMERY RD **$275,000**
B: Heather Davis
S: Troy Santerre & John Dunphy
Book/Page: 8401/298, Date: 11/15/24
Mtg: Adams Community Bk $175,000
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 91432sf
Prior Sale: $151,000 (04/23)

Bernardston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	8
Median Price	$304,650	$345,000

► REAL ESTATE SALES

271 MARTINDALE RD **$295,000**
B: Joseph Smith & Cheryl Smith
S: Misch John S Est & Cheryl J Misch
Book/Page: 8400/299, Date: 11/14/24
Use: 3 Bdrm Cape Cod, Lot: 673394sf

Charlemont

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	4
Median Price	$300,000	$340,450

► REAL ESTATE SALES

327 W HAWLEY RD **$225,000**
B: Jeffrey T Carantit & Julie A Carantit
S: Joseph H Gougeon & Megn Gougeon
Book/Page: 8400/346, Date: 11/14/24
Use: 2 Bdrm Ranch, Lot: 31363sf
Prior Sale: $146,500 (05/18)

Erving

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	16
Median Price	$317,500	$323,000

► REAL ESTATE SALES

119 NORTH ST **$400,000**
B: Thomas J Scopa & Melanie Scopa
S: Deanna Desreuisseau
Book/Page: 8401/84, Date: 11/14/24
Mtg: Mortgage Research Ctr $400,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 56976sf
Prior Sale: $107,000 (06/12)

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

37 GOLD ST **$185,000**
B: Hurricane Properties LLC
S: Margaret B Davenport, Tr for Marion E Davenport RET
Book/Page: 8401/9, Date: 11/14/24

462 S SHELBURNE RD **$385,000**
B: Aaron Lakota & Alicia Hunter
S: Johanna Zeman
Book/Page: 8401/231, Date: 11/15/24
Mtg: Members Advantage Mtg $288,750
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 264771sf
Prior Sale: $114,900 (04/97)

280 WELLS ST **$225,000**
B: Elyssa L Carner
S: Michael R Gullage
Book/Page: 8401/274, Date: 11/15/24
Mtg: Geneva Financial LLC $217,490
Term: 2054
Use: 2 Bdrm Old Style, Lot: 18347sf
Prior Sale: $160,000 (01/19)

Heath

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	6
Median Price	$190,000	$270,000

► REAL ESTATE SALES

BRUNDELLE RD **$55,000**
B: Brendan Owens
S: Kenneth Thane & Paula Thane
Book/Page: 8401/130, Date: 11/15/24

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

52 DELL ST **$280,000**
B: Caleb Chapin
S: Brian K Johnson & Iomy Caban
Book/Page: 8401/192, Date: 11/15/24
Mtg: Homestead Fund Corp $266,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 38463sf
Prior Sale: $229,000 (09/21)

49 HILLSIDE RD **$310,000**
B: James Fanning & Rosamaria Fanning
S: William R Cowan Jr & Gary E Cowan
Book/Page: 8402/293, Date: 11/18/24
Mtg: Freedom Credit Union $270,400
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 22608sf

39 OAKMAN ST **$335,000**
B: Jaimie Remillard & John Jackson
S: Debra Beck
Book/Page: 8402/144, Date: 11/18/24
Mtg: Huntington Natl Bank $335,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: $143,500 (07/13)

12 UNITY ST **$257,000**
B: Samuel J Mulligan & Amy M Chilton
S: Vernon W Mcclish
Book/Page: 8401/163, Date: 11/15/24
Mtg: Greenfield Cp Bk $205,600
Term: 2054 Rate: 5.4% Type: Adj
Use: 2-Family Conventional, Lot: 4051sf
Prior Sale: $140,000 (08/04)

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

22 HORTON RD **$215,000**
B: Annette M Cormier
S: James Gleason
Book/Page: 8402/219, Date: 11/18/24
Mtg: Radius Financial Grp $204,250
Term: 2054
Use: Mobile Home, Lot: 30000sf
Prior Sale: $160,000 (11/23)

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

178 PATTEN RD **$470,000**
B: Kyle Mitchell
S: Judith C Truesdell, Tr for Judith C Truesdell RET
Book/Page: 8400/317, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 330185sf

Warwick

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	5
Median Price	$350,000	$360,000

► REAL ESTATE SALES

WARWICK RD **$40,000**
B: Cody F Gibbons
S: Douglas A Baker
Book/Page: 8402/277, Date: 11/18/24

Wendell

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	$330,000	$330,000

► REAL ESTATE SALES

131 LOCKES VILLAGE RD **$76,000**
B: John C Fitzgerald & Johanna M Fitzgerald
S: Dukes LLC
Book/Page: 8402/58, Date: 11/15/24
Use: 2 Bdrm Bngl/Cottage, Lot: 218236sf
Prior Sale: $58,500 (06/05)

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

127 COYOTE CIR **$760,000**
B: Yasin Y Akgul & Sahinde D Akgul
S: F P Mikuszewski 3rd & Lida E Vanasse
Book/Page: 25655/148, Date: 11/15/24
Mtg: Fairway Ind Mtg $706,800
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20172sf
Prior Sale: $460,000 (05/08)

65 HOMER ST **$235,000**
B: Jacob W Adams
S: George J Beauchane
Book/Page: 25652/325, Date: 11/14/24
Use: 4 Bdrm Cape Cod, Lot: 18116sf
Prior Sale: $30,110 (02/17)

5 MAPLE VIEW LN U:D **$322,000**
B: Kaitlin Mastello
S: Ashley M Sullivan
Book/Page: 25653/564, Date: 11/14/24
Mtg: Semper Home Loans $289,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $211,000 (12/16)

94 MILL ST **$375,000**
B: Sudhirkumar Patel, Tr for Yash Rt
S: Charles E Girard & Lauri A Sico
Book/Page: 25653/557, Date: 11/14/24
Use: 2-Family Conventional, Lot: 27803sf

NS SCHOOL ST **$3,500**
B: Daniele Korona
S: Renee G Trench
Book/Page: 25653/169, Date: 11/14/24

57 RIVERVIEW AVE **$285,000**
B: Antonio J Tchingui
S: Rui Silva
Book/Page: 25653/131, Date: 11/14/24
Mtg: Guaranteed Rate Inc $213,750
Term: 2054
Use: 1 Bdrm Bngl/Cottage, Lot: 3484sf
Prior Sale: $101,000 (09/20)

639 SILVER ST **$195,000**
B: John A Baranov
S: Midfirst Bank
Doc#: 000000000238274, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 17092sf
Prior Sale: $197,723 (05/22)

27 VADNAIS ST **$280,000**
B: Ricky L Tessier & Mckayla Smith
S: Caac LLC
Book/Page: 25654/447, Date: 11/15/24
Mtg: BankESB $238,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9686sf
Prior Sale: $166,000 (06/11)

► FORECLOSURE DEEDS

8 CASTLE HILL RD U:E **$165,000**
B: Sudan Curiel
S: Claudia M Corriveau & Td Bank
Book/Page: 25654/230, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $220,000 (05/06)

Blandford

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	10
Median Price	$289,500	$384,450

► REAL ESTATE SALES

14 SUNSET RD **$359,900**
B: Stephen Weeks & Rosemarie Weeks
S: Dale Sparr
Book/Page: 25653/459, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 78408sf
Prior Sale: $110,000 (08/20)

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

110 BLANCHARD ST **$325,000**
B: Colin Quirk
S: Lynette A Broders & Denise D Walker
Book/Page: 25657/325, Date: 11/18/24
Mtg: Navy FCU $308,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 23627sf

343 CHICOPEE ST U:31 ..... **$176,000**
B: Misael M Suarez
S: Jeffrey P Kowarsky
Book/Page: 25655/383, Date: 11/15/24
Mtg: CMG Mortgage Inc $154,800
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $94,000 (10/05)

33 LEMAY ST **$240,000**
B: Meika C Riley
S: Charette Margaret Est & Michael Charette
Book/Page: 25653/172, Date: 11/14/24
Mtg: CMG Mortgage Inc $232,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 5000sf
Prior Sale: $100,000 (11/09)

1440 PENDLETON AVE U:1440 ..... **$195,000**
B: Matthew S Calisch
S: U S A Housing & Urban Dev
Book/Page: 25658/499, Date: 11/18/24
Mtg: Rocket Mortgage LLC $185,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $185,000 (02/24)

167 PONDVIEW DR **$319,900**
B: Mahwish Chishty & Fahad Khan
S: Ronald H Boulanger
Book/Page: 25658/443, Date: 11/18/24
Mtg: Westfield Bank $159,900
Term: 2039
Use: 3 Bdrm Ranch, Lot: 11309sf

25 ROBERTS POND LN **$220,000**
B: William Raleigh & David Kachinski
S: Frances L Casa
Book/Page: 25657/439, Date: 11/18/24
Use: 3 Bdrm Ranch, Lot: 12750sf

67 ROSS AVE **$333,000**
B: Joseph Canata
S: Brien A Couture & Cindy L Laramee
Book/Page: 25654/2, Date: 11/14/24
Mtg: Mortgage Research Ctr $333,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 5580sf

East Longmeadow

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	152	149
Median Price	$369,000	$375,000

► REAL ESTATE SALES

72 CARA LN **$415,000**
B: Yanlecc R Gonzalez & Valerie O Perez
S: Matthew J Fontaine & Kellie E Fontaine
Book/Page: 25654/292, Date: 11/15/24

378 ELM ST **$230,000**
B: On The Mark LLC
S: Manley Mary Est & Alison T Manley
Book/Page: 25655/305, Date: 11/15/24
Mtg: Pinnacle Fncl Svc LLC $251,000
Use: 3 Bdrm Cape Cod, Lot: 29071sf

120 FRANCONIA CIR **$530,000**
B: Ryan Nguyen
S: Tuyet Nguyen
Book/Page: 25656/509, Date: 11/15/24
Mtg: Premier Mtg Resources $140,000
Term: 2054
Use: Accessory Land Improved, Lot: 16989sf
Prior Sale: $80,000 (05/23)

2 JEFFREY LN **$845,500**
B: Thao T Truong
S: Andrei Mashkou & Kristina Filozova
Book/Page: 25658/57, Date: 11/18/24
Mtg: Guaranteed Rate Inc $549,575
Term: 2054
Use: 4 Bdrm Colonial, Lot: 36010sf
Prior Sale: $157,000 (03/21)

155 ORCHARD RD **$670,000**
B: Ryan Medeiros & Jessica Medeiros
S: Paul C Long & Janet S Long
Book/Page: 25654/577, Date: 11/15/24
Mtg: Rocket Mortgage LLC $625,646
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25200sf
Prior Sale: $85,000 (06/03)

23 POWDER HILL RD **$460,000**
B: Geoffrey Mikita
S: Brian Gonzalez & Mikayla Gonzalez
Book/Page: 25654/470, Date: 11/15/24
Mtg: PeoplesBank (Holyoke) $440,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 21053sf
Prior Sale: $325,000 (10/22)

SOMERS RD **$500,000**
B: Were A Farm LLC
S: Russell Morton, Tr for Morton Ft
Book/Page: 25655/472, Date: 11/15/24

339 WESTWOOD AVE **$460,000**
B: Justin Charles & Charlotte Bailey
S: Debra A Richard
Book/Page: 25658/5, Date: 11/18/24
Mtg: Prestige Home Mtg LLC $446,200
Term: 2054
Use: 4 Bdrm Colonial, Lot: 16430sf
Prior Sale: $242,000 (02/04)

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

STONY HILL RD L:51 ..... **$75,000**
B: Tennessee Jed Rt & Bedrock Financial LLC Tr
S: Lareau Charles R Est & Charles R Lareau Jr
Book/Page: 25655/56, Date: 11/15/24

86 THRESHER RD **$585,000**
B: Ryan Wilder & Shailyn Wilder
S: Michele L Strum
Book/Page: 25657/31, Date: 11/15/24
Mtg: Baycoast Mortgage Co $555,750
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: $365,000 (06/17)

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

HISGEN RD L:6 ..... **$50,000**
B: Kristin M Laplante
S: Kevin P Koslowski & Holly M Koslowski
Doc#: 000000000238288, Date: 11/15/24
Mtg: Kevin P Koslowski $50,000

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

27 LONGWOOD AVE **$265,000**
B: Mary A Dupont
S: Joan M Roberts, Tr for Whitehead Ft
Book/Page: 25653/214, Date: 11/14/24
Mtg: Liberty Bk $257,050
Term: 2054
Use: 3 Bdrm Old Style, Lot: 4648sf

45-47 N BRIDGE ST **$185,000**
B: Yamilex Vega
S: Olmedo Gomez & Dorian Molian
Book/Page: 25656/484, Date: 11/15/24
Mtg: Mortgage Research Ctr $183,870
Term: 2054
Use: 2-Family Duplex, Lot: 4565sf

58 PLEASANT ST **$472,000**
B: Paul A Dombrowski & Janine M Dombrowski
S: Laura E Roell-Villani, Tr for Villani RET
Book/Page: 25655/8, Date: 11/15/24
Mtg: Westfield Bank $371,600
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 11949sf

71 SUN VALLEY RD **$330,000**
B: Kevin J Trempe
S: Karla Sheehan
Book/Page: 25655/61, Date: 11/15/24
Mtg: Total Mtg Svcs $321,530
Term: 2054
Use: 3 Bdrm Ranch, Lot: 14588sf
Prior Sale: $107,500 (12/00)

Longmeadow

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	179	197
Median Price	$470,000	$485,000

► REAL ESTATE SALES

63 ARDSLEY RD **$917,000**
B: Madona J Zerbe
S: Kimberly S Staggs
Book/Page: 25656/117, Date: 11/15/24
Mtg: Polish National CU $200,000
Term: 2054 Rate: 5.1% Type: Adj
Use: 3 Bdrm Ranch, Lot: 37405sf

505 CONVERSE ST **$460,000**
B: Daniel J Albert Jr & Thomas Nasiatka
S: Anthony R Hannon & Kayleigh L Hannon
Book/Page: 25658/84, Date: 11/18/24
Mtg: PeoplesBank (Holyoke) $391,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: $317,000 (10/18)

167 HOPKINS PL **$401,000**
B: Carina Del Valle
S: Amy L Cohen
Book/Page: 25655/498, Date: 11/15/24
Mtg: CMG Mortgage Inc $380,950
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6295sf
Prior Sale: $173,500 (07/99)

168 NEVINS AVE **$310,000**
B: Leah Farr & Alexander Danielsen
S: Gregory M Kozlowski
Doc#: 000000000238291, Date: 11/15/24
Mtg: Rocket Mortgage LLC $248,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9000sf

423 WILLIAMS ST **$455,000**
B: Brigid Obrien
S: Johanna K Fregeau
Book/Page: 25656/566, Date: 11/15/24
Mtg: Nationstar Mtg $364,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 17036sf

Ludlow

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	149	153
Median Price	$300,000	$330,000

► REAL ESTATE SALES

191-193 EAST ST **$350,000**
B: Kyle Condino
S: Adelina Goncalves
Book/Page: 25656/159, Date: 11/15/24
Mtg: USAA Federal SB $357,525
Term: 2054
Use: 2-Family Family Flat, Lot: 7974sf

185 KENDALL ST **$365,000**
B: Kwadwo Boakye & Susana Boamah
S: Kyle M Oliveira & Stephanie R Oliveira
Book/Page: 25653/419, Date: 11/14/24
Mtg: United Wholesale Mtg $358,388
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15590sf
Prior Sale: $227,000 (11/19)

88 ROY ST **$320,000**
B: Luisa Romolo
S: Tracy Lanou
Book/Page: 25653/444, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 21306sf
Prior Sale: $255,000 (07/21)

Monson

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	71	63
Median Price	$305,000	$385,000

► REAL ESTATE SALES

WOODHILL RD **$68,000**
B: Christina Henriques
S: Teresa Rose
Book/Page: 25654/279, Date: 11/15/24

Montgomery

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	5
Median Price	$382,500	$285,000

► REAL ESTATE SALES

3 NORTH RD **$276,000**
B: Western Mass LLC
S: Anthony C Fastiggi
Book/Page: 25656/345, Date: 11/15/24
Mtg: Groundfloor Credit 1 $334,127
Term: 2025
Use: 5 Bdrm Old Style, Lot: 108900sf
Prior Sale: $270,000 (11/07)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

Palmer

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	107
Median Price	$282,000	$320,000

► REAL ESTATE SALES

8 CHRISTINE ST $160,000
B: Targaryen Rt & Dominic Kirchner 2nd
S: Stacia A Cantin
Book/Page: 25658/425, Date: 11/18/24
Mtg: Community Natl Bank $170,000
Use: 3 Bdrm Cape Cod, Lot: 25265sf

Southwick

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	68
Median Price	$360,000	$415,000

► REAL ESTATE SALES

194 GRANVILLE RD $574,000
B: Stephanie Lavallee & Justin Lavallee
S: Christopher Balboni
Book/Page: 25656/139, Date: 11/15/24
Mtg: Polish National CU $374,000
Term: 2054 Rate: 5.1% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 60038sf
Prior Sale: $519,000 (09/23)

28 LAKEMONT ST $325,000
B: Keren Ruiz
S: Julio Ayala
Book/Page: 25653/527, Date: 11/14/24
Mtg: T2 Financial LLC $319,113
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 10000sf
Prior Sale: $84,000 (10/22)

109 N LAKE AVE $300,000
B: 109 North Lake Avenue LLC
S: Schmid Steven Randall Est & Sheryl Litchfield
Book/Page: 25654/358, Date: 11/15/24
Use: 2 Bdrm Bngl/Cottage, Lot: 7405sf
Prior Sale: $78,900 (05/01)

68 ROSEWOOD LN U:68 ..... $252,500
B: Dorothea Neuwirth, Tr for Dorothea Neuwirth RET
S: Glennice W Carlson & Diane L Metivier
Book/Page: 25654/428, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $167,000 (03/08)

3 S LOOMIS ST $370,000
B: Ian R Deluca
S: R M Blerman LLC
Book/Page: 25655/591, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 80075sf
Prior Sale: $190,000 (09/23)

27 WYNNFIELD CIR U:27 ..... $425,000
B: Dawn M Bonneau
S: Martin R Henley & Patricia A Montagna
Book/Page: 25656/7, Date: 11/15/24
Mtg: Polish National CU $200,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $230,000 (12/19)

Springfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	880	829
Median Price	$260,000	$280,000

► REAL ESTATE SALES

109 ABBE AVE $229,000
B: Priscilla A Perez
S: Davila Ana Lydia Est & Esteban Dominguez
Book/Page: 25653/376, Date: 11/14/24
Mtg: Fairway Ind Mtg $208,070
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7510sf
Prior Sale: $132,956 (05/16)

112 BAY ST $200,000
B: Round 2 LLC
S: 112 Bay Street Realty Nt & Elibil LLC Tr
Book/Page: 25653/98, Date: 11/14/24
Mtg: Pinnacle Fncl Svc LLC $232,000
Use: 2-Family Two Family, Lot: 4177sf
Prior Sale: $15,000 (08/05)

665 BELMONT AVE $325,000
B: Luis D Santos-Vazquez
S: Thomas Wilson
Book/Page: 25653/77, Date: 11/14/24
Mtg: New American Funding $319,113
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5001sf
Prior Sale: $150,000 (10/23)

490 BERKSHIRE AVE $247,000
B: Timothy Figueroa
S: Rodelita English
Book/Page: 25658/214, Date: 11/18/24
Mtg: Ark-La-Tex Fin Svcs $242,526
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8011sf
Prior Sale: $67,000 (07/00)

33 DERRYFIELD AVE $180,000
B: B Dream Inc
S: Douglas Guyette
Book/Page: 25653/523, Date: 11/14/24
Use: 3 Bdrm Colonial, Lot: 6251sf
Prior Sale: $118,500 (07/05)

93 ELAINE CIR $435,000
B: Adeilson R De Souza
S: Vien Tra, Tr for Bac T Son
Book/Page: 25658/376, Date: 11/18/24
Mtg: Cardinal Fncl Co LP $427,121
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9688sf
Prior Sale: $305,000 (11/19)

19 ETON ST $345,000
B: Sunna Liu
S: Anne M Bouchie
Book/Page: 25658/295, Date: 11/18/24
Mtg: Bank of Hope $258,700
Term: 2039
Use: 6 Bdrm Colonial, Lot: 5502sf
Prior Sale: $175,000 (12/17)

64 FOX HILL RD $295,000
B: Aida Colon & Raymond P Serrano
S: Anthony C Soto & Luz M Fontanez-Rodriguez
Book/Page: 25653/21, Date: 11/14/24
Mtg: William Raveis Mtg Co $289,656
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15002sf
Prior Sale: $266,000 (10/21)

15 GARCIA ST $316,000
B: Mahendra Jagdharry
S: Melissa Horsler
Book/Page: 25656/35, Date: 11/15/24
Mtg: Navy FCU $316,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10799sf
Prior Sale: $152,000 (08/07)

26 GROTON ST $292,000
B: Angelo Sanchez & Jennifer G De Sanchez
S: Yanlecc R Gonzalez
Doc#: 000000000238276, Date: 11/14/24
Mtg: Fairway Ind Mtg $286,711
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10075sf
Prior Sale: $220,000 (05/22)

252 KING ST $235,900
B: Jhn Investments LLC
S: Richard Griffin & Ethel L Griffin
Book/Page: 25653/360, Date: 11/14/24
Use: 3 Bdrm Colonial, Lot: 5201sf

14 LAFAYETTE ST $1,000,000
B: Emtay Inc
S: Dionne Real Estate LLC
Book/Page: 25653/314, Date: 11/14/24
Use: 6 Bdrm Colonial, Lot: 5824sf
Prior Sale: $120,000 (03/15)

33 MADISON AVE $265,000
B: Kevin J Mccarthy
S: John M Collier
Book/Page: 25655/226, Date: 11/15/24
Mtg: Movement Mtg LLC $260,200
Term: 2054
Use: 3 Bdrm Row House, Lot: 6399sf
Prior Sale: $69,900 (09/94)

182 MASSASOIT ST $1,000,000
B: Emtay Inc
S: Dionne Real Estate LLC
Book/Page: 25653/314, Date: 11/14/24
Use: 3 Bdrm Cape Cod, Lot: 6077sf
Prior Sale: $85,000 (03/16)

51-53 MILLER ST $350,000
B: Nicelia Irizarry & Misael Irizarry
S: Karen Chiaro & Glorie Glynn
Book/Page: 25654/176, Date: 11/15/24
Mtg: Citizens Bank $334,640
Term: 2054
Use: 2-Family Two Family, Lot: 5001sf

26-28 PARALLEL ST $300,000
B: 26-28 Parallel LLC
S: Thomas M Collins Jr & Sean P Collins
Book/Page: 25654/116, Date: 11/15/24
Mtg: Tailor Rdg REIT LLC $337,500
Use: 3-Family Mlti-Unt Blg, Lot: 5001sf

31 PARALLEL ST $314,000
B: Chantelle A Francis
S: Topher Properties LLC
Book/Page: 25656/78, Date: 11/15/24
Mtg: CMG Mortgage Inc $288,880
Term: 2054
Use: 4 Bdrm Old Style, Lot: 5001sf
Prior Sale: $82,000 (12/16)

124 PENNSYLVANIA AVE $321,750
B: Kyle Kreyeski & Clarissa Kreyeski
S: Downie Cheryl Lee Est & Todd W Downie
Book/Page: 25655/337, Date: 11/15/24
Mtg: Fairway Ind Mtg $315,921
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6251sf

45 POCANTICO AVE $260,000
B: Dnepro Properties LLC
S: Patrick M Mcginity
Book/Page: 25657/442, Date: 11/18/24
Mtg: Jdjg Properties Llc $282,500
Use: 3 Bdrm Raised Ranch, Lot: 7501sf
Prior Sale: $147,500 (12/14)

101 REGAL ST $285,000
B: Melvin Rivera & Marta E Rivera
S: Candace L Sherokow
Book/Page: 25656/216, Date: 11/15/24
Mtg: William Raveis Mtg Co $188,237
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7200sf
Prior Sale: $86,900 (06/02)

50 REVERE ST $1,000,000
B: Emtay Inc
S: Dionne Real Estate LLC
Book/Page: 25653/314, Date: 11/14/24
Use: 4 Bdrm Old Style, Lot: 5001sf
Prior Sale: $125,000 (04/16)

408 ROOSEVELT AVE $357,000
B: Arjun Thapa & Sharada Paudel
S: Muna Tiwari & Ganga M Tiwari
Book/Page: 25654/57, Date: 11/14/24
Use: 3 Bdrm Colonial, Lot: 12702sf
Prior Sale: $205,000 (12/14)

66-68 SHAWMUT ST $250,000
B: Joshua Tiago & Emely B Rodriguez
S: Alexander E Samol, Tr for Harriet Samol Lt
Book/Page: 25654/555, Date: 11/15/24
Mtg: Northpoint Mortgage $245,471
Term: 2054
Use: 2-Family Duplex, Lot: 5001sf

33 SHERWOOD RD $260,000
B: Michael T Donovan & Andrea J Donovan
S: Joan M Przybycien
Book/Page: 25656/441, Date: 11/15/24
Mtg: CMG Mortgage Inc $221,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6564sf

41 SMITHFIELD CT U:41 ..... $285,000
B: Debra A Richard
S: Brock John Est & Kathryn H Dunford
Book/Page: 25658/172, Date: 11/18/24
Mtg: PeoplesBank (Holyoke) $70,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $85,000 (12/93)

971-973 SUMNER AVE $390,000
B: Saad Abduljabbar & Wamedh Jassaim
S: Ryan V Nguyen
Book/Page: 25655/359, Date: 11/15/24
Mtg: PeoplesBank (Holyoke) $312,000
Use: 2-Family Duplex, Lot: 5001sf
Prior Sale: $154,000 (03/11)

278 TALMADGE DR $240,000
B: Christian L Rodriguez
S: Dominic Santaniello, Tr for Naples Home Buyers T
Book/Page: 25656/238, Date: 11/15/24
Mtg: Fairway Ind Mtg $216,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10799sf
Prior Sale: $170,000 (09/24)

39 THYME LN $180,000
B: Nicholas Turnberg
S: Mazza Joseph A Est & Lisa Salsbury
Doc#: 000000000238265, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 10999sf

15 VASSAR ST $1,000,000
B: Emtay Inc
S: Dionne Real Estate LLC
Book/Page: 25653/314, Date: 11/14/24
Use: 4 Bdrm Old Style, Lot: 6957sf
Prior Sale: $71,935 (09/14)

67 VENTURE DR $125,000
B: Anne M Bouchie
S: Steven G Lamothe
Book/Page: 25658/483, Date: 11/18/24
Use: 2 Bdrm Ranch, Lot: 8002sf
Prior Sale: $135,000 (01/03)

96 W ALVORD ST $226,000
B: Rosa Aquino
S: Susan A Cooter
Book/Page: 25658/253, Date: 11/18/24
Mtg: MA Housing Fin Auth $192,743
Term: 2054
Use: 3 Bdrm Old Style, Lot: 6098sf

72 W BAY PATH TER $243,000
B: Jonan M Liriano-Jimenez
S: Jessica Obrien
Book/Page: 25656/538, Date: 11/15/24
Mtg: United Wholesale Mtg $238,598
Term: 2054
Use: 2 Bdrm Ranch, Lot: 7000sf
Prior Sale: $113,000 (07/18)

480 WHITE ST $300,000
B: Jjs Capital Inv LLC
S: Jjs Capital Inv LLC
Book/Page: 25654/330, Date: 11/15/24
Use: 2-Family Two Family, Lot: 5998sf
Prior Sale: $103,500 (09/00)

143 WILBRAHAM AVE $187,500
B: Pierre-Bony Louis
S: Winston Francis
Book/Page: 25656/73, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 4870sf
Prior Sale: $38,000 (02/07)

27-29 WILCOX ST $370,000
B: Cnp Investments LLC
S: Holman Ruth E Est & Carol I Grochmal
Book/Page: 25652/248, Date: 11/14/24
Mtg: RFLF 7 LLC $296,000
Term: 2025
Use: Apartment Bldg - 4-8 Units, Lot: 5785sf

148 YALE ST $1,000,000
B: Emtay Inc
S: Dionne Real Estate LLC
Book/Page: 25653/314, Date: 11/14/24
Use: 6 Bdrm Colonial, Lot: 4386sf
Prior Sale: $90,000 (03/16)

► FORECLOSURE DEEDS

38-40 FOREST PARK AVE $250,000
B: Livingwater Capital LLC
S: Ojey Ikewibe & US Bank NA Tr
Book/Page: 25656/321, Date: 11/15/24
Mtg: Commercial Lender LLC $331,250
Term: 2025
Use: 2-Family Two Family, Lot: 8438sf
Prior Sale: $185,000 (10/04)

Tolland

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	12
Median Price	$345,000	$286,000

► REAL ESTATE SALES

42 WOODCHUCK HOLW $200,000
B: Kevin A Hull & Krista A Hull
S: Dianne A Pothier
Book/Page: 25655/432, Date: 11/15/24
Mtg: Guaranteed Rate Inc $150,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 14201sf
Prior Sale: $125,000 (10/09)

Wales

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	19
Median Price	$300,000	$258,760

► REAL ESTATE SALES

14 SHAW RD $270,000
B: Julia Brown & Zachary P Dill
S: Taylor D Kibbe & Hailee A Kibbe
Book/Page: 25655/567, Date: 11/15/24
Mtg: CMG Mortgage Inc $265,109
Term: 2054
Use: 2 Bdrm Conventional, Lot: 87120sf
Prior Sale: $160,000 (01/16)

West Springfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	180	160
Median Price	$310,000	$318,500

► REAL ESTATE SALES

42 HERRMAN ST $292,900
B: Olcay Kocaman
S: Maria E Ashley
Book/Page: 25657/586, Date: 11/18/24
Mtg: First World Mortgage $223,519
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9218sf

93 NONOTUCK RD $440,000
B: Brendan Culver & Danielle Culver
S: Palmer Franklin C Est & Donna L Palmer
Book/Page: 25656/186, Date: 11/15/24
Mtg: Key Bank NA $406,125
Term: 2054
Use: 4 Bdrm Colonial, Lot: 105359sf

101 WESTWOOD DR $250,000
B: West Co Investments LLC
S: Terrence P Roberts & Barry G Roberts
Book/Page: 25657/2, Date: 11/15/24
Mtg: CCG Fund 1 LLC $320,000
Term: 2025
Use: 3 Bdrm Ranch, Lot: 20000sf

Westfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	230	222
Median Price	$322,500	$358,750

► REAL ESTATE SALES

18 DAY LILY LN $700,000
B: Steven Garib
S: Bent Tree Development LLC
Book/Page: 25658/404, Date: 11/18/24
Mtg: American Heritage $333,937
Term: 2054

266 HILLSIDE RD $350,000
B: Zachary Hall
S: Katherine A St Mary
Book/Page: 25655/172, Date: 11/15/24
Mtg: Cibm Bank $280,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 152460sf

86 MONTGOMERY ST $309,900
B: Emily Galvin & Melanie Gaudet
S: Robin R Sheldon
Book/Page: 25653/326, Date: 11/14/24
Mtg: M&T Bank NA $247,920
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Ranch, Lot: 14904sf
Prior Sale: $150,000 (01/24)

283 RUSSELLVILLE RD $425,000
B: Jeffrey P Mackey & Nicole Mackey
S: Joanne V Farrell
Book/Page: 25653/273, Date: 11/14/24
Mtg: PeoplesBank (Holyoke) $340,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 44867sf

15 SCHUMANN DR $325,000
B: Nathan J Schreffler
S: Plante George A Est & Brian Plante
Book/Page: 25654/490, Date: 11/15/24
Mtg: Evolve B&T $308,750
Term: 2054
Use: 2 Bdrm Conventional, Lot: 25720sf
Prior Sale: $146,000 (08/06)

29 WOOD RD $240,000
B: Jamie A Toomey & Zachary M Gaudet
S: Michael E Premny & Amy B Nelson
Book/Page: 25657/499, Date: 11/18/24
Mtg: New American Funding $222,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 40000sf

33 WOOD RD $370,000
B: Ivan Haikevych
S: Michael E Premny & Amy B Nelson
Book/Page: 25658/315, Date: 11/18/24
Mtg: Fairway Ind Mtg $333,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 144750sf

Wilbraham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	143
Median Price	$405,000	$435,000

► REAL ESTATE SALES

395 3 RIVERS RD $250,000
B: John Machado
S: Bruce Laviolette & David Laviolette
Book/Page: 25653/65, Date: 11/14/24
Use: 2 Bdrm Ranch, Lot: 113274sf

2205 BOSTON RD U:C25 ..... $325,000
B: Caren L Reed & Christopher J Reed
S: William C Lynch & Ann M Lynch
Book/Page: 25655/259, Date: 11/15/24
Mtg: Polish National CU $260,000
Term: 2054 Rate: 5.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $190,000 (06/20)

575 MONSON RD $724,900
B: E S G Development LLC
S: Robert J Lefebvre
Book/Page: 25657/359, Date: 11/18/24
Mtg: Rfb 4 Nb Llc $579,920
Use: 4 Bdrm Colonial, Lot: 86702sf
Prior Sale: $675,000 (10/07)

576 RIDGE RD $315,000
B: Earl D Wilson & Marcelle E Wilson
S: Laura Haapanen & Cristina Liquori
Book/Page: 25654/532, Date: 11/15/24
Use: Residential Developable Land, Lot: 723985sf
Prior Sale: $200,000 (01/21)

2 WEBSTER LN $825,000
B: Frank P Mikuszewski 3rd & Lida E Vanasse
S: Christopher J Reed & Caren L Reed
Book/Page: 25655/198, Date: 11/15/24
Mtg: First Colony Mtg Corp $577,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 109789sf
Prior Sale: $650,000 (06/22)

Hampshire Registry

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

88 EAMES AVE $290,000
B: Bho Realty LLC
S: Phyllis J Pike, Tr for Phyllis J Pike RET
Book/Page: 15282/223, Date: 11/14/24
Mtg: Silver Hill Funding $332,982
Use: 2 Bdrm, Lot: 10060sf

26 GREEN LEAVES DR U:632 ..... $352,000
B: Frances Kraver
S: Nathaniel F Kane, Tr for M A Kane Testamentary T
Book/Page: 15283/107, Date: 11/15/24
Use: 3 Bdrm Condo
Prior Sale: $252,000 (12/20)

51 HOP BROOK RD $860,000
B: Donald R Korobkin & Susan Holland
S: Guangyu Xu
Book/Page: 15285/40, Date: 11/15/24
Mtg: Greenfield Svgs $500,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 22692sf
Prior Sale: $500,000 (09/17)

10 MCINTOSH DR U:10 ..... $365,000
B: Diana G Masters
S: Vasudevan Raghavan & Mythreyi Krishnan
Book/Page: 15284/207, Date: 11/15/24
Use: 2 Bdrm Condo, Lot: 8474sf
Prior Sale: $209,900 (06/17)

62 PINE GRV U:62 ..... $425,000
B: Yoko Harumi & Henry C Theriault
S: Richard Schrader & Diane Berg
Book/Page: 15284/35, Date: 11/15/24
Mtg: MSA Mortgage LLC $382,500
Term: 2054
Use: 3 Bdrm Condo, Lot: 8453sf
Prior Sale: $320,000 (04/22)

509 PINE ST $300,000
B: Lynn C Hayes & David E Hayes
S: Gary M Cynningham & Jayne M Walas
Book/Page: 15283/80, Date: 11/15/24
Use: 2 Bdrm, Lot: 35937sf

500 SUNDERLAND RD $632,000
B: Madeline Johnson
S: Alexander Reyes
Book/Page: 15285/8, Date: 11/15/24
Mtg: Premier Mtg Resources $474,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 400752sf
Prior Sale: $399,900 (07/23)

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

AMHERST RD $55,000
B: James Bachand
S: Tracy A Wehr
Book/Page: 15284/214, Date: 11/15/24

JENSEN ST L:100 ..... $115,000
B: Kevin P Vickers & Carrie M Vickers
S: Kenneth I Hislop & Lyle G Hislop
Book/Page: 15283/123, Date: 11/15/24

44 MUNSELL ST $545,000
B: Bac T Son
S: M & G Land Dev LLC
Book/Page: 15286/157, Date: 11/18/24
Mtg: Evolve B&T $160,000
Term: 2054

151 OAKRIDGE DR $515,000
B: Myles H Paulo & Grace Paulo
S: Michale J Sullivan
Book/Page: 15285/105, Date: 11/18/24
Mtg: Movement Mtg LLC $505,672
Term: 2054
Use: 3 Bdrm Colonial, Lot: 40001sf
Prior Sale: $175,000 (01/98)

81 OLD AMHERST RD $575,000
B: Tall Palms Capital LLC
S: Rb Ventures LLC
Book/Page: 15286/23, Date: 11/18/24
Use: Apartment Bldg - 4-8 Units, Lot: 60984sf
Prior Sale: $378,000 (11/18)

34 SHEA AVE $410,000
B: Ashley Bonin & Danil Rossi
S: Paul E Grudgen & Debra J Grudgen
Book/Page: 15283/269, Date: 11/15/24
Mtg: Prestige Home Mtg LLC $402,573
Term: 2054
Use: 4 Bdrm Colonial, Lot: 152460sf

STATE ST L:251-74 ..... $110,000
B: Mark Harasimowicz
S: Pamela Ondrick, Tr for Theodore J Ondrick T
Book/Page: 15283/59, Date: 11/15/24

Chesterfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	15
Median Price	$284,500	$440,000

► REAL ESTATE SALES

33 SOUTH ST $67,000
B: Damon Reeves
S: Richard J Mathisen
Book/Page: 15283/129, Date: 11/15/24
Use: 2 Bdrm Conventional, Lot: 87120sf
Prior Sale: $82,000 (02/22)

145 SOUTH ST $200,000
B: Joshua S Ragoza
S: Thoma J Janik
Book/Page: 15283/24, Date: 11/14/24
Mtg: Barbara Mccolgan $200,000
Term: 2044
Use: 2 Bdrm Conventional, Lot: 13000sf
Prior Sale: $115,000 (09/14)

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

41 SOUTH ST U:38 ..... $255,000
B: Tjerese R Kaufman
S: Pourinski Elaine M Est & Susan Sachs
Book/Page: 15283/170, Date: 11/15/24
Mtg: Guild Mortgage Co $204,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $135,000 (11/10)

Goshen

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	7
Median Price	$355,000	$485,000

► REAL ESTATE SALES

HAMMOND ACRES L:218 ..... $4,500
B: Daniel J Desnoyers & Linda L Desnoyers
S: Dustin Bernier, Tr for Rainbow RET
Book/Page: 15286/88, Date: 11/18/24

Granby

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	40
Median Price	$315,000	$360,950

► REAL ESTATE SALES

148 AMHERST ST $241,000
B: Erick Funk & Aimee D Funk
S: Russell A Ducharme Sr
Book/Page: 15284/324, Date: 11/15/24
Mtg: BankESB $192,800
Term: 2054 Rate: 6.4% Type: Adj
Use: 2-Family Ranch, Lot: 64829sf
Prior Sale: $219,500 (01/13)

25 COLD HILL DR $395,000
B: Jennifer A Deforge & Kathryn B Cullen
S: Marlene E Bedell & Michael P Deady
Book/Page: 15286/118, Date: 11/18/24
Mtg: Churchill Mortgage Co $375,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 15884sf
Prior Sale: $3,600 (02/96)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

HAMPSHIRE REGISTRY
continued

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

29 STOCKWELL RD $530,000
B: Xiaoqiu Wang & Zhongchao Zhao
S: Frank J Szelwicki Jr & Mary B Kennedy
Book/Page: 15285/94, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 18731sf
Prior Sale: $6,000 (12/11)

Hatfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	21
Median Price	$422,500	$440,000

► REAL ESTATE SALES

BASHIN RD $230,000
B: Nourse Farms Re Acqui LLC
S: Thomas E Yagodzinski & Richard J Yagodzinski
Book/Page: 15285/295, Date: 11/18/24

27 ELM ST $320,000
B: 119 Real Estate LLC
S: Joann Lampron & Roy L Seidell Jr
Book/Page: 15286/38, Date: 11/18/24
Use: 3 Bdrm Old Style, Lot: 76365sf

60 N HATFIELD RD $511,000
B: Kurt Reznikiewicz & Wayne Carlson Jr
S: James M Motyka & Lorrie A Motyka
Book/Page: 15285/231, Date: 11/18/24
Mtg: Pennymac Loan Service $487,840
Term: 2054
Use: 3 Bdrm Ranch, Lot: 45002sf

Middlefield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	2
Median Price	$239,950	$290,950

► REAL ESTATE SALES

147 CHIPMAN RD $380,000
B: Peter J Stone
S: Susan M Scott & Whitney L Scott
Book/Page: 15284/220, Date: 11/15/24
Mtg: Neighbors Bank $373,117
Term: 2054
Use: 1 Bdrm Contemporary, Lot: 87120sf
Prior Sale: $36,000 (03/06)

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

20 BRIDGE RD U:41 ..... $1,150,000
B: Sara Crawley
S: Marcy Eisenberg, Tr for Marcy Eisenberg RET
Book/Page: 15283/234, Date: 11/15/24
Use: 3 Bdrm Condo
Prior Sale: $589,000 (07/16)

308 BROOKSIDE CIR $362,000
B: Marianne Gregersen
S: Erica Graham
Book/Page: 15284/126, Date: 11/15/24
Mtg: Everett Financial $100,000
Term: 2044
Use: 3 Bdrm Ranch, Lot: 15120sf
Prior Sale: $305,000 (09/22)

23 COLUMBUS AVE $650,000
B: Sean Mccarthy & Joy C Mccarthy
S: Gatepoint Enterprises LLC
Book/Page: 15284/181, Date: 11/15/24
Mtg: Homestead Fund Corp $617,500
Term: 2054
Use: 2-Family Conventional, Lot: 6120sf
Prior Sale: $575,000 (04/21)

40 CRESTVIEW DR $385,000
B: Alexander M Ziter & Thalia Aguilar-Nolan
S: Robnert W Holley & Heidi H Holley
Book/Page: 15283/141, Date: 11/15/24
Mtg: Greenfield Svgs $346,500
Term: 2054 Rate: 5.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: $239,900 (06/17)

10 HAWLEY ST U:3C $750,000
B: Bryan E Lee
S: Oconnell Hawley LLC
Book/Page: 15283/308, Date: 11/15/24
Mtg: Leader Bank NA $350,000
Term: 2039
Use: Condo

30 MARKET ST U:3 ..... $400,000
B: Salon 241 Market Prop LLC
S: Marketplace Associates Lp
Book/Page: 15284/263, Date: 11/15/24
Mtg: Greenfield Svgs $320,000
Term: 2029
Use: Condo

155 RIVERSIDE DR $255,000
B: Stephen Gallant
S: Ahearn Linda J Est & William B Ahearn Jr
Book/Page: 15285/270, Date: 11/18/24
Use: 3 Bdrm Conventional, Lot: 14902sf

263 SYLVESTER RD $1,000,000
B: John Doll & Lesley Doll
S: Lisa H Mccutcheon
Book/Page: 15286/100, Date: 11/18/24
Use: 4 Bdrm Colonial, Lot: 118657sf

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

9 BENGER AVE $285,000
B: Jeffrey M Fugiela
S: Marilyn A Griffin
Book/Page: 15284/154, Date: 11/15/24
Mtg: Movement Mtg LLC $270,750
Term: 2054
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $94,000 (08/94)

4 MEADOWOOD DR $350,000
B: Alecca Rivera & Nilyn M Gonzalez
S: Lukasik Ft & Richard E Lukasik Jr
Book/Page: 15284/9, Date: 11/15/24
Mtg: Digital FCU $332,500
Term: 2039
Use: 3 Bdrm Ranch, Lot: 64904sf

85 SHADOW BROOK EST U:85 ..... $489,900
B: Johannes Brongers & Janet Brongers
S: Brunton Donna M Est & Robert Brunton
Book/Page: 15286/62, Date: 11/18/24
Use: 3 Bdrm Condo, Lot: 1sf
Prior Sale: $305,000 (11/05)

9 WOOD AVE U:9 ..... $289,500
B: Edward Sullivan & Marianne Sullivan
S: Ruth S Rauluk & Mark A Rauluk
Book/Page: 15285/258, Date: 11/18/24
Use: 2 Bdrm Condo, Lot: 20000sf
Prior Sale: $239,900 (06/21)

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

230 COLLEGE HWY $425,000
B: Zachary C Swanson & Lisa M Swanson
S: Donald E Warren, Tr for Donald & Ingrid Warren Lt
Book/Page: 15284/296, Date: 11/15/24
Mtg: Greenfield Cp Bk $361,250
Term: 2054 Rate: 5.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 227819sf

26 HILLSIDE MEADOWS DR $500,000
B: Rachel Pantermehl
S: Dylan Mailloux & Sarrah Mailloux
Book/Page: 15283/336, Date: 11/15/24
Mtg: HarborOne Mortgage $200,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 37462sf
Prior Sale: $307,000 (09/18)

17 MILLER AVE $575,000
B: Matthew J Fontaine & Kellie E Fontaine
S: John D Fitzpatrick & Robin Fitzpatrick
Book/Page: 15284/90, Date: 11/15/24
Mtg: Florence Bank $400,000
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 49658sf
Prior Sale: $279,900 (11/99)

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

BABCOCK TAVERN RD L:6 ..... $52,500
B: John T Wilbanks & Carolina A Rossini
S: Beaver Associates Inc
Book/Page: 15284/115, Date: 11/15/24

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

197 ANDOVER RD $699,900
B: Alternative Supports Inc
S: Derek H Allgaier, Tr for D H Rt
Book/Page: 38901/78, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 34282sf
Prior Sale: $450,000 (07/24)

432 BOSTON RD $1,225,000
B: David J Crescio, Tr for Center Rt
S: Anthony Borrelli, Tr for J And T Rt
Book/Page: 38903/43, Date: 11/15/24
Use: Mixed Use-Prim Comm & Resd, Lot: 34325sf
Prior Sale: $450,000 (05/97)

14 CORTHELL RD $600,000
B: Elise Lamoreaux & Cory Jackson
S: Derrick G Hartmann & Teresa Hartmann
Book/Page: 38905/68, Date: 11/18/24
Mtg: Leader Bank NA $579,975
Term: 2054
Use: 3 Bdrm Old Style, Lot: 14614sf
Prior Sale: $319,000 (11/17)

3 DOYLE AVE $421,000
B: Denis Galushkin
S: Peggy A Johnson
Book/Page: 38905/150, Date: 11/18/24
Use: 3 Bdrm Ranch, Lot: 15751sf

234 HIGH ST $770,234
B: Carla Olson
S: Matthew Verrochi
Book/Page: 38906/29, Date: 11/18/24
Mtg: Cambridge Svgs Bk $500,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 30126sf
Prior Sale: $75,000 (01/07)

12 KENMAR DR U:76 ..... $262,500
B: Yi Sun, Tr for Sun & Wang Ft
S: Jmt Condo Holdings LLC
Book/Page: 38900/52, Date: 11/15/24
Use: 1 Bdrm Condo
Prior Sale: $185,406 (06/24)

16 KENMAR DR U:136 ..... $340,000
B: Marissa Vitale
S: Nadish Desai & Namita Dodwadkar
Book/Page: 38906/147, Date: 11/18/24
Mtg: Guaranteed Rate Affin $240,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $275,000 (09/21)

24 KENMAR DR U:223 ..... $345,000
B: Javed Khalifa
S: Jashu Patel
Book/Page: 38900/110, Date: 11/15/24
Mtg: Guaranteed Rate Inc $258,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $159,250 (02/04)

218 RANGEWAY RD U:244 ..... $708,000
B: Nareshkumar Allu & Janani Chilamakurti
S: Loreno Pirri, Tr for Pirri Ft
Book/Page: 38902/131, Date: 11/15/24
Mtg: JPMorgan Chase Bank $637,200
Term: 2054
Use: Condo
Prior Sale: $399,900 (02/04)

17 RAVINE RD $415,000
B: Mohsin Niyazi
S: Jean M Egan
Book/Page: 38899/292, Date: 11/15/24
Mtg: Geneva Financial LLC $332,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 19301sf
Prior Sale: $164,900 (10/98)

30-32 WILSON ST $745,000
B: Chunmei Li & Yiwen Chen
S: Richard A Tabor Jr & M H Tabor
Book/Page: 38905/224, Date: 11/18/24
Mtg: General Mtg Cap Corp $558,750
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 18069sf
Prior Sale: $86,000 (03/96)

Carlisle

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	38
Median Price	$1,237,500	$1,350,000

► REAL ESTATE SALES

106 CARRIAGE WAY $1,749,900
B: Vikas Dhole & Vrunda Dhole
S: Simon A Roberts & Alison J Roberts
Book/Page: 38899/64, Date: 11/15/24
Mtg: Berkshire Bank $1,000,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: $1,100,000 (12/09)

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

4 HART RD $820,000
B: Linda Kopp & Karen Gustafson
S: Donald D Simmons & Kathleen Simmons
Doc#: 000000000324798, Date: 11/15/24
Mtg: JPMorgan Chase Bank $615,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 40075sf

4 KIDDER RD U:1 ..... $500,000
B: Cjarles B Brooks, Tr for Brooks Ft
S: Dels Realty LLC
Book/Page: 38905/284, Date: 11/18/24
Use: Industrial Condominum
Prior Sale: $125,000 (10/97)

82 LINWOOD ST $925,000
B: Amy V Omobono & Nicholas C Omobono
S: Scott M Davidson & Randi S Davidson
Book/Page: 38905/114, Date: 11/18/24
Mtg: Guaranteed Rate Inc $740,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 23958sf
Prior Sale: $190,000 (12/97)

6 LONGVIEW DR $780,000
B: Edward Fedele & Coleen M Obrien
S: Nancy M Cicco
Book/Page: 38899/147, Date: 11/15/24
Mtg: Radius Financial Grp $740,062
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30492sf

1 LOVETT LN $313,000
B: Jody G Marr & Denise Dunning
S: Conrad L Rock Jr
Book/Page: 38901/282, Date: 11/15/24
Mtg: Fairway Ind Mtg $250,400
Term: 2054
Use: 3 Bdrm Ranch, Lot: 40075sf

166 MILL RD U:166 ..... $610,000
B: William Pritchard & Indrayani Waghmare
S: Yun K Guo & Zhen M Zhuo
Book/Page: 38898/84, Date: 11/15/24
Mtg: Guild Mortgage Co $549,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $284,000 (04/12)

6 PICCADILLY CIR $790,000
B: Kevin Verity & Amy Verity
S: Doherty Claire Est & Neil F Doherty
Book/Page: 38895/248, Date: 11/14/24
Mtg: Cross Country Mtg Inc $632,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 40075sf

8 REID RD $775,000
B: Evie J Bradley & Peter J Maglio 2nd
S: Michael English & Angelica English
Doc#: 000000000324802, Date: 11/15/24
Mtg: Jeanne DArc CU $325,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 40511sf
Prior Sale: $665,000 (02/21)

44 THOMAS DR $815,000
B: Jenna R Donnelly & Jonathan L Eames
S: Donald C Miffitt, Tr for Miffitt 2018 T
Book/Page: 38900/253, Date: 11/15/24
Mtg: Eastern Bank $745,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 33541sf

275 WELLMAN AVE U:275 ..... $415,000
B: Julie Damelio
S: David M Jacob & Lori L Pires
Book/Page: 38902/262, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $288,000 (11/05)

229 WESTFORD ST $915,000
B: Ross Dahlstrom & Shanon Dahlstrom
S: Julie B Damelio
Book/Page: 38899/211, Date: 11/15/24
Mtg: Prosperity Home Mtg $640,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 67954sf

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

10 FARM POND RD $637,000
B: James Price, Tr for James & Nancy Price RET
S: Mendoca Albertino Est & Taylor M Mendonca
Book/Page: 38900/144, Date: 11/15/24
Use: 4 Bdrm Raised Ranch, Lot: 40384sf
Prior Sale: $339,000 (08/07)

4 HAZELWOOD AVE U:10 ..... $209,900
B: Ann J Kelly, Tr for Townie 2018 Lt
S: Jmt Condo Holdings LLC
Book/Page: 38902/62, Date: 11/15/24
Use: 1 Bdrm Condo
Prior Sale: $167,819 (06/24)

5 INFIELD AVE $850,000
B: Queri A Aguilar
S: Michael H Byrne, Tr for 5 Infield Avenue Rt
Book/Page: 38903/4, Date: 11/15/24
Mtg: MSA Mortgage LLC $807,500
Term: 2054
Use: 2-Family Two Family, Lot: 108900sf

100 MERRIMACK AVE U:127 ..... $359,900
B: Kimseth Song
S: Virginia A Barberie
Book/Page: 38902/66, Date: 11/15/24
Mtg: Rocket Mortgage LLC $349,103
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $125,000 (11/00)

35 ONTARIO AVE $775,000
B: Bhupinder S Johal
S: Arshl P Singh, Tr for Arshl P Singh Irt
Book/Page: 38904/281, Date: 11/18/24
Mtg: Cross Country Mtg Inc $620,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 19505sf
Prior Sale: $49,900 (11/95)

105 PASSACONAWAY DR $510,000
B: John Hunt & Olivia Curley-Horne
S: Shane Mclaughlin & Jessica Mclaughlin
Book/Page: 38901/39, Date: 11/15/24
Mtg: Fairway Ind Mtg $500,762
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 23000sf
Prior Sale: $240,000 (06/16)

700 ROBBINS AVE U:24 ..... $263,000
B: Jessica Gonzalez
S: Jessica C Reposa
Book/Page: 38906/205, Date: 11/18/24
Mtg: Fall River Five Cents $249,850
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $245,000 (03/24)

16 SILVA LN $1,900,000
B: Pes Property Mgmt LLC
S: Raymond A Paquette, Tr for Wrench Rt
Book/Page: 38898/195, Date: 11/15/24
Mtg: Raymond A Paquette $600,000
Use: Auto Repair, Lot: 93218sf
Prior Sale: $214,000 (10/03)

42 TURNER AVE $750,000
B: Yaritza Gomez
S: James D Sanford Jr & Judith A Sanford
Book/Page: 38897/105, Date: 11/14/24
Mtg: New Fed Mtg Corp $637,500
Term: 2054
Use: 2-Family Two Family, Lot: 10000sf
Prior Sale: $164,000 (10/99)

Lowell

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	299	338
Median Price	$450,000	$480,000

► REAL ESTATE SALES

361 AIKEN AVE U:2 ..... $300,000
B: Nicholas A Spicer & Kelsey N Spicer
S: Catherine Burbank
Book/Page: 38903/57, Date: 11/15/24
Mtg: Northern Bk & Tr $270,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $125,000 (11/08)

487 ANDOVER ST $660,000
B: David A Pirrotta & Erin C Pirrotta
S: Mary A Simensen, Tr for Simensen T
Book/Page: 38897/71, Date: 11/14/24
Mtg: Jeanne DArc CU $528,000
Term: 2054 Rate: 6.4% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 7841sf

124 APPLETON ST $650,000
B: Pisey Teng
S: Helene M Dunigan, Tr for Paul H Dunigan RET
Book/Page: 38898/48, Date: 11/15/24
Use: 5 Bdrm Conventional, Lot: 1742sf

126 APPLETON ST $650,000
B: Pisey Teng
S: Helene M Dunigan, Tr for Paul H Dunigan RET
Book/Page: 38898/48, Date: 11/15/24
Use: 4 Bdrm Conventional, Lot: 1742sf
Prior Sale: $1,010 (10/93)

192 APPLETON ST $700,000
B: Project Kompass Cmnty Ctr
S: Internation Ministry Deli
Doc#: 000000000324772, Date: 11/14/24
Use: Religious Property, Lot: 6970sf
Prior Sale: $300,000 (10/15)

198 APPLETON ST $700,000
B: Project Kompass Cmnty Ctr
S: Internation Ministry Deli
Doc#: 000000000324772, Date: 11/14/24
Use: Religious Property, Lot: 5227sf

10-12 DELAWARE AVE $620,000
B: Duffy Pawtucket Blvd LLC
S: Francis Coulter, Tr for Coulter Realty Tli
Book/Page: 38901/249, Date: 11/15/24
Mtg: Brookline Bank $600,000

20 DELAWARE AVE $165,000
B: Duffy Pawtucket Blvd LLC
S: Francis Coulter & Nancy J Shannon
Book/Page: 38901/252, Date: 11/15/24
Mtg: Brookline Bank $600,000
Use: Parking Lot, Lot: 7405sf
Prior Sale: $165,000 (01/88)

5 HILLCREST DR $560,000
B: Lina Ung & Than Vorn
S: Martyn Madeline A Est & Basem Moustafa
Book/Page: 38901/82, Date: 11/15/24
Mtg: Homestead Fund Corp $476,000
Term: 2054
Use: 2-Family Duplex, Lot: 4356sf

88 MERRIMACK ST $330,000
B: 18 Agawam LLC
S: Gdg Propeties LLC
Doc#: 000000000324826, Date: 11/18/24
Mtg: Jeanne DArc CU $2,475,000
Term: 2034
Use: Office Bldg-General, Lot: 4792sf
Prior Sale: $1,595,000 (05/17)

100 MERRIMACK ST $330,000
B: 18 Agawam LLC
S: Gdg Propeties LLC
Doc#: 000000000324826, Date: 11/18/24

43 MIDDLE ST $330,000
B: 18 Agawam LLC
S: Gdg Propeties LLC
Doc#: 000000000324826, Date: 11/18/24
Mtg: Jeanne DArc CU $2,475,000
Term: 2034
Use: Office Bldg-General, Lot: 3920sf
Prior Sale: $1,595,000 (05/17)

945 MIDDLESEX ST U:5 ..... $460,000
B: Kevin Chan
S: Joseph Mctigue & Lauren Bagley
Book/Page: 38901/133, Date: 11/15/24
Mtg: Guild Mortgage Co $446,200
Term: 2054
Use: 4 Bdrm Condo
Prior Sale: $347,500 (06/21)

1036 MIDDLESEX ST U:4 ..... $285,000
B: Ryan D Hoyt
S: Josue Briones
Book/Page: 38896/114, Date: 11/14/24
Mtg: Community CU LYNN $228,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $168,500 (05/19)

206 MOUNT HOPE ST $595,000
B: Marlvi J Diaz & Mariela A Rivas
S: Donald W Hill, Tr for Hill 2018 T
Book/Page: 38906/63, Date: 11/18/24
Mtg: Cambridge Svgs Bk $565,250
Term: 2054
Use: 2-Family Two Family, Lot: 6970sf

191 PAWTUCKET BLVD $620,000
B: Duffy Pawtucket Blvd LLC
S: Francis Coulter, Tr for Coulter Realty Tli
Book/Page: 38901/249, Date: 11/15/24
Mtg: Brookline Bank $600,000
Use: Office Bldg-General, Lot: 10019sf

1461 PAWTUCKET BLVD U:3-6 ..... $260,000
B: Stephanie Mcsurdy
S: Paul M Ervin
Book/Page: 38901/189, Date: 11/15/24
Use: 1 Bdrm Condo

549 PINE ST U:19 ..... $265,000
B: Sangay Drukpa & Nirupa Rai
S: Thel Sar & Sivkheng Sar
Book/Page: 38900/157, Date: 11/15/24
Mtg: United Wholesale Mtg $251,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $200,000 (08/22)

20 POWELL ST U:10 ..... $200,000
B: Ratha Kao
S: Sakhoerun Van
Book/Page: 38905/197, Date: 11/18/24
Mtg: Ark-La-Tex Fin Svcs $150,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $49,200 (07/10)

23 ROBIN LN $525,300
B: Patrick Hoey
S: Paul J Silva & Nancy C Silva
Book/Page: 38902/29, Date: 11/15/24
Mtg: Jeanne DArc CU $420,240
Term: 2054
Use: 2 Bdrm Ranch, Lot: 8276sf

36 TRULL LN $610,000
B: Daniel R Hickey & Kaitlyn M Hickey
S: Cheryl Robinson & Grant Robinson
Doc#: 000000000324832, Date: 11/18/24
Mtg: Shoreham Bank $496,540
Term: 2054
Use: 2 Bdrm Ranch, Lot: 13504sf
Prior Sale: $370,000 (08/16)

359 WALKER ST $665,000
B: Chandy Huot & Pisey Cheng
S: Thy Luong
Book/Page: 38902/101, Date: 11/15/24
Mtg: Guaranteed Rate Inc $621,534
Term: 2054
Use: 4 Bdrm Conventional, Lot: 7405sf
Prior Sale: $220,000 (12/18)

57 WANNALANCIT ST U:9 ..... $420,000
B: Anuj Golesar & Dishali Sonawane
S: Soumya Vemuri
Doc#: 000000000324779, Date: 11/14/24
Mtg: Total Mtg Svcs $412,392
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $154,900 (08/01)

31 WASHINGTON PKWY $645,000
B: Eric Moxley & Leakena Moxley
S: Roland A Mainville
Book/Page: 38899/262, Date: 11/15/24
Mtg: Cross Country Mtg Inc $612,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5227sf
Prior Sale: $400,000 (06/24)

45 WILLARD ST $500,000
B: Benjamin J Opikhara
S: Richard Iby, Tr for Iby Rt
Book/Page: 38897/287, Date: 11/15/24
Mtg: Plaza Home Mtg $472,400
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9148sf

► FORECLOSURE DEEDS

57 CORBETT ST $292,000
B: Telmo A Mora & Michael Mastrangelo
S: Joseph G Morin & Us Bank TNa Tr
Book/Page: 38899/181, Date: 11/15/24
Use: 3 Bdrm Conventional, Lot: 3049sf

Tewksbury

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	184
Median Price	$648,800	$675,000

► REAL ESTATE SALES

91 BABICZ RD $1,200,000
B: Parker Steele, Tr for 91 Babicz Road Nt
S: Nicholas Murphy
Book/Page: 38902/193, Date: 11/15/24
Use: 6 Bdrm Colonial, Lot: 43730sf
Prior Sale: $800,000 (08/20)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

19 BRUCE ST **$665,000**
B: Nicole Depierro & Justin Leger
S: Martha J Myers
Book/Page: 38899/21, Date: 11/15/24
Mtg: PNC Bank $532,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 44867sf

53 EMERALD CT U:53 ..... **$714,000**
B: Raymond M Murphy Sr & Cheryl L Murphy
S: Margaret A Scott, Tr for Emerald Court T
Book/Page: 38895/176, Date: 11/14/24
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $437,500 (10/06)

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

2 BALSAM CT U:2 ..... **$817,000**
B: Francis B Masullo & Denise P Masullo
S: Toll Northeast V Corp
Book/Page: 38900/223, Date: 11/15/24
Use: Possible New Construction

104 CARDINAL LN U:104 ..... **$360,000**
B: Wendy Macarthur
S: Chanel R Varney
Book/Page: 38896/17, Date: 11/14/24
Use: 2 Bdrm Condo
Prior Sale: $185,000 (06/14)

38 JUNIPER LN U:38 ..... **$996,043**
B: Annette Ochab & Randall M Ochab
S: Toll Northeast V Corp
Book/Page: 38896/260, Date: 11/14/24
Mtg: Toll Brothers Mtg Co $380,000
Term: 2054
Use: Possible New Construction

20 MOUNT PAUL RD **$490,000**
B: Herbert Mandaa & Audrey Chanakira
S: Loriana C Cabreja
Book/Page: 38897/145, Date: 11/14/24
Mtg: Rocket Mortgage LLC $465,500
Term: 2054
Use: 2 Bdrm Ranch, Lot: 24498sf
Prior Sale: $269,500 (06/24)

11 OREGON RD **$770,000**
B: Shawn Walles & Maura Walles
S: Gina L Dipietro, Tr for Dipietro Ft
Book/Page: 38896/55, Date: 11/14/24
Mtg: Fairway Ind Mtg $577,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 69696sf
Prior Sale: $454,000 (12/14)

160 PAWTUCKET BLVD **$850,000**
B: Scott Goddard, Tr for First Goddard Rt
S: Gray Wolf Realty LLC
Book/Page: 38901/90, Date: 11/15/24
Use: Mixed Use-Prim Comm & Other, Lot: 338461sf
Prior Sale: $4,250,000 (08/14)

170 PAWTUCKET BLVD **$850,000**
B: Scott Goddard, Tr for First Goddard Rt
S: Gray Wolf Realty LLC
Book/Page: 38901/90, Date: 11/15/24
Use: Swimming Pools, Lot: 120226sf
Prior Sale: $2,850,000 (06/20)

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

7 3RD ST **$400,000**
B: Andrew Pasyanos & Stefani Pasyanos
S: Nicholas Lemire & Jeimy Lemire
Book/Page: 38897/231, Date: 11/14/24
Mtg: Pennymac Loan Service $380,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 5009sf
Prior Sale: $200,000 (11/18)

35 MEADOW LN **$807,500**
B: Edward P Sisk & Caitlin A Mahoney
S: Francis B Masullo, Tr for Masullo Lt
Book/Page: 38898/248, Date: 11/15/24
Mtg: Guaranteed Rate Inc $742,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20430sf

12 SAINT PAUL LN **$1,498,550**
B: Thomas R Haynes Jr & Kellie A Haynes
S: Spalding Hill Homes Inc
Book/Page: 38899/118, Date: 11/15/24
Mtg: BankESB $648,550
Term: 2054
Use: Residential Developable Land, Lot: 20909sf

7 SANDSTONE RD U:7 ..... **$750,000**
B: Michael J Dandorph & Jean A Dandorph
S: Gerard L Hall, Tr for Hall Ft
Book/Page: 38905/254, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $410,000 (07/12)

23 STONE RIDGE RD U:23 ..... **$167,400**
B: Barbara A Najm & Sara Najm
S: Ellen M Lapierre
Book/Page: 38896/190, Date: 11/14/24
Mtg: Commonwealth of Mass $175,300
Use: 1 Bdrm Condo
Prior Sale: $139,200 (03/12)

14 TRAILS END RD **$405,000**
B: Roy Felix & Maribel R Escobar
S: Heather Parsons
Book/Page: 38898/161, Date: 11/15/24
Mtg: Guaranteed Rate Inc $391,483
Term: 2054
Use: 2 Bdrm Camp/Cabin, Lot: 5009sf
Prior Sale: $173,800 (03/16)

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

21 BLACKSTONE ST **$300,000**
B: Keith B Hobbs
S: John S Hobbs & Florence Hobbs
Book/Page: 38905/38, Date: 11/18/24
Mtg: Bank of America NA $240,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10019sf

9 DADANT DR **$382,357**
B: Pamela Temmallo
S: Edward J Sampson
Book/Page: 38895/187, Date: 11/14/24
Use: 4 Bdrm Cape Cod, Lot: 17860sf

8 EDWARDS RD **$600,000**
B: Nicholas E Manzi & Allison S Manzi
S: Dawn M Grasso, Tr for Manni Ft
Doc#: 000000000324808, Date: 11/15/24
Mtg: Guaranteed Rate Affin $540,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7405sf

118 LAKE ST **$710,000**
B: Ian Attenborough & Angelica Attenborough
S: Holman Dianne B Est & Heather A Doyle
Book/Page: 38902/208, Date: 11/15/24
Mtg: Winchester Cp Bk $350,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 6 Bdrm Colonial, Lot: 13068sf

2 QUINCY ST **$572,500**
B: Christie Lutz & Clinton P Lutz
S: Maria Siannas & Jo-Ann Siannas
Book/Page: 38900/77, Date: 11/15/24
Mtg: Lower LLC $543,875
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 13068sf
Prior Sale: $277,000 (07/13)

672 WOBURN ST **$594,900**
B: Natasha Carr & Samuel R Carr
S: Brian J Foley
Book/Page: 38900/21, Date: 11/15/24
Mtg: Guild Mortgage Co $553,073
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7405sf
Prior Sale: $469,900 (09/20)

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

97 CONCORD RD **$821,000**
B: Mohamed Abdelgalil & Susannah Adel
S: William F Murray & Rhona Murray
Book/Page: 83485/468, Date: 11/18/24
Mtg: Mutual Of Omaha Mtg $738,900
Term: 2054
Use: 4 Bdrm Colonial, Lot: 36567sf
Prior Sale: $499,800 (06/14)

15 DAVIS RD U:A14 ..... **$275,000**
B: Stephan Bader
S: Joshua Molk
Book/Page: 83478/106, Date: 11/15/24
Use: 1 Bdrm Condo
Prior Sale: $205,000 (07/24)

16 GREENSIDE LN U:16 ..... **$800,000**
B: Deana D Jackson, Tr for Jackson RET
S: Pamala Kurtzer, Tr for Kurtzer Ft
Book/Page: 83478/435, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $484,280 (04/15)

20 HIGH ST **$643,000**
B: Lauren Bertino & Holden Cookson
S: Jonathan Brink & Annabelle Brink
Book/Page: 83478/484, Date: 11/15/24
Mtg: Leader Bank NA $600,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 18367sf
Prior Sale: $641,000 (05/23)

8 MYRTLE DR **$805,000**
B: Alison Troyer, Tr for Sean Troyer
S: Jennifer A Kelley & Steven G Kelley
Book/Page: 83472/167, Date: 11/14/24
Mtg: Embrace Home Loans $400,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25550sf
Prior Sale: $481,000 (05/02)

12 WAMPUS AVE U:13 ..... **$312,500**
B: Neeraj Gurdasani & Priyanka K Gurdasani
S: Erlei Jin & Peng Xu
Book/Page: 83471/398, Date: 11/14/24
Mtg: TD Bank NA $234,375
Term: 2054 Rate: 6.6% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $255,000 (08/22)

6 WILLIS HOLDEN DR **$1,190,000**
B: Madeline Avery & Courtney Avery 2nd
S: Patricia B Lawson, Tr for 6 Willis Holden Drive Rt
Book/Page: 83475/590, Date: 11/15/24
Mtg: Digital FCU $952,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42940sf
Prior Sale: $460,000 (11/99)

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

91 ARLMONT ST **$1,058,000**
B: Qian Xu
S: Joy E Gallon & Derek W Gallon
Book/Page: 83484/346, Date: 11/18/24
Mtg: TD Bank NA $424,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 9696sf
Prior Sale: $519,000 (08/02)

53 BEACON ST U:53 ..... **$1,100,000**
B: Nermin K Uysal & Halil Uysal
S: Siddharth Devarajan & Sharmila Gopalan
Book/Page: 83471/532, Date: 11/14/24
Mtg: Leader Bank NA $880,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $524,000 (05/10)

242 FOREST ST **$940,000**
B: Emily J Tso
S: Lauren L Melton, Tr for Lauren Lynn Melton RET
Doc#: 000000001967394, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 5327sf
Prior Sale: $585,000 (11/16)

51-53 IRVING ST **$2,550,000**
B: Michael Epstein, Tr for Pisarik Epstein Ft
S: Leone Lorna Est & John D Leone
Doc#: 000000001967222, Date: 11/14/24
Mtg: Cross Country Mtg Inc $1,275,000
Term: 2054
Use: 2-Family Townhouse, Lot: 10489sf

11 JASON CT **$1,005,000**
B: David Graff & Katelyn Neuman
S: John A Cooper & Willia M Cooper
Book/Page: 83475/524, Date: 11/15/24
Mtg: Cross Country Mtg Inc $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 3703sf

43 OLD MIDDLESEX PATH **$1,950,000**
B: Molly Frean & Elliot Peng
S: Mark Gera
Doc#: 000000001967314, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 9339sf
Prior Sale: $1,000,000 (11/23)

114 PLEASANT ST U:405 ..... **$414,500**
B: Xavier Palazzi
S: Wen Bai & Ting Zhang
Book/Page: 83482/272, Date: 11/18/24
Mtg: Leader Bank NA $200,000
Term: 2034
Use: 1 Bdrm Condo
Prior Sale: $342,000 (10/21)

135 PLEASANT ST U:14 ..... **$449,000**
B: Joshua S Bell
S: Lawrence G Weathers & Mary K Coleman
Book/Page: 83469/422, Date: 11/14/24
Mtg: Northpoint Mortgage $249,000
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $425,000 (08/23)

37 RIDGE ST **$2,450,000**
B: Daniel P Sieczkiewicz & Alyssa M Fanucci
S: 24 Epping Street LLC
Book/Page: 83475/431, Date: 11/15/24
Mtg: First Citizen B&T Co $1,110,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10062sf
Prior Sale: $880,000 (11/23)

240 RIDGE ST **$800,000**
B: Seaver Properties LLC
S: Judith M Yurewicz, Tr for Leo G Corsetti Jr Irt
Book/Page: 83473/243, Date: 11/14/24
Use: 3 Bdrm Cape Cod, Lot: 7880sf
Prior Sale: $100,000 (05/88)

34 ROBBINS RD **$1,365,000**
B: Joseph Cauteruccio Jr & Regina Tavani
S: Sonke Svenson & Carol A Svenson
Doc#: 000000001967295, Date: 11/15/24
Mtg: Citizens Bank $800,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 7549sf
Prior Sale: $895,000 (05/14)

29 WALNUT TER **$1,125,000**
B: Shivangi Naik & Chaitanya Sudrick
S: Thomas Elich & Caroline G Elich
Book/Page: 83477/473, Date: 11/15/24
Mtg: Jeanne DArc CU $843,750
Term: 2054 Rate: 5.6% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 7627sf
Prior Sale: $625,000 (06/14)

105-107 WARREN ST **$1,180,000**
B: Priya Vaghani & Deep Vaghani
S: Susan E Williams, Tr for 79 Bartlett Avenue Nt
Book/Page: 83473/196, Date: 11/14/24
Mtg: Cross Country Mtg Inc $1,062,000
Term: 2039
Use: 3-Family Mlti-Unt Blg, Lot: 5502sf

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

15 AMERICA BLVD U:15 ..... **$715,000**
B: Suraj Patil & Barkha Sethia
S: Jonah E Price & Claire E Elling
Book/Page: 83475/334, Date: 11/15/24
Mtg: JPMorgan Chase Bank $643,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $680,000 (08/23)

1 BALDWIN CIR **$935,000**
B: Rachel Palioca & Alexander Palioca
S: Richard J Tirabassi & Karyn B Tirabassi
Book/Page: 83479/564, Date: 11/15/24
Mtg: Fairway Ind Mtg $510,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 30056sf
Prior Sale: $226,900 (01/94)

17 CENTRAL ST **$260,000**
B: Ashland House LLC
S: Stephanie J Santos
Book/Page: 83486/257, Date: 11/18/24
Mtg: Sea Glass Funding Llc $425,000
Use: 3 Bdrm Conventional, Lot: 6534sf
Prior Sale: $285,000 (03/20)

355 CHESTNUT ST **$600,000**
B: Kyle E Kolowsky & Rachel A Kolowsky
S: Macphail Nannette G Est & Mary A Macphail
Doc#: 000000001967249, Date: 11/15/24
Mtg: Ark-La-Tex Fin Svcs $480,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 44867sf

10 DAVIS FARM RD **$675,000**
B: Ryan Kim & Emily Kim
S: Jason-Lee H Galiguis, Tr for Galiguis Rt
Book/Page: 83476/316, Date: 11/15/24
Mtg: Leader Bank NA $573,750
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 17860sf

37 MAIN ST **$1,040,000**
B: 37 Dp LLC
S: 37 Main LLC
Book/Page: 83475/572, Date: 11/15/24
Use: Mixed Use-Prim Comm & Resd, Lot: 13068sf

Bedford

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	85
Median Price	$977,500	$1,030,000

► REAL ESTATE SALES

2 BROOKSBIE RD **$900,900**
B: Opendoor Property J LLC
S: John C Goding & Chiraporn Ratiwilas
Book/Page: 83469/285, Date: 11/14/24
Use: 4 Bdrm Old Style, Lot: 39548sf
Prior Sale: $575,000 (10/02)

69 KENDALL CT U:69 ..... **$900,000**
B: Amanda Hu & Timothy W Coull
S: Sandeep K Gupta & Sheetal Gupta
Book/Page: 83484/309, Date: 11/18/24
Mtg: Guaranteed Rate Inc $720,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $795,000 (09/21)

Belmont

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	108
Median Price	$1,420,000	$1,505,463

► REAL ESTATE SALES

200 CLAFLIN ST **$1,240,000**
B: 68a Mcbride Street LLC
S: Michael J Canavan, Tr for Michael J Canavan RET
Doc#: 000000001967276, Date: 11/15/24
Mtg: Anchor Loans LP $1,400,000
Use: 3 Bdrm Colonial, Lot: 6000sf

51 HILLCREST RD **$2,070,000**
B: Sommer Engels & Joseph Meyer
S: Dean M Donahue & Julie A Donahue
Book/Page: 83486/182, Date: 11/18/24
Mtg: Barrett Fncl Grp Llc $1,656,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10471sf
Prior Sale: $925,000 (11/04)

43 KNOX ST **$955,000**
B: Nigiar Velieva
S: Mary B Thomajan, Tr for Mary B Thomajan T
Book/Page: 83479/82, Date: 11/15/24
Mtg: Quontic Bank $668,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9126sf
Prior Sale: $570,000 (03/05)

38 LAWRENCE LN **$1,675,000**
B: Amanda Ramos & Michael Boswell
S: Walter M Pressey & Karen E Pressey
Book/Page: 83476/407, Date: 11/15/24
Mtg: Salem Five Mtg Co $1,340,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 6936sf

25-27 LEWIS RD **$1,205,000**
B: Chiahua Chang & Shu-Hong Lin
S: Mary E Nestor
Book/Page: 83480/354, Date: 11/18/24
Mtg: Nations Direct Mtg $655,000
Term: 2039
Use: 2-Family Old Style, Lot: 4973sf

97 RUTLEDGE RD **$2,569,000**
B: Debra A Belanger & Joseph P Belanger
S: J P Kistler & Wendelyn W Kistler
Doc#: 000000001967180, Date: 11/14/24
Mtg: Salem Five Mtg Co $999,900
Term: 2054 Rate: 6.0% Type: Adj
Use: 5 Bdrm Colonial, Lot: 19140sf

2-8 TRAPELO RD **$2,000,000**
B: 2-8 Trapelo Road LLC
S: Smith Legacy Partners Iii
Book/Page: 83472/262, Date: 11/14/24
Mtg: Rockland Tr Co $2,000,000
Use: Retail-Service, Lot: 5000sf

80 UPLAND RD **$1,105,000**
B: Irina Ignatova, Tr for Admv Rt
S: Maowei Chen & Canli Hua
Book/Page: 83471/353, Date: 11/14/24
Use: 2-Family Old Style, Lot: 3560sf
Prior Sale: $802,000 (08/18)

20 WILSON AVE U:1 ..... **$675,000**
B: Randa Shedid & Nasser Rabbat
S: Priti V Gaitonde
Doc#: 000000001967319, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $315,000 (02/12)

Boxboro

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	28
Median Price	$902,000	$913,000

► REAL ESTATE SALES

85 HAGER LN **$1,200,000**
B: William M Green & Nora P Green
S: Joseph S Bourdeau & Sandra M Bourdeau
Book/Page: 83471/566, Date: 11/14/24
Mtg: Leader Bank NA $960,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 104109sf
Prior Sale: $95,000 (09/91)

53 SWANSON CT U:11C **$238,000**
B: Shashidhar R Madireddy & Sandhya D Tagaram
S: Serenelife LLC
Book/Page: 83478/183, Date: 11/15/24
Mtg: Cornerstone Bank $178,500
Term: 2054 Rate: 5.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $115,000 (07/17)

Burlington

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	154	147
Median Price	$795,000	$820,000

► REAL ESTATE SALES

233 FOX HILL RD **$657,500**
B: Fox Hill Heights LLC
S: Martha M Sheridan, Tr for Sheridan Ft
Doc#: 000000001967458, Date: 11/18/24
Use: 4 Bdrm Garrison, Lot: 24049sf

4 HILLSIDE AVE **$450,000**
B: Stephen M Demato & Shannon R Hanafin
S: Paul F Sullivan, Tr for Sullivan Ft
Book/Page: 83473/95, Date: 11/14/24
Mtg: Guaranteed Rate Inc $360,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 10402sf

13 HILLTOP DR **$700,000**
B: Salma Trainor, Tr for Shawn Gauvain
S: Alan C Page & Jeffrey W Page
Book/Page: 83486/214, Date: 11/18/24
Mtg: New American Funding $560,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 21462sf
Prior Sale: $75,000 (06/93)

6 MURRAY AVE U:9 ..... **$750,000**
B: Andrew D Moore
S: Ann Assarsson-Krentz
Book/Page: 83485/96, Date: 11/18/24
Mtg: Guaranteed Rate Inc $275,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $344,000 (07/12)

12 PLEASANT ST **$735,000**
B: Joseph Barr, Tr for J Rt
S: Bettyann W Lockhead, Tr for Waite Rt
Book/Page: 83474/219, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 19998sf

► FORECLOSURE DEEDS

12 SANDRA AVE **$800,000**
B: Upland Mtg Loan TB & Wilmington Svgs Fund Soc
S: Linda Picardi & Wilmington Svgs Fund Soc
Book/Page: 83479/57, Date: 11/15/24
Use: 4 Bdrm Split Entry, Lot: 20299sf

Cambridge

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	86
Median Price	$1,778,000	$2,100,000

► REAL ESTATE SALES

99 5TH ST U:1 ..... **$715,000**
B: Shantanu Kedar & Ashwini Kedar
S: Nines On Fifth LLC
Book/Page: 83482/381, Date: 11/18/24
Mtg: Guaranteed Rate Inc $465,000
Term: 2054
Use: Condo

99 5TH ST U:4 ..... **$1,320,000**
B: Chun-Chiao Li & Chi-Ya Chang
S: Nines On Fifth LLC
Book/Page: 83479/446, Date: 11/15/24
Mtg: Cambridge Svgs Bk $767,000
Term: 2054 Rate: 5.6% Type: Adj
Use: Condo

7 ARLINGTON ST U:2 ..... **$915,000**
B: Tanveer J Khan
S: William D James, Tr for William D James Lt-2005
Doc#: 000000001967360, Date: 11/15/24
Mtg: Cambridge Svgs Bk $862,500
Term: 2054 Rate: 5.8% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $258,500 (01/97)

7 ARLINGTON ST U:3 ..... **$915,000**
B: Tanveer J Khan
S: William D James, Tr for William D James Lt-2005
Doc#: 000000001967360, Date: 11/15/24
Mtg: Cambridge Svgs Bk $862,500
Term: 2054 Rate: 5.8% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $720,000 (11/16)

93 BELMONT ST **$69,750**
B: Alan Fincke & Judith Olson
S: Ariel D Levaux
Book/Page: 83486/46, Date: 11/18/24
Use: 3-Family Family Flat, Lot: 4640sf
Prior Sale: $139,000 (04/24)

116 CHESTNUT ST U:2 ..... **$855,000**
B: Daniel A Perez-Becker & Ana V Montemayor
S: James S Hoffman & Martha G Hoffman
Book/Page: 83482/107, Date: 11/18/24
Mtg: Inst Svgs Newburyport $684,000
Term: 2054
Use: 2 Bdrm Condo

171 ELM ST U:1 ..... **$867,500**
B: Ruyin Liao
S: Paola Pedrelli & Richard Bonanno
Book/Page: 83478/215, Date: 11/15/24
Mtg: Navy FCU $650,625
Term: 2054 Rate: 5.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $404,000 (08/08)

49 FAYETTE ST U:1 ..... **$1,160,000**
B: Erik N Boneff, Tr for Boneff-Putler Ft
S: Benjamin J Black & Sarah C Black
Book/Page: 83468/407, Date: 11/14/24
Mtg: Leader Bank NA $928,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $700,000 (11/19)

335 HARVARD ST U:4 ..... **$1,450,000**
B: Ted Okazaki & Linda Okazaki
S: Sarah M Winston
Book/Page: 83475/515, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $630,500 (06/12)

186 HOLWORTHY ST **$3,015,000**
B: Jiahua Guo & Chuteng Zhou
S: 186 Holworthy LLC
Doc#: 000000001967211, Date: 11/14/24
Mtg: US Bank NA $1,715,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 2-Family Two Family, Lot: 4165sf
Prior Sale: $1,200,000 (02/23)

120 JACKSON ST **$900,000**
B: Chongzi Chen & Agnese Jekabsone
S: Amy Omobono, Tr for Eugene W Baker Jr Lt
Book/Page: 83471/203, Date: 11/14/24
Use: 3 Bdrm Conventional, Lot: 1787sf

286 RIVER ST U:2 ..... **$1,208,800**
B: Ashok K Cutkosky & Janet Song
S: Jean M Lee, Tr for Beaconsfield T
Book/Page: 83477/6, Date: 11/15/24
Mtg: Harvard College $250,000
Use: 2 Bdrm Condo
Prior Sale: $420,000 (05/11)

10 ROGERS ST U:101 ..... **$690,000**
B: Black Iris Properties LLC
S: Gigi Capital LLC
Book/Page: 83478/553, Date: 11/15/24
Mtg: Middlesex Svgs Bk $552,000
Use: Office Condo Unit
Prior Sale: $555,000 (06/14)

Concord

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	124	137
Median Price	$1,502,500	$1,480,000

► REAL ESTATE SALES

39-41 COTTAGE LN U:2 ..... **$1,300,000**
B: Olivia R Petrasch
S: Wah Projects LLC
Book/Page: 83479/406, Date: 11/15/24
Use: Condo

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

MIDDLESEX REGISTRY
continued

72 FINIGAN WAY $1,770,000
B: Yun Han
S: Robert Lonadier & Wendy Lonadier
Book/Page: 83479/536, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 11154sf
Prior Sale: $1,175,000 (10/17)

Everett

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	62
Median Price	$612,600	$616,500

► REAL ESTATE SALES

30 CHELSEA ST U:612 ..... $240,000
B: James K Barker
S: John W Rindone
Book/Page: 83481/475, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $141,667 (11/20)

20 DYER AVE $785,000
B: Zenaida I Ruiz & Enrique Hernandez
S: Elida T Barceloni
Book/Page: 83478/80, Date: 11/15/24
Mtg: Salem Five Mtg Co $761,196
Term: 2054
Use: 4 Bdrm Old Style, Lot: 6151sf
Prior Sale: $230,000 (06/08)

5 ELM RD $580,000
B: Naresh Lama & Dilmaya Lama
S: James Tiberii, Tr for Tiberii Elm RET
Book/Page: 83480/49, Date: 11/15/24

18 ELM RD $580,000
B: Naresh Lama & Dilmaya Lama
S: James Tiberii, Tr for Tiberii Elm RET
Book/Page: 83480/49, Date: 11/15/24
Mtg: Movement Mtg LLC $522,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2479sf

427 FERRY ST $995,000
B: Zachary Ciampa
S: Viel Marie Julie Est & Elisabeth H Loukas
Book/Page: 83471/477, Date: 11/14/24
Mtg: Jeanne DArc CU $796,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3-Family Mlti-Unt Blg, Lot: 3433sf
Prior Sale: $109,000 (12/94)

3 PRESCOTT TER $560,000
B: Ramon Ortiz & Ramona Ortiz
S: Ann Chow
Book/Page: 83483/301, Date: 11/18/24
Mtg: Cross Country Mtg Inc $518,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 2365sf
Prior Sale: $272,000 (01/10)

Framingham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	312	357
Median Price	$630,500	$660,000

► REAL ESTATE SALES

59 APPLE D OR RD $635,000
B: Bin Mao
S: Jerome L Spivak & Carol D Spivak
Book/Page: 83477/152, Date: 11/15/24
Use: 3 Bdrm Split Level, Lot: 21562sf

1 ARLENE DR $707,500
B: Areej Maqsood & Syed I Husain
S: Seler A Wandy
Book/Page: 83484/391, Date: 11/18/24
Mtg: M&T Bank NA $566,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 3 Bdrm Split Level, Lot: 9801sf
Prior Sale: $575,000 (10/21)

11 EAGLE LN U:11 ..... $1,160,000
B: Todd R Norley & Doreen B Norley
S: Mark Hackmeier & Susan F Hackmeier
Book/Page: 83471/234, Date: 11/14/24
Use: 2 Bdrm Condo

20 EMILY RD $871,000
B: Leo Lansky & Alexis Lansky
S: Frank A Dobrinski & Karen W Dobrinski
Doc#: 000000001967196, Date: 11/14/24
Mtg: Leader Bank NA $691,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 10542sf
Prior Sale: $505,000 (08/16)

51 GUILD RD $668,000
B: Brandon S Wong & Vanessa R Law
S: Sergey Moskalenko & Alena Moskalenko
Book/Page: 83476/213, Date: 11/15/24
Mtg: EMM Loans LLC $500,000
Term: 2054
Use: 4 Bdrm Gambrel, Lot: 12850sf
Prior Sale: $413,000 (06/17)

39 HARRINGTON RD $580,000
B: Claudia R Desouza & Wesley A Desouza
S: Daugherty Jean R Est & Michael J Daugherty
Book/Page: 83480/224, Date: 11/15/24
Mtg: United Wholesale Mtg $551,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 21170sf

55 JOCLYN AVE $619,000
B: Alexander C White & Fiona Graeme-Cook
S: Timothy E Bevins & Casey B Bevins
Book/Page: 83478/349, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 7187sf
Prior Sale: $525,000 (06/21)

94 LOWTHER RD $940,000
B: Ilya Gofman & Rachel Meisel
S: A&I Investment Prop LLC
Doc#: 000000001967335, Date: 11/15/24
Mtg: Rocket Mortgage LLC $752,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9888sf
Prior Sale: $285,000 (11/13)

37 WILLIAM J HTS $739,900
B: Susan B Cohen
S: Ronald R Mourant & Wanda J Mourant
Doc#: 000000001967369, Date: 11/15/24
Mtg: New Fed Mtg Corp $290,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 36590sf

Groton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	82
Median Price	$762,500	$725,000

► REAL ESTATE SALES

513 MAIN ST U:D $197,739
B: Sarah R Kenney
S: Lindsay R Burke
Book/Page: 83477/509, Date: 11/15/24
Mtg: First Citizen B&T Co $163,739
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $129,900 (11/13)

SAND HILL RD L:1 ..... $260,000
B: Twin Valley Homes Inc
S: Kelly A Wheatley, Tr for Wheatley Ft
Book/Page: 83486/175, Date: 11/18/24

Holliston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	116
Median Price	$685,000	$740,000

► REAL ESTATE SALES

270 HIGH ST $575,000
B: Stephen W Morella & Tiffany E Murray
S: Puja Karki & Pratap Maharjan
Book/Page: 83484/43, Date: 11/18/24
Mtg: Sgj Holdings Llc $450,000
Use: 3 Bdrm Ranch, Lot: 24394sf
Prior Sale: $411,075 (05/20)

634 WASHINGTON ST $352,000
B: Dependable Hm Soln LLC
S: William V Norton & Leslie J Norton
Book/Page: 83482/170, Date: 11/18/24
Mtg: RFLF 4 LLC $441,800
Term: 2025
Use: 5 Bdrm Cape Cod, Lot: 58370sf
Prior Sale: $282,500 (12/97)

Hopkinton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	132	136
Median Price	$965,000	$1,045,500

► REAL ESTATE SALES

CHESTNUT ST $1,200,000
B: 24 Chestnut St Hopkinton
S: Michael P Umina, Tr for Equestrian Rt
Book/Page: 83479/283, Date: 11/15/24

24 CHESTNUT ST $500,000
B: 24 Chestnut St Hopkinton
S: Michael P Umina & Diane M Umina
Book/Page: 83479/286, Date: 11/15/24
Mtg: Dedham Inst for Svgs $3,600,000
Use: 4 Bdrm Split Entry, Lot: 50652sf

10 COMMONWEALTH AVE $891,000
B: Tyler Phelan
S: Micheal C Boelsen & Patricia L Boelsen
Book/Page: 83485/554, Date: 11/18/24
Mtg: TD Bank NA $785,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 68476sf

193 HAYDEN ROWE ST $499,000
B: Anne-Marie B Troupes, Tr for David J Troupes
S: Tyler L Phelan
Book/Page: 83484/63, Date: 11/18/24
Mtg: Newrez LLC $399,200
Term: 2054
Use: 2 Bdrm Old Style, Lot: 16379sf
Prior Sale: $320,000 (08/21)

6 MCGILL CT U:6 ..... $732,000
B: Kenneth J Mahtesian & Amy L Mahtesian
S: Joseph Buscone & Faith Buscone
Book/Page: 83471/317, Date: 11/14/24
Use: 2 Bdrm Condo
Prior Sale: $450,000 (02/14)

216 POND ST $1,050,000
B: Gregory Taylor & Samantha Yonika
S: Robert P Oconnell Jr & Mary Oconnell
Book/Page: 83479/509, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 65227sf
Prior Sale: $700,000 (07/17)

5 S BARN RD $1,560,000
B: Patrick Fitzgerald & B Littleton-Fitzgerald
S: Domenick Italiano Jr & Domenica L Italiano
Book/Page: 83468/364, Date: 11/14/24
Mtg: UniBank for Savings $1,248,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 69260sf
Prior Sale: $905,000 (05/18)

39 SANCTUARY LN U:39 ..... $710,000
B: Shawn C Ryan
S: Stephen R Frohbieter, Tr for Frohbieter Ft
Book/Page: 83476/567, Date: 11/15/24
Mtg: Paramount Res Mtg Gp $532,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $520,402 (12/06)

Hudson

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	121
Median Price	$591,500	$575,000

► REAL ESTATE SALES

217 MANNING ST $835,000
B: Sam Mehdiyev & Leticia E Mehdiyev
S: Ilona M Rodgers & Richard P Rodgers
Book/Page: 83475/467, Date: 11/15/24
Mtg: United Wholesale Mtg $793,250
Term: 2054
Use: 2-Family Family Flat, Lot: 52197sf

62 PARK ST $215,450
B: Rachelle Lal
S: Jyoti Lal & Rachelle Lal
Book/Page: 83485/69, Date: 11/18/24
Mtg: Digital FCU $551,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15183sf
Prior Sale: $380,000 (01/14)

26 WORCESTER AVE $135,000
B: Yasmin V Query
S: Joanne T Johnson & Robert H Morash Jr
Book/Page: 83479/176, Date: 11/15/24
Use: 1 Bdrm Camp/Cabin, Lot: 4300sf
Prior Sale: $90,000 (06/89)

Lexington

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	251	252
Median Price	$1,625,000	$1,600,000

► REAL ESTATE SALES

42 BAKER AVE $800,000
B: Hang Wu & Hong Xu
S: Soheil Zendeh & Christine N Zendeh
Book/Page: 83477/329, Date: 11/15/24
Use: 2 Bdrm Colonial, Lot: 6400sf
Prior Sale: $190,000 (01/89)

16 BRIDLE PATH $1,500,000
B: Craig J Boulton & Therese W Swan
S: Amanda Picard & Nicholas Pilla
Book/Page: 83484/262, Date: 11/18/24
Mtg: Winchester Svgs Bk $1,200,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 21163sf
Prior Sale: $1,170,000 (06/23)

22 CONSTITUTION RD $1,075,000
B: 22 Constitution Road LLC
S: Krichmar Lucille C Est & Steven D Krichmar
Book/Page: 83472/521, Date: 11/14/24
Mtg: Stoneham Cp Bk $1,676,250
Use: 3 Bdrm Split Level, Lot: 22470sf

32 MUZZEY ST $2,635,000
B: Ashley Chiampo & Matteo Chiampo
S: Colin P Smith & Catherine E Smith
Book/Page: 83478/158, Date: 11/15/24
Use: 5 Bdrm Conventional, Lot: 14510sf
Prior Sale: $1,659,000 (06/14)

30 TYLER RD $1,750,000
B: Manikanta T Vommi & Ankita Vommi
S: Bruce D Labitt, Tr for Labitt Rt
Doc#: 000000001967268, Date: 11/15/24
Mtg: CMG Mortgage Inc $1,150,000
Term: 2054
Use: 4 Bdrm Split Level, Lot: 30435sf

2 VILLAGE CIR $950,000
B: Bcm Dev And Services LLC
S: Shirley Schindler, Tr for Daniel Schindler T
Book/Page: 83477/47, Date: 11/15/24
Use: 3 Bdrm Split Entry, Lot: 20292sf

353 WOBURN ST $2,650,000
B: Rakesh M Lal & Sonali Mathur
S: Mgw Realty LLC
Book/Page: 83475/77, Date: 11/15/24
Mtg: Guaranteed Rate Inc $1,855,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 12622sf
Prior Sale: $760,000 (06/23)

Lincoln

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	30
Median Price	$1,415,000	$1,682,500

► REAL ESTATE SALES

243 ASPEN CIR U:243 ..... $817,000
B: Kelley Seelagy, Tr for Ks T
S: Peter H Eckel, Tr for Peter H Eckel T
Book/Page: 83475/287, Date: 11/15/24
Use: 3 Bdrm Condo
Prior Sale: $579,000 (07/18)

Malden

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	146	113
Median Price	$660,000	$715,000

► REAL ESTATE SALES

11 ALDEN ST $770,000
B: Thomas Scanlon
S: Bruke Work Corp
Book/Page: 83479/541, Date: 11/15/24
Use: 3 Bdrm Old Style, Lot: 4879sf
Prior Sale: $436,000 (03/24)

169-171 EMERALD ST $1,057,500
B: Ruichang Xiong & Na Wan
S: Niloofar Farnoosh & Ehsan Rasekh
Book/Page: 83472/424, Date: 11/14/24
Mtg: TD Bank NA $777,500
Term: 2054 Rate: 5.9% Type: Adj
Use: 2-Family Mlti-Unt Blg, Lot: 5001sf
Prior Sale: $806,000 (05/18)

149 FERRY ST $2,455,560
B: 149 Ferry Street LLC
S: Ferri Group LLC
Book/Page: 83474/12, Date: 11/15/24
Mtg: Ferri Group Llc $2,174,560
Use: Auto Repair, Lot: 22969sf
Prior Sale: $275,000 (03/17)

1 WESLEY ST $10,000,000
B: Cpi 1 Wesley St Malden LL
S: Wesley Squire LLC
Book/Page: 83471/466, Date: 11/14/24
Mtg: Middlesex Svgs Bk $10,600,000
Use: Industrial Warehouse, Lot: 52912sf
Prior Sale: $3,397,875 (09/13)

95 WOODLAND RD $730,000
B: Nicole M Rybacek & Anthony G Ambrogio
S: Pamela Heiligenthal & Marc Hinton
Doc#: 000000001967373, Date: 11/15/24
Mtg: JPMorgan Chase Bank $584,000
Term: 2054
Use: 2 Bdrm Colonial, Lot: 4326sf
Prior Sale: $583,000 (09/18)

Marlborough

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	177	190
Median Price	$550,000	$587,500

► REAL ESTATE SALES

95 ANDERSON RD $785,000
B: Pin Lu & Yingjie Lu
S: Patricia Jouki
Doc#: 000000001967443, Date: 11/18/24
Mtg: Mutual Of Omaha Mtg $628,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24098sf

27 BOWSTRING WAY U:27 ..... $500,000
B: Gislene R Do Nascimento
S: Jillian De Laflor, Tr for Chase Lt
Book/Page: 83486/18, Date: 11/18/24
Mtg: Leader Bank NA $400,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $195,000 (07/00)

200 BRIGHAM ST $555,000
B: Grayson Cohen
S: Melissa Dupont, Tr for 200 Brigham St Marlboroug
Book/Page: 83472/34, Date: 11/14/24
Mtg: Cambridge Svgs Bk $471,750
Term: 2054
Use: 3 Bdrm Split Level, Lot: 29034sf

55 CAMERON DR $895,000
B: Aline Yurik & Rimma Yurik
S: Larose Ellen H Est & Thomas F Larose
Book/Page: 83473/51, Date: 11/14/24
Use: 3 Bdrm Contemporary, Lot: 43996sf
Prior Sale: $640,000 (08/05)

189 CHESTNUT ST $550,000
B: F&s Realty LLC
S: Murray Marie S Est & James T Murray
Book/Page: 83480/123, Date: 11/15/24
Use: 3-Family Family Flat, Lot: 6521sf

93 CRESTWOOD LN $550,000
B: Joseph A Tunnera, Tr for 93 Crestwood Lane T
S: Stephanie Tunnera & Joseph Tunnera
Book/Page: 83469/410, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 10179sf
Prior Sale: $550,000 (07/24)

27 DUDLEY ST $675,000
B: Nicole Pellegrino & Domenic Guarino
S: Stephen Cabral
Book/Page: 83473/308, Date: 11/14/24
Mtg: Cardinal Fncl Co LP $543,375
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 20178sf
Prior Sale: $177,900 (02/96)

59 HARVARD ST $500,000
B: Nilvania M Nunes
S: Leandro Pinto & Fanny L Demoraes
Book/Page: 83472/352, Date: 11/14/24
Mtg: Nations Direct Mtg $400,000
Term: 2054
Use: 2-Family Two Family, Lot: 7896sf
Prior Sale: $272,500 (05/03)

146 HILDRETH ST $375,000
B: Elder G Fuentes
S: Matthew Sahagian, Tr for J & P Income Only Irt
Book/Page: 83479/20, Date: 11/15/24
Mtg: Latitude Capital LLC $300,000
Use: 3 Bdrm Conventional, Lot: 18598sf

406 LINCOLN ST U:305 ..... $550,000
B: Sean Garen
S: Samantha M Oliveira
Book/Page: 83478/56, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $405,959 (04/20)

39 WRIGHT DR $835,000
B: Tiejun Li & Chun Ren
S: John D Nelson, Tr for Denise M Nelson RET
Book/Page: 83480/142, Date: 11/15/24
Mtg: MLD Mortgage Inc $626,250
Term: 2054
Use: 4 Bdrm Colonial, Lot: 17951sf
Prior Sale: $450,000 (04/02)

Maynard

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	59
Median Price	$600,000	$560,000

► REAL ESTATE SALES

11 ELMWOOD ST $673,000
B: Jackeline Ramos
S: Jason Walsh & Alexandra Walsh
Book/Page: 83477/121, Date: 11/15/24
Mtg: CMG Mortgage Inc $639,350
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 5009sf
Prior Sale: $157,000 (06/98)

5 OAK RIDGE DR U:2 ..... $425,500
B: Harshavardhan R Nagireddy
S: Gil Novak & Bethanne J Novak
Book/Page: 83476/64, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $138,000 (08/95)

5 WALTHAM ST $1,800,000
B: Simon Willard Realty LLC
S: Frank B Dentino, Tr for Marfran RT
Book/Page: 83477/555, Date: 11/15/24
Mtg: Marfran Realty Trust $1,600,000
Use: Retail-Service, Lot: 14941sf

19 WALTHAM ST $680,000
B: Jasmin Mujkanovic & Grace Tenner
S: Joseph E Fiori & Kelsey R Fiori
Book/Page: 83470/410, Date: 11/14/24
Mtg: Cross Country Mtg Inc $612,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 6752sf
Prior Sale: $466,000 (07/19)

Medford

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	200	170
Median Price	$780,000	$867,500

► REAL ESTATE SALES

54 1ST ST $1,268,000
B: Jason Cheung & Henry Cheung
S: David Saraceno, Tr for Saraceno Ft
Book/Page: 83476/156, Date: 11/15/24
Mtg: US Bank NA $887,600
Term: 2054
Use: 2-Family Two Family, Lot: 3600sf

27 CHARNWOOD RD $780,000
B: Mary K Coleman & Lawrence G Weathers
S: Jeremy Martin & Laura Jasinski
Book/Page: 83482/566, Date: 11/18/24
Mtg: Leader Bank NA $585,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 3543sf
Prior Sale: $570,700 (01/18)

605 FULTON ST $650,000
B: Anna Wu
S: Barry Clemente & Mary F Clemente
Doc#: 000000001967390, Date: 11/15/24
Use: 3 Bdrm Split Level, Lot: 6717sf

27 MURRAY HILL RD $697,000
B: Adam S Weaver Jr & Jaclyn N Palazzolo
S: David Cremmen & Rachel Cremmen
Book/Page: 83480/440, Date: 11/18/24
Mtg: JPMorgan Chase Bank $627,300
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 4475sf
Prior Sale: $607,000 (07/20)

38 PARK AVE $350,000
B: Vanessa R Winston & Cameron D Viola
S: Cameron D Viola & Gregory M Viola
Book/Page: 83481/487, Date: 11/18/24
Mtg: Amerant Mortgage $359,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 7416sf

110 ROBERTS RD $754,000
B: Ethan B Dively & Song Kim
S: Jason P Srebnick, Tr for Sreby T
Doc#: 000000001967204, Date: 11/14/24
Mtg: Amerant Mortgage $603,200
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5500sf

100 STATION LNDG U:208 ..... $810,000
B: Zhaoming Wang & Yutong Zang
S: Kevin Lin
Book/Page: 83485/15, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $750,000 (12/17)

54 STURGES ST $713,000
B: Gregory M Viola
S: Ventures Done LLC
Book/Page: 83486/55, Date: 11/18/24
Mtg: Ventures Done Llc $413,000
Use: 3 Bdrm Conventional, Lot: 4500sf
Prior Sale: $470,041 (07/24)

115 STURGES ST $487,500
B: Stephen D Tenaglia
S: Stephen D Tenaglia, Tr for 115 Sturges St Medford Nt
Book/Page: 83470/280, Date: 11/14/24
Mtg: Wakefield Cp Bk $400,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Conventional, Lot: 3200sf

96 WARREN ST $1,325,000
B: Melanie Herscovitch & Nicholas Wilson
S: Laura N Street & Elizabeth A Kantt
Book/Page: 83479/488, Date: 11/15/24
Mtg: Leader Bank NA $1,060,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 3979sf
Prior Sale: $450,000 (12/04)

577 WINTHROP ST $1,140,000
B: Allison Silvia & Nathan R Valm
S: Maura Lavalle
Book/Page: 83484/128, Date: 11/18/24
Mtg: Fairway Ind Mtg $1,140,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7206sf

76 WOLCOTT ST $921,000
B: Guillaume Sueur & Sarah Silvester
S: Paul J Clark, Tr for Marth L Clark Ft
Book/Page: 83478/172, Date: 11/15/24
Use: 4 Bdrm Conventional, Lot: 10462sf

Melrose

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	142	162
Median Price	$856,500	$867,000

► REAL ESTATE SALES

109 ALTAMONT AVE $1,390,000
B: Richard A Talieri & Danielle Talieri
S: Na Zhang & Li Zhang
Book/Page: 83469/246, Date: 11/14/24
Mtg: Cross Country Mtg Inc $1,042,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 11382sf
Prior Sale: $920,000 (11/17)

50 CLIFFORD ST $990,000
B: Cole Turula & Rachel Mastandrea
S: Christopher R Ready & Christie E Ready
Book/Page: 83476/98, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 7200sf
Prior Sale: $695,000 (11/17)

71 HOWARD ST $830,000
B: Alan P Bodenmueller & Monia C Bodenmueller
S: Mckeon Paul E Est & David F Neylon
Book/Page: 83484/223, Date: 11/18/24
Mtg: Guaranteed Rate Inc $814,966
Term: 2054
Use: 3 Bdrm Garrison, Lot: 7200sf

77 LYNDE ST $735,000
B: Robert Buchanan
S: Graham R Kent, Tr for Kent-Bernardos RET
Book/Page: 83483/343, Date: 11/18/24
Use: 2 Bdrm Old Style, Lot: 8150sf
Prior Sale: $450,000 (10/15)

681-687 MAIN ST $1,300,000
B: 59-61 Crystal Street LLC
S: Main St Melrose Grh LLC
Book/Page: 83471/390, Date: 11/14/24
Use: Retail-Service, Lot: 3629sf
Prior Sale: $1,800,000 (12/20)

689-697 MAIN ST $1,300,000
B: 59-61 Crystal Street LLC
S: Main St Melrose Grh LLC
Book/Page: 83471/390, Date: 11/14/24
Use: Retail-Service, Lot: 4922sf
Prior Sale: $1,800,000 (12/20)

Natick

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	201	232
Median Price	$855,000	$910,000

► REAL ESTATE SALES

18 BELMORE RD $975,000
B: Ragini Kanjia & Ankur Kanjia
S: Nicholas R Colantuono & Alexandra R Colantuono
Book/Page: 83471/260, Date: 11/14/24
Mtg: Guaranteed Rate Inc $862,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 8546sf
Prior Sale: $377,000 (04/17)

37 FAIRWAY CIR U:37 ..... $625,000
B: Mary B Leupold & Christopher C Leupold
S: M D Gould, Tr for Dolores C Gould Lt
Book/Page: 83475/309, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $230,000 (06/92)

1 GILBERT RD U:1 ..... $1,450,000
B: Gretchen W Frieling
S: Jens Holdings LLC
Book/Page: 83483/454, Date: 11/18/24
Mtg: Guaranteed Rate Inc $1,015,000
Term: 2054
Use: 4 Bdrm Condo
Prior Sale: $1,145,000 (09/21)

8 HARVEST MOON DR $1,680,000
B: Sawyer Bowman & Pragathi Bowman
S: William Chandler & Beth Chandler
Book/Page: 83477/56, Date: 11/15/24
Mtg: Dwayne Bowman $999,000
Term: 2033
Use: 4 Bdrm Colonial, Lot: 75882sf
Prior Sale: $1,050,000 (08/13)

10 NANCY RD $790,000
B: Tatsiana Silchukova & Ilya Silchukou
S: Barrett Jocelyn L Est & James E Barrett
Book/Page: 83473/9, Date: 11/14/24
Mtg: Rocket Mortgage LLC $632,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 21296sf
Prior Sale: $247,500 (06/96)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

90 WOODLAND ST **$1,310,000**
B: Jack E Volinski & Karen B Volinski
S: Jenifer C Adelman & Richard H Gorbaty
Book/Page: 83484/484, Date: 11/18/24
Use: 3 Bdrm Ranch, Lot: 31498sf
Prior Sale: $261,000 (12/90)

Newton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	405	416
Median Price	$1,700,000	$1,692,500

► REAL ESTATE SALES

515 CENTRE ST U:2 ..... **$1,010,000**
B: 515 Centre St Newton LLC
S: Asha Parekh
Book/Page: 83478/318, Date: 11/15/24
Use: 3 Bdrm Condo, Lot: 11540sf
Prior Sale: $640,000 (03/07)

250 HAMMOND POND PKWY U:612S .. **$840,000**
B: Feng Yeh & Lusan C Yeh
S: Arza Goldstein, Tr for Schlair Ft
Book/Page: 83479/136, Date: 11/15/24
Mtg: Leader Bank NA $588,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 761642sf
Prior Sale: $825,000 (08/18)

146 HARVARD ST U:146 ..... **$815,000**
B: Elisabeth Guenette & Micah Ward
S: Shruti Sharma & Greg Orlowski
Book/Page: 83476/345, Date: 11/15/24
Mtg: Guaranteed Rate Inc $611,250
Term: 2054
Use: 2 Bdrm Condo, Lot: 8710sf
Prior Sale: $579,008 (07/19)

165 HARVARD ST **$1,675,000**
B: Shruti Sharma & Gregory Orlowski
S: Diego Tebaldi & Nina Tebaldi
Book/Page: 83477/398, Date: 11/15/24
Mtg: Leader Bank NA $1,340,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 5 Bdrm Old Style, Lot: 9316sf
Prior Sale: $750,000 (06/04)

67 HOOD ST **$2,625,000**
B: Ramesh Izedian
S: Michael J Glazerman & Barbara G Glazerman
Doc#: 000000001967433, Date: 11/18/24
Mtg: Rocket Mortgage LLC $1,968,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16964sf
Prior Sale: $250,000 (03/94)

67 HOOD ST **$2,625,000**
B: Ramesh Izedian
S: Michael J Glazerman & Barbara G Glazerman
Book/Page: 83486/82, Date: 11/18/24
Use: 3 Bdrm Colonial, Lot: 16964sf
Prior Sale: $2,625,000 (11/24)

149 JACKSON ST **$2,321,000**
B: Michael Joyce & Adriana Nevado
S: Jeremy W Goldfarb & Ilona T Goldfarb
Book/Page: 83471/159, Date: 11/14/24
Use: 4 Bdrm Colonial, Lot: 14208sf
Prior Sale: $654,000 (07/13)

34 LOMBARD ST **$2,075,000**
B: Dean C Bottino & Susan Bottino
S: David B Spector & Kirsten L Spector
Book/Page: 83482/237, Date: 11/18/24
Mtg: MSA Mortgage LLC $750,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12636sf
Prior Sale: $825,000 (12/01)

10 MALUBAR LN **$5,800,000**
B: Jan H Koo & Samuel Koo
S: Westview Partners Hldg LL
Book/Page: 83476/112, Date: 11/15/24
Mtg: M&T Bank NA $3,890,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 4 Bdrm Split Level, Lot: 25244sf
Prior Sale: $1,737,500 (04/22)

210 NAHANTON ST U:513 ..... **$1,100,000**
B: Frank D Aronson & Paula S Aronson
S: RETailers Realty Corp
Book/Page: 83475/397, Date: 11/15/24
Mtg: Brookline Bank $1,012,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo, Lot: 1251043sf
Prior Sale: $550,000 (06/10)

122 NORWOOD AVE U:122 ..... **$1,700,000**
B: John S Ablon & Danyel K Barnard
S: Sean J Leary, Tr for 120 Norwood Avenue Rt
Book/Page: 83478/16, Date: 11/15/24
Mtg: Guild Mortgage Co $1,360,000
Term: 2054
Use: Condo

30 STEIN CIR **$1,200,000**
B: Leah E Cole & Alexander J Wong
S: Macnair David G Est & Lois J Ciccone
Book/Page: 83478/447, Date: 11/15/24
Mtg: Eastern Bank $600,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11206sf
Prior Sale: $162,962 (12/11)

457 WASHINGTON ST U:9 ..... **$410,194**
B: Tiera Magna LLC
S: A D Barbo & Lauren M Barbo
Book/Page: 83476/549, Date: 11/15/24
Use: 1 Bdrm Condo, Lot: 11230sf
Prior Sale: $390,000 (12/18)

North Reading

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	121	77
Median Price	$825,000	$906,000

► REAL ESTATE SALES

27 CEDAR ST **$660,000**
B: Tian J Lin
S: Abigail F Ostrom & Erinn K Jacobi
Book/Page: 83480/192, Date: 11/15/24
Mtg: East West Bank $390,000
Term: 2039
Use: 3 Bdrm Ranch, Lot: 43996sf
Prior Sale: $462,000 (11/20)

280 MARTINS LNDG U:8503 ..... **$514,995**
B: Anne St Bernard
S: Pulte Hm Of New Eng LLC
Book/Page: 83477/590, Date: 11/15/24
Use: Condo

MARTISN LANDING CONDO U:7105 ..... **$214,100**
B: Nancy L Pelletier
S: Pulte Hm Of New Eng LLC
Book/Page: 83472/569, Date: 11/14/24
Use: Condo

Pepperell

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	71
Median Price	$513,000	$573,500

► REAL ESTATE SALES

75 LAWRENCE ST **$825,000**
B: Joshua Nicolet & Maria Nicolet
S: Naomi S Marr
Doc#: 000000001967305, Date: 11/15/24
Mtg: CMG Mortgage Inc $660,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 87407sf
Prior Sale: $599,900 (03/06)

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

36 AUGUSTUS CT U:3012 ..... **$669,000**
B: Barbara T Flaherty
S: James R Viglione, Tr for J & J Viglione RET
Book/Page: 83485/179, Date: 11/18/24
Mtg: Pennymac Loan Service $400,000
Term: 2054
Use: 2 Bdrm Condo

176 SALEM ST **$713,500**
B: Savanna G Welch & Nicholas A Fusco
S: Jeffrey F Kelly & Danielle Kelly
Book/Page: 83476/34, Date: 11/15/24
Mtg: Flagstar Bank FSB $677,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4469sf
Prior Sale: $417,000 (01/17)

84 WOBURN ST **$999,900**
B: Jeffrey F Kelly & Danielle Kelly
S: Christopher Berry & Charlotte Green
Doc#: 000000001967350, Date: 11/15/24
Mtg: Total Mtg Svcs $799,920
Term: 2054
Use: 4 Bdrm Old Style, Lot: 10145sf
Prior Sale: $855,000 (08/21)

Sherborn

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	52
Median Price	$1,129,500	$1,287,500

► REAL ESTATE SALES

138 MAPLE ST **$1,030,000**
B: Chaya D Patel & Michael V Griesi
S: Xisuo L Liu & Yiling C Liu
Book/Page: 83476/484, Date: 11/15/24
Mtg: Rocket Mortgage LLC $680,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 142006sf
Prior Sale: $960,000 (08/21)

3 MILL ST **$1,160,000**
B: Daniel L Shores & Lindsay Shores
S: William Wirth & Lauren Wirth
Book/Page: 83485/152, Date: 11/18/24
Mtg: Needham Bk $1,102,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 105851sf
Prior Sale: $385,000 (11/97)

25 NASON HILL RD **$1,750,000**
B: Richard G Thomson & Katherine Thomson
S: Thomas F Shea & Sara E Shea
Doc#: 000000001967365, Date: 11/15/24
Mtg: Provident Funding $500,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 210830sf
Prior Sale: $545,000 (07/01)

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

19 ADAMS ST U:A **$1,546,000**
B: Nicholas Altschuller & Susan Altschuller
S: Steven M Rothstein, Tr for 19a Adams Street Rt
Book/Page: 83475/227, Date: 11/15/24
Mtg: Morgan Stanley Privat $1,046,000
Term: 2054
Use: 3 Bdrm Condo

3 ADRIAN ST U:3 ..... **$1,876,000**
B: Simon Tetelbaum & Anna Butterfield
S: Alexander L Roederer
Book/Page: 83484/448, Date: 11/18/24
Mtg: Cambridge Svgs Bk $1,480,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 4 Bdrm Condo

38 BARTLETT ST **$1,300,000**
B: Jacob Rosen & Lara Steele
S: George H Martins, Tr for Martins Ft
Book/Page: 83482/303, Date: 11/18/24
Mtg: CMG Mortgage Inc $1,040,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 3648sf

65-71 BOW ST U:304 ..... **$1,335,000**
B: Wenyu Jin
S: Bow St Union Square LLC
Book/Page: 83483/1, Date: 11/18/24
Use: Condo

65-71 BOW ST U:404 ..... **$1,150,000**
B: David J Walsh, Tr for David J Walsh RET
S: Bow St Union Square LLC
Book/Page: 83486/314, Date: 11/18/24
Use: Condo

13 DICKINSON ST **$1,050,000**
B: Thao Nguyen & Kim Do
S: James A Donato Jr & Celine Donato
Book/Page: 83474/594, Date: 11/15/24
Mtg: Liberty Bay CU $787,500
Term: 2054
Use: 2-Family Two Family, Lot: 1667sf
Prior Sale: $529,000 (07/04)

18 GARRISON AVE U:18 ..... **$515,000**
B: Sarah Luna & Pascaline Mary
S: Vanita D Sood
Book/Page: 83472/86, Date: 11/14/24
Mtg: Guaranteed Rate Inc $255,000
Term: 2039
Use: 1 Bdrm Condo
Prior Sale: $300,000 (05/10)

51 HUDSON ST **$1,611,000**
B: Jessica A Carlson & John Carlson
S: Joseph R Woods & Melissa A Woods
Book/Page: 83470/515, Date: 11/14/24
Mtg: Salem Five Mtg Co $915,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 6 Bdrm Conventional, Lot: 3320sf
Prior Sale: $686,000 (11/16)

78 NORTH ST U:1 ..... **$699,900**
B: Angela Cramer & Thomas R Pofahl
S: Kenneth Gonda
Doc#: 000000001967420, Date: 11/18/24
Mtg: Fairway Ind Mtg $559,920
Term: 2054
Use: 2 Bdrm Condo

77 SCHOOL ST U:3 ..... **$435,000**
B: Jacob Harrington & Shannon Fitzgerald
S: Monique A Duhaime
Book/Page: 83478/396, Date: 11/15/24
Mtg: Cambridge Svgs Bk $413,250
Term: 2054
Use: 1 Bdrm Condo
Prior Sale: $213,000 (08/10)

6 SPRING ST U:6 ..... **$1,475,000**
B: Gregory B Stankiewicz & Lauren M Wedell
S: Michael Shulman & Daniele Lerner
Book/Page: 83476/282, Date: 11/15/24
Mtg: Berkshire Bank $1,106,250
Term: 2054
Use: 3 Bdrm Condo

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

32 PARKWAY RD **$870,000**
B: David J Boulay
S: Kane Lauren A Est & Vincent Kane
Doc#: 000000001967192, Date: 11/14/24
Mtg: Cambridge Svgs Bk $696,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 1 Bdrm Colonial, Lot: 5001sf
Prior Sale: $131,500 (09/90)

Stow

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	57
Median Price	$810,000	$820,000

► REAL ESTATE SALES

368 GREAT RD **$325,000**
B: 1 Great Energy LLC
S: Benoit Beverly Lewis Est & James D Lewis
Book/Page: 83476/96, Date: 11/15/24
Use: Gas/Service Station, Lot: 54450sf

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

58 NORTHWOOD DR U:58 ..... **$1,010,000**
B: Edward J Obrien
S: Susan H Mcrae LLC
Book/Page: 83478/426, Date: 11/15/24
Use: 2 Bdrm Condo

60 RAYMOND RD **$1,280,000**
B: Elnaz Karimi & Arshya Feizi
S: Michael T Kelleher & Sheryl P Kelleher
Book/Page: 83485/317, Date: 11/18/24
Mtg: Citizens Bank $1,023,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 5 Bdrm Colonial, Lot: 51325sf
Prior Sale: $715,000 (06/14)

Townsend

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	72
Median Price	$467,000	$477,500

► REAL ESTATE SALES

15 KRISTOPHER LN **$575,000**
B: Katherine Simmons & Evan Simmons
S: Alan D Ventura, Tr for Ventura Ft
Book/Page: 83470/572, Date: 11/14/24
Mtg: Cross Country Mtg Inc $265,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 38773sf

Wakefield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	145	143
Median Price	$750,000	$825,000

► REAL ESTATE SALES

28 BREWSTER ST **$640,000**
B: Robert Capra
S: Christopher Neumann & Sierra Neumann
Book/Page: 83475/130, Date: 11/15/24
Mtg: Flagstar Bank FSB $210,000
Term: 2054

4 FAIRMOUNT TER **$1,035,000**
B: Bridgette A Brown & Tyler D Brown
S: Patrick A Snow & Jessica L Snow
Book/Page: 83480/269, Date: 11/15/24
Mtg: Guaranteed Rate Inc $776,250
Term: 2054
Use: 3 Bdrm Colonial, Lot: 5101sf
Prior Sale: $430,000 (11/16)

37 HERITAGE LN **$690,000**
B: Cdg Investments LLC
S: Giblin Patricia A Est & Steven L Giblin
Book/Page: 83477/182, Date: 11/15/24
Mtg: Dunegrass Capital LLC $630,000
Use: 3 Bdrm Ranch, Lot: 12023sf

LANCASTER RD **$400,000**
B: Total Temperature Contr I
S: Wakefield Lancaster LLC
Book/Page: 83473/85, Date: 11/14/24

47 PINE ST **$850,000**
B: Nathan Lourie & Abigail Lourie
S: Lisa Sordello, Tr for Clans Ft
Book/Page: 83472/233, Date: 11/14/24
Mtg: MIT Federal CU $600,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4500sf
Prior Sale: $171,000 (10/91)

3 RICHARDSON ST U:B4 ..... **$325,000**
B: Justin A Butler
S: Lehane Joseph T Est & Christine M Lehane
Doc#: 000000001967168, Date: 11/14/24
Mtg: Leader Bank NA $260,000
Term: 2054
Use: 1 Bdrm Condo

58 TAMWORTH HILL AVE **$1,105,000**
B: Timothy Mordaunt & Stephanie Mordaunt
S: Amanda L Clairmont & Matthew K Teatom
Doc#: 000000001967377, Date: 11/15/24
Mtg: Digital FCU $905,000
Term: 2054
Use: 2-Family Conventional, Lot: 17102sf
Prior Sale: $698,000 (11/19)

58 TAMWORTH HILL AVE **$1,105,000**
B: Timothy Mordaunt & Stephanie Mordaunt
S: Amanda L Clairmont & Matthew K Teatom
Book/Page: 83480/21, Date: 11/15/24
Use: 2-Family Conventional, Lot: 17102sf
Prior Sale: $1,105,000 (11/24)

Waltham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	222	202
Median Price	$800,000	$785,000

► REAL ESTATE SALES

32 BRADFORD ST **$10,000**
B: Michael J Corso & Catherine M Corso
S: Howard J Rock
Book/Page: 83478/539, Date: 11/15/24
Use: Res Potentially Dvlpble Land, Lot: 7627sf
Prior Sale: $525,000 (02/22)

15 BYRON RD **$875,000**
B: Aidan Redmond & Emily Redmond
S: Eric G Bergeron & Maria V Bergeron
Book/Page: 83473/159, Date: 11/14/24
Mtg: Leader Bank NA $612,500
Term: 2054
Use: 2 Bdrm Colonial, Lot: 7000sf
Prior Sale: $502,000 (03/14)

17 CEDARCROFT LN **$900,000**
B: 17 Cedarcroft Lane LLC
S: Anthony Khalife, Tr for Robert A Fiore RET
Book/Page: 83479/332, Date: 11/15/24
Mtg: JNR Lending T $2,435,000
Use: Residential-Multiple Bldgs, Lot: 20107sf

141 CLARK ST U:1 ..... **$870,000**
B: David C Lin
S: Stephen J Handy & Nicole L Grenier
Book/Page: 83477/436, Date: 11/15/24
Mtg: Morgan Stanley Privat $510,401
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $685,000 (11/17)

25 DENNISON ST U:1 ..... **$618,000**
B: Justine Rouleau & Michel Rouleau
S: Laura C Beaulieu, Tr for Beaulieu Ft
Book/Page: 83478/526, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $488,017 (03/18)

55 EDGEWATER DR **$900,000**
B: Benjamin S Chertow & Kristin A Mulry
S: Elaine M Garnache, Tr for Elaine Garnache Lt
Doc#: 000000001967288, Date: 11/15/24
Mtg: Rocket Mortgage LLC $720,000
Term: 2054

18 WADSWORTH AVE U:1 ..... **$1,180,333**
B: Edward J Zakocs & Nikola M Zakocs
S: Nina Mathur & Deep A Singh
Book/Page: 83477/222, Date: 11/15/24
Mtg: Guaranteed Rate Inc $944,266
Term: 2054 Rate: 6.0% Type: Adj
Use: 3 Bdrm Condo

Watertown

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	77
Median Price	$900,000	$875,000

► REAL ESTATE SALES

14 BERKELEY ST **$1,415,000**
B: Mimy Z Wang & Xing Chen
S: Marchio Orazio Est & Antonio Marchio
Book/Page: 83477/291, Date: 11/15/24
Mtg: Leader Bank NA $990,500
Use: Apartment Bldg - 4-8 Units, Lot: 3180sf
Prior Sale: $1,000 (05/05)

125 COMMON ST **$925,444**
B: 125 Common St LLC
S: First Landing Invs LLC
Book/Page: 83484/587, Date: 11/18/24
Mtg: Jennifer R Harney $1,325,444
Use: 3 Bdrm Colonial, Lot: 8276sf
Prior Sale: $870,000 (11/24)

125 COMMON ST **$870,000**
B: First Landing Invs LLC
S: Georgia Efremidis
Book/Page: 83482/477, Date: 11/18/24
Use: 3 Bdrm Colonial, Lot: 8276sf

199 COOLIDGE AVE U:407 ..... **$805,000**
B: Joanne Bauer
S: Phyllis Murphy, Tr for Phyllis Murphy Grantor T
Book/Page: 83484/157, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $287,000 (07/87)

130 EDENFIELD AVE U:130 ..... **$1,025,000**
B: Sneha P Rath & Shantanu Agarwal
S: Shawna Oliver
Book/Page: 83485/430, Date: 11/18/24
Mtg: Cambridge Svgs Bk $820,000
Term: 2054
Use: 3 Bdrm Condo, Lot: 6000sf
Prior Sale: $718,500 (06/16)

19 KEITH ST **$952,000**
B: Momo 19 Keith St LLC
S: Quanli Yang & Xuesong Gu
Book/Page: 83468/587, Date: 11/14/24
Use: 2 Bdrm Ranch, Lot: 6316sf
Prior Sale: $405,000 (11/22)

90 SCHOOL ST **$2,000,000**
B: Thuy T Tran, Tr for Hieu P Pham
S: Robert Mackerron & Sandra Mackerron
Book/Page: 83476/524, Date: 11/15/24
Use: 2-Family Family Flat, Lot: 6098sf
Prior Sale: $780,000 (02/20)

Wayland

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	106
Median Price	$1,100,000	$1,225,000

► REAL ESTATE SALES

4 BENNETT RD **$77,000**
B: Wayland Town Of
S: James F Stewart, Tr for Stewart Lt
Book/Page: 83476/26, Date: 11/15/24
Use: Residential Undvlpble Land, Lot: 814572sf
Prior Sale: $58,500 (01/93)

8 CHRISTINA U:8 ..... **$767,250**
B: Elizabeth M Raynor, Tr for Elizabeth M Raynor T
S: Juan C Vazquez & Ana Ribeiro
Doc#: 000000001967325, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $410,000 (08/13)

6 GREEN WAY U:106 ..... **$500,000**
B: Carrie L Scheer-Bourget
S: Thomas Cribben
Book/Page: 83470/120, Date: 11/14/24
Mtg: FBC Mtg LLC $275,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $387,500 (07/20)

28 WOODLAND RD **$490,000**
B: Woodland Peak Dev LLC
S: Dennis J Wiles & Kimberly A Wiles
Book/Page: 83476/382, Date: 11/15/24
Mtg: QS Lending T $1,487,000
Use: 2 Bdrm Bngl/Cottage, Lot: 11326sf

Weston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	93
Median Price	$2,120,000	$2,225,000

► REAL ESTATE SALES

40 CHILTERN RD **$2,740,000**
B: Sanjeev Arora & Madhu Arora
S: Jami K Smith & Stewart Karger
Book/Page: 83479/528, Date: 11/15/24
Use: 5 Bdrm Colonial, Lot: 39142sf
Prior Sale: $1,727,500 (08/19)

31 COBURN RD **$300,000**
B: David M Hutcheson
S: John G Hutcheson 2nd & Kimberly Hutcheson
Book/Page: 83470/472, Date: 11/14/24
Use: Residential-Multiple Bldgs, Lot: 133616sf
Prior Sale: $100,000 (11/98)

8 COLCHESTER RD **$1,400,000**
B: Ravi Gandla
S: David R Thielscher & Mary W Thielscher
Book/Page: 83475/160, Date: 11/15/24
Mtg: HarborOne Mortgage $980,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 41817sf

680 SOUTH AVE U:8 ..... **$1,300,000**
B: John P Mcgeough Jr RET & John P Mcgeough Jr
S: Aline Yurik & Rimma Yurik
Book/Page: 83470/551, Date: 11/14/24
Use: 3 Bdrm Condo
Prior Sale: $916,000 (05/21)

WELLESLEY ST **$1,300,000**
B: 0 Wellesley Street LLC
S: Julia A Rossetti, Tr for Weston T
Book/Page: 83478/478, Date: 11/15/24

163 WELLESLEY ST **$2,300,000**
B: 163 Wellesley Street LLC
S: Julia A Rossetti, Tr for Weston T
Book/Page: 83478/117, Date: 11/15/24
Mtg: Citizens Bank $1,485,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 6 Bdrm Tudor, Lot: 150605sf
Prior Sale: $3,450,000 (12/16)

Winchester

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	131	153
Median Price	$1,410,000	$1,589,000

► REAL ESTATE SALES

118 FOREST ST **$1,800,000**
B: Brian A Lewandowski & Kara E Lewandowski
S: Jay B Smith & Jean P Smith
Book/Page: 83485/225, Date: 11/18/24
Mtg: Guaranteed Rate Inc $1,260,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 25531sf
Prior Sale: $282,000 (03/90)

33 OXFORD ST **$2,285,000**
B: Gary Santarpio Jr & Christina Marshall
S: Elaine Delaney-Winn & William A Winn 3rd
Book/Page: 83483/522, Date: 11/18/24
Mtg: Winchester Cp Bk $1,828,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 7 Bdrm Revival, Lot: 10088sf

201 WASHINGTON ST U:201 ..... **$1,080,000**
B: Marc Moura & Eve Moura
S: Amy Meller & Jason Meller
Book/Page: 83479/358, Date: 11/15/24
Mtg: Guaranteed Rate Inc $965,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Condo, Lot: 16298sf
Prior Sale: $948,000 (05/21)

247 WASHINGTON ST U:9 ..... **$555,000**
B: Stephanie Charles & William Lonn
S: Jane E Bess
Book/Page: 83478/272, Date: 11/15/24
Mtg: Middlesex FSLA $444,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $218,000 (03/00)

64 WOODSIDE RD **$1,650,000**
B: Zaid Altawil & Emily De Redon
S: Gary Santarpio Jr & Christina S Marshall
Doc#: 000000001967329, Date: 11/15/24
Mtg: Cross Country Mtg Inc $862,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9013sf
Prior Sale: $895,000 (07/18)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

MIDDLESEX REGISTRY
continued

Woburn

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	176	203
Median Price	$680,000	$745,000

► REAL ESTATE SALES

100 BALDWIN AVE U:23 ..... $855,000
B: Hongda Lin & Jiani Gao
S: Vamsidhar Tangutoori & Shruti Pratapa
Book/Page: 83484/164, Date: 11/18/24
Mtg: M&T Bank NA $455,000
Term: 2054 Rate: 5.3% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $657,000 (06/20)

3 BALDWIN GREEN CMN U:309 ..... $220,000
B: Richard Silvestro & Stefania Silvestro
S: Usa Prestigious Clothiers
Book/Page: 83486/122, Date: 11/18/24
Mtg: Everett Cp Bk $165,000
Use: Office Condo Unit
Prior Sale: $190,000 (11/21)

14 BRAE CIR $814,000
B: Brian J Foley & Leanne M Aiello
S: Pearl D Murphy
Book/Page: 83479/195, Date: 11/15/24
Mtg: HarborOne Mortgage $440,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 10019sf

269 CAMBRIDGE RD U:109 ..... $410,000
B: John Chalas
S: Kathleen Shea
Doc#: 000000001967310, Date: 11/15/24
Mtg: Winchester Cp Bk $328,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $197,000 (07/13)

16 CHURCH ST U:16 ..... $1,150,000
B: Hong Qian & Gang Li
S: Shun Fan
Book/Page: 83480/84, Date: 11/15/24
Mtg: Nations Direct Mtg $623,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $950,000 (06/23)

39 DERBY DR U:39 ..... $869,900
B: Christopher Queenin, Tr for Donald P Queenin Irt
S: West Woburn Dev Corp
Book/Page: 83483/438, Date: 11/18/24
Use: 2 Bdrm Condo

12 JAMES ST $655,000
B: Nicholas Smith
S: Jenna M Francis & Shelby K Francis
Book/Page: 83483/6, Date: 11/18/24
Mtg: NBKC Bank $556,750
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6534sf
Prior Sale: $239,000 (12/13)

4 JONES AVE $635,000
B: Thomas R Norton
S: Timothy Wilson & Alexis Street
Book/Page: 83476/249, Date: 11/15/24
Use: 2 Bdrm Conventional, Lot: 4792sf
Prior Sale: $385,000 (09/20)

4 MARKHAM TER $1,127,500
B: Daniel Holland
S: Christopher Queenin, Tr for Donald P Queenin Irt
Book/Page: 83478/359, Date: 11/15/24
Mtg: Enterprise Bk & Tr Co $902,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 13504sf

237 MONTVALE AVE $800,000
B: Christian R Connor
S: Charles Deering & Sally Dawson
Doc#: 000000001967453, Date: 11/18/24
Mtg: Leader Bank NA $720,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 30056sf
Prior Sale: $293,000 (11/14)

8 PRESCOTT WAY $825,000
B: Brett Romkey & Lily Corcoran
S: Angelo Piazza Jr & Patricia E Piazza
Book/Page: 83476/456, Date: 11/15/24
Mtg: William Raveis Mtg Co $660,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10454sf
Prior Sale: $219,900 (07/96)

37 REVERE RD $1,200,000
B: Robert C Ratcliffe Jr & Laura J Ratcliffe
S: Terence M Tirella & Alyssa D Tirella
Book/Page: 83478/324, Date: 11/15/24
Mtg: Cross Country Mtg Inc $648,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 15682sf
Prior Sale: $401,065 (09/10)

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

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	87
Median Price	$2,500,000	$2,925,000

► REAL ESTATE SALES

2 ALEXANDIA DR $1,750,000
B: Loftus Brothers LLC
S: Debra A Crooks & Garrett E Crooks
Doc#: 000000000181005, Date: 11/15/24
Mtg: Cape Cod Five Cent Bk $1,065,000
Use: 2-Family Cape Cod, Lot: 10890sf
Prior Sale: $616,667 (12/17)

19 AMELIA DR $5,650,000
B: A Safe Pl Inc
S: Joseph W Manning
Book/Page: 1994/277, Date: 11/18/24
Use: Office Bldg-General, Lot: 12632sf
Prior Sale: $575,000 (05/15)

5 DAVIS LN $5,300,000
B: Lake Island Holdings LLC
S: Drake Real Estate LLC
Doc#: 000000000181000, Date: 11/15/24
Use: 4 Bdrm Cape Cod, Lot: 30928sf
Prior Sale: $3,700,000 (10/22)

10 MILK ST $4,375,000
B: Milk Pail LLC
S: Phillips G Smith, Tr for Smith Nt
Book/Page: 1994/260, Date: 11/15/24
Use: 5 Bdrm Antique, Lot: 4356sf
Prior Sale: $1,650,000 (10/99)

54 ORANGE ST $6,125,000
B: Sarah F Alger, Tr for 54 Orange St Nt
S: Sandriel Gentzel & Kevin S Gentzel
Book/Page: 1994/194, Date: 11/14/24
Use: 2-Family Family Flat, Lot: 6970sf
Prior Sale: $3,700,000 (03/21)

7 SEIKINNOW PL $2,100,000
B: Christopher Callanan & Michelle R Callanan
S: Heather Noll, Tr for Bradford Giles RET
Book/Page: 1994/168, Date: 11/14/24
Mtg: Guaranteed Rate Inc $1,500,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: $129,500 (10/97)

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

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	111
Median Price	$480,000	$495,000

► REAL ESTATE SALES

12 CENTER ST $390,000
B: Kristin M Olson
S: Plante Normand W Est & Carolyn M Plante
Book/Page: 42105/270, Date: 11/14/24
Mtg: Fairway Ind Mtg $331,500
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 26998sf

44 FLAGG DR $745,000
B: Chris White & Lauren White
S: Emily Zepf, Tr for Zepf Ft
Book/Page: 42111/63, Date: 11/15/24
Mtg: Movement Mtg LLC $595,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 25570sf
Prior Sale: $230,000 (12/99)

7 IRIS LN $780,000
B: Rahim Alshamary & Amera H Alshamary
S: Justin D Davis & Hannah O Davis
Book/Page: 42108/461, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 16897sf
Prior Sale: $677,408 (09/23)

42 LILAC AVE $842,846
B: Boominathan M Velayutham & Prathima Mohan
S: Fargon LLC
Book/Page: 42107/597, Date: 11/14/24
Mtg: JPMorgan Chase Bank $674,276
Term: 2054
Use: Residential Developable Land, Lot: 10145sf

59 PALMETTO DR U:59 ..... $244,300
B: Thanh T Nguyen & Duy Nguyen
S: Bungay Brook LLC
Book/Page: 42107/147, Date: 11/14/24
Mtg: Hsng & Livable Commun $232,000
Use: Possible New Construction

3 PEBBLE CIR U:3 ..... $691,000
B: James B Harmon & Evelyn C Harmon
S: Bungay Brook LLC
Book/Page: 42109/349, Date: 11/15/24
Use: Possible New Construction

6 SAWGRASS CIR U:6 ..... $771,820
B: Daniel J Sullivan
S: Bungay Brook LLC
Book/Page: 42109/306, Date: 11/15/24
Mtg: Bristol Cnty Svgs Bk $540,000
Term: 2054
Use: Possible New Construction

Braintree

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	200	200
Median Price	$680,000	$685,000

► REAL ESTATE SALES

59 BESTICK RD $860,000
B: Shuqi Ke & Yun J Ke
S: Craig K Wallace, Tr for Wallace Ft
Doc#: 000000001544743, Date: 11/15/24
Mtg: Fairway Ind Mtg $602,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 4709sf
Prior Sale: $34,000 (12/00)

296 COMMERCIAL ST U:21 ..... $313,000
B: Sheng-Di Lin
S: Phwe Y Tham
Book/Page: 42113/562, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $210,000 (12/16)

120-122 FRONT ST $770,000
B: Guo Y Huang, Tr for Jvc Rt
S: John N Bulger
Book/Page: 42110/274, Date: 11/15/24
Mtg: Hingham Inst for Svgs $430,000
Use: 2-Family Conventional, Lot: 16239sf
Prior Sale: $210,000 (02/10)

72 MOUNT VERNON AVE $1,302,000
B: Marina Rakhilin & Matthew D Asnes
S: Daniel Friel & Emma Friel
Book/Page: 42110/533, Date: 11/15/24
Mtg: BankESB $752,000
Term: 2054
Use: 5 Bdrm Old Style, Lot: 15059sf
Prior Sale: $1,100,000 (08/22)

68 PLEASANT VIEW AVE $635,000
B: Jesse Atkins & Sharihan Azeez
S: Duong Le
Book/Page: 42109/365, Date: 11/15/24
Mtg: Dedham Inst for Svgs $571,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5998sf
Prior Sale: $435,000 (10/18)

Brookline

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	104	87
Median Price	$2,266,944	$2,358,000

► REAL ESTATE SALES

106 FRANKLIN ST U:3 ..... $785,000
B: Radu-Loan Corcodel & Xiaojuan Li
S: Edward Langer
Book/Page: 42113/442, Date: 11/18/24
Mtg: Leader Bank NA $628,000
Term: 2039
Use: 3 Bdrm Condo
Prior Sale: $727,000 (11/22)

65 GLEN RD U:H3 ..... $755,000
B: Alisha Nanda & Tobias Nanda
S: Maggie E Samen & Dylan Callahan
Book/Page: 42112/445, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $690,000 (05/19)

22 JAMES ST U:2 ..... $1,025,000
B: Zori Rabinovitz & Inbal Rabinovitz
S: Rachel I Wilson
Book/Page: 42108/468, Date: 11/15/24
Mtg: Avidia Bank $765,000
Term: 2054
Use: 2 Bdrm Condo

72 LONGWOOD AVE U:72 ..... $605,000
B: Sujana Chaparala & Tirumala Chaparala
S: Eva Youshock & David Klionsky
Book/Page: 42110/18, Date: 11/15/24
Mtg: New American Funding $423,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $365,000 (08/11)

50 PARK ST U:46 ..... $555,000
B: Gohar Dashti & Hamed Noori
S: Jakow Katz
Book/Page: 42110/252, Date: 11/15/24
Mtg: Leader Bank NA $444,000
Term: 2039
Use: 1 Bdrm Condo

216 SAINT PAUL ST U:703 ..... $825,000
B: Ali Elabboud & Elham Elabboud
S: Moshe Cohen, Tr for Cohen Ft
Book/Page: 42110/430, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $521,000 (03/12)

120 SEAVER ST U:C301 ..... $3,300,000
B: Peter L Zane & Ellen M Zane
S: Sharon I Plumeri
Book/Page: 42110/104, Date: 11/15/24
Use: 3 Bdrm Condo
Prior Sale: $2,125,000 (03/06)

44 WASHINGTON ST U:NR10 ..... $2,250,000
B: Beps Realty LLC
S: Anthony Fraioli, Tr for Beps Rt
Book/Page: 42109/88, Date: 11/15/24
Mtg: Village Bank $2,482,060
Use: Condo

44 WASHINGTON ST U:NR10 ..... $852,575
B: Beps Realty LLC
S: Atlantic-Brook House Rlty
Book/Page: 42109/81, Date: 11/15/24
Mtg: Village Bank $2,482,060
Use: Condo

231 WASHINGTON ST U:4 ..... $700,245
B: Sahil Suri
S: Kent A Barwind & Monica K Loseman-Barwind
Book/Page: 42109/572, Date: 11/15/24
Mtg: Brookline Bank $560,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $725,000 (05/22)

Canton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	132	138
Median Price	$812,750	$810,000

► REAL ESTATE SALES

28 CHAPEL ST $347,400
B: James Dixon & Elizabneth Dixon
S: Prop Acquisition Grp LLC
Doc#: 000001229171, Date: 06/30/11
Mtg: Bank of America NA $318,150
Use: 4 Bdrm Conventional, Lot: 6200sf
Prior Sale: $200,000 (08/10)

6 NANCY CIR $425,000
B: Francis A Leahy 3rd
S: Lawrence F Pacino Jr
Book/Page: 42105/245, Date: 11/14/24
Use: 3 Bdrm Raised Ranch, Lot: 15010sf

850 PLEASANT ST $460,000
B: Furbogh LLC
S: Christina M Cohen
Book/Page: 42109/401, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 16555sf

20 REBECCA RD $550,000
B: Emily M Bogosian
S: Jake Jauregui & Caitlin Brincklow
Book/Page: 42112/401, Date: 11/18/24
Mtg: Eastern Bank $430,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7817sf
Prior Sale: $498,000 (12/22)

117 REVERE ST U:B $635,000
B: Jennifer Rajaseharan
S: Rebecca Ding & Zhenye Hu
Book/Page: 42113/229, Date: 11/18/24
Mtg: Washington Trust Mtg $508,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $420,000 (02/18)

Cohasset

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	56
Median Price	$1,515,000	$1,430,000

► REAL ESTATE SALES

27 BANCROFT RD $1,800,000
B: Christopher Houlding & Rachel Chandler
S: Franceska Wahlberg & Darrin L Wahlberg
Book/Page: 42110/462, Date: 11/15/24
Mtg: Cross Country Mtg Inc $335,775
Term: 2054
Use: 1-Family Cape Cod, Lot: 19371sf
Prior Sale: $655,000 (06/16)

461 CHIEF JUSTICE CUSHING HWY $545,000
B: Tracy Fondanova
S: Paul Kearney Jr & Tracy Fondanova
Book/Page: 42107/531, Date: 11/14/24
Mtg: Powertpo $436,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 35719sf
Prior Sale: $469,000 (04/01)

24 WOOD WAY $1,360,000
B: Gregory P Buonocore & Paulina Bucko
S: Philip J Mahoney & Kathleen M Mahoney
Book/Page: 42112/47, Date: 11/18/24
Mtg: Washington Trust Mtg $860,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20107sf
Prior Sale: $585,000 (02/01)

Dedham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	174	175
Median Price	$688,500	$721,000

► REAL ESTATE SALES

96 ALDEN ST $485,000
B: Luciano Independent Dev L
S: Mcgran Thomas J Est & Gary L Reber
Doc#: 000000001544802, Date: 11/18/24
Mtg: RFLF 4 LLC $520,000
Use: 2 Bdrm Colonial, Lot: 7344sf

32 ARCADIA AVE U:32 ..... $420,000
B: Shalomy S Mathew
S: Stephen W Morella
Doc#: 000000001544771, Date: 11/15/24
Mtg: Cross Country Mtg Inc $378,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $320,000 (03/21)

30 BULLARD ST $1,975,000
B: James Helman & Katherine Rodman
S: Benjamin F Cavallo & Angela W Cavallo
Book/Page: 42113/294, Date: 11/18/24
Mtg: US Bank NA $1,575,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 5 Bdrm Antique, Lot: 17392sf
Prior Sale: $711,250 (06/11)

56 CLARK ST $770,000
B: Daniel Chen & Sarah Manning
S: Michael A Ruddy
Book/Page: 42107/288, Date: 11/14/24
Mtg: Centreville Bank $620,500
Term: 2054
Use: 3 Bdrm Conventional, Lot: 6370sf

4 CORBETT AVE $705,000
B: Ian Curran & Emma Marra
S: Ian T Andrew
Doc#: 000000001544736, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 5007sf
Prior Sale: $80,000 (06/89)

242 LOWDER ST $3,850,000
B: Peter J Scanlon & Lois A Scanlon
S: Gregory C Carlevale, Tr for Belvedere Wight T
Doc#: 000000001544663, Date: 11/14/24
Use: 4 Bdrm Colonial, Lot: 244296sf

Dover

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	62
Median Price	$1,710,000	$1,677,500

► REAL ESTATE SALES

74 TISDALE DR U:74 ..... $710,000
B: Leigh Ishikawa
S: Victor Muravyov
Book/Page: 42113/29, Date: 11/18/24
Mtg: Workers Credit Union $510,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $260,000 (03/99)

9 TOWER DR $1,290,000
B: Cliff B Yu & Winifred W Yu
S: Gabriel Burt & Erica Burt
Book/Page: 42111/34, Date: 11/15/24
Mtg: Salem Five Mtg Co $1,032,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 55561sf
Prior Sale: $883,000 (09/17)

140 WALPOLE ST $1,090,000
B: Anna Loveland & Marcus Loveland
S: Richard Thomson & Katherine Thomson
Book/Page: 42109/30, Date: 11/15/24
Use: 4 Bdrm Cape Cod, Lot: 47393sf
Prior Sale: $840,000 (08/20)

Foxboro

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	108
Median Price	$650,000	$677,500

► REAL ESTATE SALES

9 BRAGG RD $1,575,000
B: Robert G Cropp Jr & Kimberly A Cropp
S: Dawn M Greenberg
Book/Page: 42109/138, Date: 11/15/24
Mtg: Fall River Five Cents $1,260,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 62651sf
Prior Sale: $910,000 (06/19)

157 CHESTNUT ST U:3 ..... $361,000
B: Brett Nelson
S: Robert C Folsom & Richard S Folsom
Book/Page: 42109/279, Date: 11/15/24
Mtg: CMG Mortgage Inc $350,170
Term: 2054
Use: 2 Bdrm Condo

8 HALLOWELL RD $720,000
B: Krupal K Patel & Shivani K Patel
S: David Delpizzo & Carla Delpizzo
Book/Page: 42109/56, Date: 11/15/24
Mtg: Leader Bank NA $504,000
Term: 2039
Use: 3 Bdrm Raised Ranch, Lot: 21972sf
Prior Sale: $389,900 (05/05)

11 LAKEVIEW RD $890,000
B: David Delpizzo & Carla Delpizzo
S: James V Heinz & Theresa A Heinz
Book/Page: 42110/322, Date: 11/15/24
Mtg: Guild Mortgage Co $550,000
Term: 2044
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $287,411 (12/97)

60 NORTH ST $500,000
B: Jake Development LLC
S: Michael W Wills, Tr for Wills Family Funding T
Book/Page: 42111/368, Date: 11/18/24
Mtg: Dedham Inst for Svgs $375,000
Use: 3 Bdrm Conventional, Lot: 100548sf

Franklin

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	191	187
Median Price	$650,000	$734,900

► REAL ESTATE SALES

15 CONCORD ST $755,000
B: Connie Andresen
S: Maria E Beltran, Tr for Maria Elena Beltran RET
Book/Page: 42110/68, Date: 11/15/24
Mtg: Kent Hansel Irrevocab $755,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 10306sf
Prior Sale: $440,000 (09/18)

50 LAWRENCE DR U:50 ..... $685,000
B: Arthur P Bergeron & Paulette M Bergeron
S: Kenneth C West, Tr for West Lawrence Dr T
Book/Page: 42108/508, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $405,000 (08/14)

17 TUSCANY DR U:17 ..... $650,000
B: Christopher K Feeley, Tr for Feeley Ft
S: William F Wright, Tr for A R & Frank P Wright Ft
Book/Page: 42110/6, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $399,900 (08/14)

Holbrook

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	87
Median Price	$475,000	$515,000

► REAL ESTATE SALES

275 CENTRE ST U:5 ..... $945,000
B: Fm 275 Centre St Owner LL
S: John M Messia
Book/Page: 42112/279, Date: 11/18/24
Mtg: Eastern Bank $639,000
Use: Industrial Condominum
Prior Sale: $335,000 (02/03)

Medfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	114
Median Price	$915,000	$1,175,000

► REAL ESTATE SALES

4 DEERFIELD DR $1,180,000
B: Michael J Callahan & Caitlin E Callahan
S: Liang Chen, Tr for Chen Lt
Book/Page: 42106/466, Date: 11/14/24
Use: 5 Bdrm Colonial, Lot: 43503sf
Prior Sale: $1,180,000 (11/24)

4 DEERFIELD DR $1,180,000
B: Michael J Callahan & Caitlin E Callahan
S: Liang Chen, Tr for Chen Lt
Doc#: 000000001544657, Date: 11/14/24
Mtg: Movement Mtg LLC $862,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 43503sf
Prior Sale: $680,000 (06/02)

21 PINE ST $400,000
B: 21 Pine Development LLC
S: Seavey Charles G Est & Catherine S Beggs
Book/Page: 42108/252, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 47842sf
Prior Sale: $400,000 (11/23)

Medway

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	84
Median Price	$652,500	$687,450

► REAL ESTATE SALES

3 WILD TURKEY RUN $1,225,000
B: Erika S Peterson, Tr for Peterson T
S: Arthur P Bergeron & Paulette M Bergeron
Book/Page: 42107/44, Date: 11/14/24
Mtg: Fairway Ind Mtg $650,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 77363sf
Prior Sale: $760,000 (06/16)

76 WINTHROP ST $450,971
B: Jare T Gustin & Bethany Gustin
S: Gustin Marshall S Est & John Gustin
Book/Page: 42111/512, Date: 11/18/24
Mtg: John M Gustin $250,971
Use: 2 Bdrm Cape Cod, Lot: 27007sf

Millis

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	65
Median Price	$650,000	$640,000

► REAL ESTATE SALES

CAUSEWAY ST $318,000
B: Krystal M Corp
S: Steven Turk, Tr for Grove Stree Rt
Book/Page: 42112/245, Date: 11/18/24

9 PLIMPTON FARM RD U:306 ..... $959,984
B: Taso Markatos
S: Toll Ma Land Iii Lp
Book/Page: 42110/360, Date: 11/15/24
Use: Condo

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

2 CHILTON PARK $500,000
B: David M Power & Gisela Nussbaumer
S: Jeri H Wooten
Book/Page: 42109/344, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 6578sf
Prior Sale: $187,500 (07/97)

85 CHURCHILLS LN $2,300,000
B: Francis C Corcoran, Tr for Churchills Lane Rt
S: Ailene M Robinson, Tr for John C Robinson 1958 T
Book/Page: 42107/138, Date: 11/14/24
Use: 2 Bdrm Ranch, Lot: 120226sf
Prior Sale: $445,000 (08/88)

123 CLIFF RD $1,052,000
B: Shane Carthy & Taylor Mallory
S: Thomas E Mcgrath & Mary M Mcgrath
Book/Page: 42106/398, Date: 11/14/24
Mtg: Service Credit Union $767,960
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9932sf
Prior Sale: $205,000 (01/87)

131 ELIOT ST U:312 ..... $784,500
B: Alison Connelly
S: Kristina E Petitti
Book/Page: 42108/370, Date: 11/15/24
Mtg: Leader Bank NA $300,001
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $765,000 (04/23)

17 MEADOW LN $1,350,000
B: Monica Jackson & William Jackson
S: Jeanne S Wolf
Book/Page: 42112/505, Date: 11/18/24
Mtg: Cross Country Mtg Inc $1,012,500
Term: 2054
Use: 3 Bdrm Split Level, Lot: 40162sf

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

28 PINE GROVE ST **$770,000**
B: David Hyslop & Emily Krauss
S: Jeffrey Kasper
Book/Page: 42113/366, Date: 11/18/24
Mtg: Berkshire Bank $616,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 4914sf
Prior Sale: $645,000 (11/21)

41 ROSE ST **$1,270,000**
B: Binhao L Zhao
S: Meixiu Xu
Doc#: 000000001544753, Date: 11/15/24
Mtg: Guaranteed Rate Inc $952,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 5075sf
Prior Sale: $1,100,000 (10/22)

19 WOLCOTT WOODS LN U:19 ..... **$1,525,000**
B: Janet M Owens
S: Wolcott Residential LLC
Book/Page: 42106/337, Date: 11/14/24
Use: Possible New Construction

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

415 WARREN ST **$1,700,000**
B: Yutuo Zhu & Fangwen Wang
S: Eric S Handsman & Persis Elavia
Book/Page: 42113/255, Date: 11/18/24
Mtg: Nations Direct Mtg $750,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 23000sf
Prior Sale: $1,300,000 (05/19)

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

51 AVERY WAY **$268,000**
B: Mary P Allen
S: Ee Norfolk LLC
Book/Page: 42111/260, Date: 11/15/24
Mtg: MA Housing Fin Auth $206,000
Use: Residential Developable Land, Lot: 14775sf

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

70 ENDICOTT ST U:904 ..... **$619,000**
B: Hayao Matsuhashi & Kyoko Matsuhashi
S: Anne St Bernard
Book/Page: 42108/529, Date: 11/15/24
Mtg: Guaranteed Rate Inc $464,250
Term: 2039
Use: 2 Bdrm Condo
Prior Sale: $427,000 (05/19)

15 IRVING ST **$929,000**
B: Minglu Li & Yilun Lyu
S: 769 East St LLC
Book/Page: 42105/545, Date: 11/14/24
Mtg: Guaranteed Rate Inc $743,920
Term: 2054
Use: Residential Developable Land, Lot: 6046sf
Prior Sale: $300,000 (02/23)

38 IRVING ST **$725,000**
B: Dhimitraq Prendi & Eljada Prendi
S: Jeffrey Zaremski, Tr for Zaremski Shepard RET
Book/Page: 42114/20, Date: 11/18/24
Mtg: Rockland Tr Co $625,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6080sf
Prior Sale: $437,000 (08/15)

265 RIDGEWOOD DR **$800,000**
B: Kaitlin E Mattison
S: Shane E Adelino
Book/Page: 42111/219, Date: 11/15/24
Mtg: HarborOne Mortgage $400,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9502sf
Prior Sale: $330,000 (11/24)

265 RIDGEWOOD DR **$330,000**
B: Shane E Adelino
S: John F Ryan Revokable T & John F Ryan 3rd
Book/Page: 42111/216, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 9502sf
Prior Sale: $330,000 (08/16)

45 SUNSET AVE U:45 ..... **$915,000**
B: James Mcgrath
S: Ryan Irving & Qian Chen
Book/Page: 42110/159, Date: 11/15/24
Mtg: Leader Bank NA $732,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $620,000 (08/19)

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

93 DIMMOCK ST **$1,328,000**
B: Dan H Ni & Zhichao Xue
S: Li H Li
Book/Page: 42111/388, Date: 11/18/24
Mtg: East West Bank $796,800
Term: 2054 Rate: 6.9% Type: Adj
Use: 6 Bdrm Colonial, Lot: 16640sf
Prior Sale: $765,000 (03/16)

15 FALLON CT U:15 ..... **$557,000**
B: Jialan Zhang
S: Mary F Leahy
Book/Page: 42114/177, Date: 11/18/24
Mtg: Washington Trust Mtg $417,750
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $365,500 (06/18)

41 HARBOURSIDE RD U:41 ..... **$800,000**
B: Michele C Baldasarre & Michael T Baldasarre
S: Gibbs June M Est & Robin A Gibbs
Doc#: 000000001544715, Date: 11/15/24
Use: 2 Bdrm Condo

197 HOBART ST **$930,000**
B: Xiaodong Lee
S: 197 Hobart LLC
Doc#: 000000001544764, Date: 11/15/24
Mtg: Metro City Bank $558,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 2 Bdrm Bngl/Cottage, Lot: 6545sf
Prior Sale: $465,000 (12/22)

55 JACKSON ST **$573,000**
B: Trinh Allain & Joseph Allain
S: Goodnow Marguerite M Est & Michelle Goodnow
Book/Page: 42114/85, Date: 11/18/24
Mtg: Rocket Mortgage LLC $300,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 5026sf

143 LANSDOWNE ST **$1,250,000**
B: 17 M Street LLC
S: Richard D Golden & Martin W Golden
Doc#: 000000001544702, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 31955sf

144 PLYMOUTH AVE **$715,000**
B: Evan T Mcdonagh & Allison G Rosenthal
S: Ashley A Soto & Christian A Soto
Doc#: 000000001544747, Date: 11/15/24
Mtg: Cross Country Mtg Inc $572,000
Term: 2054
Use: 3 Bdrm Split Level, Lot: 6588sf
Prior Sale: $620,000 (12/21)

188 QUINCY AVE U:A4 ..... **$798,000**
B: Iring Ng
S: Victoria R Oconnor & Connor M Bertram
Book/Page: 42114/216, Date: 11/18/24
Mtg: East West Bank $319,200
Term: 2054 Rate: 6.9% Type: Adj
Use: Condo

90 QUINCY SHORE DR U:111 ..... **$339,000**
B: Stephen Z Rossi
S: Emily Scarbo
Doc#: 000000001544816, Date: 11/18/24
Use: 1 Bdrm Condo
Prior Sale: $305,000 (10/18)

12 RICCIUTI DR U:7 ..... **$625,000**
B: Anthony C To & Tongmei Sun
S: Jeffrey S Dawkins
Book/Page: 42113/329, Date: 11/18/24
Mtg: New Fed Mtg Corp $375,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $392,000 (09/06)

58 SOUTH ST U:305 ..... **$395,000**
B: Jerry Gong
S: Leo J Gulinello Jr & Diane T Gulinello
Book/Page: 42113/481, Date: 11/18/24
Mtg: Fairway Ind Mtg $276,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $122,500 (06/96)

9 TAYLOR ST **$1,050,000**
B: Tao Zheng
S: John S Cherry
Book/Page: 42113/194, Date: 11/18/24
Mtg: M&T Bank NA $500,000
Term: 2054 Rate: 5.5% Type: Adj
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $535,000 (11/05)

97 THORNTON ST **$550,000**
B: Brian J Hickey & Karen M Hickey
S: Hugh Deery & Debra Deery
Book/Page: 42109/433, Date: 11/15/24
Mtg: Eastern Bank $440,000
Term: 2054 Rate: 6.3% Type: Adj

1 VILLAGE DR U:1 ..... **$510,000**
B: Hermina Hyacinthe
S: Edward J Lyons
Book/Page: 42110/560, Date: 11/15/24
Mtg: First Community Mtg $357,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $329,900 (09/03)

91 WASHINGTON ST U:19 ..... **$265,000**
B: Verdell Holdings LLC
S: Rita L Denaro, Tr for Denaro Rt
Book/Page: 42113/360, Date: 11/18/24
Use: 1 Bdrm Condo

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

15 HIGHLAND GLEN DR **$595,000**
B: Marlyne Coicou & Schiller F Raymond
S: Tieshia M Jarrett
Doc#: 000000001544732, Date: 11/15/24
Mtg: LoanDepot.Com $565,250
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 13690sf
Prior Sale: $252,000 (11/12)

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

531 BAY RD **$625,000**
B: Sean P Oconnor & Laura M Oconnor
S: Jason M Abrams, Tr for Abrams Ft
Book/Page: 42107/480, Date: 11/14/24
Mtg: New Fed Mtg Corp $500,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 48787sf

144 BROOK RD **$850,000**
B: Ritwik Sinha & Sneha Roy
S: Brian Zeligson
Book/Page: 42112/569, Date: 11/18/24
Mtg: M&T Bank NA $680,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 2 Bdrm Ranch, Lot: 20168sf
Prior Sale: $845,000 (07/22)

26 LEONARD RD **$540,000**
B: Ami Katz
S: Janet Shriber, Tr for Bernard Shriber RET
Book/Page: 42111/190, Date: 11/15/24
Mtg: Fairway Ind Mtg $432,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 33680sf

16 MIDDLESEX RD **$565,000**
B: Simone Tamkin
S: Janet Byrne, Tr for Miller Rt
Doc#: 000000001544651, Date: 11/14/24
Use: 4 Bdrm Ranch, Lot: 10289sf

36 OAK HILL DR **$600,000**
B: Buffalo One LLC
S: 36 Oak Hill Drive LLC
Book/Page: 42106/32, Date: 11/14/24
Mtg: H1H2 LLC $662,980
Term: 2025
Use: 3 Bdrm Raised Ranch, Lot: 27872sf
Prior Sale: $525,000 (10/24)

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

111 BIRCH ST **$520,000**
B: Richard A Galante & Kristina M Galante
S: Tucker Contracting LLC
Book/Page: 42110/109, Date: 11/15/24
Mtg: Fairway Ind Mtg $370,000
Term: 2054
Use: 3 Bdrm Old Style, Lot: 10372sf
Prior Sale: $405,000 (07/24)

1828 CENTRAL ST **$740,000**
B: Toan Vuong & Linh Vuong
S: Owen X Wu & Qin Y Chen
Doc#: 000000001544807, Date: 11/18/24
Mtg: Rocket Mortgage LLC $592,000
Term: 2054
Use: 4 Bdrm Old Style, Lot: 31999sf
Prior Sale: $488,000 (03/24)

277 CUSHING ST **$639,000**
B: Sidney Leung & Nicole Leung
S: Ds Dev Realty Group LLC
Book/Page: 42111/2, Date: 11/15/24
Mtg: Newrez LLC $511,200
Term: 2054
Use: 2 Bdrm Ranch, Lot: 11186sf
Prior Sale: $435,000 (05/24)

267 DALY DR EXT **$825,000**
B: Andrew Mneyergi
S: Robert B Hooper
Book/Page: 42110/130, Date: 11/15/24
Mtg: Members Advantage Mtg $742,500
Term: 2054 Rate: 5.0% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 17894sf

58 FARRINGTON ST **$560,000**
B: Ronan Gallagher & Emily Temple
S: Davidson Elizabeth B Est & Amanda J Lavoie
Book/Page: 42106/97, Date: 11/14/24
Mtg: Fairway Ind Mtg $504,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18600sf
Prior Sale: $129,000 (08/92)

68 GROVE ST **$810,000**
B: Samuel Nicholas
S: Daniel W Dollard & Susan M Dollard
Book/Page: 42108/277, Date: 11/15/24
Mtg: Mtg Equity Partners $795,328
Term: 2054
Use: 2-Family Conventional, Lot: 13321sf
Prior Sale: $108,400 (06/13)

24 LELLAND RD **$200,000**
B: Anthony Costanzo, Tr for Abington Rt
S: Time Out Realty LLC & Tracey Myers
Book/Page: 42107/452, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 15198sf

971 WASHINGTON ST **$815,000**
B: Cynthia Brown
S: Lamy Investments LLC
Book/Page: 42114/110, Date: 11/18/24
Mtg: Bank of America NA $815,000
Term: 2054
Use: 2-Family Conventional, Lot: 13068sf
Prior Sale: $326,000 (02/24)

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

5 JOHN TURCO DR **$725,000**
B: Olivia Caron & Alberto C Saez
S: James J Pruell, Tr for Prusell Ft
Book/Page: 42106/252, Date: 11/14/24
Mtg: Leader Bank NA $385,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 20874sf

Wellesley

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	212	250
Median Price	$1,857,500	$2,100,000

► REAL ESTATE SALES

11 ALBA RD **$3,295,000**
B: Eric J Fahlman, Tr for Yang Jing T
S: Haven Development LLC
Book/Page: 42112/269, Date: 11/18/24
Use: 3 Bdrm Colonial, Lot: 12590sf
Prior Sale: $1,300,000 (06/23)

30 EISENHOWER CIR **$2,010,000**
B: Ana V Hajdenberg & Julio Hajdenberg
S: J S Gannon
Book/Page: 42108/410, Date: 11/15/24
Mtg: Bmo Bank Na $1,708,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 20019sf
Prior Sale: $1,020,000 (05/17)

28 MANOR AVE **$672,625**
B: 28 Mnr Ave Wellesley LLC
S: Byington Deborah A Est & Jane Byington
Book/Page: 42112/145, Date: 11/18/24
Use: 4 Bdrm Cape Cod, Lot: 12300sf

11 OAK ST U:11 ..... **$825,000**
B: Francesca C Olson
S: Isa Mustafa
Book/Page: 42113/545, Date: 11/18/24
Use: 2 Bdrm Condo
Prior Sale: $662,000 (10/20)

4 STRATHMORE RD **$1,750,000**
B: J M Irwin & Cole R Durbin
S: Abell Lt & Christopher S Abell Jr
Book/Page: 42108/316, Date: 11/15/24
Mtg: 6 Sargent Street Llc $1,050,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 7000sf
Prior Sale: $1,395,000 (11/21)

594 WASHINGTON ST U:7 ..... **$695,000**
B: Carole Smith
S: Joan H Cody
Book/Page: 42110/189, Date: 11/15/24
Use: 2 Bdrm Condo

Westwood

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	122
Median Price	$1,113,000	$1,210,000

► REAL ESTATE SALES

77 ARAN RD **$918,000**
B: Edward J Hubner & Christine M Hubner
S: Karen Hurd, Tr for Lauck Rt
Book/Page: 42112/529, Date: 11/18/24
Use: 3 Bdrm Colonial, Lot: 20734sf

257 WASHINGTON ST **$725,000**
B: 265 Washington Street LLC
S: Dmk Enterprises LLC
Book/Page: 42108/447, Date: 11/15/24
Use: Office Bldg-General, Lot: 7278sf
Prior Sale: $460,000 (01/19)

Weymouth

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	308	359
Median Price	$580,000	$615,000

► REAL ESTATE SALES

51 BROAD REACH U:T24A **$465,000**
B: Gary A Dlugy & Caryl Dlugy
S: Alan Cron
Book/Page: 42112/260, Date: 11/18/24
Use: 3 Bdrm Condo
Prior Sale: $389,900 (06/23)

61 BROAD REACH U:M53B **$485,000**
B: Alice J Gillan & Michael T Gillan
S: Nanci A Flaherty, Tr for Burgio Protection T
Book/Page: 42110/521, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $283,000 (06/18)

61 BROAD REACH U:T101B **$419,900**
B: Nanci Flaherty, Tr for Burgio Protection Ft
S: Michael P Porter
Book/Page: 42111/240, Date: 11/15/24
Use: 1 Bdrm Condo
Prior Sale: $400,000 (01/22)

16 CALDWELL ST **$600,000**
B: Jamie Kilduff & Craig Fields
S: Brian J Lawler & Mary G Lawler
Book/Page: 42105/584, Date: 11/14/24
Mtg: Movement Mtg LLC $589,132
Term: 2054
Use: 2 Bdrm Conventional, Lot: 3000sf
Prior Sale: $460,000 (07/20)

526 COMMERCIAL ST **$580,000**
B: Benjamin Godwin, Tr for Phuong T Tran
S: Michael A Ryan & Andrea B Ryan
Doc#: 000000001544791, Date: 11/18/24
Mtg: Rocket Mortgage LLC $464,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11532sf
Prior Sale: $440,000 (11/20)

12 INTERVALE RD **$620,012**
B: Michelle C Lanteigne & Adam Burgess
S: Lesley D Hawkins & Peter J Emerling
Book/Page: 42111/94, Date: 11/15/24
Mtg: Rocket Mortgage LLC $601,411
Term: 2054
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: $612,000 (06/22)

8 KIPLING RD **$650,000**
B: Christopher Calden & Caitlin Calden
S: Patricia M Guerriero & Richard F Guerriero
Doc#: 000000001544728, Date: 11/15/24
Mtg: Guaranteed Rate Inc $638,226
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15000sf

8 KIPLING RD **$650,000**
B: Christopher Calden & Caitlin Calden
S: Richard F Guerriero & Patricia M Guerriero
Book/Page: 42109/459, Date: 11/15/24
Mtg: Guaranteed Rate Inc $638,226
Term: 2054
Use: 3 Bdrm Colonial, Lot: 15000sf
Prior Sale: $650,000 (11/24)

48 MORNINGSIDE PATH **$589,000**
B: Amber Q Antonetti
S: Mccabe Graham D Est & Steve M Mccabe
Book/Page: 42113/288, Date: 11/18/24
Mtg: Eastern Bank $559,550
Term: 2054
Use: 3 Bdrm Ranch, Lot: 3925sf
Prior Sale: $544,560 (08/21)

165 PIERCE RD **$650,000**
B: Alyssa Discipio & Michaela Timmons
S: Jennifer A Guldi
Book/Page: 42106/436, Date: 11/14/24
Mtg: Embrace Home Loans $638,226
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 20532sf
Prior Sale: $360,000 (06/17)

323 PLEASANT ST **$1,149,900**
B: Michelle Lucas & William E Lucas 3rd
S: Paul J Mackintire, Tr for 323 Pleasant St Rt
Book/Page: 42106/551, Date: 11/14/24
Mtg: Rockland Tr Co $575,000
Term: 2054
Use: 1-Family Colonial, Lot: 39604sf
Prior Sale: $300,000 (07/15)

301 POND ST **$560,000**
B: Trevor Hall & Monica Smith
S: Janice A Loud
Book/Page: 42110/486, Date: 11/15/24
Mtg: Guild Mortgage Co $532,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 16107sf
Prior Sale: $175,000 (05/98)

108 SUNRISE DR **$610,000**
B: Michael P Porter
S: Linda L Davis
Doc#: 000000001544769, Date: 11/15/24
Mtg: CMG Mortgage Inc $549,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 16800sf

Wrentham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	85
Median Price	$645,000	$708,000

► REAL ESTATE SALES

35 ARCHER ST **$595,000**
B: Meghan Dellorco & Gregory Dellorco
S: Scott D Andrews Jr & Tanya N Andrews
Book/Page: 42109/406, Date: 11/15/24
Mtg: Fairway Ind Mtg $472,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: $275,000 (01/14)

Plymouth Registry

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

Brockton Satellite Office
For recordings and rundowns of unregistered land:
32 Belmont St.
Brockton, MA 02301
Telephone: (508) 586-6998
Fax: (508) 588-0240

Rockland Satellite Office
900 Hingham Street – Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800
Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	91
Median Price	$532,000	$550,000

► REAL ESTATE SALES

907 HAMPTON WAY U:907 ..... **$510,000**
B: Robert Jeanjaquet
S: Julie D Riley, Tr for D & M Dyer Ft
Book/Page: 59457/182, Date: 11/15/24
Mtg: Morgan Stanley Privat $382,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $330,000 (07/15)

111 VINEYARD RD **$699,000**
B: Casey Crisco & Alexandre B Furtado
S: Paul D Williams Jr & Christine C Williams
Doc#: 000000000856853, Date: 11/18/24
Mtg: Cross Country Mtg Inc $664,050
Term: 2054
Use: 4 Bdrm Colonial, Lot: 18712sf
Prior Sale: $330,000 (11/07)

109 WASHINGTON ST **$663,000**
B: Ha M Nguyen
S: Associate Solution LLC
Book/Page: 59451/28, Date: 11/14/24
Mtg: United Wholesale Mtg $563,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 55302sf
Prior Sale: $440,000 (07/24)

► FORECLOSURE DEEDS

871 PLYMOUTH ST **$430,000**
B: Cag National Fund I LLC
S: George I Weir & Cag National Fund I LLC
Book/Page: 59459/236, Date: 11/18/24
Use: 2 Bdrm Cape Cod, Lot: 9874sf

Bridgewater

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	134	165
Median Price	$613,750	$625,000

► REAL ESTATE SALES

220 BEDFORD ST U:96 ..... **$330,000**
B: Jason Coronella & Susan Coronella
S: Melissa S Deptula & Shane Deptula
Book/Page: 59453/227, Date: 11/15/24
Mtg: Rockland Fed CU $264,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $178,000 (06/20)

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

78 CLAREMOUNT AVE **$490,000**
B: Samy Guilloteau & Sandra D Guilloteau
S: Dave Manning
Doc#: 000000000856812, Date: 11/15/24
Mtg: Metro Credit Union $445,900
Term: 2054
Use: 3 Bdrm Split Level, Lot: 7462sf
Prior Sale: $177,200 (12/01)

182 GRAFTON ST **$455,000**
B: Antoinette Orlin & Beverlie Bernadotte
S: Yasmin Y Fernandez
Book/Page: 59456/135, Date: 11/15/24
Mtg: United Wholesale Mtg $446,758
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 10803sf
Prior Sale: $130,000 (05/13)

7 JOHN BERMAN DR **$592,000**
B: Osvaldo A Batista & Sandra R Batista
S: Conan Dillon
Book/Page: 59451/199, Date: 11/14/24
Mtg: Mega Cap Funding Inc $562,400
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 10520sf
Prior Sale: $313,000 (05/16)

24 LIVINGSTON RD **$850,000**
B: Wadam LLC
S: Carl S Boen, Tr for Boen Livingston Road Rt
Book/Page: 59457/107, Date: 11/15/24
Mtg: Crowd Lending Fund $805,000
Use: Apartment Bldg - 4-8 Units, Lot: 13996sf
Prior Sale: $60,000 (06/95)

1574 MAIN ST **$415,000**
B: Surprise Exume
S: Laurie A Grady, Tr for R & L Rt
Book/Page: 59459/143, Date: 11/18/24
Mtg: Rockland Tr Co $215,000
Use: Retail-Service, Lot: 6599sf

509 MONTELLO ST **$200,000**
B: 509 Montello Group LLC
S: Arch LLC
Book/Page: 59455/83, Date: 11/15/24
Use: Commercial Devlpble Land, Lot: 27421sf
Prior Sale: $27,500 (07/16)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

PLYMOUTH REGISTRY
continued

221 OAK ST U:1-33 ..... **$330,000**
B: Tanya C Ross
S: Robbie Natale
Doc#: 000000000856801, Date: 11/15/24
Mtg: United Wholesale Mtg $264,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $170,000 (08/24)

61 STEBBINS AVE **$510,000**
B: Magalie Mathieu
S: Herard Belizaire & Danielle Belizaire
Book/Page: 59456/219, Date: 11/15/24
Mtg: Guaranteed Rate Inc $484,500
Term: 2054
Use: 3 Bdrm Colonial, Lot: 6068sf
Prior Sale: $350,000 (08/18)

29 THERESA RD **$520,000**
B: Alexis Prothero & Evan Shaw
S: John D Sullivan
Book/Page: 59454/258, Date: 11/15/24
Mtg: Rockland Tr Co $416,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 14214sf

69 VINE ST **$480,000**
B: Housemasters RT LLC
S: David Vieira
Book/Page: 59458/16, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 6865sf

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

16 PINE ST **$625,000**
B: Jackie Ferris & Patrick Ferris
S: Madd Realty TLLC
Doc#: 000000000856824, Date: 11/15/24
Mtg: Rockland Tr Co $500,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 40946sf
Prior Sale: $420,000 (07/24)

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

191 KING PHILLIPS PATH **$465,000**
B: Aar Realty Group LLC
S: Gail M Reed & Heather W Colleary
Book/Page: 59460/134, Date: 11/18/24
Mtg: Insula Capital Corpor $794,207
Use: 2 Bdrm Gambrel, Lot: 43485sf

21 TROUT FARM RD **$695,000**
B: Catherine Mayes & Stephen Mayes
S: Mark F Hunt & Alicia Mcmurrer-Hunt
Book/Page: 59449/293, Date: 11/14/24

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

21 ADAMS LN **$685,000**
B: Cameron J Mackinnon & Genevieve E Mackinnon
S: Mark R Rinker & Amy J Rinker
Book/Page: 59455/4, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 35001sf
Prior Sale: $685,000 (11/24)

21 ADAMS LN **$685,000**
B: Cameron J Mackinnon & Genevieve E Mackinnon
S: Mark R Rinker & Amy J Rinker
Doc#: 000000000856807, Date: 11/15/24
Mtg: Cross Country Mtg Inc $548,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 35001sf
Prior Sale: $154,000 (02/96)

31 HEREFORD LN EXT **$699,900**
B: John Macdonald, Tr for Macdonald Ft
S: P & L Custom Hm Bldrs LLC
Book/Page: 59449/232, Date: 11/14/24

150 HILLCREST RD **$480,000**
B: Jonathan Leombruno & Noelle White
S: Lorraine F Kitchell
Book/Page: 59460/82, Date: 11/18/24
Mtg: Prestige Home Mtg LLC $380,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 8494sf

76 N BEDFORD ST U:7 ..... **$84,000**
B: Lima Property Mgmt LLC
S: Lucille Ciani
Book/Page: 59459/310, Date: 11/18/24
Use: Office Condo Unit
Prior Sale: $18,000 (10/95)

1987 WASHINGTON ST **$165,000**
B: First Step Rt
S: Karen Rogers, Tr for Michael Bierbaum RET
Book/Page: 59457/148, Date: 11/15/24
Use: 4 Bdrm Conventional, Lot: 12446sf

8 WHITMARSH LN **$960,000**
B: Curtis M Romboli & Meghan S Blckwell
S: Denise L Clifford, Tr for Denise L Clford T
Book/Page: 59456/194, Date: 11/15/24
Mtg: Movement Mtg LLC $768,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 155945sf
Prior Sale: $135,000 (02/01)

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

47 WHITE ISLAND RD **$532,000**
B: David Ahearn
S: Andrew J Martin & Amy Leonard
Book/Page: 59460/106, Date: 11/18/24
Mtg: Rocket Mortgage LLC $257,000
Term: 2054
Use: 1 Bdrm Ranch, Lot: 18566sf
Prior Sale: $349,000 (01/22)

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

1294 BROADWAY **$795,000**
B: Denis Leka Sr
S: William J Kirk 3rd & Tracy S Kirk
Book/Page: 59449/299, Date: 11/14/24
Mtg: Mutual Of Omaha Mtg $495,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 56628sf
Prior Sale: $550,000 (12/06)

204 DILLINGHAM WAY **$615,000**
B: Andrew Rose
S: Jeanne M Barron, Tr for Rpj Rt
Book/Page: 59456/167, Date: 11/15/24
Mtg: CMG Mortgage Inc $430,500
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 45302sf

36 HERRING BROOK WAY **$1,471,500**
B: Richard J Bowen & Susanne E Bowen
S: Raider Nation LLC
Book/Page: 59451/165, Date: 11/14/24
Use: Residential Developable Land, Lot: 114563sf

71 OLD WASHINGTON ST **$410,000**
B: Jeffrey Reale, Tr for 71 Old Washington Rt
S: Kevin P Phillips, Tr for Francis J Kelley RET
Book/Page: 59461/270, Date: 11/18/24
Use: 3 Bdrm Ranch, Lot: 30056sf
Prior Sale: $125,000 (10/92)

345 PLAIN ST **$480,000**
B: Oli Prop Solutions LLC
S: Galinauskas Paul Est & Isis Tara
Book/Page: 59457/55, Date: 11/15/24
Mtg: Steven A Ross $453,000
Use: 2 Bdrm Raised Ranch, Lot: 31363sf

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

370 ELM ST **$540,000**
B: Stephen J Croghan 4th & Lauren Wilkins
S: Charles V Fruzzetti, Tr for Elm Street Nt
Book/Page: 59460/246, Date: 11/18/24
Mtg: Mtg Equity Partners $616,550
Term: 2054
Use: 4 Bdrm Conventional, Lot: 588060sf

791 HIGH ST **$490,000**
B: Stephanie Rugman
S: Brian G Skorohod & Lorraine J Skorohod
Book/Page: 59450/89, Date: 11/14/24
Mtg: CMG Mortgage Inc $441,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 54450sf
Prior Sale: $25,250 (07/21)

69 OAK ST **$311,000**
B: Luke Whalen
S: Carrington Mtg Svcs LLC
Book/Page: 59452/156, Date: 11/15/24
Mtg: Cross Country Mtg Inc $295,450
Term: 2054
Use: 2 Bdrm Ranch, Lot: 14338sf
Prior Sale: $254,512 (12/23)

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

9 AUTUMN CIR **$1,450,000**
B: James Gray & Jullian Sheeran
S: Joseph L Springer & Sara Florian
Book/Page: 59453/296, Date: 11/15/24
Mtg: Mortgage Corp EastIII $950,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20000sf
Prior Sale: $1,220,000 (07/21)

33 BROAD COVE RD **$800,000**
B: Thomas A Bliss & Caitlin E Bliss
S: Meghan M Blackwell
Book/Page: 59455/169, Date: 11/15/24
Mtg: Movement Mtg LLC $640,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 11296sf
Prior Sale: $400,000 (12/14)

14 CAMELOT DR **$1,399,000**
B: Brian F Lewis & Keri A Lewis
S: John Mischik, Tr for John Mischik Ft
Book/Page: 59460/30, Date: 11/18/24
Mtg: Mortgage Corp EastIII $1,030,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43485sf
Prior Sale: $883,000 (12/06)

22 CLIFFORD CT **$1,375,000**
B: Sara E Perron & Jeremy R Perron
S: 22 Clifford Court LLC
Book/Page: 59449/131, Date: 11/14/24
Mtg: Webster Bank $962,500
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 8039sf
Prior Sale: $700,000 (02/24)

28 COLONIAL RD **$1,050,000**
B: Sarah Frechette, Tr for Sarah Frechete 2024 T
S: Brian F Lewis & Keri A Lewis
Book/Page: 59459/195, Date: 11/18/24
Mtg: Mortgage Corp EastIII $892,500
Term: 2054
Use: 4 Bdrm Colonial, Lot: 12500sf
Prior Sale: $715,000 (12/16)

25 HARVEST LN **$1,010,000**
B: Jessica Tsoi & Hans Cheung
S: Glenn Kelley & Denise Kelley
Book/Page: 59455/272, Date: 11/15/24
Mtg: NFM Inc $808,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20977sf
Prior Sale: $273,000 (06/00)

207 SOUTH ST **$400,000**
B: Monica Mckenna, Tr for Cads Reaty T
S: April C Wolf
Book/Page: 59453/137, Date: 11/15/24
Use: 4 Bdrm Conventional, Lot: 1730sf
Prior Sale: $110,000 (03/97)

Hull

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	86
Median Price	$626,000	$646,900

► REAL ESTATE SALES

3 CENTRAL AVE **$600,000**
B: John Luther & Ellen Mulder
S: Christopher R Steele & Madison A Devine
Book/Page: 59460/189, Date: 11/18/24
Use: 3 Bdrm Cape Cod, Lot: 4251sf
Prior Sale: $428,000 (02/24)

61 HALVORSEN AVE **$605,000**
B: Nancy Kerber & Ross Kerber
S: Marylyn A Boyle, Tr for Charles E Gould Rt
Doc#: 000000000856798, Date: 11/15/24
Use: 4 Bdrm Ranch, Lot: 14179sf

121 NANTASKET AVE U:803 ..... **$575,000**
B: Michelle Corkery
S: Prendergast Mary F Est & Michael D Prendergast
Book/Page: 59453/71, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $357,500 (04/07)

15 PACKARD AVE **$610,000**
B: Ron Assulin & Efrat Ludomirsky-Assulin
S: Jason R Wright & Deborah Kelly
Doc#: 000000000856771, Date: 11/14/24
Use: 4 Bdrm Cape Cod, Lot: 6856sf
Prior Sale: $430,000 (03/20)

► FORECLOSURE DEEDS

1153 NANTASKET AVE **$500,000**
B: D Development Group LLC
S: Nantasket Management LLC & US Bank NA Tr
Book/Page: 59455/31, Date: 11/15/24
Mtg: Boston T Financial $600,000
Use: 3 Bdrm Ranch, Lot: 8154sf

Kingston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	100
Median Price	$610,000	$680,000

► REAL ESTATE SALES

8 COOKE AVE **$1,000,000**
B: Derek Boyer & Lisa Boyer
S: Cathy A Angeley
Book/Page: 59451/128, Date: 11/14/24
Use: 4 Bdrm Colonial, Lot: 44431sf
Prior Sale: $329,900 (02/97)

68 SHORE DR **$1,725,000**
B: James Hunt & Megan Hunt
S: Derek O Boyer Sr
Book/Page: 59449/165, Date: 11/14/24
Mtg: Radius Financial Grp $862,500
Term: 2054
Use: 4 Bdrm Ranch, Lot: 17424sf
Prior Sale: $250,000 (06/16)

12 WEST ST **$600,000**
B: Jonathan Dunakin & Lucia Dunakin
S: Jason E Pateline
Book/Page: 59449/198, Date: 11/14/24
Mtg: Movement Mtg LLC $589,132
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $258,000 (05/12)

Lakeville

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	113	94
Median Price	$555,000	$580,000

► REAL ESTATE SALES

1 COLLEEN DR **$599,000**
B: Kristy Nevens
S: Janet Smith
Book/Page: 59454/79, Date: 11/15/24
Mtg: Rocket Mortgage LLC $359,400
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 70000sf
Prior Sale: $332,720 (11/15)

3 NARROWS LN **$269,900**
B: Clm Development LLC & Karen Christofi
S: Jij Properties Inc
Book/Page: 59454/37, Date: 11/15/24
Mtg: North Easton Svgs Bk $768,000

128 S PICKENS ST **$870,000**
B: Tyler Davis & Katie Murphy
S: Dennis P Driscoll, Tr for Dennis P Driscoll RET
Book/Page: 59456/311, Date: 11/15/24
Mtg: Guaranteed Rate Inc $470,000
Term: 2054
Use: 4 Bdrm Gambrel, Lot: 91344sf

34 SHORE AVE **$495,000**
B: Randy J Scott & Jennifer J Scott
S: Michael A Bolduc, Tr for Michael A Bolduc RET
Book/Page: 59452/201, Date: 11/15/24
Mtg: Guild Mortgage Co $396,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 18000sf
Prior Sale: $385,000 (12/20)

Marion

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	45
Median Price	$699,900	$725,000

► REAL ESTATE SALES

15 ARROWHEAD LN **$1,440,000**
B: Marc B Berzansky, Tr for Berzansky 2011 Lt
S: Earland D Briggs
Book/Page: 59449/322, Date: 11/14/24
Mtg: Rocket Mortgage LLC $1,000,000
Term: 2054 Rate: 5.4% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 27656sf

Marshfield

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	208	193
Median Price	$700,000	$772,500

► REAL ESTATE SALES

266 ARROW HEAD RD **$1,500,000**
B: Samuel Vail & Joanne Vail
S: Jose J Garay-Lehmann & Catalina M Lara
Book/Page: 59455/336, Date: 11/15/24
Use: 4 Bdrm Colonial, Lot: 44431sf
Prior Sale: $1,100,000 (07/05)

198 KING PHILLIPS PATHE **$765,000**
B: Amanda E Bouchard & Tobias J Bouchard
S: Stephen P Kenion, Tr for T David Gill RET
Book/Page: 59448/96, Date: 11/14/24
Mtg: Guaranteed Rate Inc $726,051
Term: 2054
Use: 4 Bdrm Colonial, Lot: 43560sf

1718 MAIN ST **$729,000**
B: Patrick Fitzgerald & Erin Collins
S: Tammi Ocain
Book/Page: 59453/142, Date: 11/15/24
Mtg: Originpoint Llc $692,550
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 40521sf
Prior Sale: $385,000 (05/15)

10 NORTH ST **$450,000**
B: James M Odonoghue & Joan M Odonough
S: Joan F Mullen, Tr for Joan F Mullen T
Book/Page: 59459/134, Date: 11/18/24
Use: 3 Bdrm Old Style, Lot: 3080sf

102 PARKWAY **$485,000**
B: Lucy E Nisbet
S: David Morgan
Book/Page: 59450/58, Date: 11/14/24
Mtg: Guaranteed Rate Inc $460,750
Term: 2054
Use: 2 Bdrm Cottage, Lot: 26000sf
Prior Sale: $250,000 (10/21)

43 POWNAL ST **$690,000**
B: Diane Pechilis
S: Jonathan C Weinman, Tr for Weinman Ft
Book/Page: 59460/68, Date: 11/18/24
Use: 3 Bdrm Cape Cod, Lot: 4800sf
Prior Sale: $199,900 (05/99)

24 PRISCILLA RD **$530,000**
B: Lily M Clancy
S: Helen Paris
Doc#: 000000000856820, Date: 11/15/24
Mtg: Cross Country Mtg Inc $503,500
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: $135,000 (06/99)

26 SEKONNET AVE **$760,000**
B: William A Moloney
S: 26 Sekonnet Avenue T & George W Timmons Jr
Book/Page: 59453/214, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 4500sf
Prior Sale: $705,000 (07/22)

Mattapoisett

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	62
Median Price	$620,000	$692,000

► REAL ESTATE SALES

NANTUCKET DR L:21 ..... **$339,000**
B: Adam Walorz
S: Farland Estates Iii LLC
Book/Page: 59457/251, Date: 11/15/24
Mtg: Bristol Cnty Svgs Bk $157,000
Term: 2039

Middleboro

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	119	127
Median Price	$500,000	$520,000

► REAL ESTATE SALES

12 KATRINA RD **$475,000**
B: Casey Sullivan
S: Constitution Prop LLC
Book/Page: 59456/32, Date: 11/15/24
Mtg: Cross Country Mtg Inc $380,000
Term: 2054
Use: 3 Bdrm Antique, Lot: 129658sf
Prior Sale: $385,000 (06/24)

8 N GROVE ST **$1,000,000**
B: Jimmy Jay Enterprises LLC
S: Looking Sharp Realty LLC & Really Sharp Realty LLC
Book/Page: 59460/319, Date: 11/18/24
Mtg: Eastern Bank $749,500
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $185,000 (05/19)

6 NEMASKET ST **$344,001**
B: Flip Flex LLC
S: Cwabs Inc & Bk Of Ny Mellon Tr
Book/Page: 59452/329, Date: 11/15/24
Mtg: RFLF 4 LLC $434,400
Use: 3 Bdrm Colonial, Lot: 24829sf
Prior Sale: $400,000 (10/23)

28 PINEGROVE AVE **$250,000**
B: Brandon T Buote & Julian R Hashem
S: Emerson Harold W Est & Jamie Emerson
Book/Page: 59459/256, Date: 11/18/24
Mtg: CLN Int $250,000
Use: 1 Bdrm Bngl/Cottage, Lot: 3485sf

89 PLAIN ST **$600,000**
B: Brendan Omalley Jr & Kayla M Feeney
S: Chandler Janice M Est & Nancy A Powell
Book/Page: 59450/186, Date: 11/14/24
Mtg: Radius Financial Grp $540,000
Term: 2054
Use: 3 Bdrm Gambrel, Lot: 83485sf
Prior Sale: $378,700 (07/05)

ROCKY GUTTER ST **$650,000**
B: Angela Chin
S: Richard Silver & Jane Silver
Book/Page: 59458/339, Date: 11/18/24

93 SPRUCE ST **$540,000**
B: Kathy Lebaron
S: William M Asmussen & Lisa M Asmussen
Book/Page: 59461/290, Date: 11/18/24
Use: 3 Bdrm Gambrel, Lot: 47916sf
Prior Sale: $330,000 (10/18)

201 W GROVE ST **$1,000,000**
B: Jimmy Jay Enterprises LLC
S: Looking Sharp Realty LLC & Really Sharp Realty LLC
Book/Page: 59460/319, Date: 11/18/24
Mtg: Eastern Bank $749,500
Use: Retail-Department Store, Lot: 16293sf
Prior Sale: $385,000 (11/14)

62 WALL ST **$725,000**
B: Brian Fruzzetti & Kimberly A Fruzzetti
S: Paul Adams & Kathy Lebaron
Book/Page: 59461/106, Date: 11/18/24
Mtg: LoanDepot.Com $300,000
Term: 2054
Use: 5 Bdrm Colonial, Lot: 83049sf
Prior Sale: $725,000 (03/22)

Norwell

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	80
Median Price	$882,000	$1,125,000

► REAL ESTATE SALES

22 CEDAR PT **$1,315,000**
B: Gregg Clickstein
S: Matthew Connelly & Alison Connelly
Doc#: 000000000856736, Date: 11/14/24
Use: 4 Bdrm Cape Cod, Lot: 71438sf
Prior Sale: $657,000 (07/20)

Pembroke

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	119	121
Median Price	$569,900	$590,000

► REAL ESTATE SALES

220 CENTER ST U:8 ..... **$629,000**
B: Kristen Pratt
S: Diane C Caradonna, Tr for Dccd T
Book/Page: 59450/278, Date: 11/14/24
Mtg: Guild Mortgage Co $80,000
Term: 2054
Use: 2 Bdrm Condo

74 CONGRESS ST U:6 ..... **$749,900**
B: Paul Preziosi
S: Whatbarn LLC
Book/Page: 59461/303, Date: 11/18/24
Mtg: Guaranteed Rate Inc $599,920
Term: 2054
Use: Condo

74 CONGRESS ST U:7 ..... **$749,900**
B: Heather F Smiley
S: Whatbarn LLC
Book/Page: 59460/285, Date: 11/18/24
Use: Condo

74 CONGRESS ST U:8 ..... **$749,900**
B: Sara Prakop
S: Whatbarn LLC
Book/Page: 59460/60, Date: 11/18/24
Use: Condo

306 EDGEWATER DR **$853,000**
B: Haley Carney & Brian Carney
S: Joanne E Gubbins
Book/Page: 59456/248, Date: 11/15/24
Mtg: Guaranteed Rate Affin $603,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 40244sf
Prior Sale: $526,500 (06/17)

26 FELICIA TER **$770,000**
B: Alice F Paine & Patricia A Kolvatz
S: John E Letterio & Lynn M Letterio
Book/Page: 59450/144, Date: 11/14/24
Mtg: Eastern Bank $270,000
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 79631sf
Prior Sale: $475,000 (08/04)

107 WASHINGTON ST **$650,000**
B: Glenn Kelley & Denise Kelley
S: Marco Caparrotta
Book/Page: 59457/223, Date: 11/15/24
Use: 1-Family Ranch, Lot: 35800sf
Prior Sale: $365,000 (09/20)

Plymouth

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	472	528
Median Price	$560,000	$625,000

► REAL ESTATE SALES

19 BILLINGTON ST **$495,000**
B: Christine R Long
S: Denise M Tobin & Myles Tewksbury
Book/Page: 59453/169, Date: 11/15/24
Mtg: Bay Equity LLC $396,000
Term: 2044
Use: 2 Bdrm Cape Cod, Lot: 2274sf
Prior Sale: $375,000 (11/22)

148 BILLINGTON ST **$550,000**
B: Joshua Bettencourt
S: 148 Billington Street LLC
Book/Page: 59450/113, Date: 11/14/24
Mtg: Mortgage Research Ctr $550,000
Term: 2064
Use: 2 Bdrm Ranch, Lot: 14810sf
Prior Sale: $180,000 (09/16)

6 BOGSIDE DR **$975,000**
B: Joseph F Lutkevich & Linda Lutkevich
S: George E Tucker, Tr for Tucker Ft Of 2011
Book/Page: 59448/334, Date: 11/14/24
Mtg: Citizens Bank $682,500
Term: 2039
Use: 4 Bdrm Colonial, Lot: 40472sf
Prior Sale: $478,000 (01/11)

14 BROOK RD **$650,000**
B: Ryan S Galanti
S: Linda H Harding
Book/Page: 59450/212, Date: 11/14/24
Mtg: Mega Cap Funding Inc $420,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 22612sf
Prior Sale: $333,000 (03/16)

61 COPPER LANTERN DR **$650,000**
B: Marvin F Rose 3rd & Lauren B Rose
S: Bradley T Robbins & Brianna L Robbins
Book/Page: 59453/256, Date: 11/15/24
Mtg: Morgan Stanley Privat $585,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7985sf
Prior Sale: $496,981 (09/21)

295 COURT ST U:2 ..... **$210,000**
B: Dillons Property LLC
S: Jr3a LLC
Book/Page: 59462/122, Date: 11/18/24
Mtg: Fall River Five Cents $320,000
Use: Retail Condo
Prior Sale: $170,000 (07/18)

35 DAVIS ST **$680,000**
B: Denise Tobin & Myles T Tewksbury
S: Montanari Helen J Est & Beth A Lamie
Book/Page: 59455/224, Date: 11/15/24
Mtg: Flagstar Bank FSB $510,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 11069sf
Prior Sale: $112,000 (04/92)

3 KESTREL HTS **$1,165,972**
B: Andrew J Smith Jr & Paula E Smith
S: Toll Ma Land Lp
Book/Page: 59452/274, Date: 11/15/24

520 LITTLE SANDY POND RD **$753,500**
B: Sahin Gulsen & Martin Gulsen
S: Bradford Morris & Margaret Morris
Book/Page: 59449/70, Date: 11/14/24
Mtg: Primelending $470,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 121929sf

3 MARC DR U:3B4 ..... **$280,000**
B: Divyeshkumar Patel
S: Melissa Magno
Book/Page: 59455/165, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $133,000 (03/16)

7 MEADOWBROOK DR **$571,902**
B: Brian Mcgill & Lisamarie Mcgill
S: Whitman Homes Inc
Book/Page: 59457/1, Date: 11/15/24
Mtg: Washington Trust Mtg $457,521
Term: 2054

39 MOUNT PLEASANT ST **$142,000**
B: Kenneth J Crowell & Darcy M Grennell
S: Lawrence E Grennell, Tr for Grennell Ft
Book/Page: 59456/29, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 23483sf

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

77-79 OAK ST **$715,000**
B: John Hauck
S: 77 Oak Street LLC
Book/Page: 59455/247, Date: 11/15/24
Mtg: Cape Cod Five Cent Bk $500,000
Term: 2054
Use: 2-Family Colonial, Lot: 7022sf
Prior Sale: $506,500 (05/21)

16 OUTLOOK E U:16 ..... **$855,509**
B: Joseph Federico Jr T & Joseph Federico Jr
S: Ridge Development LLC
Book/Page: 59447/249, Date: 11/14/24
Use: Condo

41 POST N RAIL AVE **$572,500**
B: Tracy S Kirk & William J Kirk 3rd
S: Conrad A Cayting
Book/Page: 59455/195, Date: 11/15/24
Mtg: Primelending $270,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 14375sf
Prior Sale: $125,000 (10/23)

57 SEA CLIFF DR U:57 ..... **$775,000**
B: John Tympanick & Julie Tympanick
S: Joseph Lutkevich & Linda Lutkevich
Book/Page: 59447/155, Date: 11/14/24
Use: 2 Bdrm Condo
Prior Sale: $636,500 (03/22)

11 SMALAND LN **$260,000**
B: Kathleen R Derrico & Dave A Perry
S: Marla Derrico, Tr for Marlene Lotterhand Rt
Book/Page: 59455/343, Date: 11/15/24
Mtg: LoanDepot.Com $252,200
Term: 2054
Use: 2 Bdrm Cottage, Lot: 3049sf

88 TAMARACK RD **$1,500,000**
B: David L Fetherston & Susan L Fetherston
S: Michael J Cantelli & Laura A Cantelli
Doc#: 000000000856789, Date: 11/15/24
Mtg: Cross Country Mtg Inc $850,000
Term: 2054 Rate: 5.9% Type: Adj
Use: 4 Bdrm Ranch, Lot: 40907sf
Prior Sale: $364,500 (09/99)

41 TUPPER HILL RD U:41 ..... **$435,000**
B: Rose M Gruttadauria, Tr for Gruttadauria Ft
S: Tupper Hill Phase 2 LLC
Book/Page: 59450/340, Date: 11/14/24
Use: Condo

45 TUPPER HILL RD U:45 ..... **$445,000**
B: Linnea Lavoie-Bernard, Tr for Linnea Lavoiw-Bernard RET
S: Tupper Hill Phase 2 LLC
Book/Page: 59454/214, Date: 11/15/24
Use: Condo

47 TUPPER HILL RD U:47 ..... **$445,000**
B: Ellen T Savage & Richard J Savage Jr
S: Tupper Hill Phase 2 LLC
Book/Page: 59456/280, Date: 11/15/24
Use: Condo

9 WATER LILY DR **$739,900**
B: George E Tucker, Tr for Tucker Ft
S: Romona Crescitelli
Book/Page: 59451/263, Date: 11/14/24
Use: 3 Bdrm Ranch, Lot: 11713sf
Prior Sale: $640,000 (03/23)

24 WINDY HILL DR **$349,900**
B: 28 Property Group Inc
S: Michael Turso & Stephanie Turso
Book/Page: 59446/317, Date: 11/14/24
Mtg: RCN Capital LLC $52,485
Term: 2025
Use: 3 Bdrm Contemporary, Lot: 40036sf
Prior Sale: $257,000 (12/01)

► FORECLOSURE DEEDS

62 JAN MARIE DR **$395,035**
B: First Home Mortgage Corp
S: Thomas A Carter & First Home Mtg Corp
Book/Page: 59455/129, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 20434sf
Prior Sale: $415,000 (10/21)

Plympton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	22
Median Price	$577,500	$588,000

► REAL ESTATE SALES

4 PALMER RD **$690,000**
B: Jason E Pateline & Amanda Willis
S: Tyler R Davis & Katie R Murphy
Book/Page: 59452/19, Date: 11/15/24
Mtg: United Wholesale Mtg $365,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 42253sf
Prior Sale: $515,000 (12/21)

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

5 MIDFIELD DR U:5 ..... **$660,000**
B: Margaret A Scott, Tr for Emerald Ct T
S: Conor J Cummins & Dennis M Cummins
Book/Page: 59449/284, Date: 11/14/24
Use: 2 Bdrm Condo, Lot: 2831400sf

17 ROBIN LN U:17 ..... **$470,000**
B: Christine M Donovan
S: Ellen Garofalo & David Garofalo
Book/Page: 59450/248, Date: 11/14/24
Mtg: LendSure Mtg $374,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 2306938sf
Prior Sale: $250,000 (08/17)

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

17 COMMON ST **$1,950,000**
B: Elisabeth Kidder & Daniel C Spurlock
S: Bryan C Legge, Tr for Bryan C Legge 2024 T
Book/Page: 59456/112, Date: 11/15/24
Mtg: Leader Bank NA $1,560,000
Term: 2054
Use: 5 Bdrm Antique, Lot: 45738sf
Prior Sale: $1,700,000 (12/21)

93 ELM ST **$535,000**
B: Patrick Sullivan & Kaitlyn Sullivan
S: Robert Counihan & Cristina Counihan
Book/Page: 59455/117, Date: 11/15/24
Use: Residential Developable Land, Lot: 40377sf

477 HATHERLY RD **$1,150,000**
B: Jeffrey W Wheeler & Suellen W Wheeler
S: Robert P Rhen, Tr for R & H Ft
Book/Page: 59461/138, Date: 11/18/24
Mtg: Guaranteed Rate Inc $350,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 24200sf
Prior Sale: $680,000 (03/17)

9 JULIAN ST **$485,000**
B: Adams Equity Partners LLC
S: Linda E Trudeau
Doc#: 000000000856873, Date: 11/18/24
Use: 2 Bdrm Colonial, Lot: 3180sf

107 TILDEN RD **$700,000**
B: Dexter A Newcomb
S: Kevin P Trafton, Tr for 107 Tilden Road Rt
Book/Page: 59461/51, Date: 11/18/24
Use: 3 Bdrm Ranch, Lot: 20100sf

172 TILDEN RD **$288,500**
B: Taralee Smith
S: Shannon A Smith & Scott E Smith
Doc#: 000000000856740, Date: 11/14/24
Mtg: Bank of America NA $293,700
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 20255sf

60 WILLIAMSBURG LN **$775,000**
B: Patrick G Reynolds & Elizabeth F Reynolds
S: Jennifer W Murray, Tr for Faulkner Ft
Book/Page: 59456/87, Date: 11/15/24
Mtg: Liberty Bay CU $620,000
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 42035sf

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

CEDAR ST **$700,000**
B: Southcoast Hospitals Grp
S: Decas Katharina C Est & Norman R Beauregard
Book/Page: 59454/199, Date: 11/15/24

2743 CRANBERRY HWY U:14C **$325,000**
B: Daniel Grafton & Carrisa Gula
S: Robert P Deardon & Carolyn M Deardon
Book/Page: 59457/154, Date: 11/15/24
Mtg: Ark-La-Tex Fin Svcs $319,113
Term: 2054
Use: 2 Bdrm Condo

221 GLEN CHARLIE RD **$495,000**
B: Michael J Brito
S: Linda M Iamele
Book/Page: 59459/332, Date: 11/18/24
Mtg: Cape Cod Five Cent Bk $396,000
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 131551sf

26 GRANDVIEW AVE **$925,000**
B: Laura A Hall & Barbara Hall
S: Gerson Irene Est & Rosemaria S Pearson
Book/Page: 59462/32, Date: 11/18/24
Mtg: Movement Mtg LLC $740,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9225sf
Prior Sale: $475,000 (11/01)

129 GREAT NECK RD **$459,000**
B: Colleen Sullivan
S: Kenneth W Dewolfe & Cheryl E Dewolfe
Book/Page: 59453/346, Date: 11/15/24
Mtg: Salem Five Mtg Co $367,200
Term: 2054
Use: 3 Bdrm Conventional, Lot: 21000sf
Prior Sale: $235,000 (06/21)

18 HIGH ST **$700,000**
B: Southcoast Hospitals Grp
S: Decas Katharina C Est & Norman R Beauregard
Book/Page: 59454/199, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 46609sf
Prior Sale: $85,000 (12/20)

28 HIGH ST **$700,000**
B: Southcoast Hospitals Grp
S: Decas Katharina C Est & Norman R Beauregard
Book/Page: 59454/199, Date: 11/15/24

2 RAILROAD AVE **$300,000**
B: Pennsylvania Railroad LLC
S: Fitzsimmons Anne-T Est & Robert D Dimler
Book/Page: 59456/74, Date: 11/15/24
Use: 4 Bdrm Ranch, Lot: 21160sf
Prior Sale: $117,000 (07/97)

10 SPECTACLE POND TER **$520,000**
B: Shane Deptula & Melissa Deptula
S: Cory Caraher
Book/Page: 59457/301, Date: 11/15/24
Mtg: Fairway Ind Mtg $416,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 15085sf
Prior Sale: $452,000 (12/21)

54 STANDISH AVE **$450,000**
B: Justin Adomaitis & Jessica R Mcewan
S: Leslie J Mcewan
Doc#: 000000000856869, Date: 11/18/24
Mtg: Total Mtg Svcs $288,500
Term: 2054
Use: 3 Bdrm Ranch, Lot: 9000sf

4 STARBOARD DR U:75 ..... **$571,400**
B: Gerard W Coughlin, Tr for G & Lisa Coughlin RET
S: Windward Pines li LLC
Book/Page: 59451/228, Date: 11/14/24
Use: Condo

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

451 MATFIELD ST **$615,000**
B: Saturen Felix & Shannon Felix
S: Ambrose Prop New Eng LLC
Book/Page: 59451/173, Date: 11/14/24
Mtg: LoanDepot.Com $603,860
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 32670sf
Prior Sale: $240,000 (04/22)

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

470 HARVARD ST **$660,000**
B: Margaret A Biddle & Christopher Biddle
S: Alfred M Cunningham & Kathleen E Cunningham
Book/Page: 59454/319, Date: 11/15/24
Mtg: HarborOne Mortgage $360,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 18043sf
Prior Sale: $198,000 (09/00)

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

193 FREEDOM ST **$100,000**
B: Bcf Investments LLC
S: Currier Road Holdings LLC
Book/Page: 71292/265, Date: 11/14/24
Mtg: State Funding LLC $190,000
Use: 3 Bdrm Conventional, Lot: 5742sf
Prior Sale: $375,000 (02/17)

232 PEQUOIG AVE **$145,000**
B: Evergrain Orchard LLC
S: Michael S Odle & Tracy A Odle
Book/Page: 71304/242, Date: 11/18/24
Mtg: RFLF 4 LLC $250,500
Term: 2025
Use: 5 Bdrm Conventional, Lot: 6000sf

4109 S ATHOL RD **$440,000**
B: Lucien J Decelles & Patricia A Decelles
S: Jennifer L Sheldon & William A Sheldon
Book/Page: 71296/312, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 85813sf
Prior Sale: $198,000 (07/16)

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

4 HORSESHOE DR **$540,000**
B: Thi N Nguyen & Huy Nguyen
S: Alan D Cooper, Tr for A D & Susan B Cooper RET
Book/Page: 71301/221, Date: 11/15/24
Mtg: Pennymac Loan Service $400,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 9900sf

102 OXFORD ST N **$335,000**
B: Megan M St Germain
S: April R Bergstrom
Book/Page: 71295/310, Date: 11/15/24
Mtg: St Marys Credit Union $215,000
Term: 2054
Use: 2 Bdrm Bngl/Cottage, Lot: 7970sf
Prior Sale: $122,000 (03/11)

15 PERRY PL U:15 ..... **$325,000**
B: James Dykes & Melanie Donofrio
S: Kathryn M Wallat
Book/Page: 71290/34, Date: 11/14/24
Use: 2 Bdrm Condo

18 POLLIER WAY **$335,000**
B: Samantha E Clougherty & Gregory A Butcher
S: Richard B Horne & Mary J Horne
Book/Page: 71299/327, Date: 11/15/24
Mtg: Digital FCU $301,000
Term: 2054
Use: 1 Bdrm Conventional, Lot: 13939sf
Prior Sale: $279,999 (12/21)

17 THAYER AVE **$482,000**
B: Bradley I Fowler & Samantha Foley
S: James Elliot
Book/Page: 71298/220, Date: 11/15/24
Mtg: Huntington Natl Bank $433,750
Term: 2054 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 8700sf
Prior Sale: $260,000 (12/15)

Berlin

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	20
Median Price	$675,000	$719,000

► REAL ESTATE SALES

CARTER ST **$350,000**
B: Carter Street Auto LLC
S: Wheeler Sylvia A Est & Claire W Pond
Book/Page: 71301/4, Date: 11/15/24

Bolton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	41
Median Price	$874,950	$985,000

► REAL ESTATE SALES

56 HOUGHTON FARM LN **$1,350,000**
B: Maeve Carroll & Kyle Abbott
S: Lucas Sheehan & Gloria Z Sheehan
Book/Page: 71306/335, Date: 11/18/24
Mtg: Bank of America NA $850,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 156685sf
Prior Sale: $1,300,000 (04/22)

23 QUAIL RUN **$335,000**
B: Cbrjm LLC
S: Lockwood Bryan P Est & Deborah L Vorce
Book/Page: 71291/37, Date: 11/14/24
Use: Residential Developable Land, Lot: 150282sf
Prior Sale: $375,000 (05/01)

27 QUAIL RUN **$335,000**
B: Cbrjm LLC
S: Lockwood Bryan P Est & Deborah L Vorce
Book/Page: 71291/96, Date: 11/14/24
Use: Residential Developable Land, Lot: 149846sf
Prior Sale: $320,000 (01/01)

31 SUNSET RIDGE LN U:31 ..... **$699,000**
B: Audrey W Alenson, Tr for Audrey W Alenson RET
S: Misuk Legocki
Book/Page: 71298/55, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $645,000 (08/22)

Boylston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	30
Median Price	$680,000	$580,000

► REAL ESTATE SALES

271 SEWALL ST U:271 ..... **$659,000**
B: Emily Chehade & James Patrick
S: Sa Boylston LLC
Book/Page: 71294/210, Date: 11/15/24
Mtg: Webster FiveCent Svgs $384,000
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo

Charlton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	90
Median Price	$487,500	$482,500

► REAL ESTATE SALES

151 BURLINGAME RD **$443,500**
B: Justin T Collard
S: Richard W Lambrecht & Linda K Lambrecht
Book/Page: 71307/297, Date: 11/18/24
Mtg: CMG Mortgage Inc $435,466
Term: 2054
Use: 4 Bdrm Colonial, Lot: 90169sf
Prior Sale: $134,000 (08/91)

63 KING RD **$520,000**
B: Lisa A Cotter & Zachary A Cotter
S: Excellent Invs Corp
Book/Page: 71293/14, Date: 11/14/24
Mtg: Embrace Home Loans $434,000
Term: 2054
Use: 2 Bdrm Ranch, Lot: 67518sf
Prior Sale: $112,000 (05/23)

26 OLD MUGGETT HILL RD **$57,000**
B: Kristin V Martin
S: Christopher-Marc G Martin
Book/Page: 71287/324, Date: 11/14/24
Mtg: Webster First FCU $57,500
Term: 2039
Use: 3 Bdrm Cape Cod, Lot: 40106sf
Prior Sale: $261,000 (01/19)

19 ROBERT BLVD **$775,000**
B: Brian Smith & Jennifer L Smith
S: James M Salisbury, Tr for Salisbury Ft 2021
Book/Page: 71302/140, Date: 11/15/24
Mtg: BankESB $569,600
Term: 2054
Use: 1 Bdrm Ranch, Lot: 4099sf
Prior Sale: $115,000 (03/02)

Clinton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	52
Median Price	$430,000	$430,000

► REAL ESTATE SALES

19 LORRAINE AVE **$580,000**
B: Karen S Southworth
S: Beverly A Wales, Tr for W & B Wales Rt
Book/Page: 71306/102, Date: 11/18/24
Use: 3 Bdrm Cape Cod, Lot: 82904sf
Prior Sale: $60,000 (04/97)

24 NELSON ST U:24 ..... **$456,000**
B: Smita Munroe
S: Julia Kincade
Book/Page: 71299/211, Date: 11/15/24
Mtg: US Bank NA $256,000
Term: 2044
Use: 3 Bdrm Condo
Prior Sale: $425,000 (06/24)

55 STERLING ST U:108 ..... **$379,000**
B: Mary E Leighton
S: Cig-Liams Crossing LLC
Book/Page: 71296/162, Date: 11/15/24
Mtg: Clinton Svgs Bk $349,000
Term: 2054
Use: Condo

Douglas

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	60
Median Price	$500,000	$500,000

► REAL ESTATE SALES

64 COMPASS POINT DR U:64 ..... **$20,000**
B: Justin A Rosa
S: Justin A Rosa & Jasmine Nunez
Book/Page: 71290/391, Date: 11/14/24
Mtg: US Bank NA $395,500
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $449,900 (06/22)

47 DEPOT ST **$445,000**
B: Michael M Carville & Myah Dawson
S: Bruce S Carvalho & Andre Alves-Ferreira
Book/Page: 71288/75, Date: 11/14/24
Mtg: Guild Mortgage Co $445,000
Term: 2054
Use: 3 Bdrm Ranch, Lot: 11073sf
Prior Sale: $325,000 (05/21)

20 GILBOA CT **$355,000**
B: Kori A Dziedzinski & Bryan J Nieva
S: Dennis F Morton & Marie E Morton
Book/Page: 71290/126, Date: 11/14/24
Mtg: US Bank NA $284,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12628sf
Prior Sale: $145,000 (01/02)

Dudley

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	78
Median Price	$389,000	$408,750

► REAL ESTATE SALES

48 EAGLE DR **$475,000**
B: Anthony M Healy
S: Alcino Fernandes
Book/Page: 71293/59, Date: 11/14/24
Mtg: Guaranteed Rate Inc $466,396
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 26528sf
Prior Sale: $450,000 (01/24)

Gardner

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	142	141
Median Price	$344,000	$360,000

► REAL ESTATE SALES

181 ASH ST **$255,000**
B: Yong-Lai Huang
S: Sandra J Leblanc
Book/Page: 71309/151, Date: 11/18/24
Use: 3 Bdrm Ranch, Lot: 8480sf

42 BEAR HILL RD **$525,000**
B: Britanny Ayers-Ianachino & Keith Ianachino
S: Alexander S Botnar, Tr for Paola M Tramontin
Book/Page: 71309/301, Date: 11/18/24
Mtg: Nationstar Mtg $506,976
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 12500sf
Prior Sale: $505,000 (06/22)

198 CLARK ST **$400,000**
B: Shane W Walker
S: Matthew Chalke & Julie Mounce
Book/Page: 71297/342, Date: 11/15/24
Mtg: Total Mtg Svcs $386,650
Term: 2054
Use: 2 Bdrm Ranch, Lot: 15000sf
Prior Sale: $292,000 (10/21)

20 GRAHAM ST U:1 ..... **$294,500**
B: Kate Saari
S: Sure House Solutions LLC
Book/Page: 71305/127, Date: 11/18/24
Use: Condo

64 REGAN ST **$238,360**
B: Rachel Cox
S: Jacob M Leblanc
Book/Page: 71289/331, Date: 11/14/24
Mtg: Rocket Mortgage LLC $226,442
Term: 2054
Use: 3 Bdrm Conventional, Lot: 3497sf
Prior Sale: $55,750 (11/12)

100 UNION ST **$375,000**
B: Ryan Landry
S: Jason K Strong & Amanda R Mitchell
Book/Page: 71302/69, Date: 11/15/24
Mtg: Neighbors Bank $356,250
Term: 2054
Use: 4 Bdrm Conventional, Lot: 22355sf
Prior Sale: $214,000 (01/20)

96 WASHINGTON ST **$364,000**
B: John Allen & Nour Lotfi
S: John F Urato & Patricia A Urato
Book/Page: 71290/197, Date: 11/14/24
Mtg: Rockland Tr Co $353,080
Term: 2054
Use: 3 Bdrm Conventional, Lot: 7128sf
Prior Sale: $80,000 (02/94)

Grafton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	126
Median Price	$610,000	$612,500

► REAL ESTATE SALES

81 BRIGHAM HILL RD **$325,000**
B: Mark Alimo & Lynn Alimo
S: 85 Brigham Hill LLC
Book/Page: 71306/94, Date: 11/18/24

27 FISHERVILLE TER U:14 ..... **$714,000**
B: Sreeja K Kandy & Ramakrishnan Natesan
S: Fisherville Terrace LLC
Book/Page: 71302/337, Date: 11/18/24
Mtg: M&T Bank NA $513,600
Term: 2049
Use: Condo

16 SUMMERFIELD DR U:16 ..... **$485,000**
B: Yvonne M Hawley
S: Ziolkowski Fredric Est & Melissa Mathieu
Book/Page: 71298/121, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $265,000 (01/08)

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

17 E BARE HILL RD **$600,000**
B: Hunter R Granville & Allison R Granville
S: Louis Maisel & Reba M Maisel
Doc#: 000000000123840, Date: 11/15/24
Mtg: Jeffrey Scott Granvil $460,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 137650sf

190 E BARE HILL RD **$800,000**
B: Russell C Powell Jr & Ashly I Powell
S: Scott N Blackburn, Tr for 50-460 Tli
Book/Page: 71305/255, Date: 11/18/24
Mtg: Movement Mtg LLC $560,000
Term: 2054
Use: 3 Bdrm Contemporary, Lot: 65340sf
Prior Sale: $550,000 (12/23)

43 W BARE HILL RD **$1,000,000**
B: Adam King & Denae Thibault
S: Donna Pinard & James Pinard
Doc#: 000000000123826, Date: 11/14/24
Mtg: Rocket Mortgage LLC $800,000
Term: 2054
Use: 4 Bdrm Cape Cod, Lot: 87556sf
Prior Sale: $470,000 (04/04)

122 W BARE HILL RD **$1,180,000**
B: James Pinard & Donna Pinard
S: Audrey W Alenson, Tr for Audrey W Alenson RET
Doc#: 000000000123831, Date: 11/15/24
Mtg: Total Mtg Svcs $405,000
Term: 2054
Use: Residential-Multiple Bldgs, Lot: 65340sf
Prior Sale: $515,000 (01/02)

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

218 RESERVOIR ST U:101 ..... **$327,500**
B: Glenn J Kane & Patricia Masterson-Kane
S: Hope A Cotton, Tr for Lucci Ft
Book/Page: 71306/276, Date: 11/18/24
Use: 1 Bdrm Condo
Prior Sale: $137,500 (05/13)

4 VILLAGE GREEN LN **$1,015,336**
B: Domenico P Lombardi & Alice W Lombardi
S: John C Woodburn 3rd & Laura Woodburn
Book/Page: 71307/133, Date: 11/18/24
Use: 4 Bdrm Cape Cod, Lot: 43485sf
Prior Sale: $675,000 (10/15)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

WORCESTER REGISTRY
continued

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

2 DENNETT ST **$559,900**
B: Rachel Dipietro & Paul Dipietro
S: Gordon C Wood & Lisa M Wood
Book/Page: 71289/222, Date: 11/14/24
Mtg: Cross Country Mtg Inc $429,900
Term: 2054
Use: 3 Bdrm Colonial, Lot: 4966sf
Prior Sale: $333,000 (12/17)

70 JONES RD **$679,900**
B: Katia G Cardenas
S: Levinson Meryl L Est & Jennifer Dziok
Book/Page: 71308/359, Date: 11/18/24
Mtg: Provident Funding $509,925
Term: 2054
Use: 4 Bdrm Colonial, Lot: 15246sf
Prior Sale: $170,000 (09/94)

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

33 MILL ST EXT **$460,000**
B: Jorge Torres & Holli Durkin
S: Susan C Mongeon
Book/Page: 71292/321, Date: 11/14/24
Mtg: Fairway Ind Mtg $444,647
Term: 2054
Use: 5 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: $105,000 (07/93)

503 S MEADOW RD **$640,000**
B: Richard Bak
S: Benjamin W Cauley & Rebecca Cauley
Book/Page: 71301/281, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 32234sf
Prior Sale: $364,550 (05/15)

67 WOODS LN U:67 ..... **$508,000**
B: Nolan C Au, Tr for Nolan Carl Au T
S: Milkowski Credit Shelter & Robert Milkowski Jr
Book/Page: 71300/236, Date: 11/15/24
Mtg: Bay Equity LLC $183,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 21780sf
Prior Sale: $265,000 (05/16)

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

340 MAIN ST **$332,000**
B: Faith L Whitney
S: Ss&i Properties LLC
Book/Page: 71291/376, Date: 11/14/24
Mtg: Movement Mtg LLC $325,986
Term: 2054
Use: 4 Bdrm Old Style, Lot: 32670sf
Prior Sale: $25,000 (10/13)

30 TOBIN RD **$635,000**
B: Elwin F Gibson 3rd
S: John F Bergin, Tr for Francis A Bergin Int
Book/Page: 71300/115, Date: 11/15/24
Use: 4 Bdrm Bngl/Cottage, Lot: 625957sf

Mendon

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	43
Median Price	$655,000	$755,000

► REAL ESTATE SALES

47 WASHINGTON ST **$530,000**
B: Brandon L Perella & Alyssa A Perella
S: Herbing LLC
Book/Page: 71301/159, Date: 11/15/24
Mtg: Leader Bank NA $497,350
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 46174sf
Prior Sale: $285,000 (09/22)

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

12 HARDING ST **$500,000**
B: Julio C Dasilva & Luciana O Dasilva
S: Maria R Dias
Book/Page: 71295/76, Date: 11/15/24
Mtg: Prestige Home Mtg LLC $400,000
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 11909sf
Prior Sale: $365,000 (11/20)

45 HARDING ST **$550,000**
B: Michael C Gentile & Cindy L Gentile
S: Shelley A Flanagan
Book/Page: 71291/336, Date: 11/14/24
Mtg: Guaranteed Rate Inc $522,500
Term: 2054
Use: 3 Bdrm Split Entry, Lot: 11191sf
Prior Sale: $287,000 (08/09)

3 HILLSIDE AVE U:3 ..... **$465,000**
B: Obiageli V Nkwonta
S: Robin Bowman & Jennifer Bowman
Doc#: 000000000123836, Date: 11/15/24
Mtg: Movement Mtg LLC $441,750
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $314,900 (05/20)

11 KODIAK LN U:49 ..... **$619,900**
B: Purva A Kale & Saurabh A Kulkarni
S: F&d Ctrl Realty Corp Inc
Book/Page: 71301/72, Date: 11/15/24
Mtg: Mutual Of Omaha Mtg $390,537
Term: 2054
Use: Condo

196 MEDWAY RD **$610,000**
B: Jeffrey Dale & Ariadna G Dale
S: Stephanie M Sutherland
Book/Page: 71302/164, Date: 11/15/24
Use: 3 Bdrm Split Entry, Lot: 16540sf
Prior Sale: $300,000 (07/02)

13 MIDDLETON ST **$410,000**
B: Carla F Ribeiro & Bruno Ribeiro
S: Robert F Oliveri & Mary T Oliveri
Doc#: 000000000123815, Date: 11/14/24
Mtg: Paramount Res Mtg Gp $307,500
Term: 2054
Use: 3 Bdrm Old Style, Lot: 9400sf

9 OAK TER **$785,000**
B: Thomas Murray & Kaleena Murray
S: Rachel Palioca & Alexander Palioca
Book/Page: 71300/302, Date: 11/15/24
Mtg: Leader Bank NA $628,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 60984sf
Prior Sale: $730,000 (05/23)

195 PURCHASE ST **$479,000**
B: Shayne Kelly & John Taggart
S: Julia Swanwick, Tr for Sas Ft
Book/Page: 71296/204, Date: 11/15/24
Mtg: Guild Mortgage Co $455,050
Term: 2054
Use: 2 Bdrm Ranch, Lot: 26001sf
Prior Sale: $85,000 (04/13)

5 TRINITY DR **$576,000**
B: Jad Al-Assaad
S: Thomas R Murray & Kaleena L Murray
Book/Page: 71295/341, Date: 11/15/24
Mtg: Movement Mtg LLC $460,800
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 12001sf
Prior Sale: $287,500 (11/14)

Millbury

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	99	108
Median Price	$446,000	$455,000

► REAL ESTATE SALES

13 BENTON ST **$600,000**
B: Ewa D Podgorny & Mark B Alisch
S: Dashawn Mcglown
Book/Page: 71307/27, Date: 11/18/24
Mtg: UniBank for Savings $100,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 30056sf
Prior Sale: $399,900 (08/19)

3 BRENDA DR **$430,000**
B: Kevin J Poquette & Christina M Poquette
S: George E Sharon Jr & Jennifer M Sharon
Book/Page: 71299/364, Date: 11/15/24
Mtg: CMG Mortgage Inc $258,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 35719sf
Prior Sale: $238,900 (04/08)

25 LINDA AVE **$315,000**
B: Ronald E Ernenwein
S: Mark D Tetreault
Book/Page: 71306/155, Date: 11/18/24
Use: 4 Bdrm Ranch, Lot: 10019sf
Prior Sale: $336,000 (06/05)

18 SYCAMORE ST **$570,000**
B: Michael P Hamm
S: Hammstead Realty Corp
Book/Page: 71293/218, Date: 11/14/24
Mtg: Central One FCU $456,000
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 6098sf
Prior Sale: $140,000 (04/12)

► FORECLOSURE DEEDS

73 MCCRACKEN RD **$456,000**
B: Samuel Boiquaye
S: Julie A Catullo & Citizens Bank NA
Book/Page: 71299/1, Date: 11/15/24
Use: 3 Bdrm Cape Cod, Lot: 60113sf
Prior Sale: $360,000 (04/09)

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

84 HOPE ST **$520,000**
B: Concepcion D Flores & C D Maldonado
S: Cunningham Holdings LLC
Book/Page: 71297/178, Date: 11/15/24
Mtg: Guaranteed Rate Inc $510,581
Term: 2054
Use: 3-Family Conventional, Lot: 5500sf
Prior Sale: $440,000 (04/22)

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

332 N MAIN ST U:A **$250,000**
B: Richard A Paul Jr & Katherine S Brown
S: Sandra B Williams
Book/Page: 71296/276, Date: 11/15/24
Mtg: Homestead Fund Corp $217,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 9670sf

Northborough

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	96
Median Price	$681,500	$722,500

► REAL ESTATE SALES

330 GREEN ST **$1,225,000**
B: Kevin Braga & Anstrice Braga
S: Terence J Obrien & Joanne M Obrien
Book/Page: 71300/83, Date: 11/15/24
Mtg: Digital FCU $780,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 190645sf
Prior Sale: $422,500 (08/94)

59 SCHOOL ST U:A19 ..... **$260,000**
B: Urban Abode Re LLC
S: Diane Cusumano
Book/Page: 71298/299, Date: 11/15/24
Mtg: Avidia Bank $208,000
Use: 2 Bdrm Condo, Lot: 8712sf
Prior Sale: $125,000 (03/10)

59 SCHOOL ST U:B19 ..... **$319,000**
B: Nhumy Nguyen & Anthony Pham
S: Adel Z Doss & Mary M Doss
Book/Page: 71301/113, Date: 11/15/24
Mtg: Citizens Bank $220,000
Term: 2054
Use: 2 Bdrm Condo, Lot: 8712sf
Prior Sale: $159,007 (04/08)

356 WHITNEY ST **$1,165,000**
B: Charles B Tuite
S: Scott Dreyer & Leighann Dreyer
Book/Page: 71302/212, Date: 11/15/24
Mtg: Drew Mortgage Assnlnc $665,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 68171sf
Prior Sale: $424,900 (06/12)

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

50 AMY TER **$799,900**
B: Kyle Chontos & Brianna Chontos
S: D & F Afonso Builders Inc
Book/Page: 71300/270, Date: 11/15/24
Mtg: JPMorgan Chase Bank $709,900
Term: 2054

175 HANNAH DR **$803,000**
B: Ryan Taskey & Sarah Bourisk
S: Timothy J Cashman & Jessica E Cashman
Book/Page: 71302/99, Date: 11/15/24
Mtg: Allanach&Mortgage Grp $642,400
Term: 2054
Use: 4 Bdrm Colonial, Lot: 41818sf
Prior Sale: $521,000 (07/17)

20 HILLSIDE DR **$315,000**
B: William W Mingace
S: Kevin J Poquette & Christina Poquette
Book/Page: 71296/377, Date: 11/15/24
Mtg: Province Mtg Assoc $299,250
Term: 2054
Use: 3 Bdrm Ranch, Lot: 18731sf
Prior Sale: $156,000 (06/15)

193 MAIN ST **$50,000**
B: Firehouse 193 LLC
S: Northbidge Town Of
Book/Page: 71296/231, Date: 11/15/24
Use: County/Municipality Property, Lot: 30928sf

32 PROSPECT ST **$440,000**
B: Nicole Trakadas, Tr for Tony Trakadas
S: Randy Kibbe
Book/Page: 71290/1, Date: 11/14/24
Mtg: Leader Bank NA $330,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 5663sf
Prior Sale: $350,000 (06/24)

1340 QUAKER ST **$539,000**
B: Katie Osullivan
S: Konrad P Dobkowski
Book/Page: 71298/177, Date: 11/15/24
Mtg: Leader Bank NA $512,050
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 93218sf
Prior Sale: $168,000 (07/98)

102 QUARRY RD U:102 ..... **$450,000**
B: Slater Snook
S: William A Brown 3rd & Christina Brown
Book/Page: 71305/30, Date: 11/18/24
Mtg: Leader Bank NA $427,500
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $205,333 (12/12)

41 ROOSEVELT DR **$830,000**
B: Sean P Mcgrath & Marissa M Mcgrath
S: Joseph A Lueken & Heather M Lueken
Book/Page: 71307/363, Date: 11/18/24
Mtg: Leader Bank NA $581,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 36590sf
Prior Sale: $654,805 (06/21)

834 SAMUEL DR **$769,000**
B: William A Brown 3rd & Christina R Brown
S: Robert M Eddy & Deborah Eddy
Book/Page: 71307/333, Date: 11/18/24
Mtg: UniBank for Savings $450,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 37462sf
Prior Sale: $516,916 (10/05)

12 TAFT ST U:12 ..... **$375,000**
B: Courtney Sparrell
S: Loretta A Donahue
Book/Page: 71307/391, Date: 11/18/24
Mtg: Fairway Ind Mtg $300,000
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $254,500 (08/05)

Oakham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	14
Median Price	$367,500	$511,562

► REAL ESTATE SALES

OLD TURNPIKE RD **$160,000**
B: Amidio Bros Inc
S: Talevi Alfred J Est & Mary J Haesche
Book/Page: 71291/246, Date: 11/14/24

Oxford

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	107
Median Price	$377,500	$425,000

► REAL ESTATE SALES

58 OLD SOUTHBRIDGE RD **$499,000**
B: Dalina Hanna
S: Scott Brown
Book/Page: 71305/140, Date: 11/18/24
Mtg: United Wholesale Mtg $474,050
Term: 2054
Use: 3 Bdrm Split Level, Lot: 49583sf
Prior Sale: $525,000 (06/23)

51 WALNUT ST **$337,500**
B: Michael Hudon
S: Shawn S Sanders & Gail A Sanders
Book/Page: 71296/255, Date: 11/15/24
Mtg: Shawn Sanders $327,500
Use: 3 Bdrm Cape Cod, Lot: 10800sf

Petersham

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	$425,000	$399,000

► REAL ESTATE SALES

186 WEST RD **$329,900**
B: Curtis Peredina
S: Adrian D Johnson
Book/Page: 71306/378, Date: 11/18/24
Mtg: Rocket Mortgage LLC $263,920
Term: 2054
Use: 2 Bdrm Contemporary, Lot: 200376sf

Phillipston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	22
Median Price	$424,000	$422,725

► REAL ESTATE SALES

70 RILEY SWITCH RD **$350,000**
B: Angela Mantos & Mark Quebec
S: Federal Home Loan Mtg Inc
Book/Page: 71308/326, Date: 11/18/24
Mtg: Total Mtg Svcs $297,500
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 141855sf
Prior Sale: $264,806 (09/23)

15 WHITNEY RD **$699,000**
B: Steffani M Araya & Matthew Rheault
S: Matson Homes Ii LLC
Book/Page: 71296/356, Date: 11/15/24
Mtg: PHH US Mortgage Corp $559,200
Term: 2054

Royalston

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	8
Median Price	$330,000	$337,500

► REAL ESTATE SALES

1 PARK ST **$180,000**
B: Helio Teotonio
S: Adam A Warner
Book/Page: 71294/300, Date: 11/15/24
Use: 5 Bdrm Conventional, Lot: 80586sf
Prior Sale: $122,000 (05/16)

Rutland

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	83
Median Price	$520,000	$550,000

► REAL ESTATE SALES

32 CHERYLANN DR **$517,000**
B: Lawrence A Allocco, Tr for Lawrence A Allocco Lt
S: Lisa J Garstka, Tr for Lisa J Garstka 2014 RET
Book/Page: 71290/311, Date: 11/14/24
Use: 3 Bdrm Raised Ranch, Lot: 12197sf

7 DAKOTA TRL **$400,000**
B: Steven J Landry & Mary J Landry
S: Christine Sadowski
Book/Page: 71292/294, Date: 11/14/24
Use: 2 Bdrm Colonial, Lot: 5227sf
Prior Sale: $65,000 (04/23)

165 GLENWOOD RD **$786,578**
B: Jon-Martin Molaghan & Jessica Molaghan
S: M A Elbag Bldg Contractor
Book/Page: 71303/73, Date: 11/18/24
Use: Residential Developable Land, Lot: 65775sf

TURKEY HILL RD **$400,000**
B: Steven J Landry & Mary J Landry
S: Christine Sadowski
Book/Page: 71292/294, Date: 11/14/24

Shrewsbury

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	231	260
Median Price	$635,000	$677,500

► REAL ESTATE SALES

5 BAY VIEW DR **$715,000**
B: Christopher Oliver & Germaine Oliver
S: Lisa M Troio, Tr for Anthony L Troio
Book/Page: 71297/105, Date: 11/15/24
Mtg: Navy FCU $515,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 9148sf
Prior Sale: $440,000 (06/06)

4 FALCON DR **$2,106,650**
B: Ajay Rathi & Puja Harkut
S: Rashid M Shaikh, Tr for 7 Sheryl Rt
Book/Page: 71301/290, Date: 11/15/24
Mtg: Cross Country Mtg Inc $1,579,988
Term: 2054 Rate: 6.4% Type: Adj
Use: Residential Developable Land, Lot: 38333sf

6 FALCON DR **$1,650,000**
B: Vishnu V Janga & Sushmi M Erasani
S: Rashid M Shaikh, Tr for 7 Sheryl Rt
Book/Page: 71300/336, Date: 11/15/24
Mtg: Cross Country Mtg Inc $1,304,000
Term: 2054
Use: Residential Developable Land, Lot: 22216sf

10 HARRINGTON FARMS WAY U:10 ..... **$537,000**
B: Hope W Dennis
S: Sandeep Mathur & Prerna Bishit
Book/Page: 71307/210, Date: 11/18/24
Mtg: Central One FCU $429,600
Term: 2054 Rate: 6.2% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $332,500 (07/17)

18 PTARMIGAN DR U:18 ..... **$735,000**
B: Srikar Kalyanapu & Rupa D Kalyanapu
S: Claudio L Lanzarini
Book/Page: 71308/183, Date: 11/18/24
Mtg: Merrimack Valley CU $551,250
Term: 2054 Rate: 5.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $174,940 (08/99)

Southborough

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	87	66
Median Price	$928,600	$1,056,000

► REAL ESTATE SALES

147 SOUTHVILLE RD **$765,000**
B: Patrick B Fitzgerald & Melissa Fitzgerald
S: Jared R Stenquist & Alexandra J Stenquist
Book/Page: 71290/274, Date: 11/14/24
Mtg: Berkshire Bank $750,000
Term: 2054 Rate: 7.1% Type: Adj
Use: 4 Bdrm Old Style, Lot: 14680sf
Prior Sale: $390,000 (09/17)

Southbridge

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	74
Median Price	$335,000	$342,500

► REAL ESTATE SALES

242 BREAKNECK RD **$299,900**
B: Joanna M Diaz
S: Jared Davenport & Lindsay A Domijan
Book/Page: 71308/136, Date: 11/18/24
Mtg: Total Mtg Svcs $278,907
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 17860sf
Prior Sale: $135,000 (01/15)

101 BRENTWOOD DR **$480,000**
B: Angela Garvin & Erick R St Laurent
S: Douglas E Strouth & Tamara S Strouth
Book/Page: 71308/254, Date: 11/18/24
Mtg: Baycoast Mortgage Co $340,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 33106sf
Prior Sale: $249,000 (02/12)

Spencer

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	87	77
Median Price	$400,000	$425,000

► REAL ESTATE SALES

20 CHESTNUT ST **$293,000**
B: Davis Weston
S: Cedar Hills Realty LLC
Book/Page: 71299/246, Date: 11/15/24
Mtg: Leader Bank NA $234,000
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 3481sf
Prior Sale: $148,000 (07/24)

100 GREENVILLE ST **$430,000**
B: Melissa K Stott & Dylan N Saad
S: David S Garber
Book/Page: 71290/220, Date: 11/14/24
Mtg: Baycoast Mortgage Co $422,211
Term: 2054
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $145,000 (08/01)

83 NORTHWEST RD **$500,000**
B: Angel I Sanaguaray & Zoila C Guaman
S: Craig M Lusignan & Elizabeth J Lusignan
Book/Page: 71293/245, Date: 11/14/24
Mtg: OCMBC Inc $483,312
Term: 2054
Use: 4 Bdrm Colonial, Lot: 76553sf
Prior Sale: $247,000 (01/15)

70 PLEASANT ST **$450,000**
B: Joshua Engel
S: Fairshare Investments Inc
Book/Page: 71301/39, Date: 11/15/24
Mtg: Digital FCU $436,500
Term: 2054
Use: 4 Bdrm Conventional, Lot: 10435sf
Prior Sale: $115,000 (10/19)

Sterling

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	55
Median Price	$605,950	$600,000

► REAL ESTATE SALES

2 PATRIOTS WAY U:A **$472,500**
B: Paula J Leftwich, Tr for Leftwich Ft
S: Francis Richard & Laurie A Richard
Book/Page: 71293/306, Date: 11/14/24
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: $285,000 (02/20)

1 WILLIAMS ST **$750,000**
B: Sarita Fage
S: William C Fage, Tr for Sunshine Vly Health T-li
Book/Page: 71306/111, Date: 11/18/24
Mtg: CMG Mortgage Inc $515,000
Term: 2054
Use: 5 Bdrm Conventional, Lot: 43560sf

Sturbridge

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	79
Median Price	$455,000	$499,900

► REAL ESTATE SALES

96 COLONIAL DR U:96 ..... **$520,000**
B: Scott L Glass, Tr for Scott L Glass T
S: Jason E Heasley
Book/Page: 71297/313, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $249,955 (09/02)

400 NEW BOSTON RD **$850,000**
B: Andre R Girouard
S: Jon G Heaney & Sally P Heaney
Book/Page: 71292/142, Date: 11/14/24
Mtg: EMM Loans LLC $637,500
Term: 2054
Use: 5 Bdrm Colonial, Lot: 132422sf
Prior Sale: $80,000 (05/03)

109 SHORE RD **$430,000**
B: George C Argyros & Frauke C Seefeldt-Argyros
S: Richard H Longbottom
Book/Page: 71296/345, Date: 11/15/24
Use: 2 Bdrm Ranch, Lot: 5227sf
Prior Sale: $225,000 (08/21)

Sutton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	64
Median Price	$565,000	$639,900

► REAL ESTATE SALES

459 BOSTON RD **$585,000**
B: Thomas B Owens & Ann C Owens
S: Lauren Leclaire & Stephen Leclaire
Book/Page: 71295/300, Date: 11/15/24
Use: 3 Bdrm Colonial, Lot: 40946sf
Prior Sale: $375,000 (01/19)

488 BOSTON RD **$1,650,000**
B: Pembury Farm Rp LLC
S: Ann C Owens & Thomas B Owens
Book/Page: 71289/396, Date: 11/14/24
Use: Mixed Use-Prim Res & Agricul, Lot: 476396sf
Prior Sale: $962,500 (06/14)

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

92 DODGE HILL RD **$685,000**
B: Aruna Bhubalakrishnan
S: Daniel Baker & Lauren Egbert
Book/Page: 71297/391, Date: 11/15/24
Mtg: First Federal Bank $650,750
Term: 2054
Use: 4 Bdrm Colonial, Lot: 22651sf
Prior Sale: $480,000 (12/22)

102 HARTNESS RD **$525,000**
B: Akyla C Cardoso
S: Mary M Alves
Book/Page: 71293/131, Date: 11/14/24
Mtg: Washington Tr Co $506,969
Term: 2054
Use: 3 Bdrm Ranch, Lot: 71002sf

22 TRILLIAM RUN **$745,000**
B: Daniel Baker & Lauren Egbert
S: Maureen E Magarity
Book/Page: 71298/367, Date: 11/15/24
Mtg: Mutual Of Omaha Mtg $596,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 24300sf
Prior Sale: $505,000 (06/20)

Templeton

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	71	68
Median Price	$375,000	$379,950

► REAL ESTATE SALES

534 HUBBARDSTON RD **$740,000**
B: Joshua Lwanga & Angella Nanfuka
S: Greenstone Realty LLC
Book/Page: 71309/212, Date: 11/18/24
Mtg: Rockland Tr Co $703,000
Term: 2054 Rate: 6.0% Type: Adj

Uxbridge

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	74
Median Price	$512,500	$541,000

► REAL ESTATE SALES

8 CARRIAGE PATH U:8 ..... **$427,000**
B: Jean C Ethier & Anne-Marie Ethier
S: Teresa L Barrows
Book/Page: 71297/264, Date: 11/15/24
Mtg: Digital FCU $232,245
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $319,900 (08/20)

179 CROWNSHIELD AVE U:B **$572,640**
B: Ankur Jalotra & Nitika Jalotra
S: Woodlands Uxbridge Rlty L
Book/Page: 71296/318, Date: 11/15/24
Mtg: Leader Bank NA $515,376
Term: 2054
Use: Possible New Construction

310 DOUGLAS ST **$358,000**
B: John D Miner Jr
S: Nathan Riel
Book/Page: 71305/377, Date: 11/18/24
Mtg: Better Mortgage Corp $365,697
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 46174sf
Prior Sale: $220,000 (08/24)

314 DOUGLAS ST **$358,000**
B: John D Miner Jr
S: Nathan Riel
Book/Page: 71305/377, Date: 11/18/24
Use: Residential Undvlpble Land, Lot: 1307sf
Prior Sale: $220,000 (08/24)

7 HAZEL PLZ **$450,900**
B: Teresa L Barrows
S: Marc Bullio
Book/Page: 71299/122, Date: 11/15/24
Mtg: Evolve B&T $109,400
Term: 2054
Use: 3 Bdrm Old Style, Lot: 231304sf

5 PETER ST U:D **$505,000**
B: Mark A Dexter & Amy L Dexter
S: William J Geary & Elena C Varney
Book/Page: 71295/190, Date: 11/15/24
Use: 3 Bdrm Condo

15 QUEEN OF ROSES LN U:15 ..... **$572,500**
B: Mithunkumar Patel & Hetal Patel
S: Suzen A Mitchell
Book/Page: 71307/250, Date: 11/18/24
Mtg: Rocket Mortgage LLC $543,875
Term: 2054
Use: 3 Bdrm Condo
Prior Sale: $272,500 (03/14)

236 SUTTON ST **$150,000**
B: Gerald F Ebbeling & Angel C Ebbeling
S: Roy Richard A Est & Paul Beaudoin
Book/Page: 71287/249, Date: 11/14/24
Use: 2 Bdrm Old Style, Lot: 21780sf

64 UXBRIDGE AVE E **$620,000**
B: Marcio F Tunes
S: Debora A Lopes & Alciley N De Oliveira
Book/Page: 71287/193, Date: 11/14/24
Mtg: Prestige Home Mtg LLC $589,000
Term: 2054

Warren

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	34
Median Price	$319,950	$348,000

► REAL ESTATE SALES

255 BOSTON POST RD **$360,000**
B: Joshua J Paquette & Shaylee M Paquette
S: Christine M Paquette & Jason L Paquette
Book/Page: 71287/385, Date: 11/14/24
Mtg: United Wholesale Mtg $360,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 155339sf
Prior Sale: $355,000 (03/24)

1303 BRIMFIELD RD **$328,000**
B: Adam Bergstrom
S: Ethan A Levasseur & Christine G Witz
Book/Page: 71297/143, Date: 11/15/24
Mtg: Fairway Ind Mtg $262,400
Term: 2054
Use: 2 Bdrm Ranch, Lot: 32670sf
Prior Sale: $180,900 (12/17)

26 CRESCENT ST **$25,000**
B: Camsad Builders LLC
S: Nelson Street Hldg LLC
Book/Page: 71297/247, Date: 11/15/24
Use: Residential Developable Land, Lot: 16248sf

CRONIN RD **$100,000**
B: Paquette Bro Contracting
S: Camsad Builders LLC
Book/Page: 71297/221, Date: 11/15/24

128 SOUTH ST **$345,000**
B: Sandra L Walsh
S: Dominic Young & Heather Young
Book/Page: 71292/211, Date: 11/14/24
Mtg: Primelending $338,751
Term: 2054
Use: 2-Family Old Style, Lot: 18151sf
Prior Sale: $240,000 (07/22)

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

30 MAPLE ST **$340,000**
B: George D Antonakas
S: Mikhaeil M Tadros
Book/Page: 71302/253, Date: 11/15/24
Mtg: Semper Home Loans $333,841
Term: 2054
Use: 4 Bdrm Conventional, Lot: 5300sf
Prior Sale: $140,000 (07/16)

181-183 N MAIN ST **$395,000**
B: Market Properties LLC
S: Richard Baarda, Tr for Baarda Lt
Book/Page: 71306/139, Date: 11/18/24
Use: 2-Family Duplex, Lot: 4627sf
Prior Sale: $70,000 (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

16 ANGELL BROOK DR U:16 ..... **$480,000**
B: Mary Williams & Paul Wasgatt
S: James T Wilson & Mary R Wilson
Book/Page: 71308/244, Date: 11/18/24
Use: 2 Bdrm Condo, Lot: 43560sf
Prior Sale: $289,900 (01/06)

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

16 FISHER ST **$737,000**
B: Molly P Daubney & Benjamin J Daubney
S: Sandra M Saari, Tr for S&w Saari Ft
Book/Page: 71298/142, Date: 11/15/24
Mtg: Fairway Ind Mtg $663,300
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 23414sf
Prior Sale: $375,000 (03/10)

7 HARVEST WAY **$1,375,000**
B: Ankur Oswal & Khushbu Patel
S: Kathleen Killilea & Samantha Killilea
Book/Page: 71308/294, Date: 11/18/24
Mtg: TD Bank NA $1,100,000
Term: 2054 Rate: 5.8% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 54341sf
Prior Sale: $1,015,000 (12/20)

2 ROY ST **$1,100,000**
B: Ruby J Batajoo & Shishir Batajoo
S: Gregory A Taylor
Book/Page: 71299/54, Date: 11/15/24
Mtg: Leader Bank NA $825,000
Term: 2054 Rate: 6.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 33297sf
Prior Sale: $610,000 (10/12)

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

260 ASH ST **$445,000**
B: Richard W Ames & Doreen Y Ames
S: Richard R Goodrich & Corinne M Goodrich
Book/Page: 71289/326, Date: 11/14/24
Use: 3 Bdrm Contemporary, Lot: 72789sf
Prior Sale: $151,960 (09/98)

46 BALDWINVILLE STATE RD **$450,000**
B: Matthew Chalke & Julie Mounce
S: Donald S Foster 2nd
Book/Page: 71301/351, Date: 11/15/24
Mtg: Total Mtg Svcs $441,849
Term: 2054

CENTRAL ST **$750,000**
B: Seed Amor Enterprises LLC
S: George J Ladeau
Book/Page: 71292/240, Date: 11/14/24
Mtg: George J Ladeau $650,000

49 HIGH ST **$494,900**
B: Juan Crespo & Carmen Crespo
S: Fwp Realty Partners LLC
Book/Page: 71297/59, Date: 11/15/24
Mtg: Total Mtg Svcs $387,920
Term: 2054
Use: Residential Developable Land, Lot: 13499sf
Prior Sale: $125,000 (10/23)

RAILROAD ST **$750,000**
B: Seed Amor Enterprises LLC
S: George J Ladeau
Book/Page: 71292/240, Date: 11/14/24
Mtg: George J Ladeau $650,000

SPRUCE ST **$750,000**
B: Seed Amor Enterprises LLC
S: George J Ladeau
Book/Page: 71292/240, Date: 11/14/24
Mtg: George J Ladeau $650,000

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

121 BAILEY ST U:E43 ..... **$243,000**
B: Ashok G Kuruvilla & Honey Thomas
S: Neal Sullivan
Book/Page: 71299/88, Date: 11/15/24
Mtg: Middlesex Svgs Bk $194,400
Term: 2054 Rate: 5.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $183,000 (07/22)

28 BALL ST **$400,000**
B: David Leboeuf
S: Juan G Rodriguez & Ruth R Rodriguez
Book/Page: 71299/390, Date: 11/15/24
Mtg: Guild Mortgage Co $320,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 6209sf
Prior Sale: $231,000 (04/19)

50 BARROWS RD **$430,000**
B: Mark J Joyce & Melissa S Barrows
S: Beaudoin Lucy E Est & Patricia H Bonnevie
Book/Page: 71309/89, Date: 11/18/24
Mtg: United Wholesale Mtg $408,500
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 25920sf

194-A BEACON ST **$15,000**
B: Fernando Esparza & Janeth Esparza
S: Main South Cmnty Dev Corp
Book/Page: 71305/328, Date: 11/18/24
Use: 3 Bdrm Duplex, Lot: 3605sf

138 BELMONT ST **$975,000**
B: James White & Michelle White
S: Flipping For Fire LLC
Book/Page: 71306/33, Date: 11/18/24
Mtg: Leader Bank NA $731,250
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 2519sf
Prior Sale: $435,000 (04/23)

87 EASTERN AVE **$395,000**
B: 87-87a Eastern Ave Prop L
S: Whiteacre Properties LLC
Book/Page: 71305/200, Date: 11/18/24
Mtg: LendSure Mtg $316,000
Term: 2054
Use: 2-Family Two Family, Lot: 2382sf
Prior Sale: $215,000 (07/24)

87-1/2 EASTERN AVE **$220,000**
B: 87-87a Eastern Ave Prop L
S: Whiteacre Properties LLC
Book/Page: 71305/93, Date: 11/18/24
Use: 5 Bdrm Conventional, Lot: 5802sf
Prior Sale: $100,000 (07/24)

49 FAIRMONT AVE **$713,000**
B: Levy Ramirez
S: Frank L Wheeler & Priscilla J Wheeler
Book/Page: 71307/176, Date: 11/18/24
Mtg: Ross Mortgage Co Inc $534,750
Term: 2054
Use: 3-Family Mlti-Unt Blg, Lot: 7500sf

14 FLAGG ST **$275,000**
B: Ali Fadhel
S: Cheyne Johnson
Book/Page: 71294/172, Date: 11/15/24
Use: 3 Bdrm Conventional, Lot: 4062sf
Prior Sale: $147,000 (03/16)

11 GIBBS ST U:H125 ..... **$255,000**
B: Heena Purkait & Manoharan Subramanian
S: Belmira Mendes
Book/Page: 71304/70, Date: 11/18/24
Mtg: New American Funding $191,250
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $165,000 (10/22)

32 GODDARD MEMORIAL DR **$346,000**
B: Laramie L Payne
S: Augustus A Garvin & Angela J Garvin
Book/Page: 71305/335, Date: 11/18/24
Mtg: Guaranteed Rate Affin $328,700
Term: 2054
Use: 3 Bdrm Duplex, Lot: 8885sf
Prior Sale: $159,900 (04/04)

43 GRANITE ST **$257,397**
B: Felix Mwangi
S: Joseph Rizza
Book/Page: 71299/174, Date: 11/15/24
Mtg: New American Funding $249,675
Term: 2054
Use: 2 Bdrm Ranch, Lot: 2613sf
Prior Sale: $225,000 (05/23)

6 INVERNESS AVE U:3 ..... **$237,500**
B: Doreen Drujan & Lizbeth Cornivelli
S: Samantha T Gould
Book/Page: 71294/314, Date: 11/15/24
Use: 2 Bdrm Condo
Prior Sale: $101,000 (07/18)

11 JENKINS ST **$215,000**
B: Envision Realty LLC
S: Cheryl Romeo
Book/Page: 71292/203, Date: 11/14/24
Use: 2 Bdrm Bngl/Cottage, Lot: 10500sf
Prior Sale: $194,000 (11/05)

15-A MARS ST **$465,000**
B: Romina Amoah & Kwabena Amoah
S: Dangelo Fernandez & Erika Fernandez
Book/Page: 71309/163, Date: 11/18/24
Mtg: New American Funding $456,577
Term: 2054
Use: Accessory Land Improved, Lot: 5000sf
Prior Sale: $78,000 (03/23)

1 MELVILLE ST **$295,000**
B: Al Property Solutions LLC
S: Mary Daniel, Tr for Friel Ft
Book/Page: 71290/81, Date: 11/14/24
Use: 4 Bdrm Conventional, Lot: 6600sf

89 MILL ST **$480,000**
B: Yuexian Zheng, Tr for 89 Mill Rt
S: John H Tanona
Book/Page: 71298/274, Date: 11/15/24
Use: Apartment Bldg - 4-8 Units, Lot: 16475sf

29 NOME ST **$485,000**
B: Vidan N Mingi & Susan W Kimani
S: Dunami Development Inc
Book/Page: 71293/270, Date: 11/14/24
Use: 2 Bdrm Cape Cod, Lot: 7125sf
Prior Sale: $485,000 (11/24)

7 PARIS AVE **$375,000**
B: Sylvia A Akwei
S: Nii-Kpakpa Quartey
Book/Page: 71300/154, Date: 11/15/24
Mtg: Total Mtg Svcs $200,000
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 7797sf
Prior Sale: $260,000 (04/24)

18 PRENTICE ST **$670,000**
B: Cam-Ha Dao & Tu-Tram Dao
S: Louis A Quatela Irt & Anthony C Quatela 3rd
Book/Page: 71300/43, Date: 11/15/24
Mtg: Pennymac Loan Service $502,500
Term: 2054
Use: 2-Family Two Family, Lot: 5000sf

7 PROCTOR ST **$285,000**
B: Qayin Acquisition LLC
S: Michael H Lively
Book/Page: 71301/384, Date: 11/15/24
Mtg: Jan Co Inc $357,000
Use: 4 Bdrm Conventional, Lot: 10000sf
Prior Sale: $130,000 (07/12)

15 SAINT JOHNS RD **$470,000**
B: Joshua A Kabutey & Cecilia Sottie
S: Vinh Trac
Book/Page: 71298/333, Date: 11/15/24
Mtg: Digital FCU $446,547
Term: 2054
Use: 2 Bdrm Conventional, Lot: 5240sf
Prior Sale: $151,000 (04/22)

6 SARATOGA DR **$361,710**
B: Joseph R Toloczko
S: Christine Toloczko
Book/Page: 71306/284, Date: 11/18/24
Mtg: Cornerstone Bank $209,710
Term: 2054
Use: 2 Bdrm Ranch, Lot: 17648sf
Prior Sale: $95,000 (08/94)

10 SCENIC DR **$362,000**
B: Adrienne Cocci
S: Cerie I Moon
Book/Page: 71291/261, Date: 11/14/24
Mtg: PNC Bank $325,800
Term: 2054
Use: 3 Bdrm Ranch, Lot: 7875sf
Prior Sale: $165,000 (07/10)

3 STONELAND RD **$570,000**
B: Lays D Mello
S: Ann K Molloy, Tr for George Tsiokas T-1984
Book/Page: 71304/342, Date: 11/18/24
Mtg: Cross Country Mtg Inc $456,000
Term: 2054
Use: 2-Family Two Family, Lot: 5497sf

340 SUNDERLAND RD U:43 ..... **$190,000**
B: J&m Real Estate LLC
S: Carol Lannon & Catherine Moriarty
Book/Page: 71296/1, Date: 11/15/24
Mtg: Cornerstone Bank $152,000
Use: 2 Bdrm Condo

352 W BOYLSTON ST **$730,000**
B: West Boylston Partners LL
S: Thu Tran
Book/Page: 71308/75, Date: 11/18/24
Mtg: Lowell Five Cent Svgs $592,500
Use: Mixed Use-Prim Res & Comm, Lot: 8259sf
Prior Sale: $193,000 (11/13)

12 WARD FARM CIR **$333,000**
B: Sultana Mahfuz & Wahid A Mulla
S: Kathleen M Robinson
Book/Page: 71295/1, Date: 11/15/24
Use: 2 Bdrm Duplex, Lot: 4808sf
Prior Sale: $79,000 (07/96)

62 WIGWAM HILL DR **$380,000**
B: Noa Reuventi
S: Rackeley Guzman
Book/Page: 71299/292, Date: 11/15/24
Mtg: United Wholesale Mtg $130,000
Term: 2054
Use: 2 Bdrm Duplex, Lot: 4272sf
Prior Sale: $335,000 (10/22)

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

76 FERIN RD **$460,000**
B: Emily Harrises
S: Michael H Murphy & Angela W Murphy
Book/Page: 10884/240, Date: 11/15/24
Mtg: Novus Home Mtg $451,668
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 130567sf
Prior Sale: $412,000 (07/22)

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

27 CLARK RD **$345,000**
B: Sawsan Roman
S: Acre Realty Partners LLC
Book/Page: 10882/330, Date: 11/14/24
Mtg: Digital FCU $334,650
Term: 2054
Use: 2 Bdrm Cape Cod, Lot: 5401sf
Prior Sale: $110,000 (10/19)

81 GREEN BRIAR RD U:81 ..... **$350,000**
B: Joseph Clementi
S: Ic Holdings LLC
Book/Page: 10885/100, Date: 11/18/24
Mtg: Total Mtg Svcs $280,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $295,000 (12/21)

98 LAUREL ST **$369,900**
B: Geuri Quezada
S: Fawkes Holdings LLC
Doc#: 00000000012750, Date: 11/15/24
Mtg: Nations Direct Mtg $363,199
Term: 2054
Use: 2-Family Two Family, Lot: 2352sf
Prior Sale: $42,900 (02/11)

41 MIDDLE ST **$300,000**
B: Fatema Khatun
S: Jose Martinez & Cecilia Pacheco
Book/Page: 10884/198, Date: 11/15/24
Mtg: 2015 12 LLC $95,000
Term: 2054
Use: 3 Bdrm Conventional, Lot: 1712sf
Prior Sale: $129,500 (01/23)

103 PRATT RD **$395,000**
B: Ashley Silvera-Gonzalez & Jacob Soulliere
S: Keith Ianachino & Britanny M Ianachino
Book/Page: 10885/150, Date: 11/18/24
Mtg: Total Mtg Svcs $316,000
Term: 2054
Use: 4 Bdrm Conventional, Lot: 10302sf
Prior Sale: $285,000 (11/20)

81 SCOTT RD **$35,000**
B: Anatolie Melnic
S: Cindy Zwart
Book/Page: 10883/92, Date: 11/14/24
Use: Accessory Land Improved, Lot: 24350sf
Prior Sale: $31,050 (03/17)

63 VALDALIA AVE **$340,000**
B: Damaris Santiago-Gonzalez & Damaris V Santiago
S: Mei Huang
Book/Page: 10884/87, Date: 11/15/24
Mtg: HarborOne Mortgage $333,841
Term: 2054
Use: 3 Bdrm Conventional, Lot: 8141sf
Prior Sale: $128,000 (05/22)

1 WALLACE RD **$212,000**
B: Triet Le
S: Jc Independent Cleaners I
Book/Page: 10884/230, Date: 11/15/24
Use: Retail-Service, Lot: 42323sf
Prior Sale: $280,000 (11/09)

Leominster

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	206	209
Median Price	$435,000	$470,000

► REAL ESTATE SALES

58 CRESTFIELD LN **$455,000**
B: P J Pothier Restated RET & Paul J Pothier Jr
S: Barbara J Hager, Tr for Barbara J Hager Lt
Book/Page: 10884/82, Date: 11/15/24
Use: 3 Bdrm Ranch, Lot: 13935sf

40 GEORGE ST **$412,425**
B: Mark W Steffey & Vanesha Y Steffey
S: Ann M Grogan, Tr for David B Duchesneau RET
Book/Page: 10885/45, Date: 11/18/24
Mtg: Rollstone Bk & Tr $391,803
Term: 2054 Rate: 6.0% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 7074sf

3 GLENWOOD DR **$454,016**
B: Garrett Sullivan & Angel Chaulk
S: Diane K Farnsworth & Ross A Farnsworth
Book/Page: 10884/146, Date: 11/15/24
Mtg: Embrace Home Loans $415,000
Term: 2054
Use: 4 Bdrm Raised Ranch, Lot: 13680sf
Prior Sale: $1,000 (11/19)

42 HAMMOND ST **$435,000**
B: Saber M Said
S: Thomas Pisciotta
Book/Page: 10882/358, Date: 11/14/24
Mtg: Movement Mtg LLC $427,121
Term: 2054
Use: 3 Bdrm Colonial, Lot: 7131sf

135 JOSLIN ST **$880,000**
B: Keystone Edual Collaborat
S: Ashley J Anderson & Jami S Anderson
Book/Page: 10882/229, Date: 11/14/24
Mtg: Main Street Bank (MA) $704,000
Use: 3 Bdrm Colonial, Lot: 47045sf

46 MACINTOSH LN U:46 ..... **$327,000**
B: Leandro Lins
S: Philip A Mccance & Carole L Mccance
Book/Page: 10884/176, Date: 11/15/24
Mtg: Fairway Ind Mtg $304,000
Term: 2054
Use: 2 Bdrm Condo
Prior Sale: $141,500 (06/09)

143 PIERCE ST **$699,900**
B: Joseph H Kupczewski & Deanna M Kupczewski
S: Neal Fossile, Tr for Pierce Street Rt
Book/Page: 10883/218, Date: 11/14/24
Mtg: Fairway Ind Mtg $285,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 128066sf
Prior Sale: $80,000 (12/22)

38 SAINT ASAPH ST **$456,000**
B: Nicholas A Weber & Tamires Weber
S: Daniel R Hickey & Kaitlyn M Hickey
Book/Page: 10884/343, Date: 11/18/24
Mtg: United Wholesale Mtg $440,781
Term: 2054
Use: 2 Bdrm Raised Ranch, Lot: 11250sf
Prior Sale: $237,000 (11/16)

Lunenburg

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	112
Median Price	$485,000	$529,500

► REAL ESTATE SALES

85 ROLLING ACRES RD **$460,000**
B: Lori A Mchugh & James V Mchugh 3rd
S: Joyce C Marceau, Tr for Joyce C Marceau RET
Book/Page: 10884/107, Date: 11/15/24
Mtg: Guild Mortgage Co $190,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 19646sf

Westminster

MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	78
Median Price	$530,000	$502,500

► REAL ESTATE SALES

155 NARROWS RD **$393,000**
B: Jessica Alpert
S: Ralph Wegener & Deborah Wegener
Book/Page: 10883/191, Date: 11/14/24
Mtg: Washington Trust Mtg $353,700
Term: 2054
Use: 3 Bdrm Bngl/Cottage, Lot: 13504sf
Prior Sale: $173,000 (12/16)

205 S ASHBURNHAM RD **$479,000**
B: Wayne H Courtemanche & Catherine L Rowan
S: Robert W Brunell
Book/Page: 10884/48, Date: 11/15/24
Use: 1 Bdrm Cape Cod, Lot: 84506sf

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

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

Bourne

FITZGERALD, Sherry K, 11 Settlers Way, Bourne, 02532 D:11/26/24 Case#: 24-12380

Falmouth

REYNOLDS, Amy, 14 Charmane Rd, Falmouth, 02536-3954 D:11/29/24 Case#: 24-12405

Yarmouth

FAIRWOOD, Gary F, 38 S Sea Ave, Yarmouth, 02673-5064 D:11/26/24 Case#: 24-12384

BRISTOL FALL RIVER

Fall River

AYALA, Rafael, 161 Branch St, Fall River, 02721 D:11/25/24 Case#: 24-12361

DEALMEIDA, Carlos E T, 69 Alden St U:110, Fall River, 02723-1703 D:11/26/24 Case#: 24-12374

LUIZ, Colleen, 57 Bates St, Fall River, 02724-2201 D:11/25/24 Case#: 24-12362

BRISTOL NORTH

Attleboro

CHUBBUCK, Brenda, 37 Revere Ter U:37, Attleboro, 02703 D:11/29/24 Case#: 24-12403

STPIERRE, Daniel D, 189 Robinson Ave, Attleboro, 02703 D:11/26/24 Case#: 24-12385

Taunton

ZETINO LOPEZ, Orlando A, 19 Fairview Ave, Taunton, 02780 D:11/26/24 Case#: 24-12383

BRISTOL SOUTH

New Bedford

KASAP, Jason Jr , 48 Pamela Dr, New Bedford, 02740 D:11/27/24 Case#: 24-12393

PERKINS, Brian R, 23-25 Harrison St, New Bedford, 02740-3339 D:11/25/24 Case#: 24-12366

ROUNTREE, Chelsea A, 1399 Phillips Rd U:65, New Bedford, 02745-1941 D:11/26/24 Case#: 24-12379

ESSEX NORTH

Lawrence

COLON MARTINEZ, Manueli A, 185 Willow St, Lawrence, 01841-1033 D:11/26/24 Case#: 24-41229

Methuen

MILINAZZO, Veronica Anne, 48 Swan Ave, Methuen, 01844 D:11/26/24 Case#: 24-41226

ESSEX SOUTH

Beverly

PERRY, Justin B, 211 Rantoul St, Beverly, 01915-4208 D:11/27/24 Case#: 24-12394

Danvers

SANTOS, Lydia, 44 Nichols St, Danvers, 01923 D:11/25/24 Case#: 24-12372

Gloucester

ROMEO, Meghan M, 606 Western Ave U:B, Gloucester, 01930 D:11/25/24 Case#: 24-12364

Haverhill

LOPATA, Amy E, 65 Woodland Park Dr U:65, Haverhill, 01830 D:11/26/24 Case#: 24-41224

Lynn

JACKLYN-RILEY, Michelle A, 94 Hanover St, Lynn, 01902 D:11/26/24 Case#: 24-12373

RIDE & FLY LLC, 22 Mystic Ave, Lynn, 01904 D:11/26/24 Case#: 24-12386

HAMPDEN

Agawam

DUFFY, Susan J, 43 Witheridge St, Agawam, 01030 D:11/29/24 Case#: 24-30656

PIKE, Cory J, 45 Vassar Rd, Agawam, 01030 D:11/26/24 Case#: 24-30654

Chester

MARSH, Pamela B, 19 William St, Chester, 01011 D:11/25/24 Case#: 24-30647

Chicopee

PIELA, Donna M, 39 Puffin Dr, Chicopee, 01020-4895 D:11/26/24 Case#: 24-30653

Monson

JONES, Chelsea L, 273 Bumstead Rd, Monson, 01057 D:11/26/24 Case#: 24-30650

Springfield

ALICEA, Nelson, 64 Connecticut Ave, Springfield, 01104 D:11/25/24 Case#: 24-30642

FINKLEA, Eddie J, 66 Dewitt St, Springfield, 01129 D:11/25/24 Case#: 24-30646

MILBIER, Shelley A, 93 Grochmal Ave, Springfield, 01151-1017 D:11/25/24 Case#: 24-30644

VEGA, Marleen, 80 Ramblewood Dr, Springfield, 01118 D:11/26/24 Case#: 24-30652

West Springfield

SADAK, Michael R Sr , 125 Sibley Ave, West Springfield, 01089 D:11/26/24 Case#: 24-30649

Westfield

DURIS, Ronald J, 54 Crown St, Westfield, 01085 D:11/26/24 Case#: 24-30648

Wilbraham

PEREZ-VARGAS, Jose Alfredo, 6 Lance Ln, Wilbraham, 01095 D:11/26/24 Case#: 24-30651

MIDDLESEX NORTH

Lowell

DEMERS, Daniel, 8 Billerica St U:A, Lowell, 01852-5406 D:11/29/24 Case#: 24-41233

MONH, Don, 9 Putnam Ave, Lowell, 01851 D:11/29/24 Case#: 24-41234

Wilmington

WILSON, Diana, 1 Quincy St, Wilmington, 01887 D:11/23/24 Case#: 24-12356

MIDDLESEX SOUTH

Acton

GOLDSTEIN, Steven Eric, PO Box 2251, Acton, 01720 D:11/25/24 Case#: 24-12360

Ashby

FELIX-PITRE, Daniel Armand, 107 Hosmer Rd, Ashby, 01431-2159 D:11/25/24 Case#: 24-41218

Hudson

RYAN, Diane M, 122 Chapin Rd, Hudson, 01749 D:11/25/24 Case#: 24-41216

Lexington

ESCOBAR, Mariela M, 1221 Main Campus Dr, Lexington, 02421 D:11/27/24 Case#: 24-12391

Medford

OEUNG, Nate V, 16 Shapley Ave, Medford, 02155 D:11/26/24 Case#: 24-12387

Newton

DUARTE, Ana C, 845 Washington St, Newton, 02460-1548 D:11/29/24 Case#: 24-12406

Reading

PERFORMANT MOTION INC, 51 Winslow Rd, Reading, 01867 D:11/26/24 Case#: 24-41225

Waltham

AVILA, Nevi, 7-9 Elm Ave, Waltham, 02453-7748 D:11/26/24 Case#: 24-12375

NORFOLK

Dedham

KOLAREVIC, Teri M, 83 Greensboro Rd, Dedham, 02026 D:11/26/24 Case#: 24-12377

Quincy

ZHAO, Jian Feng, 964 Hancock St, Quincy, 02170-3823 D:11/26/24 Case#: 24-12376

Weymouth

ACOSTA, Jahira, 3 Tara Dr U:1, Weymouth, 02188-3209 D:11/29/24 Case#: 24-12404

PLYMOUTH

Middleboro

DRUKMAN, Jaqueline A, 1004 Green St, Middleboro, 02346-6304 D:11/23/24 Case#: 24-12357

FOLEY, Kimberly A, 32 Keith St U:32, Middleboro, 02346 D:11/29/24 Case#: 24-12400

Plymouth

VISCONTI, Michael J, 10 Bayberry Rd, Plymouth, 02360 D:11/27/24 Case#: 24-12390

Scituate

RATCLIFFE, Angeline V, 2 1st Ave, Scituate, 02066 D:11/27/24 Case#: 24-12396

Whitman

TOY, Michael A, 38 Perry Ave, Whitman, 02382-2212 D:11/25/24 Case#: 24-12369

SUFFOLK

Charlestown

WALKER-COVIELLO, Anna, 8 Tremont St, Charlestown, 02129 D:11/27/24 Case#: 24-12397

Revere

TRONCOSO-ARIAS, Angel M, 15 Parkside Pl U:218, Revere, 02151-1146 D:11/26/24 Case#: 24-12382

WORCESTER

Gardner

FASULO, Fortuna Elisabeth, 66 Graham St U:10, Gardner, 01440-3816 D:11/25/24 Case#: 24-41214

Holden

MANGANIELLO, Joseph U, 80 Kendall Rd, Holden, 01522 D:11/27/24 Case#: 24-41232

Hopedale

SOARES-FREEMAN, Charlles T, 5 Oakwood Ave, Hopedale, 01747-1807 D:11/26/24 Case#: 24-41228

West Brookfield

CLARK, Amy M, 9 Madden Rd, West Brookfield, 01585 D:11/26/24 Case#: 24-41223

WORCESTER NORTH

Leominster

CROTEAU, Elizabeth, 60 Lake Shore Dr, Leominster, 01453 D:11/26/24 Case#: 24-41222

DRINKWATER, Ana L, 103 Pleasant St U:2, Leominster, 01453-3545 D:11/26/24 Case#: 24-41230

Westminster

BILODEAU, Rebecca Thena, 73 Shady Ave, Westminster, 01473 D:11/27/24 Case#: 24-41231

Chapter 13 Bankruptcies

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

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

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

BARNSTABLE

Mashpee

BRANDT, Brigitta A, 15 Barnacle Ln, Mashpee, 02649 D:11/25/24 Case#: 24-12370

BRISTOL FALL RIVER

Fall River

FRIAS, Everett A, 366 Division St, Fall River, 02721-1263 D:11/25/24 Case#: 24-12363

BRISTOL NORTH

Mansfield

NODDIN, Linwood A, 218 Spring St, Mansfield, 02048 D:11/25/24 Case#: 24-12371

North Attleboro

MCNAMEE, Jason H, 104 Countryside Ct, North Attleboro, 02760 D:11/27/24 Case#: 24-12392

ESSEX SOUTH

Beverly

SCHAD, Victoria D, 35 Apple Rd, Beverly, 01915-5302 D:11/26/24 Case#: 24-12378

Lynn

WATERMAN-WILLIAMS, R E, 1 Rita Ter, Lynn, 01902 D:11/27/24 Case#: 24-12395

Salem

DYER, Debora J, 4 Madeline Ave, Salem, 01970 D:11/25/24 Case#: 24-12358

LARRABEE, Clint M, 6 Chandler Rd, Salem, 01970 D:11/26/24 Case#: 24-12381

FRANKLIN

Greenfield

CLAINE, John H, 409 Chapman St, Greenfield, 01301 D:11/25/24 Case#: 24-30643

HAMPDEN

Chicopee

ESTRELLA, Erica, 129 Edgewood Ave, Chicopee, 01013-3609 D:11/25/24 Case#: 24-30645

Springfield

BURGOS, Joselyn, 101 Athol St, Springfield, 01107-1312 D:11/25/24 Case#: 24-30641

TORRES, Margarita, 84 Shamrock St, Springfield, 01108 D:11/29/24 Case#: 24-30655

MIDDLESEX SOUTH

Malden

PIERRE-MULLER, Claudia, 115 Webster St, Malden, 02148 D:11/27/24 Case#: 24-12389

North Reading

POTHIER, James Eli, 16 Burditt Rd, North Reading, 01864 D:11/25/24 Case#: 24-12359

NORFOLK

Bellingham

WILLIAM CURLEY, Robert Sr , 76 Nason St, Bellingham, 02019-1060 D:11/26/24 Case#: 24-41220

Quincy

PHILLIPS, Letisha, 75 Palmer St U:416, Quincy, 02169-3307 D:11/28/24 Case#: 24-12399

Randolph

MEIRELES, Jose Cristiano, 4 Fogo Rd, Randolph, 02368 D:11/27/24 Case#: 24-12398

Sharon

MILAUSKAS, Linsey, 2124 Avalon Dr, Sharon, 02067-1098 D:11/29/24 Case#: 24-12401

PLYMOUTH

Plymouth

BANKUS, Deborah L, 17 Yale Ave, Plymouth, 02360 D:11/25/24 Case#: 24-12368

Rockland

POLVERE, Michael V, 687 Market St, Rockland, 02370 D:11/25/24 Case#: 24-12365

SUFFOLK

Chelsea

DIAZ-GARCIA, Nerida S, 74 Spencer Ave U:1, Chelsea, 02150-3023 D:11/25/24 Case#: 24-12367

Hyde Park

EGHAN, Crosby Nash, 19 Spring Hill Rd, Hyde Park, 02136 D:11/27/24 Case#: 24-12388

Roslindale

ARISTY, Annely, 14 Mount Calvary Rd, Roslindale, 02131 D:11/29/24 Case#: 24-12407

Roxbury

SANTOS, Jeffery, 196 Highland St, Roxbury, 02119 D:11/29/24 Case#: 24-12402

WORCESTER

Athol

GALLAGHER, Sharon L, 6 Leonard St U:1, Athol, 01331-1940 D:11/25/24 Case#: 24-41217

Milford

CRUZ, Anthony, 17 Franklin St, Milford, 01757 D:11/25/24 Case#: 24-41219

Spencer

II, Richard Allen Monson, 50 Gold Nugget Rd, Spencer, 01562 D:11/25/24 Case#: 24-41215

PEREZ, Hector, 89 Meadow Rd, Spencer, 01562 D:11/26/24 Case#: 24-41221

Worcester

HERMAN, Kristina L, 6 Nathaniel St, Worcester, 01604 D:11/26/24 Case#: 24-41227

Federal Tax Liens

Filed: Clerk's Office, US District Court, Boston.

Liens are placed by the Department of the Treasury, Internal Revenue Service, on the property, real or personal, of any taxpaying entity deemed to be in default on taxes. Releases are not published.

The name and address of the taxpayer and filing date (D) of the lien is listed; the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) follows. If more than one tax is owed, the amount shown is the total of all amounts assessed.

Types of tax include

941 FICA and Withholding Tax;
940 Federal Unemployment Tax;
1040 Individual Income Tax;
2290 Highway Use Tax;
1120 Corporate Tax;
720 Excise Tax.

BRISTOL NORTH

North Attleboro

MELUCCI, Joshua M, 38 Brookside Way, North Attleboro, 02760 D:11/18/24 Tax:1040 Amt: $20,145

ESSEX NORTH

Andover

BIDER, David A & BIDER, Sylvia M, 62 Morton St, Andover, 01810 D:11/18/24 Tax:1040 Amt: $129,715

Lawrence

AM ENTERPRISES CORP, 9 Osgood St, Lawrence, 01843-1859 D:11/18/24 Tax:1120 Amt: $10,156

Methuen

RAMY, Libnan & RAMY, Rebecca, 2 Westwind Ave, Methuen, 01844 D:11/18/24 Tax:1040 Amt: $31,820

RUSSELL, Paul M & RUSSELL, Shelley R, 2 Nikki St, Methuen, 01844-1270 D:11/15/24 Tax:1040 Amt: $303,765

FRANKLIN

Shutesbury

CAMP ANDERSON FNDTN INC, 210 Lakeview Rd, Shutesbury, 01072-9791 D:11/12/24 Tax:990 Amt: $2,060

HAMPDEN

Agawam

KEARNEY, Ryan & SENEZ, Dakotah E, 41 Belmont St, Agawam, 01085-2323 D:11/14/24 Tax:1040 Amt: $8,831

Holyoke

SPEAR, Raymond A, 138 Nonotuck Rd, Holyoke, 01040 D:11/14/24 Tax:1040 Amt: $25,923

Springfield

SOTO, Tina, 49 Riverton Rd, Springfield, 01109-1834 D:11/14/24 Tax:1040 Amt: $11,892

AUTO CUSTOM LEATHERS INC, 784 Page Blvd, Springfield, 01104-3025 D:11/14/24 Tax:940 Amt: $64,567

MIDDLESEX NORTH

Lowell

EDGAR, Leeanna L & EDGAR, Reynaldo D, 81-A Manchester St, Lowell, 01852-4526 D:11/14/24 Tax:1040 Amt: $26,316

EDGAR, Leeanna L, 81-A Manchester St, Lowell, 01852-4526 D:11/14/24 Tax:1040 Amt: $17,226

MIDDLESEX SOUTH

Acton

RASMUSSEN, Christian, 14 Mallard Rd, Acton, 01720-2823 D:11/14/24 Tax:1040 Amt: $127,013

Belmont

CHRISTENSEN, Christine, 114 Fletcher Rd, Belmont, 02478 D:11/14/24 Tax:1040 Amt: $12,847,741

CLAYTON M CHRISTENSEN IRT, 114 Fletcher Rd, Belmont, 02478 D:11/14/24 Tax:1041 Amt: $9,715,591

Concord

PERUTA, Alexandra M, 801 Main St, Concord, 01742-3313 D:11/14/24 Tax:1040 Amt: $70,230

Framingham

LIFESTYLE CORP CORP, 248 Worcester Rd, Framingham, 01702-5344 D:11/18/24 Tax:940 Amt: $10,338

Holliston

GILFOY, Bruce G & GILFOY, Jane E, 44 Central St, Holliston, 01746-2102 D:11/18/24 Tax:1040 Amt: $20,074

Hudson

CRISPIM, Roberto & DASILVA, Vilma, 12 Carter St, Hudson, 01749-1508 D:11/18/24 Tax:1040 Amt: $61,581

Melrose

OLOUGHLIN, James A, 1 Nasor Rd, Melrose, 02176 D:11/18/24 Tax:1040 Amt: $2,455

Stoneham

KUMAR, Niranjan & JYOTI, Jyotsna, 7 Tremont St, Stoneham, 02180 D:11/18/24 Tax:1040 Amt: $129,389

Watertown

BIANCO, John & BIANCO, Mary L, 30 Wilson Ave, Watertown, 02472-3319 D:11/14/24 Tax:1040 Amt: $1,824,483

BIANCO, John, 30 Wilson Ave, Watertown, 02472-3319 D:11/14/24 Tax:1040 Amt: $19,384

SUFFOLK

Boston

HEBEL, Davor, 1 India St, Boston, 02109-3304 D:11/14/24 Tax:1040 Amt: $20,322

GASSERT, Kathleen, 65 Saint Germain St, Boston, 02115-3216 D:11/14/24 Tax:1040 Amt: $6,457

Brighton

LSM LIMITED CORP, 415 Western Ave, Brighton, 02135-1009 D:11/14/24 Tax:941 Amt: $64,636

Dorchester

HUFF, Patricia, 5 Pearl St, Dorchester, 02125-1815 D:11/14/24 Tax:1040 Amt: $67,325

East Boston

PUEBLO VIEJO PUPUSERIA &, 309 Bennington St, East Boston, 02128-1448 D:11/14/24 Tax:941 Amt: $31,749

Roxbury

ONE WAY DEVELOPMENT INC, 67 Kemble St, Roxbury, 02119-2840 D:11/14/24 Tax:941 Amt: $117,524

WORCESTER

Barre

PAYNE, William R, 8 Broad St, Barre, 01005-9257 D:11/15/24 Tax:941 Amt: $97,401

Leicester

MANEY, William J, 152 Mannville St, Leicester, 01524-1123 D:11/15/24 Tax:1040 Amt: $47,869

Winchendon

FORM-UP SITEWORK LLC, PO Box 108, Winchendon, 01475 D:11/18/24 Tax:941 Amt: $7,073

Worcester

ALFORD, Kori, 45 Wachusett St, Worcester, 01609-2719 D:11/15/24 Tax:1040 Amt: $10,509

CLEARY, James G, 74 Pilgrim Ave, Worcester, 01604 D:11/18/24 Tax:1040 Amt: $42,223

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Bourne

SILVIA, Walter, 29 Red Brook Rd, Bourne, 02532-4522 D:11/15/24 Amt:$41,632

Cotuit

DAQUILA, Jean, 50 Geraldine Rd, Cotuit, 02635-2602 D:11/15/24 Amt:$12,854

DEOLIVEIRA, Daquila M, 50 Geraldine Rd, Cotuit, 02635-2602 D:11/15/24 Amt:$12,805

Dennis

P K M CONTRACTORS INC, 313 Hokum Rock Rd, Dennis, 02660-2357 D:11/15/24 Amt:$13,035

BRISTOL FALL RIVER

Fall River

ATLAS SMOKE SHOP LLC, 155 Hope St U:2, Fall River, 02721-1311 D:11/15/24 Amt:$3,030

BRISTOL NORTH

Attleboro

MACDONALD, Alexander, 40 Bliss Ave, Attleboro, 02703-7206 D:11/15/24 Amt:$16,534

DUKES

Edgartown

ENGLEY, Thomas, 54 Oyster Watcha Rd, Edgartown, 02539-6109 D:11/15/24 Amt:$9,154

ESSEX NORTH

Lawrence

PHOODEEZ INC, 290 Merrimack St, Lawrence, 01843-1716 D:11/15/24 Amt:$22,428

SUGAR LOUNGE LLC, 158 E Haverhill St, Lawrence, 01841-2148 D:11/15/24 Amt:$21,775

FRANKLIN

Buckland

WILES, David, 78 Colrain Shelburne Rd, Buckland, 01370-9766 D:11/12/24 Amt:$27,673

HAMPDEN

Chicopee

JANNA MEDITERRANEAN GRILL, 105 Bardon St, Chicopee, 01020-2006 D:11/18/24 Amt:$15,138

MORALES, Nicolas D, 696 Britton St, Chicopee, 01020-4231 D:11/18/24 Amt:$10,396

Springfield

HORNSBY, Mario, 69 State St, Springfield, 01103-2003 D:11/18/24 Amt:$12,174

Westfield

CRAVE, Cafe, 24 Elm St, Westfield, 01085-3459 D:11/18/24 Amt:$41,276

HATCHETT, Johnnie & Johnnie A Hatchett, 1098 Western Rd, Westfield, 01085 D:11/18/24 Amt:$12,693

SYCHEV, Alisa, 11 Ellis St, Westfield, 01085-2327 D:11/18/24 Amt:$29,404

HAMPSHIRE

Easthampton

PARISEAU, Sylvie, 300 Main St, Easthampton, 01027-2192 D:11/15/24 Amt:$24,628

MIDDLESEX SOUTH

Arlington

GUTTMAN, Uri, 1 Massachusetts Ave, Arlington, 02474-8602 D:11/14/24 Amt:$3,199

Burlington

MACHADO, Leandro P, 4 Beacon Rd, Burlington, 01803 D:11/14/24 Amt:$215,971

MACHADOS CONST SVCS LLC, 4 Beacon Rd, Burlington, 01803 D:11/14/24 Amt:$412,291

Everett

MONTE CRISTO MEXICAN STEA, 389 Main St, Everett, 02149-5728 D:11/14/24 Amt:$4,788

SAWYER, George, 42 Plymouth St, Everett, 02149-1835 D:11/14/24 Amt:$21,346

Hudson

TORRES, Arthur M, 10 Hampshire Cir, Hudson, 01749-1112 D:11/14/24 Amt:$8,984

Malden

BLANDINO, Manuel, 500 Broadway, Malden, 02148-2059 D:11/14/24 Amt:$2,587

North Reading

COPPOLA, Charles, 260 Martins Lndg, North Reading, 01864 D:11/14/24 Amt:$22,155

Somerville

RIDER, James, 60 Tufts St, Somerville, 02145-4129 D:11/14/24 Amt:$66,490

Townsend

DUNCAN, Robert, 551 Main St, Townsend, 01474-1001 D:11/14/24 Amt:$10,958

Wakefield

DACOSTA, Ana B, 894 Main St, Wakefield, 01880-3939 D:11/14/24 Amt:$14,413

Watertown

HUGHES, John, 50 Longfellow Rd, Watertown, 02472-1625 D:11/14/24 Amt:$20,879

HUGHES, Susie, 50 Longfellow Rd, Watertown, 02472-1625 D:11/14/24 Amt:$20,879

NORFOLK

Canton

LAND OF PIZZA & Vasilios Kyriazis, 40 Emerson Rd, Canton, 02021-2497 D:11/14/24 Amt:$23,898

Dedham

J&J ARMS LLC, 224 Bussey St, Dedham, 02026-2512 D:11/14/24 Amt:$13,841

Milton

MCGRAIL, Elisabeth, 44 Pleasant St, Milton, 02186-4517 D:11/14/24 Amt:$6,300

Norwood

REILLY, Robert, 1210 Boston Providence Tpke, Norwood, 02062-5017 D:11/14/24 Amt:$10,246

Stoughton

GOULSTON, Gerald, 284 Palisades Cir, Stoughton, 02072-3852 D:11/14/24 Amt:$8,428

MCGOVERN, Joseph, 792 Park Rd, Stoughton, 02072 D:11/14/24 Amt:$41,344

PAGES GROCERY & LIQUOR IN, 458 Pearl St, Stoughton, 02072-1655 D:11/14/24 Amt:$8,428

Walpole

DONNELLY, Christopher, 1051 Washington Rd, Walpole, 02081 D:11/14/24 Amt:$16,697

DONNELLY, Marilou, 1051 Washington Rd, Walpole, 02081 D:11/14/24 Amt:$16,697

SUFFOLK

Dorchester

CHRONTECH ALLIANCE CORP, 43 Dakota St, Dorchester, 02124-1219 D:11/14/24 Amt:$70,801

L & M SECURITY LLC, 43 Dakota St, Dorchester, 02124-1219 D:11/14/24 Amt:$8,452

East Boston

CANTY, Sean, 156 Porter St, East Boston, 02128-2122 D:11/14/24 Amt:$17,250

LAMONICA, Frank, 166 Princeton St, East Boston, 02128-1613 D:11/14/24 Amt:$17,560

Revere

AAMWAL INC, 169 Squire Rd, Revere, 02151-1209 D:11/14/24 Amt:$364,141

ALLEN, Jina, 15 Abruzzi St, Revere, 02151-4508 D:11/14/24 Amt:$13,849

MEJIA, Marvin, 211 Crescent Ave, Revere, 02151-4243 D:11/14/24 Amt:$25,015

Winthrop

MILLER, Keith, 275 Court Rd, Winthrop, 02152-2830 D:11/14/24 Amt:$11,575

WINTHROP CENTER CAFE INC, 36 Woodside Rd, Winthrop, 02152 D:11/14/24 Amt:$28,894

WORCESTER

Charlton

POWERS, Brian, 48 Partridge Hill Rd, Charlton, 01507-1426 D:11/14/24 Amt:$16,392

Shrewsbury

PERSICO, Stacey, 35 Rawson Hill Dr, Shrewsbury, 01545-1540 D:11/14/24 Amt:$14,405

Templeton

GOSMON, Montell, 5 Mitchell Rd, Templeton, 01468-2502 D:11/14/24 Amt:$15,447

Uxbridge

BLAIR, Jason, 109 Mendon Rd, Uxbridge, 01588-1626 D:11/14/24 Amt:$16,584

Westborough

BATISTA, Fernando, 7214 Homestead Blvd, Westborough, 01581-1059 D:11/14/24 Amt:$11,618

WORCESTER NORTH

Fitchburg

BASTIEN, Kevin, 63 Buttrick Ave, Fitchburg, 01420-3603 D:11/18/24 Amt:$43,882

Leominster

ALMEIDA, Moizes, 25 Stephens Rd, Leominster, 01453-4629 D:11/18/24 Amt:$17,442

MACIEL, Barbara, 25 Stephens Rd, Leominster, 01453-4629 D:11/18/24 Amt:$17,442

Attachments

Filed: Registry of Deeds.

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

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

BRISTOL FALL RIVER

Swansea

BELGRAVE, Jeremy, 104 Baptist St, Swansea Plaintiff: Tonia Dubuisson D:11/14/24 Amt:$45,000

PLYMOUTH

East Bridgewater

PATEL, Kasmira, 24 Stonegate Dr, East Bridgewater Plaintiff: Flamingo Market Corp D:11/18/24 Amt:$57,500

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

Falmouth

12/19/24 12:00 PM 286 Grand Ave U:5
Owner:286 Grand Avenue LLC
Lender:LOAN SERVICER LLC Deposit:$50,000
Doc#:*D:01/22/24
Source:Cape Cod Times (11/27/24)
Atty:Mccarter & English LLP 617-449-6500

12/19/24 12:00 PM 286 Grand Ave U:6
Owner:286 Grand Avenue LLC
Lender:LOAN SERVICER LLC Deposit:$50,000
Doc#:*D:01/22/24
Source:Cape Cod Times (11/27/24)
Atty:Mccarter & English LLP 617-449-6500

Provincetown

12/18/24 11:00 AM 17 Hensche Ln U:17
Owner:Douglas V Peterson & Scott D Harris
Lender:Newrez LLC Deposit:$10,000
Doc#:*D:03/07/05
Source:Cape Cod Times (11/27/24)
Atty:Guaetta And Benson Llc

BRISTOL FALL RIVER

Swansea

12/19/24 12:00 PM 27 Prairie Ave
Owner:Lorraine L Tafe
Lender:PHH United States Mortgage Corp Deposit:$5,000
Doc#:*D:11/02/07
Source:The Herald News (11/27/24)
Atty:Korde & Associates Pc 978-256-1500

BRISTOL NORTH

Taunton

12/23/24 10:00 AM 220 School St
Owner:Stephanie Provost & Florence A Provost
Lender:Abington Bank Deposit:$10,000
Doc#:*D:12/29/20
Source:Taunton Daily Gazette (11/25/24)
Atty:Harmon Law Offices Pc 617-558-0500

BRISTOL SOUTH

New Bedford

12/13/24 11:00 AM 52 Shawmut Ave
Owner:Jose Soares & Waltraud Soares
Lender:Newrez LLC Deposit:$10,000
Doc#:*D:12/30/02
Source:Standard Times (the) (11/22/24)
Atty:Guaetta And Benson Llc

ESSEX NORTH

Methuen

12/18/24 02:00 PM 362 Howe St
Owner:George J Enos
Lender:FINANCE OF AMERICA RE Deposit:$10,000
Doc#:*D:04/28/21
Source:Lawrence Eagle Tribune (11/27/24)
Atty:Marinosci Law Group Pc 401-234-9200

ESSEX SOUTH

Newburyport

12/17/24 11:00 AM 63-65 State St
Owner:209 High Street LLC
Lender:Newburyport Five Cents Savings Bank Deposit:$25,000
Doc#:*D:06/15/22
Source:Newburyport News (11/22/24)
Atty:Regnante Sterio LLP 781-486-6222

FRANKLIN

Erving

12/18/24 10:00 AM 90 Mountain Rd
Owner:Jessica A St Amand
Lender:Nationstar Mortgage Deposit:$5,000
Doc#:*D:06/02/17
Source:Greenfield Recorder (11/27/24)
Atty:Korde & Associates Pc 978-256-1500

Whately

12/18/24 11:00 AM 346 Haydenville Rd
Owner:Virginia C Allis
Lender:GITSIT SOLUTIONS LLC Deposit:$5,000
Doc#:*D:03/29/04
Source:Greenfield Recorder (11/27/24)
Atty:Korde & Associates Pc 978-256-1500

HAMPDEN

Hampden

12/18/24 03:00 PM 71 Allen Crest St
Owner:Suzanne Lafond & William T Lafond
Lender:MTG ASSETS MGMT LLC Deposit:$5,000
Doc#:*D:11/13/09
Source:Republican (the) (11/25/24)
Atty:Korde & Associates Pc 978-256-1500

Holyoke

12/18/24 02:00 PM 76 Nonotuck St
Owner:John W Fleming & Thomas K Fleming 2nd
Lender:US Bank NA Deposit:$5,000
Doc#:*D:01/27/92
Source:Republican (the) (11/27/24)
Atty:Korde & Associates Pc 978-256-1500

MIDDLESEX NORTH

Chelmsford

12/18/24 01:00 PM 278 Wellman Ave U:278
Owner:Christopher Jarvis & Lynn Jarvis
Lender:US Bank NA Deposit:$10,000
Doc#:*D:05/28/04
Source:Boston Herald (11/28/24)
Atty:Cunningham Machanic Cetli 508-651-7524

Wilmington

12/17/24 10:00 AM 2 Virginia Rd
Owner:William F Mason & Marie J Barysky
Lender:Metropolitan Life Ins Deposit:$10,000
Doc#:*D:06/13/06
Source:Boston Herald (11/26/24)
Atty:Friedman Vartolo Llp

MIDDLESEX SOUTH

Cambridge

12/19/24 12:00 PM 95 Griswold St
Owner:95 Griswold Street LLC
Lender:CHURCHILL FUNDING II Deposit:$25,000
Doc#:*D:02/10/23
Source:Boston Herald (11/26/24)
Atty:Ford & Paulekas LLP 860-527-0400

Marlborough

12/20/24 11:00 AM 18-20 Chestnut St
Owner:Weslie A Souza & Osnair M Oliveira
Lender:Steven A Ross Deposit:$25,000
Doc#:*D:11/26/18
Source:Metro West (11/27/24)
Atty:Baker Braverman & Barbado

Waltham

12/20/24 11:00 AM 38 Edge Hill Rd
Owner:Protec Re Holdings Inc
Lender:WALTHAM CAPITAL PARTN Deposit:$75,000
Doc#:*D:11/20/15
Source:Post Gazette (11/22/24)
Atty:Courtney Lee & Hamel Pc

NORFOLK

Bellingham

12/19/24 11:00 AM 0 Hartford Ave
Owner:Country Home Builders Inc
Lender:RICHARD F DACRI Deposit:$20,000
Doc#:*D:06/29/22
Source:Metro West (11/27/24)
Atty:Seder & Chandler Llp 774-243-9950

Franklin

12/19/24 04:00 PM 7 Briarwood Rd
Owner:Donna J Russo
Lender:US Bank NA Deposit:$5,000
Doc#:*D:08/13/03
Source:Metro West (11/27/24)
Atty:Korde & Associates Pc 978-256-1500

Quincy

12/16/24 02:00 PM 23 Copley St
Owner:Helen V Shiner
Lender:JP MORGAN MTG ACQUISI Deposit:$5,000
Doc#:*D:01/30/07
Source:Patriot Ledger (11/22/24)
Atty:Korde & Associates Pc 978-256-1500

PLYMOUTH

Brockton

12/18/24 01:00 PM 20 Ida Ave
Owner:David W Zide & Gary M Rubin
Lender:Wilmington Trust NA Deposit:$5,000
Doc#:*D:06/29/06
Source:Brockton Enterprise (11/27/24)
Atty:Korde & Associates Pc 978-256-1500

12/18/24 03:00 PM 15 Clara Rd
Owner:Phillip Macleod Sr
Lender:US Bank NA Deposit:$5,000
Doc#:*D:11/19/04
Source:Brockton Enterprise (11/27/24)
Atty:Korde & Associates Pc 978-256-1500

12/20/24 10:00 AM 23 Bellevue Ave
Owner:Benjamin L Desire
Lender:Freedom Mortgage Corp Deposit:$5,000
Doc#:*D:10/06/21
Source:Brockton Enterprise (11/22/24)
Atty:Brock & Scott Pllc 401-217-8701

Plymouth

12/17/24 11:00 AM 68 Dorothy Dr
Owner:Joseph G Jonides & Terry A Jonides
Lender:Webster Bank Deposit:$5,000
Doc#:*D:03/14/07
Source:Brockton Enterprise (11/26/24)
Atty:Korde & Associates Pc 978-256-1500

SUFFOLK

Boston

12/12/24 12:00 PM 8 Holmes St
Owner:Albert L Homsy
Lender:MTG ASSETS MGMT LLC Deposit:$5,000
Doc#:*D:07/07/10
Source:Boston Globe (11/26/24)
Atty:Korde & Associates Pc 978-256-1500

12/13/24 11:00 AM 84 Atlantic Ave U:84AA
Owner:84 Atlantic Avenue LLC
Lender:42 NORTH PRIVATE BANK Deposit:$50,000
Doc#:*D:09/03/20
Source:Boston Herald (11/27/24)
Atty:Pierce Atwood Llp 617-488-8116

12/18/24 02:00 PM 120 Roselindale Ave
Owner:Monica Guerrero
Lender:Santander Bank Na Deposit:$5,000
Doc#:*D:09/25/15
Source:Boston Herald (11/27/24)
Atty:Brock & Scott Pllc 401-217-8701

12/19/24 11:00 AM 677-R 2nd St
Owner:Jim Sar South Boston LLC
Lender:Middlesex Loans LLC Deposit:$15,000
Doc#:*D:04/15/22
Source:Boston Herald (11/28/24)
Atty:Ligris & Associates Pc 617-274-1500

Dorchester

12/16/24 10:00 AM 368 Bowdoin St
Owner:Evans Victorin & Mona Janvier
Lender:Bank Of America NA Deposit:$5,000
Doc#:*D:05/04/06
Source:Boston Globe (11/26/24)
Atty:Korde & Associates Pc 978-256-1500

12/17/24 11:00 AM 385 Centre St U:1
Owner:Leonor F Mesquita
Lender:US Bank NA Deposit:$5,000
Doc#:*D:12/05/08
Source:Boston Herald (11/26/24)
Atty:Brock & Scott Pllc 401-217-8701

Roxbury

12/10/24 02:00 PM 8 Warren Pl
Owner:Joyce J Heard
Lender:Bank of New York Mellon Deposit:$10,000
Doc#:*D:02/17/05
Source:Boston Globe (11/26/24)
Atty:Orlans Pc 781-790-7800

12/13/24 01:00 PM 139 Harold St U:3
Owner:Marouane Bah
Lender:Community Credit Union Lynn Deposit:$20,000
Doc#:*D:01/23/23
Source:Boston Herald (11/28/24)
Atty:Law Offices Of Frank N Da

12/13/24 01:00 PM 139 Harold St U:1
Owner:Marouane Bah
Lender:Community Credit Union Lynn Deposit:$20,000
Doc#:*D:01/23/23
Source:Boston Herald (11/28/24)
Atty:Law Offices Of Frank N Da 617-666-2600

South Boston

12/18/24 11:00 AM 322 K St
Owner:322 K Street LLC
Lender:RF Boston Deposit:$20,000
Doc#:*D:12/30/22
Source:Boston Herald (11/25/24)
Atty:Baker Braverman & Barbado

12/19/24 11:00 AM 677-R E 2nd St
Owner:Jim Sar South Boston LLC
Lender:Middlesex Loans LLC Deposit:$15,000
Doc#:*D:04/15/22
Source:Boston Herald (11/28/24)
Atty:Ligris & Associates Pc 617-274-1500

WORCESTER

Auburn

12/16/24 11:00 AM 14 Preston Ave
Owner:Angela T Ciccone
Lender:Newrez LLC Deposit:$5,000
Doc#:*D:02/23/07
Source:Telegram Gazette (11/25/24)
Atty:Korde & Associates Pc 978-256-1500

Gardner

12/19/24 10:00 AM 36 Greenwood St
Owner:Robert F Goodwin & Kathleen D Goodwin
Lender:Wilmington Savings Fund Society FSB Deposit:$5,000
Doc#:*D:01/23/08
Source:Gardner News (11/22/24)
Atty:Brock & Scott Pllc 401-217-8701

Grafton

12/18/24 02:00 PM 216 Upton St
Owner:Fair Per Square Inc
Lender:Steven A Ross Deposit:$25,000
Doc#:*D:03/26/18
Source:Telegram Gazette (11/22/24)
Atty:Baker Braverman & Barbado

Hardwick

12/17/24 02:00 PM 1476 Patrill Hollow Rd
Owner:William C Dupell 3rd & Tanya M Gryszowka-Dupell
Lender:Newrez LLC Deposit:$10,000
Doc#:*D:10/16/15
Source:Barre Gazette (11/28/24)
Atty:Harmon Law Offices Pc 617-558-0500

Holden

12/16/24 10:00 AM 48 Mark Bradford Dr
Owner:Donald C Wil-Loughby & James E Wil-Loughby
Lender:US Bank NA Deposit:$5,000
Doc#:*D:05/15/06
Source:Telegram Gazette (11/25/24)
Atty:Korde & Associates Pc 978-256-1500

Oakham

12/10/24 01:00 PM 2230 Old Turnpike Rd
Owner:Edwin R Kilpatrick & Eileen M Kilpatrick
Lender:Deutsche Bank Deposit:$5,000
Doc#:*D:02/05/00
Source:Boston Globe (11/26/24)
Atty:Korde & Associates Pc 978-256-1500

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.

THE WARREN GROUP Since 1872
Real Estate & Financial Information

MONTHLY TRANSFER DIRECTORY REPORTS
PROVIDED BY THE WARREN GROUP

IDENTIFY ALL REAL ESTATE TRANSACTIONS IN YOUR AREA

ORDER YOUR MONTHLY REPORTS TODAY!

Monthly Transfer Directory (COMP) Reports are a comprehensive property valuation andmarket resource containing sales transactions for all properties and their related assessment information, in an easy–to–read and portable report.

Each report lists every real estate transaction over $1,000, by market, including FSBOs, estate sales and foreclosure deeds for MA, NH, CT and RI.

TRANSFER REPORTS COMPILE ACTIONABLE DATA

- Perform comparable sales analysis
- Verify appraisals
- Identify sales trends
- Locate new homeowners for marketing campaigns

BENEFITS:

- Gives you easy access to comparable sales and their assessment details in the areas you care about most.
- A year-end compendium you can file away for future reference and research.
- Available in easy to read PDF format or in print for an additional cost.
- Includes all sales, including foreclosure deeds and fsbos, so you won't miss a thing!
- Order an individual town, county, or state of your choice (MA, NH, CT, RI). County level includes all towns within that county.

SUBSCRIBE NOW!

Call **617.896.5367** or email **customerservice@thewarrengroup.com** to order today!

©2024 The Warren Group LLC. All rights reserved. No part of this publication may be reproduced without the written consent of the publisher.